

WESTPARK PLAZA

FDP 2013-PR-009

FINAL 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

DECEMBER 11, 2013
REV. MARCH 31, 2014
REV. JULY 3, 2014
REV. AUGUST 14, 2014

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APPLICANT'S REPRESENTATIVE

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LANDSCAPE ARCHITECT

LANDDESIGN, INC.
200 SOUTH PEYTON STREET
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STEPHANIE PANKIEWICZ

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



FINAL DEVELOPMENT RENDERING

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



NOTES

- OWNER/APPLICANT:
 TYSONS WESTPARK LC
 C/O DITTMAR COMPANY
 8321 OLD COURTHOUSE ROAD
 VIENNA VA 22182
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 029-3-15-0008. THE PROPERTY IS APPROXIMATELY 233,830 SF OR 5.3680 ACRES.
- THE SITE IS CURRENTLY ZONED C-7, HC, SC AND IS PROPOSED TO BE REZONED TO PTC, HC, SC DISTRICT COMPANION THIS APPLICATION RZ-2013-PR-009. THIS FDP APPLICATION SEEKS APPROVAL OF BUILDING D1 AND ASSOCIATED INTERIM IMPROVEMENTS.
- THE SUBJECT PROPERTY LIES WITHIN THE NORTH SUB-DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICATION NARRATIVE.
- THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 6 AND 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED AT GRADE AND THROUGH A PROPOSED PARKING STRUCTURE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IN PHASES, BASED ON MARKET VALUE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT NOR WILL THERE BE ANY HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS PROPERTY.
- A GRAPHIC DEPICTION OF THE ANGLE BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
- ALL NECESSARY PUBLIC UTILITIES, INCLUDING PUBLIC WATER AND SEWER, ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
- SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS GAZEBOS, PLANTERS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHICS.
- THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS ON THE PROPERTY.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING UTILITY EASEMENTS ARE SHOWN, INCLUDING THOSE HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED UNDER THE WAIVERS/MODIFICATIONS REQUESTED LISTED ON THIS SHEET AND P.603.
- APPLICANT INTENDS TO REMOVE THE EXISTING STRUCTURE, CONSTRUCTED IN 1979, AT TIME OF REDEVELOPMENT.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTIONS FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS AND TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, AS MAY BE DETERMINED DURING SITE PLAN REVIEW. (SEE WAIVERS, SHEET P.603)
- ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE STREETScape AND ROAD FRONTAGE IMPROVEMENTS OF LEESBURG PIKE, WESTPARK DRIVE, PARK AVENUE, AND MADISON STREET. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
- PERMITTED USES IDENTIFIED UNDER SECTION 6-502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP, THESE USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 -ACCESSORY STRUCTURES
 -FLAG POLES
 -FENCES
 -CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
 -OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
 -AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
 -BAY WINDOWS, ORIELS AND CHIMNEYS
 -ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
 -OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE
 -DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
 -OUTDOOR CAFE SEATING AREAS (WITHIN BUILDING ZONE)
- PARKING MAY BE ACCOMMODATED THROUGH THE USE OF TANDEM AND/OR VALET PARKING.
- ALL PUBLICLY-ACCESSIBLE PARK SPACE AND RECREATIONAL FACILITIES ARE SHOWN ON THIS PLAN.

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

- WAIVER OF SECTION 2-505 TO ALLOW FOR A STRUCTURE OR PLANTING OF ANY SUCH NATURE AND DIMENSION AS TO OBSTRUCT SIGHT DISTANCE OTHER THAN A POST, COLUMN OR TRUNK OF A TREE.
- WAIVER AND/OR MODIFICATION OF SECTION 2-506(2) TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN 4 FEET.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, HOME OCCUPATIONS

- WAIVER OF MAXIMUM FENCE HEIGHT AROUND OUTDOOR RECREATION AREAS AS PERMITTED BY SECTION 10-104(3)(E).

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH FUTURE PLANS.
- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF 40 FEET OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

- MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP.
- WAIVER OF THE TREE PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403.

- MODIFICATION OF SECTION 13-202(6) FOR LANDSCAPE DESIGN OVER PARKING STRUCTURES TO SATISFY TREE COVER AND OTHER REQUIREMENTS THROUGH THE USE OF INNOVATIVE PLANTING DESIGN AND TECHNIQUES.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN

- WAIVER OF SECTION 17-201(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
- WAIVER OF SECTION 17-201(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS (EXCEPT PUBLIC STREETS) AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWS.
- WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP. THE COUNTY TRAILS MAP IDENTIFIES A MAJOR PAVED TRAIL ALONG BOTH LEESBURG PIKE AND WESTPARK DRIVE. A MODIFICATION OF THE TRAIL REQUIREMENT IS REQUESTED IN FAVOR OF THE TYSONS CORNER STREETScape REQUIREMENTS.
- IN ACCORDANCE WITH SECTION 17-201, WAIVER OF SERVICE ROAD ALONG ROUTE 7.
- THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.

LAND USE MIX AND FAR

Use	GFA	FAR
Residential	550,000 – 615,000	
Retail/Service	11,000 – 13,500	
TOTAL	561,000 - 628,500	2.40 – 2.69

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 6-303.8, 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.

PFM SECTION 7 – STREETS, PARKING & DRIVEWAYS

- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES FOR UP TO 1.5 FEET INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES FOR UP TO 10% OF THE TOTAL SPACES PROVIDED.

PFM SECTION 9 – WATER AND FIRE REGULATIONS

- WAIVER OF PFM SECTION 9-2022.2(5) TO PERMIT FIRE LANES IN NEIGHBORHOOD PARK TO BE DELINEATED WITHOUT USE OF YELLOW STRIPING AND REFLECTIVE SIGNAGE.

PFM SECTION 12 – TREE CONSERVATION

- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED TO THE CDP.
- MODIFICATION OF SECTION 12-0510 TO PERMIT TREES LOCATED IN EXISTING RIGHTS-OF-WAY AND PROPOSED RIGHT-OF-WAY DEDICATION TO COUNTY TOWARD THE 10-YEAR CANOPY REQUIREMENTS.
- MODIFICATION OF SECTION 12-0510.4E(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.
- MODIFICATION OF SECTION 12-0511-4 TO PERMIT LESS THEN THE REQUIRED TEN (10) PERCENT TREE CANOPY COVERAGE.

WORK FORCE HOUSING NOTE

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

FDP DEVELOPMENT TABULATIONS

Building	Maximum Building Height [1]	Stories [2]	Use [3]	GFA by Use		Building GFA		Dwelling Units		WDUs [4]		Parking Permitted > 1/4 Mile to Metro [5] [6] [7]		Loading Spaces [8]
				Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	
D1	330'	31	Residential Retail /Service	550,000 - 615,000 11,000 - 13,500	561,000 - 628,500	530 - 610	106 - 122	530 - 610 0	769 - 885 36 - 51	2				

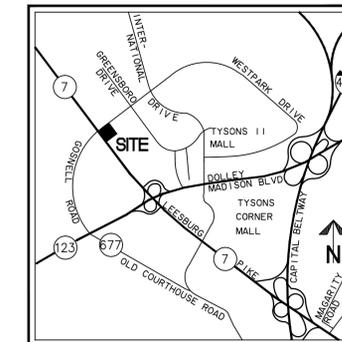
Primary Use	Parking Permitted/Provided 1/8 - 1/4 Mile to Metro	
	Minimum	Maximum
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential		
0-1 BR	1.0/Unit	1.3/Unit
2 BR	1.0/Unit	1.6/Unit
3BR	1.0/Unit	1.9/Unit

- BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE AND DOES NOT INCLUDE MECHANICAL PENTHOUSES AND/OR ARCHITECTURAL ELEMENTS. SEE PROFFERS.
- THE NUMBER OF STORIES SHOWN REPRESENT STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT SITE PLAN PROVIDED THE MAXIMUM BUILDING HEIGHT IS NOT EXCEEDED.
- RETAIL/SERVICE USES AS INDICATED IN THIS TABULATION MAY INCLUDE ANY NON-RESIDENTIAL USES PERMITTED IN THE PTC DISTRICT. SEE PROFFERS
- TWENTY PERCENT (20%) OF ALL DWELLING UNITS WILL BE WORKFORCE DWELLING UNITS (WDUs) AND WILL BE PROVIDED IN BUILDING D1. 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 PROPOSED ON THE FDP. IT IS UNDERSTOOD THAT SOME COMMERCIAL USES HAVE DIFFERENT PARKING RATES THAN THE RETAIL/SERVICE CATEGORY SHOWN ON THE LEFT. RESIDENTIAL PARKING WAS BASED ON AN AVERAGE MIX OF 60% 0-1 BEDROOM UNITS, 30% 2-BEDROOM UNITS AND 10% 3-BEDROOM UNITS.
- AT THE TIME OF SITE PLAN, PARKING WILL BE PROVIDED BASED ON THE SPECIFIC USES, GFA, NUMBER OF UNITS AND MIX OF BEDROOM TYPES AND THE MINIMUM AND MAXIMUM RATES SET FORTH IN SECTION 6-509 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDED PARKING SPACES IN EXCESS OF THE MAXIMUM PARKING RATES SET FORTH IN THE ORDINANCE IN THE FIRST PHASES OF DEVELOPMENT, PROVIDED THAT AT THE BUILD OUT THE MAXIMUM PARKING RATES ARE NOT EXCEEDED.
- ADDITIONAL LOADING MAY BE PROVIDED AS IDENTIFIED AT THE TIME OF FINAL SITE PLAN, PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETScape OR SIGNIFICANTLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

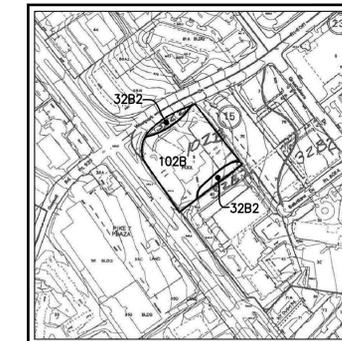
OVERALL TABULATION

Building	Use	CDP GFA	FDP GFA	Site Plan GFA
D1	residential	480,000 - 615,000	550,000 - 615,000	
	retail/service	11,000 - 13,500	11,000 - 13,500	
	Total	491,000 - 628,500	561,000 - 628,500	
D2	residential	571,000 - 690,000		
	retail/service/residential	6,000 - 8,000		
	Total	577,000 - 698,000		
D3	hotel	100,000 - 160,000		
	retail/service	0 - 3,000		
	Total	100,000 - 163,000		
TOTAL	hotel	100,000 - 160,000		
	residential	1,051,000 - 1,305,000	550,000 - 615,000	
	retail/service/residential	6,000 - 8,000		
	retail/service	11,000 - 16,500	11,000 - 13,500	
	Overall	1,168,000 - 1,489,500	561,000 - 628,500	

VICINITY MAP SCALE: 1"=2000'



SOILS MAP SCALE: 1"=500'



NOTES AND TABULATIONS

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists

WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945

2025
 ARON M. WINSON
 Lic. No.041851
 8/16/14

DATE: 12/11/2013; REV: 03/11/2014; 8/14/14

SCALE: AS NOTED

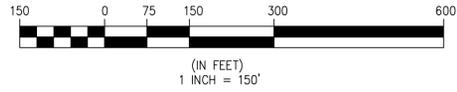
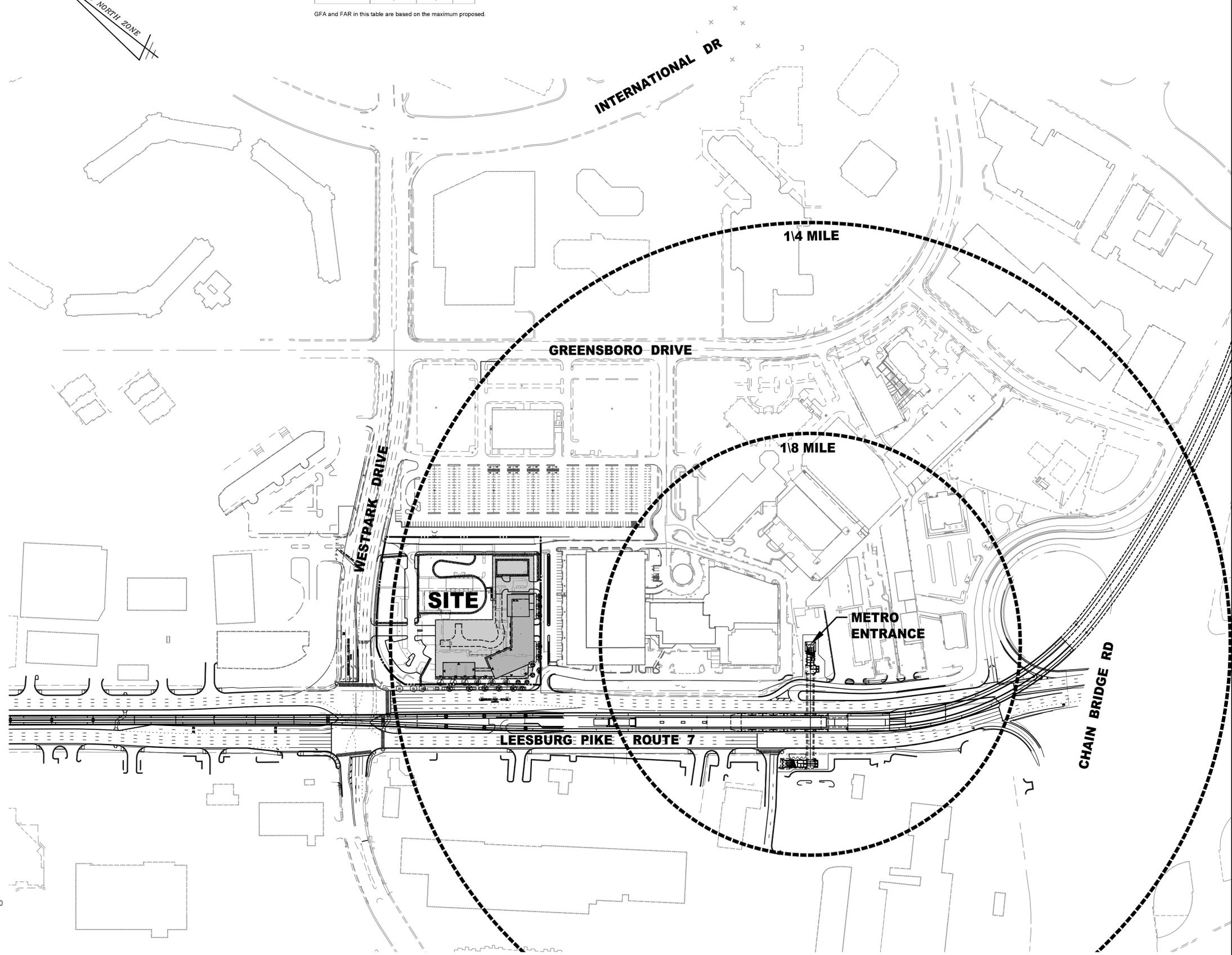
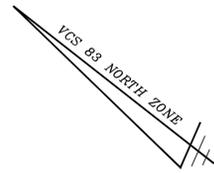
CHECKED: AV
 DRAWN: MWMT

www.WLPINC.com
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 703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

INTENSITY TIERS AND FAR

Intensity Tiers	Land Area	GFA	FAR
2	213,723 SF	628,500	2.95
1/4 - 1/2 mile	20,107 SF	0	0
3			
1/4 - 1/2 mile	233,830 SF	628,500	2.69
TOTAL			

GFA and FAR in this table are based on the maximum proposed.



CONTEXT PLAN

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

SCALE: 1" = 150'
 DATE: 12/11/2013; REV. 3/31/2014; 7/3/2014; 8/14/14
 DRAWN: MWMT
 CHECKED: AV

AS-BUILT TABLE (NAVD 1988)

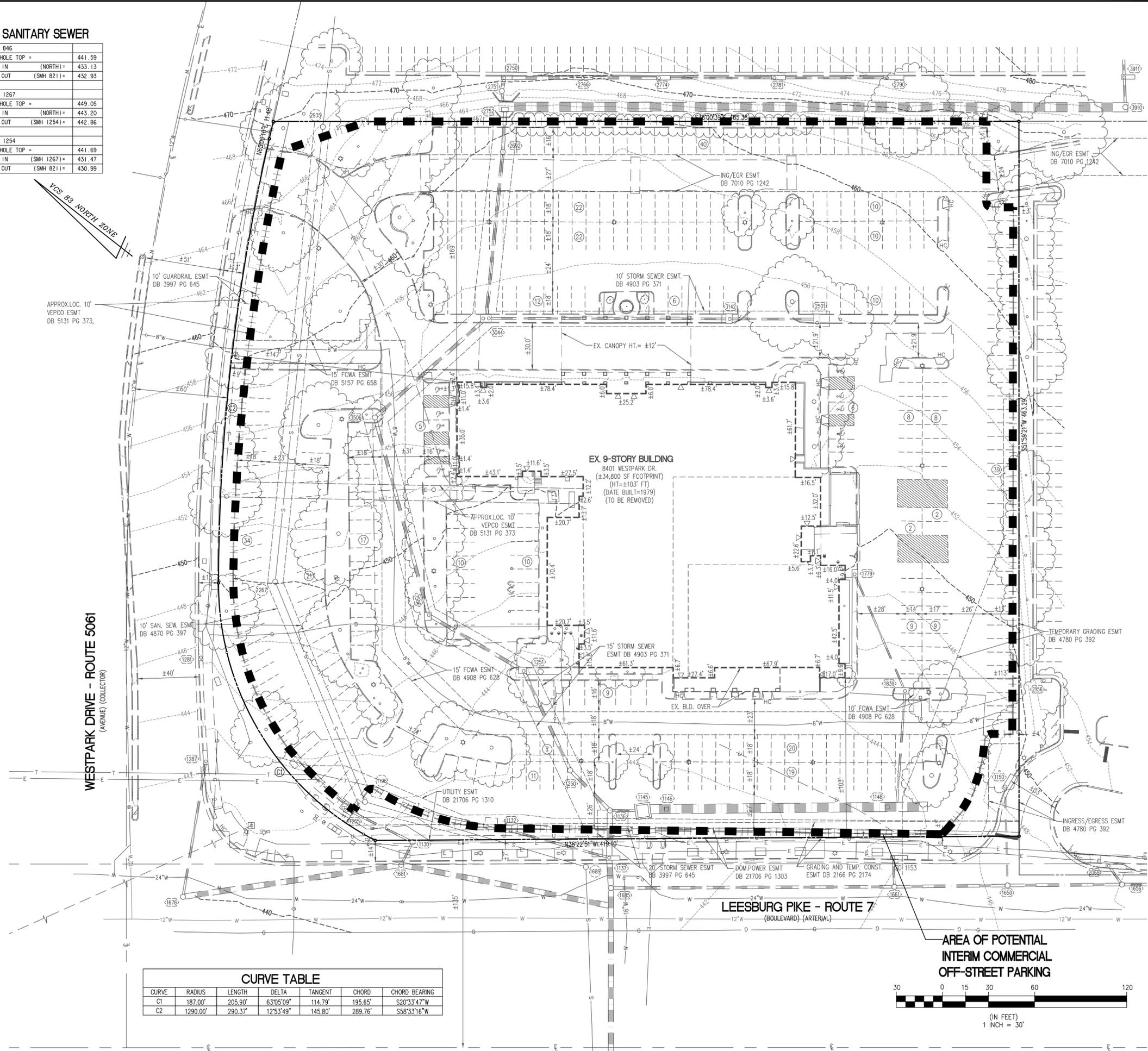
STORM SEWER

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

SANITARY SEWER

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

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



VIS. P.3 NORTH ZONE

APPROX. LOC. 10' VEP CO ESMT DB 5131 PG 373,

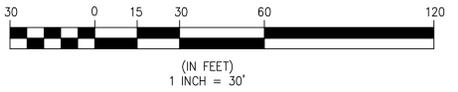
WESTPARK DRIVE - ROUTE 5061 (AVENUE) (COLLECTOR)

EX 9-STORY BUILDING
8401 WESTPARK DR.
(±34,800 SF FOOTPRINT)
(HT=±103' FT)
(DATE BUILT=1979)
(TO BE REMOVED)

LEESBURG PIKE - ROUTE 7
(BOULEVARD) (ARTERIAL)

AREA OF POTENTIAL INTERIM COMMERCIAL OFF-STREET PARKING

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



DESCRIPTION	EXISTING
CURB & GUTTER	CG-2
TRANSITION FROM CG-6 TO CG-6R	CG-6-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	SS
WATER MAIN	W
FIRE HYDRANT PLUG	F
OVERHEAD WIRES	OW
UTILITY POLE	UP
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	TR
HANDICAP RAMP (CG-12)	HR
GUARDRAIL FENCE	GF
TRAFFIC FLOW	TF
LIGHT	L
DOOR	D
TREES	T
CONTOURS	260, 264
SPOT ELEVATION	+264.50
DRAINAGE FLOW DIRECTION	DFD
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	L

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WALTER L. PHILLIPS

INCORPORATED ESTABLISHED 1945

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

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EXISTING CONDITIONS PLAN

WESTPARK PLAZA

FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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

Re: Westpark Plaza
Tree Preservation Target Deviation Request

Dear Mr. Knapp,

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

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

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

- (1) 12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance; and
- (2) 12-0508.3A(3) - where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

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

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

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

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

Sincerely,



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

(77-054)
(DK:cw)

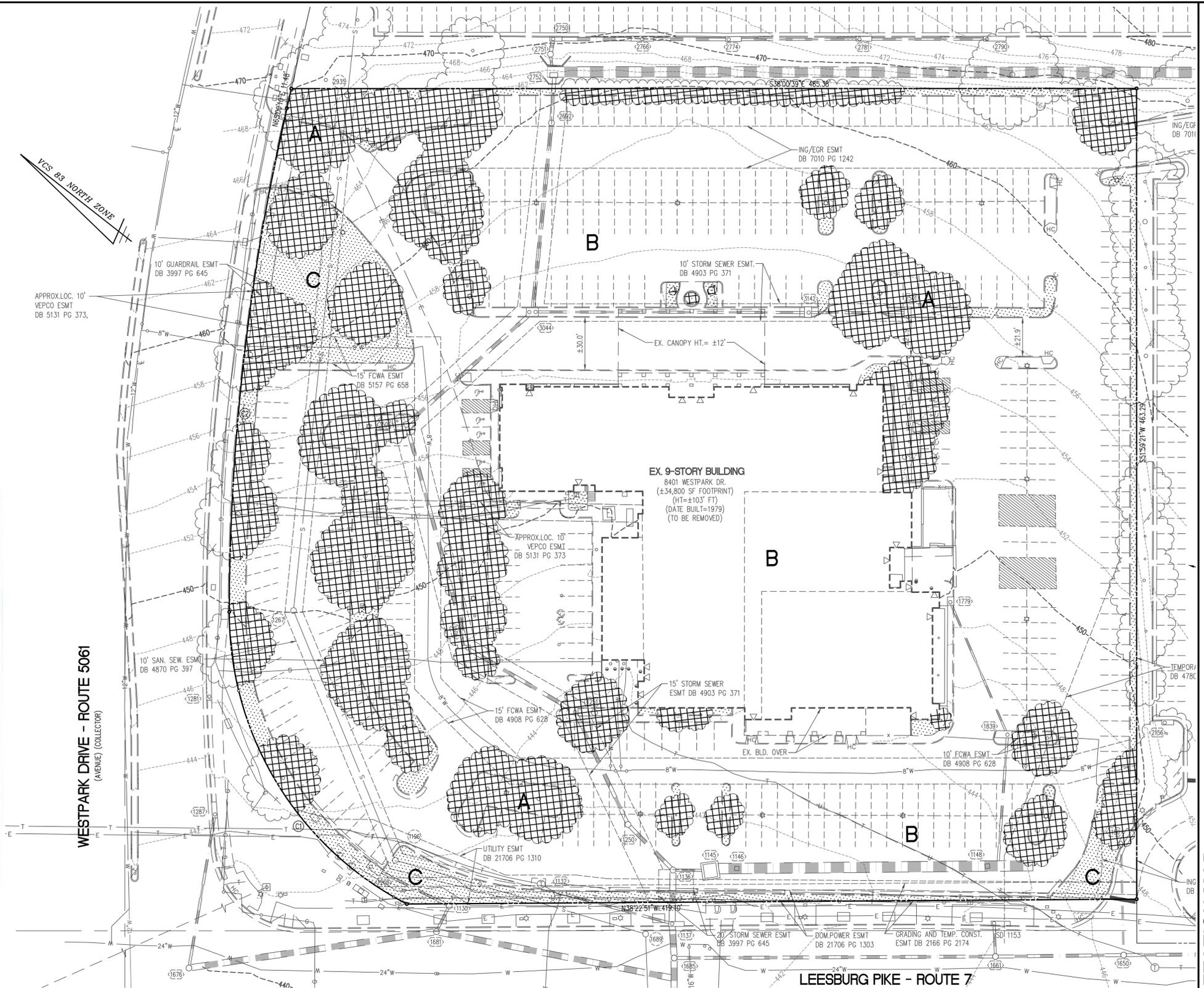


TABLE 12.3

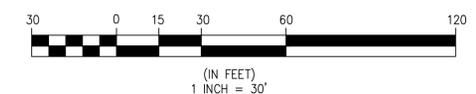
TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- 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: **10%**
(TARGET = 23,303 SF) (TOTAL SITE AREA = 233,830 SF X .10)
- D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (0 X .20) **20% = 4,680 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**

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

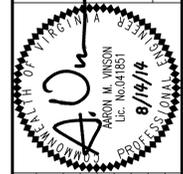
TOTAL SITE AREA: **233,830 SF**
5.3680 AC

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



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INCORPORATED
ESTABLISHED 1945
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SCALE: 1" = 30'
DRAWN: MM/MT
CHECKED: AV

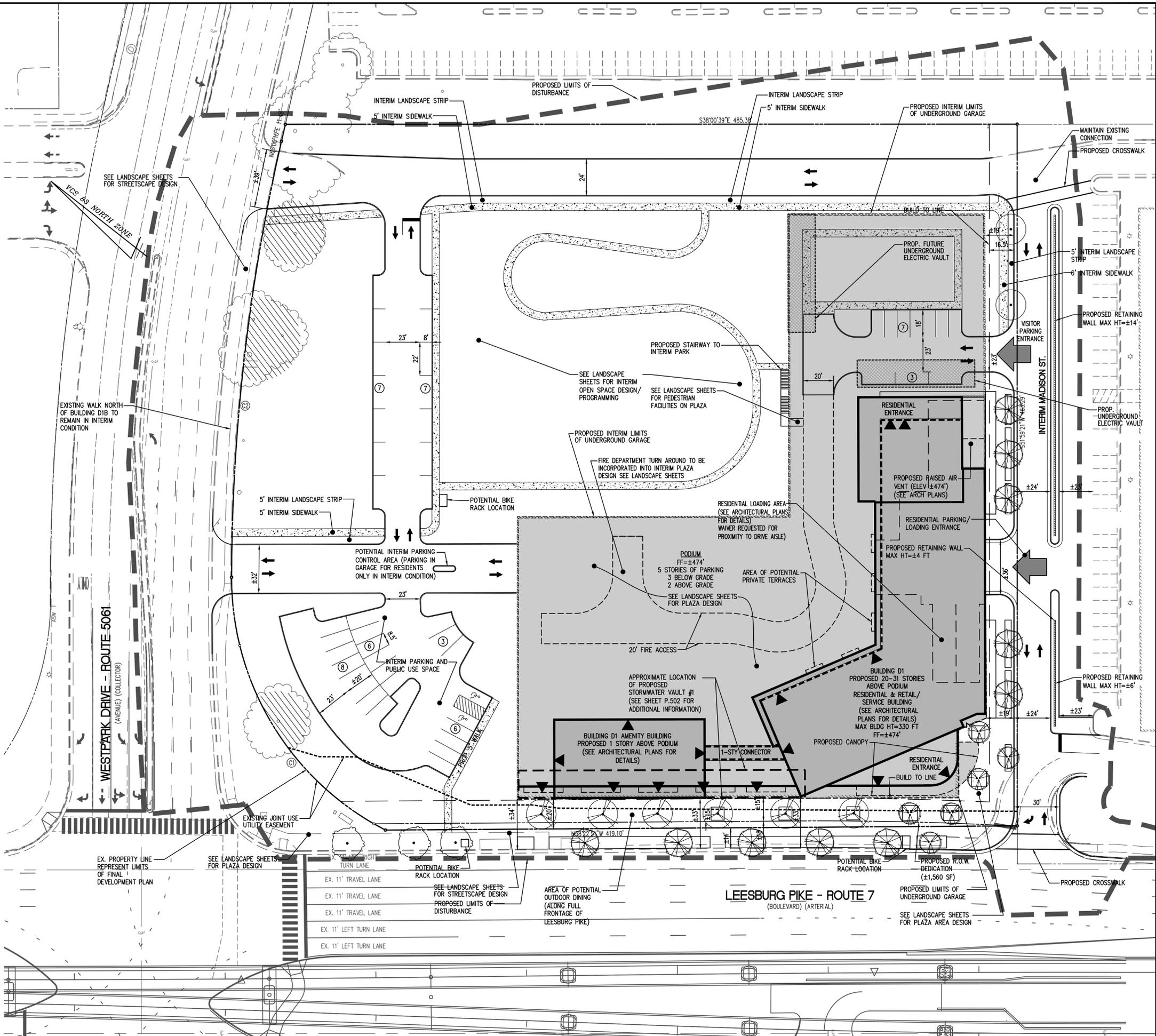
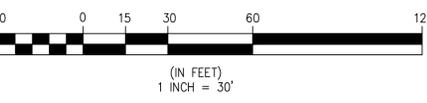


NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED
		DATE	REV. BY		

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

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	
	POTENTIAL TREE PRESERVATION	

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



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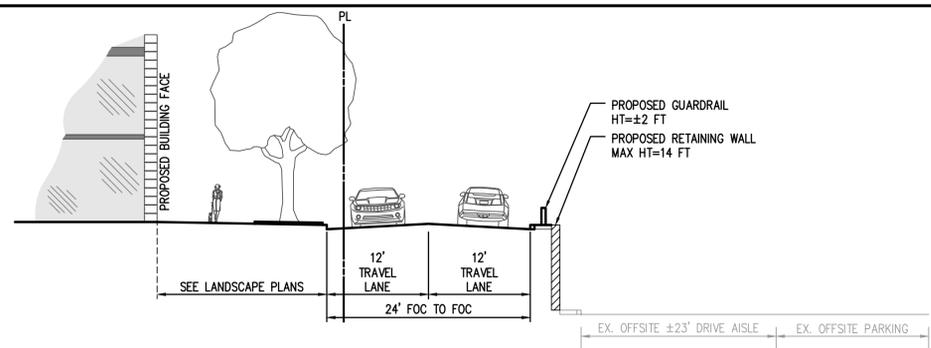
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 207 PARK AVENUE
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 www.WLPINC.com

