FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
FOR
CAPITAL ONE BANK
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
CAPITAL ONE BANK, USA, NA
1680 CAPITAL ONE DR
MCLEAN, VA 22102

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
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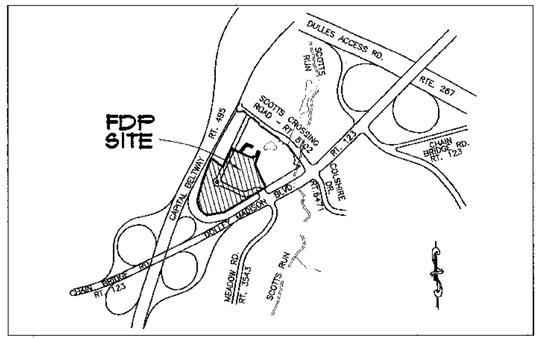
WASHINGTON , DC 20009

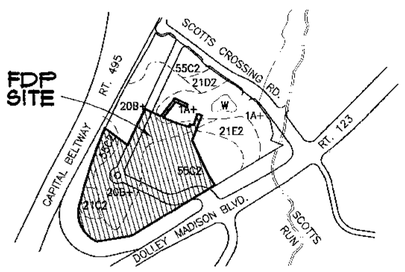
TRANSPORTATION ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151

ENVIRONMENTAL ENGINEER:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VA 20155



VICINITY MAP
SCALE - 1:2000

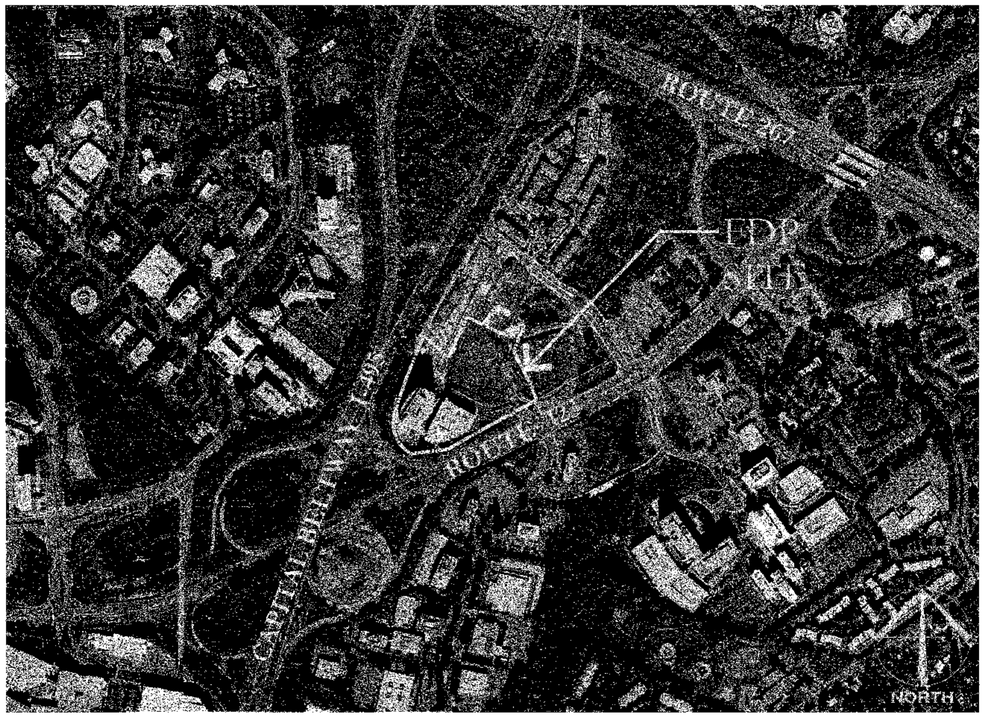


SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 58, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP

SOILS MAP
SCALE - 1:500



AERIAL MAP
NOT TO SCALE

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21. BMP MAP, NARRATIVE AND COMPUTATIONS
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REVISIONS	
June 30, 2011	Original Submission
Sept 16, 2011	County Comments

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
9/15/11
PROFESSIONAL ENGINEER

1798-1101
1101F-CS.dwg

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WAIVERS AND MODIFICATIONS:

MODIFICATION/WAIVER REQUESTS: THE APPLICANT REQUESTS WAIVERS AND MODIFICATIONS FOR THE FOLLOWING SHOWN BELOW:

A. THE APPLICANT REQUESTS A MODIFICATION OF SECTION 2-414.B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON WHEREAS THE EXISTING BUILDING IS AN EXISTING CONDITION.

B. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0514.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE FINAL BUILDOUT OF THIS DEVELOPMENT WILL REQUIRE TREES TO BE PLANTED IN AN URBAN CONDITION THAT WILL REQUIRE TREES AND UTILITIES TO CO-EXIST.

C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 6 FEET WITH STRUCTURAL SOIL AMENDMENTS AND/ OR STRUCTURAL CELLS APPROVED BY THE COUNTY'S URBAN FORESTER. THE FINAL BUILDOUT OF THIS DEVELOPMENT WILL REQUIRE TREES TO BE PLANTED IN AN URBAN STREETSCAPE WHERE PEDESTRIANS COULD OTHERWISE DAMAGE TREE ROOTS.

D. THE APPLICANT HEREBY REQUESTS A WAIVER OF COUNTYWIDE TRAILS PLAN TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL SINCE THIS DEVELOPMENT DOES NOT IMPACT INTERSTATE 495.

E. THE APPLICANT HEREBY REQUESTS A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE USE OF UNDERGROUND STORMWATER DETENTION IN RESIDENTIAL AREAS. UNDERGROUND SWM FACILITIES ARE REQUIRED THROUGHOUT TYSONS CORNER. THE PFM MODIFICATION/ WAIVER IS REQUIRED SINCE RESIDENTIAL IS A PART OF THE MIX OF USES AND THE PFM DOES NOT PRESENTLY ADDRESS THIS CONDITION.

F. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES. THE URBAN CONDITIONS IN TYSONS CORNER AND IN THIS DEVELOPMENT MAY WARRANT AN OCCASION WHERE THE SWM FACILITIES CAN NOT DRAIN BY GRAVITY, THEREFORE, A WAIVER / MODIFICATION IF THE PFM IS HEREBY REQUESTED.

G. THE APPLICANT REQUESTS A MODIFICATION TO THE MAXIMUM PERMITTED PARKING RATES FOR OFFICE USES WITHIN THE 1/4 AND 1/8 MILE RADII TO THAT SHOWN ON THE FDP SO THAT INTERIM USES AND THEIR PARKING RATES CAN TRANSITION TO PTC PARKING RATE RECOMMENDATIONS.

GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE ENTIRE 26.21 ACRES OF THE CAPITAL ONE CAMPUS IS SUBJECT TO A CDP AND PCA. IT IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102.

   THIS FDP APPLIES TO A SITE AREA APPROXIMATELY 12.77 ACRES (OR 556,388 SF) OF A PORTION OF PARCEL A2.

2. REQUEST: THE APPLICANT REQUESTS THE FOLLOWING: A FINAL DEVELOPMENT PLAN (FDP) WITHIN PLANNED TYSONS CORNER (PTC) DISTRICT TO ESTABLISH A NEW FINAL DEVELOPMENT PLAN FOR A PORTION OF THE SITE. UNDER A SEPARATE APPLICATION, THE APPLICANT HAS FILED A PARTIAL PROFFER CONDITION AMMENDMENT TO REMOVE PROPERTY FROM PROFFERS ASSOCIATED WITH RZ 92-P-001 AND A REZONING FROM THE C-3 DISTRICT TO THE PLANNED TYSONS CORNER (PTC) DISTRICT IN ORDER TO ESTABLISH A NEW CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR THE SITE.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY WILLIAM H. GORDON ASSOCIATES, INC. IN JUNE 2000. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JUNE, 2000 AND CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. MOST OF THE EXISTING GRADES SHOWN WITH THIS PLAN ARE THE PROPOSED GRADES FROM THE CONSTRUCTION OF THE SITE AND ARE NOT FIELD RUN.

4. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11621 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. COMPREHENSIVE PLAN:

   THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S TYSONS CORNER URBAN CENTER AND TYSONS EAST TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD). THE TYSONS EAST TOD DISTRICT SERVES AS A SIGNATURE GATEWAY FOR THOSE ENTERING THE TYSONS CORNER URBAN CENTER FROM THE EAST. THE DEFINING FOCUS OF TYSONS EAST WILL BE SCOTTS RUN, WHICH IS ENVISIONED TO TRANSFORM INTO A GREAT URBAN PARK SURROUNDED BY MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RESIDENTIAL, HOTEL, SUPPORT RETAIL AND SERVICE USES. IN ADDITION, THE AREA COULD INCLUDE INSTITUTIONAL AND PUBLIC USES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES.

   THE COMPREHENSIVE PLAN TEXT DESIGNATES THIS SITE AS PART OF THE SCOTTS RUN CROSSING SUBDISTRICT AND STATES THAT HIGHER INTENSITY MIXED USE REDEVELOPMENT WITH OFFICE AS A PREDOMINANT USE SHOULD OCCUR NEAR THE METRO STATION.

   THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN THE 1/4 MILE RADIUS OF THE PROPOSED METRO EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

6. THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, AND WAIVERS, EXCEPTIONS, OR MODIFICATIONS SOUGHT BY THE APPLICANT ARE SHOWN ON THIS SHEET.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 5. PARKING TABULATIONS ARE PROVIDED ON SHEET 6. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE FINAL DEVELOPMENT PLAN. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM AND MAXIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

8. LANDSCAPING/BUFFERING. SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEET 10 FOR PROPOSED LANDSCAPING.

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN.

10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SWM/ BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP ANALYSIS SHEETS.

11. CLEARING AND GRADING: IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE FINAL DEVELOPMENT PLAN ON SHEET 5. SEE NOTE 26 THIS SHEET.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY. SEE PUBLIC UTILITY PLAN ON SHEET 12.

(GENERAL NOTES CONTINUED)

13. GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

14. RESOURCE PROTECTION AREA (RPA): RPA IS PRESENT ON THE SITE AND HAS BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1 AS PREPARED BY WETLAND STUDIES AND SOLUTION, INC. AND APPROVED BY FAIFAX COUNTY ON JUNE 11, 2010. NO WORK IS ANTICIPATED WITH THIS FDP IN RPA AREAS.

15. WETLANDS: THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1. NO WORK IS ANTICIPATED ADJACENT TO THE WETLAND AREA EXCEPT FOR THE STORMWATER OUTFALL AS SHOWN ON SHEET 12.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100 YEAR FLOODPLAIN. NO WORK IS ANTICIPATED WITH THIS FDP IN FLOODPLAIN AREAS.

17. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 4. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.

18. UNDERGROUND UTILITIES: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000 AND SUBSEQUENT AVAILABLE RECORD DATA.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS, AS SHOWN ON SHEET 3, ARE PROPOSED TO BE COMPLETED IN PHASES. THIS FDP IS PROPOSED FOR THE 1ST PHASE OF THE OVERALL DEVELOPMENT SCHEDULE.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. SEE URBAN DESIGN AMENITIES PLAN ON SHEET 19.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

22. SCENIC ASSETS/ EXISTING STRUCTURES. THE SITE CONTAINS SEVERAL PRIVATE SPORT COURTS AND FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND. DUE TO THE LOCATION OF THE FDP SITE, THE LARGE SOCCER FIELD WILL BE REMOVED FROM USE BUT THE BASEBALL AND JUNIOR SOCCER FIELDS WILL BE RETAINED ALONG WITH THE SPORT COURTS. THIS PHASE OF THE DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE OPEN SPACE PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

23. HAZMAT: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

24. SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN (FDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (F.A.R.) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE CAMPUS PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE FDP. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.

26. FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE "LIMITS OF FINAL DEVELOPMENT PLAN" AND ITS ASSOCIATED LIMITS OF CLEARING AND GRADING THAT MAY RESULT FROM FINAL ENGINEERING AND ULTIMATE UTILITY CONNECTIONS

27. ARCHAEOLOGICAL SURVEY: THE APPLICANT HAS SUBMITTED AN ARCHAEOLOGICAL SURVEY DATA FORM TO THE CULTURAL RESOURCE MANAGEMENT AND PROTECTION SECTION OF THE FAIRFAX COUNTY PARK AUTHORITY FOR REVIEW ON JULY 6TH, 2010. A 'NO SURVEY REQUIRED' RESPONSE HAS BEEN OBTAINED WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE ON-SITE INTERNAL ROADS WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) AS A PORTION OF PARCEL A2
SITE AREA	12.77 ACRES OR 556,388 SF
ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED/PROVIDED - SEE OPEN SPACE PLAN FOR CALCULATIONS (SHEET 11)
TREE CANOPY	REQUIRED/PROVIDED - SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 10)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
PARKING TABULATIONS	SEE PARKING AND LOADING TABULATIONS (SHEET 6)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	SEE ANGLE OF BULK PLANE (THIS SHEET)
SIDE	N/A
REAR	N/A

ANGLE OF BULK PLANE
(NOT TO SCALE)

FRONT: N/A

SIDE: N/A

REAR: N/A

NOTE:
THE REQUIRED BULK PLANE ANGLES AS REPRESENTED IN THE CONCEPTUAL DEVELOPMENT PLAN DEPICT NO BULK ANGLE REQUIREMENTS FOR THIS PORTION OF THE SITE.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
9/16/11
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 Cty Comments

NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
CHECKED	OS/RW
JOB#	1798 1101
CAD FILE	1101F-NT.dwg
SHEET #	2 of 22

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BUILDING TABULATIONS PER CDP

	SF	Acres
FAR Calculation		
Existing Site Area	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5, 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Maximum Bldg Height (feet)	Penthouse Height (feet)	Total Building Height (feet)	Number of Floors	Land Use	GSF by Land Use	Total Bldg GSF	Residential Dwelling Units
BLOCK A								
Building 1	286	35	301	20	Office	467,375	511,112	
					Civic	43,737		
Building 2	96	25	121	8	Residential	66,936	73,250	67
					Retail	6,314		
BLOCK B								
Building 3	224	35	259	17	Office	295,246	307,086	
					Civic	11,840		
Building 4	279	35	314	23	Hotel	349,950	356,770	
					Retail	6,820		
Building 5	166	25	193	13	Office	391,844	391,844	
BLOCK C								
Building 6	227	35	262	19	Residential	459,761	484,352	480
					Retail	24,591		
Building 7	207	35	242	18	Residential	268,372	274,817	268
					Retail	6,445		
Building 8	218	35	253	19	Residential	353,290	367,242	383
					Retail	13,952		
BLOCK D								
Building 9	174	25	199	15	Residential	118,185	121,416	118
					Retail	3,230		
Building 10	308	35	343	22	Office	456,823	478,267	
					Retail	18,644		
BLOCK E								
Building 11	252	35	287	19	Office	313,818	320,468	
					Retail	6,650		
Building 12	392	35	427	28	Office	748,900	748,900	
Subtotal GSF Buildings 1-12							4,465,523	1,297
Existing Buildings								
Ex.Building 1	205			14	Office	479,500	504,000	
Ex. Building2	42.5			2	Office	24,500		
Subtotals for Existing Buildings							504,000	
TOTALS							4,969,523	GSF
Total Site Area (for calculating density)							1,272,861	SF
Floor Area Ratio (FAR)							3.90	

FDP BUILDING TABULATIONS

FDP Tabulations

	SF	Acres
FDP Site Area	556,388	12.77
FAR Calculation		
Site Area for FDP Calculation (1)	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5, 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Maximum Bldg Height (feet)	Penthouse Height (feet)	Total Building Height (feet)	Number of Floors	Land Use	GSF by Land Use	Total Bldg GSF	Residential Dwelling Units
BLOCK A								
1	286	35	301	20	Office	467,375	511,112	
					Civic	43,737		
2	96	25	121	8	Residential	66,936	73,250	67
					Retail	6,314		
BLOCK A Subtotal							584,362	67
Existing Buildings								
EX. 1	205			14	Office	479,500	504,000	
EX. 2	42.5			2	Office	24,500		
Subtotals for Existing Buildings							504,000	
TOTALS (Block A + Existing Buildings)							1,088,362	GSF
Total Site Area (for calculating density)							1,272,861	SF
Site Floor Area Ratio (FAR)							0.86	FAR
Total Site GSF(from CDP)							4,696,523	GSF
Remaining Site GSF from CDP							3,608,161	GSF

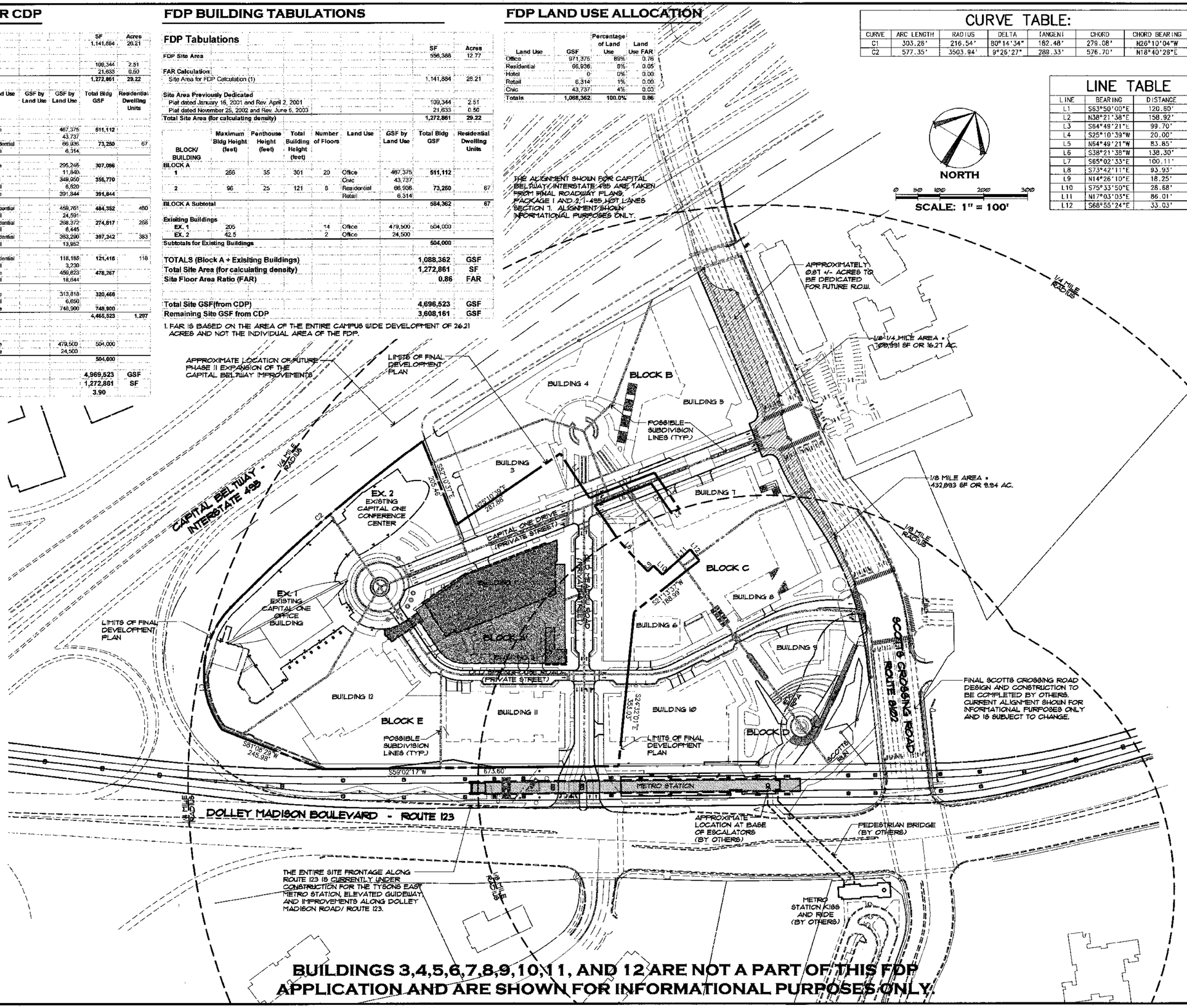
1. FAR IS BASED ON THE AREA OF THE ENTIRE CAMPUS WIDE DEVELOPMENT OF 26.21 ACRES AND NOT THE INDIVIDUAL AREA OF THE FDP.

