THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-02

(CONCURRENT RZ/CDP 2011-PR-023)

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2/24/2012
REV. 5/25/2012
REV. 7/23/2012
REV. 8/29/2012

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NOTES

1. OWNER/APPLICANT:

   AMT – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
   7901 WESTPARK DRIVE
   MCLEAN, VA 22102

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 029–4–07–0005A. THE PROPERTY IS APPROXIMATELY 1.8366 ACRES.

3. THE SITE IS CURRENTLY ZONED C–3 AND CONSTITUTES "BLOCK F" OF THE PROPOSED ARBOR ROW DEVELOPMENT AND IS PROPOSED TO BE REZONED TO PTC DISTRICT THROUGH APPLICATION RZ/CDP 2011–PR–023.

4. THE SUBJECT PROPERTY LIES WITHIN SUB–AREA TWO (SOUTH WEST PARK) OF THE NORTH SUB–DISTRICT OF THE TYSONS CENTRAL 123 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICATION NARRATIVE.

5. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL WITHIN WESTPARK DRIVE. IN SATISFACTION THERE OF AN ON ROAD BICYCLE LANE HAS BEEN DEPICTED ON THIS FDP.

6. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED THROUGH A PROPOSED BELOW GRADE PARKING STRUCTURE.

7. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.

8. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT PROPERTIES OR NEIGHBORING PROPERTIES.

9. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.

10. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

11. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

12. A GRAPHIC DEPICTION OF THE ANGLE BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16–102 OF THE ZONING ORDINANCE.

13. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.

14. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS GAZEBOS, PLANTERS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHICS.

15. THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS ON THE PROPERTY.

16. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY–PANEL NUMBERS 515525 0100 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN.

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

18. THE PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, WITH A SINGLE COMPREHENSIVE SIGN PLAN FOR THE PROPERTY OR WITH A COMPREHENSIVE SIGN PLAN FILED ON THE PROPERTY TOGETHER WITH ONE OR MORE OF THE OTHER BLOCKS ON ARBOR ROW.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.

20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

21. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6–510.C OF THE ZONING ORDINANCE.

22. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS/MODIFICATIONS REQUESTED IN THE CDP AND NOTED HEREON FOR ILLUSTRATIVE PURPOSES.

23. APPLICANT INTENDS TO REMOVE THE EXISTING STRUCTURES, OR THEY MAY REMAIN IN PERPETUITY.

24. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18–204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

25. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS, AS MAY BE DETERMINED DURING SITE PLAN REVIEW.

26. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

27. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE STREETSCAPE IMPROVEMENTS OF WESTPARK DRIVE. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2–308–4 OF THE ZONING ORDINANCE.

28. PERMITTED USES IDENTIFIED IN SECTION 6–502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP OR FDP, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

    ACCESSORY USES
    ATMS
    BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
    QUICK SERVICE FOOD STORES
    FAST FOOD RESTAURANTS
    HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES
    COMMUNITY USES
    EATING ESTABLISHMENTS
    OFFICES
    PERSONAL SERVICES ESTABLISHMENTS
    PUBLIC AND QUASI PUBLIC USES, INCLUDING A CONFERENCE CENTER OPERATED BY A NONPROFIT ORGANIZATION, AS PERMITTED UNDER THE FAIRFAX COUNTY ZONING ORDINANCE.
    RETAIL SALES ESTABLISHMENT AND SIMILAR USES

29. INCREASED OR DEDICATED PARKING FOR ANY PERMITTED SECONDARY USE, INCLUDING ACCESSORY AND/OR RETAIL USE, ON THE PROPERTY, SHALL BE ACCOMMODATED THROUGH THE USE OF TANDEM AND/OR VALET PARKING.

30. ALL PUBLICALLY–ACCESSIBLE PARK SPACE AND RECREATIONAL FACILITIES ARE SATISFIED ACROSS THE ENTIRETY OF ARBOW ROW AND NOT ON EACH INDIVIDUAL BLOCK AS SHOWN ON THE CDP.

31. THE PROVISION OF SPACE AND INFRASTRUCTURE FOR "ELECTRIC–VEHICLE READY" PARKING SPACES IN THE AFFECTED PARKING DECKS SHALL BE CONSIDERED. "ELECTRIC–VEHICLE READY" MEANS THE PROVISION OF SPACE, CONDUIT BANKS, CONDUITS AND ACCESS POINTS ALLOWING FOR EASY INSTALLATION OF VEHICLE CHARGING STATIONS IN THE FUTURE, BUT DOES NOT INCLUDE THE INSTALLATION OF TRANSFORMERS, SWITCHES, WIRING, OR CHARGING STATIONS. IN ADDITION, TO THE EXTENT THERE ARE MASTER ELECTRIC, GAS AND WATER METERS FOR ENTIRE BUILDINGS, UPON REQUEST BY THE COUNTY, AGGREGATED NON–PROPRIETARY ENERGY AND WATER CONSUMPTION DATA, AS PRACTICABLE, SHALL BE PROVIDED TO THE COUNTY FOR THE BUILDINGS WITHIN EACH RESPECTIVE BLOCK AS MAY BE APPLICABLE.

32. THE PROPERTY LINES SHOWN ON THE CDP AND FDPs ARE BASED ON RECORDED PLATS AND DEEDS FROM THE 1970s AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT SITE PLAN.

WAIVERS / MODIFICATIONS AS LISTED ON THE CDP
(FOR INFORMATIONAL PURPOSES ONLY)

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

1. WAIVER AND/OR MODIFICATION OF SECTION 2–506–2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN 3 FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. WAIVER OF ZONING ORDINANCE SECTION 6–505.2 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.

3. WAIVER OF ZONING ORDINANCE SECTION 6–505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINNING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

4. MODIFICATION OF ZONING ORDINANCE SECTION 11–102(12) AND SECTION 6–509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11–101(1) AND 6–509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE CDP.

5. MODIFICATION OF SECTION 11–202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

6. MODIFICATION OF ZONING ORDINANCE SECTION 11–201 AND SECTION 11–203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP, WHICH EXPERIENCE SUGGESTS WILL BE SUFFICIENT.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

7. MODIFICATION OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13–202–8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13–202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:.

   7.a FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS, TO SATISFY CANOPY COVERAGE REQUIREMENTS.

   7.b FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE, TO MEET REQUIRED STANDARDS.

8. MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13–203–5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13–203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:.

   8.a. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE SATISFIED BY THE PROVISION OF URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

   8.b. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE, TO MEET REQUIRED STANDARDS.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN

9. WAIVER OF SECTION 17–201–(3)(B) REQUIRING ADDITIONAL INTER–PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

10. MODIFICATION OF SECTION 17–201–(4) TO PROVIDE INTERIM ROAD CONDITIONS ALONG WESTPARK DRIVE AS A RESULT OF THE CONSTRUCTION OF THE I–495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

11. WAIVER OF SECTION 17–201–(7) REQUIRING "NO PARKING SIGNS" ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR.

PUBLIC FACILITIES MANUAL

12. WAIVER OF PFM SECTION 7–0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR AT TIME OF SITE PLAN.

13. MODIFICATION OF PFM SECTION 7–0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.

14. MODIFICATION OF SECTION 7–0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

15. WAIVER OF SECTION 8–0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON–ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

16. MODIFICATION OF SECTION 12–0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12–0508.3A(1) THROUGH SECTION 12–0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED TO THE CDP.

17. MODIFICATION OF SECTION 12–0510.4E(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.

18. MODIFICATION OF SECTION 12–0511 FOR REQUIRED TEN (10) PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP.

19. MODIFICATION OF SECTION 12–0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 – STORMWATER & BMP CODE REQUIREMENTS

20. APPLICANT REQUESTS DEVIATIONS/MODIFICATIONS OF REQUIRED S.W.M. AND B.M.P. CRITERIA AS OUTLINED IN THE "STORMWATER" MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED HEREIN THIS SHEET.

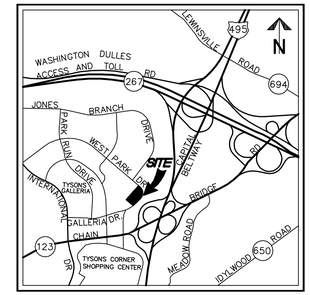
MISCELLANEOUS CODE REFERENCES

21. MODIFICATION OF DPW&ES DOCUMENT TESTING GUIDELINES FOR INFILTRATION TESTING (DATED JUNE 2010) (AS REFERENCED BY LTI 10–04) TO ALLOW PROPOSED PERCOLATION TRENCH WITH GRAVEL AND PIPE STORAGE UNDER PAVEMENT AND PLAZA HARDSCAPE, TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS, TO ELIMINATE THE MINIMUM HORIZONTAL SETBACK FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT, AND TO ALLOW INSTALLATION OF INFILTRATION FACILITIES ON IN–SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR THE IN–SITU FILL MATERIAL.

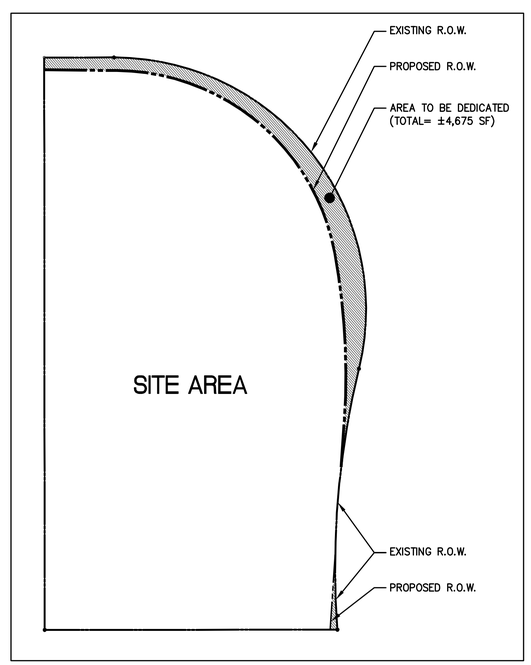
STORMWATER MANAGEMENT DESIGN
PFM DEVIATION NARRATIVE

IN KEEPING WITH THE COMPREHENSIVE PLANS POLICY AND OBJECTIVES OF THE 'ENVIRONMENTAL STEWARDSHIP GUIDELINES' FOR STORMWATER MANAGEMENT, AND THE ACKNOWLEDGEMENT THAT SUCH GOALS WILL REQUIRE A 'PROGRESSIVE APPROACH' AND 'INNOVATIVE DESIGN TECHNIQUES' FOR THE REDEVELOPMENT OF LAND IN THE TYSONS CORNER URBAN CENTER, THE FOLLOWING DEVIATIONS FROM THE STRICT ADHERENCE TO THE PUBLIC FACILITIES MANUAL (PFM) WILL BE NECESSARY IN ORDER TO IMPLEMENT SUCH OBJECTIVES:

- DEVIATION OF PFM SECTION 6–1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ONSITE.
- DEVIATION OF PFM SECTION 6–1306.3 TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
- DEVIATION OF PFM SECTION 6–1307.2C TO ALLOW FOR INSTALLATION OF BIO–RETENTION AND INFILTRATION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN–SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN–SITU MATERIAL.
- DEVIATION OF PFM SECTION 6–1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM THE BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO–RETENTION AND INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- DEVIATION OF PFM SECTION 6–1307.2F TO ALLOW INSTALLATION OF BIO–RETENTION AND INFILTRATION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- DEVIATION OF PFM SECTION 6–1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO–RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
- DEVIATION OF PFM SECTION 6–1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.



VICINITY MAP SCALE: 1"=2000'



RIGHT OF WAY DEDICATION DETAIL SCALE: 1"=50'

AREA OF DEDICATION = ±4,675 SF

ZONING TABULATION

EXISTING ZONE: C–3, OFFICE DISTRICT
PROPOSED ZONE: PTC, PLANNED TYSONS CORNER URBAN DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	NONE	±80,001 SF/±1.8366 AC
MIN. LOT WIDTH	NONE	±523 FT
ALLOWABLE BLDG HT *	175 FT –225 FT	±135–175 FT MAX. (PLUS ±20 FT PENTHOUSE)
MIN. YARD REQUIREMENTS		
FRONT *	RECOMMENDED 4'–12'	±4'–±15'
SIDE	NONE	0 FT
REAR	NONE	0 FT

* RECOMMENDED PER COMPREHENSIVE PLAN

SITE AREA / F.A.R. TABULATION

TOTAL SITE AREA: ±80,001 SF/±1.8366 AC
PROP. R.O.W. DEDICATION AREA = ±4,675 SF
PROP. BUILDING AREA:
PROP. OFFICE = ±197,844 SF
PROP. RETAIL = ±2,156 SF
TOTAL PROP. BUILDING AREA = ±200,000 SF*
PROP. F.A.R. = ±2.49**

* MINIMUM GFA = 50% OF 200,000 SF
** FAR BASED ON PRE–DEDICATION AREA

PARKING TABULATION

REQUIRED PARKING

USE: OFFICE
MAXIMUM RATE: 2.2 SPACES/1000 SF OF GFA
(±197,844 SF/1,000 SF X 2.2 = 435)

MAXIMUM PARKING ALLOWED = 435 PARKING SPACES

TOTAL PARKING PROVIDED = 435 PARKING SPACES
(±2,156 SF OF RETAIL EXCLUDED FROM PARKING RATIO PER PTC ZONING DISTRICT)

LOADING TABULATION

REQUIRED LOADING

USE: OFFICE
RATE: 1 SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA
PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF

±197,844 SF – 10,000 SF = 187,844 SF

187,844/20,000 = 9.39 SPACES
10,000 = 1 SPACE
10.39 SPACES

TOTAL LOADING REQUIRED = 11 SPACES (SEE NOTE BELOW)

PROPOSED LOADING

LOADING PROVIDED = 2 SPACES

NOTE
MAXIMUM OF 5 LOADING SPACES REQUIRED PER ZONING ORDINANCE.
WAIVER REQUESTED WITH THIS APPLICATION.

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NOTES, TABULATIONS, AND WAIVERS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	N/A
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0101
SHEET	P.102

LEGEND

APPROX.LOC	APPROXIMATE LOCATION
BI	BUILDING INSET
CFC	CITY OF FALLS CHURCH
CO	CLEANOUT
CONC	CONCRETE
CPY	CANOPY
DB	DEED BOOK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	HEADER CURB
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRST/FINISH FLOOR ELEVATION
FP	FLAG POLE
GV	GAS VALVE
HC	HANDICAPPED RAMP
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IPF	IRON PIN FOUND
N/F	NOW OR FORMERLY
OH	UPPER LEVEL OVERHANG
PG	PAGE
PKS	P.K. NAIL SET (PROPERTY CORNER)
RET	RETAINING WALL
SD	STORM SEWER STRUCTURE
SS	SANITARY SEWER STRUCTURE
SW	SIDEWALK
TVLT	TELECOMMUNICATIONS VAULT
WV	WATER VALVE
◇	FIRE HYDRANT
△	DOORWAY/ENTRANCE
☼	LIGHT POLE
—X—	FENCE
—>	GUY WIRE
—/—	OVERHEAD WIRES
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—T—	UNDERGROUND TELEPHONE LINE
—W—	UNDERGROUND WATER LINE
✿	TREE
	LIMITS OF TREE CANOPY/VEGETATION
	CURB AND GUTTER
E	ELECTRIC TRANSFORMER
123.4	SPOT ELEVATION
	SIGN
	GROUND LIGHT
♿	RESERVED FOR HANDICAPPED

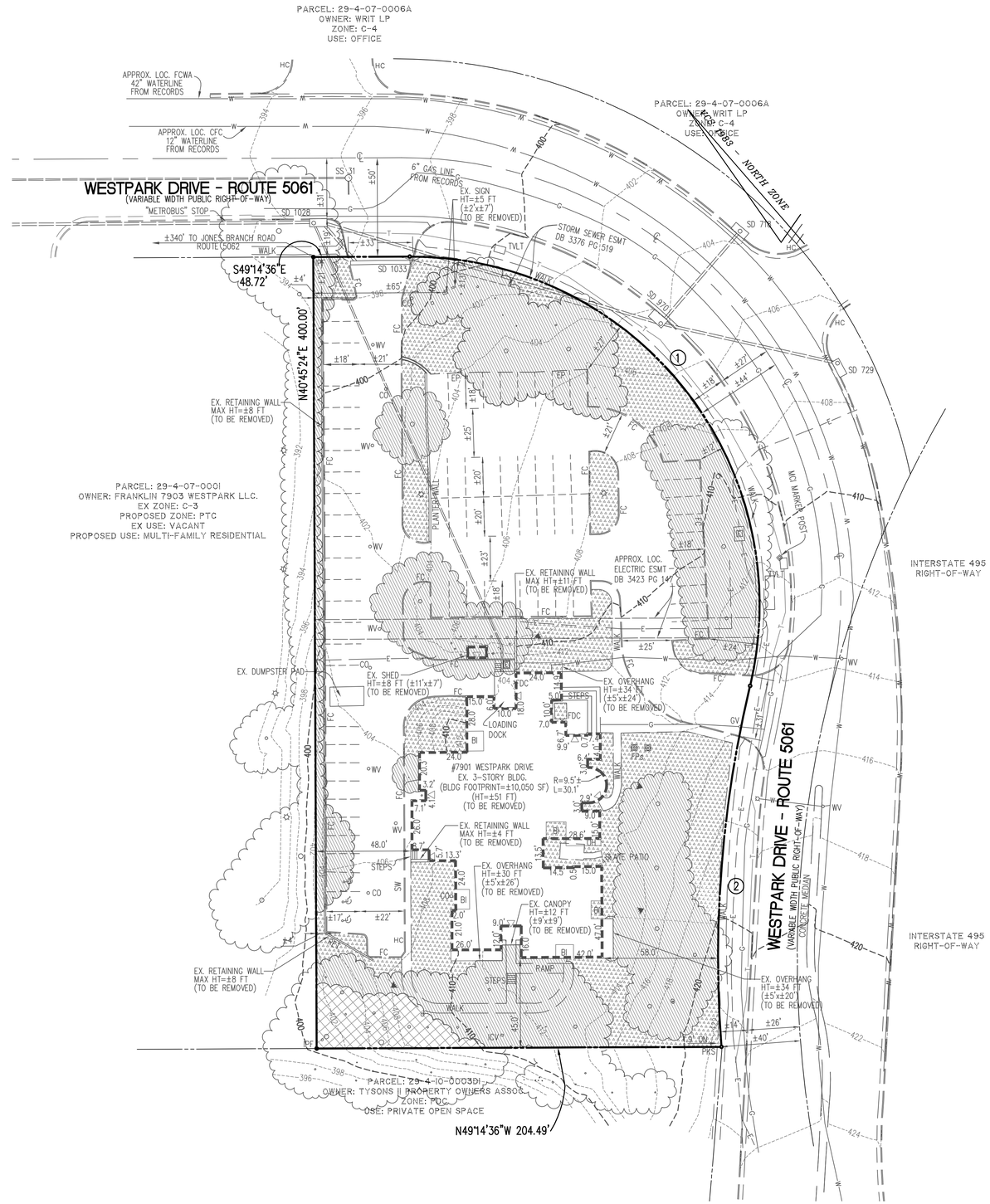

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 27,833 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 34.8 %

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
(8,000 SF) (TOTAL SITE AREA = 80,001 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (8,000 x .348) 34.8% = 2,784 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: (0 < 2,784) 0%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? NO

TABLE 12.10

SEE SHEET L.301

EXISTING VEGETATION MAP INFORMATION

		COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A		EARLY SUCCESSION FOREST COMMUNITY	*BLACK LOCUST, RED MAPLE, BLACK CHERRY, TULIP POPLAR, SHORTLEAF PINE	EARLY	FAIR TO POOR	0.14 AC.
B		DEVELOPED LAND	N/A	N/A	N/A	0.74 AC.
C		LANDSCAPE TREE CANOPY	CRAPE MYRTLES, PIN OAKS, CHERRY, AMERICAN HOLLY	MID-LATE	FAIR TO GOOD	0..55 AC.
D		MISC. (SHRUBS AND GROUNDCOVER)	N/A	N/A	FAIR TO GOOD	0.40 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA: ±1.83 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	176.00'	318.49'	103°40'57"	223.99'	276.78'	S02°35'53"W
2	590.87'	183.74'	17°49'02"	92.62'	183.00'	S45°31'51"W

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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JEFFREY J. STUCHEL Lic. No.031215 8/29/12
PROFESSIONAL ENGINEER

EXISTING CONDITIONS / EXISTING VEGETATION MAP

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

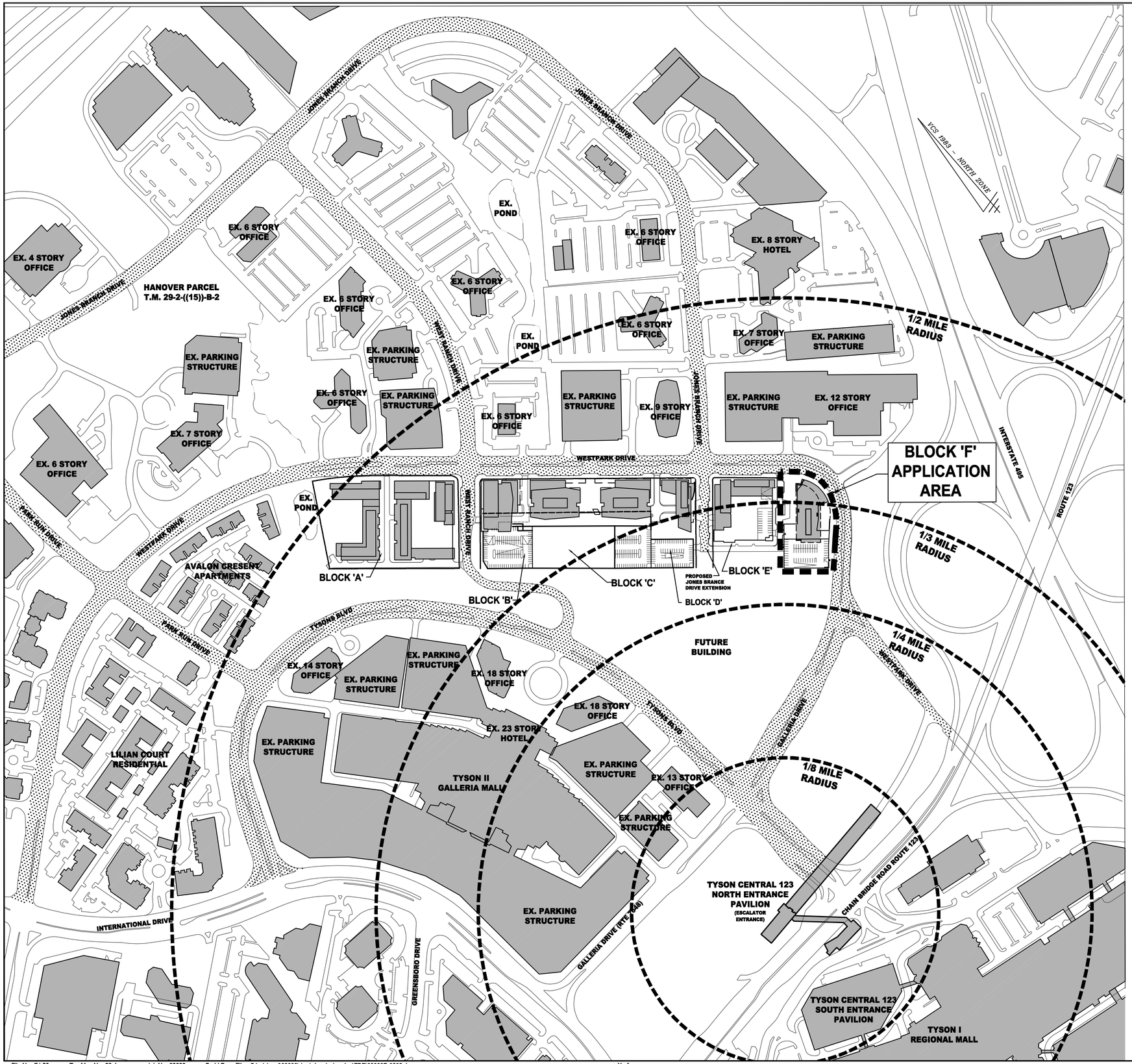
7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1"=30'
JOB No. 09039
DATE : 2/24/2012
FILE No. 09039P-0201

SHEET P.201



SOILS MAP

SCALE: 1"=500'

SOILS CHART

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

LEGEND

EXISTING/ PROPOSED PUBLIC ROADWAY

200 0 100 200 400 800

(IN FEET)
1 INCH = 200'

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CONTEXT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=200'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0202
SHEET	P.202

EX. 6 STORY OFFICE

EX. 7 STORY OFFICE

EX. PARKING STRUCTURE

EX. POND

EX. PARKING STRUCTURE

EX. 6 STORY OFFICE

EX. PARKING STRUCTURE

EX. 6 STORY OFFICE

EX. PARKING STRUCTURE

EX. 9 STORY OFFICE

EX. PARKING STRUCTURE

EX. 12 STORY OFFICE

NORTH

ULTIMATE WESTPARK DRIVE ROAD IMPROVEMENTS

FDP APPLICATION AREA

WESTPARK DRIVE

WESTBRANCH DRIVE

MID-RISE RESIDENTIAL

BUILDING 'A-1'

HIGH-RISE RESIDENTIAL

BUILDING 'A-2'

BLOCK 'A'

BLOCK 'A'

BUILDING 'B'

RETAIL

BUILDING 'C-1'

RETAIL

BUILDING 'C-2'

HOTEL

BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BLOCK 'B'

BLOCK 'C'

BLOCK 'D'

BLOCK 'E'

BLOCK 'F'

TYSONS BLVD

FUTURE BUILDING

EX. 14 STORY OFFICE

EX. PARKING STRUCTURE

EX. PARKING STRUCTURE

EX. 18 STORY OFFICE

80 0 40 80 160 320

(IN FEET)
1 INCH = 80'

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8/29/12

OVERALL DEVELOPMENT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

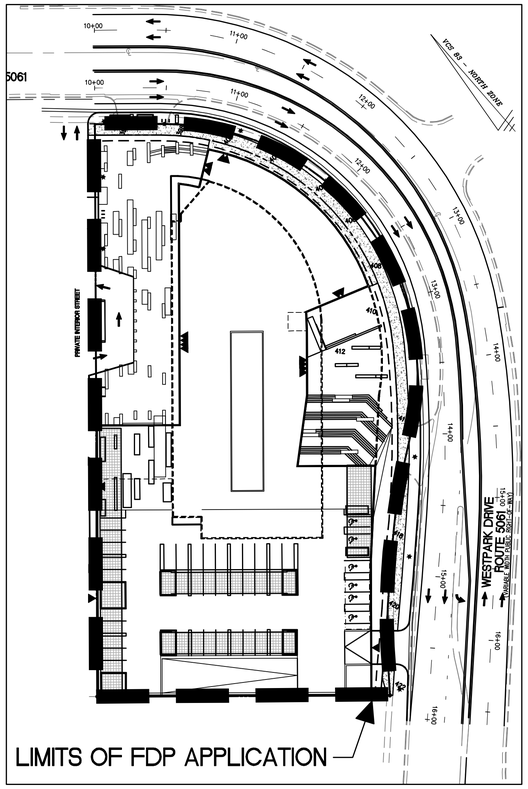
7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

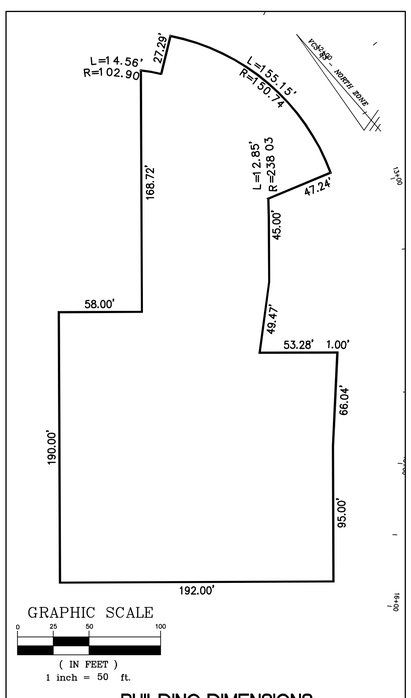
PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=80'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0203
SHEET	P.203

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: Q:\sdskproj\09039\dwg\planning\zoning\FDP\09039P-0203.dwg Xref:

