ARBOR ROW - BLOCK E

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-03
(CONCURRENT RZ/CDP 2011-PR-023)

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

AUGUST 29, 2012
JULY 23, 2012
MAY 25, 2012
FEBRUARY 24, 2012
SHEET C1.0

P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (1) COV.dwg, 8/29/2012 2:08:17 PM, kf

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	ACREAGE
029-4-((7))-0001	Franklin 7903 Westpark LLC	21145/0045	2.00 AC
029-4-((7))-0002	Grayson 7913 Westpark LLC	21145/0060	2.01 AC (PORTION OF)

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL APPLICATION AREA IS APPROXIMATELY 3.14 ACRES (INCLUDES ALL OF LOT 1 AND APPROXIMATELY 1.14 ACRES OF LOT 2), CURRENTLY ZONED C-3 (OFFICE) HC, AND SC, SUBJECT TO PROFFERS, AND CONSTITUTES "BLOCK E" OF THE PROPOSED ARBOR ROW DEVELOPMENT.

3. THE SUBJECT PROPERTY LIES WITHIN "SUBAREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUBDISTRICT" OF THE TYSONS CORNER URBAN CENTER PLAN." THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.

4. THE SUBJECT PROPERTY IS PART OF CONCURRENT REZONING APPLICATION RZ/CDP 2011-PR-023 WITH A PROPOSED ZONING CATEGORY OF PTC, AND IS INCLUDED AS PART OF PENDING APPLICATION PCA-88-D-005-7.

5. THE TOPOGRAPHIC INFORMATION ASSOCIATED WITH LOTS 1 AND 2 ARE AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING IN 2011.

6. THE BOUNDARY INFORMATION ASSOCIATED WITH LOTS 1 AND 2 IS BASED ON RECORDED PLATS AND DEEDS AND A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP COMPLETED IN APRIL 2010.

7. THERE ARE TWO EXISTING OFFICE BUILDINGS ON THE SUBJECT PROPERTY, INCLUDING APPROXIMATELY 8,000 S.F. AREA WITHIN LOT 2 AND 21,500 S.F. WITHIN LOT 1, AND ASSOCIATED SURFACE PARKING LOTS.

8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE FDP AND IN ACCORDANCE WITH THE PROFFERS.

9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.

10. THERE ARE NO AREAS OF LOTS 1 AND 2 WITHIN A RPA OR FLOODPLAIN ACCORDING TO FAIRFAX COUNTY GIS CHESAPEAKE BAY MAPS.

11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

15. 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. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION/SURVEY AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.

16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THOSE ITEMS LISTED HEREIN.

17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF BOTH EXISTING OFF SITE SWM/BMP SURFACE PONDS AND ON-SITE UNDERGROUND FACILITY AS CONCEPTUALLY SHOWN ON THE FDP. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. REFER TO 'SWM DEVIATION NARRATIVE' ON SHEET C9.0.

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

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS.

20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

21. 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.

22. A GRAPHIC DEPICTION OF THE ANGLE OF 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.

23. PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURE AND SURFACE (ROADWAY) SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE. PARKING PROVIDED WITHIN THE GARAGE STRUCTURE MAY INCLUDE TANDEM AND VALET SPACES.

24. 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(S), WINDOWS, BALCONIES, AND PARKING STRUCTURE(S) 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 FDP

25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR A PORTION 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.

26. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN AS MAY BE APPROVED BY THE PLANNING COMMISSION.

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

28. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING FOR INTERIM CONDITION IN AREAS RESERVED FOR FUTURE DEVELOPMENT. SEE PROFFERS.

29. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, OR JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING AN AMENDMENT OF THE FDP.

30. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS', (AS MAY BE DETERMINED AT FINAL SITE PLAN APPLICATION) IN ORDER TO CONFORM WITH THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR THE TYSON URBAN CENTER. APPROVAL OF SUCH EXCEPTIONS SHALL NOT REQUIRE AMENDMENT TO THE FDP.

NOTES (CONTINUED):

31. INDIVIDUAL BUILDING HEIGHTS AND NUMBER OF FLOORS/STORIES SHOWN ARE CONCEPTUAL AND MAY BE CHANGED PROVIDED THE PROPOSED MAXIMUM BUILDING HEIGHT AND GARAGE HEIGHT IS NOT EXCEEDED, AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDP

32. ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 6-502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AMENDMENT TO THE FDP, INCLUDING BUT NOT LIMITED TO: 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, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC and QUASI PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.

    DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL OF A FDPA OR S.E.

    PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEMED A PERMITTED "ACCESSORY USE".

33. 'PRIVATE ACCESS ROADS' SHOWN ON THE FDP SHALL NOT BE CONSIDERED "STREETS" AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

34. 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.

35. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITH THE GARAGE.

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GENERAL NOTES AND CORRESPONDANCE

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: NO SCALE
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C2.0

P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (2) NTS.dwg, 8/27/2012 12:02:58 PM, kf

WAIVER / MODIFICATION REQUESTS (AS APPROVED WITH RZ/CDP 2011-PR-023) FOR INFORMATION:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS
- WAIVER/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 THREE (3) FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS
- 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.

- 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 DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, AND HOME OCCUPATIONS
- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH THE PROPOSED SPORTS COURTS AND URBAN PLAZA AS INDICATED ON THE CDP.

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

- MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.

- 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.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

- MODIFICATION/WAIVER 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 :

  a. 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.

  b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.

  C. WITHIN BLOCK 'E'– WAIVER OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR THE EXPOSED PARTIAL UPPER LEVEL GARAGE, AS THE ELEVATION OF THE DECK IS APPROXIMATELY TEN (10') FEET BELOW THE SURROUNDING COURTYARD AND IS SCREENED FROM VIEW OF ADJACENT PROPERTIES BY ARCHITECTURAL ELEMENTS.

- 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:

  a. 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.

  b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN 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.

ZONING ORDINANCE ARTICLE 17 –SITE PLAN
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

- WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING' SIGNS ALONG TRAVEL WAYS 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 OF DPWES.

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

PUBLIC FACILITIES MANUAL
- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.

- 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 OF DPWES AT TIME OF SITE PLAN.

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

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

- 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.

- 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 ON SHEET C-2.2

- MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.

- MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN 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 HEREIN.

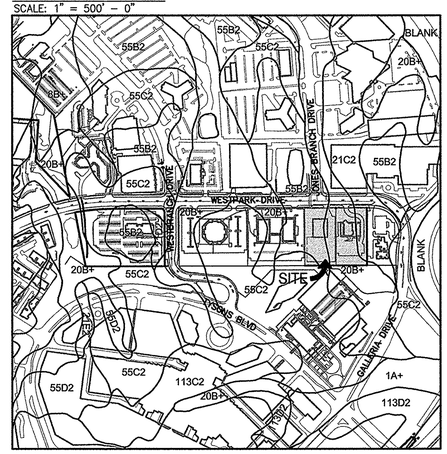
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

P.F.M. SECTION 6-STORMWATER & B.M.P CODE REQUIREMENTS
- DEVIATIONS/MODIFICATION OF REQUIRED S.W.M. AND B.M.P. CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED HEREIN ON SHEET C9.0.

MISCELLANEOUS CODE REFERENECES
- 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 INCH/HOUR 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 RESULTS EXIST FOR THE IN-SITU FILL MATERIAL.

SOILS MAP

SCALE: 1" = 500' – 0"



SOILS CHART

FAIRFAX COUNTY SOILS DATA 2008

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

TABLE 3
(OVERALL ARBOR ROW RESIDENTIAL DENSITY TABULATION)

1,675,464 GFA AVAILABLE 'OVERALL' SITE AREA GFA PER COMP PLAN

- **1,109,013 GFA (PROPOSED OFFICE BLOCKS B-C, & F)**
- **162,000 GFA (PROPOSED HOTEL BLOCK D)**
- **58,672 GFA (PROPOSED RETAIL– BLOCKS A-F)**

= 345,779 GFA AVAILABLE RESIDENTIAL GFA 'ON-SITE'

+ 518,283 GFA RE-ALLOCATED FROM DEDICATION OF PARCEL 29-2 ((15))-B-2 FOR PUBLIC USE (345,522 SF@ 1.5 F.A.R)

= 864,062 GFA 'BASE' RESIDENTIAL AVAILABLE (345,779 SF + 518,283 SF)

+ 172,812 GFA WFDU BONUS (864,062 SF x 20%)

= 1,036,874 GFA TOTAL RESIDENTIAL AVAILABLE

+ 209,126 GFA FROM SUPERLATIVE CONTRIBUTION FOR PUBLIC FACILITIES

= 1,246,000 GFA TOTAL RESIDENTIAL PROPOSED (BLOCKS A and E)

(1) Refer to Zoning Plan RZ/CDP 2011-PR-023 for overall Arbor Row Tabulations

TABLE 1
Site Tabulation

Proposed Site Area	+/-136,788 Sq. Ft.	+/-3.14 AC
Area of Right of Way Dedication West Park Drive	+/- 4,910 Sq. Ft.	0.113 AC
Total Area for Density Purpose:	+/-136,788 Sq. Ft. (1)	+/-3.14 AC (1)
Existing Zone: C-3 (Office District) Proposed Zone: PTC (Planned Tysons Corner Urban District (By RZ/CDP 2011-PR-023)		
Proposed Gross Floor Area: Floor Area Ratio	516,800 Sq. Ft (2) 3.8 (3)	

(1) Includes square footage reserved for density credit from proposed dedication of Westpark Drive (as allowed per Z.O. Section 2-308-4) . Final area of dedication to be determined with final site plan.

(2) Density includes Superlative GFA for Public Facilities Contribution allocated from Hanover Parcel (TM # 29-2-((15))-B2) and Bonus GFA for provision of WDU. Refer to Residential Density Tabulation Table 3

(3) FAR shown for Block E is demonstrated as a stand alone calculation for purposes of this FDP application. Refer to rezoning application RZ/CDP 2011-PR-023 for FAR calcuation of entire zoning application area (Including Blocks A-F)

TABLE 2
Development Tabulation

Building	TIER 2 Allowable Building Height	Proposed Maximum Building Height(1)(2)	Proposed Maximum Penthouse Height (1)(2)	Proposed Stories /Floors (1)	Use (3)	Proposed GFA by Use (4)	Proposed Maximum Building GFA (4)(9)	Multi-Family Dwelling Units (5)(8)	Required Parking 1/4 - 1/2 mile (Per 1000 GFA) (6)		Total Required Parking (6)		Parking Provided (6)	Proposed Parking Ratio Per Use	Loading Space Required	Loading Space Provided
									Min	Max	Min	Max				
E	175'-225'	300'	N/A	20 & 27	Residential	509,800	516,800	430-480	1.1	1.7	473-528	731-816	710	1.4 - 1.7 D.U.		
					Retail/Services (3)	7,000			0	6	0	12	12	(7)		
Total							516,800	430-480			473-528	743-828	722		5	2

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed provided the proposed maximum building height listed above is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)
(2) Building Heights include penthouse.
(3) Retail and/or Service use may include a variety of commercial type uses including but not limited to eating esablishments and fast food restaurants (refer to note #32 sheet C2.0). Areas designated for retail use may also be converted to up to ten (10) 'Live Work' units as determined with final site plan, and as described in the proffers.

(4) The square footage for individual uses and building shown is conceptual. The Applicant reserves the right to transfer square footage between and within uses (residential or service/retail) and buildings provided the allowable overall FAR is not exceeded.

(5) Number of dwelling units/bedroom types may be changed and will be determined at the time of final site plan.
(6) Parking required and provided is estimated based on FDP documents. Number of required parking spaces may be changed based on the final dwelling unit count, final bedroom mix, final specific building uses, and final GFA, which is to be determined at the time of final site plan.The Applicant reserves the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development.
(7) Per Section 6-509.B.(1) - the first 5,000 square feet of ground floor retail has been subtracted prior to retail parking calculation. Retail parking based on 6 Spaces per 1,000 SF (after the first 5,000 SF)
(8) The required number of WDU/ADUs will be determined at final site plan based on the total number of 'base' residential units constructed.
(9) Proposed minimum GFA shall be fifty percent (50%) of proposed maximum GFA.

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TABULATIONS AND WAIVERS

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: NO SCALE
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C2.1

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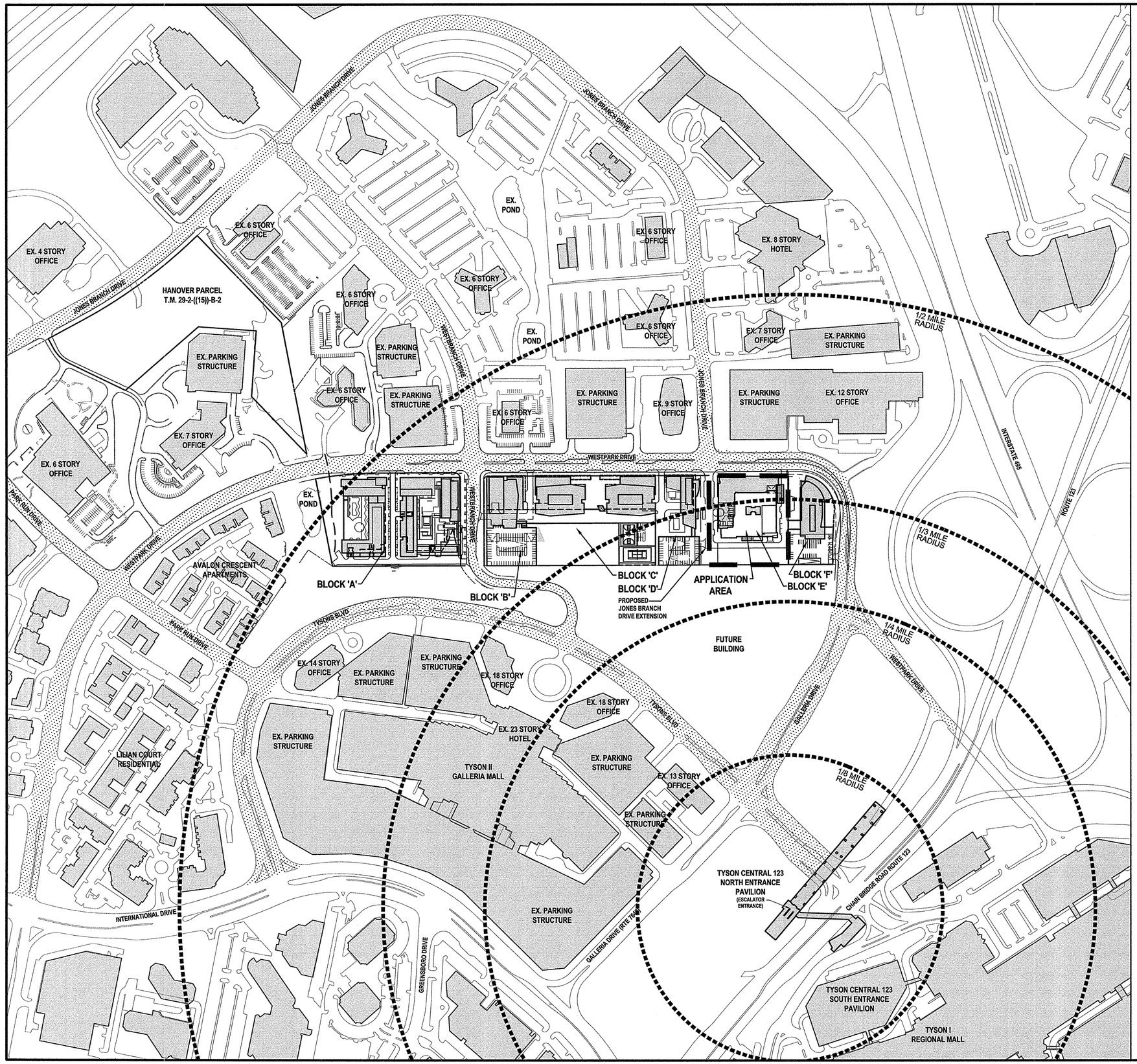
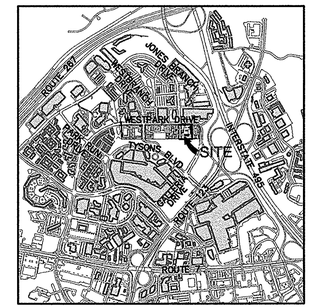


VICINITY MAP

SCALE: 1" = 2000' – 0"



LEGEND:

EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:
ARBOR ROW BLOCKS A–D,F ARE SHOWN FOR INFORMATION ONLY AS ASSOCIATED WITH OVERALL ARBOR ROW REZONING APPLICATION #RZ/CDP 2011–PR–023.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

VA. STATE GRID NAD 83 NORTH ZONE

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CONTEXT PLAN AND VICINITY MAP

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1"=200'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C3.0

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EX. POND

EX. 6 STORY OFFICE

EX. 7 STORY OFFICE

EX. PARKING STRUCTURE

4 LEVEL CONC. PARKING STRUCTURE
* ROOF TOP ELEV. = 395.50'
*HEIGHT = 46.5'

6 STORY BRICK & CONCRETE OFFICE BUILDING #8000

3 LEVEL CONCRETE PARKING GARAGE
388 STANDARD SPACES
5 HANDICAP SPACES
393 TOTAL SPACES

3 STORY OPEN PARKING STRUCTURE
(ROOF TOP PARKING)
FOOTPRINT AREA = 75,225 S.F.
GROSS FLOOR AREA = 225,525 S.F.

EX. 9 STORY OFFICE

EX. PARKING STRUCTURE

EX. 12 STORY OFFICE

WESTPARK DRIVE
(EXISTING 48 WIDE PAVED)

WESTBRANCH DRIVE
(EXISTING 48 WIDE PAVED)

JONES BRANCH DRIVE
(EXISTING 48 WIDE PAVED)

MID RISE RESIDENTIAL
BUILDING 'A-1'

HIGH RISE RESIDENTIAL
BUILDING 'A-2'

BUILDING 'B'

RETAIL
BUILDING 'C-1'

RETAIL
BUILDING 'C-2'

HOTEL
BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

BLOCK 'A'

BLOCK 'A'

BLOCK 'B'

BLOCK 'C'

BLOCK 'D'

BLOCK 'E'

BLOCK 'F'

FDP APPLICATION AREA

BLOCKS A THRU D,F SHOWN FOR INFORMATION ONLY AS DEMONSTRATED ON OVERALL REZONING APPLICATION #RZ/CDP 2011-PR-023

FUTURE PROPOSED URBAN PLAZA (BY OTHERS)

FUTURE PROPOSED BUILDING (BY OTHERS)

TYSONS BLVD
(50 WIDE PAVED)

EX. 14 STORY OFFICE

EX. PARKING STRUCTURE

EX. PARKING STRUCTURE

EX. 18 STORY OFFICE

EX. 18 STORY OFFICE

EX. 23 STORY HOTEL

EX. PARKING STRUCTURE

TYSONS CENTRAL 123 METRO STATION

GALLERIA DRIVE

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NAD 83

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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OVERALL DEVELOPMENT PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 80'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C4.0

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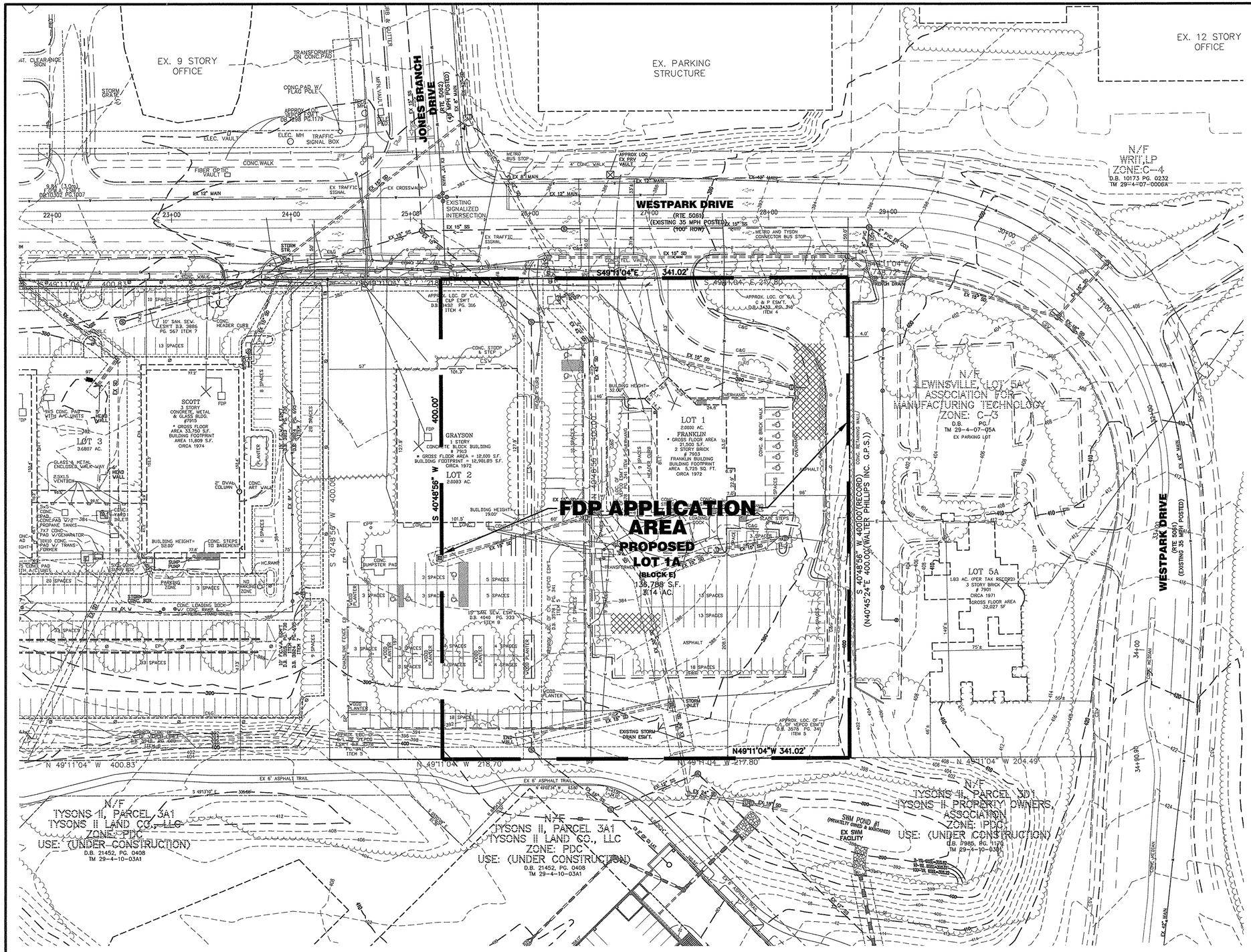

APPLICATION AREA

NOTE:
THE PROPERTY LINE SHOWN ON THE FDP IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970'S AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT TIME OF SITE PLAN.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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EXISTING CONDITIONS PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	H: 1" = 40'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C5.0

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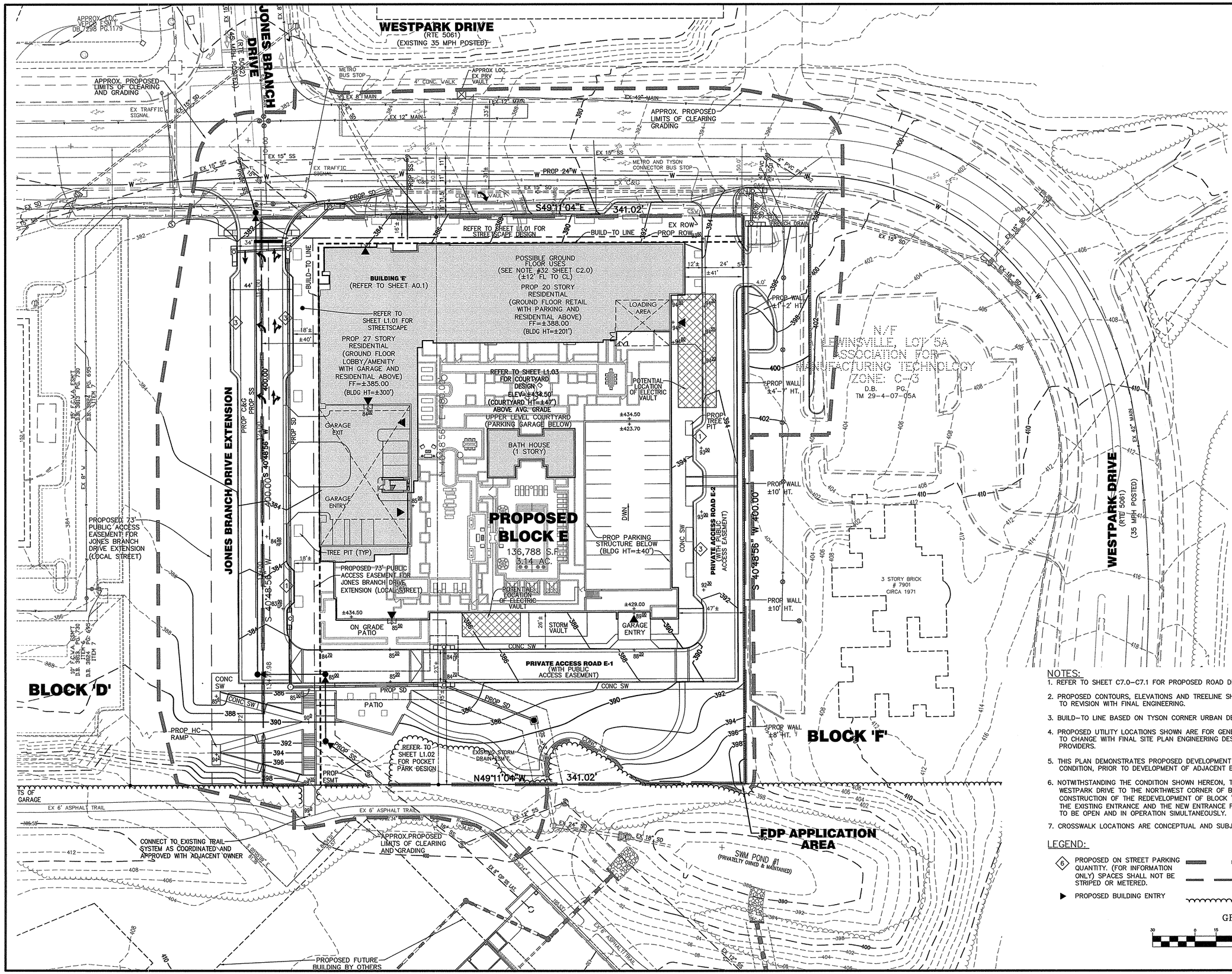

NOTES:

1. REFER TO SHEET C7.0–C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND TREELINE SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
3. BUILD–TO LINE BASED ON TYSON CORNER URBAN DESIGN GUIDELINES.
4. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
5. THIS PLAN DEMONSTRATES PROPOSED DEVELOPMENT OF BLOCK 'E' DURING PHASE I CONDITION, PRIOR TO DEVELOPMENT OF ADJACENT BLOCKS D AND F.
6. NOTWITHSTANDING THE CONDITION SHOWN HEREON, THE EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK 'F' SHALL BE RETAINED UNTIL CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK 'F' IS COMPLETED, IF VDOT PERMITS THE EXISTING ENTRANCE AND THE NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK 'E' TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.
7. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- ▶ PROPOSED BUILDING ENTRY
- APPLICATION AREA
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APPROXIMATE PROPOSED TREELINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FINAL DEVELOPMENT PLAN
PHASE I CONDITIONS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C6.0

