

ARBOR ROW - BLOCK A

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-1
(CONCURRENT RZ/CDP 2011-PR-023)



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NOTES:

- THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	ACREAGE
029-4-(7)-0010	Frederick 8003 Westpark LLC	21145/0050	5.3887 AC
- 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.
- THE TOTAL SITE AREA IS 5.3887 ACRES, CURRENTLY ZONED C-3 (OFFICE), AND CONSTITUTES "BLOCK A" OF THE PROPOSED ARBOR ROW DEVELOPMENT.
- THE SUBJECT PROPERTY LIES WITHIN "SUB-AREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUB-DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICATION STATEMENT OF JUSTIFICATION.
- 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.
- THE TOPOGRAPHIC INFORMATION ASSOCIATED WITH LOT 10 IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING IN 2011.
- THE BOUNDARY INFORMATION ASSOCIATED WITH LOT 10 IS FROM A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP COMPLETED IN APRIL 2010.
- THERE IS AN EXISTING OFFICE BUILDING OF APPROXIMATELY 74,548 S.F. TOTAL GROSS FLOOR AREA AND ASSOCIATED SURFACE PARKING LOTS ON THE SUBJECT PROPERTY.
- THE COUNTY TRAILS MAP IDENTIFIES NO PLANNED TRAILS ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.
- 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.
- A PORTION OF THE LOT 10 APPLICATION AREA LIES WITHIN A RPA WHICH ALSO INCLUDES AREA WITHIN A RECORDED FLOODPLAIN EASEMENT. IMPROVEMENTS PROPOSED WITHIN THIS RPA WILL BE PROCESSED FOR APPROVAL THROUGH DPW&ES UNDER SEPARATE APPLICATION. RPA LIMIT SHOWN HEREON IS PER APPROVED PLAN #000312-RPA-002-1.
- THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
- THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
- 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.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.
- 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. 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.
- ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, GAZEBO'S, TRELLIS/CANOPIES, ENTRANCE FEATURES, SIGNS, DECORATIVE OR RETAINING WALLS, AND SIMILAR FEATURES NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET TRENDS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS. IT IS ANTICIPATED AT THIS TIME THAT PROPOSED BUILDING A-2 WILL BE CONSTRUCTED FIRST, WITH ASSOCIATED FRONTAGE IMPROVEMENTS ETC., AND PROPOSED BUILDING A-1 WOULD BE CONSTRUCTED SOMETIME THEREAFTER.
- 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.
- 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 118.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT YR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
- 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.
- PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE (ROADWAY) SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE AND AS OUTLINED IN THE COMPREHENSIVE PLAN. THE DEVELOPER 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 AND THE INTENT OF THE COMPREHENSIVE PLAN. PARKING PROVISIONS WITHIN THE GARAGE STRUCTURE INCLUDES HEADIN AND TANDEM DESIGN SPACES.
- ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURE ILLUSTRATIONS PROVIDED HEREON ARE FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
- DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE STREETSCAPE IMPROVEMENTS OF WESTPARK DRIVE. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
- PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
- APPLICANT RESERVES THE RIGHT TO UTILIZE AND CONSTRUCT INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION TO THE FDP.
- 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.

WAIVER / MODIFICATION REQUEST: (REFER TO APPLICATION STATEMENT OF JUSTIFICATION FOR ADDITIONAL DETAIL)

- ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS**
- WAIVER AND/OR MODIFICATION OF SECTION 2-506-1-(A) & (C) TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25% OF THE TOTAL ROOF AND TO EXCLUDE AIR CONDITIONING UNITS AND COOLING TOWERS, LOCATED OUTSIDE THE PENTHOUSE OR SCREENED AREA, FROM BEING INCLUDED IN THE MAXIMUM BUILDING HEIGHT IF SAID STRUCTURE, AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSE OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION
 - WAIVER OF SECTION 2-602-(4) TO ALLOW FOR ALTERATION OF CONTOURS AND ESTABLISHMENT OF PROPOSED IMPROVEMENTS WITHIN RPA, AS PERMITTED IN CHAPTER 118 OF THE CODE, AND TO BE DEMONSTRATED ON RPA EXCEPTION APPLICATION UNDER SEPARATE COVER.
- ZONING ORDINANCE ARTICLE 11 - PARKING & LOADING**
- A MODIFICATION OF ZONING ORDINANCE SECTION 11-102 (12) AND SECTION 6-509 (1) TO ALLOW FOR TANDEM SPACES, CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL 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 REQUEST.
 - PURSUANT TO SECTION 11-201 (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND RETAIL USE IS REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE FDP, WHICH EXPERIENCE SUGGESTS WILL BE SUFFICIENT.
- ZONING ORDINANCE ARTICLE 13 - LANDSCAPING**
- 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, DUE TO THE PROVISION OF URBAN STREETSCAPES ADJACENT TO STREET FRONTAGE AND EXISTING TOPOGRAPHIC FEATURES ON ADJACENT PARCELS. REFER FDP HEREIN FOR REQUESTED ALTERNATIVE.
 - MODIFICATION OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE FDP.
- ZONING ORDINANCE ARTICLE 17 - SITE PLAN**
- WAIVER OF SECTION 17-201-(3) TO PROVIDE ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THE PROPOSED TRAIL CONNECTION SHOWN ON THE FDP).
 - WAIVER AND/OR MODIFICATION OF SECTION 17-201-(7) REQUIRING "NO PARKING" SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR.
- PUBLIC FACILITIES MANUAL**
- WAIVER OF PFM SECTION 6-0303.8, 1U ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL DEVELOPMENT.
 - MODIFICATION OF SECTION 12-0507 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0507.3A(1) AND (3)
 - 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.
 - MODIFICATION OF SECTION 12-0509-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA, EIGHT (8) FEET, TO A MINIMUM OF FIVE (5) 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 PFM SECTION 7-0800 TO ALLOW TANDEM PARKING SPACES AND VALET SERVICES; SUCH STACKED SPACES SHALL COUNT TOWARD REQUIRED PARKING.

TABLE 3
(OVERALL ARBOR ROW RESIDENTIAL DENSITY TABULATION)

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

- 1,109,013 GSF (PROPOSED OFFICE BLOCKS B-C, & F) (1)
- 162,000 GSF (PROPOSED HOTEL BLOCK D)
- 58,672 GSF (PROPOSED RETAIL - BLOCKS E & G)

= **345,779 GSF** AVAILABLE RESIDENTIAL GSF 'ON-SITE'

+ **518,283 GSF** AVAILABLE FROM HANOVER PARCEL B2 (345,522 SF @ 1.5 FAR)

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

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

= **1,036,874 GSF** TOTAL RESIDENTIAL AVAILABLE

+ **209,126 GSF** REQUESTED FROM SUPERLATIVE CONTRIBUTION

= **1,246,000 GSF** TOTAL RESIDENTIAL PROPOSED (BLOCKS A AND E)

(1) Includes additional 40,000 GSF of office allocated to Block F (AMT) which is in excess of the Comprehensive Plan range recommended 2.0 FAR

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

TABLE 4
PRELIMINARY WORKFORCE DWELLING UNIT (WDU) TABULATION

620,666 GSF 'BASE FLOOR AREA'

+ **124,134 GSF** WDU BONUS (620,666 SF x 20%)

= **744,800 GSF** TOTAL RESIDENTIAL FLOOR AREA AVAILABLE

PROPOSED WDUs = 134(1) (124,134 SF / 930 SF APPROXIMATE AVERAGE UNIT SIZE)

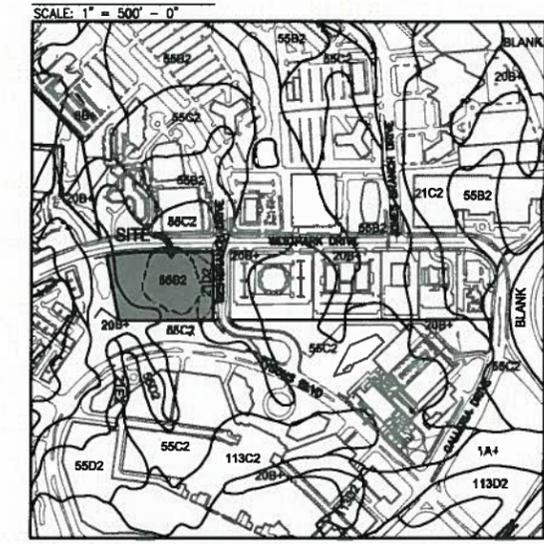
(1) Final WDU provided subject to change with final unit count

TABLE 2
Development Tabulation

Building	Allowable Building Height	Proposed Building Height(1)(2)	Penthouse Height(1)(2)	Proposed Stories /Floors (1)	Use (3)	GSF by Use (4)	Building GSF (4)	Multi-Family Dwelling Units (5)	WDU (8)	Required Parking 1/4 - 1/2 mile (Per 1000 GSF) (6)		Total Required Parking (6)		Parking Provided (6)	Parking Ratio Per Use (7)	Loading Space Provided
										Min	Max	Min	Max			
A1	175'-225'	111'	10' & 21'	3,5,8	Residential	289,480	289,480	288		1.1	1.7	288	446	348	1.3' D.U.	
A2	175'-225'	225'	10' & 22'	4,5,10,20	Residential	446,720	455,320	401		1.1	1.7	448	692	521	1.3' D.U.	5
					Retail/Services (3)	8,600				0	6	0	22	47	(7)	
Total							744,800 (8)		(Up To) 669			736	1159	916		5

- Individual building heights and number of floors/stories shown are conceptual and may be changed provided the allowable building height is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)
- Building Height does not include penthouse. Penthouses may be up to 30 foot height and will not exceed 25% of the roof area.
- Retail and/or Service use may include a variety of commercial type uses including but not limited to eating establishments and fast food restaurants. Areas designated for retail use may also be comprised of 'Live Work' units as determined with final site plan
- The square footage for individual uses and buildings shown is conceptual. The Applicant reserves the right to transfer square footage between and within uses (residential or retail) and buildings provided the allowable overall FAR is not exceeded.
- Number of dwelling units/bedroom types may be changed and will be determined at the time of final site plan.
- Parking required and provided is estimated based on FDP documents. For reporting purposes herein, residential parking is based on an approximate unit type mix of 65% 1 BRD and 35% 2 BRD (subject to change with Final Site Plan). Number of required parking spaces may be changed based on the final dwelling unit count, final bedroom mix, final specific building uses, and final GSF, 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.
- 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)
- The actual number of WDUs will be determined at final site plan based on the total square footage of 'base' residential area constructed. Refer to Table 4 for preliminary calculation of WDU

SOILS MAP



SOILS CHART

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANDR	C	GOOD	GOOD	HIGH
2102	MANDR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

TABLE 1
Site Tabulation

Category	Value	Value
Existing Site Area	234,733 Sq. Ft.	5.3887 AC
Area of Right of Way Dedication (West Park Drive)	+/- 8,938 Sq. Ft.	0.2052 AC
Area of Right of Way Vacation (West Branch Drive)	+/- 3,428 Sq. Ft.	0.0787 AC
Total Area for Density Purpose:	234,733 Sq. Ft. (1)	5.3887 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:	744,800 Sq. Ft. (2)	
Floor Area Ratio	3.17 (3)	

- Includes square footage and density credit reserved from proposed dedication of Westpark Drive (as allowed per 2.0 Section 2-308-4). Final area of dedication/vacation to be determined with final site plan.
- Density includes Superlative GSF from Hanover Parcel (TM # 29-2-(15)-B2) and Bonus GSF for provision of WVDU. Refer to Residential Density Tabulation Table 3
- FAR shown for Block A within this FDP application is demonstrated as a stand alone calculation. Refer to rezoning application RZ/CDP 2011-PR-023 for FAR calculation of entire base zoning application area (includes Blocks A-F)