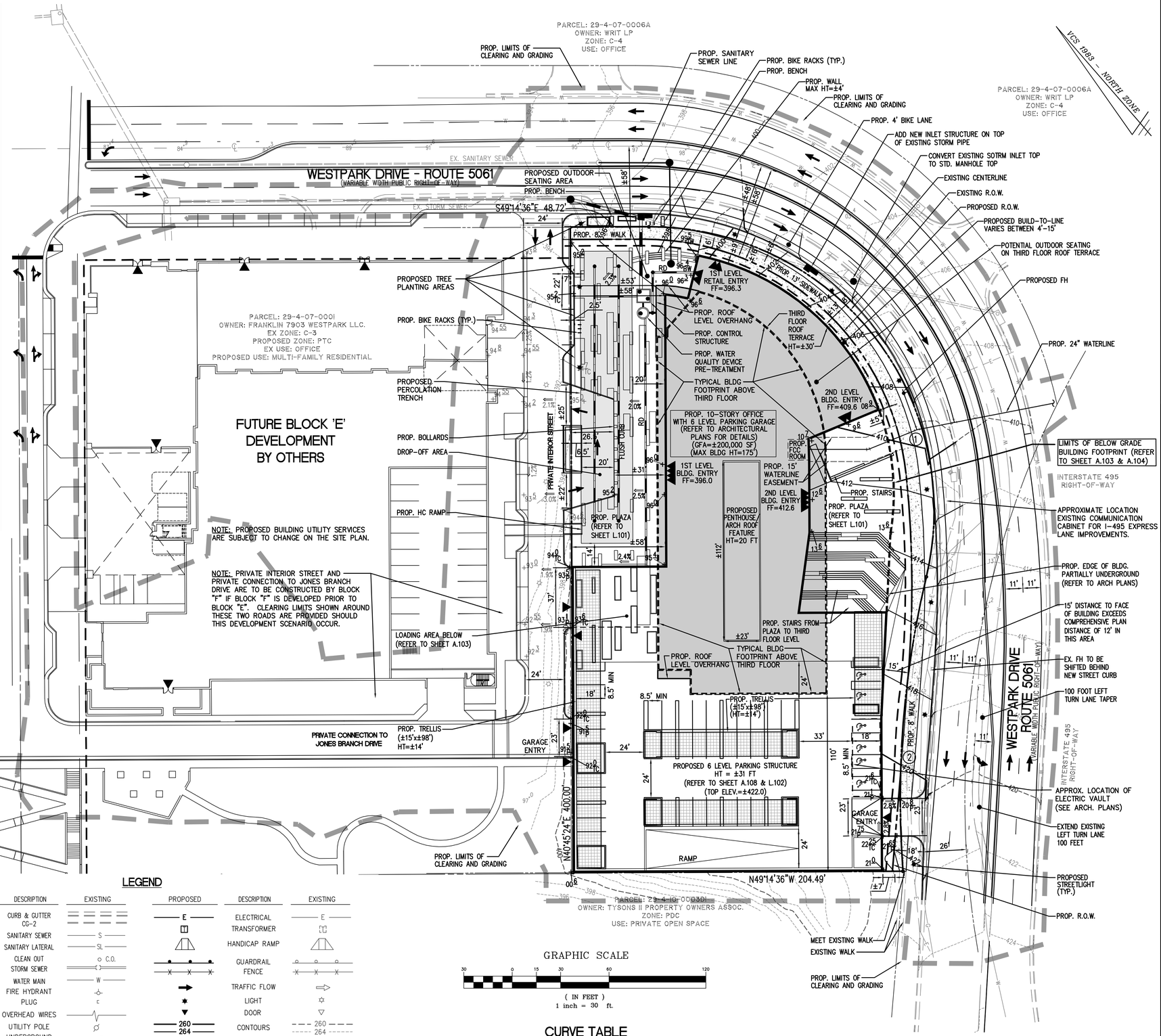


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

BUILDING DIMENSIONS



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G

PROPOSED	DESCRIPTION	EXISTING
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	176.00'	318.49'	103°40'57"	223.99'	276.78'	S02°35'53"W
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FINAL DEVELOPMENT PLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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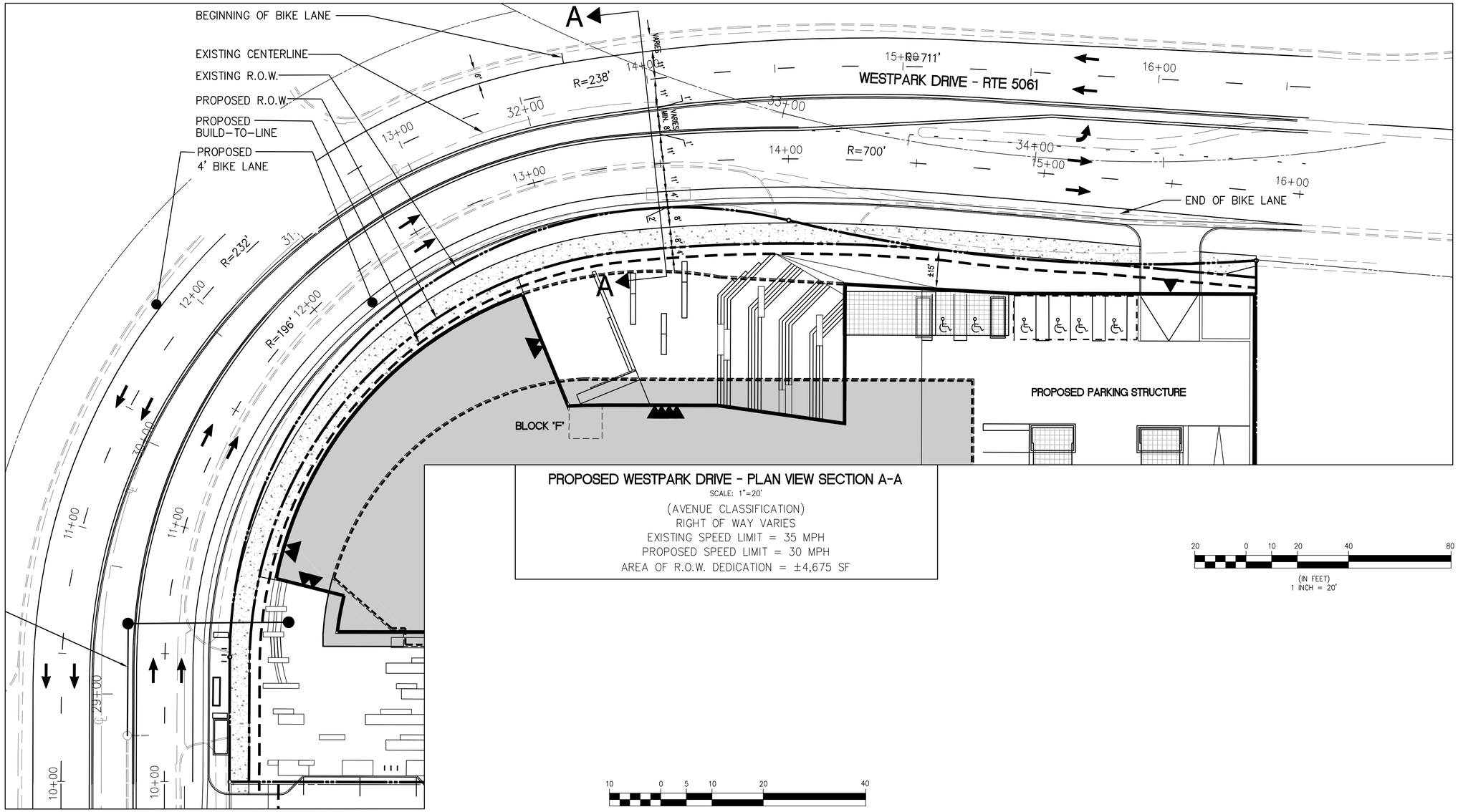
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0301
SHEET	P.301



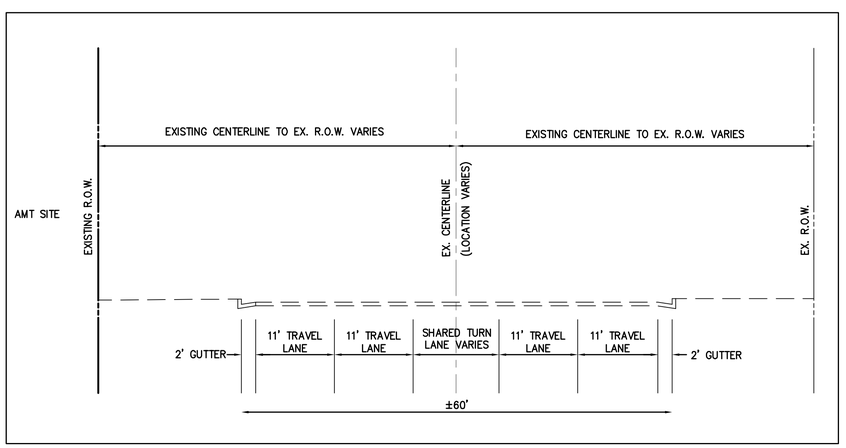
PROPOSED WESTPARK DRIVE - PLAN VIEW SECTION A-A

SCALE: 1"=20'

(AVENUE CLASSIFICATION)
RIGHT OF WAY VARIES
EXISTING SPEED LIMIT = 35 MPH
PROPOSED SPEED LIMIT = 30 MPH
AREA OF R.O.W. DEDICATION = ±4,675 SF

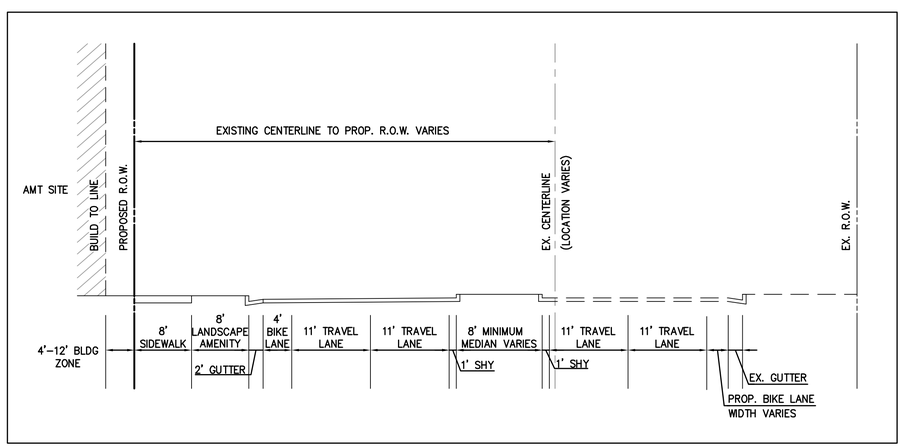
20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'



EXISTING WESTPARK DRIVE - CROSS SECTION

SCALE: 1"=10'



PROPOSED WESTPARK DRIVE - CROSS-SECTION A-A

SCALE: 1"=10'

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WESTPARK DRIVE CROSS-SECTIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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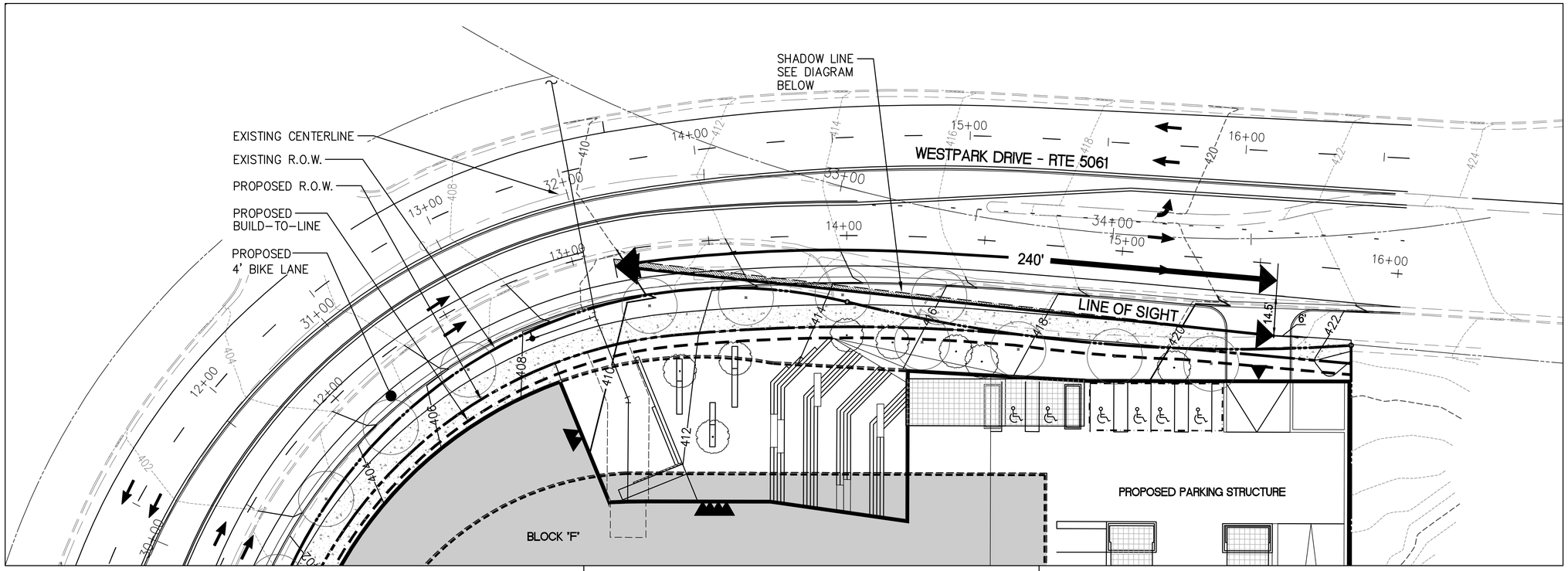
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0302
SHEET	P.302



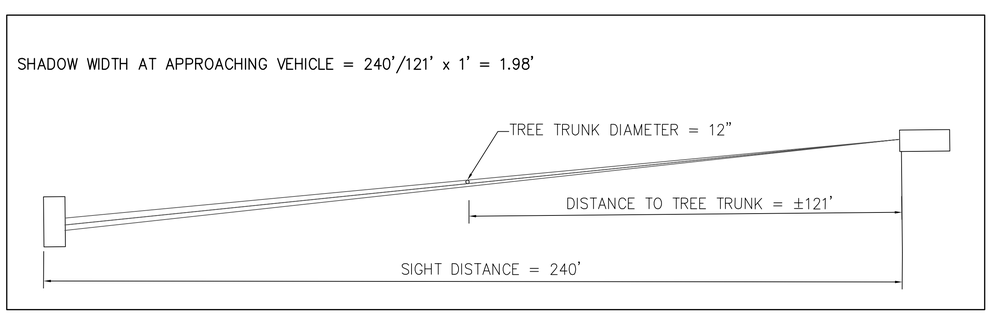
SIGHT DISTANCE - PLAN VIEW

SCALE: 1"=20'

(AVENUE CLASSIFICATION)
RIGHT OF WAY VARIES
EXISTING SPEED LIMIT = 35 MPH
PROPOSED SPEED LIMIT = 30 MPH
AREA OF R.O.W. DEDICATION = ±4,675 SF

NOTE

MINIMUM LINE OF SIGHT REQUIRED, PER THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, FOR A DESIGN SPEED OF 35 MPH IS 240 FEET AS SHOWN ON THIS SHEET.



SHADOW BAND DIAGRAM

SCALE: 1"=20'

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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8/29/12
PROFESSIONAL ENGINEER

SIGHT DISTANCE EXHIBIT

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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DATE	DESCRIPTION

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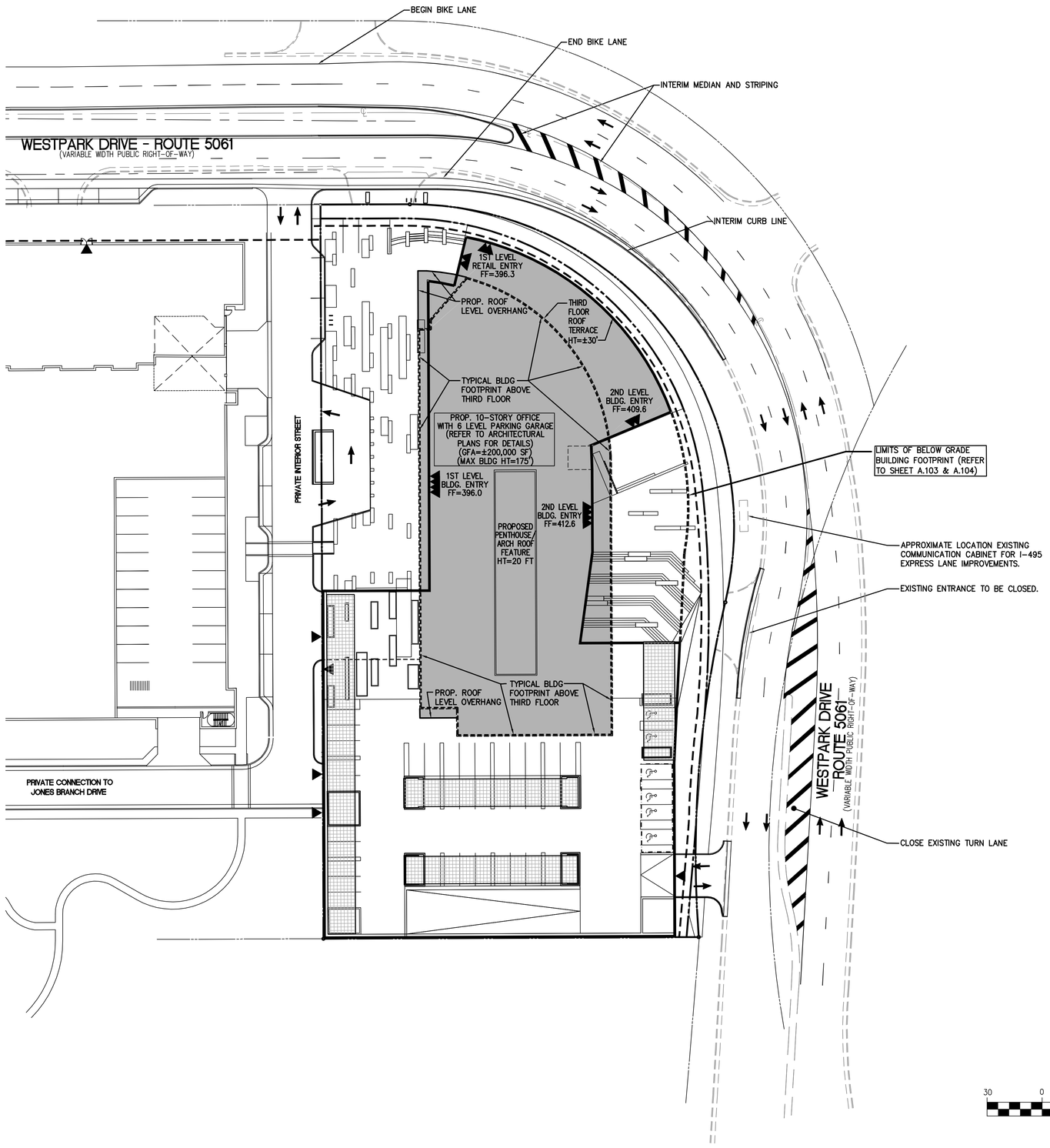
SHEET	P.303



NOTE

THE INTERIM CONDITIONS SHOWN ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET FOR I-495 EXPRESS LANE IMPROVEMENTS HAS NOT BEEN RELOCATED AT TIME OF CONSTRUCTION.

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BLOCK F - INTERIM FRONTAGE IMPROVEMENTS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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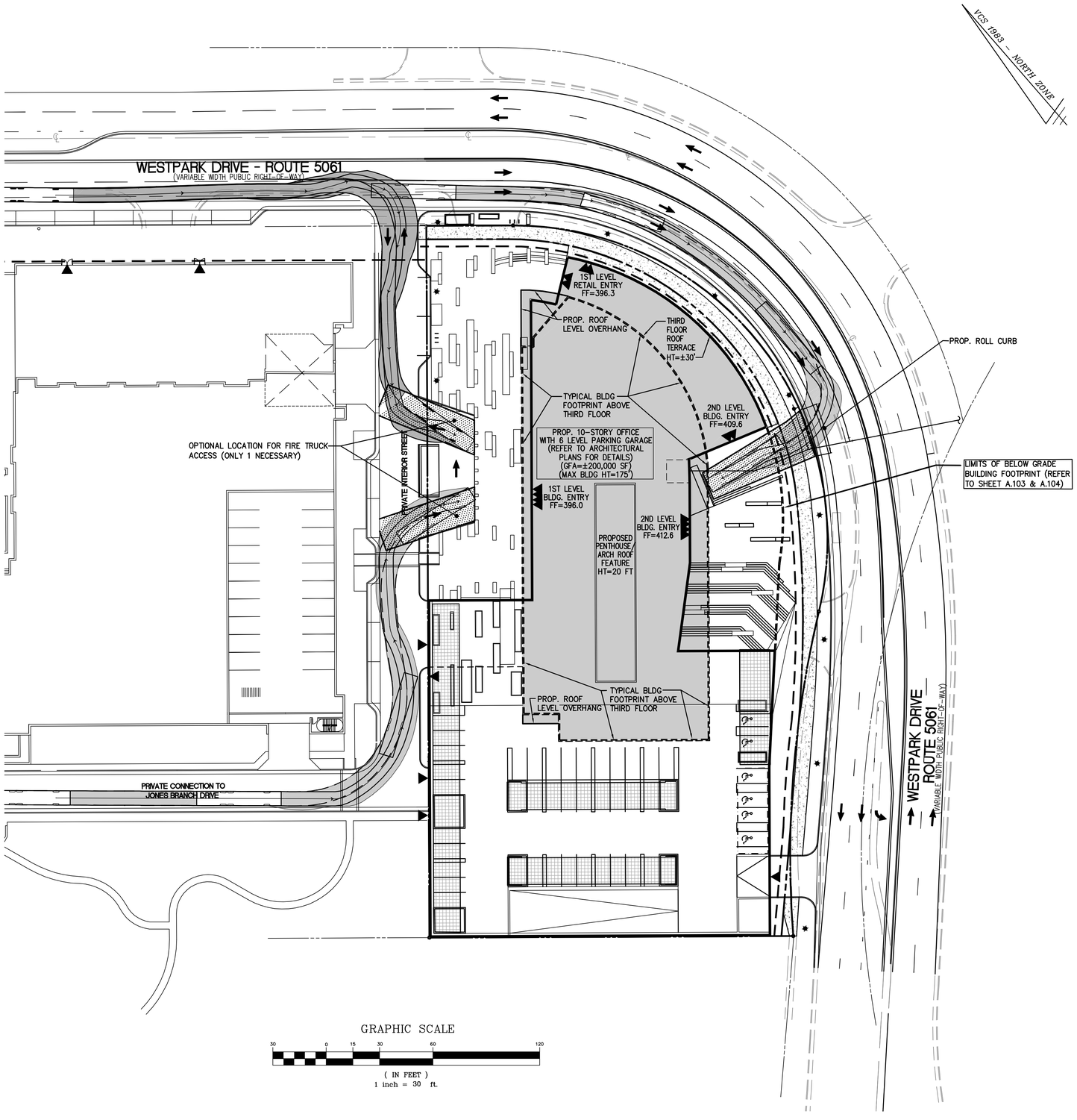
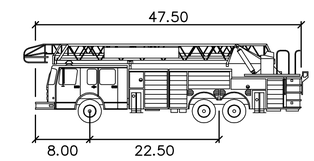
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=30'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0304
SHEET	P.304



LEGEND

SHOWN UNDER FIRE TRUCK ZONE FOR GRAPHICAL PURPOSES ONLY AND NOT INTENDED TO BE A SPECIAL DESIGNATED CONCRETE PATTERN



Fairfax Ladder Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

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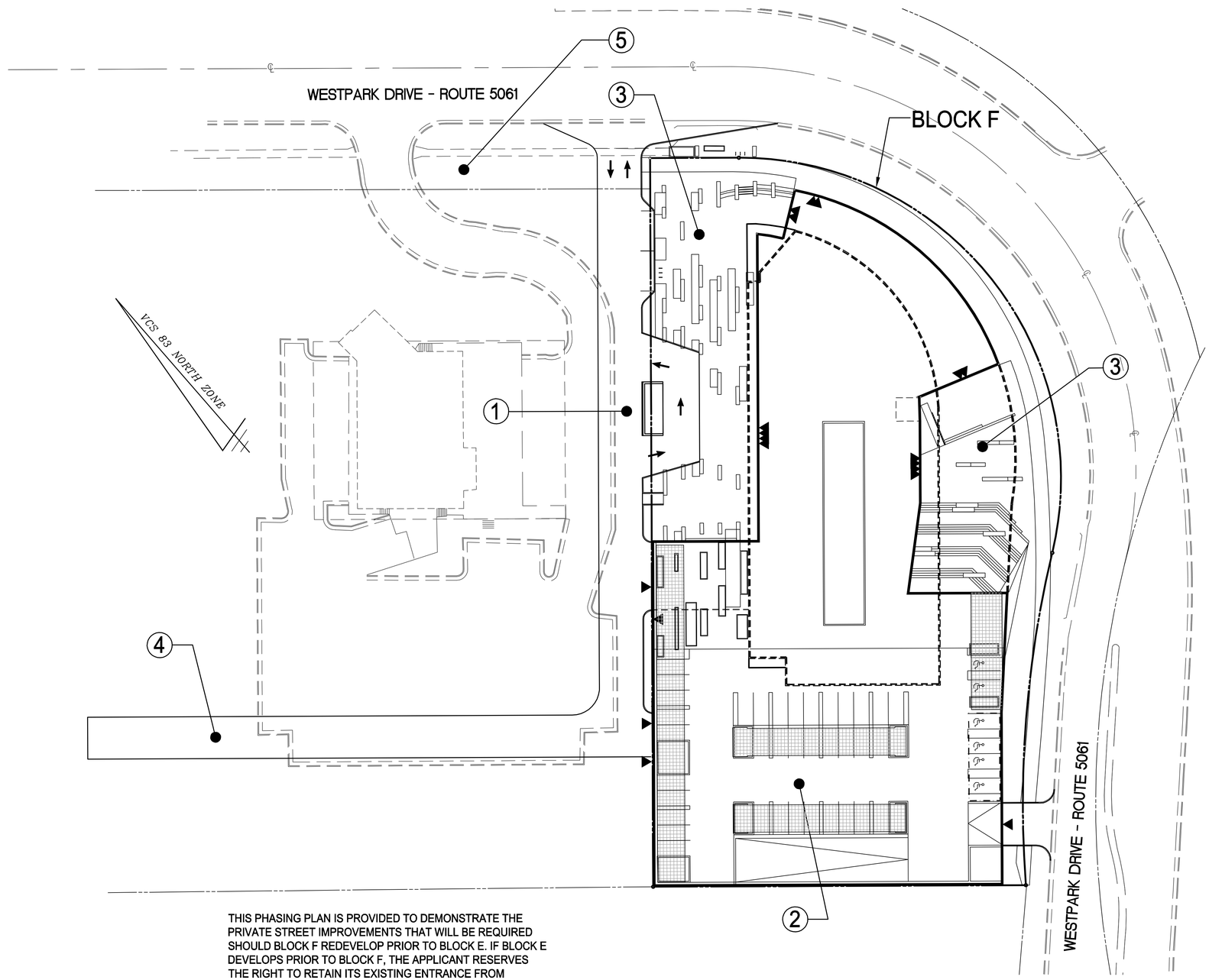
8/29/12
PROFESSIONAL ENGINEER

FIRE TRUCK MOVEMENT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0305
SHEET	P.305



THIS PHASING PLAN IS PROVIDED TO DEMONSTRATE THE PRIVATE STREET IMPROVEMENTS THAT WILL BE REQUIRED SHOULD BLOCK F REDEVELOP PRIOR TO BLOCK E. IF BLOCK E DEVELOPS PRIOR TO BLOCK F, THE APPLICANT RESERVES THE RIGHT TO RETAIN ITS EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK F UNTIL IT COMPLETES CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK F, IF VDOT PERMITS THE EXISTING ENTRANCE AND A NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK E TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.

LEGEND

1. CONSTRUCT PRIVATE DRIVE CONNECTION TO WESTPARK DR. (NOT INCLUDING WESTERN STREETSCAPE)
2. CONSTRUCT PARKING GARAGE
3. CONSTRUCT OPENSPACE IMPROVEMENTS
4. CONSTRUCT PRIVATE DRIVE CONNECTION TO FUTURE JONES BRANCH DRIVE EXTENSION
5. REPLACE EXISTING INADEQUATE STORM SEWER IN STREET

NOTES

1. FINAL ROAD, CURB AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN.
2. EXTENT OF FRONTAGE IMPROVEMENTS THAT MAY BE CONSTRUCTED WITH INDIVIDUAL BLOCKS WILL BE DETERMINED WITH FINAL ENGINEERING INCLUDING LANE WIDENING, TRANSITIONS, MARKINGS, STREETSCAPE ETC.

