CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
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

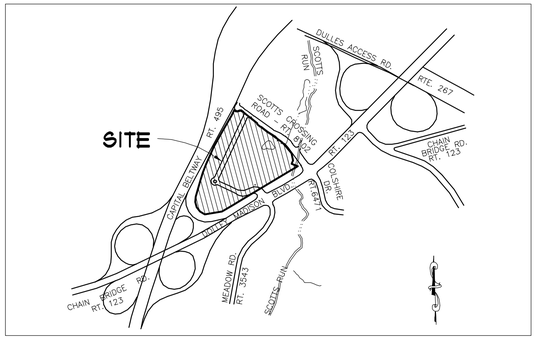
APPLICANT/ OWNER:
CAPITAL ONE BANK, USA, NA
1680 CAPITAL ONE DR
MCLEAN, VA 22102

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
1710 CONNECTICUT AVENUE, NW SUITE 400
WASHINGTON , DC 20009

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

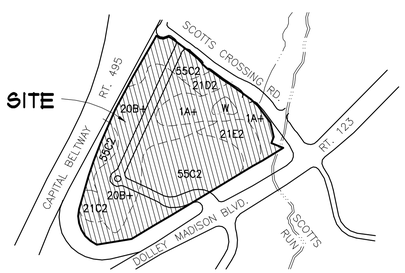
CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151

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



VICINITY MAP
SCALE - 1:2000

AERIAL MAP
NOT TO SCALE



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 59, 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

REVISIONS

August 4, 2010	Original Submission
October 29, 2010	County Comments
November 10, 2010	County Comments
June 30, 2011	County Comments
November 17, 2011	County Comments
March 12, 2012	County Comments
April 23, 2012	County Comments
May 24, 2012	County Comments
June 13, 2012	County Comments
August 13, 2012	County Comments

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
8/10/2012
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1798-1101
1101-CS.dwg

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GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 26.21 ACRES (OR 1,141,884 SF) AS DELINEATED ON THIS PLAN AND 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. THE SITE IS CURRENTLY ZONED C-3 (COMMERCIAL OFFICE DISTRICT).

2. REQUEST: THE APPLICANT REQUESTS 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. MODIFICATION/WAIVER REQUESTS: THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

   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.

   B. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0515.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS ALONG ALL STREETSCAPES IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE APPLICANT WILL NEGOTIATE DIRECTLY WITH UTILITY PROVIDERS AS NECESSARY TO PLANT TREES ADJACENT TO THESE EASEMENTS, AND WILL COMMIT TO REPLACING TREES THAT ARE REMOVED DUE TO MAINTENANCE OR UNFORESEEN CIRCUMSTANCES.

   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 4 FEET WITH STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER.

   D. THE APPLICANT HEREBY REQUESTS A WAIVER OF THE COUNTYWIDE TRAILS PLAN REQUIREMENT TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.

   E. THE APPLICANT HEREBY REQUESTS PERMISSION TO ENCROACH INTO THE RESOURCE PROTECTION AREA (RPA) BASED ON REDEVELOPMENT OF AN APPROVED PLAN.

   F. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 6 ALONG WITH PARKING TABULATIONS. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDP. 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 AND BUILDING MASSING REMAINS CONSISTENT WITH THE CDP.

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 SHEETS 9, 9A, 9B FOR PROPOSED LANDSCAPING.

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12, SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDP AS SHOWN ON SHEET 5, AND FUTURE COMPREHENSIVE SIGN PLAN (CSP).

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 TO THE PROPERTY LINES. A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE LANDSCAPE PLAN.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.

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

(GENERAL NOTES CONTINUED)

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 FAIRFAX COUNTY ON JUNE 17, 2010.

15. WETLANDS: THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100-YEAR FLOODPLAIN. AN ELEVATED BOARDWALK IS PROPOSED OVER A PORTION OF THE FLOODPLAIN AREA. THIS IMPROVEMENT DOES NOT EXCEED THE LIMITS OF SECTION 2-900 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THEREFORE NO SPECIAL EXCEPTION IS ANTICIPATED.

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.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN PHASES. SEE PHASING PLANS AND DETAILS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED 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 THAT WILL BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE PUBLIC FACILITIES 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 PROFFERED ELEMENTS OF THE CDP SHALL BE LIMITED TO THE GRID OF STREETS, GENERAL LOCATION OF ACCESS POINTS TO BUILDINGS, GENERAL LOCATION OF THE BUILDINGS, MIX OF USES, MINIMUM AND MAXIMUM BUILDING HEIGHTS, THE AMOUNT AND GENERAL LOCATION OF URBAN PARK LAND, AND GENERAL QUALITY, CHARACTER AND DIMENSIONS OF THE STREETSCAPE (THE PROFFERED ELEMENTS). OTHER ELEMENTS OF THE CDP MAY BE ADJUSTED OR MODIFIED WITH APPROVAL OF FUTURE FINAL DEVELOPMENT PLANS (FDP) IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE CDP MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE ORDINANCE WHEN NECESSITATED BY SOUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.

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 AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

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. IT WAS DETERMINED THAT 'NO SURVEY' IS REQUIRED' WITH THEIR REVIEW.

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

29. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE FRM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPWES.

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DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) PARCEL A2
SITE AREA	26.21 ACRES OR 1,141,884 SF
EXISTING ZONING	C-3 (COMMERCIAL OFFICE DISTRICT)
PROPOSED 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 PUBLIC FACILITIES PLAN FOR CALCULATIONS (SHEET 10)
TREE CANOPY	REQUIRED/PROVIDED = SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 9, 9A, 9B)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

RESOURCE PROTECTION AREA NARRATIVE

THIS PLAN QUALIFIES AS REDEVELOPMENT OF A PREVIOUSLY APPROVED PLAN (FFX CTY SITE PLAN # 6835 -SP-04). THIS PLAN PROPOSES ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA). THE EXTENT OF THE ENCROACHMENT IS LESS THAN OR EQUAL TO IMPROVEMENTS THAT EXISTED PRIOR TO THE ESTABLISHEMENT OF THE RPA AND OR WERE APPROVED ON PREVIOUS SITE PLANS. A COMPARISON OF DISTURBED AREA AND IMPERVIOUS AREA WITHIN THE RPA HAS BEEN MEASURED AND IS AS FOLLOWS:

PLAN	DISTURBED AREA	IMPERVIOUS AREA
PREVIOUSLY APPROVED SITE PLAN	31,890 SQ. FT.	10670 SQ. FT.
PROPOSED CDP	31,890 SQ. FT.	10,200 SQ. FT.

SEE COMPARISON OF AREAS THIS SHEET. SEE THE APPROVED SITE PLAN SHEET 2A.

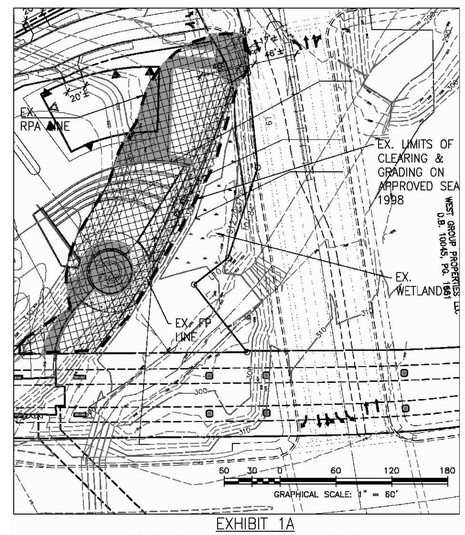

EXHIBIT 1A
PROPOSED CONCEPTUAL DEVELOPMENT PLAN
DISTURBED AREA IN RPA = 0.73 AC OR 31,890 SF
IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,200 SF

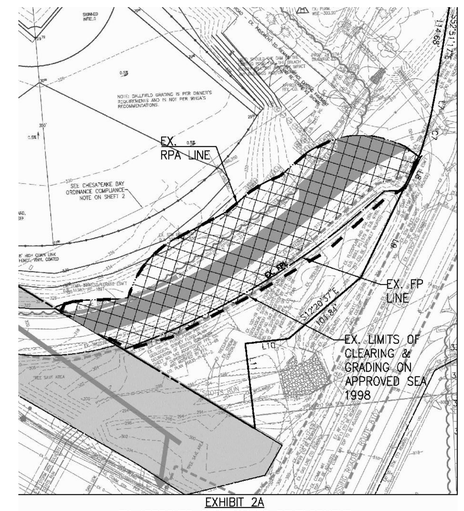

EXHIBIT 2A
EX APPROVED GENERALIZED DEVELOPMENT PLAN

SEE SHEET 2A FOR THE PREVIOUSLY APPROVED PLAN OF DEVELOPMENT.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
10-29-10 Cty Comments
11-10-10 Cty Comments
06-30-11 Cty Comments
11-17-11 Cty Comments
03-12-12 Cty Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-NT.dwg
SHEET #	2 of 34

EXHIBIT 2

EX APPROVED SITE PLAN

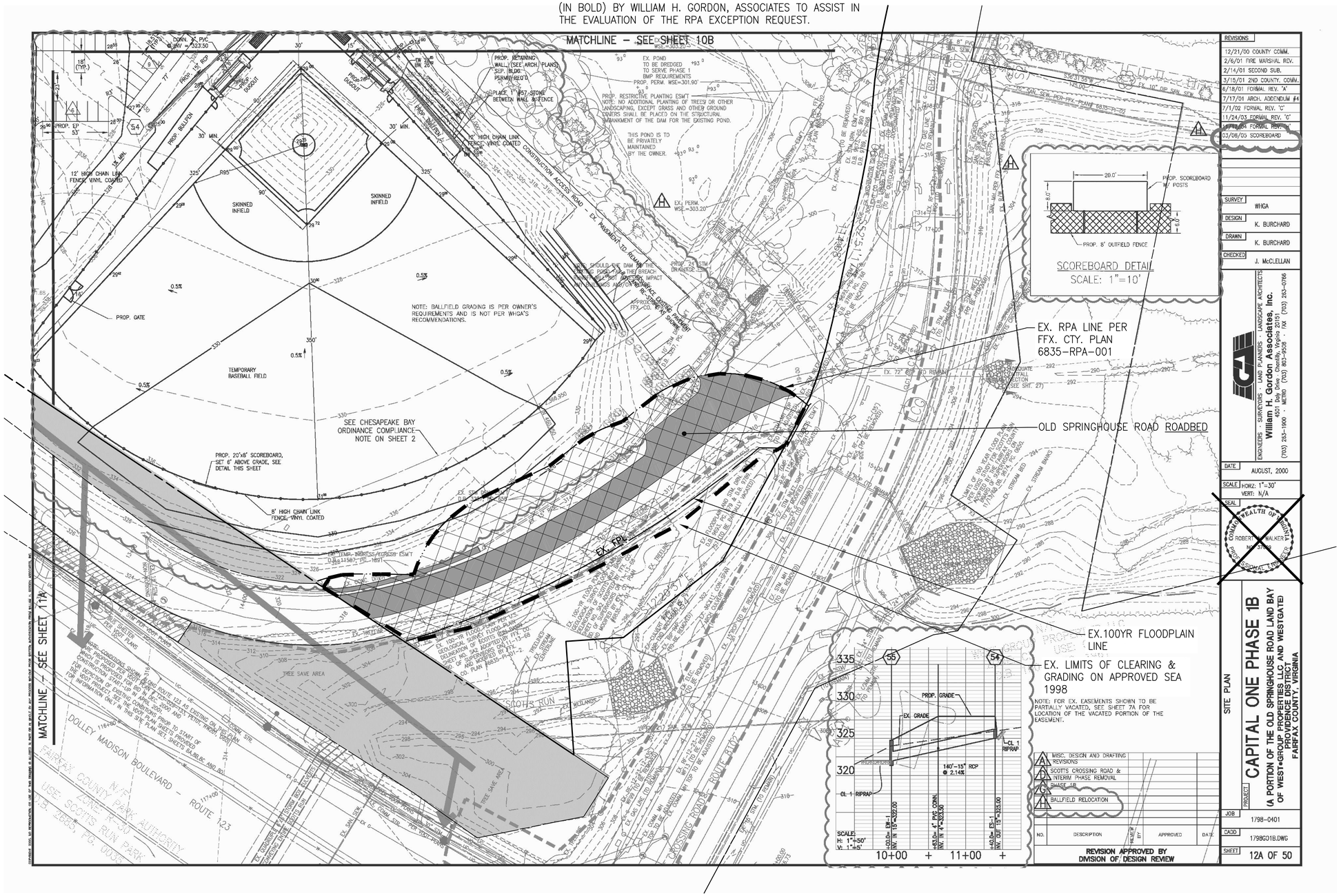
FOR INFORMATION ONLY

(FOR THE PURPOSE OF COMPARISON)

NOTE:
THIS COPY OF THE APPROVED SITE PLAN HAS BEEN PROVIDED HEREIN AND IS SHOWN AS SCREENED BACK (GRAYSCALE). SUPPLEMENTAL NOTES AND INFORMATION HAVE BEEN ADDED (IN BOLD) BY WILLIAM H. GORDON, ASSOCIATES TO ASSIST IN THE EVALUATION OF THE RPA EXCEPTION REQUEST.

TOTAL DISTURBED AREA IN RPA = 0.73 AC

IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,670 SF



FOR INFORMATIONAL PURPOSES ONLY !!!

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06-13-12 Cty Comments
08-13-12 Cty Comments

PREVIOUSLY APPROVED SITE PLAN EXHIBIT

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=125'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-GDP.dwg
SHEET #	2A of 34

BUILDING TABULATIONS

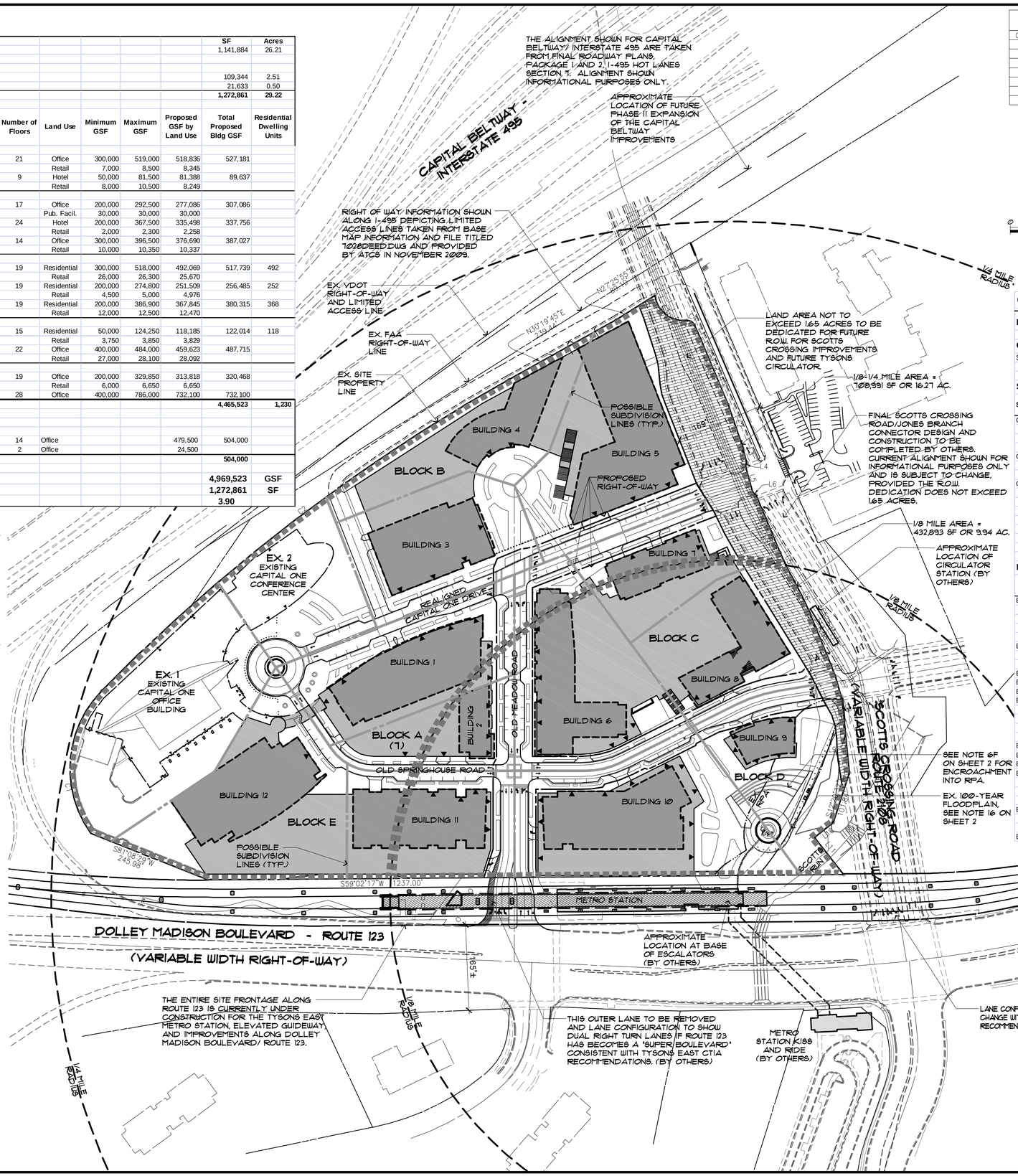
FAR Calculation											SF	Acres
Existing Site Area											1,141,884	26.21
Site Area Previously Dedicated												
Plat dated January 16, 2001 and Rev. April 2, 2001											109,344	2.51
Plat dated November 25, 2002 and Rev. June 5, 2003											21,633	0.50
Total Site Area (for calculating density)											**1,272,861**	**29.22**
BLOCK/ BUILDING	**Minimum Bldg Height (ft)**	**Maximum Bldg Height (ft)**	**Proposed Bldg Height (feet)**	**Penthouse Height (feet)**	**Total Building Height (feet)**	**Number of Floors**	**Land Use**	**Minimum GSF**	**Maximum GSF**	**Proposed GSF by Land Use**	**Total Proposed Bldg GSF**	**Residential Dwelling Units**
BLOCK A												
Building 1	150	281	281	35	316	21	Office	300,000	519,000	518,836	527,181	
							Retail	7,000	8,500	8,345		
Building 2	75	111	111	25	136	9	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	150	225	224	35	259	17	Office	200,000	292,500	277,086	307,086	
							Pub. Facil.	30,000	30,000	30,000		
Building 4	150	293	282	35	317	24	Hotel	200,000	367,500	335,498	337,756	
							Retail	2,000	2,300	2,258		
Building 5	125	200	182	25	207	14	Office	300,000	396,500	376,690	387,027	
							Retail	10,000	10,350	10,337		
BLOCK C												
Building 6	150	221	218	35	253	19	Residential	300,000	518,000	492,069	517,739	492
							Retail	26,000	26,300	25,670		
Building 7	125	221	218	35	253	19	Residential	200,000	274,800	251,509	256,485	252
							Retail	4,500	5,000	4,976		
Building 8	125	231	218	35	253	19	Residential	200,000	386,900	367,845	380,315	368
							Retail	12,000	12,500	12,470		
BLOCK D												
Building 9	75	175	174	25	199	15	Residential	50,000	124,250	118,185	122,014	118
							Retail	3,750	3,850	3,829		
Building 10	200	305	290	35	325	22	Office	400,000	484,000	459,623	487,715	
							Retail	27,000	28,100	28,092		
BLOCK E												
Building 11	150	266	252	35	287	19	Office	200,000	329,850	313,818	320,468	
							Retail	6,000	6,650	6,650		
Building 12	300	395	392	35	427	28	Office	400,000	786,000	732,100	732,100	
Subtotal GSF Buildings 1-12											**4,465,523**	**1,230**
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**	

LAND USE ALLOCATION

Land Use	GSF	Percentage of Land Use	Land Use FAR
Office	3,182,153	64.0%	2.50
Residential	1,229,608	24.7%	0.97
Hotel	416,886	8.4%	0.33
Retail	110,876	2.2%	0.09
Public Facility	30,000	0.6%	0.02
Totals	**4,969,523**	**100.0%**	**3.90**
2.50 FAR Maximum for Office =			**3,188,390**

NOTES:

1. SEE SHEET 6 FOR PARKING PLAN AND PARKING SPACE ALLOCATION BY BLOCK.
2. BUILDINGS LESS THAN 200 FEET IN HEIGHT SHALL HAVE A PENTHOUSE HEIGHT UP TO 25 FEET AND BUILDINGS GREATER THAN 200 FEET SHALL HAVE A PENTHOUSE HEIGHT UP TO 35 FEET. PENTHOUSE HEIGHTS ARE IN ADDITION TO THE BUILDING HEIGHTS LISTED IN THE BUILDING TABULATIONS CHART ABOVE.
3. 20% OF RESIDENTIAL UNITS PROPOSED TO BE WORKFORCE HOUSING DWELLING UNITS.
4. THE MINIMUM RESIDENTIAL UNITS TO BE PROVIDED IS 800 UNITS FOR THE ENTIRE SITE. THE MAXIMUM RESIDENTIAL UNITS TO BE PROVIDED IS 1230 UNITS.
5. THE SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS AND BLOCKS SHOWN HEREIN IS CONCEPTUAL. SQUARE FOOTAGE OF INDIVIDUAL BUILDINGS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATIONS (ABOVE), WHICH ESTABLISH THE MINIMUM AND MAXIMUM GFA PERMITTED FOR EACH BUILDING
6. THE BUILDING HEIGHTS SHOWN ARE CONCEPTUAL. FINAL BUILDING HEIGHTS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATION ABOVE, WHICH CONTAINS MINIMUM AND MAXIMUM BUILDING HEIGHTS.
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.



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
C2	1001.45'	3503.94'	16°22'32"	504.16'	998.04'	N22°08'29"E
C3	86.86'	55.00'	90°29'08"	55.47'	78.11'	S81°56'32"E
C4	18.95'	15.00'	72°22'22"	10.97'	17.71'	N89°00'05"E
C5	61.79'	476.00'	7°26'16"	30.94'	61.75'	S56°55'08"E
C6	62.89'	463.00'	7°46'59"	31.50'	62.85'	S56°44'46"E
C7	41.14'	412.00'	5°43'16"	20.59'	41.12'	S46°35'19"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52'
L2	S49°09'07"E	81.79'
L3	S46°04'45"E	36.03'
L4	S04°10'32"E	6.82'
L5	S46°04'45"E	55.39'
L6	S87°15'32"E	6.92'
L7	S51°09'07"E	24.48'
L8	S37°08'43"E	47.47'
L9	S36°20'49"E	102.00'
L10	S21°21'08"W	46.77'
L11	S68°38'52"E	92.23'

NORTH

0 50 100 200 300

SCALE: 1" = 100'

BUILDING HEIGHT AND STEP BACK ANALYSIS

CAPITAL ONE MASTER PLAN

BUILDING STEP-BACK ANALYSIS

Comprehensive Plan Guidelines:

Street width R.O.W. to building podium ratio: 1:1 to 1:2

Street Widths and Allowable Podium/Streetwall Heights:

Street	R.O.W.	Max. Allowable Podium/Streetwall
Capital One Drive		
Bldg. 5 - Bldg. 7	100'-0"	100' - 200'
Bldg. 1 - Bldg. 3	93'-9"	94' - 188'
Bldg. 1 - conf. ctr. park	175'-0"	175' - 350'
Old Meadow Road		
Bldg. 2 - Bldg. 6	85'-6"	86' - 171'
Bldg. 10 - Bldg. 11	88'-0"	88' - 176'
Old Springhouse Road		
Bldg. 1 - Bldg. 12	80'-9"	81' - 162'
Bldgs. 1/2 - Bldg. 11	64'-0"	64' - 128'
Bldg. 10 podium - Bldg. 6	68'-0"	68' - 136'
Bldg. 10 entry - Bldg. 6	75'-0"	75' - 150'
Bldg. 10 elev. plaza - Bldg. 6	68'-8"	68' - 136'
Bldg. 9 - Bldg. 8	68'-6"	68' - 136'

Proposed Set-Backs:

	Building Height	Max. Allowable Podium/Streetwall	Proposed Podium/Streetwall	Conformance to Comp Plan
Building 1	281'			
at conf. ctr. park		175' - 350'	281' / 20 flrs	conforms
at Bldg. 3		94' - 188'	281' / 20 flrs	
at Bldg. 11		64' - 128'	80' / 7 flrs	conforms
at Bldg. 12		81' - 162'	80' / 7 flrs	conforms
Building 2	111'			
at Bldg. 6		86' - 171'	100' / 8 flrs	conforms
at Bldg. 11		64' - 128'	111' / 8 flrs	conforms
Building 3	224'	94' - 188'	80' / 7 flrs	conforms
Building 4	282'	--	--	--
Building 5	182'	100' - 200'	168' / 13 flrs	conforms
Building 6	218'			
at Bldg. 2		86' - 171'	20' / 1 flr	conforms
at Bldg. 10 podium/corner		68' - 136'	129' / 11 flrs	conforms
at Bldg. 10 entry		75' - 150'	20' / 1 flr	conforms
at Bldg. 10 elevated plaza		68' - 136'	20' / 1 flr	conforms
Building 7	218'	100' - 200'	196' / 17 flrs	conforms
Building 8	218'	68' - 136'	130' / 11 flrs	conforms
Building 9	174'	68' - 136'	20' / 1 flr	conforms
Building 10	290'			
at elevated plaza		68' - 136'	40' / 2 flrs	conforms
at main entry		75' - 150'	260' / 19 flrs	
at parking podium		68' - 136'	80' / 7 flrs	conforms
Building 11	252'			
at Bldg. 10 podium		88' - 176'	80' / 7 flrs	conforms
at Bldg. 1		64' - 128'	80' / 7 flrs	conforms
Building 12	392'	81' - 162'	146' / 10 flrs	conforms

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SEAL

COMMONWEALTH OF VIRGINIA
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NO. 37609
8/10/2012
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OVERALL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-OV.dwg
SHEET #	3 of 34

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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EDGE PAVEMENT
	CENTERLINE
X X	FENCE LINE
	GAS LINE
OHE OHE	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
A EX. 8" SAN.	SANITARY SEWER
EX. STM. 4	STORM SEWER
	DITCH, SWALE OR SMALL STREAM
	LARGE STREAM
	CONCRETE DITCH
	TREES
	TREE LINE
390	CONTOUR LINE
+30.00	SPOT ELEVATION

CURVE TABLE:

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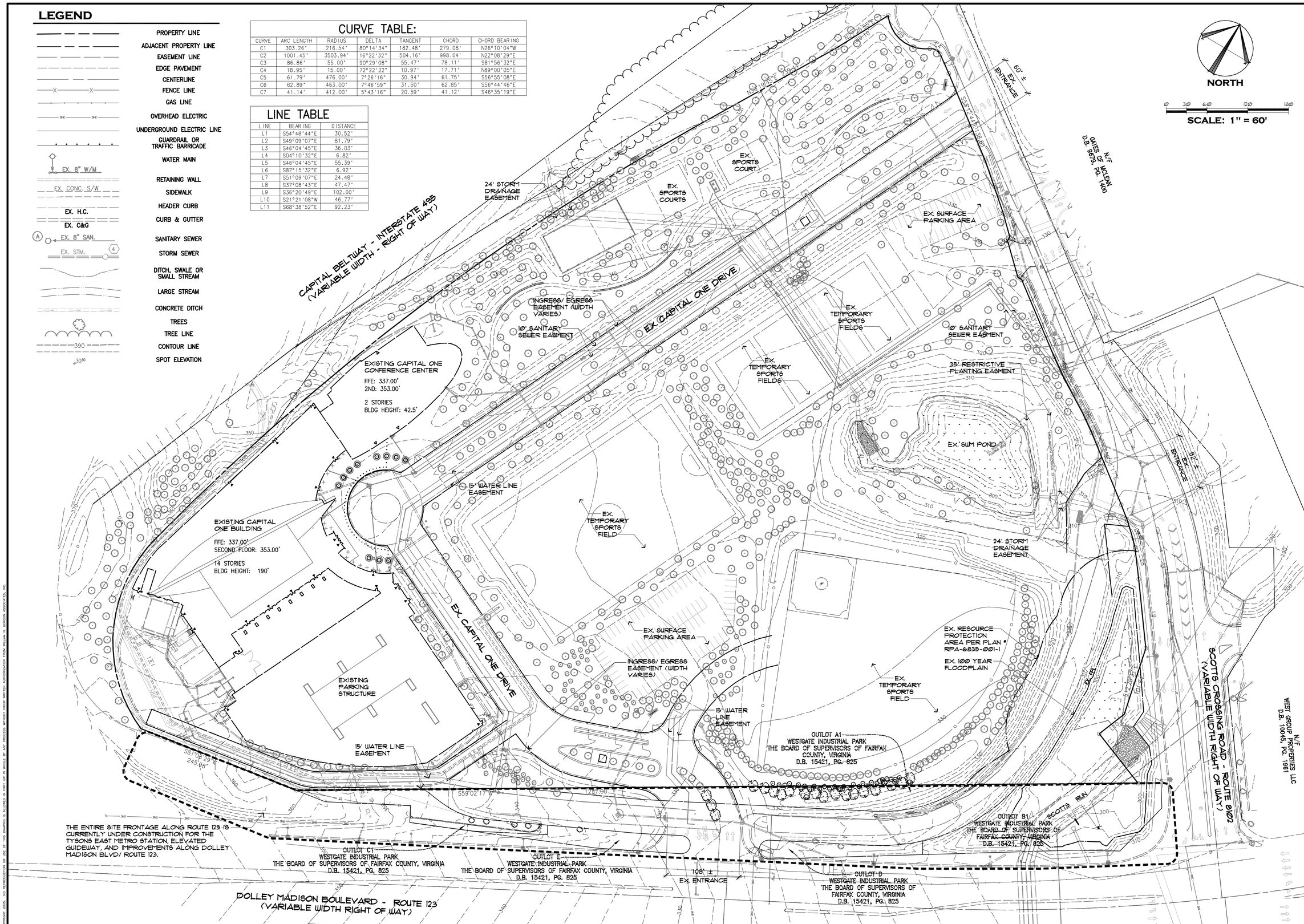

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EXISTING CONDITIONS PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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LEGEND

- L — LOADING ACCESS
- B — DRIVE THRU BANK ENTRANCE
- P — STRUCTURED PARKING ACCESS
- S — POSSIBLE SIGN LOCATION
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE (SEE NOTE 6, THIS SHEET)
- BUILDING ENTRANCE
- BUILDING AT GROUND FLOOR
- BUILDING TOWER

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L8	S37°08'43"E	47.47'
L9	S36°20'49"E	102.00'
L10	S21°21'08"W	46.77'
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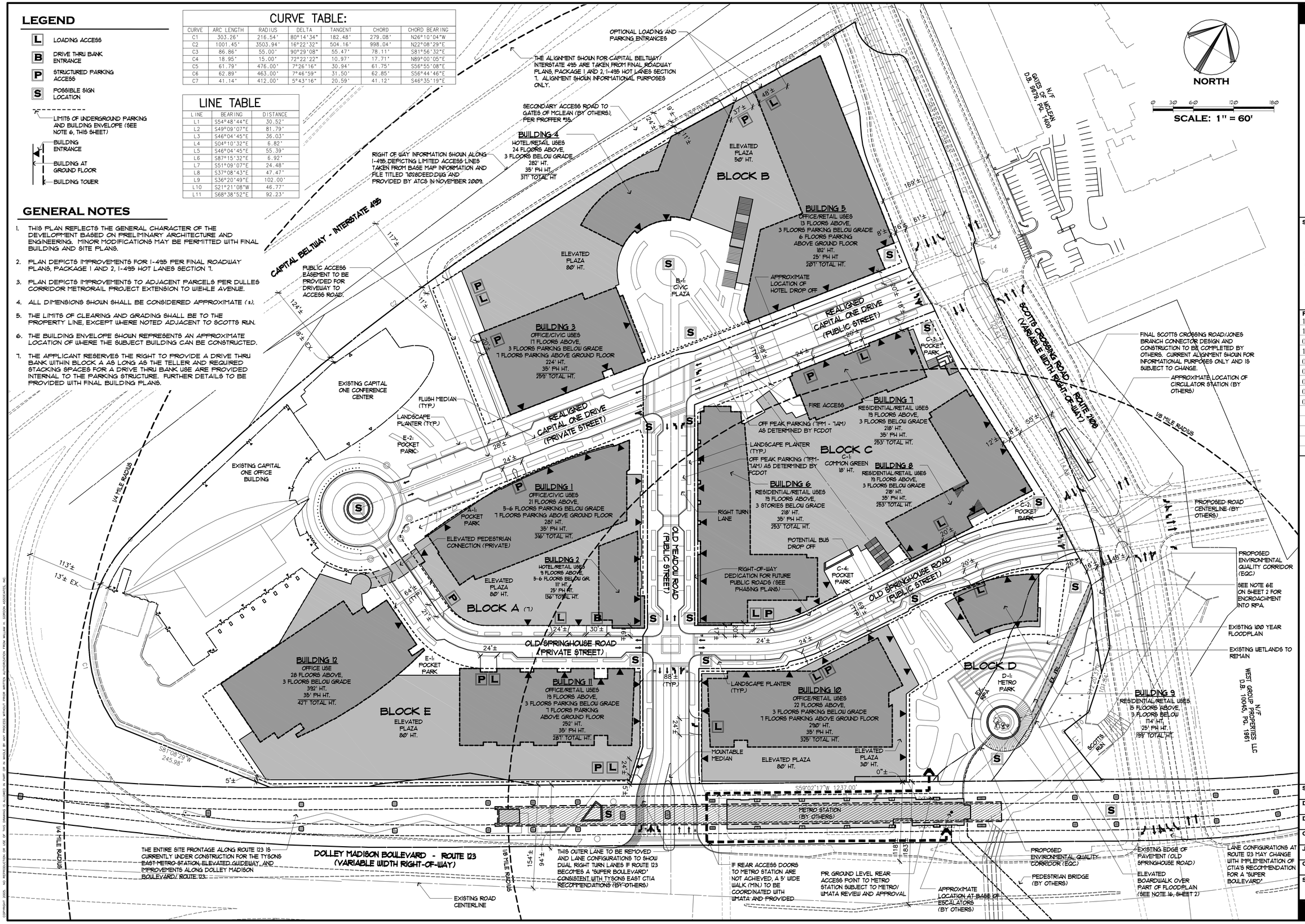
GENERAL NOTES

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 WEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED ADJACENT TO SCOTTS RUN.
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.



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CONCEPTUAL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

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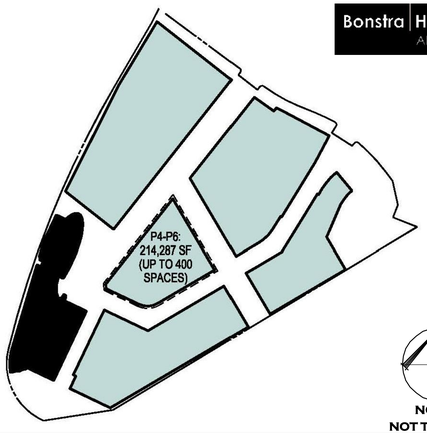


FLOORS P1-P3: BELOW GRADE PARKING
591,493 SF (1,170 SPACES) PER FLOOR

PERMITTED PARKING RATES

Parking Maximums per PTC Zoning/Comprehensive Plan		
Residential	1,968	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	1,064	1.6 / 1000
Office >1/8 mile	5,035	2.0 / 1000
Retail	510	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	759	1.0 / room
Public Facility	1,050	1 / 3 occupants (using maximum occupant load per code)
TOTAL	**10,386**	

Parking Minimums per PTC Zoning/Comprehensive Plan		
Residential	1,230	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
Public Facility	0	none
TOTAL	**1,230**	

PARKING RATES PROVIDED

Parking Spaces provided		
Residential	1,360	1.1 / unit (using maximum number of proposed units)
Office <1/8 mile	1,042	1.6 / 1000
Office >1/8 mile	4,101	1.6 / 1000
Retail	281	1/200 for first 1000 + 3.2/1000 for remaining GSF (first 5000 SF exempt) / block (averaged over all blocks)
Hotel	749	1.0 / room
Public Facility	30	1 / 1000
TOTAL	**7,563**	

PARKING AND LOADING TABULATIONS

	Office <1/8 mile	Office 1/4-1/8 mile	Resid. <1/8 mile	Resid. 1/4-1/8 mile	Retail <1/8 mile	Retail 1/4-1/8 mile	Public Facility 1/4-1/8 mile	Hotel <1/8 mile	Hotel 1/4-1/8 mile	TOTALS
Block A										
Building 1	2,350 SF	516,486 SF				8,345 SF				**527,181 SF**
Building 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	**89,637 SF**
Parking Spaces	*4*	*1,232 max*			*27*	*37*		*104*	*31*	***1,435 max***
Loading Spaces		*3*						*2*		***5***
Block B										
Building 3		277,086 SF					30,000 SF			**307,086 SF**
Building 4						2,258 SF			335,498 SF	**337,756 SF**
Building 5		376,690 SF				10,337 SF				**387,027 SF**
Parking Spaces		*1,525*				*45*	*30*		*614*	***2,214***
Loading Spaces		*6*					*1*		*2*	***9***
Block C										
Building 6			455,006 SF	37,063 SF	24,273 SF	1,397 SF				**517,739 SF**
Building 7			96,372 SF	155,137 SF	4,256 SF	720 SF				**256,485 SF**
Building 8			367,845 SF		12,470 SF					**380,315 SF**
Parking Spaces			*893*	*231*						***1,124***
Loading Spaces			*3*		*1*					***4***
Block D										
Building 9			118,185 SF		3,829 SF					**122,014 SF**
Building 10	459,623 SF				28,092 SF					**487,715 SF**
Parking Spaces	*742*		*236*		*161*					***1,139***
Loading Spaces	*4*		*1*							***5***
Block E										
Building 11	202,823 SF	110,995 SF			6,650 SF					**320,468 SF**
Building 12		732,100 SF								**732,100 SF**
Existing Bldg.		504,000 SF								**504,000 SF**
Parking Spaces	*296*	*1,344*			*11*					***1,651***
Loading Spaces		*3*								***3***
Ex. Loading Spaces	*5*	*5*								***10***
TOTALS										
FAR SF	**664,796 SF**	**2,517,357 SF**	**1,037,408 SF**	**192,200 SF**	**86,359 SF**	**24,517 SF**	**30,000 SF**	**63,366 SF**	**353,520 SF**	**4,969,523 SF**
Parking Spaces	***1,042***	***4,101 max***	***1,129***	***231***	***199***	***82***	***30***	***104***	***645***	***7,563 max***
Loading Spaces	***9***	***17***	***4***	***0***	***1***	***0***	***1***	***2***	***2***	***36***
Parking Ratio	*1.6:1000*	*1.6:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	**1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	**1:200 for 1st 1000 + 5.0:1000 for remainder; 1st 5000 exempt*	*1:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 548 SF)*	

*Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

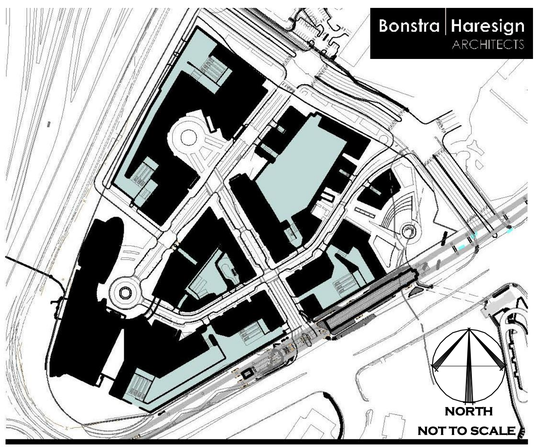
Parking Blk A		*713,901 SF*			*34,098 SF*				*63,392 SF*	**811,391 SF**
Parking Blk B		*570,600 SF*				*25,650 SF*	*140,850 SF*		*282,150 SF*	**1,019,250 SF**
Parking Blk C			*505,719 SF*							**505,719 SF**
Parking Blk D	*365,462 SF*		*57,160 SF*		*105,768 SF*					**528,390 SF**
Parking Blk E	*257,233 SF*	*466,165 SF*								**723,398 SF**
Total Parking SF	*622,695 SF*	*1,750,666 SF*	*562,879 SF*	*0 SF*	*139,866 SF*	*25,650 SF*	*140,850 SF*	*0 SF*	*345,542 SF*	**3,588,148 SF**
Gross SF	1,287,491 SF	4,268,023 SF	1,600,287 SF	192,200 SF	226,225 SF	50,167 SF	170,850 SF	63,366 SF	699,062 SF	**8,557,671 SF**

PARKING NARRATIVE

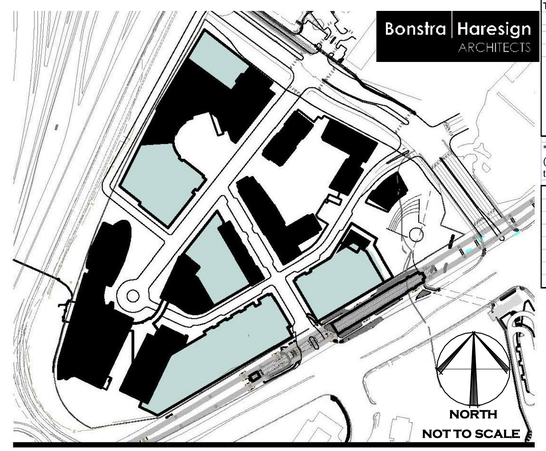
THE PARKING GARAGES AND LOADING AREAS ARE ACCESSED AT THE GROUND LEVEL WITH INTERIOR RAMPS CONNECTING TO THE LOWER AND UPPER FLOORS. GENERALLY, MOST GARAGES CONSIST OF 7 FLOORS OF ABOVE GROUND PARKING AND THREE FLOORS BELOW GROUND. IN MOST CASES, THE PARKING IS SURROUNDED WITH RETAIL, RESIDENTIAL, AND OFFICE USES AND CONCEALED FROM VIEW AT THE GROUND FLOOR. PARKING FLOORS 2 THROUGH 7 ARE CLAD WITH SOME VEGETATIVE SCREENS OR SINGLE LOADED RESIDENTIAL/ CIVIC SPACE. NONE OF THE GARAGES ARE EXPOSED TO THE SKY AND AREAS NOT COVERED BY BUILDINGS ABOVE ARE COVERED WITH PLAZAS OR GREEN ROOFS. THE EXISTING CAPITAL ONE PARKING GARAGE WILL REMAIN ON SITE UNTIL FUTURE PHASES DEVELOP AND PARKING IS CURRENTLY EXPOSED TO THE SKY. SEE PHASING PLANS SHEETS FOR EXISTING PARKING GARAGE LOCATION.

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 BEDS 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. THE PARKING RATES PROVIDED ARE LESS THAN THE MAXIMUM PERMITTED PARKING RATES BY LAND USE AT FULL BUILDOUT. HOWEVER, INDIVIDUAL PHASES MAY EXCEED THE MAXIMUM PERMITTED PARKING RATES.



GROUND FLOOR: PARKING & LOADING
95,415 SF (200 SPACES)

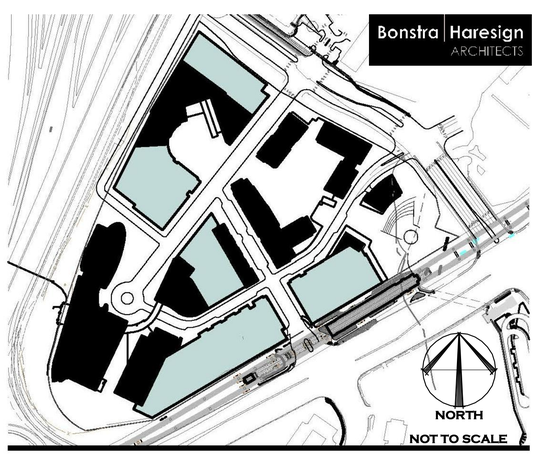


FLOOR 2: ABOVE GRADE PARKING
242,170 SF (538 SPACES)

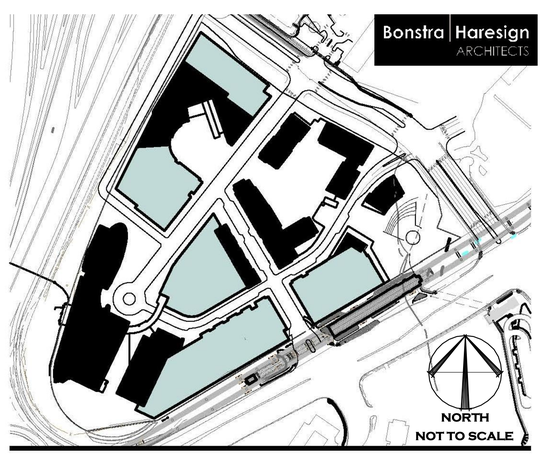
LEGEND

PARKING OR LOADING FLOOR AREA

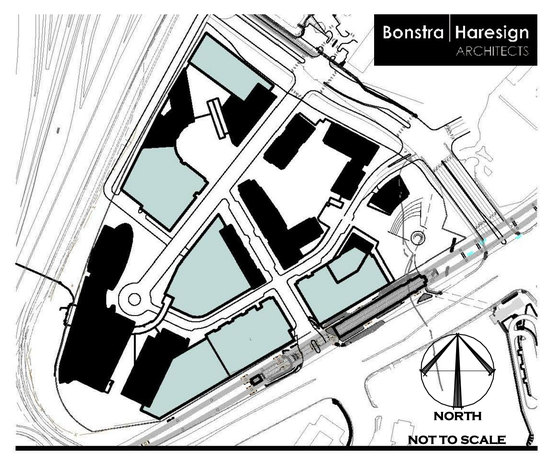
BUILDING FLOOR AREA



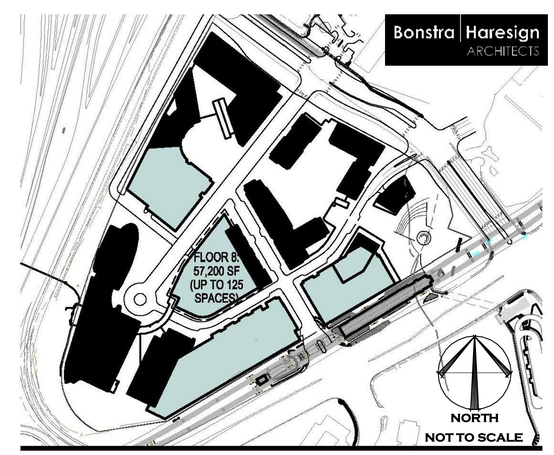
FLOOR 3: ABOVE GRADE PARKING
255,650 SF (568 SPACES)



FLOORS 4 - 5: ABOVE GRADE PARKING
276,060 SF (612 SPACES) PER FLOOR



FLOOR 6: ABOVE GRADE PARKING
267,110 SF (590 SPACES)



FLOOR 7: ABOVE GRADE PARKING
240,465 SF (533 SPACES)

William H. Gordon Associates, Inc.
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Chantilly, VA 20151
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FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS

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08-13-12 Cty Comments

PARKING PLAN

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PKG.dwg
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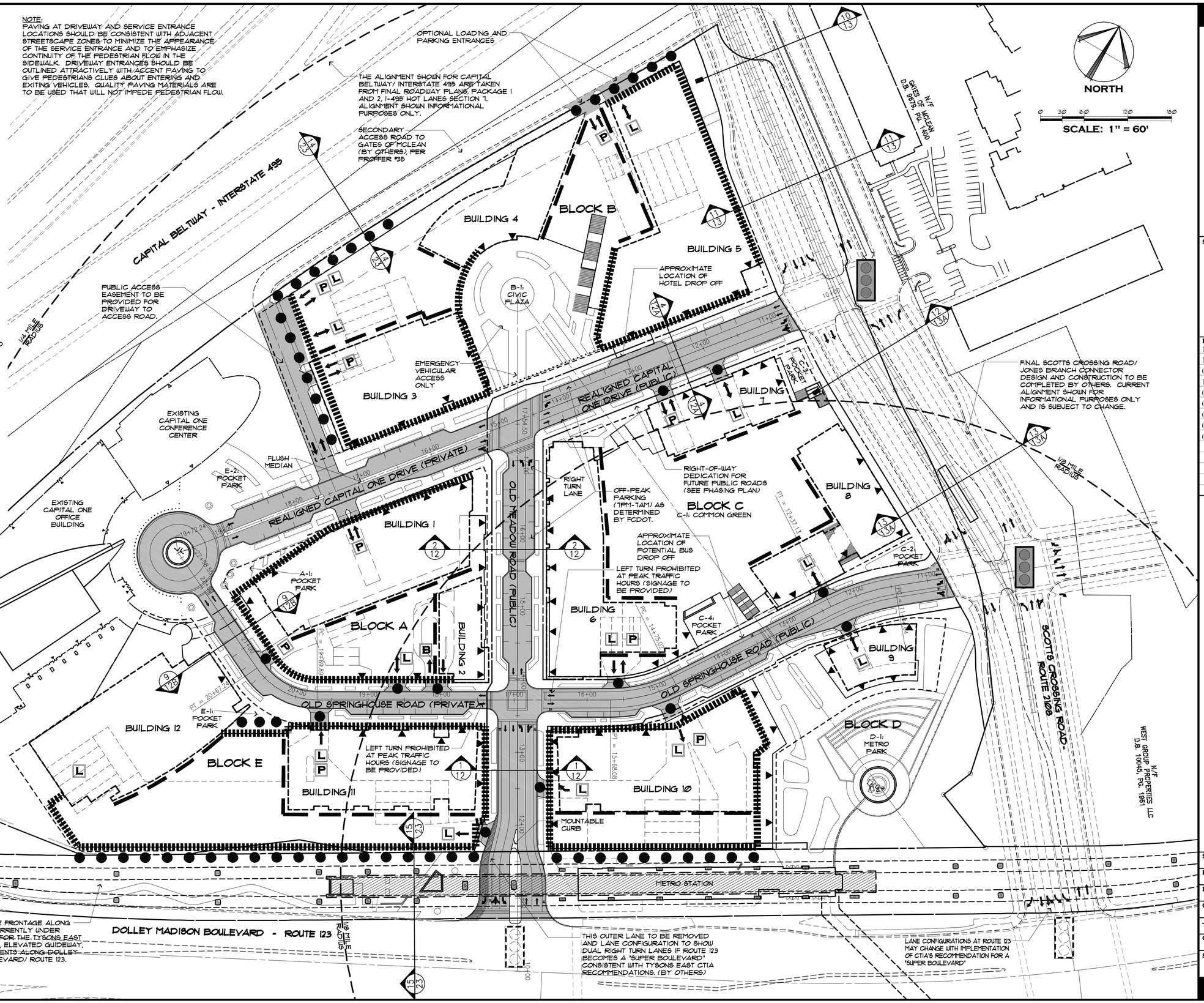
LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- TWO WAY LOADING ACCESS
- ONE WAY LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- TWO WAY PARKING ACCESS
- B — BANK DRIVE THRU ACCESS
- ONE WAY BANK ACCESS
- LOADING SPACES (TYPICAL)
- STRUCTURED PARKING ACCESS (TYPICAL)
- 1/12 — DETAIL NO. / CALLOUT / PAGE NO.
- STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13)
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
- PROPOSED SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION
- RESIDENTIAL/OFFICE/HOTEL FACADES FACING ELEVATED PARK OR PLAZAS
- GARAGE FACADES FLOOR 2 AND ABOVE
- GARAGE FACADES AT GRADE

NOTE:
PAVING AT DRIVEWAY AND SERVICE ENTRANCE LOCATIONS SHOULD BE CONSISTENT WITH ADJACENT STREETSCAPE ZONES TO MINIMIZE THE APPEARANCE OF THE SERVICE ENTRANCE AND TO EMPHASIZE CONTINUITY OF THE PEDESTRIAN FLOW IN THE SIDEWALK. DRIVEWAY ENTRANCES SHOULD BE OUTLINED ATTRACTIVELY WITH ACCENT PAVING TO GIVE PEDESTRIANS CLUES ABOUT ENTERING AND EXITING VEHICLES. QUALITY PAVING MATERIALS ARE TO BE USED THAT WILL NOT IMPEDE PEDESTRIAN FLOW.