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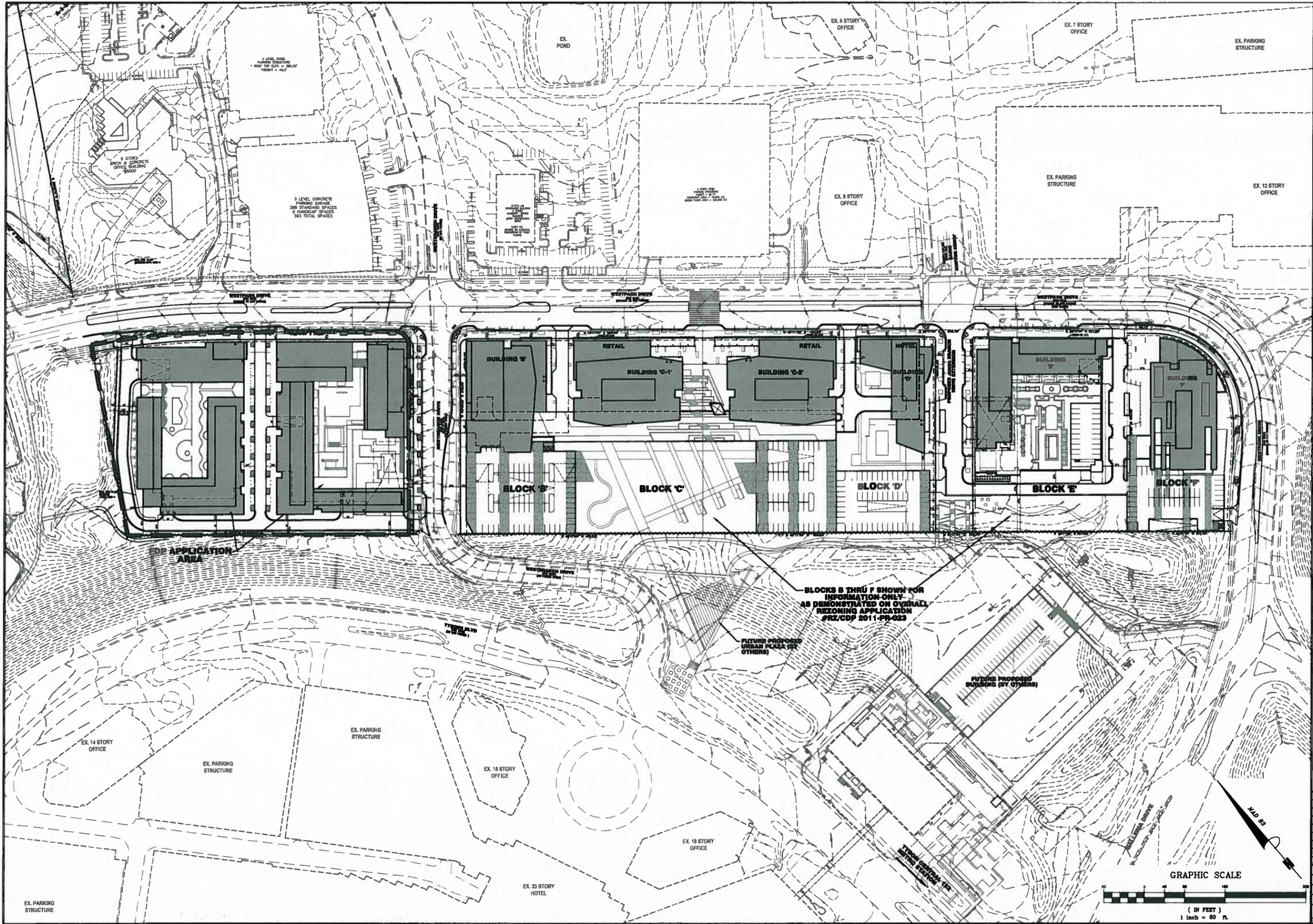
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A SUBSIDIARY OF
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GENERAL NOTES, TABULATIONS AND WAIVERS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
SCALE	1/4" = 10' SCALE
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C2.0



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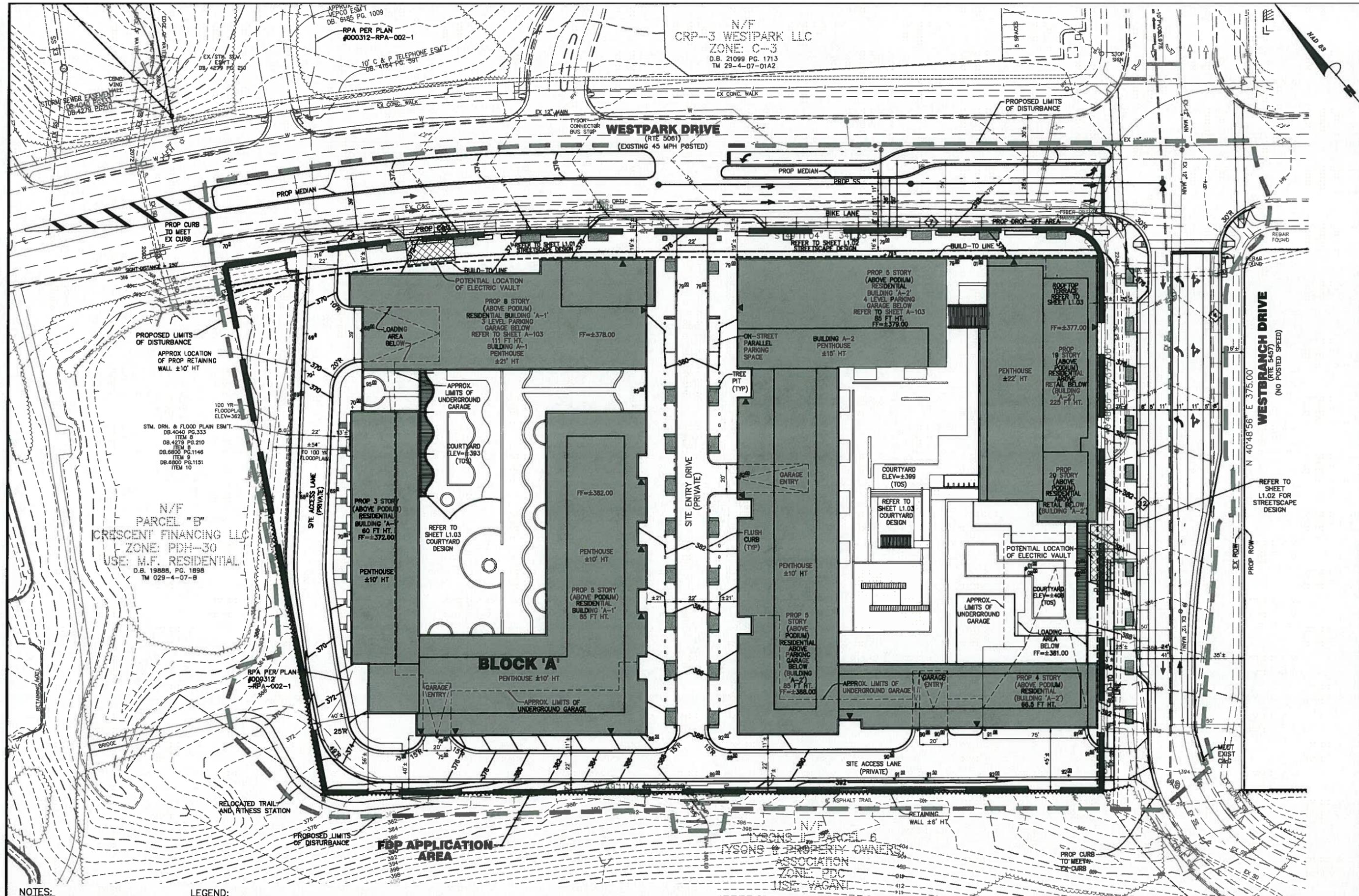
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OVERALL DEVELOPMENT PLAN
ARBOR ROW - BLOCK 'A'
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	1/4" = 80'
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C4.0



N/F
PARCEL "E"
CRESCENT FINANCING LLC
ZONE: PDH-30
USE: M.F. RESIDENTIAL
D.B. 1988B, PG. 1898
TM 029-4-07-B

N/F
CRP-3 WESTPARK LLC
ZONE: C-3
D.B. 21099 PG. 1713
TM 29-4-07-01A2

STM. DRN. & FLOOD PLAN ESM.T.
DB.4040 PG.333
ITEM 8
DB.4279 PG.210
ITEM 8
DB.8600 PG.1146
ITEM 9
DB.8600 PG.1151
ITEM 10

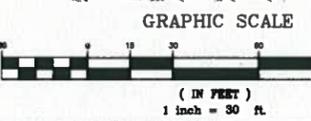
RPA PER PLAN
#000312
-RPA-002-1

- NOTES:**
- REFER TO SHEET C7.0-C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
 - PROPOSED CONTOURS AND ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
 - BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.

- LEGEND:**
- PARKING ON STREET
 - APPROXIMATE BUILDING ENTRY
 - APPLICATION AREA
 - APPROXIMATE LIMITS OF DISTURBANCE

CURVE TABLE:

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1448.21'	281.01'	S 54°21'17" E	260.85'	10°20'26"	130.86'
C2	25.00'	38.27'	S 04°11'03" E	35.36'	90°00'00"	25.00'



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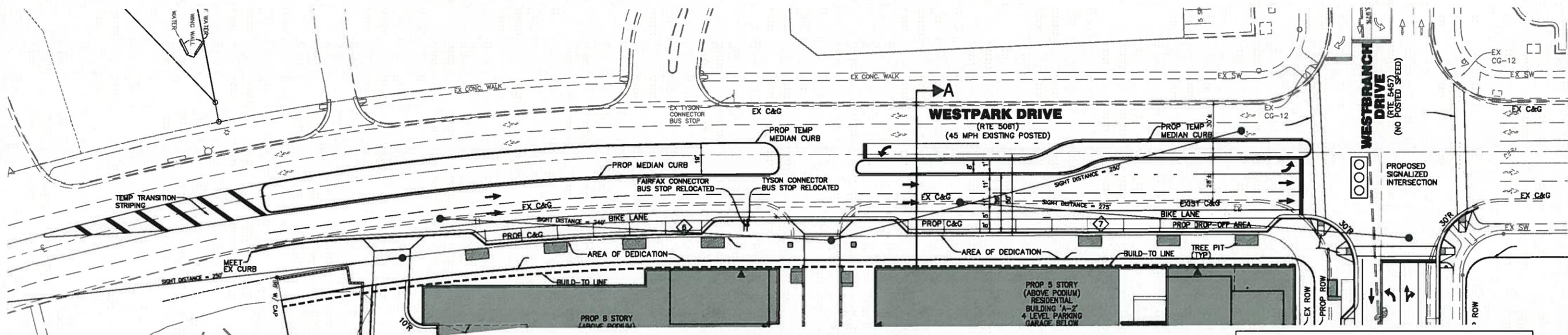
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Cityline PARTNERS
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DLJ Real Estate Capital Partners