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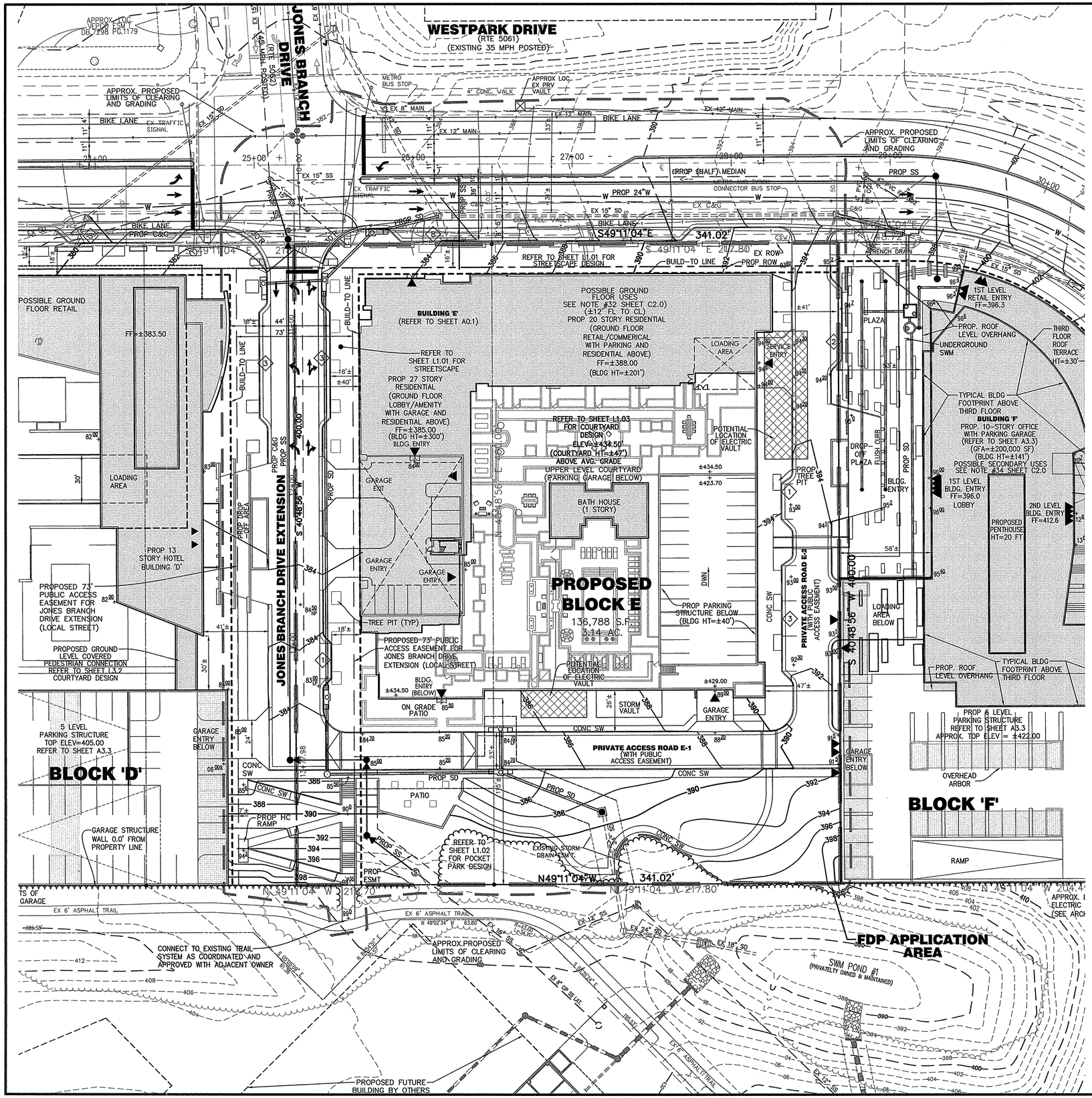

NOTES:

1. REFER TO SHEET C7.0–C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND TREE LINE SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
3. BUILD–TO LINE BASED ON TYSON CORNER URBAN DESIGN GUIDELINES.
4. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
5. THIS PLAN DEMONSTRATES PROPOSED DEVELOPMENT OF BLOCK 'E' IN THE ULTIMATE CONDITION AFTER THE BUILDOUT OF THE ARBOR ROW PROJECT. REFER TO SHEET C6.0 FOR INTERIM CONDITION OF BLOCK E INDIVIDUAL DEVELOPMENT.
6. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- ▶ PROPOSED BUILDING ENTRY
- APPLICATION AREA
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APPROXIMATE PROPOSED TREELINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
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FINAL DEVELOPMENT PLAN
PHASE II CONDITIONS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C6.1

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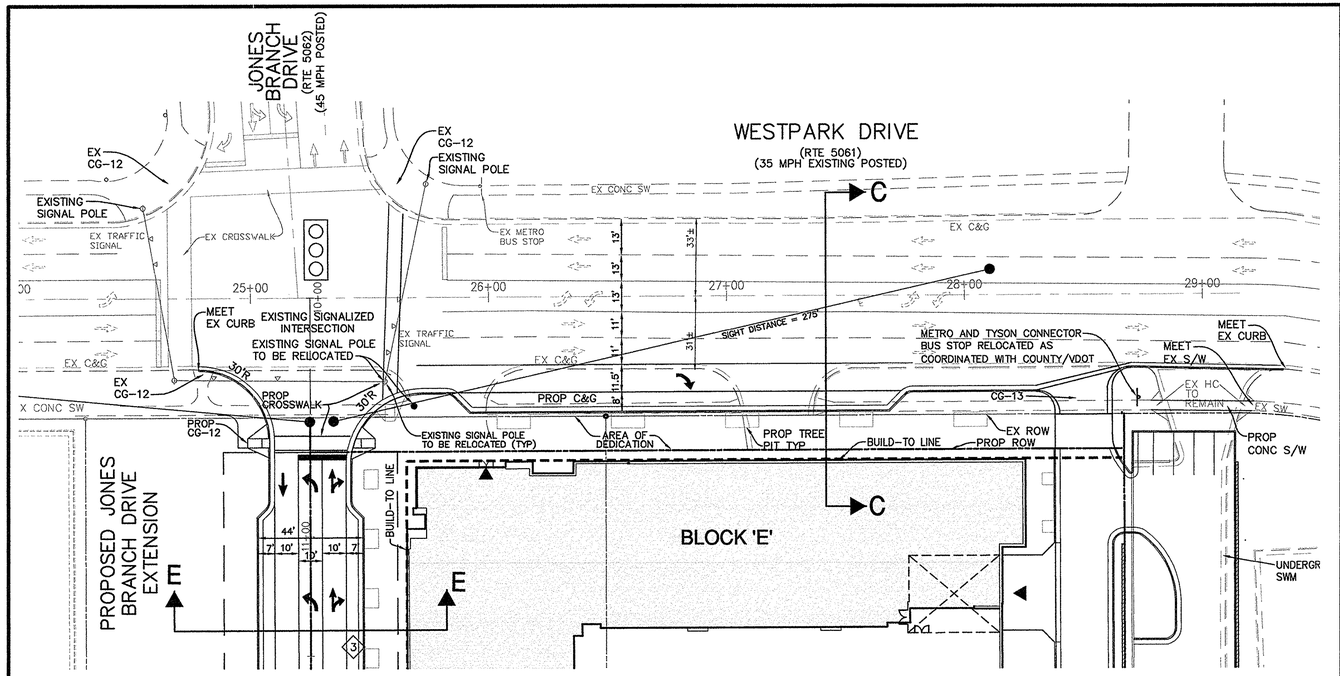


WESTPARK DRIVE - ROUTE 5061

PROPOSED PHASE I

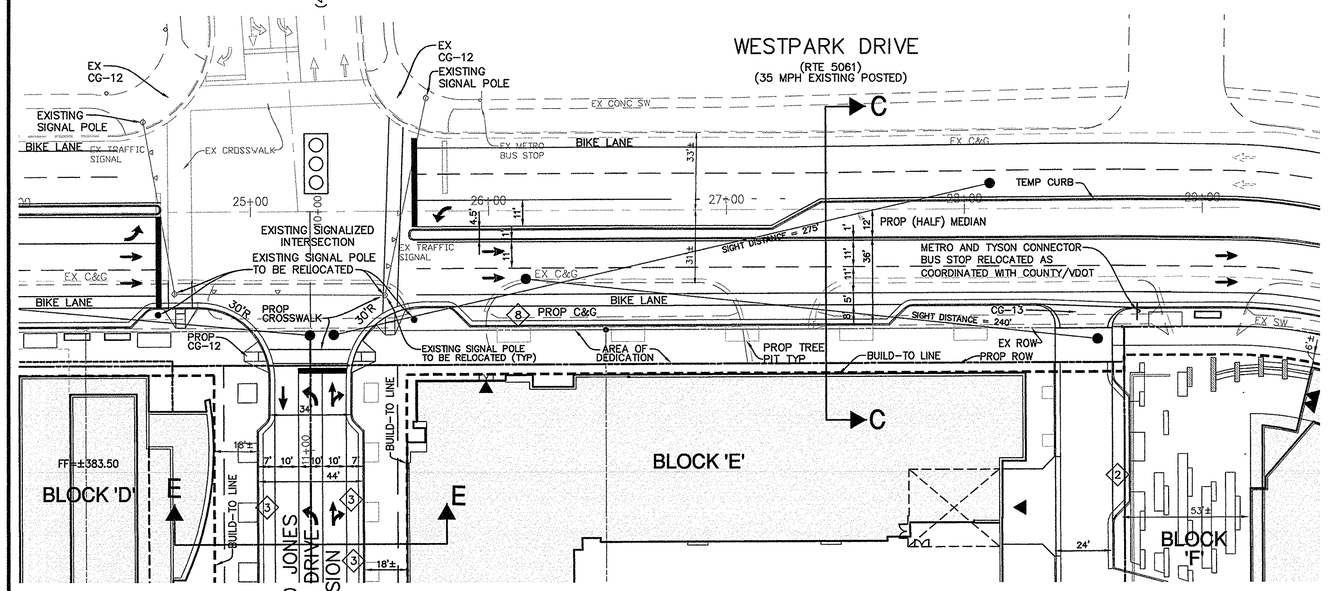
(AVENUE CLASSIFICATION)

100' ROW

EXISTING POSTED SPEED = 35 MPH

PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'E' FRONTAGE = ±4,900s.f.



WESTPARK DRIVE - ROUTE 5061

PROPOSED PHASE II

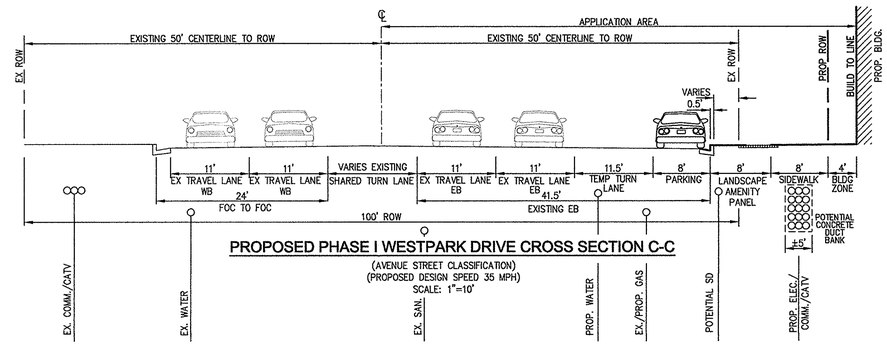
(AVENUE CLASSIFICATION)

100' ROW

EXISTING POSTED SPEED = 35 MPH

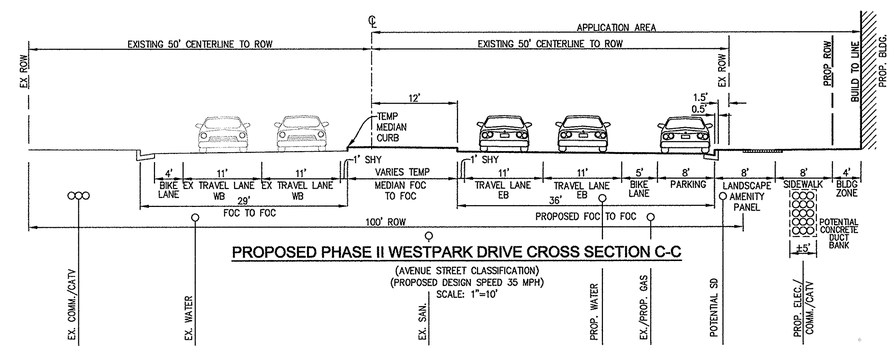
PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'E' FRONTAGE = ±4,900s.f.



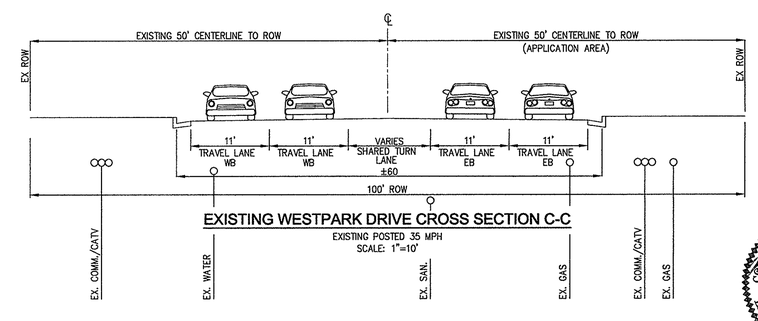
PROPOSED PHASE I WESTPARK DRIVE CROSS SECTION C-C

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'



PROPOSED PHASE II WESTPARK DRIVE CROSS SECTION C-C

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION C-C

EXISTING POSTED 35 MPH
SCALE: 1"=10'

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

LEGEND:

EXISTING LANE DIRECTION

PROPOSED LANE DIRECTION

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS FDP IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION IS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NAD 83

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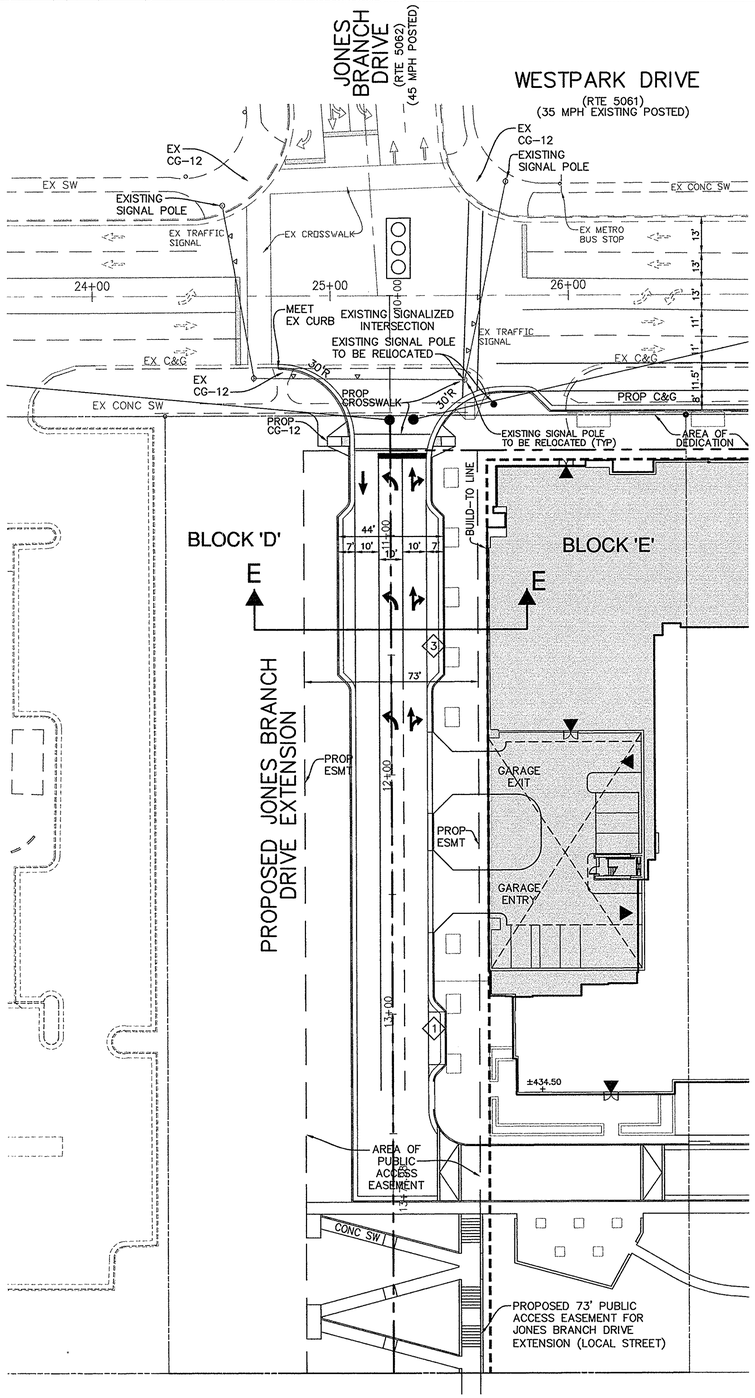
WESTPARK DRIVE ROADWAY
STRIPING AND CROSS SECTION
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1"=30'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C7.0

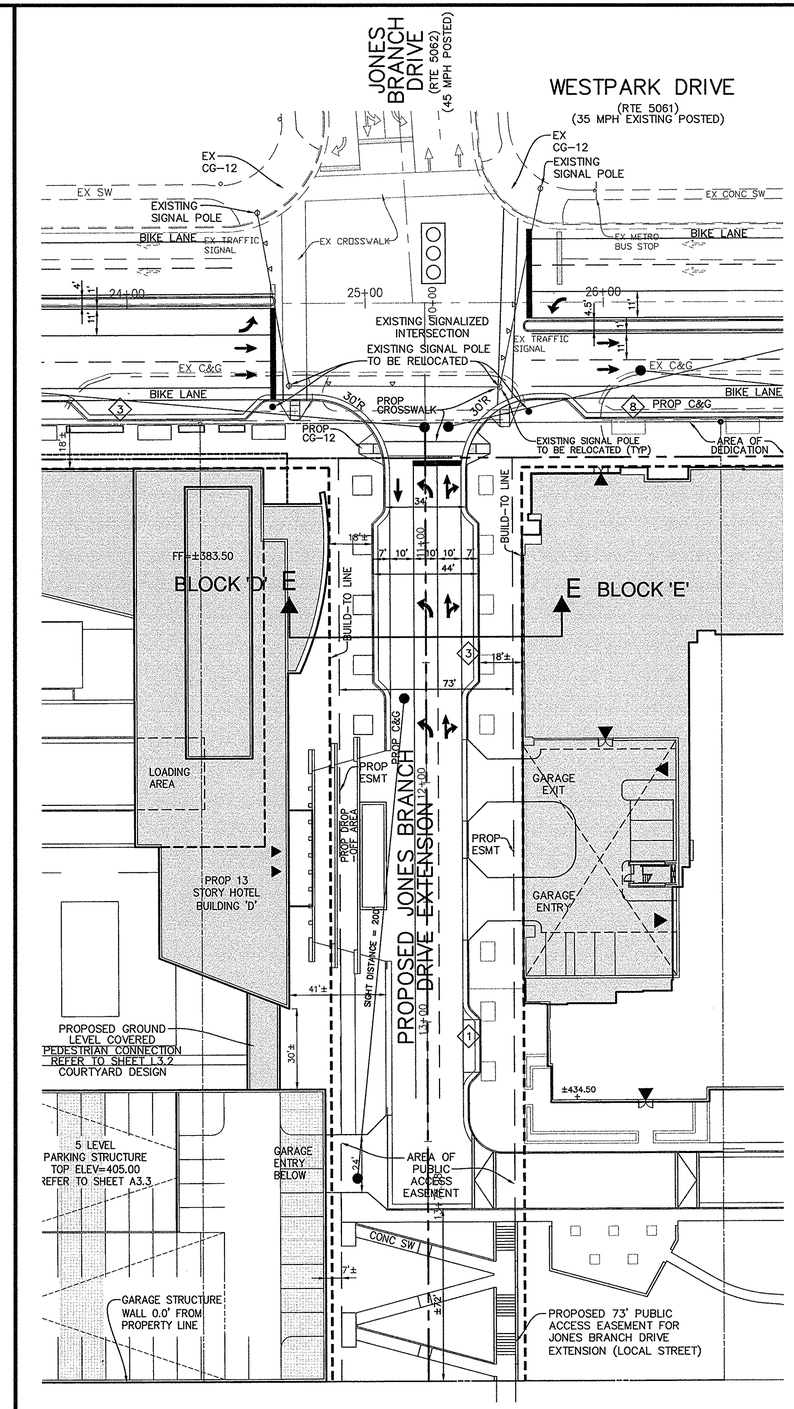
P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (7) RD STRP.dwg, 8/29/2012 1:28:44 PM, kf



JONES BRANCH DRIVE EXTENSION

PROPOSED PHASE I

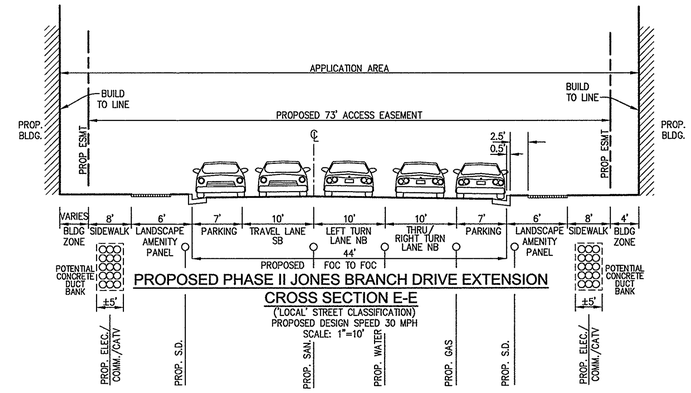
(LOCAL CLASSIFICATION)
PROPOSED EASEMENT 73'
PROPOSED DESIGN SPEED = 30 MPH



JONES BRANCH DRIVE EXTENSION

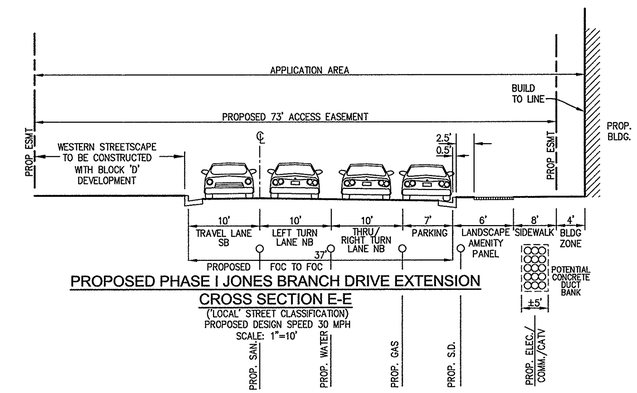
PROPOSED PHASE II

(LOCAL CLASSIFICATION)
PROPOSED EASEMENT 73'
PROPOSED DESIGN SPEED = 30 MPH



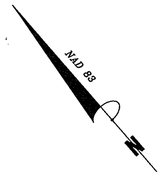
PROPOSED PHASE II JONES BRANCH DRIVE EXTENSION
CROSS SECTION E-E

('LOCAL' STREET CLASSIFICATION)
PROPOSED DESIGN SPEED 30 MPH
SCALE: 1"=10'



PROPOSED PHASE I JONES BRANCH DRIVE EXTENSION
CROSS SECTION E-E

('LOCAL' STREET CLASSIFICATION)
PROPOSED DESIGN SPEED 30 MPH
SCALE: 1"=10'



LEGEND:

⇦ EXISTING LANE DIRECTION
➡ PROPOSED LANE DIRECTION

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS FDP IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION IS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000892
8/27/12
LANDSCAPE ARCHITECT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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JONES BRANCH DRIVE EXTENSION
ROADWAY STRIPING AND CROSS SECTIONS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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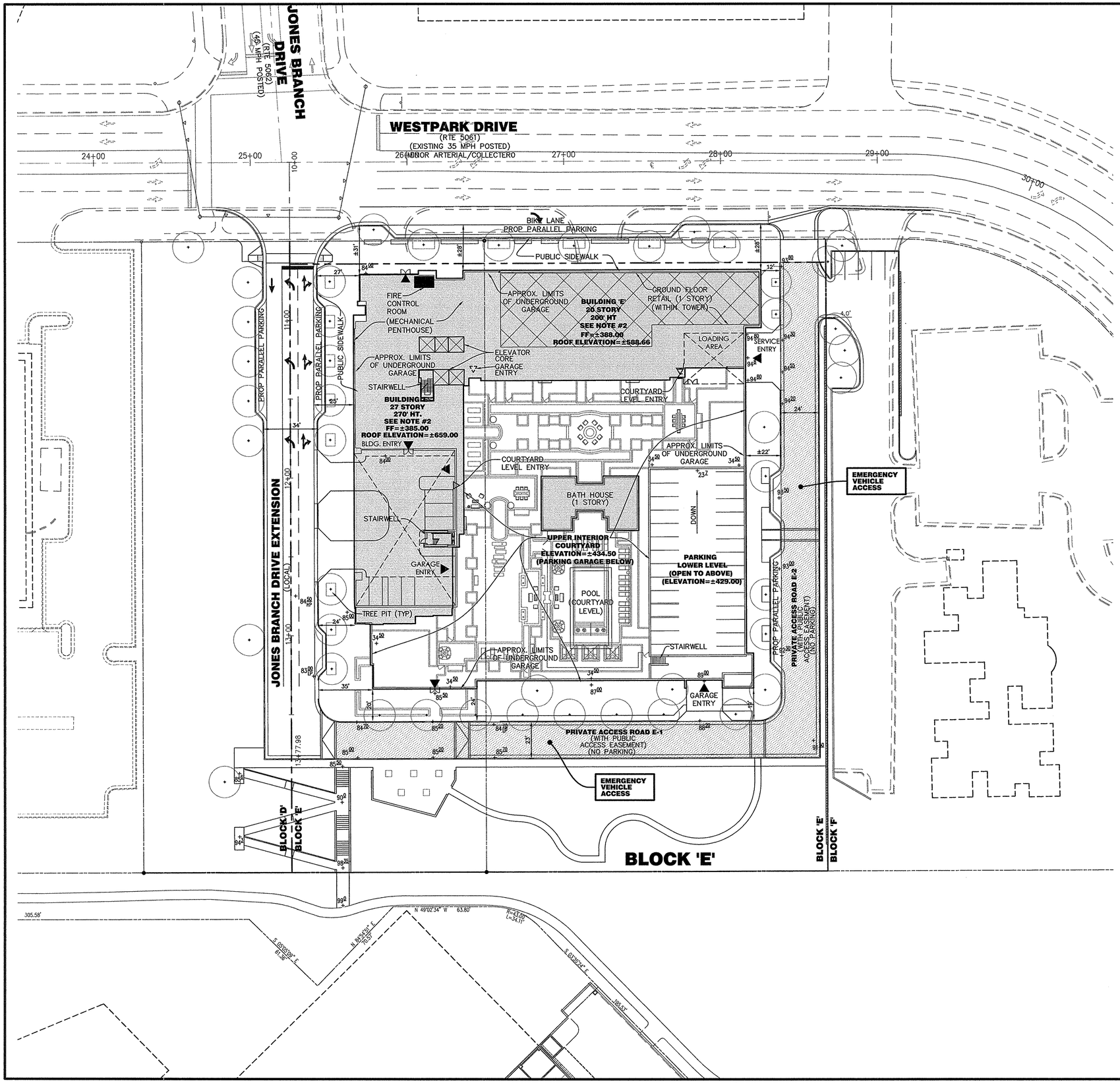
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C7.1

P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (7) RD STRP.dwg, 8/25/2012 12:45:33 PM, kf



LEGEND:

PEDESTRIAN ACCESS

- PROPOSED EXTERIOR BUILDING ENTRY
- PROPOSED INTERIOR COURTYARD BUILDING ENTRY
- PROPOSED GARAGE LEVEL ENTRY
- PROPOSED TREE
- PROPOSED SPOT ELEVATION
- PROPOSED GROUND FLOOR RETAIL (1 STORY WITHIN TOWER)
- PROPOSED ELEVATOR CORE
- PROPOSED STAIRWELL

NOTE:

1. BUILDING E
   CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1)

   USE GROUPS: R-2 (APARTMENTS)(PRIMARY)
   A-3 (AMENITIES)(GROUND FLOOR AND LEVEL 5 COURTYARD)
   B (LEASING)
   S-2 (PARKING GARAGE)
   S-1 (RESIDENTIAL STORAGE)
   M (MERCANTILE/RETAIL)

NOTES:

1. THIS SHEET IS FOR GENERAL REPRESENTATION OF EMERGENCY AERIAL APPARATUS VEHICLE ACCESS ONLY.
2. LOCATION OF BUILDING CORE ELEMENTS ARE SUBJECT TO REVISION WITH FINAL ARCHITECTURAL DESIGN.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

NOTE:
THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FIRE VEHICULAR ACCESS EXHIBIT
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C7.2