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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PHASING PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=30'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0306
SHEET	P.306

OUTFALL NARRATIVE

EXISTING CONDITIONS:

THE SITE IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH SURFACE PARKING. RUNOFF IS COLLECTED BY STORM DRAINS AND DIRECTED INTO THE STORM SEWER IN WESTPARK DRIVE. THE STORM SEWER SYSTEM FIRST HEADS NORTHWEST IN WESTPARK DRIVE AND THEN TURNS NORTHEAST IN JONES BRANCH DRIVE. THIS STORM SEWER CONVEYS THE RUNOFF TO REGIONAL POND "C" LOCATED ADJACENT TO THE SOUTHEAST QUADRANT OF THE RTE. 267/I-495 INTERCHANGE. THIS POND IS PART OF THE SCOTTS RUN WATHER SHED. PLEASE REFER TO THE OUTFALL DRAINAGE MAP THIS SHEET.

PROPOSED CONDITIONS:

THE RUNOFF FROM THE SITE WILL BE CONVEYED TO AN UNDERGROUND INFILTRATION/DETENTION FACILITY THAT WILL BE LOCATED IN THE NORTHWEST CORNER OF THE PROJECT SITE. THIS PROPOSED FACILITY WILL STORE THE WATER IN A PROPOSED GRAVEL PERCOLATION TRENCH. THE FACILITY IS DESIGNED TO INFILTRATE SOME OF THE STORMWATER RUNOFF TO REDUCE THE VOLUME OF RUNOFF AS REQUIRED BY THE COMPREHENSIVE PLAN. ADDITIONAL STORMWATER RUNOFF WILL BE DETAINED SO THE RUNOFF LEAVING THE SITE FROM 2 AND 10 YEAR EVENTS IS IN COMPLIANCE WITH THE LEED AND STANDARD PFM REQUIREMENTS.

AS DEPICTED, OUR PROJECT SITE WILL DISCHARGE TO EXISTING STORM STRUCTURE #1028 LOCATED IN WESTPARK DRIVE AT THE NORTHEAST CORNER OF OUR SITE. THE TOTAL DRAINAGE AREA TO INLET #1028 EQUALS 5.7 ACRES.

SITE PLAN OUTFALL ANALYSIS REVIEW (PER PFM):

IN ACCORDANCE WITH PFM SECTION 6-0203.2A, THE EXTENT OF OUTFALL REVIEW ENDS 150' DOWNSTREAM OF STRUCTURE #1103 WHICH IS THE LOCATION WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER PIPE THAT HAS A DRAINAGE AREA (14.1 AC) THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA (5.7 AC) AT THE POINT OF CONFLUENCE. AS A RESULT, THE LAST 150' OF OUTFALL ANALYSIS INCLUDES TWO STORM SEWER PIPES: THE PIPE FROM STRUCTURE 1103 TO 1735 AND PART OF THE PIPE FROM STRUCTURE 1735 TO 1738.

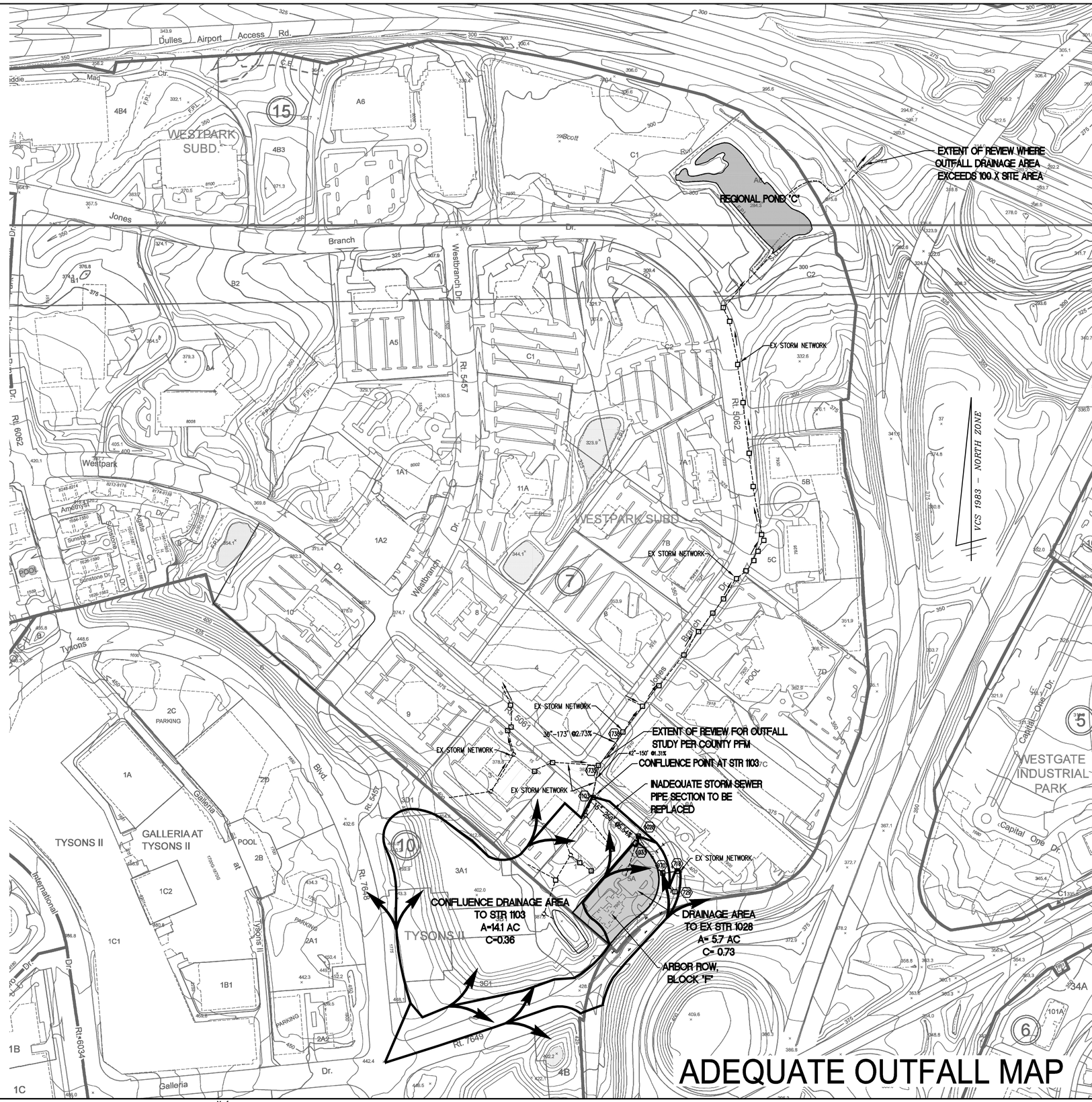
THE STORM SEWER PIPES FROM THE SITE TO THE EXTENT OF REVIEW ARE ADEQUATE EXCEPT FOR THE PIPE BETWEEN STRUCTURES 1028 AND 1103. THIS SECTION OF PIPE WILL BE REPLACED WITH AN ADEQUATE PIPE. THEREFORE, IT IS OUR OPINION THAT THE OUTFALL WILL BE ADEQUATE ONCE THE ONE INADEQUATE PIPE IS REPLACED.

FDP OUTFALL ANALYSIS REVIEW (PER ZONING ORDNANCE):

IN ACCORDANCE WITH THE ZO, THE EXTENT OF REVIEW EXTENDS TO A POINT WHERE THE OUTFALL'S DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA OF 1.84 AC. SEE OUTFALL MAP FOR EXTENT OF REVIEW. PLEASE REFER TO THE PROJECT CDP FOR THE OUTFALL ANALYSIS TO THE EXTENT OF REVIEW PER THE ZO, HOWEVER THE SITE PLANS EXTENT OF REVIEW WILL BE DETERMINED IN ACCORDANCE WITH THE PFM.

STORM AS-BUILT DATA

SD 718	
CURB INLET TOP =	404.34
15"RCP OUT (SD 970)=	400.46
SD 729	
CURB INLET TOP =	407.70
INVERT INACCESSIBLE	
FULL OF DIRT	
SD 970	
CURB INLET TOP =	404.40
15"RCP IN (SD 729)=	400.00
15"RCP IN (SD 718)=	399.75
15"RCP OUT (SD 1028)=	398.65
SD 1033	
TRACK DRAIN TOP =	395.99
15"RCP OUT (SD 1028)=	393.99
SD 1028	
CURB INLET TOP =	394.98
15"RCP IN (SD 1033)=	392.28
15"RCP IN (SD 970)=	391.33
10"RCP IN (SOUTH)=	391.00
15"RCP OUT (SD 1103)=	390.18
SD 1103	
CURB INLET TOP =	384.32
15"RCP IN (SD 1028)=	376.32
48"RCP IN (S.WEST)=	373.26
42"RCP OUT (NORTH)=	372.09



ADEQUATE OUTFALL MAP

200 0 100 200 400 800

(IN FEET)
1 INCH = 200'

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PRELIMINARY OUTFALL ANALYSIS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=200'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0501
SHEET	P.501

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: Q:\sdskproj\09039\dwg\planning\zoning\FDP\09039P-0501.dwg Xref:

NOTES

1. LOCATIONS AND LIMITS OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
2. STORMWATER BMP'S TO BE PRIVATELY MAINTAINED.
3. PROPOSED VEGETATED SWALES MAY BE REPLACED WITH URBAN BIORETENTION.

LEGEND

LEED BOUNDARY

VEGETATED SWALE

AREA CONTROLLED BY PERCOLATION TRENCH

AREA CONTROLLED BY VEGETATED SWALE

OVERLAND RELIEF NARRATIVE

THE WEST PLAZA WILL DRAIN TO THE PRIVATE INTERIOR STREET AND FROM THERE TO WESTPARK DRIVE. THE EAST PLAZA AND NARROW STRIP BETWEEN THE PARKING GARAGE AND BUILDING AND THE SIDEWALK WILL DRAIN TOWARDS WESTPARK DRIVE. THE BUILDING WILL NOT FLOOD IN A 100-YEAR STORM AND OVERLAND RELIEF IS PROVIDED.

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P.502

[X] 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, UIC trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
PERCOLATION TRENCH	1.38	0	1.38	5,730	11,550	N/A
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet P.502
Pond inlet and oulet pipe systems are shown on Sheet N/A.

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

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet L.101.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet P.504

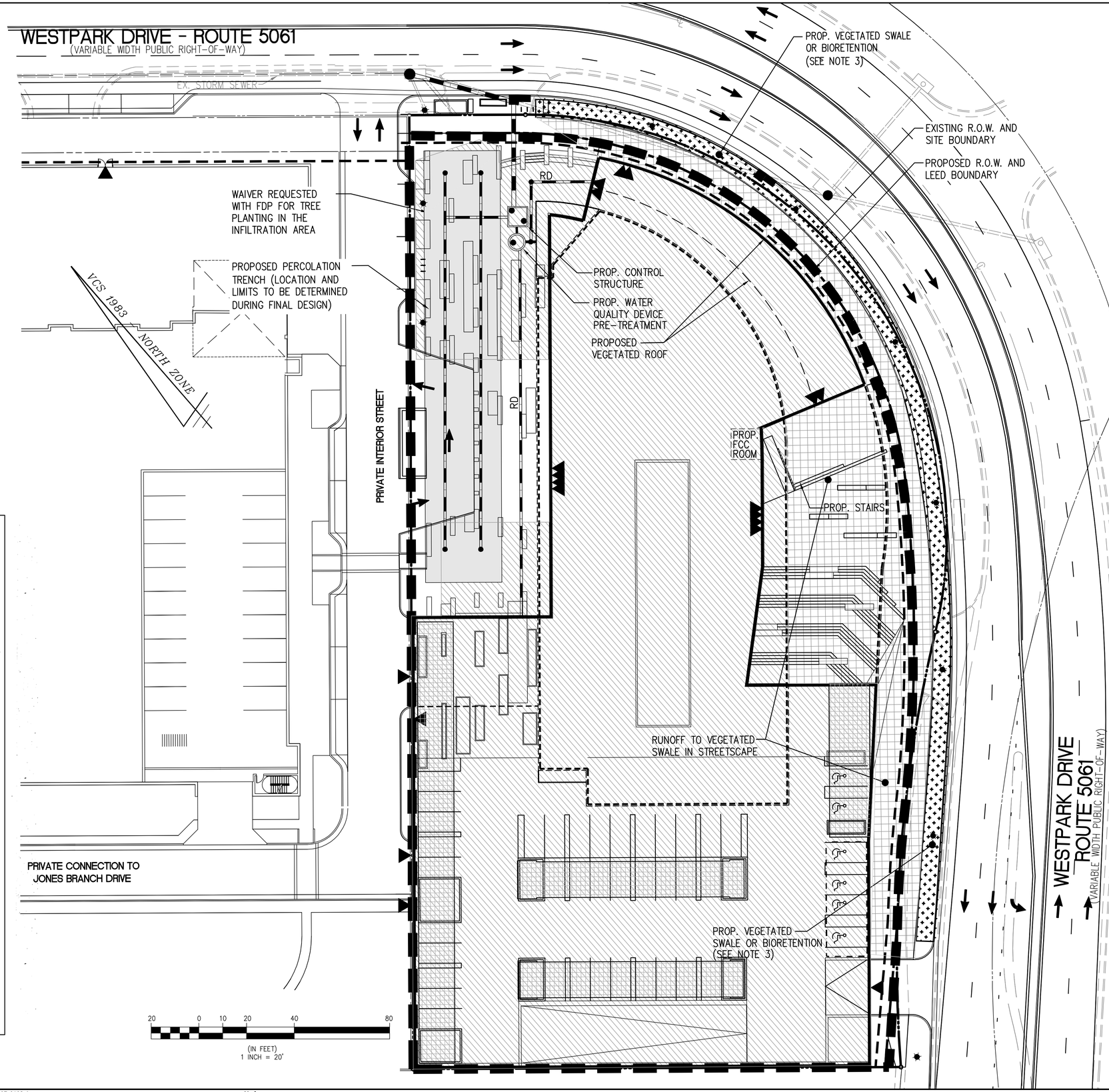
[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet P.501.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P.501

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P.102,P.201.

[ ] 11. A submission waiver is requested for N/A.

[ ] 12. Stormwater management is not required because _____.



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STORMWATER MANAGEMENT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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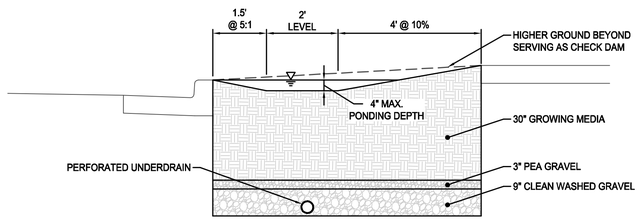
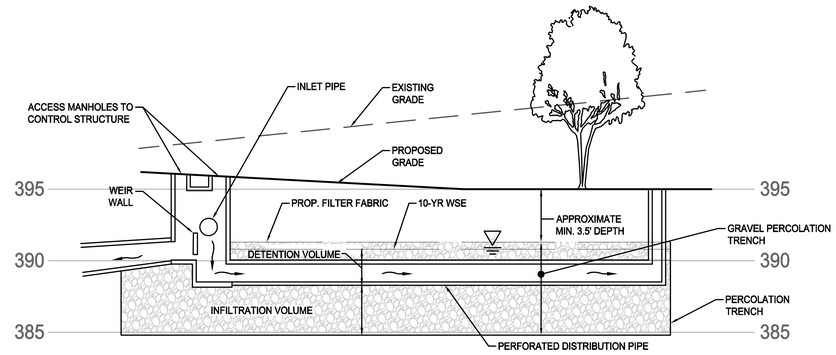
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=20'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0502
SHEET	P.502



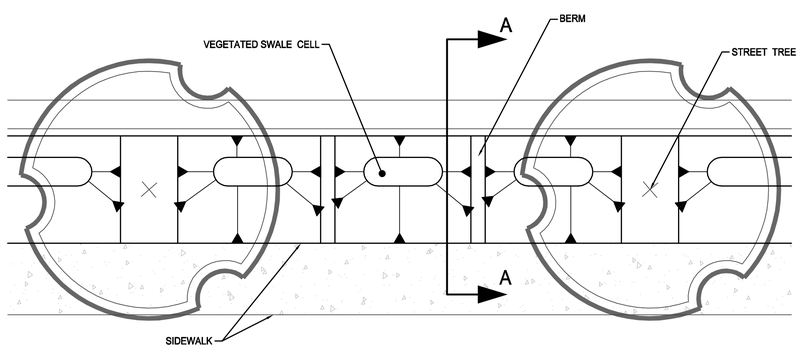
VEGETATED SWALE
TYPICAL CROSS SECTION A-A

(NOT TO SCALE)



GRAVEL PERCOLATION TRENCH DETAIL

(NOT TO SCALE)



AMT CONCEPTUAL STREET SCAPE
VEGETATED SWALE DETAIL

(NOT TO SCALE)

NOTE: VEGETATED SWALE DETAILS MAY VARY FROM THE FAIRFAX COUNTY PFM AND/OR DCR SPECIFICATIONS AS APPROVED BY THE COUNTY DPWES DURING SITE PLAN REVIEW IN ORDER TO ACCOMMODATE THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLICATION. VEGETATED SWALES MAY BE REPLACED WITH URBAN BIORETENTION.

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STORMWATER MANAGEMENT DETAILS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	N/A
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0502
SHEET	P.503

GENERAL INFORMATION:

THE SUBJECT SITE OF THIS APPLICATION IS THE AMT PROPERTY AND IS LOCATED ON TAX MAP PARCEL 029-4-07-0005A. THIS SITE COMPRISES THE PROPOSED BLOCK "F" AS NOTED IN THE RECENTLY FILED CDP APPLICATION FOR ARBOR ROW.

EXISTING CONDITIONS:

THE STORMWATER QUANTITY AND QUALITY (BMP) REQUIREMENTS FOR THE EXISTING SITE ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE AS SHOWN IN PLAN NO. 6377-PI-01.

PROPOSED CONDITIONS:

ADDITIONAL STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED ON SITE TO COMPLY WITH THE PFM REQUIREMENTS AND TYSONS CORNER URBAN CENTER (TCUC) STORMWATER GOALS ASSOCIATED WITH THIS APPLICATION.

GENERALLY, THESE ADDITIONAL MEASURES WILL BE ACHIEVED BY THE USE OF VEGETATED ROOF, VEGETATED SWALES, INFILTRATION, AND DETENTION MEASURES.

SWM REQUIREMENTS AND GOALS:

IN ADDITION TO THE STANDARD STORMWATER REQUIREMENTS IN THE COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR BOTH WATER QUANTITY AND WATER QUALITY (BMP), THERE ARE TWO STORMWATER MANAGEMENT GOALS INCLUDED IN THE AREA'S COMPREHENSIVE PLAN. GENERALLY, THESE GOALS ARE THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL AND ACHIEVING THE LEED CREDITS SS 6.1 AND 6.2 WHICH ARE DESCRIBED IN GREATER DETAIL BELOW.

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER PFM REQUIREMENTS AND TYSONS COMPREHENSIVE PLAN GOALS SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS TO THE MINIMUM EXTENT DEPICTED IN THIS APPLICATON THROUGH A COMBINATION OF LID MEASURES, HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGE DUE TO POTENTIAL CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES. THIS APPLICATION DEPICTS THE USE OF VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE. THESE VEGETATED SWALES MAY BE ENTIRELY OR PARTLY REPLACED WITH URBAN BIORETENTION IF IT IS DETERMINED TO BE MORE APPROPRIATE DURING THE PREPARATION OF THE PROJECT SITE PLAN. THE TERM VEGETATED SWALES IS USED IN THE COUNTY'S PFM, HOWEVER, THEY ARE ESSENTIALLY THE SAME THING AS DRY SWALES AS SPECIFIED BY THE VIRGINIA DCR. THE SWALES WILL BE CONSTRUCTED USING THE MATERIAL SPECIFICATIONS FROM THE COUNTY PFM AND/OR DCR, HOWEVER, OTHER DESIGN AND CONSTRUCTION DETAILS SUCH AS FREEBOARD MAY VARY FROM THESE STANDARDS AS APPROVED BY THE COUNTY DPWES DUE TO THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLCATION WITHOUT THE NEED FOR A WAIVER FROM THE COUNTY. URBAN BIORETENTION, IF USED, WILL COMPLY WITH THE DCR DESIGN AND CONSTRUCTION SPECIFICATIONS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENT:

IN ACCORDANCE WITH THE STANDARD COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

AS PREVIOUSLY MENTIONED, THE STORMWATER QUANTITY CONTROL FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE.

THE PROPOSED CONDITIONS WILL RESULT IN A NOMINAL INCREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION AND THEREFORE ADDITIONAL DETENTION WILL BE PROVIDED IN THE INFILTRATION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503.

STANDARD BMP NARRATIVE:

REQUIREMENT:

THE EXISTING DEVELOPMENT'S WATER QUALITY REQUIREMENTS ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" DISCUSSED IN THE GENERAL INFORMATION SUMMARY ABOVE. THIS POND IS DESIGNED TO PROVIDE 40% PHOSPHOROUS REMOVAL FOR ITS DRAINAGE AREA WHICH INCLUDES OUR SITE, PARCEL F. THIS IS DOCUMENTED IN FAIRFAX COUNTY PLAN "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, &C" (PLAN NO. 6377-PI-01).

COMPLIANCE:

THE REGIONAL POND IS DESIGNED ASSUMING THAT THE POST DEVELOPMENT "C" FACTOR FOR ALL PROPERTIES WITHIN ITS DRAINAGE AREA WOULD BE 0.80 AT ULTIMATE DEVLOPMENT. THE DEVELOPMENT BEING PROPOSED WITH THIS APPLICATION HAS AN APPROXIMATE PROPOSED DEVELOPED "C" FACTOR OF 0.82 (DISREGARDING THE EFFECT OF THE INFILTRATION). THEREFORE, ADDITONAL BMP IS REQUIRED.

BY PROVIDING A PARTIAL GREEN ROOF, VEGETATED SWALES AND AN INFILTRATION FACILITY WITH THE PROPOSED DEVELOPMENT WE WILL BE PROVIDING ADDITIONAL BMP MEASURES BEYOND WHAT IS REQUIRED.

COMPREHENSIVE PLAN NARRATIVE:

A. QUANTITY (VOLUME) REDUCTION GOAL:

THERE ARE TWO RECOMMENDED STORMWATER PARAMETERS IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN THAT PERTAIN TO CONTROLLING THE VOLUME OF STORMWATER RUNOFF RELEASED FROM THE SITE AS FOLLOWS:

1. THE COMPREHENSIVE PLAN RECOMMENDS COMPLYING WITH LEED CREDIT SS 6.1 WHICH REQUIRES THAT THE POST DEVELOPMENT VOLUME OF RUNOFF BE AT LEAST 25% LESS THAN THE EXISTING RUNOFF VOLUME FOR A 2-YEAR 24 HOUR STORM.
2. THE COMPREHENSIVE PLAN RECOMMENDS RETAINING ON SITE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.

COMPLIANCE:

THIS PROJECT PROPOSES TO REDUCE RUNOFF VOLUME THROUGH THE USE OF VEGETATED ROOF ON THE OFFICE BUILDING, VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE AND INFILTRATION AS DESCRIBED BELOW:

1. **VEGETATED (GREEN) ROOF** - . A PORTION OF THE OFFICE BUILDING ROOF IS BEING PROPOSED AS A GREEN ROOF WHICH WILL REDUCE THE OVERALL RUNOFF VOLUME FROM THE SITE.
2. **VEGETATED SWALES** – VEGETATED SWALES (AKA DRY SWALES) ARE PROPOSED FOR THE WESTPARK DRIVE STREETSCAPE AMENITY PANEL AND WILL CONSIST OF A SYSTEM OF SHALLOW SWALES DESIGNED TO TREAT STORMWATER RUNOFF. THE VEGETATED SWALES WILL BE INTERSPERSED WITH STREET TREES. THE VEGETATED SWALES WILL COLLECT WATER FROM MUCH OF THE NARROW STRIP OF LAND THAT LIES BETWEEN THE PROPOSED BUILDING/PARKING GARAGE WALL AND THE STREET AS WELL AS THE RUNOFF FROM THE EAST ENTRANCE PLAZA . ACCORDING TO THE RECENT FAIRFAX COUNTY GUIDANCE FOR DESIGNING STORMWATER FACILITIES TO COMPLY WITH THE TYSONS STORMWATER GOALS, DRY SWALES CAN REDUCE THE VOLUME OF STORMWATER RUNOFF BY UP TO 100%.
3. **RAINWATER HARVESTING –** RAINWATER FROM THE OFFICE BUILDING ROOF WILL BE D RECTED TO A CISTERN. SOME OF THIS COLLECTED RAINWATER RUNOFF WILL BE USED FOR ON-SITE IRRIGATION. THE UNUSED BALANCE OF THE RAINWATER IN THE CISTERN WILL BE DIRECTED TO THE NFILTRATION FACILITY DISCUSSED BELOW.
4. **INFILTRATION -** MOST OF THE SITE'S RUNOFF WILL BE DIRECTED TOWARDS THE INFILTRATION FACILITY (SEE PLAN ON SHEET P.502). THESE AREAS INCLUDE THE RUNOFF FROM THE ROOFS AND MUCH OF THE WESTERN PLAZA. THE VOLUME OF RUNOFF REDUCTION FOR A 2-YEAR STORM REQUIRED BY LEED AS WELL AS THE RUNOFF FROM A 1" RAIN EVENT FROM THE INFILTRATION AREA'S DRAINAGE AREA WILL BE RETAINED ON SITE AND INFILTRATED THROUGH A PERCOLATION TRENCH.

THE RESULTS ARE SUMMARIZED BELOW.

COMPLIANCE SUMMARY

REQUIRED VOLUME REDUCTION FOR THE 2-YEAR STORM ROUTED TO INFILTRATION TO SATISFY LEED CREDIT 6.1	9,032	CF
NET RUNOFF VOLUME FROM A 1" RAIN EVENT (AFTER RUNOFF REDUCTION) ROUTED TO INFILTRATION TO SATISFY 1" RETENTION	5,364	CF
RUNOFF INFILTRATION VOLUME TO COMPLY WITH COMPREHENSIVE PLAN GOALS	9,032	CF
ESTIMATED RUNOFF INFILTRATION VOLUME (TO BE INFILTRATED WITHIN 3 DAYS PER NOVA BMP HANDBOOK, DESIGN RATE OF 0.52"/HR)	9,032	CF

THE INFILTRATION VOLUME PROVIDED IS APPROXIMATELY 9,036 CF WHICH EXCEEDS THE REQUIRED VOLUME TO MEET THE COMPREHENSIVE PLAN GOALS. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1" RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4" OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1" OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

B. PEAK REDUCTION GOAL:

TO COMPLY WITH THE LEED CREDIT SS 6.1, AS RECOMMENDED BY THE COMPREHENSIVE PLAN, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM A 2-YEAR STORM EVENT MUST BE AT LEAST 25% LESS THAN THE EXISTING PEAK RATE.

COMPLIANCE:

FOR THIS PROJECT, THIS GOAL WILL BE ACHIEVED BY DETAINING RUNOFF IN A COMBINED UNDERGROUND PERCOLATION TRENCH AND DETENTION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503 AND ASSOCIATED COMPUTATIONS ON THIS SHEET.

AMT DRAINAGE AREA SUMMARY

	ENTIRE SITE		LEED BOUNDARY	
Pre-Development:				
Area (Acres)	1.84		1.73	
Existing Condition Imperviousness (%)	59		62	
Hydrologic Soil Group *	B		B	
Runoff Curve Number (CN)	83		84	
Post-Development:	**Acres**	**%**	**Acres**	**%**
Area Of Vegetated Roof (Some of Third Floor Terrace)	0.06	3.3	0.06	3.5
Area of Landscaped Areas	0.10	5.4	0.07	4.0
Remaining Areas	1.68	91.3	1.60	92.5
Total	1.84	100.0	1.73	100.0
CN Factors				
Green Roof (Extensive)	70		70	
Landscaped Areas	61		61	
Remaining Surfaces	98		98	
Weighted Average	**95**		**96**	
On-site Drainage Area That is Treated By Off-site Vegetated Swale **	0.22	12	0	0

* HSG B soil is based on 1990 Fairfax County soil map. The 2011 County soil map lists the soil as number 95 - Urban Land which lacks a specific HSG. Use of the HSG B is conservative for these SWM computations.