FDP LAND USE ALLOCATION

Land Use	GSF	Percentage of Land Use	Land Use FAR
Office	971,375	89%	0.76
Residential	66,936	6%	0.05
Hotel	0	0%	0.00
Retail	6,314	1%	0.00
Civic	43,737	4%	0.03
Totals	**1,088,362**	**100.0%**	**0.86**

NOTES:

1. THE SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS AND BLOCKS SHOWN HEREIN IS CONCEPTUAL. THE APPLICANT RESERVES THE RIGHT TO TRANSFER SQUARE FOOTAGE WITHIN THE BLOCKS AS LONG AS THE TOTAL SITE MAXIMUM FAR IS NOT EXCEEDED.
2. THE BUILDING HEIGHTS SHOWN ARE CONCEPTUAL. THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE HEIGHTS AS LONG AS THE MAXIMUM BUILDING HEIGHT FOR THE SITE AND MINIMUM ANGLE OF BULK PLAN FOR THE SITE IS NOT EXCEEDED.
3. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERVAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
4. SEE SHEET 6 FOR PARKING AND LOADING TABULATIONS.



BUILDINGS 3,4,5,6,7,8,9,10,11, AND 12 ARE NOT A PART OF THIS FDP APPLICATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.28'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
C2	577.35'	3503.94'	9°26'27"	289.33'	576.70'	N18°40'28"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°50'00"E	120.80'
L2	N38°21'38"E	158.92'
L3	S64°49'21"E	99.70'
L4	S25°10'39"W	20.00'
L5	N64°49'21"W	83.85'
L6	S38°21'38"W	138.30'
L7	S65°02'33"E	100.11'
L8	S73°42'11"E	93.93'
L9	N14°26'10"E	18.25'
L10	S75°33'50"E	28.68'
L11	N17°03'03"E	86.01'
L12	S68°55'24"E	33.03'

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
9/29/11
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 City Comments
09-29-11 City Comments

OVERALL DEVELOPMENT PLAN (ENTIRE CAMPUS)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-OV.dwg
SHEET #	3 of 22

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- EX. 8" W/M — WATER MAIN
- RETAINING WALL
- EX. CONC. S/W. — SIDEWALK
- EX. H.C. — HEADER CURB
- EX. C&G — CURB & GUTTER
- EX. 8" SAN. — SANITARY SEWER
- EX. STM. — STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- 300 — CONTOUR LINE
- SPOT ELEVATION
- LIMITS OF FINAL DEVELOPMENT PLAN
- LIMITS OF DISTURBANCE

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	305.26'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
C2	577.35'	3503.94'	9°26'27"	289.33'	576.70'	N18°40'26"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°50'00"E	120.60'
L2	N38°21'38"E	158.92'
L3	S64°49'21"E	99.70'
L4	S25°10'39"W	20.00'
L5	N64°49'21"W	83.85'
L6	S38°21'38"W	138.30'
L7	S65°02'33"E	100.11'
L8	S73°42'11"E	93.93'
L9	N14°26'10"E	18.25'
L10	S75°33'50"E	28.68'
L11	N17°03'03"E	86.01'
L12	S68°55'24"E	33.03'

CAPITAL BELTWAY - INTERSTATE 495 (VARIABLE WIDTH - RIGHT OF WAY) (PORTIONS OF BELTWAY UNDER CONSTRUCTION)

EXISTING ROAD CENTERLINE

60' ± EX. ENTRANCE

EX. CAPITAL ONE DRIVE

EXISTING ROAD CENTERLINE

N/F GATES OF MCLEAN D.B. 8870, PG. 1400

EX. SPORTS COURT

EX. SPORTS COURTS

24' STORM DRAINAGE EASEMENT

EX. SURFACE PARKING AREA

VARIES

APPROXIMATE CENTERLINE OF NORTHBOUND TRAVEL LANES ON I-495

EX. SPORTS FIELD

10' SANITARY SEWER EASEMENT

35' RESTRICTIVE PLANTING EASEMENT

EXISTING CAPITAL ONE CONFERENCE CENTER
FFE: 337.00'
2ND: 353.00'
2 STORIES
BLDG HEIGHT: 42.5'

S25°10'39"W 387.88'

S64°49'21"E 235.48'

15' WATER LINE EASEMENT

10' SANITARY SEWER EASEMENT

INGRESS/ EGRESS EASEMENT (WIDTH VARIES)

EX. SPORTS FIELD

EX. SWM POND

24' STORM DRAINAGE EASEMENT

EXISTING CAPITAL ONE BUILDING
FFE: 337.00'
SECOND FLOOR: 353.00'
14 STORIES
BLDG HEIGHT: 190'

LIMITS OF DISTURBANCE

EX. CAPITAL ONE DRIVE

EX. SURFACE PARKING AREA

INGRESS/ EGRESS EASEMENT (WIDTH VARIES)

EX. BASEBALL FIELD

EX. RESOURCE PROTECTION AREA PER PLAN # RPA-6835-001-1

EX. 100 YEAR FLOODPLAIN

EXISTING 3 LEVEL PARKING STRUCTURE
FFE: 337.00'
BLDG HEIGHT: 45'
1528 PARKING SPACES
(32 ADA PARKING SPACES)
57 BICYCLE SPACES

15' WATER LINE EASEMENT

LIMITS OF FINAL DEVELOPMENT

LIMITS OF FINAL DEVELOPMENT PLAN

OUTLOT A1
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

N/F WEST GROUP PROPERTIES LLC D.B. 10045, PG. 1981

S81°06'29"W 245.98'

S59°02'17"W 873.60'

EXISTING ROAD CENTERLINE

SCOTTS CROSSING ROAD - ROUTE 802 (VARIABLE WIDTH RIGHT OF WAY)

SCOTTS RUN

OUTLOT B1
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

THE ENTIRE SITE FRONTAGE ALONG ROUTE 123 IS CURRENTLY UNDER CONSTRUCTION FOR THE TYSONS EAST METRO STATION, ELEVATED GUIDEWAY, AND IMPROVEMENTS ALONG DOLLEY MADISON ROAD/ ROUTE 123.

OUTLOT C1
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

OUTLOT E
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

TOC 1

EX. ENTRANCE

OUTLOT D
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

DOLLEY MADISON BOULEVARD - ROUTE 123
(VARIABLE WIDTH RIGHT OF WAY)

EXISTING ROAD CENTERLINE

NORTH

0 30 60 120 240

SCALE: 1" = 60'

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09-16-11 City Comments

EXISTING CONDITIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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LEGEND

- GROUND LEVEL RETAIL USES
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- B — GROUND FLOOR BANK ACCESS
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE (SEE NOTE 6, THIS SHEET)

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°50'00"E	120.60'
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L4	S25°10'39"W	20.00'
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L9	N14°26'10"E	18.25'
L10	S75°33'50"E	28.68'
L11	N17°03'03"E	86.01'
L12	S68°55'24"E	33.03'

GENERAL NOTES

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
2. PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
3. PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRORAIL PROJECT EXTENSION TO WIEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL GENERALLY BE THE LIMITS OF THE FINAL DEVELOPMENT PLAN.
6. THE BUILDING ENVELOPE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
7. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY, INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

CAPITAL BELTWAY - INTERSTATE 495 (VARIABLE WIDTH - RIGHT OF WAY)

APPROXIMATE CENTERLINE OF NORTHBOUND TRAVEL LANES ON I-495

1/4 MILE RADIUS

EXISTING ROAD CENTERLINE

60' ± EX. ENTRANCE

SCOTTS CROSSING ROAD - ROUTE 802 (VARIABLE WIDTH RIGHT OF WAY)

GATES OF MCLEAN

NORTH

0 30 60 120 240

SCALE: 1" = 60'

EX. SPORTS COURT

EX. SPORTS COURTS

CAPITAL ONE DRIVE

EX. GUARDHOUSE

EX. SURFACE PARKING AREA (38 SPACES)

LIMITS OF FINAL DEVELOPMENT PLAN

POSSIBLE SUBDIVISION LINE (TYP.)

EX. SPORTS FIELD TO REMAIN WITH THIS PHASE

EXISTING CAPITAL ONE CONFERENCE CENTER
FFE: 337.00'
2ND: 353.00'
2 STORIES
BLDG HEIGHT: 42.5'

LIMITS OF DISTURBANCE

POSSIBLE BUILDING SIGN

BUILDING 1
OFFICE/CIVIC USES
10 FLOORS ABOVE
3 FLOORS BELOW GRADE
396' ± W.
1,287' FH HT.
1,329' TOTAL HT.

EXISTING CAPITAL ONE BUILDING
FFE: 337.00'
SECOND FLOOR: 353.00'
14 STORIES
BLDG HEIGHT: 190'

ELEVATED PEDESTRIAN CONNECTION (15' MIN. CLEARANCE)

EXISTING 9 LEVEL PARKING STRUCTURE
FFE: 337.00'
BLDG HEIGHT: 45'
1529 PARKING SPACES
(32 ADA PARKING SPACES)
57 BICYCLE SPACES

POSSIBLE SUBDIVISION LINE (TYP.)

BLOCK A

ELEVATED PLAZA
80' W.

CAPITAL ONE DRIVE

CROSSWALK

EX. SIGN TO REMAIN

EXISTING ROAD CENTERLINE

EX. GUARDHOUSE

BUILDING 2
RESIDENTIAL/RETAIL USES
8 FLOORS ABOVE
3 FLOORS BELOW GR.
396' ± W.
251' FH HT.
291' TOTAL HT.

EX. RESOURCE PROTECTION AREA PER PLAN # RPA-6835-001-1

EX. 100 YEAR FLOODPLAIN

EX. SPORTS FIELD TO REMAIN WITH THIS PHASE

CONCRETE SIDEWALK

SURFACE PARKING AREA (63 SPACES)

EXISTING WETLANDS TO REMAIN

EX. SWM POND

EXISTING ROAD CENTERLINE

EXISTING WETLANDS TO REMAIN

1/8 MILE RADIUS

SCOTTS RUN

METRO STATION (BY OTHERS)

THE ENTIRE SITE FRONTAGE ALONG ROUTE 123 IS CURRENTLY UNDER CONSTRUCTION FOR THE TYSONS EAST METRO STATION, ELEVATED SIDEWAY, AND IMPROVEMENTS ALONG DOLLEY MADISON ROAD/ROUTE 123.

1/4 MILE RADIUS

1/8 MILE RADIUS

DOLLEY MADISON BOULEVARD - ROUTE 123 (VARIABLE WIDTH RIGHT OF WAY)

EX. ENTRANCE

EXISTING ROAD CENTERLINE

PEDESTRIAN IMPROVEMENTS BY OTHERS ALONG ROUTE 123

APPROXIMATE LOCATION AT BASE OF ESCALATORS (BY OTHERS)

PEDESTRIAN BRIDGE (BY OTHERS)

EX. 4' CONC. SIDEWALK TO REMAIN

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SEAL
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REVISIONS
09-16-11 City Comments

FINAL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT · FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
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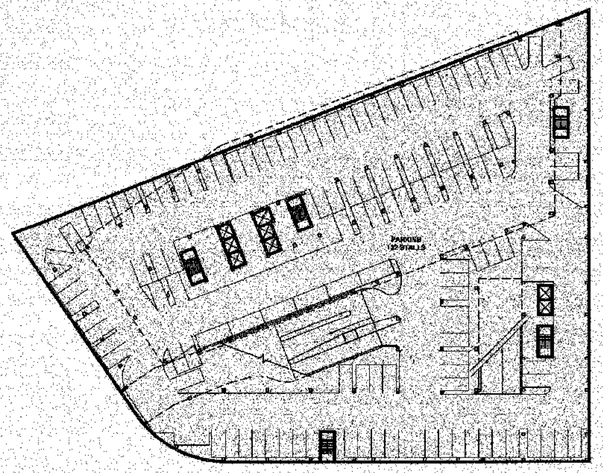
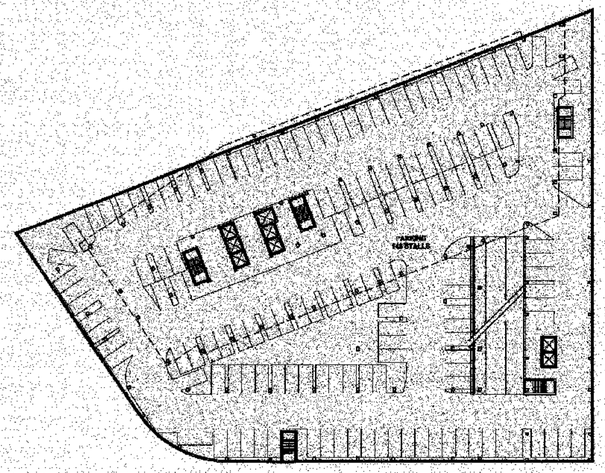
SHEET#	5 of 22



1 PLAN- B1 LEVEL
1" = 40'

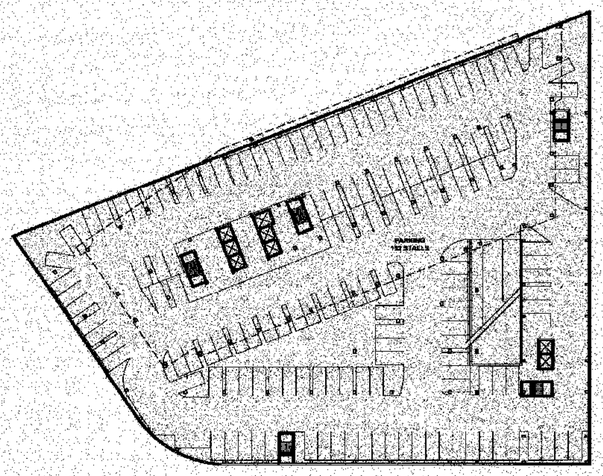
0' 40'



THESE FLOOR PLANS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL PLANS.

2 PLAN- B2 LEVEL
1" = 40'

0' 40'



3 PLAN- B3 LEVEL
1" = 40'

0' 40'

PARKING STALL COUNT	
LEVEL 7	117
LEVEL 6	114
LEVEL 5	114
LEVEL 4	114
LEVEL 3	81
LEVEL 2	65
LEVEL 1	0
LEVEL B1	132
LEVEL B2	148
LEVEL B3	152
TOTAL STALLS	1037

NOTES:

1. PARKING RATES BASED ON THE COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER, ARTICLE 6-509, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. TO CALCULATE MAXIMUM RESIDENTIAL PARKING REQUIREMENTS AN AVERAGE DWELLING UNIT SIZE OF 1000 GSF WAS USED AND BASED ON A 2-BEDROOM UNIT PARKING RATE. AT TIME OF SITE PLAN, THE APPLICANT RESERVES THE RIGHT TO MIX THE NUMBER OF BEDROOMS TO ACCOMMODATE CURRENT MARKET DEMANDS.
3. NO SHARED PARKING REDUCTION IS PROPOSED WITH THESE CALCULATIONS AS DEFINED WITHIN THE ARTICLE 6-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
4. A WAIVER IS SOUGHT WITH THIS APPLICATION TO PERMIT MORE PARKING THAN THE MAXIMUM PERMITTED WITH THIS PHASE OF DEVELOPMENT. HOWEVER THE MAXIMUM PERMITTED PARKING WILL NOT BE EXCEEDED AT FULL BUILD OUT OF THE DEVELOPMENT AS SHOWN ON THE CDP.