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VEHICULAR CIRCULATION

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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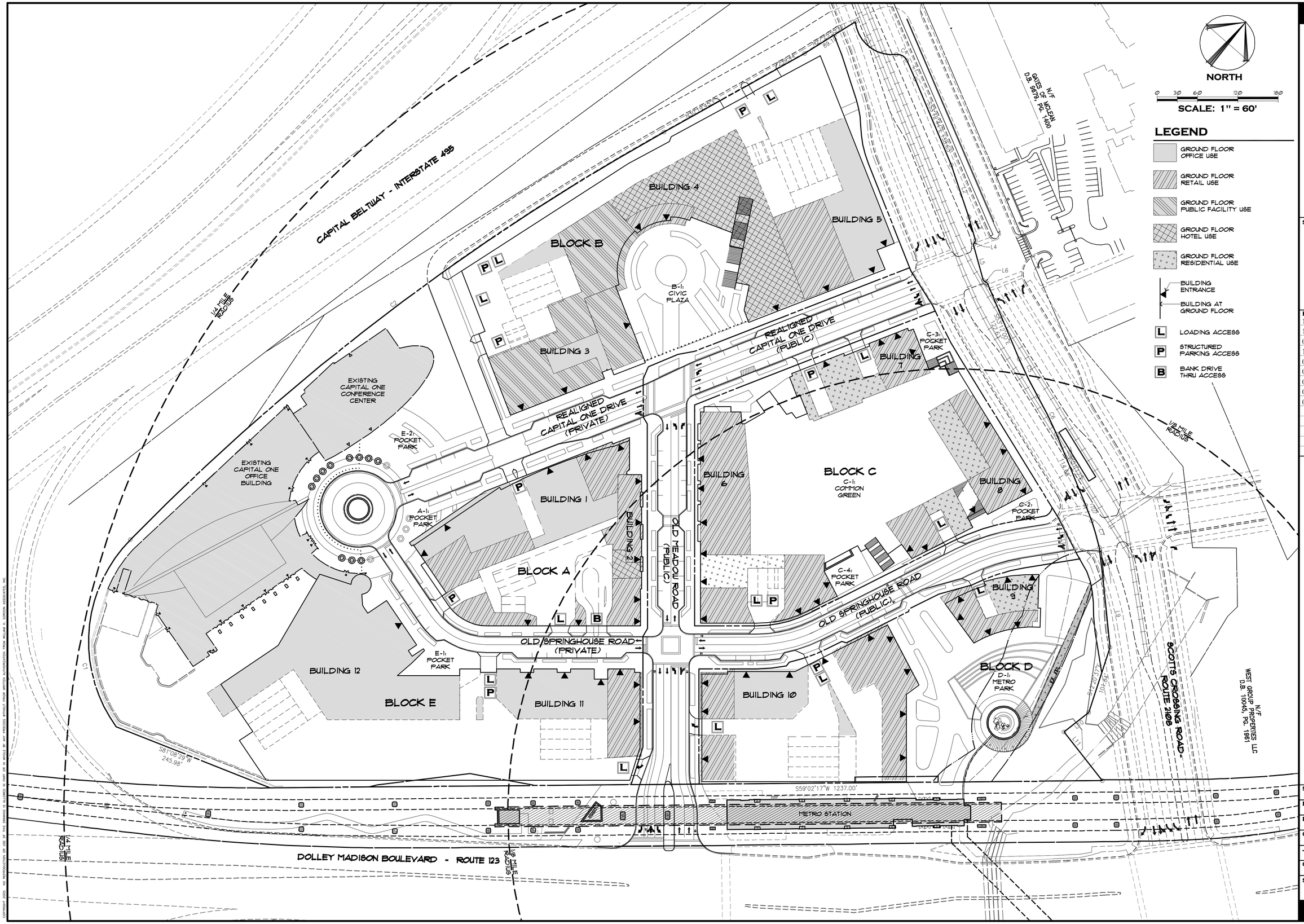

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GROUND FLOOR PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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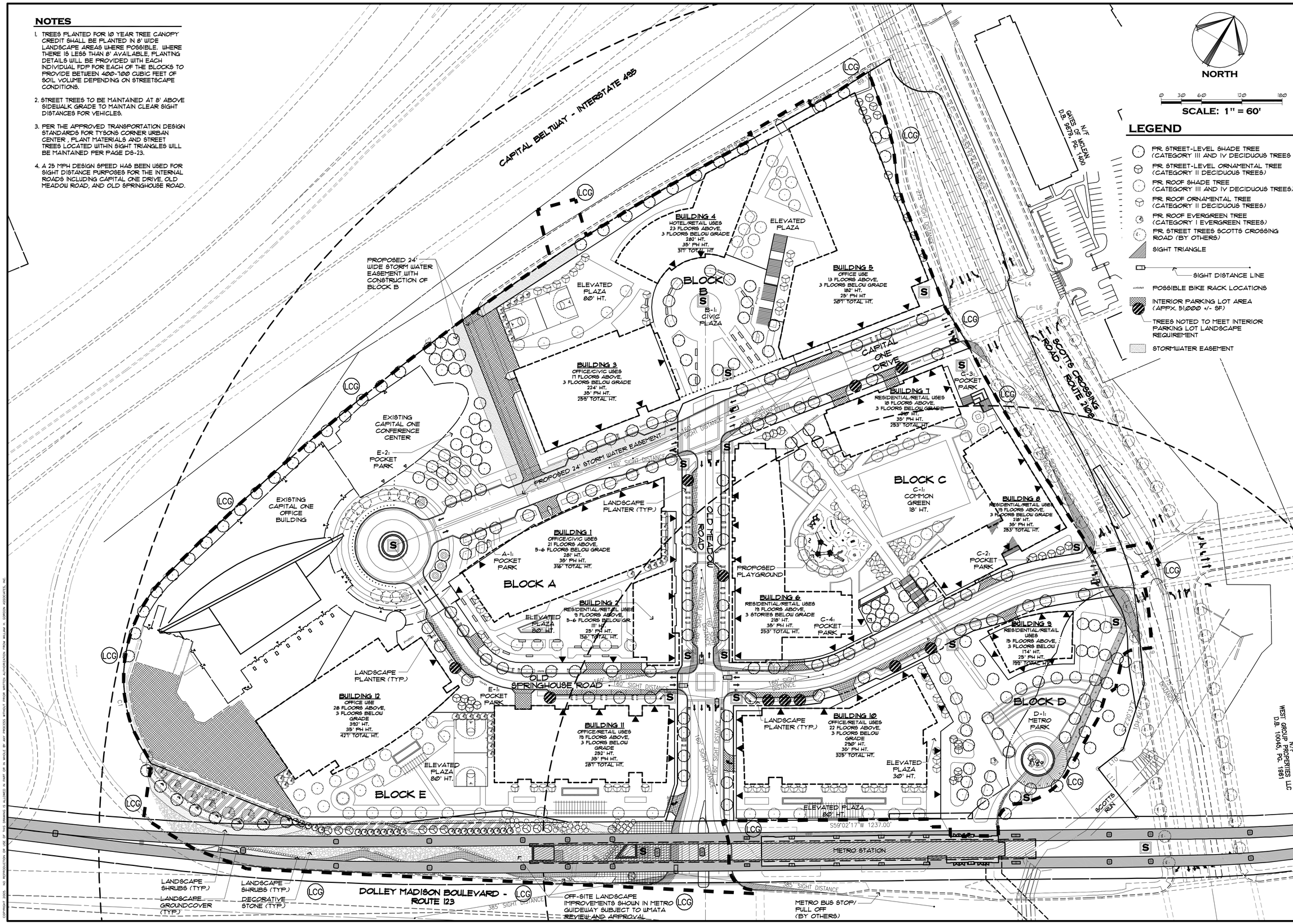
NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS WILL BE PROVIDED WITH EACH INDIVIDUAL FDP FOR EACH OF THE BLOCKS TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.
2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.
3. PER THE APPROVED TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER , PLANT MATERIALS AND STREET TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE MAINTAINED PER PAGE DS-23.
4. A 25 MPH DESIGN SPEED HAS BEEN USED FOR SIGHT DISTANCE PURPOSES FOR THE INTERNAL ROADS INCLUDING CAPITAL ONE DRIVE, OLD MEADOW ROAD, AND OLD SPRINGHOUSE ROAD.



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LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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DRAWN	OS/JPW/CG
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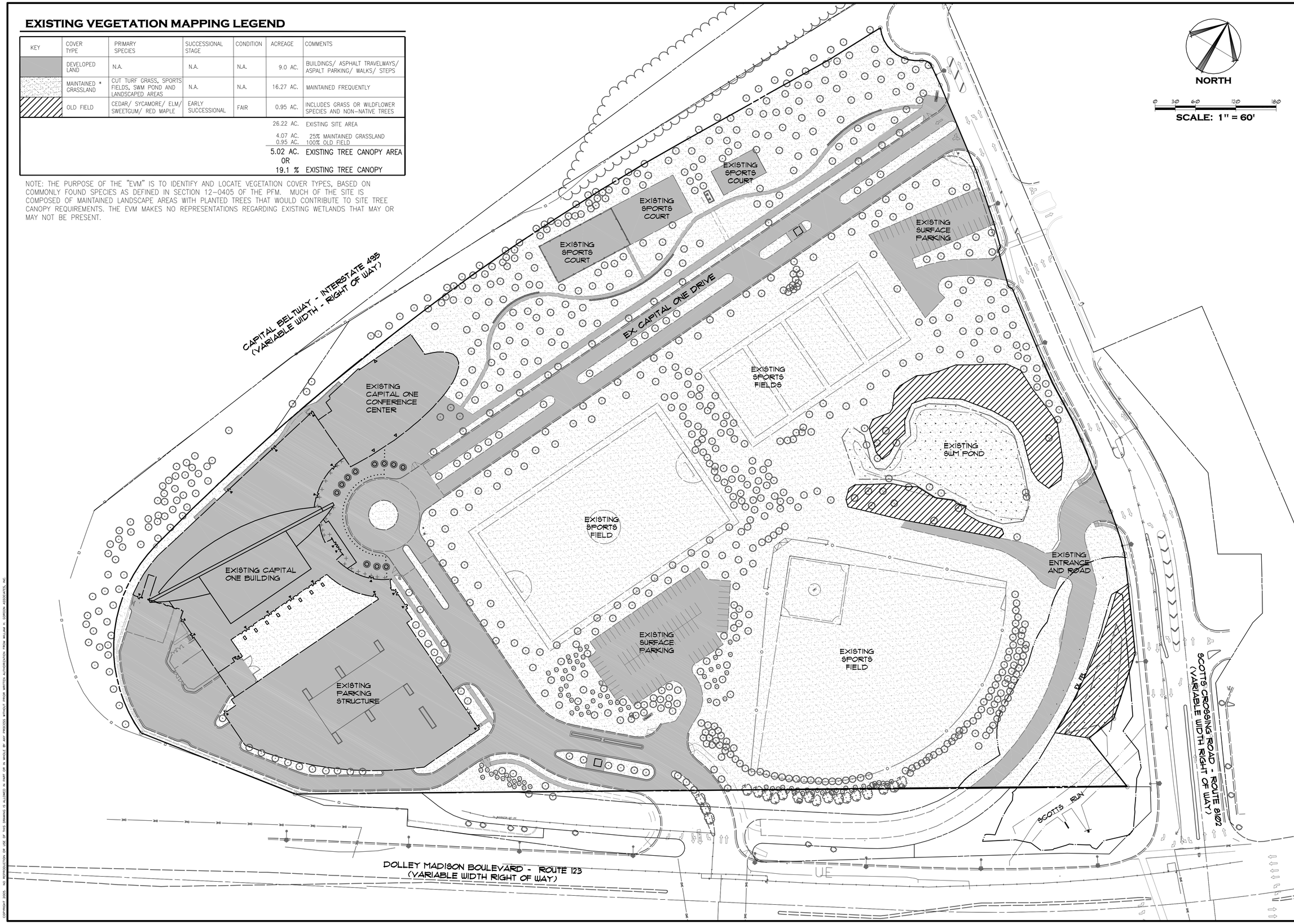
EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N.A.	N.A.	N.A.	9.0 AC.	BUILDINGS/ ASPHALT TRAVELWAYS/ ASPALT PARKING/ WALKS/ STEPS
	MAINTAINED * GRASSLAND	CUT TURF GRASS, SPORTS FIELDS, SWM POND AND LANDSCAPED AREAS	N.A.	N.A.	16.27 AC.	MAINTAINED FREQUENTLY
	OLD FIELD	CEDAR/ SYCAMORE/ ELM/ SWEETGUM/ RED MAPLE	EARLY SUCCESSIONAL	FAIR	0.95 AC.	INCLUDES GRASS OR WILDFLOWER SPECIES AND NON-NATIVE TREES
					26.22 AC.	EXISTING SITE AREA
					4.07 AC.	25% MAINTAINED GRASSLAND
					0.95 AC.	100% OLD FIELD
					5.02 AC.	EXISTING TREE CANOPY AREA
					OR	
					19.1 %	EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0405 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF MAINTAINED LANDSCAPE AREAS WITH PLANTED TREES THAT WOULD CONTRIBUTE TO SITE TREE CANOPY REQUIREMENTS. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.



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EXISTING VEGETATION MAP (EVM)

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
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JOB #	1798-1101
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Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, 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 T	Deviation Request to Tree Preservation Target shown on this sheet
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	71,817	
B2b	Road Dedication: Internal Roads	73,177	
B3	Subtract area of exemptions =	144,994	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	996,890	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**99,689**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	19,041	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	99,689	
D2	Area of canopy planted for air quality benefits =	30,683	
D3	x 1.5 =	**46,025**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	30,683	
D9	x 1.5 =	**46,025**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	30,683	
D13	x 1.25 =	**38,355**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**130,404**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**130,404**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**130,404**	Total of E1 through E3. Area should meet or exceed area required by B7

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4501 Daly Drive, Suite 200
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703-263-1900 Phone
703-263-0766 Fax

~~November 17, 2011~~
~~Revised April 23, 2012~~
Revised May 24, 2012

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, RZ 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, William H. Gordon Associates hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned C-3 but is in process of being rezoned to the PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 99,689 SF of which 19,041 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner.

We appreciate your attention to this request. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Oomer Syed
Licensed Landscape Architect

Civil Engineering • Survey • Land Planning • Landscape Architecture
Site Security Consulting • GIS

LANDSCAPE COMPUTATIONS

4-708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INLCUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS — 51,000 SF

X PERCENTAGE OF TREE COVER REQUIRED — 5%

TREE COVER REQUIRED — 2,550 SF

TOTAL SHADE TREE COVER PROVIDED:

(11 TREES @ 250 SF) = — 2,750 SF

TREE COVER PROVIDED — 2,750 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/50 LF)

13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

TREE COVER CALCULATION

SITE AREA	**1,141,884**	**SF**	**26.21**	**ACRES**
Road Dedication Scotts Crossing Road/ JBC	**(71,817)**	**SF**	**-1.65**	**ACRES**
Road Dedication Internal Streets	**(74,027)**	**SF**	**-1.70**	
Gross Site Area	**996,040**	**SF**	**22.87**	**ACRES**
10-YEAR TREE CANOPY REQUIRED				
10% FOR PTC District	**99,604**	**SF**	**2.29**	**ACRES**

	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	Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	x	125	x	175	x	250	x	75				
Block A												
Street Level					**27**	6,750			6,750			
Elevated Plaza	**6**	750	**6**	1050			**10**	750	2,550			
Block A Total									**9,300**	**13,175**	**2.59**	**12%**
Block B												
Street Level	**11**	1375			**41**	10,250			11,625			
Elevated Plaza	16	2,000	**17**	2,975			**9**	675	5,650			
Block B Total									**17,275**	**24,473**	**5.00**	**11%**
Block C												
Street Level	**8**	1,000	**9**	1575	**32**	8,000			10,575			
Elevated Plaza	**18**	2,250			**30**	7500			9,750			
Block C Total									**20,325**	**28,794**	**4.02**	**16%**
Block D												
Street Level	12	1,500			**64**	16,000			17,500			
Elevated Plaza	18	2,250	**6**	1,050					3,300			
Block D Total									**20,800**	**29,467**	**3.56**	**19%**
Block E												
Street Level	**6**	750			**56**	14,000			14,750			
Elevated Plaza	**8**	1,000	0	-	26	6,500	**15**	2,100	9,600			
Block E Total									**24,350**	**34,496**	**7.70**	**10%**
Totals									**92,050**	**130,404**	**22.87**	**13.1%**

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and allocation of additional credit may vary at the time of Site Plan.

				Canopy Credits
Air Quality Benefits (Approximate)	30,683	X	1.50	46,025
Wildlife Benefits (Approximate)	30,683	X	1.50	46,025
Improved Cultivars (Approximate)	30,683	X	1.25	38,354
				130,404

PLANTING LIST *

CATEGORY II DECIDUOUS TREES (3" CALIPER)
- AMELANCHIER ARBOREA — SERVICEBERRY
- CARPINUS CAROLINIANA — AMERICAN HORNBEAM
- CERCIS CANADENSIS — EASTERN REDBUD
- CORNUS KOUSA — DOGWOOD
- PRUNUS SP. — CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)
- BETULA NIGRA — RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS — THORNLESS HONEYLOCUST
- NYSSA SYLVATICA — BLACK GUM
- PRUNUS SP. — CHERRY
- OXYDENDRUM ARBOREUM — SOURWOOD
- TILIA AMERICANA — LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)
- ACER RUBRUM — RED MAPLE
- GINKGO BILOBA (MALE ONLY) — GINKGO
- PLATANUS ACERIFOLIA — LONDON PLANETREE
- QUERCUS PALUSTRIS — PIN OAK
- QUERCUS PHELLOS — WILLOW OAK
- QUERCUS RUBRA — NORTHERN RED OAK
- ULMUS PARVIFOLIA — CHINESE ELM
- ZELKOVA SERRATA — ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)
- ILEX X NELLIE STEVENS — NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)
- JUNIPERUS VIRGINIANA — EASTERN REDCEDAR
- ILEX OPACA — AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)
- PICEA ABIES — NORWAY SPRUCE

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

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
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LANDSCAPE TABULATIONS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-GOL.dwg
SHEET #	9B of 34

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LEGEND

- LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS
- BUILDING FLOOR AREA WITH PROPOSED PUBLIC FACILITY USES, SEE TABULATIONS ON SHEET 3
- LIMITS OF PUBLIC PARK/ PLAZA (SEE PARK ENLARGEMNT PLANS ON SHEETS 25-28)

PARK/ PLAZA AREAS

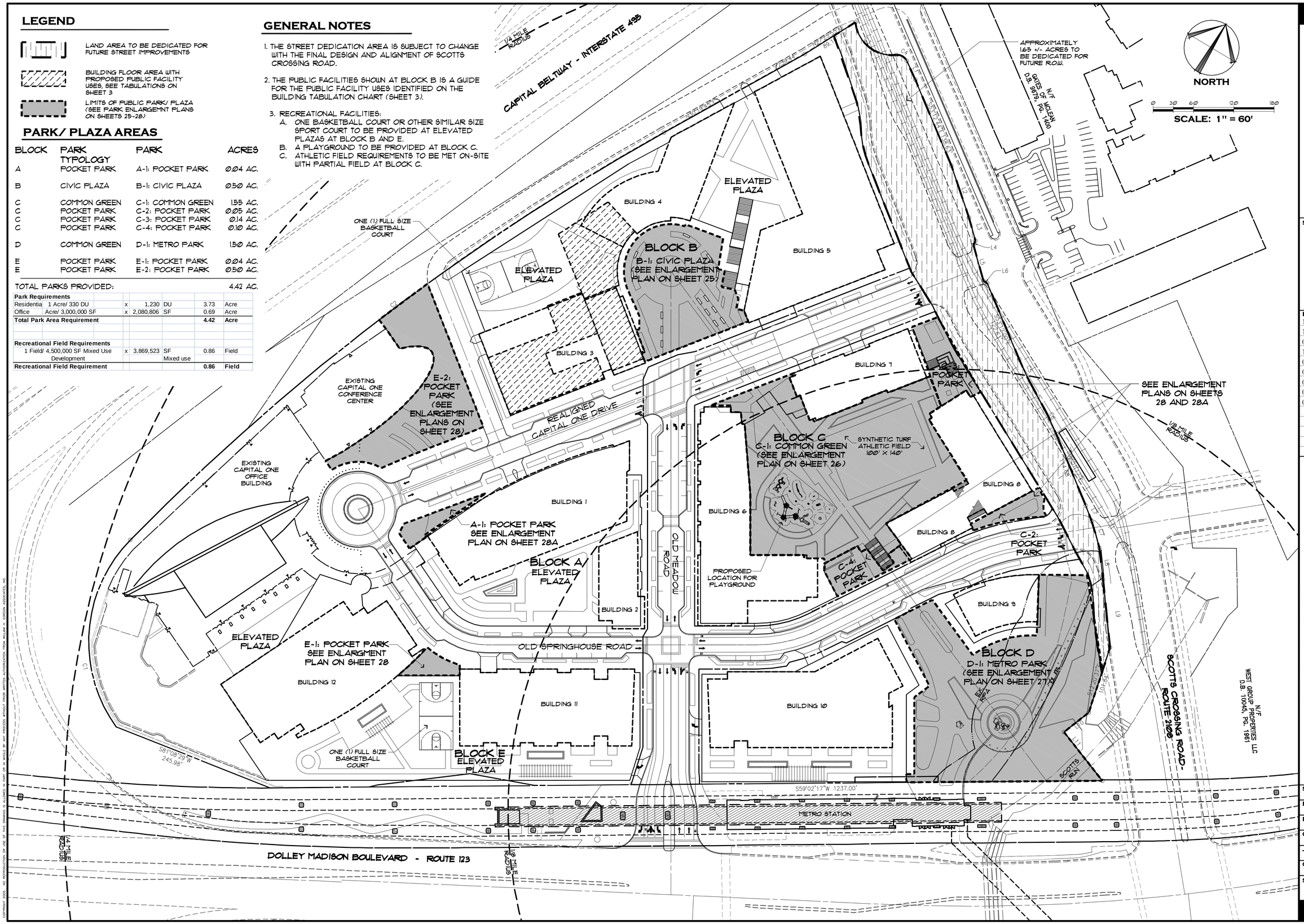
BLOCK	PARK TYPOLOGY	PARK	ACRES
A	POCKET PARK	A-1: POCKET PARK	0.04 AC.
B	CIVIC PLAZA	B-1: CIVIC PLAZA	0.50 AC.
C	COMMON GREEN	C-1: COMMON GREEN	1.55 AC.
C	POCKET PARK	C-2: POCKET PARK	0.05 AC.
C	POCKET PARK	C-3: POCKET PARK	0.14 AC.
C	POCKET PARK	C-4: POCKET PARK	0.10 AC.
D	COMMON GREEN	D-1: METRO PARK	1.50 AC.
E	POCKET PARK	E-1: POCKET PARK	0.04 AC.
E	POCKET PARK	E-2: POCKET PARK	0.50 AC.

TOTAL PARKS PROVIDED: 4.42 AC.

Park Requirements						
Residentia	1 Acre/ 330 DU	x	1,230	DU	3.73	Acre
Office	Acre/ 3,000,000 SF	x	2,080,806	SF	0.69	Acre
Total Park Area Requirement					**4.42**	**Acre**
Recreational Field Requirements						
1 Field/ 4,500,000 SF Mixed Use Development		x	3,869,523	SF Mixed use	0.86	Field
Recreational Field Requirement					**0.86**	**Field**

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITIES SHOWN AT BLOCK B IS A GUIDE FOR THE PUBLIC FACILITY USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3).
3. RECREATIONAL FACILITIES:
   A. ONE BASKETBALL COURT OR OTHER SIMILAR SIZE SPORT COURT TO BE PROVIDED AT ELEVATED PLAZAS AT BLOCK B AND E.
   B. A PLAYGROUND TO BE PROVIDED AT BLOCK C.
   C. ATHLETIC FIELD REQUIREMENTS TO BE MET ON-SITE WITH PARTIAL FIELD AT BLOCK C.



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PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 60'
DATE	AUGUST 4, 2010
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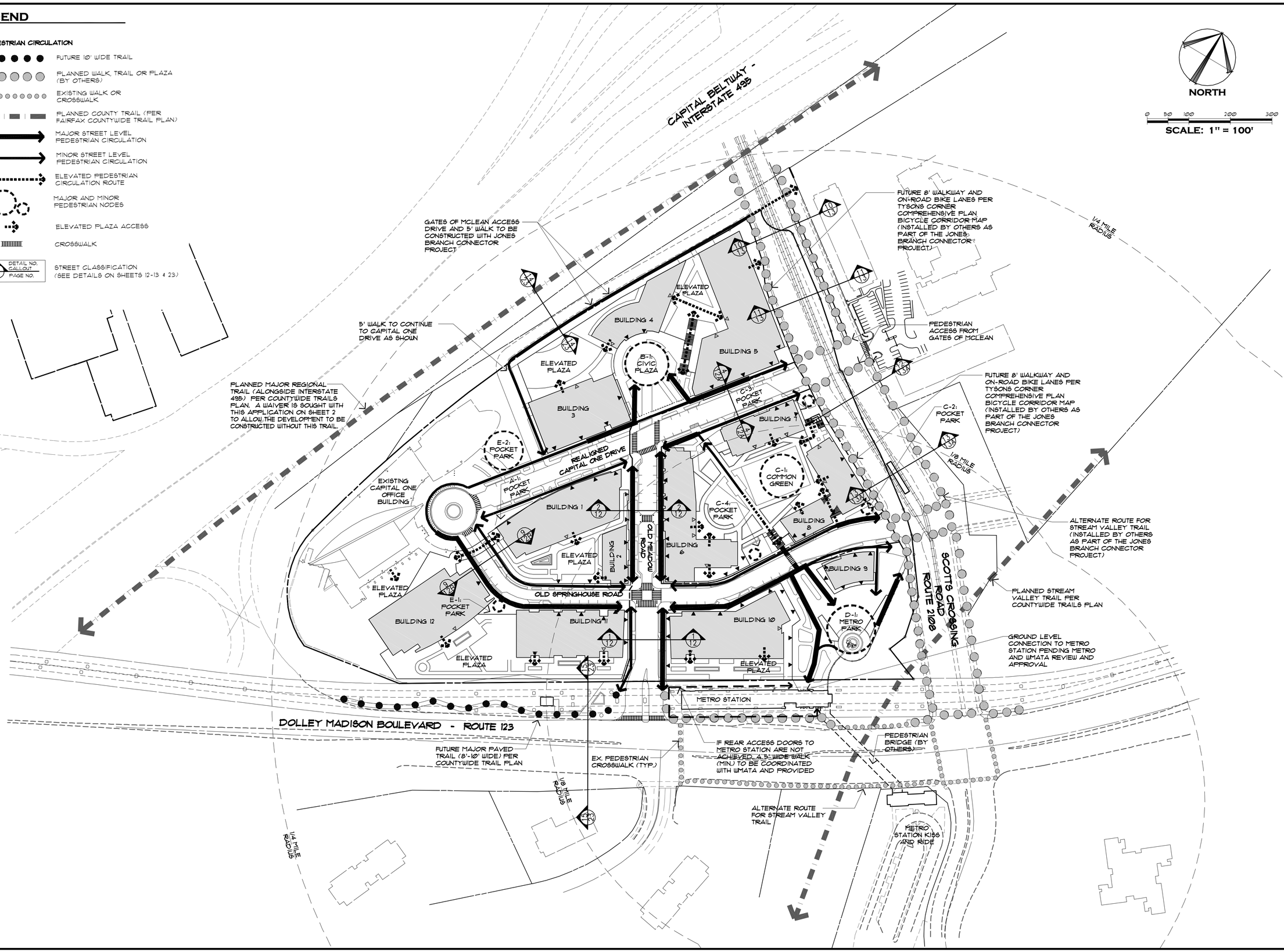
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PF.dwg
SHEET #	10 of 34

THE LOCATIONS AND DIMENSIONS OF ALL UTILITIES, BUILDINGS AND OTHER STRUCTURES SHOWN ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. DRAWINGS SHALL NOT BE SCALED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. © 2010 WHG

LEGEND

PEDESTRIAN CIRCULATION

- FUTURE 10' WIDE TRAIL
- PLANNED WALK, TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- MAJOR STREET LEVEL PEDESTRIAN CIRCULATION
- MINOR STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- DETAIL NO. / CALLOUT / PAGE NO. — STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13 & 23)



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PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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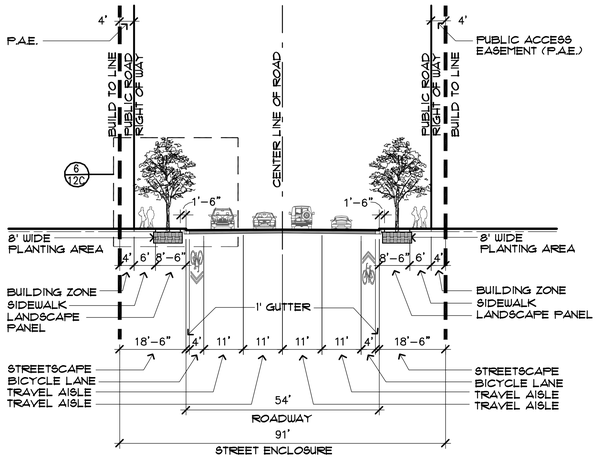
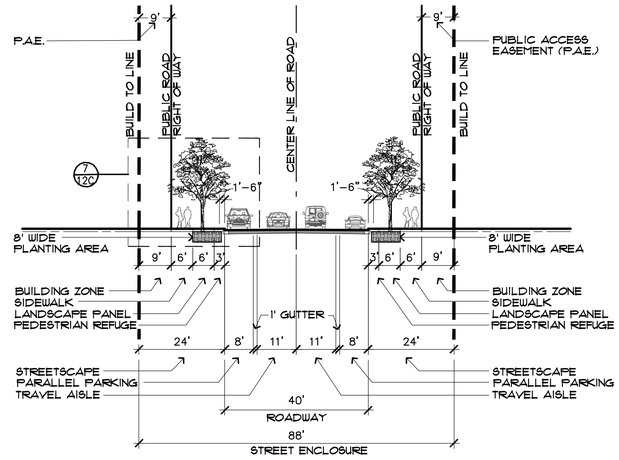
LEGEND

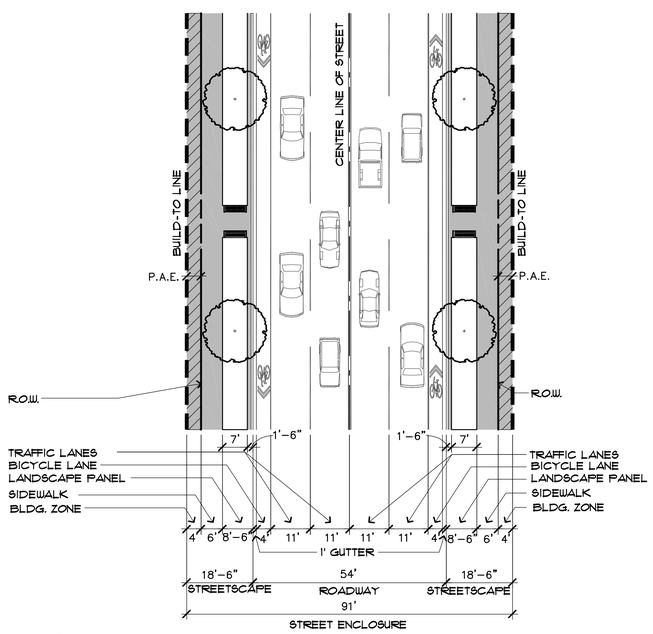
1 / 12C — DETAIL NO. / CALLOUT; PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

NOTES:

1. ALL STREETS WILL BE PHASED TO BECOME PUBLIC STREETS. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED UNTIL THEN AND WILL EXTEND TO THE BUILDING FACE. 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 "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.
4. THE STREET SECTIONS PROPOSE THE USE OF ONE FOOT GUTTER PANS IN KEEPING WITH THE INTENT TO REDUCE PAVEMENT AND ROADWAY WIDTHS IN THE TYSON'S CORNER AREA. THIS REDUCTION WILL REQUIRE A VDOT WAIVER FOR ON-SITE ROADWAYS THAT ARE WITHIN THE VDOT RIGHT OF WAY. IN THE EVENT VDOT WOULD NOT ALLOW ONE FOOT GUTTER PANS, AN ADDITIONAL ONE FOOT CAN BE REDUCED FROM THE ROADWAY TRAVEL LANES (FROM 11 FOOT LANES TO 10 FOOT LANES). THE ROADWAYS WOULD STILL FULFILL THE MINIMUM WIDTH OF 10 FEET AS REQUIRED PER THE TYSON'S URBAN STREET STANDARDS.

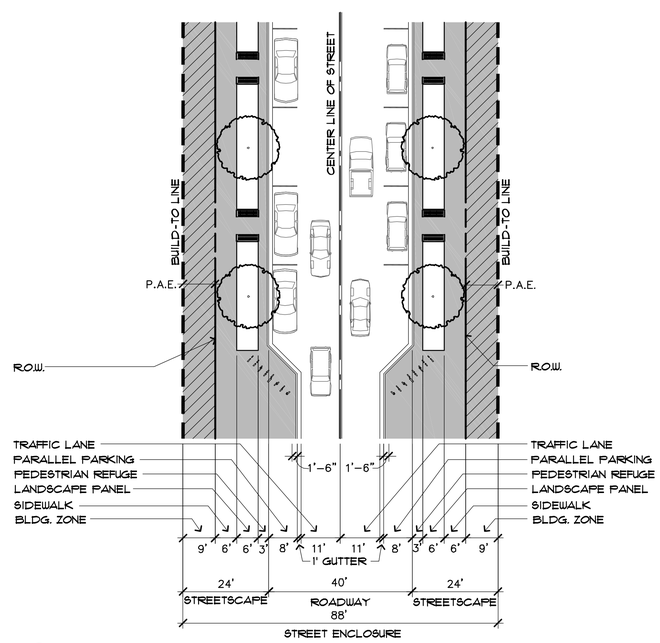






1 OLD MEADOW ROAD - FOUR LANE (NO PARKING)

SCALE: 1" = 20'



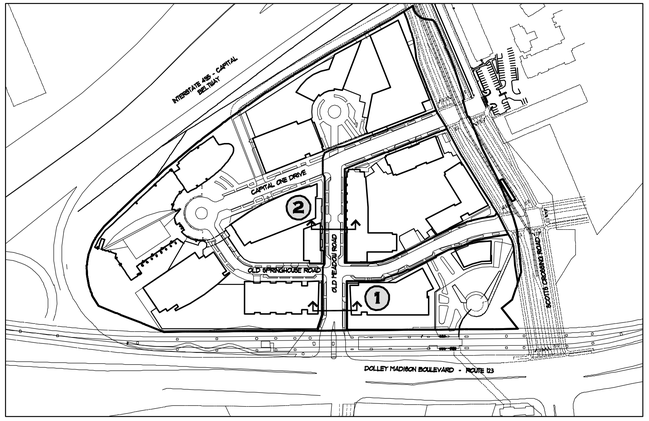
2 OLD MEADOW ROAD - TWO LANE (WITH PARKING)

SCALE: 1" = 20'

NORTH

KEY PLAN

SCALE: 1" = 250'



NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS.

WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USES IN URBAN ENIVRONMENTS SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH ADJACENT SERVICE ENTRIES.

ALONG OLD MEADOW ROAD, SIGNIFICANT SPACE IS DESIGNATED FOR PLANTING. SHADE TREES SHOULD BE SELECTED SO THAT VISIBILITY OF STOREFRONTS FROM PASSING VEHICLES IS NOT IMPINGED.

THE MID-BLOCK CROSSING IS TO BE CLEARLY VISIBLE TO VEHICULAR TRAFFIC AND MAY BE A RAISED HUMP OF THE SAME MATERIAL AS THE SIDEWALKS. SPACE SHOULD BE LEFT BETWEEN TREE BOXES/PLANTING BEDS FOR TEMPORARY VENDORS.

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SECT.dwg
SHEET #	12 of 34

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REPRESENTATIVE EXAMPLE FROM THE ENTRANCE TO THE CARLYLE DEVELOPMENT IN ALEXANDRIA, VA DEPICTING A MATERIAL CHANGE IN THE PAVEMENT AT THE CROSSWALK (GIVING IMPORTANCE TO THE PEDESTRIAN RIGHT-OF-WAY) AS WELL AS THE PLANTED CURBSIDES AND MEDIAN. THE OVERALL GOAL IS TO SLOW CARS UPON ENTERING THE CAPITAL ONE SITE AND CREATE A VERY DIFFERENT FEEL FRO THE LARGE TRAFFIC VIADUCTS OF DOLLY MADISON BLVD. AND SCOTTS RUN CROSSING.

NOTE:

THE ACCOMPANYING PHOTOGRAPHS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS. WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

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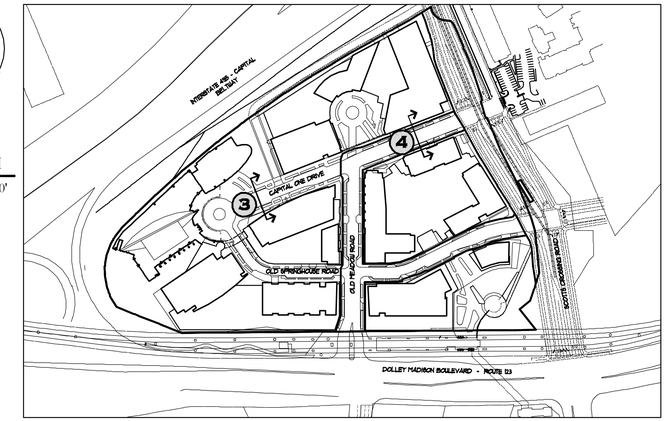
NORTH

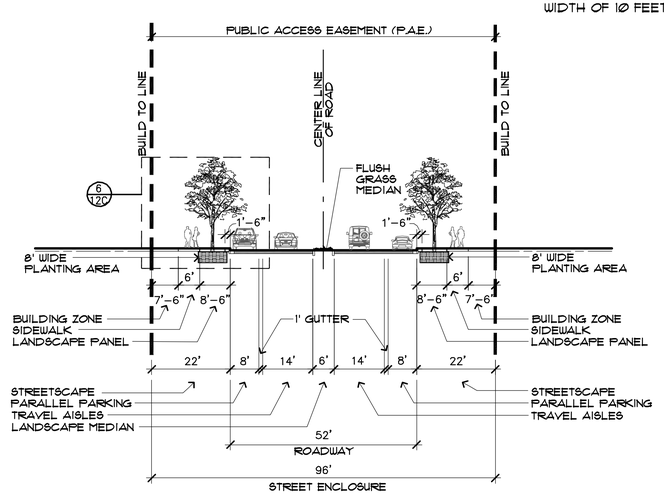
KEY PLAN

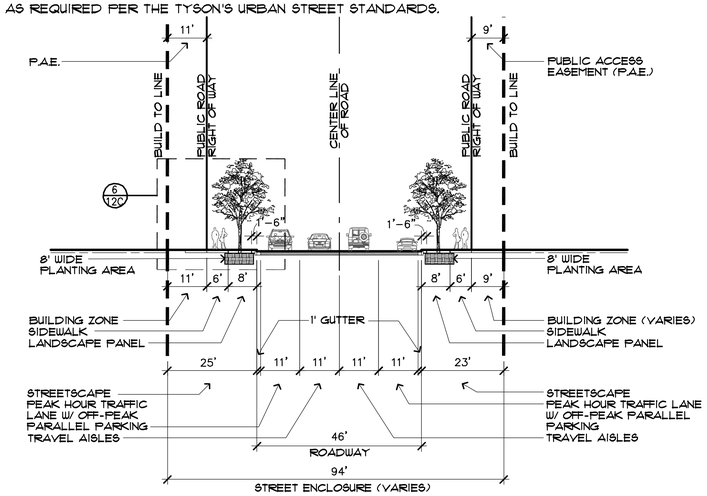
SCALE: 1" = 250'



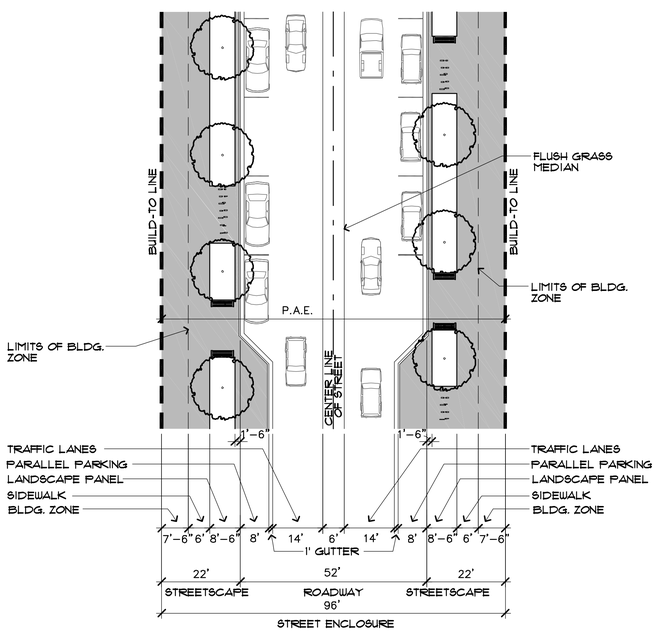
LEGEND

DETAIL NO. / CALLOUT / PAGE NO. (1 / 12C)	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)



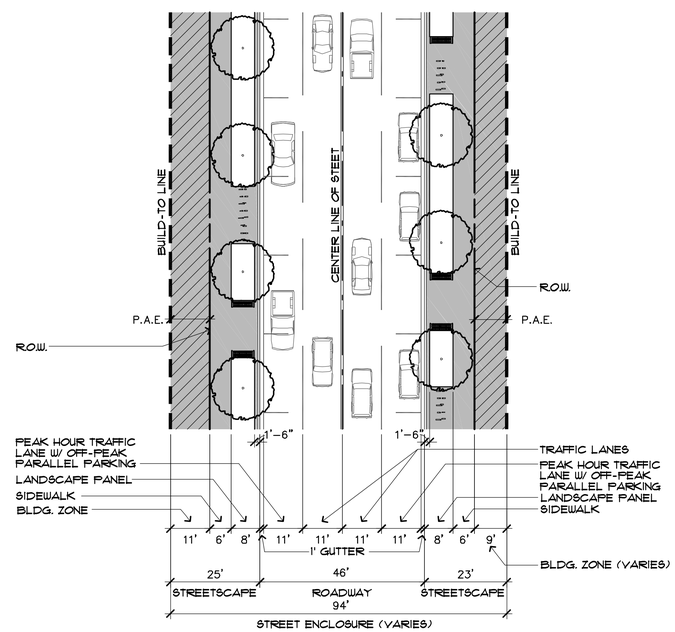


DESCRIPTIVE IMAGES SHOW AN OPEN PLAN PLAZA AND EDGE DELINEATION BY BOLLARDS AS WELL AS UNIQUE PAVING AND PUBLIC ART. CAP ONE DRIVE AND THE CIVIC PLAZA SHALL BE AT HE SAME ELEVATION (NO CURB) TO FACILITATE PEDESTRIAN FLOW AND ALLOW PLAZA ACTIVITY TO SEEP INTO SURROUNDING AREAS. BEING O THE SAME LEVEL, BOLLARDS WILL NEED TO BE USED FOR PEDESTRIAN SAFETY AND TO ENSURE VEHICLE ACCESS IS LIMITED TO EMERGENCY VEHICLES ONLY.