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 DRAWN: MWMT
 CHECKED: AV

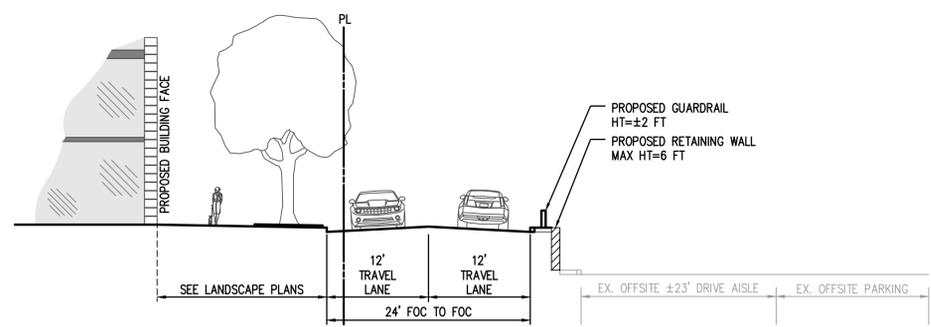
NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REV.	BY

FINAL DEVELOPMENT PLAN

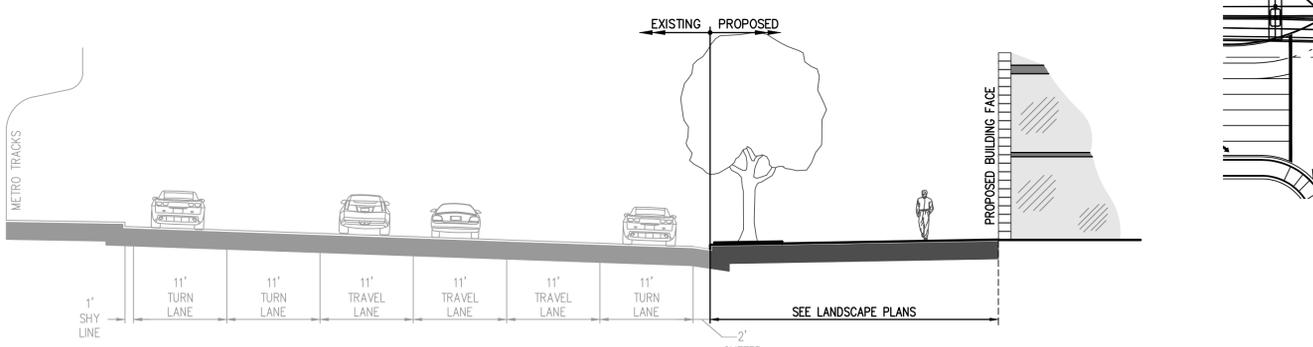
WESTPARK PLAZA
 FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



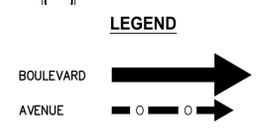
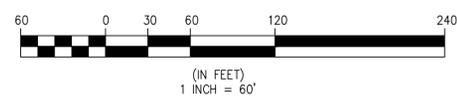
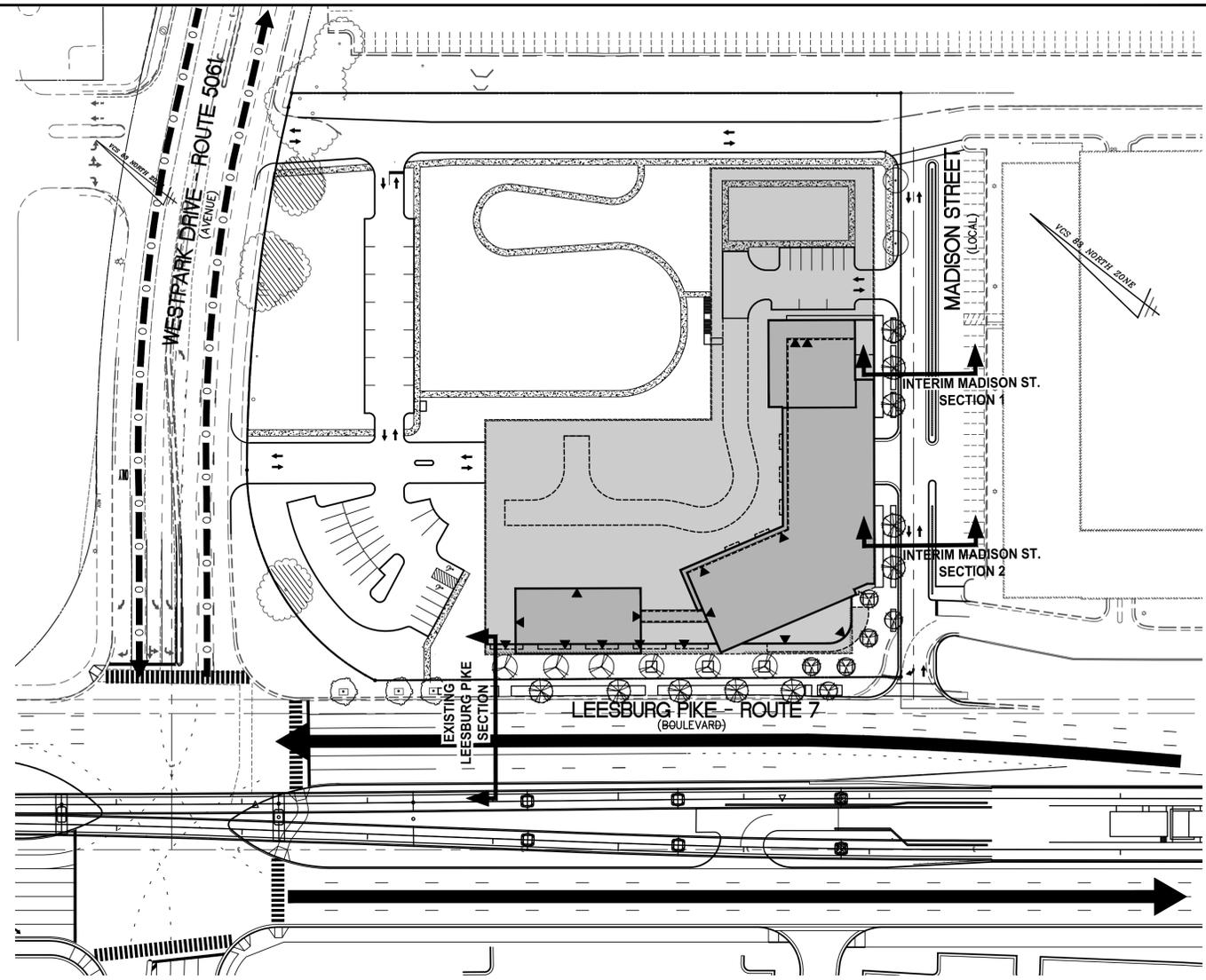
**INTERIM MADISON STREET
LOCAL (PUBLIC) - SECTION 1**
SCALE: 1" = 10'



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



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



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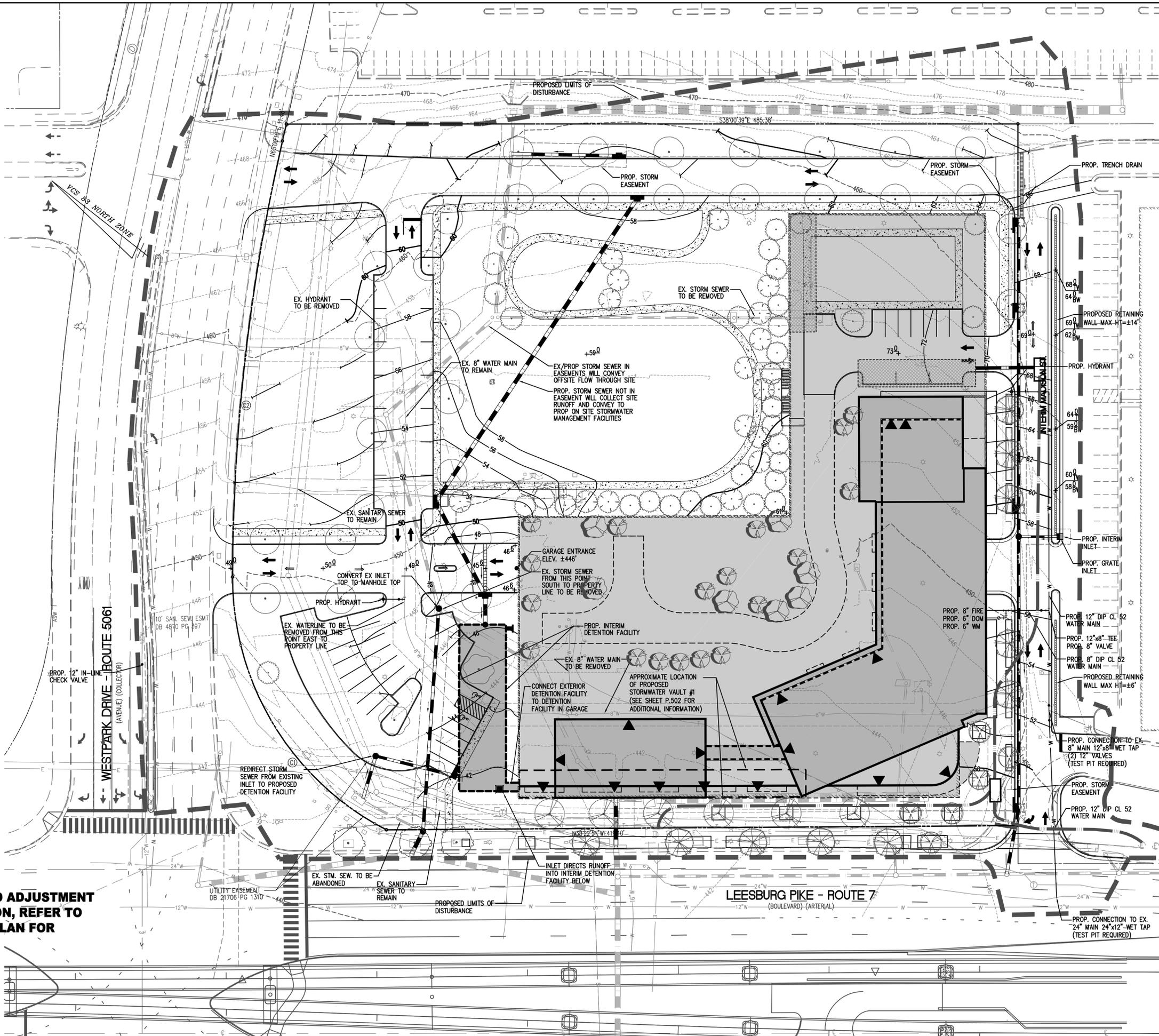
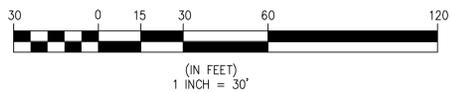
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SCALE: AS NOTED
DRAWN: MW/TT
CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

TRAFFIC CIRCULATION PLAN

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

- NOTES**
1. CONCEPTUAL AND SUBJECT TO ADJUSTMENT
 2. BASED ON ULTIMATE CONDITION, REFER TO CONCEPTUAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION



CONCEPTUAL GRADING AND UTILITY PLAN

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

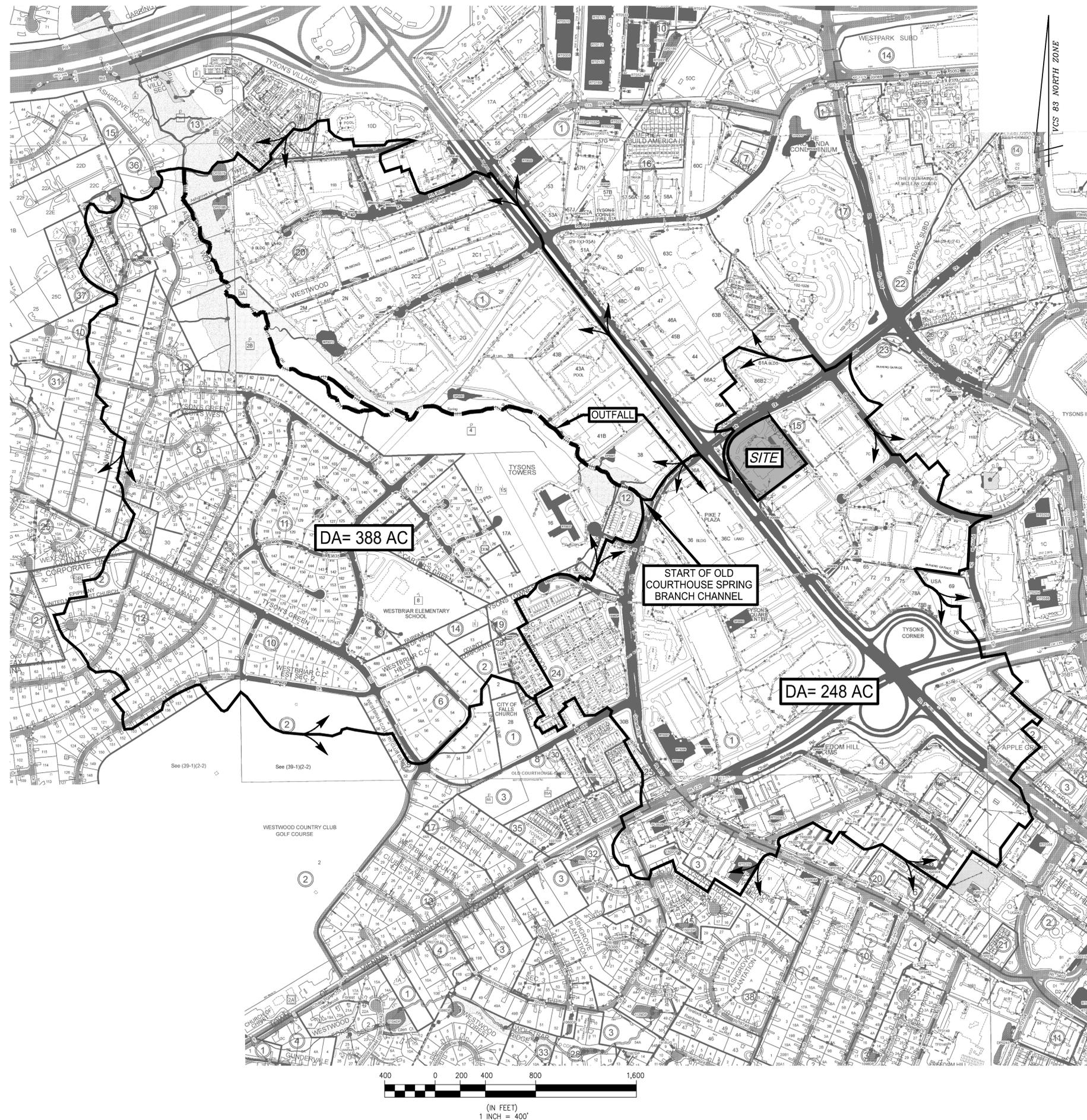
NO.	DESCRIPTION	DATE	REVISION APPROVED BY	DATE	APPROVED



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OUTFALL MAP



OUTFALL NARRATIVE

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

PROPOSED CONDITIONS:
 MUCH OF THE RUNOFF FROM THE SITE WILL BE CONVEYED TO UNDERGROUND CISTERN/DETENTION FACILITIES THAT WILL BE LOCATED IN THE PARKING GARAGE AND ON SITE. THESE PROPOSED FACILITIES WILL REDUCE THE PEAK FLOW IN ACCORDANCE WITH THE COUNTY PFM REQUIREMENTS.

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.

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SCALE: 1" = 400'

PROFESSOR

8/14/14

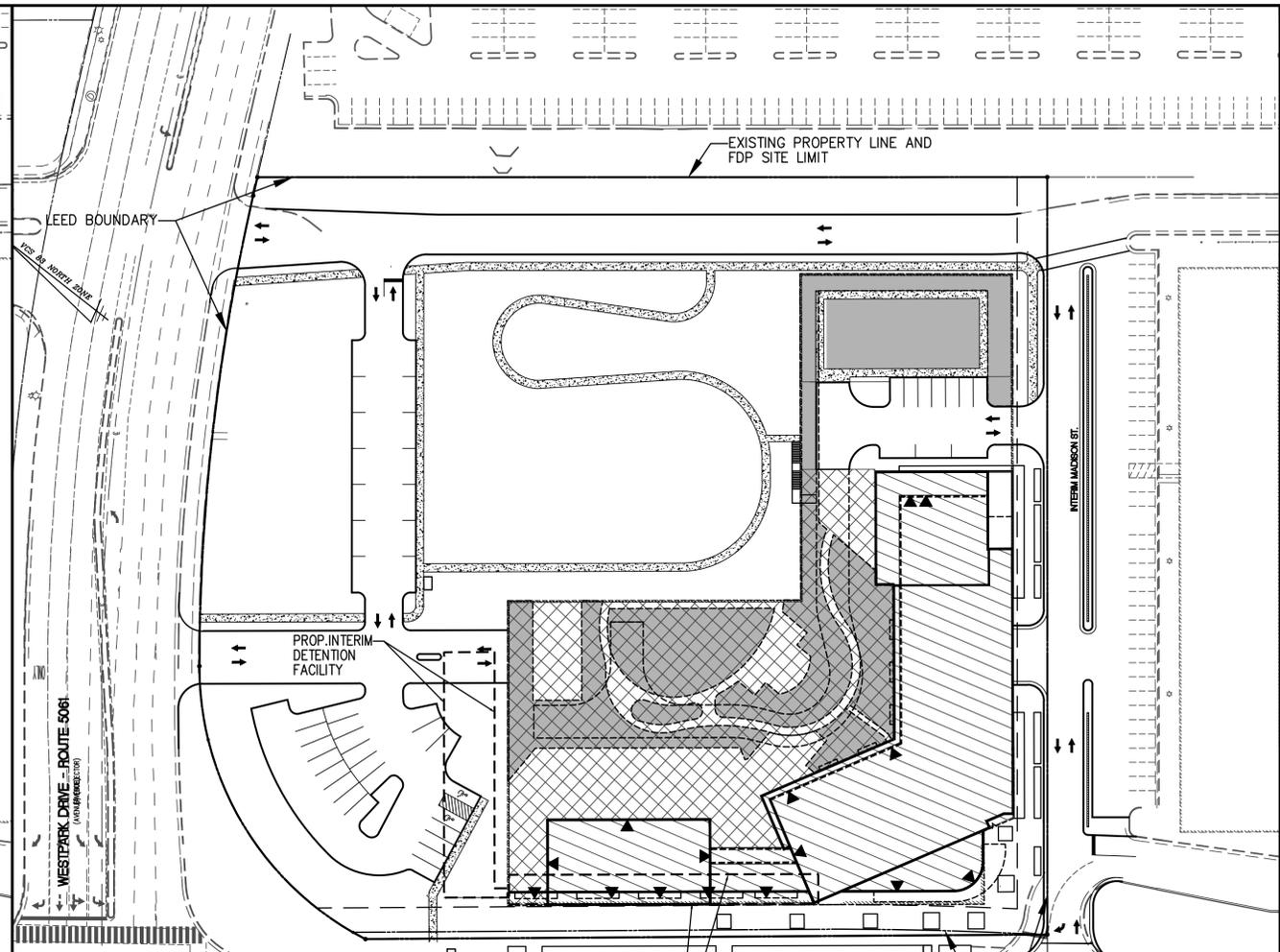
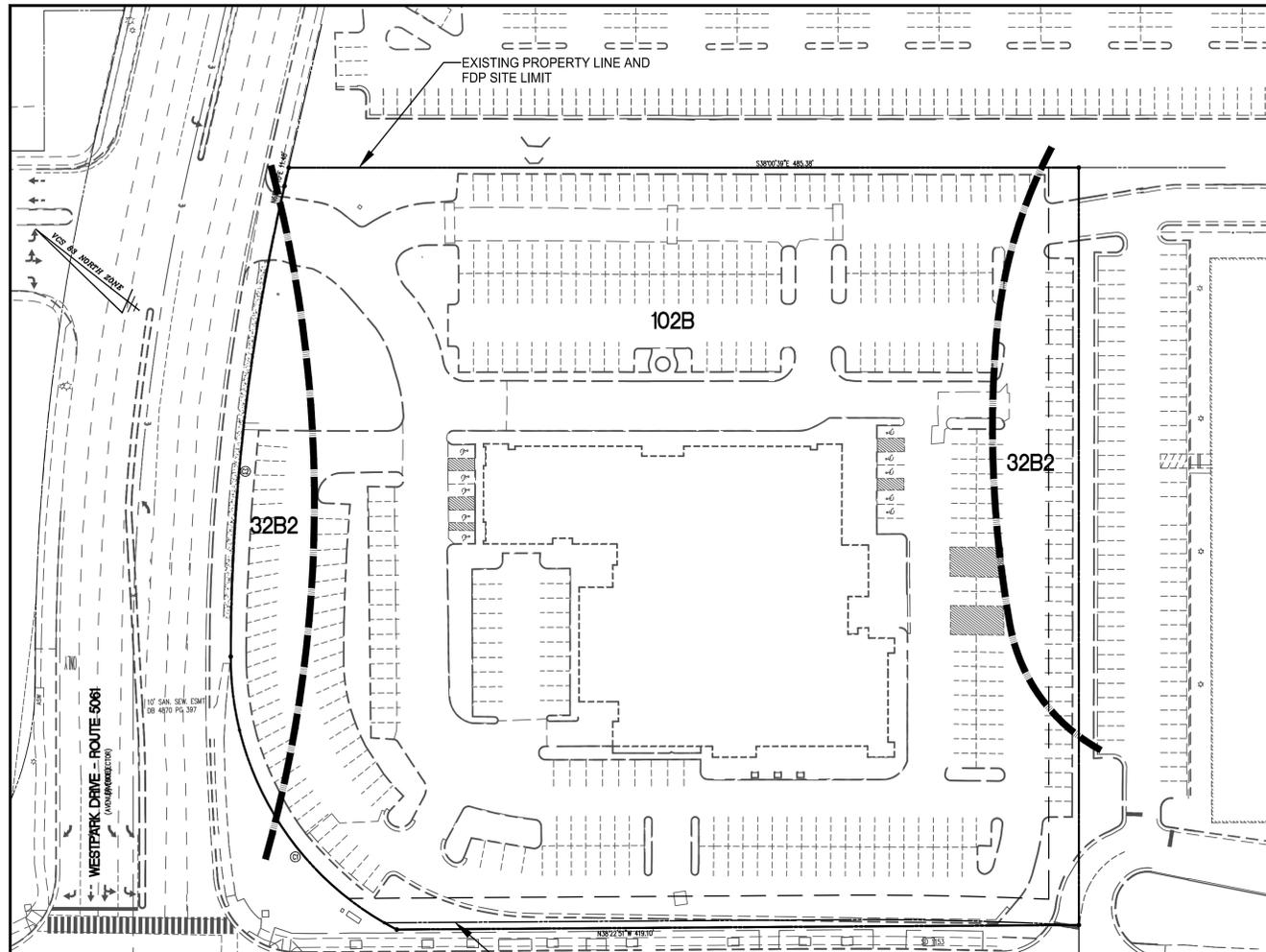
ARON M. WINSON
 Lic. No. 041851

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY OUTFALL ANALYSIS

WESTPARK PLAZA
 FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SOILS MAP
SCALE: 1" = 50'

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

AREAS BY SOIL TYPE

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

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

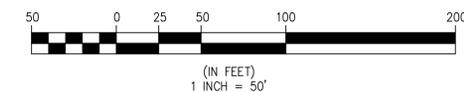
NOTE: SOIL TYPES WERE DETERMINED IN A SOIL STUDY BY SOIL TECH INC.

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 BUILDING AND ONSITE VAULT WITHIN BUILDING WILL MEET APPLICABLE BUILDING CODE REQUIREMENTS. THEREFORE OVERLAND RELIEF ANALYSIS IS NOT PROVIDED ON THIS PLAN.

LEGEND

-  BUILDING ROOFS (RAINWATER HARVESTING.)
-  PLAZA ON GARAGE ROOF (RAINWATER HARVESTING)
-  VEGETATED ROOF



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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

GENERAL INFORMATION - STORMWATER NARRATIVES:

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

EXISTING CONDITIONS:

THE STORMWATER QUANTITY REQUIREMENT FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY AN EXISTING UNDERGROUND GRAVEL DETENTION STORAGE FACILITY. THIS SITE DRAINS TO AN OFFSITE REGIONAL POND. HOWEVER, THAT POND WAS DESIGNED AND CONSTRUCTED WELL AFTER THE ORIGINAL DEVELOPMENT OF THIS PROPERTY. THEREFORE, NO DETENTION OR BMP CREDIT HAS BEEN TAKEN FOR THE OFFSITE POND. THE NARRATIVE AND COMPUTATIONS IN THIS PLAN REFLECT THIS.

PROPOSED CONDITIONS:

THIS FDP COVERS THE CONSTRUCTION OF PHASE 1 OF THE PROJECT. THE EXISTING DETENTION FACILITY WILL BE REMOVED AND NEW STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED TO COMPLY WITH THE COUNTY PFM REQUIREMENTS.

GENERALLY, THE POTENTIAL STORMWATER CONTROL MEASURES THAT MAY BE CONSTRUCTED WITH PHASE 1 INCLUDE VEGETATED ROOFS, RAINWATER HARVESTING, AND DETENTION MEASURES.

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

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

SWM REQUIREMENTS:

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

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER REQUIREMENTS IN THE PFM SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS THROUGH A COMBINATION OF LID MEASURES, HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES.

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

STANDARD PFM SWM NARRATIVE:

REQUIREMENTS:

IN ACCORDANCE WITH THE NEW COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM THE 1-YEAR STORM MUST BE REDUCED BELOW THE PRE-DEVELOPMENT PEAK RATE BASED ON AN ENERGY BALANCE EQUATION THAT CONSIDERS BOTH PEAK RATE AND VOLUME OF RUNOFF AND WHOSE PARTICULARS DEPEND ON THE ADEQUACY OF THE SITE'S OUTFALL. THE NEW COUNTY STORMWATER REGULATIONS ALSO REQUIRE AT A MINIMUM THAT THE PEAK RUNOFF RATES FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES WHICH ARE BASED ON A SITE C FACTOR OF 0.30 DUE TO THE SITE'S EXISTING DETENTION FACILITIES.

COMPLIANCE:

DUE TO A DECREASE IN THE AMOUNT OF IMPERVIOUS AREA THE PROPOSED PHASE 1 CONDITIONS WILL RESULT IN A DECREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION BEFORE STORMWATER DETENTION. HOWEVER STORMWATER DETENTION IS REQUIRED TO REPLACE THE EXISTING DETENTION RUNOFF FROM THE ROOF AREAS AND INTERIOR COURTYARD/GARAGE ROOF WILL BE DIRECTED TO A CISTERN AND REUSED IN COOLING TOWER(S). ADDITIONALLY, STORMWATER DETENTION WILL BE PROVIDED IN DETENTION VAULTS. THIS APPLICATION REQUESTS A WAIVER OF THE PFM RESTRICTION AGAINST THE USE OF DETENTION VAULTS FOR RESIDENTIAL DEVELOPMENTS.

STANDARD PFM BMP NARRATIVE:

REQUIREMENT:

THE SITE EXCEEDS ONE ACRE AND WILL SEE A DECREASE IN THE AMOUNT OF IMPERVIOUS AREA COMPARED TO THE EXISTING CONDITION. THEREFORE, UNDER THE PROPOSED NEW REGULATIONS THE PHOSPHOROUS LOAD RELEASED FROM THE POST-DEVELOPMENT SITE MUST BE AT LEAST 20% LESS THAN UNDER THE EXISTING CONDITION. UNDER THE CURRENT REGULATIONS, THE PROPOSED PROJECT WOULD BE CONSIDERED REDEVELOPMENT FOR BMP PURPOSES. THEREFORE, THE BMP REQUIREMENT WOULD BE A MINIMUM REDUCTION OF 10% IN THE SITE'S PHOSPHOROUS LOAD COMPARED TO EXISTING CONDITIONS.

THE PRELIMINARY BMP COMPUTATIONS USING THE VIRGINIA RUNOFF REDUCTION SPREADSHEET REQUIRED BY THE NEW REGULATIONS ARE SHOWN ON SHEET P-0505. THESE BMP MEASURES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA BMP CLEARINGHOUSE SPECIFICATIONS AS AMENDED AND SUPPLEMENTED BY THE FAIRFAX COUNTY PFM. THE NUMBER, LOCATION AND DESIGN OF THE BMP FACILITIES MAY BE ALTERED AT THE TIME OF SITE PLAN PENDING FINAL DESIGN.

COMPLIANCE:

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

DRAINAGE AREA SUMMARY

		SITE AREA	
Pre-Development:		5.37	
Area (Acres)		B & D	
Hydrologic Soil Group *		76 For Q ₁ comp.	
Runoff Curve Number (CN)		73 For Q ₂ comp.	
		63 For Q ₁₀ comp.	
Post-Development:		Acres	%
Area Of Vegetated Roofs On Buildings and Plaza		0.58	10.8
Impervious Areas (Roofs, walks, pavement)		2.89	53.8
Landscaped/Turf Areas		1.90	35.4
Total		5.37	100.0
Adjusted CN **			
1-Year Storm		87	
2-Year Storm		88	
10-Year Storm		88	

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

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

NOTE : INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN

CISTERN / DETENTION ROUTING - 1 YR STORM

Hydrograph Report

Hydraflow Hydrographs by Intellisolve v9.22

Monday, Mar 10, 2014

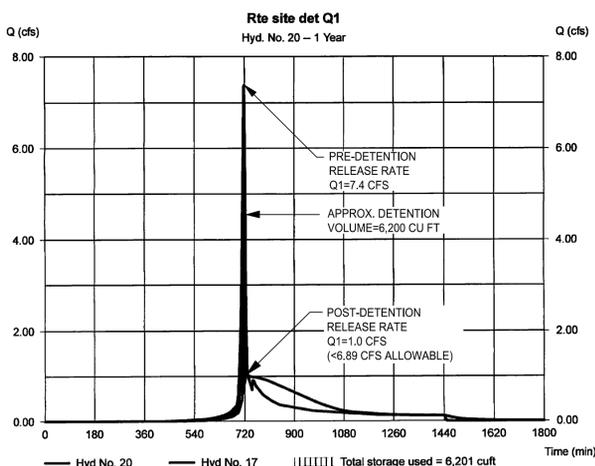
Hyd. No. 20

Rte site det Q1

Hydrograph type = Reservoir
 Storm frequency = 1 yrs
 Time interval = 1 min
 Inflow hyd. No. = 17 - Total post-dev to detention Q1
 Reservoir name = detention vault

Peak discharge = 1,006 cfs
 Time to peak = 731 min
 Hyd. volume = 18,761 cuft
 Max. Elevation = 101.97 ft
 Max. Storage = 6,201 cuft

Storage Indication method used.