PROPOSED PARKING DECK SPACES:	1253
PROPOSED SURFACE SPACES:	64
EXISTING SURFACE SPACES:	38
EXISTING PARKING DECK SPACES:	1529
TOTAL PARKING PROVIDED:	2681

PARKING AND LOADING TABULATIONS

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail <1/8 mile	Retail >1/8 mile	Civic >1/8 mile	TOTALS
Block A								
Bldg. 1	2,350 SF	466,025 SF					43,737 SF	511,112 SF
Bldg. 2			51,447 SF	15,469 SF	4,853 SF	1,481 SF		73,250 SF
Parking Spaces	*4*	*727*	*83*	*25*	*11*		*302*	*1,152*
Loading Spaces		*3*	*2*					*5*
Existing Bldg.		504,000 SF						504,000 SF
Parking Spaces		*1,529*						*1,529*
Loading Spaces		*5*						*5*
TOTALS								
FAR SF	2,350 SF	969,025 SF	51,447 SF	15,469 SF	4,853 SF	1,481 SF	43,737 SF	1,088,362 SF
Parking Spaces	*4*	*2,258*	*83*	*25*	*11*	*0*	*302*	*2,681*
Loading Spaces		*8*	*2*	*0*	*0*	*0*	*0*	*10*
Parking Ratio	*1.6:1000*	*2.3:1000*	*1.6 unit*	*1.6 unit*	*1.200 for 1st 1000 : 6:1000 for remainder, 1st 5000 exempt*	*1.200 for 1st 1000 + 6.1000 for remainder 1st 5000 exempt*	*7:1000*	

PARKING RATES PROVIDED

Spaces provided per adjusted CDP		
Residential	108	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	4	1.6 / 1000
Office >1/8 mile	2,256	2.3 / 1000
Retail	11	1/200 for 1st 1000 + 6/1000 for remaining GSF (1st 5000 SF exempt) / bldg
Hotel	-	
Civic	302	7 / 1000
TOTAL	2,681	

PERMITTED PARKING RATES

Maximums per PTC Zoning/Comprehensive Plan		
Residential	108	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	4	1.6 / 1000
Office >1/8 mile	1,938	2.0 / 1000
Retail	11	1/200 for 1st 1000 + 6/1000 for remaining GSF (1st 5000 SF exempt) / bldg
Hotel	0	1.0 / room
Civic	?	rate indeterminate, depending on actual civic use
TOTAL	2,081	+ civic spaces of between 227 (cultural inst.) to 483 (library); college/university use maximum dependent on number of faculty/users

Minimums per PTC Zoning/Comprehensive Plan		
Residential	67	1.0 / unit (using maximum number of proposed units)
Office <1/8 mile	0	none
Office >1/8 mile	0	none
Retail	0	none
Hotel	0	none
Civic	0	none
TOTAL	67	

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PROFESSIONAL ENGINEER

REVISIONS
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BUILDING AND PARKING PLANS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
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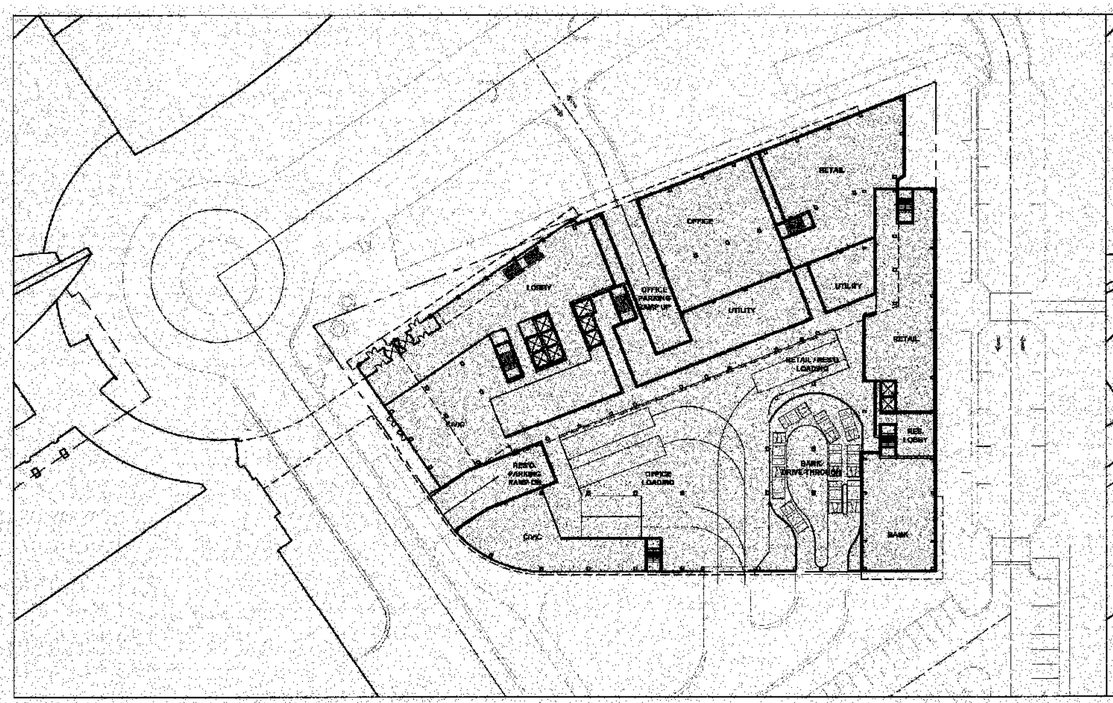
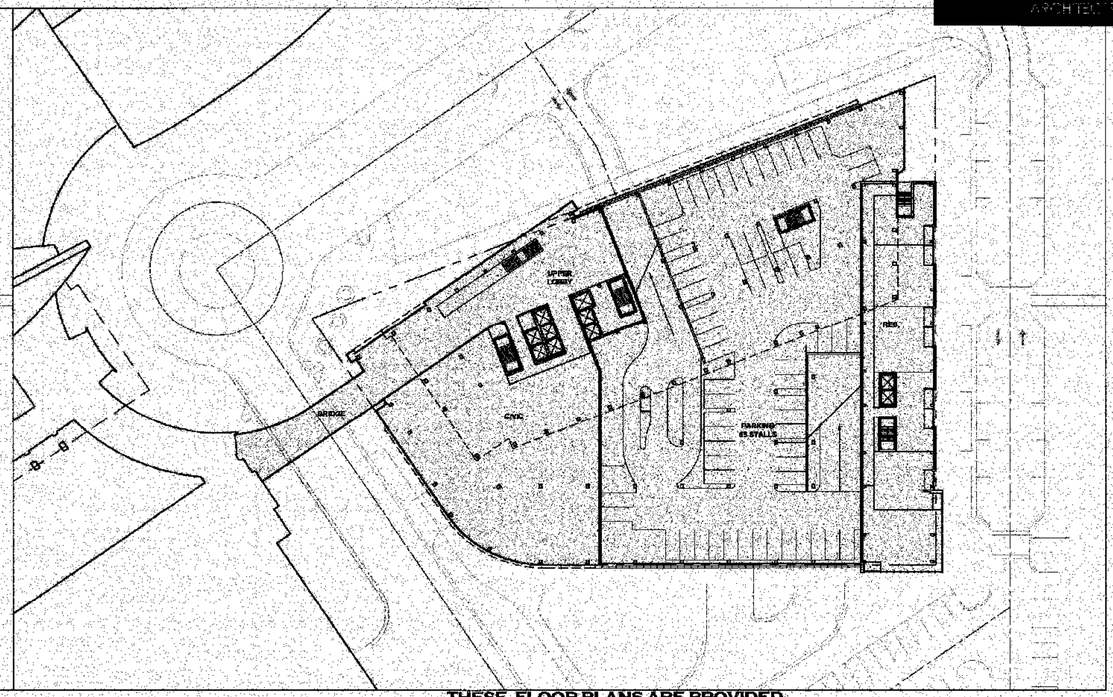


1 PLAN- GROUND LEVEL
1" = 40'

0' 40'



2 PLAN- 2ND LEVEL
1" = 40'

0' 40'

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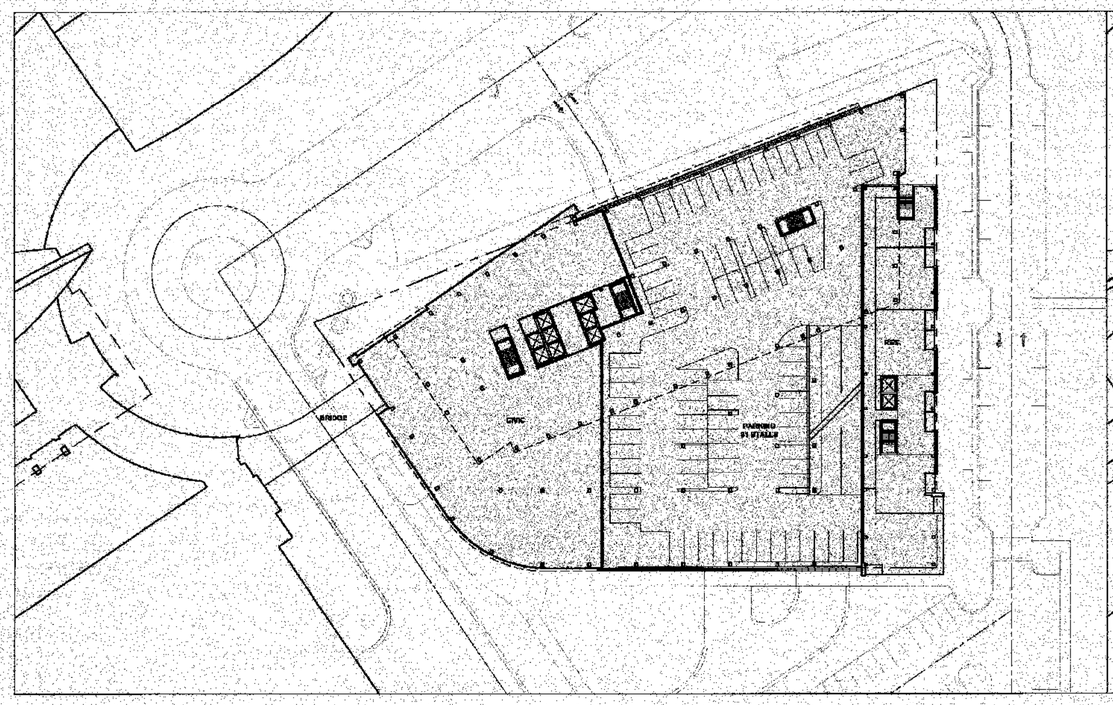
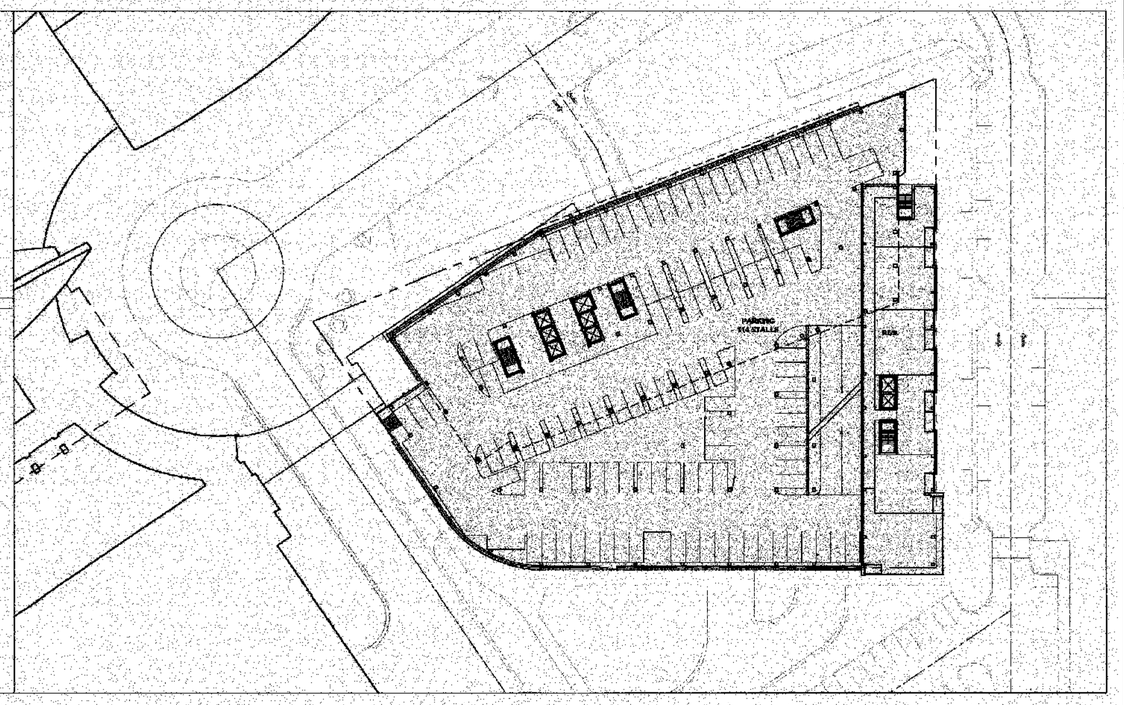


3 PLAN- 3RD LEVEL
1" = 40'

0' 40'



4 PLAN- 4TH - 6TH LEVEL
1" = 40'

0' 40'

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9/15/11

REVISIONS
09-16-11 City Comments

BUILDING AND PARKING PLANS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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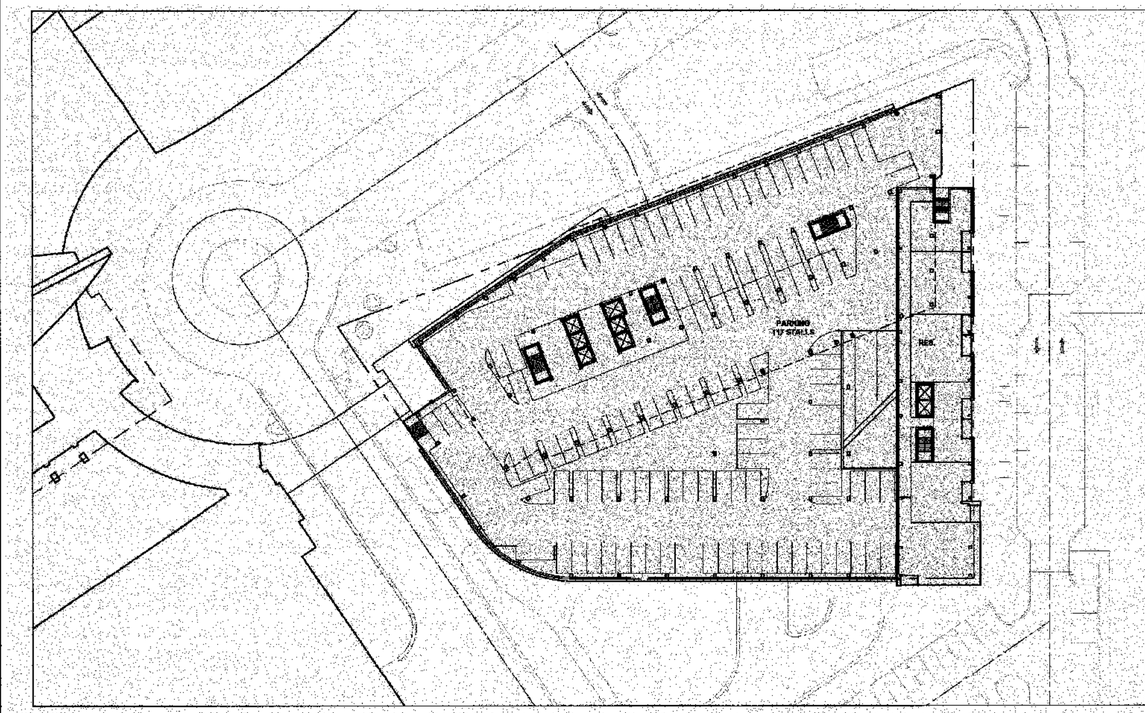
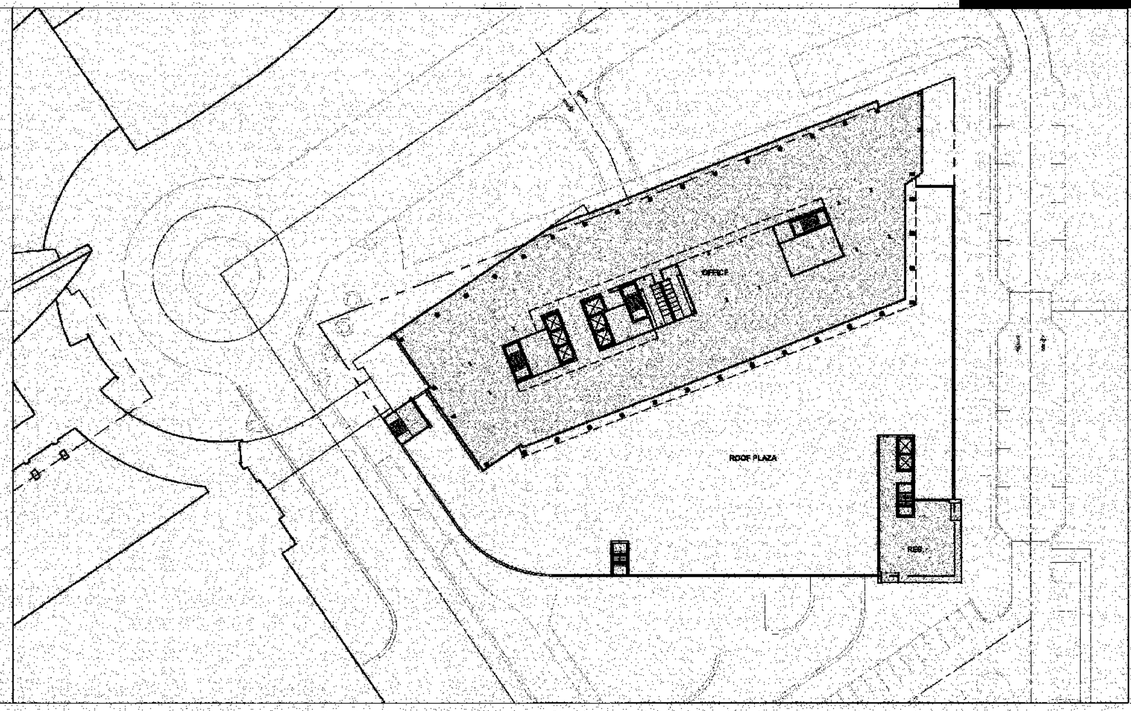