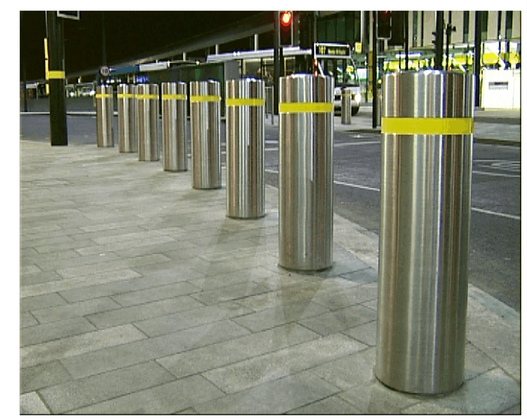
3 CAPITAL ONE DRIVE - TWO LANE (WITH PARKING) (PRIVATE)

SCALE: 1" = 20'



4 CAPITAL ONE DRIVE - FOUR LANE (WITH PARKING) (PUBLIC)

SCALE: 1" = 20'



BOLLARD LOCATIONS AND OTHER SECURITY ELEMENTS TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS.

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03-12-12 Cty Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

STREET SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SECT.dwg
SHEET #	12A of 34

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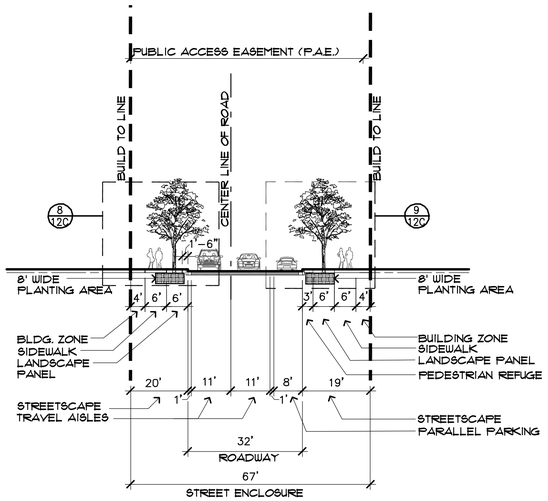
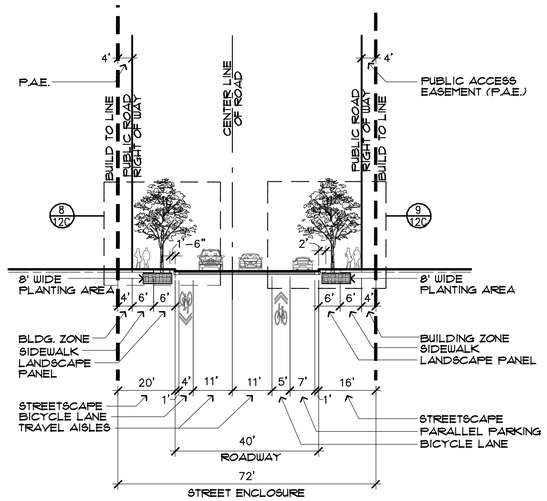
NOTES:

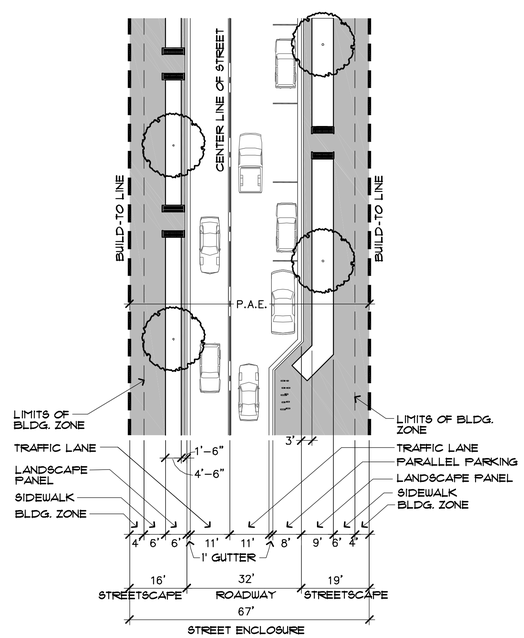
1. A PORTION OF OLD SPRINGHOUSE ROAD AS PRESENTED ON THIS SHEET IS A PRIVATE STREET AND ALL STREETSCAPES HAVE PUBLIC ACCESS EASEMENTS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.
4. THE STREET SECTIONS PROPOSE THE USE OF ONE FOOT GUTTER PANS IN KEEPING WITH THE INTENT TO REDUCE PAVEMENT AND ROADWAY WIDTHS IN THE TYSON'S CORNER AREA. THIS REDUCTION WILL REQUIRE A VDOT WAIVER FOR ON-SITE ROADWAYS THAT ARE WITHIN THE VDOT RIGHT OF WAY. IN THE EVENT VDOT WOULD NOT ALLOW ONE FOOT GUTTER PANS, AN ADDITIONAL ONE FOOT CAN BE REDUCED FROM THE ROADWAY TRAVEL LANES (FROM 11 FOOT LANES TO 10 FOOT LANES). THE ROADWAYS WOULD STILL FULFILL THE MINIMUM WIDTH OF 10 FEET AS REQUIRED PER THE TYSON'S URBAN STREET STANDARDS.

LEGEND

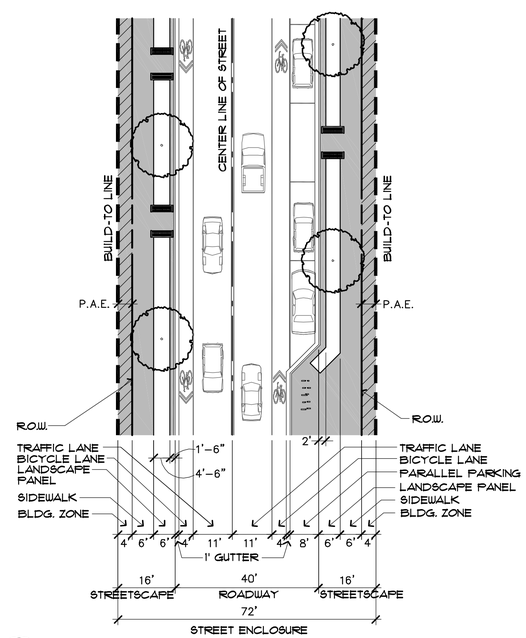
DETAIL NO. / CALLOUT / PAGE NO. (1 / 12C)	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)







5 OLD SPRINGHOUSE ROAD - TWO LANE (WITH PARKING) (PRIVATE)
SCALE: 1" = 20'



5A OLD SPRINGHOUSE ROAD - TWO LANE (WITH PARKING) (PUBLIC)
SCALE: 1" = 20'

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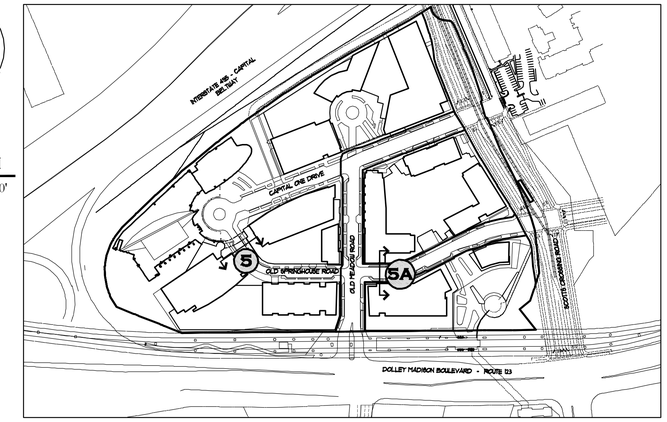
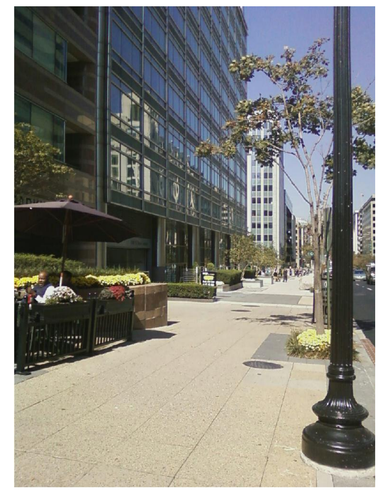
NORTH

KEY PLAN
SCALE: 1" = 250'



NOTE:

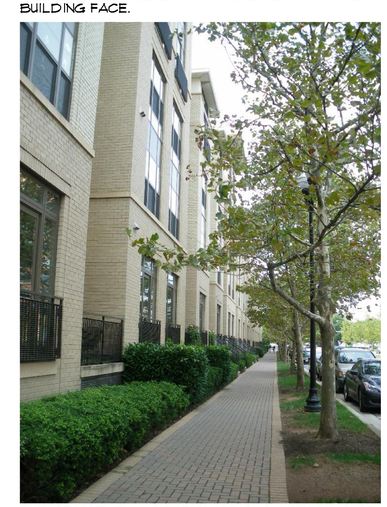
THE ACCOMPANYING PHOTOGRAPHS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS. WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.



EXAMPLE OF STREETSCAPE TREATMENT WHERE SERVICE/PARKING ACCESS CROSSES THE PEDESTRIAN STREETSCAPE. THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USE FOR ACTIVITIES SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH SERVICE/PARKING ENTRIES.

EXAMPLE OF OFFICE STREETSCAPE WITH GROUND FLOOR RETAIL: SIDEWALKS EXTEND THROUGH THE BUILDING ZONE TO ALLOW RETAIL BROWSING AND GREATER PEDESTRIAN VOLUME UP TO THE BUILDING FACE.

EXAMPLE OF THE CHARACTER OF BIORETENTION PLANTING IN THE STREETSCAPE LANDSCAPE PANEL.



THE RESIDENTIAL PORTION OF OLD SPRINGHOUSE ROAD MAY HAVE LIMITED STRETCHES OF STREETSCAPE AT A LOWER PEDESTRIAN VOLUME: THIS EXAMPLE SHOWS THE CHARACTER OF SUCH A STREETSCAPE, WITH A PLANTED BUILDING ZONE PROVIDING MORE OF A BUFFER BETWEEN THE SIDEWALK AND THE RESIDENTIAL USE (RESIDENTIAL-ORIENTED PUBLIC USE/RETAIL MAY OCCUPY THE ADJOINING GROUND FLOOR SPACE).

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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STREET SECTIONS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
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SHEET #	12B of 34

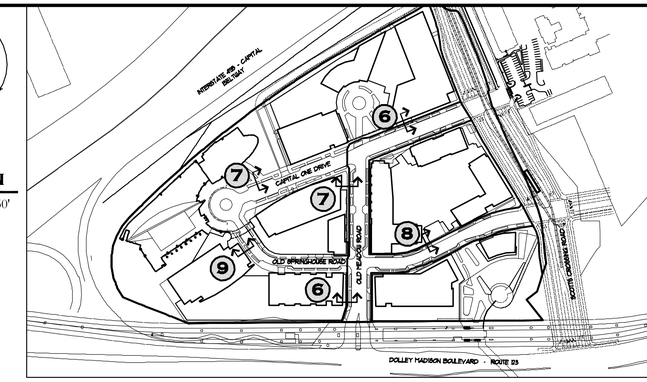
NOTE:

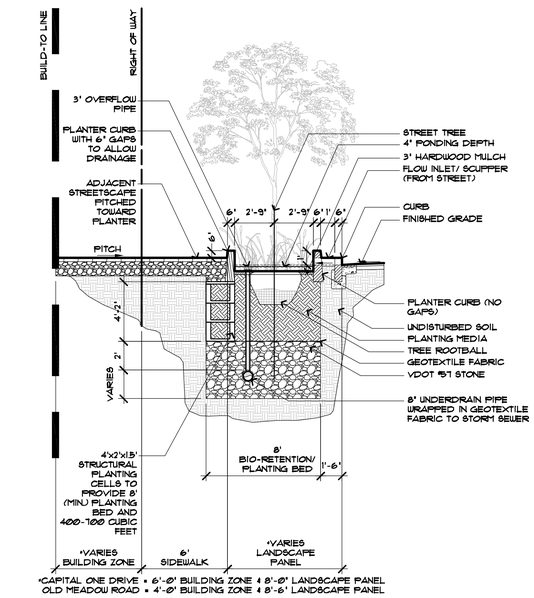
THE STREET SECTIONS PROPOSE THE USE OF ONE FOOT GUTTER PANS IN KEEPING WITH THE INTENT TO REDUCE PAVEMENT AND ROADWAY WIDTHS IN THE TYSON'S CORNER AREA. THIS REDUCTION WILL REQUIRE A VDOT WAIVER FOR ON-SITE ROADWAYS THAT ARE WITHIN THE VDOT RIGHT OF WAY. IN THE EVENT VDOT WOULD NOT ALLOW ONE FOOT GUTTER PANS, AN ADDITIONAL ONE FOOT CAN BE REDUCED FROM THE ROADWAY TRAVEL LANES (FROM 11 FOOT LANES TO 10 FOOT LANES). THE ROADWAYS WOULD STILL FULFILL THE MINIMUM WIDTH OF 10 FEET AS REQUIRED PER THE TYSON'S URBAN STREET STANDARDS.

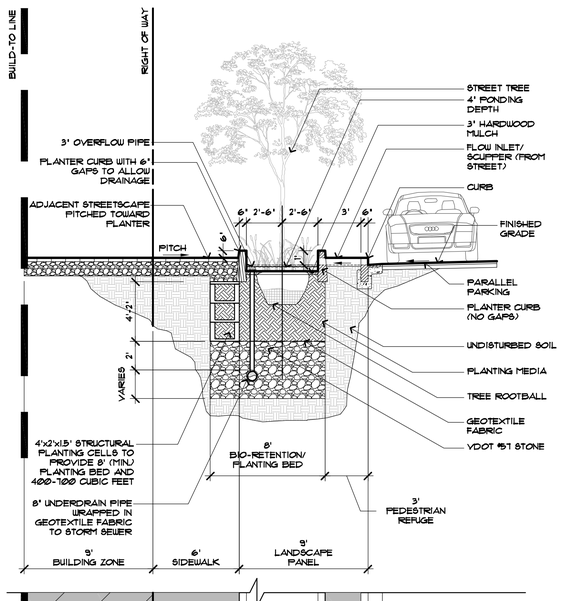
NORTH

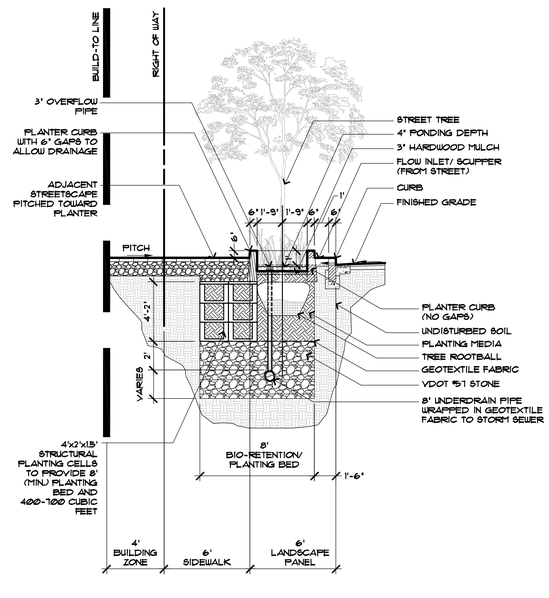
KEY PLAN

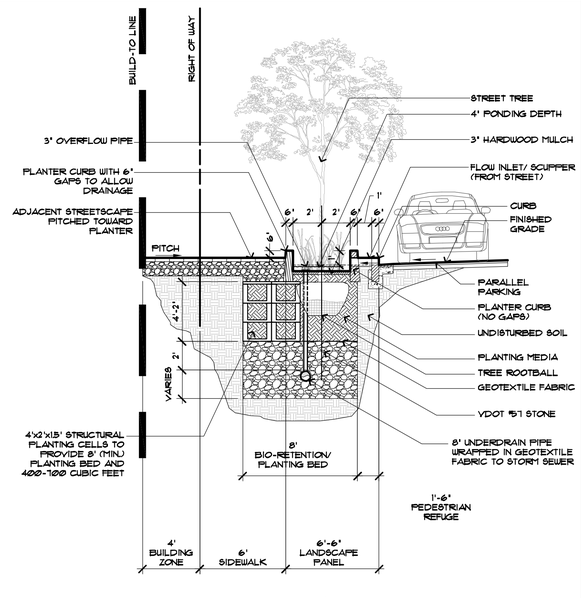
SCALE: 1" = 250'

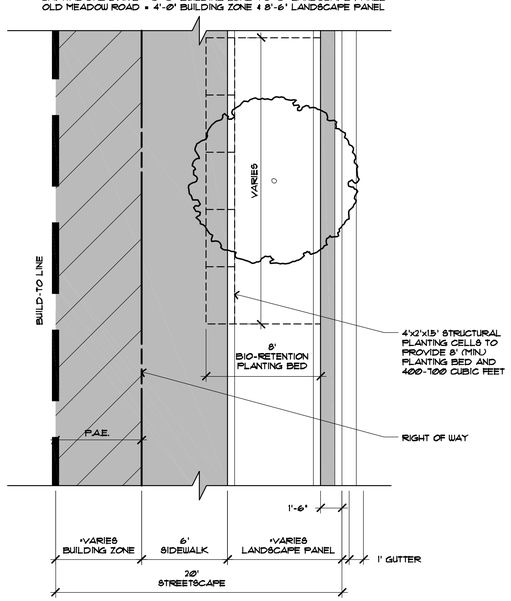






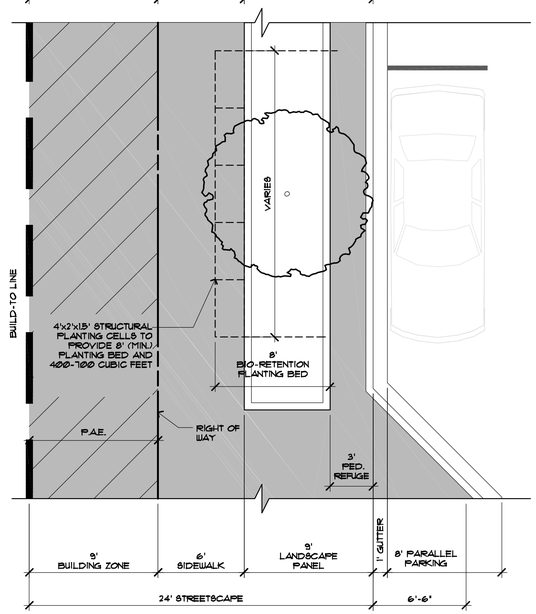






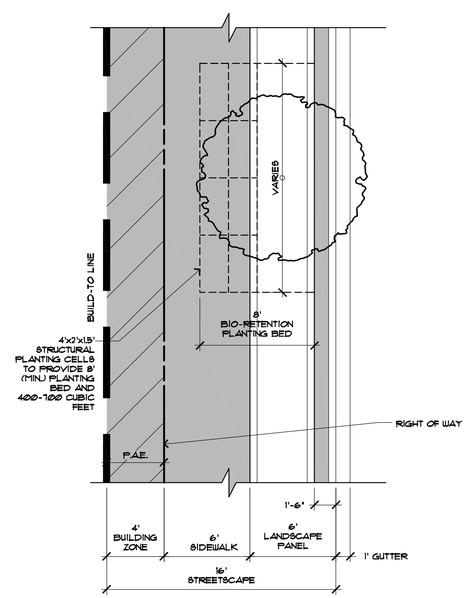
6 CAPITAL ONE DRIVE & OLD MEADOW ROAD - FOUR LANE (NO PARKING)

SCALE: 1" = 5'



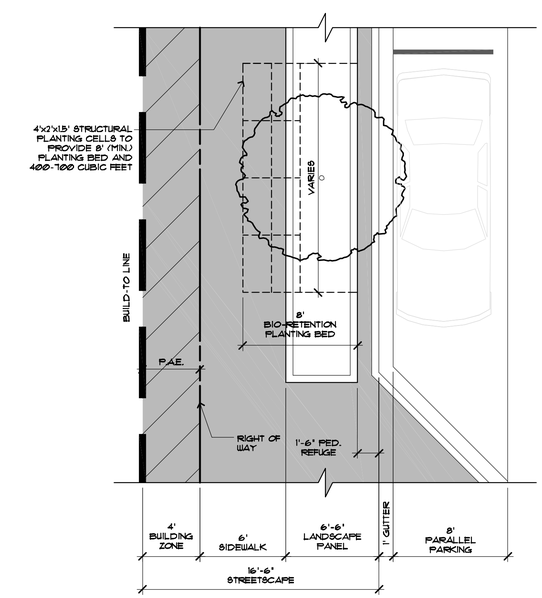
7 CAPITAL ONE DRIVE & OLD MEADOW ROAD - TWO LANE (WITH PARKING)

SCALE: 1" = 5'



8 OLD SPRINGHOUSE ROAD - TWO LANE (NO PARKING)

SCALE: 1" = 5'



9 OLD SPRINGHOUSE ROAD - TWO LANE (WITH PARKING)

SCALE: 1" = 5'

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STREET TREE PLANTER DETAILS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
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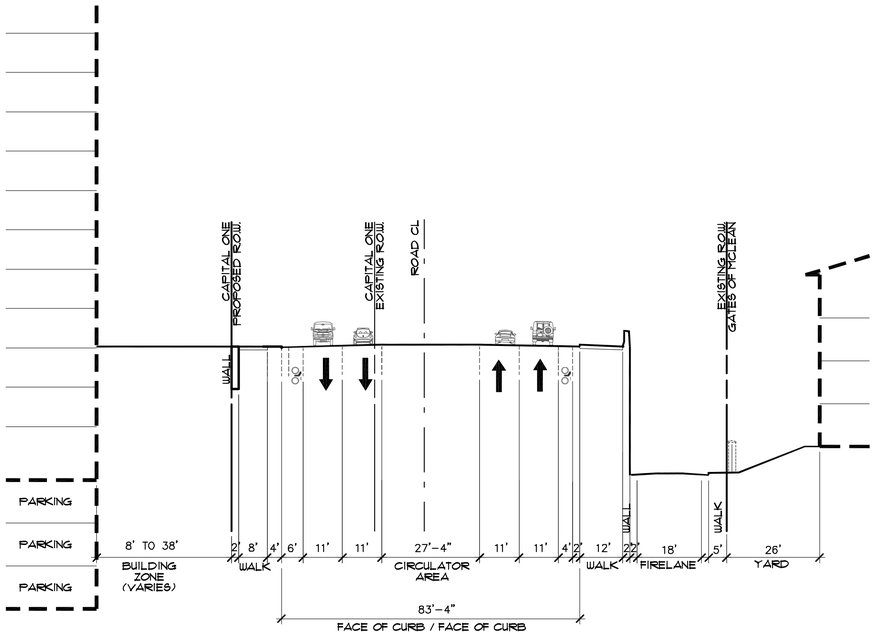
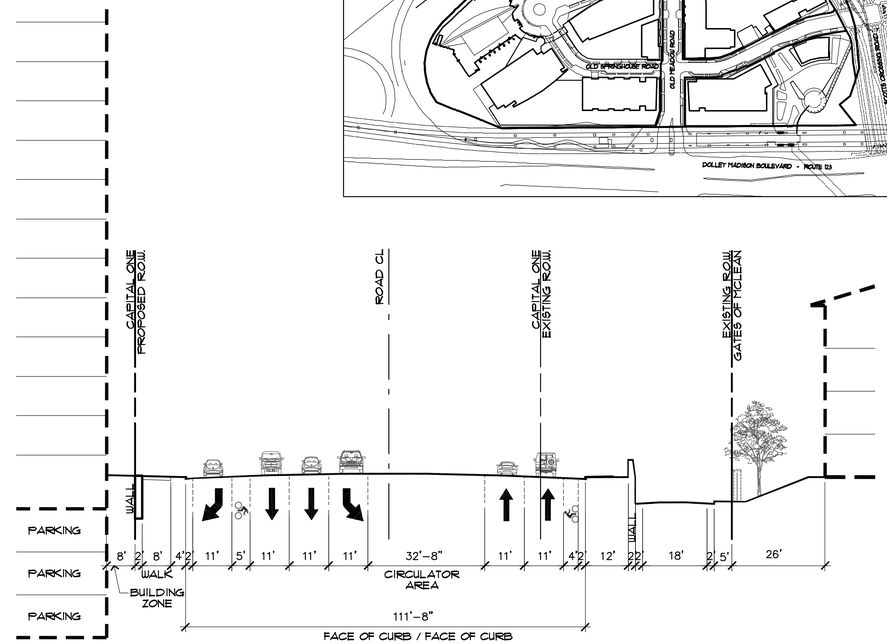


10 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



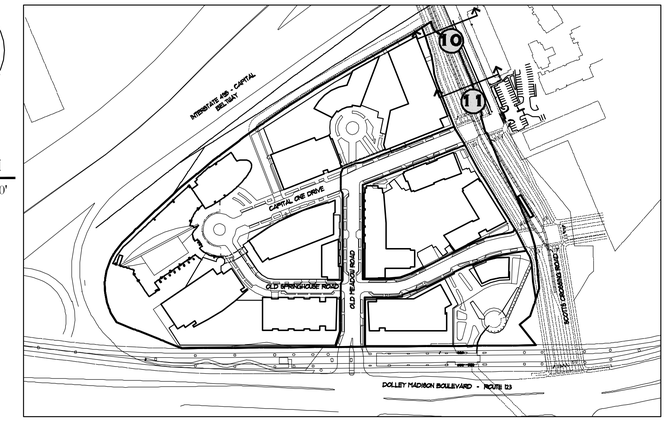
11 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'

NORTH

KEY PLAN

SCALE: 1" = 250'



NOTE:

THIS PRECEDENT EXAMPLE FROM DOWNTOWN WASHINGTON ILLUSTRATES THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THIS SHOWS HOW THE INCLINED STREETSCAPE ALONG THE JONES BRANCH CONNECTOR (JBC) RAMP WILL MEET THE FACE OF BUILDING 5, TRANSITIONING FROM A LOWER TO HIGHER STREET LEVEL ON DIFFERENT FLOORS AS THE GRADE RISES. THIS WILL MAINTAIN VISUAL POROSITY ALONG THE STREETSCAPE WHILE ALSO ALLOWING ENTRIES AT BOTH LEVELS AS THE STREETSCAPE REACHES THE HIGHER FLOOR. ALTHOUGH THE SIDEWALK AND PLANTING ZONE (WITH STREET TREES AS SHOWN) ARE STRUCTURALLY PART OF THE JBC RAMP/BRIDGE STRUCTURE, THE COMPLETE STREETSCAPE WILL BE BUILT UP TO THE BUILDING FACE TO PROVIDE A SEAMLESS PEDESTRIAN EXPERIENCE ALONG THE BUILDING FRONTAGE FROM THE STANDARD GRADE-LEVEL STREETSCAPE BEYOND THE BASE OF THE JBC RAMP.

WHILE THIS PRECEDENT EXAMPLE DOES NOT REPRESENT A FINALIZED DESIGN, IT IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

NOTES:

1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

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SCR-JBC STREET SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
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CHECKED	OS/RW
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SHEET #	13 of 34

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NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THE PRECEDENT EXAMPLE FROM CONNECTICUT AVE. IN WASHINGTON SHOWS THE INTENDED CHARACTER OF THE SCOTTS CROSSING ROAD STREETSCAPE AT THE RESIDENTIAL BLOCK, WITH LARGER STREET TREES AND LANDSCAPED BUILDING ZONES PROVIDING A GREATER BUFFER BETWEEN THE THOROUGHFARE AND THE RESIDENTIAL BUILDINGS (GROUND FLOOR USES MAY BE RESIDENTIAL-ORIENTED RETAIL). THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS.

WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY DO SHOW THE INTENDED FEATURES OF THE SCOTTS CROSSING ROAD STREETSCAPE AND ITS RELATIONSHIP TO THE SURROUNDING PARKS AND BUILDING MASSING, AND IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

NOTES:

1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

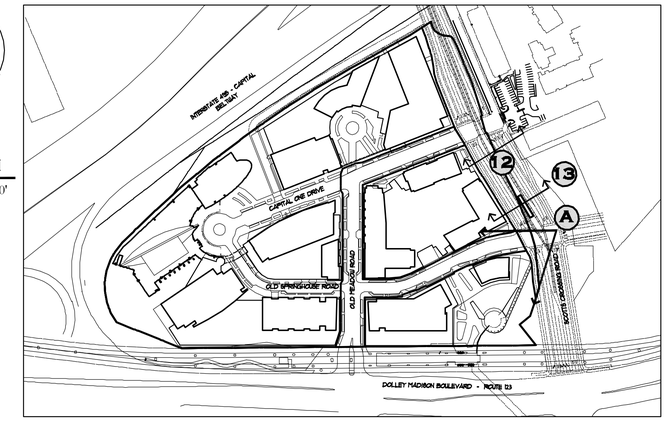
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.

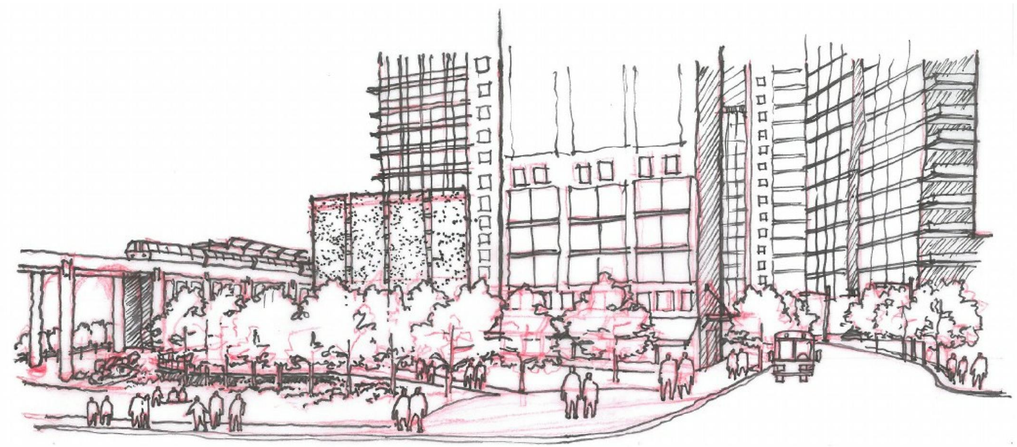
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

NORTH

KEY PLAN

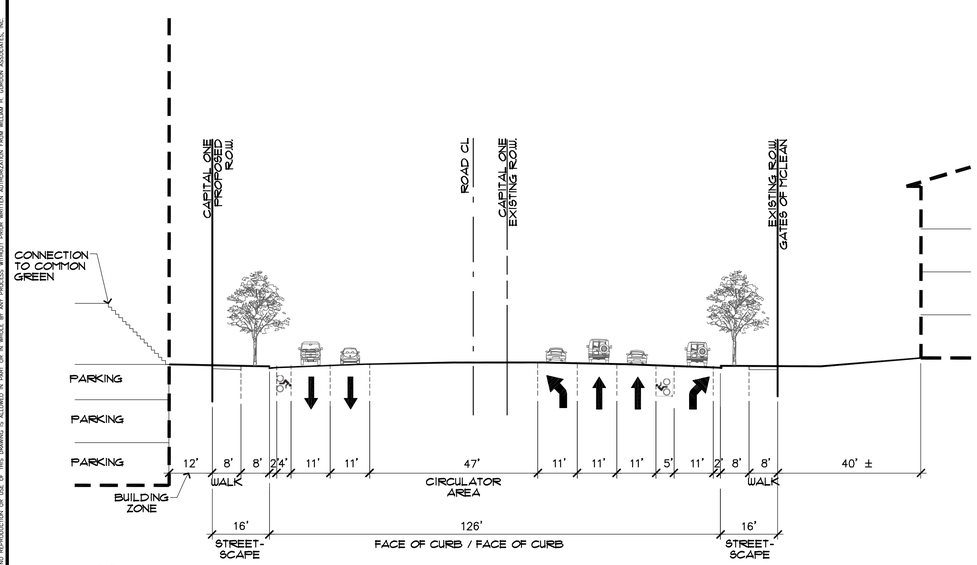
SCALE: 1" = 250'





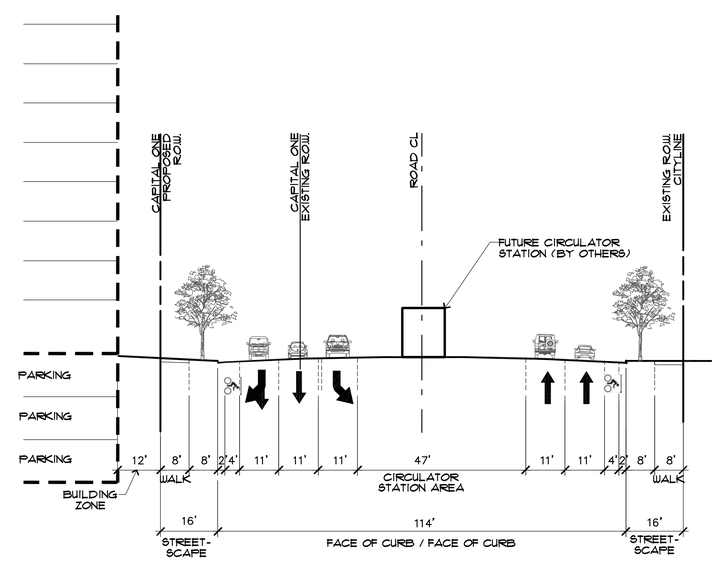
A SCOTTS CROSSING ROAD/METRO PARK

SCALE: N.T.S.



12 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



13 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'

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8/10/2012
PROFESSIONAL ENGINEER

REVISIONS

10-29-10 Cty Comments
11-10-10 Cty Comments
06-30-11 Cty Comments
11-17-11 Cty Comments
03-12-12 Cty Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
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08-13-12 Cty Comments

SCR-JBC STREET SECTIONS

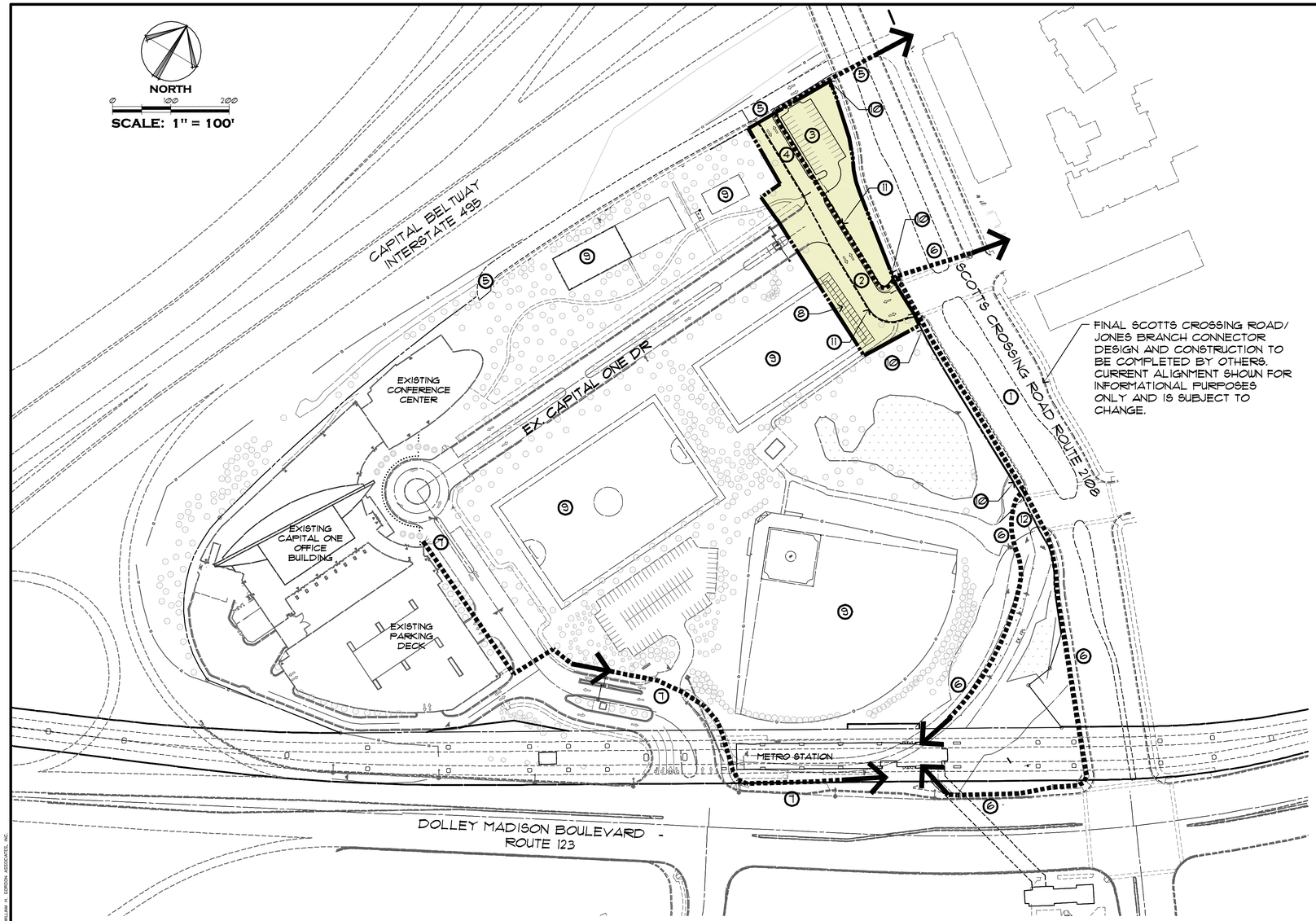
CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SECT.dwg
SHEET #	13A of 34



INTERIM CONDITION: TEMPORARY CONNECTION TO SCOTT'S CROSSING ROAD

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

NOTE: IN SUCH CASE AS THE ENTIRETY OF CAPITAL ONE DRIVE IS NOT REALIGNED WHEN THE JONES BRANCH CONNECTOR IS COMPLETED, A DRIVEWAY SHALL BE CONSTRUCTED, AS CONCEPTUALLY SHOWN, TO CONNECT CAPITAL ONE DRIVE TO THE GATES OF MCLEAN SECONDARY ACCESS ROAD.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)

1. SCOTTS CROSSING ROAD RE-ALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
2. CONSTRUCTION OF TEMPORARY RE-ALIGNMENT OF CAPITAL ONE DRIVE. INCLUDES 5' WIDE CONCRETE WALK ON THE EAST SIDE OF THE ROAD.
3. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
4. CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCLEAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
5. GATES OF MCLEAN ACCESS ROAD WITH 5' WIDE WALK UNDER SCOTTS CROSSING ROAD (BY OTHERS).
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDINGS.
8. POTENTIAL IMPACT TO SPORTS FIELD.
9. TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
10. CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
11. PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
12. THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO PUBLIC FACILITIES PLAN ON SHEET 10 FOR DETAILS.
3. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.

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ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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JONES BRANCH CONNECTOR PHASE

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
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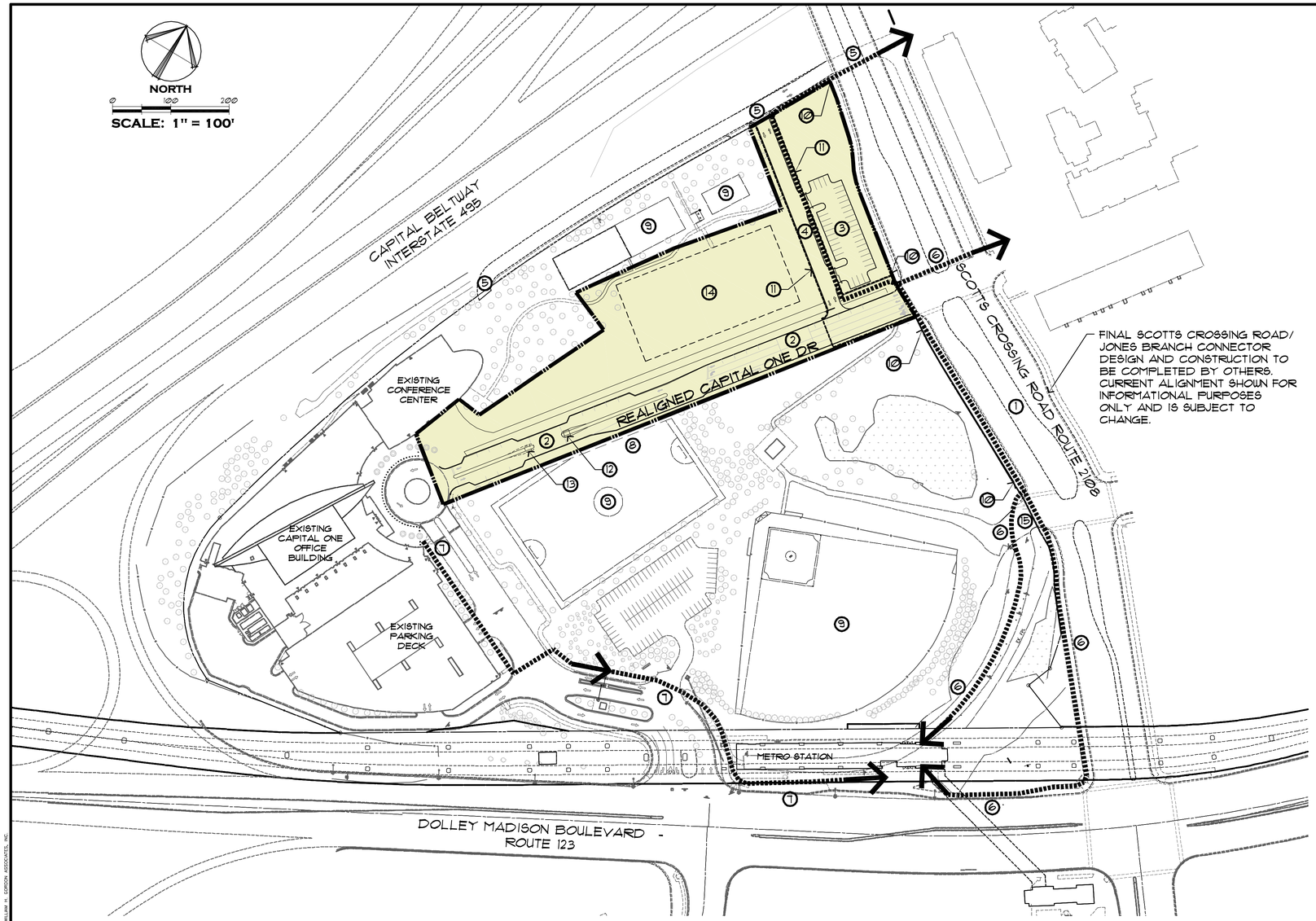

FINAL SCOTTS CROSSING ROAD/ JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

INTERIM CONDITION: ULTIMATE CONNECTION TO SCOTT'S CROSSING ROAD

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)

1. SCOTTS CROSSING ROAD RE-ALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
2. CONSTRUCTION OF RE-ALIGNMENT OF CAPITAL ONE DRIVE.
3. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
4. CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCLEAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
5. GATES OF MCLEAN ACCESS ROAD WITH 5' WIDE WALK UNDER SCOTTS CROSSING ROAD (BY OTHERS).
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDINGS.
8. IMPACT TO TEMPORARY SPORTS FIELD, MAY BE RECONFIGURED.
9. TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
10. CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
11. PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
12. SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
13. FUTURE SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
14. POTENTIAL LOCATION OF NEW TEMPORARY SPORTS FIELD.
15. THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO PUBLIC FACILITIES PLAN ON SHEET 10 FOR DETAILS.
3. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.

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JONES BRANCH CONNECTOR PHASE ALT

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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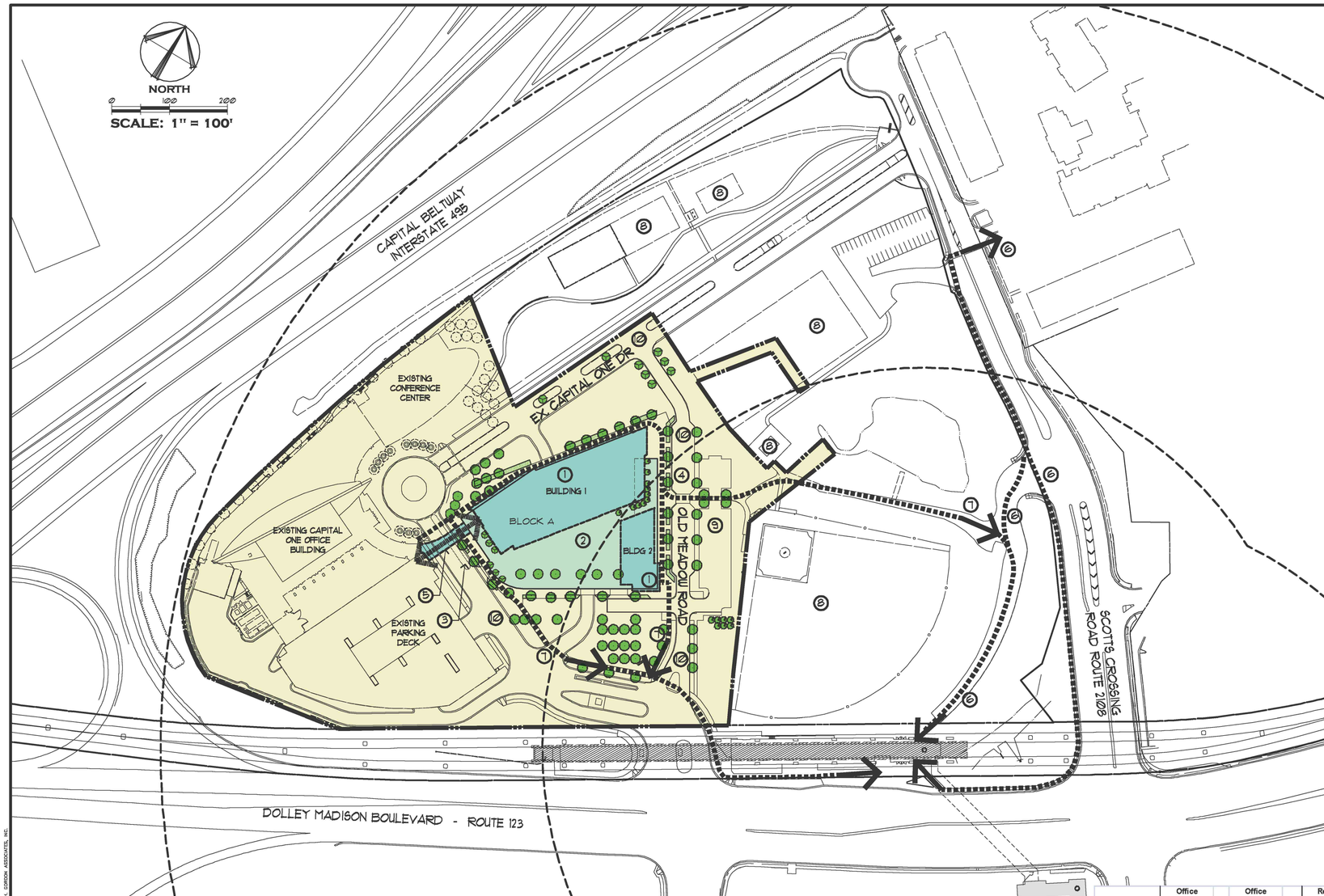

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

1. CONSTRUCTION OF BUILDINGS 1 AND 2 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 1.
3. REMOVAL OF LANDSCAPE MEDIAN BETWEEN EXISTING PARKING DECK AND BUILDING 1 ALONG CAPITAL ONE DRIVE.
4. PARTIAL CONSTRUCTION (WESTERN SIDE) OF OLD MEADOW ROAD/DRIVE WITH ON-STREET PARKING.
5. ELEVATED PEDESTRIAN CONNECTION, 15' MIN. CLEARANCE BELOW, TO EXISTING CAPITAL ONE OFFICE BUILDING.
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING AND PROPOSED BUILDINGS.
8. TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
9. CONSTRUCTION OF TEMPORARY PARKING AREA.
10. THERE ARE NO PUBLIC STREETS PROPOSED WITH THIS PHASE OF DEVELOPMENT.