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

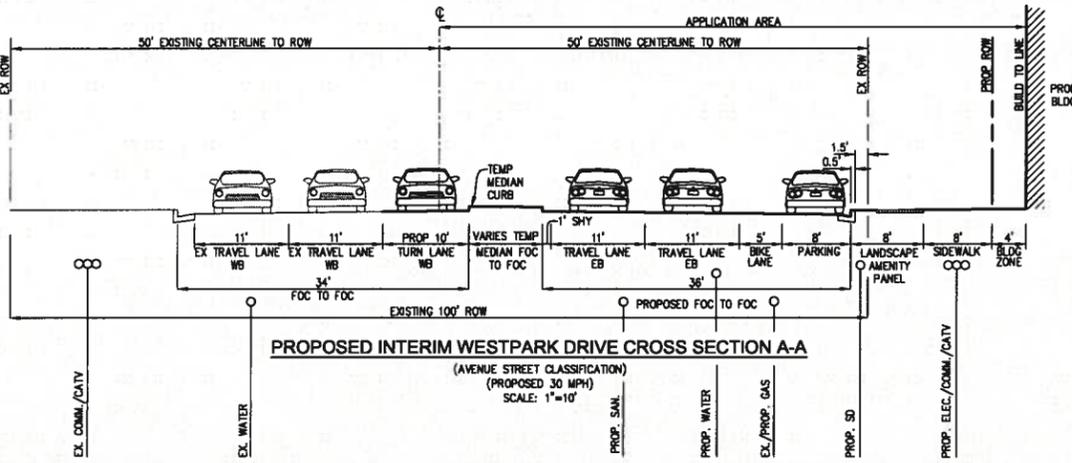
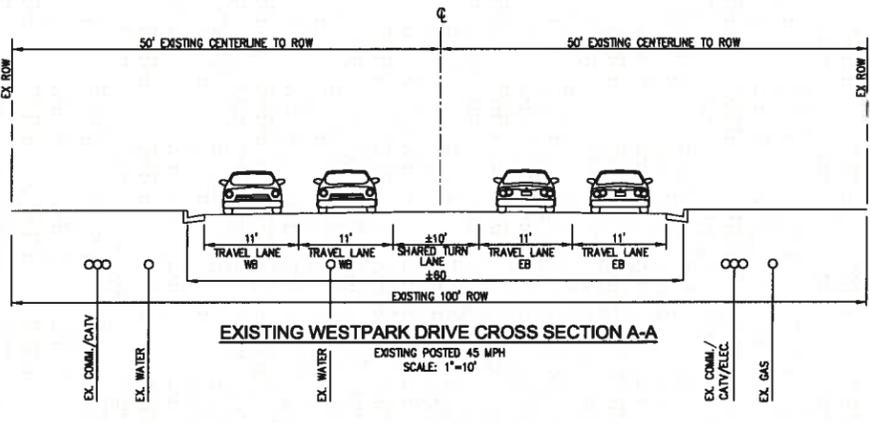
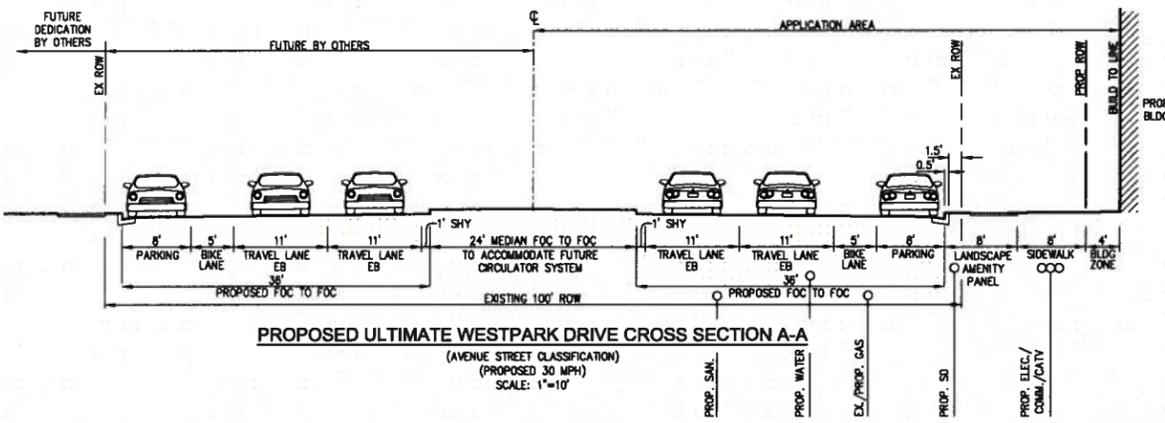
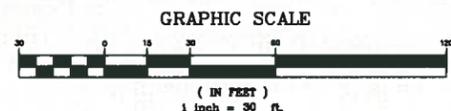
PLAN STATUS

DATE	DESCRIPTION
SCALE	1" = 30'
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C6.0



WESTPARK DRIVE - ROUTE 5061
 (AVENUE CLASSIFICATION)
 100' ROW (EXISTING)
 EXISTING POSTED SPEED = 45 MPH
 PROPOSED POSTED SPEED = 30 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
 BLOCK 'A' FRONTAGE = ±8,938s.f.



LEGEND:
 - - - EXISTING LANE DIRECTION
 - - - PROPOSED LANE DIRECTION

- NOTES:
1. FINAL ROAD, CURB AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN.
 2. REFER TO SHEET L1.01-L1.02 FOR STREETSCAPE DESIGN ELEMENTS.
 3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS FDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE 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.

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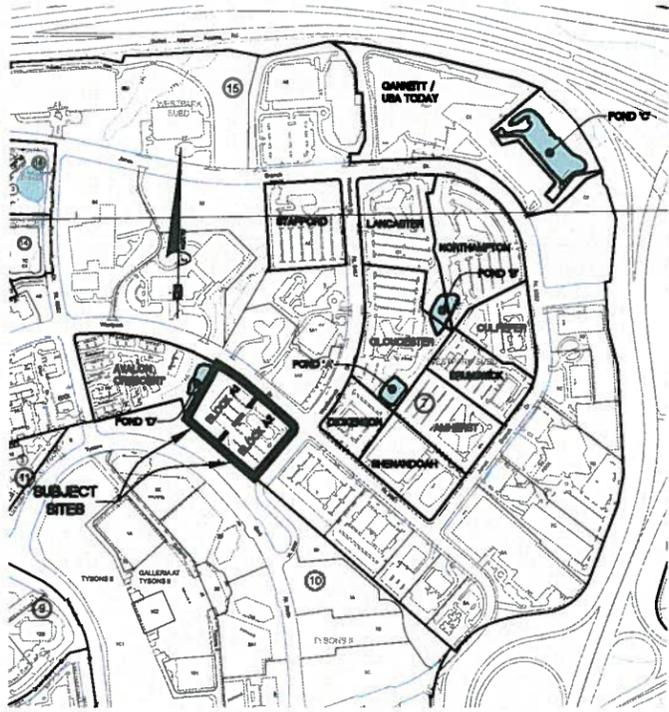
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WESTPARK DRIVE ROADWAY
 STRIPING AND CROSS SECTIONS
ARBOR ROW - BLOCK 'A'
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

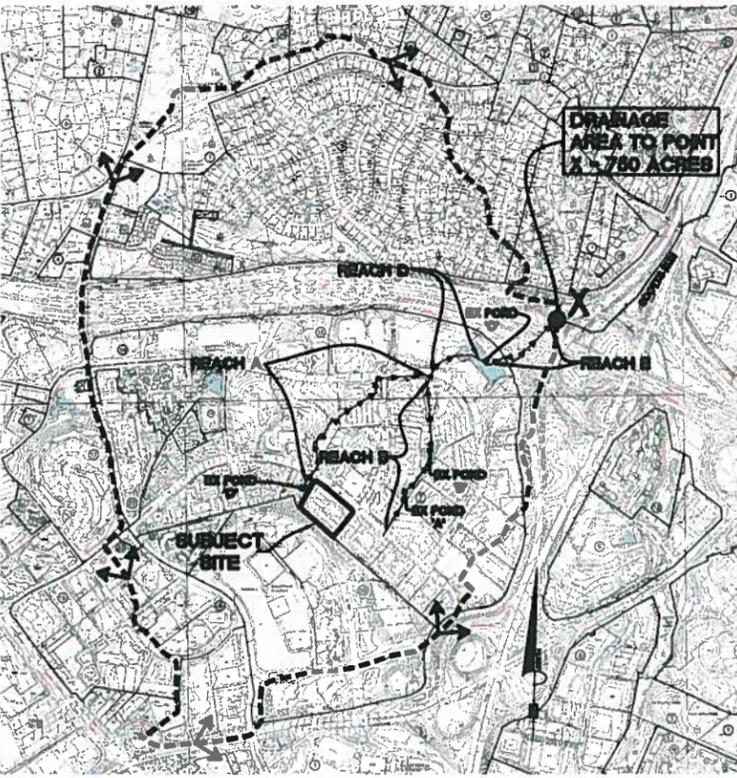
PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C7.0



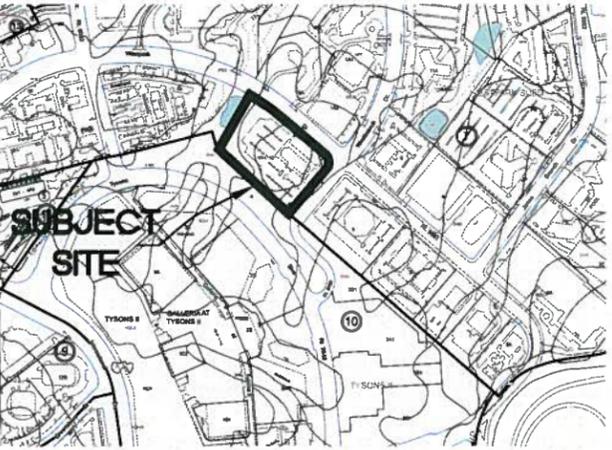
1 EX VICINITY MAP
C8.0 SCALE: 1"=500'



2 PROP VICINITY MAP
C8.0 SCALE: 1"=500'



3 OUTFALL MAP
C8.0 SCALE: 1"=1,000'



4 SOILS MAP
C8.0 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 (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-915 1C & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP 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 to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C8.0.
- 3 Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
A1 SWM VAULT	1.57	-	1.57	1,058	10,580	N/A
A2 SWM VAULT	1.88	-	1.88	738	7,360	N/A
Totals						
- 4 Onsite drainage channels, outfalls and pipe systems are shown on Sheet C8.0. Pond inlet and outlet pipe systems are shown on Sheet C9.0.
- 5 Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C8.0. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geotext, 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. 287), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE FREDERICK BUILDING WHICH IS LOCATED ON FFX. CO. TAX MAP PARCEL #029-4-((7))-0010. 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. 5081) TO THE NORTH AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 5.38 ACRES. THE EXISTING SITE PROPOSES NEW PROPERTY LINES TO CREATE BLOCKS A1 & A2. 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 STORMWATER 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 STORMWATER OUTFALLS FROM THE SUBJECT SITES TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS. THE SITE IS MADE UP OF BLOCKS A1 AND A2.

BLOCK A1 (WESTERN HALF OF FREDERICK SITE) - REACH A TO REACH D TO REACH E TO POINT 'X'.
BLOCK A2 (EASTERN HALF OF FREDERICK SITE) - APPROXIMATELY 40% (WESTERN PORTION) OF THE SITE'S STORM WATER IS PART OF THE REACH A FLOW PATH AND GOES FROM REACH A TO D TO E TO POINT X. APPROXIMATELY 60% (EASTERN PORTION) OF THE SITE'S STORM WATER IS PART OF REACH B FLOW PATH AND GOES FROM REACH B TO D TO E TO POINT X.

REACH DESCRIPTIONS:

REACH A - THE STORM WATER FLOW PATH OF REACH A TRAVELS FROM POND 'D' TO REACH D. WATER LEAVES POND 'D' THROUGH A 48" DIAMETER PIPE AND FLOWS NORTHEAST TO A WOODED AND HEAVILY VEGETATED NATURAL OPEN CHANNEL WHERE WATER CONTINUES NORTHEAST AND ENTERS INTO AN UNDERGROUND 54" PIPE. WATER THEN FLOWS NORTHEAST WITHIN THE UNDERGROUND STORM SEWER SYSTEM FOR APPROXIMATELY 500 FEET AND DAYLIGHTS SOUTHWEST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND JONES BRANCH DR. (RT. 5082) ON THE STAFFORD SITE. WATER THEN ENTERS THE JONES BRANCH DR. (RT. 5082) UNDERGROUND STORM SEWER SYSTEM WHICH RUNS EAST, PARALLEL TO JONES BRANCH DR. (RT. 5082) WHERE IT THEN INTERSECTS WITH REACH B AND TOGETHER FORM REACH D.

REACH B - THE STORM WATER FLOW PATH OF REACH B TRAVELS FROM THE SUBJECT SITE TO POND 'A'. STORM WATER EXITS POND 'A' AND FLOWS NORTHEAST TO POND 'B' VIA AN OPEN CHANNEL. FROM POND 'B' WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER SYSTEM UNDER JONES BRANCH DR. (RT. 5082) WHERE IT THEN INTERSECTS WITH REACH A AND TOGETHER FORM REACH D. STORM WATER FROM THE SITE ENTERS UNDERGROUND STORM SEWER SYSTEMS UNDER WESTBRANCH DR. (RT. 5457), WESTPARK DR. (RT. 5081), AND AN UNDERGROUND STORM SEWER SYSTEM FOUND ON THE CAMPBELL SITE. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEMS OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5081) CONVERGE TOGETHER ON THE ESSEX SITE AT A LOCATION SOUTHEAST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5081). FROM THIS POINT, WATER FLOWS IN A SUBSURFACE 42" PIPE NORTHEAST UNDER WESTPARK DR. (RT. 5081) AND CONTINUES UNDER THE DICKENSON SITE UNTIL IT OUTFALLS INTO POND 'A'. ADDITIONALLY, STORM WATER LEAVES THE CAMPBELL SITE IN AN UNDERGROUND STORM SEWER SYSTEM LOCATED WITHIN THE CAMPBELL SITE. WATER IN THIS SYSTEM FLOWS NORTHWEST, CROSSES UNDER WESTPARK DR. (RT. 5081), AND CONTINUES NORTHWEST UNDER THE SHENANDOAH SITE UNTIL IT OUTFALLS INTO POND 'A'.