CISTERN / DETENTION ROUTING - 2 YR STORM

Hydrograph Report

Hydraflow Hydrographs by Intellisolve v9.22

Monday, Mar 10, 2014

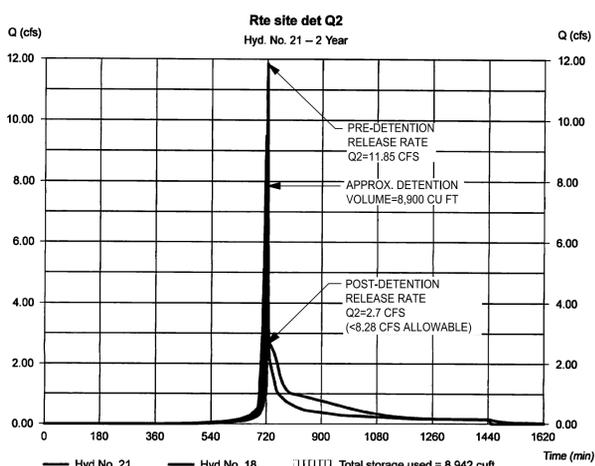
Hyd. No. 21

Rte site det Q2

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 1 min
 Inflow hyd. No. = 18 - Total post-dev to detention Q2
 Reservoir name = detention vault

Peak discharge = 2,675 cfs
 Time to peak = 728 min
 Hyd. volume = 26,307 cuft
 Max. Elevation = 102.84 ft
 Max. Storage = 8,942 cuft

Storage Indication method used.



PEAK RUNOFF RATE COMPUTATIONS

Pre-Development *:

Site Area (Ac)
 Composite Site Runoff CN

Time of Concentration
 Q₁ (cfs)
 Q₂ (cfs)
 Q₁₀ (cfs)

Post-Development:

Avg. Site Runoff CN 1-Year
 2-Year
 10-Year
 Time of Concentration
 Site Area (Ac)

Q₁ (cfs) Without detention or rainwater harvesting
 Q₁ (cfs) Allowable determined by energy balance equation per draft PFM

Q₂ (cfs) Without detention or rainwater harvesting
 Q₂ (cfs) Allowable per PFM or LEED

Q₁₀ (cfs) Without detention or rainwater harvesting
 Q₁₀ (cfs) Allowable = existing Q₁₀

ENTIRE SITE

(To comply with PFM)
 5.37
 76 For Q₁ comp.
 73 For Q₂ comp.
 63 For Q₁₀ comp.

10 Min.
 6.89
 8.28
 13.84

87
 88
 88
 6 Min.
 5.37

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

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

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

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

CISTERN / DETENTION ROUTING - 10 YR STORM

Hydrograph Report

Hydraflow Hydrographs by Intellisolve v9.22

Monday, Mar 10, 2014

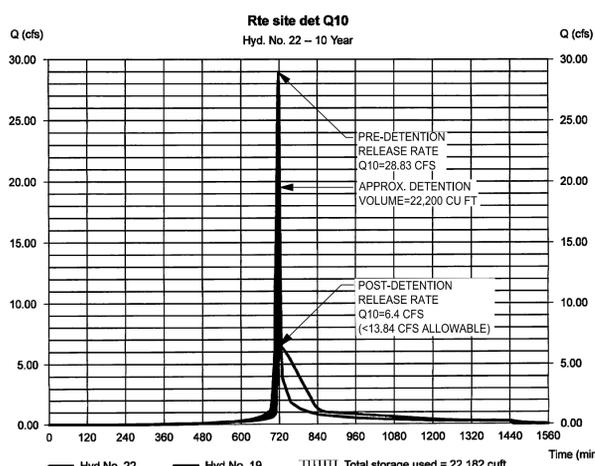
Hyd. No. 22

Rte site det Q10

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time interval = 1 min
 Inflow hyd. No. = 19 - Total post-dev to detention Q10
 Reservoir name = detention vault

Peak discharge = 6,369 cfs
 Time to peak = 726 min
 Hyd. volume = 56,760 cuft
 Max. Elevation = 107.04 ft
 Max. Storage = 22,182 cuft

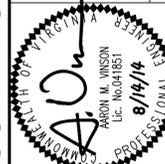
Storage Indication method used.



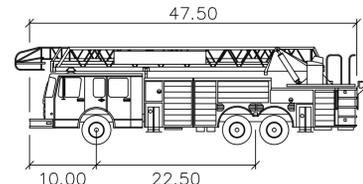
SWM NARRATIVES, COMPUTATIONS AND DETENTION ROUTING HYDROGRAPHS

WESTPARK PLAZA
 FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
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 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com
 INCORPORATED ESTABLISHED 1945
 DATE: 12/11/2013; REV: 03/10/2014; 7/2/2014; 8/14/14
 SCALE: AS NOTED
 CHECKED: AV
 DRAWN: MW/TT



NO.	DESCRIPTION	DATE	REV. BY	APPROVED



FFX 100ft Pierce Aerial
 feet
 Width : 8.00
 Track : 7.50
 Lock to Lock Time : 6.00
 Steering Angle : 33.5

SITE SPECIFIC FIRE MARSHAL NOTES

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

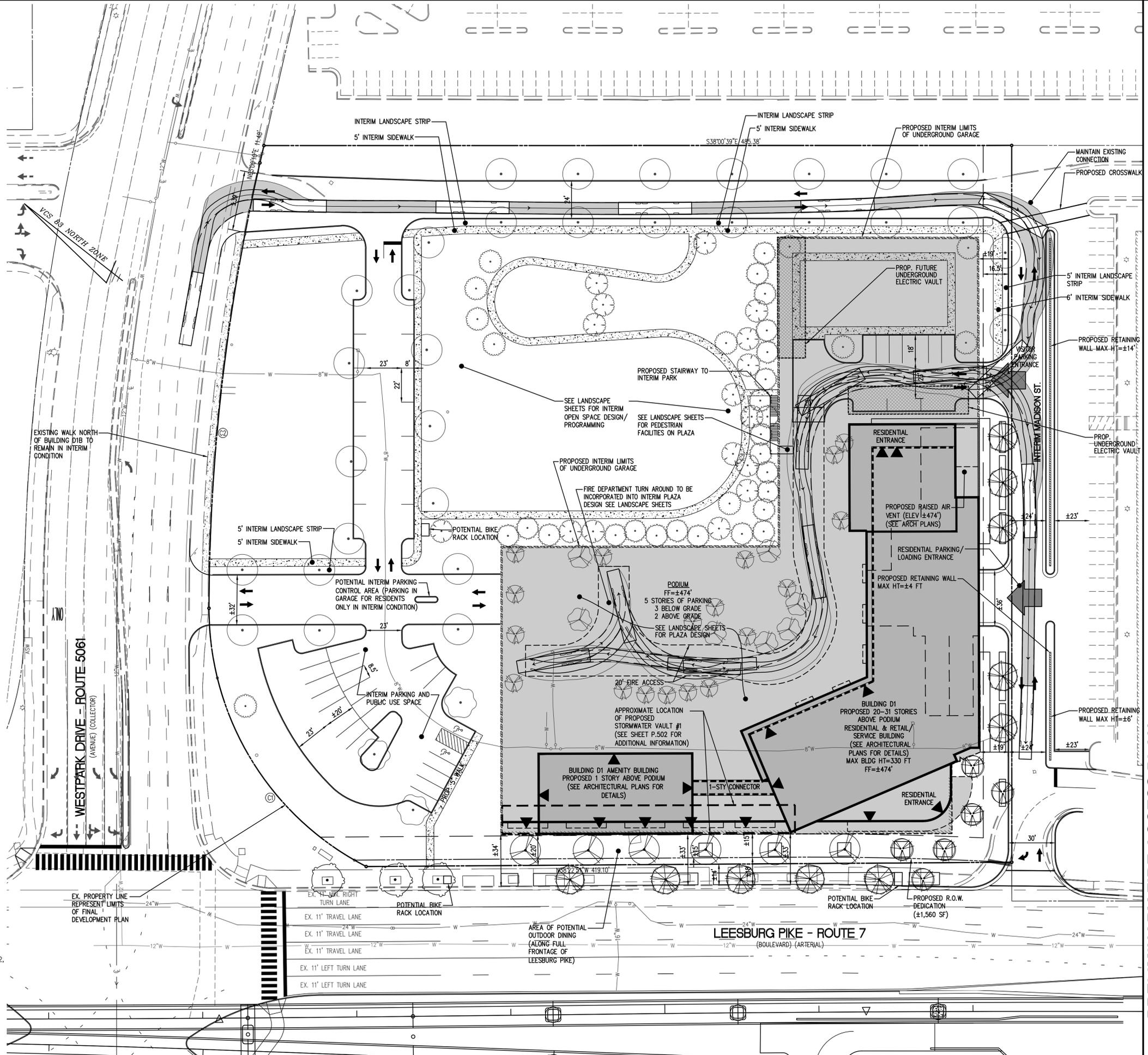
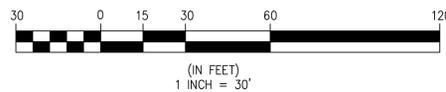
1. THE NEIGHBORHOOD PARK SITS ON A RAISED PODIUM ABOVE STRUCTURED PARKING. ALL PORTIONS OF THE PARK WHICH CAN BE ACCESSED BY EMERGENCY VEHICLES WILL BE DESIGNED AND CONSTRUCTED TO BE SUITABLE FOR FIRE TRUCK LOADING.
2. FIRE ACCESS LANES IN PARK ARE NOT REQUIRED TO BE DELINEATED WITH YELLOW PAINT OR REFLECTIVE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

FIRE ACCESS NOTES

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

BUILDING DATA

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



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SCALE: 1" = 30'

DATE: 12/11/2013; REV: 03/12/2014; 7/2/2014; 8/14/14

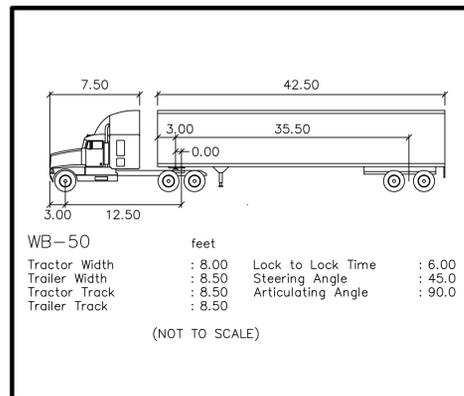
PROFESSIONAL SEAL: ARON M. WINSON, Lic. No. 041851, 8/16/14

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

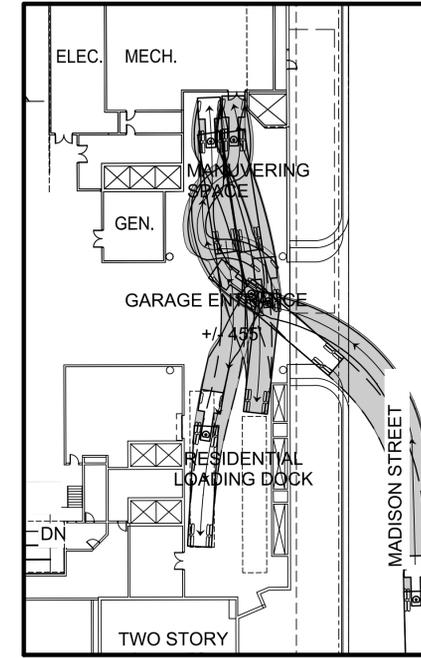
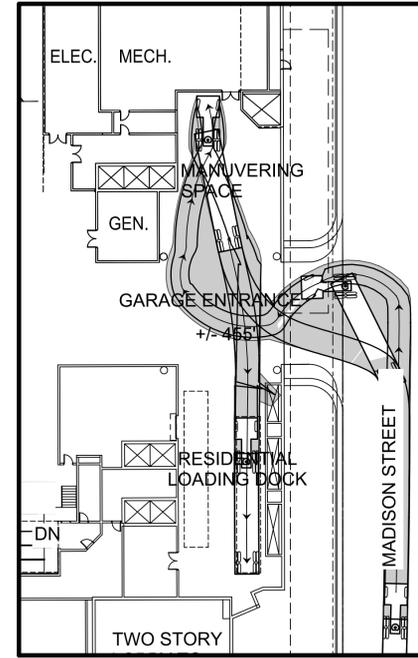
PRELIMINARY FIRE ACCESS PLAN

WESTPARK PLAZA
 FINAL DEVELOPMENT PLAN

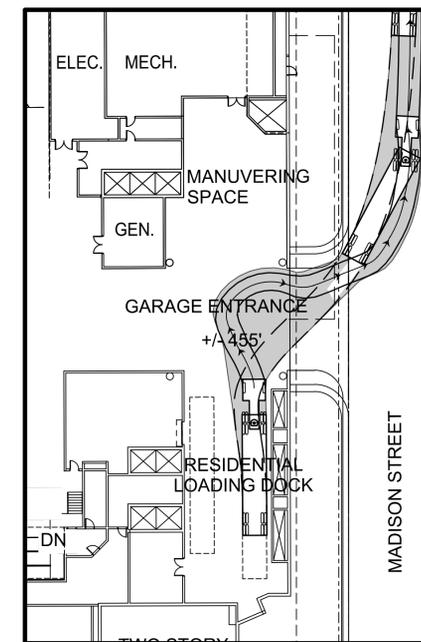
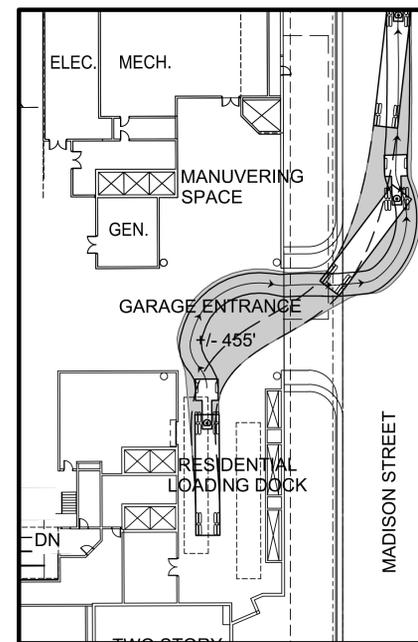
PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



ENTERING MOVEMENTS



EXITING MOVEMENTS

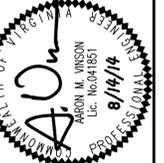


NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

LOADING CIRCULATION PLAN

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION APPROVED BY		DATE
		DATE	APPROVED	



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WESTPARK PLAZA TYSONS DESIGN STANDARDS WAIVER/EXCEPTION KEY



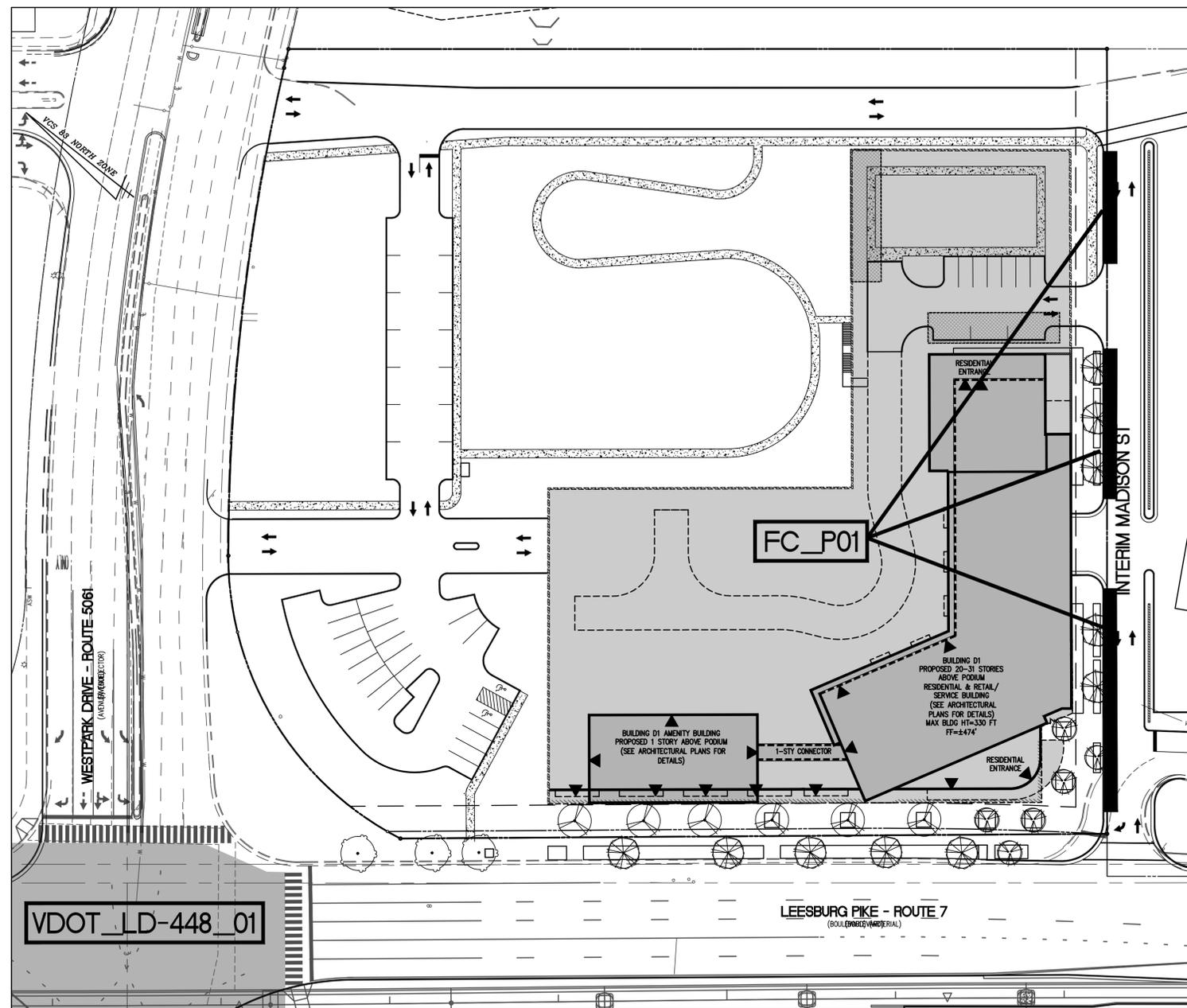
TARGET LOS NOT MET



REQUIRED ON-STREET PARKING NOT PROVIDED

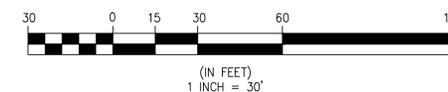


CLASSIFICATION	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	LOCAL	Interim Madison Street
CRITERIA				
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	N/A	✓
Circulator Route (Table 13, DS-6)	N/A	N/A	N/A	✓
On-Street Parking (Table 5, DS-13) ⁸	Restricted	✓	Required (7'-8')	Need Waiver (FC_P01)
Target LOS (Table 2, DS-5)	D/E ¹	Need Waiver (VDOT_LD-448_01)	E	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	25 mph	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25 mph	✓
Operational Analysis (Table 4, DS-11)	Required	✓	N/A	✓
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	325'-660'	✓
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	100'-660'	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	✓	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	50'	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	✓	16'-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	N/A	✓



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.



SUPPLEMENTAL TRANSPORTATION PLAN

WESTPARK PLAZA
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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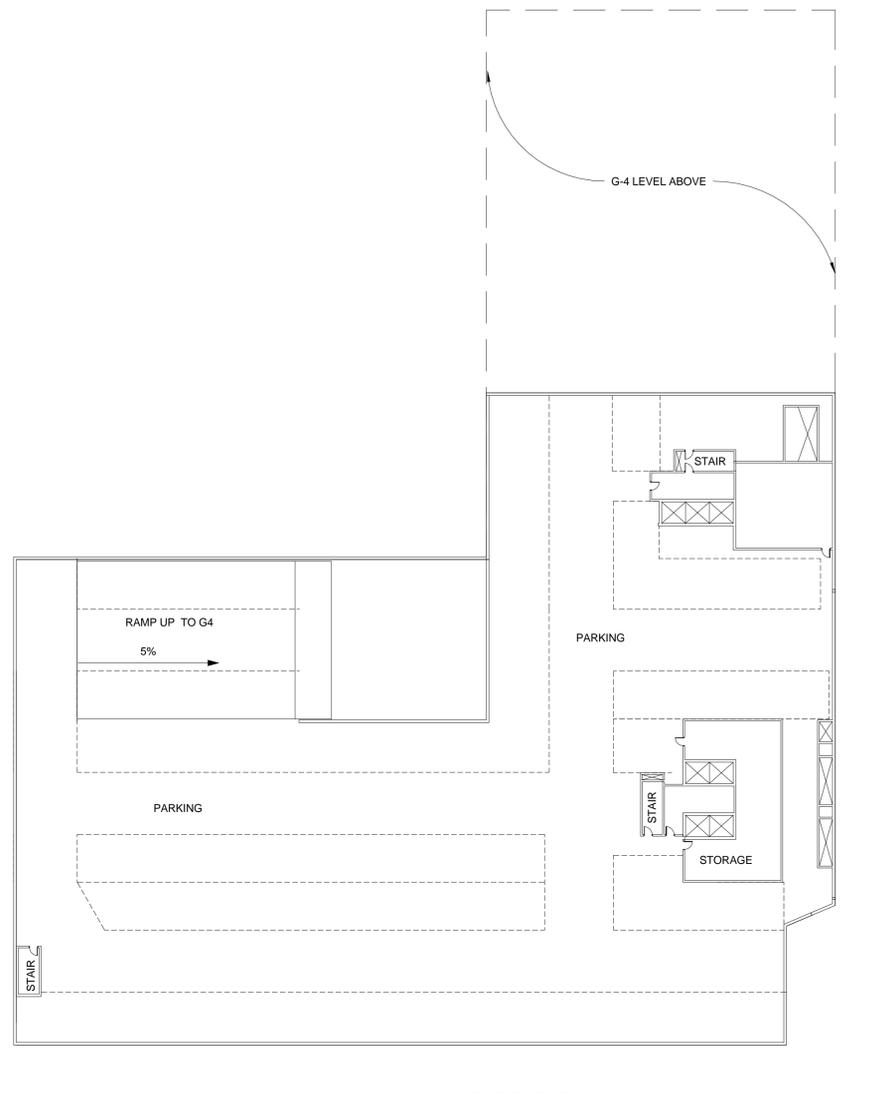
**WESTPARK
PLAZA**

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Falls Church, VA 22046
703-532-6163

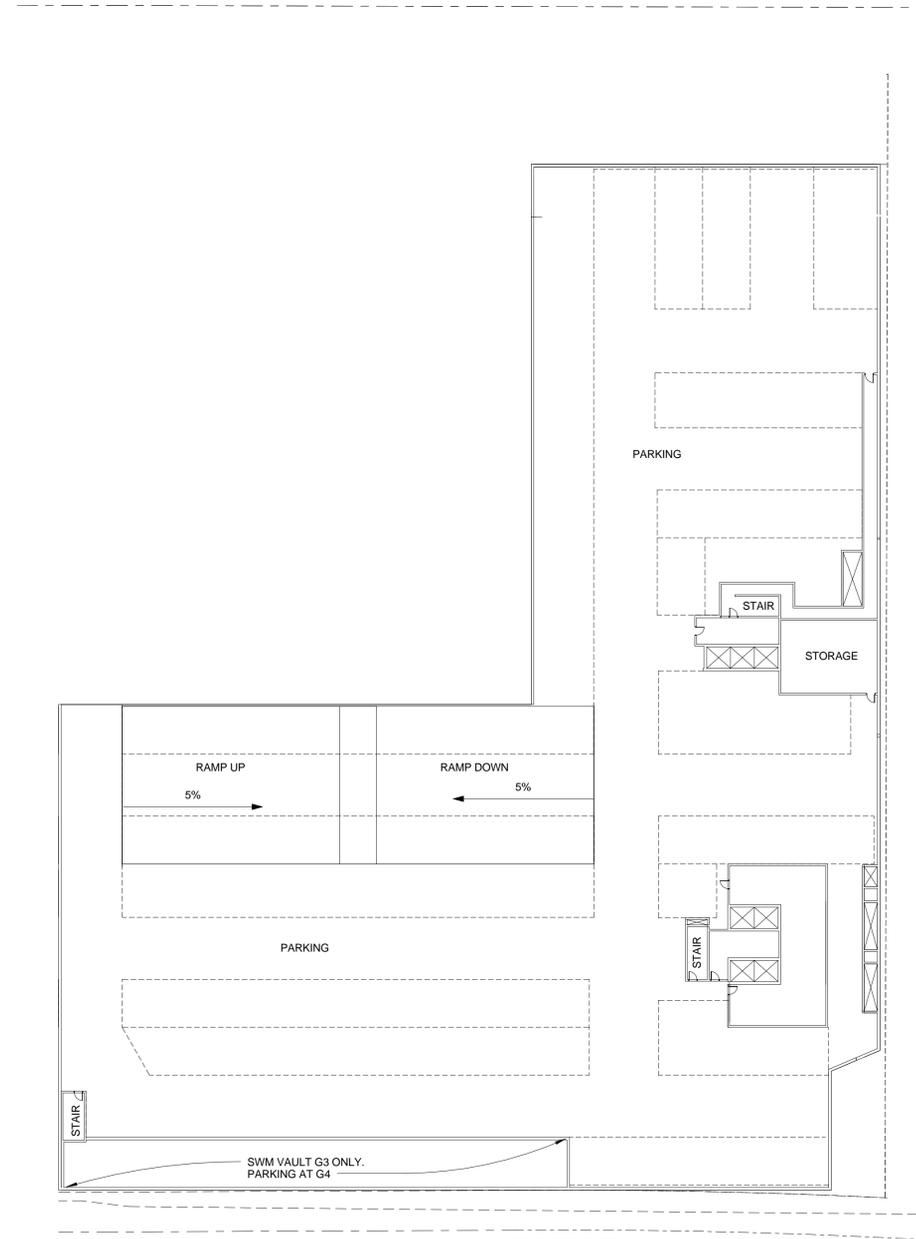
LANDSCAPE ARCHITECT
LANDESDSIGN
200 South Peyton Street
Alexandria, VA 22314
703-549-7784

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② G-5 FDP
1/32" = 1'-0"



① G-3 LEVEL (G4 SIMILAR) FDP
1/32" = 1'-0"

Job # 11012

Date:	Issue:
11/1/13	FDP SUBMISSION
3/31/14	FDP SUBMISSION 2
07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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Scale: As Indicated