** The vegetated swales will consist of a depressed streetscape area located in the Westpark Drive landscape amenity panel modified to treat stormwater runoff. Vegetated swales provide runoff reduction according to the recent County guidance on designing stormwater management for development in the Tysons Corner Urban Center area. The runoff reduction provided by the vegetated swales in the streetscape is accounted for in the runoff volume computations for the site area.

PEAK RUNOFF RATE COMPUTATIONS

Pre-Development:	**ENTIRE SITE (To comply with PFM)**	**LEED BOUNDARY (To comply with Comp. Plan)**
Site Area (Ac)	1.84	1.73
Avg. Site Runoff CN	83	84
Time of Concentration	6 Min.	6 Min.
Q_2 (cfs)	4.99	4.90
Q_{10} (cfs)	10.20	N/A
Post-Development:		
Avg. Site Runoff CN	95	96
Time of Concentration	6 Min.	6 Min.
Site Area (Ac)	1.84	1.73
Q_2 (cfs) Before infiltration and detention	7.54	7.24
Q_2 (cfs) Allowable	4.99	3.68
Q_{10} (cfs) Before infiltration and detention	12.71	N/A
Q_{10} (cfs) Allowable	10.20	N/A

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

An underground detention facility combined with the percolation trench will be used to reduce post-development runoff below the allowable runoff peak rates.

LEED STORMWATER QUANTITY CREDIT COMPUTATIONS

Note: See SWM Limits map for 1.73 Ac. LEED boundary.

Using Graphical Peak Discharge Method

NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY FAIRFAX COUNTY.

Project: AMT WHP 2/2/2012

Existing Conditons

Data:			
	Drainage Area:	1.73	Acres
	Runoff Curve Number:	84	
	S=1000/CN - 10 =	1.90	
	Time of Concentration:	0.1	Hours
	Rainfall Type:	II	
	Pond and Swamp Area:	None	

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	1.27	1.68	3.45

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 1.73 AC X 1.27 IN X 1FT/12IN X 43560 = 7,996 CF

2 YR STORM: 1.73 AC X 1.68 IN X 1FT/12IN X 43560 = 10,565 CF

Project: AMT WHP 2/2/2012

Proposed Conditons

Data:			
	Drainage Area:	1.73	Acres
	Runoff Curve Number:	96	
	S=1000/CN - 10 =	0.47	
	Time of Concentration:	0.1	Hours
	Rainfall Type:	II	
	Pond and Swamp Area:	None	

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	2.21	2.70	4.68

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 1.73 AC X 2.21 IN X 1FT/12IN X 43560 = 13,878 CF

2 YR STORM: 1.73 AC X 2.70 IN X 1FT/12IN X 43560 = 16,955 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED, FOR SITES THAT HAVE GREATER THAN 50% IMPERVIOUS COVER IN THE EXISTING CONDITION, THE POST-DEVELOPED STORMWATER RUNOFF VOLUME FOR THE 2 YEAR STORM CANNOT EXCEED THE EXISTING CONDITIONS VOLUME LESS 25%.

2-YEAR STORM REQUIRED VOLUME REDUCTION:

16,955 CF LESS 75% OF 10,565 CF = 9,032 CF

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8/29/12
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT COMPUTATIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE N/A
JOB No. 09039
DATE : 2/24/2012
FILE No. 09039P-0502

SHEET P.504

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

Site Name: Arbor Row - Block F

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.10	0.00	0.00	**0.10**
Impervious Cover	0.00	1.74	0.00	0.00	**1.74**
				D.A Total (acres)	**1.84**

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 6,073

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Bldg but not garage	0.65	1.40	3,138	Runoff Reduction % Credit from Continuous-Simulation Model	3%		0	3,138			94	3,162	Infiltration Practice

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice		0.63	0.04	2,202	Subtract 100% of provided storage vol.	100%	3,162	5,364	N/A	9,032	5,364	0	
Vegetated Roof		0.06	N/A	207	Subtract 100% of provided storage vol.	100%	N/A	207	N/A	207	207	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec		0.21		724	Subtract 100% of provided storage vol.	100%	0	724	N/A	724	724	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
	Totals:	**1.55**	**0.04**										

Total Drainage Area Treated (acres): 1.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,389

See Site Data and Summary Tab for Site Results

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

Site Name: Arbor Row - Block F

Description: AMT redevelopment

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.10			0.10
Impervious Cover (acres)		1.74			1.74
				Total	**1.84**

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

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

** See the instructions tab for a definition of each land cover type.*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.10
Weighted Rv (turf)	0.20
% Managed Turf	5%
Impervious Cover (acres)	1.74
Rv (impervious)	0.95
% Impervious	95%
Total Site Area (acres)	**1.84**
Site Rv	**0.91**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**6,679**
Volume Not Converted to Runoff (cf)	**606**
1-inch Runoff Volume for entire site (cf)	**6,073**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	6,073
Runoff Reduction Volume Achieved (cf)	6,389
Total Runoff Volume Retained (cf)	6,995
Total Area of Site Captured in a BMP (acres)	1.59

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 86%

Rainfall Depth Retained Onsite (inch) 1.00

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JEFFREY J. STUCHEL Lic. No.031215 8/29/12 PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA

STORMWATER MANAGEMENT CHECKLIST

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE N/A
JOB No. 09039
DATE : 2/24/2012
FILE No. 09039P-0502

SHEET P.505

[DRAFT] **Tysons Corner Comprehensive Plan Stormwater Conformance Checklist**

Project: ARBOR ROW – BLOCK F

Submitted by: WALTER L. PHILLIPS, INC. Date: 05/25/12

Reviewed by: _____ Date: _____

An amendment to the Comprehensive Plan for Fairfax County envisions a new Tysons Corner Urban Center. The Board of Supervisors adopted the new Plan for Tysons Corner on June 22, 2010. Included within the Environmental Stewardship section of the Area wide Recommendations is stormwater management guidance intended to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach to stormwater management. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events. (The adopted Comprehensive Plan Amendment can be downloaded at this link: http://www.fairfaxcounty.gov/tysons/comprehensiveplan/)

This checklist provides a tool for county staff, submitting engineers, and development teams to assist in the preparation and review of stormwater plans in Tysons Corner. Using this checklist at the conceptual and final design phases is encouraged to ensure that the adopted stormwater management goals are integrated into each plan's stormwater management strategies early in the design process and implemented at final design.

YES	NO	*Comprehensive Plan Stormwater Management Goals*	Sheet No. if applicable
☑	☐	A **stormwater management narrative*** is provided and explains how the proposed stormwater management strategy will comply with the goals of the Tysons Corner Comprehensive Plan Amendment, Environmental Stewardship Guidelines for Stormwater including, as a minimum, the following stormwater goals:	P.504
YES	NO		
☑	☐	The narrative describes how infiltration BMPs and/or rainwater harvesting will be used and if not used, demonstrates why they are not practicable. This is in support of the goal that states: "*Stormwater management and water quality controls for redevelopment should be designed to* ***return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable****. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons.*"	P.504
☑	☐	The narrative describes how the first 1 inch of rainfall will be retained onsite and if not fully achievable, demonstrates why it is not practicable. This supports the goal that states: "***At a minimum, the first inch of rainfall should be retained on-site*** *through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.*"	P.504

*FOOTNOTE: Strategies described in the narrative are to be shown, in appropriate detail, on the CDP, FDP, and site plans.

YES	NO		
☑	☐	The narrative describes how runoff reduction practices will be used, or if not, then demonstrated to not be practicable as a strategy toward meeting the stormwater goal: "*Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will,* ***first and foremost, optimize reduction of stormwater runoff volume*** *and control of peak flows for the remaining stormwater that cannot be completely captured on-site.*"	P.504
☑	☐	The narrative describes how the project will meet **eligibility for LEED Stormwater Credit** in support of the goal: "*At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.*"	P.504
☐	☑	If stormwater goals are not fully achievable onsite, the narrative describes how **offsite or shared stormwater alternatives** will be used to meet all, or a part of the stormwater goals. This supports the goal that states: "*Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.*"	___

YES	NO	N/A		Sheet No. if applicable
☑	☐	☐	The narrative describes how **low impact development (LID) techniques are incorporated into the street design** in order to satisfy the goal: "*LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.*"	P.504
☐	☐	☑	The narrative describes **opportunities for stream restoration** in accordance with the goal: "*Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged. The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects.*"	___

YES	NO	*Comprehensive Plan Implementation*	Sheet No. if applicable
☑	☐	The target stormwater treatment volume is calculated as 1 inch of rainfall over the entirety of the property that is subject to the zoning application, including areas planned for dedication as public rights-of-way.	P.505
☐	☑	Will the design include new and innovative stormwater practices? **If yes**, describe:	P.502
☑	☐	Will the design provide safe and adequate access to the inlet structure, outlet structure and around the perimeter of the stormwater BMP facilities as needed for inspection, maintenance, and repair?	P.502
☑	☐	Will the plan include a commitment for private maintenance of stormwater BMPs?	P.502
☑	☐	Will the proposed design create a safe environment for the public?	P.503
☐	☑	Is the project to be designed and constructed in phases? If **yes,** does the narrative and plan address how phasing will impact stormwater management and how stormwater goals will be met in the interim and ultimate build-out conditions?	___
☑	☐	Is a PFM modification or waiver request anticipated? If yes, describe: REDUCE PERCOLATION TRENCH SET BACK FROM BUILDING	P.502

YES	NO	N/A		Sheet No. if applicable
☐	☐	☑	If used, will stormwater vaults be located where they do not adversely impact the landscape amenity panel and sidewalk zone?	___
☐	☐	☑	If used, will stormwater vaults be located where they can be readily accessed by equipment (e.g. vacuum truck) and maintenance personnel?	___

YES	NO	*Design of Best Management Practices ǂ*	Sheet No. if applicable
YES	NO	*Infiltration BMPs*	
☑	☐	Are one or more **infiltration BMPs** being proposed (i.e. infiltration practice, bioretention with infiltration, permeable pavement with infiltration, etc.)?	P.502
☑	☐	**If yes,** has a soil analysis been completed or sufficient documentation provided to demonstrate that site conditions are suitable for infiltration? Prior to final design the PFM requires a soils analysis be prepared and infiltration tests conducted by a licensed professional engineer with experience in geotechnical engineering and soil evaluation, a certified professional soil scientist, or a certified professional geologist. A minimum field measured infiltration rate of 0.52 inches per hour is required for infiltration. The design infiltration rate shall be half of the field measured rate (PFM 6-1304.4I and PFM 6-1307.4O). > Pervious pavement systems with infiltration may not be constructed on fill material (PFM 6-1304.2C). > Bottom of facility shall be > 4 ft. above groundwater table and bedrock (PFM 6-1304.4G). > Soils with CBR (>96 hrs. soaked) < 5 or highly expansive are not suitable for infiltration (PFM 6-1304.4I). > Bioretention facilities that utilize infiltration may not be constructed on fill material (PFM 6-1307.2C). > Infiltration shall not be used where there is evidence of soil contamination.	P.504
☐	☑	Will all of the runoff from the site's first inch of rainfall be captured by infiltration BMPs? **If yes,** the plan meets the Comprehensive Plan goal to retain the first 1inch onsite. **If no,** continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal.	___
YES	NO	*Rainwater Harvesting*	Sheet No. if applicable
☐	☑	Does the plan propose **rainwater harvesting** that captures some, or all of the roof runoff? Using rainwater harvesting as a stormwater strategy requires reliable, year-round demand that will draw down the storage cistern to make capacity available for the next storm. Which of the following reuses are proposed? ☐ Water closet flushing (permanent year-round) ☐ Equipment washing (year-round) ☐ Cooling tower makeup water (seasonal) ☐ Exterior washing (seasonal) ☐ Laundry (permanent year-round) ☐ Landscape water feature (seasonal) ☐ Irrigation (seasonal) ☐ Other _____	___
☐	☑	For final design of the rainwater harvesting (RWH) system, sufficient documentation will be provided to support demand assumptions and cistern sizing including the following:	___
		☐ A continuous simulation model for sizing the storage cistern (Virginia DCR spreadsheet or equal) using local historic daily rainfall data for the inflow and demand assumptions for the drawdown assuming seasonal and other demand variations.	___
		☐ The RWH system design will include a first flush (first 0.05 inches of rainwater) bypass to protect water quality; an overflow and/or bypass system for larger storms, and additional storage capacity as a factor of safety.	___
		☐ In times of reduced demand or overflow, the RWH system will discharge to a BMP or adequate channel.	___
		☐ If the RWH system will be oversized to provide stormwater detention (in addition to reuse), then adequate volume for the design storms will be provided with supporting calculations including routing of the 2 and 10-yr storm, outfall to an adequate channel, and provision for overland relief.	___
☑	☐	Instead of reuse will the design collect roof runoff and discharge it directly to a BMP (i.e. infiltration, bioretention, stormwater planter, landscape feature, simple rooftop disconnection, etc.)?	P.502
☐	☑	Does the RWH system alone, or in combination with infiltration practices, manage the volume of runoff from the first 1 inch of rainfall over the entire site? **If yes**, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. **If no**, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal.	___
YES	NO	*Runoff Reduction Practices*	Sheet No. if applicable
☑	☐	Will **Runoff Reduction BMPs** with underdrains and a subsurface stone storage layer be used to capture and treat some, or all, of the runoff from the first 1inch of rainfall for the entire site?	P.503
☐	☑	Will the design of runoff reduction practices conform to the PFM and/or Virginia DCR Stormwater Design Specifications found at the Virginia BMP Clearinghouse Website?	P.503
☐	☑	Does the total volume treated by infiltration, RWH system, and runoff reduction BMPs - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? **If yes**, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. **If no**, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal.	___
YES	NO	*Tier 2 Innovative BMPs*	Sheet No. if applicable
☐	☑	If the stormwater goals are not fully achievable using the stormwater practices listed above, then innovative BMPs that have been approved for use in other jurisdictions may be used to meet the stormwater goals. Are any other **new and innovative BMP practices** proposed that will reduce runoff volume and/or control peak flows for the first 1" of rainfall?	___
☐	☐	**If yes**, have the proposed new and innovative practices been accepted for use in another jurisdiction? If so, what is the name of the jurisdiction(s) where the practice has been _____	___
☐	☑	Will the plan and calculations include a runoff reduction and/or total phosphorus removal rate that has been assigned by another jurisdiction? (Fairfax County will verify runoff reduction rates, efficiencies, and/or removal rates with the named jurisdiction)	___
☐	☐	Will the innovative practice(s) proposed be appropriate for use in Fairfax County considering local soils, climatic patterns, availability of materials, cost of maintenance, and other factors?	___
☐	☐	Will the plans and documentation include recommended maintenance procedures and frequency of inspection for the innovative practice(s)?	___
☐	☑	Does the total volume treated by infiltration, RWH, runoff reduction BMPs, and Tier 2 practices - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? **If yes**, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. **If no**, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal.	___
YES	NO	*Tier 3 Innovative BMPs*	Sheet No. if applicable
☐	☑	Will the plan propose any other **new and innovative practices** that are not within the PFM, previously approved for use by Fairfax County, Virginia BMP Clearinghouse, or approved for use in another jurisdiction? (If yes, then adequate documentation should be included for the county to evaluate the innovative practice).	___
☐	☐	**If yes**, will the innovative practice(s) proposed be appropriate for use in Fairfax County considering local soils, climatic patterns, availability of materials, cost of maintenance, and other factors?	___
☐	☐	Will the plans and documentation include recommended maintenance procedures and frequency of inspection for the innovative practice(s)?	___
☐	☑	Does the total volume treated by infiltration, RWH , runoff reduction BMPs, and Tier 2 and 3 practices - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? **If yes**, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. **If no**, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal.	___

YES	NO	*Offsite or Shared Facilities*	Sheet No. if applicable
☐	☑	Will **shared, or offsite stormwater management facilities** be used to manage some, or all, of the runoff from the first 1 inch of rainfall for the entire site? If so, where will the offsite facilities be located? _____ **If yes**, proposed offsite / shared practices include: ☐ Infiltration ☐ Runoff reduction practices ☐ Rainwater harvesting ☐ Other _____	___

YES	NO	N/A	*Conformance with Comprehensive Plan Stormwater Goals*	Sheet No. if applicable
☐	☑		Will the proposed design manage the first 1 inch of rainfall in a way that infiltrates, reuses, or evaporates rainfall before it leaves the site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite.	___
☑	☐		Will the proposed design optimize runoff reduction by employing runoff reduction stormwater practices (i.e. rainwater harvesting, infiltration, bioretention, permeable pavement, green roof, etc.) to the extent possible?	P.502
☑	☐	☐	If the "1-inch" goal cannot be fully achieved, has it been demonstrated that all available measures were considered for implementation 'to the extent possible' to achieve total or at least partial retention of the first inch of rainfall?	P.504
☑	☐	☐	If retaining the runoff from the first 1 inch of rainfall is not fully achieved, does the proposed design control peak flow for that which cannot be retained onsite?	
☐	☐	☑	Has runoff from streets been addressed, either through innovative BMPs and low impact development techniques that would be integrated into the street design or through other measures?	___
☐	☐	☑	If street runoff has not been addressed, does the stormwater narrative justify why this is not feasible, allowed, and/or practicable?	___
☐	☐	☑	If applicable, is restoration and/or stabilization of degraded streams proposed using restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches (including off-site efforts to restore and/or stabilize streams in Tysons Corner)?	___

YES	NO	*Other Stormwater Requirements*	Sheet No. if applicable
☑	☐	Does the narrative address how the proposed stormwater management strategy will comply with requirements of the Public Facilities Manual (PFM)? This should include, as a minimum:	___
		☑ The adequate channel requirements of PFM 6-0200	P.501
		☑ The stormwater detention requirements of PFM 6-0300	P.504
		☑ The water quality requirements of PFM 6-0400	P.504
		☑ The overland relief requirements of PFM 6-1500	P.502

REMARKS: _____

ǂ Designers are encouraged to use the **"Tysons Corner Stormwater Conformance Spreadsheet"** to evaluate how the chosen BMP practices help meet the goal of retaining the first 1 inch of rainfall onsite. The Excel spreadsheet with instructions can be downloaded from the Fairfax County website at this link: **http://www.fairfaxcounty.gov/tysons/**

updated: 03/13/2012

[DRAFT]

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COMMONWEALTH OF VIRGINIA JEFFREY J. STUCHEL Lic. No.031215 8/29/12 PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT CHECKLIST

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	N/A
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0502
SHEET	P.506

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(703) 726-8030
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July 30, 2012

Ms. Linda G. Montfort
The Association for Manufacturing Technology
7901 Westpark Drive
McLean, Virginia 22102-4206

Subject: **Revised In-Situ Infiltration Report, The Association for Manufacturing Technology, 7901 Westpark Drive, McLean, Fairfax County, Virginia (Our 12009)**

Dear Ms. Montfort:

GeoConcepts Engineering, Inc. (GeoConcepts) is pleased to present the following revised in-situ infiltration report prepared for The Association for Manufacturing Technology, 7901 Westpark Drive, McLean, Fairfax County, Virginia.

We appreciate the opportunity to serve as your geotechnical consultant on this project. Please do not hesitate to contact me if you have any questions or want to meet to discuss the findings and recommendations contained in the report.

Sincerely,

GEOCONCEPTS ENGINEERING, INC.

Paul Burkart

Paul E. Burkart, PE
Principal
pburkart@geoconcepts-eng.com

GeoConcepts Engineering, Inc.

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4.1.1 Measured Infiltration Test Results 2
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Figure 1: Site Vicinity Map

APPENDIX A: Subsurface Investigation
APPENDIX B: Soil Laboratory Test Results

GeoConcepts Engineering, Inc.

1.0 Scope of Services

This report presents the results of the field investigation, soil laboratory testing, and engineering analysis of the geotechnical data. This report specifically presents a recommended design infiltration rate for stormwater management based on the results of in-situ infiltration testing and soil laboratory gradation analyses. Services not specifically identified in the contract for this project are not included in the scope of services.

2.0 Site Description and Proposed Construction

The site is currently developed with an existing 3-story masonry building, with associated surface asphalt parking areas. The site is gently sloping, with existing grades varying from about elevation (EL) 395 in the northwest corner to about EL 420 in the southeast corner. We understand that an underground infiltration area is planned on the northwest portion of the site, with a design invert at about EL 386.25.

3.0 Subsurface Conditions

Subsurface conditions were investigated by drilling a total of four test borings in the proposed infiltration area. Test boring logs and a boring location plan are presented in Appendix A of this report.

3.1 Geology

The site lies within the Piedmont Physiographic Province of Virginia. The Piedmont is bordered to the east by the Coastal Plain Physiographic Province and to the west by the Blue Ridge Physiographic Province and contains several fault bordered basins. Bedrock in the Piedmont typically consists of highly weathered metamorphic and igneous bedrock. Surface topography in the Piedmont is the result of millions of years of erosion. Specifically, according to local geologic maps, the site is mapped in the Mather Gorge Formation of the Early Cambrian geologic period. Based on our subsurface investigation, the sediments and strata correspond favorably to the geologic publications.

The existing fill soils of Stratum A are believed to be generated from previous site development. The underlying natural soils of Stratum B1 are residual materials derived from the physical and chemical weathering of the underlying bedrock.

3.2 Stratification

The subsurface materials encountered have been stratified for purposes of our discussions herein. These stratum designations do not imply that the materials encountered are continuous across the site. Stratum designations have been established to characterize similar subsurface conditions based on material gradations and parent geology. The subsurface materials encountered in the test borings completed at the site have been assigned to the following strata:

Stratum A (Existing Fill)	loose to firm, silty sand and sandy silt, FILL, moist, red-brown
Stratum B1 (Residual)	firm to compact, silty SAND (SM) and sandy SILT (ML), micaceous, moist, brown, red, white

The two letter designations included in the strata descriptions presented above and on the test boring logs represent the Unified Soil Classification System (USCS) group symbol and group name for the samples based on laboratory testing per ASTM D-2487 and visual classifications per ASTM D-2488. It should be noted that visual classifications per ASTM D-2488 may not match classifications determined by laboratory testing per ASTM D-2487.

GeoConcepts Engineering, Inc.

3.3 Groundwater

Groundwater level observations were made in the field during drilling and up to 24 days after the completion of the test borings. Longer-term groundwater level readings were obtained in temporary observation standpipes installed in test borings B-13 to B-17. Groundwater was not encountered to the depths investigated. Accordingly, groundwater should be at least 15 feet below the proposed infiltration invert.

4.0 Engineering Analysis

Recommendations regarding stormwater management by infiltration are presented herein.

4.1 Infiltration Analysis

Two methods were used to estimate infiltration capabilities on the subject site: in-situ infiltration testing and published correlations with soil classifications. Details regarding the in-situ infiltration and classification test techniques, the estimated infiltration rates from the individual methods, and the recommended design infiltration rate for the site soils are presented herein.

4.1.1 Measured Infiltration Test Results

In-situ infiltration tests are performed in the field to observe the rate at which water will permeate the soil under saturated conditions. Three test borings were drilled in the area of planned infiltration. Test borings were initially drilled to depths of at least 4 feet below the planned infiltration invert elevations, and allowed to remain open for a period of approximately 24 hours to allow any groundwater levels within the boreholes to stabilize. Offset infiltration test holes were drilled at the boring locations to within 24 inches of the planned infiltration invert elevations. Four-inch diameter PVC casing was set to the bottom of the test holes. The purpose of the casing is to prevent caving of test hole sidewalls. After setting the PVC casing, the borehole was filled with water to saturate the bottom subsoils. The following day, the test hole was refilled with water and the water level in each test hole was recorded every hour for a 4-hour period (a falling head test in accordance with 'Testing Guidelines for Infiltration Facilities Fairfax County, Virginia', dated June 2010). Using this procedure, the average change in the water level over the 4-hour period is considered the measured infiltration rate. The measured infiltration rates are presented in the table below, and the field test data is presented in Appendix A.

Test Boring No.	Approximate Test Depth (feet)	Measured Field Infiltration Rate (inches/hour)
B-15A	13.0	12.0*
B-15B	13.0	0.3
B-16A	15.0	0.6
B-16B	15.0	8.0*
B-17A	16.0	8.0*
B-17B	16.0	0.7

* These infiltration rates were not used in the calculation of the design infiltration rate in accordance with 'Testing Guidelines for Infiltration Facilities Fairfax County, Virginia', dated June 2010.

4.1.2 Classification Test Results

The classification test method is performed with grain-size sieve analyses including hydrometer testing on samples obtained from corresponding proposed infiltration depths, to determine the USDA soil texture classifications. Published correlations between USDA classifications and infiltration rates were used to provide estimated hydraulic conductivity values. Since hydraulic conductivity and infiltration values are essentially equal at no head conditions, using the hydraulic conductivity values to estimate the infiltration rates provides a conservative estimate of infiltration for use in design. Estimated infiltration rates using the USDA soil texture classifications are presented below.

Test Boring No.	Approximate Test Depth (feet)	USDA Soil Texture Classification	Estimated Infiltration Rate (inches/hour)
B-15	13.0-15.0	sandy loam	1.02
B-16	15.0-17.0	sandy loam	1.02
B-17	16.0-18.0	loam	0.52

4.1.3 Recommended Design Infiltration Rate

Based on the results of the in-situ infiltration tests in B-15B, B-16A and B-17B, and soil laboratory classification tests, we recommend that a design infiltration rate of 0.26 inches/hour be used for design of infiltration structures. It should be noted that the recommended design infiltration rate presented herein is intended for use in design. However, during construction, observations of the subgrade conditions should be made to confirm that the subgrade soils are consistent with the soils analyzed in this report.

5.0 General Limitations

Recommendations contained in this report are based upon the data obtained from the relatively limited number of test borings. This report does not reflect conditions that may occur between the points investigated, or between sampling intervals in test borings. The nature and extent of variations between test borings and sampling intervals may not become evident until the course of construction. Therefore, it is essential that on-site observations of subgrade conditions be performed during the construction period to determine if re-evaluation of the recommendations in this report must be made. It is critical to the successful completion of this project that GeoConcepts be retained during construction to observe the implementation of the recommendations provided herein.

This report has been prepared to aid in the evaluation of the site and to assist your office and the design professionals in the design of this project. It is intended for use with regard to the specific project as described herein. Changes in proposed construction, grading plans, structural loads, etc. should be brought to our attention so that we may determine any effect on the recommendations presented herein.

An allowance should be established for additional costs that may be required for foundation and earthwork construction as recommended in this report. Additional costs may be incurred for various reasons including wet fill materials, soft subgrade conditions, unexpected groundwater problems, rock excavation, etc.

This report should be made available to bidders prior to submitting their proposals to supply them with facts relative to the subsurface conditions revealed by our investigation and the results of analyses and studies that have been performed for this project. In addition, this report should be given to the successful contractor and subcontractors for their information only.

We recommend the project specifications contain the following statement: "A geotechnical engineering report has been prepared for this project by GeoConcepts Engineering, Inc. This report is for informational purposes only and should not be considered part of the contract documents. The opinions expressed in this report are those of the geotechnical engineer and represent their interpretation of the subsoil conditions, tests and results of analyses that they performed. Should the data contained in this report not be adequate for the contractor's purposes, the contractor may make their own investigations, tests and analyses prior to bidding."

This report was prepared in accordance with generally accepted geotechnical engineering practices. No warranties, expressed or implied, are made as to the professional services included in this report.

We appreciate the opportunity to be of service for this project. Please contact the undersigned if you require clarification of any aspect of this report.

Sincerely,
GEOCONCEPTS ENGINEERING, INC.