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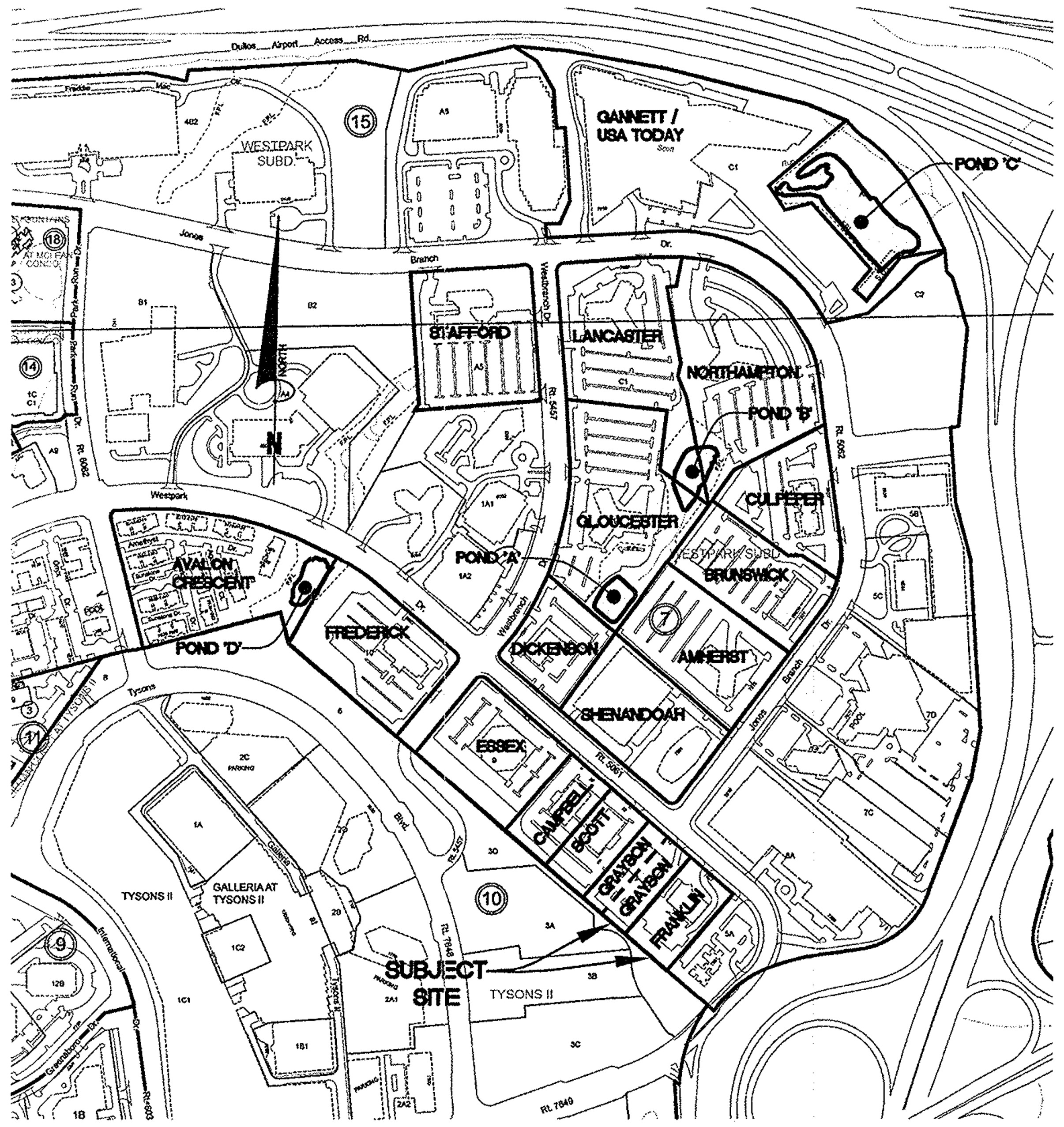
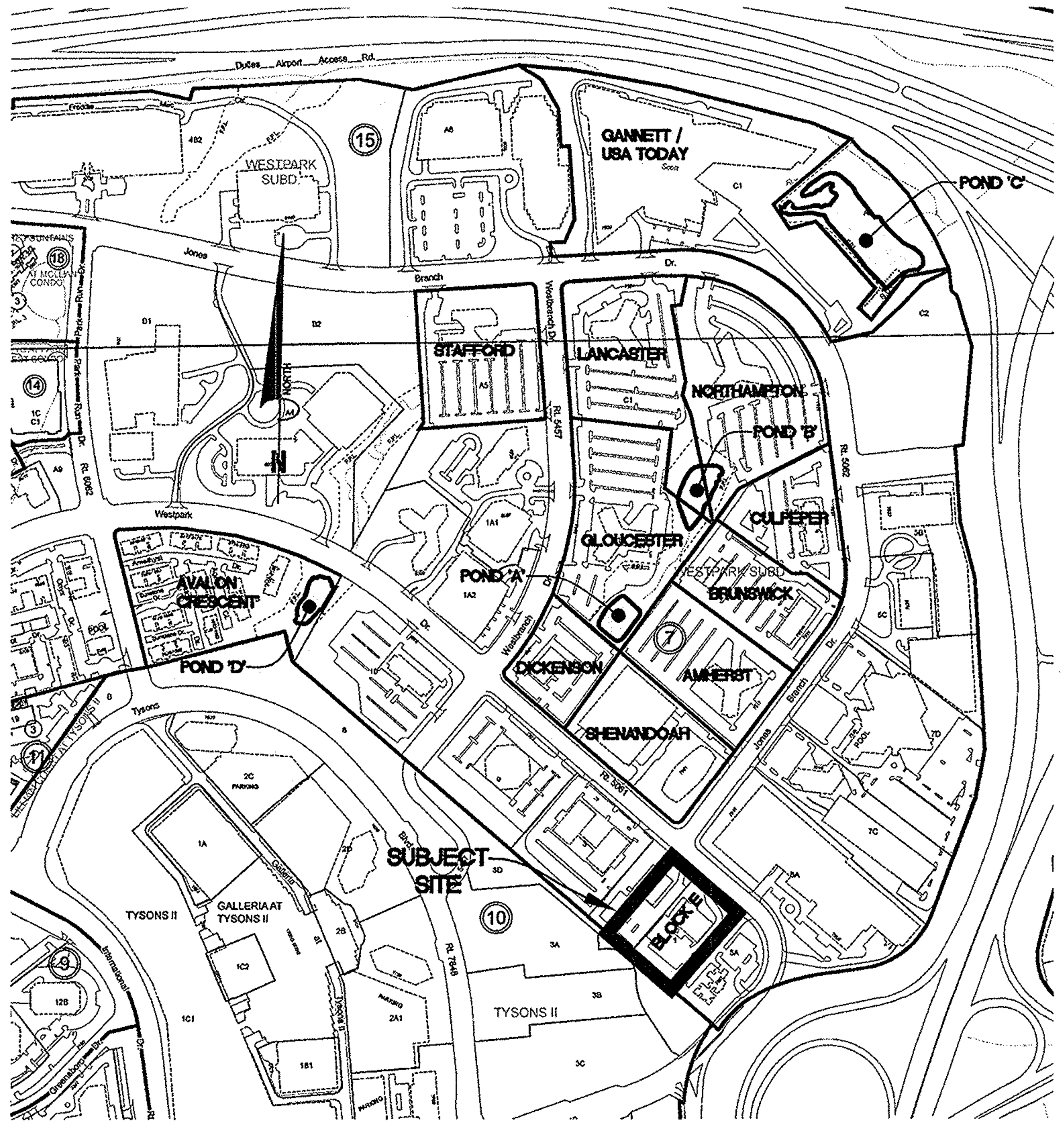


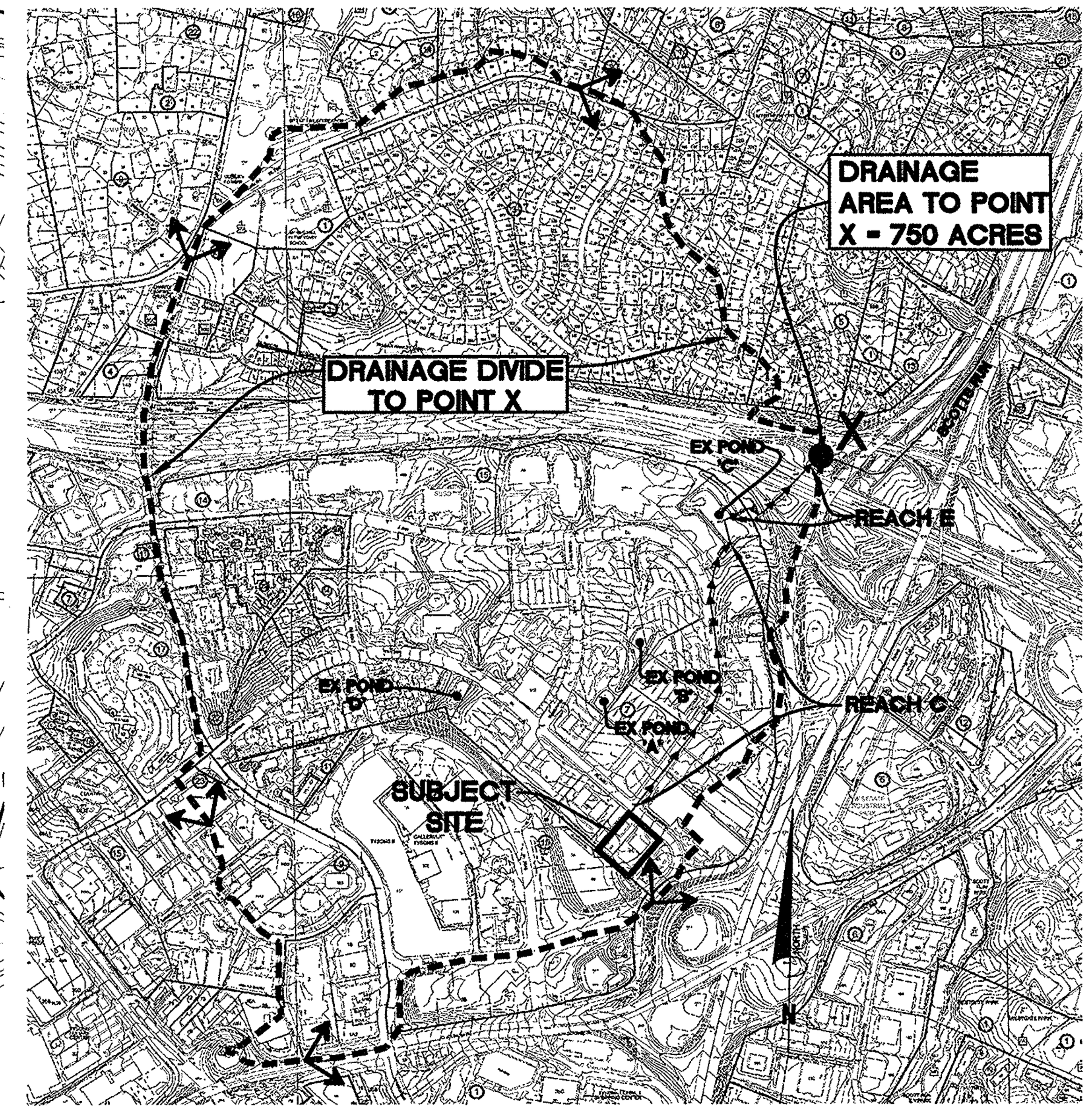
1 / C8.0 EX VICINITY MAP

SCALE: 1"=500'



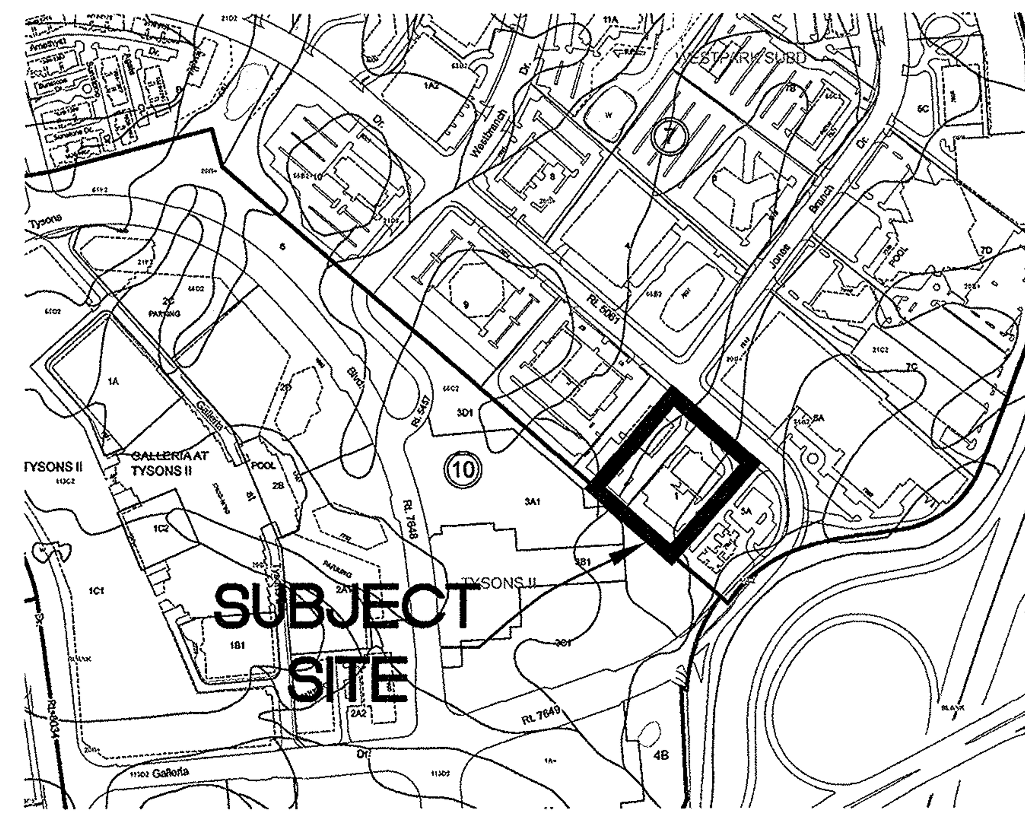
2 / C8.0 PROP VICINITY MAP

SCALE: 1"=500'



3 / C8.0 OUTFALL MAP

SCALE: 1"=1,000'



4 / C8.0 SOILS MAP

SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

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)

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading 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 C9.0.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. 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)
E SWM VAULT	1.21	–	1.21	697	9,061	N/A
GREEN ROOF	0.29	–	0.29	12,695	15,234	N/A
INFILTRATION	0.86	–	0.86	2,240	15,390	N/A
SWM PLANTERS	0.78	–	0.78	1,280	2,430	N/A
Totals	3.14	–	3.14	16,912	42,115	N/A

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C8.0. Pond inlet and oulet pipe systems are shown on Sheet C9.0.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C9.0. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

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

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C8.1.

☑ 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 C8.0.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C8.0.

☑ 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 C5.0.

☑ 11. A submission waiver is requested for UNDERGROUND DETENTION FOR RESIDENTIAL PROJECT.

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

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITE IS LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I–495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE FRANKLIN BUILDING AND APPROXIMATELY HALF OF THE GRAYSON BUILDING WHICH ARE LOCATED ON FFX. CO. TAX MAP PARCELS #029-4-((7))-0001 AND #029-4-((7))-0002. SEE VICINITY MAP ON THIS SHEET. THE SUBJECT SITE HAS EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. THE SITE IS FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 3.14 ACRES. THE EXISTING SITE PROPOSES NEW PROPERTY LINES TO CREATE BLOCK E. SEE VICINITY MAP ON THIS SHEET.

OUTFALL DESCRIPTION:

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT, AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR A DETAILED DESCRIPTION OF THE STORM OUTFALLS FROM THE SUBJECT SITE TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS.

BLOCK E (EASTERN HALF OF GRAYSON SITE AND FRANKLIN SITE) – REACH C TO REACH E TO POINT 'X'.

REACH DESCRIPTIONS:

REACH C– THE STORM WATER FLOW PATH OF REACH C TRAVELS FROM THE SUBJECT SITES TO POND "C" AND REACH E. STORM WATER FROM THE SITES ENTER TWO (2) UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE SCOTT, GRAYSON, FRANKLIN, AND AMT SITES. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE SCOTT SITE FLOWS EAST, UNDER WESTPARK DR. (RT. 5061), AND INTERSECTS WITH THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE GRAYSON, FRANKLIN, AND AMT SITES FLOWS NORTHEAST ALONG THE APPROXIMATE PROPERTY BORDER OF THE RESPECTIVE SITES. ONCE THE SYSTEM REACHES WESTPARK DR. (RT. 5061) IT THEN TRAVELS NORTH WHERE IT INTERSECTS WITH THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). AT THIS POINT, THE TWO (2) UNDERGROUND STORM SEWER SYSTEMS LEAVING THE SUBJECT SITES CONVERGE AND FLOW INTO THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). ONCE IN THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM, WATER FLOWS NORTHEAST FOR APPROXIMATELY 1100 FEET UNTIL THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". FROM POND "C" WATER OUTFALLS INTO REACH E. SEE ATTACHED STORM DRAINAGE COMPUTATIONS INCLUDED AS SHEET C8.0.1 FROM FFX COUNTY PLAN #6028-SP-018-2 WHICH SHOW THAT THE DOWNSTREAM DRAINAGE PIPE SYSTEM IS MORE THAN ADEQUATE TO ACCOMMODATE THE WATER LEAVING THE PROPOSED SITES. THE SYSTEM WAS ORIGINALLY DESIGNED TO ACCOMMODATE THE BUILD OUT OF THE WATER SHED AND OUR IMPROVEMENTS DO NOT INCREASE THE C-FACTOR OF THIS WATER SHED BEYOND THAT OF THE BUILD OUT C-FACTOR USED FOR THESE COMPUTATIONS. THE COMPUTATIONS SHOW THAT THE Qcap IS APPROXIMATELY 60% GREATER THAN THE Qinflow. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH E– THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I–495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X– THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 750 ACRES, AND ENCOMPASSES THE SUBJECT SITES. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I–495.

SUMMARY:

STORMWATER LEAVES THE SUBJECT SITE VIA EXISTING CLOSED CONDUIT SYSTEMS, TRAVELS TO VARIOUS PONDS, THEN OUTFALLS INTO SCOTT'S RUN STREAM AT POINT 'X'. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 750 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST.

PFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR THE SUBJECT SITE TO BE INCLUDED IN A SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF THE SITE'S OUTFALL. THE DOWNSTREAM EXTENT OF ANALYSIS SHALL MOST LIKELY BE DETERMINED BY PFM SECTION 6-0203.2A, WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE, PER PFM SECTION 6-0203.3B(1).

CONCLUSION:

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM SEWER OUTFALLS HAVE BEEN SUFFICIENTLY DESCRIBED PER THE REZONING CHECKLIST. ADDITIONALLY, AT THE TIME OF FINAL SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

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ADEQUATE OUTFALL AND SWM CHECKLIST
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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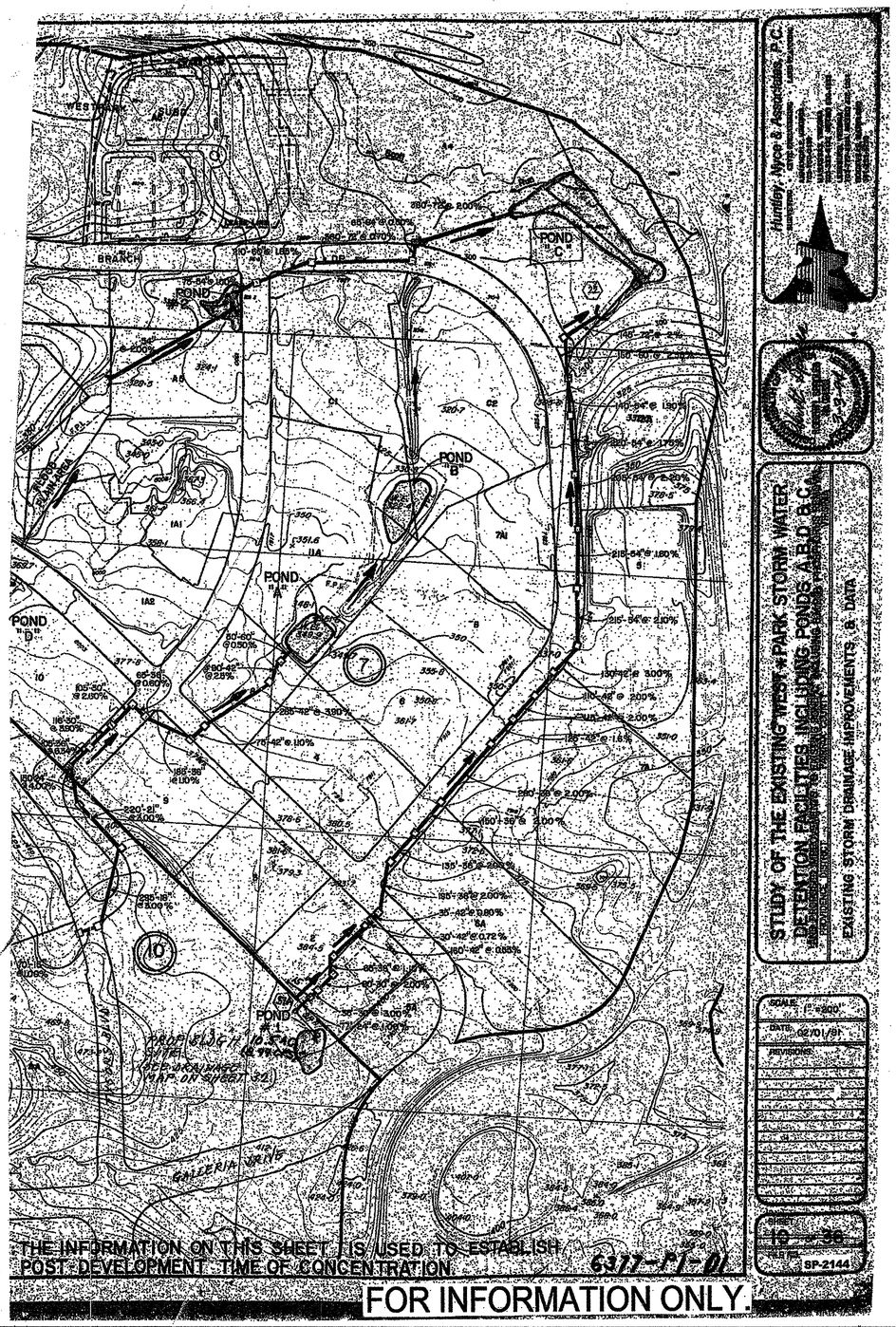

STORM DRAINAGE COMPUTATIONS

FROM STR STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS
Pond #1,51B	51A	10.50	10.50						8.99	8.99						
51A	51	0.00	10.50		0.00		5	7.27	0.00	8.99	18					
site2	51	0.54	0.54	0.83	0.45	0.45	5	7.27	3.26	3.26						
60	51	0.67	0.67	0.80	0.54	0.54	5	7.27	3.90	3.90						
51	C	0.00	11.71	0.00	0.00	0.98	5	7.27	0.00	16.15	30	2.00%		0.013	57.99	10.31
C	D	0.30	12.01	0.85	0.26	1.24	5	7.27	1.85	18.00	36	1.70%		0.013	86.93	9.65
D	E	0.51	12.52	0.85	0.43	1.67	5	7.27	3.15	21.15	42	0.55%		0.013	74.59	6.77
E	F	0.51	13.03	0.85	0.43	2.11	5	7.27	3.15	24.30	42	0.90%		0.013	95.41	8.34
F	G	0.00	13.03	0.00	0.00	2.11	5	7.27	0.00	24.30	48	1.00%		0.013	143.59	8.49
G	6	3.80	16.83	0.83	3.15	5.26	5	7.27	22.93	47.23	42	0.99%		0.013	100.07	10.31
6	7	1.35	18.18	0.85	1.15	6.41	5	7.27	8.34	55.57	36	2.74%		0.013	110.37	15.74
7	8	0.13	18.31	0.85	0.11	6.52	5	7.27	0.80	56.38	36	3.20%		0.013	119.27	16.72
8	8A	0.33	18.64	0.85	0.28	6.80	5	7.27	2.04	58.42	36	3.73%		0.013	128.77	17.87
8A	9	1.59	20.23	0.89	1.42	8.21	5	7.27	10.29	68.70	36	3.73%		0.013	128.77	18.49
9	10	0.99	21.22	0.54	0.53	8.75	5	7.27	3.89	72.59	36	3.78%		0.013	129.63	18.87
10	11	0.72	21.94	0.80	0.58	9.32	5	7.27	4.19	76.78	36	3.40%		0.013	122.94	18.38
11	12	0.73	22.67	0.55	0.40	9.73	5	7.27	2.92	79.70	36	4.17%		0.013	136.15	19.95
12	20	1.98	24.65	0.72	1.43	11.15	5	7.27	10.36	90.06	42	2.62%		0.013	162.79	17.41
20	ex13,(8)	1.17	25.82	0.76	0.89	12.04	5	7.27	6.46	96.53	42	2.62%		0.013	162.79	17.65
ex13, (8)	15	1.13	26.95	0.80	0.90	12.94	5	7.27	6.57	103.10	42	3.01%		0.013	174.49	18.91
15	15A	2.53	29.48	0.72	1.82	14.77	5	7.27	13.24	116.34	42	4.02%		0.013	201.65	21.71
15A	14	0.45	29.93	0.72	0.32	15.09	5	7.27	2.36	118.70	42	3.00%		0.013	174.20	19.48
14	13	0.00	29.93	0.00	0.00	15.09	5	7.27	0.00	118.70	54	2.09%		0.013	284.19	17.17
13	16, (ex22)	3.59	33.52	0.67	2.41	17.50	5	7.27	17.49	136.18	54	2.09%		0.013	284.19	17.70
16, (ex22)	17	1.60	35.12	0.73	1.17	18.66	5	7.27	8.49	144.67	54	2.02%		0.013	279.39	17.83
17	18	1.90	37.02	0.81	1.54	20.20	5	7.27	11.19	155.86	54	2.05%		0.013	281.46	18.21
18	19	1.19	38.21	0.80	0.95	21.15	5	7.27	6.92	162.78	54	1.84%		0.013	266.65	17.60
19	20	3.15	41.36	0.82	2.58	23.74	5	7.27	18.78	181.56	54	2.02%		0.013	279.39	18.69
20	21	2.05	43.41	0.83	1.70	25.44	5	7.27	12.37	193.93	60	2.46%		0.013	408.35	20.61
21	22	2.00	45.41	0.84	1.68	27.12	5	7.27	12.21	206.15	72	1.53%		0.013	523.67	17.50

Information of the existing storm outfall storm pipe is obtained from available site plan as built information and Fairfax County Storm Sewer Inventory. The system was originally designed to accommodate the total build out of the shed. These computations show the system to be more than adequate.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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8/27/12
LANDSCAPE ARCHITECT

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TYSONS II BUILDING "H" ROUGH GRADING PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CUELLETTE
Lic. No. 29112
4-1-08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
AS NOTED

No.	DATE	BY	Description

REVISIONS

DRAWN BY	VC
APPROVED BY	TCC
CHECKED BY	DGM
DATE	JULY, 2008

TITLE

OUTFALL ANALYSIS

PROJECT NO. 6028-RGP-008
(6028-SP-018)

SHEET NO. 32A OF 83
~~15B~~ OF ~~33~~
SP-2152

ADEQUATE OUTFALL AND SWM CHECKLIST
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C8.0.1

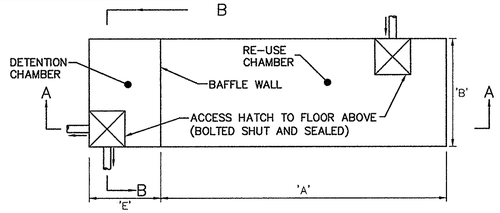
PROVIDED FOR INFORMATION ONLY! FROM FFX PLAN #6028-SP-018-2

*ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

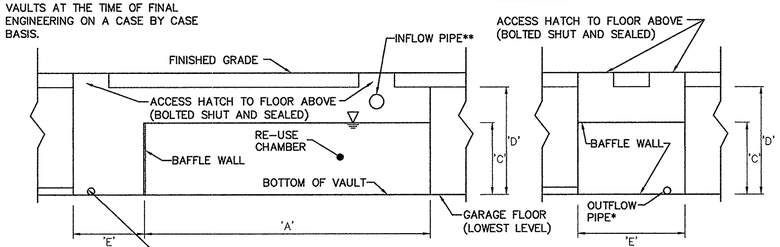
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP.

NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.



PLAN VIEW



SECTION A–A

SECTION B–B

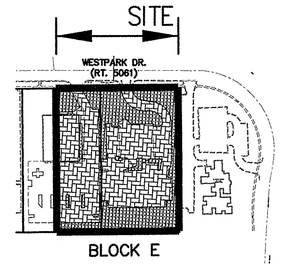
OUTFLOW PIPE* SIZE TO BE DETERMINED AT FINAL ENGINEERING TO INFILTRATION

SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	RE-USE DEPTH (FT) C	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK E	805	22	10	4	6	4	880

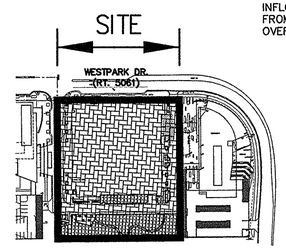
1 C8.1 TYP. CISTERN DETAIL

NOT TO SCALE



2 C8.1 EX IMPERVIOUS AREA EXHIBIT

SCALE: 1"=200'

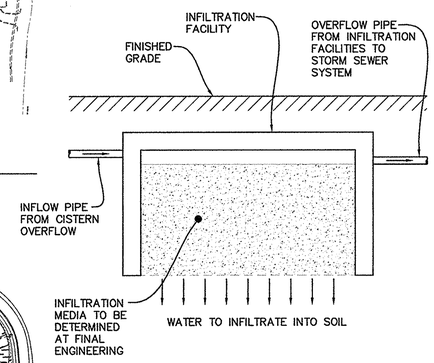


3 C8.1 PROPOSED IMPERVIOUS AREA EXHIBIT

SCALE: 1"=200'

IMPERVIOUS AREA =

PERVIOUS AREA =



THE APPLICANT RESERVES THE RIGHT TO ALTER INFILTRATION TRENCH DESIGN, STYLE, VOID MEDIA, SIZE, ETC. AT THE TIME OF FINAL ENGINEERING.