REACH C - THE STORM WATER FLOW PATH OF REACH C BEGINS WHERE REACHES A AND B CONVERGE AND ENDS WHEN WATER TRAVELS TO POND 'C' AND THEN ENTERS REACH E. REACHES A AND B COMBINE AT THE NORTHERN MOST END OF THE NORTHAMPTON SITE PROPERTY LINE, JUST SOUTH OF JONES BRANCH DR. (RT. 5082). FROM THIS POINT, WATER FLOWS NORTH UNDER JONES BRANCH DR. (RT. 5082) IN AN UNDERGROUND STORM SEWER SYSTEM. ONCE NORTH OF JONES BRANCH DR. (RT. 5082) THE STORM SEWER SYSTEM TURNS NORTHEAST DIRECTLY TOWARDS POND 'C' WHERE IT OUTFALLS. IN POND 'C' REACHES C AND D COMBINE TO FORM REACH E.

REACH D - THE STORM WATER FLOW PATH OF REACH D 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. 287) 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. 287) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 287) 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.

STORMWATER LEAVES THE SUBJECT SITES 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 EACH SUBJECT SITE TO BE INCLUDED IN EACH SITE'S INDIVIDUAL SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF EACH 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).

SUMMARY:

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

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C8.0

BLOCK A-2 LEED COMPUTATIONS:

NOTE:
SEE SHEET C9.0 FOR LIMITS OF 1.96 ACRES LEED BOUNDARY.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project: WESTPARK REDEVELOPMENT User: RSD Date: 10-20-2011
 County: FAIRFAX State: VA Checked: Date:
 Subtitle: EXISTING CONDITIONS BLOCK A2

Data: Drainage Area: 1.96 Acres
 Runoff Curve Number: 91
 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	0.07	0.06	0.04
Used	0.10	0.10	0.10
Runoff (in)	1.79	2.26	4.47
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	14

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
 1 YR STORM: 1.96 AC X 1.79 (IN) X 1FT/12IN X 43560 = 12,736 CU. FT.
 2 YR STORM: 1.96 AC X 2.26 (IN) X 1FT/12IN X 43560 = 16,080 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project: WESTPARK REDEVELOPMENT User: RSD Date: 10-20-2011
 County: FAIRFAX State: VA Checked: Date:
 Subtitle: PROPOSED CONDITIONS BLOCK A2

Data: Drainage Area: 1.96 Acres
 Runoff Curve Number: 91
 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	0.07	0.06	0.04
Used	0.10	0.10	0.10
Runoff (in)	1.79	2.26	4.47
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	14

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1 YR STORM: 1.96 AC X 1.79 (IN) X 1FT/12IN X 43560 = 12,736 CU. FT.
 2 YR STORM: 1.96 AC X 2.26 (IN) X 1FT/12IN X 43560 = 16,080 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
 12,736 CU. FT. - (0.75 X 12,736 CU. FT.) = 3,184 CU. FT.

2-YEAR STORM
 16,080 CU. FT. - (0.75 X 16,080 CU. FT.) = 4,020 CU. FT.

SUMMARY
 THE 2-YEAR STORM EVENT CONTROLS, AND 4,020 CF OF STORAGE IS NEEDED TO SATISFY THE LEED REQUIREMENT.

BLOCK A-2 FIRST INCH OF RUNOFF COMPUTATIONS:

1" RAINFALL DEPTH RUNOFF CHECK USING THE RUNOFF REDUCTION METHOD (ENTIRE SITE)

Modified from the Virginia Department of Conservation and Recreation

Constants and Definitions
 Target Rainfall Event (inches) 1.00
 Runoff coefficient, Rv
 Treatment Volume, Tv

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.82	0.00	0.00	0.82
Impervious Cover (acres)	0.00	1.91	0.00	0.00	1.91
Total					2.73 ac.

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.43	0.00	0.00	0.43
Impervious Cover (acres)	0.00	2.30	0.00	0.00	2.30
Total					2.73 ac.

Standard Rv Coefficients

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	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

Land Cover Summary Pre-Development		Land Cover Summary Post-Development	
Total Site Area (acres)	2.73	Total LEED Area (acres)	1.96
Site Rv	0.73	LEED Rv	0.81
Pre-Development Treatment Volume (acre-ft)	0.165	Post-Development Treatment Volume (acre-ft)	0.136
Pre-Development Treatment Volume (cubic feet)	7,183	Post-Development Treatment Volume (cubic feet)	5,913

Tv = (Total Site Area) x (Site Rv) x (Target Rainfall Event)

Reduction from BMPs

Type	Area, ac.	Rv	Tv (ac-ft)	Tv (cf)	% Reduction	Reduction Volume (cf)
Cistern/Rainwater Harvesting	1.96	0.83	0.136	5,932	100%	5,932
Tree Box Filter	0.54	0.86	0.039	1,686	50%	843
Total						6,775 cf.

Adjusted Post-Development Tv
 (Post-Development Tv) - (Total Reductions from BMPs) = 1,470 cf.

Difference in Pre/Post-Development Volumes
 (Adjusted Post-Development Tv) - (Pre-Development Tv) = -5,713 cf.
 **This represents a 80% reduction from the existing runoff

1" RAINFALL DEPTH RUNOFF CHECK USING THE RUNOFF REDUCTION METHOD (LEED BOUNDARY)

Modified from the Virginia Department of Conservation and Recreation

Constants and Definitions
 Target Rainfall Event (inches) 1.00
 Runoff coefficient, Rv
 Treatment Volume, Tv

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.36	0.00	0.00	0.36
Impervious Cover (acres)	0.00	1.60	0.00	0.00	1.60
Total					1.96 ac.

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.38	0.00	0.00	0.38
Impervious Cover (acres)	0.00	1.58	0.00	0.00	1.58
Total					1.96 ac.

Standard Rv Coefficients

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	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

Land Cover Summary Pre-Development		Land Cover Summary Post-Development	
Total LEED Area (acres)	1.96	Total LEED Area (acres)	1.96
LEED Rv	0.81	LEED Rv	0.83
Pre-Development Treatment Volume (acre-ft)	0.133	Post-Development Treatment Volume (acre-ft)	0.136
Pre-Development Treatment Volume (cubic feet)	5,777	Post-Development Treatment Volume (cubic feet)	5,913

Tv = (Total Site Area) x (Site Rv) x (Target Rainfall Event)

Reduction from BMPs

Type	Area, ac.	Rv	Tv (ac-ft)	Tv (cf)	% Reduction	Reduction Volume (cf)
Cistern/Rainwater Harvesting	1.96	0.83	0.136	5,913	100%	5,913
Total						5,913 cf.

Adjusted Post-Development Tv
 (Post-Development Tv) - (Total Reductions from BMPs) = 0 cf.

Difference in Pre/Post-Development Volumes
 (Adjusted Post-Development Tv) - (Pre-Development Tv) = -5,777 cf.
 *The entire first inch of rainfall is captured for the LEED boundary

SUMMARY
 TO ACHIEVE THE 1" CAPTURE/RE-USE REQUIREMENT, 5,913 CF OF STORAGE IS NEEDED.

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BLOCK A-2 SWM COMPUTATIONS
ARBOR ROW - BLOCK 'A'
 FINAL DEVELOPMENT PLAN 2011-PP-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003

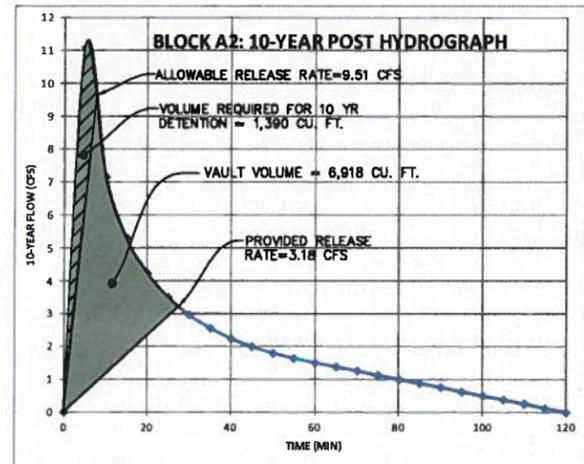
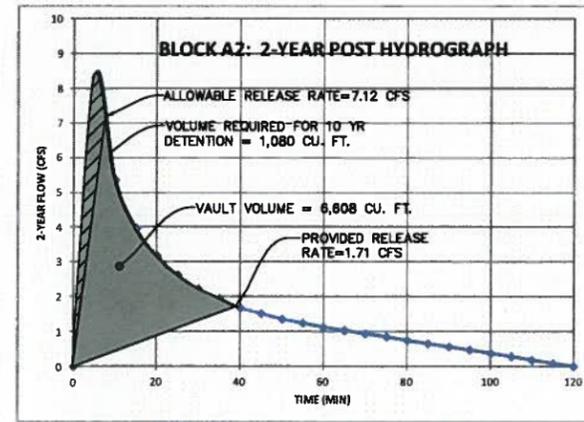
SHEET **C9.3**

BLOCK A-2 PFM COMPLIANCE:

ALLOWABLE RELEASE COMPUTATIONS (RATIONAL METHOD):

- $Q = CIA$
- 1.) PRE-DEVELOPMENT RUNOFF
TOTAL SITE AREA = 2.73 AC
C = 0.72
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 10.71 CFS
Q10 = 14.28 CFS
 - 2.) POST-DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 1.963 AC
C = 0.78
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 8.34 CFS
Q10 = 11.13 CFS
 - 3.) POST-DEVELOPMENT ONSITE UNDETAINED
AREA = 0.765 AC
C = 0.88
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 3.59 CFS
Q10 = 4.78 CFS
 - 4.) ALLOWABLE RELEASE RATE COMPUTATION
 $Q(\text{ALLOWABLE}) = [\text{PRE-DEVELOPED RUNOFF}] - [\text{ONSITE UNDETAINED}]$
Q2(ALLOWABLE) = 10.71 CFS - 3.59 CFS = 7.12 CFS
Q10(ALLOWABLE) = 14.28 CFS - 4.78 CFS = 9.51 CFS
 - 5.) SWM VAULT RELEASE RATE
Q2 PEAK OUT = 1.71 CFS
Q10 PEAK OUT = 3.18 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 A-2 OVERALL SWM SUMMARY:

	REQUIRED STORAGE
LEED:	4,020 CF
1" RUNOFF:	5,913 CF
PFM:	1,390 CF

← CONTROLS SWM VAULT STORAGE REQUIREMENT

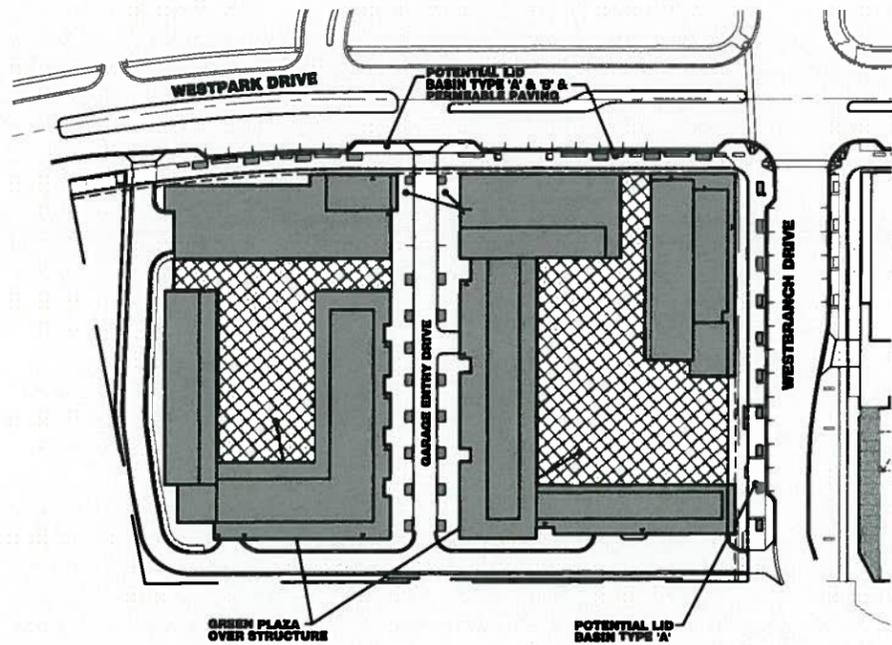
TO ENSURE THAT THE STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WITHIN 48 HOURS OF A PREVIOUS STORM, THE VAULT HAS BEEN SIZED AS FOLLOWS:

MAX VOLUME FOR REUSE (1" RUNOFF) = 5,913 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 385 CF (WATER TOWER DEMAND)
VOLUME FOR 10-YEAR STORM DETENTION (PFM) = 1,390 CF

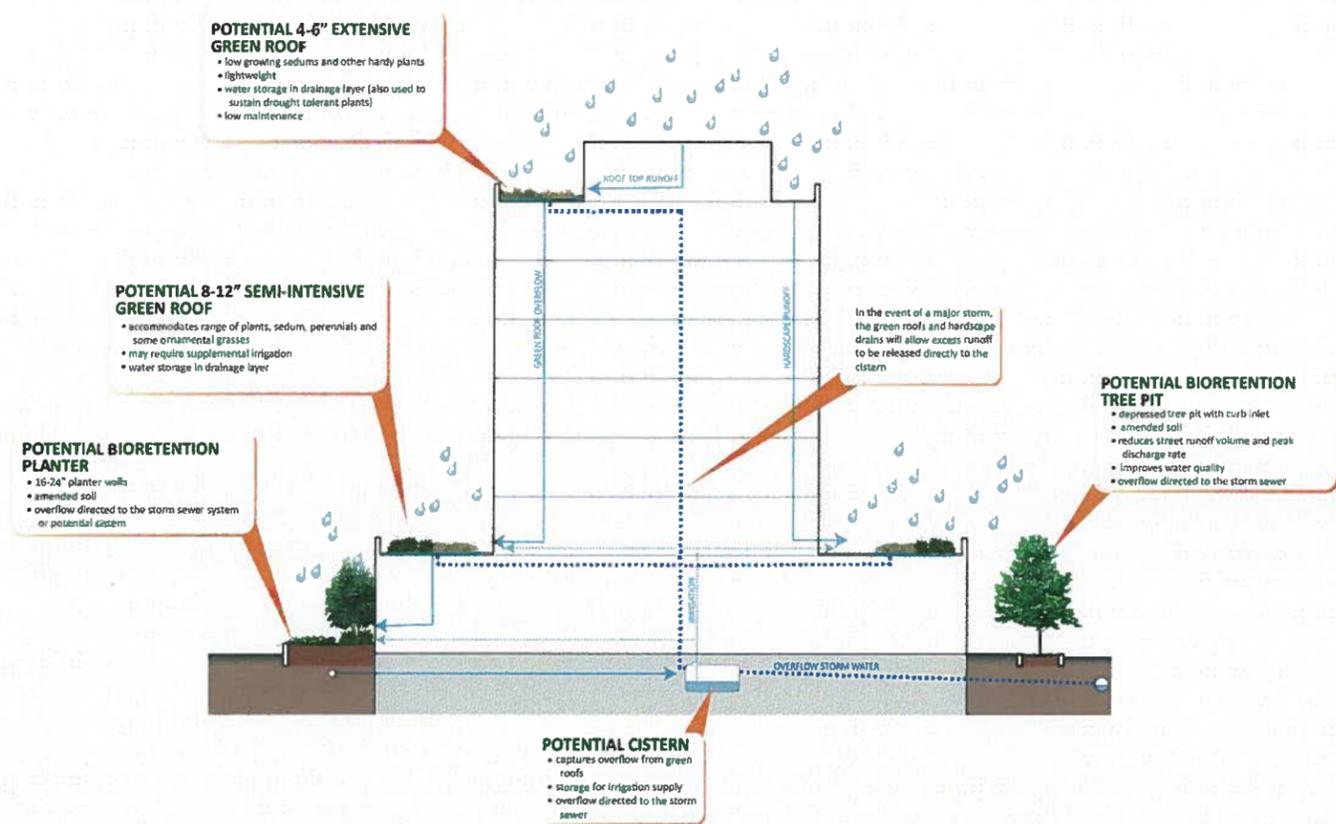
$5,913 - 385 + 1,390 = 6,918 \Rightarrow 7,000$ CF OF STORAGE NEEDED

FINAL BLOCK A-2 STORAGE REQUIREMENT = 7,000 CF
STORAGE PROVIDED: 7,380 CF

PLAN STATUS	
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JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003



1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN
NTS



CONCEPTUAL BUILDING DIAGRAM FOR L.I.D. TECHNIQUES



BASIN TYPE 'A' & PERMEABLE PAVERS



BASIN TYPE 'B'



BASIN TYPE 'C'



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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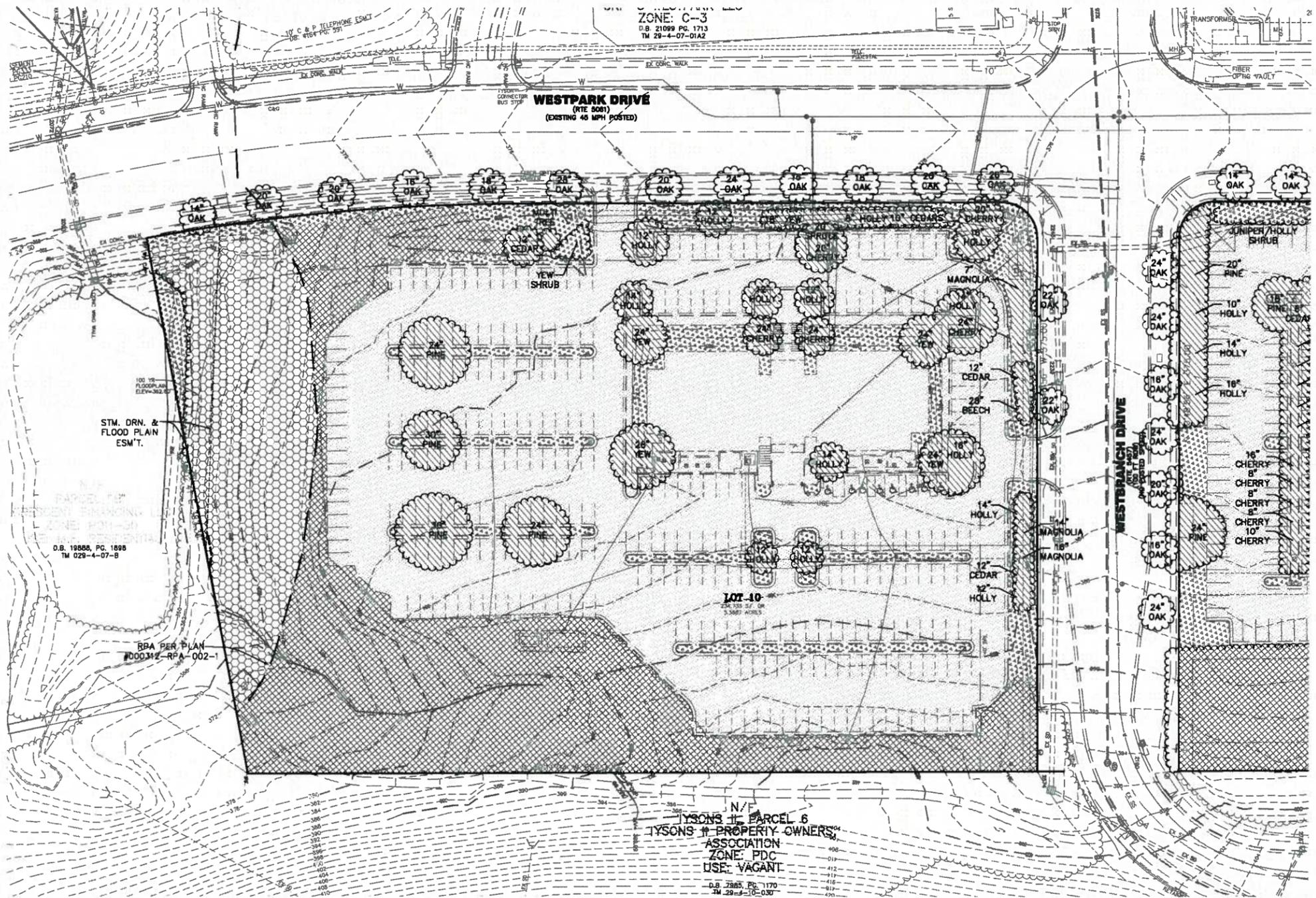
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LOW IMPACT DEVELOPMENT
 CONCEPT PLAN
ARBOR ROW - BLOCK 'A'
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	AS SHOWN
JOB No.	
DATE	December 7, 2011
FILE No.	7403-09-003
SHEET	C10.0



November 29, 2011

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

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

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 0294-07-0010. The subject property lies within Sub-Area Two (South West Park) of the North Sub-District of the Tysons Corner 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 (5.3887 acres) is currently covered by approximately 2.20 acres or 41% tree/shrub cover. The final development plan proposes to clear the entire 2.20 acres for proposed grading and construction improvements. Per the Comprehensive Plan 10-year tree canopy goals, 10% (.54 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 .22 acres (.54 acres x 41%).

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

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

If acceptable, I request that you please acknowledge your approval by signing below.

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

Gregg Eberly - Applying Representative
R.L.A. ISA Certified Arborist, MA-4616A
Bowman Consulting Group

Agreed and Approved by Mike Knapp, Director, Fairfax County Urban Forestry Management Division

Mike Knapp

Date:

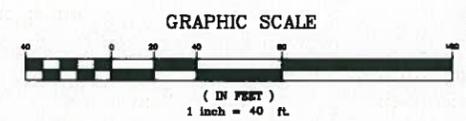


Table 12.3 Tree Preservation Target Calculations and Summary

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	2.20 AC.
B	Percentage of gross site area covered by existing tree canopy =	26%
C	Percentage of 10-year canopy required for site (see Table 12.4) = (Per Comprehensive Plan Goal = 10%)	10% (0.84 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	26% (0.22 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
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.