Paul Barnes, PE
Senior Engineer

COMMONWEALTH OF VIRGINIA
PAUL E. BURKART
Lic. No. 021556
PROFESSIONAL ENGINEER

Paul E. Burkart, PE
Principal

PLB/PEB/shm
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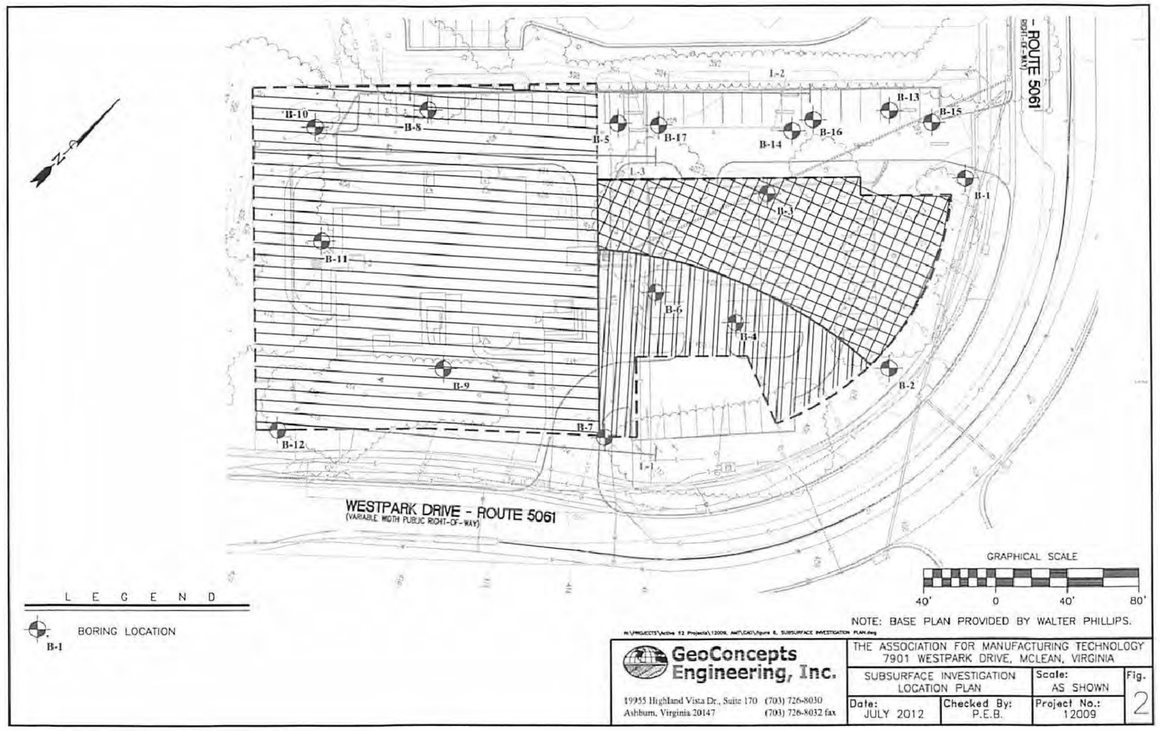

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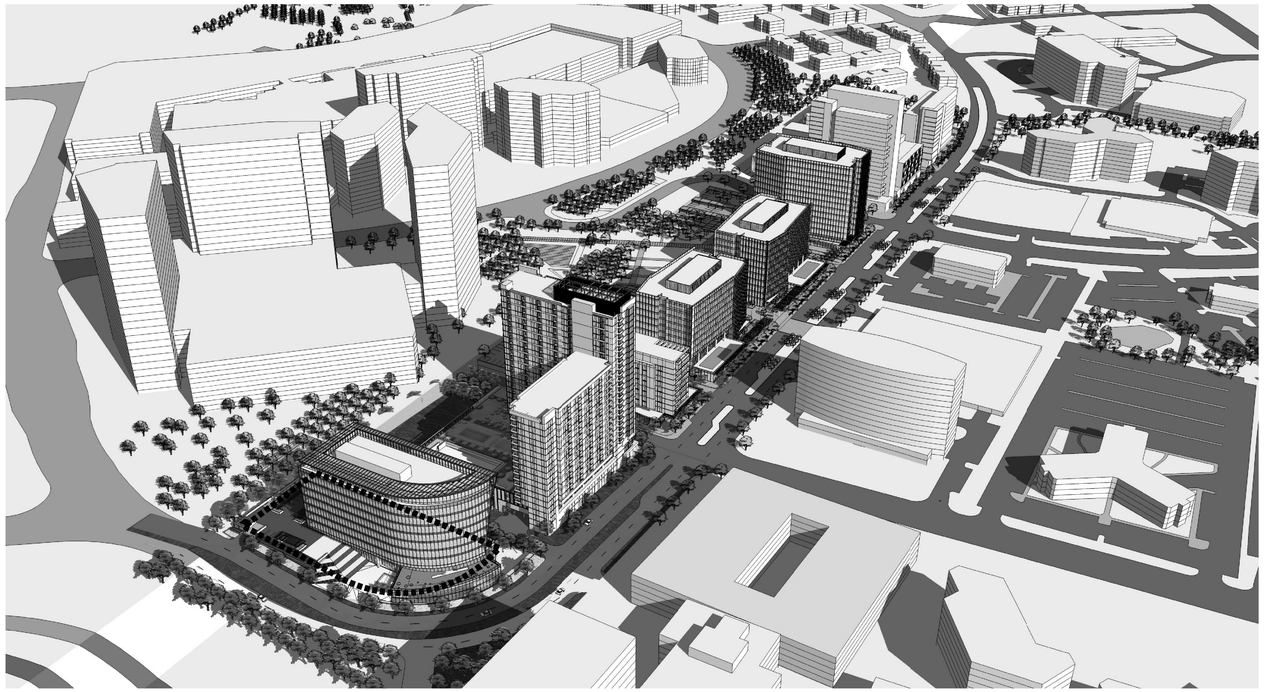
COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
8/29/12
PROFESSIONAL ENGINEER

INFILTRATION LETTER

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

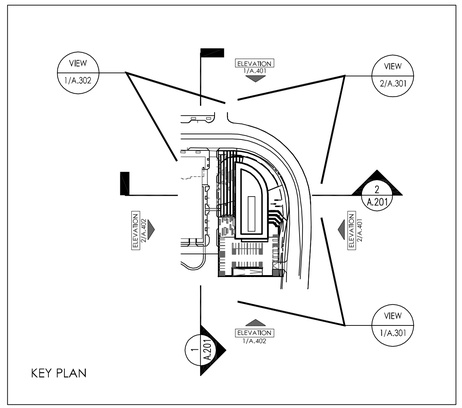
PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	N/A
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0502
SHEET	P.507



2 A.010 AERIAL VIEW FROM CAPITAL BELTWAY

1 A.010 AERIAL VIEW FROM TYSONS BLVD.



LEGEND

BLOCK F BOUNDARY L INE

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. THE FINAL PERSPECTIVES AND MATERIALS WILL VARY TO MEET BUILDING CODE AND SUSTAINABILITY REQUIREMENTS.

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ILLUSTRATIVE CONTEXTUAL AERIAL VIEWS

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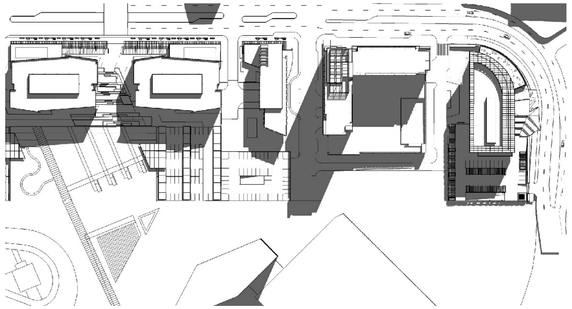
PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	
SHEET	A.010



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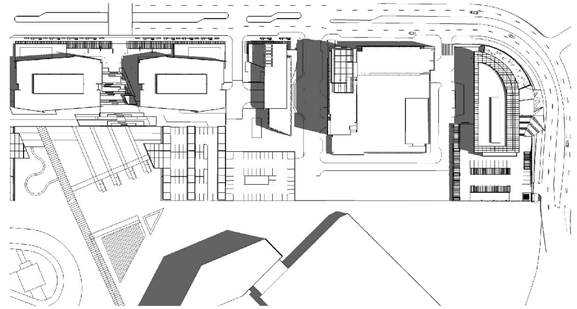

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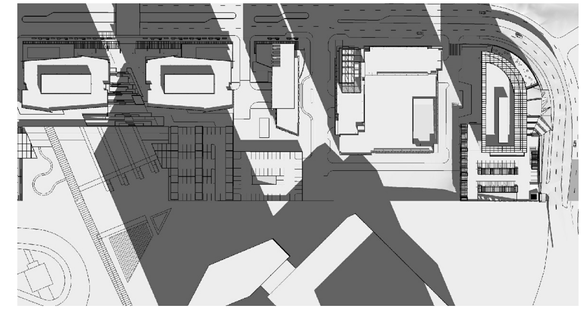

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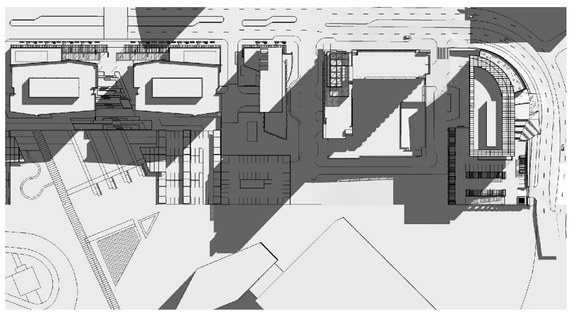

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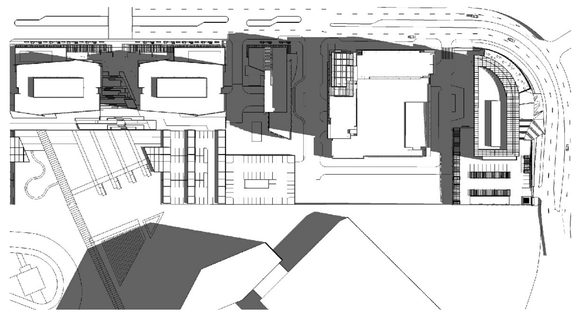

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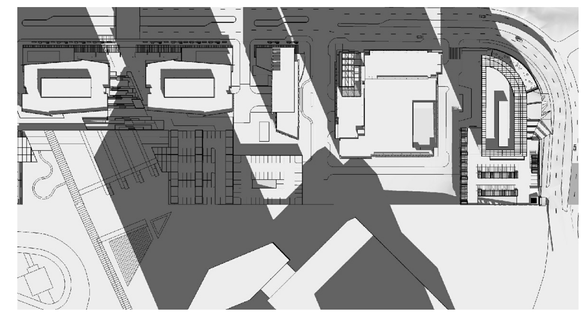

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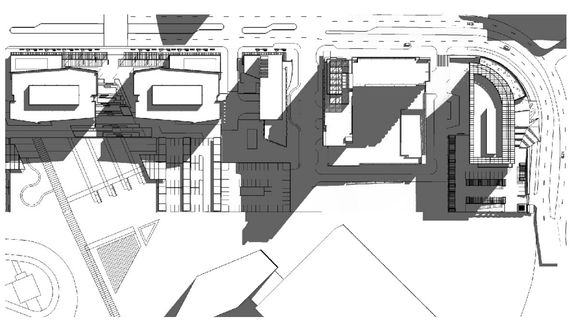

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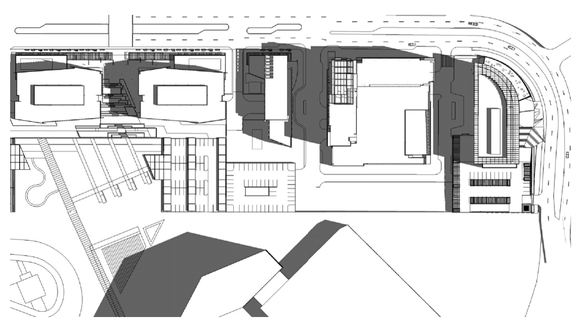

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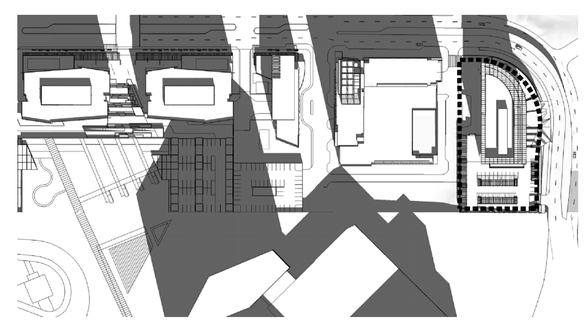

DECEMBER 21 3:00 PM

WINTER

LEGEND

BLOCK F
BOUNDARY L INE

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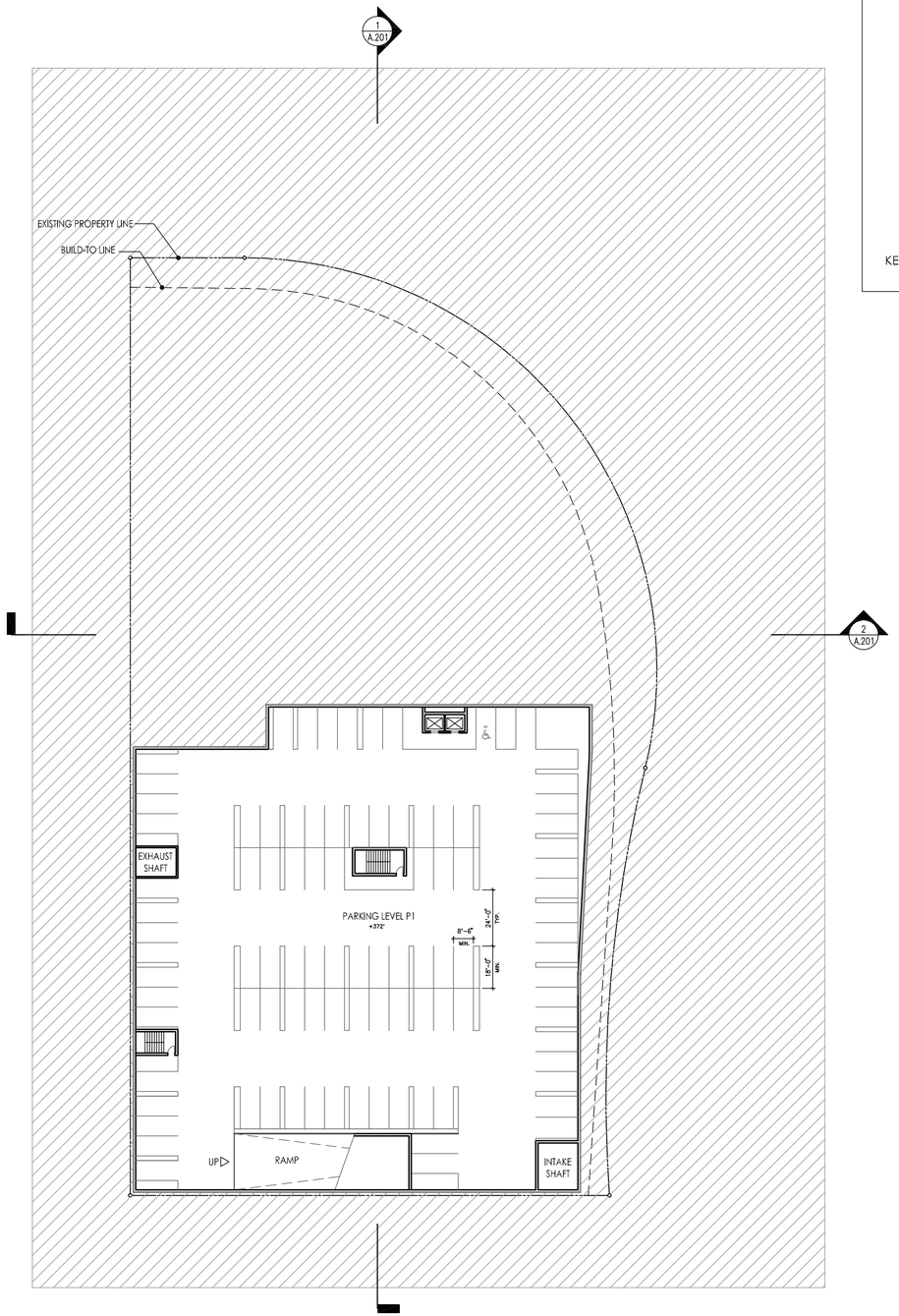
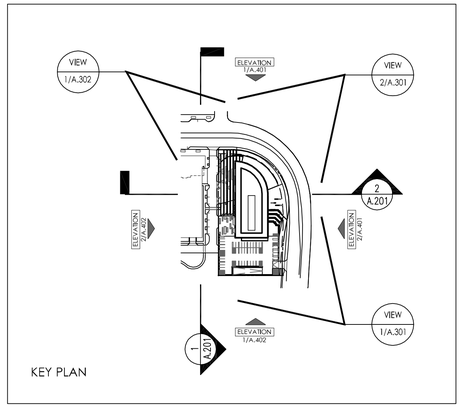
DATE :	2/24/2012
FILE No.	
SHEET	A.020



1 A.101 P1 LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



KEY PLAN

LEGEND

BELOW GRADE

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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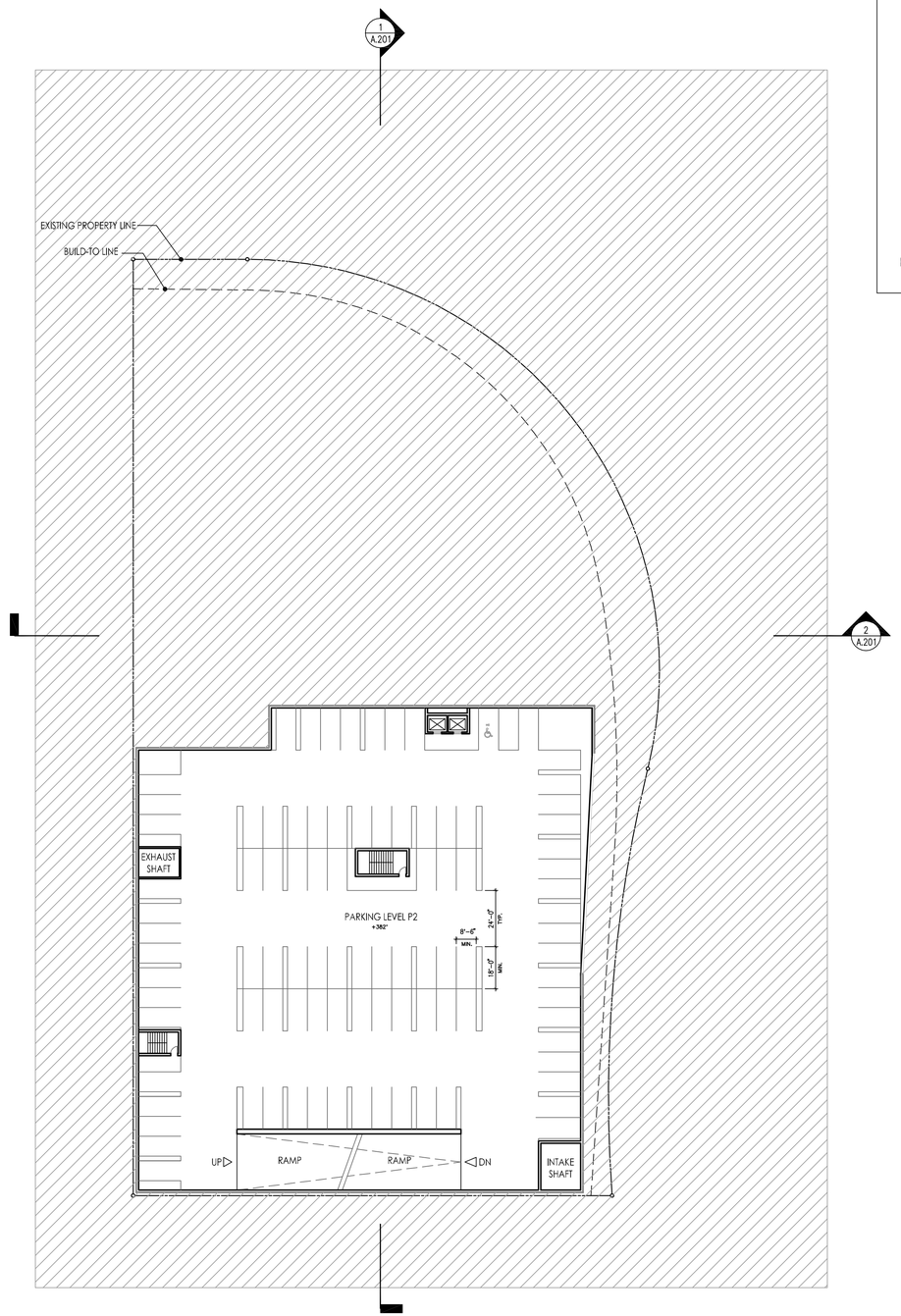
DATE :	2/24/2012
FILE No.	
SHEET	A.101

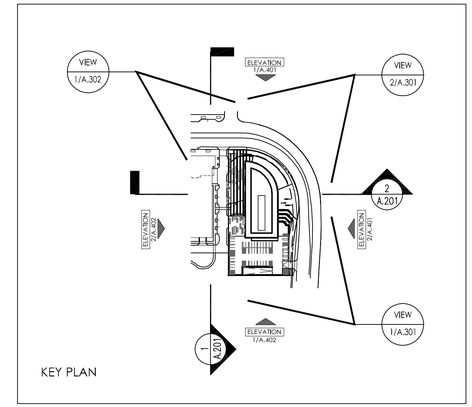


1 A.102 P2 LEVEL PLAN

1" = 30'-0"

0' 30' 50' 100'

N



LEGEND

BELOW GRADE

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3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P2 LEVEL PLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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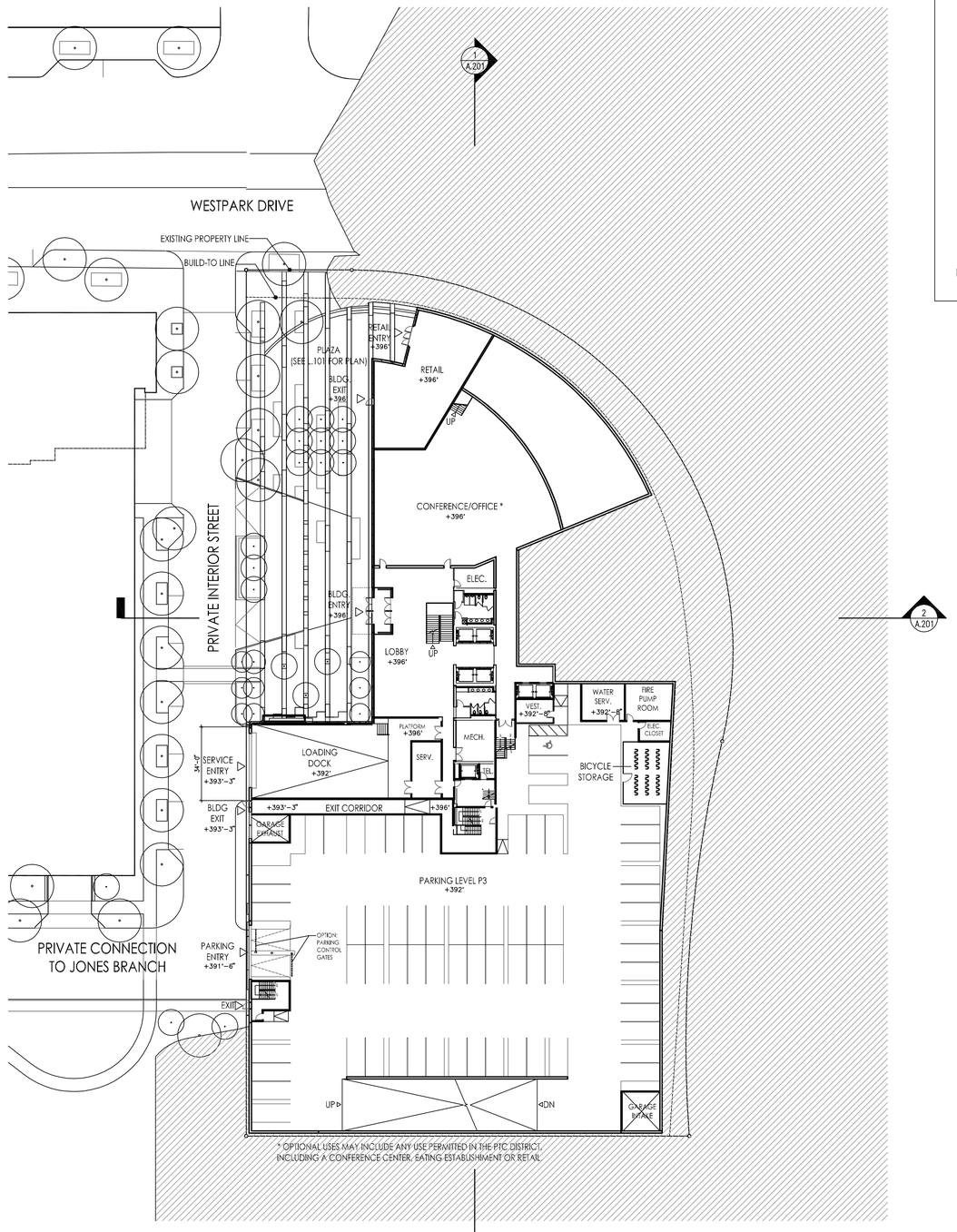
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	
SHEET	A.102



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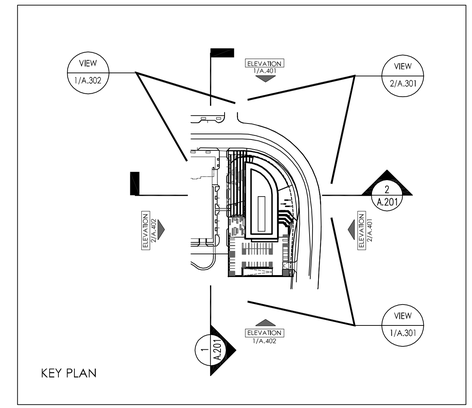
1 A.103 P3 / GROUND FLOOR LEVEL PLAN

1" = 30'-0"

0' 30' 50' 100'

N



LEGEND

BELOW GRADE

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4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P3 / GROUND FLOOR LEVEL PLAN

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ARBOR ROW - BLOCK "F"

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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DATE :	2/24/2012
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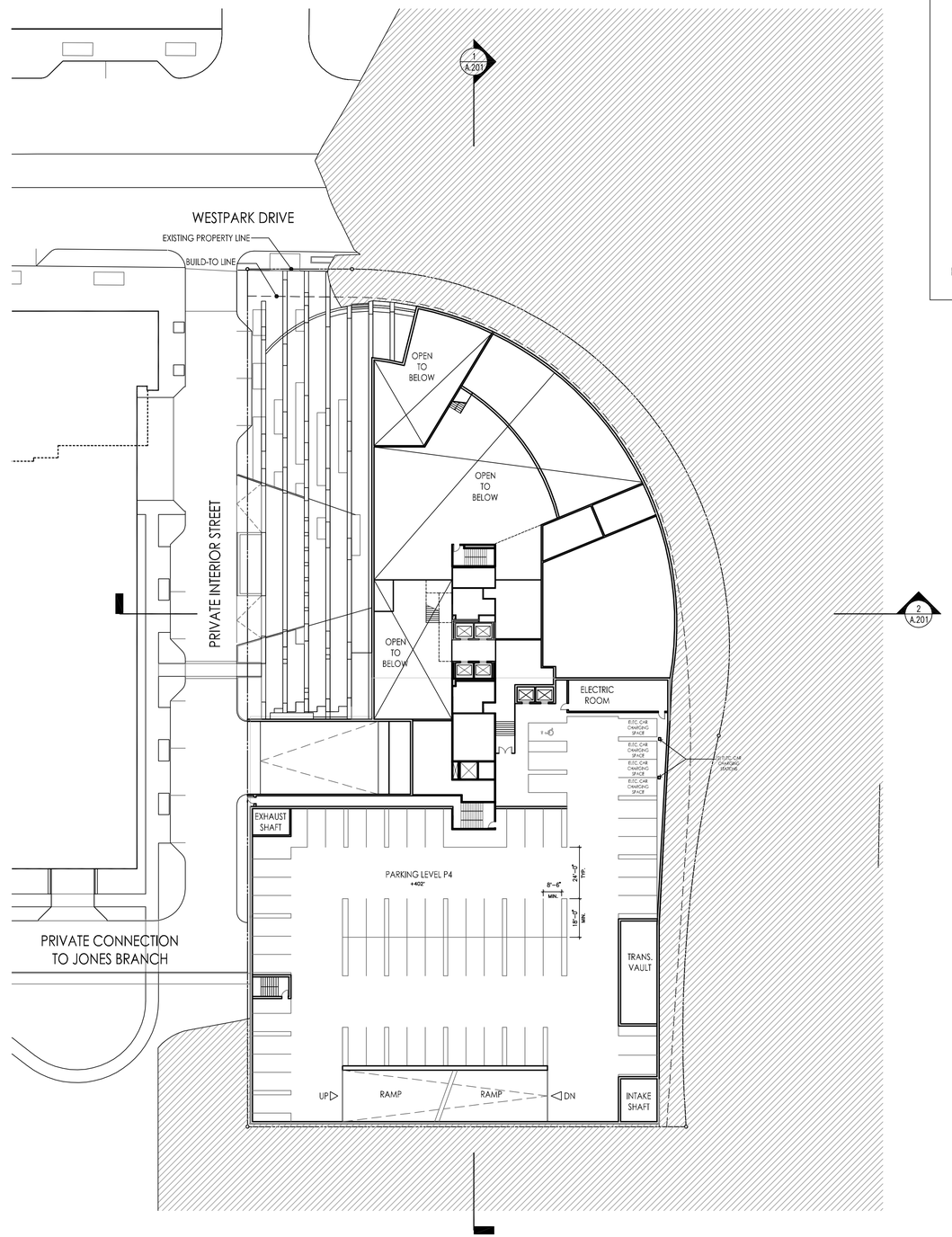
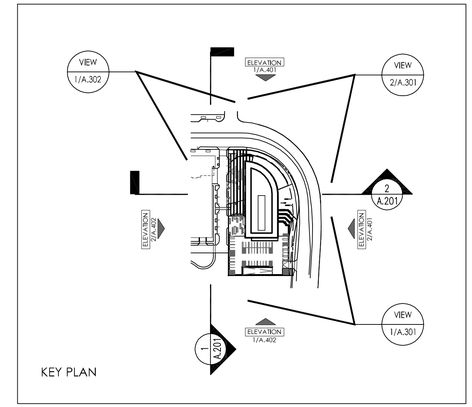
SHEET	A.103