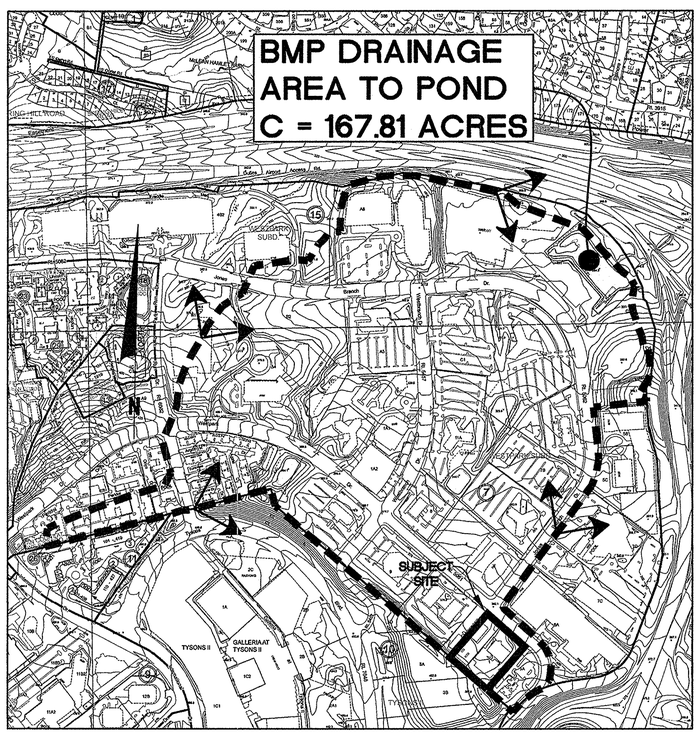
6 C8.1 TYP. INFILTRATION DETAIL

NOT TO SCALE

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

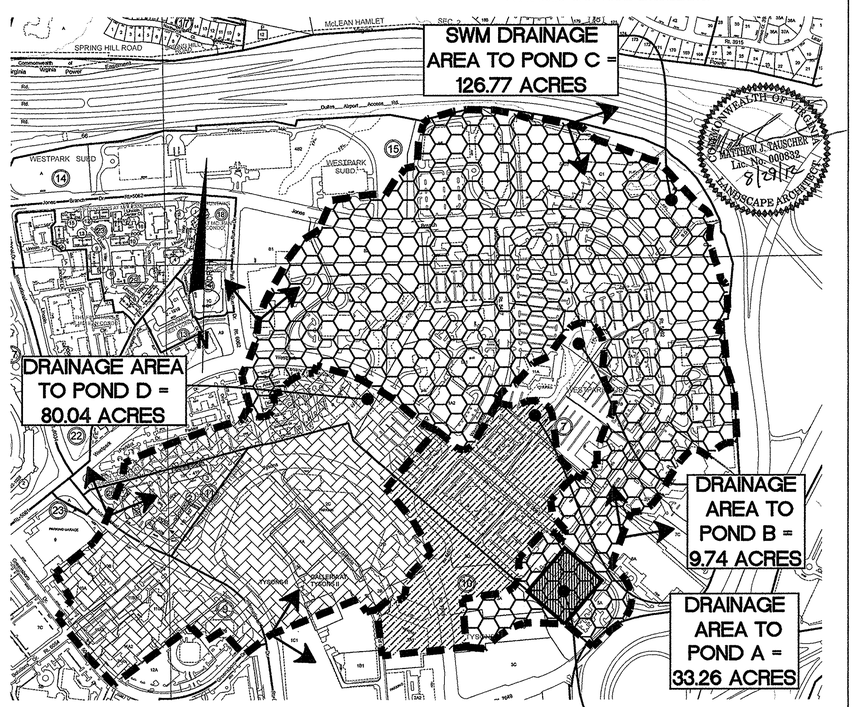
Site	
Area =	3.140 Ac
Ex. Impervious %	62%
Ex. C-Factor =	0.67
Prop. Impervious %	72%
Prop. C-Factor =	0.73



4 C8.1 BMP MAP

SCALE: 1"=500'

PER PLAN #6377–PI–01, POND C WAS DESIGNED TO TREAT A DRAINAGE AREA OF 167.81 ACRES, WITH A C–FACTOR OF 0.80.



5 C8.1 SWM MAP

SCALE: 1"=500'

STORMWATER MANAGEMENT NARRATIVE:

GENERAL INFO:

THE SUBJECT SITE OF THIS APPLICATION, ALSO KNOW AS THE FRANKLIN SITE AND GRAYSON SITE, IS LOCATED ON FAIRFAX COUNTY TAX MAP PARCELS #029–4–((7))–0001 AND #029–4–((7))–0002, RESPECTIVELY. THIS SITE COMPRISES THE PROPOSED "E" BLOCK AS NOTED IN THE CDP APPLICATION, CDP PLAN# RZ/CDP 2011–PR–023.

STORMWATER (SWM) DETENTION FOR THE SUBJECT SITE IS CURRENTLY PROVIDED FOR BY THE EXISTING POND "C". POND "C" WAS REDESIGNED IN 1994 AS PART OF REZONING CASE NO. RZ–88–D–005 TO SUPPLY BMP (WATER QUALITY) TREATMENT FOR THE ENTIRE 167.81 ACRE WESTPARK AREA, AS WELL AS DETENTION FOR AREAS WHERE DETENTION IS NOT PROVIDED BY PONDS "A", "B", OR "D". SEE SWM MAP ON THIS SHEET. HOWEVER, ALTHOUGH STORMWATER REQUIREMENTS FOR THE SUBJECT SITE ARE CURRENTLY SATISFIED VIA OFFSITE EXISTING SWM FACILITIES, ADDITIONAL STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE FOR THE SUBJECT APPLICATION, AS DESCRIBED IN FURTHER DETAIL BELOW.

SWM CONTROL FOR THE SUBJECT APPLICATION SHALL BE ACHIEVED THROUGH A COMBINATION OF METHODS INCLUDING STORAGE OF STORMWATER IN VAULTS FOR RE–USE, TREE BOX PLANTERS, CURB EXTENSIONS, GREEN ROOFS, INFILTRATION, POSSIBLE BIORETENTION, MINIMIZING IMPERVIOUS AREAS AND BY DETAINING STORMWATER IN VAULTS TO REDUCE PEAK FLOW RATES OF GIVEN RAIN STORM EVENTS. PER THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN, THERE ARE THREE SEPARATE CRITERIA/GOALS FOR STORMWATER CONTROL, WHICH INCLUDE 1" RAINFALL CAPTURE/RE–USE COMPLIANCE, LEED COMPLIANCE, AND PFM DETENTION COMPLIANCE. THE SWM COMPUTATIONS AND ANALYSES FOR EACH GOAL ARE DISCUSSED BELOW:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION COMPLIANCE):

THE PROPOSED BLOCK E HAS A PROPERTY AREA OF 3.14 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL THAT IS AVAILABLE TO BOWMAN AT THE TIME OF FDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART", THE MOST VIABLE OPTIONS INCLUDE: INFILTRATION, RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND BIORETENTION. PRELIMINARY IRRIGATION DEMANDS WERE CALCULATED FOR BLOCK E WHICH RESULTED IN AN AVERAGE DAILY DRAWDOWN OF 1,200 GALLONS.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. INFILTRATION TESTING WAS DONE WHICH SHOWED THAT THE SOIL IS SUITABLE FOR THE PRACTICE. THE PREFERRED LOCATIONS FOR THE INFILTRATION FACILITY WOULD BE IN THE REAR OF THE PROPERTY UNDER THE PRIVATE CONNECTOR STREET WHICH HAS AN INFILTRATION RATE OF 5.66 IN/HR, AND UNDER THE DRIVE AISLE BETWEEN THE BUILDING AND THE EASTERN PROPERTY LINE WHICH HAS AN INFILTRATION RATE OF 1.28 IN/HR. THE INFILTRATION FACILITIES WERE PRELIMINARILY SIZED TO PROVIDE 15,390 CUBIC FEET OF STORAGE AND PROVIDE A RUNOFF REDUCTION VOLUME OF 5,379 CUBIC FEET. THE DRAINAGE AREA TO THE INFILTRATION FACILITIES IS 2.36 ACRES WITH A C–VALUE OF 0.73. SIZING OF THE PRACTICE HAS TAKEN INTO ACCOUNT OVERFLOW FROM THE RAINWATER HARVESTING CISTERN THAT CAPTURES THE 1.50 ACRES OF THE BUILDING AND GARAGE FOOTPRINT. SEE COMPUTATIONS ON SHEET C9.1.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE 1" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING. THE RAINWATER HARVESTING CISTERN HAS BEEN SIZED TO HOLD APPROXIMATELY 6,000 GALLONS (805 CF), WHICH IS APPROXIMATELY 5 DAYS WORK OF IRRIGATION WATER DEMAND (1,200 GALLONS PER DAY). ONCE THE CISTERN VOLUME HAS REACHED CAPACITY, THE OVERFLOW RELIEF WILL GO TO THE INFILTRATION FACILITY. ROOF RAINWATER HARVESTING WILL GENERATE APPROXIMATELY 4,173 CUBIC FEET OF RUNOFF AND PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 1,235 CUBIC FEET WITH THE REMAINING CREDIT OF 3,158 CUBIC FEET OVERFLOWING TO THE INFILTRATION FACILITY.

VEGETATED GREEN ROOF WILL BE UTILIZED TO CAPTURE AN AREA OF APPROXIMATELY 0.20 ACRES WITH A STORAGE VOLUME OF 10,619 CUBIC FEET. THIS PRACTICE WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING. THIS PRACTICE WILL PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 1,000 CUBIC FEET.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET SURROUNDING THE BUILDING. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS (0.60 ACRES) AND MANAGED TURF COVER (0.18 ACRES) OUTSIDE OF THE CISTERN AND INFILTRATION PRACTICE DRAINAGE AREAS WHICH RESULT IN A RUNOFF VOLUME OF 2,069 CUBIC FEET. THIS PRACTICE WILL PROVIDE AN APPROXIMATE STORAGE VOLUME OF 2,430 CUBIC FEET AND A RUNOFF REDUCTION VOLUME CREDIT OF 2,069 CUBIC FEET.

BIORETENTION COULD BE USED AS A VIABLE OPTION AT THE REAR OF THE SITE IN THE MANAGED TURF AREA. THIS APPEARS TO BE THE IDEAL LOCATION BASED ON INFILTRATION RATES FOUND IN THE AREA. THIS PRACTICE COULD BE USED IF ADDITIONAL INFILTRATION IS NEEDED.

PERMEABLE PAVEMENT COULD BE USED IN THE DRIVE AISLE SURROUNDING THE BUILDING; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND BASIN TYPE 'A' AND 'B'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.0, FOR FURTHER DETAIL.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK E. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

THROUGH THE VOLUMES PROVIDED BY THE RAINWATER HARVESTING CISTERN AND INFILTRATION FACILITIES, THESE PRACTICES WILL, TO THE MAXIMUM EXTENT POSSIBLE, MEET THE COMPREHENSIVE PLAN 1" RUNOFF RETENTION AND REUSE REQUIREMENTS.

LEED:

THE LEED REQUIREMENT THAT IS APPLICABLE TO THE SUBJECT APPLICATION IS CREDIT SS 6.1. ITS REQUIREMENT IS TO REDUCE THE POST–DEVELOPED 1–YR AND 2–YR, 24–HOUR STORMS' TOTAL VOLUME OF RUNOFF TO LESS THAN OR EQUAL TO 75% OF THE PRE–DEVELOPED 1–YR AND 2–YR, 24–HOUR DESIGN STORMS. FOR THE LEED CALCULATIONS, THE LEED BOUNDARY HAS BEEN DEFINED AS THE LIMITS FROM THE EXISTING PROPERTY LINE ALONG WESTPARK DRIVE (RT. 5061), TO THE PROPOSED ACCESS EASEMENT ALONG THE JONES BRANCH EXTENSION (RT. 5062), TO THE PROPOSED SOUTHERN AND EASTERN PROPERTY LINES FOR AN APPROXIMATE AREA OF 2.81 ACRES. BLOCK E'S LEED BOUNDARY IS SHOWN ON SHEET C9.0. THE LEED COMPLIANCE COMPUTATIONS FOR BLOCK E ARE ON SHEET C9.2. THE COMPUTATIONS RESULT IN THE REQUIRED STORAGE VOLUME THAT IS NEEDED FOR LEED COMPLIANCE. THE REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE IS 7,166 CUBIC FEET. THIS VOLUME IS MET THROUGH A COMBINATION OF THE CISTERN AND INFILTRATION FACILITIES (TOTAL OF 16,195 CF PROVIDED).

PFM DETENTION COMPLIANCE:

PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), THE PEAK RELEASE RATES FOR THE POST–DEVELOPED 2–YEAR AND 10–YEAR STORMS SHALL BE REDUCED TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES FOR THOSE SAME STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED MAINLY THROUGH THE DETENTION OF THE RE–USE VOLUMES NOTED ABOVE, AND THROUGH ADDITIONAL DETENTION IN THE INFILTRATION FACILITIES. AT THE TIME OF FINAL ENGINEERING, THE CISTERN AND INFILTRATION FACILITIES SHALL BE ROUTED TO COMPUTE AND CONFIRM THAT THE POST–DEVELOPED PEAK FLOW RATES ARE LESS THAN THE EXISTING FLOW RATES. HOWEVER, IN ADDITION, THE COMPUTATIONS ON SHEET C9.2 SHOW THAT THE SIZE OF THE INFILTRATION FACILITIES AND CISTERN WILL PROVIDE ENOUGH STORAGE TO HOLD ALL OF THE 2–YR, 2–HR STORM, AND THE MAJORITY OF THE 10–YR, 2–HR STORM SUCH THAT THE RELEASE RATES WILL BE WELL UNDER THE ALLOWABLE. FOR BLOCK E ALLOWABLE RELEASE RATE AND DETENTION COMPUTATIONS SEE SHEET C9.2. THE REQUIRED STORAGE TO SATISFY PFM DETENTION COMPLIANCE IS 1,478 CUBIC FEET. THE APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING PONDS, SERVING THE SITE, TO MEET PFM DETENTION REQUIREMENTS. ADDITIONAL COMPUTATIONS WILL BE PROVIDED AT SITE PLAN FOR THESE FACILITIES IF UTILIZED.

STORMWATER CONTROLS:

THE CISTERN WILL PROVIDE BOTH RE–USE AND RETENTION AND THE INFILTRATION FACILITIES WILL PROVIDE RETENTION. DEPENDING ON THE FINAL SELECTION OF METHOD OF WATER RE–USE, STORMWATER WILL FIRST ENTER INTO SOME STRUCTURAL BMP FACILITY FOR WATER QUALITY TREATMENT, EITHER A FILTER OR SEPARATOR OF SOME KIND, AND THEN INTO THE RE–USE CISTERN, WHICH WILL HAVE NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING / MECHANICAL / IRRIGATION SYSTEMS FOR RE–USE. ONCE THE CISTERN IS FULL, WATER WILL OVERFLOW BY A PIPE OUTLET TO THE INFILTRATION FACILITIES TO BE STORED AND INFILTRATE INTO THE SOIL. WHEN THE INFILTRATION FACILITIES ARE FULL DURING A LARGE STORM EVENT, STORMWATER WILL OVERFLOW INTO AN OUTLET PIPE. THE OUTFALL FROM THE INFILTRATION FACILITIES WILL CONNECT TO THE STORM SEWER SYSTEM. SEE CONCEPTUAL CISTERN AND INFILTRATION DETAILS ON THIS SHEET.

SUMMARY:

THE GOAL OF THE 1" RUNOFF IS TO CAPTURE A TARGET RUNOFF REDUCTION VOLUME OF 9,276 CUBIC FEET FOR THE ENTIRE SITE. THE RUNOFF REDUCTION VOLUME WHICH WAS ACHIEVED THROUGH THE PRACTICES LISTED ABOVE IS 9,365 CUBIC FEET WHICH EQUATES TO A MAXIMUM EXTENT PRACTICABLE RAINFALL DEPTH CAPTURED.

THE APPLICANT RESERVES THE RIGHT TO REVISE THE SWM DESIGN BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED SWM VAULTS AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN.

BMP NARRATIVE:

EXISTING POND "C" IS LOCATED AT THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD. IT PROVIDES BMP (WATER QUALITY) FOR 167.81 ACRES OF THE WESTPARK WATERSHED PER PLAN #6377–PI–01. THE SITE OF THE SUBJECT APPLICATION IS INCLUDED WITHIN THIS WATERSHED. SEE BMP MAP ON THIS SHEET. POND "C" WAS DESIGNED FOR A 40% PHOSPHORUS REMOVAL EFFICIENCY ASSUMING THAT ALL SITES INCLUDED WITHIN THE 167.81 ACRE WATERSHED ARE DEVELOPED AND HAVE AN ASSUMED C–FACTOR OF 0.80. THIS IS DEMONSTRATED ON SHEET 6 OF FAIRFAX COUNTY PLAN, "STUDY OF THE EXISTING WEST*PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, & C" (PLAN #6377–PI–01). THEREFORE, SINCE THE PROPOSED RE–DEVELOPMENT OF THE SUBJECT SITE RESULTS IN A C–FACTOR LESS THAN OR EQUAL TO 0.80, THE BMP REQUIREMENTS ARE SATISFIED BY POND "C". SEE IMPERVIOUS AREA ANALYSIS ON THIS SHEET WHICH CONFIRMS THAT THE SITE AREA WILL HAVE A C–FACTOR OF LESS THAN 0.80. PER PFM 6–0401.2C, THE SUBJECT APPLICATION IS CURRENTLY AND ADEQUATELY SERVED BY AN OFFSITE BMP FACILITY AND THE PROJECTED PHOSPHOROUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS POLLUTION LOAD. IT SHOULD BE NOTED THAT ALL BMP FACILITIES PROPOSED WITH THIS APPLICATION, INCLUDING TREE BOX FILTERS, WATER RE–USE VAULTS, AND STRUCTURAL PRE–TREATMENT FILTERS OR SEPARATORS WILL PROVIDE ADDITIONAL WATER QUALITY BENEFITS BEYOND THOSE ALREADY PROVIDED BY THE OFFSITE POND.

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SWM & BMP NARRATIVE

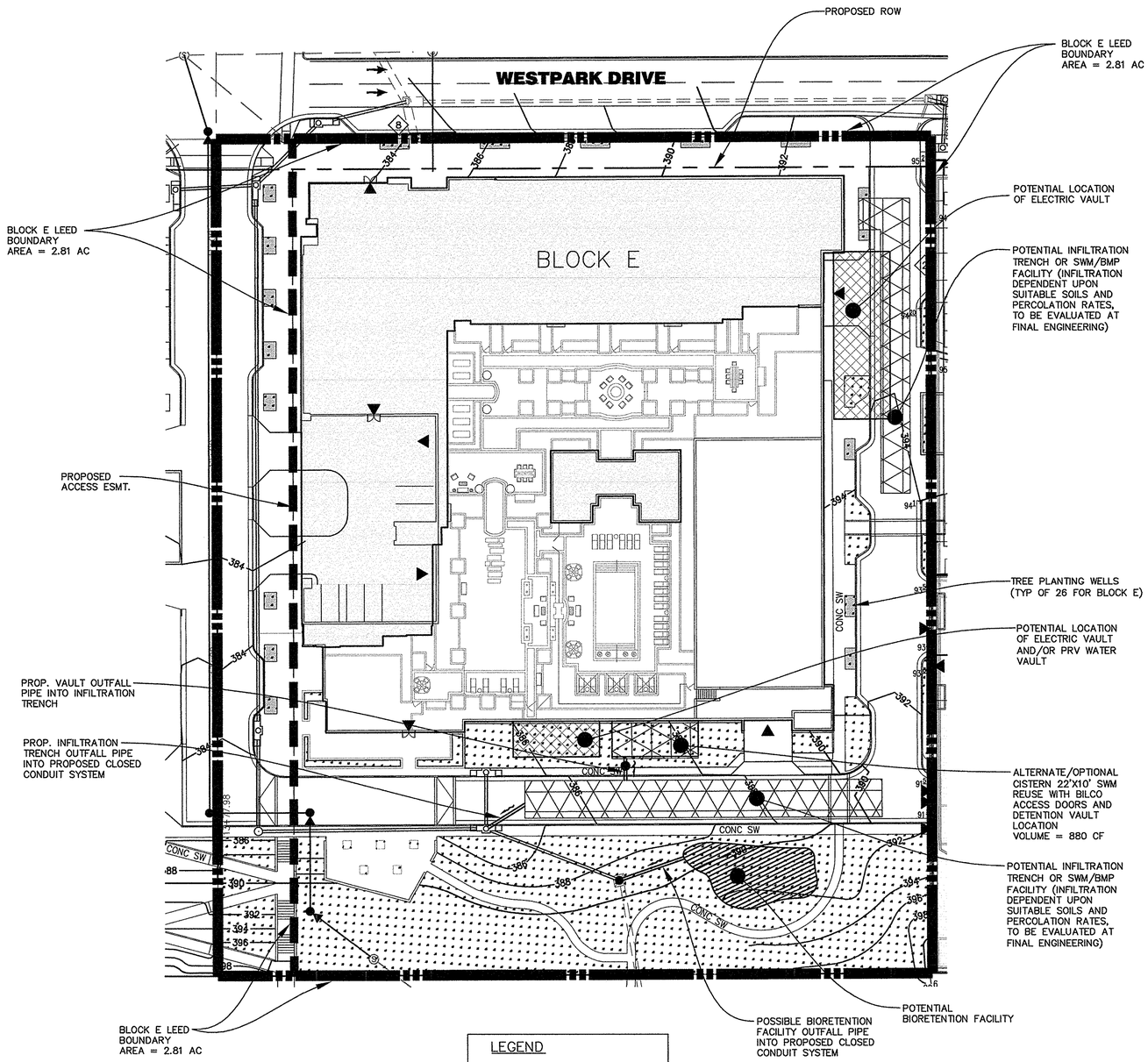
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C8.1



NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

Stormwater Management Design – PFM Deviation Narrative

In keeping with the Comprehensive Plan's 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 test rate of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff onsite.
- Deviation of PFM Section 6-1306.3F 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 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 Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's 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 Tyson's Corner Design Guidelines.

COMMONWEALTH OF VIRGINIA
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8/29/12
LANDSCAPE ARCHITECT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CONCEPTUAL SWM PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C9.0

INFILTRATION SIZING COMPUTATIONS:

INFILTRATION TRENCH DESIGN

1. Given the infiltration rate, calculate the design infiltration rate:

$f_d = 0.5 * f$

f =	5.66	in/hr
f_d =	0.24	ft/hr

2. Calculate the maximum design depth depth for the infiltration trench:

$d_{max} = f_d * T_{max} / V_r$

T_{max} =	48.00	hr
V_r =	0.40	
d_{max} =	28.28	ft

3. Calculate the water quality volume requirements for the trench:

VOLwq = ImpArea * first flush depth

Drainage Area =	2.36	Ac
C-Value =	0.73	
First Flush Depth =	1.00	in
VOL_{wq} =	6,137	cf

4. Calculate the minimum surface area for the bottom of the infiltration trench:

SAmin = VOLwq / (fd * Tmax)

SA_{min} =	543	sf
Design Length =	171.00	ft
Design Width =	18.00	ft
Design SA =	3,078	sf
Design Depth =	5.00	ft

Design Depth is Less than Max

5. Compare provided volume to required volume:

Required Volume = VOLwq/Vr

Provided Volume = Deisgn Length * Deisgn Width * Design Depth

Required Volume =	15,342	ft^3
Provided Volume =	15,390	ft^3

Design Volume is Sufficient

NOTE:

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2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

BLOCK E FIRST INCH OF RUNOFF COMPUTATIONS:

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

Site Name: Block E

Description: Total Drainage area = 3.14 Ac. D.A.A. = Rooftop drainage area to cistern and infiltration. D.A.B. = drainage area to Tree pits and curb extensions. All soils are B.

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)		0.39			0.39
Impervious Cover (acres)		1.97			1.97
				Total	2.36

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)		0.18			0.18
Impervious Cover (acres)		0.60			0.60
				Total	0.78

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

Rv Coefficients

Land Cover Type *	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)	0.57
Weighted Rv (turf)	0.20
% Managed Turf	18%
Impervious Cover (acres)	2.57
Rv (impervious)	0.95
% Impervious	82%
Total Site Area (acres)	**3.14**
Site Rv	**0.81**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	11,398
Volume Not Converted to Runoff (cf)	2,122
1-inch Runoff Volume for entire site (cf)	**9,276**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	9,276
Runoff Reduction Volume Achieved (cf)	9,382
Total Runoff Volume Retained (cf)	11,503
Total Area of Site Captured in a BMP (acres)	2.96

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 94% ** SUBJECT TO CHANGE AT FINAL DESIGN.

Rainfall Depth Retained Onsite (inch) 1.00 ** SUBJECT TO CHANGE AT FINAL DESIGN.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Block E

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	0.39	0.00	0.00	0.39
Impervious Cover	0.00	1.97	0.00	0.00	1.97
D.A Total (acres)					2.36

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 7,077

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		1.30	1.00	4,483	Estimate Runoff Reduction % Using Spreadsheet		28%	0	4,483	1,200	6,000	1,244	3,475	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 (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice		0.47	0.39	1,904	Subtract 100% of provided storage vol.	100%	3,475	5,379	N/A	15,330	5,379	0	
Vegetated Roof		0.20	N/A	690	Subtract 100% of provided storage vol.	100%	N/A	690	N/A	10,619	690	0	Rooftop Rainwater Harvesting
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 cfsf 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	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	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:		1.97	0.39										

Total Drainage Area Treated (acres): 2.36

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,313

See Site Data and Summary Tab for Site Results

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Block E

Drainage Area B 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	0.18	0.00	0.00	0.18
Impervious Cover	0.00	0.60	0.00	0.00	0.60
D.A Total (acres)					0.78

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 2,200

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	% 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			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

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 (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	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 cfsf 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)		0.60	N/A	2,069	Subtract 100% of provided storage vol.	100%	0	2,069	N/A	2,430	2,069	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	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:		0.60	0.00										

Total Drainage Area Treated (acres): 0.60

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,069

See Site Data and Summary Tab for Site Results

COMMONWEALTH OF VIRGINIA
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BLOCK E SWM COMPUTATIONS (1 OF 2)

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-022-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C9.1

BLOCK E LEED COMPUTATIONS:

NOTE:
SEE SHEET C9.0 FOR LIMITS OF 2.81 ACRES LEED BOUNDARY.

FDPXE83.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 02-01-2012
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS BLOCK E

Data: Drainage Area : 2.81 Acres
Runoff Curve Number : 83
Time of Concentration: 0.10 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	5.5
Ia/P Ratio	0.15	0.13	0.07
Used	0.15	0.13	0.10
Runoff (in)	1.21	1.61	3.63
Unit Peak Discharge (cfs/acre/in)	1.548	1.562	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	16

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.81 AC X 1.21 (IN) X 1FT/12IN X 43560 = 12,343 CU. FT.
2 YR STORM: 2.81 AC X 1.61 (IN) X 1FT/12IN X 43560 = 16,423 CU. FT.

FDPPE.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 02-01-2012
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK E

Data: Drainage Area : 2.81 Acres
Runoff Curve Number : 87
Time of Concentration: 0.10 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	5.5
Ia/P Ratio	0.11	0.09	0.05
Used	0.11	0.10	0.10
Runoff (in)	1.48	1.91	4.04
Unit Peak Discharge (cfs/acre/in)	1.572	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	8	18

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.81 AC X 1.48 (IN) X 1FT/12IN X 43560 = 15,097 CU. FT.
2 YR STORM: 2.81 AC X 1.91 (IN) X 1FT/12IN X 43560 = 19,483 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUMES. THEREFORE ANY STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
15,097 CU. FT. – (0.75 X 12,343 CU. FT.) = 5,840 CU. FT.

2-YEAR STORM
19,483 CU. FT. – (0.75 X 16,423 CU. FT.) = 7,166 CU. FT.

SUMMARY
THE 2-YEAR STORM EVENT CONTROLS, AND 7,166 CF OF STORAGE IS NEEDED TO SATISFY THE LEED REQUIREMENT.

BLOCK E PFM COMPLIANCE:

ALLOWABLE RELEASE COMPUTATIONS (RATIONAL METHOD):

Q=CIA

1.) PRE-DEVELOPMENT RUNOFF
TOTAL SITE AREA = 3.14 AC
C = 0.67
I_2 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{2PPE} = 11.47 CFS
Q_{10PPE} = 15.29 CFS

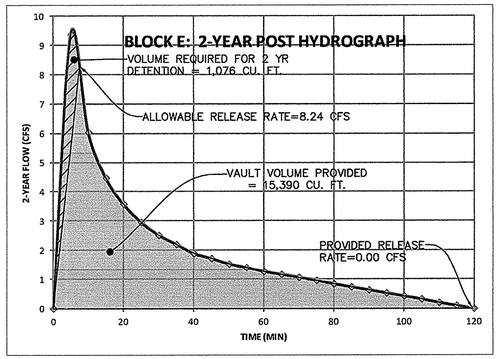
2.) POST-DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 2.359 AC
C = 0.73
I_2 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{2POST} = 9.39 CFS
Q_{10POST} = 12.52 CFS

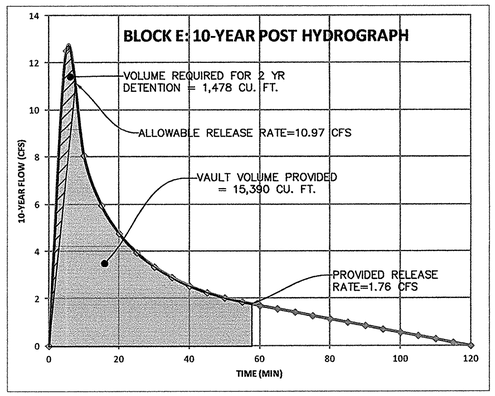
3.) POST-DEVELOPMENT ONSITE UNDETAINED
AREA = 0.781 AC
C = 0.76
I_2 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{2POST} = 3.23 CFS
Q_{10POST} = 4.32 CFS

4.) ALLOWABLE RELEASE RATE COMPUTATION
Q(ALLOWABLE) = [PRE-DEVELOPED RUNOFF] – [ONSITE UNDETAINED]
Q_2(ALLOWABLE) = 11.47 CFS – 3.23 CFS = 8.24 CFS
Q_{10}(ALLOWABLE) = 15.29 CFS – 4.32 CFS = 10.97 CFS

5.) SWM VAULT RELEASE RATE
Q_2 PEAK OUT = 0.00 CFS
Q_{10} PEAK OUT = 1.76 CFS

THE RELEASE RATES FROM THE SWM/REUSE VAULT SHALL BE LOWER THAN THE ALLOWABLE RELEASE RATES FOR THE 2-YR AND 10-YR STORM EVENTS, AS SUCH THE PFM DETENTION REQUIREMENTS HAVE BEEN MET.