Sheet Title: **FLOOR PLANS**

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Sheet #



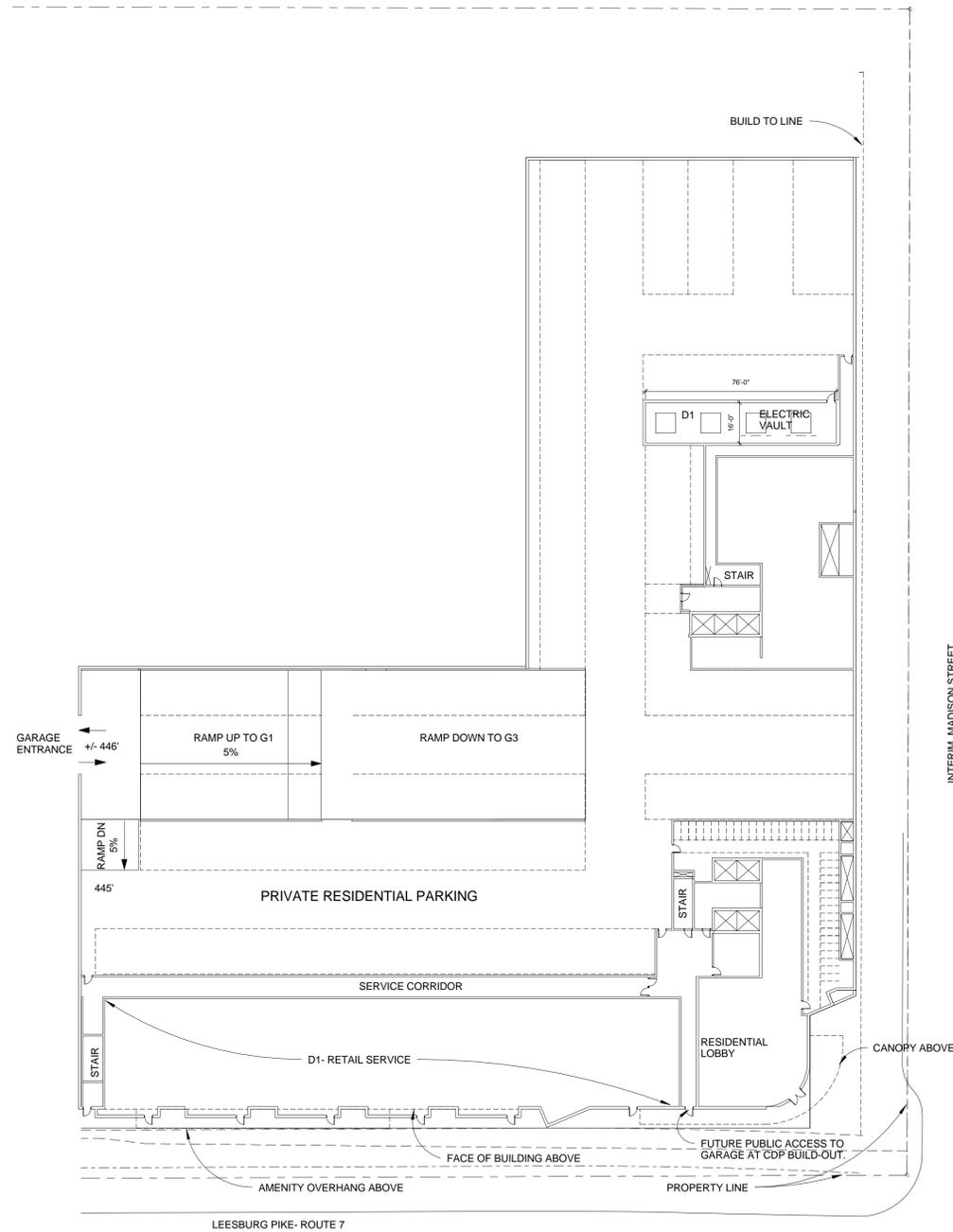
**WESTPARK
PLAZA**

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

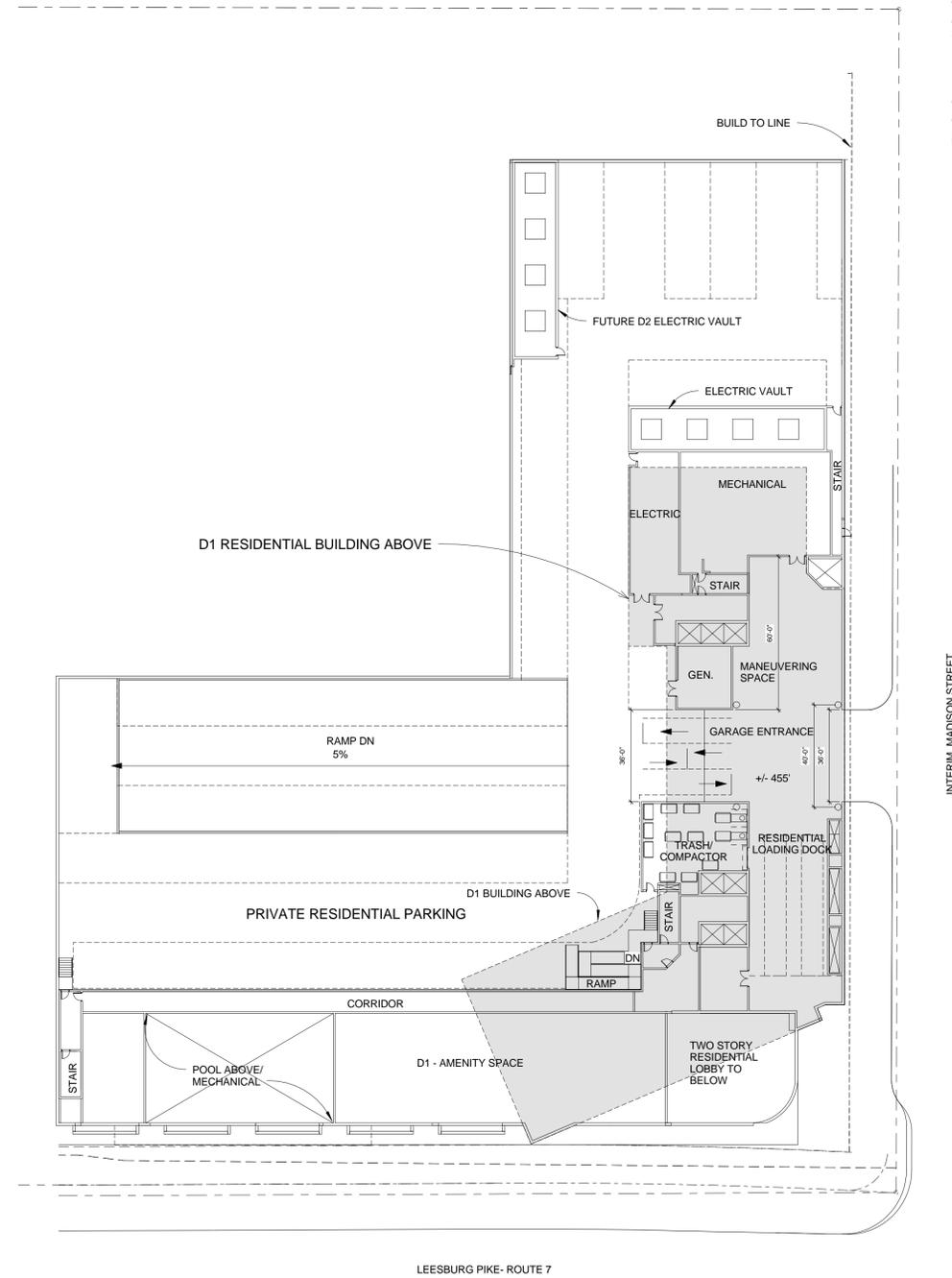
LANDSCAPE ARCHITECT
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Alexandria, VA 22314
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② G-2 FDP
1/32" = 1'-0"



① G-1 FDP
1/32" = 1'-0"

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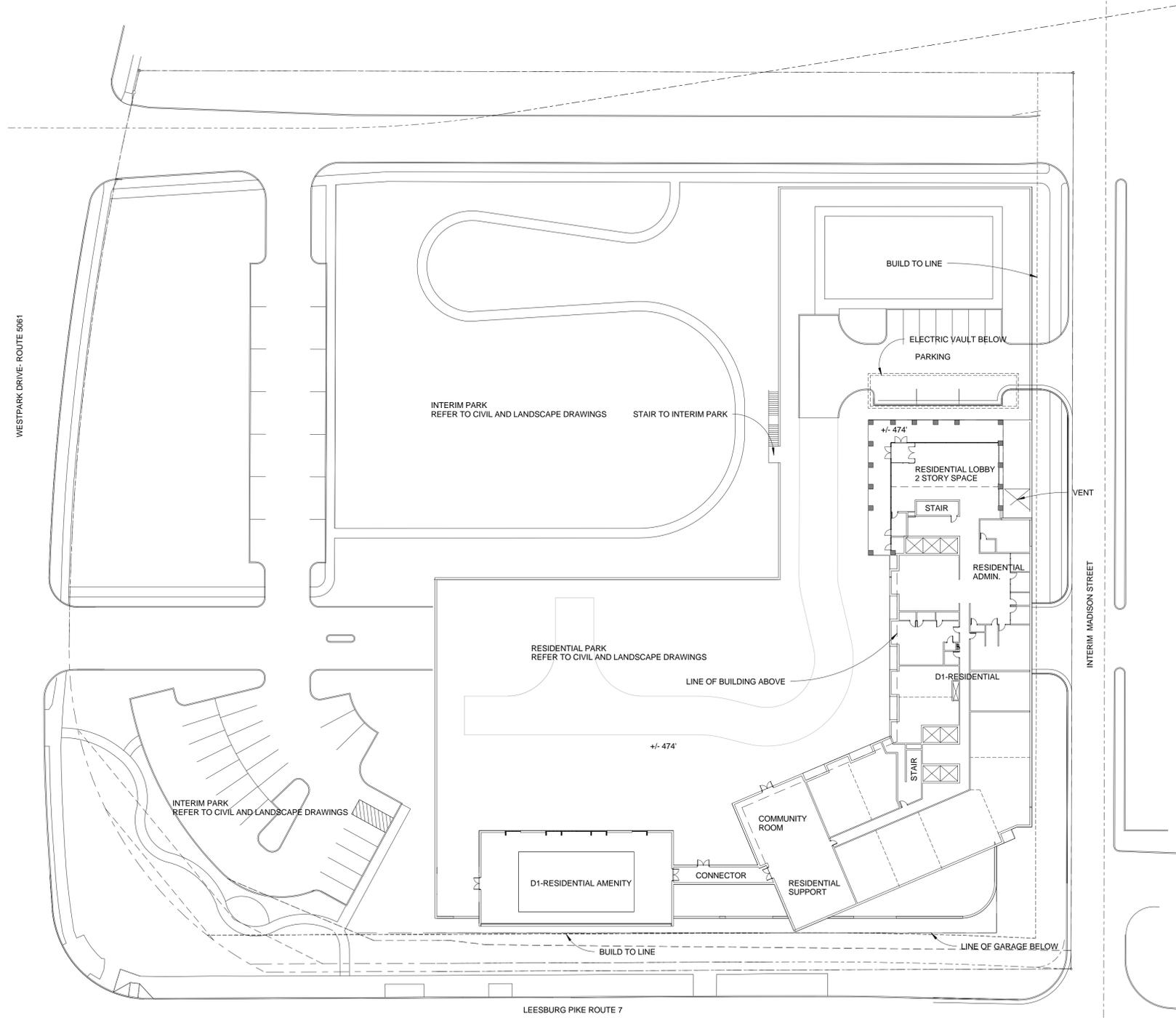


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① 1st Floor- FDP
1/32" = 1'-0"

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07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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FLOOR PLANS



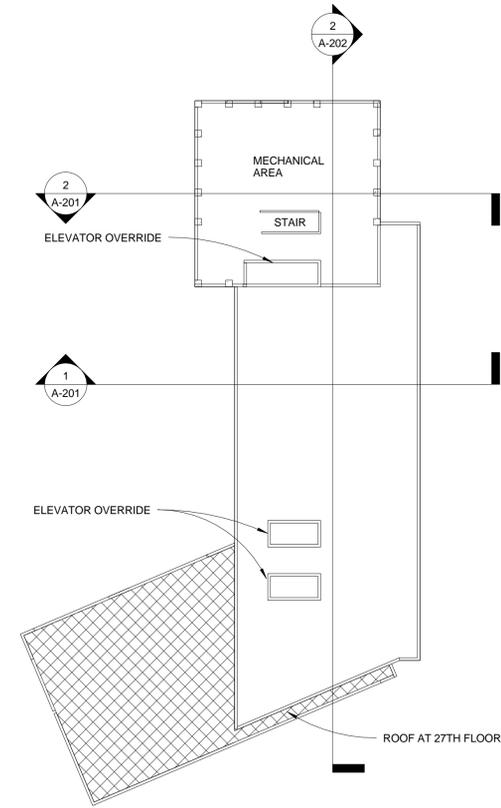
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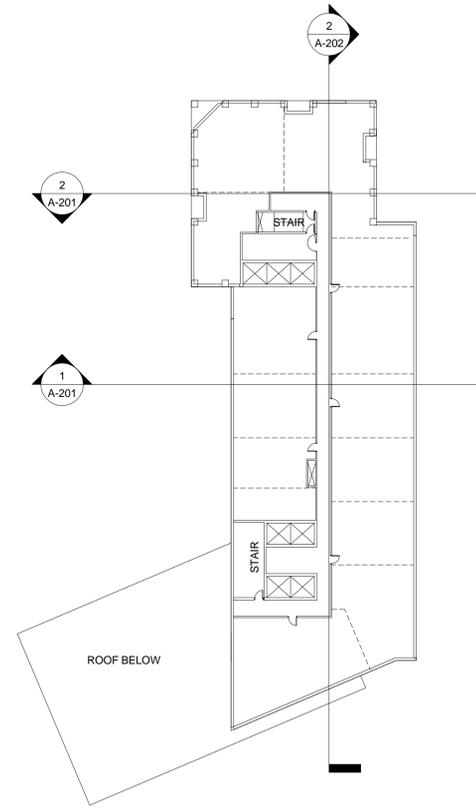
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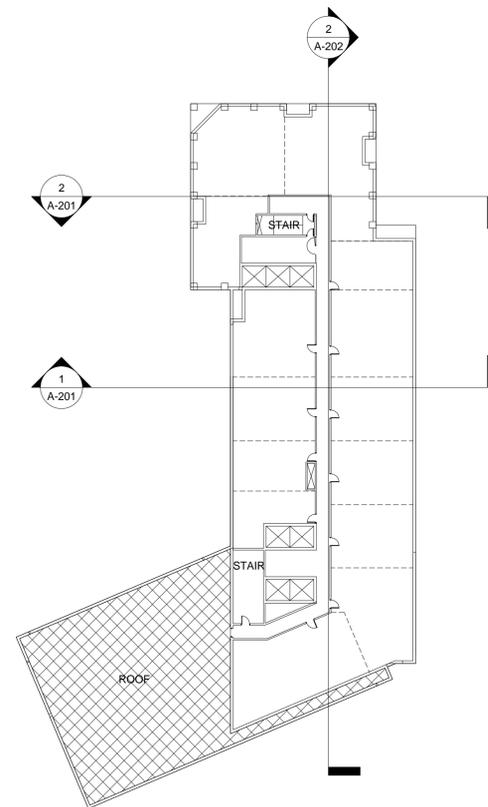
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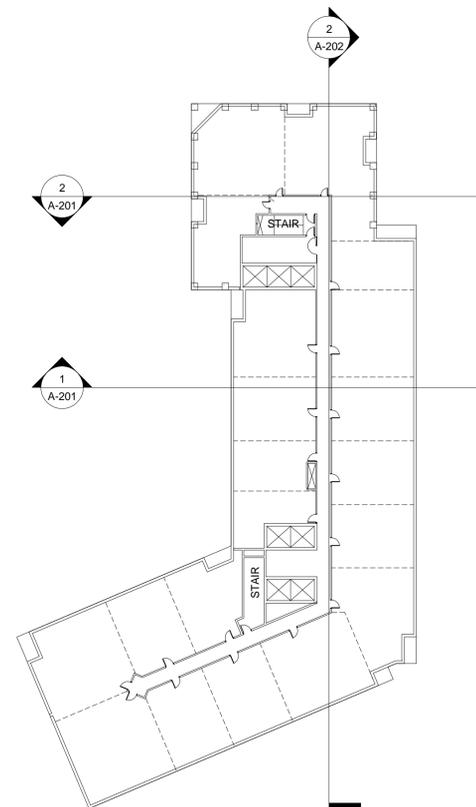
④ Roof-FDP
1/32" = 1'-0"



③ Top Floor-FDP
1/32" = 1'-0"



② 27th Floor-FDP
1/32" = 1'-0"



① Typical Residential Floor Plan-FDP
1/32" = 1'-0"

Job # 11012

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3/31/14	FDP SUBMISSION 2
07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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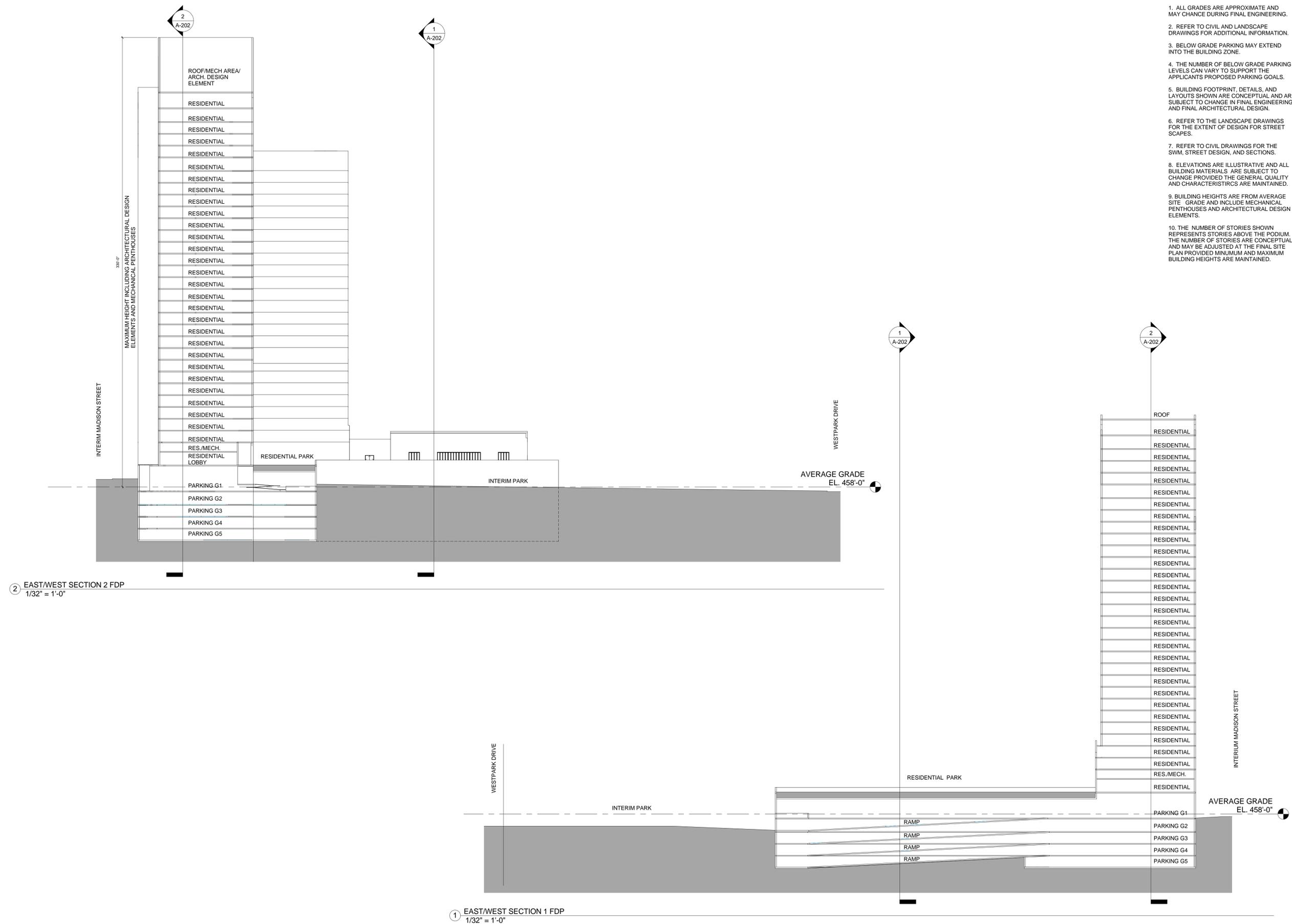
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PLAZA**

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

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

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② EAST/WEST SECTION 2 FDP
1/32" = 1'-0"

① EAST/WEST SECTION 1 FDP
1/32" = 1'-0"

Job # 11012

Date:	Issue:
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07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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Sheet Title: SECTIONS

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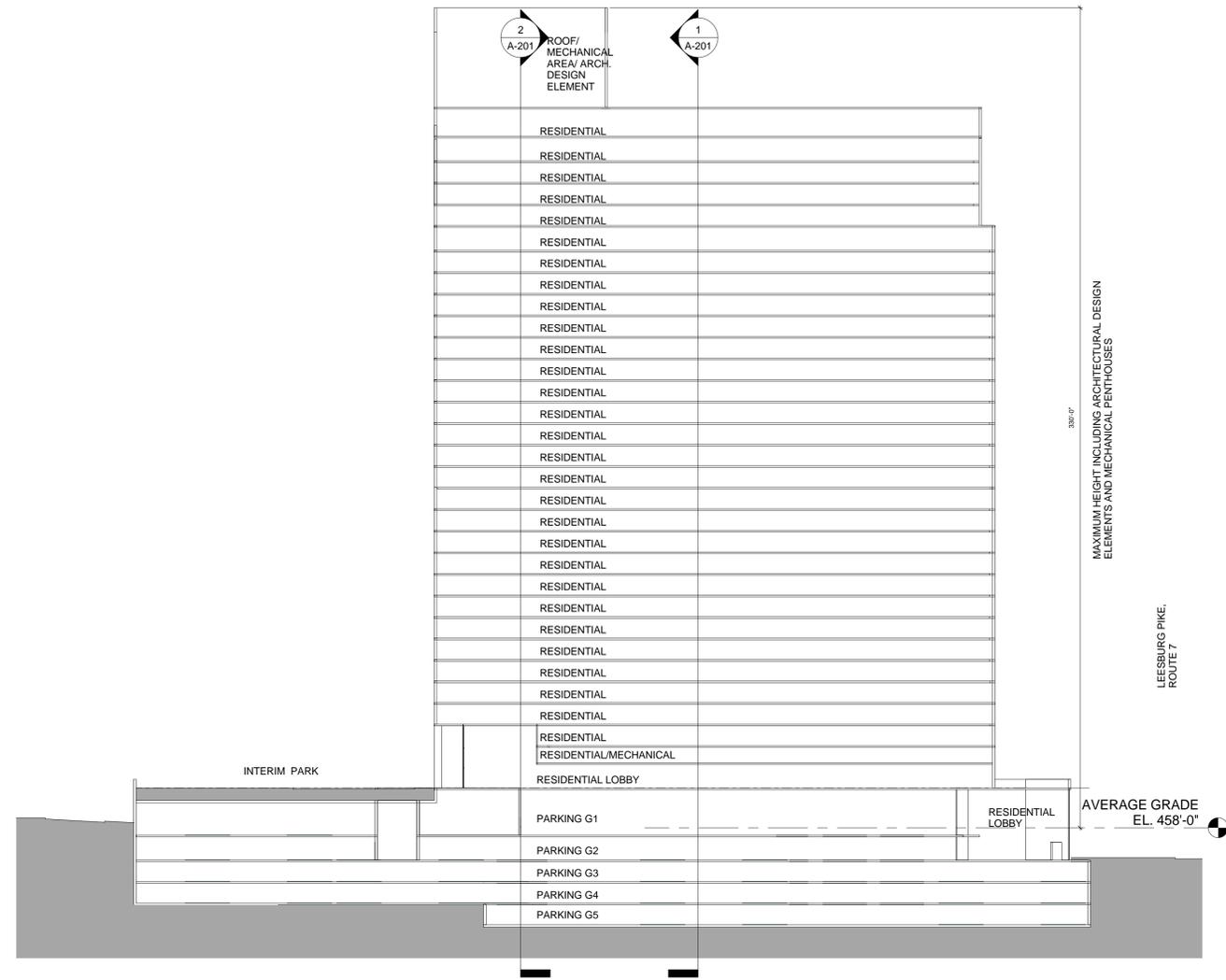
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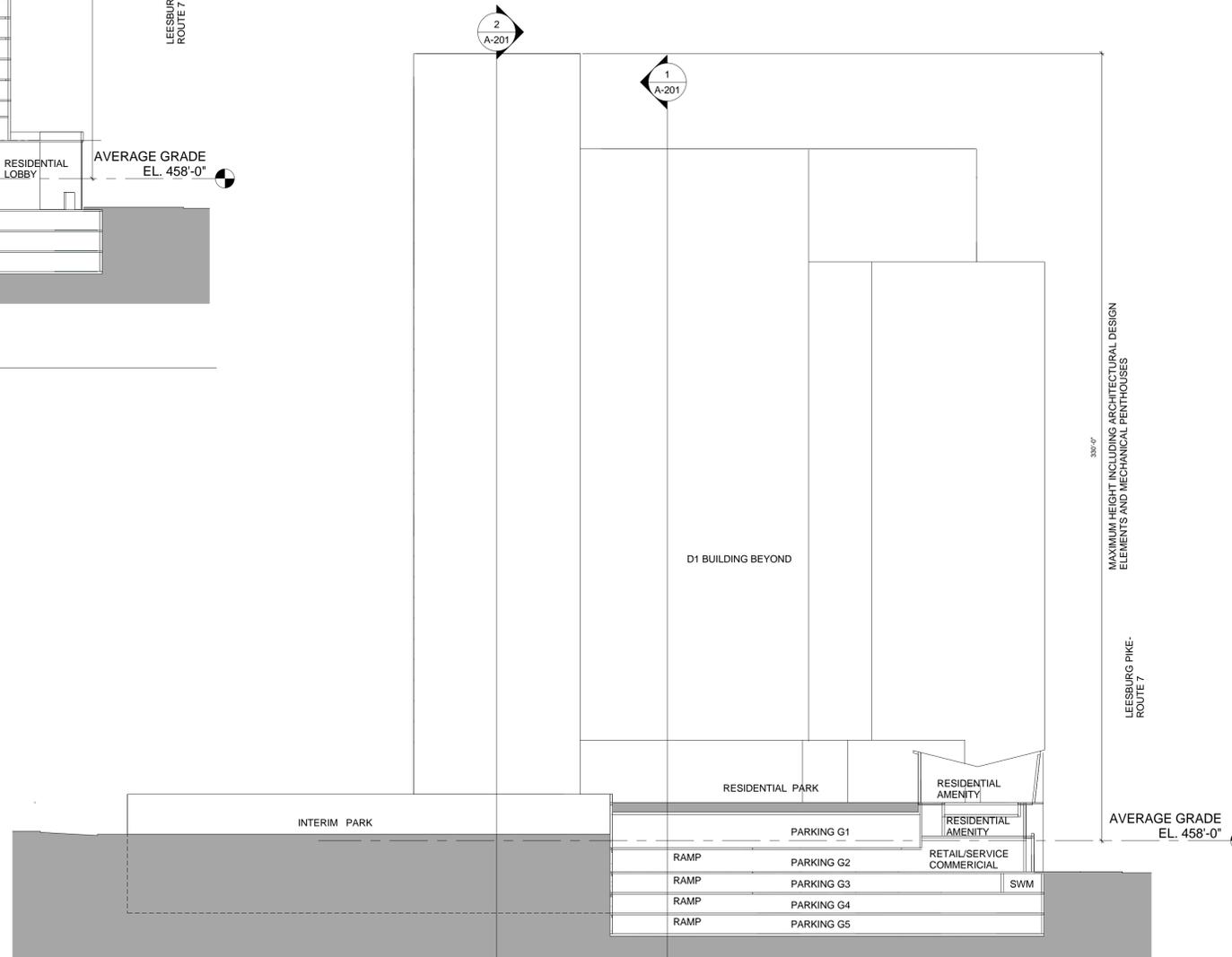
LANDSCAPE ARCHITECT
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② NORTH/SOUTH SECTION FDP
1/32" = 1'-0"



① NORTH/SOUTH SECTION AMENITY FDP
1/32" = 1'-0"

Job # 11012

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3/31/14	FDP SUBMISSION 2
07/03/14	FDP SUBMISSION 3
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Sheet Title: **SECTIONS**

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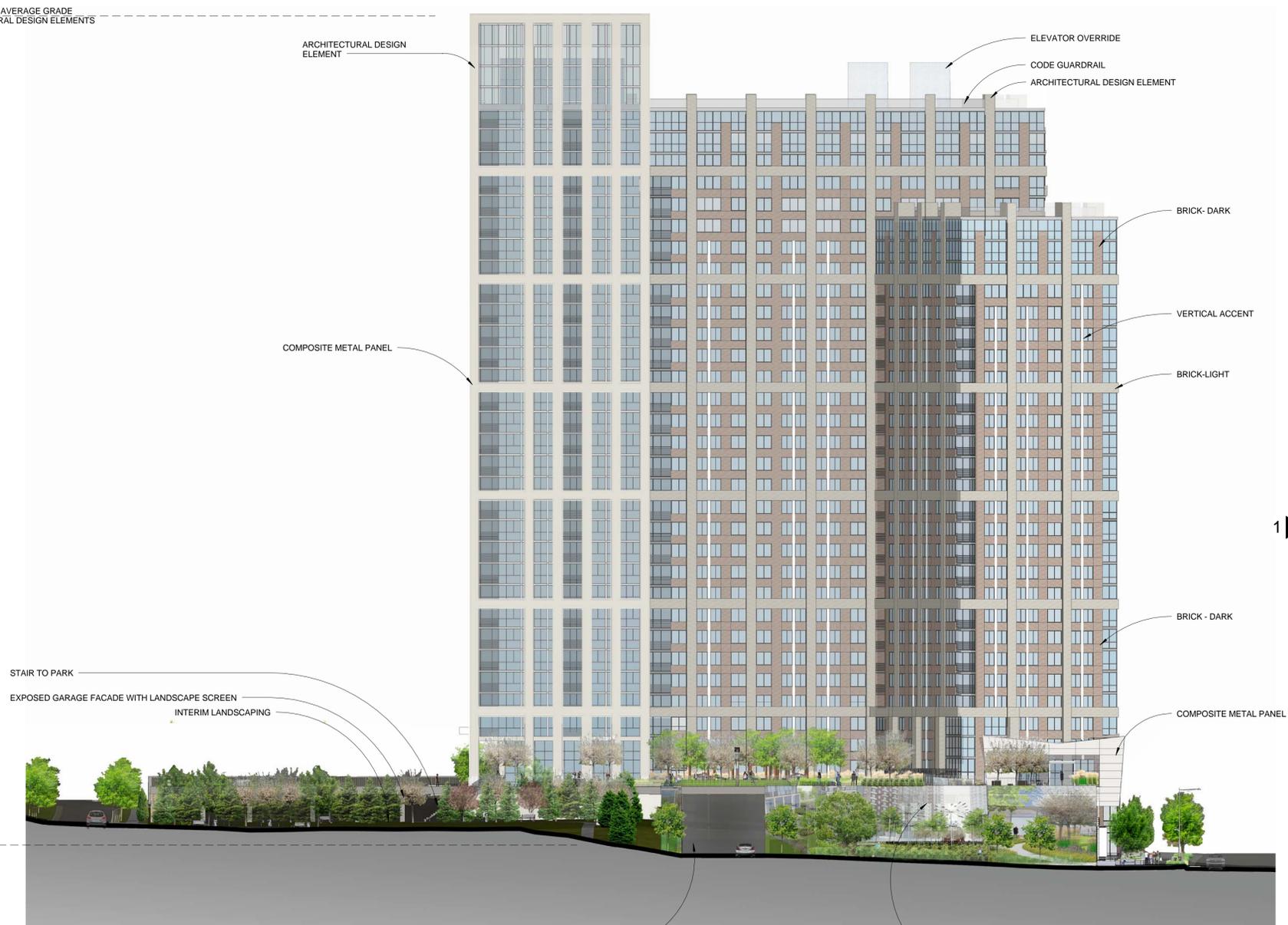
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MAX. HEIGHT 330' FROM AVERAGE GRADE
INCLUDES ARCHITECTURAL DESIGN ELEMENTS