1 PLAN- 7TH LEVEL
1" = 40'

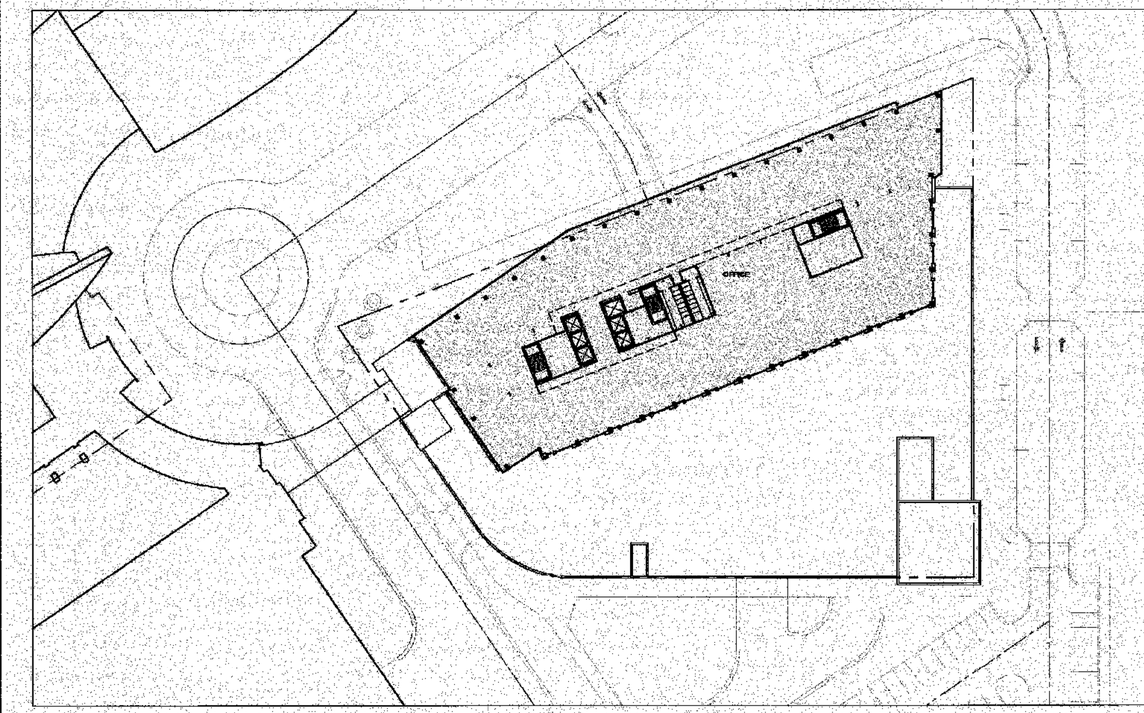
0' 40'



2 PLAN- 8TH LEVEL
1" = 40'

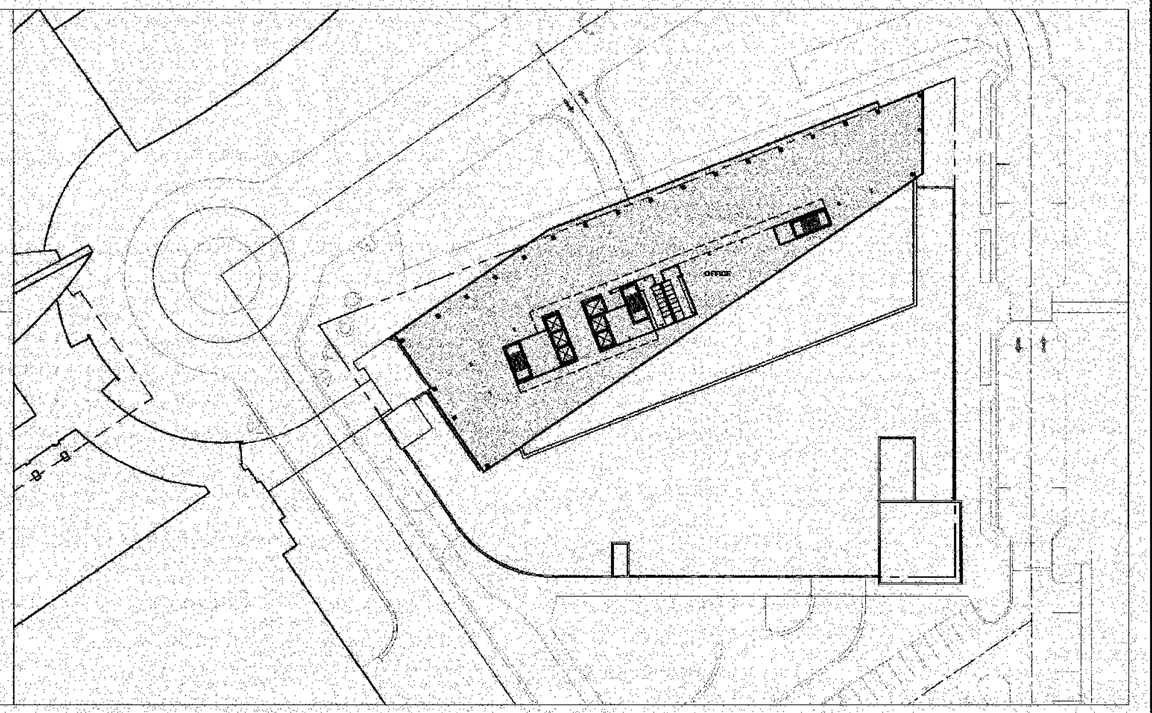
THESE FLOOR PLANS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL PLANS.

0' 40'



3 PLAN- TYPICAL LEVEL (9-18)
1" = 40'

0' 40'



4 PLAN- 19TH - 20TH LEVEL
1" = 40'

0' 40'

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
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PROFESSIONAL ENGINEER
9/15/11

REVISIONS
09-16-11 Cty Comments

BUILDING AND PARKING PLANS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-PKG.dwg
SHEET #	8 of 22

LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- B — GROUND FLOOR BANK ACCESS
- PROPOSED VEHICLE CIRCULATION PATTERN
- EXISTING VEHICLE CIRCULATION PATTERN
- DETAIL NO. CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13)
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
- EXISTING SIGNALIZED INTERSECTION

NORTH

0 30 60 120 240

SCALE: 1" = 60'

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

1/4 MILE RADIUS

CAPITAL BELTWAY - INTERSTATE 495

EX. ENTRANCE

N/F GATES OF MCLEAN D.B. 9674, PG. 1440

SCOTTS CROSSING ROAD - ROUTE 8162

CAPITAL ONE DRIVE (PRIVATE STREET)

EX. GUARDHOUSE

LIMITS OF FINAL DEVELOPMENT PLAN

POTENTIAL GRASSPAVE FIRELANE

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISITING POCKET PARK/PLAZA

LIMITS OF DISTURBANCE

BUILDING 1

OLD MEADOW ROAD (PRIVATE STREET)

BLOCK A

BUILDING 2

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING 3 LEVEL PARKING STRUCTURE

EX. 35' ±

EX. 44' ±

EX. 55' ±

EX. GUARDHOUSE

EXISTING MAINTENANCE ENTRANCE TO REMAIN

LIMITS OF FINAL DEVELOPMENT PLAN

1/8 MILE RADIUS

82' ± EX. ENTRANCE

N/F WEST GROUP PROPERTIES LLC D.B. 10045, PG. 1981

METRO STATION (BY OTHERS)

DOLLEY MADISON ROAD - ROUTE 123

1/4 MILE RADIUS

1/8 MILE RADIUS

106' ± EX. ENTRANCE

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09-16-11 City Comments

VEHICULAR CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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JOB #	1798 1101
CAD FILE	1101F-PKG.dwg
SHEET #	9 of 22

FDP SITE AREA 556,295 SF 12.78 ACRES

10-YEAR TREE CANOPY REQUIRED
10% FOR PTC District 55,630 SF 1.28 ACRES

	CATEGORY I Deciduous (Columnar) Qty	Credit	CATEGORY II Deciduous (Ornamental) Qty	Credit	CATEGORY III Deciduous (Medium Shade) Qty	Credit	CATEGORY IV Deciduous (large shade) Qty	Credit	CATEGORY I Evergreen (Columnar) Qty	Credit	Existing Trees (Shade @ 375 and Ornamental @ 225) Qty	Credit	Block Canopy Total
	x	75	x	125	x	175	x	250	x	75	x	-	
Block A													
Proposed Trees at Street Level							54	13,500					13,500
Native or Wildlife Credit @ 1.5 Multiplier													**20,250**
Proposed Trees at Elevated Plaza			6	750	10	1750			10	750			3,250
Native or Wildlife Credit @ 1.5 Multiplier													**4,875**
Existing Shade Trees at Street Level											78	29,250	**29,250**
Existing Ornamental Trees at Street Level											6	1350	**1,350**
Block A Total													55,725

Total Block Tree Canopy Provided 55,725 SF 1.28 ACRES

LEGEND

- EX. TREE
- EX. ORNAMENTAL TREE — COUNTED TOWARD EX. TREE CANOPY CREDITS
- EX. SHADE TREE — COUNTED TOWARD EX. TREE CANOPY CREDITS
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. ROOF EVERGREEN TREE
- VEGETATED ROOF (GROUNDCOVER, PERENNIALS, OR SHRUBS)
- LAWN AREAS FOR ROOF

PLANTING LIST *

STREET/ SHADE TREES

ACER RUBRUM	RED MAPLE
GINKGO BILOBA (MALE ONLY)	GINKGO
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
NYSSA SYLVATICA	BLACK GUM
OXYDENDRUM ARBOREUM	SOURWOOD
PLATANUS ACERIFOLIA	LONDON PLANETREE
QUERCUS PHELLOS	WILLOW OAK
QUERCUS RUBRA	NORTHERN RED OAK
QUERCUS PALUSTRIS	PIN OAK
TILIA AMERICANA	LINDEN
ULMUS PARVIFOLIA	CHINESE ELM
ZELKOVA SERRATA	ZELKOVA

ORNAMENTAL TREES

AMELANCHIER ARBOREA	SERVICEBERRY
BETULA NIGRA	RIVER BIRCH
CARPINUS CAROLINIANA	AMERICAN HORNBEAM
CERCIS CANADENSIS	EASTERN REDBUD
CORNUS KOUSA	DOGWOOD
PRUNUS SP.	CHERRY

EVERGREEN TREES

ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
ILEX OPACA	AMERICAN HOLLY
PICEA ABIES	NORWAY SPRUCE

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

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09-16-11 Cty Comments

LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
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JOB #	1798-1101
CAD FILE	1101F-GOL.dwg
SHEET #	10 of 22

LEGEND

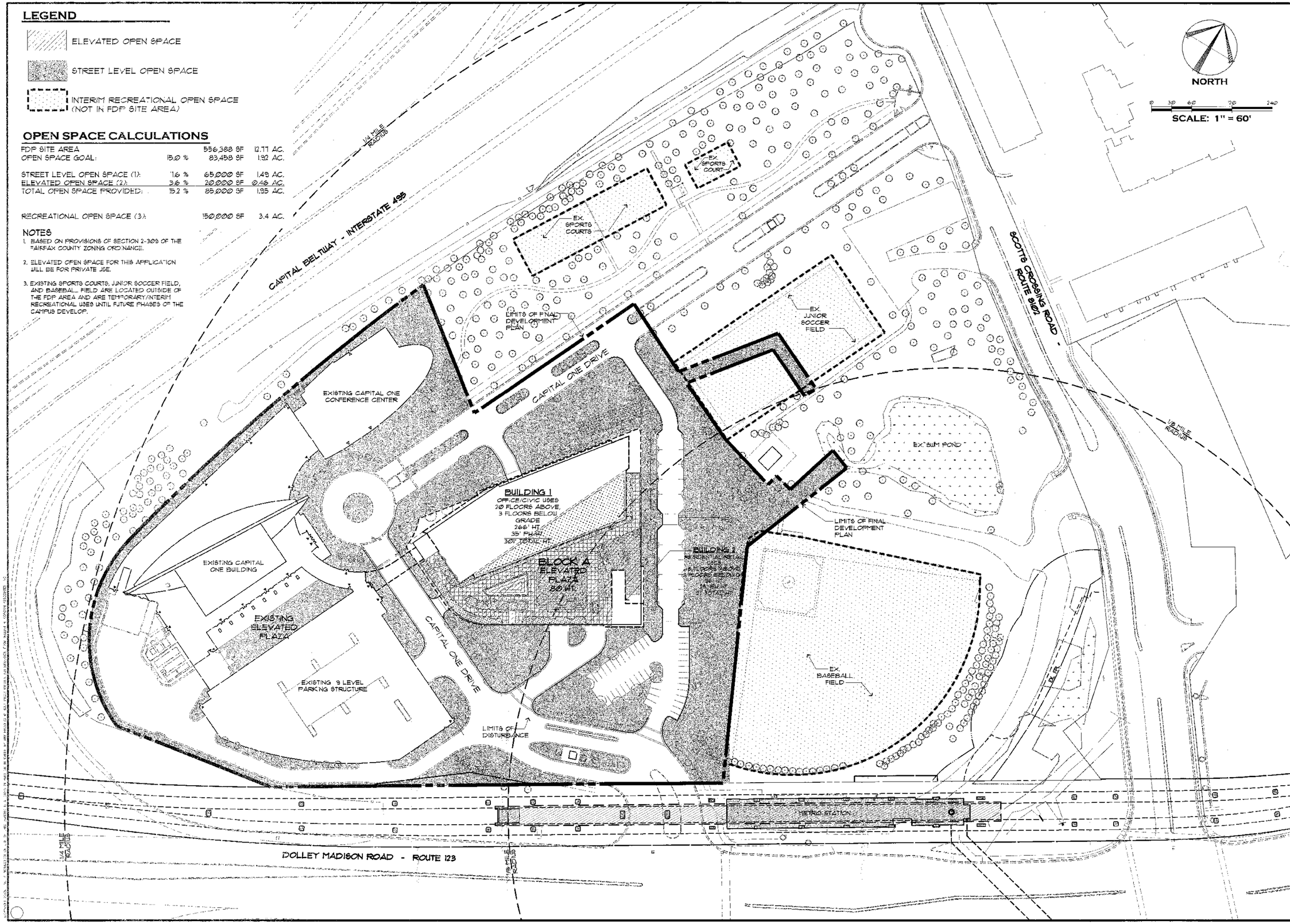
- ELEVATED OPEN SPACE
- STREET LEVEL OPEN SPACE
- INTERIM RECREATIONAL OPEN SPACE (NOT IN FDP SITE AREA)

OPEN SPACE CALCULATIONS

FDP SITE AREA		556,388 SF	12.77 AC.
OPEN SPACE GOAL:	15.0 %	83,458 SF	1.92 AC.
STREET LEVEL OPEN SPACE (1):	11.6 %	65,000 SF	1.49 AC.
ELEVATED OPEN SPACE (2):	3.6 %	20,000 SF	0.46 AC.
TOTAL OPEN SPACE PROVIDED:	15.2 %	85,000 SF	1.95 AC.
RECREATIONAL OPEN SPACE (3):		150,000 SF	3.4 AC.

NOTES

1. BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. ELEVATED OPEN SPACE FOR THIS APPLICATION WILL BE FOR PRIVATE USE.
3. EXISTING SPORTS COURTS, JUNIOR SOCCER FIELD, AND BASEBALL FIELD ARE LOCATED OUTSIDE OF THE FDP AREA AND ARE TEMPORARY/INTERIM RECREATIONAL USES UNTIL FUTURE PHASES OF THE CAMPUS DEVELOP.



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09-16-11 Cty Comments

OPEN SPACE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 60'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
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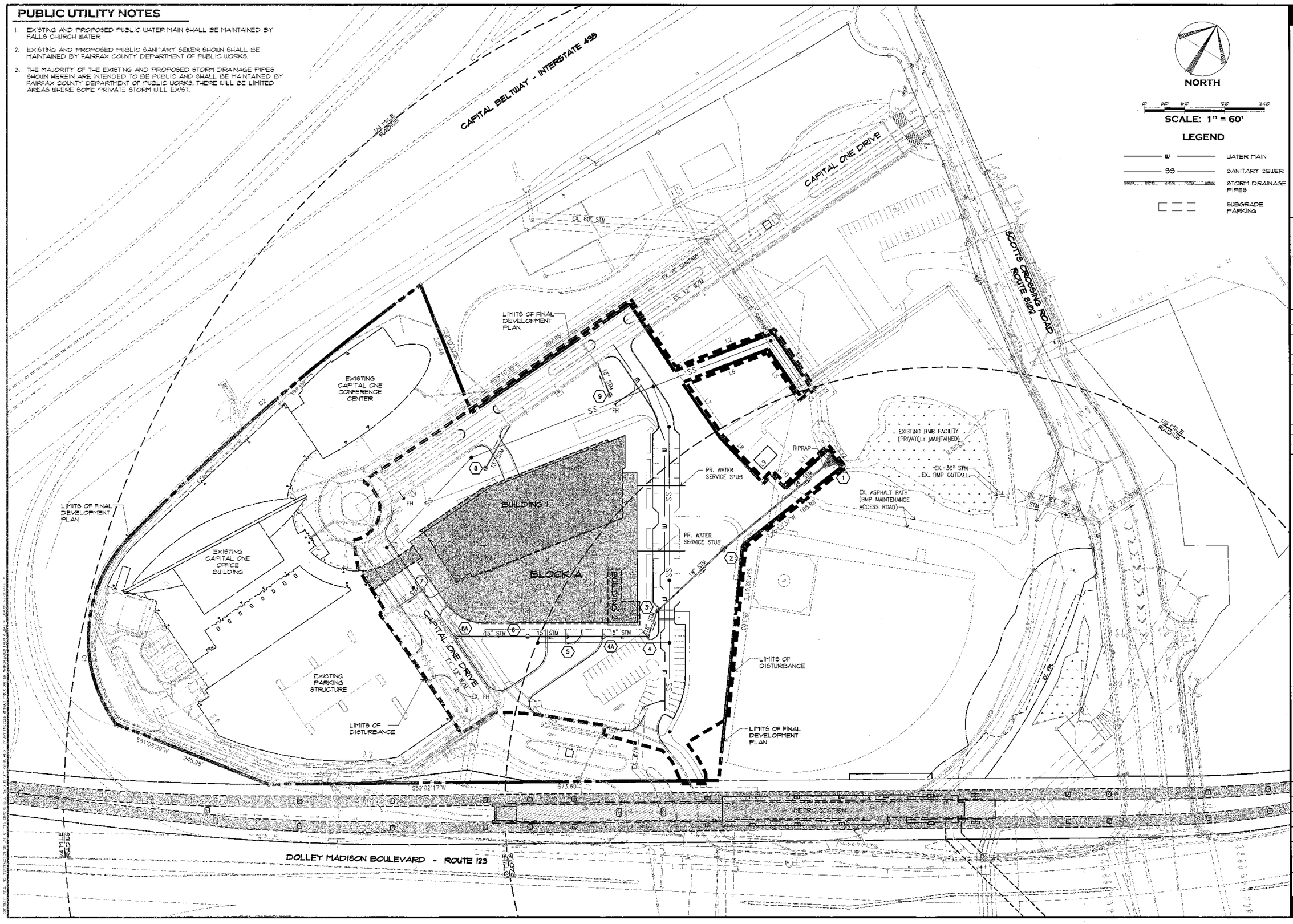
JOB #	1798-1101
CAD FILE	1101F-OS.dwg
SHEET #	11 of 22

PUBLIC UTILITY NOTES

1. EXISTING AND PROPOSED PUBLIC WATER MAIN SHALL BE MAINTAINED BY FALLS CHURCH WATER
2. EXISTING AND PROPOSED PUBLIC SANITARY SEWER SHOWN SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS.
3. THE MAJORITY OF THE EXISTING AND PROPOSED STORM DRAINAGE PIPES SHOWN HEREIN ARE INTENDED TO BE PUBLIC AND SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. THERE WILL BE LIMITED AREAS WHERE SOME PRIVATE STORM WILL EXIST.