1 A.104 P4 LEVEL PLAN
1" = 30'-0"



LEGEND

BELOW GRADE

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4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

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ILLUSTRATIVE P4 LEVEL PLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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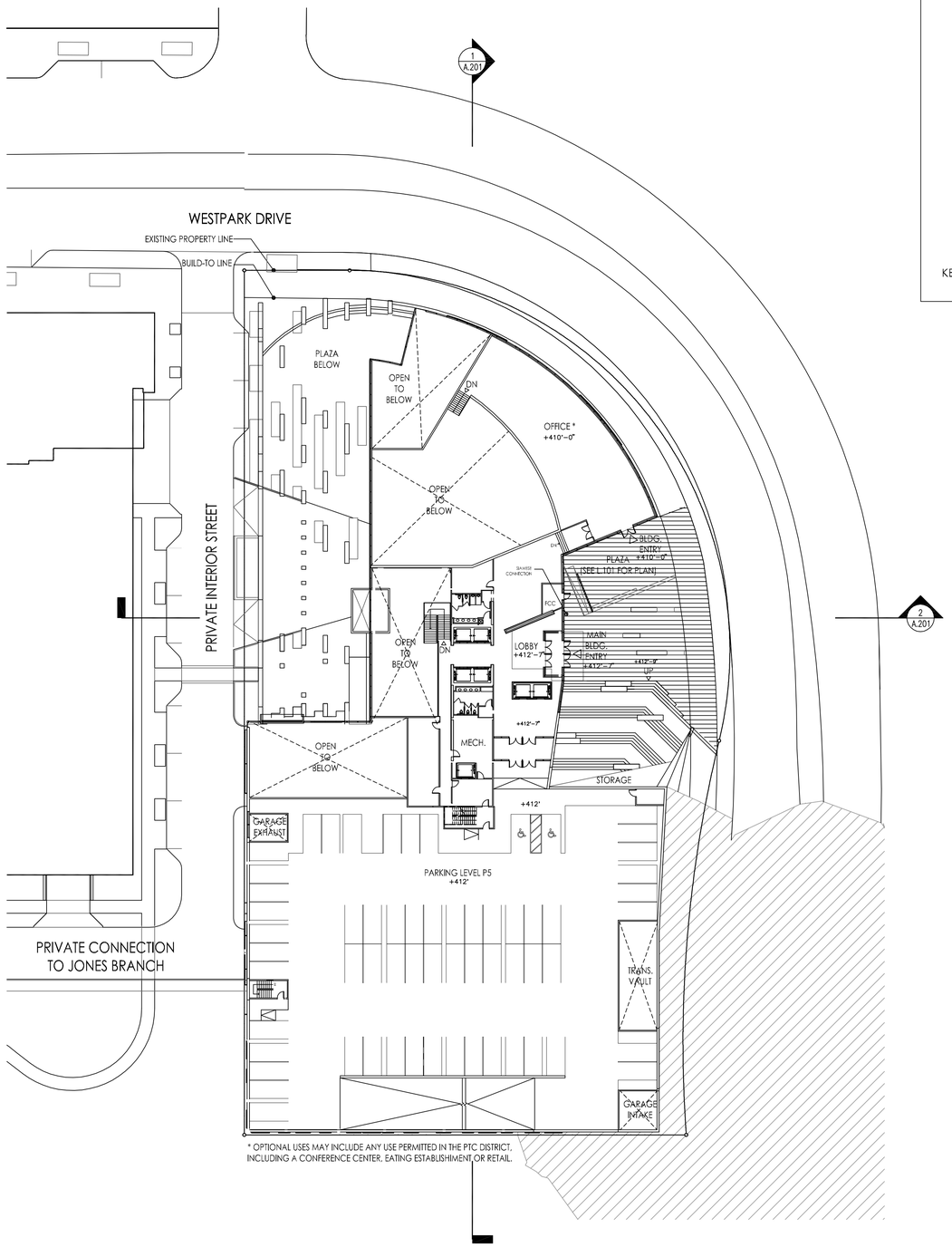
SHEET	A.104



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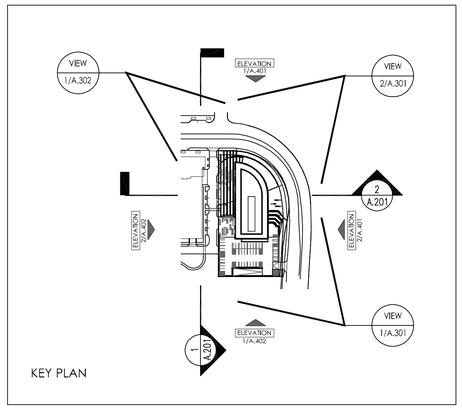
1 A.105 P5 / SECOND FLOOR LEVEL PLAN

1" = 30'-0"

0' 30' 50' 100'

N



KEY PLAN

LEGEND

BELOW GRADE

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ILLUSTRATIVE P5 / SECOND FLOOR LEVEL PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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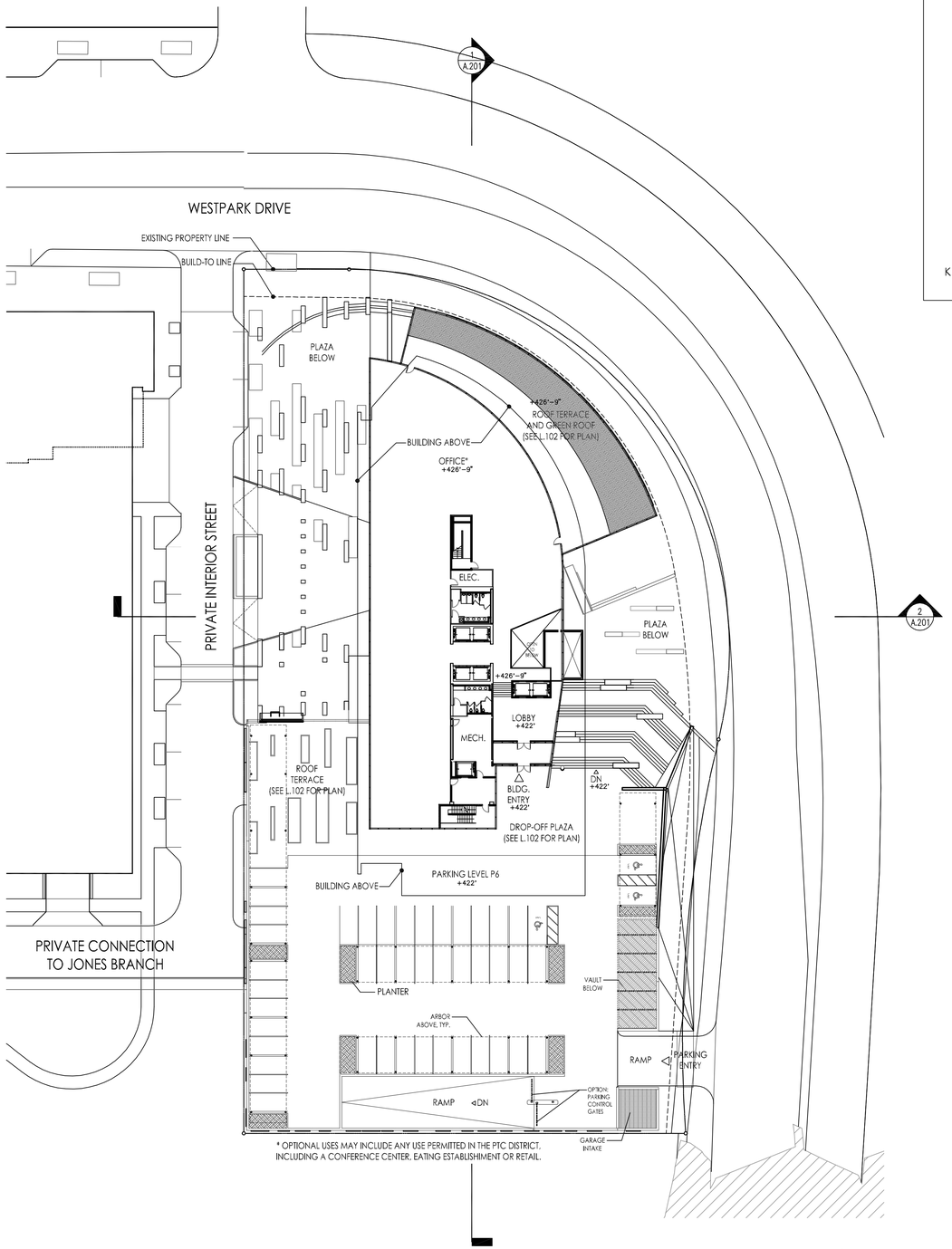
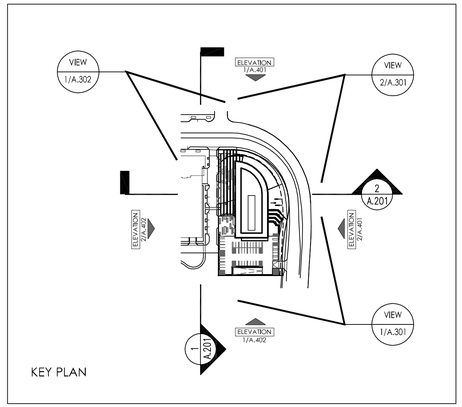


1 A.106 P6 / THIRD FLOOR LEVEL PLAN
1" = 30'-0"



LEGEND

BELOW GRADE

NOTES

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3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P6 / THIRD FLOOR LEVEL PLAN

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ARBOR ROW - BLOCK "F"
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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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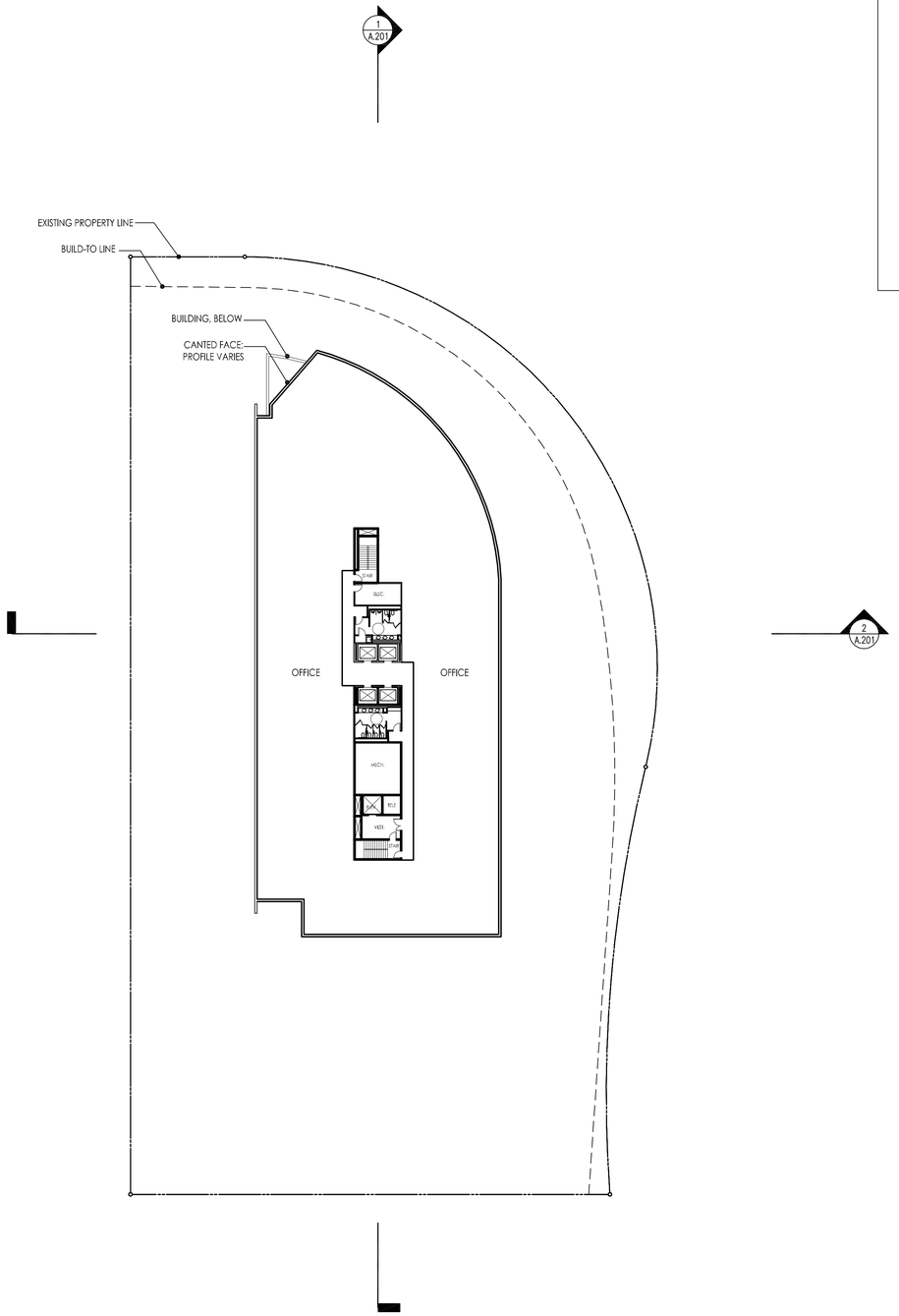
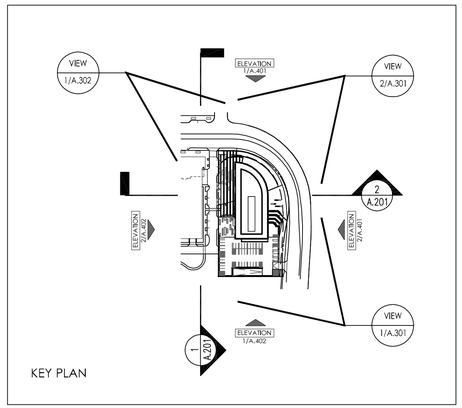
FILE No.	
SHEET	A.106



1 A.107 TYPICAL FLOOR LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'

N



KEY PLAN

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ILLUSTRATIVE TYPICAL FLOOR LEVEL PLAN

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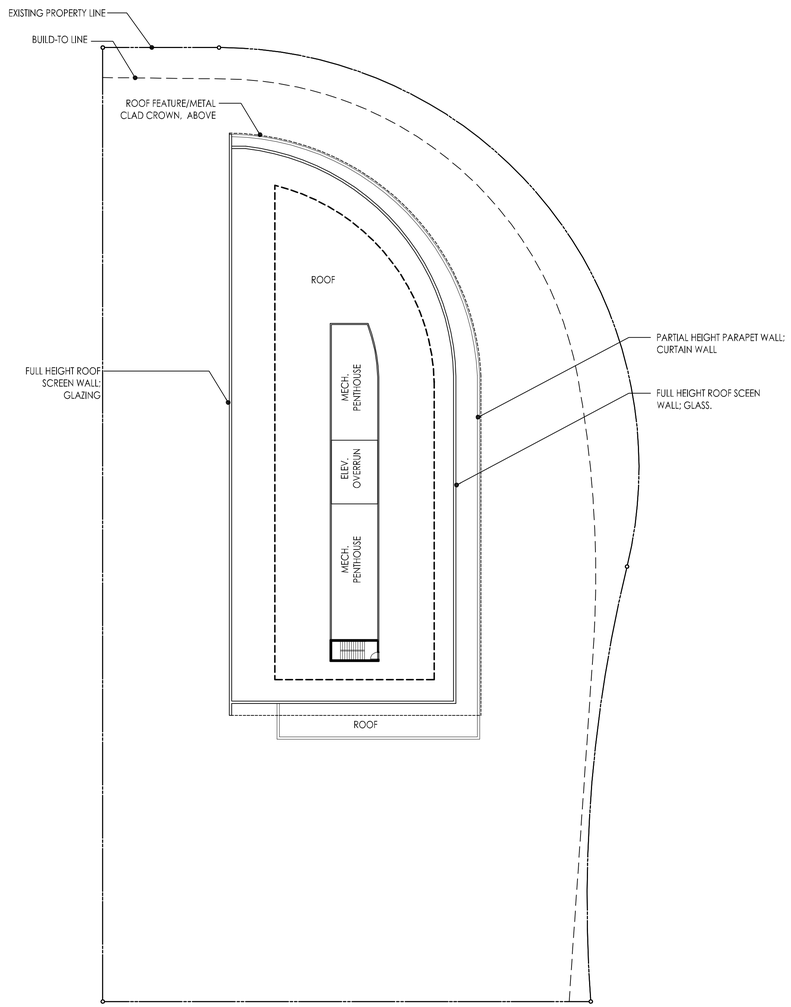
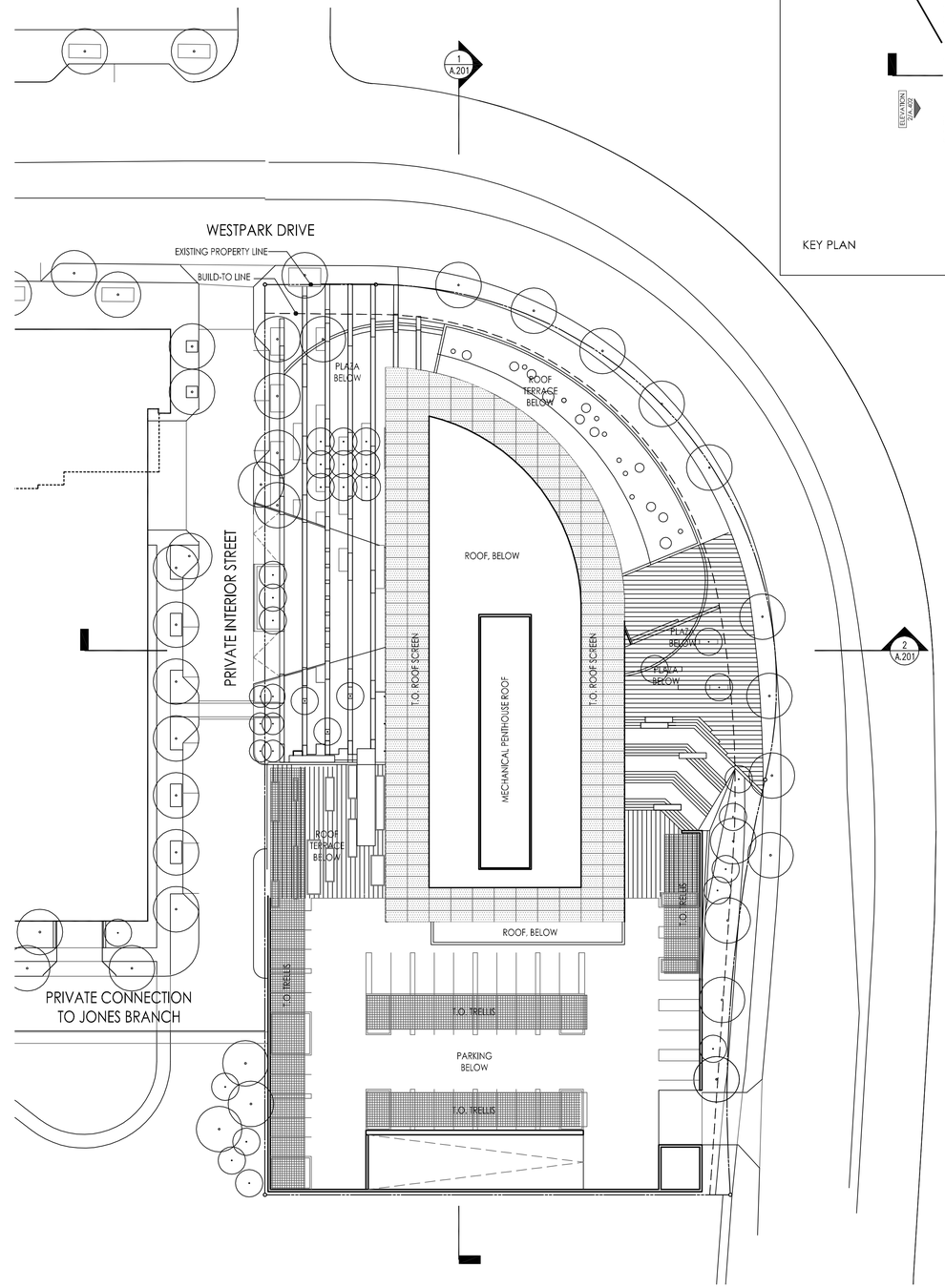
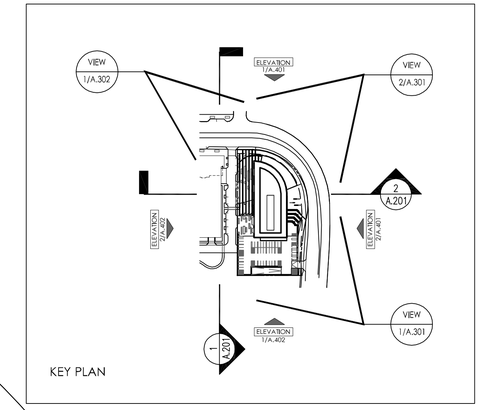


2 A.108 PENTHOUSE PLAN
1" = 30'-0"



1 A.108 ROOF PLAN
1" = 30'-0"



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0' 30' 50' 100'

N

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ILLUSTRATIVE ROOF PLAN

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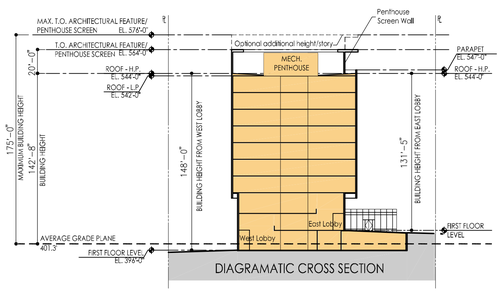
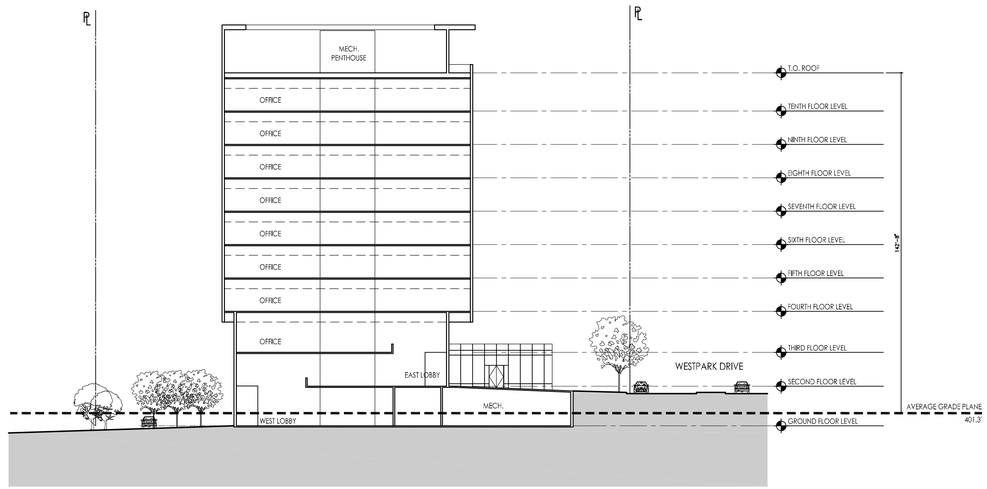
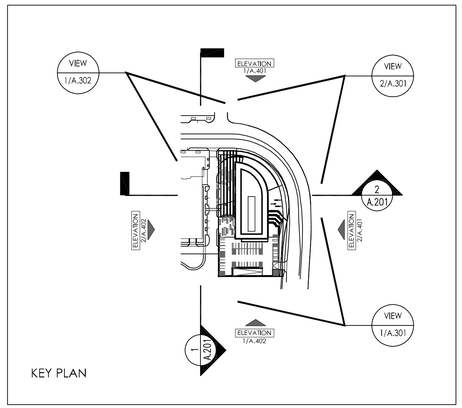


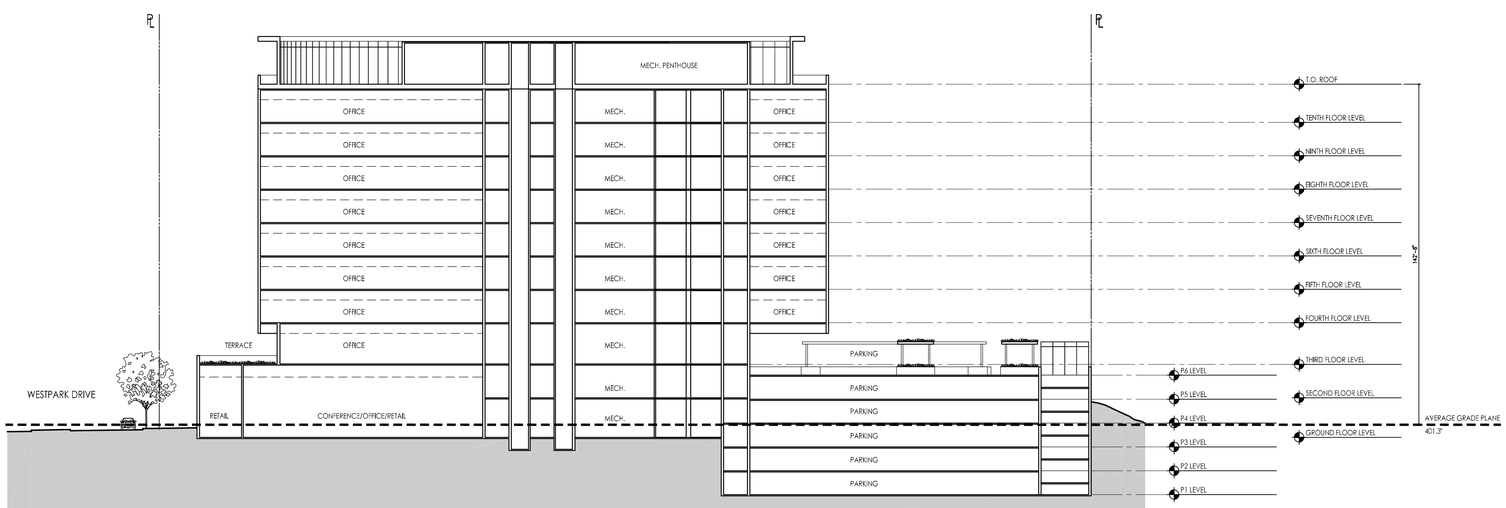
DIAGRAMATIC CROSS SECTION

3 A.201 BUILDING HEIGHT DIAGRAM
1" = 60'-0"



2 A.201 EAST - WEST SECTION
1" = 30'-0"





1 A.201 NORTH - SOUTH SECTION
1" = 30'-0"

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5. AVERAGE GRADE PLANE SITE ELEVATION MAY VARY BASED ON FINAL SITE GRADING.

6. SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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ILLUSTRATIVE BUILDING SECTIONS

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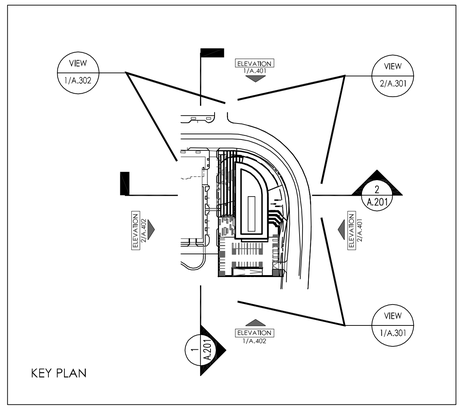
SHEET	A.201

2 A.301 VIEW FROM CAPITAL BELTWAY



1 A.301 VIEW FROM TYSONS BLVD.

NOTES

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ILLUSTRATIVE SITE PERSPECTIVES

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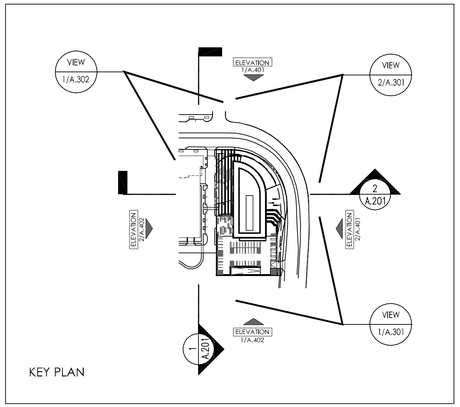

1 A.302 VIEW FROM WESTPARK DRIVE

NOTES

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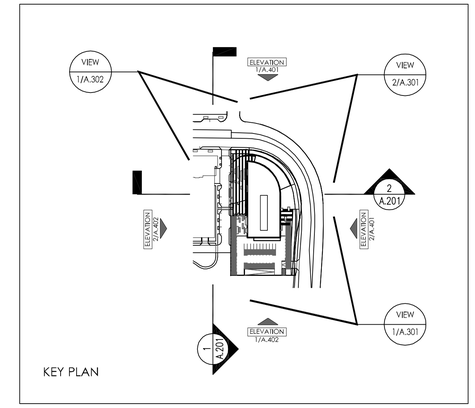
2 A.401 EAST ELEVATION
1" = 30'-0"



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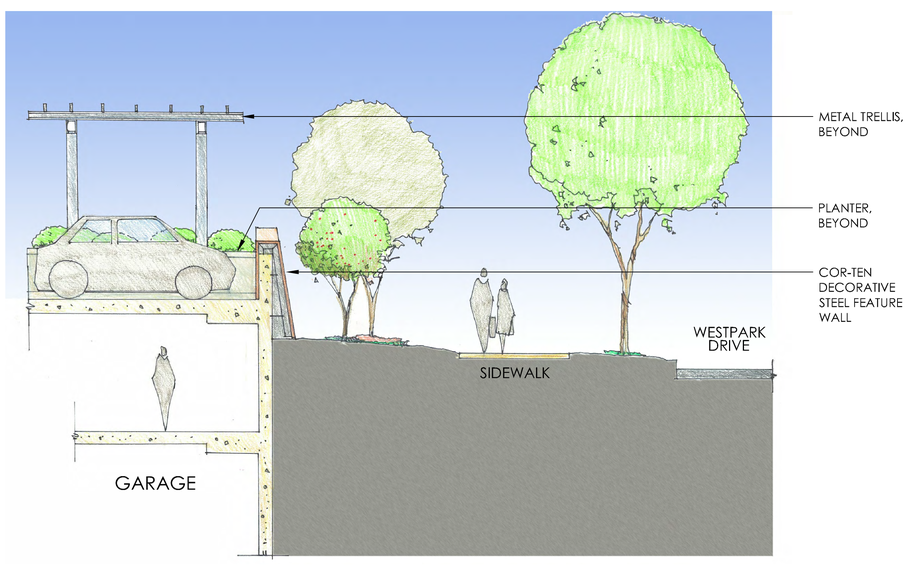
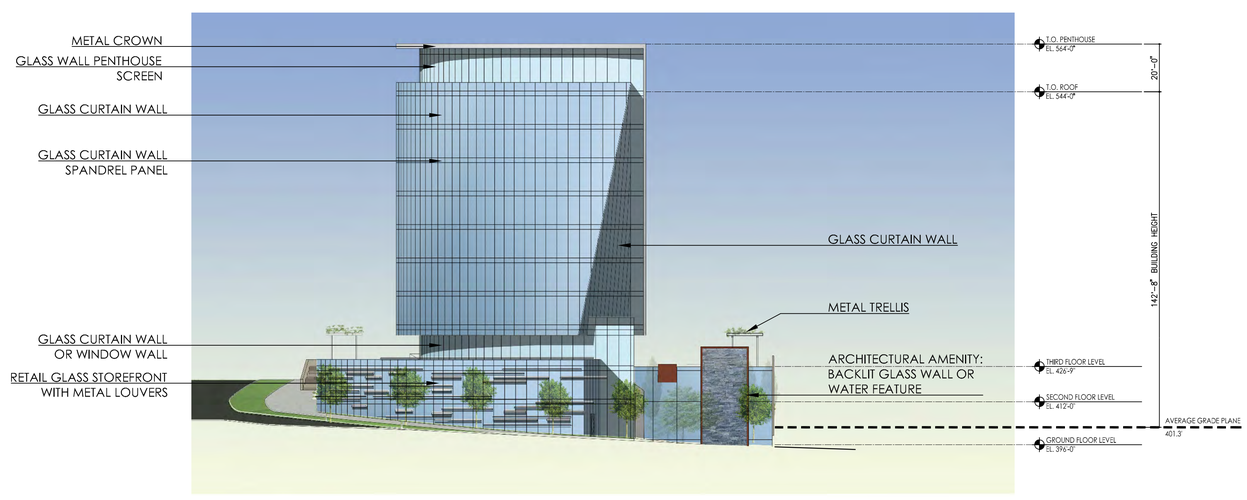


3 A.401 WALL SECTION DETAIL AT GARAGE
3/16" =1'-0"



1 A.401 NORTH ELEVATION
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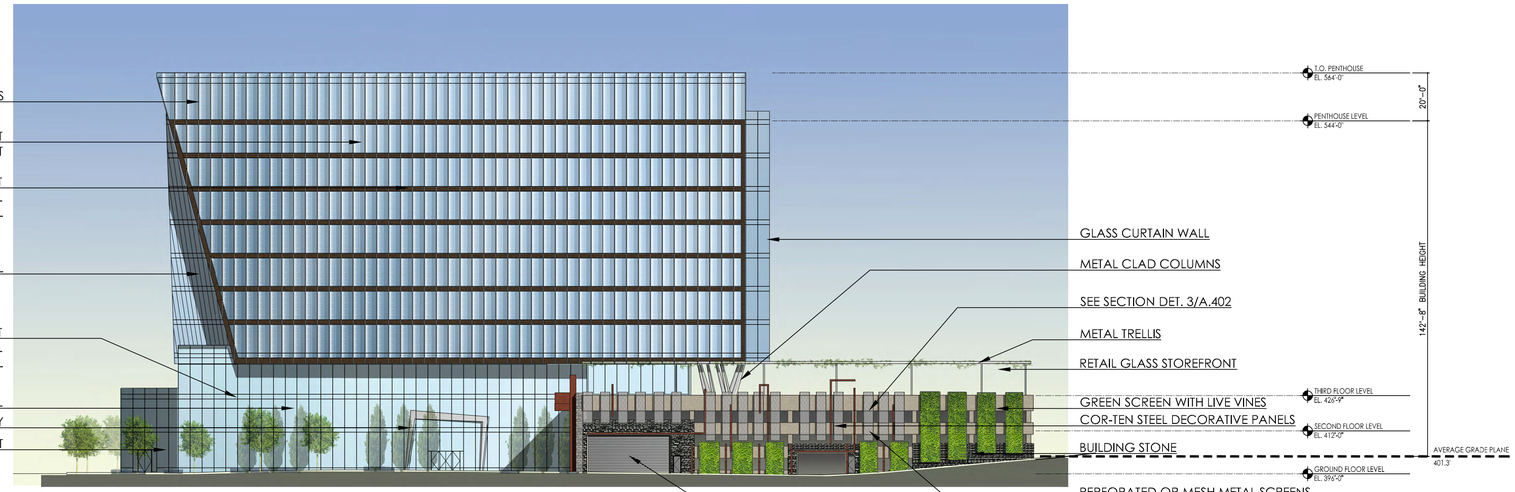
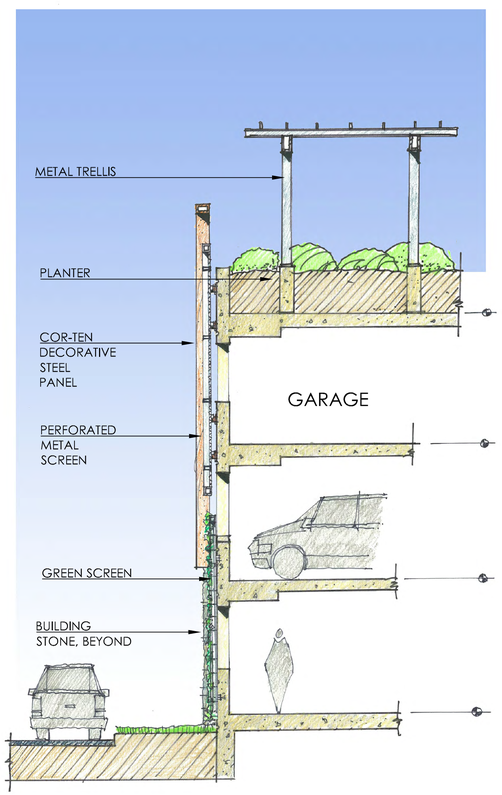
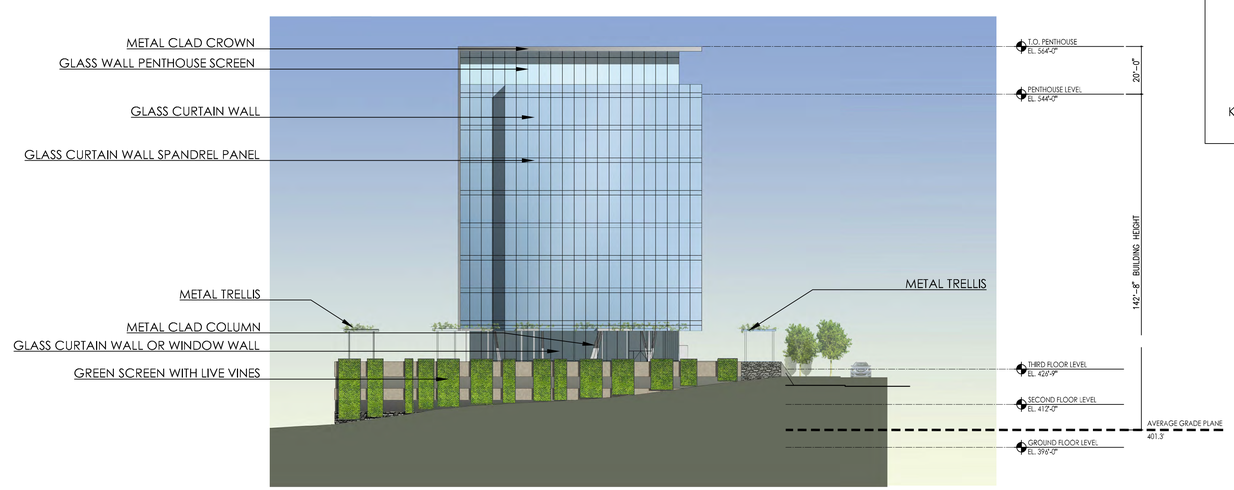
FILE No.	
SHEET	A.401



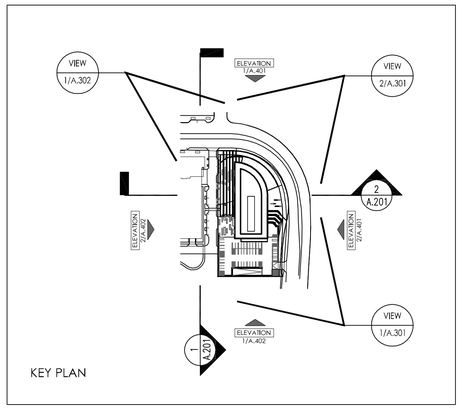
2 A.402 WEST ELEVATION
1" = 30'-0"



3 A.402 WALL SECTION DETAIL AT GARAGE
3/16" =1'-0"



1 A.402 SOUTH ELEVATION
1" = 30'-0"



KEY PLAN

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT

4. THE FINAL ELEVATIONS AND MATERIALS WILL VARY TO MEET BUILDING CODE AND SUSTAINABILITY REQUIREMENTS.

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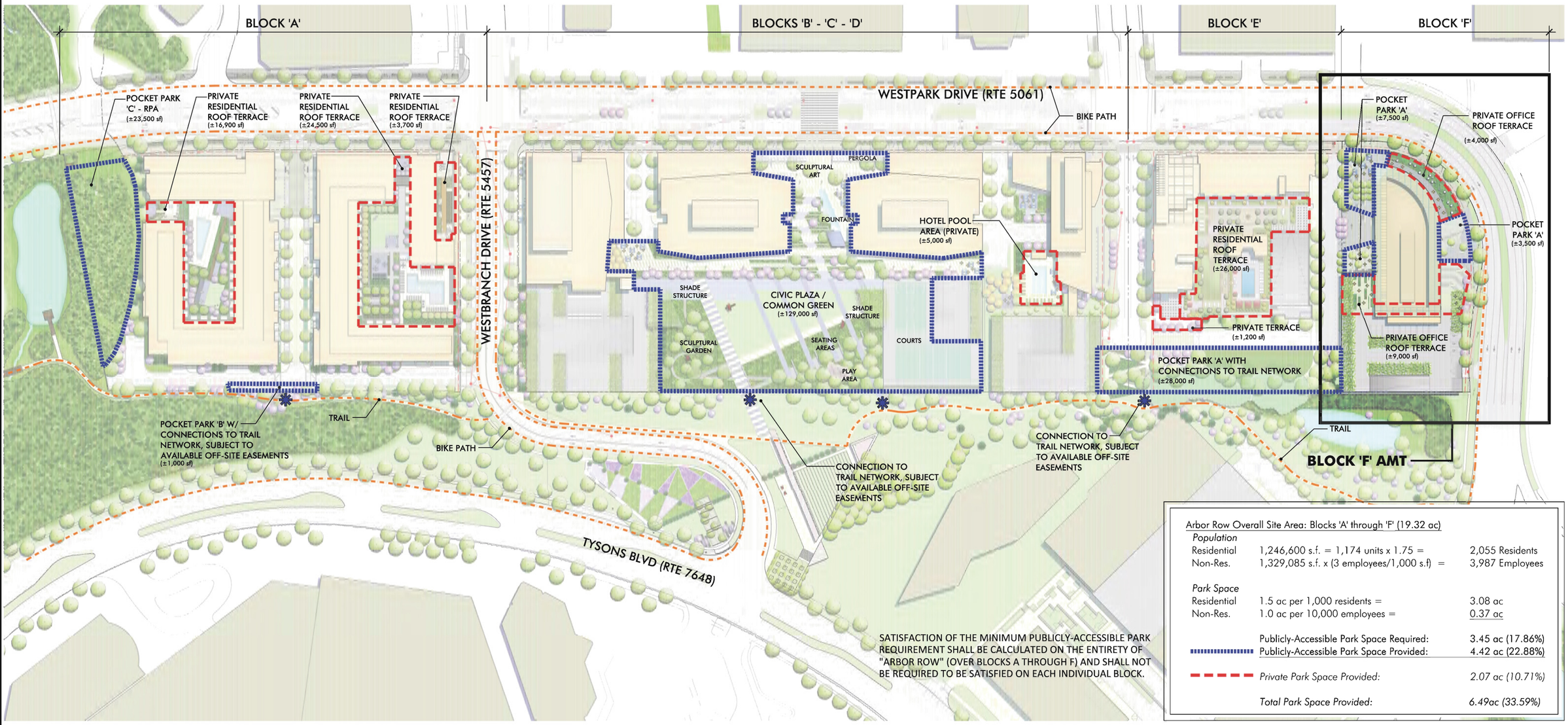
COMMONWEALTH OF VIRGINIA
MANOJ VASANT DALAYA
LIC. NO. 007858
ARCHITECT

ILLUSTRATIVE BUILDING ELEVATIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	
SHEET	A.402



SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)

Population		
Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (3 employees/1,000 s.f) =	3,987 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.37 ac
	Publicly-Accessible Park Space Required:	3.45 ac (17.86%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	*2.07 ac (10.71%)*
	Total Park Space Provided:	*6.49ac (33.59%)*

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking plazas for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors

POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Proffers

PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Foutain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Foutain Features
- Interactive Sculpture

BLOCK 'F' (AMT SITE) FDP CALCULATIONS

Overall Site Area 80,001 sf (1.84 ac)

Population
Residential: 0
Retail: ±2,156 sf
Office: ±197,844 sf

Publicly-Accessible Park Space: ±11,000 sf (0.25 ac)
Private Open Space Provided: ±13,000 sf (0.30 ac)*

Total Open Space Provided: ±24,000 sf (0.55 ac)*
**For reference only.*

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

80 40 20 0 80
1" = 80'

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URBAN PARKS PLAN

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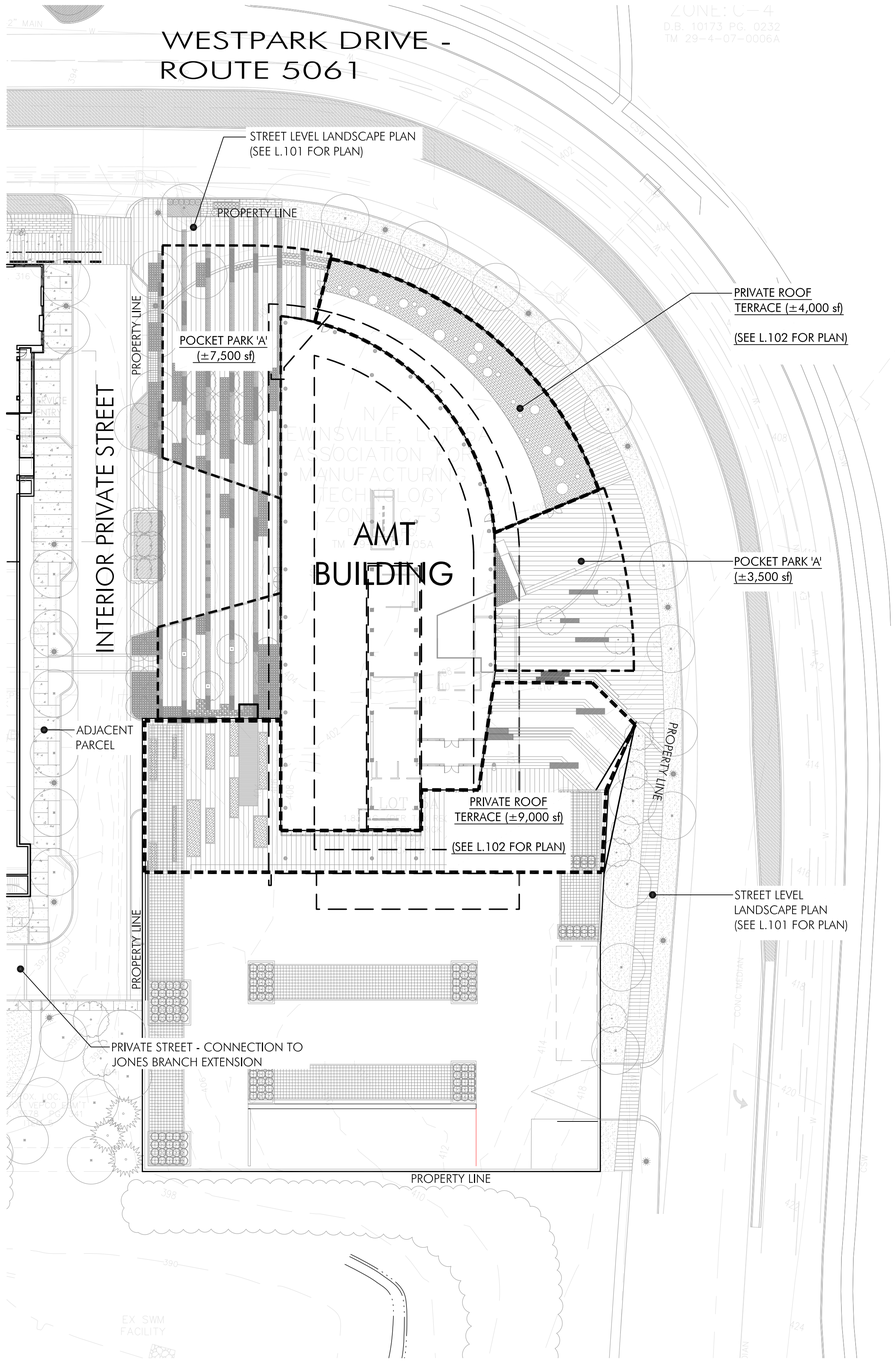
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

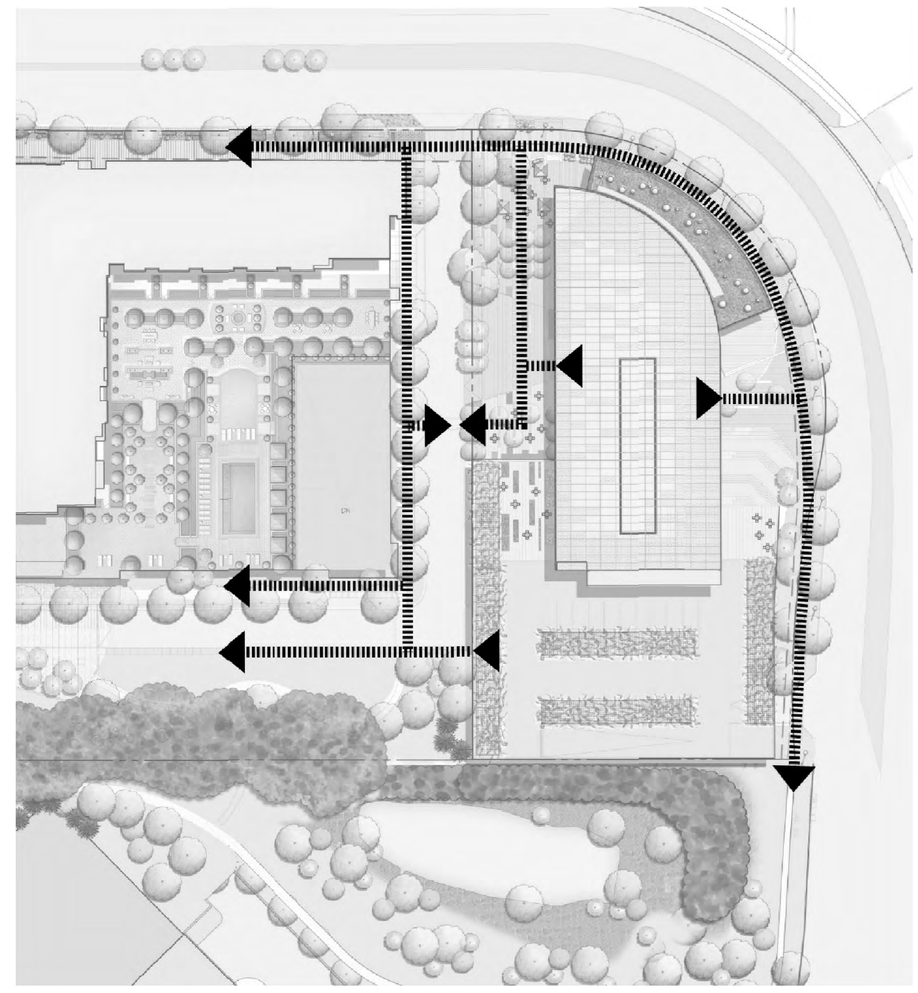
SCALE	1" = 80'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.001



1 REFERENCE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

20 10 5 0 20
1"= 20'



2 PEDESTRIAN CIRCULATION PLAN

SCALE: NTS

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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REFERENCE LANDSCAPE PLAN

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ARBOR ROW - BLOCK "F"
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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1" = 30'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.002

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

30 15 7.5 0 30
1"= 30'

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ILLUSTRATIVE PLAN

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ARBOR ROW - BLOCK "F"
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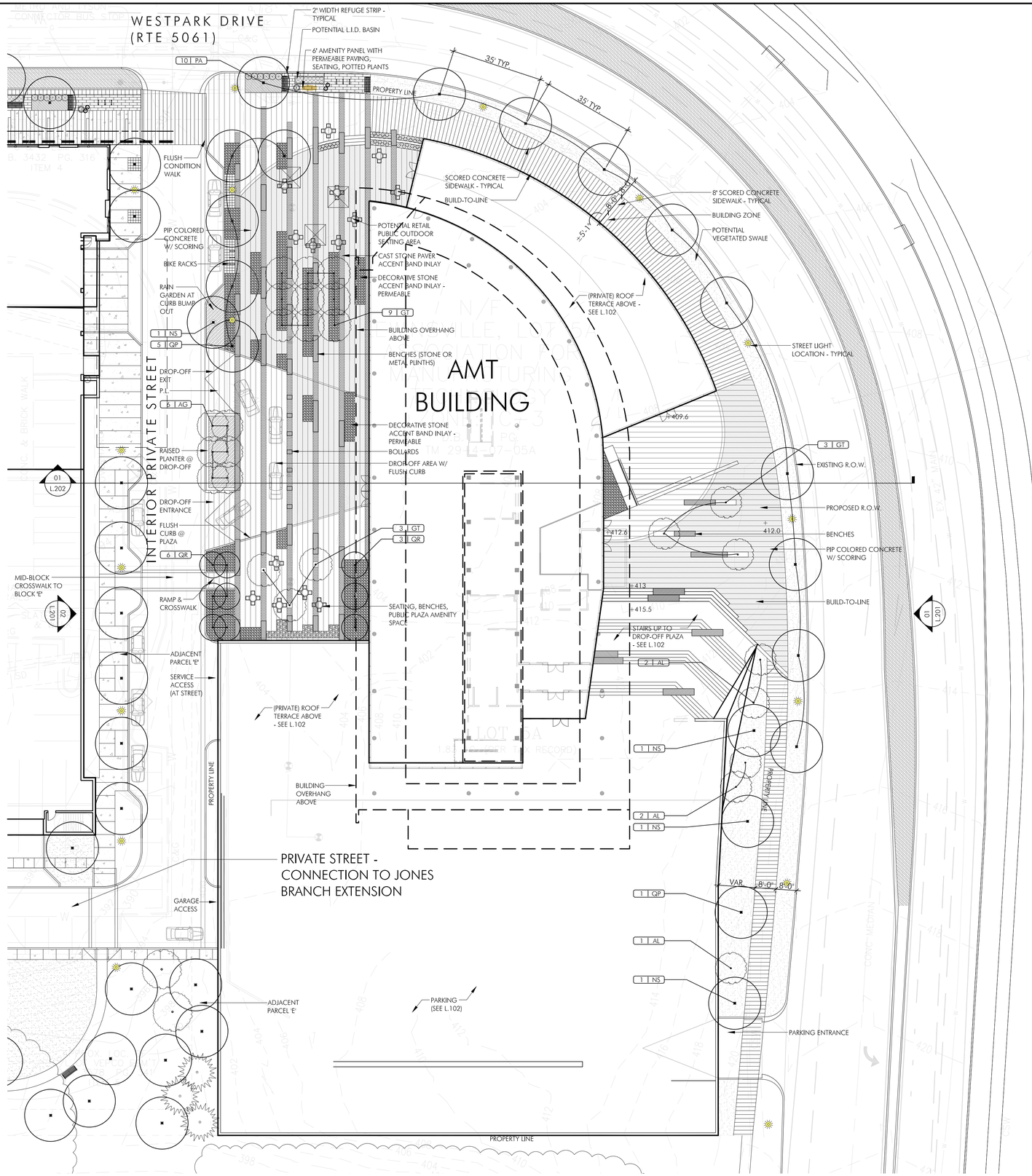
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1" = 30'-0"
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.003



LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L.301 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L.501/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

20 10 5 0 20
1"= 20'

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LANDSCAPE PLAN - STREET LEVEL