ARCHITECTURAL DESIGN ELEMENT

ELEVATOR OVERRIDE

CODE GUARDRAIL

ARCHITECTURAL DESIGN ELEMENT

BRICK - DARK

VERTICAL ACCENT

BRICK - LIGHT

BRICK - DARK

COMPOSITE METAL PANEL

COMPOSITE METAL PANEL

STAIR TO PARK

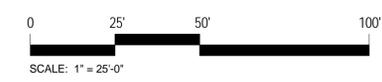
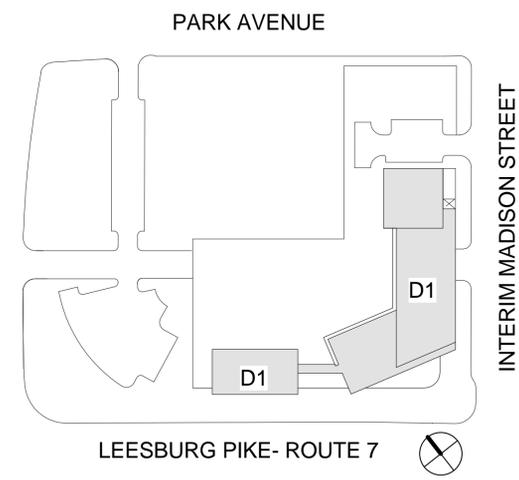
EXPOSED GARAGE FACADE WITH LANDSCAPE SCREEN

INTERIM LANDSCAPING

AVERAGE GRADE EL. 458'-0"

GARAGE ENTRANCE

GRAPHIC SCREEN ON EXPOSED GARAGE -
IMAGERY OF ULTIMATE NEIGHBORHOOD PARK



1 North Elevation - Westpark Drive

Job # 11012

Date:	Issue:
11/1/13	FDP SUBMISSION
3/31/14	FDP SUBMISSION 2
07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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

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Sheet #



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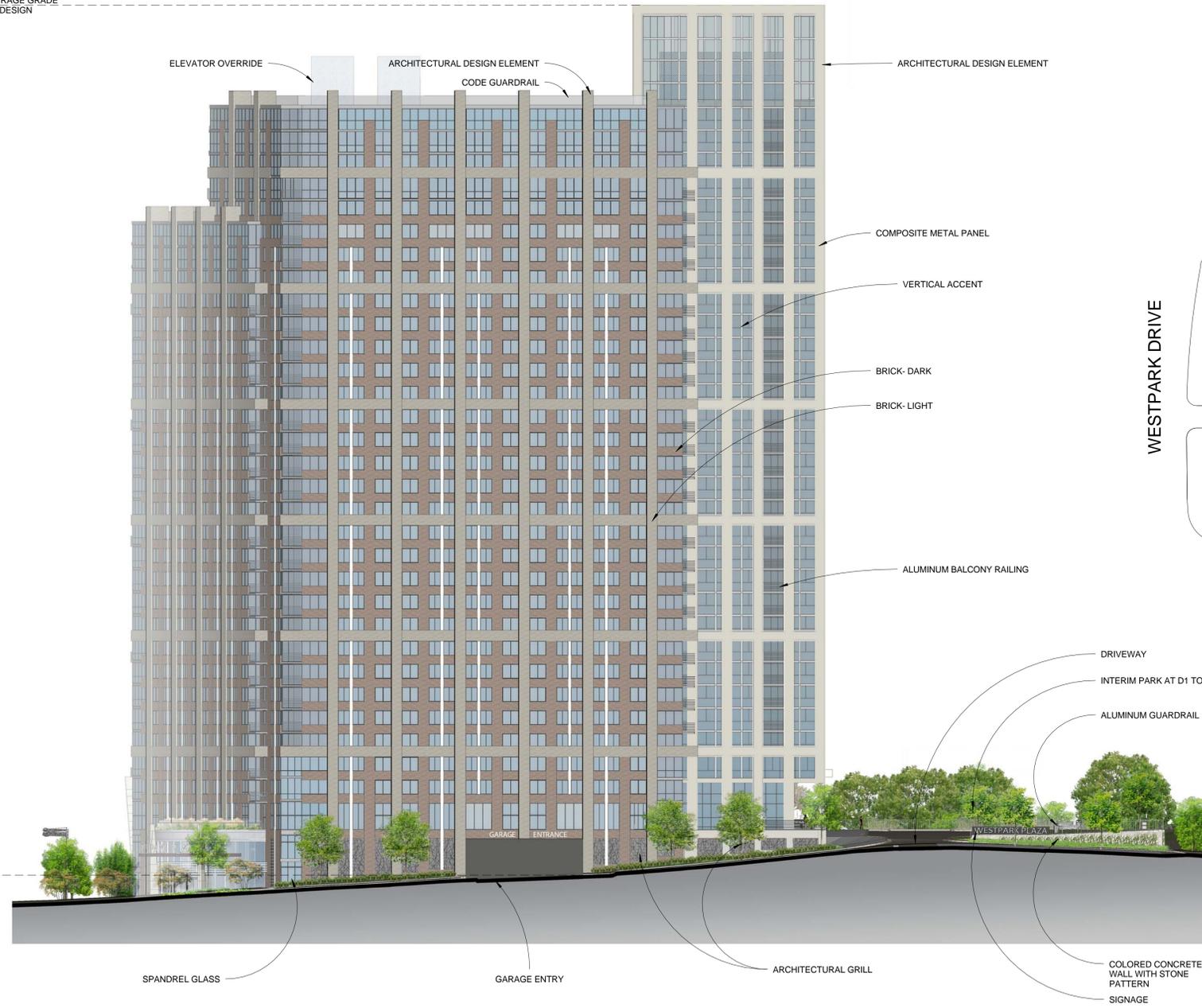
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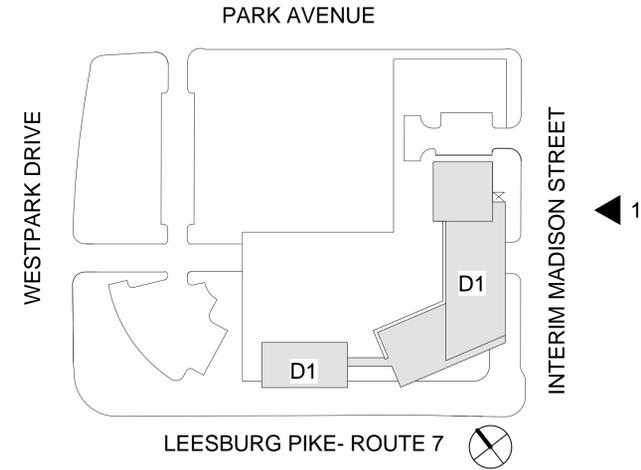
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MAX. HEIGHT 330' FROM AVERAGE GRADE INCLUDES ARCHITECTURAL DESIGN ELEMENTS



AVERAGE GRADE EL. 458'-0"

1 South Elevation- Madison Street



Job #	11012
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Sheet Title:
**SOUTH ELEVATION-
MADISON STREET**

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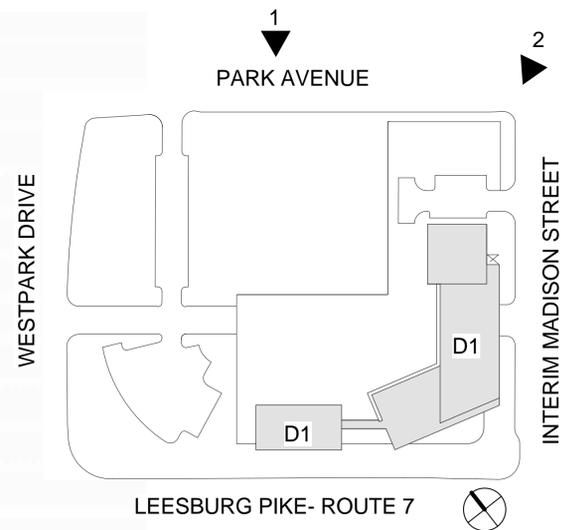


FDP PERSPECTIVE FROM CORNER OF PARK AND MADISON

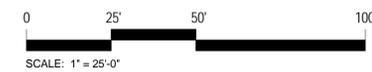
MAX. HEIGHT 330' FROM AVERAGE GRADE INCLUDES ARCHITECTURAL DESIGN ELEMENTS



1 East Elevation- Park Avenue



AVERAGE GRADE EL. 458'-0"



Job # 11012

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Sheet Title:
EAST ELEVATION- PARK AVENUE

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A-205



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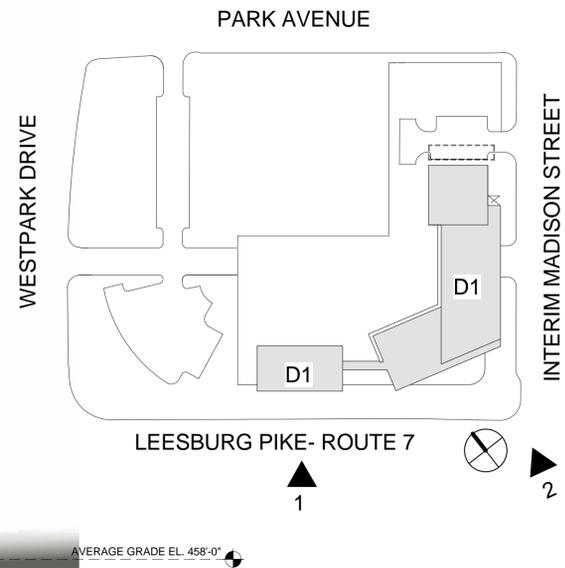
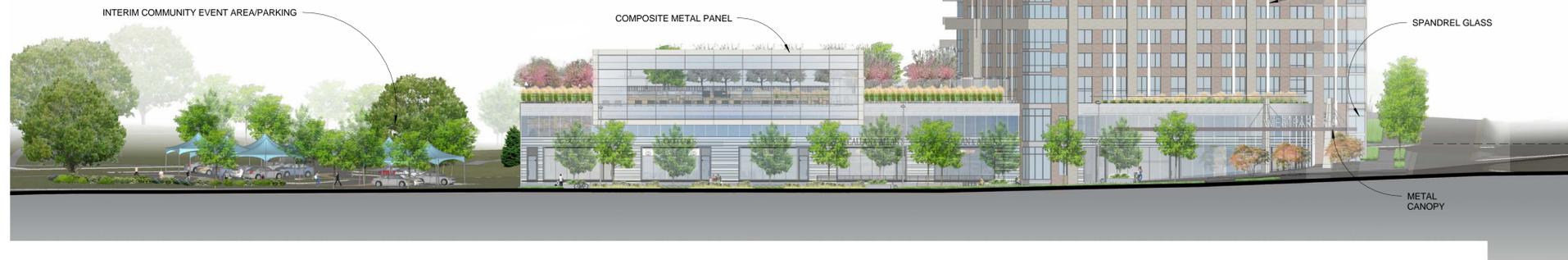
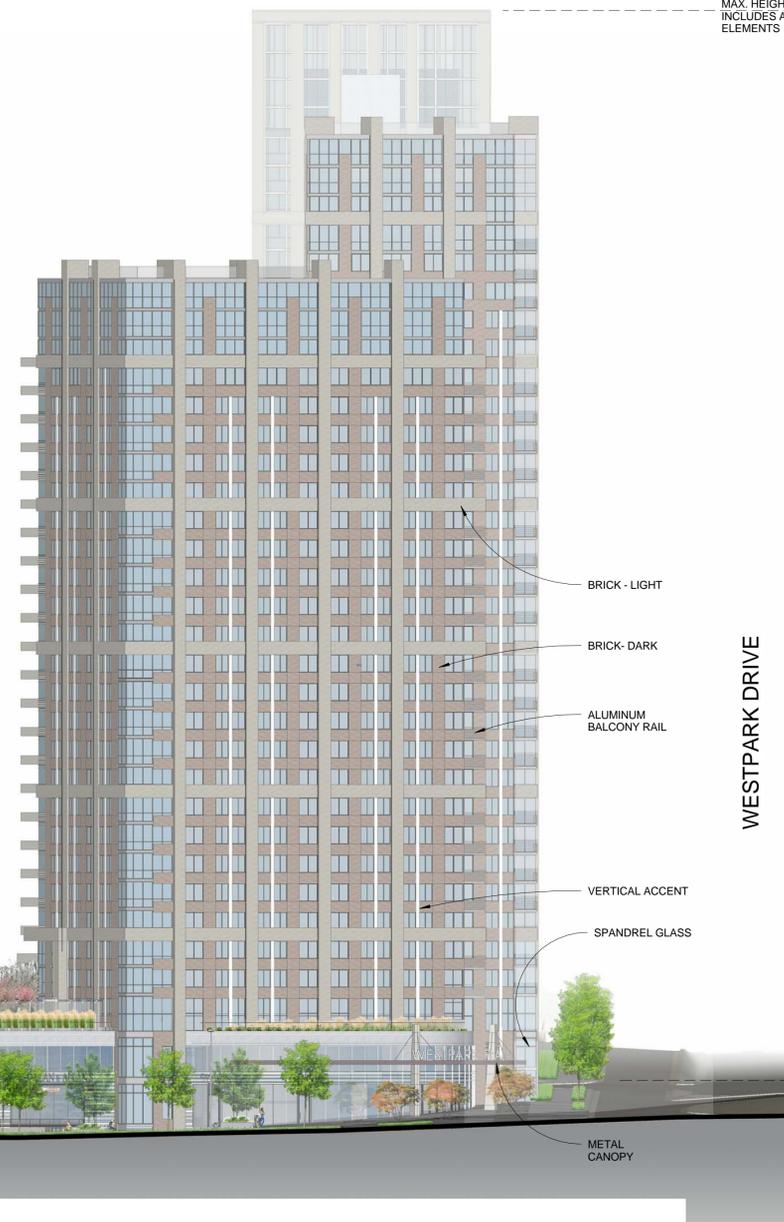
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8. ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.
9. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND INCLUDE MECHANICAL PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.
10. THE NUMBER OF STORIES SHOWN REPRESENTS STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT THE FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.

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

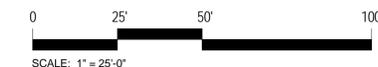


2 FDP PERSPECTIVE FROM LEESBURG PIKE AND MADISON STREET



AVERAGE GRADE EL. 458'-0"

1 West Elevation- Leesburg Pike, Route 7



Job #	11012
Date:	Issue:
11/1/13	FDP SUBMISSION
3/31/14	FDP SUBMISSION 2
07/03/14	FDP SUBMISSION 3
08/13/14	FDP SUBMISSION 4

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

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Sheet #



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703-549-7784

Job # 11012

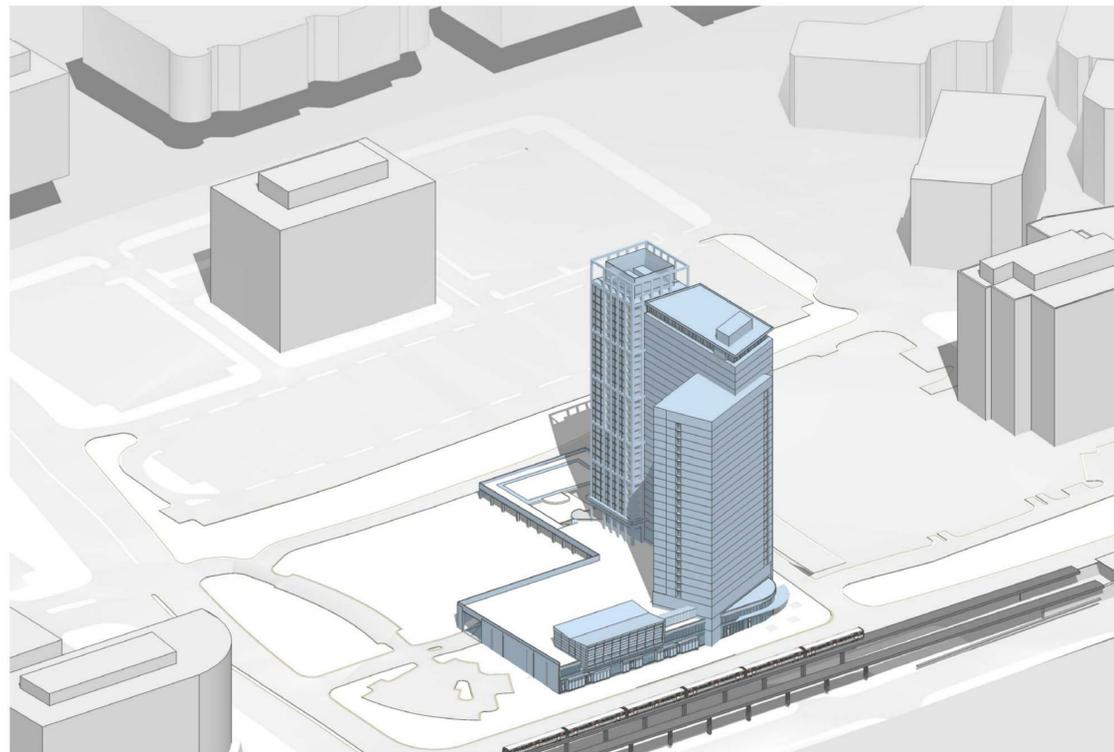
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Sheet Title: **MASSING STUDY**

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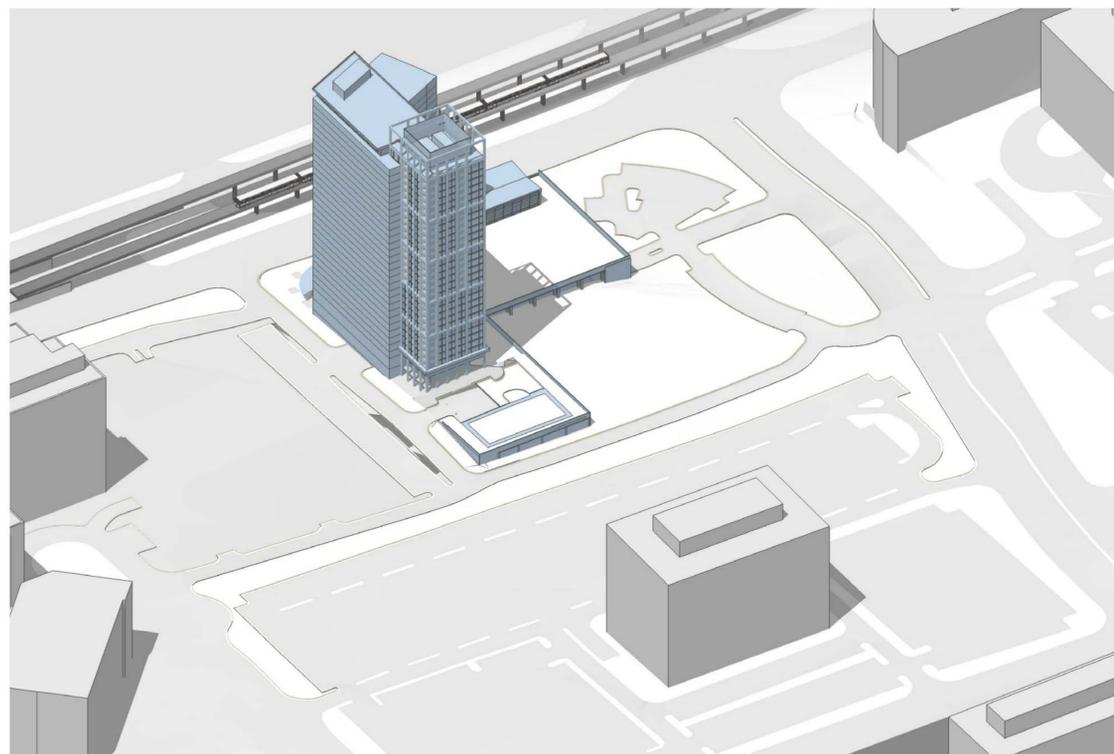
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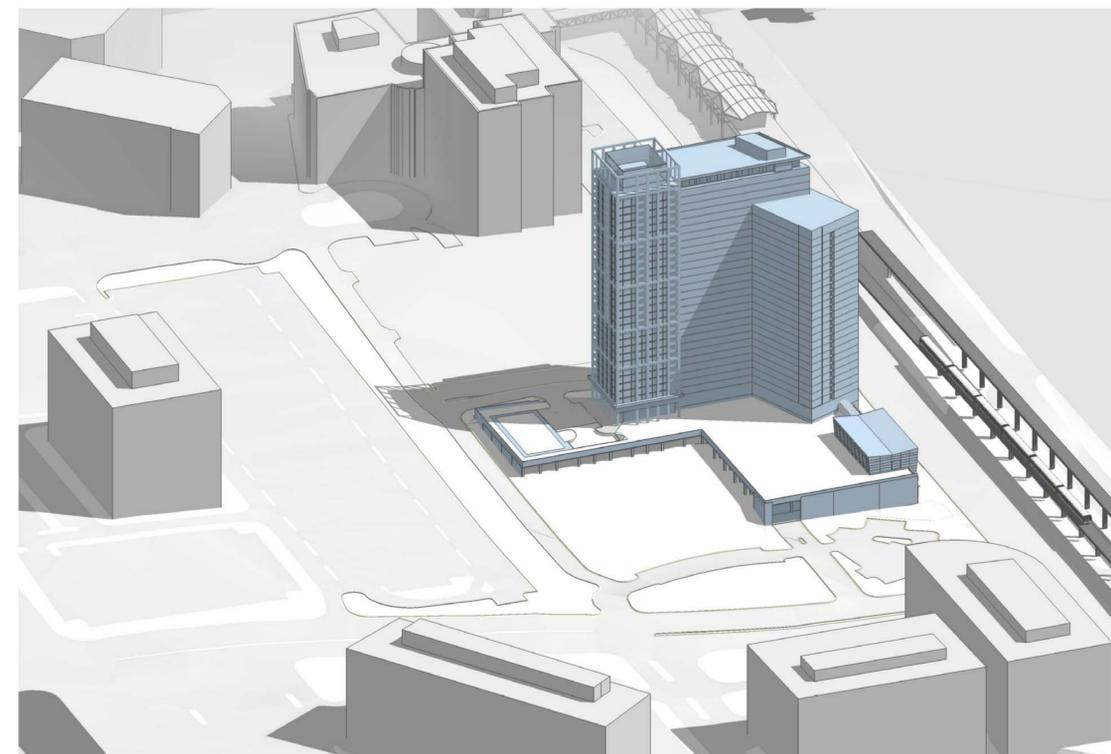
VIEW LOOKING EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH

■ D1 Building (Proposed)
□ Existing



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PERSPECTIVE**

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FDP AERIAL PERSPECTIVE FROM
CORNER OF LEESBURG PIKE-RT. 7 AND
MADISON STREET
N.T.S

Notes:

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**ILLUSTRATIVE
PERSPECTIVE**

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Sheet #

A-403

FDP AERIAL PERSPECTIVE FROM
CORNER OF LEESBURG PIKE- RT. 7 AND
WESTPARK DRIVE
① N.T.S

Notes:

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FDP AERIAL PERSPECTIVE FROM
 CORNER OF PARK AVENUE AND
 WESTPARK DRIVE
 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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**ILLUSTRATIVE
 PERSPECTIVE**

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

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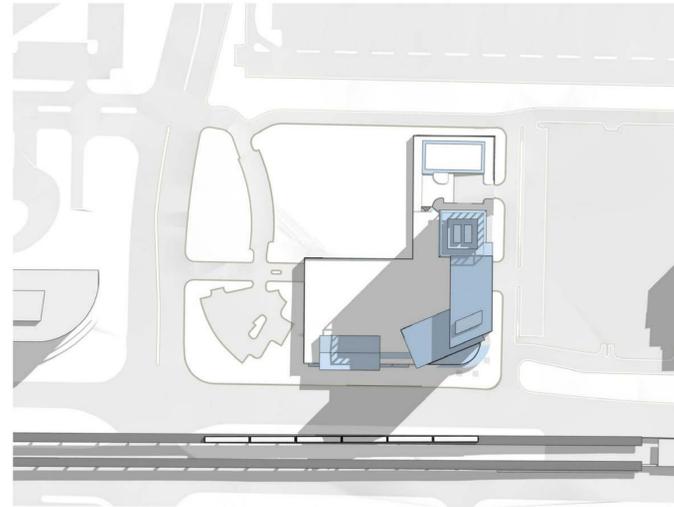
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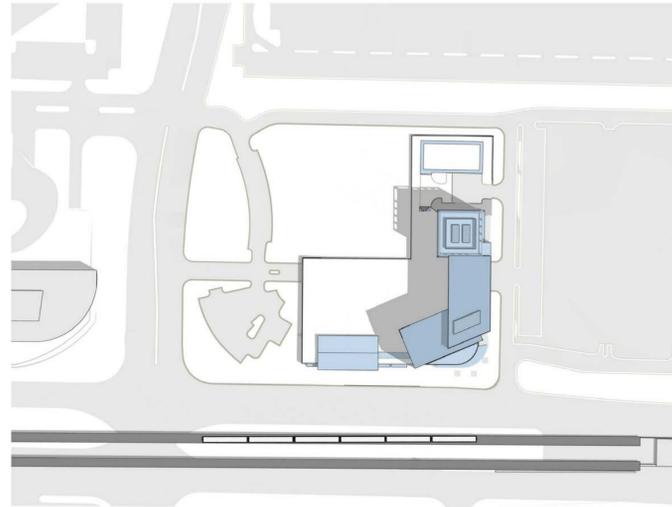
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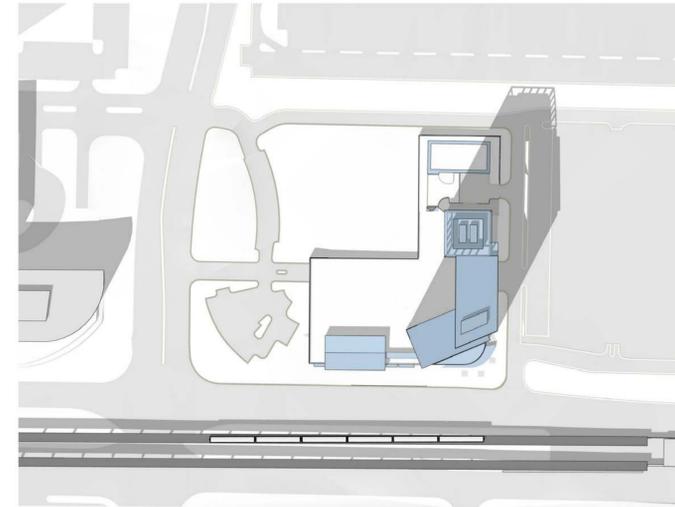
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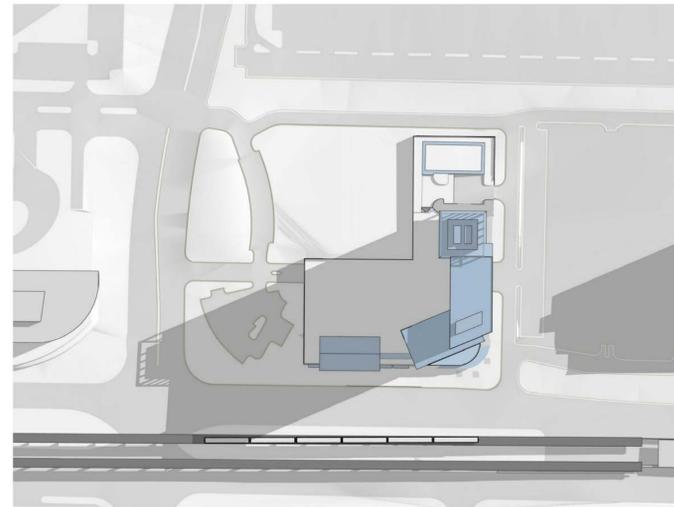
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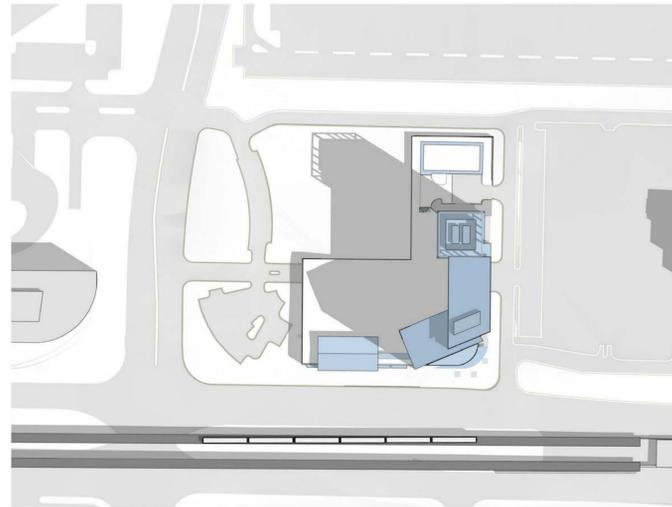
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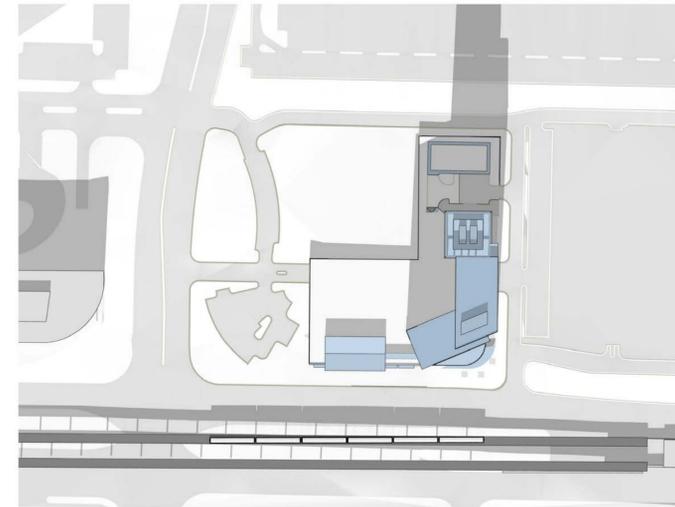
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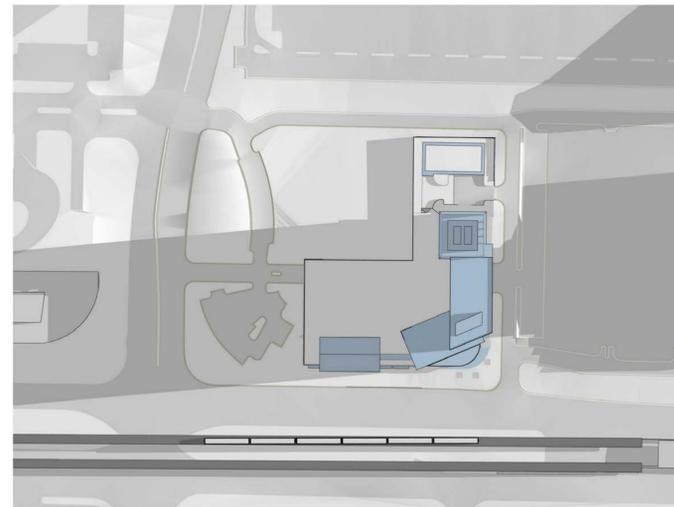
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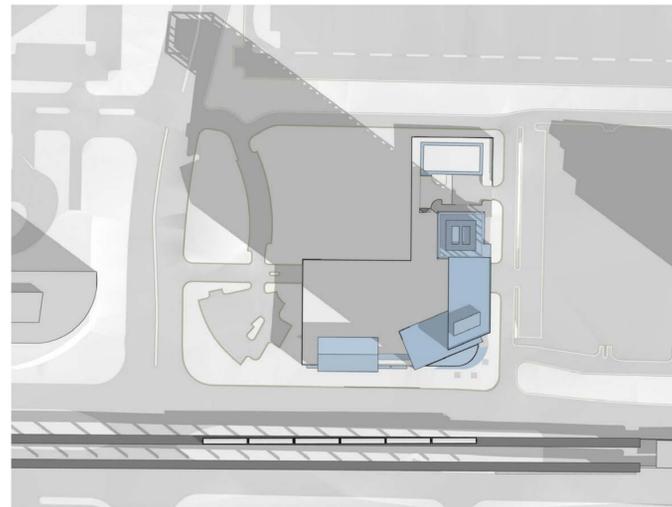
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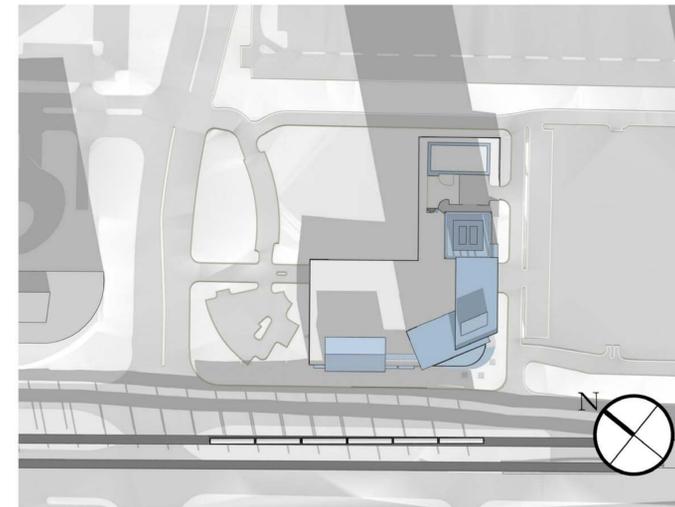
MARCH & SEPTEMBER 21- 3:00PM