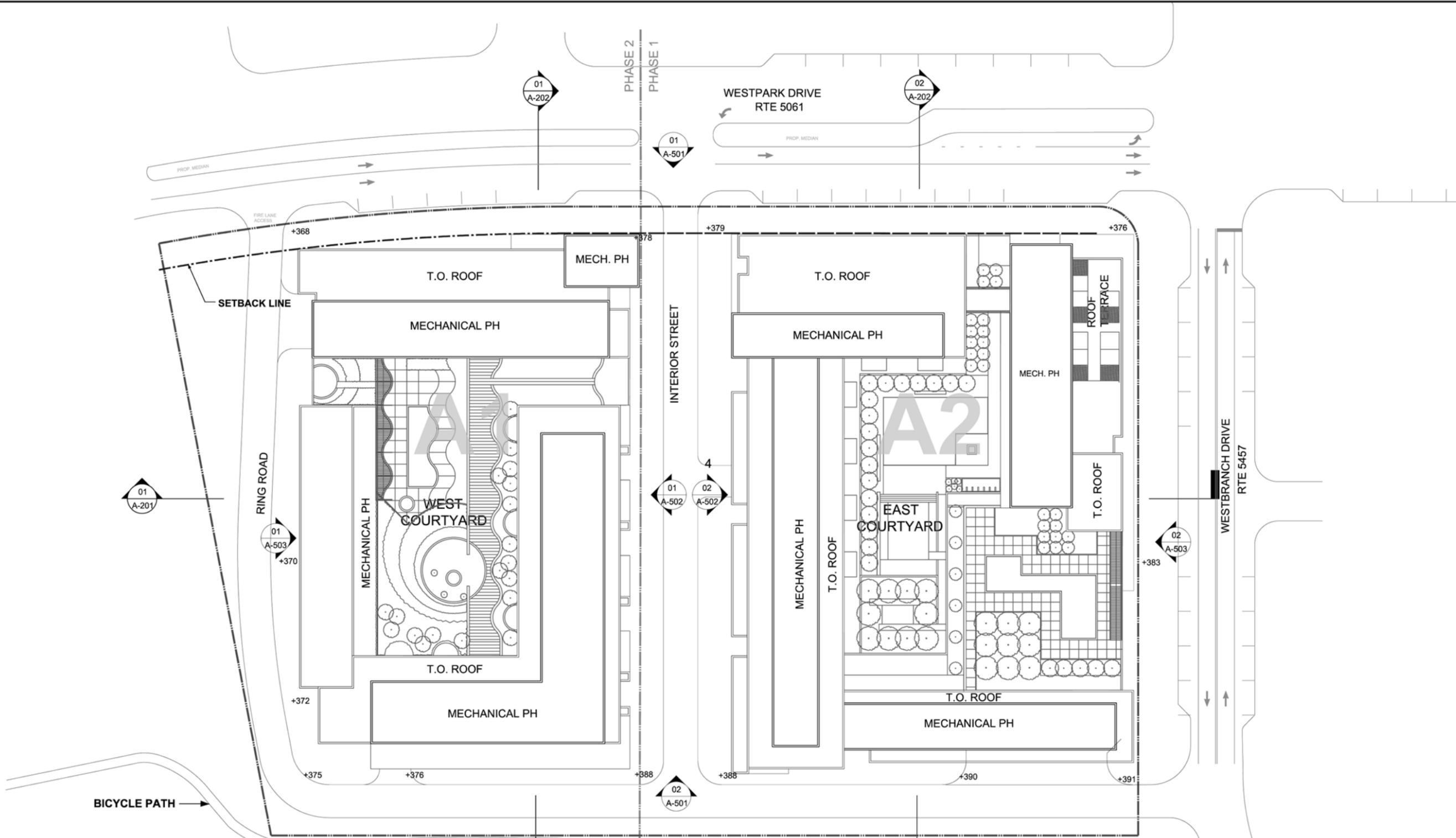
LEGEND

- EXISTING INDIVIDUAL TREE LINE
- EXISTING TREE CANOPY LINE

LOT 10 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*POPLAR, MAPLE, OAK, LOCUST, CHERRY, PINE	EARLY	FAIR	1.1344 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.7343 AC.
	BOTTOMLAND FOREST	*POPLAR, MAPLE, ASH, LOCUST, CHERRY	EARLY	FAIR	.55 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.52 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	.45 AC.

* DOMINANT TREE SPECIES
TOTAL SITE AREA = 5.3887 AC.
EXISTING TREE CANOPY = 95,791 S.F. OR 2.20 AC.
(.52 AC. OR 22,610 S.F. LANDSCAPE TREE CANOPY + 1.13 AC. OR 49,414 S.F. EARLY SUCCESSIONAL FOREST + .55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)



NOTES

- 1- IT IS ANTICIPATED THAT THIS PROJECT WILL BE BUILT IN TWO PHASES WITH BLOCK A2 BEING BUILT FIRST, FOLLOWED BY BLOCK A1. SEE FLOOR PLANS FOR PHASE LINE DETAILS.
- 2- SLAB & ROOF ELEVATIONS, AS INDICATED, MAY VARY BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.
- 3- CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL & SUBJECT TO FINAL ARCHITECTURAL & ENGINEERING DESIGN, INCLUDING NUMBER, SIZE & LOCATIONS OF STAIRS, ELEVATORS, AND BLDG. ENTRANCES. FINAL LAYOUTS MAY VARY.
- 4- ABOVE GRADE BUILDING SETBACKS ARE APPROXIMATE & WILL BE FINALIZED AT SITE PLAN.
- 5- SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF, COURTYARD & STREETSCAPE DESIGN.
- 6- SEE CIVIL DRAWINGS FOR SWM & STREET DESIGNS & SECTIONS.
- 7- PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.

LEGEND

- BLDG FOOTPRINT ABOVE
- + SPOT ELEVATION
- ▶ PEDESTRIAN ENTRY
- ↔ VEHICULAR ENTRY
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- ▨ BELOW GRADE



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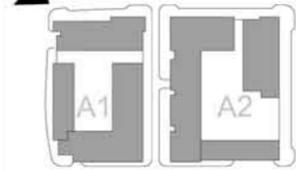
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ROOF PLAN
ARBOR ROW
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE	: DECEMBER 07, 2011
FILE No.	

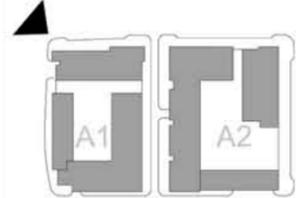


WESTPARK DRIVE VIEW FROM NORTHWEST NTS 02



NOTES

- 1- ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING MATERIALS AND COLORS ARE SUBJECT TO CHANGE PROVIDED THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.
- 2- THE FINAL ELEVATIONS MAY VARY IN GLASS AREA TO MEET BUILDING ENERGY CODE AND SUSTAINABILITY REQUIREMENTS. GLASS MAY BE SUBSTITUTED FOR METAL PANEL, MASONRY OR OTHER MATERIALS.
- 3- BALCONY LOCATIONS & NUMBER ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.



ENLARGED VIEW - WESTPARK DRIVE NTS 01

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SITE PERSPECTIVES
ARBOR ROW
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE	: DECEMBER 07, 2011
FILE No.	
SHEET	A-302



INTERIOR STREET EAST ELEVATION 1" = 30'-0" 02



INTERIOR STREET WEST ELEVATION 1" = 30'-0" 01

NOTES

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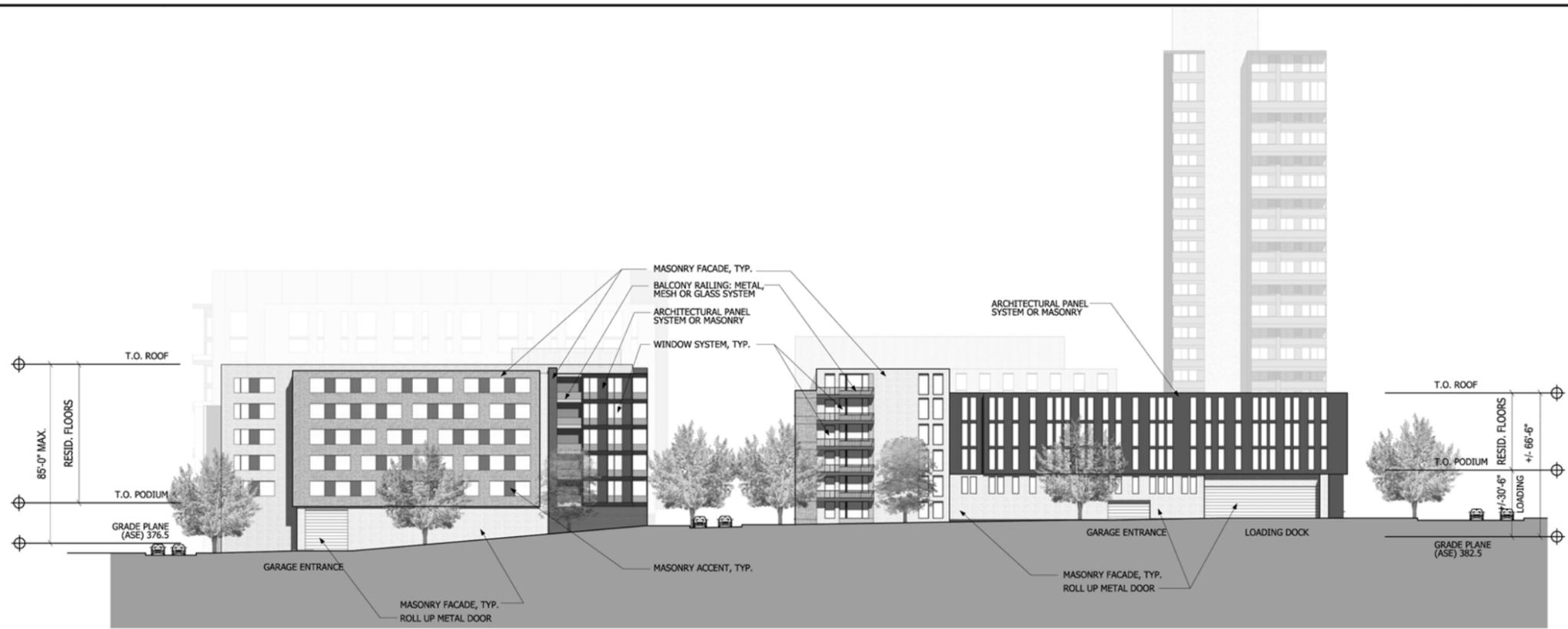
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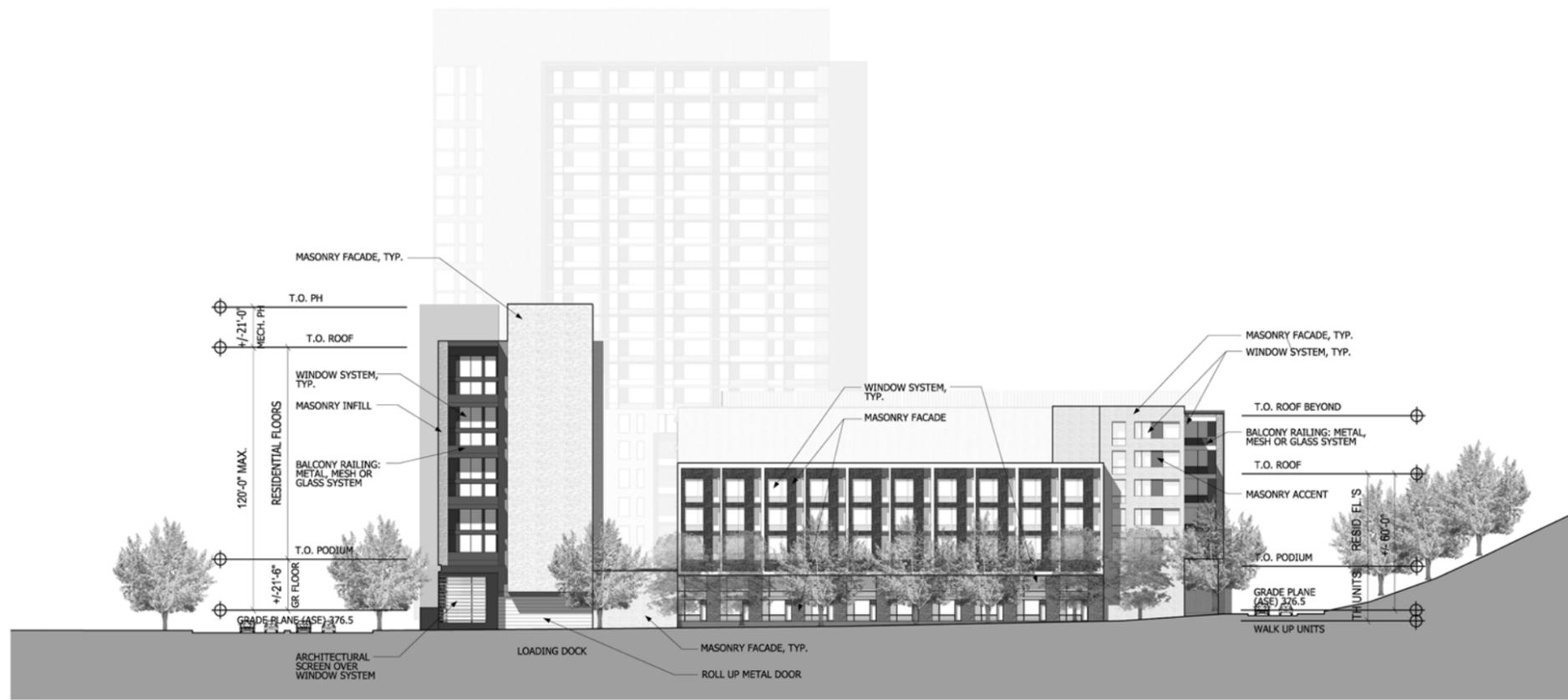
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BUILDING ELEVATIONS
ARBOR ROW
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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SOUTH ELEVATION 1" = 30'-0" 02