BLOCK E OVERALL SWM SUMMARY:

	REQUIRED STORAGE
LEED:	7,166 CF
1" RUNOFF:	4,173 CF
PFM:	1,478 CF

← CONTROLS SWM VAULT STORAGE REQUIREMENT

TO ENSURE THAT THE STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WITHIN 48 HOURS OF A PREVIOUS STORM, THE VAULT HAS BEEN SIZED AS FOLLOWS:

MAX VOLUME FOR REUSE (LEED) = 7,166 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 0 CF (IRRIGATION DEMAND)
VOLUME FOR 10-YEAR STORM DETENTION (PFM) = 1,478 CF

7,166 – 0 + 1,478 = 8,644 => 8,750 CF OF STORAGE NEEDED

FINAL BLOCK E STORAGE REQUIREMENT = 8,750 CF
STORAGE PROVIDED THROUGH INFILTRATION: 15,390 CF

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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fax 713.560.2260

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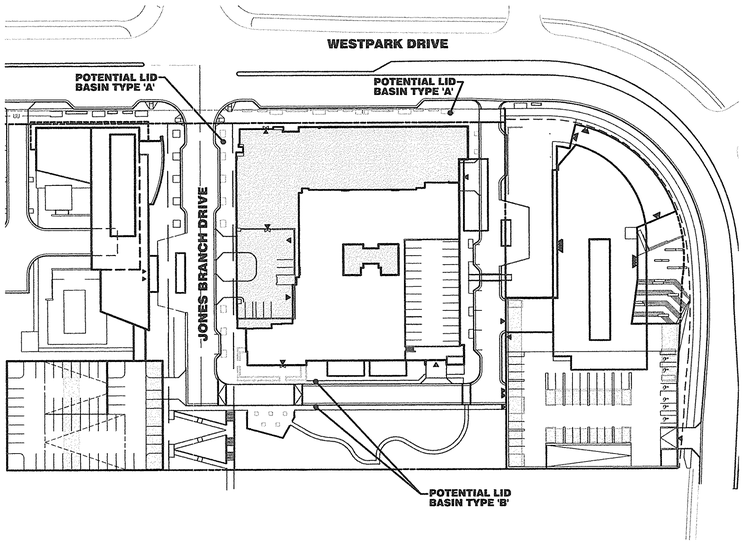
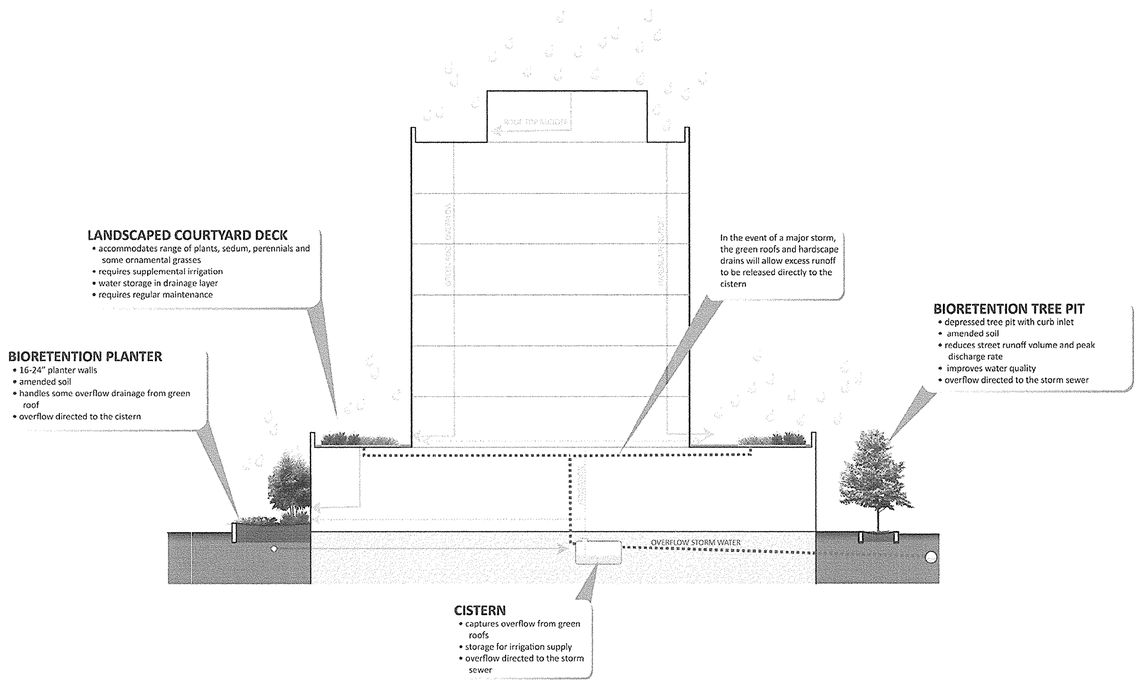
BLOCK E SWM COMPUTATIONS (2 OF 2)
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C9.2

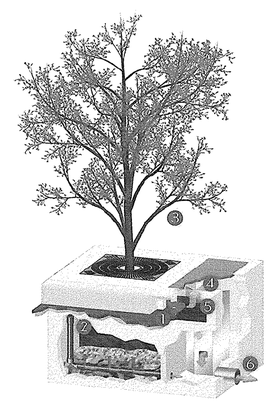


1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN
NTS



CONCEPTUAL BUILDING DIAGRAM FOR L.I.D TECHNIQUES

BASIN TYPE 'A' & PERMEABLE PAVERS



BASIN TYPE 'B'

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
No.000832
LANDSCAPE ARCHITECT

NOTE:

1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL L.I.D. METHODS OF RAINWATER REUSE IN ACKNOWLEDGEMENT OF THE TYSON URBAN CENTER COMPREHENSIVE PLAN GUIDELINES FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC L.I.D FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN.
2. REFER TO SHEET L5.02 FOR ADDITIONAL SUSTAINABILITY DESIGN INFORMATION.

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LOW IMPACT DEVELOPMENT
CONCEPT PLAN
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C10.0

P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (10) LID.dwg, 8/28/2012 3:50:51 PM, kf

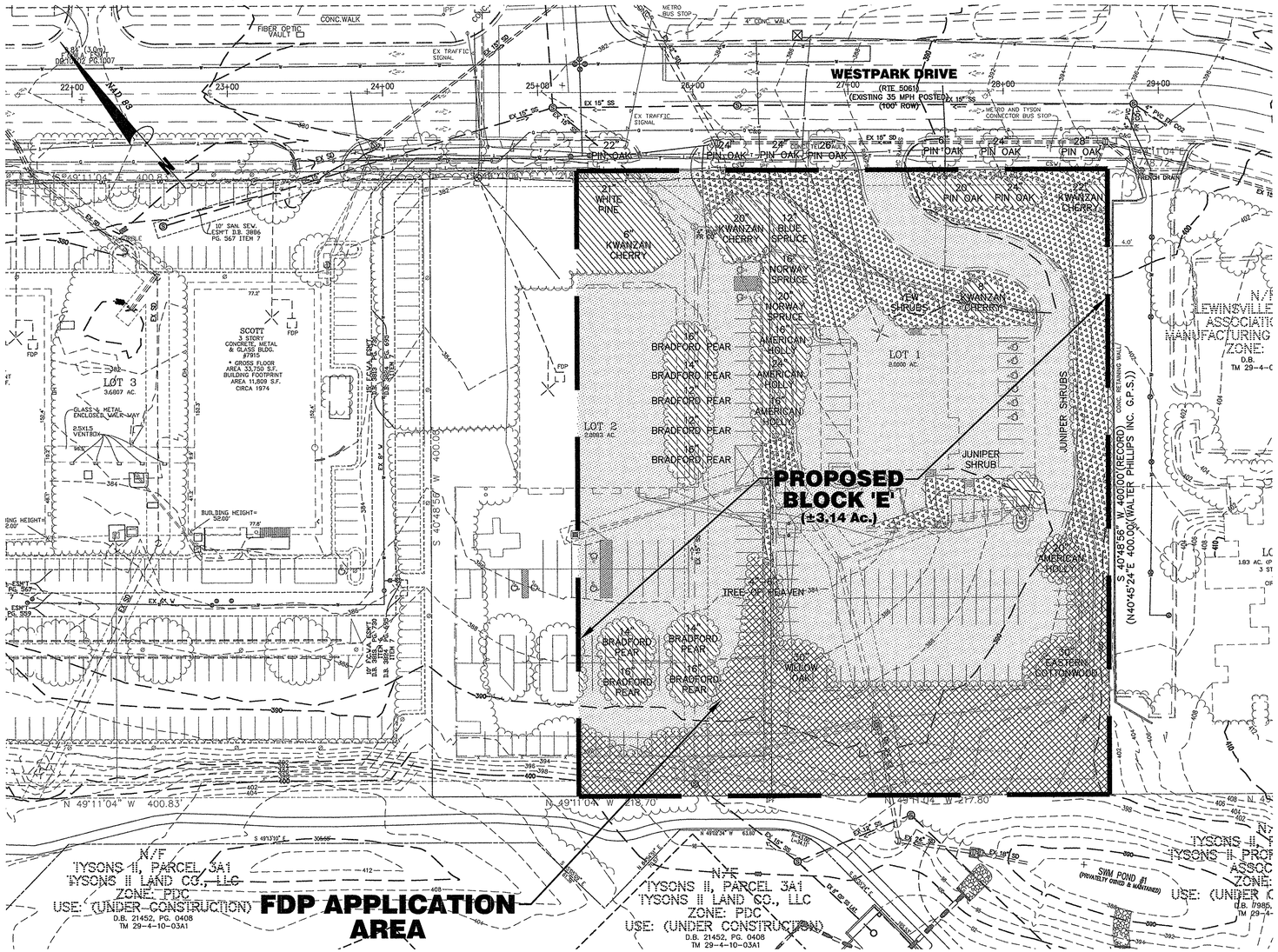

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	1.02 AC.
B	Percentage of gross site area covered by existing tree canopy =	32%
C	Percentage of 10-year canopy required for site (see Table 12.4) = (Per Comprehensive Plan Goal = 10%)	10% (0.314 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =	32% (0.10 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0% (0.00 AC.)
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

NOTE: A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED AS SHOWN ON ATTACHED REQUEST LETTER.

'BLOCK E' COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE ORANGE, BLACK LOCUST, BLACK CHERRY, NORWAY SPRUCE, PIN OAK, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.62 AC.
	DEVELOPED LAND	N/A	N/A	N/A	1.68 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.40 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.44 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 3.14 AC.

EXISTING TREE CANOPY = 44,516 S.F. OR 1.02 AC.
(.40 AC. OR 17,472 S.F. LANDSCAPE TREE CANOPY +
.62 AC. OR 27,044 S.F. FOREST)

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CONSULTING

July 23, 2012

Mike Knapp - Director
Fairfax County Urban Forest Management Division
12000 Government Center Parkway
Fairfax, VA 22035

Re: Arbor Row Block 'E' Tree Preservation Target Deviation Request
FDP 2011-PR-023-03

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site, Fairfax County tax assessment map number 0294-07-0001 and a portion (.87 acres) of 0294-07-0002. 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 Planning District within Area II of the Fairfax County Comprehensive Plan. The subject property is part of a concurrent rezoning application RZ/CDP 2011-PR-023 with proposed zoning category of PTC, and is subject of partial PCA-88-D-005-7.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (3.14 acres) is currently covered by approximately 1.02 acres or 32% tree/shrub cover. The final development plan proposes to clear 1.02 acres for proposed grading and construction improvements. Per the Comprehensive Plan 10-year tree canopy goals, 10% (.314 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of .10 acres (.314 acres x 32%). Since no preservation credit will be taken, a tree preservation target deviation is hereby requested.

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

(1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

(2) Section 12-0508.3A(2): Meeting the tree preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

(3) Section 12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property while other portions of the existing vegetation on the site are remnant wooded areas that were not cleared during the previous development process. Attempting to save any of these onsite trees would adversely impact development potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer.

Per field observation, many of the existing trees and shrubs proposed to be removed are in fair/poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to either life or property, including unhealthy crowns, exaggerated leans, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-.4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

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

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

Thank you for your assistance and cooperation in this matter. Please contact me at 703-464-1000 if you should have any questions regarding this matter.

Sincerely,

Gregg Eberly - Applicant Representative
RLA, ISA Certified Arborist, MA-4616A
Bowman Consulting Group

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

AREA OF FDP APPLICATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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fax 713.580.2260

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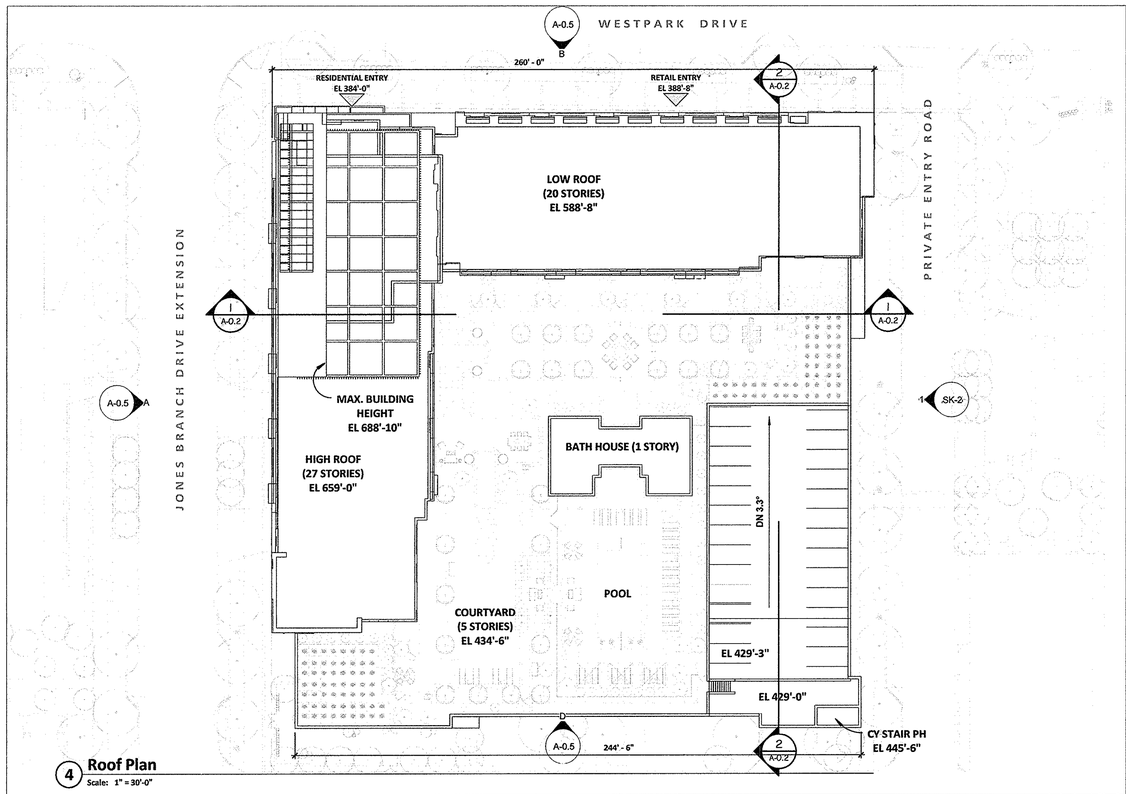
EXISTING VEGETATION MAP

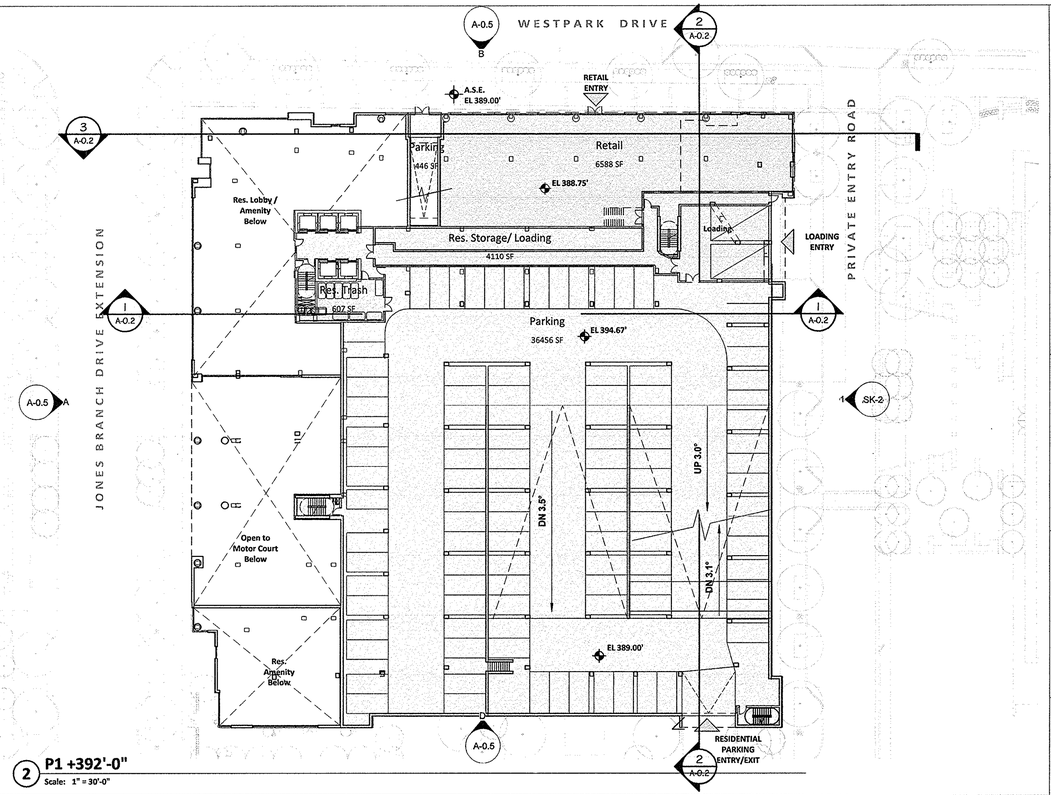
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 40'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C11.0

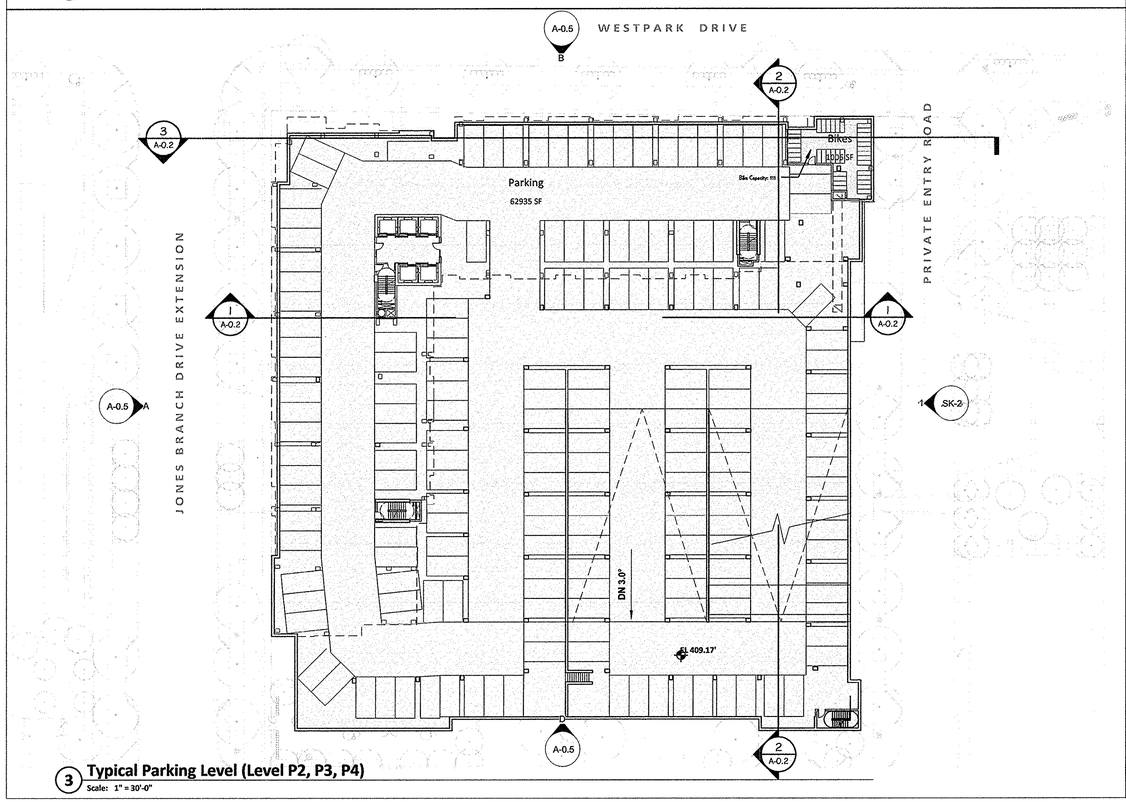
P:\7403 - West Group Properties\7403-12-001 (PLN) - Arbor Row Landbay E\Planning\Rezoning\FDP\-01-001 FDP E (11) EVM.dwg, 8/25/2012 12:48:16 PM, kf



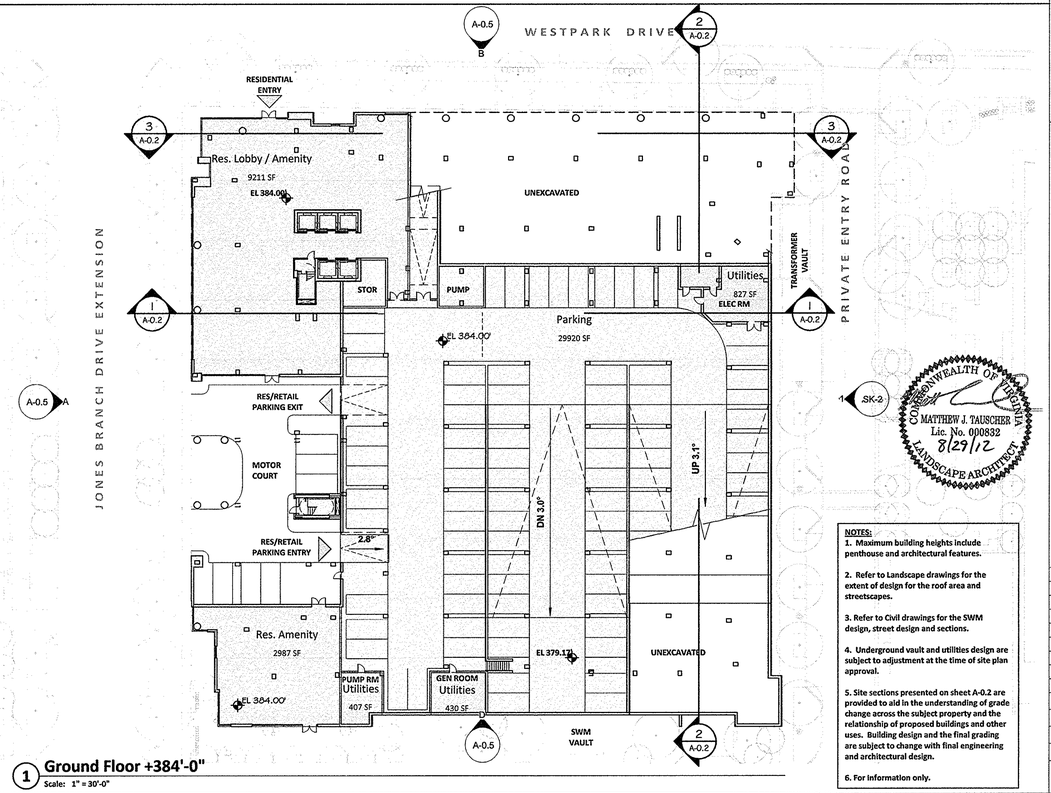
4 **Roof Plan**
Scale: 1" = 30'-0"



2 **P1 +392'-0"**
Scale: 1" = 30'-0"



3 **Typical Parking Level (Level P2, P3, P4)**
Scale: 1" = 30'-0"



1 **Ground Floor +384'-0"**
Scale: 1" = 30'-0"

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8/29/12
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NOTES:

1. Maximum building heights include penthouse and architectural features.
2. Refer to Landscape drawings for the extent of design for the roof area and streetscapes.
3. Refer to Civil drawings for the SWM design, street design and sections.
4. Underground vault and utilities design are subject to adjustment at the time of site plan approval.
5. Site sections presented on sheet A-0.2 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.
6. For information only.