DECEMBER 21- 9:00AM



DECEMBER 21- 12:00PM



DECEMBER 21- 3:00PM



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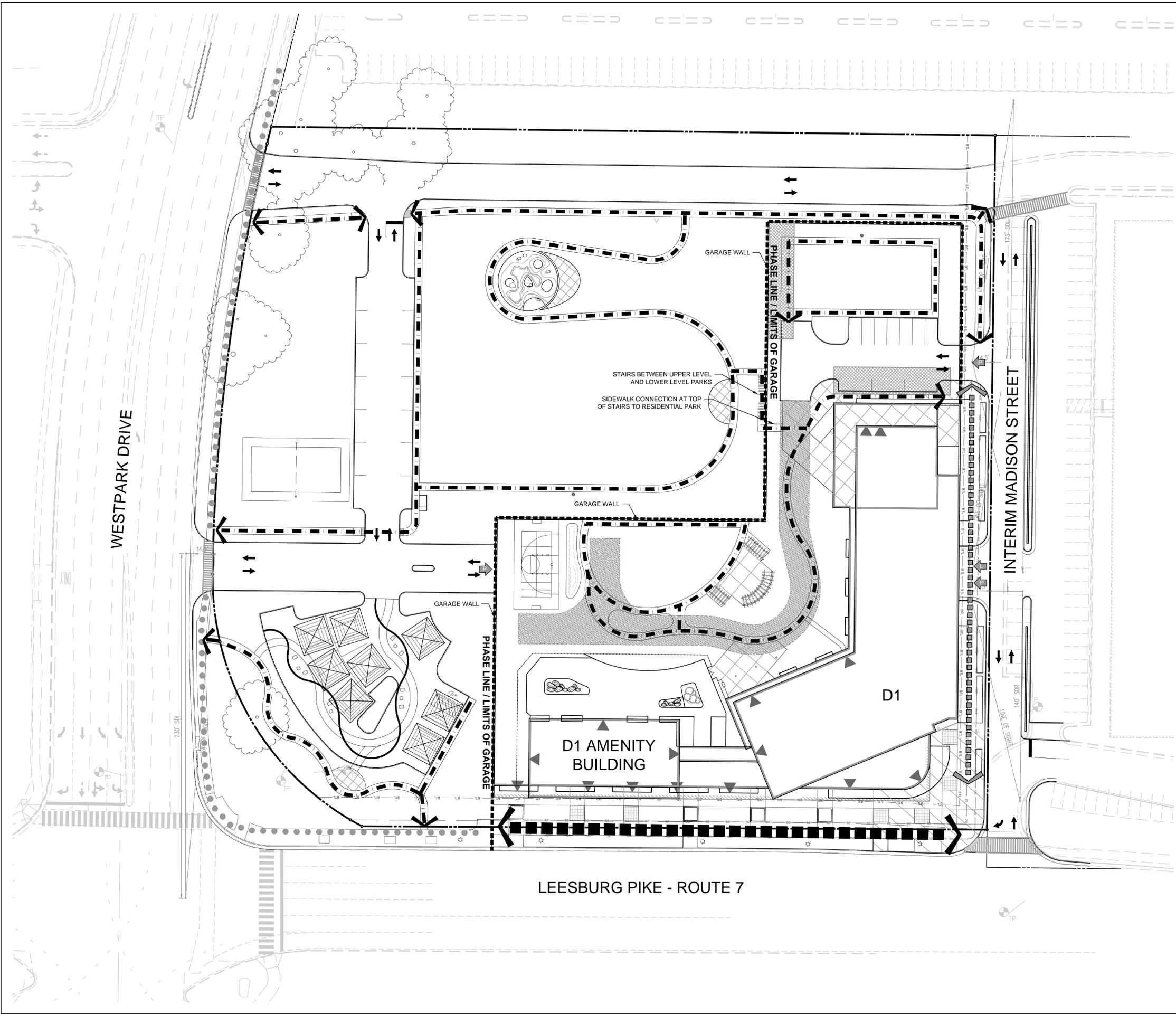
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**SUN AND SHADE
STUDIES**

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Sheet #



PEDESTRIAN HIERARCHY LEGEND

	GATEWAY PEDESTRIAN CORRIDOR
	TERTIARY PEDESTRIAN CORRIDOR
	INTERIOR PEDESTRIAN CIRCULATION
	EXISTING SIDEWALK

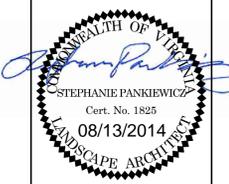
GENERAL LEGEND

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

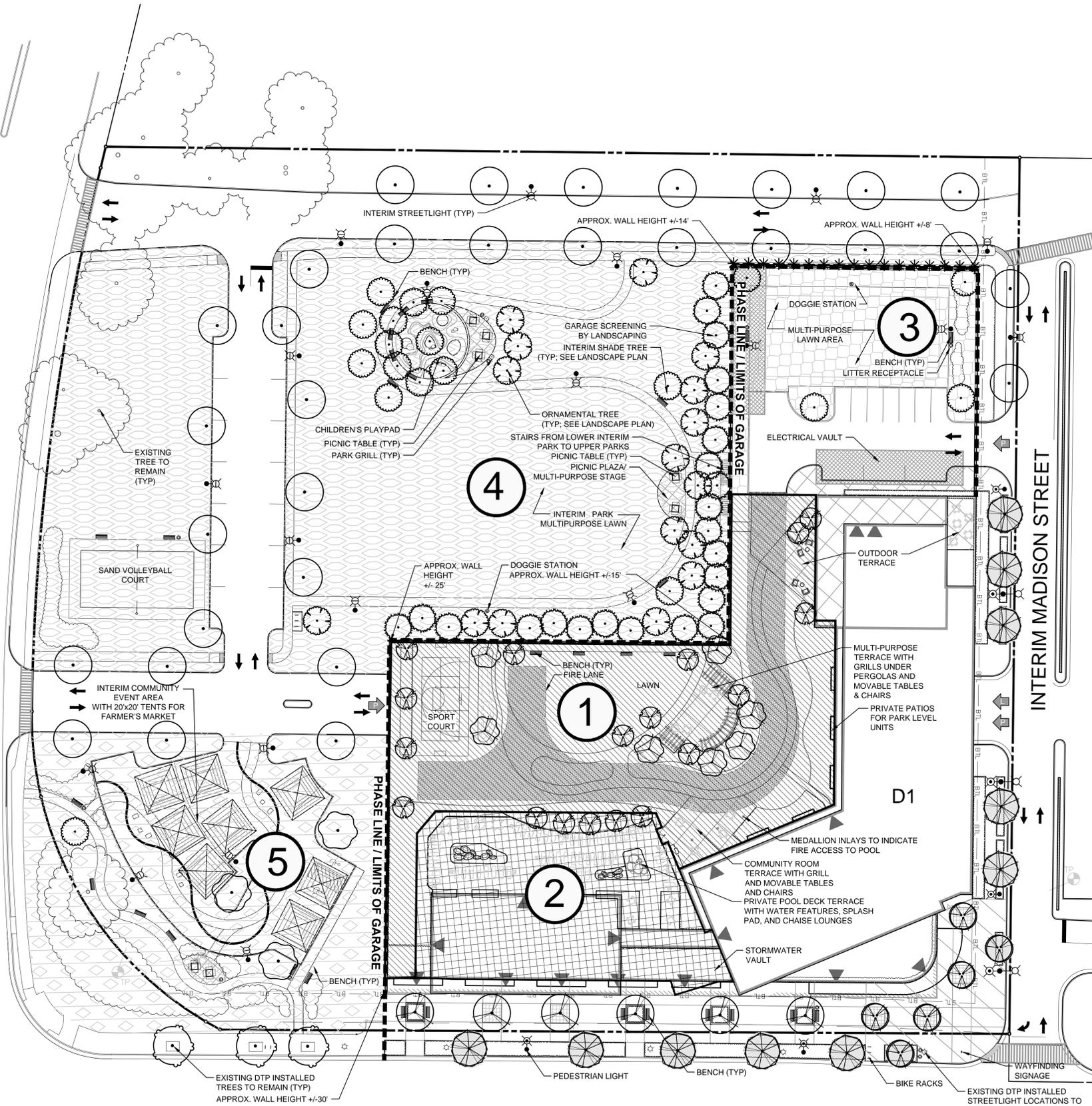
SCALE: 1" = 30'

- GENERAL NOTES:
- NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
 - FOR REFERENCE ONLY; SEE SHEET A-104 FOR ARCHITECTURE PLANS
 - LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P-303 OF CIVIL PLANS AND ON SHEETS L-003 & L-005 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.



WESTPARK DRIVE



LEESBURG PIKE - ROUTE 7

URBAN PARK PROGRAMMING (See Note 5)

- Park 1 RESIDENTIAL PARK**
 Urban Park Type: Recreation Based Park
 Features
 • Portion of Park Private Until Full Build Out
 • 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
 • Visual Connection to Park for Metro Riders
 • Views down to Interim Park from Neighborhood Park
 • Public Use but Individual Areas
 • Natural Berms Between Uses as Buffers
 Amenities
 • Multi-Purpose Lawn Panel
 • Active Rec: Multi-purpose court
 • Outdoor Multi-Purpose Terrace
 • Community Room Terrace with Grill
 • Grills Under Pergolas
 • Gardens
 Furnishings
 • Benches
 • Moveable Furniture
 • Lighting

- Park 2 PRIVATE AMENITY**
 Urban Park Type: Residential
 Features
 • Private Amenity
 Amenities
 • Covered Year-Round Pool
 • Outdoor Seating
 • Furniture
 • Planters
 • Splash Pad
 • Water Features
 • Outdoor Fire Pits
 Furnishings
 • Chase Lounges
 • Movable Furniture

- Park 3 INTERIM PARK AT TOWER D1 (See Note 6)**
 (FUTURE CIVIC SQUARE)
 Features
 • Views Down to Interim Park at Lower Level
 Amenities
 • Walkway
 • Multi-Purpose Lawn Panel
 • Dog Station
 Furnishings
 • Benches

- Park 4 INTERIM PARK AT LOWER LEVEL (See Note 6)**
 Amenities
 • Asphalt Trail
 • Playpad with berms, climbing boulders and painted tike bike track
 • Picnic Plazas
 • Multi-Purpose Lawn
 • Multi-Purpose Stage Flush with Sidewalk
 • Year Long Seasonal Interest Landscaping Against Garage Wall to Screen Garage and Provide a Soft Backdrop to the Interim Park
 • Dog Stations
 Furnishings
 • Benches
 • Picnic Tables
 • Lighting
 • Park Grills

- Park 5 INTERIM COMMUNITY EVENT AREA / PARKING (See Note 6)**
 Features
 • Remains as a Parking Lot to Serve Service / Commercial on Route 7
 • Flexibility for Parking Lot to Act as a Community Event Area and Farmers' Market
 • Interpretive Asphalt Painting on Parking Lot Celebrating Nearby Old Courthouse/Spring Branch Stream Valley
 Amenities
 • Hardscape Plaza
 Furnishings
 • Benches
 • Picnic Tables

URBAN PARKS NARRATIVE

IN THE PHASE D1 FDP, THE PRIVATE OUTDOOR AMENITY FOR RESIDENTS WILL BE BUILT TO FINAL CONDITIONS AND WILL INCLUDE YEAR-ROUND INDOOR POOL WITH AN OUTDOOR SUNNING TERRACE AND LOUNGE AREA WITH FIRE PITS. A SPLASH PAD WILL ALSO BE INCORPORATED INTO THIS SPACE FOR CHILDREN. THIS PRIVATE SPACE WILL BE FENCED IN, BUT ONE WILL HAVE ACCESS TO THE RESIDENTIAL PARK BEYOND. IN THIS RESIDENTIAL PARK, A VARIETY OF AMENITIES AND SPACES ARE PROVIDED. A SPORT COURT, LAWN PANEL WITH VIEWS DOWN TO THE LOWER INTERIM PARK, AND MULTI-PURPOSE TERRACE WITH GRILLS PROVIDE OPPORTUNITIES FOR DIFFERENT ACTIVITIES. AN OUTDOOR TERRACE HAS ALSO BEEN PROVIDED AS AN EXTENSION TO THE COMMUNITY ROOM.

AS FOR INTERIM PARKS, PARK 3 INTERIM PARK AT TOWER D1 IS LOCATED IN THE FUTURE CIVIC SQUARE. THIS SPACE IN THE INTERIM WILL PROVIDE A MULTI-PURPOSE LAWN PANEL WITH BENCHES. AS FUTURE PHASES COME ONLINE, THIS PARTICULAR INTERIM PARK WILL TRANSFORM INTO A WONDERFUL CIVIC SPACE.

THE LOWER INTERIM PARK IS A VAST GREEN SPACE THAT WILL BE ENJOYED BY THE PUBLIC. THIS PARK WILL FEATURE A CHILDREN'S PLAYPAD WITH ADJOINING PICNIC PLAZA WITH GRILLS AND PICNIC TABLES. IT WILL ALSO INCLUDE A CURVILINEAR PATH THAT LEADS TO ANOTHER PICNIC PLAZA THAT CAN BE USED AS A STAGE FOR EVENTS SUCH AS OUTDOOR MOVIES OR PERFORMANCES. THE MULTI-PURPOSE LAWN AREA IS A SPACE THAT CAN BE USED FOR INFORMAL RECREATIONAL ACTIVITIES SUCH AS PICK-UP SOCCER, FLAG FOOTBALL, AND ULTIMATE FRISBEE GAMES, DOG PLAYING, BALL THROWING, ETC. THIS INTERIM PARK WILL BE SURROUNDED BY A BEAUTIFULLY LANDSCAPED BACKDROP THAT WILL ALSO SERVE AS A SCREEN FOR THE EXPOSED GARAGE FACES.

LASTLY, THE INTERIM COMMUNITY EVENT AREA WILL BE A PARKING LOT IN THE EVERYDAY TO SERVE THE SERVICE/COMMERCIAL ACTIVITIES ON ROUTE 7. ON SPECIAL OCCASIONS, THIS LOT CAN BE USED AS A FARMERS' MARKET FOR THE PUBLIC TO ENJOY ON CERTAIN DAYS OF THE WEEK. THIS SPACE CAN ALSO BE USED AS A HARDSCAPE AREA FOR OTHER COMMUNITY EVENTS THAT BECOME AN EXTENSION TO THE ADJACENT LOWER INTERIM PARK.

URBAN PARK LEGEND

SYM	DESCRIPTION	QTY
①	RESIDENTIAL PARK* *To Remain Private Until Full Build Out	27,457 SF (CDP: 77,257 SF)
②	PRIVATE AMENITY (PRIVATE)	13,042 SF (CDP: 13,042 SF)
③	INTERIM PARK AT TOWER D1 (FUTURE CIVIC SQUARE; PUBLIC)	9,732 SF
④	INTERIM PARK AT LOWER LEVEL (PUBLIC)	72,951 SF
⑤	INTERIM COMMUNITY EVENT AREA (PUBLIC)	29,802 SF

SYM	DESCRIPTION	QTY
[Pattern]	PARK AT GRADE* *To Remain Private Until Full Build Out	27,457 SF
[Pattern]	PRIVATE OPEN SPACE Private Amenity	13,042 SF
[Pattern]	PUBLIC INTERIM PARK SPACES Future Civic Square	9,732 SF
[Pattern]	PUBLIC INTERIM PARK AT LOWER LEVEL	72,951 SF
[Pattern]	PUBLIC INTERIM COMMUNITY EVENT AREA Portion of this Interim Community Event Area Outside of Property Line Subject to VDOT Approval	29,802 SF 5,137 SF

GENERAL LEGEND

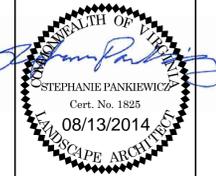
- [Symbol] PROPERTY LINE/EXISTING VDOT ROW
- [Symbol] PROPOSED ROW DEDICATION
- [Symbol] BTL BUILD-TO LINE
- [Symbol] BZ BUILDING ZONE
- [Symbol] SW SIDEWALK ZONE
- [Symbol] LIMITS OF PARKING GARAGE
- [Symbol] RESIDENTIAL LOBBY, HOTEL, RETAIL/SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES (SEE NOTE 2)
- [Symbol] LOADING ENTRANCES (SEE NOTE 2)
- [Symbol] GARAGE PARKING ENTRANCES (SEE NOTE 2)
- [Symbol] PEDESTRIAN SIDEWALK CONNECTION
- [Symbol] FIRE LANE IN PLAZA OR PARK



- GENERAL NOTES:
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 - FOR REFERENCE ONLY, SEE SHEET A-103 TO A-104 FOR ARCHITECTURE PLANS.
 - LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P-303 OF CIVIL PLANS AND ON SHEETS L-003 & L-005 OF LANDSCAPE PLANS.
 - SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
 - FOR DESCRIPTIVE PURPOSES ONLY TO SHOW TYPES OF FEATURES PROPOSED. FEATURE SUBJECT TO CHANGE AT FDP.
 - INTERIM PARK AREAS NOT INCLUDED IN PARK CALCULATIONS.

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 www.LandDesign.com



Westpark Plaza
 FDP
 Tysons Westpark, L.C.
 URBAN PARK PLAN

REVISIONS:
 DATE: 11/01/23
 DESIGNED BY: GCSP/KMG
 DRAWN BY: JGK/GOD
 CHECKED BY: SP
 C.D. BY: SP
 PROJECT #:

SHEET NUMBER:
L-002



PLANT MATERIALS LEGEND

SYMBOL	NOTES	QTY	SYMBOL	NOTES	QTY
[Symbol]	PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	4,100 sf	[Symbol]	INTERIM - LAWN WITHIN PROPERTY LINE	86,242 sf
[Symbol]	GREEN ROOF INTENSIVE - PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	8,866 sf	[Symbol]	INTERIM - PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	5,811 sf
[Symbol]	GREEN ROOF INTENSIVE - LAWN	12,446 sf	[Symbol]	EXISTING TO REMAIN OUTSIDE OF PROPERTY LINE	6,831 sf
[Symbol]			[Symbol]	INTERIOR PARKING LOT 24 SPACES (SEE TABLE TO THE RIGHT FOR INTERIOR PARKING LOT CALCULATIONS)	10,925 sf

LEESBURG PIKE - ROUTE 7

INTERIOR PARKING LOT LANDSCAPING CALCS

AREA TO BE COUNTED INT. LANDSCAPING REQUIRED (5%) 10,925 sf
 TOTAL SHADE TREE CANOPY PROVIDED (3 TREES @ 250sf EA) 750 sf

- LANDSCAPE PLAN NOTES:
- ALL TREE ALONG ROUTE 7 MUST BE APPROVED BY UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF DUCT BANK.
 - 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-010 TO L-011.
 - STREET TREES TO BE INSTALLED AT A MIN. 4 INCH CALIPER ALONG 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 FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR SIGHT DISTANCE FOR VEHICLES. SEE PREVIOUS NOTE 6.
 - STREET TREES TO BE PROVIDED WITH CUBIC FEET OF SOIL VOLUME AS DESCRIBED IN THE PROFFERS.
 - ALL LANDSCAPE AREAS TO HAVE IRRIGATION AS SUGGESTED IN THE TYSONS URBAN DESIGN GUIDELINES.

PHASE D1 TREE SCHEDULE

TREES LOCATED WITHIN PUBLIC VDOT ROW	PROJECTED 10yr TREE COVER CANOPY
STREET TREES IN PLANT BED (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL WITHIN PUBLIC ROW) 3.5"-4.5" CAL. AT 250sf PROJECTED 10yr TREE CANOPY Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	10 2,500sf
LANDSCAPE TREE (CATEGORY IV) PUBLIC REALM (BUILDING ZONE) 3.5"-4.5" CAL AT 250sf PROJECTED 10yr TREE CANOPY Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	6 1,500sf
ORNAMENTAL TREE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125sf PROJECTED 10yr TREE CANOPY Amelanchier alnifolia / Serviceberry Cercis canadensis / Eastern Redbud Cornus kousa / Kousa Dogwood Halesia carolina / Snowdrop Tree Prunus x yedoensis / Yoshino Cherry	6 750sf
LANDSCAPE TREE ON STRUCTURE (CATEGORY III) PUBLIC REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia tricanthos inermis / Thornless Common Honeylocust Koeleria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	7 1,225sf
ORNAMENTAL TREE ON STRUCTURE (CATEGORY II) PUBLIC/PRIVATE REALM 2" CAL. AT 100sf PROJECTED 10yr TREE CANOPY Acer palmatum / Japanese Maple Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	18 1,800sf
TOTAL PHASE D1 GROSS SITE AREA:	101,812sf
PHASE D1 AREA OF 10yr TREE CANOPY REQUIRED: (10% PER GROSS SITE AREA)	10,181sf (10%)
PHASE D1 TOTAL TREE COVER PROVIDED BY PLANTING:	7,775sf (7.6%)*

INTERIOR PARKING LOT TREE SCHEDULE

INTERIOR PARKING LOT TREE (CATEGORY IV) INTERIOR PARKING LOT LANDSCAPING 3" CAL. AT 250sf PROJECTED 10yr TREE CANOPY LOCATED IN SOUTHWESTERN INTERIOR PARKING LOT WITH 24 SPACES SEE INTERIOR PARKING LOT CALCS TABLE THIS SHEET Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3
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INTERIM TREE SCHEDULE

INTERIM STREET TREE PUBLIC REALM (INTERIM DRIVE AISLES) 2" CAL. WESTPARK PLAZA: RZ 2013-PR-009: CDP PROFFER 20B, (ii). INSTALLATION OF STREET TREES, WITH A MINIMUM SIZE OF 2 INCH CALIPER, APPROXIMATELY EVERY 50 FEET, TO THE EXTENT FEASIBLE AS DETERMINED BY UFM BASED ON EXISTING CONDITIONS AND UTILITY EASEMENTS. INTERIM STREET TREE PLANTING SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARD FOR PERMANENT STREET TREES Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	31
INTERIM PARK SHADE TREE PUBLIC REALM (INTERIM PARK) 2" CAL. NOT REQUIRED; IN ADDITION TO REQUIRED INTERIM STREET TREES AND INTERIOR PARKING LOT TREES Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	19
INTERIM PARK ORNAMENTAL TREE PUBLIC REALM (INTERIM PARK) 2" CAL. NOT REQUIRED; IN ADDITION TO REQUIRED INTERIM STREET TREES AND INTERIOR PARKING LOT TREES Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	16
INTERIM PARK EVERGREEN TREE PUBLIC REALM (ALONG EXPOSED PARKING GARAGE) 2" CAL. NOT REQUIRED; IN ADDITION TO REQUIRED INTERIM STREET TREES AND INTERIOR PARKING LOT TREES Ilex opaca / American Holly Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly x Cupressocyparis leylandii / Leylandi Cypress	23
INTERIM PARK VINES PUBLIC REALM (ALONG EXPOSED PARKING GARAGE) NOT REQUIRED; IN ADDITION TO REQUIRED INTERIM STREET TREES AND INTERIOR PARKING LOT TREES	17

LANDSCAPE PLAN LEGEND

[Symbol]	UNDERGROUND ELECTRICAL VAULT
[Symbol]	UNDERGROUND STORMWATER VAULT
[Symbol]	SITE DISTANCE LINE (SDL)
[Symbol]	COMMUNICATION DUCT BANK
[Symbol]	ELECTRICAL DUCT BANK
[Symbol]	WATER LINE
[Symbol]	PROPOSED STORM DRAIN TIE INTO EXISTING STORM DRAIN
[Symbol]	EXISTING STORM DRAIN

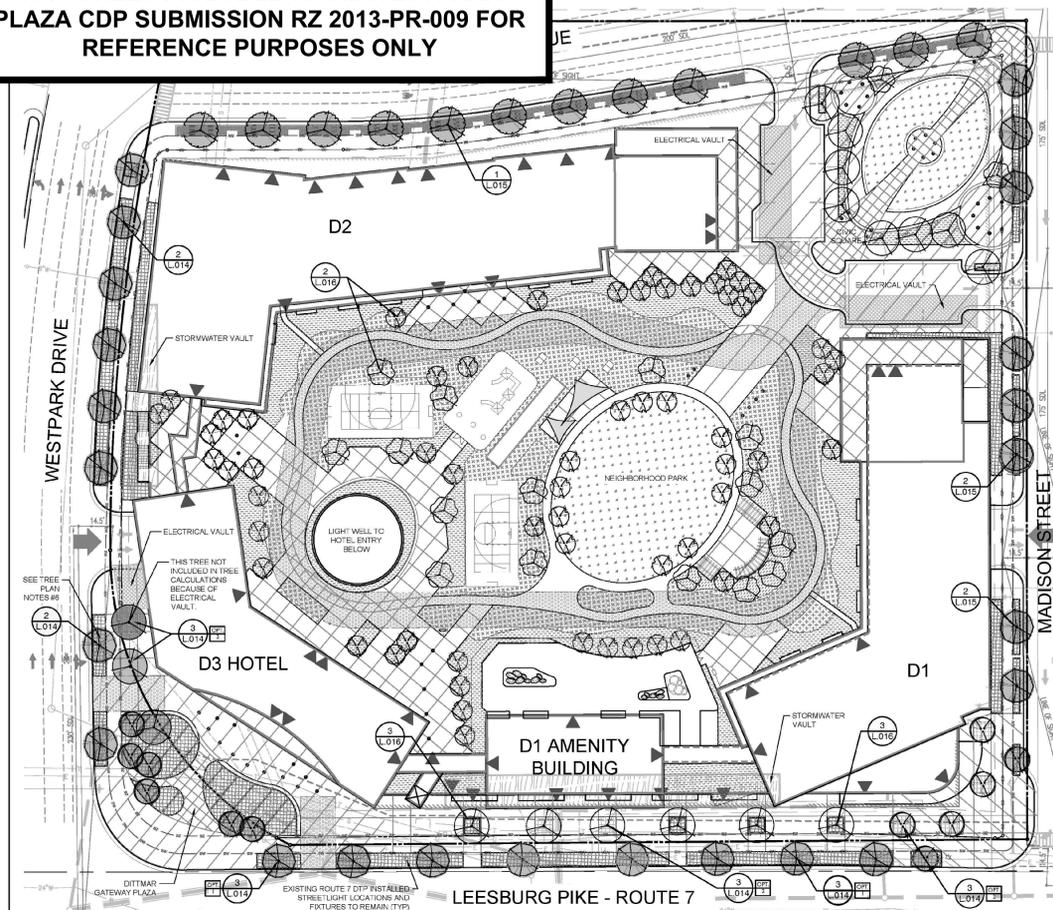
GENERAL LEGEND

[Symbol]	PROPERTY LINE/EXISTING VDOT ROW
[Symbol]	PROPOSED ROW DEDICATION
[Symbol]	BUILD-TO LINE
[Symbol]	BUILDING ZONE
[Symbol]	SIDEWALK ZONE
[Symbol]	LIMITS OF PARKING GARAGE
[Symbol]	RESIDENTIAL LOBBY, HOTEL, RETAIL/SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES (SEE NOTE 2)
[Symbol]	LOADING ENTRANCES (SEE NOTE 2)
[Symbol]	GARAGE PARKING ENTRANCES (SEE NOTE 2)
[Symbol]	PEDESTRIAN SIDEWALK CONNECTION
[Symbol]	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-103 TO A-104 FOR ARCHITECTURE PLANS
 - LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P-303 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.