WEST ELEVATION 1" = 30'-0" 01

- NOTES**
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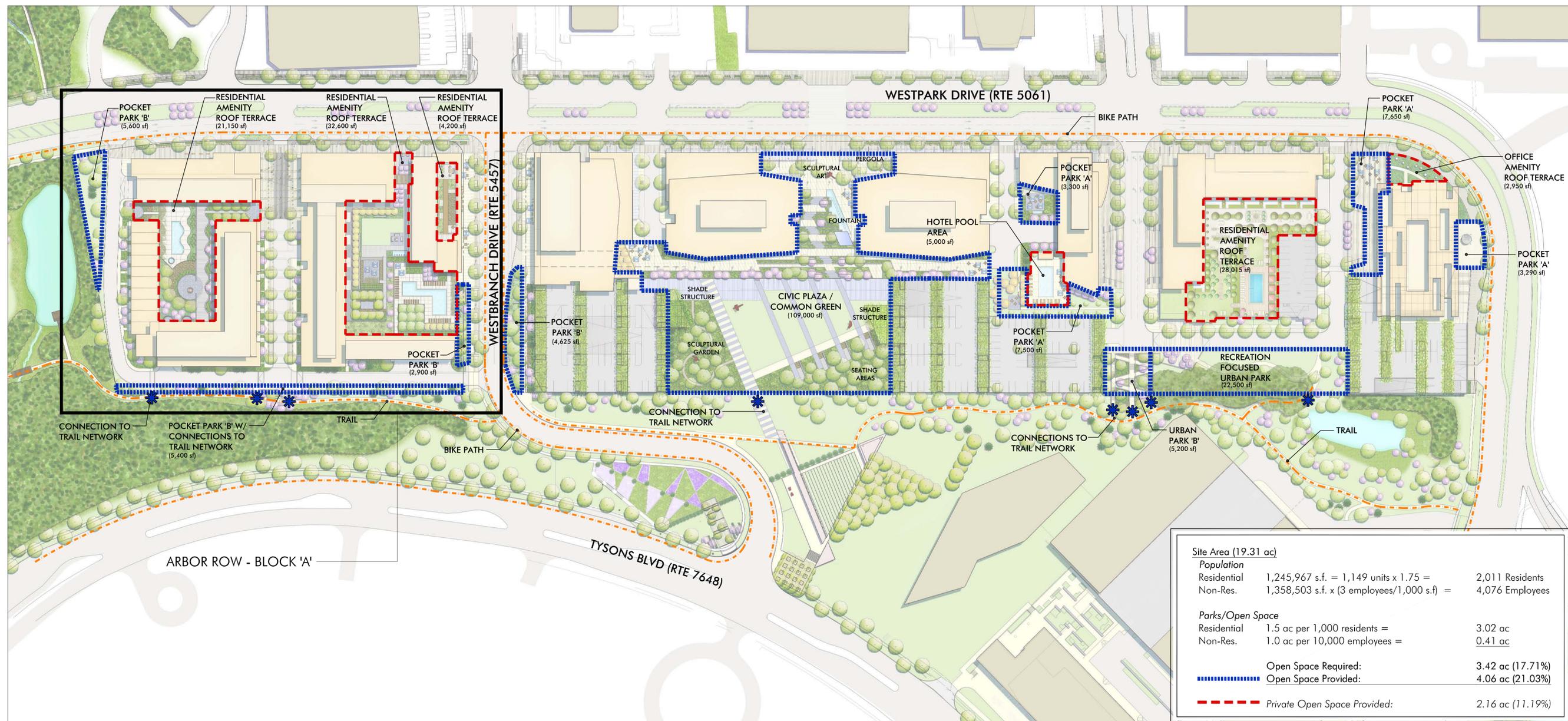
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Site Area (19.31 ac)			
Population			
Residential	1,245,967 s.f. = 1,149 units x 1.75 =		2,011 Residents
Non-Res.	1,358,503 s.f. x (3 employees/1,000 s.f.) =		4,076 Employees
Parks/Open Space			
Residential	1.5 ac per 1,000 residents =		3.02 ac
Non-Res.	1.0 ac per 10,000 employees =		0.41 ac
	Open Space Required:		3.42 ac (17.71%)
	Open Space Provided:		4.06 ac (21.03%)
	Private Open Space Provided:		2.16 ac (11.19%)

COMMON GREEN / CIVIC PLAZA - a flexible open spaces 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
- Open Air Market
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Board Games
- Basque of Trees
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors

Total: 109,000 sf

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

Total: 21,740 sf

Pocket Park 'B' Potential Activities:

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

Total: 23,725 sf

RECREATION-FOCUSED URBAN PARKS - distinguished by its primary function to provide recreation facilities for nearby residents and workers.

Recreation Focused Urban Park Potential Activities:

- Sunbathing and Lounging
- Picnicking and Gathering Area
- Fitness Lawn
- Totlot - Recreational Play Space
- Skatepark
- Connection to Trail Network
- Picnicking and Gathering Area

Total: 22,500 sf

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
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

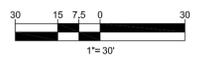
- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture

Total: 93,915 sf

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



ILLUSTRATIVE PLAN
ARBOR ROW - BLOCK 'A'
 FINAL DEVELOPMENT PLAN 2011-PR-023-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: 1" = 30'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L0.03

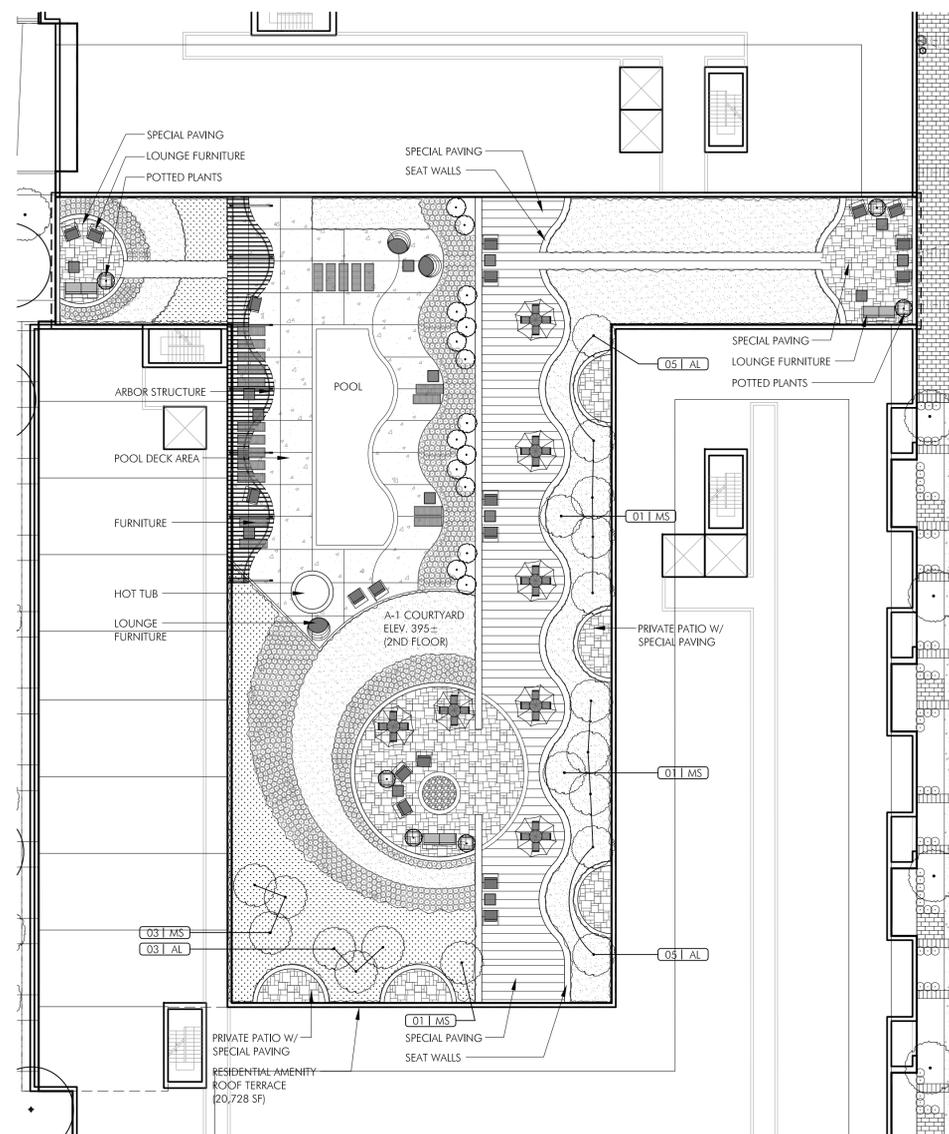
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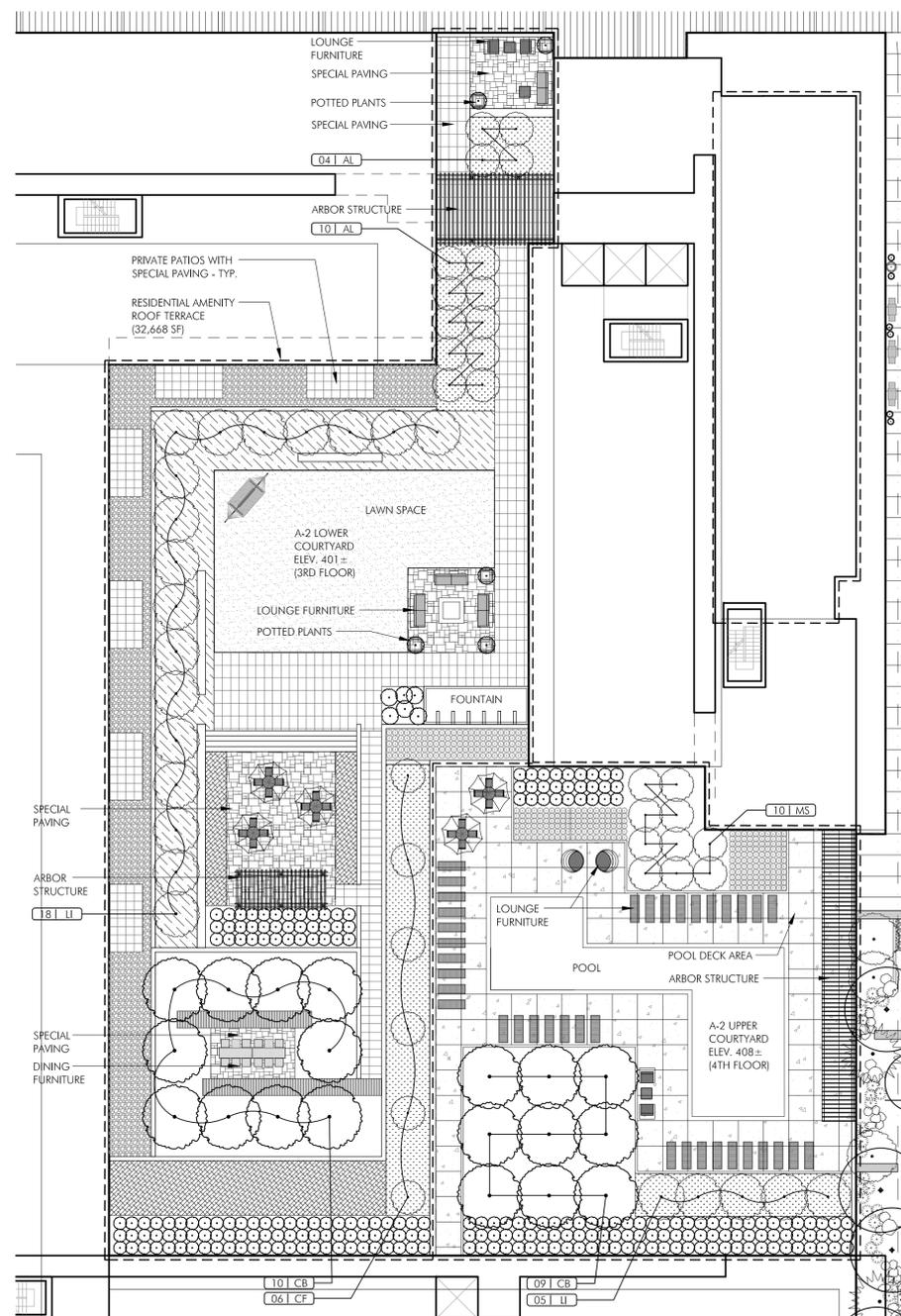
shalom baranes associates architects
 3298 K STREET NW
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 Tel: 202 342 2200
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PARKERRODRIGUEZ, INC.
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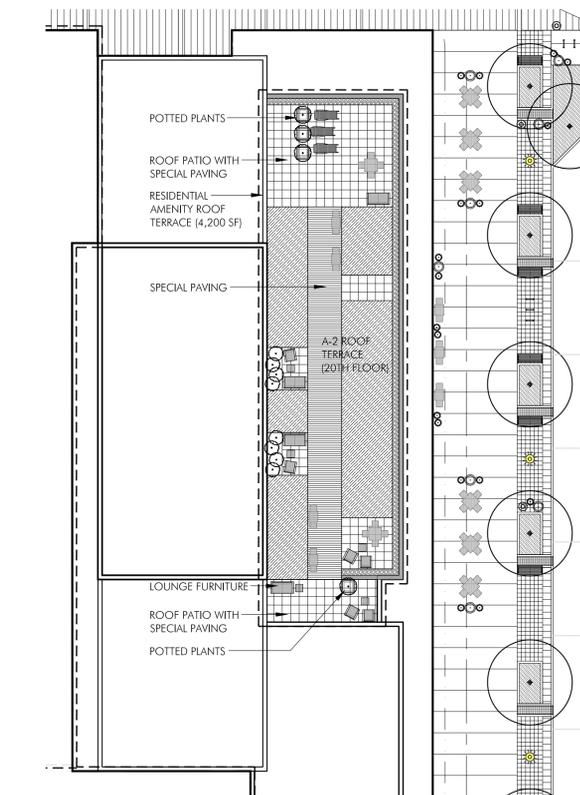
Bowman CONSULTING
 Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 464-1000
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 Web: www.bowmanconsulting.com
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01 LANDSCAPE PLAN: A-1 FLOOR 2
SCALE : 1" = 20'-0"