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09-16-11 City Comments

UTILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
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JOB #	1798-1101
CAD FILE	1101F-UP.dwg
SHEET #	12 of 22

LEGEND

LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS

BUILDING FLOOR AREA WITH PROPOSED CIVIC USES, SEE TABULATIONS ON SHEET 3

LIMITS OF POCKET PARK (CIVIC USES ONLY)

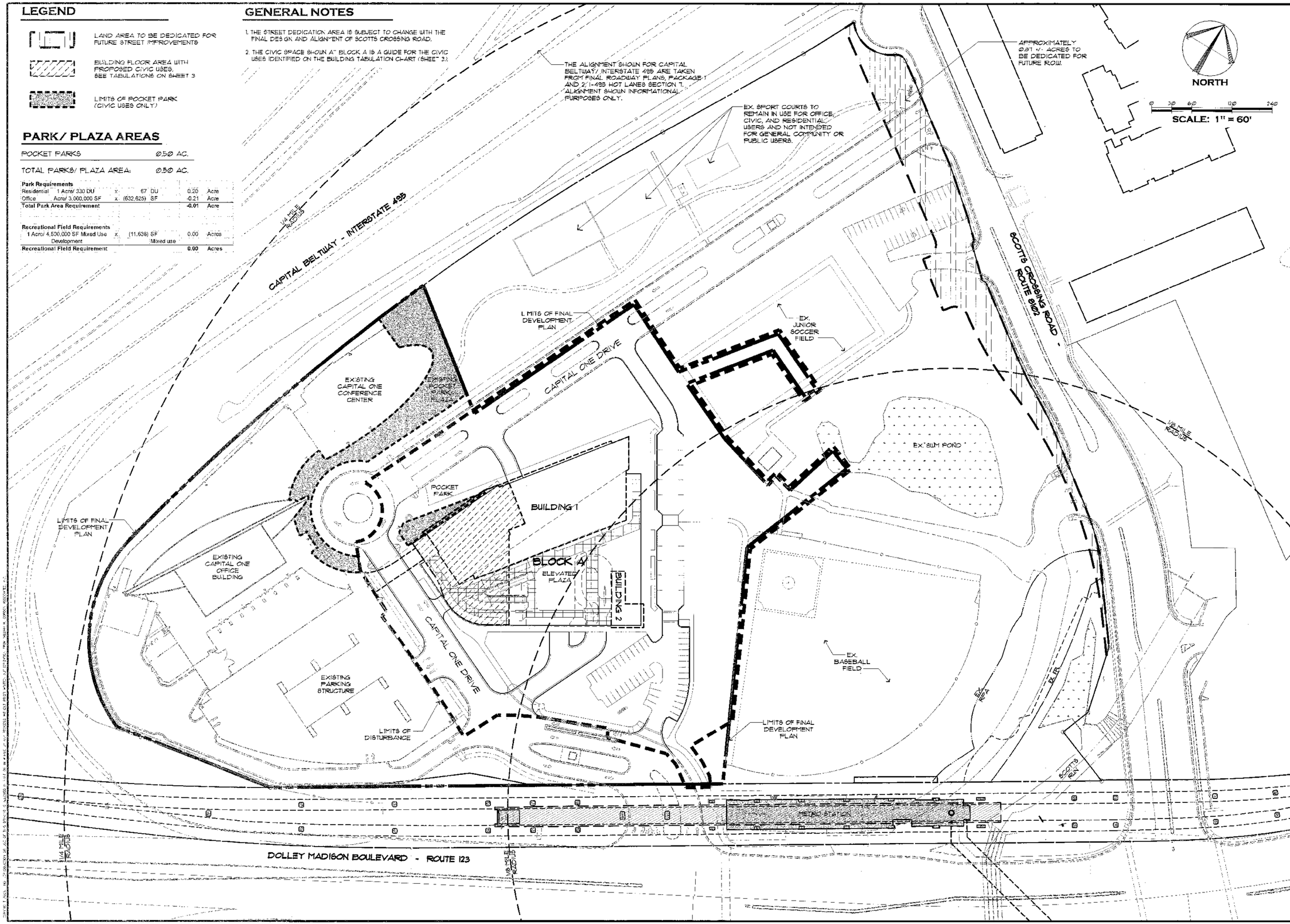
PARK/ PLAZA AREAS

POCKET PARKS	0.50 AC.
TOTAL PARKS/ PLAZA AREA:	0.50 AC.

Park Requirements						
Residential	1 Acre/ 330 DU	x	67	DU	0.20	Acre
Office	Acre/ 3,000,000 SF	x	(632,625)	SF	-0.21	Acre
Total Park Area Requirement					-0.01	Acre
Recreational Field Requirements						
1 Acre/ 4,500,000 SF Mixed Use Development		x	(11,638)	SF Mixed use	0.00	Acres
Recreational Field Requirement					0.00	Acres

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE CIVIC SPACE SHOWN AT BLOCK A IS A GUIDE FOR THE CIVIC USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3).



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09-16-11 City Comments

PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

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JOB #	1798 1101
CAD FILE	1101F-PF.dwg
SHEET #	13 of 22

LEGEND

PEDESTRIAN CIRCULATION

- FUTURE 10' WIDE TRAIL
- PLANNED TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13) — DETAIL NO. CALLOUT / PAGE NO.

NORTH

0 50 100 200 300

SCALE: 1" = 100'

CAPITAL BELTWAY - INTERSTATE 495

1/4 MILE RADIUS

PLANNED MAJOR REGIONAL TRAIL (ALONGSIDE INTERSTATE 495) PER COUNTYWIDE TRAILS PLAN. A WAIVER IS SOUGHT UNDER THE GDP APPLICATION FOR THE SITE TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.

EXISTING CAPITAL ONE CONFERENCE CENTER

EX. ROCKET PARK/ PLAZA

CAPITAL ONE DRIVE

EXISTING PEDESTRIAN WALKWAYS (TYP.)

LIMITS OF FINAL DEVELOPMENT PLAN

SCOTTS CROSSING ROAD - ROUTE 8107

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING ELEVATED PLAZA

EXISTING PARKING STRUCTURE

BUILDING

BLOCK A

BUILDING

CAPITAL ONE DRIVE

LIMITS OF FINAL DEVELOPMENT PLAN

INTERIM GROUND LEVEL CONNECTION TO METRO STATION PENDING METRO/ WMATA REVIEW AND APPROVAL.

PLANNED STREAM VALLEY TRAIL PER COUNTYWIDE TRAILS PLAN

METRO STATION

DOLLEY MADISON BOULEVARD - ROUTE 123

FUTURE MAJOR PAVED TRAIL (8'-10' WIDE) PER COUNTYWIDE TRAIL PLAN TO BE PROVIDED WITH FUTURE FDP

EX. PEDESTRIAN CROSSWALK (TYP.)

PEDESTRIAN BRIDGE (BY OTHERS)

ALTERNATE ROUTE FOR STREAM VALLEY TRAIL

METRO STATION KISS AND RIDE

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09-16-11 City Comments

PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
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SHEET #	14 of 22

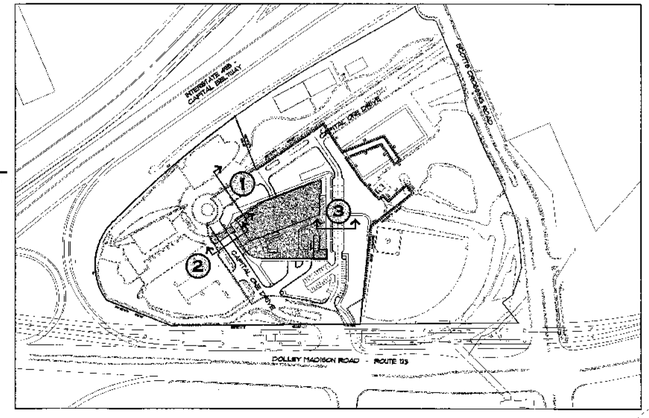
NOTES:

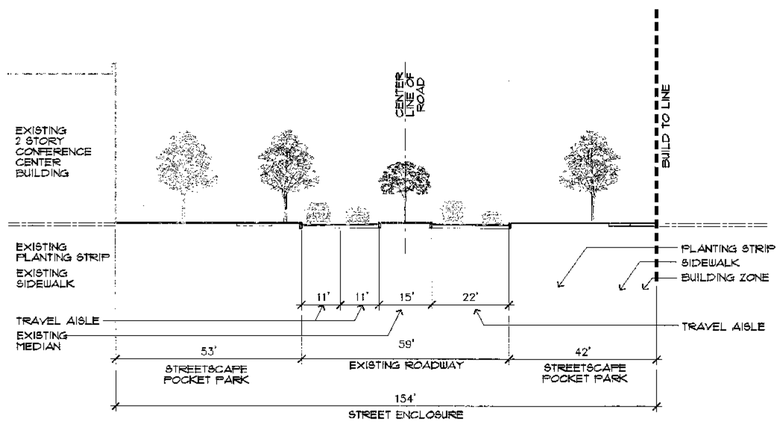
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED PRIVATELY. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE VEHICULAR CIRCULATION PLAN SHEET 9 FOR SPECIFIC LOCATIONS OF ROADWAY CROSS SECTIONS.
3. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS. BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.

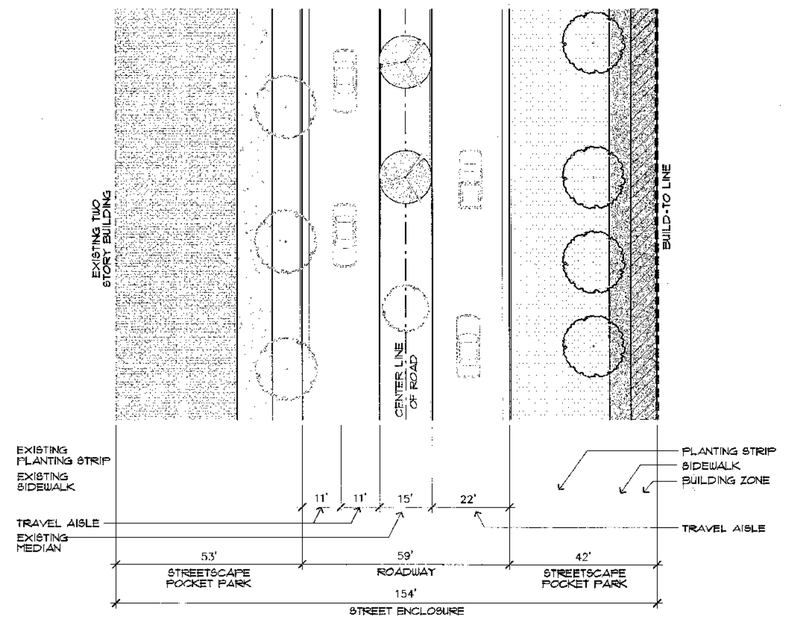
NORTH

KEY PLAN

SCALE: 1" = 250'

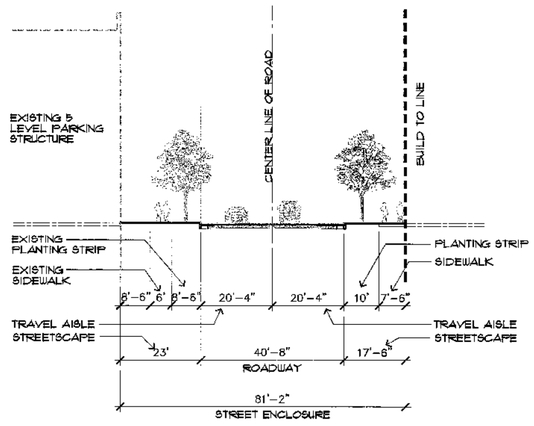


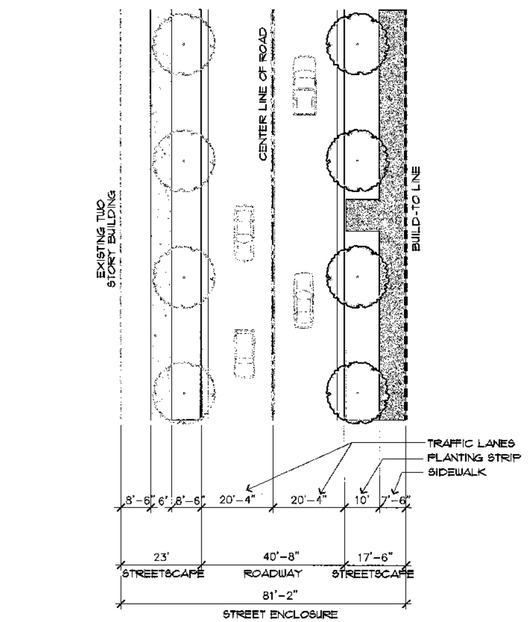




1 CAPITAL ONE DRIVE - FOUR LANE (NO PARKING)

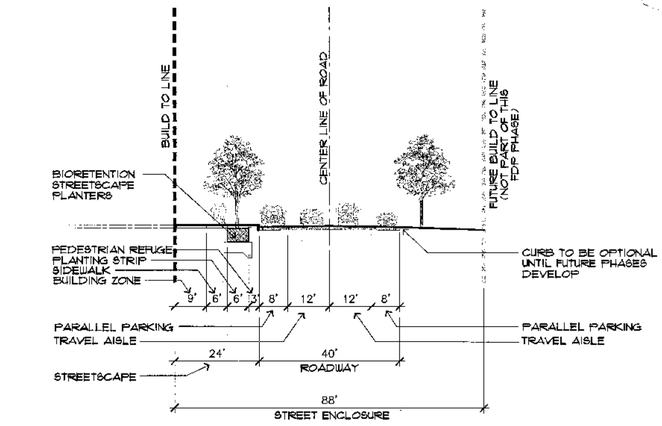
SCALE: 1" = 20'

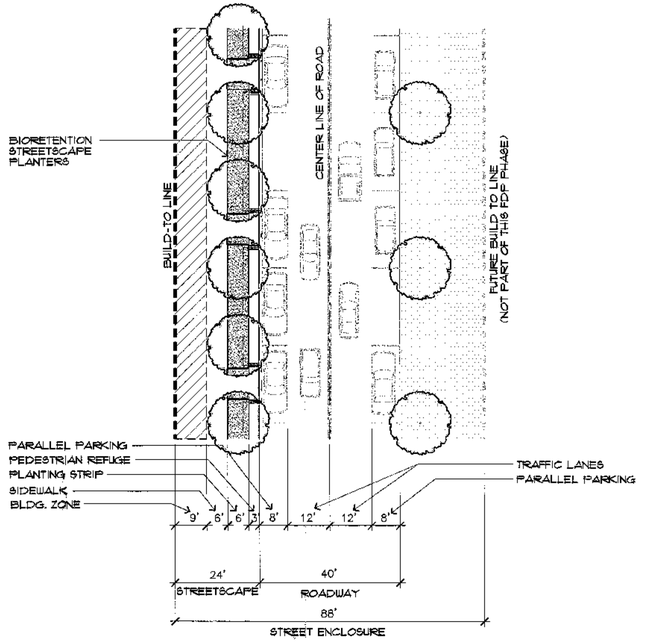




2 CAPITAL ONE DRIVE - 2 LANE (NO PARKING)

SCALE: 1" = 20'





3 PRIVATE DRIVE - 2 LANE (WITH PARKING)

SCALE: 1" = 20'

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09-16-11 City Comments

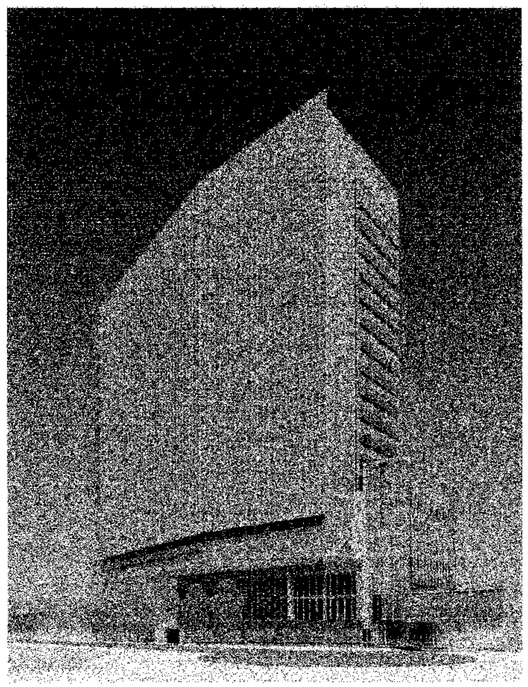
PRIVATE STREET STANDARDS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-SECTI.dwg
SHEET #	15 of 22

1 VIEW- SOUTHEAST



2 VIEW- NORTHWEST

3 VIEW- NORTHWEST

THESE PERSPECTIVES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL PLANS.