THIS SHEET INCLUDED FROM WESTPARK PLAZA CDP SUBMISSION RZ 2013-PR-009 FOR REFERENCE PURPOSES ONLY

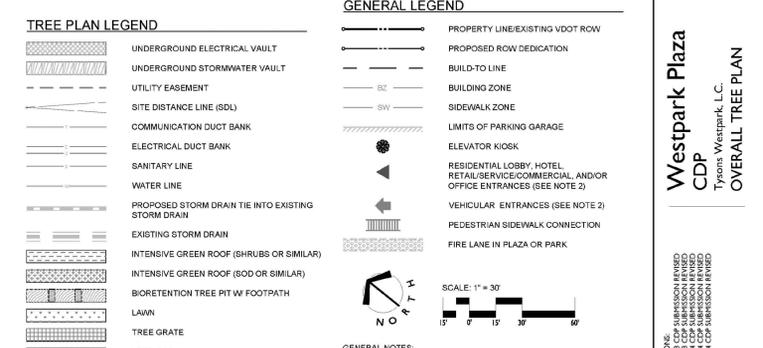


DETAIL #	DETAIL NAME	ASSOCIATED LOCATION	DETAIL #	DETAIL NAME	ASSOCIATED LOCATION
1	STREET TREE RT AT AVENUE	WESTPARK DRIVE	1	STREET TREE BIoretention PIT AT COLLECTOR ROAD	PARK AVENUE
2	STREET TREE OPTION 1: CANTILEVERED PAVEMENT OVER TREE ROOT ZONE	ROUTE 7	2	STREET TREE AT LOCAL STREET	MADISON STREET
3	STREET TREE OPTION 2: CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE	ROUTE 7 WESTPARK DRIVE	3	TREE IN RAISED PLANTING BED	ROUTE 7 LEESBURG PIKE

TREE PLAN NOTES:
 1. 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.
 2. ALL TREES ALONG ROUTE 7 ARE SUBJECT TO VDOT APPROVAL.
 3. 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.
 4. STREET TREES TO BE INSTALLED AT A MIN. 4 INCH CALIBER ALONG ROUTE 7 AND PARK AVENUE.
 5. STREET TREES TO BE INSTALLED AT A MIN. 3 INCH CALIBER ALONG WESTPARK DRIVE AND MADISON STREET.
 6. 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 06-23 TO 24, TABLE NOTES F. 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 06-25 AND SHALL BE LIMBED UP TO A MIN. OF 8.5' ABOVE PAVEMENT/ ABOVE THE SIGHT LINE DATUM.
 7. 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.
 8. TREE ROOT ZONES SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS URBAN DESIGN GUIDELINES.
 9. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
 10. BIoretention TREE PLANTERS ALONG PARK AVE. ARE POTENTIAL SUBJECT TO SWM CALCS.
 11. ALL LANDSCAPE AREAS TO HAVE IRRIGATION AS SUGGESTED IN THE TYSONS URBAN DESIGN GUIDELINES.

CONCEPT PLANT SCHEDULE	QTY	PROJECTED 10YR TREE COVER CANOPY	TREES LOCATED WITHIN PUBLIC VDOT ROW
STREET TREES IN PLANT BED (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 20' PROPOSED 10YR TREE CANOPY Acer rubrum / October Glory / TM / October Glory Maple Rosa x scaberrima / Liberty / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / Alice / Alice Lacebark Elm	24	6,000 SF	QTY: 24 OUT OF 24 TOTAL • ROUTE 7/LEESBURG PIKE • WESTPARK DRIVE • MADISON STREET
STREET TREE IN BIoretention (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 20' PROPOSED 10YR TREE CANOPY Acer rubrum / October Glory / TM / October Glory Maple Rosa x scaberrima / Liberty / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / Alice / Alice Lacebark Elm	12	3,000 SF	QTY: 12 OUT OF 12 TOTAL • PARK AVENUE
LANDSCAPE TREE (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 20' PROPOSED 10YR TREE CANOPY Acer rubrum / October Glory / TM / October Glory Maple Rosa x scaberrima / Liberty / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / Alice / Alice Lacebark Elm	17	4,000 SF	QTY: 17 OUT OF 17 TOTAL • ROUTE 7/LEESBURG PIKE • WESTPARK DRIVE • MADISON STREET
ORNDAMENTAL TREE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125' PROPOSED 10YR TREE CANOPY Acer rubrum / October Glory / Showstopper Cornus canadensis / Eastern Dogwood Cornus florida / Flowering Dogwood Halesia carolina / Showstopper Tree Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / Alice / Alice Lacebark Elm	12	1,500 SF	QTY: 6 OUT OF 12 TOTAL • MADISON STREET • ROUTE 7/LEESBURG PIKE • DITTMAR GATEWAY PLAZA
LANDSCAPE TREE ON STRUCTURE (CATEGORY III) PUBLIC REALM 3" CAL. AT 125' PROPOSED 10YR TREE CANOPY Cercocarpus japonica / Katsura Tree Geokochia scopulorum / Thunberg Common Honeylocust Koeleria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	17	2,675 SF	QTY: 17 OUT OF 17 TOTAL • MADISON STREET • ROUTE 7/LEESBURG PIKE • DITTMAR GATEWAY PLAZA
ORNDAMENTAL TREE ON STRUCTURE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125' PROPOSED 10YR TREE CANOPY Acer rubrum / October Glory / Showstopper Cornus canadensis / Eastern Dogwood Cornus florida / Flowering Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	60	6,000 SF	QTY: 60 OUT OF 60 TOTAL • MADISON STREET • ROUTE 7/LEESBURG PIKE • DITTMAR GATEWAY PLAZA

GROSS SITE AREA: 233,830 SF
 AREA OF 10YR TREE CANOPY REQUIRED: 23,383 SF
 (10% OF GROSS SITE AREA PER PTD 015(1)(2))
 TOTAL TREE COVER PROVIDED BY PLANTING: 23,475 SF (10.04%)
 SEE SHEET L.003A FOR TABLE 12.10 CDP 10YR TREE CANOPY CALCULATION WORKSHEET



GENERAL NOTES:
 1. NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
 2. FOR REFERENCE ONLY, SEE SHEET A.10 FOR ARCHITECTURE PLANS.
 3. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE ALSO LOCATED ON SHEET P.301 OF CIVIL PLANS AND THIS SHEET 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.

Step	Totals	Reference
A. Tree Preservation Target Calculations and Statement		
AA	Pre-development area of existing tree canopy (from existing vegetation map)(SF) = 0	see § 12-0507.2
AB	Percentage of gross site area covered by existing tree canopy = 0.0%	
AC	Percentage of 10-year tree canopy required for site = 10.0%	see Table 12.4
AD	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 0.0%	
AE	Proposed percentage of canopy requirement that will be met through tree preservation = 0.0%	
AF	Has the Tree Preservation Target minimum been met? Yes	Provide Yes or No
AG	If No for line A.6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Provide sheet number, see § 12-0507.3
AH	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	see § 12-0507.4
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) = 101,812	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) = 0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) = 0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2-B3)(SF) = 101,812	Square feet
B5	Identify the site's zoning and/or use PTC	
B6	Percentage of 10-year tree canopy required = 10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) = 10,181	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested? No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area(SF) = 0	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) = 0	Square Feet
C3	C 2 x 1.25(SF) = 0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) = 0	Square Feet
C5	C 4 x 1.5(SF) = 0	§ 12-0509.3B(1)
C6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) = 0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF) = 0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) = 0	Square Feet
C9	C 8 x 1.0 (SF) = 0	§ 12-0509.3C(1)
C10	Total of C.3, C.5, C.7 and C.9 = 0	If area of C.10 is less than B.7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D.1	Area of canopy to be met through tree planting (B.7-C10) = 10,181	Square feet
D.2	Area of canopy planted for air quality benefits = 0	Square feet
D.3	D 2 x 1.5 (SF) = 0	§ 12-0509.4B(1)
D.4	Area of canopy planted for energy conservation = 0	Square feet
D.5	D 4 x 1.5 (SF) = 0	§ 12-0509.4B(2)
D.6	Area of canopy planted for water quality benefits = 0	Square feet
D.7	D 6 x 1.25 (SF) = 0	§ 12-0509.4B(3)
D.8	Area of canopy planted for wildlife benefits = 0	Square feet
D.9	D 8 x 1.5 (SF) = 0	§ 12-0509.4B(4)
D.10	Area of canopy provided by native trees = 0	Square feet
D.11	D 10 x 1.5 (SF) = 0	§ 12-0509.4B(5)
D.12	Area of canopy provided by improved cultivars and varieties = 0	Square feet
D.13	D 12 x 1.25 (SF) = 0	§ 12-0509.4B(6)
D.14	Area of canopy provided through tree seedlings (SF) = 0	§ 12-0509.4D(1)(a)
D.15	D 14 x 1.0 = 0	Square feet
D.16	Percentage of D 14 represented by D 15 = 0	Must not exceed 33% of D 14
D.17	Area of canopy to be planted with no benefit credits = 7,775	Square feet
D.18	Total of canopy area provided through tree planting = 7,775	Square feet
D.19	Is an offsite planting relief requested? No	Yes or No
D.20	Tree Bank or Tree Fund? No	Yes or No § 12-0511
D.21	Canopy area requested to be provided through offsite banking or tree fund = No	Square feet
D.22	Amount to be deposited into the Tree Preservation and Planting Fund = No	
E. Total of 10-year Tree Canopy Provided		
E.1	Total of canopy area provided through tree preservation (C.10) = 0	Square feet
E.2	Total of canopy area provided through tree planting (D.18) = 7,775	Square feet
E.3	Total of canopy area provided through offsite mechanism (D.21) = 0	Square feet
E.4	Total of 10-year Tree Canopy Provided (SF) = 7,775	Total of E.1 through E.3, area should meet or exceed area in B.7

\\alex\projects\2013\2013014\Docs\Excel\2014-08-08_FFX Co 10-yr Tree Canopy Requirements-FDP.xls\12.10

FDP 10YR TREE COVER CANOPY NARRATIVE

THE OVERALL LANDSCAPE PLAN FOR THE PHASE D1 FDP AT WESTPARK PLAZA DEMONSTRATES THAT 69.99% OF THE PROJECTED 10YR TREE COVER CANOPY HAS BEEN ACHIEVED WITH THE PHASE 1 FDP. AT FULL BUILD OUT OF WESTPARK PLAZA THE REQUIRED 10% TREE COVER CANOPY WILL BE ACHIEVED AS DEMONSTRATED IN THE CDP TREE PLAN SHEET L.003 ABOVE. AS EACH PHASE MOVES INTO FDP, THE RUNNING TREE CANOPY SUMMARY (TABLE TO THE RIGHT) WILL BE UPDATED TO REFLECT CANOPY AREA PROVIDED. THEREFORE, THE TABLE WILL EXHIBIT THE ACCUMULATION OF TREE CANOPY COVERAGE PER PHASE TO EVENTUAL FULL CONSTRUCTION.

FOR PHASE D1 FDP, TREE CANOPY COVERAGE CALCULATIONS ONLY INCLUDE PERMANENT TREES WITHIN THE PHASE LINE. INTERIM TREES LOCATED IN THE INTERIM PARKS ARE NOT INCLUDED IN THE CANOPY COVERAGE BECAUSE OF THEIR TEMPORARY NATURE. HOWEVER, THEY WILL DEFINITELY CONTRIBUTE TO THE SHORT TERM TREE CANOPY COVERAGE AND PROVIDE BENEFITS OF THE SITE DURING INITIAL PHASES.

THE TYPE OF INTERIM TREES BEING PROVIDED RANGE FROM SHADE TREES TO ORNAMENTALS TO EVERGREEN TREES ALL SERVING A VARIETY OF PURPOSES. THE SHADE TREES PROVIDE A PLEASANT EXPERIENCE FOR A PARK GOER CASTING SHADE ON THE PICNIC PLAZAS AND BENCHES SPRINKLED THROUGHOUT THE INTERIM PARK. THE ORNAMENTAL TREES PROVIDE SEASONAL INTEREST TO THE PARK SPACE AND HIGHLIGHTS SPECIAL AREAS SUCH AS THE CHILDREN'S PLAYPAD, PICNIC PLAZAS, AND MULTI-PURPOSE STAGE. A MIX OF ORNAMENTALS AND EVERGREEN TREES LINE THE EXPOSED GARAGE FACES TO PROVIDE A SOFT BACKDROP TO THE INTERIM PARK SPACE.

WESTPARK PLAZA RUNNING TREE CANOPY SUMMARY			
PHASE	GROSS SITE AREA	10YR TREE CANOPY REQUIRED	10YR TREE CANOPY PROVIDED AT FDP
D1	101,812 SF	10,181 SF	7,775 SF
D2	131,571 SF	13,157 SF	TREE CANOPY PROVIDED TO BE DETERMINED AT FDP AND SITE PLAN PER EACH PHASE
D3			
TOTALS	233,383 SF	23,338 SF	7,775 SF

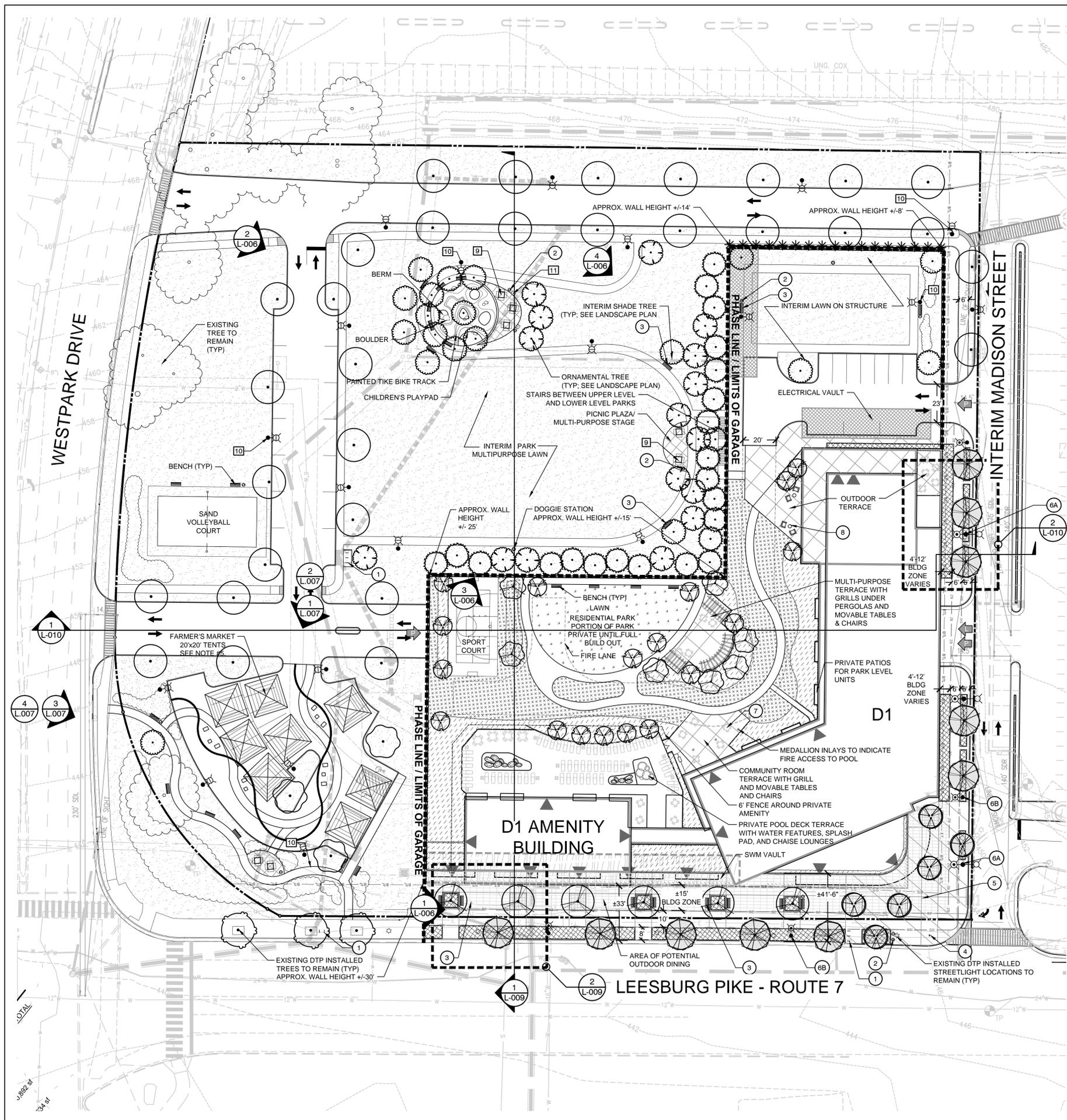
LandDesign.
 200 S. Peyton St., Alexandria, VA 22314
 V: 703.549.7784 F: 703.549.4984
 www.LandDesign.com

Westpark Plaza CDP
 Tysons Westpark, L.C.
 OVERALL LANDSCAPE PLAN-TREE CALCULATIONS

Westpark Plaza FDP
 Tysons Westpark, L.C.
 OVERALL LANDSCAPE PLAN-TREE CALCULATIONS

REVISIONS:
 DATE: 11/01/13
 DESIGNED BY: GCS/PKAG
 DRAWN BY: JKG/GOO
 CHECKED BY: SP
 C.D. BY: SP
 PROJECT #:
 SHEET NUMBER:
L-004

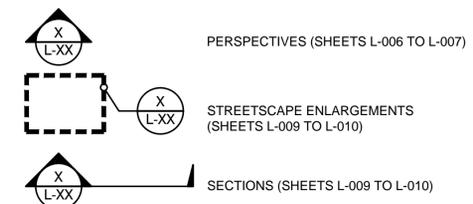
DATE: 08/13/2014
 STEPHANIE PANKIEWICZ
 Cert. No. 1825
 LANDSCAPE ARCHITECT



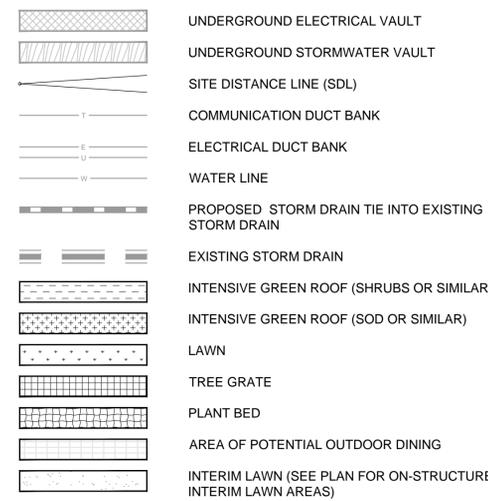
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	BIKE RACK	9	4/L-013
②	LITTER & RECYCLING RECEPTACLE	11	3/L-013
③	BENCH	31	2/L-013
④	WAYFINDING SIGN	1	
⑤	STREETSCAPE PAVEMENT	1	1/L-013
6A	COMBINATION STREETLIGHT AND PEDESTRIAN LIGHT	3	7/L-013
6B	PEDESTRIAN LIGHT	4	7/L-013
⑦	MOVABLE TABLES AND CHAIRS	14	
⑧	DEEP SEAT LOUNGE AND SIDE TABLE	2	
⑨	INTERIM PICNIC TABLES	7	
10	INTERIM STREETLIGHT	20	
11	INTERIM PARK GRILL	2	

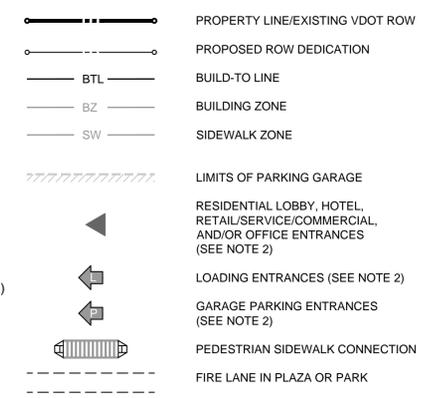
GRAPHICS LEGEND



OVERALL PLAN LEGEND



GENERAL LEGEND



GENERAL NOTES:

- NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS. FOR REFERENCE ONLY; SEE SHEET A-103 TO A-104 FOR ARCHITECTURE PLANS
- LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P-303 OF CIVIL PLANS AND THIS SHEET ON LANDSCAPE PLANS.
- SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
- ILLUSTRATIVE EXAMPLE OF INTERIM USE OF AREA WITH FARMER'S MARKET TENTS. OTHER ARRANGEMENTS AND FURNISHINGS FOR SIMILAR USES POSSIBLE.
- FINAL LOCATION OF SITE FURNISHINGS SHOWN ON OR NEAR ELECTRICAL VAULT ACCESS LIDS TO BE COORDINATED AT FINAL SITE PLAN

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.





1 RT. 7 STREETScape VIEW TO MADISON ST.
L-006 PERSPECTIVE

3014-PS003
NTS



2 INTERIM PARK VIEW FROM EXISTING WESTPARK DRIVE ENTRANCE
L-006 PERSPECTIVE

3014-PS003
NTS



3 INTERIM PARK VIEW FROM RESIDENTIAL PARK
L-006 PERSPECTIVE

3014-PS003
NTS



4 INTERIM PARK VIEW TO GARAGE SCREEN AT STAIRS
L-006 PERSPECTIVE

3014-PS003
NTS



1 INTERIM COMMUNITY EVENTS SPACE - ORDINARY DAY
L.007 PERSPECTIVE

3014-PS003
NTS

2 INTERIM COMMUNITY EVENTS SPACE - FESTIVAL DAY
L.007 PERSPECTIVE

3014-PS003
NTS

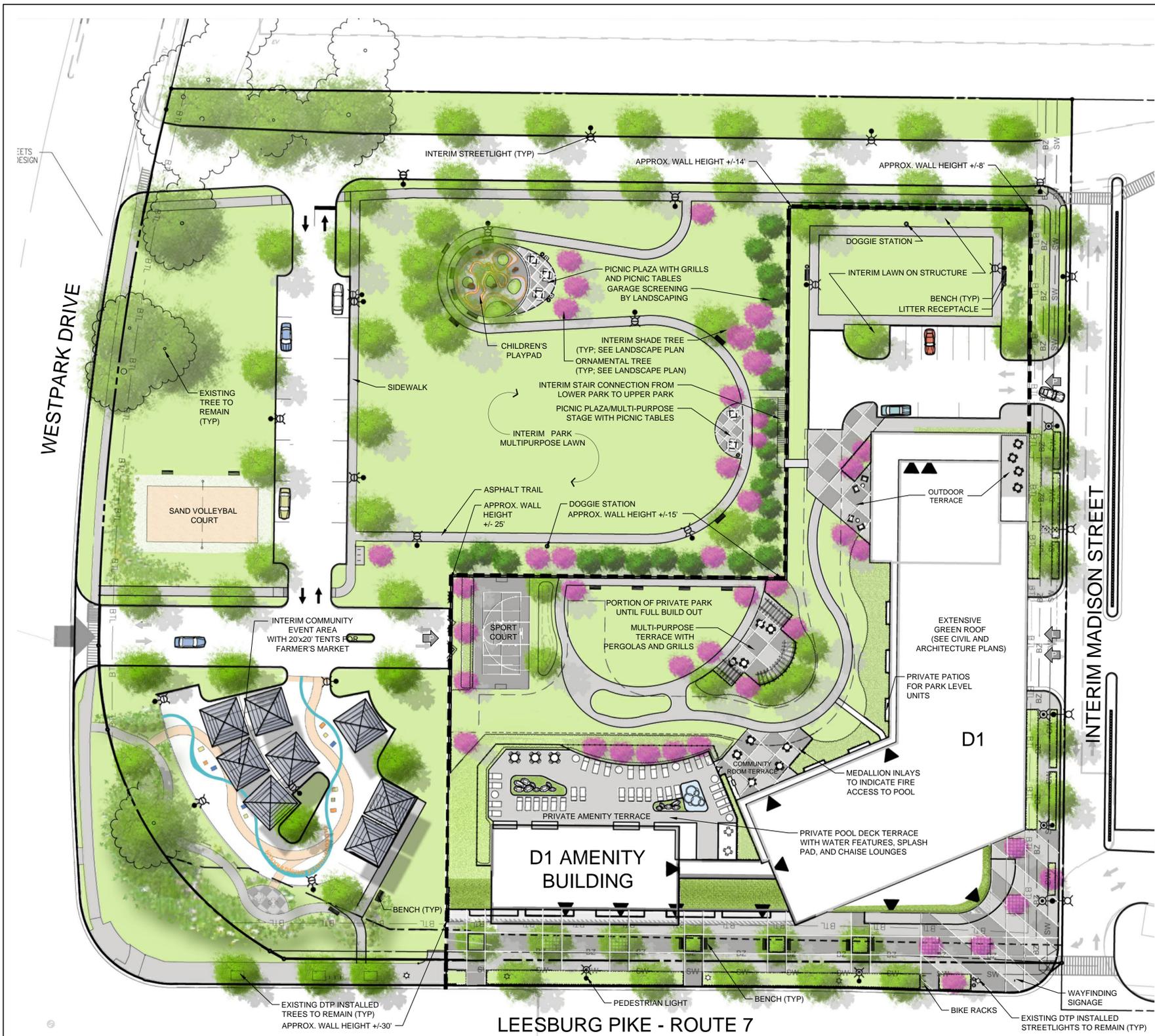


3 INTERIM COMMUNITY EVENTS SPACE - ORDINARY DAY FROM WESTPARK DR.
L.007 PERSPECTIVE

3014-PS003
NTS

4 INTERIM COMMUNITY EVENTS SPACE - FESTIVAL DAY FROM WESTPARK DR.
L.007 PERSPECTIVE

3014-PS003
NTS



FESTIVAL/TENT SPACE AT MULTI-PURPOSE LAWNS



MULTI-PURPOSE LAWN PANEL WITH ORNAMENTALS



OUTDOOR EVENT/PICNICKING



UNIQUE SIDEWALK TREATMENT / PATTERNING



GARDENESQUE LANDSCAPING



OUTDOOR GRILL WITH PERGOLA



SPORT COURT



CRISP OUTDOOR LAWN PANEL



CHILDREN'S PLAYPAD



CHILDREN'S PLAYPAD



PICNIC PLAZA GRILL



PAINTED TIKE BIKE TRACK



BOULDERS



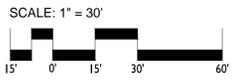
PAINTED TIKE BIKE TRACK



LAWN AREA WITH MULTI-PURPOSE STAGE FOR OUTDOOR EVENT

GENERAL LEGEND

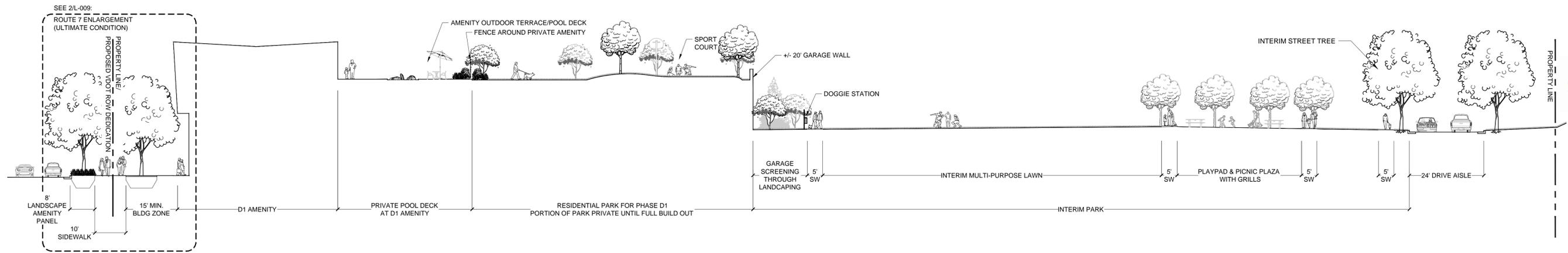
- PROPERTY LINE/EXISTING VDOT ROW
- PROPOSED ROW DEDICATION
- BUILD-TO LINE
- BUILDING ZONE
- SIDEWALK ZONE
- LIMITS OF PARKING GARAGE
- RESIDENTIAL LOBBY, HOTEL, RETAIL/SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES (SEE NOTE 2)
- LOADING ENTRANCES (SEE NOTE 2)
- GARAGE PARKING ENTRANCES (SEE NOTE 2)
- 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-104 FOR ARCHITECTURE PLANS
 - LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P-303 OF CIVIL PLANS AND SHEET L-004 OF LANDSCAPE PLANS
 - SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
 - REFER TO L-005 FOR DESCRIPTIVE TEXT OF PROPOSED PROGRAM AMENITIES.

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.