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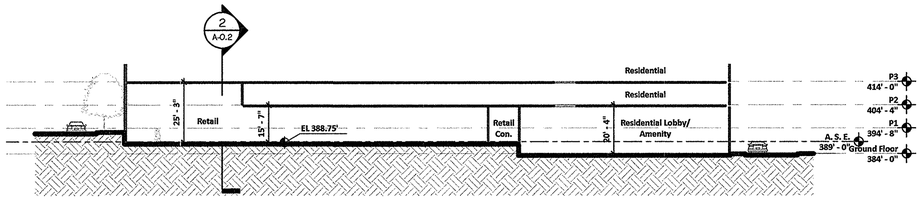
PLANS

ARBOR ROW - BLOCK 'E'

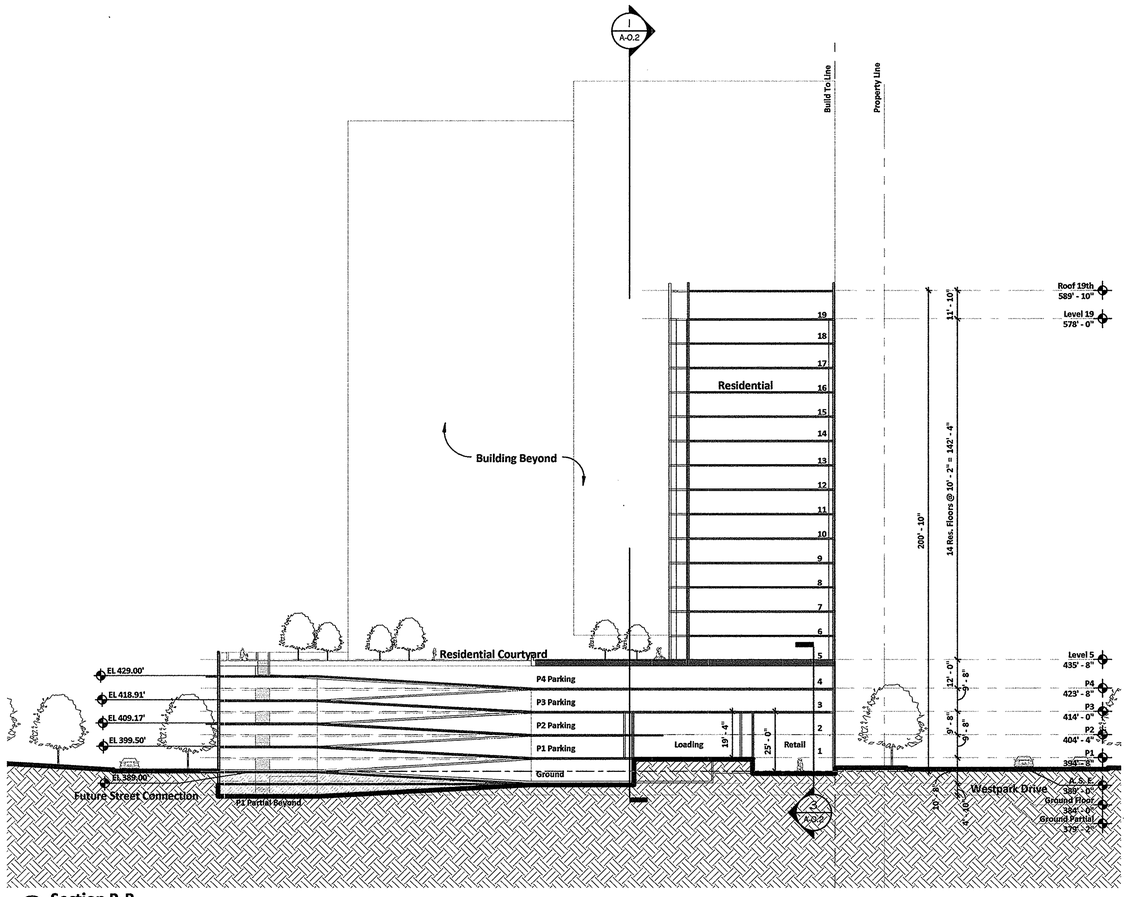
FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION

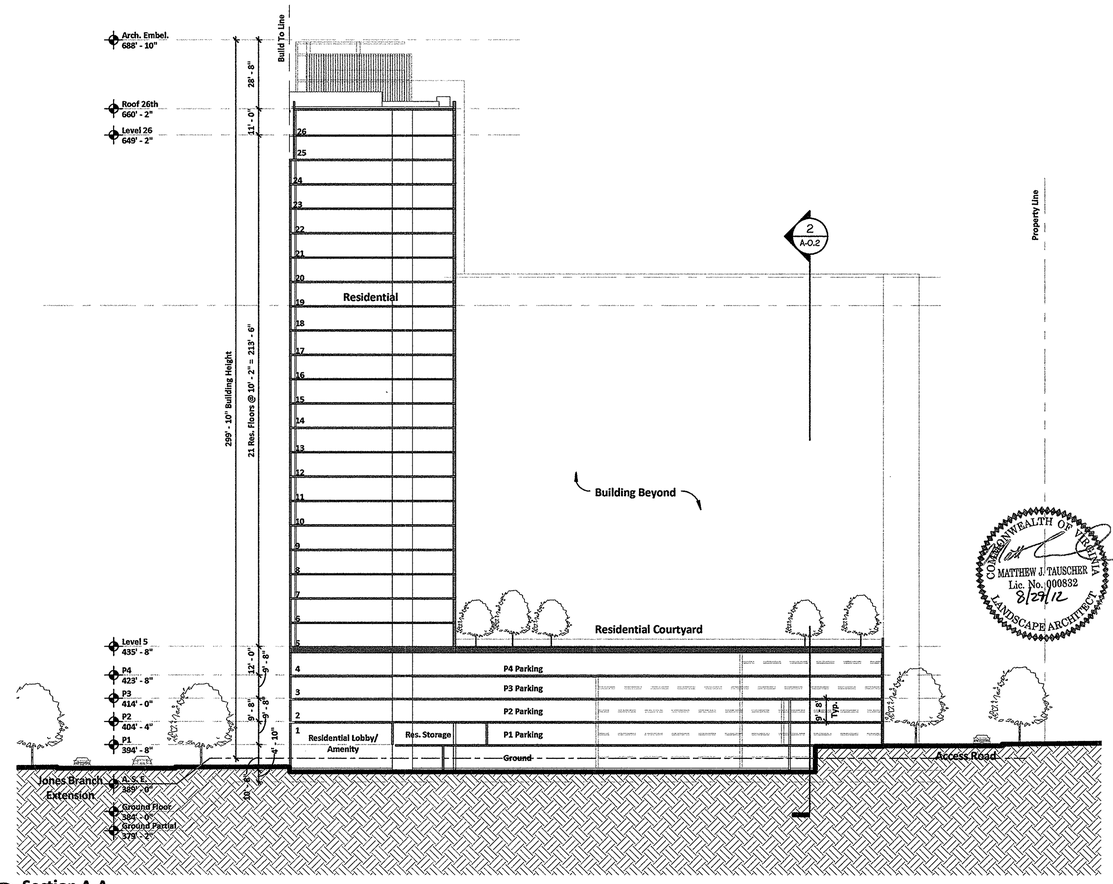
SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.1



3 **Section C-C**
Scale: 1" = 30'-0"



2 **Section B-B**
Scale: 1" = 30'-0"



1 **Section A-A**
Scale: 1" = 30'-0"

NOTES:

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2. Refer to Landscape drawings for the extent of design for the roof area and streetscapes.
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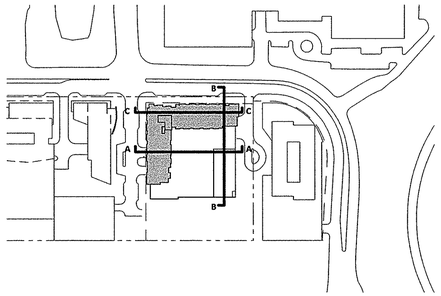
4. Underground vault and utilities design are subject to adjustment at the time of site plan approval.
5. Site sections presented on sheet A-0.2 are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.
6. For information only.



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SECTIONS A-A, B-B, C-C

ARBOR ROW - BLOCK 'E'

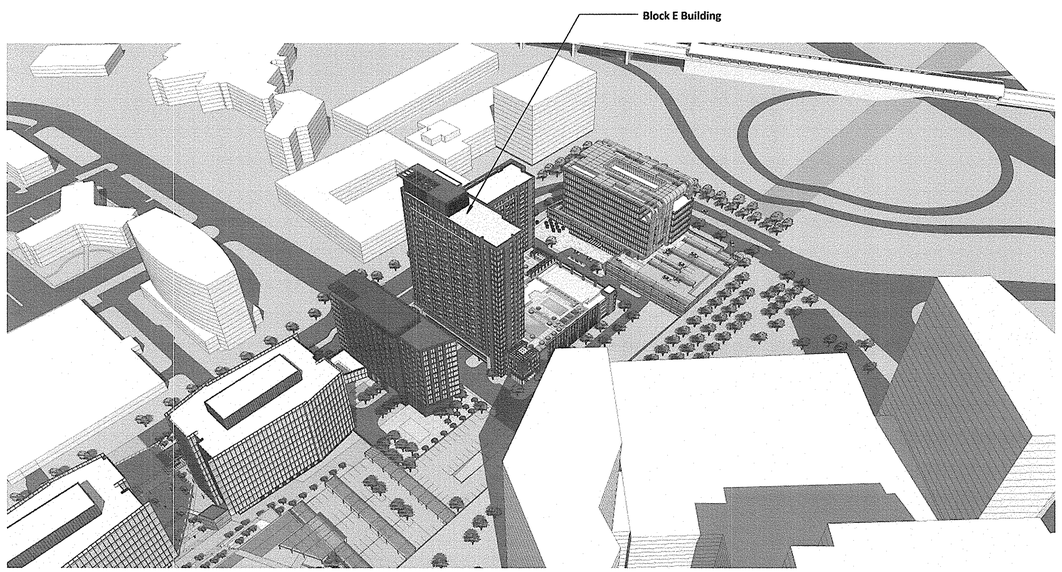
FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments

DATE	DESCRIPTION
SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001

SHEET A-0.2



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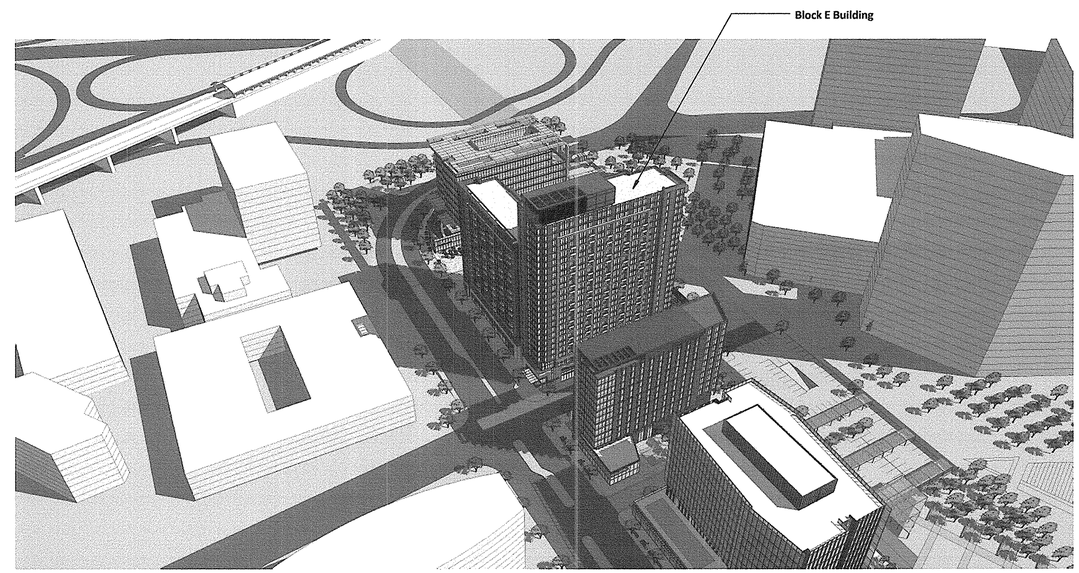

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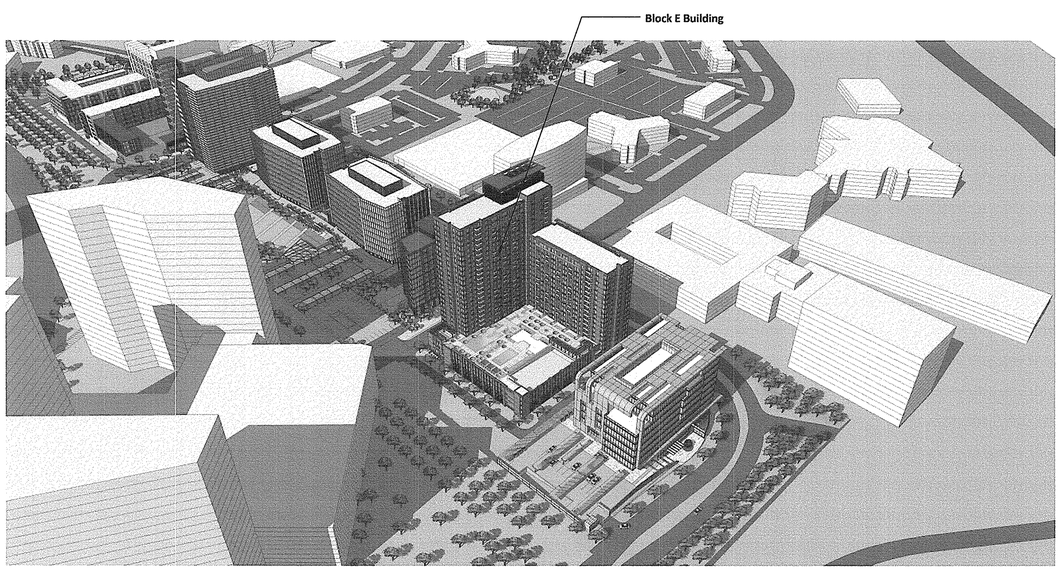

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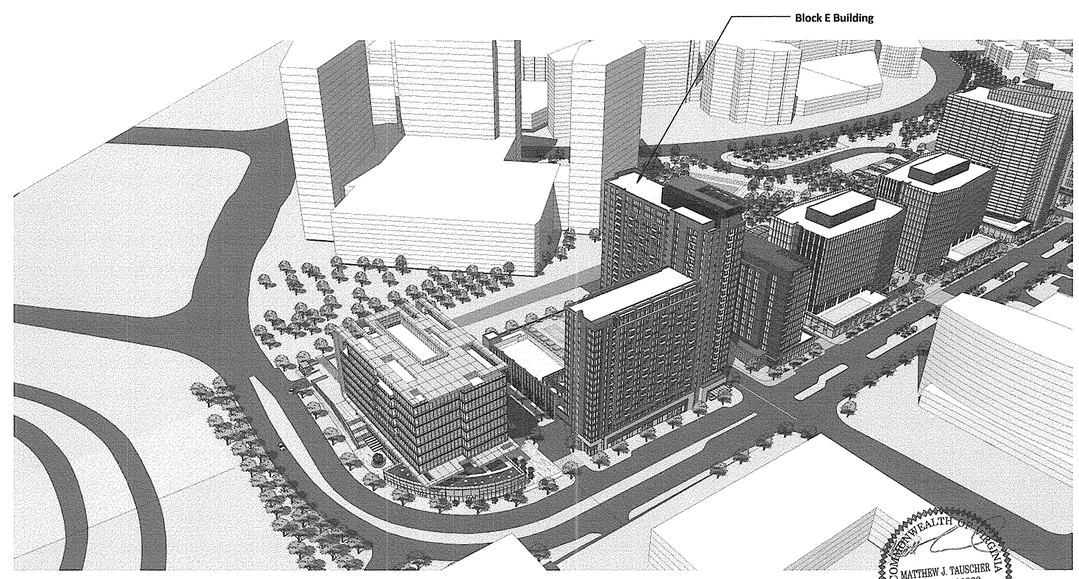

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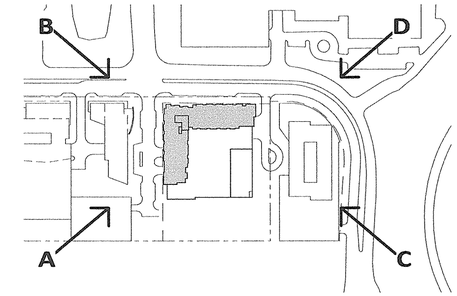

NOTE:
For information only. Birds eye views massings shown are illustrative, and do not represent the maximum allowable building height proposed for each building.

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PROPOSED DEVELOPMENT WITH PROPOSED NEIGHBORING PROPERTIES

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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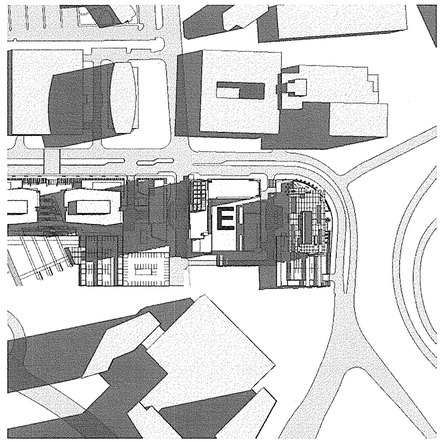
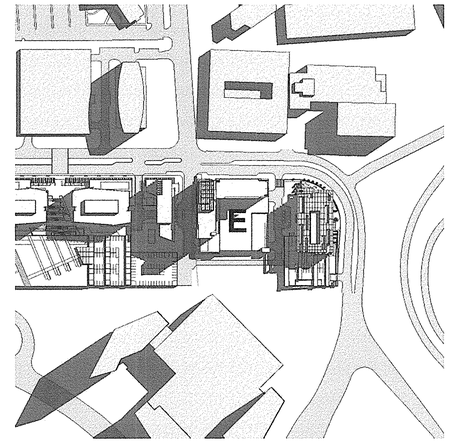
8/29/12
LANDSCAPE ARCHITECT

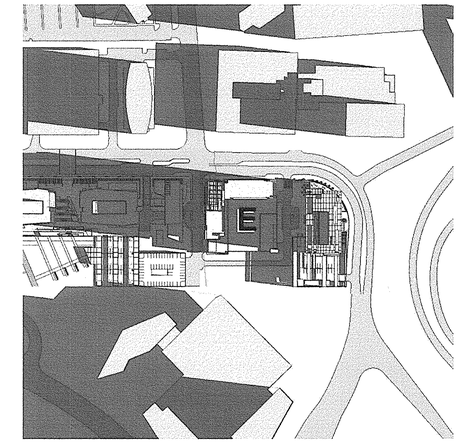
SHEET A-0.3



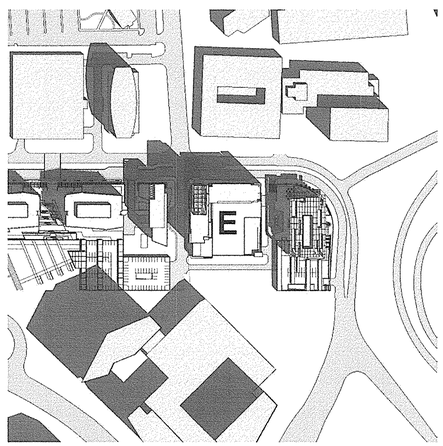
March 21, September 21 - 9:00 am



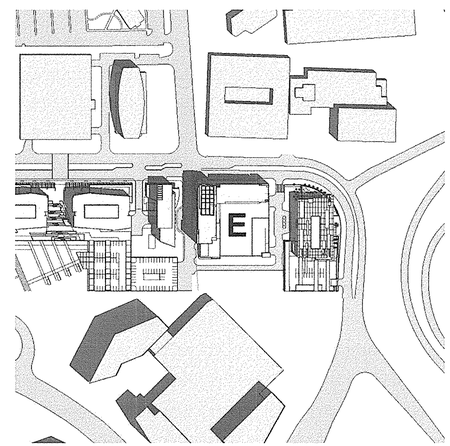
June 21 - 9:00 am



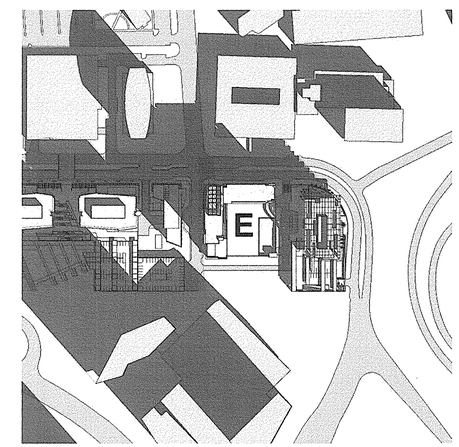
December 21 - 9:00 am



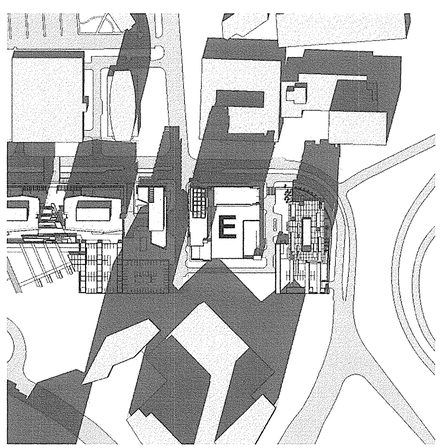
March 21, September 21 - 12:00 pm



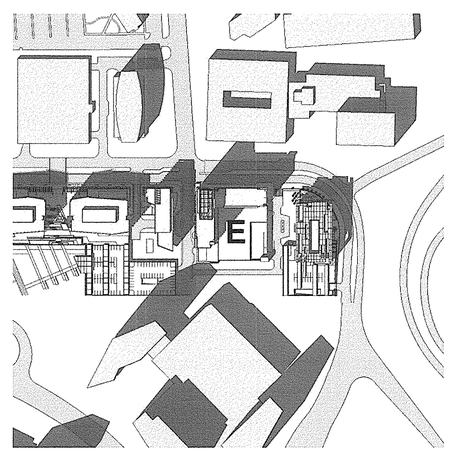
June 21 - 12:00 pm



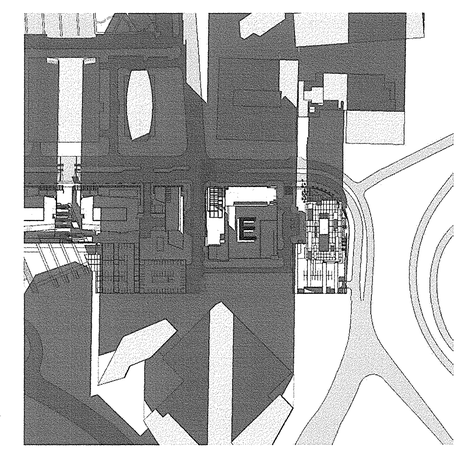
December 21 - 12:00 pm



March 21, September 21 - 3:00 pm



June 21 - 3:00 pm



December 21 - 3:00 pm

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8/29/12
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SHADOW STUDY

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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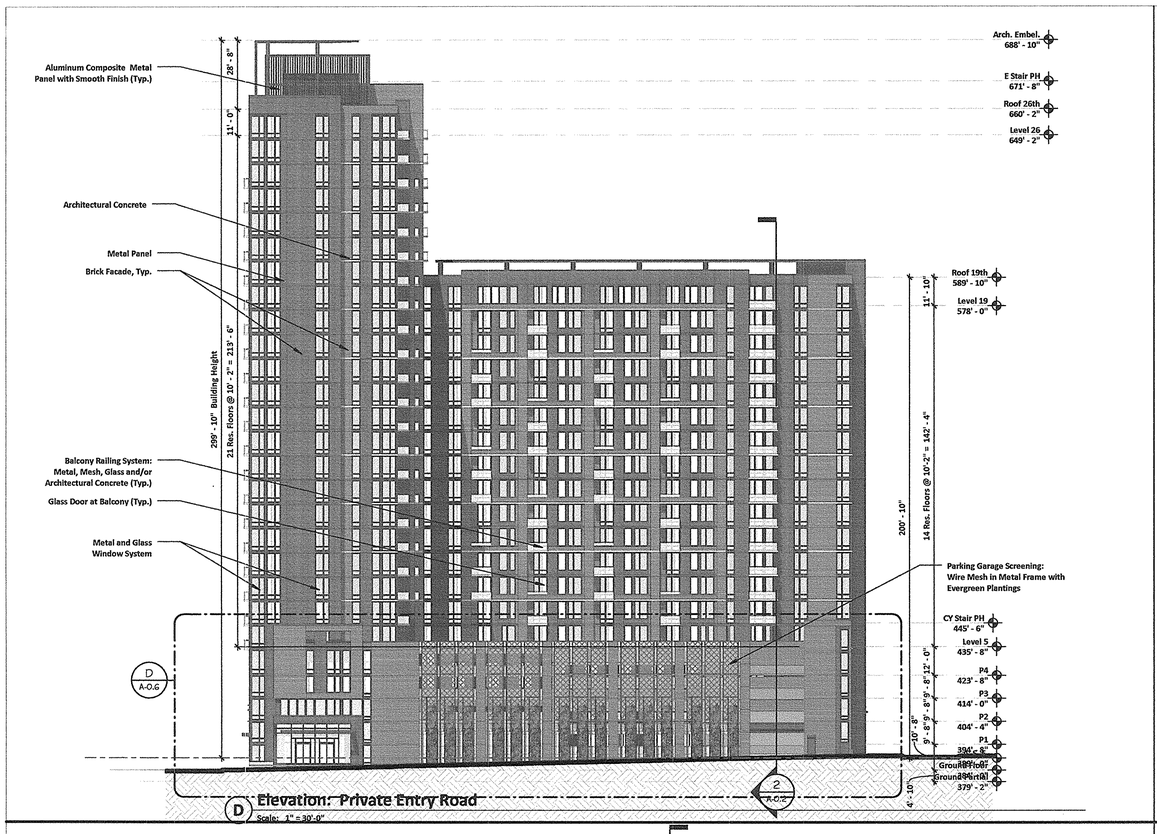
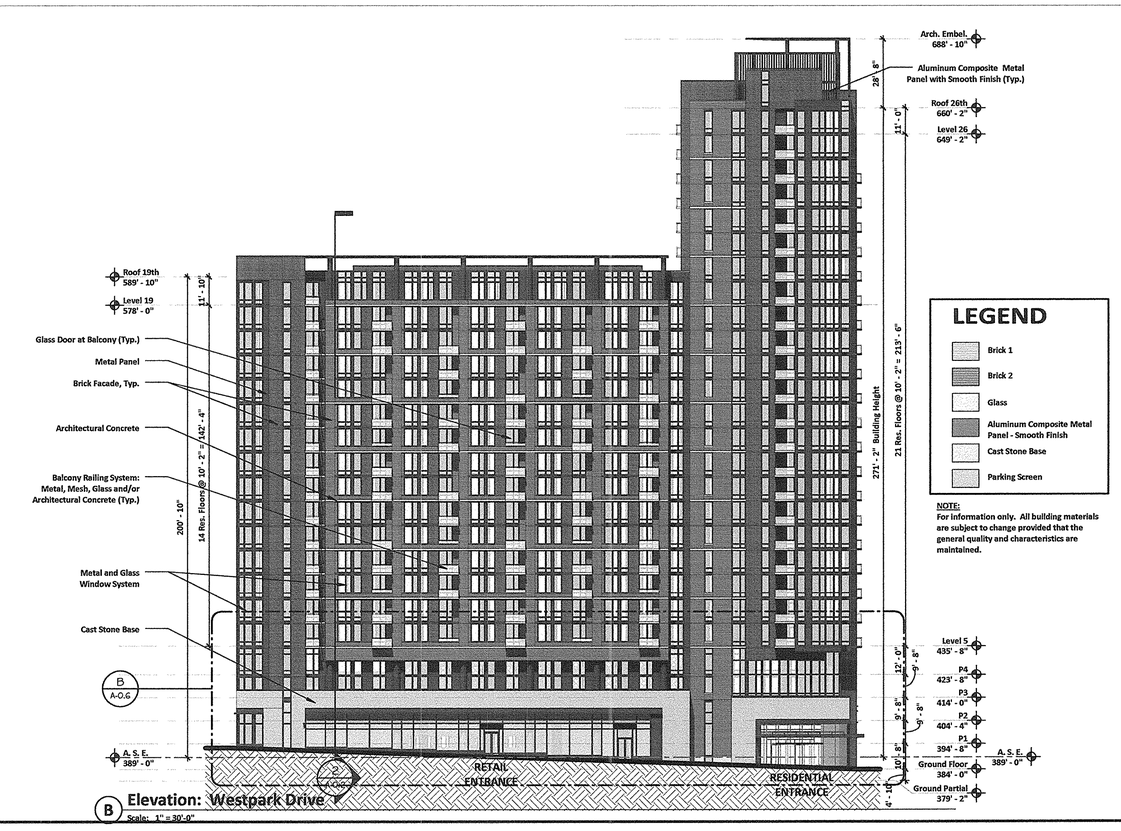
SHEET	A-0.4



D Elevation: Private Entry Road
Scale: 1" = 30'-0"



B Elevation: Westpark Drive
Scale: 1" = 30'-0"

LEGEND

- Brick 1
- Brick 2
- Glass
- Aluminum Composite Metal Panel - Smooth Finish
- Cast Stone Base
- Parking Screen

NOTE:
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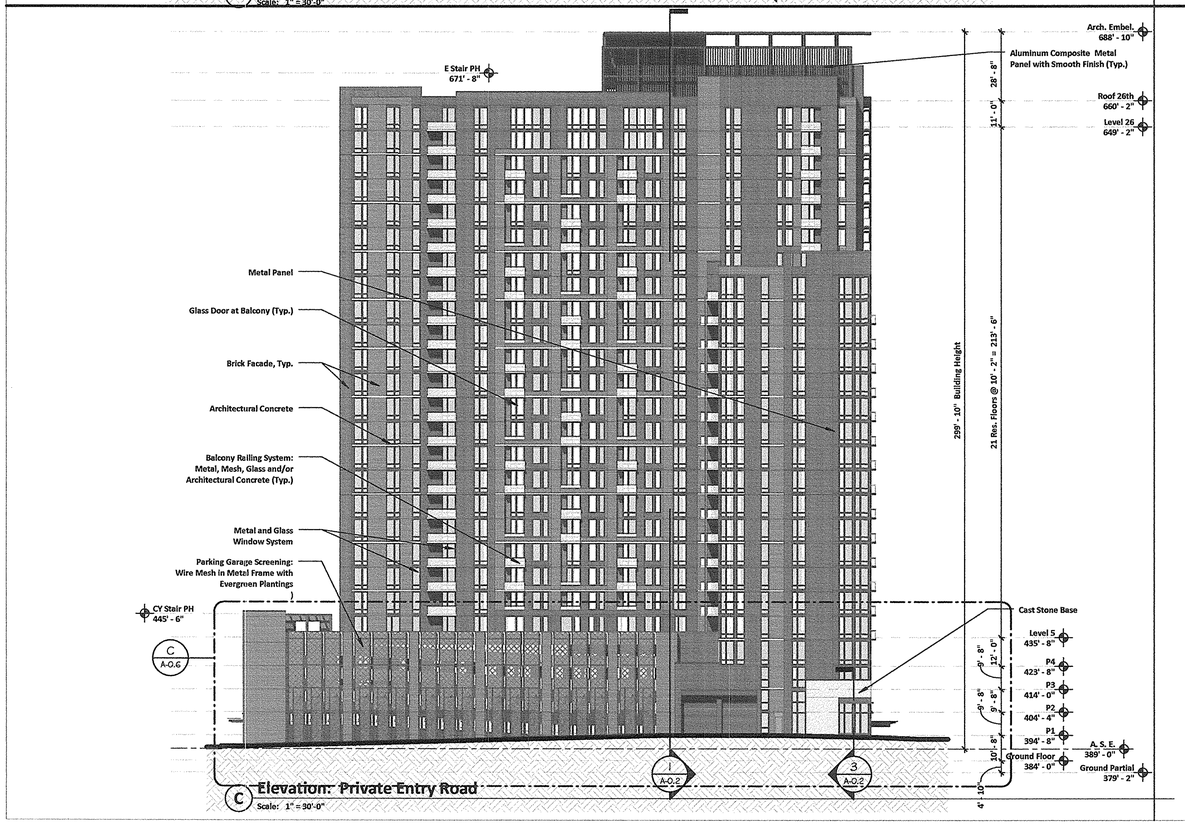
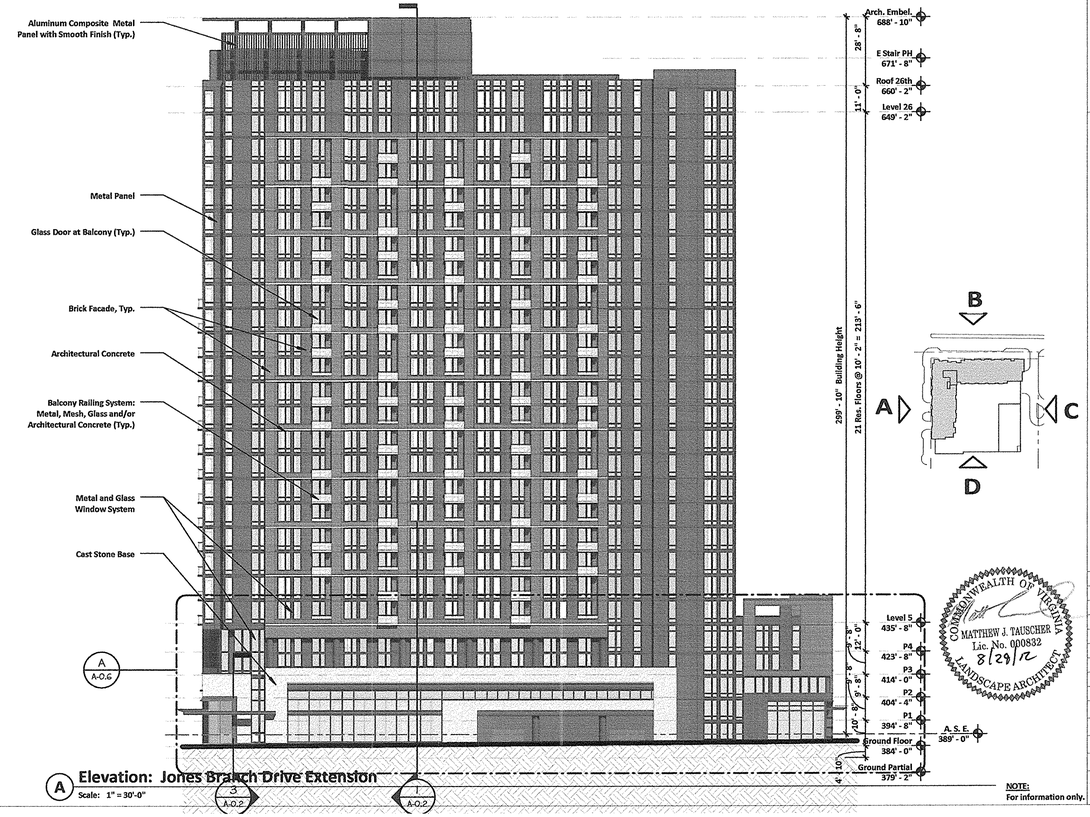