PHASE 1: CAPITAL ONE HEADQUARTERS EXPANSION PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,350 SF	516,486 SF				8,345 SF				527,181 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
Existing Parking					*28*	*40*		*35*		*103*
New Parking	*4*	*1,331 max*						*69*	*31*	*1,435 max*
New Loading		*3*						*2*		*5*
Block E										
Bldg. 11										0 SF
Bldg. 12										0 SF
Existing Bldg.		504,000 SF								504,000 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
TOTALS										
Existing FAR SF	*0 SF*	*504,000 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*504,000 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*28*	*40*	*0*	*35*	*0*	*1,632*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	-	*3:1000*	-	-	**1:200 for 1st 1000 + 6.0:1000 for remainder; 1st 5000 exempt*	**1:200 for 1st 1000 + 5.9:1000 for remainder; 1st 5000 exempt*	-	*0.9:room*	-	
New FAR SF	*2,350 SF*	*516,486 SF*	*0 SF*	*0 SF*	*6,789 SF*	*9,805 SF*	*0 SF*	*63,366 SF*	*18,022 SF*	*616,818 SF*
New Parking	*4*	*1,331 max*	*0*	*0*	*0*	*0*	*0*	*69*	*31*	*1,435 max*
New Loading	*0*	*3*	*0*	*0*	*0*	*0*	*0*	*2*	*0*	*5*
New Parking Ratio	*1.6:1000*	*2.6:1000*	-	-	-	-		*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	2,350 *SF*	1,020,486 *SF*	0 *SF*	0 *SF*	6,789 *SF*	9,805 *SF*	0 *SF*	63,366 *SF*	18,022 *SF*	1,120,818 *SF*
Total Parking	4	2,860 *max*	0	0	28	40	0	104	31	*3,067 max*
Total Loading	0	8	0	0	0	0	0	2	0	*10*

* Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings. Retail parking within the <1/8 mile ring also includes parking for existing ball field, which will remain in this phase.

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CAPITAL ONE HEADQUARTERS EXPANSION PHASE

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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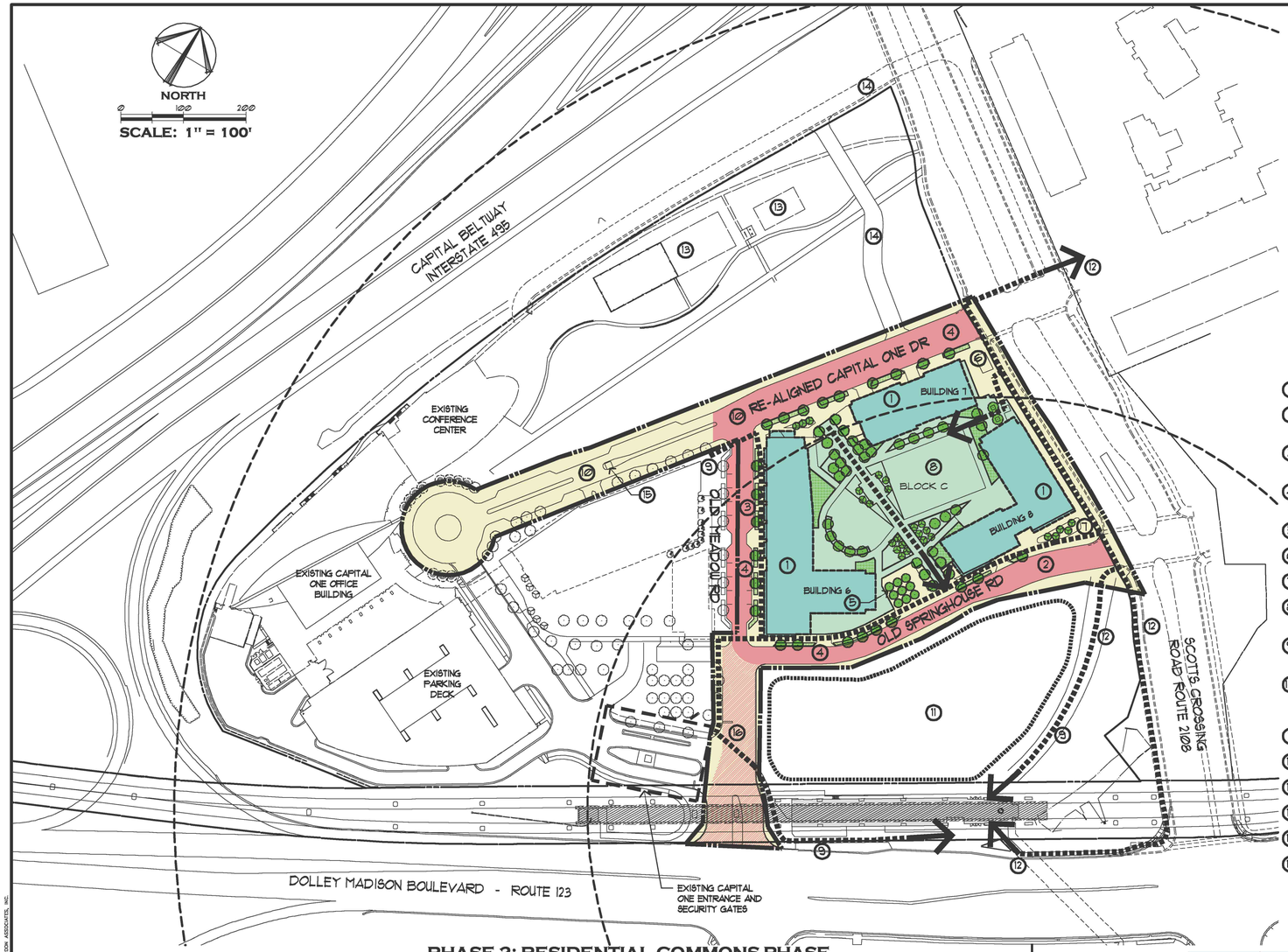

PHASE 2: RESIDENTIAL COMMONS PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.
9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

1. CONSTRUCTION OF BUILDINGS 6, 7 AND 8 (WITH ASSOCIATED STRUCTURED PARKING).
2. PARTIAL CONSTRUCTION OF OLD SPRINGHOUSE ROAD (NORTHERN SIDE) AND ASSOCIATED STREETSCAPE WITH CONSTRUCTION OF THE FIRST BUILDING (6 OR 8) IN THIS PHASE.
3. PARTIAL CONSTRUCTION OF OLD MEADOW ROAD (EASTERN SIDE) AND ASSOCIATED STREETSCAPE WITH CONSTRUCTION OF BUILDING 6.
4. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE - SEE LEGEND.
5. CONSTRUCTION OF POCKET PARK WITH BUILDING 6.
6. CONSTRUCTION OF NORTH EASTERN POCKET PARK WITH BUILDING 7.
7. CONSTRUCTION OF SOUTH EASTERN POCKET PARK WITH BUILDING 8.
8. CONSTRUCTION OF COMMON GREEN COMPLETED WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
9. TEMPORARY PEDESTRIAN CONNECTION TO METRO STATION FROM COMMON GREEN AND OLD MEADOW ROAD.
10. PARTIAL CONSTRUCTION (SOUTHERN SIDE) OF RE-ALIGNED CAPITAL ONE DRIVE AND ASSOCIATED STREETSCAPE WITH CONSTRUCTION OF THE FIRST BUILDING (6 OR 7) IN THIS PHASE AND UPON COMPLETION OF JONES BRANCH CONNECTOR (BY OTHERS).
11. TEMPORARY/INTERIM OPEN SPACE (PATHWAY, ACTIVE RECREATION LAWN, ETC.).
12. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
13. TEMPORARY SPORT COURTS TO BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
14. GATES OF MCLEAN ACCESS ROAD UNDER SCOTTS CROSSING ROAD (BY OTHERS).
15. SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
16. OLD MEADOW ROAD TO BE REALIGNED AND RECONSTRUCTED WITH THIS RESIDENTIAL PHASE AND AS REFLECTED ON THIS PLAN TO A PUBLIC ROADWAY ONLY IF (A) THE EXISTING SECURITY GATES AND EXISTING CAPITAL ONE ENTRANCE ARE ALLOWED TO REMAIN IN PLACE AND (B) THIS PROPOSED CONFIGURATION IS APPROVED BY VDOT AND FCDOT. SHOULD VDOT OR FCDOT NOT APPROVE THIS CONFIGURATION, THE APPLICANT MAY RETAIN THE EXISTING OLD MEADOW ROAD ENTRANCE TO ROUTE 123, ITS EXISTING ROADWAY ALIGNMENT AND SECURITY FEATURES UNTIL LATER PHASES REQUIRE OLD MEADOW ROAD TO BE REALIGNED.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,350 SF	516,486 SF				8,345 SF				527,181 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,232 max*			*27*	*37*		*104*	*31*	*1,435 max*
New Loading		*3*						*2*		*5*
Block C										
Bldg. 6			455,006 SF	37,063 SF	24,273 SF	1,397 SF				517,739 SF
Bldg. 7			96,372 SF	155,137 SF	4,256 SF	720 SF				256,485 SF
Bldg. 8			367,845 SF		12,470 SF					380,315 SF
New Parking			*893*	*231*						*1,124*
New Loading			*3*		*1*					*4*
Block E										
Existing Bldg.		504,000 SF								504,000 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
TOTALS										
Existing FAR SF	*0 SF*	*504,000 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*504,000 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*2,350 SF*	*516,486 SF*	*919,223 SF*	*192,200 SF*	*47,788 SF*	*11,922 SF*	*0 SF*	*63,366 SF*	*18,022 SF*	*1,771,357 SF*
New Parking	*4*	*1,232 max*	*893*	*231*	*27*	*37*	*0*	*104*	*31*	*2,559 max*
New Loading	*0*	*3*	*3*	*0*	*1*	*0*	*0*	*2*	*0*	*9*
New Parking Ratio	*1.6:1000*	*2.4:1000*	*1.0:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	**1:200 for 1st 1000 + 0.5:1000 for remainder; 1st 5000 exempt*	**1:200 for 1st 1000 + 4.2:1000 for remainder; 1st 5000 exempt*		*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	2,350 SF	1,020,486 SF	919,223 SF	192,200 SF	47,788 SF	11,922 SF	0 SF	63,366 SF	18,022 SF	2,275,357 SF
Total Parking	4	2,761 max	893	231	27	37	0	104	31	*4,088 max*
Total Loading	0	8	3	0	1	0	0	2	0	*14*

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RESIDENTIAL COMMONS PHASE

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'

DATE AUGUST 4, 2010

DRAWN OS/JPW/CG

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JOB # 1798-1101

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SHEET # 15A of 34

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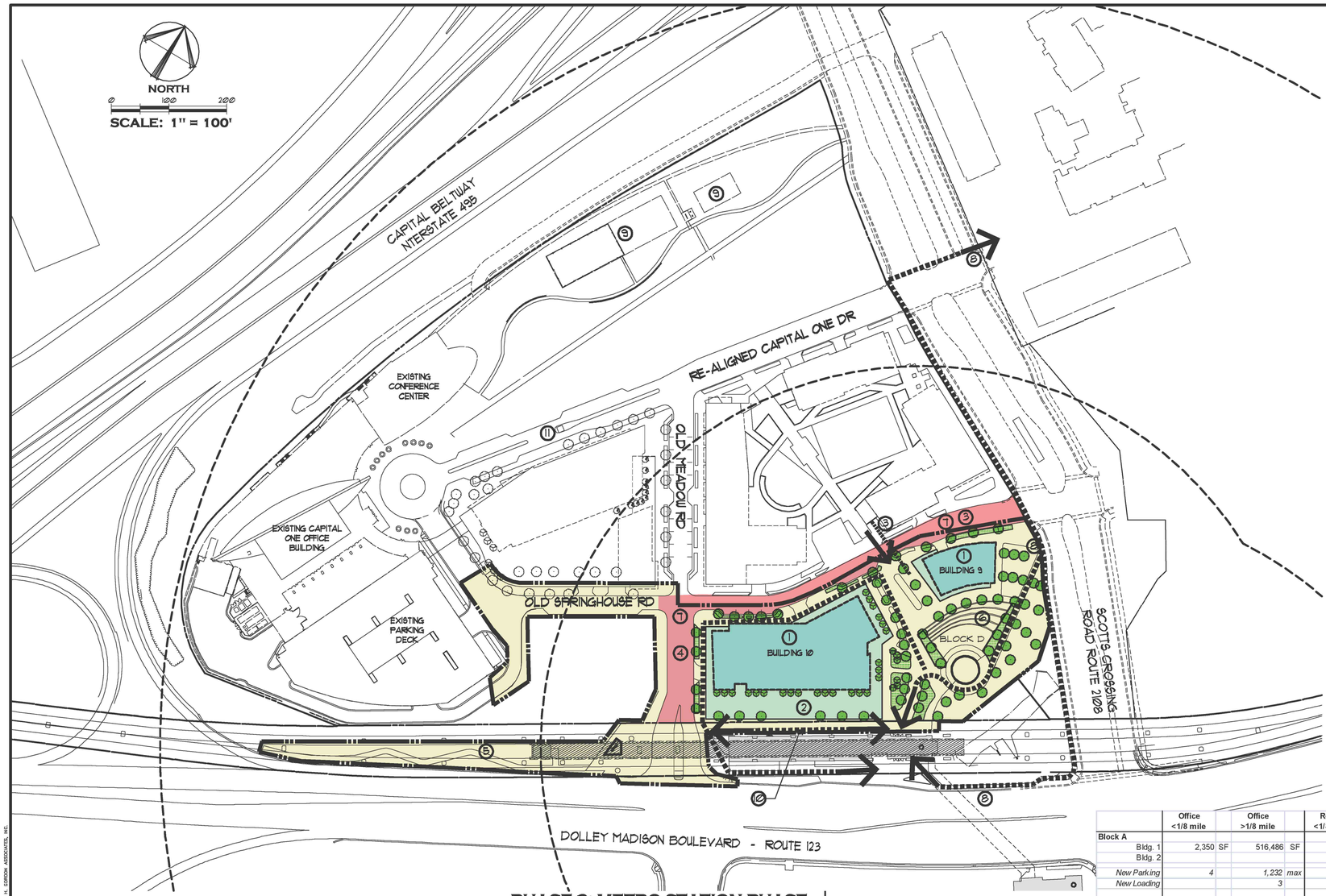

PHASE 3: METRO STATION PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

1. CONSTRUCTION OF BUILDINGS 9 AND 10 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 10.
3. PARTIAL CONSTRUCTION OF OLD SPRINGHOUSE ROAD AND ASSOCIATED STREETSCAPE WITH FIRST BUILDING IN THIS PHASE. IF BUILDING 9 IS CONSTRUCTED FIRST, STREETSCAPE CONSTRUCTION TO STOP AT MID-BLOCK CROSSING.
4. PARTIAL CONSTRUCTION (AS SHOWN) OF OLD MEADOW ROAD AND ASSOCIATED STREETSCAPE (EASTERN SIDE) WITH CONSTRUCTION OF BUILDING 10 IN THIS PHASE.
5. CONSTRUCTION OF LANDSCAPE IMPROVEMENTS UNDER METRO GUIDEWAY WITH CONSTRUCTION OF THE LAST BUILDING IN THIS PHASE. THESE IMPROVEMENTS WILL ONLY BE PROVIDED WITH THE ACCEPTANCE OF THE PROPOSED IMPROVEMENTS BY THE AUTHORITY CONTROLLING OWNERSHIP OF THE METRO LINE.
6. CONSTRUCTION OF METRO PARK WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
7. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE - SEE LEGEND.
8. GATES OF MCLEAN METRO ACCESS.
9. TEMPORARY SPORT COURTS MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
10. IF REAR ACCESS DOORS TO METRO STATION ARE NOT ACHIEVED, A 5' WIDE WALK (MIN.) TO BE PROVIDED, SUBJECT TO WMATA APPROVAL.
11. SECURITY GATE LOCATION WITH EXPANDED MEDIAN.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,350 SF	516,486 SF				8,345 SF				527,181 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,232 max*			*27*	*37*		*104*	*31*	*1,435 max*
New Loading		*3*						*2*		*5*
Block C										
Bldg. 6			455,006 SF	37,063 SF	24,273 SF	1,397 SF				517,739 SF
Bldg. 7			96,372 SF	155,137 SF	4,256 SF	720 SF				256,485 SF
Bldg. 8			367,845 SF		12,470 SF					380,315 SF
New Parking			*893*	*231*						*1,124*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			118,185 SF		3,829 SF					122,014 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Existing Bldg.		504,000 SF								504,000 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
TOTALS										
Existing FAR SF	*0 SF*	*504,000 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*504,000 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*461,973 SF*	*516,486 SF*	*1,037,408 SF*	*192,200 SF*	*79,709 SF*	*11,922 SF*	*0 SF*	*63,366 SF*	*18,022 SF*	*2,381,086 SF*
New Parking	*746*	*1,232 max*	*1,129*	*231*	*188*	*37*	*0*	*104*	*31*	*3,698 max*
New Loading	*4*	*3*	*4*	*0*	*1*	*0*	*0*	*2*	*0*	*14*
New Parking Ratio	*1.6:1000*	*2.4:1000*	*1.0:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	**1:200 for 1st 1000 + 2.7:1000 for remainder; 1st 5000 exempt*	**1:200 for 1st 1000 + 4.2:1000 for remainder; 1st 5000 exempt*		*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	461,973 SF	1,020,486 SF	1,037,408 SF	192,200 SF	79,709 SF	11,922 SF	0 SF	63,366 SF	18,022 SF	2,885,086 SF
Total Parking	746	2,761 max	1,129	231	188	37	0	104	31	5,227 max
Total Loading	4	8	4	0	1	0	0	2	0	19

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.
9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

THE SUBMISSION AGAINST THIS MAP WILL PROVE NONFEASIBILITY WITHIN MORE STRICTLY WITHOUT ANY SET FORM IN OR BYNE IN LIMITS IS SHARED THIS AT SIZE OR THOUGHTFULLY ON SCALE COPYRIGHT

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ROBERT W. WALKER
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06-13-12 Cty Comments
08-13-12 Cty Comments

METRO STATION PHASE

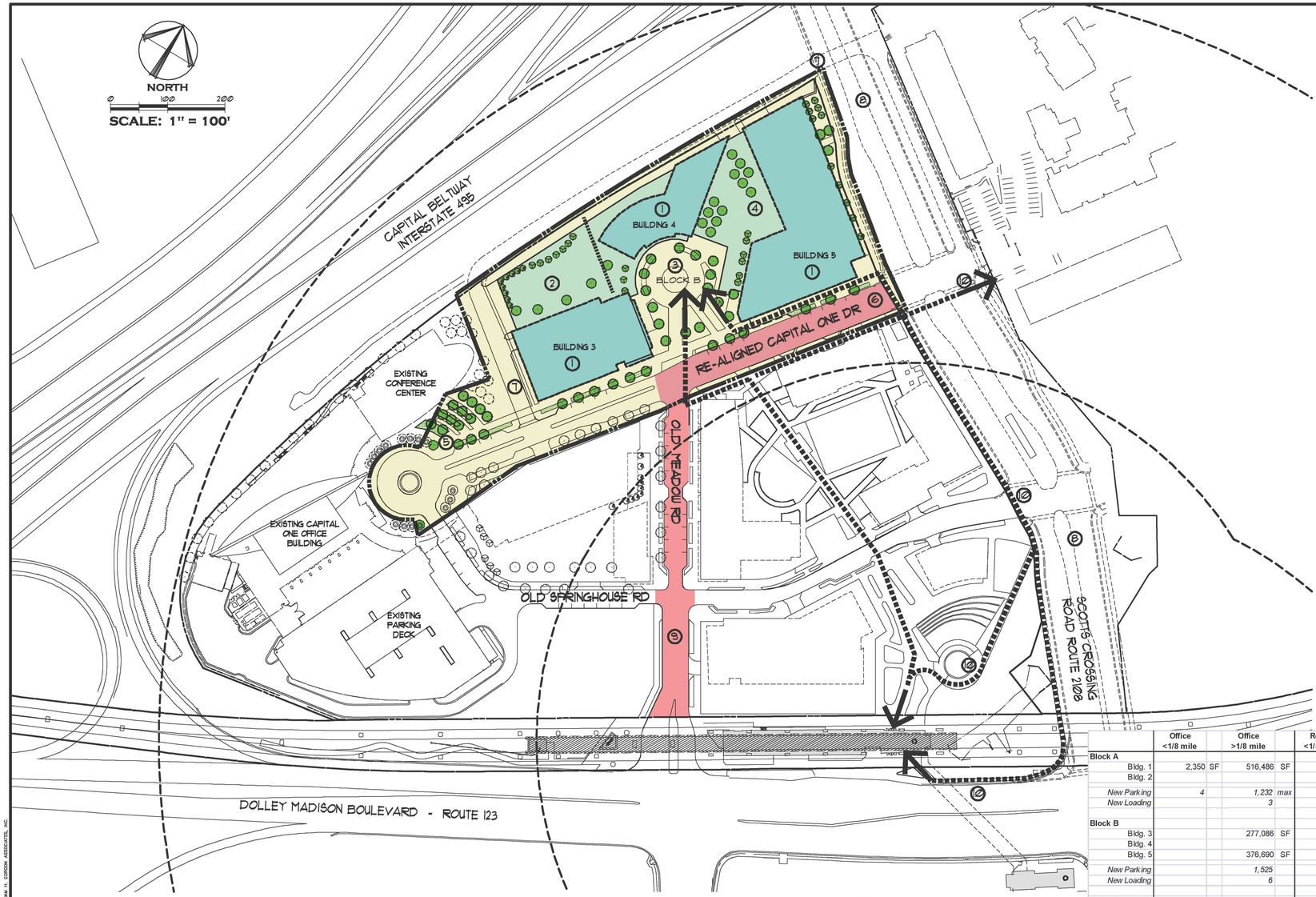
CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PH.dwg
SHEET #	15B of 34



LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

1. CONSTRUCTION OF BUILDINGS 3, 4 AND 5 (AND ASSOCIATED STRUCTURED PARKING).
2. PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 3.
3. CONSTRUCTION OF CIVIC PLAZA WITH CONSTRUCTION OF BUILDING 4.
4. PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 5.
5. EXPANSION OF EXISTING PLAZA AT CONFERENCE CENTER BUILDING WITH CONSTRUCTION OF SECOND BUILDING IN THIS PHASE.
6. CONSTRUCTION OF CAPITAL ONE DRIVE REALIGNMENT AND ASSOCIATED STREETSCAPE WITH FIRST BUILDING CONSTRUCTION AT BLOCK B AND UPON COMPLETION OF JONES BRANCH CONNECTOR.
7. GATES OF MCLEAN ACCESS ROAD UNDER SCOTTS CROSSING ROAD (BY OTHERS).
8. SCOTTS CROSSING REALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
9. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE - SEE LEGEND.
10. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.

PHASE 4: HOTEL / CIVIC PLAZA PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. TTHE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.
9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,350 SF	516,486 SF				8,345 SF				527,181 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,232 max*			*27*	*37*		*104*	*31*	*1,435 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		277,086 SF					30,000 SF			307,086 SF
Bldg. 4						2,258 SF			335,498 SF	337,756 SF
Bldg. 5		376,690 SF				10,337 SF				387,027 SF
New Parking		*1,525*				*45*	*30*		*614*	*2,214*
New Loading		*6*					*1*		*2*	*7*
Block C										
Bldg. 6			455,006 SF	37,063 SF	24,273 SF	1,397 SF				517,739 SF
Bldg. 7			96,372 SF	155,137 SF	4,256 SF	720 SF				256,485 SF
Bldg. 8			367,845 SF		12,470 SF					380,315 SF
New Parking			*893*	*231*						*1,124*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			118,185 SF		3,829 SF					122,014 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Existing Bldg.		504,000 SF								504,000 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
TOTALS										
Existing FAR SF	*0 SF*	*504,000 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*504,000 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*461,973 SF*	*1,170,262 SF*	*1,037,408 SF*	*192,200 SF*	*79,709 SF*	*24,517 SF*	*30,000 SF*	*63,366 SF*	*353,520 SF*	*3,412,955 SF*
New Parking	*746*	*2,757 max*	*1,129*	*231*	*188*	*82*	*30*	*104*	*645*	*5,912 max*
New Loading	*4*	*9*	*4*	*0*	*1*	*0*	*1*	*2*	*2*	*21*
New Parking Ratio	*1.6:1000*	*2.4:1000*	*1.0:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	**1:200 for 1st 1000 + 2.7:1000 for remainder; 1st 5000 exempt*	**1:200 for 1st 1000 + 5.0:1000 for remainder; 1st 5000 exempt*	*1: 1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 548 SF)*	
Total FAR SF	461,973 SF	1,674,262 SF	1,037,408 SF	192,200 SF	79,709 SF	24,517 SF	30,000 SF	63,366 SF	353,520 SF	3,916,955 SF
Total Parking	746	4,286 max	1,129	231	188	82	30	104	645	7,441 max
Total Loading	4	14	4	0	1	0	1	2	2	28

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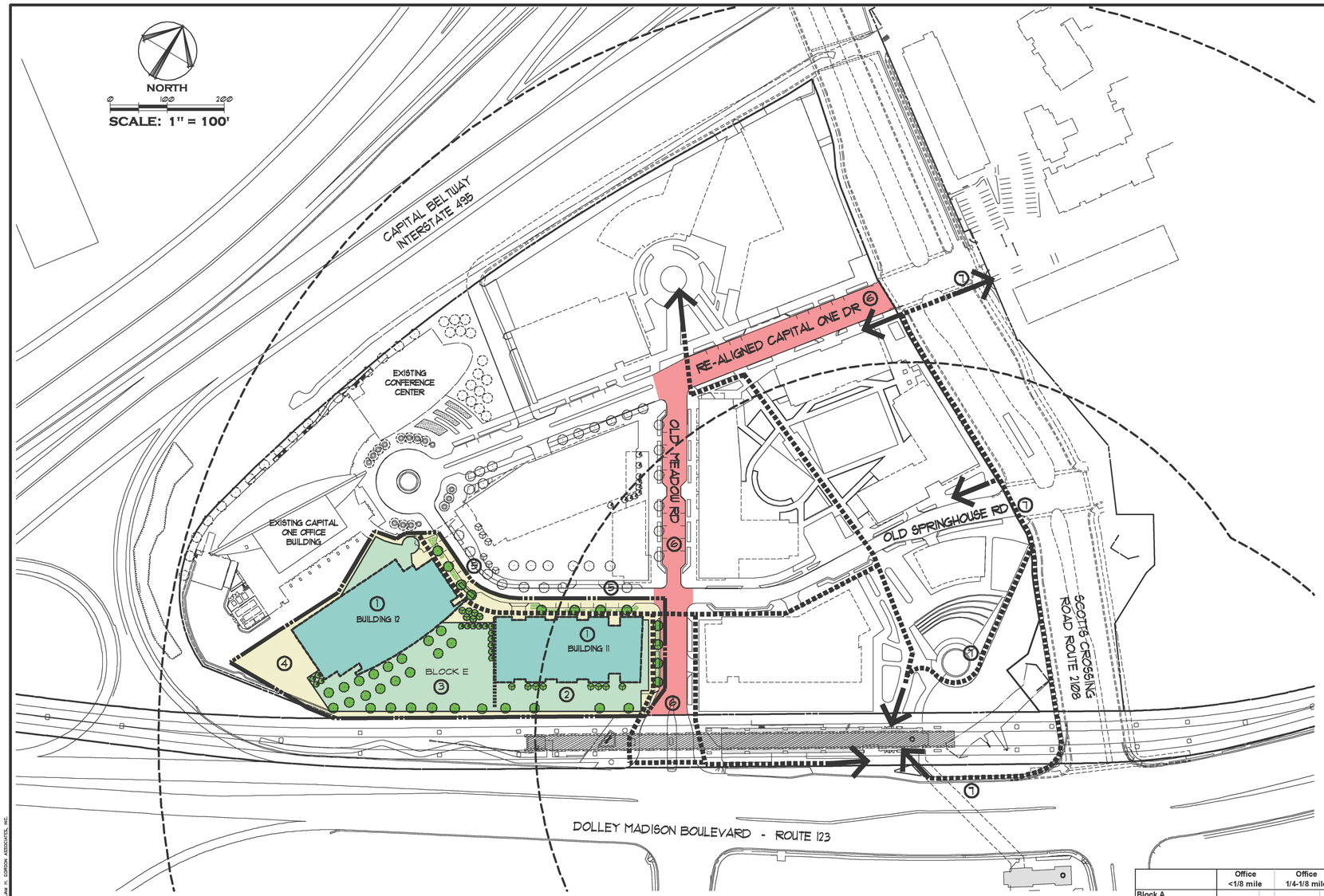
HOTEL & CIVIC PLAZA PHASE

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PH.dwg
SHEET #	15C of 34

THE SUBDIVISION PROVIDES THAT ANY RIGHT FROM NONCONFORMITY PERTAINING TO THIS PLAN SHALL EXPIRE IF NOT ACTIVELY PURSUED WITHIN 12 MONTHS OF THE DATE OF APPROVAL OF THE PLAN.



LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

1. CONSTRUCTION OF BUILDINGS 11 AND 12 (WITH ASSOCIATED STRUCTURED PARKING).
2. PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 11.
3. PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 12.
4. REMOVAL OF EXISTING CAPITAL ONE PARKING GARAGE WITH CONSTRUCTION OF BUILDING 12.
5. CONTINUATION OF OLD SPRINGHOUSE ROAD STREETSCAPE (SOUTHERN AND WESTERN PORTIONS) WITH CONSTRUCTION OF THE FIRST BUILDING IN THIS PHASE.
6. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE - SEE LEGEND.
7. GATES OF MCLEAN METRO ACCESS.

PHASE 5: FINANCIAL OFFICE PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
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9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

	Office <1/8 mile	Office 1/4-1/8 mile	Resid. <1/8 mile	Resid. 1/4-1/8 mile	Retail <1/8 mile	Retail 1/4-1/8 mile	Public Facility 1/4-1/8 mile	Hotel <1/8 mile	Hotel 1/4-1/8 mile	TOTALS
Block A										
Building 1	2,350 SF	516,486 SF				8,345 SF				**527,181 SF**
Building 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	**89,637 SF**
Parking Spaces	*4*	*1,232 max*			*27*	*37*		*104*	*31*	***1,435 max***
Loading Spaces		*3*						*2*		*5*
Block B										
Building 3		277,086 SF					30,000 SF			**307,086 SF**
Building 4						2,258 SF			335,498 SF	**337,756 SF**
Building 5		376,690 SF				10,337 SF				**387,027 SF**
Parking Spaces		*1,525*				*45*	*30*		*614*	***2,214***
Loading Spaces		*6*					*1*		*2*	*9*
Block C										
Building 6			455,006 SF	37,063 SF	24,273 SF	1,397 SF				**517,739 SF**
Building 7			96,372 SF	155,137 SF	4,256 SF	720 SF				**256,485 SF**
Building 8			367,845 SF		12,470 SF					**380,315 SF**
Parking Spaces			*893*	*231*						***1,124***
Loading Spaces			*3*		*1*					*4*
Block D										
Building 9			118,185 SF		3,829 SF					**122,014 SF**
Building 10	459,623 SF				28,092 SF					**487,715 SF**
Parking Spaces	*742*		*236*		*161*					***1,139***
Loading Spaces	*4*		*1*							*5*
Block E										
Building 11	202,823 SF	110,995 SF			6,650 SF					**320,468 SF**
Building 12		732,100 SF								**732,100 SF**
Existing Bldg.		504,000 SF								**504,000 SF**
Parking Spaces	*296*	*1,344*			*11*					***1,651***
Loading Spaces		*3*								*3*
Ex. Loading Spaces	*5*	*5*								*10*
TOTALS										
FAR SF	**664,796 SF**	**2,517,357 SF**	**1,037,408 SF**	**192,200 SF**	**86,359 SF**	**24,517 SF**	**30,000 SF**	**63,366 SF**	**353,520 SF**	**4,969,523 SF**
Parking Spaces	***1,042***	***4,101 max***	***1,129***	***231***	***199***	***82***	***30***	***104***	***645***	***7,563 max***
Loading Spaces	***9***	***17***	***4***	***0***	***1***	***0***	***1***	***2***	***2***	***36***

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FINANCIAL OFFICE PHASE

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
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CAD FILE	1101-PH.dwg
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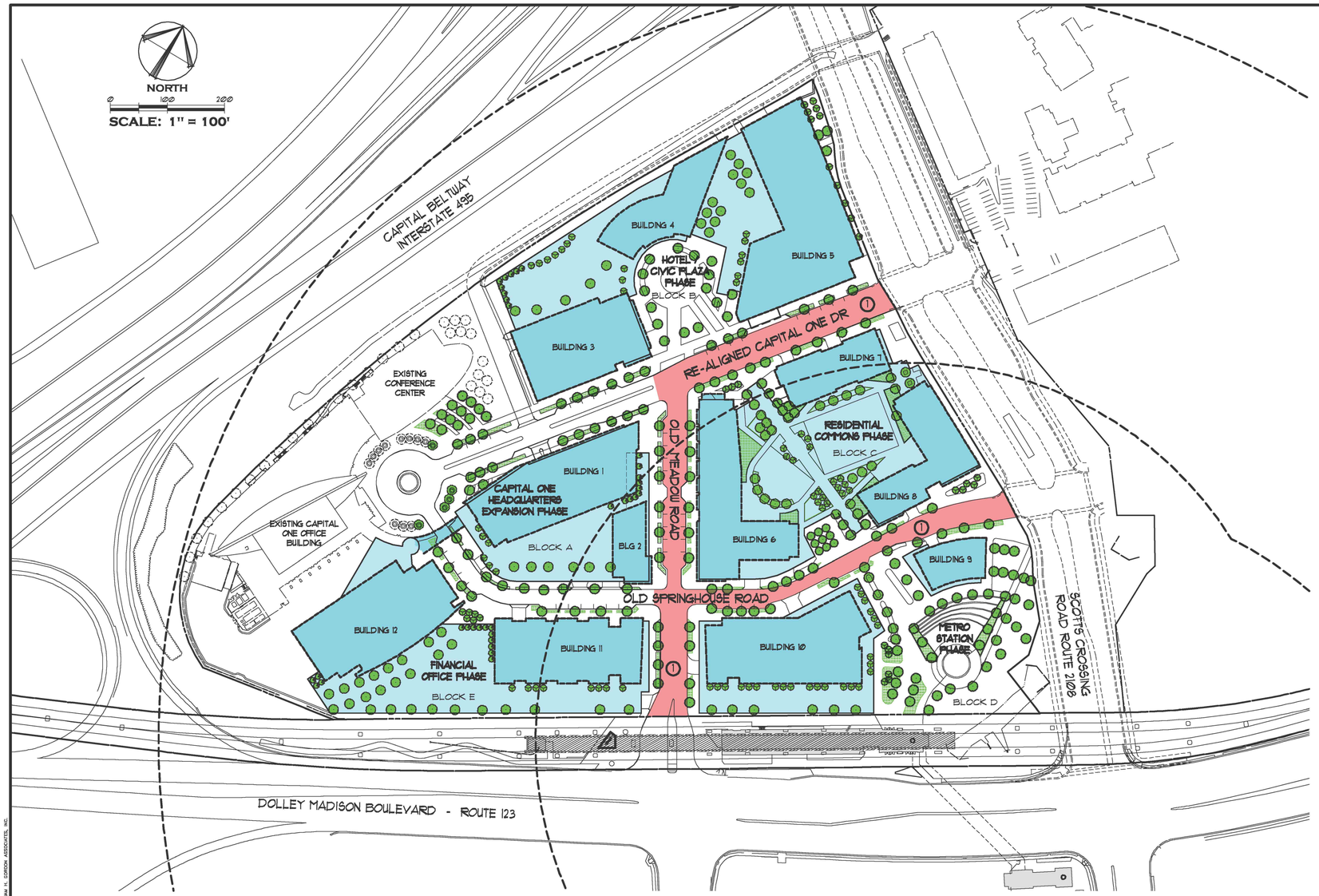

FINAL BUILDOUT

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

(1) THIS PORTION OF THE STREET GRID WILL BE PUBLIC UPON FINAL BUILDOUT OF THE DEVELOPMENT PLAN - SEE LEGEND AND INDIVIDUAL PHASING SHEETS FOR TIMING.

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.
9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS

10-29-10 Cty Comments
11-10-10 Cty Comments
06-30-11 Cty Comments
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03-12-12 Cty Comments
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FINAL BUILDOUT

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
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SHEET #	15E of 34

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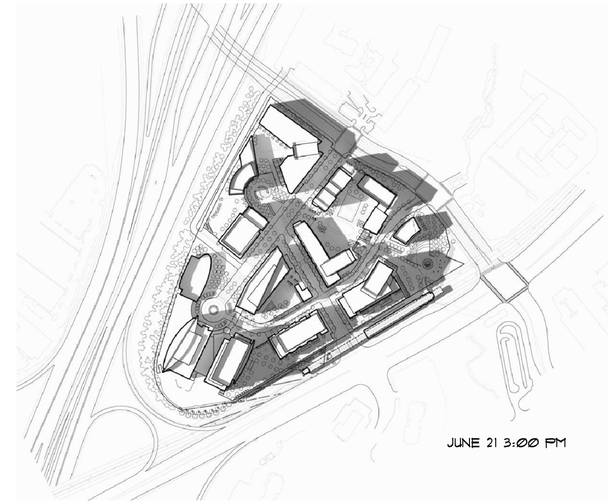

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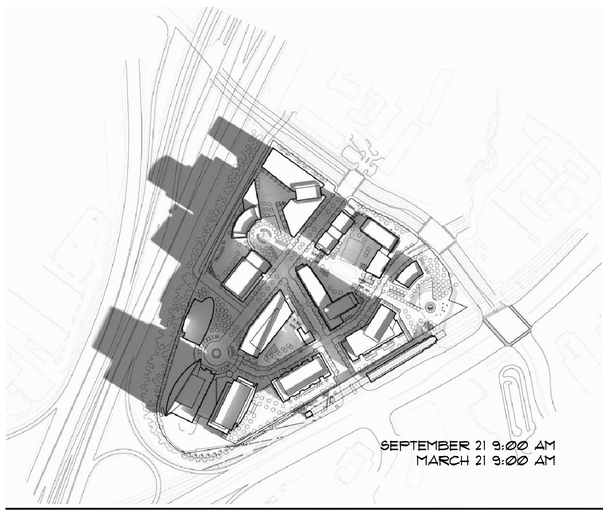
SUMMER



SEPTEMBER 21 9:00 AM
MARCH 21 9:00 AM

SEPTEMBER 21 12:00 NOON
MARCH 21 12:00 NOON

SEPTEMBER 21 3:00 PM
MARCH 21 3:00 PM

SPRING/ FALL

DECEMBER 21 9:00 AM

DECEMBER 21 12:00 NOON

DECEMBER 21 3:00 PM

WINTER

NORTH

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SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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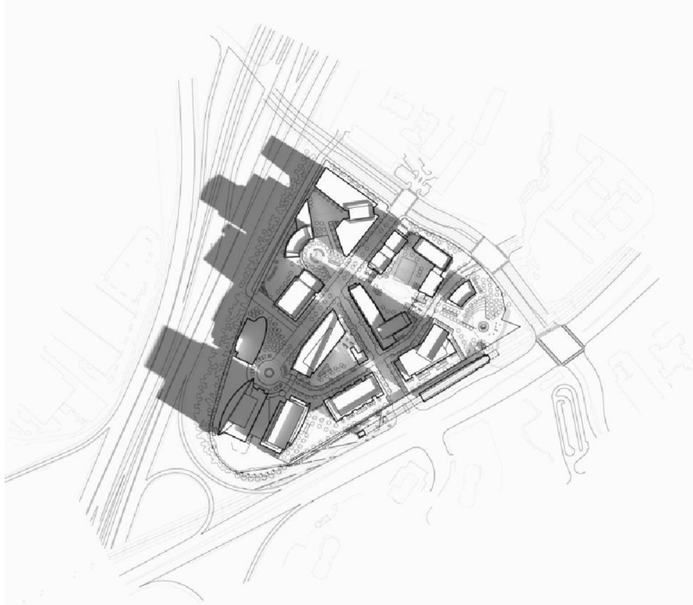

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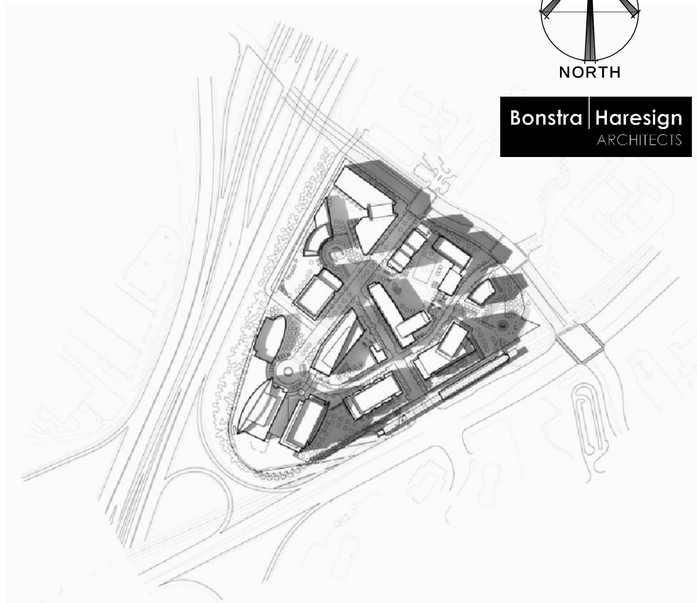

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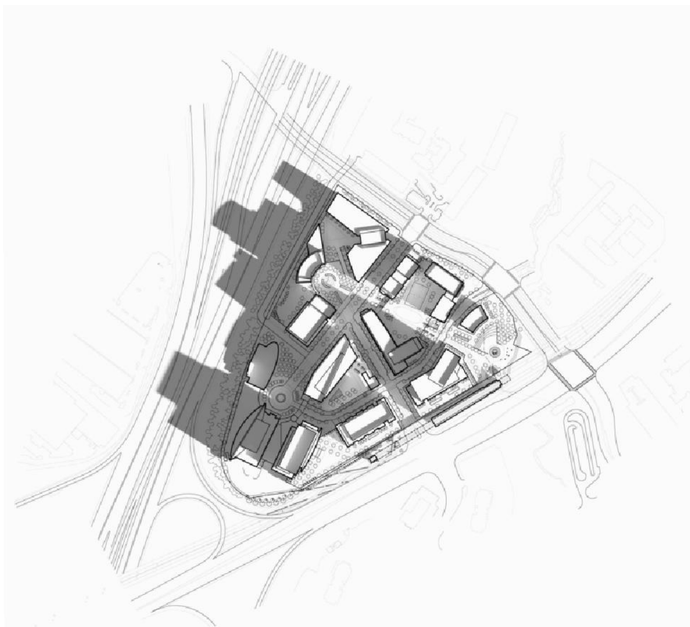
PER CAPITAL ONE CONCEPTUAL DEVELOPMENT PLAN



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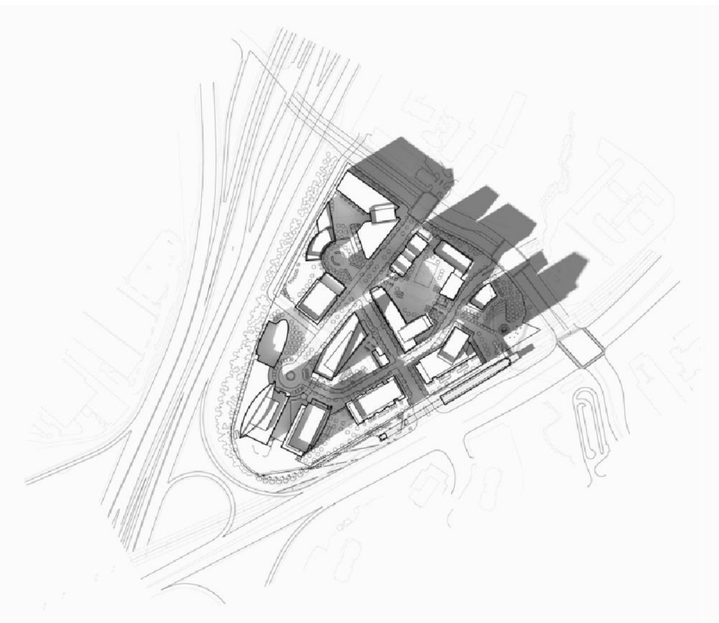

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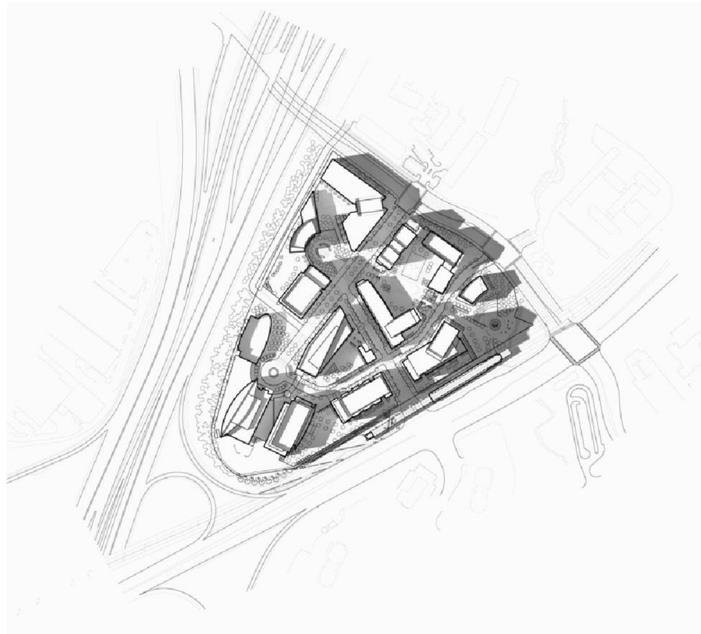

SUMMER 3:00 PM

PER CAPITAL ONE CONCEPTUAL DEVELOPMENT PLAN

NORTH

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SHADOW STUDY COMPARISON

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
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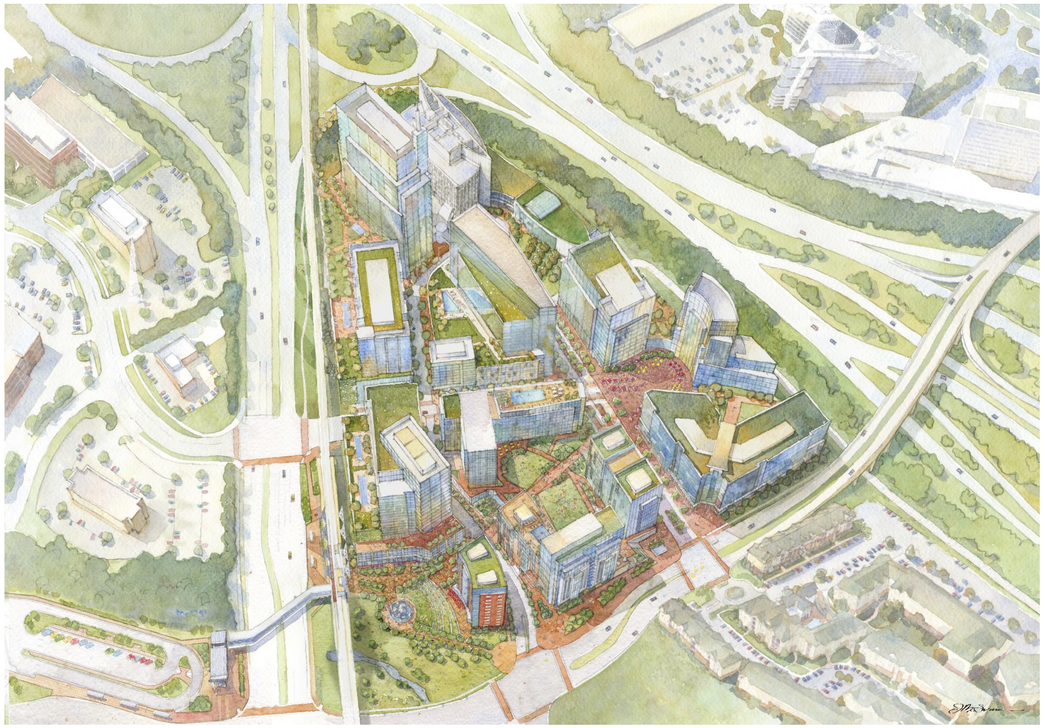

BIRDS EYE VIEW
NOT TO SCALE

VIEW FROM METRO CAR TO METRO PARK
NOT TO SCALE

VIEW OF RETAIL STREETSCAPE
NOT TO SCALE

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS.