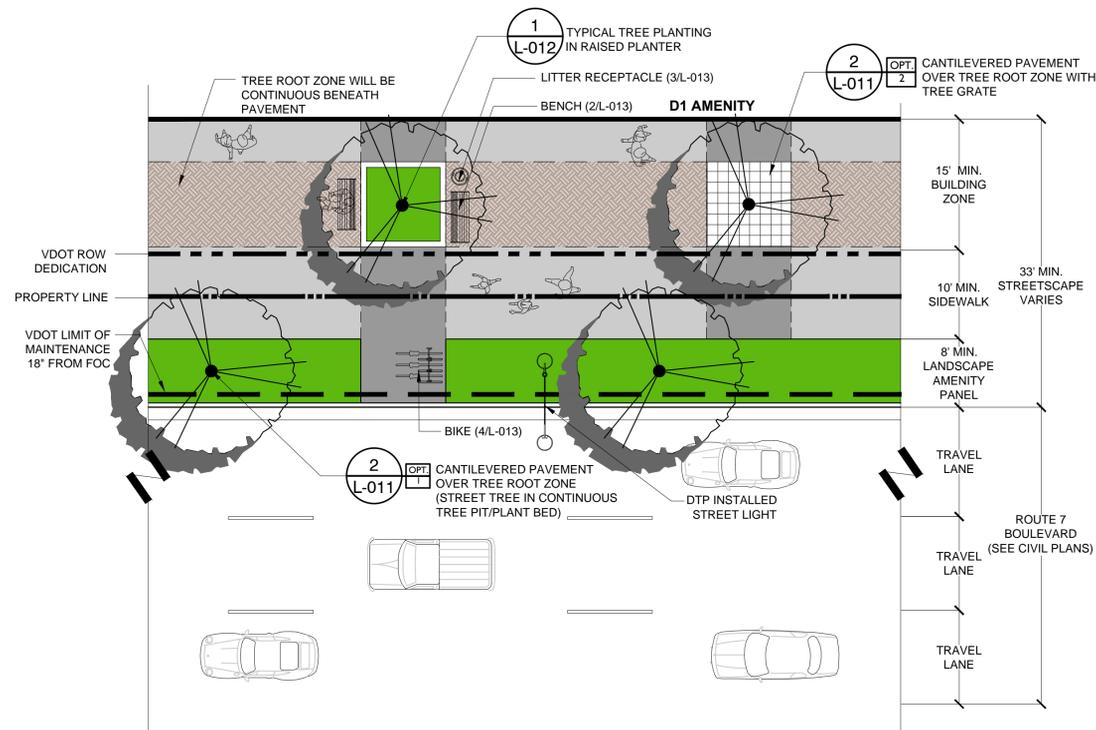




1 ROUTE 7, RESIDENTIAL PARK, AND INTERIM PARK SECTION

L-009 SECTION

1/16" = 1'-0"

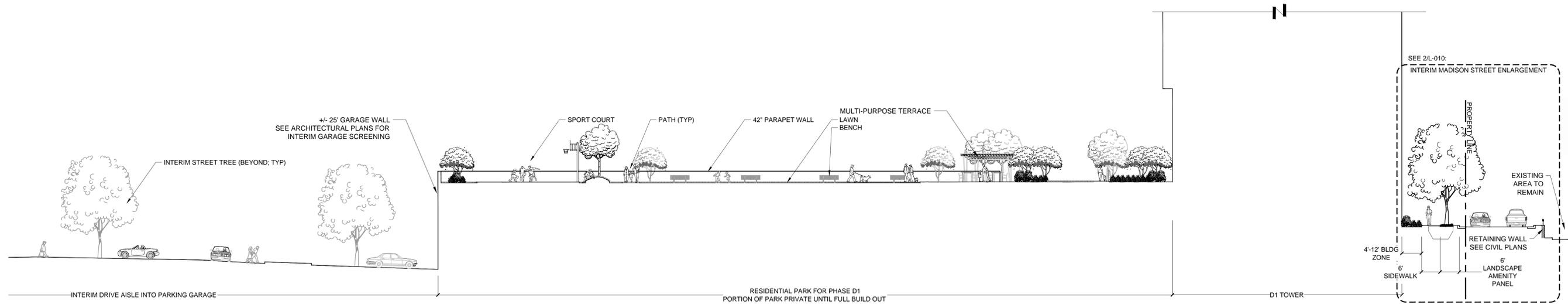


2 ROUTE 7 ENLARGEMENT (ULTIMATE CONDITION)

L-009 STREETSCAPE ENLARGEMENT

SSE01
1" = 10'

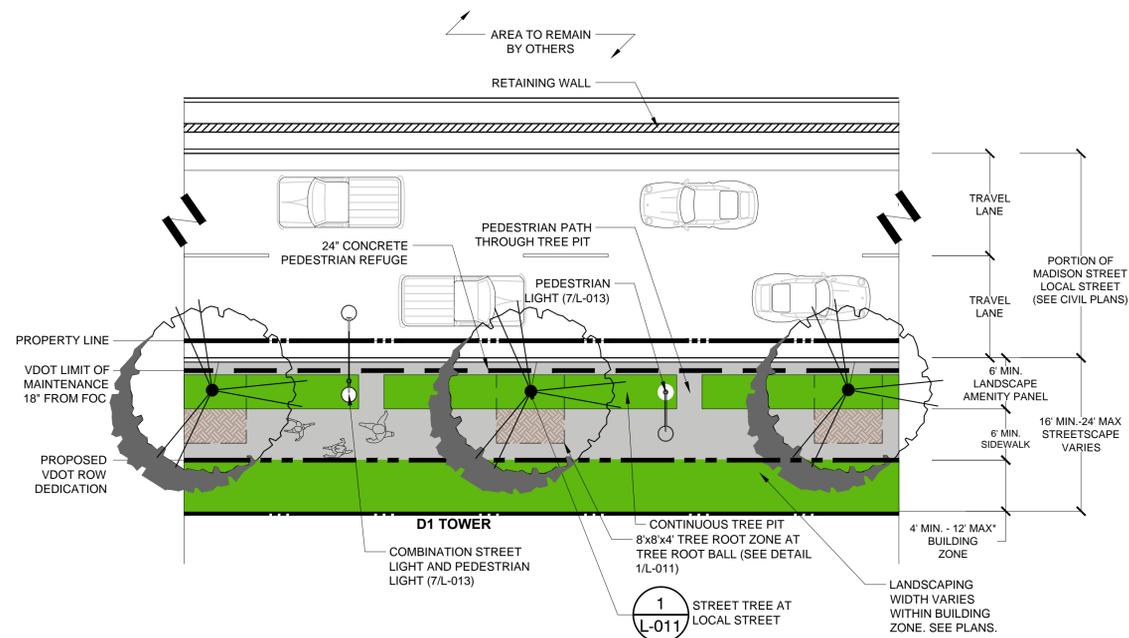




1 WESTPARK DR., RESIDENTIAL PARK, AND INTERIM PRIVATE DRIVE SECTION

L-010 STREETScape ENLARGEMENT

1" = 10'



2 INTERIM MADISON ST. ENLARGEMENT

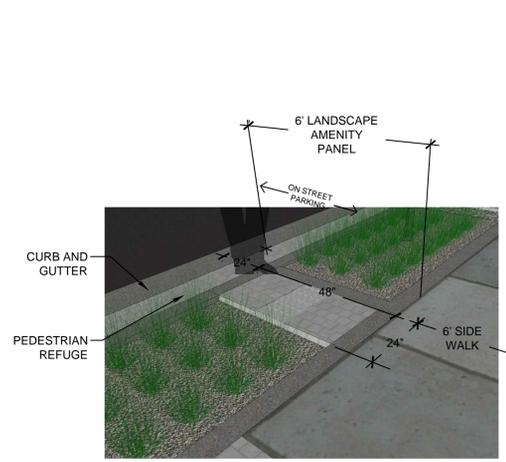
L-010 STREETScape ENLARGEMENT

SSE04

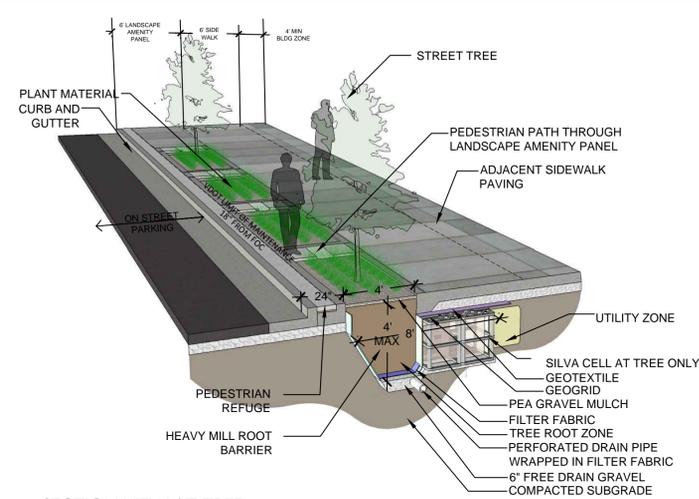
1" = 10'



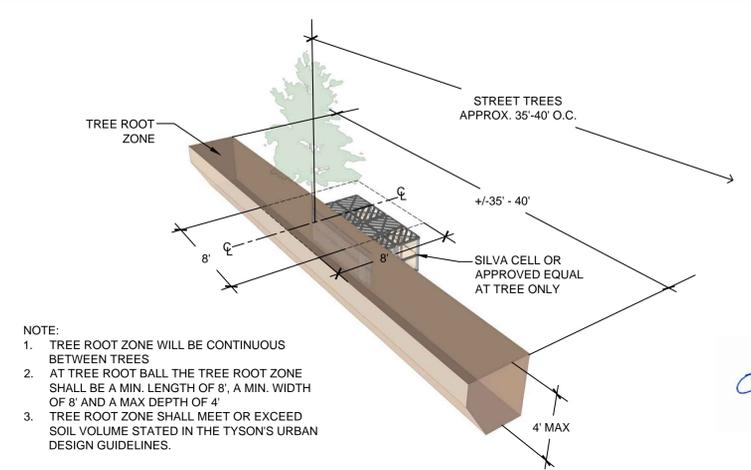
PERSPECTIVE VIEW



ENLARGEMENT



SECTION VIEW AT TREE



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

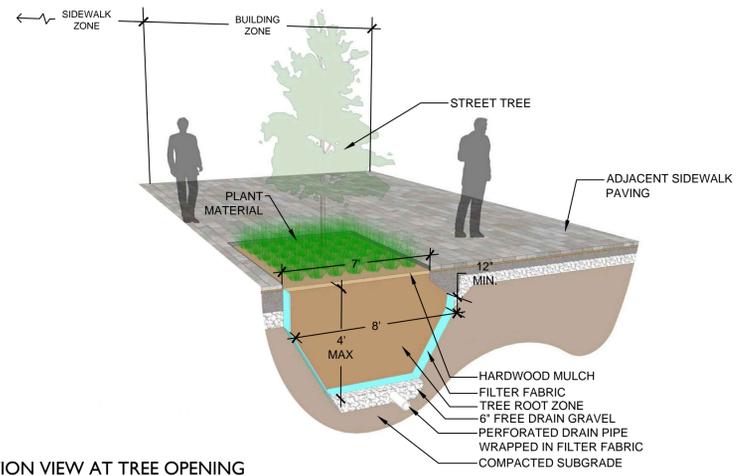
TREE ROOT ZONE

1 STREET TREE AT LOCAL STREET (MADISON ST.)

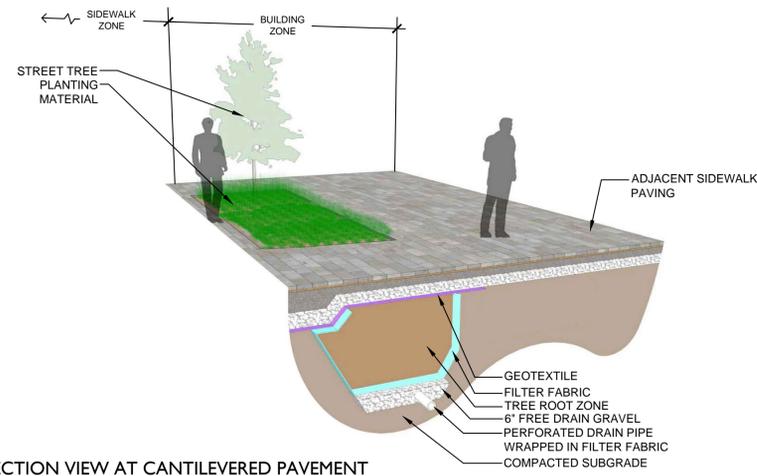
L.011 PERSPECTIVE SECTIONS

08A-XXX

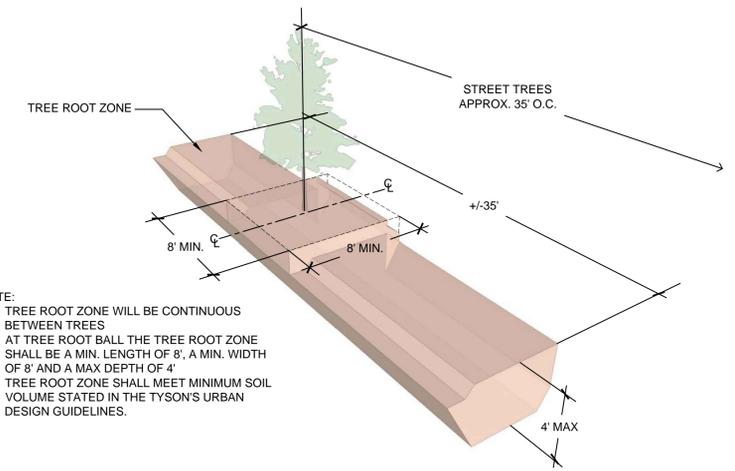
NTS



SECTION VIEW AT TREE OPENING



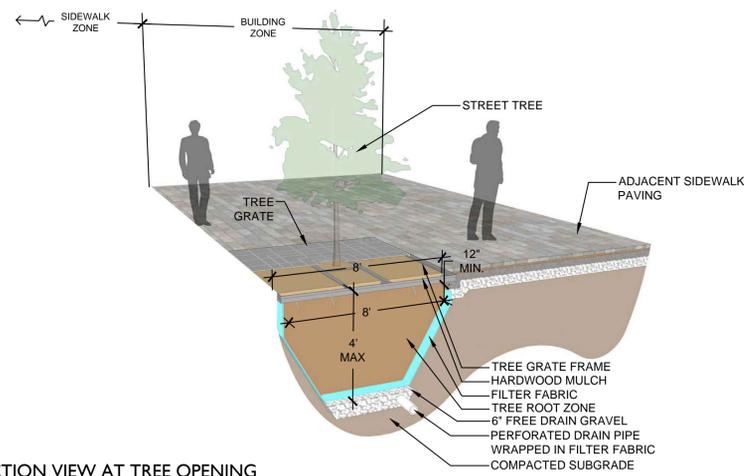
SECTION VIEW AT CANTILEVERED PAVEMENT



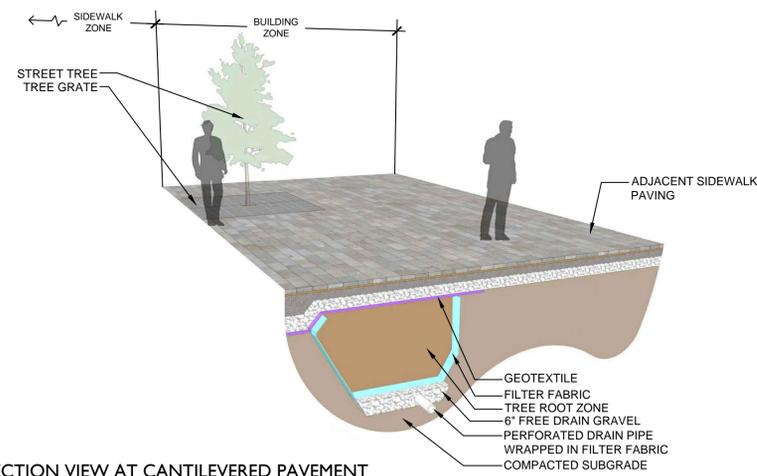
- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

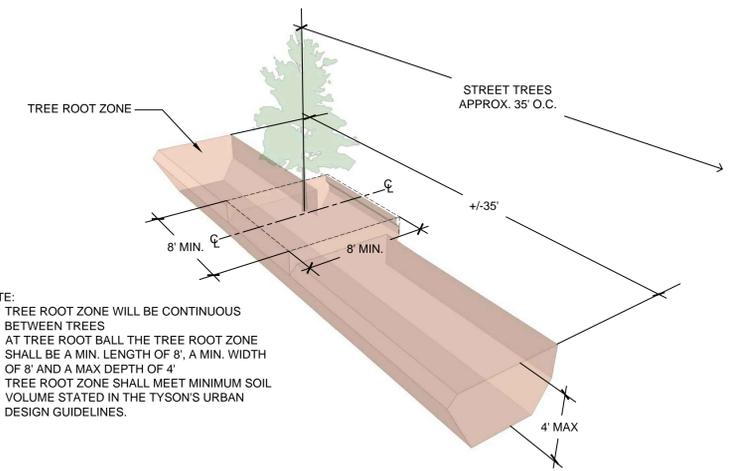
OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT



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

TREE ROOT ZONE

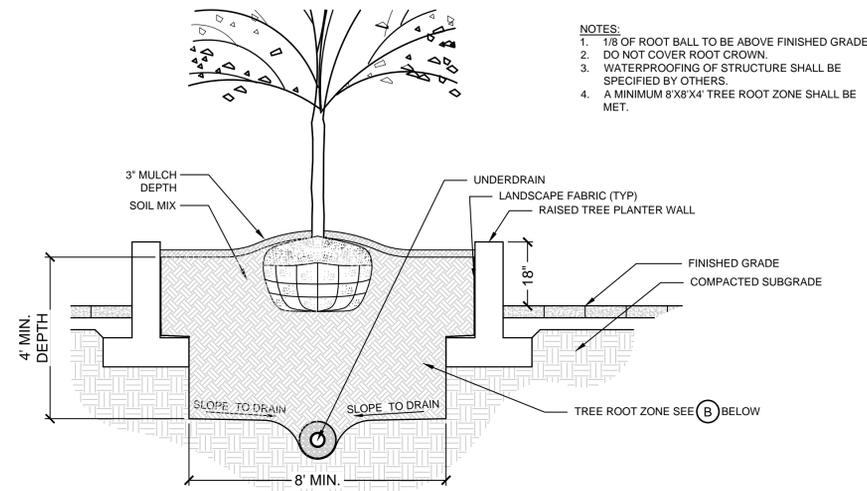
OPT. 2 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE - STREET TREE OPTION

2 STREET TREE OPTIONS (RT 7 CORNER PLAZAS AND DOUBLE ROW)

L.011 PERSPECTIVE SECTIONS

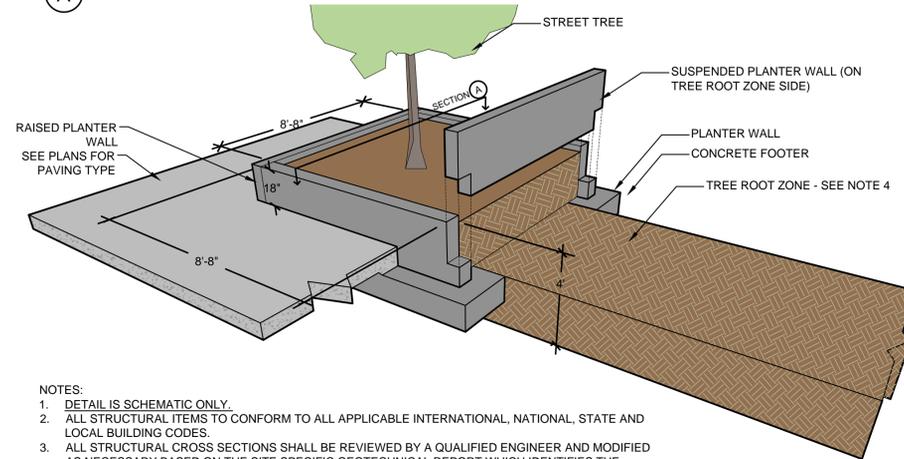
08A-XXX

NTS



- NOTES:
- 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
 - DO NOT COVER ROOT CROWN.
 - WATERPROOFING OF STRUCTURE SHALL BE SPECIFIED BY OTHERS.
 - A MINIMUM 8'X8'4\"/>

A SECTION

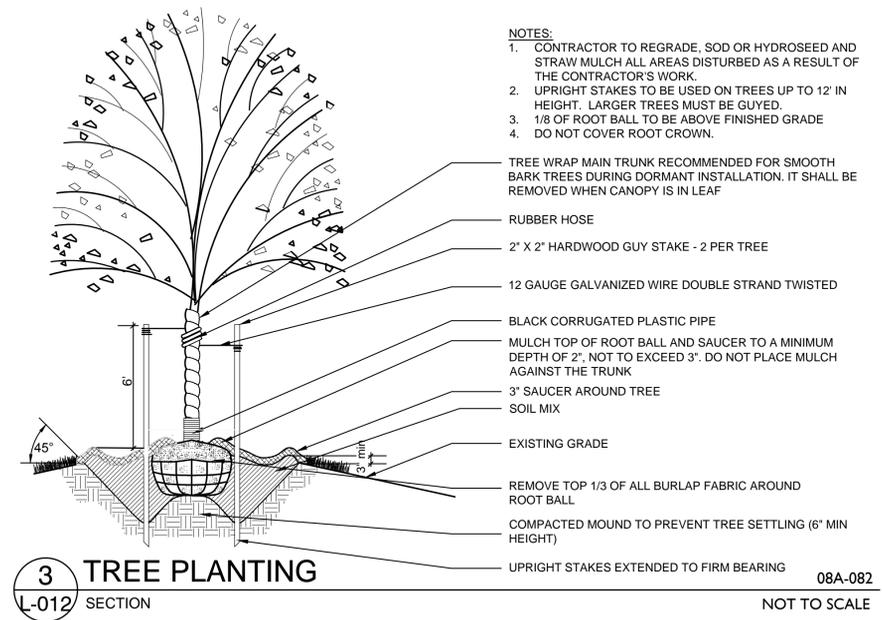


- NOTES:
- DETAIL IS SCHEMATIC ONLY.
 - ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
 - ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH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

B EXPLODED VIEW

1 TYPICAL TREE PLANTING IN RAISED PLANTER
L-012 SECTION / EXPLODED VIEW

08A-212
NTS

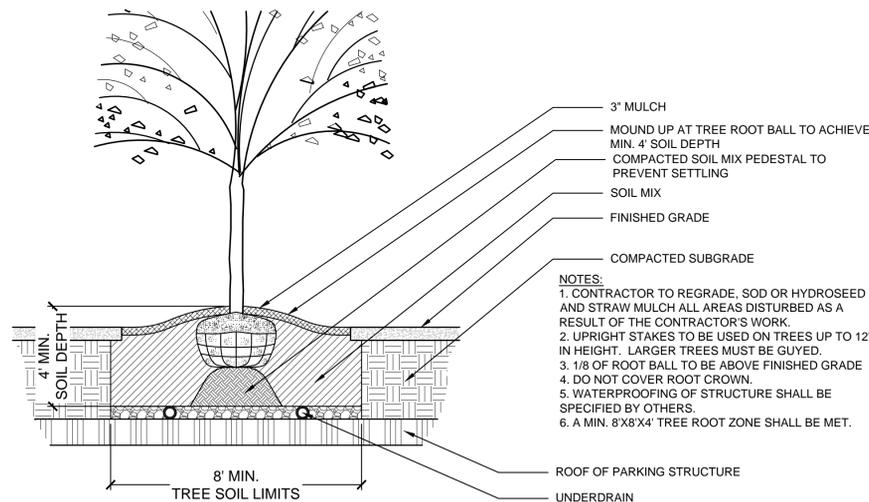


- NOTES:
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
 - UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
 - 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
 - DO NOT COVER ROOT CROWN.

- TREE WRAP MAIN TRUNK RECOMMENDED FOR SMOOTH BARK TREES DURING DORMANT INSTALLATION. IT SHALL BE REMOVED WHEN CANOPY IS IN LEAF
- RUBBER HOSE
- 2' X 2\"/>
- 12 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED
- BLACK CORRUGATED PLASTIC PIPE
- MULCH TOP OF ROOT BALL AND SAUCER TO A MINIMUM DEPTH OF 2\"/>
- 3\"/>
- SOIL MIX
- EXISTING GRADE
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
- COMPACTED MOUND TO PREVENT TREE SETTLING (6\"/>
- UPRIGHT STAKES EXTENDED TO FIRM BEARING

3 TREE PLANTING
L-012 SECTION

08A-082
NOT TO SCALE



- NOTES:
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
 - UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
 - 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
 - DO NOT COVER ROOT CROWN.
 - WATERPROOFING OF STRUCTURE SHALL BE SPECIFIED BY OTHERS.
 - A MIN. 8'X8'4\"/>

2 TYPICAL TREE PLANTING ON STRUCTURE
L-012 SECTION

08A-212
NTS



4 TREE GRATE
L-012 PICTORIAL

SIZE: 120\"/>

AVAILABLE THROUGH:
IRONSMTIH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
PH.: 800.338.4766
www.ironsmith.cc/

- NOTES:
- SLOT WIDTH IS 1/2\"/>
 - GRATE CAST FROM IRON OR ALUMINUM TREE OPENING SIZE: 12\", 18\"/>

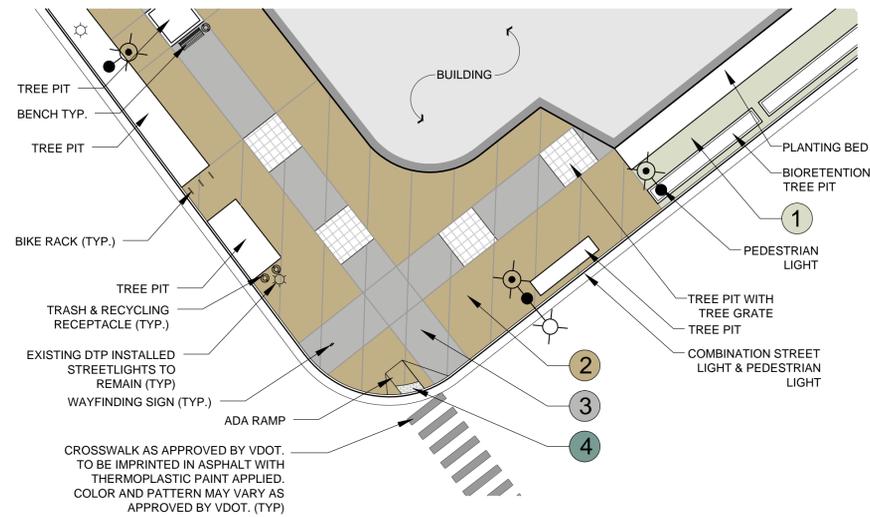
12G-XXX
NTS



REVISIONS:
DATE: 11/01/13
DESIGNED BY: GCSP/KAG
DRAWN BY: JKG/GOD
CHECKED BY: SP
SCALE: 1/8\"/>

DATE: 11/01/13
DESIGNED BY: GCSP/KAG
DRAWN BY: JKG/GOD
CHECKED BY: SP
SCALE: 1/8\"/>

SHEET NUMBER:
L-012



PAVING ENLARGEMENT

PLAN NTS

1 FIELD PAVING - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
 PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
 COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29
 SUGGESTED SCORING PATTERN: 4' X 8' RECTANGULAR (PERPENDICULAR TO STREET)

2 FIELD PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
 PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
 COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

3 ACCENT PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
 PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
 COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

4 ADA ACCESSIBLE RAMP PAVING - DOME PAVERS

LOCATION USED: ADA CURB RAMPS
 PRODUCT DESCRIPTION: PRECAST DOME DETECTABLE WARNING PAVERS
 COLOR: CHARCOAL GRAY SUGGESTED BUT COLOR TBD BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

- NOTES:**
- OR APPROVED EQUAL
 - ALL STREETSCAPE PAVING TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS LIGHT COLORED CONCRETE, CLAY AND GRANITE PAVERS SHOULD BE USED TO MINIMIZE HEAT ISLAND EFFECT.



1 STREETSCAPE PAVEMENT

L.013 PLAN / PICTORIAL 12G-XXX NTS



2 BENCH

L.013 PICTORIAL 05A-303 NTS



MODEL: REST METRO 40 BENCH
 FINISH: ALUMINUM

AVAILABLE THROUGH:
 LANDSCAPE FORMS INC.
 431 LAWDALE AVE.
 KALAMAZOO, MI 49048
 PH: 800-430-6209
 FAX: 269-381-3455
 www.landscapeforms.com

- NOTES:**
- BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
 - PROPOSED BENCHES SHALL BE POWDER COATED OR STAINLESS STEEL FINISH

5 UTILITY COVERS

L.013 PICTORIAL 12G-XXX NTS



- NOTES:**
- UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND INTO SURROUNDING STREETSCAPE



LITTER RECEPTACLE RECYCLING RECEPTACLE

3 LITTER AND RECYCLING RECEPTACLE

L.013 PICTORIAL 05F-421 NTS

MODEL: DEGALDO TRASH RECEPTACLE
 PRODUCT #: DLGT-HLS-36-F-P-DT
 FINISH: GREY POWDER COAT RAL 7040

AVAILABLE THROUGH:
 CREATIVE PIPE
 P.O. BOX 2458
 RANCHO MIRAGE, CALIFORNIA 92270-1087
 PH: 1-800-644-8467
 FAX: 760-340-5883
 www.creativepipe.com

- NOTES:**
- LITTER AND RECYCLING RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)



6 PLANTERS

L.013 PICTORIAL 05E-XXX NTS

- NOTES:**
- PLANTER STYLE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETSCAPE/AMENITY FURNISHINGS.
 - FIBERGLASS / LIGHT WEIGHT PLANTERS SHALL BE SPECIFIED FOR ALL ELEVATED DECK / ROOF TOP AMENITIES.
 - MORE DURABLE FIBERGLASS OR CONCRETE PLANTERS SHALL BE SPECIFIED ALONG STREETSCAPE AND AT PUBLIC OPEN SPACE.



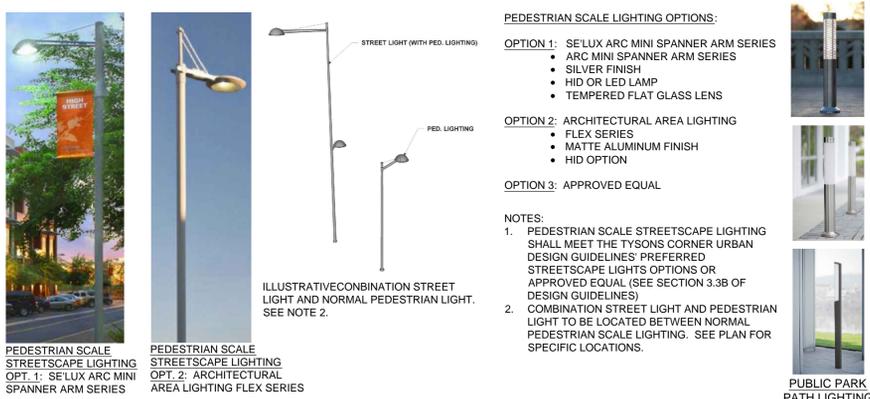
4 BIKE RACK

L.013 PICTORIAL 10C-079 NTS

MODEL: HORSESHOE RACK
 MOUNT: FLANGED SURFACE MOUNT
 FINISH: STAINLESS STEEL

AVAILABLE THROUGH:
 CREATIVE PIPE
 P.O. BOX 2458
 RANCHO MIRAGE, CALIFORNIA 92270-1087
 PH: 1-800-644-8467
 FAX: 760-340-5883
 www.creativepipe.com

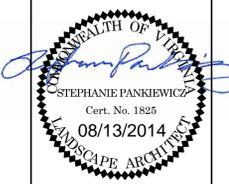
- NOTES:**
- BIKE RACK SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
 - ADDITIONAL BIKE PARKING SHOULD BE PROVIDED WITHIN PARKING GARAGE TO MEET OR EXCEED LEED REQUIREMENT.
 - MIN. SPACING BETWEEN RACKS SHALL BE 3' WIDE WITH A 2' OFFSET SPACING SURROUNDING RACKS PER FAIRFAX COUNTY GUIDELINES FOR BICYCLE PARKING.



7 LIGHTING

L.013 PICTORIAL 05B-XXX NTS

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REVISIONS:
 DATE: 11/01/13
 DESIGNED BY: GCS/PKING
 DRAWN BY: JKG/QOD
 CHECKED BY: SP
 C.D. BY: SP
 PROJECT #:
 SHEET NUMBER:
L-013