C Elevation: Private Entry Road
Scale: 1" = 30'-0"



A Elevation: Jones Branch Drive Extension
Scale: 1" = 30'-0"

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ELEVATIONS

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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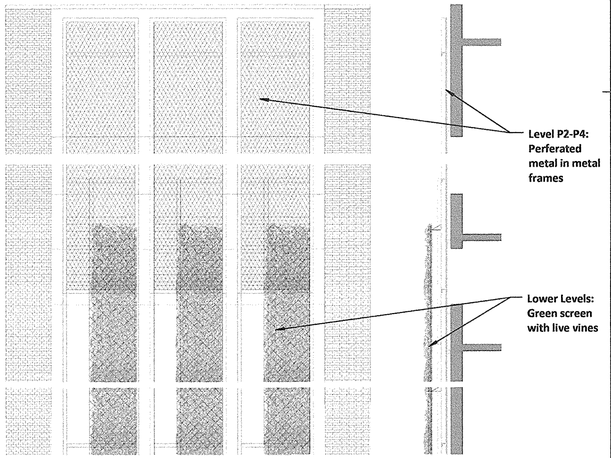
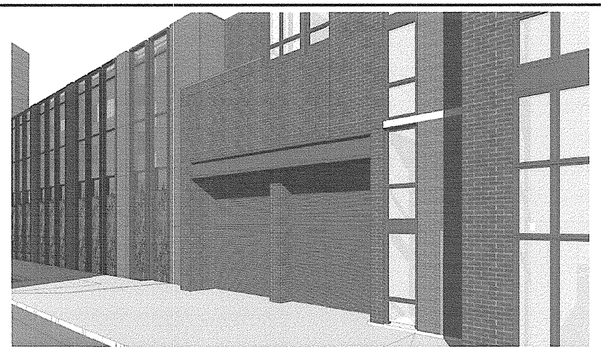
SHEET A-0.5



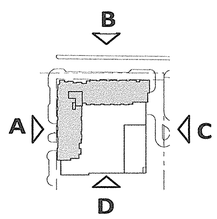
Green Screen Detail

NOT TO SCALE



OVERHEAD DOORS DETAIL

NOT TO SCALE



MOTOR COURT MATERIALS

WALLS - Cast Stone & Brick

ROADWAY - Precast Pavers

CEILING - Gypsum board with special and decorative lighting

NOTE:
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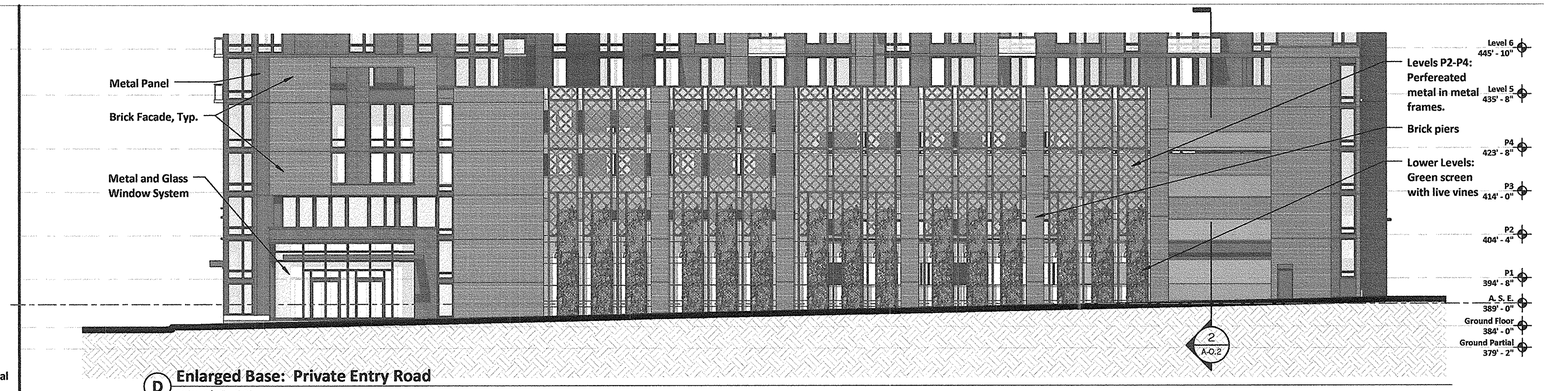
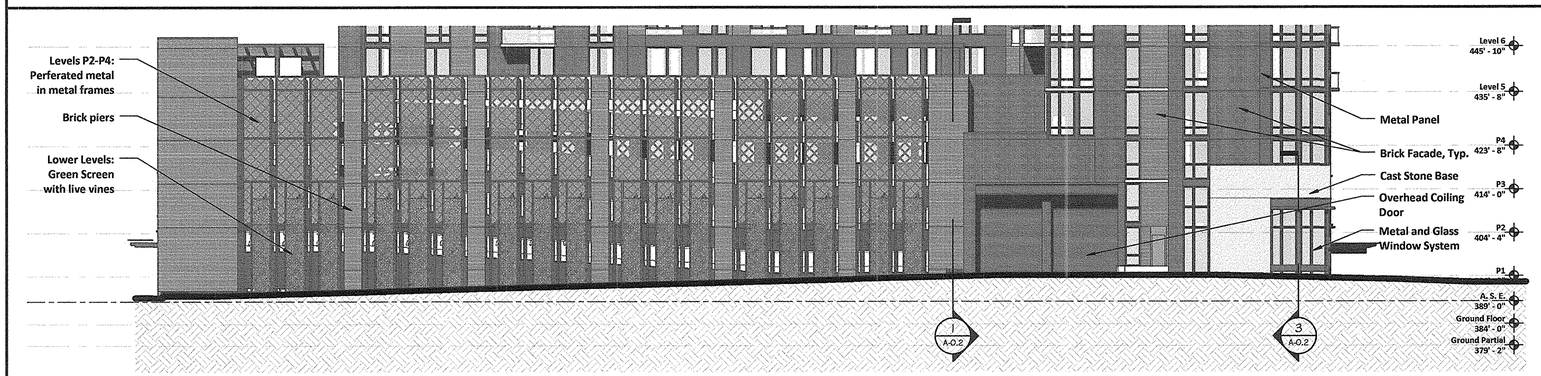


D Enlarged Base: Private Entry Road
Scale: 1/16" = 1'-0"



C Enlarged Base: Private Entry Road
Scale: 1/16" = 1'-0"

B Enlarged Base: Westpark Drive
Scale: 1/16" = 1'-0"

A Enlarged Base: Jones Branch Drive Extension
Scale: 1/16" = 1'-0"

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ELEVATIONS - BASE

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SHEET A-0.6

NOTE:
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Overall View Looking at Entrance

Enlarged View at Base of Building Looking at Entrance

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VIEWS - ENTRANCE

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SHEET	A-0.7

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Overall View from Westpark Drive East

Enlarged View at Base of Building from Westpark Drive East

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VIEWS - WESTPARK DRIVE EAST

ARBOR ROW - BLOCK 'E'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SHEET A-0.8

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Rooftop View: North

Rooftop View: South

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ROOF VIEWS

ARBOR ROW - BLOCK 'E'

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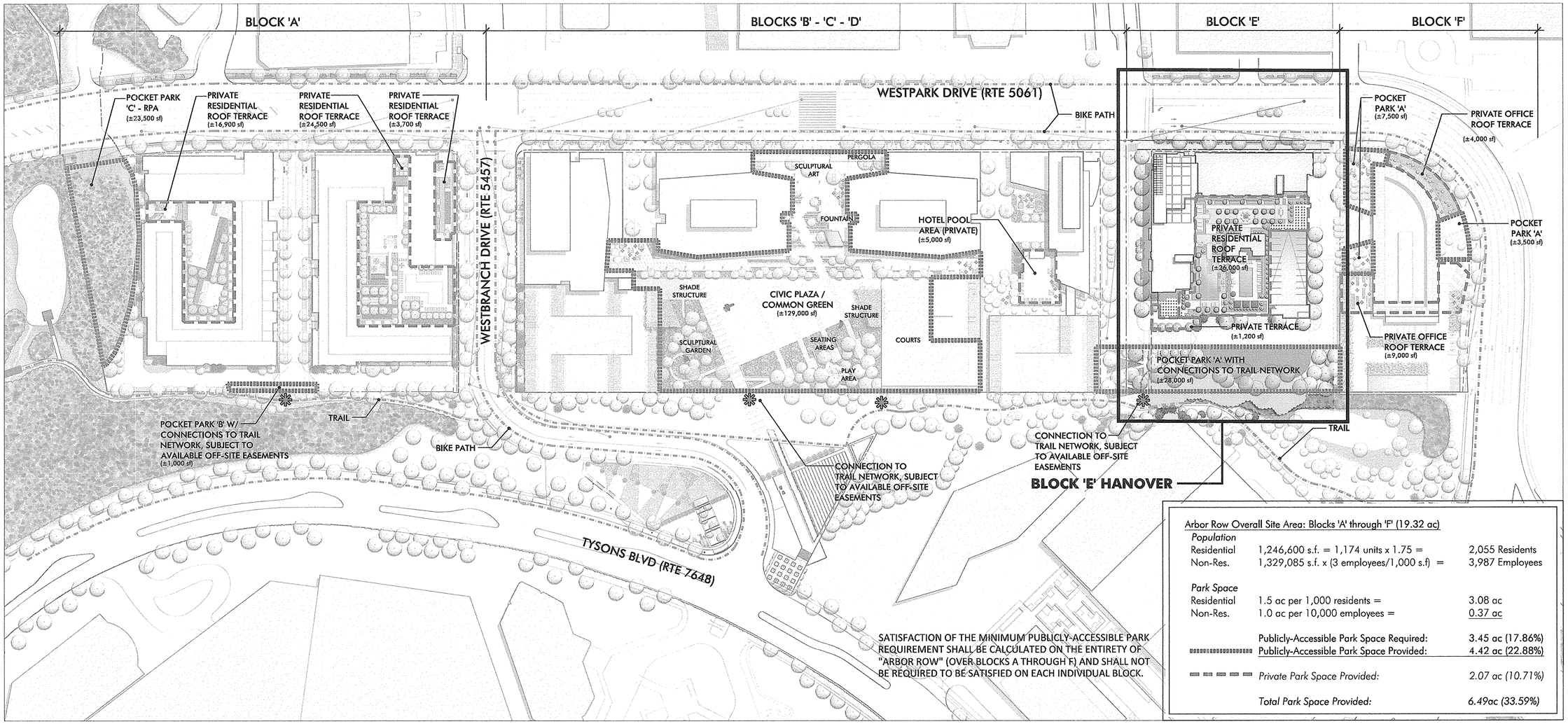


SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

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:

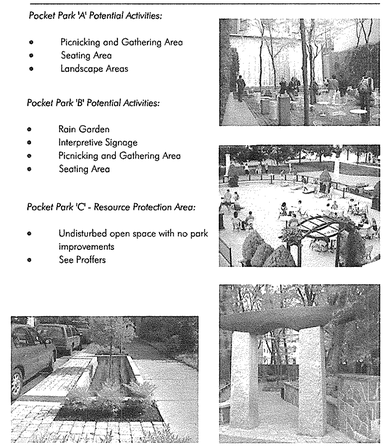
- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

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



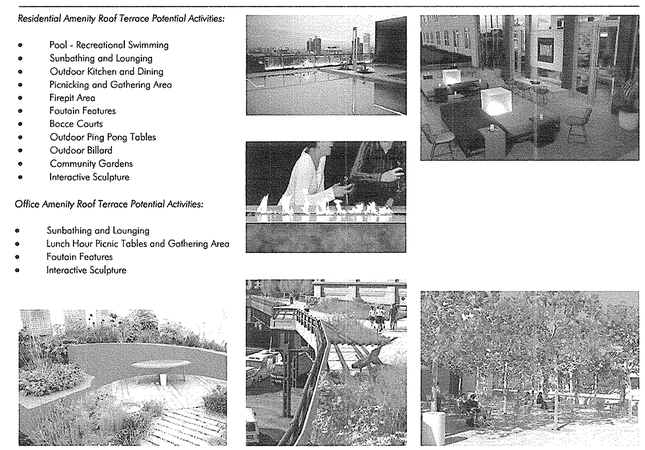
PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

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 'E' FDP CALCULATIONS

Overall Site Area 136,788 sf (3.14 ac)

Population
Residential: ±509,800 sf
Retail: ±7,000 sf
Office: 0

Publicly-Accessible Park Space: ±28,000 sf (0.64 ac)
Private Park Space Provided: ±27,200 sf (0.62 ac)

Total Park Space Provided:* ±55,200 sf (1.27ac)
**For reference only.*

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8/29/12
LANDSCAPE ARCHITECT

PUBLICLY-ACCESSIBLE PARK SPACE PROVIDED WITHIN BLOCK 'E' SHALL CONTRIBUTE TO THE OVERALL PUBLICLY-ACCESSIBLE PARK SPACE OF THE ARBOR ROW CDP

80 40 20 0 80
1"= 80'

NORTH

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URBAN PARKS PLAN

ARBOR ROW - BLOCK 'E'

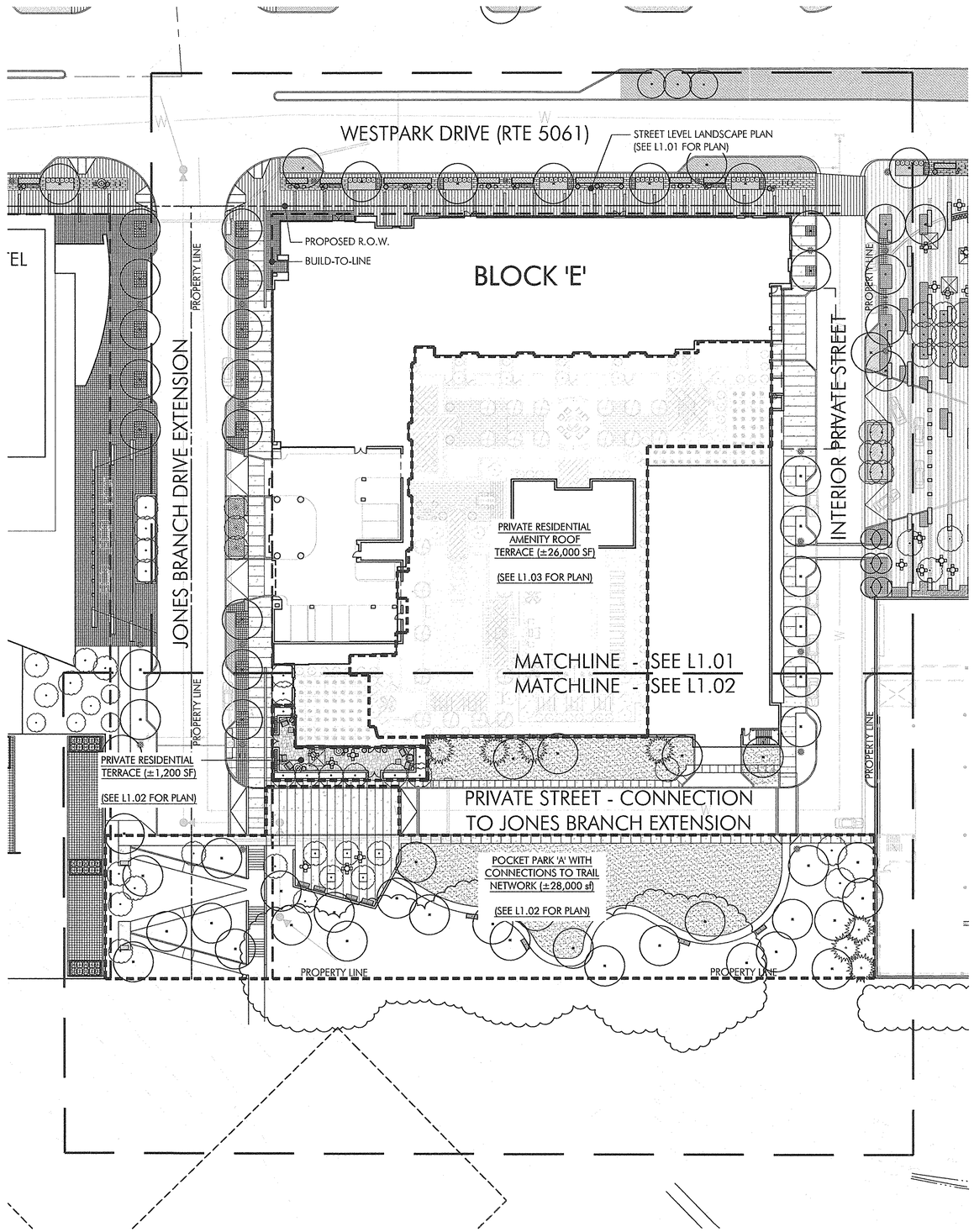
FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 80'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L0.01

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



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8/29/12
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30 15 7.5 0 30
1"=30'

NORTH

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REFERENCE LANDSCAPE PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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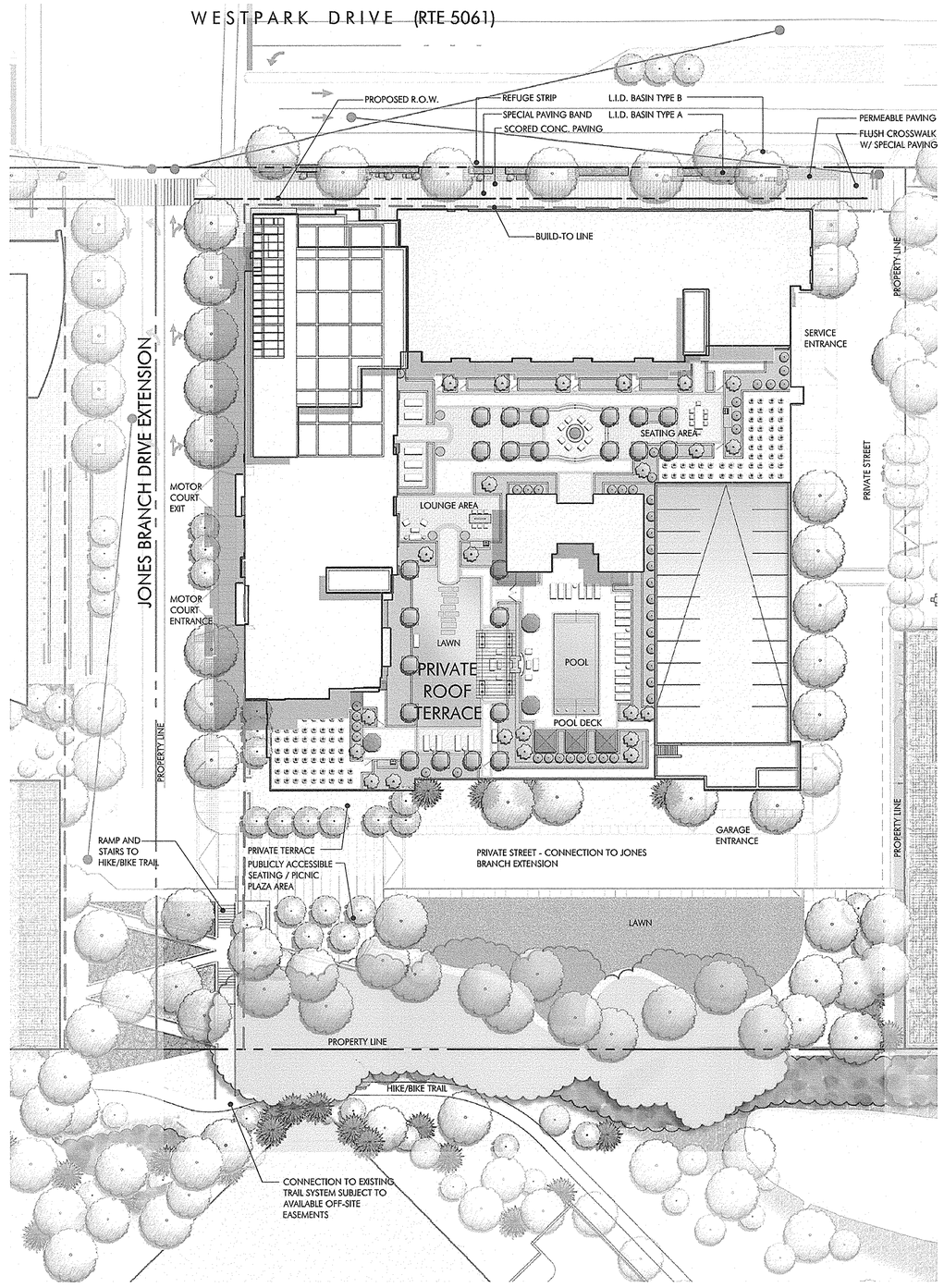
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 30'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L0.02



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30 15 7.5 0 30
1"=30'

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ILLUSTRATIVE PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	H: 1" = 30'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L0.03

LANDSCAPE NOTES :

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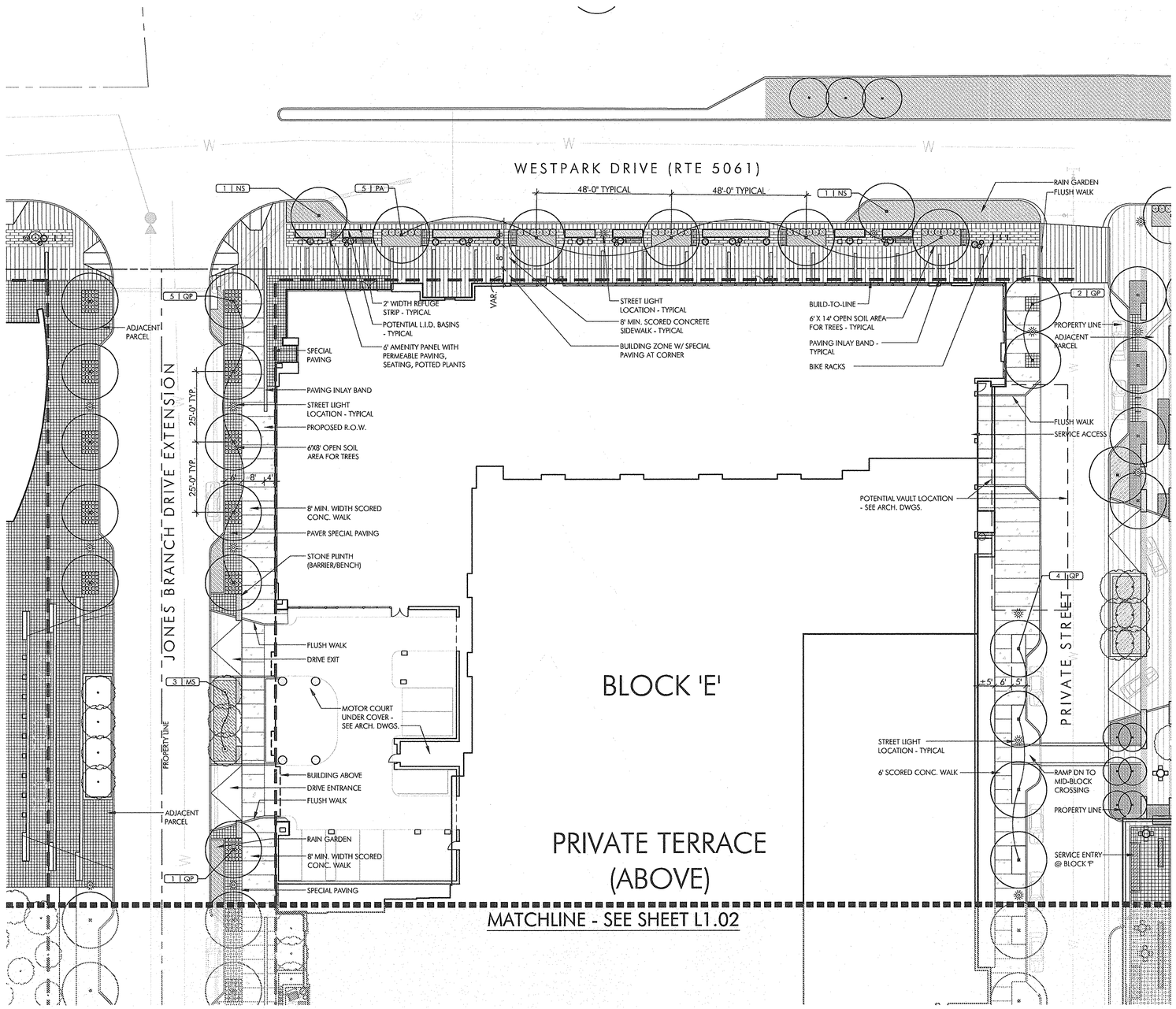
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L5.01/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS
6. REFER TO L3.01/L3.02 FOR TYPICAL STREET TREE PLANTING DETAILS TO ACCOMMODATE 400-700 CU/FT OF SOIL VOLUME



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20 10 5 0 20
1"= 20'

NORTH

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LANDSCAPE PLAN - STREET LEVEL