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ARCHITECURAL PERSPECTIVES

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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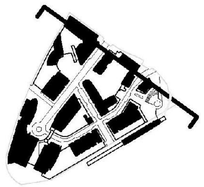

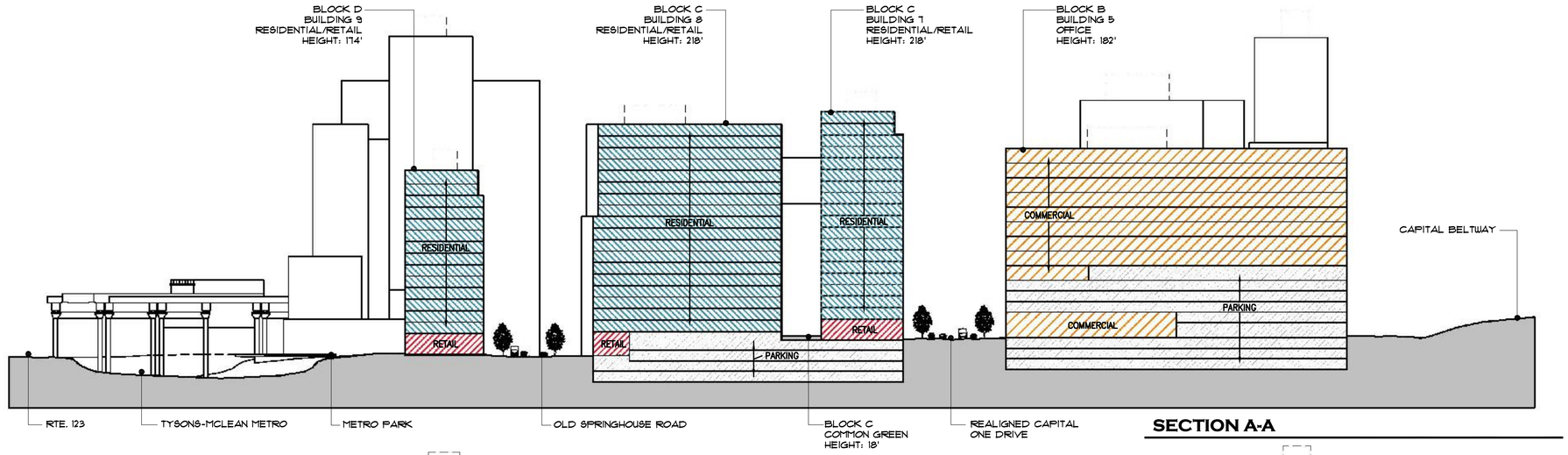

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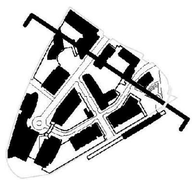

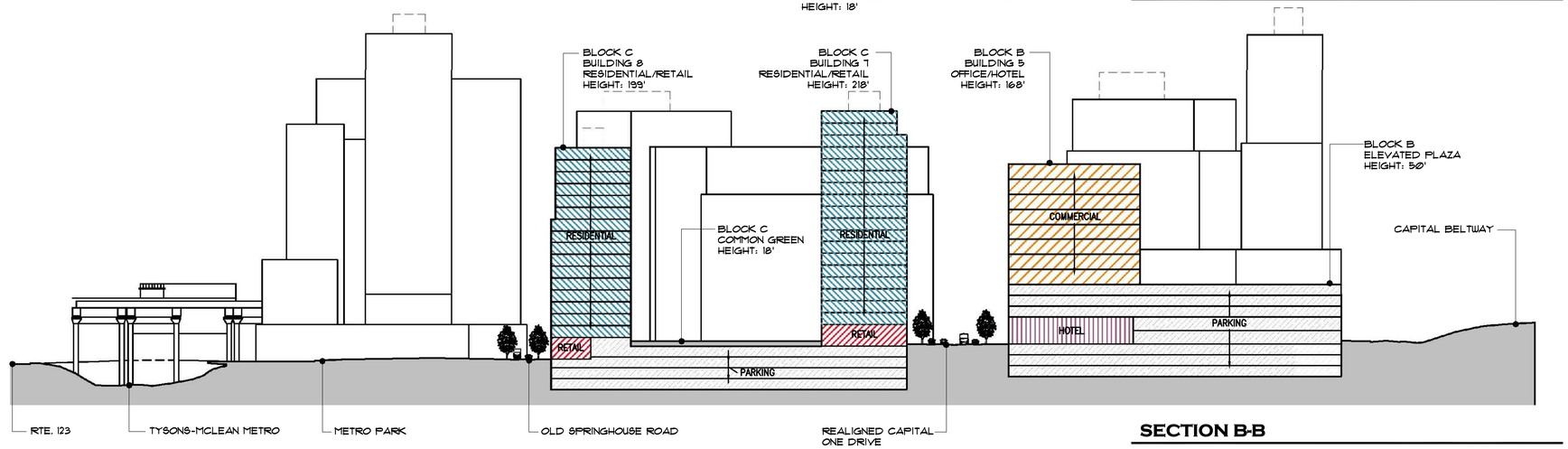

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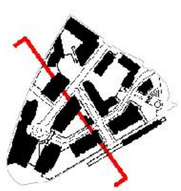

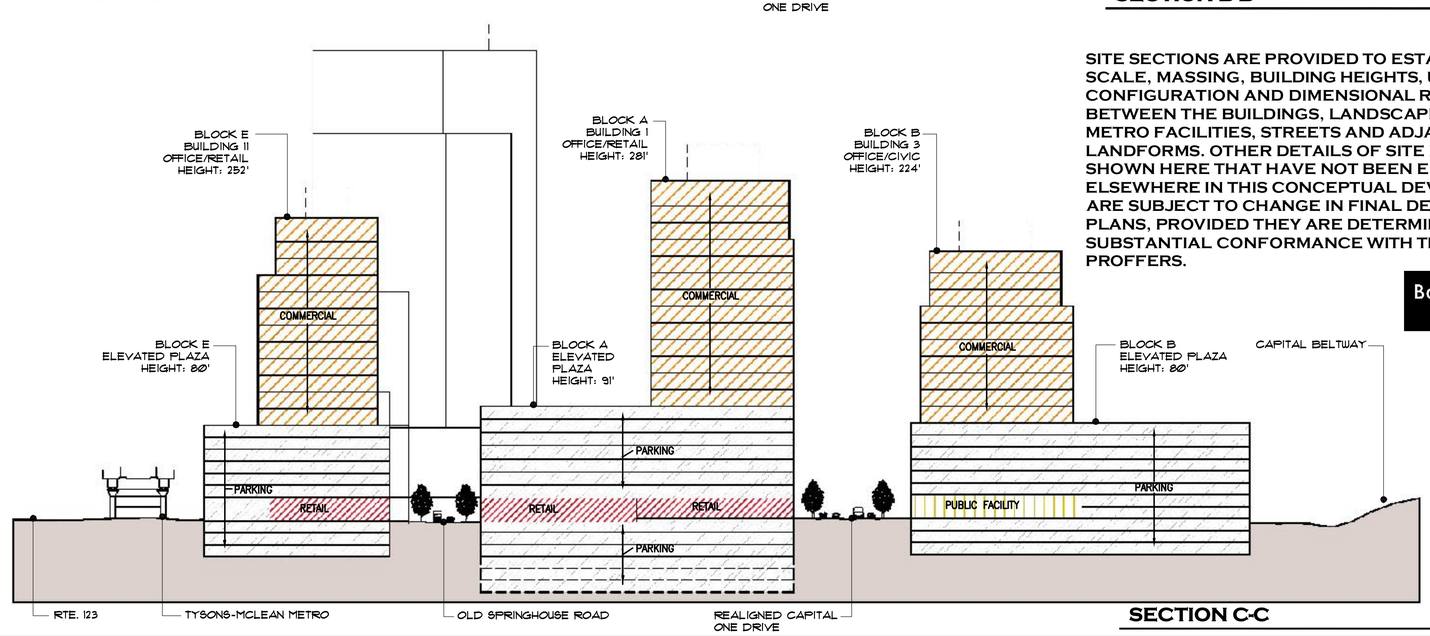

SECTION C-C

SITE SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING, BUILDING HEIGHTS, USE CONFIGURATION AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, METRO FACILITIES, STREETS AND ADJACENT LANDFORMS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS.

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	PARKING
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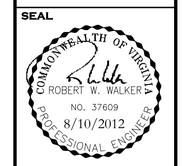
SEAL



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ARCHITECTURAL SITE SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
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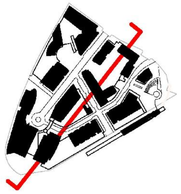

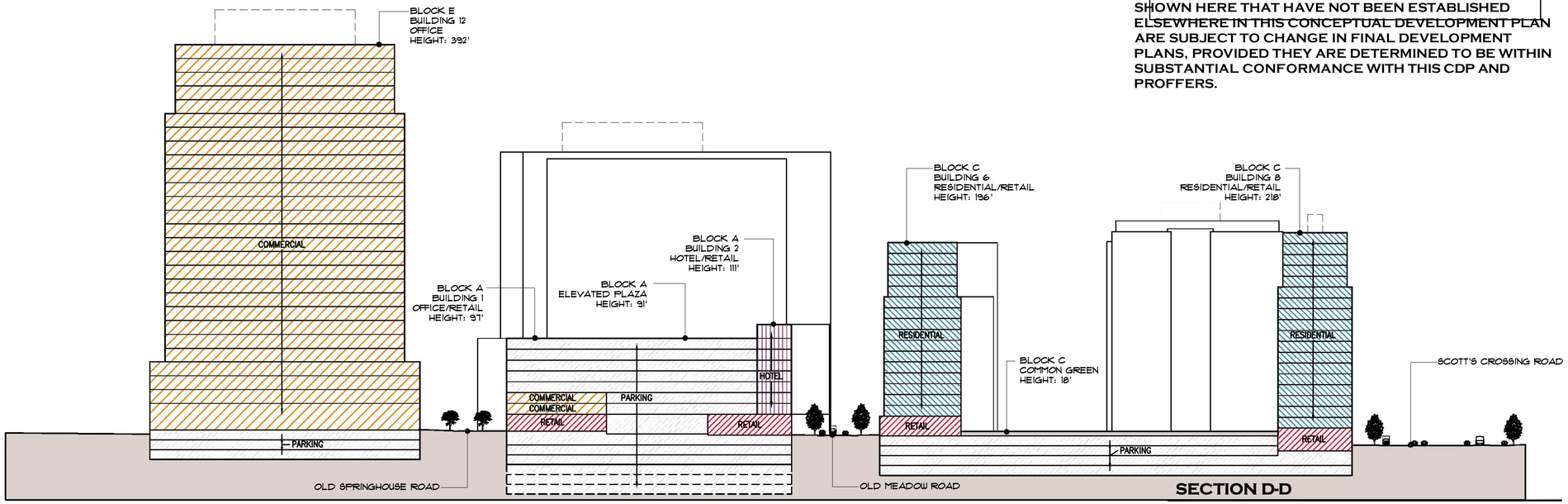

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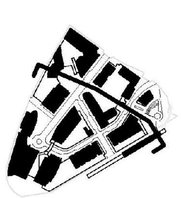

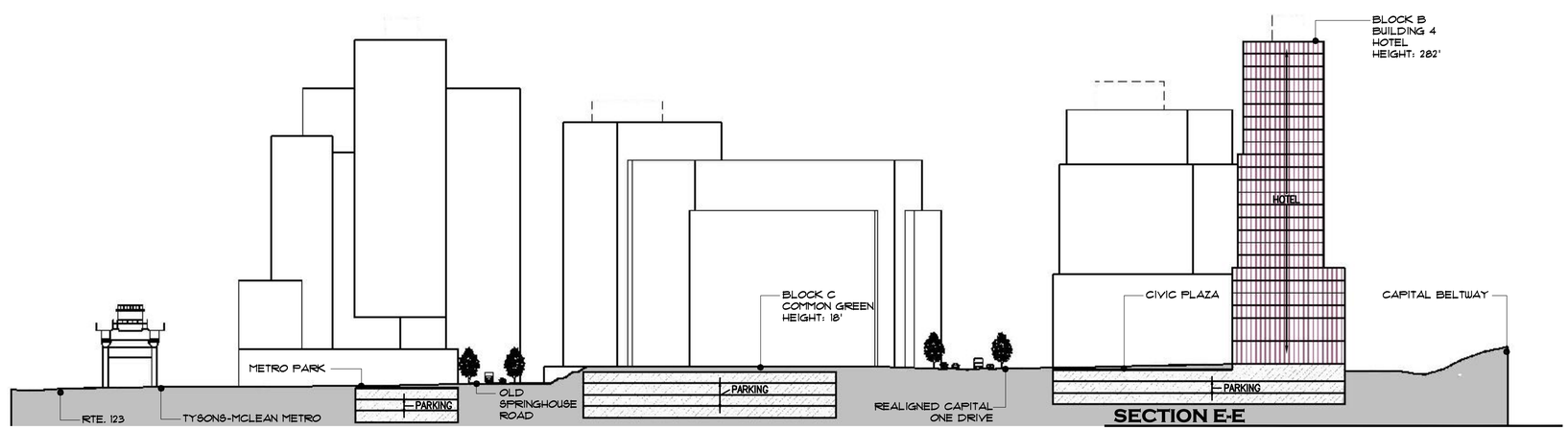

SECTION E-E

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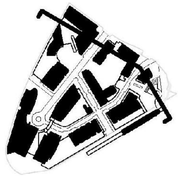

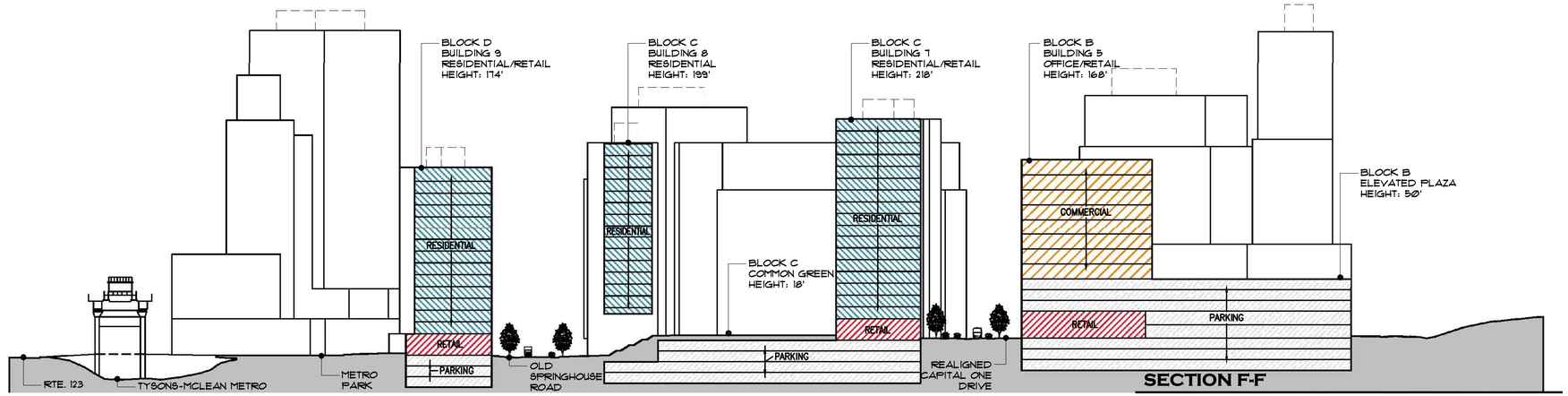

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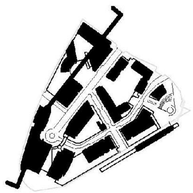

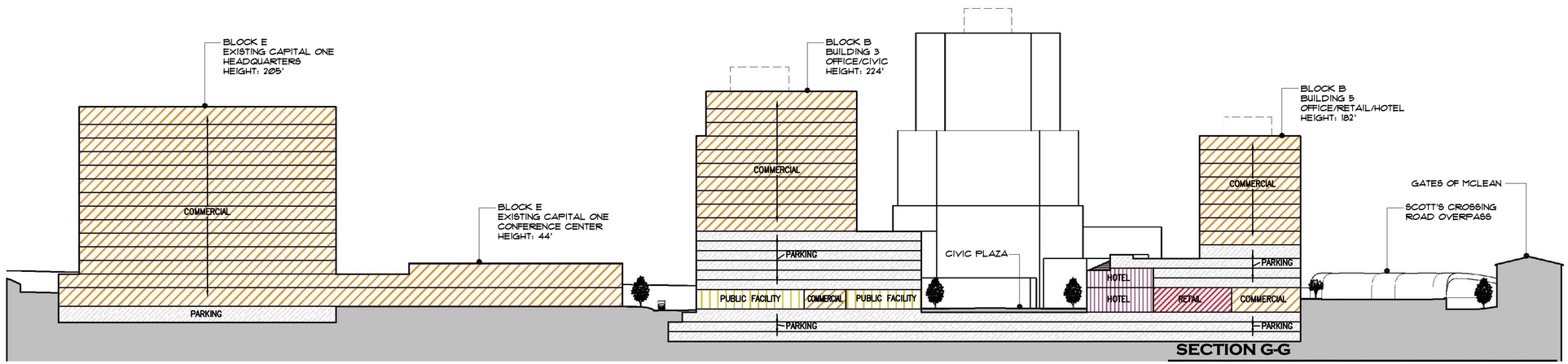

SECTION G-G

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ARCHITECTURAL SITE SECTIONS

CAPITAL ONE MASTERPLAN

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BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THE STORMWATER MANAGEMENT (SWM) PROGRAM HAS BEEN DEVELOPED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND TYSONS CORNER URBAN CENTER – FAIRFAX COUNTY COMPREHENSIVE PLAN (TCUC–FCCP) REQUIREMENTS. THE SWM REQUIREMENTS OF THE PFM INCLUDES ADEQUATE OUTFALL, SWM QUANTITY CONTROL, AND SWM QUALITY CONTROL. THE SWM REQUIREMENTS OF TCUC–FCCP INCLUDES RETENTION OF THE FIRST INCH OF RAINFALL FROM THE SITE, LEED SSc6.1, AND LEED SSc6.2. THE STORMWATER MANAGEMENT PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL STORMWATER MANAGEMENT PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS.

APPLICABLE SITE AREA

THE SUBJECT PROPERTY IS 26.2 AC OF WHICH 1.6 AC IS TO BE DEDICATED TO JONES BRANCH CONNECTOR, AND 3.8 AC ARE EXISTING BUILDING AREA. THE PFM APPLICABLE AREA WILL EXCLUDE THE 1.6 AC OF DEDICATED AREA. THE TCUC–FCCP APPLICABLE AREA WILL EXCLUDE THE DEDICATED AREA AND EXISTING BUILDING AREA.

TOTAL PROPERTY AREA	26.2 AC
– JONES BRANCH CONNECTOR DEDICATION	–1.6 AC
PFM APPLICABLE AREA	24.6 AC
– EXISTING BUILDING AREA	–3.8 AC
COMPREHENSIVE PLAN APPLICABLE AREA	20.8 AC

EXISTING CONDITIONS

A SWM PROGRAM FOR THIS SITE WAS PREVIOUSLY APPROVED WITH SITE PLAN # 6835–SP–04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THE PRE–DEVELOPMENT CONDITION FOR THE APPROVED SWM PROGRAM CONSISTED OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS, SEE SHEET 22B "PREDEVELOPMENT CONDITION". THE PREVIOUSLY APPROVED STORMWATER PROGRAM ESTABLISHES THE BASELINE CONDITION FOR THIS DEVELOPMENT SINCE THE PRESENT CAPITAL ONE BUILDING (EXISTING BUILDING #1) AND THE PRESENT INFRASTRUCTURE HAVE PREVIOUSLY BEEN IMPLEMENTED BASED ON THAT PLAN. THEREFORE, THE EXISTING CONDITION PLAN IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN. THE SITE IS LOCATED IN D SOIL AREA BASED ON FAIRFAX COUNTY 2011 SOIL MAP. THEREFORE, INFILTRATION PRACTICES WERE NOT CONSIDERED FEASIBLE UNTIL FURTHER ANALYSIS IS COMPLETED.

PROPOSED CONDITIONS

FIVE TYPES OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, BIORETENTION WITH STORAGE, AND NATURAL OPEN SPACE. PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, INJECTION WELL, ETC., MAY BE USED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES AT TIME OF FINAL ENGINEERING. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

TIER I: PFM ADEQUATE OUTFALL – DETENTION METHOD (PFM APPLICABLE AREA)

THE SITE HAS TWO OUTFALLS AND HAVE BEEN DESIGNATED OUTFALL A AND OUTFALL B AS DEPICTED ON SHEET 21, "EXTENT OF REVIEW DRAINAGE MAP". OUTFALL A IS AN EXISTING 72" STORM SYSTEM WHICH FLOWS FROM THE SITE UNDER SCOTTS CROSSING ROAD AND OUTFALLS INTO AN INCISED CHANNEL WITHIN THE EXISTING 100–YEAR FLOODPLAIN OF SCOTTS RUN ON THE EAST SIDE OF SCOTTS CROSSING ROAD. DOWNSTREAM OF SCOTTS CROSSING ROAD, THE CHANNEL OUTFALLS INTO AN EXISTING WET POND AND OUTFALLS INTO AN INCISED CHANNEL OF SCOTTS RUN.

THE SECOND OUTFALL, OUTFALL B, IS AN EXISTING 36'X10' ARCH–SPAN CULVERT WHICH CONVEYS SCOTTS RUN UNDER SCOTTS CROSSING ROAD. THE EXISTING STORM SEWER SYSTEM IN ROUTE 123 (AT STORM STRUCTURE 5–3) AS SHOWN ON VDOT PLAN 0123–029–133, PE 101 BY DEWBERRY AND DAVIS COLLECTS ON–SITE AND OFF–SITE RUNOFF THAT DRAINS ULTIMATELY TO OUTFALL B. THE EXISTING STORM SYSTEM IN ROUTE 123 IS THE ONLY PORTION OF OUTFALL B THAT COLLECTS DRAINAGE FROM ON–SITE DEVELOPMENT. AT THE CONFLUENCE OF THESE TWO OUTFALLS THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE WHICH IS THE EXTENT OF REVIEW FOR ADEQUATE OUTFALL.

IT IS ASSUMED THAT THE EXISTING OUTFALL IS NOT ADEQUATE IN THE DOWNSTREAM DRAINAGE SYSTEM, THEREFORE THE DETENTION METHOD HAS BEEN ADOPTED TO ADDRESS THE ADEQUATE OUTFALL ISSUE AND THE REQUIREMENTS PER SECTION 6–0203.4C OF PFM ARE LISTED AS FOLLOWS:

(1) EXTENDED DETENTION OF THE 1–YR STORM VOLUME FOR A MINIMUM OF 24 HOURS.
(2) IN ORDER TO COMPENSATE FOR THE INCREASE IN RUNOFF VOLUME, THE 2–YR AND 10–YR POST–DEVELOPMENT PEAK RATES OF RUNOFF FROM THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION.

THE REQUIREMENTS OF THE PFM FOR ADEQUATE OUTFALL WITH DETENTION METHOD WILL BE MET WITH PROPOSED DETENTION FACILITIES, INCLUDING STORAGE VAULTS AND BIORETENTION WITH STORAGE. THE APPLICANT RESERVES THE RIGHT TO RE–EVALUATE THE CONDITION OF DOWNSTREAM ADEQUACY BASED ON FINAL ENGINEERING AND ADDITIONAL SURVEY OF THE DOWNSTREAM CHANNEL. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED, AND APPROVED BY DPWES AT THE TIME OF FINAL SITE PLAN. SEE SHEET 21A FOR COMPUTATIONS.

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS (PFM APPLICABLE AREA)

THE SECOND GOAL OF THE STORMWATER PROGRAM IS TO MEET REQUIREMENTS OF SECTION 6–0101.3A OF THE PFM. THE POST–DEVELOPMENT RUNOFF RATES FOR 2–YR AND 10–YR DESIGN STORMS SHALL NOT EXCEED THE PRE–DEVELOPMENT RUNOFF RATES FOR THE 2–YR AND 10–YR DESIGN STORMS (REFER TO SECTION 5–3 OF VIRGINIA STORMWATER MANAGEMENT HANDBOOK).

THE DETENTION METHOD PROVIDED FOR ADEQUATE OUTFALL REQUIRES THE 2–YR AND 10–YR POST–DEVELOPMENT PEAK RATES OF RUNOFF FOR THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. SINCE THE REQUIREMENTS OF DETENTION METHOD FOR ADEQUATE OUTFALL ARE MORE STRINGENT THAN THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL, THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL ARE BEING ACHIEVED. SEE SHEET 21A FOR COMPUTATIONS.

TIER III: PFM STORMWATER QUALITY CONTROL (BMP) – 40% PHOSPHORUS REMOVAL (PFM APPLICABLE AREA)

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM, THIS PROJECT IS CATEGORIZED AS NEW DEVELOPMENT SINCE THE NET INCREASE IN IMPERVIOUS AREA IS OVER 20%. AS SUCH, 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 THE DEVELOPMENT WITHOUT BMPs. THIS REQUIREMENT HAS BEEN APPLIED TO THE PFM APPLICABLE AREA.

FOUR TYPES OF BMPs ARE PROPOSED TO MEET THIS REQUIREMENT. THEY ARE RAINWATER HARVESTING (CISTERNS) WITH UP TO A 90% REMOVAL EFFICIENCY, GREEN ROOFS WITH 40% REMOVAL EFFICIENCY, BIORETENTION WITH 65% REMOVAL EFFICIENCY, AND NATURAL OPEN SPACE WITH 100% REMOVAL EFFICIENCY. SEE SHEET 21B FOR COMPUTATIONS.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION ON–SITE (TCUC–FCCP APPLICABLE AREA)

THE FOURTH GOAL OF THE STORMWATER PROGRAM IS TO RETAIN THE FIRST INCH OF RAINFALL ON–SITE. THROUGHOUT THE CAPITAL ONE APPLICATION PROCESS, OUR DESIGN TEAM HAS CONTINUALLY EVALUATED STORMWATER CONTROL MEASURES (SCM) THAT UTILIZE INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE OF RAINFALL TO MEET THE RETENTION RECOMMENDATION OF THE FAIRFAX COUNTY'S APPROVED COMPREHENSIVE PLAN FOR TYSONS CORNER. THIS REQUIREMENT IS APPLIED TO TCUC–FCCP APPLICABLE AREA. IN ADDITION, WE HAVE MET WITH STAFF ON NUMEROUS OCCASIONS DETAILING THE VARIOUS REGULATORY CHALLENGES AND THE COMPLEX TECHNICAL CONSIDERATIONS AFFECTING OUR APPLICANT'S COMPLIANCE.

AFTER AN EXHAUSTIVE PROCESS, AND PREDICATED ON OUR UNDERSTANDING OF THE RETENTION CREDITS FAIRFAX COUNTY DPW&ES WILL ACCEPT FOR THE VARIOUS SCM AND OUR UNDERSTANDING THAT VDOT WILL ALLOW THE USE OF BIORETENTION WITH THEIR RIGHT–OF–WAY (ROW) WE BELIEVE THE CDP APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE. SINCE THIS LEVEL OF COMPLIANCE IS BASED ON MANY FACTORS, MANY OF WHICH ARE BEYOND CONTROL OF THE APPLICANT, WE BELIEVE IT IS INCUMBENT TO DETAIL THOSE FACTORS BELOW AND STATE THAT THE LEVEL OF COMPLIANCE AT THE SUBSEQUENT SITE PLAN STAGE MAY CHANGE IF THE FACTORS STATED BELOW CHANGE.

THE CAPITAL ONE PROPERTY IS APPROXIMATELY 26 ACRES, AND THE APPLICABLE NET SITE AREA IS APPROXIMATELY 20.8 ACRES. A ONE–INCH RAINFALL EVENT IS EQUAL TO 564,500 GALLONS OF WATER ON THE NET SITE AREA, AND GENERATES RUNOFF VOLUME OF 505,000 GALLONS. IN ORDER TO CAPTURE OR REUSE THAT AMOUNT OF WATER, THERE ARE A NUMBER OF MEASURES THAT ARE CURRENTLY AVAILABLE, INCLUDING BUT NOT LIMITED TO: GREEN ROOFS, BIORETENTION AND RAINWATER HARVESTING (CISTERNS). THERE ARE TWO KEY FACTORS AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL. THE FIRST IS THE EFFICIENCY LEVEL OF EACH MEASURE AT RETAINING RAINFALL, REFERRED TO AS THE "RETENTION CREDIT". THE SECOND FACTOR AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL IS THE SPECIFIC DESIGN DETAILS OF EACH MEASURE.

THE FOLLOWING MEASURES AND ASSOCIATED RETENTION CREDITS HAVE BEEN UTILIZED WITHIN THE PROJECT TO ACHIEVE COMPLIANCE.

STORMWATER CONTROL MEASURE	RETENTION CREDIT
VEGETATED "GREEN" ROOFS	100%
URBAN BIORETENTION W/ MINIMUM 12 INCHES STONE SUMP BELOW OUTLET INVERT	100%
RAINWATER HARVESTING (CISTERNS) UP TO 1.4 INCHES RAINFALL	UP TO 95%

AT THE TIME OF THIS APPLICATION THE RETENTION CREDITS FOR EACH MEASURE HAVE ONLY BEEN RECOGNIZED WITHIN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET– BETA VERSION 4–18–2012" AND HAVE NOT BEEN FULLY ADOPTED BY DPW&ES. WE HAVE CONCERNS THAT DPW&ES DURING COMPLIANCE ANALYSIS AT SITE PLAN REVIEW MAY NOT ACCEPT THESE RETENTION CREDITS OR THAT THESE CREDITS MAY SUBSEQUENTLY CHANGE. THEREFORE, THE COMPUTATIONS AND THE COMPLIANCE CONTAINED WITHIN FUTURE DEVELOPMENT PLANS ARE SUBJECT TO CHANGE IF DIFFERENT GUIDANCE IS RECEIVED FROM DPW&ES AT THE TIME OF FINAL ENGINEERING.

REGARDING THE DESIGN DETAILS OF THE MEASURES, THEY ARE GENERALLY CONSISTENT WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AS REQUESTED BY STAFF, ALTHOUGH SOME MEASURES MAY BE ENHANCED TO PROVIDE SLIGHTLY MORE STORAGE TO MEET THE REQUIREMENTS TO RETAIN THE FIRST INCH OF RAINFALL. FOR EXAMPLE, THE BIORETENTION PROVIDED WILL BE CONSISTENT WITH THE URBAN BIORETENTION MEASURE, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE, BUT ENHANCED TO PROVIDE ADDITIONAL STORAGE BY THE INCLUSION OF A MINIMUM 12" STONE SUMP BELOW THE OUTLET INVERT IN ORDER TO ACHIEVE THE 100% RETENTION CREDIT. THE STORAGE SUMP TECHNIQUE IS USED IN THE BIORETENTION BASIN, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE AND THE COUNTY CONFORMANCE SPREADSHEET HAS MADE AN ALLOWANCE FOR ENHANCED STORAGE WITHIN BIORETENTION. IN ADDITION, AT THE TYSONS CORNER STORMWATER DESIGN INFORMATION SESSION OF APRIL 18TH, THE TOPIC OF ENHANCED STORAGE WITHIN URBAN BIORETENTION WAS DISCUSSED AND ENDORSED BY STAFF.

IN ADDITION TO THE KEY FACTORS AFFECTING COMPLIANCE OF EACH MEASURE, RETENTION OF THE FIRST INCH OF RAINFALL ALSO RELIES ON TREATING ON–SITE ROW UTILIZING BIORETENTION. IT IS OUR UNDERSTANDING THAT VDOT WILL ACCEPT BIORETENTION, SUBJECT TO CAPITAL ONE MAINTENANCE OF THESE BIORETENTION MEASURES. THEREFORE, ACHIEVING RETENTION OF THE FIRST INCH OF RAINFALL IS CONTINGENT UPON VDOT ACCEPTING BIORETENTION TO TREAT AND RETAIN VDOT STORMWATER.

AT THIS TIME, WE BELIEVE THE CDP APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE ALTHOUGH UNCERTAINTY OF THE FINAL RETENTION CREDITS THAT WILL BE APPROVED FOR EACH MEASURE IN THE COMPLIANCE ANALYSIS, THE DETAILS OF EACH MEASURE AND THE LOCATION OF THE BIORETENTION MEASURES WITHIN THE ROW MAY PRESENT SIGNIFICANT CHALLENGES DOWN THE ROAD. ULTIMATELY, COMPLIANCE WITH THE TYSONS PLAN GOALS MAY BE AFFECTED IF THE ASSUMPTIONS USED IN THIS APPLICATION ARE ALTERED.

SEE SHEET 22 AND SHEET 22A FOR COMPUTATIONS.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE FIFTH TIER OF THE STORMWATER PROGRAM IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.2) IN WHICH TO IMPLEMENT A PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. THREE TYPES OF BMPS ARE PROPOSED TO MEET THIS REQUIREMENT, RAINWATER HARVESTING (CISTERNS), GREEN ROOFS AND BIORETENTION WITH STORAGE. CISTERNS CAN ACHIEVE 80% TSS REMOVAL PROVIDED THE OUTLET FROM THE FIRST FLUSH DIVERTER IS TREATED WITH A WATER QUALITY TREATMENT DEVICE. IN ADDITION, GREEN ROOFS AND BIORETNTION WITH STORAGE CAN ACHIEVE 80% TSS REMOVAL.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE LAST TIER IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.1) IN WHICH THE POST–DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME WILL BE DESIGNED TO BE 25% LESS THAN THE PRE–DEVELOPMENT VALUES FOR THE 2–YR 24–HR DESIGN STORM. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. THE REQUIREMENT IS BEING ACHIEVED THROUGH THE USE OF RAINWATER HARVESTING (CISTERNS), GREEN ROOFS, AND BIORETENTION. THE RUNOFF CURVE NUMBER FOR THE INTENSIVE GREEN ROOF IS 65 ACCORDING TO PFM. THE WEIGHTED CURVE NUMBER FOR POST–DEVELOPMENT CONDITION IS 88. THE BIORETENTION AND RAINWATER HARVESTING FURTHER REDUCE THE RUNOFF AS STATED IN TIER IV OF SWM PROGRAM. THE RUNOFF CURVE NUMBER IS ADJUSTED FROM 88 TO 81 BASED ON THE AMOUNT OF RUNOFF REDUCTION ACCORDING TO TR–55 METHOD. WITH THE ADJUSTED RUNOFF CURVE NUMBER, THE REQUIREMENT OF 25% REDUCTION OF PEAK RATE AND VOLUME FOR 2–YR 24–HR DESIGN STORM IS MET. SEE SHEET 22B FOR COMPUTATIONS.

SUMMARY OF STORMWATER FACILITIES

TYPE OF FACILITY	FPM			TCUC-FCCP		
	TEIR 1	TEIR 2	TEIR 3	TEIR 4	TEIR 5	TEIR 6
	ADEQUATE OUTFALL (DETENTION METHOD)	QUANITY CONTROL (2-YR AND 10-YR SWM)	QUALITY CONTROL (BMP)	1" RETENTION	QUALITY CONTROL (LEED SSc6.2)	QUANTITY CONTROL (LEED SSc6.1)
RAINWATER HARVESTING (CISTERNS)			X	X	X	X
STORAGE VAULTS	X	X				
GREEN ROOFS			X	X	X	X
BIORETENTION WITH STORAGE	X	X	X	x	X	X
BIORETENTION WITHOUT DETENTION			X	x	X	X
NATURAL OPEN SPACE			X			

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

✓ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

✓ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 21A

✓ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
GREEN ROOFS	5.86	0	5.86	253,084	N/A	
(e.g., dry pond A, infil. trench, underground vault, etc.)						
NATURAL OPEN SPACE	0.44	0	0.44	19,166	N/A	
CISTERNS	6.47	0	6.47	12,430	128,470	
DETENTION FACILITIES	24.6	0	24.6	35,663	192,654	
					Totals 309,154	

✓ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 21A&21B
Pond inlet and outlet pipe systems are shown on Sheet 21A.

5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

✓ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.

✓ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 20&21

✓ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 20.

✓ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.

11. A submission waiver is requested for UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS AND PERMIT TO USE PUMP SYSTEMS FOR UNDERGROUND DETENTION FACILITIES

12. Stormwater management is not required because N/A.

Revised 2-21-2006

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
10-29-10 Cty Comments
11-10-10 Cty Comments
06-30-11 Cty Comments
11-17-11 Cty Comments
03-12-12 Cty Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

OVERALL SWM PROGRAM

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SWM-1-Overall.dwg
SHEET #	20 of 34

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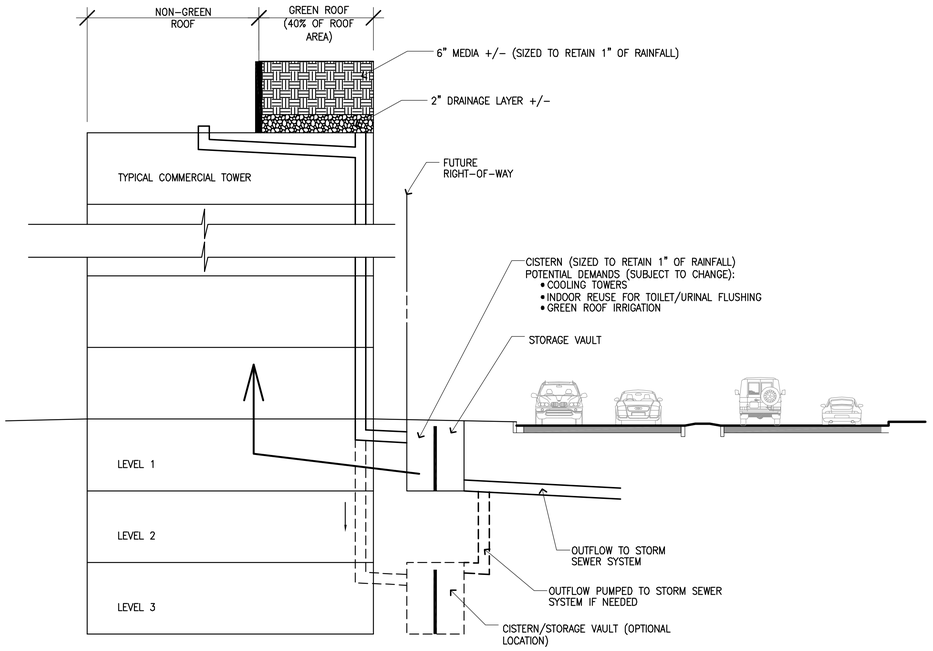
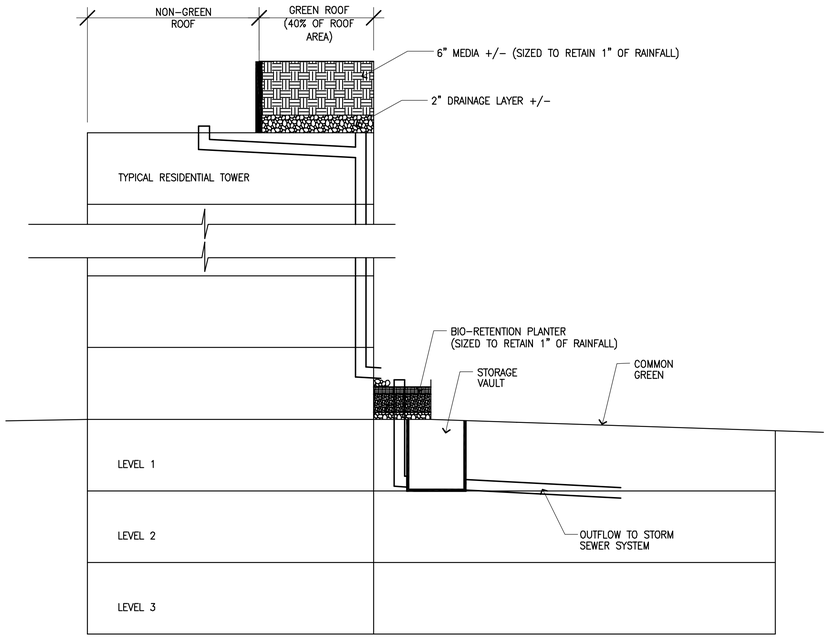


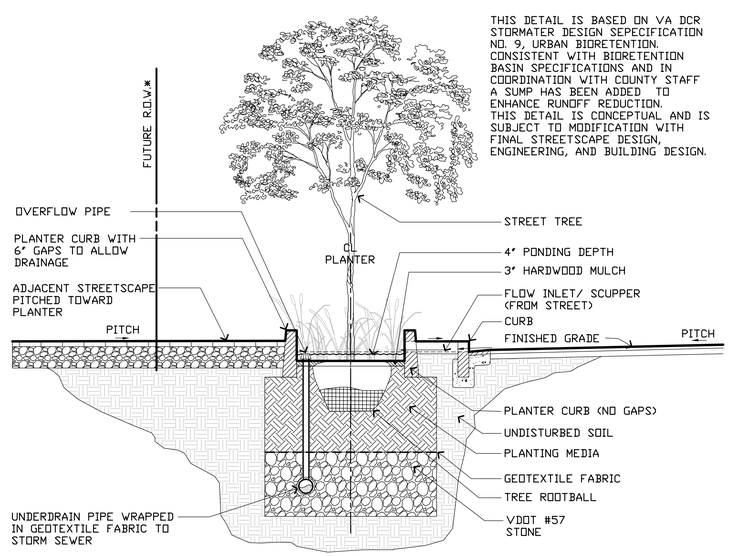
1 SCHEMATIC COMMERCIAL SWM PROGRAM

N/A



2 SCHEMATIC RESIDENTIAL SWM PROGRAM

N/A



3 CONCEPT BIO-RETENTION PLANTER

*NOT TYPICAL OF ALL LOCATIONS

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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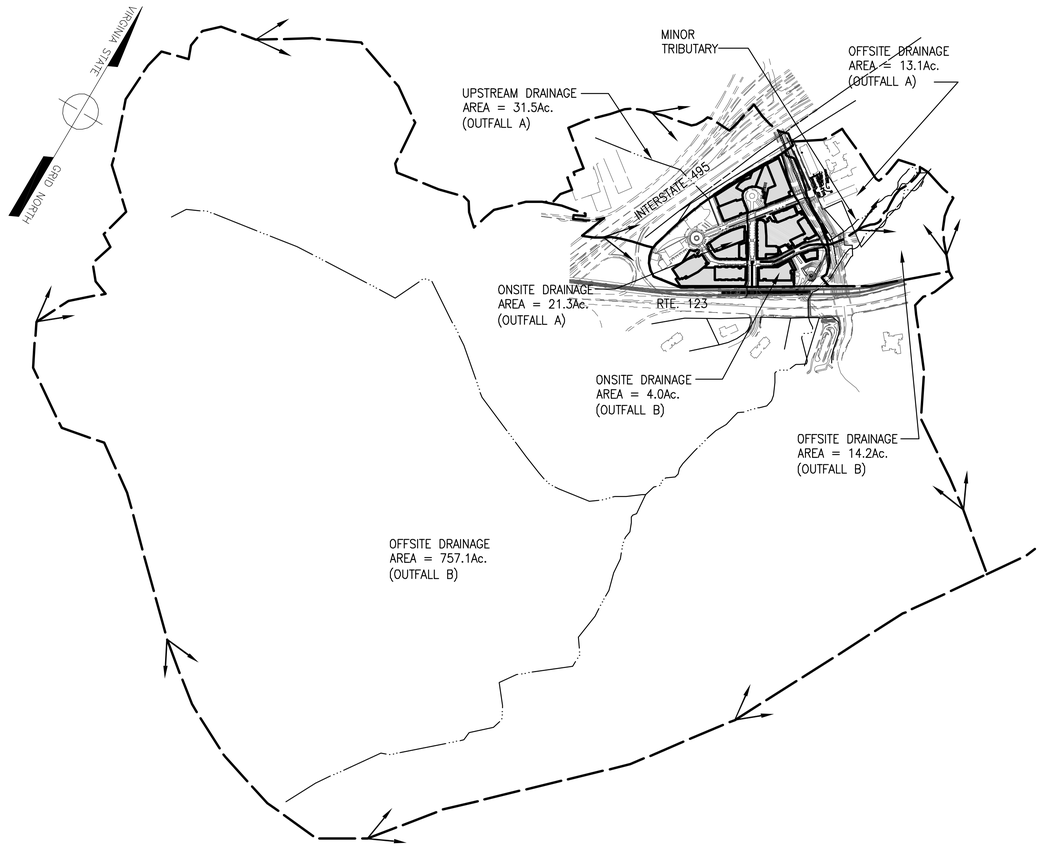
08-13-12 Cty Comments

SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SWM-1-Overall.dwg
SHEET #	20A of 34



OVERALL DRAINAGE MAP

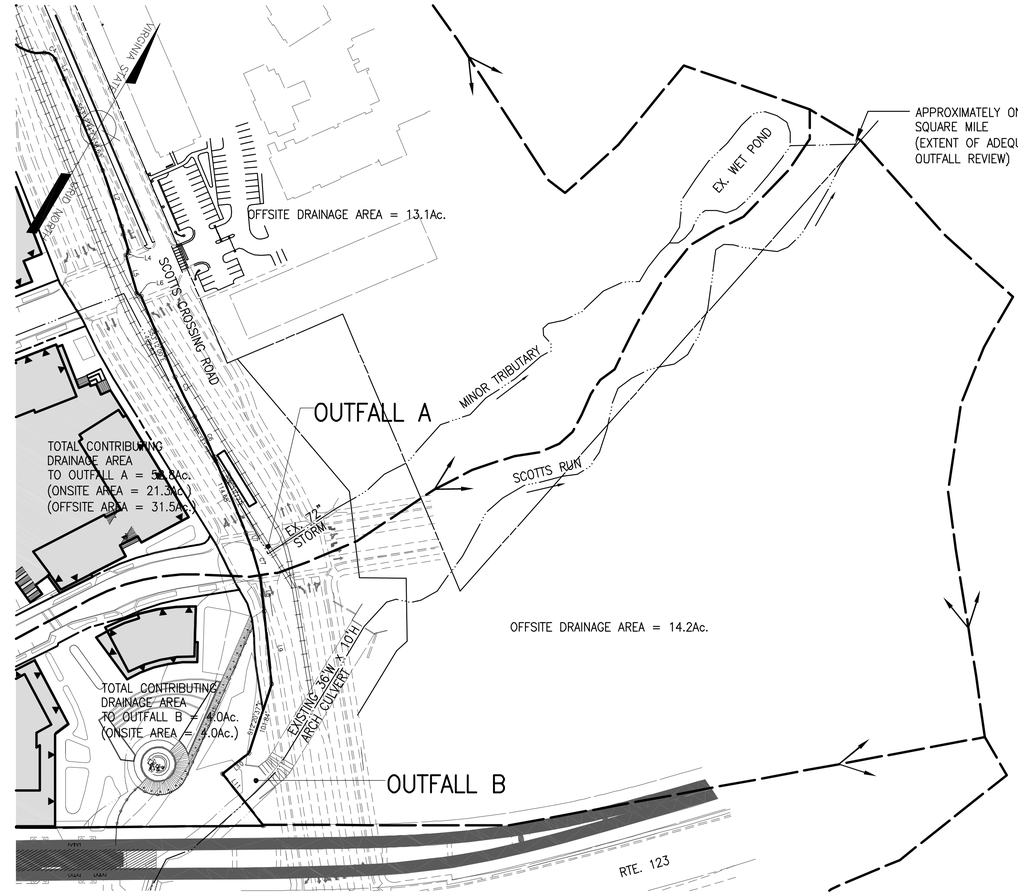
600 300 0 600 1200 1800

GRAPHICAL SCALE: 1" = 600'