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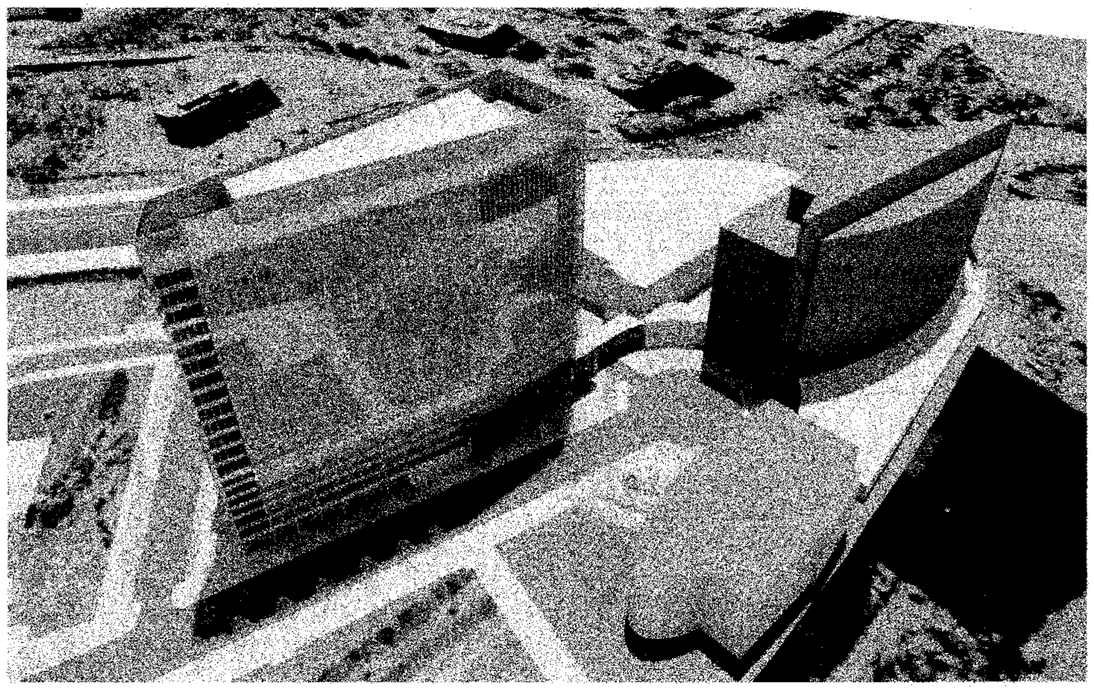
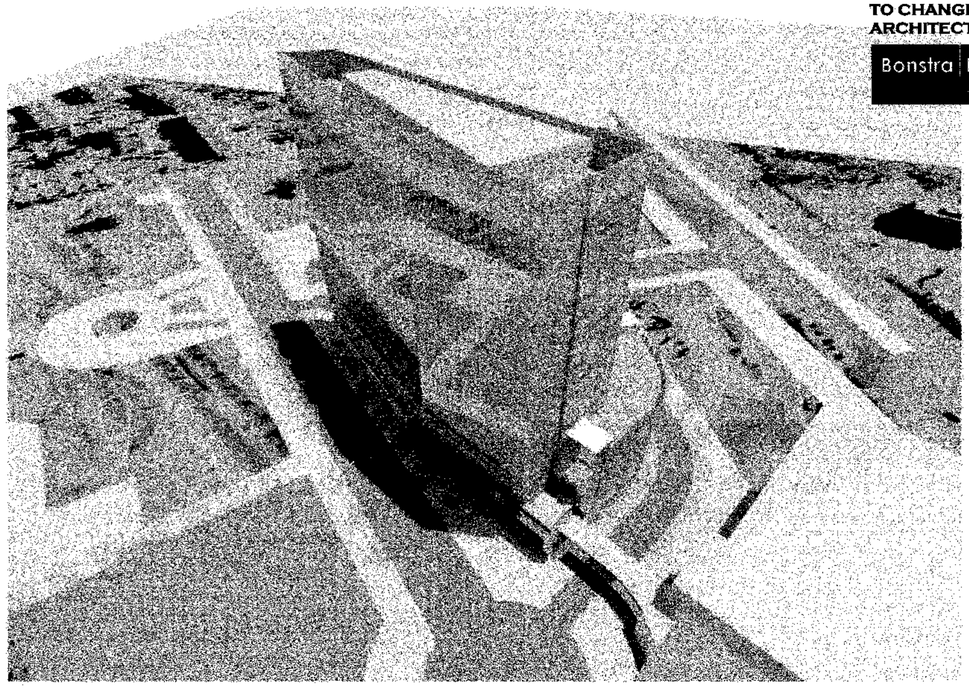


4 VIEW- BIRDSEYE



5 VIEW- BIRDSEYE

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ARCHITECTURAL PERSPECTIVE

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
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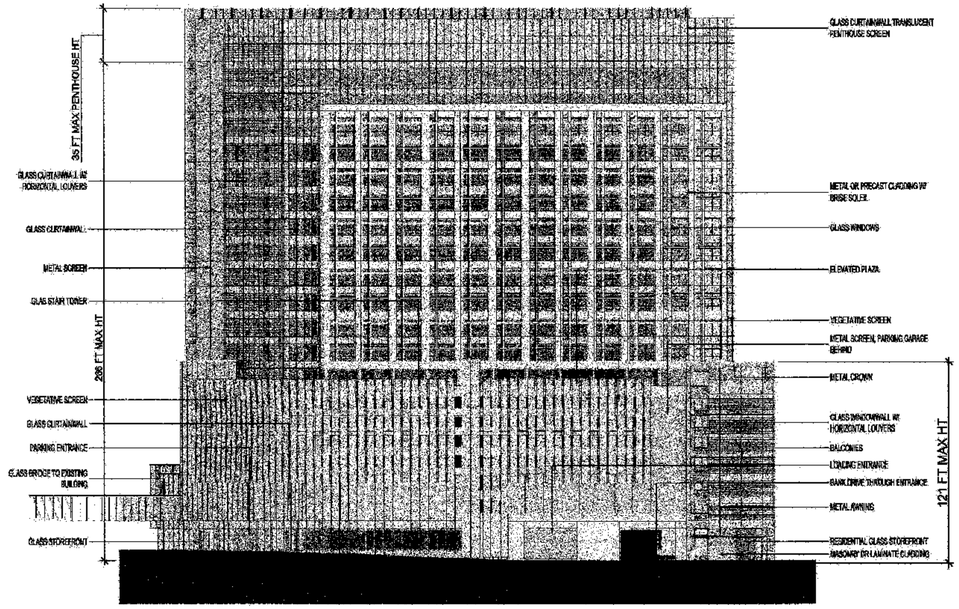
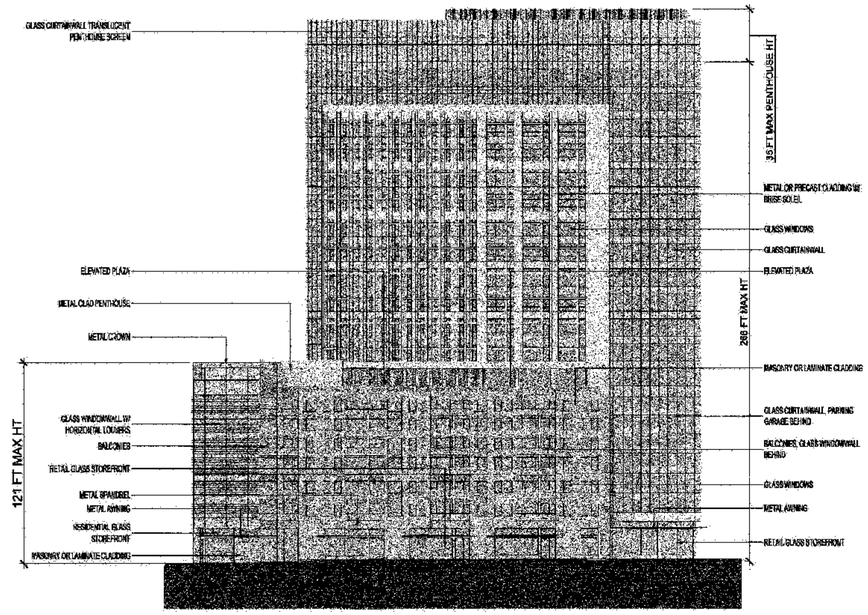
SHEET #	16 of 22



1 ELEVATION- SOUTHEAST
1" = 40'

0' 40'



2 ELEVATION- NORTHEAST
1" = 40'

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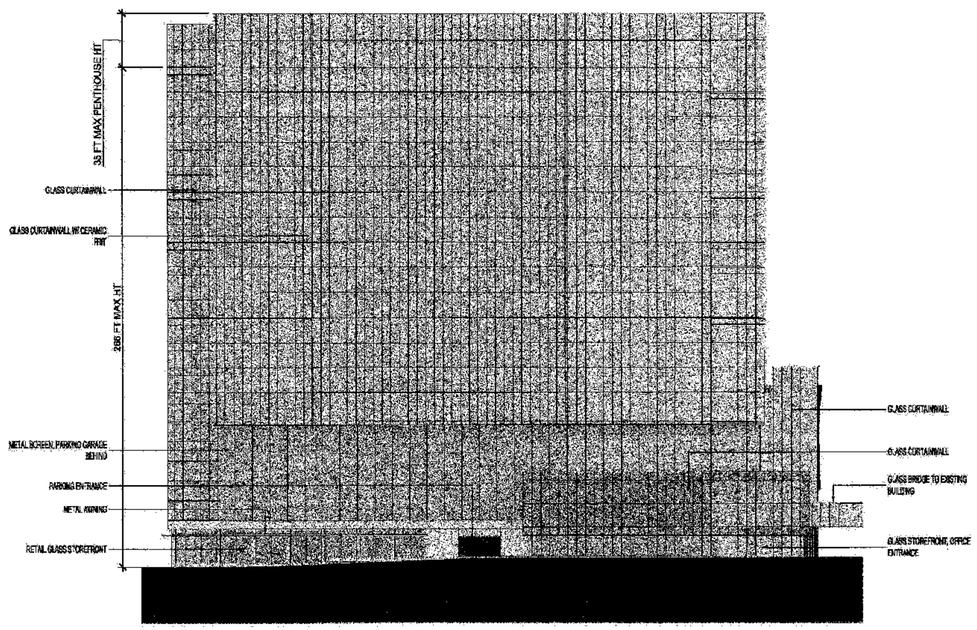
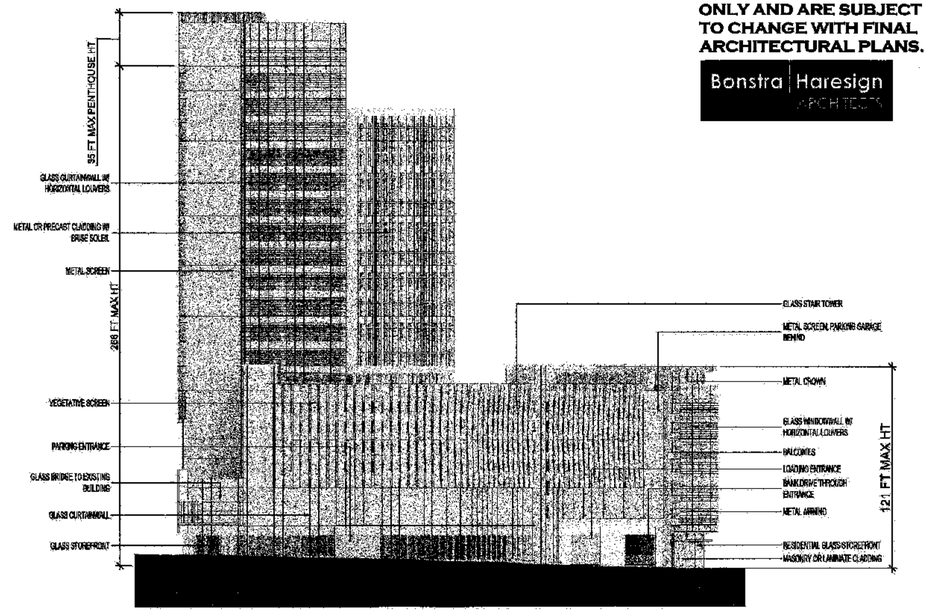


3 ELEVATION- NORTHWEST
1" = 40'

0' 40'

THESE BUILDING ELEVATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL PLANS.

Bonstra | Haresign ARCHITECTS



4 ELEVATION- SOUTHWEST
1" = 40'

0' 40'

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REVISIONS
09-16-11 Cty Comments

ARCHITECTURAL BUILDING ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
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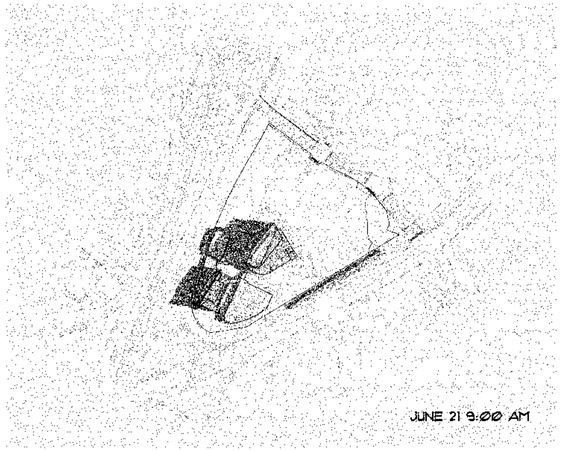

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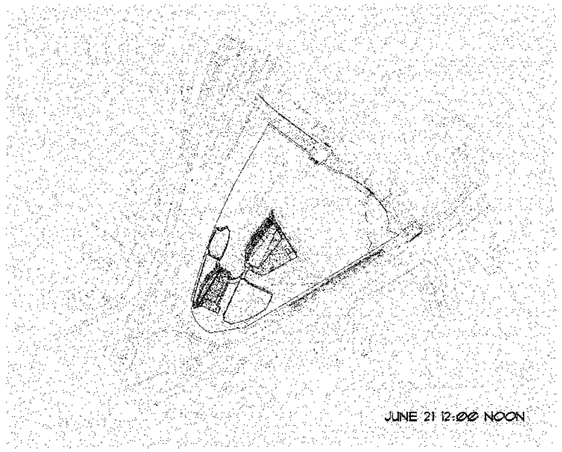

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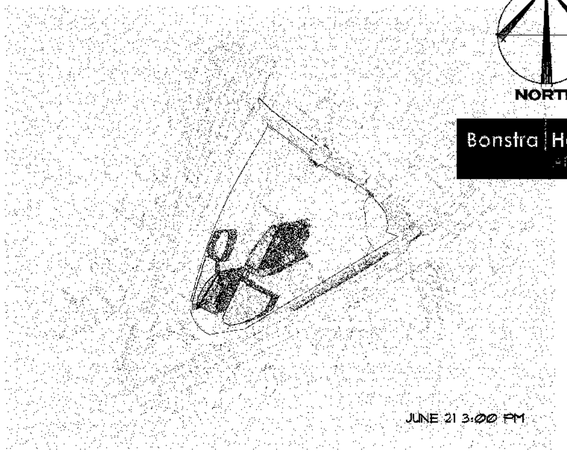

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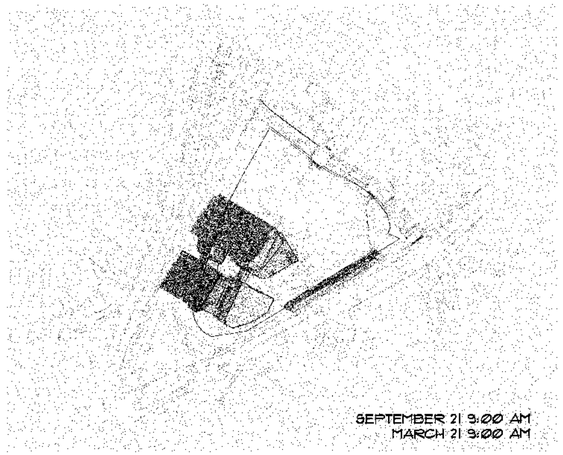
NORTH

Bonstra | Haresign ARCHITECTS

SUMMER



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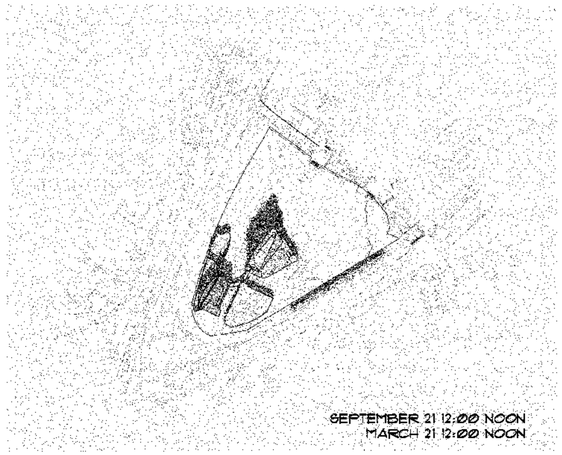
MARCH 21 9:00 AM



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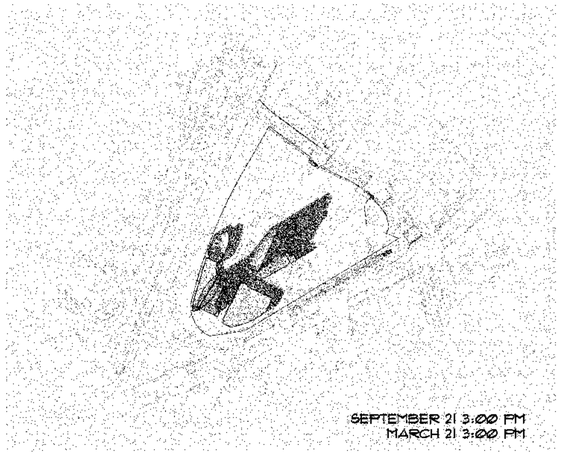

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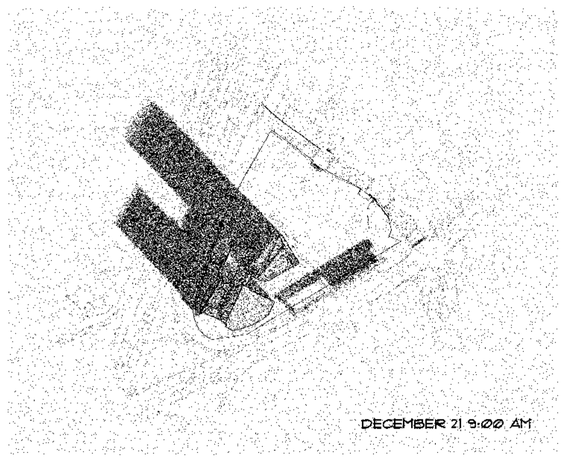
SPRING/ FALL



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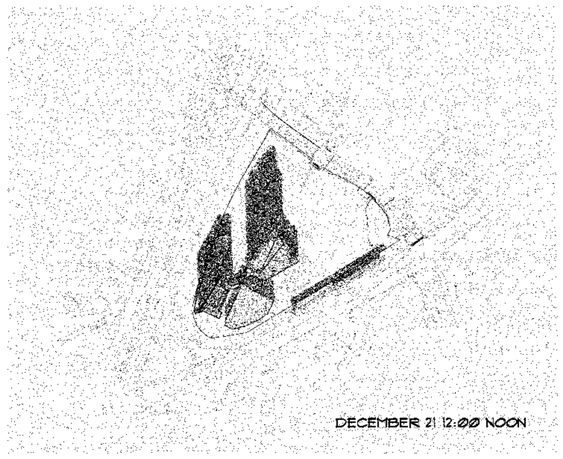