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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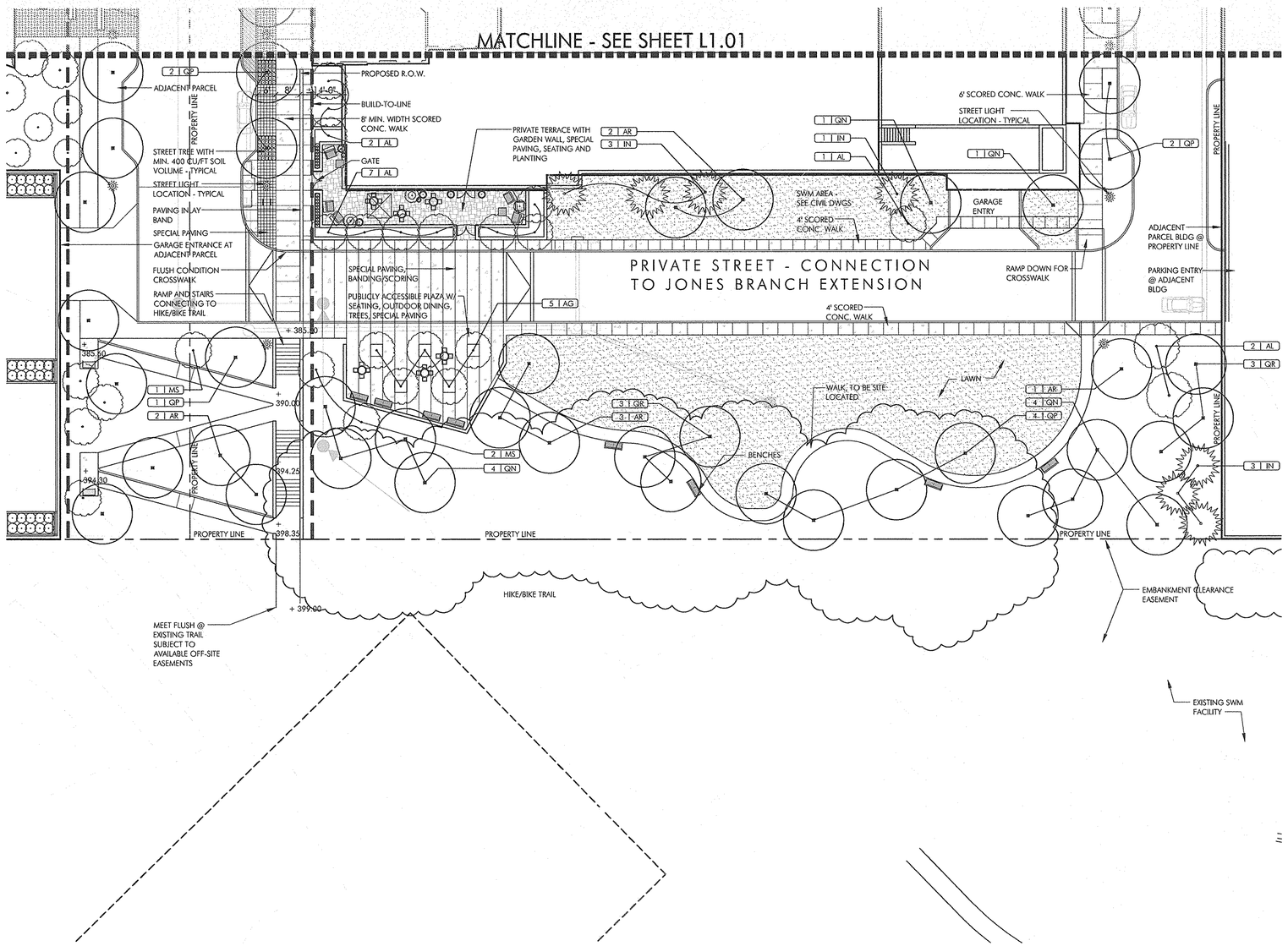
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:1" = 20'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L1.01



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20 10 5 0 20
1"= 20'

NORTH

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LANDSCAPE PLAN - STREET LEVEL

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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FILE No.	7403-12-001
SHEET	L1.02

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. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
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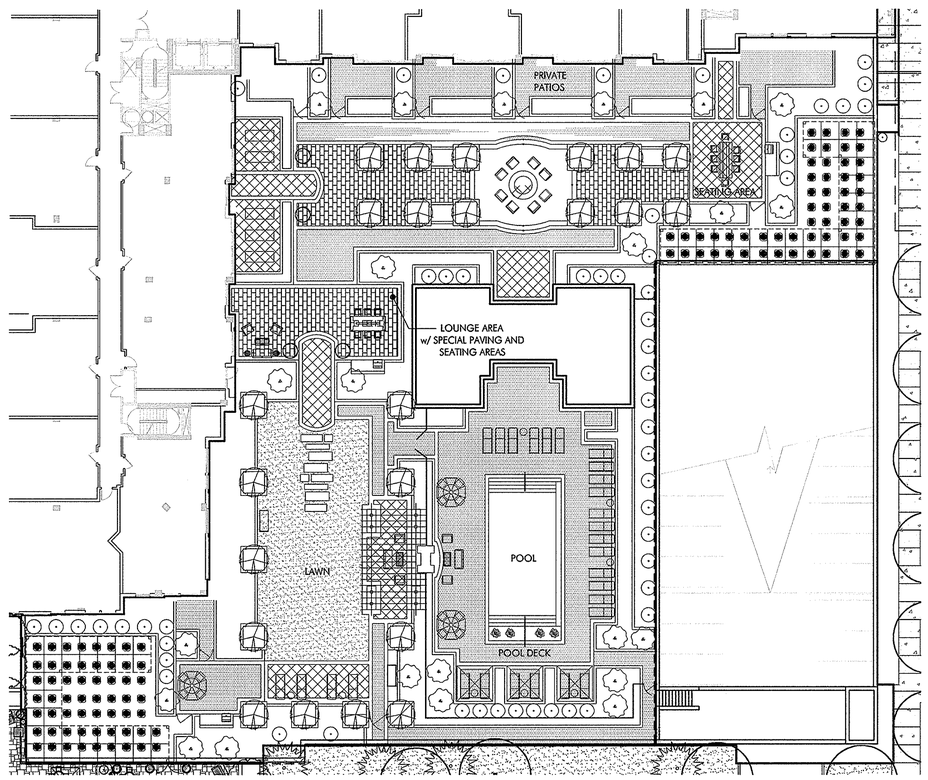

01 LANDSCAPE PLAN: PRIVATE ROOF TERRACE

SCALE : 1" = 20'-0"

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20 10 5 0 20
1"= 20'

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LANDSCAPE PLAN - ROOF TERRACES

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 20'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L1.03

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02 BLOCK 'E' - RESIDENTIAL SOUTH ELEVATION

SCALE : 1" = 16'-0"

01 BLOCK 'E' - RESIDENTIAL EAST ELEVATION

SCALE : 1" = 16'-0"

60 30 15 0 60

1"= 60'

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SITE & STREET SECTIONS

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION

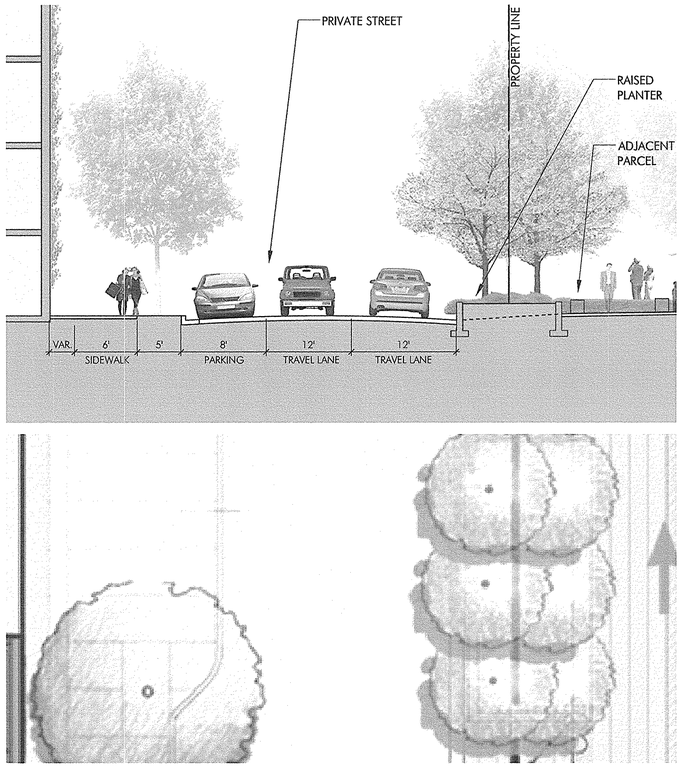
SCALE H: AS NOTED

JOB No.

DATE : February 24, 2012

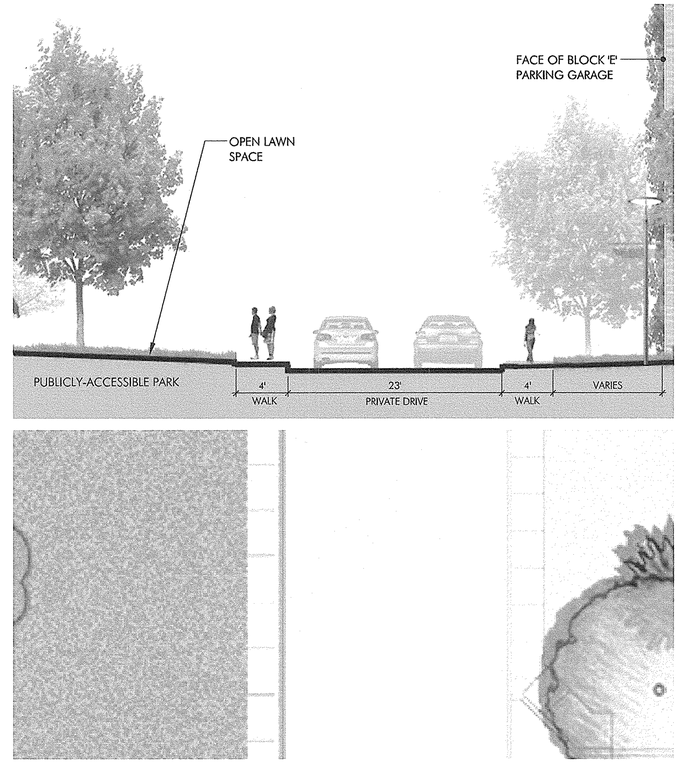
FILE No. 7403-12-001

SHEET L2.01



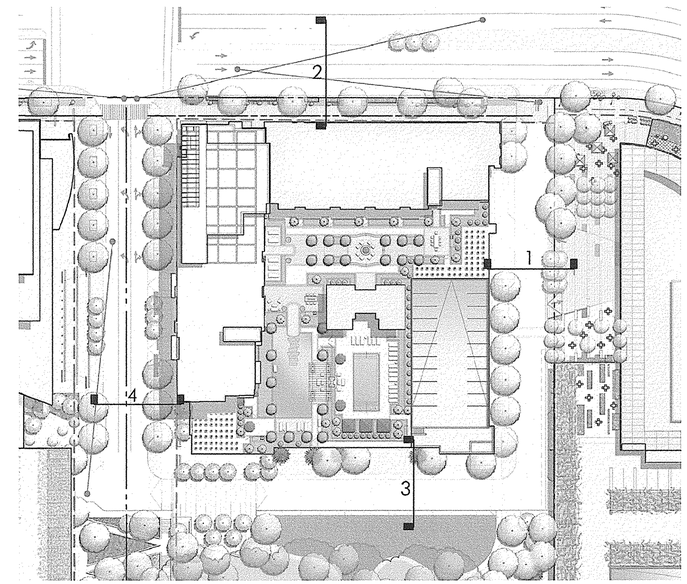
01 PRIVATE DRIVE - STREET SECTION

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

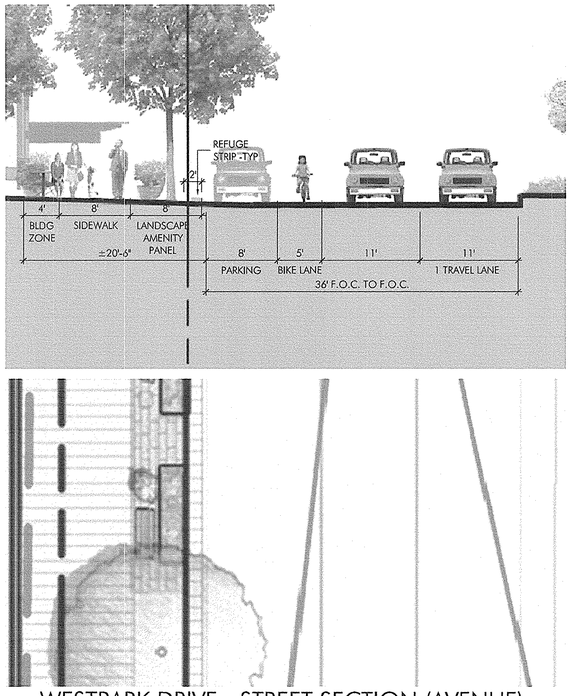


03 PRIVATE DRIVE (JONES BRANCH CONNECTION) - SECTION

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

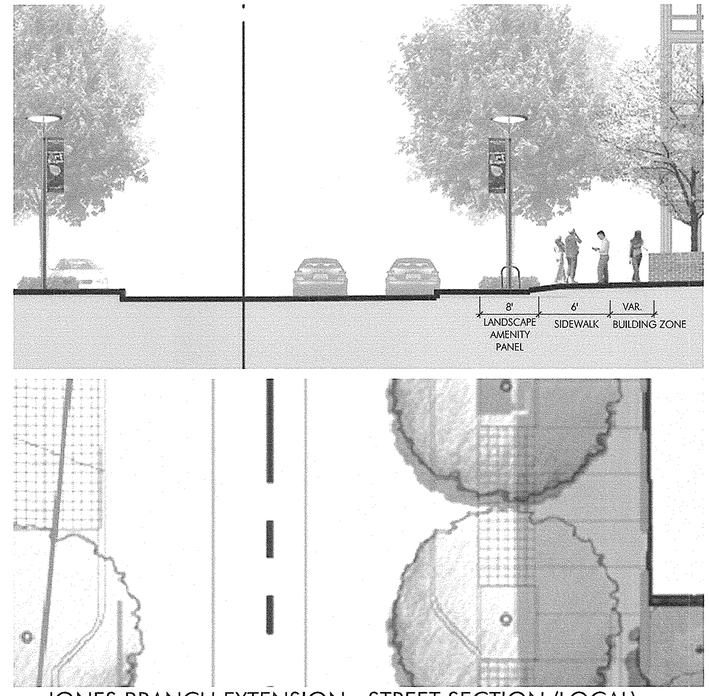


KEY PLAN



02 WESTPARK DRIVE - STREET SECTION (AVENUE)

SCALE : 1/8" = 10'-0"



04 JONES BRANCH EXTENSION - STREET SECTION (LOCAL)

SCALE : 1/8" = 10'-0"

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10 5 2.5 0 10
1"= 10'

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STREET SECTIONS

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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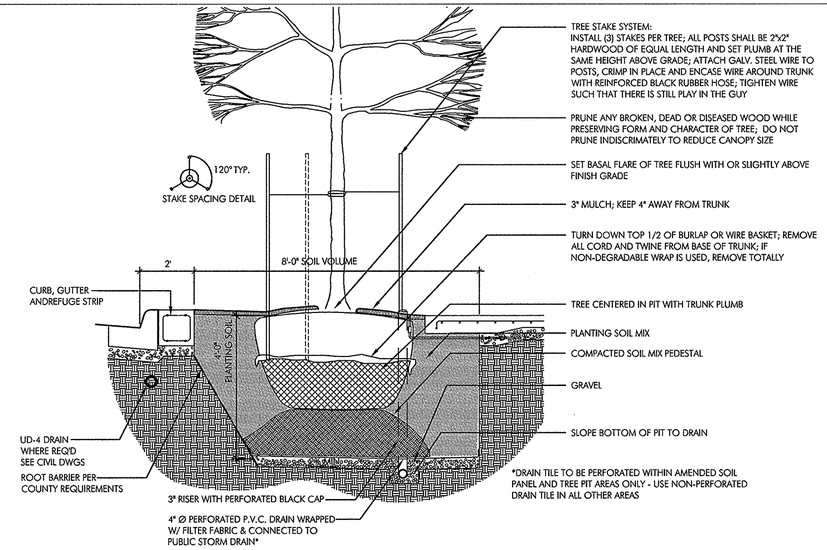
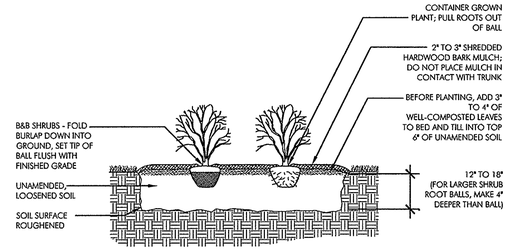
SCALE	H: AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001

SHEET L2.02



01 TREE PLANTING DETAIL - TYPICAL STREET TREE

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



04 SHRUB PLANTING DETAIL

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

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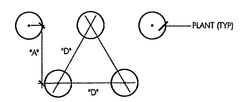
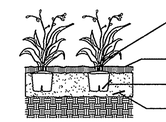
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.



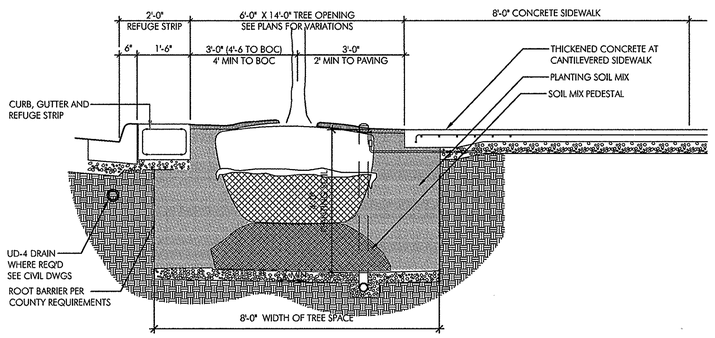
NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

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.



05 GROUNDCOVER / PERENNIAL PLANTING DETAIL

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



02 WESTPARK DRIVE - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE

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

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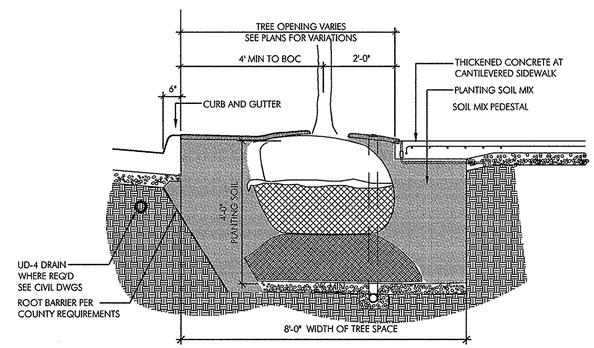
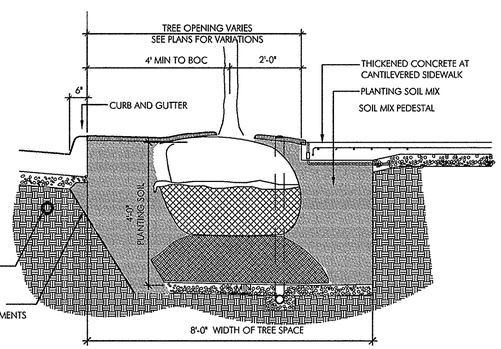


06 PRIVATE STREET - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE

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



03 JONES BRANCH DRIVE - TYP. TREE PLT DETAIL @ CURB

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

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER IV
Lic. No. 000832
8/29/12
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LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'E'

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

Total Parking Area (garage)	6,800
5% Percent Required	340
Refer to CDP-R2-2011-PR-023 C2.0 Waiver	

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	136,788	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	19,652	§ 12-0511.1B
B3	Subtract area of exemptions		§ 12-0511.1C(1)
B4	Adjusted Gross Site Area (B1 - B2)	117,136	
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?	11,714	
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	C8 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)	11,714	
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%
D16	Percent of D14 represented by D 15	0	of D14
D17	Total of canopy area provided through tree planting	16,025	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree bank or Tree Fund?	0	§ 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)	16,025	
E3	Total of canopy area provided through offsite mechanism (D19)	0	Total of E1 through E3. Area should meet or exceed are
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	16,025	required by B7

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
	Cateogory I Evergreen Trees							
IN	*Ilex x Nellie Stevens*	Nellie Stevens Holly	27	8'-10Ht.	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

ARBOR ROW BLOCK 'E' (HANOVER 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							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	0	3' cal.	B&B	75	0	single leader
	Category II DeciduousTrees							
AG	Acer ginnala	Amur Maple	5	2' cal.	B&B	100	500	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	13	2' cal.	B&B	100	1,300	multistem - 3 stems minimum; full branching
MS	Magnolia stellata	Star Magnolia	6	2' cal.	B&B	100	600	multistem - 3 stems minimum; full branching
	Category III DeciduousTrees							
NS	Nyssa sylvatica	Black Gum, Tupelo	2	3' cal.	B&B	175	350	single leader; full branching; symmetrical
	Category IV DeciduousTrees							
AR	Acer rubrum	Red Maple	8	3' cal.	B&B	250	2,000	single leader; full branching; symmetrical
PA	Platanus × acerifolia 'Bloodgood'	Bloodgood London Planetre	5	3' cal.	B&B	250	1,250	single leader; full branching; symmetrical
QN	Quercus nutall	Nuttall Oak	10	3' cal.	B&B	250	2,500	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	22	3' cal.	B&B	250	5,500	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	6	3' cal.	B&B	250	1,500	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	7	8'-10Ht.	B&B	50	350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING 15,850

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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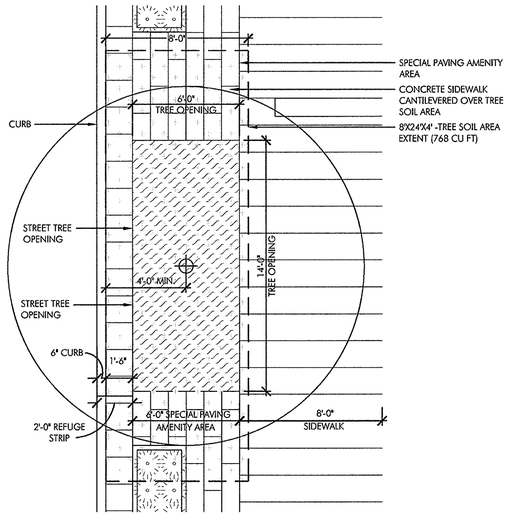
PLANTING DETAILS AND SCHEDULE

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

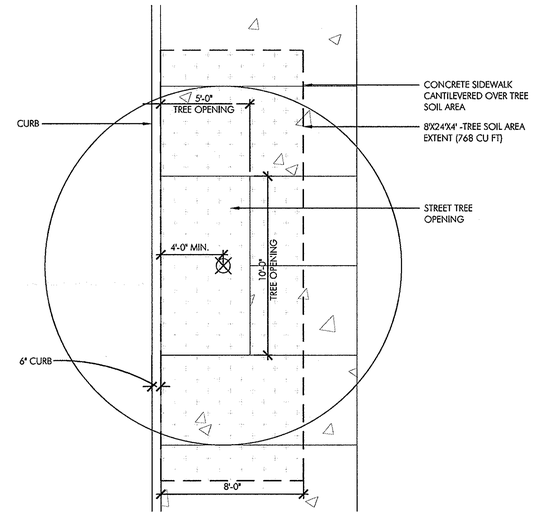
PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L3.01



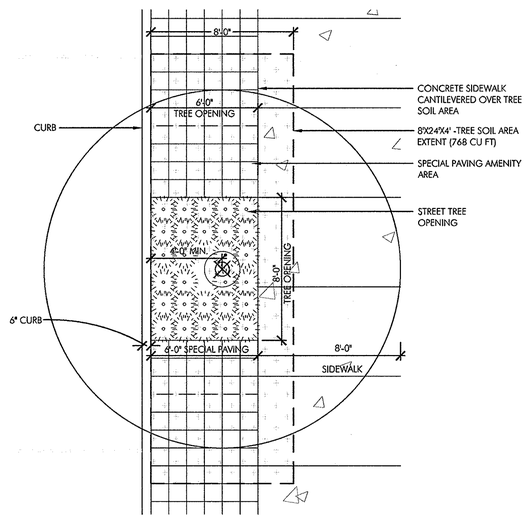
01 WESTPARK RD - TYP PL PLAN DETAIL @ REFUGE STRIP

SCALE : 1/4"=1'-0"



02 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"



02 JONES BRANCH RD - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"

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COMMONWEALTH OF VIRGINIA
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PLANTING DETAILS AND SCHEDULE

ARBOR ROW - BLOCK 'E'

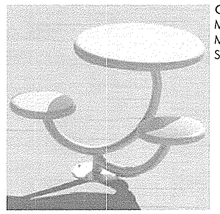
FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L3.02

FURNITURE - TABLES AND CHAIRS



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

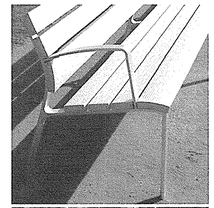
OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

BIKE RACKS

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

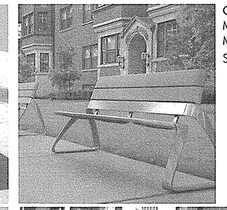
OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

BENCHES



OPT 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

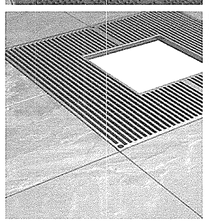


OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 $\frac{1}{2}$" x 33 $\frac{1}{4}$" x 80"

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

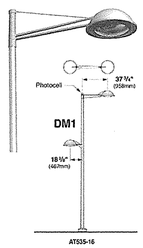
METAL TREE GRATE

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

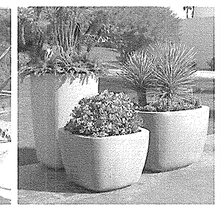


OPT 1
MAKE: SE'LUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

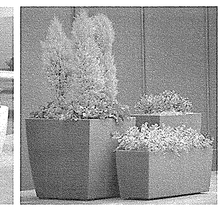
OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY TENANT



TBD BY TENANT



TBD BY TENANT

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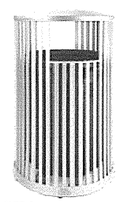
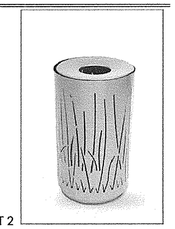
TRASH RECEPICLES



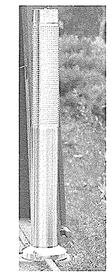
OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon



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

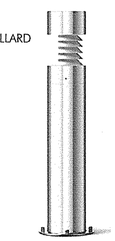
L.I.D. BASINS

VEHICULAR BOLLARDS



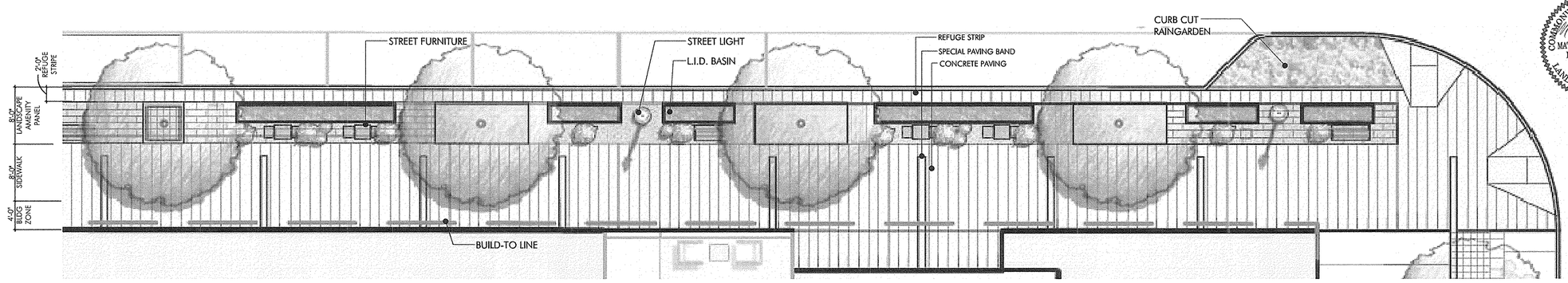
OPT 2 (RIGHT)
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 $\frac{3}{4}$"

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



02 SITE FURNISHING EXHIBITS

SCALE : NTS



01 WESTPARK DRIVE - ENLARGED PLAN, TYPICAL

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

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STREETSCAPE ELEVATIONS

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION

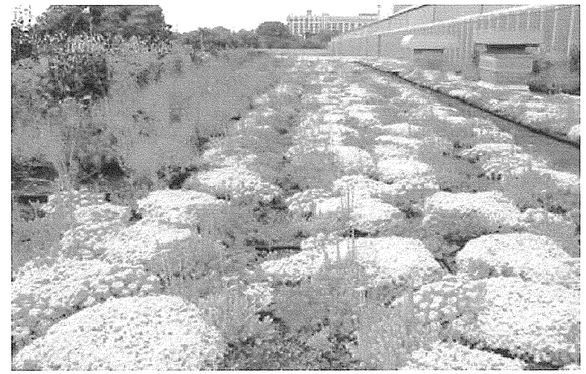
SCALE H: AS SHOWN

JOB No.

DATE : February 24, 2012

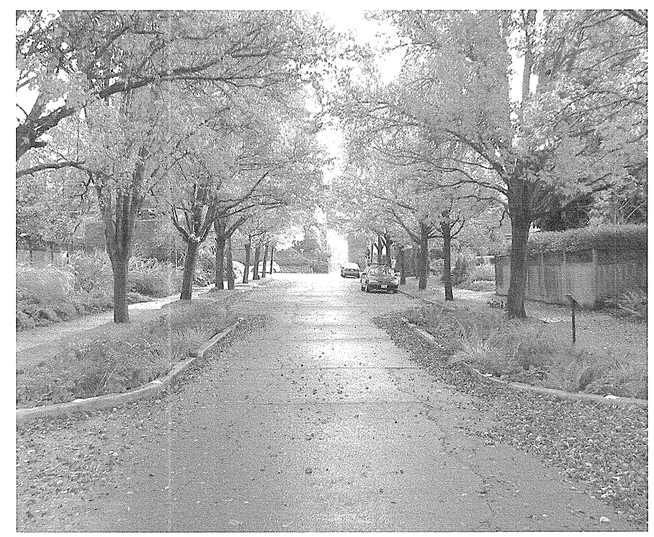
FILE No. 7403-12-001

SHEET L5.01



SUSTAINABILITY STRATEGIES:

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



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SUSTAINABILITY STRATEGIES
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: NTS
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L5.02