LEGEND

WATERSHED DIVIDE

FLOW PATH



EXTENT OF REVIEW DRAINAGE MAP

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

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08-13-12 Cty Comments

SWM PROGRAM (PFM)

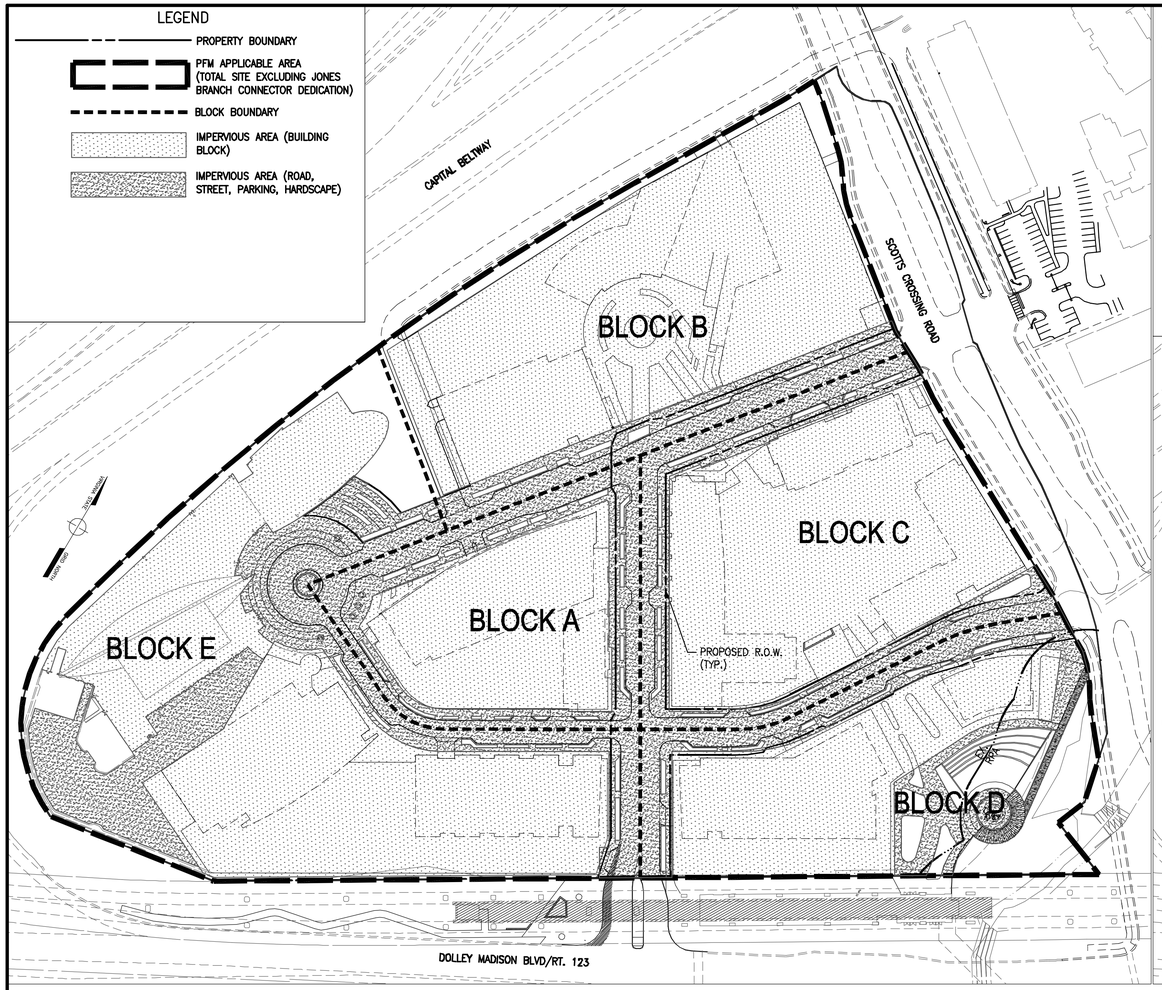
CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

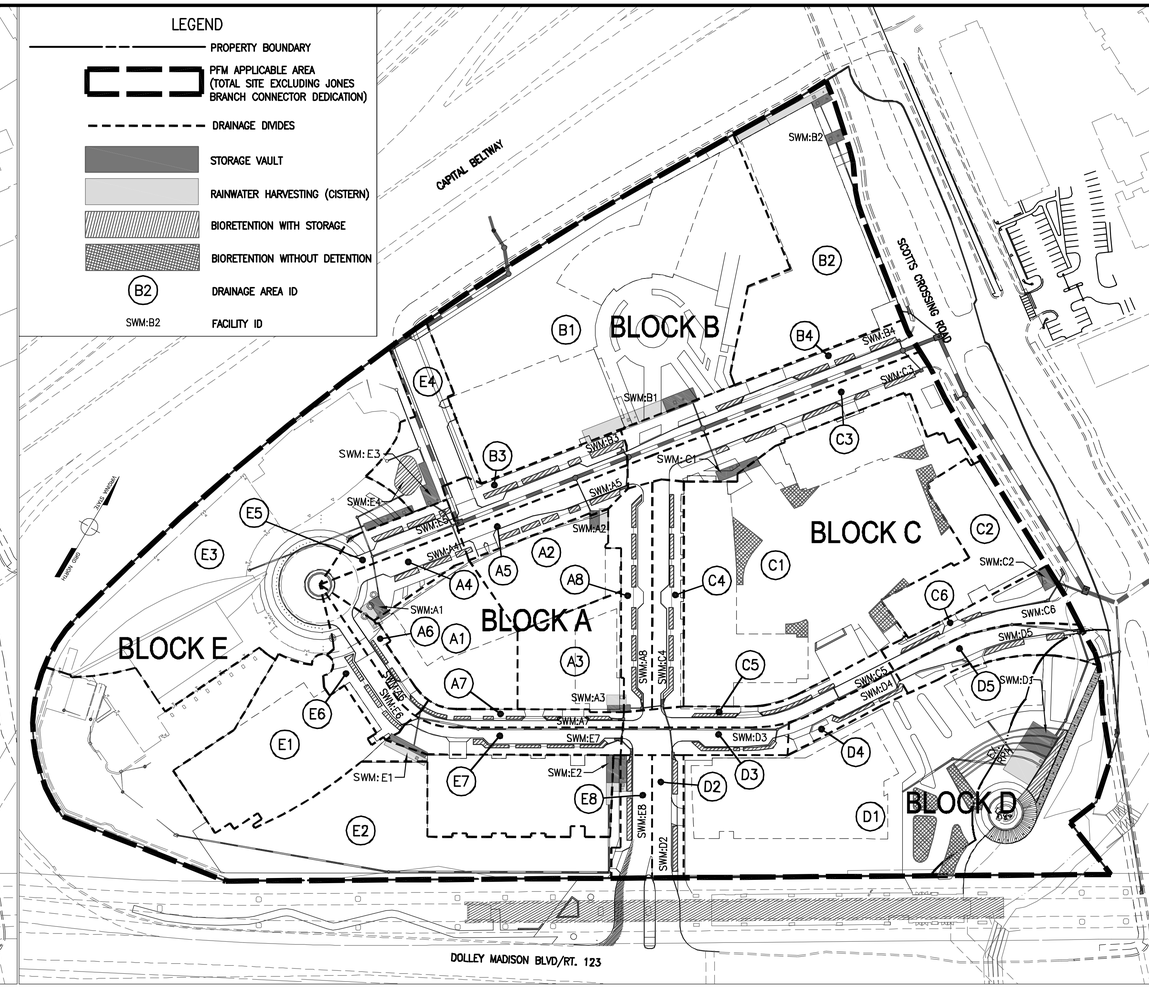
RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SWM-4-AO.dwg
SHEET #	21 of 34



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER I: PFM ADEQUATE OUTFALL
TIER II: PFM STORMWATER QUANTITY CONTROL

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Wooded Condition - CN=77, Tc=5min				Proposed Condition without Detention - Tc=5min									*Allowable Release Rate			Required Detention Volume (cf)	Facility Sizing		
			Q_{W2} (cfs)	V_{W2} (cf)	Q_{W10} (cfs)	V_{W10} (cf)	Green Roof - CN=65 (ac)	Impervious Area - CN=98	Pervious Area - CN=80	Weighted CN	V_{P1} (cf)	Q_{P2} (cfs)	V_{P2} (cf)	Q_{P10} (cfs)	V_{P10} (cf)	Q_{A1} (cfs)	Q_{A2} (cfs)	Q_{A10} (cfs)		Footprint (sf)	Equivalent Depth (ft)	Provided Detention Volume (cf)
A1	Storage Vault	0.64	1.44	2,903	3.29	6,687	0.25	0.39	0.00	85	3,210	2.07	4,211	4.06	8,513	0.07	0.99	2.58	3,449	460	8.0	3,680
A2	Storage Vault	0.49	1.11	2,223	2.52	5,120	0.20	0.29	0.00	85	2,457	1.58	3,224	3.11	6,518	0.06	0.77	1.98	2,632	340	8.0	2,720
A3	Storage Vault	0.46	1.04	2,087	2.37	4,806	0.18	0.28	0.00	85	2,307	1.49	3,027	2.92	6,119	0.05	0.72	1.86	2,469	320	8.0	2,560
A4	Bioretention with Storage	0.25	0.56	1,134	1.29	2,612	0.00	0.23	0.02	97	2,210	1.16	2,673	1.91	4,536	0.05	0.24	0.74	2,863	797	4.0	3,188
A5	Bioretention with Storage	0.25	0.56	1,134	1.29	2,612	0.00	0.22	0.03	96	2,112	1.14	2,573	1.90	4,428	0.05	0.25	0.76	2,714	1,097	4.0	4,388
A6	Bioretention with Storage	0.14	0.32	635	0.72	1,463	0.00	0.13	0.01	97	1,238	0.65	1,497	1.07	2,540	0.03	0.14	0.41	1,612	938	2.2	2,064
A7	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	96	1,352	0.73	1,647	1.21	2,834	0.03	0.16	0.48	1,770	917	2.2	2,017
A8	Bioretention with Storage	0.34	0.77	1,542	1.75	3,553	0.00	0.31	0.03	96	2,873	1.55	3,499	2.58	6,022	0.07	0.34	1.03	3,740	1,784	2.2	3,925
B1	Storage Vault	3.05	6.88	13,836	15.69	31,868	1.22	1.83	0.00	85	15,296	9.86	20,068	19.33	40,570	0.35	4.74	12.32	16,394	920	18.0	16,560
B2	Storage Vault	1.29	2.91	5,852	6.64	13,479	0.52	0.77	0.00	85	6,470	4.17	8,488	8.18	17,159	0.15	2.01	5.22	6,918	630	12.0	7,560
B3	Bioretention with Storage	0.31	0.70	1,406	1.59	3,239	0.00	0.28	0.03	96	2,619	1.41	3,190	2.35	5,491	0.06	0.31	0.94	3,370	1,356	4.0	5,424
B4	Bioretention with Storage	0.49	1.11	2,223	2.52	5,120	0.00	0.44	0.05	96	4,140	2.23	5,043	3.72	8,679	0.10	0.49	1.49	5,318	1,246	4.4	5,482
C1	Storage Vault	2.72	6.14	12,339	13.99	28,420	1.09	1.63	0.00	85	13,641	8.79	17,896	17.24	36,181	0.32	4.23	10.99	14,615	850	18.0	15,300
C2	Storage Vault	0.56	1.26	2,540	2.88	5,851	0.22	0.34	0.00	85	2,809	1.81	3,685	3.55	7,449	0.07	0.87	2.26	3,013	440	8.0	3,520
C3	Bioretention with Storage	0.60	1.35	2,722	3.09	6,269	0.00	0.51	0.09	95	4,845	2.68	5,941	4.51	10,372	0.11	0.62	1.87	6,232	1,444	4.4	6,354
C4	Bioretention with Storage	0.32	0.72	1,452	1.65	3,344	0.00	0.29	0.03	96	2,704	1.46	3,293	2.43	5,668	0.06	0.32	0.97	3,480	1,778	2.2	3,912
C5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,330	2.5	3,325
C6	Bioretention with Storage	0.28	0.63	1,270	1.44	2,926	0.00	0.22	0.06	94	2,160	1.22	2,666	2.08	4,722	0.05	0.30	0.89	2,785	705	4.0	2,820
D1	Storage Vault	3.19	7.20	14,471	16.41	33,331	0.79	1.69	0.71	86	16,821	10.71	21,914	20.67	43,635	0.39	4.75	12.53	18,734	1,570	12.0	18,840
D2	Bioretention with Storage	0.17	0.38	771	0.87	1,776	0.00	0.15	0.02	96	1,436	0.77	1,750	1.29	3,011	0.03	0.17	0.51	1,880	851	2.5	2,128
D3	Bioretention with Storage	0.21	0.47	953	1.08	2,194	0.00	0.20	0.01	97	1,856	0.97	2,246	1.61	3,810	0.04	0.20	0.62	2,408	841	4.0	3,364
D4	Bioretention with Storage	0.14	0.32	635	0.72	1,463	0.00	0.13	0.01	97	1,238	0.65	1,497	1.07	2,540	0.03	0.14	0.41	1,612	1,094	2.2	2,407
D5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,150	4.0	4,600
E1	Storage Vault	1.59	3.59	7,213	8.18	16,613	0.63	0.96	0.00	85	7,974	5.14	10,461	10.08	21,150	0.18	2.48	6.43	8,533	480	18.0	8,640
E2	Storage Vault	2.55	5.75	11,568	13.12	26,644	0.50	1.69	0.36	89	15,569	9.55	19,870	17.55	37,836	0.36	3.35	9.24	19,202	1,078	18.0	19,404
E3	Storage Vault	2.51	5.66	11,386	12.91	26,226	0.26	1.81	0.44	91	16,850	10.04	21,219	17.88	39,242	0.39	3.04	8.63	21,326	1,616	13.5	21,816
E4	Bioretention with Storage	0.45	1.02	2,041	2.32	4,702	0.00	0.21	0.24	88	2,618	1.63	3,364	3.04	6,501	0.06	0.62	1.68	3,082	1,500	2.2	3,300
E5	Bioretention with Storage	0.19	0.43	862	0.98	1,985	0.00	0.17	0.02	96	1,605	0.87	1,955	1.44	3,365	0.04	0.19	0.58	2,058	797	4.0	3,188
E6	Bioretention with Storage	0.22	0.50	998	1.13	2,299	0.00	0.20	0.02	96	1,859	1.00	2,264	1.67	3,897	0.04	0.22	0.67	2,386	842	4.0	3,368
E7	Bioretention with Storage	0.28	0.63	1,270	1.44	2,926	0.00	0.26	0.02	97	2,475	1.30	2,994	2.14	5,080	0.06	0.27	0.83	3,204	1,313	2.5	3,283
E8	Bioretention with Storage	0.19	0.43	862	0.98	1,985	0.00	0.17	0.02	96	1,605	0.87	1,955	1.44	3,365	0.04	0.19	0.58	2,058	778	2.8	2,178
Total		24.58	55.46	111,504	126.46	256,827	5.86	16.42	2.30	88	148,911	89.96	189,668	166.13	360,797	3.45	33.62	91.16	175,723	31,262	6.12	191,314

* $Q_{A1} = 2*V_{P1}/24/60/60$, $Q_{A2} = Q_{W2}*V_{W2}/V_{P2}$, $Q_{A10} = Q_{W10}*V_{W10}/V_{P10}$

NOTE:
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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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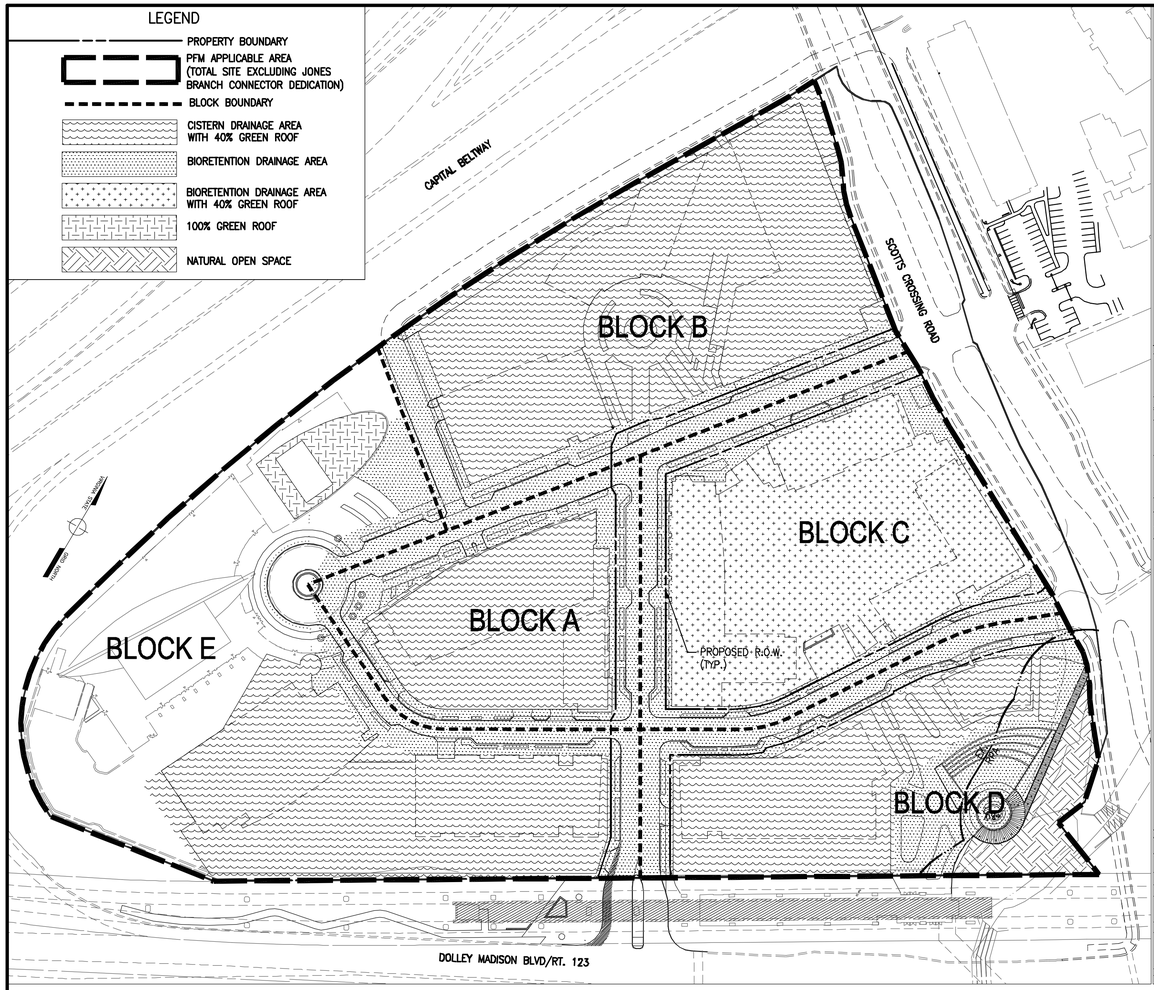
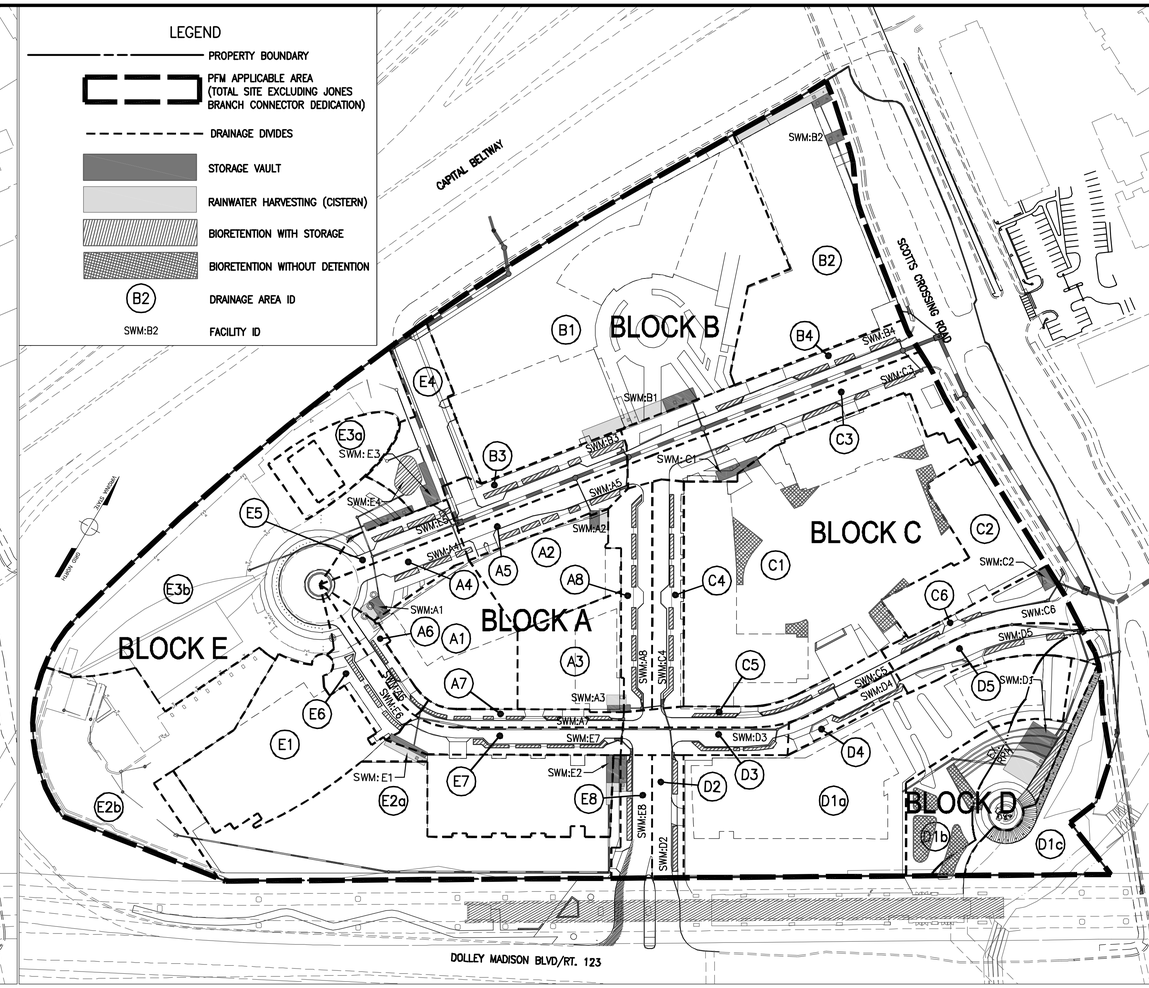
SWM PROGRAM (PFM)

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE AUGUST 4, 2010
DRAWN OS/JPW/CG
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101-SWM-2-PFM.dwg
SHEET # 21A of 34



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER III: PFM STORMWATER QUALITY CONTROL

PFM - STORMWATER QUALITY CONTROL (BMP)

Drainage Area	Drainage Area A (ac)	BMP #1					BMP #2							Total Removal R=R1+R2
		BMP Type	Area A1 (ac)	Runoff Coefficient C1	Removal Efficiency E1	Removal R1=A1XC1XE1	BMP Type	Area A2 (ac)	Impervious Area - C=0.9 (ac)	Pervious Area - C=0.3 (ac)	Runoff Coefficient C2	Removal Efficiency E2	Removal R2=A2XC2XE2	
A1	0.64	Green Roof	0.25	0.90	40%	0.09	Rainwater Harvesting	0.39	0.39	0.00	0.90	90%	0.32	0.41
A2	0.49	Green Roof	0.20	0.90	40%	0.07	Rainwater Harvesting	0.29	0.29	0.00	0.90	90%	0.23	0.31
A3	0.46	Green Roof	0.18	0.90	40%	0.06	Rainwater Harvesting	0.28	0.28	0.00	0.90	90%	0.23	0.29
A4	0.25						Bioretention	0.25	0.23	0.02	0.85	65%	0.14	0.14
A5	0.25						Bioretention	0.25	0.22	0.03	0.83	65%	0.13	0.13
A6	0.14						Bioretention	0.14	0.13	0.01	0.86	65%	0.08	0.08
A7	0.16						Bioretention	0.16	0.14	0.02	0.83	65%	0.09	0.09
A8	0.34						Bioretention	0.34	0.31	0.03	0.85	65%	0.19	0.19
B1	3.05	Green Roof	1.22	0.90	40%	0.44	Rainwater Harvesting	1.83	1.83	0.00	0.90	90%	1.48	1.92
B2	1.29	Green Roof	0.52	0.90	40%	0.19	Rainwater Harvesting	0.77	0.77	0.00	0.90	90%	0.62	0.81
B3	0.31						Bioretention	0.31	0.28	0.03	0.84	65%	0.17	0.17
B4	0.49						Bioretention	0.49	0.44	0.05	0.84	65%	0.27	0.27
C1	2.72	Green Roof	1.09	0.90	40%	0.39	Bioretention	1.63	1.63	0.00	0.90	65%	0.95	1.35
C2	0.56	Green Roof	0.22	0.90	40%	0.08								
C3	0.60						Bioretention	0.60	0.51	0.09	0.81	65%	0.32	0.32
C4	0.32						Bioretention	0.32	0.29	0.03	0.84	65%	0.18	0.18
C5	0.27						Bioretention	0.27	0.24	0.03	0.83	65%	0.15	0.15
C6	0.28						Bioretention	0.28	0.22	0.06	0.77	65%	0.14	0.14
D1-a	1.97	Green Roof	0.79	0.90	40%	0.28	Rainwater Harvesting	1.18	1.18	0.00	0.90	90%	0.96	1.24
D1-b	0.78						Bioretention	0.78	0.51	0.27	0.69	65%	0.35	0.35
D1-c	0.44						Natural Open Space	0.44	0.00	0.44	0.30	100%	0.13	0.13
D2	0.17						Bioretention	0.17	0.15	0.02	0.83	65%	0.09	0.09
D3	0.21						Bioretention	0.21	0.20	0.01	0.87	65%	0.12	0.12
D4	0.14						Bioretention	0.14	0.13	0.01	0.86	65%	0.08	0.08
D5	0.27						Bioretention	0.27	0.24	0.03	0.83	65%	0.15	0.15
E1	1.59	Green Roof	0.63	0.90	40%	0.23	Rainwater Harvesting	0.96	0.96	0.00	0.90	90%	0.78	1.00
E2-a	1.27	Green Roof	0.50	0.90	40%	0.18	Rainwater Harvesting	0.77	0.77	0.00	0.90	90%	0.62	0.80
E2-b	1.28						None	1.28	0.92	0.36	0.73	0%	0.00	0.00
E3-a	0.26	Green Roof	0.26	0.90	40%	0.09								
E3-b	2.25						None	2.25	1.81	0.44	0.78	0%	0.00	0.00
E4	0.45						Bioretention	0.45	0.21	0.24	0.58	65%	0.17	0.17
E5	0.19						Bioretention	0.19	0.17	0.02	0.84	65%	0.10	0.10
E6	0.22						Bioretention	0.22	0.20	0.02	0.85	65%	0.12	0.12
E7	0.28						Bioretention	0.28	0.26	0.02	0.86	65%	0.16	0.16
E8	0.19						Bioretention	0.19	0.17	0.02	0.84	65%	0.10	0.10
Total	24.58	Green Roof	5.86	0.90	40.0%	2.11		18.38	16.08	2.30	0.82		9.60	11.54

BMP Compliance

Total Area A=	24.58	ac			
Runoff Coefficient C =	0.83				
Total Removal R =	11.54				
Removal Efficiency = R / (A X C) =			56%	>	40%

NOTE:
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APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM FACILITIES AS NEEDED TO MEET PFM REQUIREMENTS OF STORMWATER QUALITY CONTROL.

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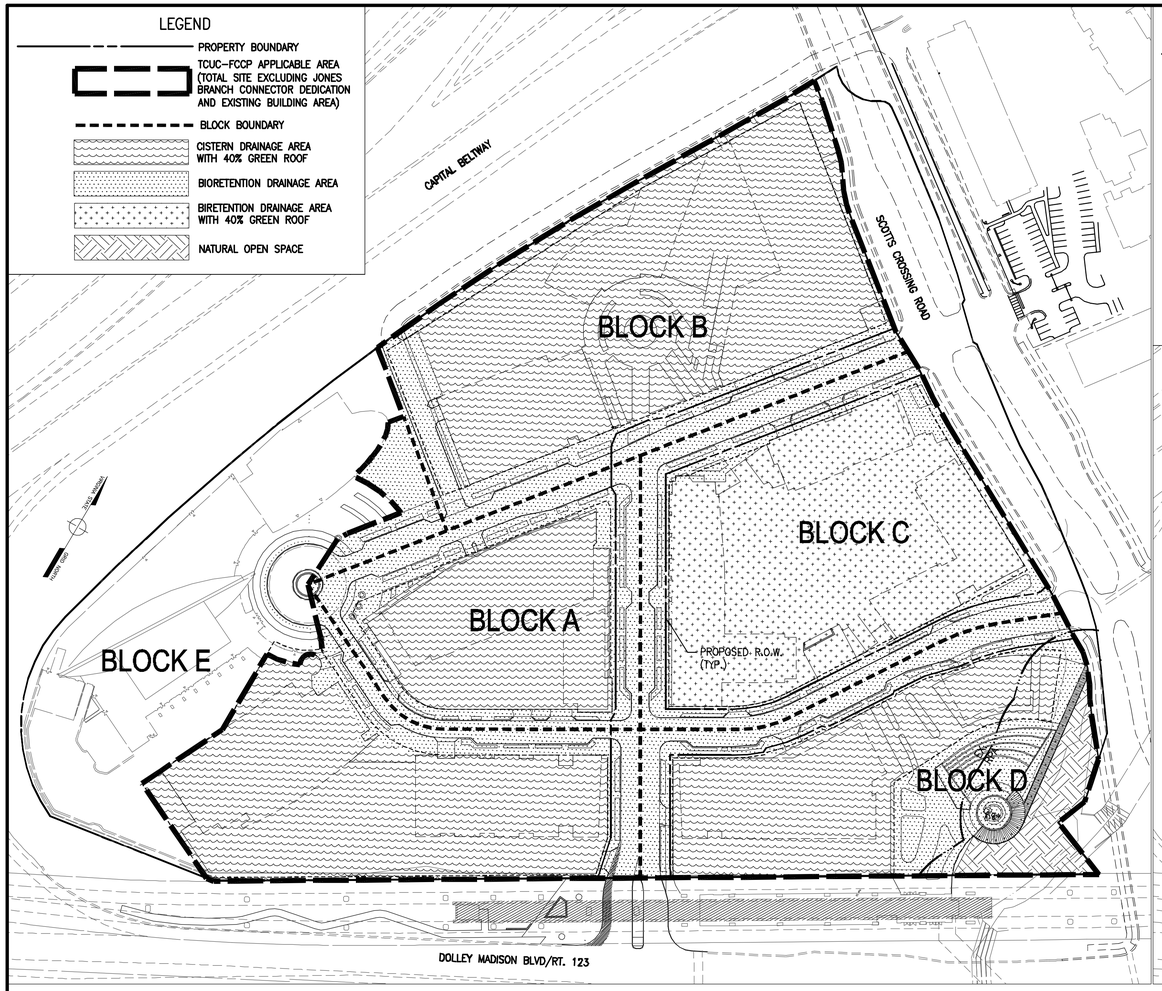
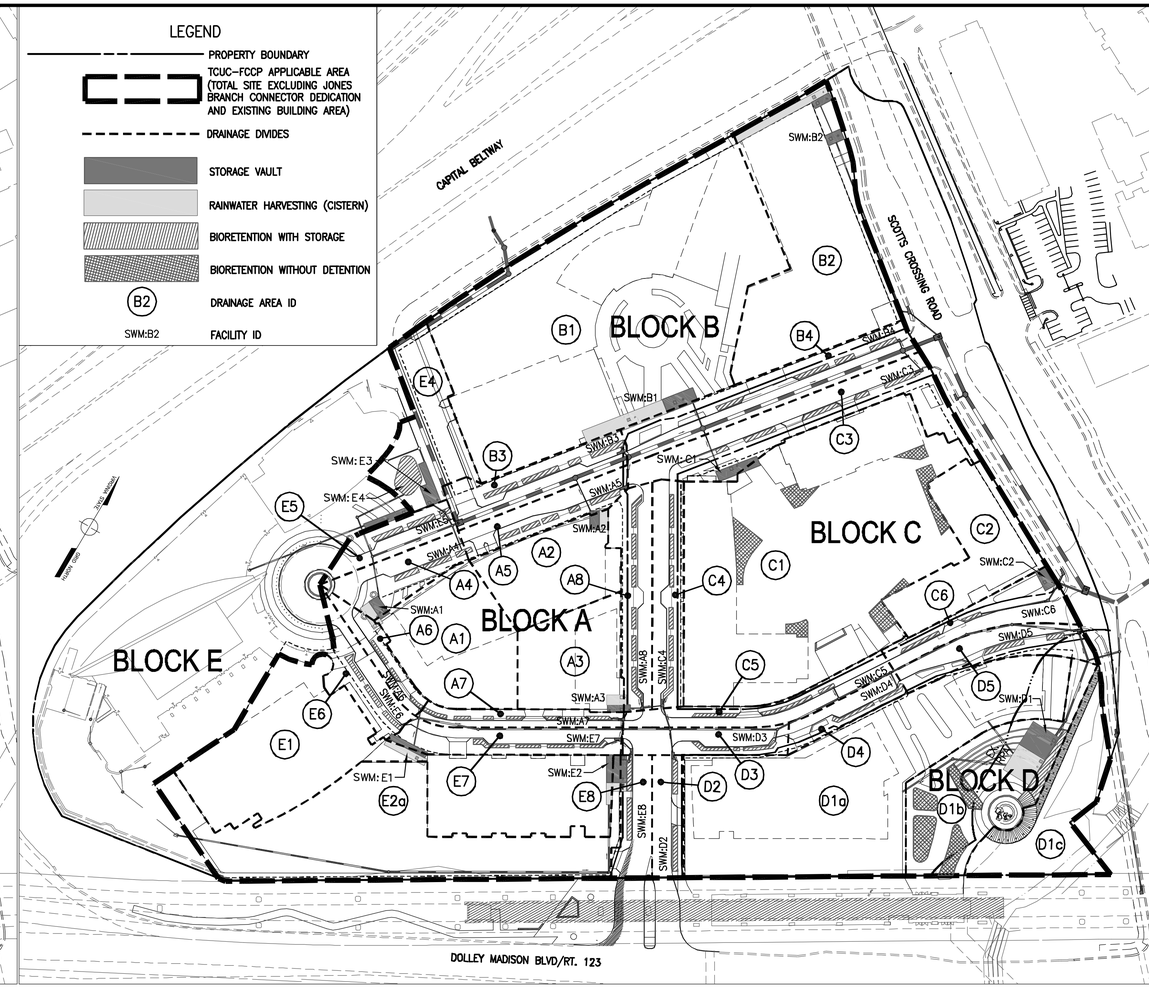
CAD FILE 1101-SWM-2-PFM.dwg
SHEET # 21B of 34



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER IV: TCUC-FCCP 1" RAINFALL ON-SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

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08-13-12 Cty Comments

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SWM-3-FCCP.dwg
SHEET #	22 of 34

TIER IV: TCUC–FCCP 1" RAINFALL ON–SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

FIRST 1" RAINFALL RETENTION ON–SITE COMPLIANCE

Drainage Area ID	Required Runoff Retention					Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction Efficiency				Runoff Reduction by Bioretention - 100% Reduction Efficiency					Runoff Reduction by Rainwater Harvesting (Cistern)						Provided Runoff Retention	
	Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.64	0.64	0.00		2,207	√		√	0.25	862	862	39%	0	0	0	0	0%	0.39	1.05	1,412	95%	1,342	61%	2,204	100%
A2	0.49	0.49	0.00		1,690	√		√	0.20	690	690	41%	0	0	0	0	0%	0.29	1.05	1,050	95%	998	59%	1,687	100%
A3	0.46	0.46	0.00		1,586	√		√	0.18	621	621	39%	0	0	0	0	0%	0.28	1.05	1,014	95%	963	61%	1,584	100%
A4	0.25	0.23	0.02		811		√		0.00	0	0	0%	811	0	811	811	100%	0.00	0.00	0	0%	0	0%	811	100%
A5	0.25	0.22	0.03		786		√		0.00	0	0	0%	786	0	786	786	100%	0.00	0.00	0	0%	0	0%	786	100%
A6	0.14	0.13	0.01		457		√		0.00	0	0	0%	457	0	457	457	100%	0.00	0.00	0	0%	0	0%	457	100%
A7	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	0.00	0	0%	0	0%	501	100%
A8	0.34	0.31	0.03		1,096		√		0.00	0	0	0%	1,096	0	1,096	1,096	100%	0.00	0.00	0	0%	0	0%	1,096	100%
B1	3.05	3.05	0.00		10,518	√		√	1.22	4,207	4,207	40%	0	0	0	0	0%	1.83	1.05	6,626	95%	6,295	60%	10,502	100%
B2	1.29	1.29	0.00		4,449	√		√	0.52	1,793	1,793	40%	0	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,442	100%
B3	0.31	0.28	0.03		993		√		0.00	0	0	0%	993	0	993	993	100%	0.00	0.00	0	0%	0	0%	993	100%
B4	0.49	0.44	0.05		1,563		√		0.00	0	0	0%	1,563	0	1,563	1,563	100%	0.00	0.00	0	0%	0	0%	1,563	100%
C1	2.72	2.72	0.00		9,380	√	√		1.09	3,759	3,759	40%	9,380	3,759	5,621	5,621	60%	0.00	0.00	0	0%	0	0%	9,380	100%
C2	0.56	0.56	0.00		1,931	√	√		0.22	759	759	39%	1,931	759	1,172	1,172	61%	0.00	0.00	0	0%	0	0%	1,931	100%
C3	0.60	0.51	0.09		1,840		√		0.00	0	0	0%	1,840	0	1,840	1,840	100%	0.00	0.00	0	0%	0	0%	1,840	100%
C4	0.32	0.29	0.03		1,027		√		0.00	0	0	0%	1,027	0	1,027	1,027	100%	0.00	0.00	0	0%	0	0%	1,027	100%
C5	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	0.00	0	0%	0	0%	855	100%
C6	0.28	0.22	0.06		813		√		0.00	0	0	0%	813	0	813	813	100%	0.00	0.00	0	0%	0	0%	813	100%
D1-a	1.97	1.97	0.00		6,794	√		√	0.79	2,724	2,724	40%	0	0	0	0	0%	1.18	1.05	4,273	95%	4,059	60%	6,783	100%
D1-b	0.78	0.51	0.27		2,004		√		0.00	0	0	0%	2,004	0	2,004	2,004	100%	0.00	0.00	0	0%	0	0%	2,004	100%
D1-c	0.44	0.00	0.00	0.44	80				0.00	0	0	0%	0	0	0	0	0%	0.00	0.00	0	0%	0	0%	0	0%
D2	0.17	0.15	0.02		535		√		0.00	0	0	0%	535	0	535	535	100%	0.00	0.00	0	0%	0	0%	535	100%
D3	0.21	0.20	0.01		699		√		0.00	0	0	0%	699	0	699	699	100%	0.00	0.00	0	0%	0	0%	699	100%
D4	0.14	0.13	0.01		457		√		0.00	0	0	0%	457	0	457	457	100%	0.00	0.00	0	0%	0	0%	457	100%
D5	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	0.00	0	0%	0	0%	855	100%
E1	1.59	1.59	0.00		5,483	√		√	0.63	2,173	2,173	40%	0	0	0	0	0%	0.96	1.05	3,476	95%	3,302	60%	5,475	100%
E2-a	1.27	1.27	0.00		4,380	√		√	0.50	1,724	1,724	39%	0	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,373	100%
E4	0.45	0.21	0.24		942		√		0.00	0	0	0%	942	0	942	942	100%	0.00	0.00	0	0%	0	0%	942	100%
E5	0.19	0.17	0.02		604		√		0.00	0	0	0%	604	0	604	604	100%	0.00	0.00	0	0%	0	0%	604	100%
E6	0.22	0.20	0.02		708		√		0.00	0	0	0%	708	0	708	708	100%	0.00	0.00	0	0%	0	0%	708	100%
E7	0.28	0.26	0.02		915		√		0.00	0	0	0%	915	0	915	915	100%	0.00	0.00	0	0%	0	0%	915	100%
E8	0.19	0.17	0.02		604		√		0.00	0	0	0%	604	0	604	604	100%	0.00	0.00	0	0%	0	0%	604	100%
Total	20.79	19.29	1.06	0.44	**67,563**				5.60	19,312	19,312	**29%**	30,378	4,518	25,860	25,860	**38%**	6.47		23,427	95%	22,256	**33%**	**67,428**	**100%**

***The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.**

Cooling Tower Makeup Water Demand Estimation

Building #	# of floors Above Grade	Area Use	Total GSF (sf)	Cooling Tower Size (Tons)	Chiller (Tons)	Chiller Energy (kWh/YR)	Annual Water Demand (Gallons)	Jan (Gallons)	Feb (Gallons)	March (Gallons)	April (Gallons)	May (Gallons)	June (Gallons)	July (Gallons)	August (Gallons)	Sept (Gallons)	Oct (Gallons)	Nov (Gallons)	Dec (Gallons)
#1	13	Office	502,036	2,850	2,680	2,273,108	6,387,715	334,582	382,634	511,549	469,821	653,286	670,845	676,199	705,659	611,566	551,498	474,522	345,553
		Retail	7,720																
#3	10	Office	277,086	1,573	1,479	1,254,584	3,525,537	184,664	211,185	282,337	259,306	360,564	370,256	373,211	389,470	337,538	304,385	261,900	190,719
		Civic	30,000																
#4	24	Hotel	349,950	1,987	1,868	1,584,496	4,452,630	233,225	266,720	356,581	327,494	455,380	467,621	471,352	491,888	426,299	384,428	330,771	240,872
		Retail	2,258																
#5	8	Office	376,690	2,138	2,011	1,705,569	4,792,860	251,045	287,100	383,828	352,519	490,176	503,352	507,368	529,473	458,873	413,803	356,046	259,277
		Retail	10,337																
#10	15	Office	459,623	2,609	2,454	2,081,071	5,848,068	306,316	350,309	468,333	430,130	598,095	614,171	619,072	646,043	559,899	504,906	434,433	316,360
		Retail	28,092																
#11	12	Office	313,818	1,782	1,675	1,420,898	3,992,901	209,144	239,181	319,765	293,681	408,363	419,339	422,685	441,101	382,284	344,736	296,619	216,002
		Retail	6,650																
#12	28	Office	748,900	4,251	3,998	3,390,853	9,528,718	499,105	570,785	763,092	700,845	974,523	1,000,717	1,008,703	1,052,649	912,288	822,684	707,857	515,471
TOTALS			**3,113,160**	**17,190**	**16,165**	**13,710,578**	**38,528,427**	**2,018,082**	**2,307,914**	**3,085,485**	**2,833,796**	**3,940,388**	**4,046,302**	**4,078,590**	**4,256,283**	**3,688,746**	**3,326,440**	**2,862,148**	**2,084,254**

Gallons for each month is estimated based on building cooling demand for each hour of the month

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area (ac)	Supply: Rainwater Collect Area (sf)	Supply: Design Rainfall for RWH (in)	Supply: Max Volume Captured by Cistern (cf)	Demand: Building # Served	Demand: Lowest Monthly Demand (January) (gallons)	Demand: Avg Daily Drawdown in Lowest Demand Month (gallons)	Cistern Volume: Footprint (sf)	Cistern Volume: Height (ft)	Cistern Volume: Volume (cf)	Cistern Volume: Volume (gallons)	*Runoff Reduction Credit: Estimated % Credit	*Runoff Reduction Credit: Runoff Reduction Volume (cf)
A	A1	0.39	16,988	1.05	1,412				530	9.0	4,770	35,680		
	A2	0.29	12,632	1.05	1,050				380	9.0	3,420	25,582		
	A3	0.28	12,197	1.05	1,014				380	9.0	3,420	25,582		
	SubTotal	0.96	41,818		3,476	#1	334,582	10,793	1,290		11,610	86,843	95%	3,302
B	B1	1.83	79,715	1.00	6,311	#3&#4	417,889	13,480	2,400	19.0	45,600	341,000	95%	5,995
	B2	0.77	33,541	1.00	2,655	#5	251,045	8,098	1,460	15.0	21,900	164,000	95%	2,523
D	D1	1.18	51,401	1.00	4,069	#10	306,316	9,881	1,760	13.0	22,880	171,000	95%	3,866
E	E1	0.96	41,818	1.00	3,311	#12	499,105	16,100	640	19.0	12,160	91,000	95%	3,145
	E2	0.77	33,541	1.00	2,655	#11	209,144	6,747	500	19.0	9,500	71,000	95%	2,523
Total		6.47	281,833		22,477		2,018,082	65,099	8,050		123,650	924,843		21,353