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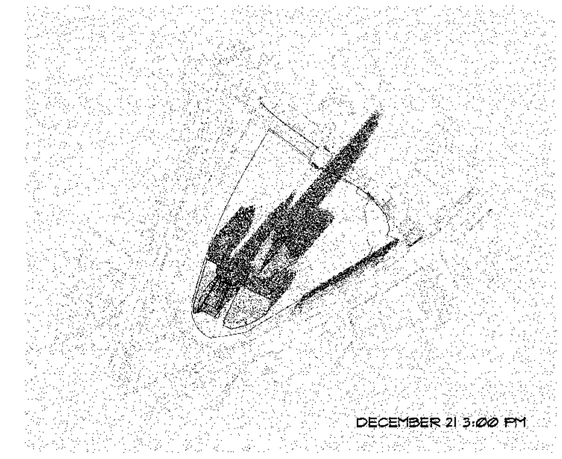

DECEMBER 21 3:00 PM

WINTER

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09-16-11 City Comments

SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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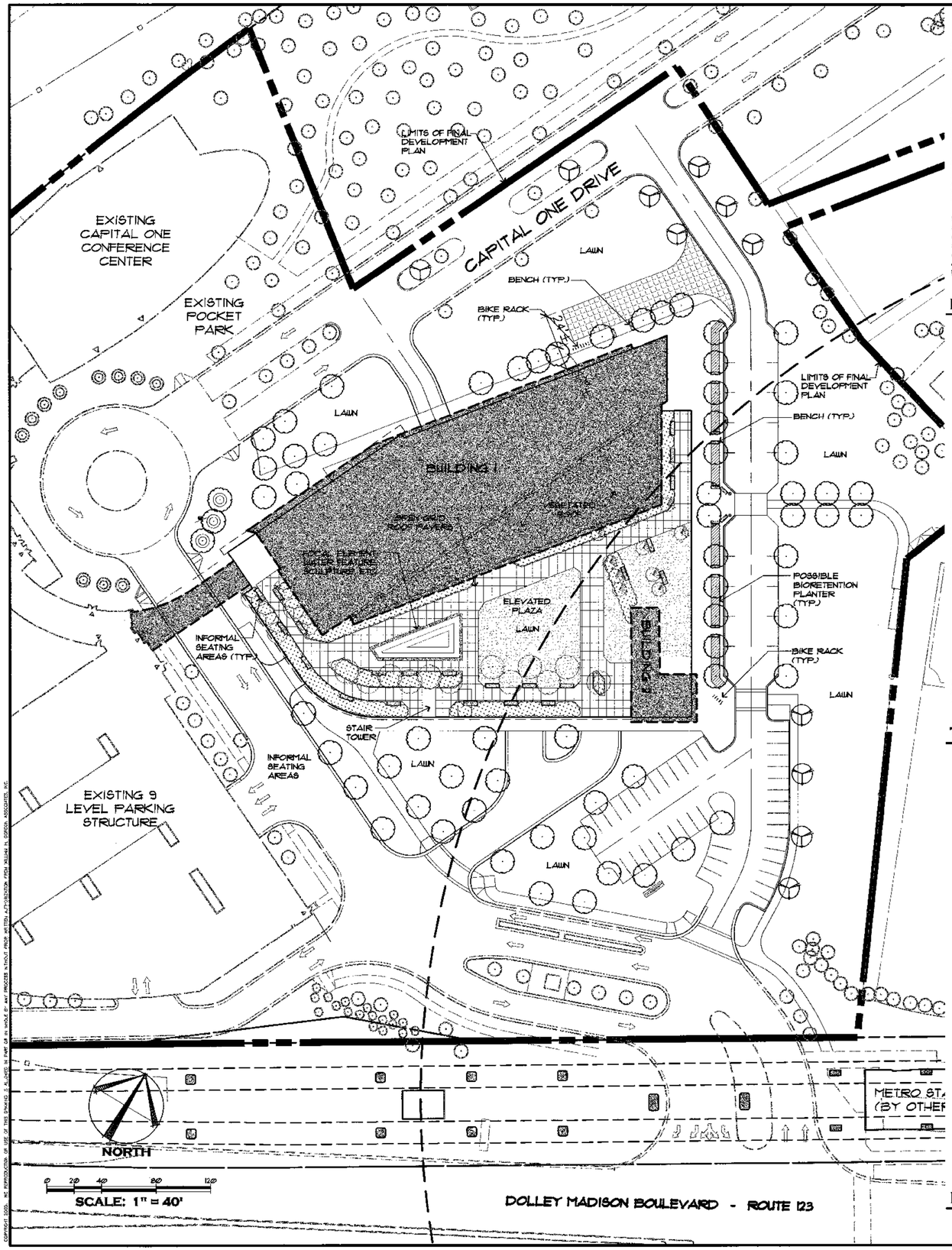

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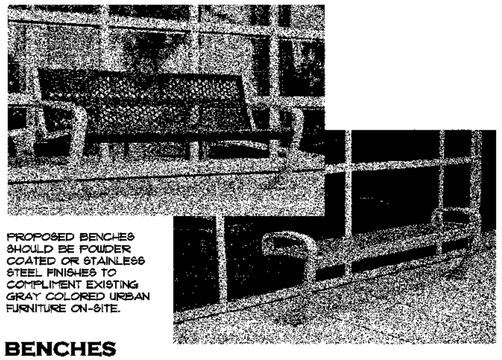
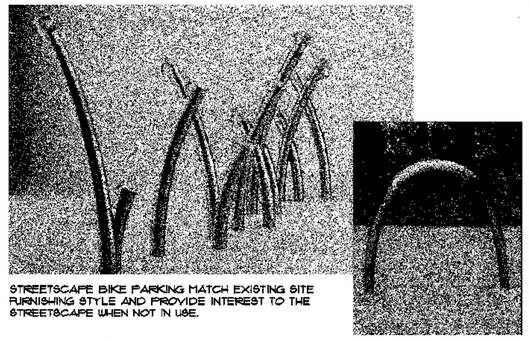


PROPOSED BENCHES SHOULD BE POWDER COATED OR STAINLESS STEEL FINISHES TO COMPLIMENT EXISTING GRAY COLORED URBAN FURNITURE ON-SITE.

BENCHES

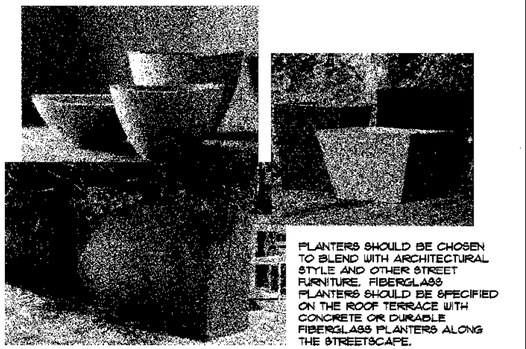


STREETSCAPE BIKE PARKING MATCH EXISTING SITE FURNISHING STYLE AND PROVIDE INTEREST TO THE STREETSCAPE WHEN NOT IN USE.

BIKE RACKS

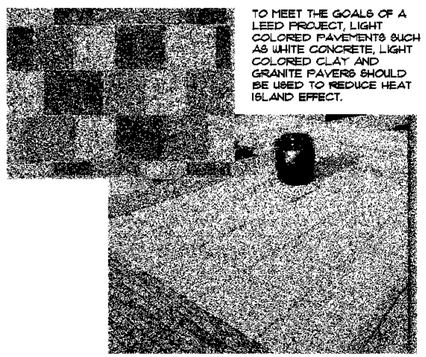
PROPOSED TRASH AND RECYCLING SHOULD BE PLACED IN CONVENIENT LOCATIONS ALONG THE STREETSCAPE.

TRASH & RECYCLING RECEPTACLES



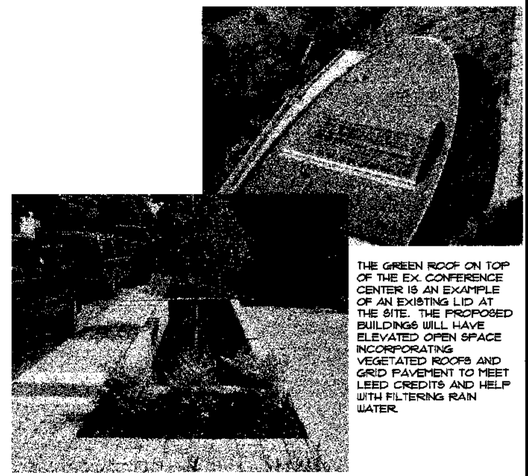
PLANTERS SHOULD BE CHOSEN TO BLEND WITH ARCHITECTURAL STYLE AND OTHER STREET FURNITURE. FIBERGLASS PLANTERS SHOULD BE SPECIFIED ON THE ROOF TERRACE WITH CONCRETE OR DURABLE FIBERGLASS PLANTERS ALONG THE STREETSCAPE.

PLANTERS



TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS WHITE CONCRETE, LIGHT COLORED CLAY AND GRANITE PAVERS SHOULD BE USED TO REDUCE HEAT ISLAND EFFECT.

PAVEMENT



THE GREEN ROOF ON TOP OF THE EX. CONFERENCE CENTER IS AN EXAMPLE OF AN EXISTING LID AT THE SITE. THE PROPOSED BUILDINGS WILL HAVE ELEVATED OPEN SPACE INCORPORATING VEGETATED ROOFS AND GRID PAVEMENT TO MEET LEED CREDITS AND HELP WITH FILTERING RAIN WATER.

STREETSCAPE PLANTERS AND TREE PITS SERVING AS URBAN BIORETENTION PLANTERS TO FILTER STORMWATER AND PROMOTE HEALTHY TREE GROWTH.

LOW IMPACT DESIGN (LID'S)

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URBAN DESIGN AMENITIES

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
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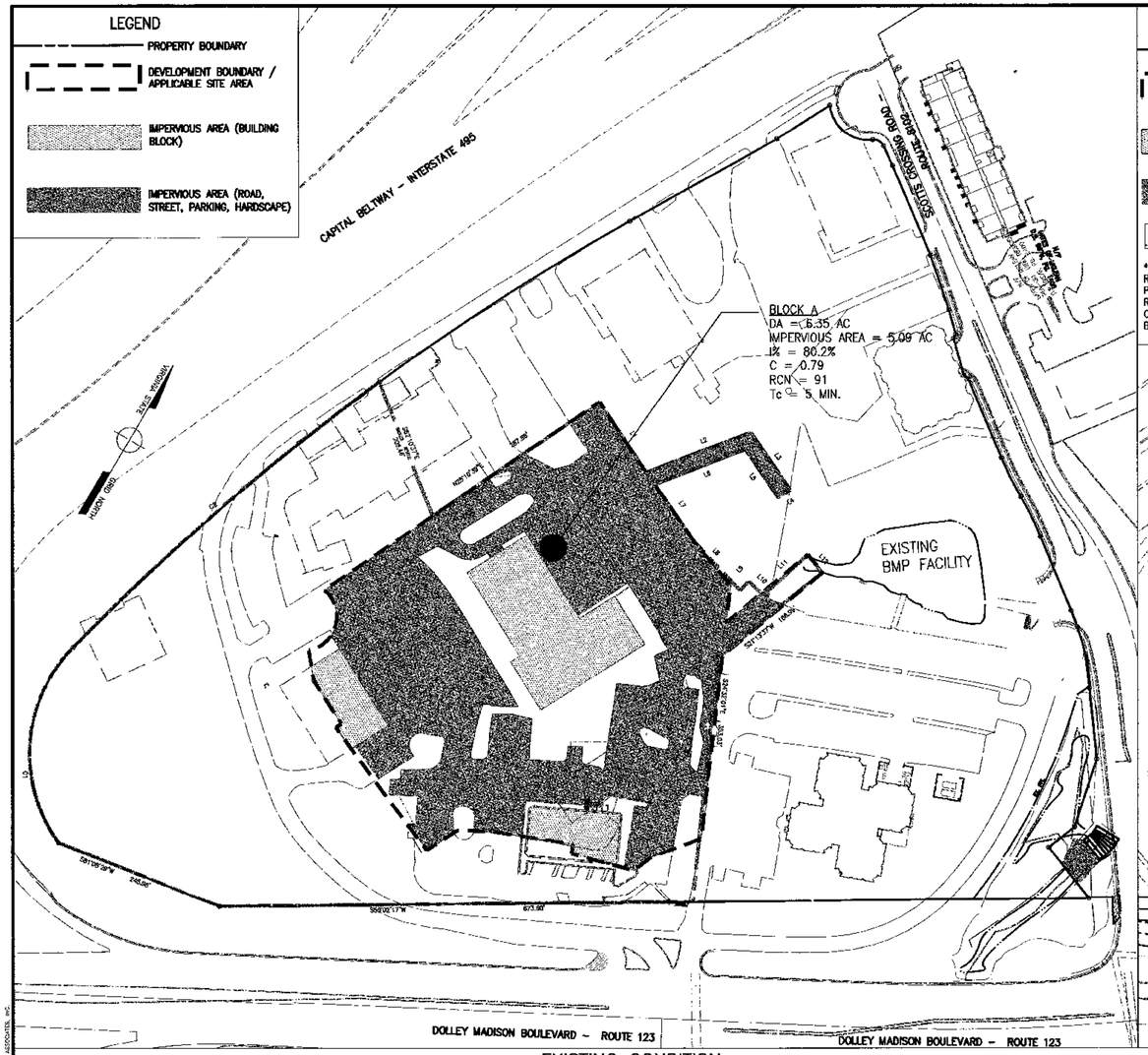
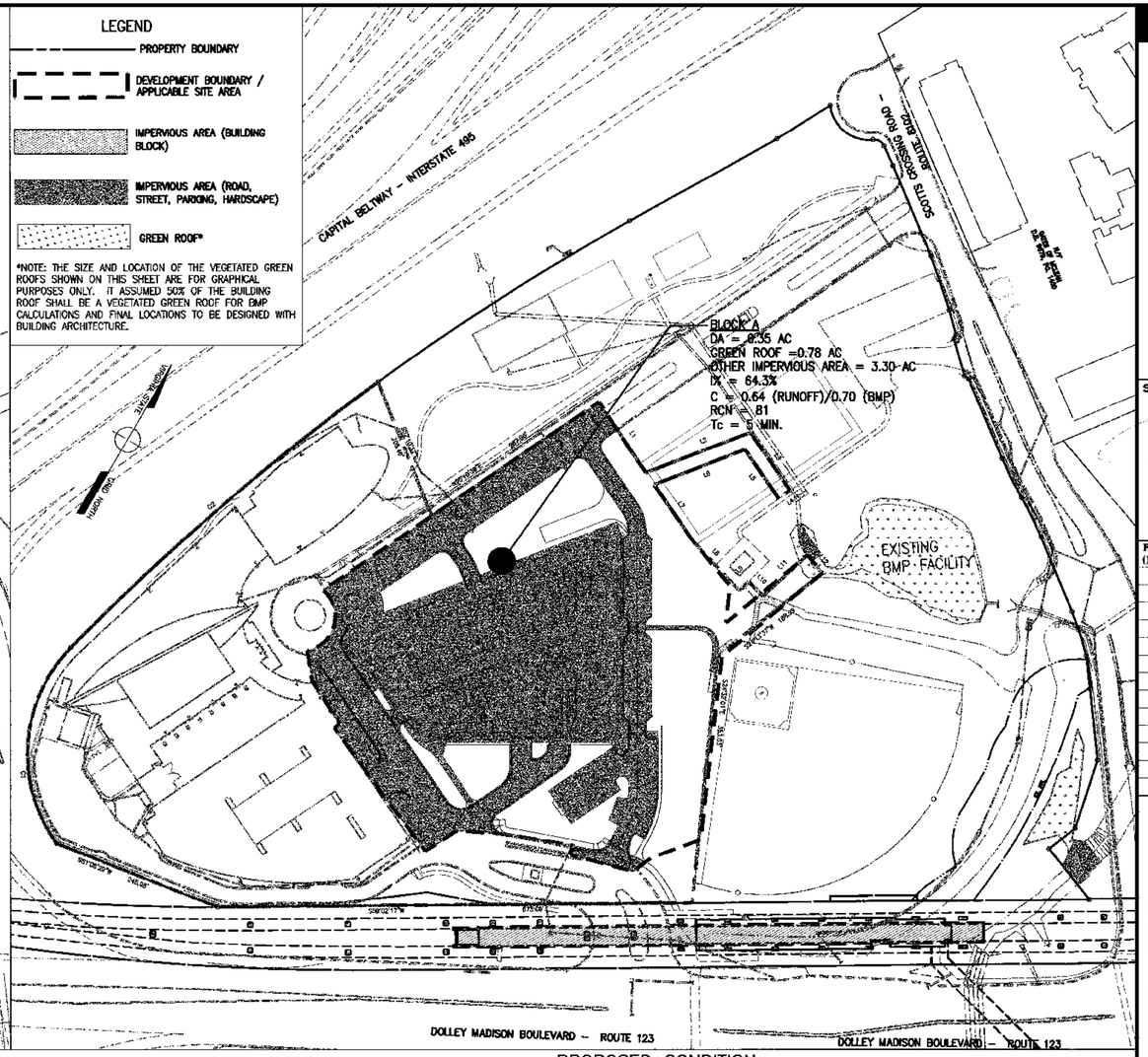


EXISTING CONDITION
SCALE: 1"=100'



PROPOSED CONDITION
SCALE: 1"=100'

SWM NARRATIVE

THE SITE IS WITHIN THE SCOTT'S RUN WATERSHED. A PRIOR SITE PLAN ENTITLED "CAPITAL ONE PHASE I" (6385-SPV-04) MODIFIED THE EX. BMP POND AND WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 27.5 AC WITH AN ASSOCIATED C-FACTOR OF 0.62. THE EXISTING BMP FACILITY ON-SITE WAS CONSTRUCTED WITH AFOREMENTIONED SITE PLAN. THE APPLICABLE FDP SITE AREA DRAINS TO THE EXISTING FACILITY. THE POND HAS A FOOTPRINT AREA OF 20,150 SF AND AN APPROXIMATE STORAGE VOLUME OF 90,000 CF. THE EXISTING BMP FACILITY ADEQUATELY SERVES THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS PLAN.