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

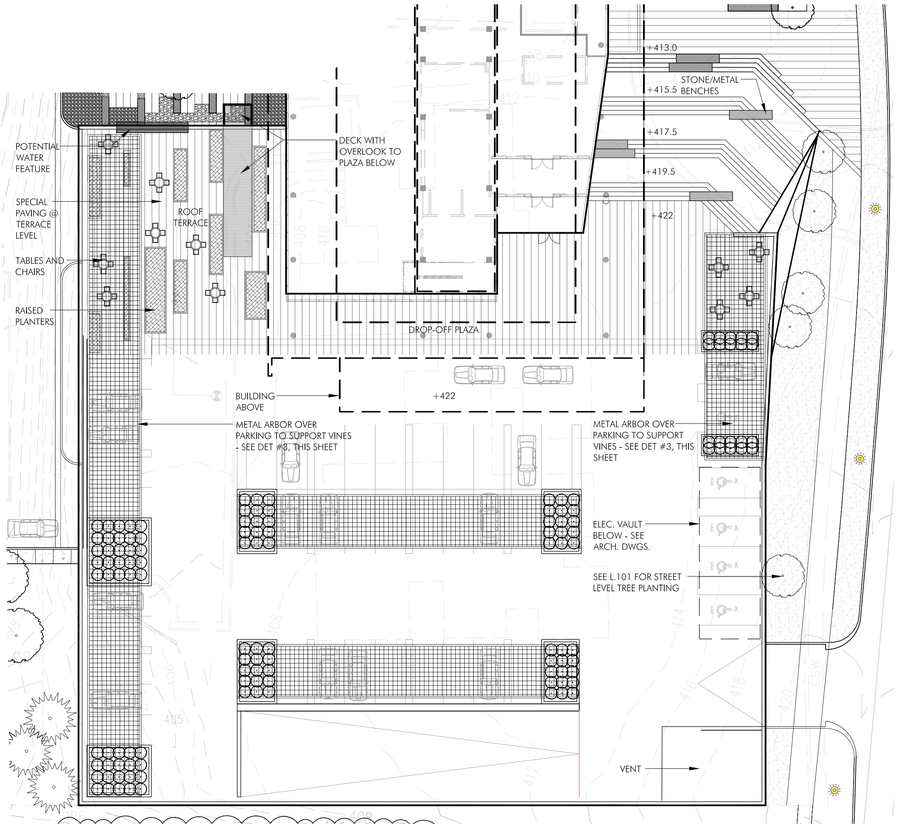
PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1" = 20'-0"
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.101

03 CONCEPTUAL METAL ARBOR OVER PARKING

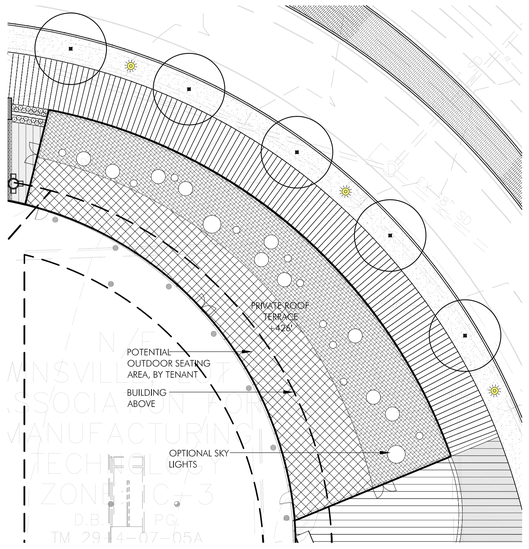
LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L.301 FOR PLANT SPECIES SCHEDULE



01 LANDSCAPE PLAN: DROP-OFF PLAZA AND ROOF TERRACE

SCALE : 1" = 20'-0"



02 LANDSCAPE PLAN: PRIVATE ROOF TERRACE

SCALE : 1" = 20'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

20 10 5 0 20
1"= 20'

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LANDSCAPE PLAN - ROOF TERRACES

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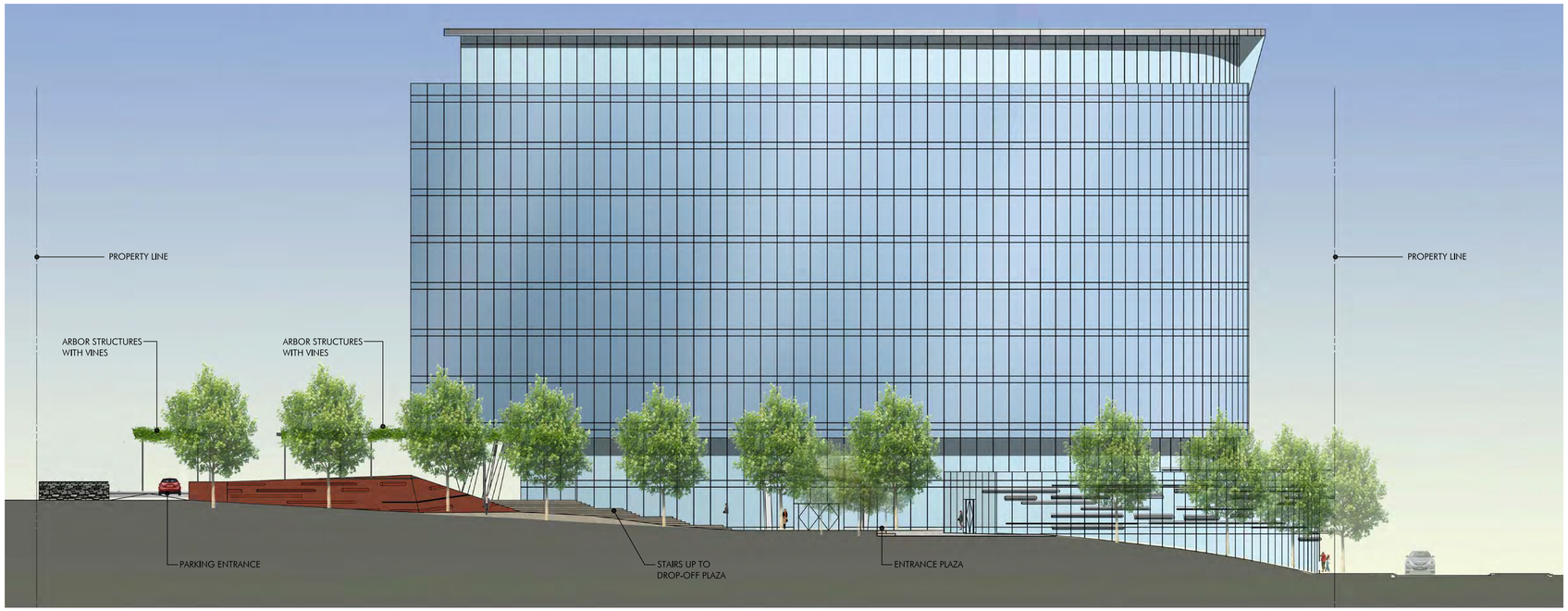
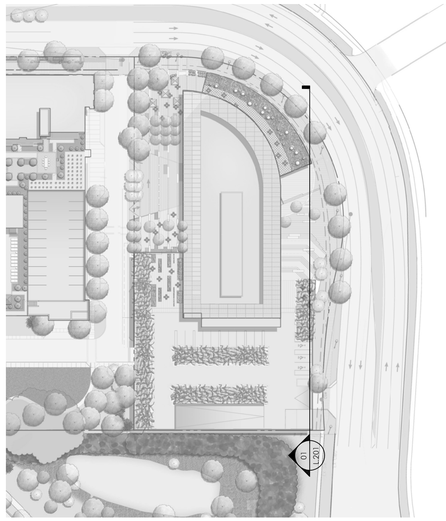
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1" = 20'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.102

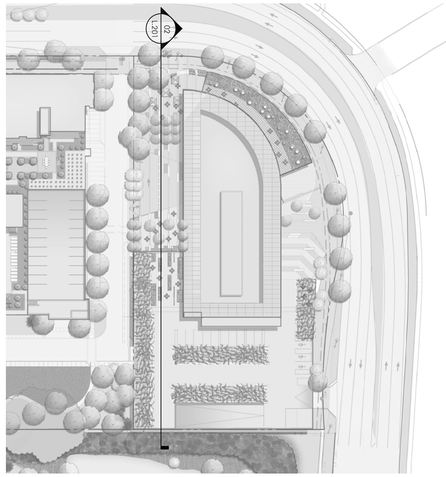




REFERENCE PLAN

01 EAST - ELEVATION

SCALE : 1" = 8'-0"



REFERENCE PLAN

02 WEST - ELEVATION

SCALE : 1" = 8'-0"

8 4 2 0 8

1"= 8'

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SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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SITE & STREET SECTIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

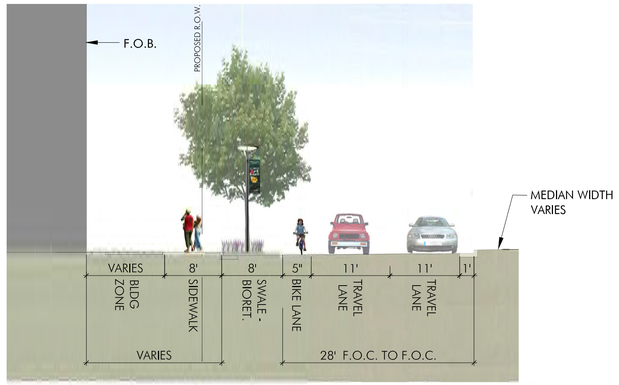
ARBOR ROW - BLOCK "F"

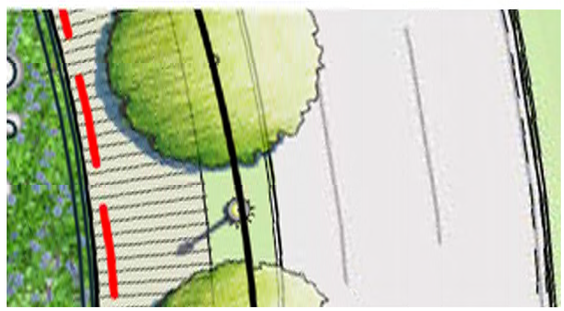
7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

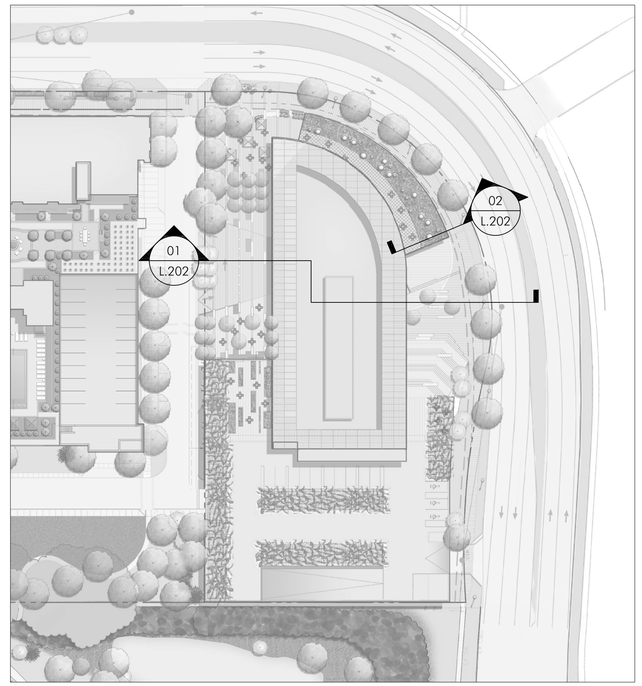
SCALE	AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.201





02 WESTPARK DRIVE - STREET SECTION (AVENUE)

SCALE : 1" = 10'-0"



REFERENCE PLAN

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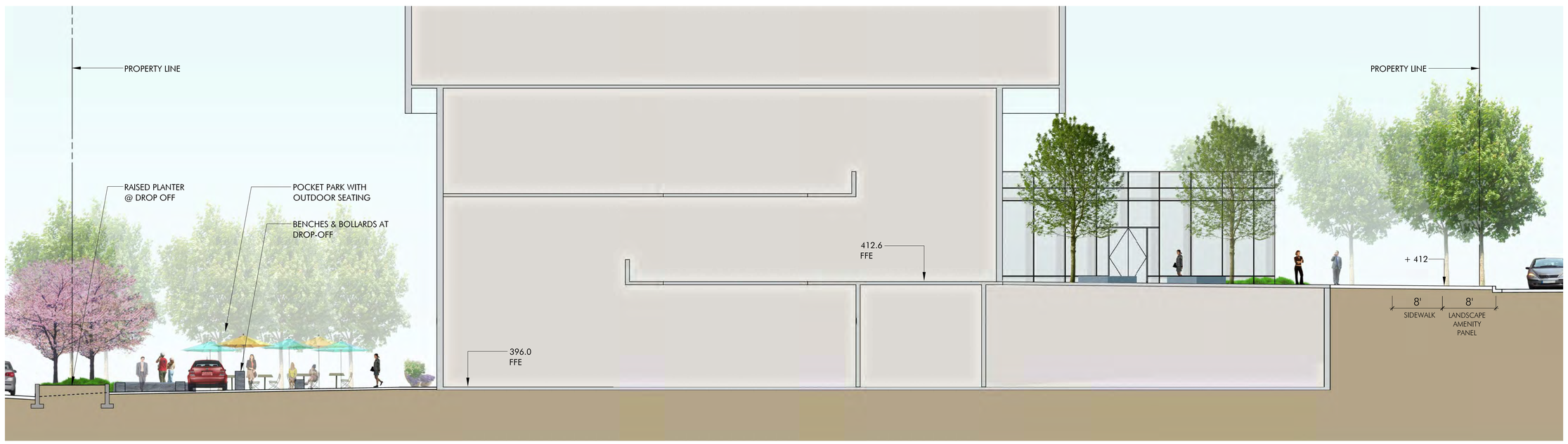

01 BLOCK F - AMT BUILDING SECTION ELEVATION

SCALE : 1/8" = 1'-0"

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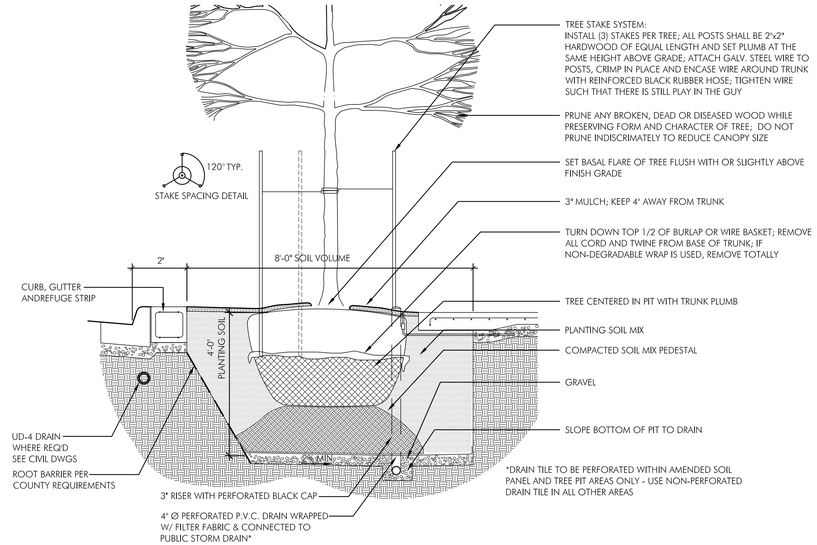
STREET SECTIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

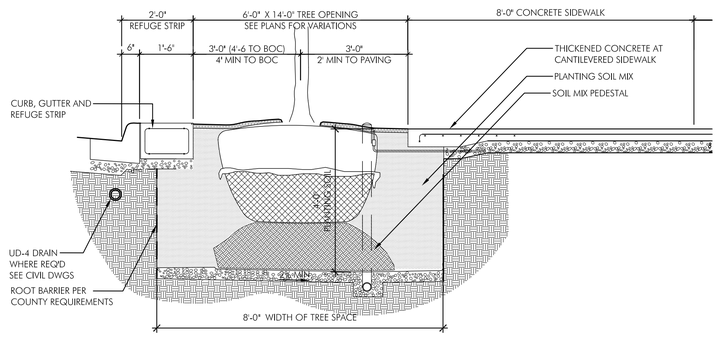
PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE AS NOTED
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.202



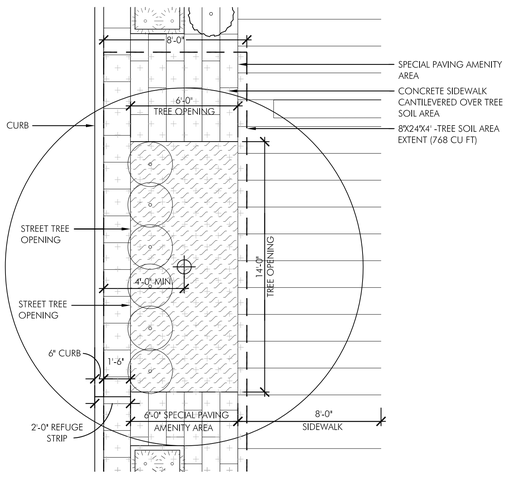
01 TREE PLANTING DETAIL - TYPICAL STREET TREE

SCALE : 1/2"=1'-0"



02 TREE PLANTING DETAIL - TREE SOIL SPACE

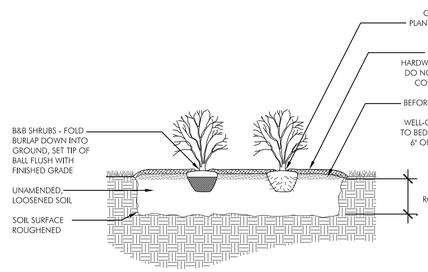
SCALE : 1/2"=1'-0"



03 PLAN VIEW - CANTILEVERED WALK ON WESTPARK

SCALE : 1/8"=1'-0"

ARBOR ROW OVERALL CDP – PRELIMINARY PLANTING LIST & CANOPY COVERAGE								
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
CF	*Carpinus betulus 'Fastigiata'*	Columnar Hornbeam	8	3" cal.	B&B	75	600	single leader
	Category II DeciduousTrees							
AG	*Acer ginnala*	Amur Maple	40	3" cal.	B&B	125	5,000	multistem - 3 stems minimum; full branching
AL	*Amelanchier laevis*	Allegheny Serviceberry	57	2" cal.	B&B	100	5,700	multistem - 3 stems minimum; full branching
CB	*Carpinus betulus*	Hornbeam	20	3" cal.	B&B	125	2,500	single leader
MS	*Magnolia stellata*	Star Magnolia	43	2" cal.	B&B	100	4,300	multistem - 3 stems minimum; full branching
	Category III DeciduousTrees							
BN	*Betula nigra*	River Birch	20	3" cal.	B&B	175	3,500	multistem - 3 stems minimum; full branching
GT	*Gleditsia triacanthos inermis*	Honeylocust, thornless	20	3" cal.	B&B	175	3,500	single leader; full branching
NS	*Nyssa sylvatica*	Black Gum, Tupelo	9	3" cal.	B&B	175	1,575	single leader; full branching; symmetrical
	Category IV DeciduousTrees							
AR	*Acer rubrum*	Red Maple	38	3" cal.	B&B	250	9,500	single leader; full branching; symmetrical
PA	*Platanus × acerifolia 'Bloodgood'*	Bloodgood London Planetree	46	3" cal.	B&B	250	11,500	single leader; full branching; symmetrical
QN	*Quercus nutall*	Nuttall Oak	29	3" cal.	B&B	250	7,250	single leader; full branching; symmetrical
QP	*Quercus palustris*	Pin Oak	73	3" cal.	B&B	250	18,250	single leader; full branching; symmetrical
QR	*Quercus rubra*	Red Oak	42	3" cal.	B&B	250	10,500	single leader; full branching; symmetrical
	Cateagory I Evergreen Trees							
IN	*Ilex x Nellie Stevens*	Nellie Stevens Holly	27	8'-10'Ht.	B&B	50	1,350	multistem - 3 stems minimum; full branching
						TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING :	83,675	sf
						EXISTING SITE AREA :	841,385	sf
						TOTAL AREA OF R.O.W. DEDICATION :	33,430	sf
						ADJUSTED GROSS SITE AREA :	807,955	sf
						10% COVERAGE REQUIREMENT =	80,796	sf

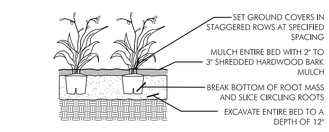


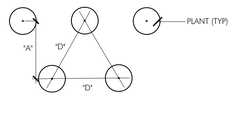
04 SHRUB PLANTING DETAIL

SCALE : 1/2"=1'-0"

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.



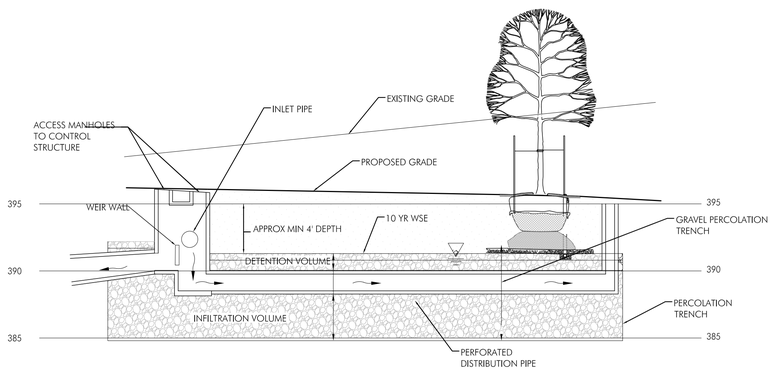


PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

05 GC / PERENNIAL PL DETAIL

SCALE : 1/2"=1'-0"



06 SECTION : GRAVEL TRENCH DRAIN

SCALE : 3/16"=1'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'F'			
13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS			
Total Parking Area (garage)		23,500	
5% Percent Required		1,175	
Provided: Proposed Covered Arbors w/ Vines		5,000	
13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS			
No Surface Parking Lots			
Peripheral Parking Lot Landscaping Not Required			
13-301: TRANSITIONAL SCREENING AND BARRIERS			
Property Zoning District: PTC			
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC			
Transitional Screening and Barriers are Not Required			
13-401: TREE COVER CALCULATIONS			
Table 12.12 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		see § 12-0508.2 for list of required elements and worksheets
B. Tree Canopy Requirement			
B1	Identify gross site area	80,001	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	4,700	§ 12-0511.1B
B3	Subtract area of exemptions	0	§ 12-0511.1C(1)
B4	Adjusted Gross Site Area (B1 - B2)	75,301	
B5	Identify site's zoning and/or use	PTC	
B6	Percentage of 10-year Tree Canopy Required	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Requirements requested?	7,530	
B8	Modification of 10-year tree canopy requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area	0	
C2	Total canopy area meeting standards of § 12-0400		
C3	C2 x 1.25		§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	0	
C5	C4 x 1.5		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	
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	0	
C9	C6 X 1.0		
C10	Total of C3, C5, C7 and C9	0	§ 12-0510.3C(1) If area of C10 is less than B7 then remainder of requirement must be meth through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10)	7,530	
D2	Area of canopy planted for air quality benefits	0	
D3	X 1.5		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0	
D5	X 1.5		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits	0	
D7	X 1.25		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits	0	
D9	X 1.5		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees	0	
D11	X 1.5		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	0	
D13	X 1.25		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings = X 1.0	0	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs = X 1.0	0	§ 12-0510.4D(1) Must no exceed 33% of
D16	Percent of D14 represented by D 15	0	D14
D17	Total of canopy area provided through tree planting	8,875	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree bank or Tree Fund?		§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of Canopy Provided through tree preservation (C10)	0	
E2	Total of canopy area provided through tree planting (D17)	8,875	
E3	Total of canopy area provided through offsite mechanism (D19)	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	8,875	Total of E1 through E3. Area should meet or exceed are required by B7

ARBOR ROW BLOCK 'F' (AMT SITE) - PLANTING LIST & CANOPY COVERAGE								
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
QR	*Quercus robur 'Fastigiata'*	Columnar English Oak	9	3" cal.	B&B	75	675	single leader; full branching; symmetrical
	Category II Deciduous Trees							
AL	*Amelanchier laevis*	Allegheny Serviceberry	5	2" cal.	B&B	100	500	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
AG	*Acer ginnala*	Amur Maple	6	3" cal.	B&B	125	750	multistem - 3 stems minimum; full branching
GT	*Gleditsia triacanthos inermis*	Honeylocust, thornless	15	3" cal.	B&B	175	2,250	single leader; full branching
NS	*Nyssa sylvatica*	Black Gum, Tupelo	4	3" cal.	B&B	175	700	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
PA	*Platanus × acerifolia 'Bloodgood'*	Bloodgood London Planetr	10	3" cal.	B&B	250	2,500	single leader; full branching; symmetrical
QP	*Quercus palustris*	Pin Oak	6	3" cal.	B&B	250	1,500	single leader; full branching; symmetrical
						TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING	8,875	

Note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

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PLANTING DETAILS AND SCHEDULE

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.301

FURNITURE - TABLES AND CHAIRS

OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"

OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

BIKE RACKS

OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

BENCHES

OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 $\frac{3}{8}$" x 33 $\frac{3}{4}$" x 80"

OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length

OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO
ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH

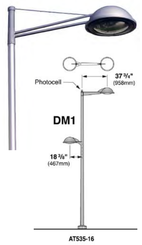
OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO
ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

METAL TREE GRATE

OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"

OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

STREET LIGHTS - PER TYSON'S URBAN DESIGN GUIDLINES



OPT 1
MAKE: SE'LUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY TENANT

TBD BY TENANT

TBD BY TENANT

TRASH RECEPICLES

OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS

VEHICULAR BOLLARDS

OPT 2 (RIGHT)
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 $\frac{1}{2}$"

OPT 1 (LEFT)
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD
LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"

01 SITE FURNISHING EXHIBITS

SCALE : NTS

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STREETSCAPE ELEMENTS

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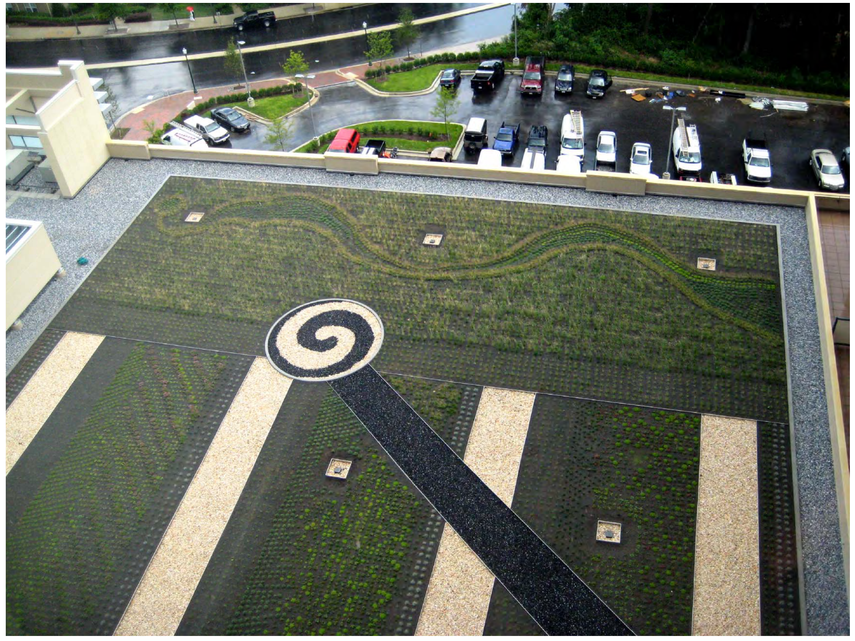
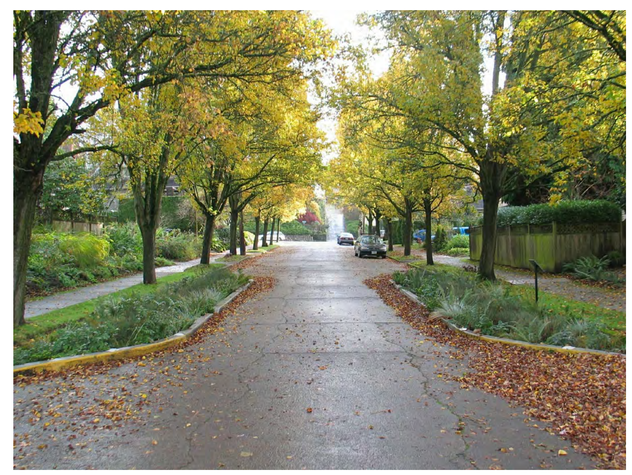
SHEET	L.501

SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D BASINS & RAIN GARDENS
- PERMEABLE PAVING
- OVEHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE





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