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
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8/10/2012
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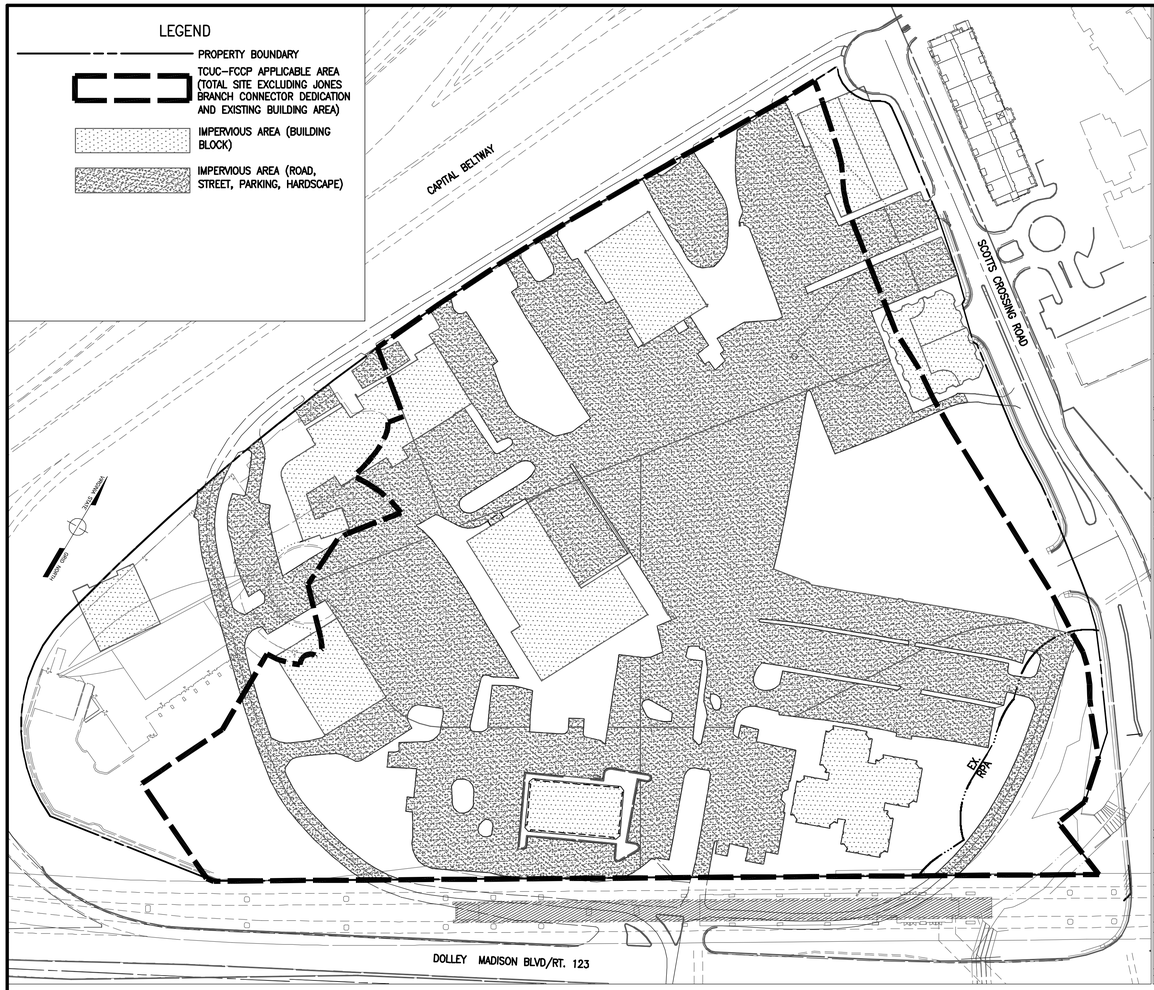
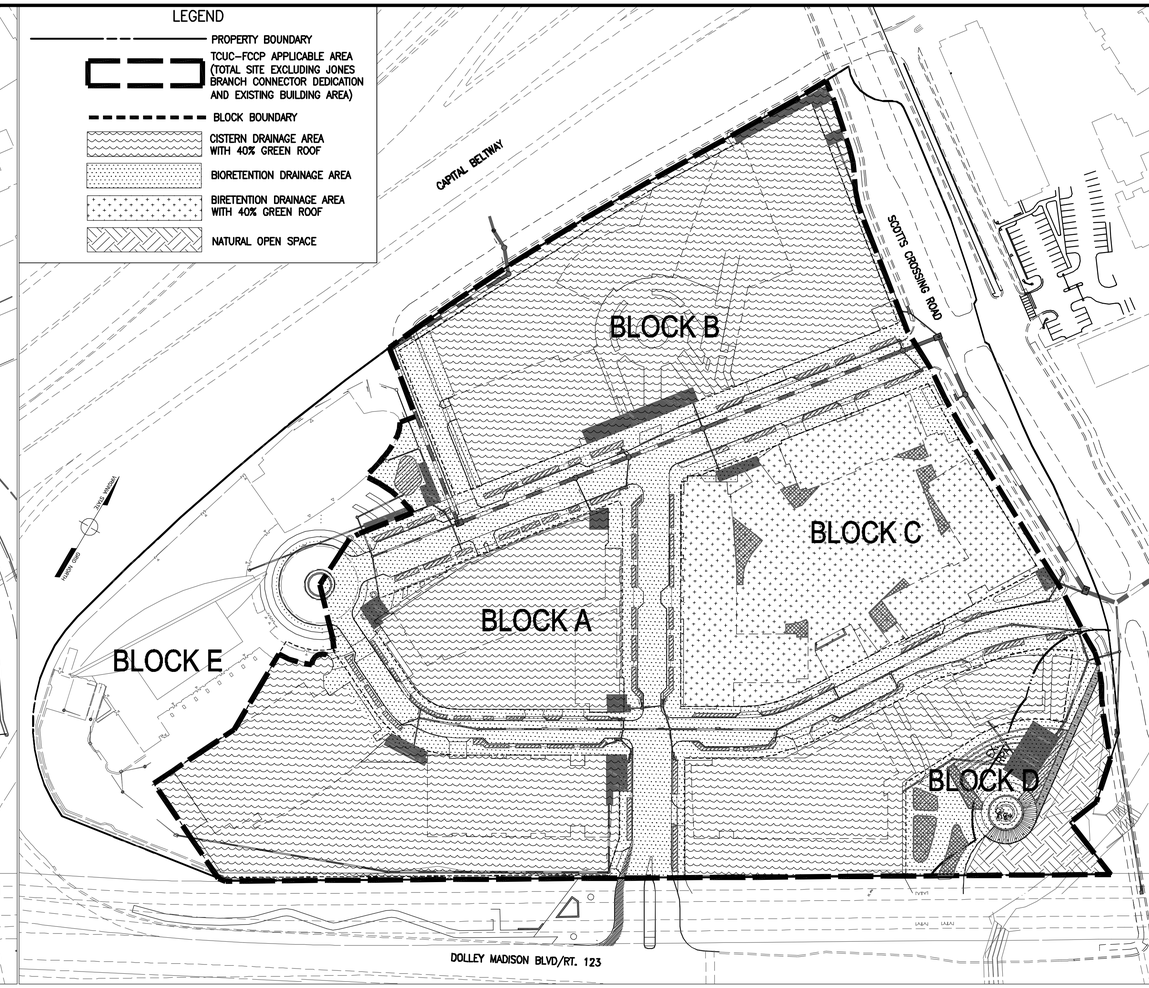
SWM PROGRAM (FCCP)

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE AUGUST 4, 2010
DRAWN OS/JPW/CG
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101-SWM-3-FCCP.dwg
SHEET # 22A of 34



PREDEVELOPMENT CONDITION
SCALE: 1"=100'



POST–DEVELOPMENT CONDITION
SCALE: 1"=100'

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

Condition	Applicable Area	Impervious Area CN=98	Pervious Area CN=80	Weighted CN	Time of Concentration	2-YR 24-HR Rainfall	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)		(min)	(in)	(cfs)	(cf)
Predevelopment	20.79	13.26	7.53	91	10	3.20	72.87	170,426
Allowable Release Rate =	72.87	X	75%	=	54.65	cfs		
Allowable Release Volume =	170,426	X	75%	=	127,820	cf		

Condition	Applicable Area	Green Roof CN=65	Non-Green Roof Impervious Area CN=98	Pervious Area CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting	2-YR 24-HR Rainfall	*Weighted CN after Adjustment	Time of Concentration	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)	(ac)		(cf)	(in)		(min)	(cfs)	(cf)
Post-Development	20.79	5.60	13.66	1.53	88	48,116	3.20	79	10	44.56	100,879

* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

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SCALE 1"=100'
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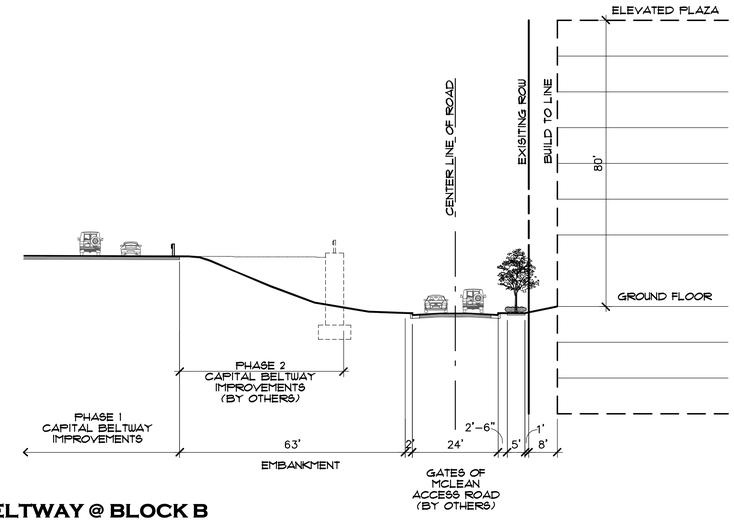
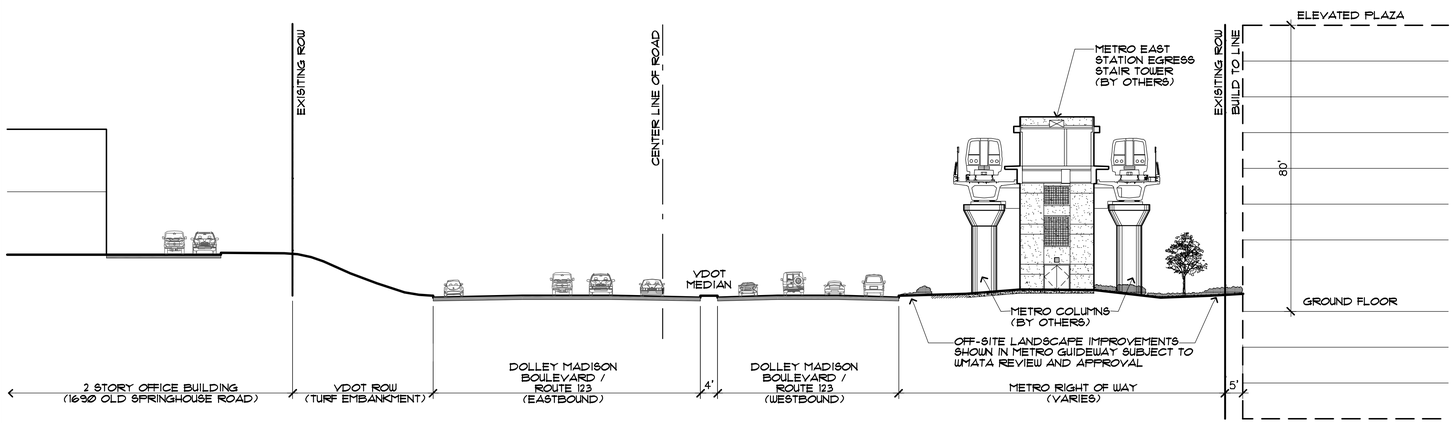


14 CAPTAL BELTWAY @ BLOCK B

SCALE: 1" = 20'

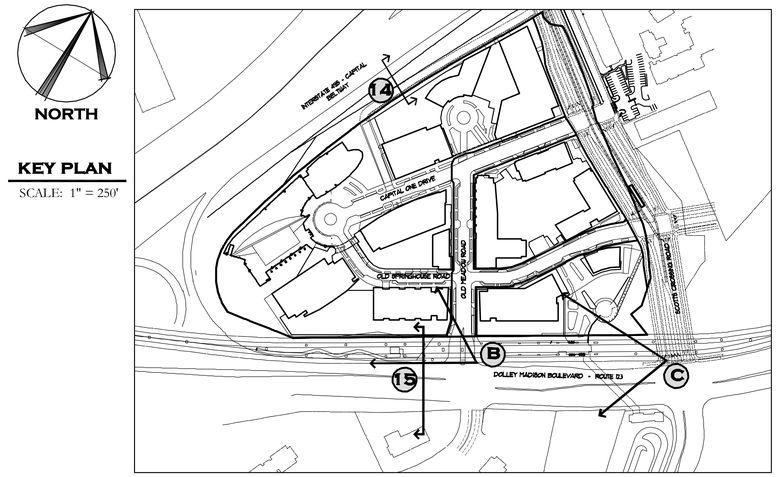


15 DOLLEY MADISON BOULEVARD @ BLOCK E

SCALE: 1" = 20'

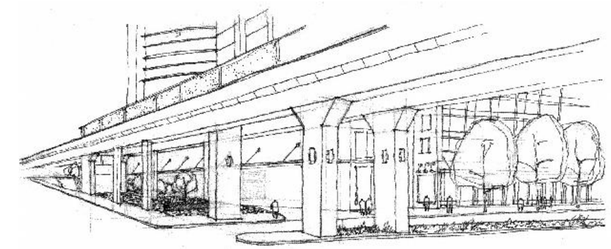
NOTES:

1. SEE "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.



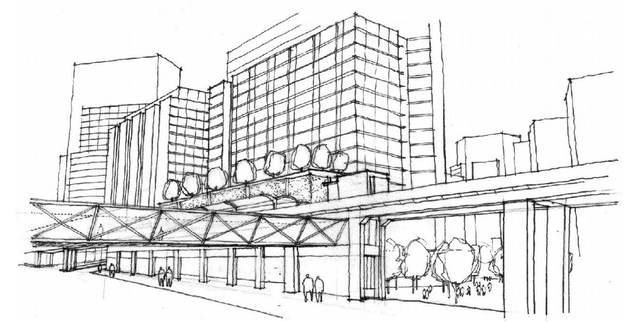
KEY PLAN

SCALE: 1" = 250'



B VIEW OF METRO EDGE AT RTE. 123 AND OLD MEADOW ROAD

SCALE: N.T.S



C VIEW OF METRO EDGE AT RTE. 123 AND PEDESTRIAN CIRCULATION

SCALE: N.T.S

NOTE:

THE ACCOMPANYING SKETCHES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE EDGE CONDITIONS ALONG THE METRO SILVER LINE RIGHT-OF-WAY AND ROUTE 123. IN PARTICULAR, THESE SHOW THE RELATIONSHIP BETWEEN THE METRO STATION & ELEVATED TRACKS WITH THE MASSING OF BUILDINGS 10 & 11, AS WELL AS THE CHARACTER OF THE VIEW CORRIDORS ONTO OLD MEADOW ROAD AND THE METRO PARK FROM ROUTE 123.

WHILE THESE SKETCHES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

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ADJACENT STREET SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS SHOWN
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SECT.dwg
SHEET #	23 of 34

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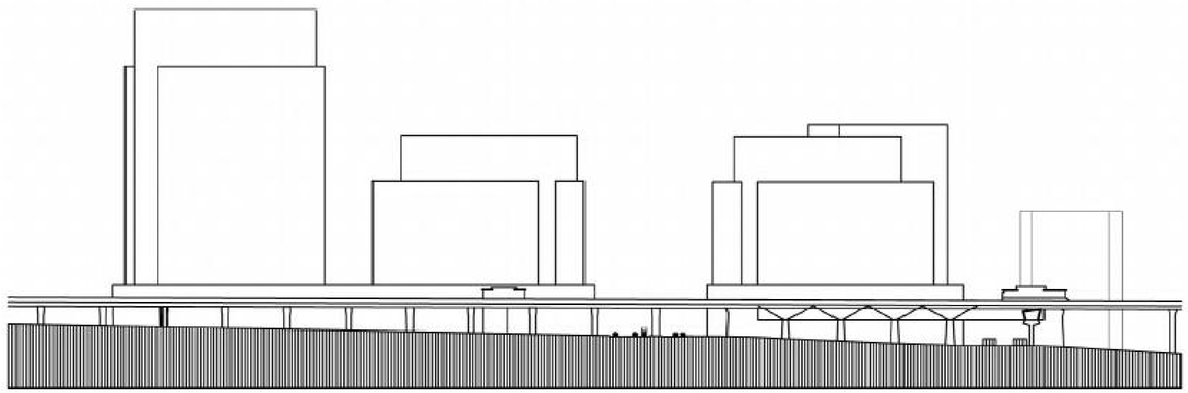


16 SECTION ALONG RTE. 123

SCALE: N.T.S

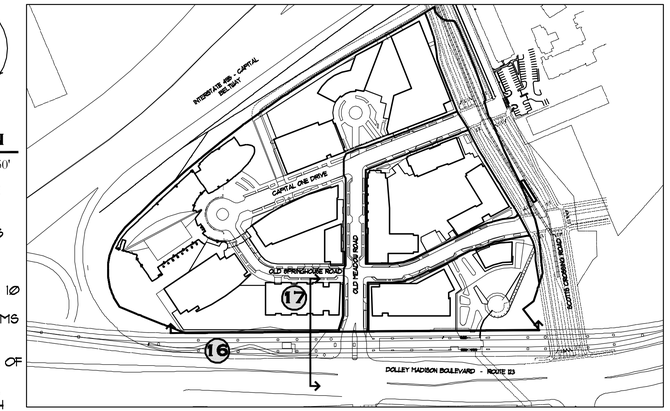
17 BUILDING 11/METRO SECTION

SCALE: N.T.S

NORTH

KEY PLAN

SCALE: 1" = 250'



NOTE:

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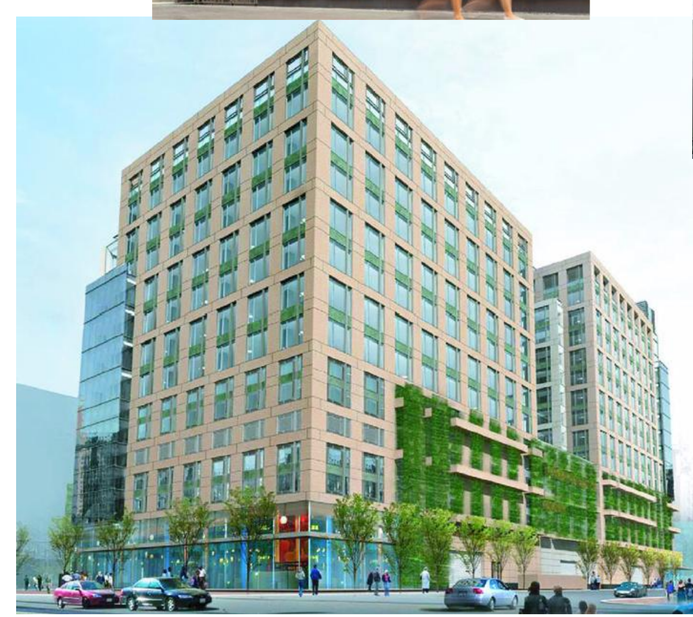
WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

NOTES:

1. SEE "PRIVATE STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.



SCREENING TREATMENTS OF PARKING PLINTHS - PRECEDENT IMAGES

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NO. 37609
8/10/2012
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ADJACENT STREET SECTIONS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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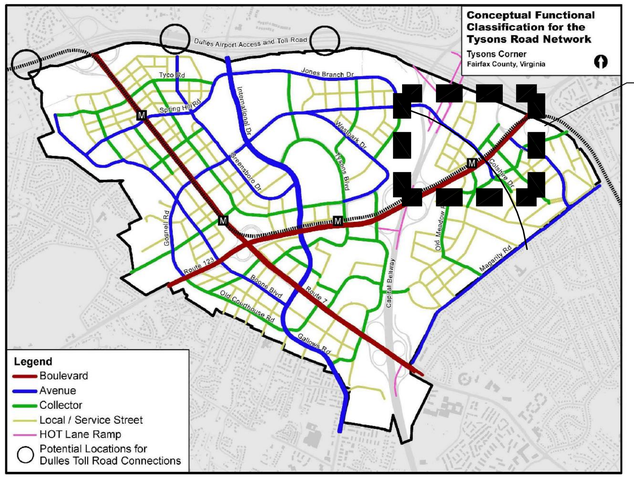
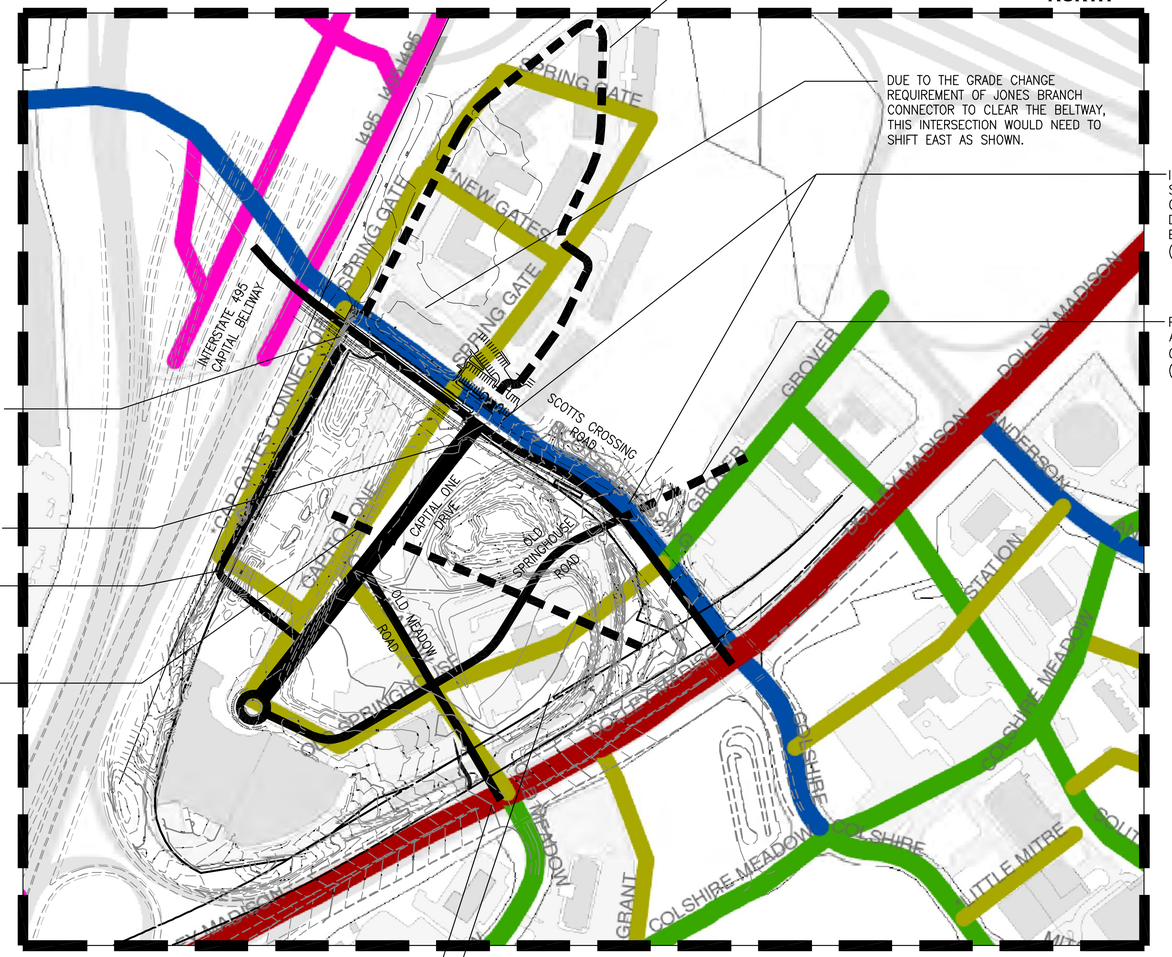


SEE ROAD MAP COMPARISON, THIS SHEET

TYSONS ROAD NETWORK (MAP 7)

SOURCE: COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER (P.47 / MAP 7)



EXISTING APARTMENT COMPLEX ROAD NETWORK

DUE TO THE GRADE CHANGE REQUIREMENT OF JONES BRANCH CONNECTOR TO CLEAR THE BELTWAY, THIS INTERSECTION WOULD NEED TO SHIFT EAST AS SHOWN.

INTERSECTION SPACING SHOWN FOR SCOTTS CROSSING ROAD BASED ON DESIGN FOR JONES BRANCH CONNECTOR ROAD (BY OTHERS).

POSSIBLE CONNECTION TO ADJACENT PROPERTY OWNER'S GRID OF STREETS (BY OTHERS).

PROPOSED SECONDARY ACCESS ROAD BELOW SCOTTS CROSSING ROAD TO PROVIDE SECONDARY ACCESS TO GATES OF MCLEAN DUE TO SCOTTS CROSSING ROAD IMPACT (BY OTHERS).

CAPITAL ONE DRIVE REALIGNED TO ACCEPT JONES BRANCH CONNECTOR ROAD DESIGN

PROPOSED CONNECTION TO CAPITAL ONE ROAD NETWORK

PEDESTRIAN AXIS TO METRO STATION FROM CIVIC PLAZA AND COMMON GREEN

ROUTE 123 INTERSECTION IS APPROXIMATELY IN THE SAME LOCATION

NO ROAD PROPOSED TO METRO STATION AS SHOWN ON ROAD NETWAORK MAP, INSTEAD A PEDESTRIAN AXIS TO METRO ACCESS IS PROVIDED.

NOTE

BICYCLE FACILITIES: THE TYPICAL ROAD CROSS SECTION FOR JONES BRANCH CONNECTOR/ SCOTTS CROSSING ROAD INCORPORATES ON-STREET BICYCLE LANES CONSISTENT WITH THE COMPREHENSIVE PLAN. BICYCLISTS WILL SHARE INTERNAL ROADS WITH VEHICULAR TRAFFIC AND BIKE PARKING WILL BE PROVIDED ON THE STREET AND WITH THE PARKING GARAGES.

ROAD MAP COMPARISON DIAGRAM

SCALE: 1"=200'

IMAGE FOR CAMPARISON DIAGRAM PROVIDED BY FIARFAX DOT TITLED "TYSON'S EAST GRID A" DATED SEPTEMBER 7, 2011.

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ROAD NETWORK ANALYSIS

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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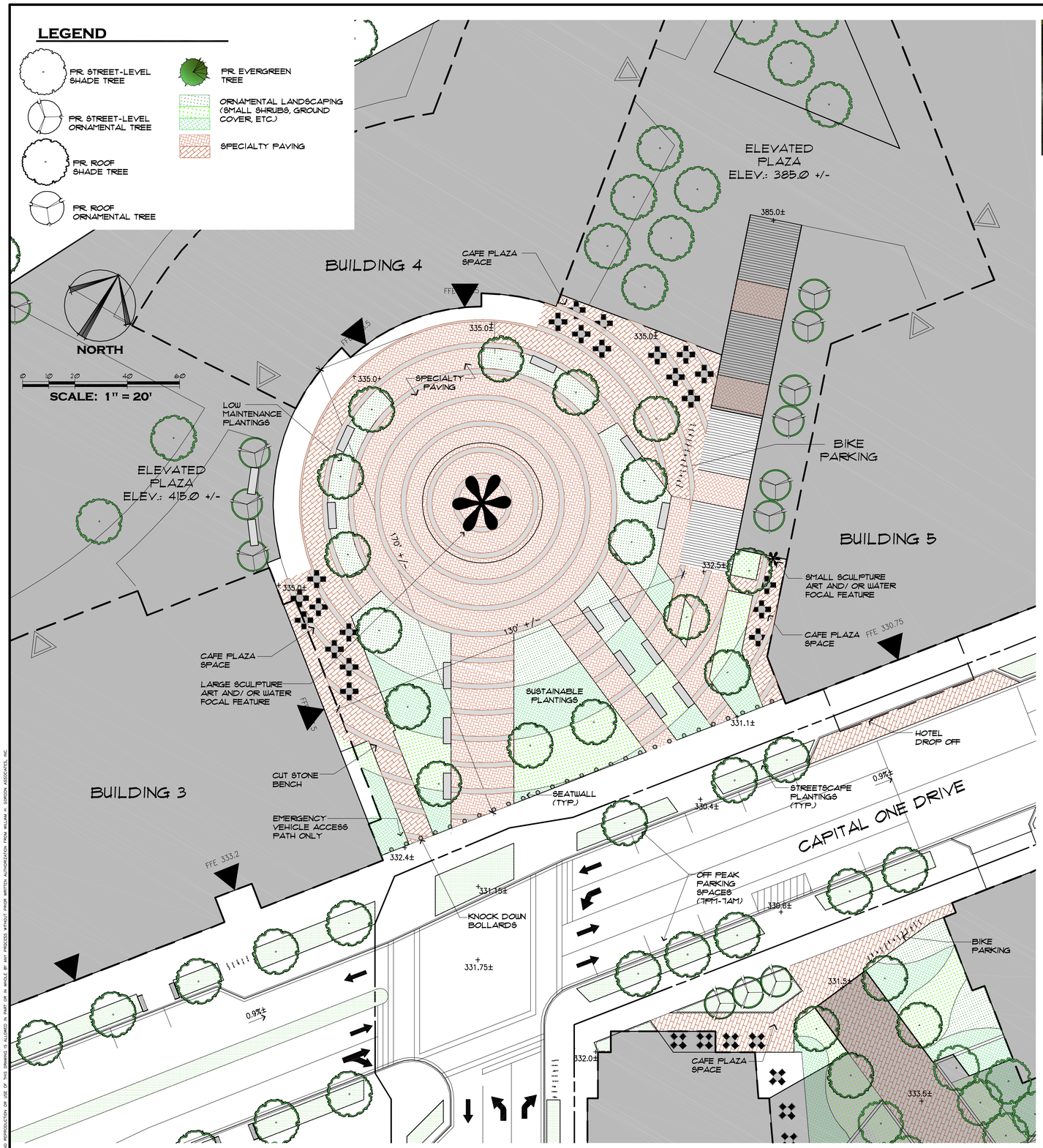
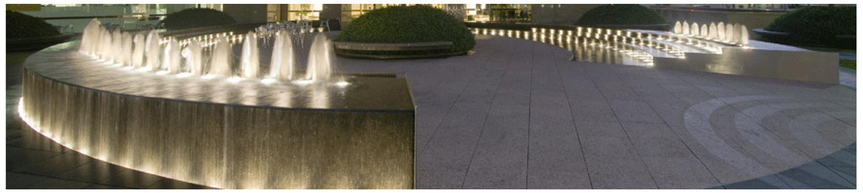
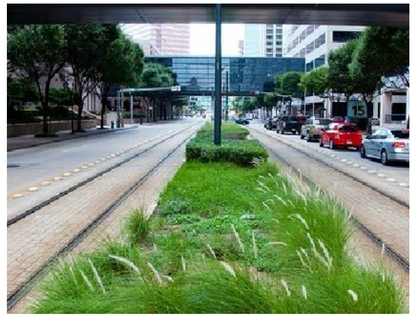
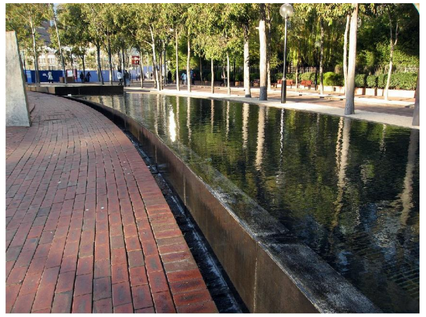


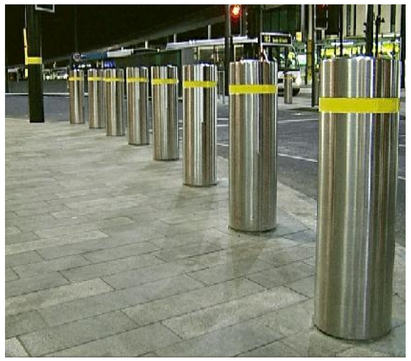
B-1: CIVIC PLAZA ENLARGEMENT

SCALE: 1" = 20'









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CIVIC PLAZA ENLARGEMENT

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

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C-1: COMMON GREEN ENLARGEMENT

SCALE: 1" = 20'

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COMMON GREEN ENLARGEMENT

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

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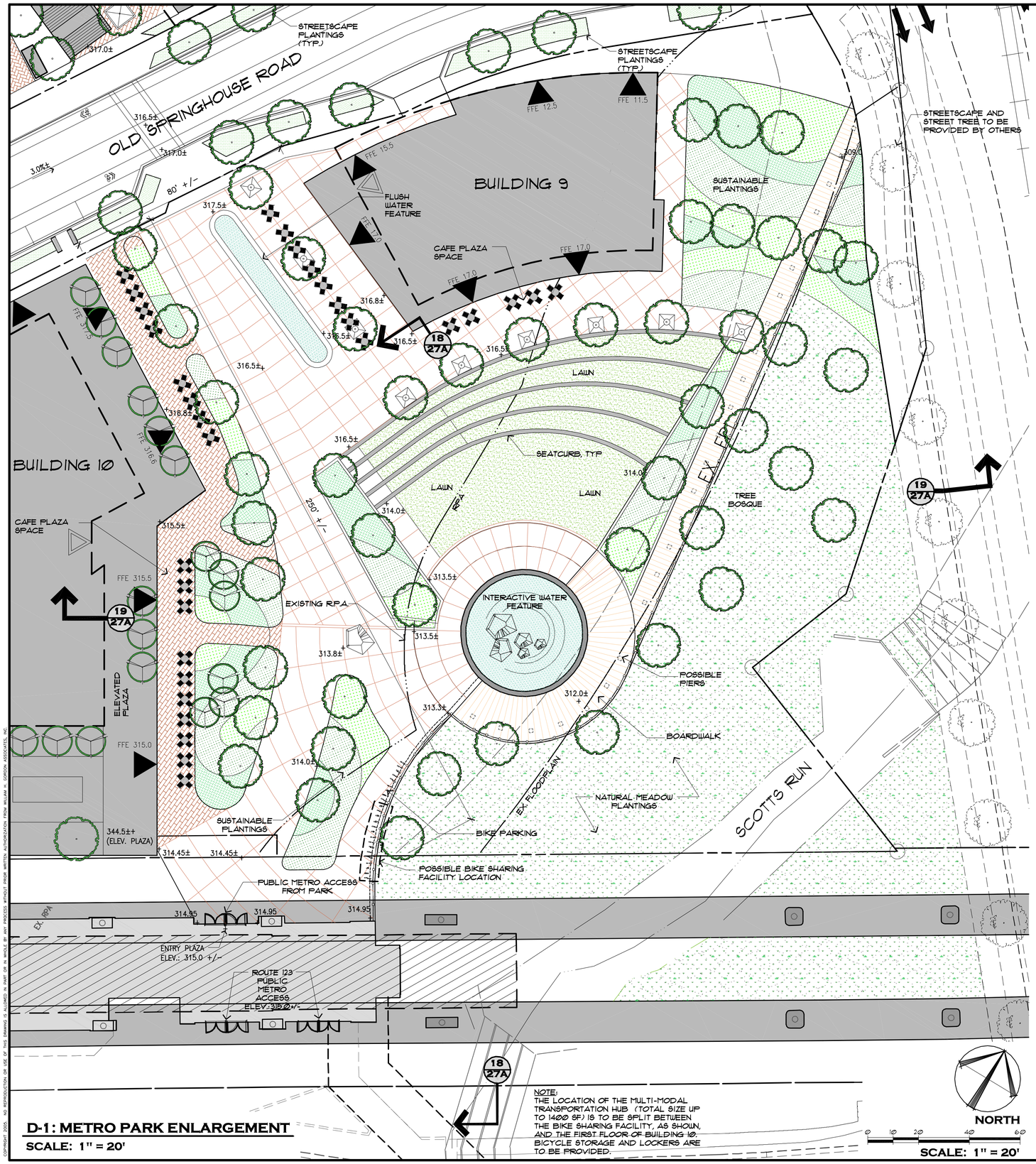
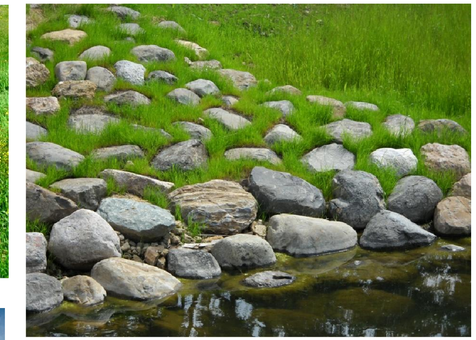
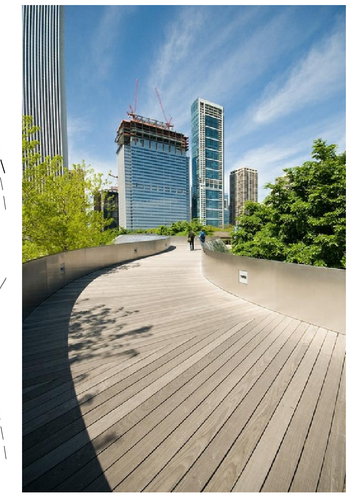


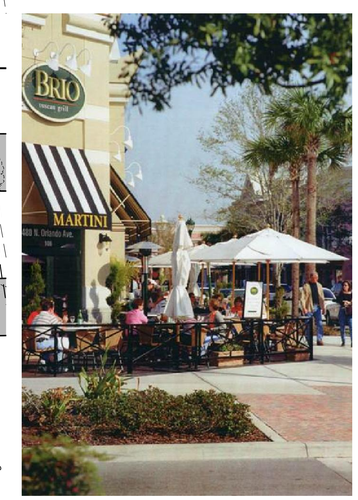
NOTE:
THE LOCATION OF THE MULTI-MODAL TRANSPORTATION HUB (TOTAL SIZE UP TO 1400 SF) IS TO BE SPLIT BETWEEN THE BIKE SHARING FACILITY, AS SHOWN, AND THE FIRST FLOOR OF BUILDING 10. BICYCLE STORAGE AND LOCKERS ARE TO BE PROVIDED.

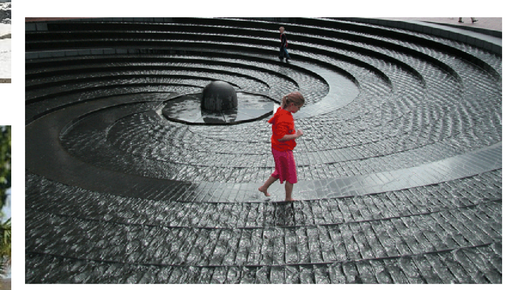
D-1: METRO PARK ENLARGEMENT

SCALE: 1" = 20'









LEGEND

- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

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METRO PARK ENLARGEMENT

CAPITAL ONE MASTERPLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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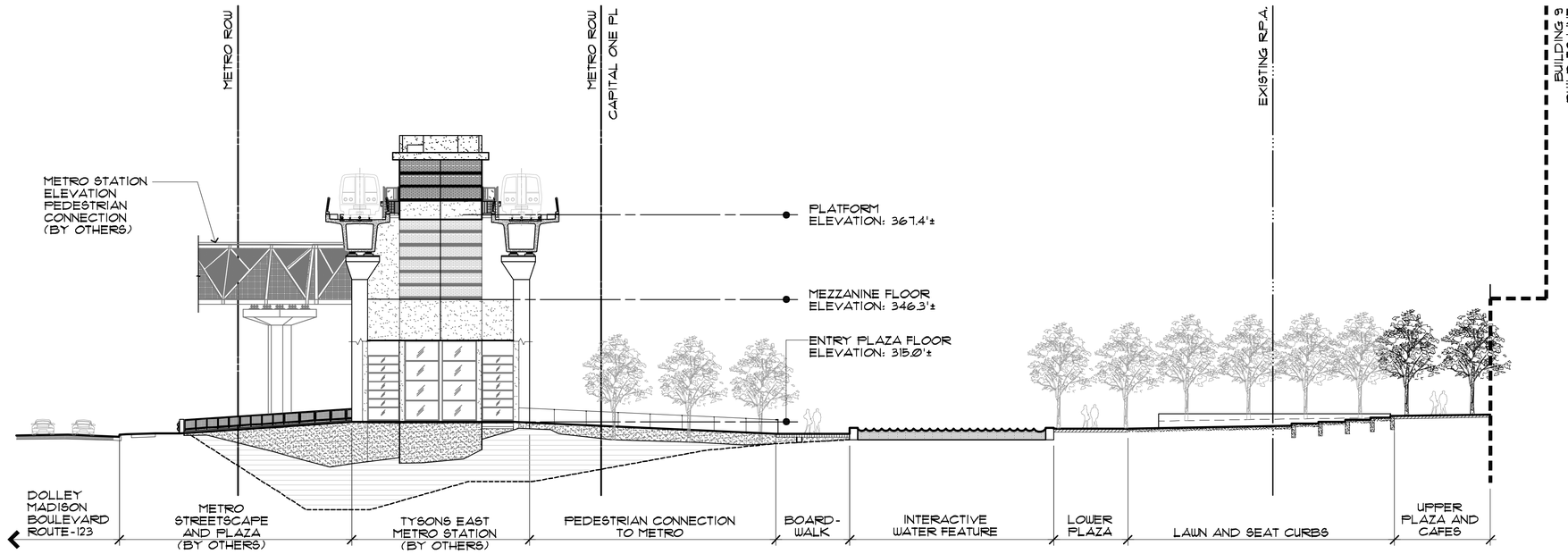
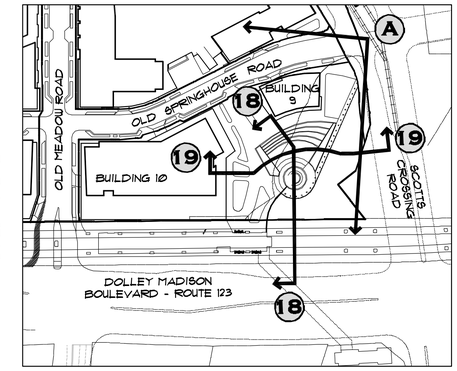


18 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'



KEY PLAN

SCALE: 1" = 150'

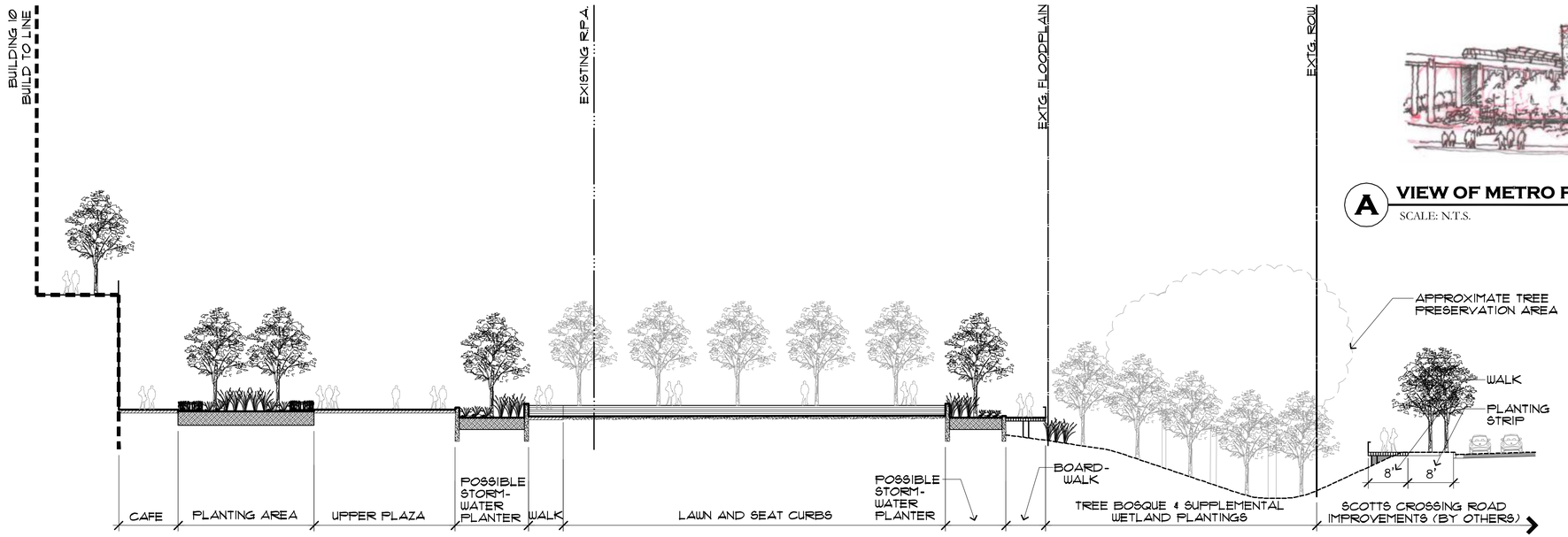
NORTH

NOTE:

SITE SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, METRO FACILITIES, STREETS AND ADJACENT LANDFORMS. THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS.

A VIEW OF METRO PARK ALONG OLD SPRINGHOUSE RD.

SCALE: N.T.S.