THE RUNOFF CURVE NUMBER FOR EXISTING CONDITION OF THE APPLICABLE FDP SITE AREA IS 91 WITH 80% OF IMPERVIOUS AREA, AND THE RUNOFF CURVE NUMBER FOR THE PROPOSED CONDITION IS 81 WITH 64% OF IMPERVIOUS AREA. THE CURVE NUMBER AND IMPERVIOUS PERCENTAGE FOR THE PROPOSED CONDITION ARE MUCH LOWER THAN THOSE FOR THE EXISTING CONDITION. THE PFM AND LEED 3.0 REQUIREMENTS FOR STORMWATER QUANTITY CONTROL HAVE BEEN ACHIEVED WITHOUT ANY ADDITIONAL STORMWATER MANAGEMENT FACILITY. SEE BLOCK A WATERSHED CHARACTERISTICS CHART THIS SHEET FOR COMPLIANCE WITH PFM AND LEED V3.0. ALTHOUGH ADDITIONAL STORMWATER MANAGEMENT FACILITY IS NOT REQUIRED FOR THIS APPLICATION, THE APPLICANT RESERVES THE RIGHT TO INCLUDE UNDERGROUND STORMWATER MANAGEMENT (SWM) AND IF NECESSARY, PUMP THE STORMWATER TO THE SITE STORM DRAINAGE SYSTEM. THE PUMP COULD BE PRIVATELY MAINTAINED.

THE OUTFALL AREA OF THIS PROJECT INCLUDES A PIPED DRAINAGE SYSTEM THAT OUTFALLS INTO A SWM POND, WHICH EVENTUALLY OUTFALLS INTO SCOTT'S RUN. AT THE CONFLUENCE OF THE SITE'S OUTFALL AND SCOTT'S RUN, THE RECEIVING WATERCOURSE EXCEEDS 100 TIMES THE AREA OF THAT PORTION OF THE APPLICABLE SITE AREA. SEE SHEET 21 FOR ADDITIONAL OUTFALL NARRATIVE.

STORMWATER MANAGEMENT REQUIREMENTS

PFM REQUIREMENT

PER PFM SECTION 6-0101.3A AND VA STORMWATER MANAGEMENT HANDBOOK, THE POST-DEVELOPMENT RUNOFF RATES FOR 2-YR AND 10-YR DESIGN STORMS SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATES.

LEED SSc6.1 REQUIREMENT

THE EXISTING IMPERVIOUSNESS OF THE APPLICABLE FDP SITE IS 80%, WHICH IS GREATER THAN 50%. PER LEED SS CREDIT 6.1, THE POST-DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME MUST BE AT LEAST 25% LESS THAN THE PRE-DEVELOPMENT VALUES FOR 2-YR 24-HR DESIGN STORM.

BLOCK A WATERSHED CHARACTERISTICS

	AREA	IMP. AREA	PERV. AREA	IMP. I%	C-FACTOR*	CN*	Tc	$Q_{2\ YR}$	$V_{2\text{-}YR}$	$Q_{10\text{-}YR}$
	AC	AC	AC	%			MIN	CFS	CF	CFS
EXISTING CONDITIONS	6.4	5.1	1.3	80	0.79	91	5	23	48,800	42
PROPOSED CONDITIONS	6.4	4.1	2.3	64	0.64**	81	5	16	31,750	33
PFM COMPLIANCE								16 < 23		33 < 42
								OK		OK
LEED COMPLIANCE								16 < 23x(1-25%)	31,750 < 48,800x(1-25%)	
								OK	OK	

* Considering green roof effect

** Overall C-factor to the existing BMP facility is 0.60, see BMP narrative.

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9/1/11

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SWM NARRATIVE & COMPUTATIONS

CAPITAL ONE MASTERPLAN

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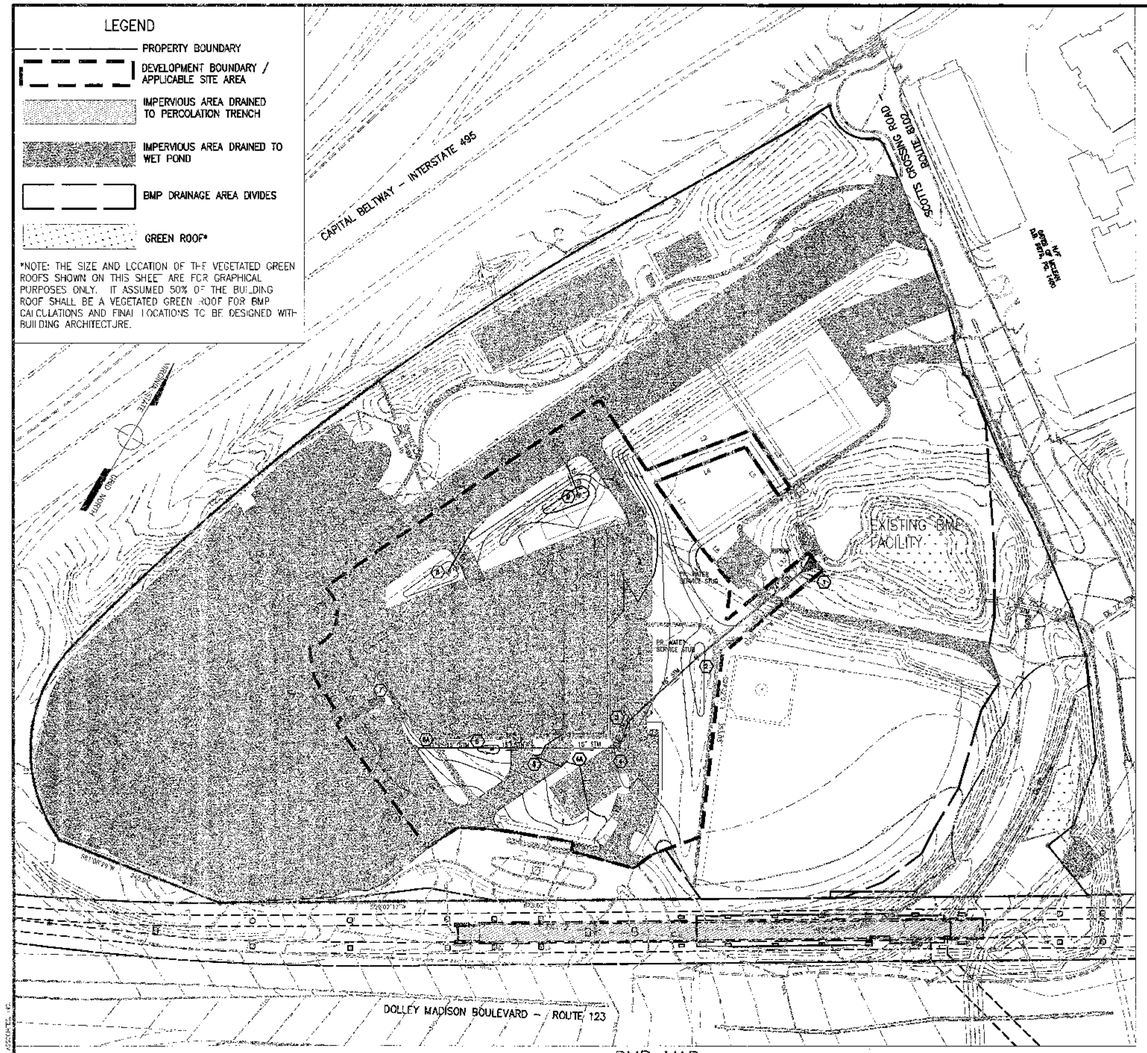

BMP MAP
SCALE: 1"=100'

BMP NARRATIVE (WATER QUALITY CONTROL)

BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED VIA THE EXISTING POND AND GREEN ROOF. THE APPLICANT IS PROPOSING PHOSPHORUS REMOVAL CREDIT, IN PART, VIA WET POND OF 4 TIMES THE WATER QUALITY VOLUME REQUIRED (50% EFFICIENCY) AND INTENSIVE GREEN ROOF (40% EFFICIENCY). THE APPLICANT RESERVES THE RIGHT TO SUPPLEMENT OR SUBSTITUTE BMPs (WATER REUSE, INJECTION WELLS, IRRIGATION, ETC.) BASED ON FINAL ENGINEERING, AND THE APPROVAL/REQUEST OF DPWES.

EXISTING WET POND WATER QUALITY VOLUME VERIFICATION

APPROXIMATELY TOTAL 23.5ac OF DRAINAGE AREA WITHIN THE PROPERTY BOUNDARY IS DRAINED TO THE EXISTING WET POND UNDER THE PROPOSED CONDITION. INCLUDING 0.8ac OF GREEN ROOF, 10.7ac OF OTHER IMPERVIOUS AREA, AND 12.0ac OF PERVIOUS AREA.
TREATED DRAINAGE AREA A=23.5ac
THE COMPOSITE RUNOFF COEFFICIENT C=0.60
REQUIRED WATER QUALITY VOLUME Vwe=8",893cf
AVAILABLE WATER QUALITY VOLUME =88,003cf > Vwe=81,893cf
THEREFORE, THE EXISTING WET POND CAN PROVIDE ENOUGH WATER QUALITY VOLUME FOR THIS DEVELOPMENT.

PFM REQUIREMENT

EVEN THOUGH PROPOSED CONSTRUCTION WITHIN BLOCK A CAN BE CLAIMED AS "REDEVELOPMENT" SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20%, THE DEVELOPMENT OF BLOCK A IS STILL TREATED AS "NEW DEVELOPMENT" FOR WATER QUALITY CONTROL PURPOSE TO BE CONSISTENT WITH THE MASTER PLAN. FOR NEW DEVELOPMENT, THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED BY NO LESS THAN 40% COMPARED TO PHOSPHORUS LOADS PROJECTED FOR DEVELOPMENT WITHOUT BMPs. WITH THE EXISTING WET POND AND GREEN ROOF, THE 40% PHOSPHORUS REMOVAL REQUIREMENT WILL BE MET.

LEED SSc6.2 REQUIREMENT

THE STORMWATER RUNOFF FROM 1" RAINFALL IS REQUIRED TO BE CAPTURED AND TREATED USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY. THE STORMWATER RUNOFF FROM BLOCK A EVENTUALLY DRAINS TO WET POND. THE WATER QUALITY VOLUME OF WET POND IS 4 TIMES OF THE RUNOFF FROM 0.4" RAINFALL, OR EQUIVALENT TO THE RUNOFF FROM 1.6" RAINFALL. THE WET POND IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY. THEREFORE, LEED SSc6.2 REQUIREMENT WILL BE MET.

POND VOLUME AFTER DREDGING PER SITE PLAN #6835-SP-04

EL. (FT) [1]	DEPTH (FT) [2]	AREA (SF) [3]	AVE AREA (SF) [4]	VOL (CF) [5]	TOTAL VOLUME (CF) [6]	TOTAL VOLUME (AF) [9]	REMARKS [10]
293.00	0.00	3,060	0.00	0.00	0.00	0.00	
294.00	1.00	5,049	4,055	4,055	4,055	0.09	
296.00	2.00	7,245	6,147	12,294	16,349	0.38	
298.00	2.00	9,360	8,303	16,605	32,954	0.76	
300.00	2.00	13,770	11,565	23,130	56,084	1.29	
301.90	1.90	18,829	16,800	31,920	88,003	2.02	BMP WSE
302.00	2.00	20,151	18,961	33,921	90,005	2.07	

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BMP MAP, NARRATIVE AND COMPUTATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
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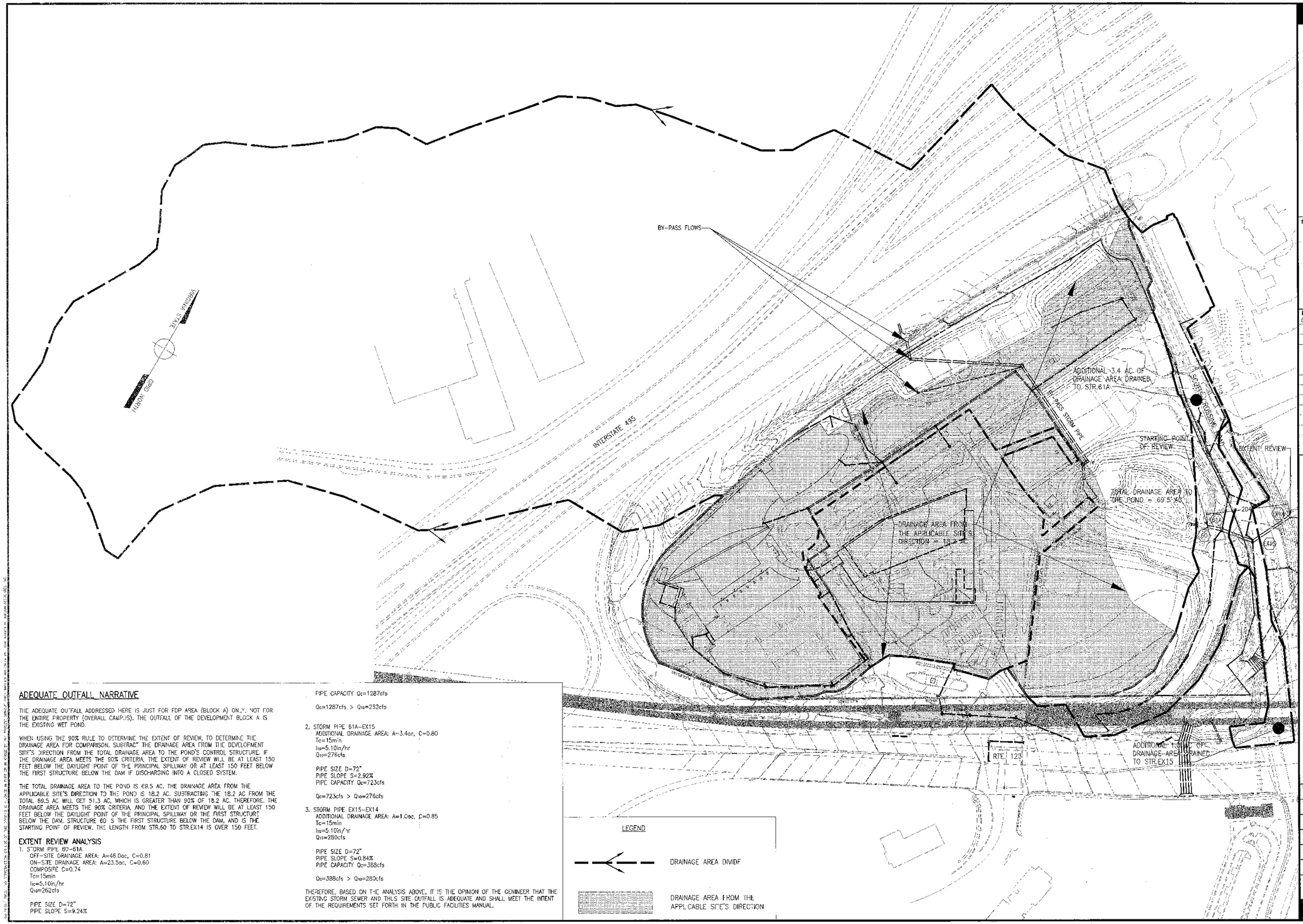

ADEQUATE OUTFALL NARRATIVE

THE ADEQUATE OUTFALL ADDRESSED HERE IS JUST FOR FDP AREA (BLOCK A) ONLY, NOT FOR THE ENTIRE PROPERTY (OVERALL CAMPUS). THE OUTFALL OF THE DEVELOPMENT BLOCK A IS THE EXISTING WET POND.

WHEN USING THE 90% RULE TO DETERMINE THE EXTENT OF REVIEW, TO DETERMINE THE DRAINAGE AREA FOR COMPARISON, SUBTRACT THE DRAINAGE AREA FROM THE DEVELOPMENT SITE'S DIRECTION FROM THE TOTAL DRAINAGE AREA TO THE POND'S CONTROL STRUCTURE. IF THE DRAINAGE AREA MEETS THE 90% CRITERIA, THE EXTENT OF REVIEW WILL BE AT LEAST 150 FEET BELOW THE DAYLIGHT POINT OF THE PRINCIPAL SPILLWAY OR AT LEAST 150 FEET BELOW THE FIRST STRUCTURE BELOW THE DAM IF DISCHARGING INTO A CLOSED SYSTEM.

THE TOTAL DRAINAGE AREA TO THE POND IS 69.5 AC. THE DRAINAGE AREA FROM THE APPLICABLE SITE'S DIRECTION TO THE POND IS 18.2 AC. SUBTRACTING THE 18.2 AC FROM THE TOTAL 69.5 AC WILL GET 51.3 AC, WHICH IS GREATER THAN 90% OF 18.2 AC. THEREFORE, THE DRAINAGE AREA MEETS THE 90% CRITERIA, AND THE EXTENT OF REVIEW WILL BE AT LEAST 150 FEET BELOW THE DAYLIGHT POINT OF THE PRINCIPAL SPILLWAY OR THE FIRST STRUCTURE BELOW THE DAM. STRUCTURE 60 S THE FIRST STRUCTURE BELOW THE DAM, AND IS THE STARTING POINT OF REVIEW. THE LENGTH FROM STR.60 TO STR.EX14 IS OVER 150 FEET.

EXTENT REVIEW ANALYSIS

1. STORM PIPE 60-61A
   OFF-SITE DRAINAGE AREA: A=46.0ac, C=0.81
   ON-SITE DRAINAGE AREA: A=23.5ac, C=0.60
   COMPOSITE C=0.74
   Tc=15min
   I10=5.10in/hr
   Q10=262cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=9.24%
   PIPE CAPACITY Qc=1287cfs

   Qc=1287cfs > Q10=252cfs

2. STORM PIPE 61A-EX15
   ADDITIONAL DRAINAGE AREA: A=3.4ac, C=0.80
   Tc=15min
   I10=5.10in/hr
   Q10=276cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=2.92%
   PIPE CAPACITY Qc=723cfs

   Qc=723cfs > Q10=276cfs

3. STORM PIPE EX15-EX14
   ADDITIONAL DRAINAGE AREA: A=1.0ac, C=0.85
   Tc=15min
   I10=5.10in/hr
   Q10=280cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=0.84%
   PIPE CAPACITY Qc=388cfs

   Qc=388cfs > Q10=280cfs

THEREFORE, BASED ON THE ANALYSIS ABOVE, IT IS THE OPINION OF THE GENINEER THAT THE EXISTING STORM SEWER AND THLS SITE OUTFALL IS ADEQUATE AND SHALL MEET THE INTENT OF THE REQUIREMENTS SET FORTH IN THE PUBLIC FACILITIES MANUAL.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37008
9/6/11
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 City Comments

ADEQUATE OUTFALL ANALYSIS AND NARRATIVE

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2011-PR-0199
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/TL/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-AO.dwg
SHEET #	22 of 22