02 LANDSCAPE PLAN: A-2 FLOORS 3 & 4
SCALE : 1" = 20'-0"



03 LANDSCAPE PLAN: A-2 ROOF
SCALE : 1" = 20'-0"

- LANDSCAPE NOTES :
1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
 2. 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.
 4. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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LANDSCAPE PLAN - ROOF TERRACES
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

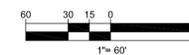
PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: 1" = 20'-0"
JOB No.	
DATE	DECEMBER 7, 2011
FILE No.	
SHEET	L1.03



REFERENCE PLAN



01 SITE SECTION - PRIVATE DRIVE (VIEW OF BLDG A-1)
SCALE : 1" = 16'-0"



THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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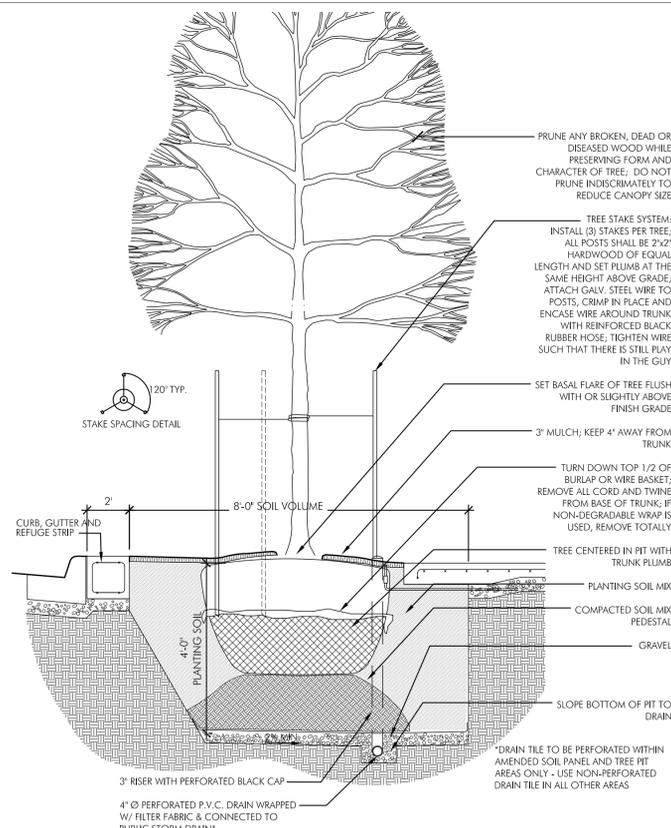
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SITE & STREET SECTIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE	DECEMBER 7, 2011
FILE No.	
SHEET	L2.01



PRUNE ANY BROKEN, DEAD OR DISEASED WOOD WHILE PRESERVING FORM AND CHARACTER OF TREE. DO NOT PRUNE INDISCRIMINATELY TO REDUCE CANOPY SIZE

TREE STAKE SYSTEM:
INSTALL (2) STAKES PER TREE. ALL POSTS SHALL BE 2" X 2" HARDWOOD OF EQUAL LENGTH AND SET PLUMB AT THE SAME HEIGHT ABOVE GRADE. ATTACH GALV. STEEL WIRE TO POSTS, CRIMP IN PLACE AND ENCASE WIRE AROUND TRUNK WITH REINFORCED BLACK RUBBER HOSE, TIGHTEN WIRE SUCH THAT THERE IS STILL PLAY IN THE GUY IN THE GUY

SET BASAL FLARE OF TREE FLUSH WITH OR SLIGHTLY ABOVE FINISH GRADE

3" MULCH; KEEP 4" AWAY FROM TRUNK

TURN DOWN TOP 1/2 OF BURLAP OR WIRE BASKET; REMOVE ALL CORD AND TWINE FROM BASE OF TRUNK; IF NON-DEGRADABLE WRAP IS USED, REMOVE TOTALLY

TREE CENTERED IN PIT WITH TRUNK PLUMB

PLANTING SOIL MIX

COMPACTED SOIL MIX PEDESTAL

GRAVEL

SLOPE BOTTOM OF PIT TO DRAIN

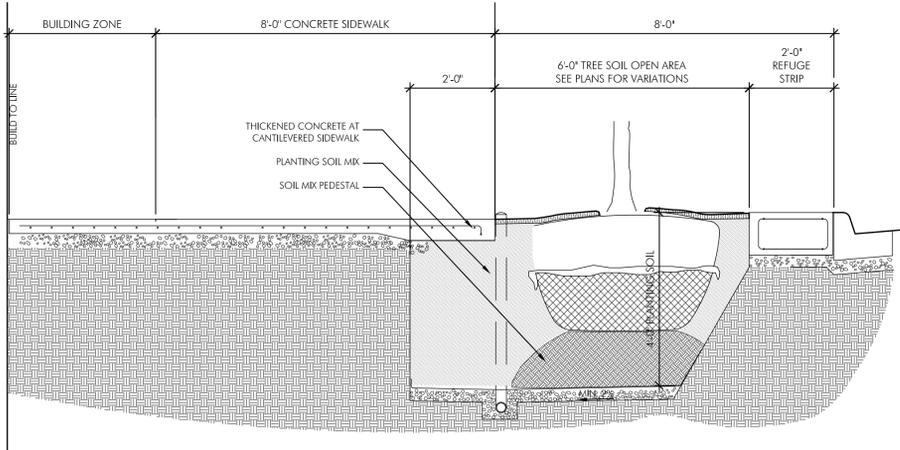
*DRAIN TILE TO BE PERFORATED WITHIN AMENDED SOIL PANEL AND TREE PIT AREAS ONLY - USE NONPERFORATED DRAIN TILE IN ALL OTHER AREAS

3" RISER WITH PERFORATED BLACK CAP

4" Ø PERFORATED P.V.C. DRAIN WRAPPED W/ FILTER FABRIC & CONNECTED TO PUBLIC STORM DRAIN*

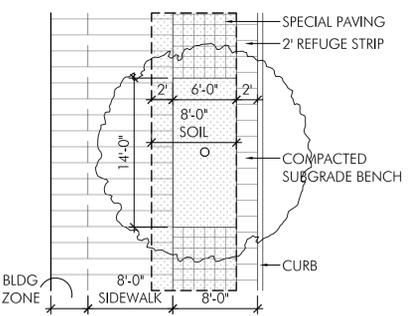
01 TREE PLANTING DETAIL - TYPICAL STREET TREE

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



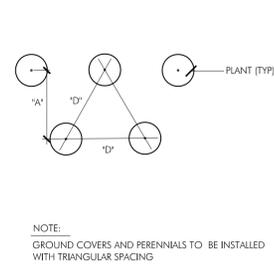
02 TREE PLANTING DETAIL - TREE SOIL BRIDGE

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



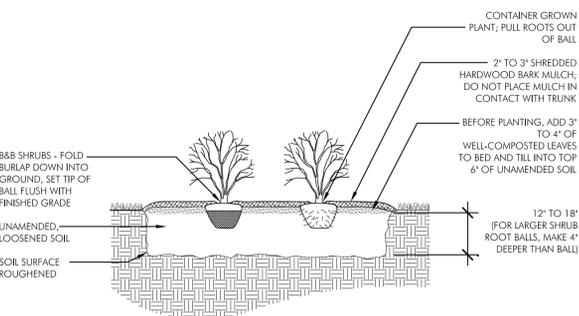
03 PLAN VIEW - CANTILEVERED SIDEWALK

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



04 GROUND COVER / PERENNIAL PLANTING DETAIL

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



05 SHRUB PLANTING DETAIL

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

LANDSCAPE NOTES :

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3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
4. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.

LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'A'

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS		
No Surface Parking Lots		
Interior Parking Lot Landscaping Not Required		
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-S, 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
A. Tree Preservation Target and Statement		
A1	See Tabulations and Deviation Request on Sheet C 11.0	
B. Tree Canopy Requirement		
B1	Gross Site Area	234,733
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	234,733
B5	Site Zoning PTC	
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	23,473
B8	Modification of 10-year tree canopy cover requested	No
B9	Plan sheet where modification is requested	n/a
C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0
D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	23,473
D2	Area of canopy Planned for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting (D17)	31,375
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust 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)	31,375
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	31,375

ARBOR ROW - PLANTING LIST & CANOPY COVERAGE								
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT ²	TREE CANOPY SUB-TOTAL FT ²	REMARKS
Canopy Trees								
NS	<i>Nyssa sylvatica</i>	Black Gum, Tupelo	6	3" cal.	B&B	250	1,500	single leader; full branching; symmetrical
PA	<i>Platanus × acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	13	3" cal.	B&B	250	3,250	single leader; full branching; symmetrical
QN	<i>Quercus nutallii</i>	Esplanade Nuttall Oak	18	3" cal.	B&B	250	4,500	single leader; full branching; symmetrical
QP	<i>Quercus palustris</i>	Pin Oak	26	3" cal.	B&B	250	6,500	single leader; full branching; symmetrical
QR	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	17	3" cal.	B&B	125	2,125	single leader; full branching; symmetrical
Ornamental Trees								
AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	50	8-10' Ht.	B&B	125	6,250	multistem - 3 stems minimum; full branching
CB	<i>Carpinus betulus</i>	Hornbeam	19	3" cal.	B&B	125	2,375	single leader
CF	<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam	6	8-10' Ht.	B&B	75	450	single leader
LI	<i>Lagerstroemia indica</i>	Crape Myrtle	23	8-10' Ht.	B&B	125	2,875	multistem - 3 stems minimum; full branching
MS	<i>Magnolia stellata</i>	Star Magnolia	42	8-10' Ht.	B&B	125	5,250	multistem - 3 stems minimum; full branching
Evergreen Trees								
IN	<i>Ilex x Nellie Stevens</i>	Nellie Stevens Holly	14	8-10'Ht.	B&B	75	1,050	multistem - 3 stems minimum; full branching
TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING							31,375	

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.