19 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'

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METRO PARK SECTIONS

CAPITAL ONE MASTERPLAN

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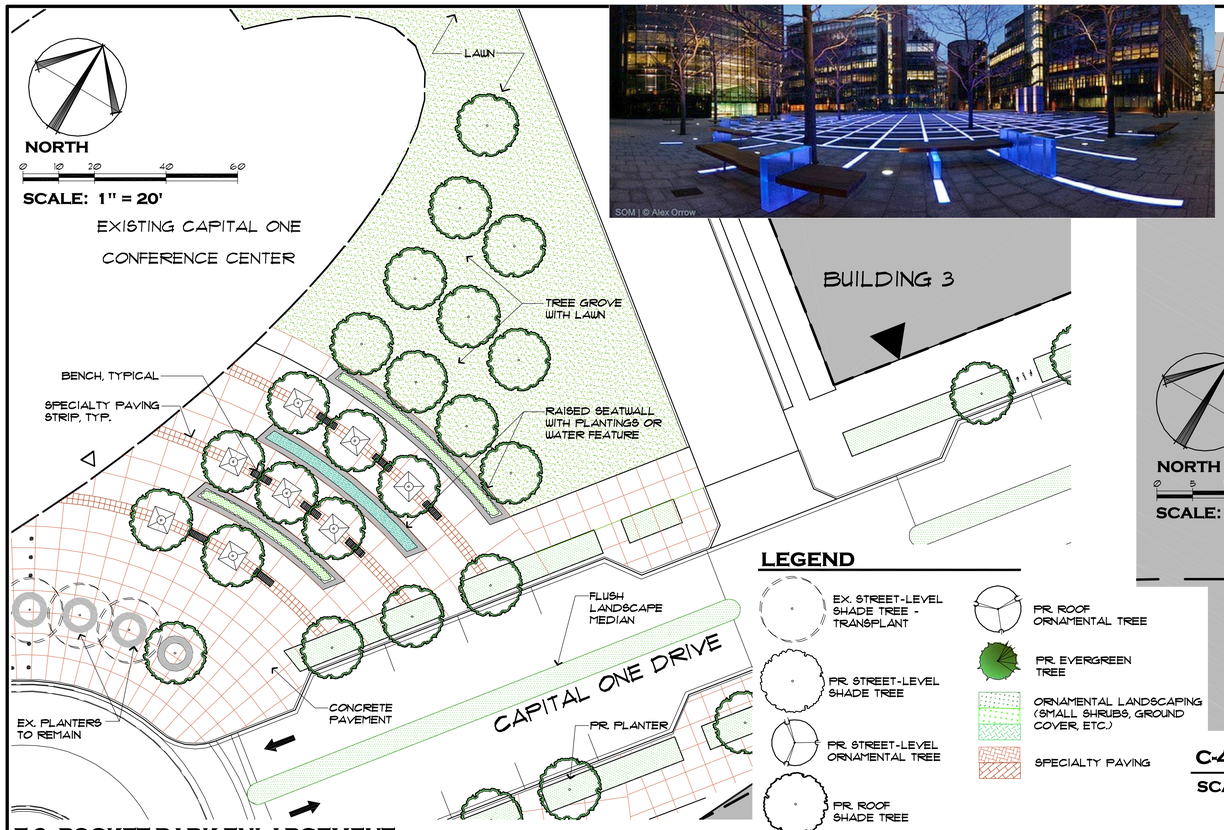
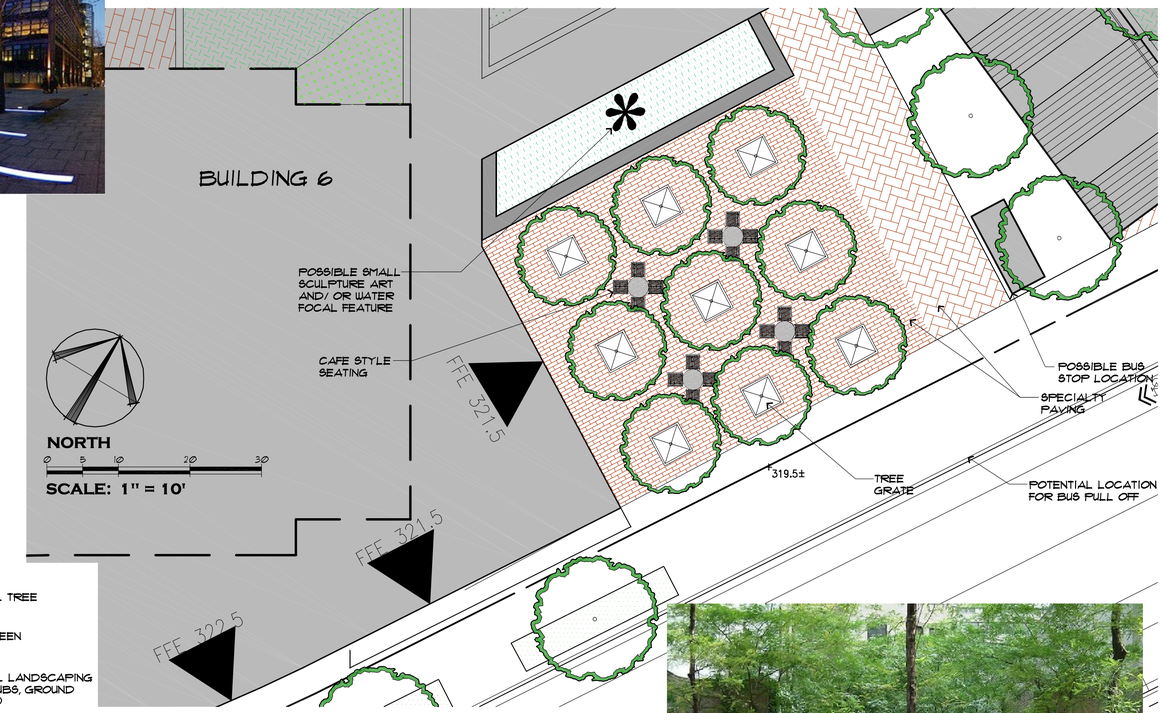


SOM | © Alex Ortrow

E-2: POCKET PARK ENLARGEMENT

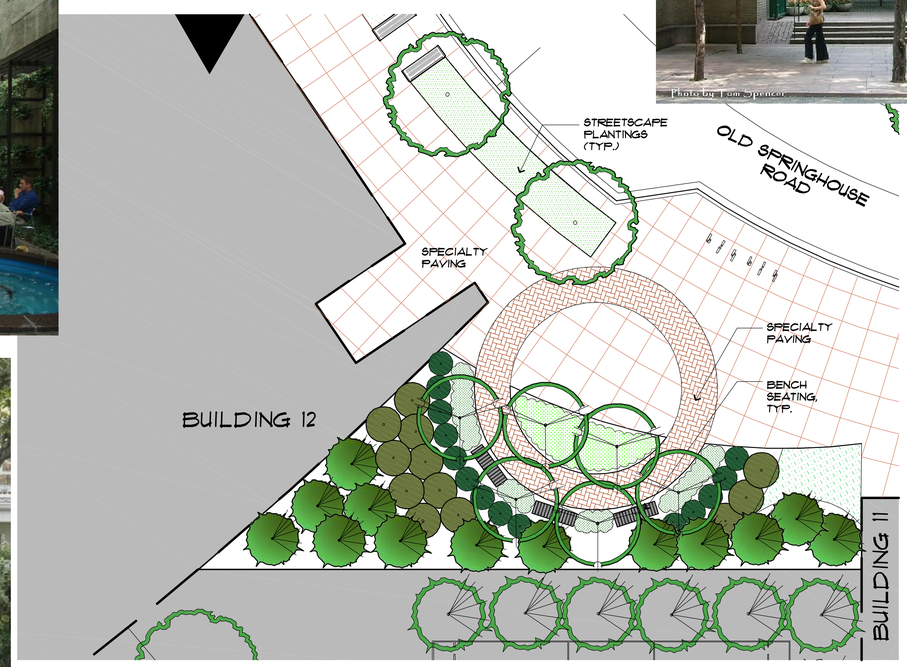
SCALE: 1" = 20'



C-4: POCKET PARK ENLARGEMENT

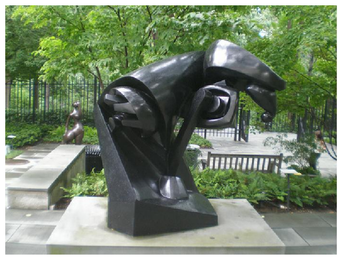
SCALE: 1" = 10'

Photo by Tom Spencer



E-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



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POCKET PARK ENLARGEMENTS

CAPITAL ONE MASTERPLAN

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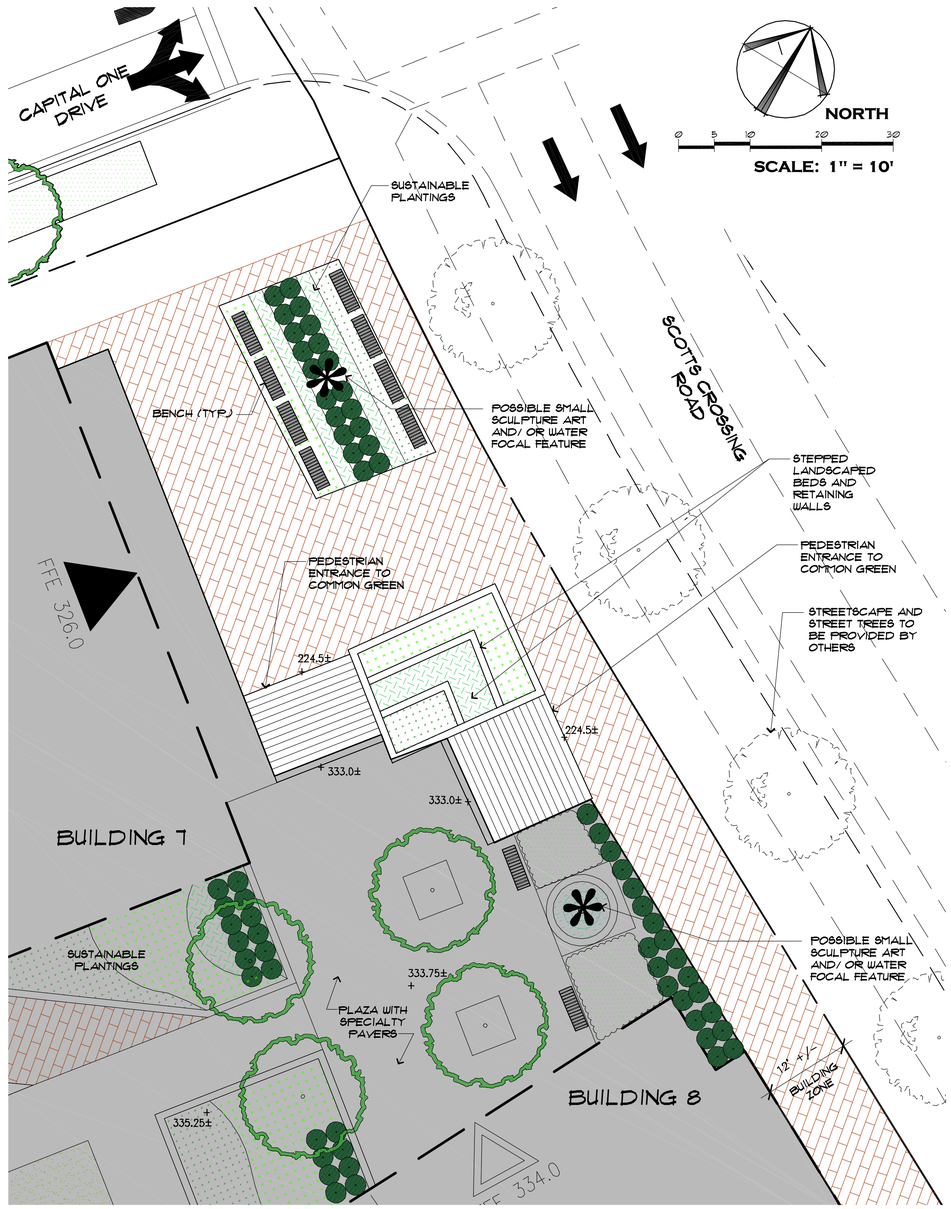
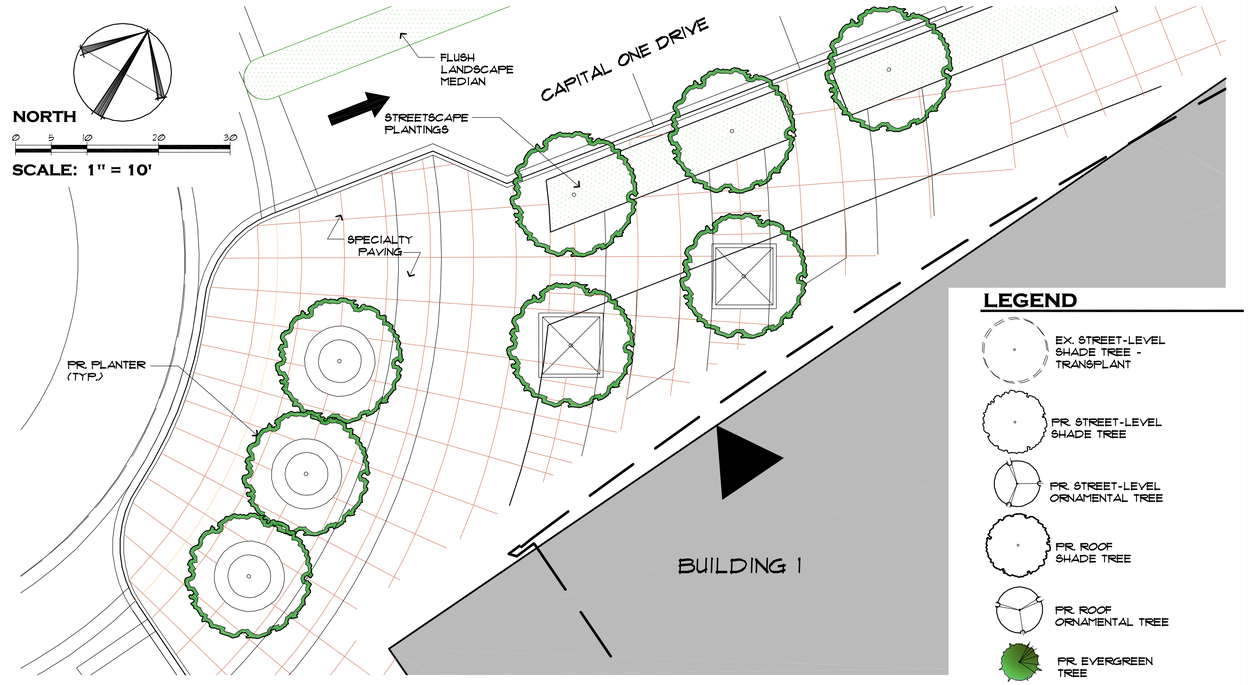


C-3: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

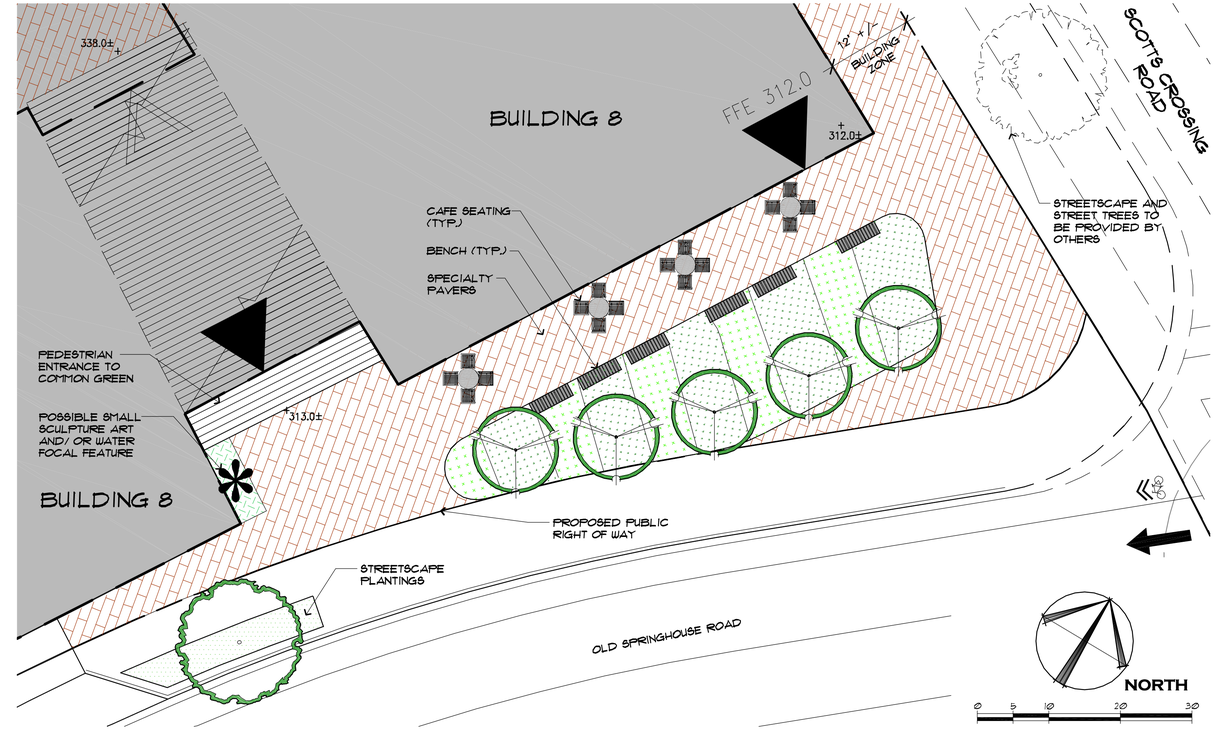


A-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING



C-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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POCKET PARK ENLARGEMENTS

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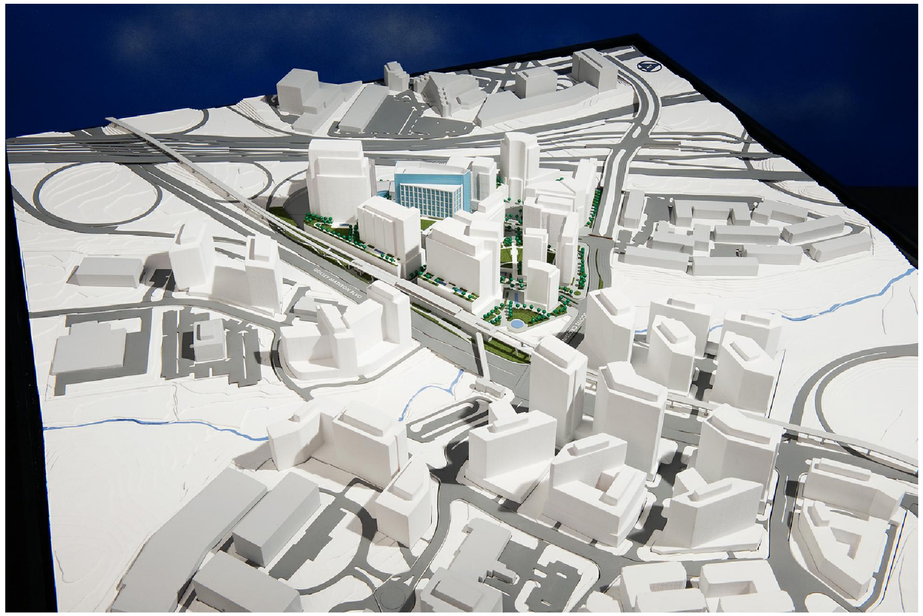
MODEL PHOTOGRAPHS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BLOCK AND STREET GRID CONFIGURATIONS, AND MASSING OF THE DEVELOPMENT. IN PARTICULAR, THEY ARE INTENDED TO SHOW THE PROPOSED DEVELOPMENT IN THE CONTEXT OF ADJACENT PLANNED BUILDING AND TRANSPORTATION DEVELOPMENT IN THE TYSONS EAST AREA. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS.

Bonstra | Haresign ARCHITECTS



VIEW LOOKING NORTHWEST THROUGH PEDESTRIAN AXIS

VIEW LOOKING NORTHEAST THROUGH OLD MEADOW ROAD

VIEW LOOKING SOUTHEAST THROUGH OLD MEADOW ROAD

VIEW LOOKING WEST

William H. Gordon Associates, Inc.
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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
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3D SITE MODEL

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	NTS
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WAIVERS

Print Form | Submit by Email

Department of Public Works and Environmental Services, Fairfax County, Virginia

Waiver/Modification Application Form

Submit To
Plan and Document Control
Suite 506
12055 Government Center Parkway
Fairfax, Virginia 22035

Waiver Number :

Date Accepted:

Requestor's Name : Johnny T. Williams | **Date :** Mar 16, 2012

Company Name : William H. Gordon Associates Inc.

Address : 4501 Daly Drive Chantilly VA. 20151.

Phone : 703-263-1900 (ext. 130) | **Email Address :** Jwilliams@whga.com

Engineer's Name : Jeremiah Kamerer | **Company Name :** Same As Above

Address : Same as above

Phone : 703-263-1900 (ext. 151) | **Email Address :** jkamerer@whga.com

Project Name : Conceptual Development Plan for Capital One Bank

Project Number : | **Tax Map Ref:** 29-4-((5)) Parcel A2

Rezoning Case #: RZ 2010-PR-021 | **District:** Providence

Request For: (●) Waiver ( ) Modification

Code Reference: 6-0303.8 (83-04-pfm, 24-88-pfm) | of (●) PFM ( ) Zoning Ordinance ( ) County Code

Narrative:
On behalf of our client, Capital One Bank, we respectfully request a waiver of Section 6-0303.8 of the Fairfax County Public Facilities Manual for the above-referenced project.
Section 6-0303.8 (83-04-PFM, 24-88-PFM) states: " Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment.
A Stormwater Management (SWM) program for this site was previously approved with site plan # 6835-sp-04 prior to the development of the Capital One Campus. The pre-development condition for the approved SWM program

Justification:

Narrative:
The subject property is located within the comprehensive plan's Tyson's Corner urban center and Tyson's East Transit Oriented Development district (TOD). The Tyson's East TOD district serves as a signature gateway for those entering the Tyson's Corner urban center from the east. The defining focus of Tyson's 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 sub district 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

Attachments (●) Yes ( ) No | Number of pages attached: 2

Department of Public Works and Environmental Services, Fairfax County, Virginia

Waiver/Modification Application Form

page 2

Potential Impacts:

Narrative:
The site has two outfalls. Outfall A is an existing 72" storm system which flows from the site under Scotts Crossing road and outfalls into an incised channel within the existing 100-year floodplain of Scotts Run on the east side of Scotts Crossing road. Downstream of Scotts Crossing road, the channel outfalls into an existing wet pond and outfalls into an incised channel of Scotts Run. The second outfall, outfall B, is an existing 36'x10' arch-span culvert which conveys Scotts run under Scotts crossing road. the existing storm sewer system in route 123 (at storm structure 5-3) as shown on VDOT plan 0123-029-133, per 101 by Dewberry and Davis collects on-site and off-site runoff that drains ultimately to outfall B. The existing storm system in Route 123 is the only portion of outfall B that collects drainage from on-site development. At the confluence of these two outfalls the drainage area is at least one square mile which is the extent of review for adequate outfall.
It is assumed that the existing outfall is not adequate in the downstream drainage system, therefore the detention method has been adopted to address the adequate outfall issue and the requirements per section 6-0203.4c of pfm are listed as follows:

Attachments (●) Yes ( ) No | Number of pages attached: 1

Notices:

Notices Required? ( ) Yes (●) No — Notices are required pursuant to Subdivision Ordinance Waiver. See Code 101-2-2-(19)

If this application is for stormwater detention or water quality control requirements, please complete sheets 3 or 4 accordingly

DPWES Use Only

Notices Approved: ( ) Yes ( ) No | **Earliest Waiver Approval Date :**

Coordination and Response:

District Coordination (If Applicable):

District Supervisor:

Contact: | **Date :**

District Supervisor's Comments:

Outside Agencies Coordination:

Agency	Action	By	Date

LDS Decision:

( ) Approval ( ) Approval with condition ( ) Disapproved

Narrative:

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151
703-263-1900 Phone
703-263-0766 Fax

March 20, 2012

Plan and Document Control
12055 Government Center Parkway, Second Floor
Fairfax, Virginia 22035

Subject: Capital One Bank – Underground Detention Facility Waiver Expanded Narrative
Rezoning Case No. RZ 2010-PR-21
Gordon No. 1798-1101

To whom it may concern,

The following is our expansion to our narrative sections for the above referenced Waiver Application Form:

Request Narrative:

Code Reference: 6-0303.8 (83-04-PFM, 24-88-PFM)

On behalf of our client, Capital One Bank, we respectfully request a waiver of Section 6-0303.8 of the Fairfax County Public Facilities Manual for the above-referenced project.

Section 6-0303.8 (83-04-PFM, 24-88-PFM) states: " Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment.

A Stormwater Management (SWM) program for this site was previously approved with site plan # 6835-sp-04 prior to the development of the Capital One Campus. The pre-development condition for the approved SWM program consisted of approximately nine buildings and associated surface parking lots and roadways. The previously approved stormwater program establishes the baseline condition for this development since the present Capital One building (existing building #1) and the present infrastructure has previously been implemented based on that plan. Therefore, the existing condition, as shown on sheet 22, is the same existing conditions plan that is the basis for our stormwater management computations herein.

The total site area is 26.2 ac. the existing conditions in the approved plan (site plan 6835-sp-004) have been consistently used for this application. The existing imperviousness is 59%. The proposed imperviousness percentage is 87% (utilizing green roofs as impervious area). The site is located in D soil area based on Fairfax County 2011 soil map.

Therefore, four types of BMP/SWM practices are presently proposed to fulfill the overall stormwater management program. Practices shown herein include, but not limited to, rainwater harvesting, detention, green roofs, and natural open space. Please note that other practices, such as infiltration, biofilter, and injection well, etc., may be applied to substitute/supplement the aforementioned proposed practices when it comes to the final engineering.
such as infiltration, biofilter, and injection well, etc., may be applied to substitute/supplement the aforementioned proposed practices when it comes to the final engineering.

All BMP/SWM facilities will be privately owned and maintained.

This waiver request is specifically for underground concrete detention chambers for SWM and rainwater harvesting in a residential development. The system will have gravity overflow to public stormwater system.

Justification Narrative:

The subject property is located within the comprehensive plan's Tyson's Corner urban center and Tyson's East Transit Oriented Development district (TOD). The Tyson's East TOD district serves as a signature gateway for those entering the Tyson's Corner urban center from the east. The defining focus of Tyson's 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 sub district 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.

The applicant hereby requests permission to provide underground stormwater management and water reuse facilities in residential developments.

See red enclosed box on sheet 22 indicating location of residential development area. The existing conditions superimposed on current development plan, the proposed conditions plan, and computations showing the detention volume of the proposed structural SWM facilities can also be found on Sheet 22. See notes for site Stormwater Management that address adequate outfall on Sheet 20.

Potential Impacts Narrative:

The site has two outfalls. Outfall A is an existing 72" storm system which flows from the site under Scotts Crossing road and outfalls into an incised channel within the existing 100-year floodplain of Scotts Run on the east side of Scotts Crossing road. Downstream of Scotts Crossing road, the channel outfalls into an existing wet pond and outfalls into an incised channel of Scotts Run. The second outfall, outfall B, is an existing 36'x10' arch-span culvert which conveys Scotts run under Scotts crossing road. the existing storm sewer system in route 123 (at storm structure 5-3) as shown on VDOT plan 0123-029-133, per 101 by Dewberry and Davis collects on-site and off-site runoff that drains ultimately to outfall B. The existing storm system in Route 123 is the only portion of outfall B that collects drainage from on-site development. At the confluence of these two outfalls the drainage area is at least one square mile which is the extent of review for adequate outfall.

It is assumed that the existing outfall is not adequate in the downstream drainage system, therefore the detention method has been adopted to address the adequate outfall issue and the requirements per section 6-0203.4c of pfm are listed as follows:

1) Extended detention of the 1-yr storm volume for a minimum of 24 hours.

2) In order to compensate for the increase in runoff volume, the 2-yr and 10-yr post-development peak rates of runoff from the development site shall be reduced below the respective peak rates of runoff for the site in good forested condition. The requirements of the pfm for adequate outfall with detention method are met with proposed green roofs, rainwater harvesting, and detention facilities. See the table shown on adequate outfall analysis sheet.

The applicant reserves the right to re-evaluate the condition of downstream adequacy based on final engineering and additional survey of the downstream channel. Alternative methods for achieving adequate outfall may be implemented, reviewed, and approved by DPWE&S at the time of final site plan.

Sheet 21 shows the extent of review drainage map, overall drainage map, and the proposed condition chart illustrating outfall conditions without the proposed SWM facilities.

If you have any questions or comments concerning the Waiver/Modification Application Form and our attached Narrative please call me at (703) 263-1900 or email jwilliams@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Johnny T. Williams, Associate
Project Engineer

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ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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WAIVERS AND CORRESPONDENCE

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
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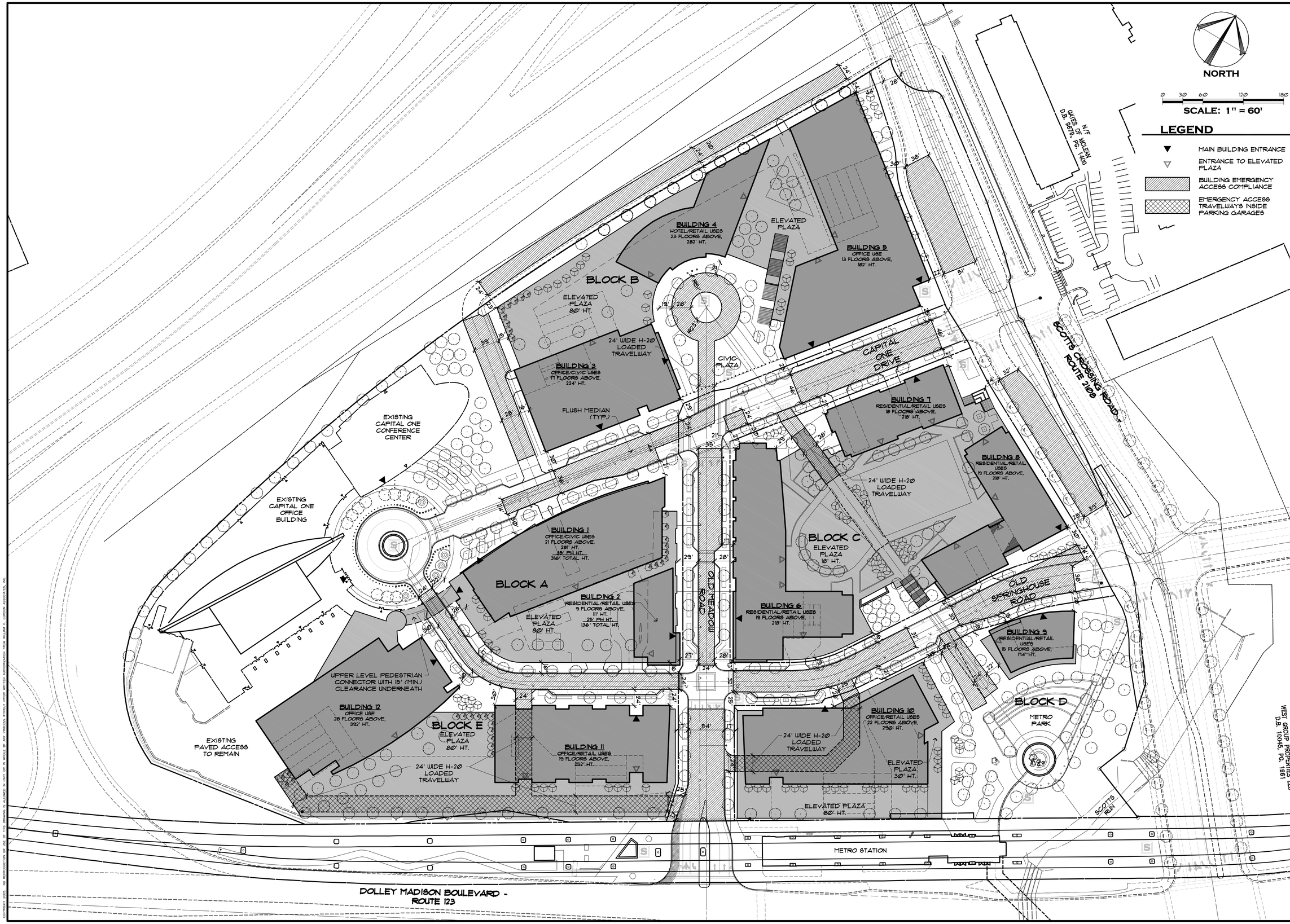

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EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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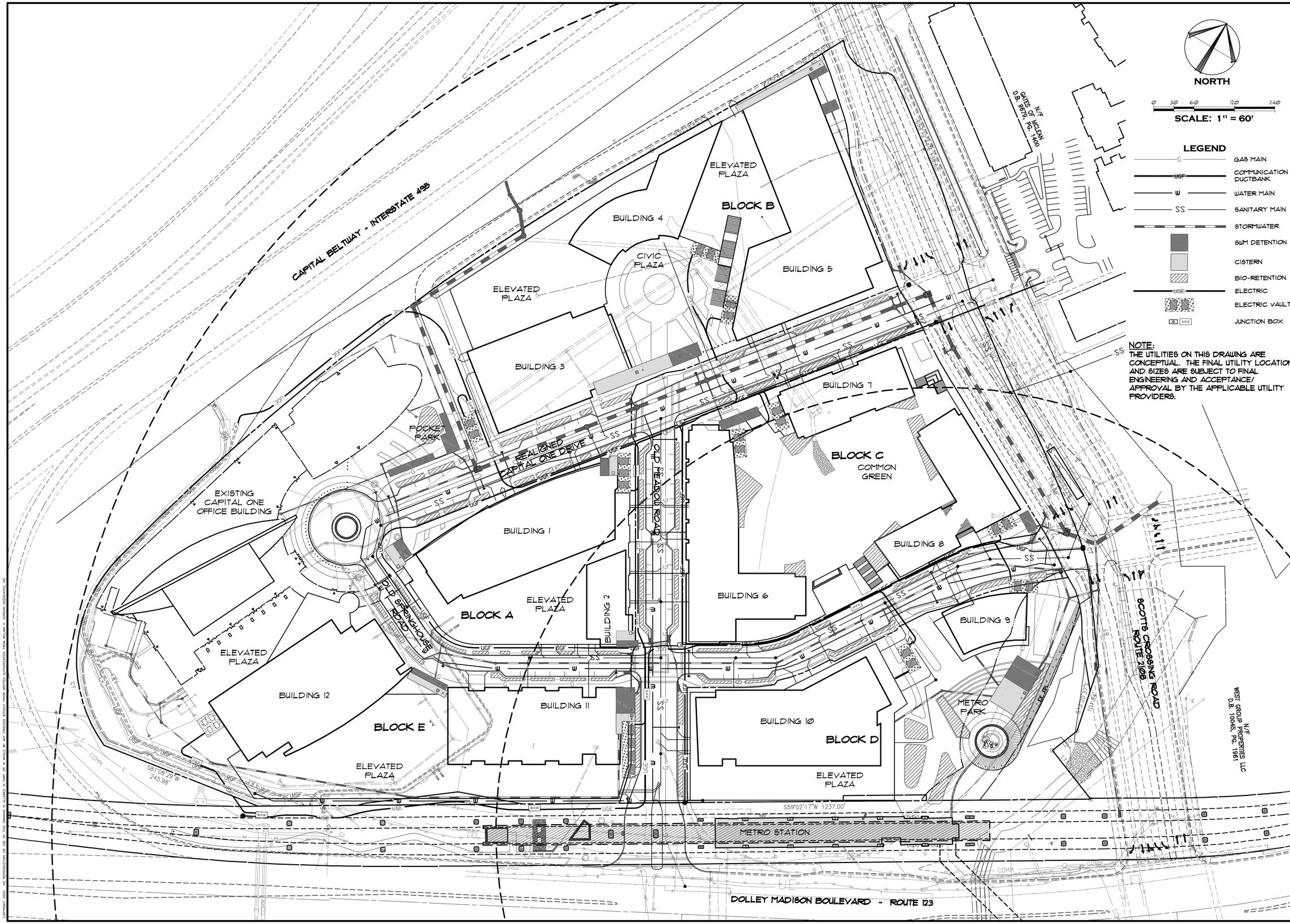

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CONCEPT UTILITY PLAN

CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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DATE	AUGUST 4, 2010
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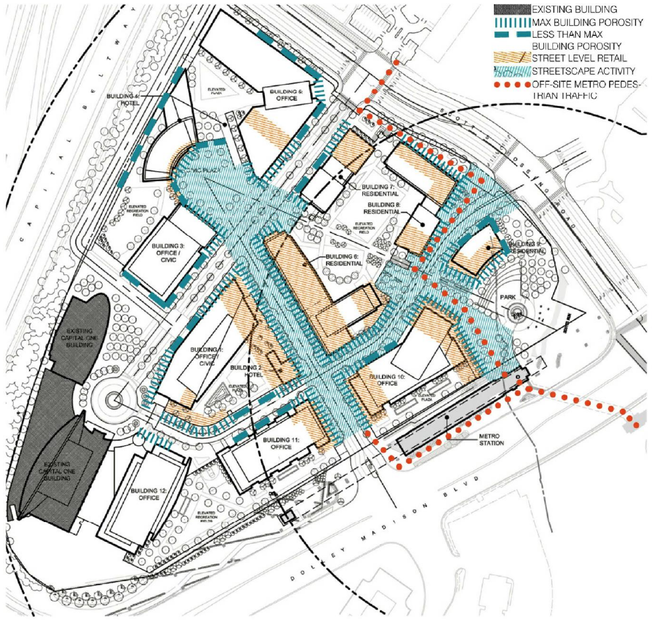
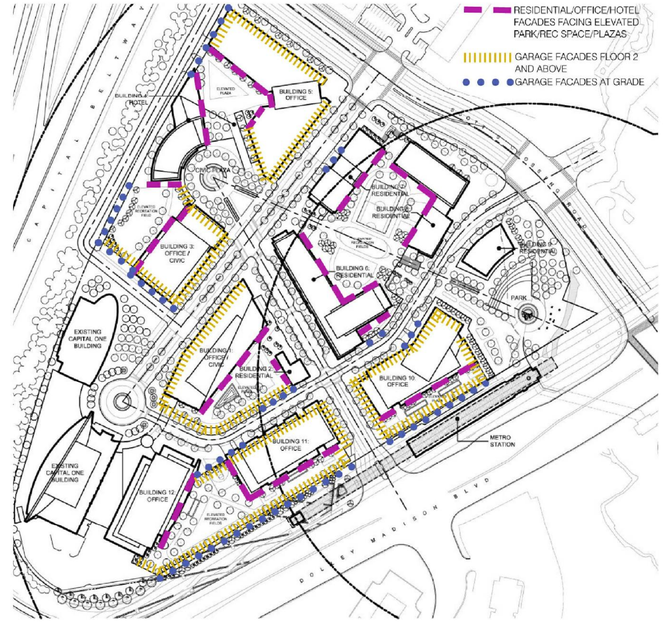


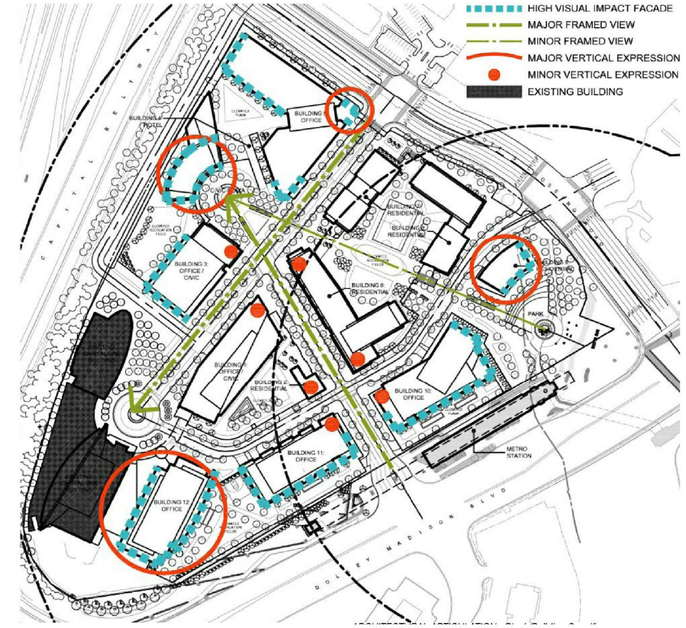
STREET FACADE POROSITY DIAGRAM

THIS PLAN SPECIFIES LOCATIONS AND DIFFERENCES IN REQUIRED STREET-LEVEL BUILDING FACADE POROSITY. MAXIMUM POROSITY IS SHOWN ON FACADES ASSOCIATED WITH RETAIL USES AND STOREFRONTS. THESE IN TURN ARE LINKED TO THE MOST ANIMATED STREETSCAPES AND PUBLIC SPACES WHERE PEDESTRIAN MOVEMENT AND ACTIVITY, SUCH AS SIDEWALK CAFES, PREVAIL.



FACADE ARTICULATION DIAGRAM

THIS PLAN SHOWS PUBLICLY VISIBLE SEGMENTS OF BUILDING FACADES DIRECTLY BEHIND WHICH ARE PARKING GARAGE FLOORS AND PARKED CARS. IT DIFFERENTIATES BETWEEN GARAGE FLOORS AT OR NEAR STREETSCAPE LEVELS, AND GARAGE FLOORS AT AND ABOVE SECOND STORY BUILDING LEVELS, TYPICALLY OVER GROUND FLOOR RETAIL SPACES. ALSO SHOWN ARE OFFICE, RESIDENTIAL AND HOTEL FACADES THAT OVERLOOK PARKS, PLAZAS AND RECREATIONAL AREAS. EACH OF THESE DIVERSE FACADE CONDITIONS NECESSITATES CAREFUL, CREATIVE DESIGN TO EFFECTIVELY "CAMOUFLAGE" PARKING AND TO RELATE APPROPRIATELY TO ADJACENT PUBLIC OPEN SPACE.



ARCHITECTURAL ARTICULATION DIAGRAM - BLOCK/BUILDING SPECIFIC

THIS DIAGRAM IDENTIFIES BUILDINGS, PLUS PORTIONS OF BLOCKS AND BUILDINGS, THAT ARE VERY VISIBLE AND AESTHETICALLY PROMINENT, AND THAT DESERVE CAREFUL ARTICULATION. THESE INCLUDE:

ESPECIALLY TALL BUILDINGS ACTING AS VISUAL FOCAL POINTS AT THE URBAN SCALE;

HIGH-IMPACT FACADES, PUBLICLY VISIBLE FROM BOTH NEAR AND FAR, THAT WILL BE SEEN BY MILLIONS OF MOTORISTS, PEDESTRIANS AND TRANSIT RIDERS, AND THUS WILL DETERMINE THE OVERALL IMAGE AND IDENTITY OF THE CAPITAL ONE URBAN CAMPUS;

VISUALLY STRATEGIC PLACES ON INDIVIDUAL BUILDINGS - TYPICALLY AT BUILDING CORNERS ADJACENT TO AND FRAMING STREET INTERSECTIONS - WHERE APPROPRIATE VERTICAL FACADE EXPRESSION CAN BE PERCEIVED AS NEIGHBORHOOD FOCAL POINTS AND ALSO CREATE A DESIRABLE SENSE OF PORTAL AND THRESHOLD FROM BLOCK TO BLOCK.

ARCHITECTS DESIGNING THESE BUILDINGS ARE EXPECTED TO ARTFULLY COMPOSE ALL BUILDING FACADES, BUT SPECIAL ATTENTION MUST BE PAID TO THE ARTFUL ARTICULATION OF HIGHLIGHTED PORTIONS OF BUILDING FACADES AND BUILDING FOCAL POINTS. ACCORDINGLY THE FOLLOWING BLOCK-BY-BLOCK GUIDELINES PROVIDE RECOMMENDATIONS, GENERALIZED DIAGRAMS AND ILLUSTRATIVE PHOTOGRAPHS TO SHOW HOW THE ARCHITECTURE CAN BE DEVELOPED.

ILLUSTRATIVE EXAMPLES OF ARCHITECTURAL ARTICULATION CONCEPTS (L-R): PARKING SCREEN/ CORNER VERTICALITY/ MASSING & HEIGHT SHIFT; FACADE POROSITY/ PARKING SCREEN; CORNER VERTICALITY/ MASSING & HEIGHT SHIFT/ PARKING SCREEN; UNIFIED FACADE/ PARKING SCREEN; FACADE VERTICALITY; PARKING SCREEN

THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING/ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

Bonstra | Haresign ARCHITECTS

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ROBERT W. WALKER
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BUILDING MASSING AND ARTICULATION DIAGRAMS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	AUGUST 4, 2010
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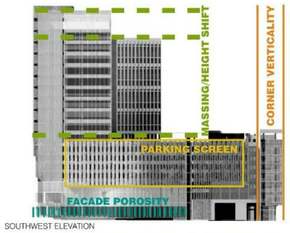
Architectural Articulation - Block A

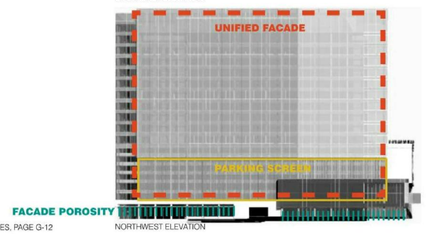
Block A consists of two abutting buildings comprised of three distinctly expressed masses: an eight-story base with street-level retail, several levels of above-grade parking and a landscaped roof plaza; an office tower atop the base; and a shorter residential building attached to the base, also containing street-level retail. Plan diagrams on pages 67, 69 and 71 show the location of retail, various facade conditions and visual impact/focal points including minor, vertically expressive focal points at the two Block A corners where Old Meadow Road intersects Capital One Drive and Old Springhouse Road. Accordingly, the Block A massing and facade design guideline diagrams on this page illustrate conceptually how Block A facade conditions and articulation requirements should be approached.

Images Right: Proposed diagramatic renderings of block A facade elevations. The schematic design of this block responds to the availability of natural light, the height and massing of the future surrounding blocks, and visibility from I-495, the future METRO line, and future pedestrian traffic. The design thoughout the site emphasizes verticality and massing shifts to break down the facades, the unification of design per use within any given block, and adherence to the architectural articulation diagram.



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION



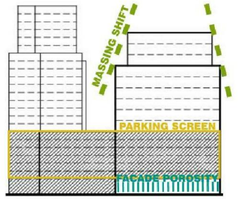
NORTHWEST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-12

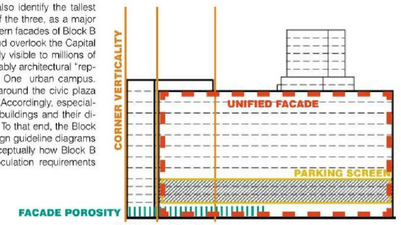
Architectural Articulation - Block B

Block B, the largest of the five blocks, consists of three conjoined buildings organized around and framing a civic plaza. Distinctly expressed architectural massing consists of a multi-story base interconnecting the three buildings and, rising above the base, a separate hotel tower and two separate, slightly less tall office towers. The base contains hotel-related facilities, several levels of above-grade parking and a civic facility at street level below one of the office towers. The roof of the base between the towers will be accessible and used for terrace and recreational areas.

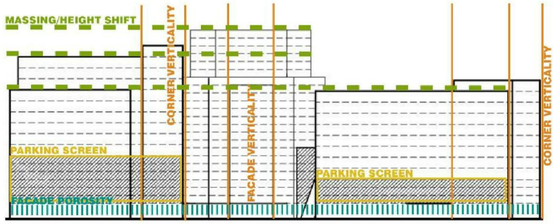
The previous plan diagrams show the location of various facade conditions and call for a vertically expressive, minor focal point at the corner of the office/civic building. They also identify the tallest tower, the center building of the three, as a major urban focal point. The western facades of Block B buildings are adjacent to and overlook the Capital Beltway, making them highly visible to millions of motorists and thus unavoidably architectural "representatives" of the Capital One urban campus. Likewise building facades around the civic plaza will be publicly prominent. Accordingly, especially artful design of Block B buildings and their diverse facades is essential. To that end, the Block B massing and facade design guideline diagrams on this page illustrate conceptually how Block B facade conditions and articulation requirements should be approached.



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

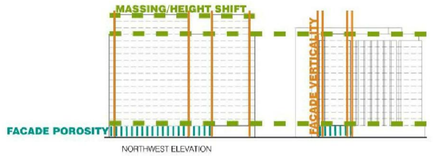
CAPITAL ONE DESIGN GUIDELINES, PAGE G-14

Architectural Articulation - Block C

Three Block C residential buildings are arranged around the perimeter of a large elevated courtyard - a common green and recreational area - atop the roof of a base containing street-level retail and above-grade parking. The previous plan diagrams show the location of retail and various facade conditions facing surrounding streets as well as the common green. They also locate three minor, vertically expressive Block C focal points: two at the Block C corners where Old Meadow Road intersects Capital One Drive and Old Springhouse Road, the latter across from Block A, D and E vertical focal points; and at the Block C corner where Capital One Drive intersects Scotts Crossing Road. Accordingly, the Block C massing and facade design guideline diagrams on this page illustrate conceptually how Block C facade conditions and articulation requirements should be approached.

SOUTHEAST ELEVATION

NORTHEAST ELEVATION



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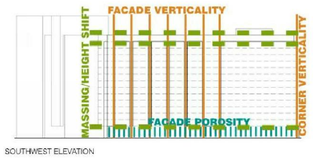


SOUTHWEST ELEVATION

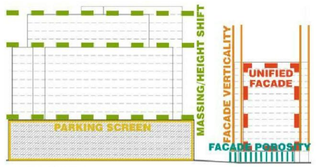
CAPITAL ONE DESIGN GUIDELINES, PAGE G-16

ARCHITECTURAL ARTICULATION DIAGRAMS BY BLOCK

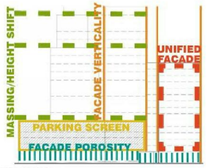
ARCHITECTS DESIGNING THESE BUILDINGS ARE EXPECTED TO ARTFULLY COMPOSE ALL BUILDING FACADES, BUT SPECIAL ATTENTION MUST BE PAID TO THE ARTFUL ARTICULATION OF HIGHLIGHTED PORTIONS OF BUILDING FACADES AND BUILDING FOCAL POINTS. ACCORDINGLY THE FOLLOWING BLOCK-BY-BLOCK GUIDELINES PROVIDE RECOMMENDATIONS, GENERALIZED DIAGRAMS AND ILLUSTRATIVE PHOTOGRAPHS TO SHOW HOW THE ARCHITECTURE CAN BE DEVELOPED.

Architectural Articulation - Block D

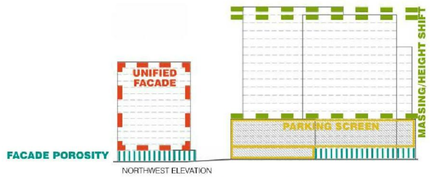
Block D contains two buildings, a potentially iconic, free-standing residential tower overlooking the Metro Park and two local streets; and an office tower atop a multi-story base directly adjacent to and overlooking the new Metro station along Route 123. The office tower base contains retail at park and street levels and includes several levels of above-grade parking and a rooftop terrace next to the Metro station. The previous plan diagrams showing the location of retail and various facade conditions locate a minor, vertically expressive focal point at the Block D corner where Old Meadow Road intersects Old Springhouse Road, across from Block A, C and E vertical focal points. Facing Route 123 and the park, both buildings have prominent, highly visible facades that need to be artfully designed. Accordingly, Block D massing and facade design guideline diagrams illustrate conceptually how Block D facade conditions and articulation requirements should be approached.



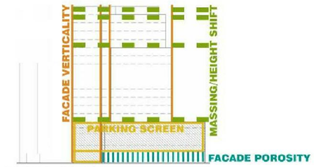
SOUTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

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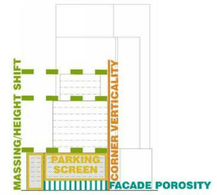
Architectural Articulation - Block E

Block E contains two office towers atop a multi-story base adjacent to and overlooking the new elevated Metro line along Route 123. The base has a bit of street-level retail but mostly houses several levels of above-grade parking and a terrace on the base rooftop between the two office towers. Plan diagrams showing the location of retail and various facade conditions locates a minor, vertically expressive focal point at the Block E corner where Old Meadow Road intersects Old Springhouse Road, across from Block A, C and D vertical focal points. Facing Route 123 and the park, both office towers have prominent, highly visible facades necessitating artful design. Accordingly, the Block E massing and facade design guideline diagrams below illustrate conceptually how Block E facade conditions and articulation requirements should be approached.

NORTHWEST ELEVATION



NORTHEAST ELEVATION

SOUTHEAST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-20

THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING/ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

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8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
10-29-10 Cty Comments
11-10-10 Cty Comments
06-30-11 Cty Comments
11-17-11 Cty Comments
03-12-12 Cty Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

BUILDING MASSING AND ARTICULATION DIAGRAMS

CAPITAL ONE MASTERPLAN
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	AUGUST 4, 2010
DRAWN	OS/JPW/CG
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-ARCH.dwg
SHEET #	34 of 34

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