

TE #39A6

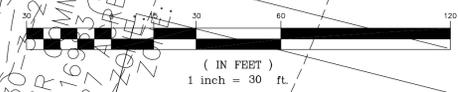
ANDERSON ROAD ~ RTE #3946
 PORTION DEDICATED TO PUBLIC STREET PURPOSES
 80' R/W
 D.B. 3118 PG. 361

MR COMMONS, LLC
 DEED BOOK 16983 PAGE 770
 WESTGATE PARK
 WESTERN PORTION OF LOT 5
 7.6896 AC.
 EXISTING ZONE: R-20
 PROPOSED ZONE: PTC/HC

MR COMMONS, LLC
 DEED BOOK 16983 PAGE 770
 WESTGATE PARK
 PARCEL A, PHASE 2
 8.459 AC.
 EXISTING ZONE: R-20
 PROPOSED ZONE: PTC/HC

TM# 30-3-028-0007
 N/F SAFEWAY, INC., D.B. 11641, PG. 361
 PARCEL A, PHASE 4 THE COMMONS
 DEED BOOK 3312 PAGE 480
 ZONE: C-6 (COMMERCIAL RETAIL)

MATCHLINE SEE SHEET C-6



WDG Architecture, PLLC
 1025 Connecticut Avenue NW
 Suite 300
 Washington DC 20036
 tel 202 857 8300
 fax 202 463 2198
 e-mail wdg@wdgarch.com

Applicant
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 c/o LCOR Incorporated
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 Bethesda, MD 20817
 tel 301.897.0002
 fax 301.897.3713
 e-mail BHard@lcor.com

Civil Engineer
 Vika, Inc.
 Contact: Shawn Frost
 8180 Greensboro drive
 Suite 200
 McLean, VA 22102
 tel 703.442.7800
 fax 703.761.8787
 e-mail frost@vikaengineer.com

Landscaping Architect
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 fax 703.548.6880
 e-mail dnavitt@parkerrodriguez.com

Traffic Consultant
 Wells + Associates, Inc.
 Contact: Robin Antonucci
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 fax 703.917.0739
 e-mail RAntonucci@wells.com

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 Walsh Colucci Laboratory Emrich & Walsh PC
 Contact: Elizabeth Baker
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 13th Floor
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 tel 703.598.4700
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The Commons
 TYSON'S CORNER
 FAIRFAX COUNTY,
 VIRGINIA

Commons Of McLean L/CAL LLC
 c/o LCOR Incorporated
 6550 Rock Springs Dr, Suite #980
 Bethesda, MD 20817

CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13

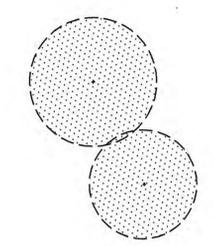
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Existing Conditions
 Scale:

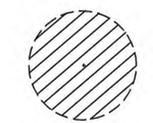
C-5

S:\0001-1000\0043A\code\vertical\08043A_311.dwg, -- Apr 30, 2013 AT 2:48:59 PM

LEGEND



EXISTING ON-SITE TREES
PROPOSED FOR
PRESERVATION



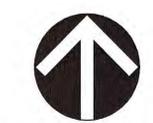
EXISTING OFF-SITE
TREES PROPOSED FOR
PRESERVATION LOCATED
IN THE RIGHT-OF-WAY



APPROXIMATE LIMITS OF
CLEARING AND GRADING
SUBJECT TO CHANGE AT
FDP AND/OR SITE PLAN



LIMIT OF EVM COVER
TYPE



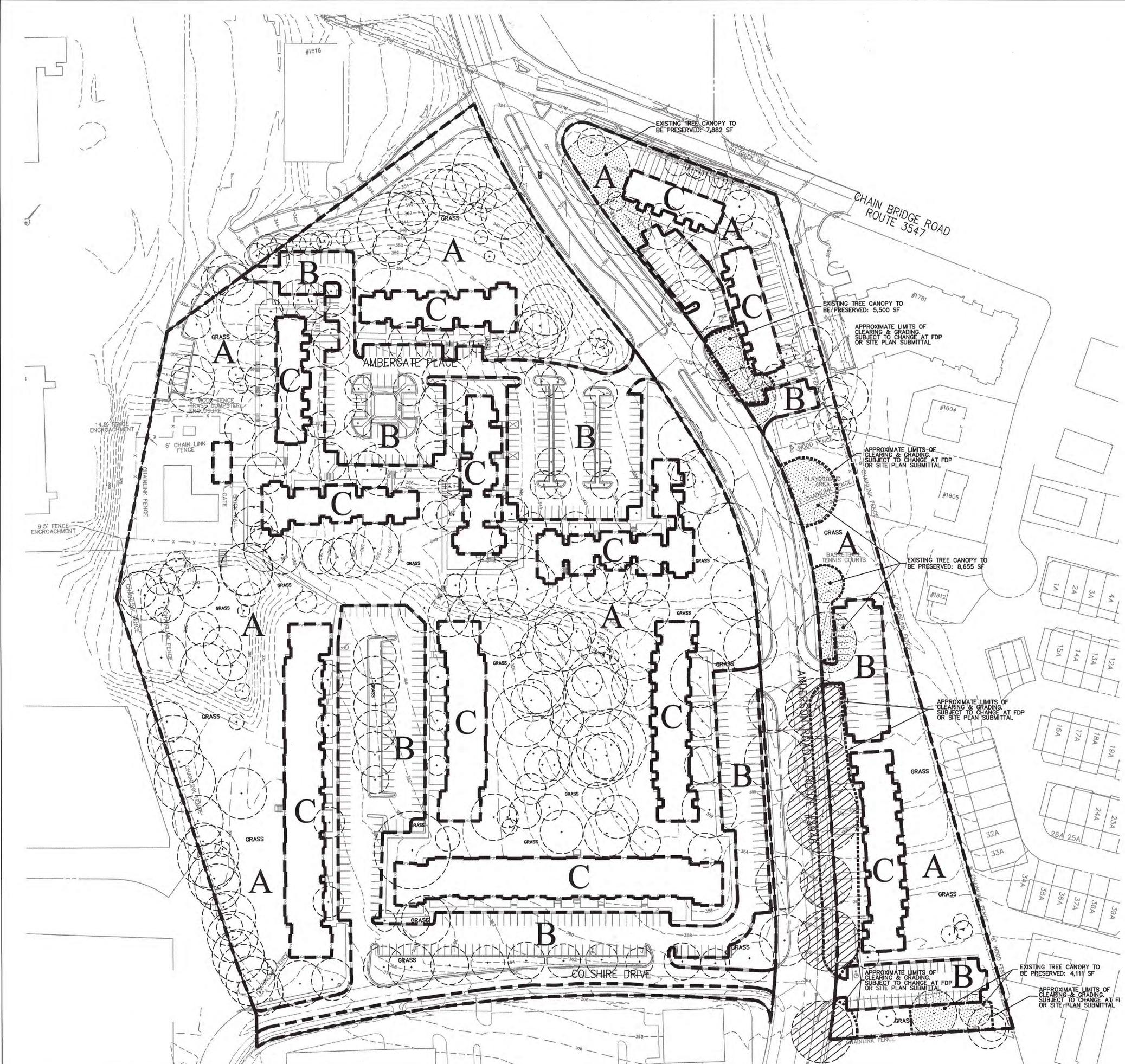
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE: *NPK* DATE: 4/30/13



P:\Planning\Projects\6681\dwg\668100E.VL.dwg 4/25/2013 3:19:15 PM EDT

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/LANDSCAPED	MAINTAINED GRASSLAND/LANDSCAPE	574,923 SF (13.194 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"B"	DEVELOPED/PARKING	EXISTING ASPHALT PARKING COMPOUND WITH LANDSCAPING	197,040 SF (4.5234 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"C"	DEVELOPED/BUILDING	EXISTING MULTI-RESIDENTIAL BUILDING	141,235 SF (3.2423 AC)	N/A	N/A	
TOTAL AREA			913,198 SF (20.96 AC)			

VEGETATION COVER TYPES

"A" PRIMARY COVER

- Acer rubrum – Red Maple
- Acer saccharinum – Silver Maple
- Castanea denata – American Chestnut
- Cercus canadensis – Eastern Redbud
- Cladrastis kentuckea – Yellowwood
- Fagus grandifolia – American Beech
- Gleditsia tricanthos – Common Honeylocust
- Ilex opaca – American Holly
- Juniperus chinensis – Chinese Juniper
- Juniperus virginiana – Eastern Red Cedar
- Magnolia stellata – Star Magnolia
- Malus sargentii – Sargent Flowering Crabapple
- Morus alba – White Mulberry
- Picea abies – Norway Spruce
- Picea pungens – Colorado Spruce
- Pinus strobus – Eastern White Pine
- Prunus subhirtella – Higan Cherry
- Quercus alba – White Oak
- Quercus palustris – Pin Oak
- Quercus phellos – Willow Oak
- Quercus robur – English Oak
- Quercus rubra – Red Oak
- Sophora japonica – Japanese Pagodatree
- Thuja occidentalis – Eastern Arborvitae
- Tilia cordata – Littleleaf Linden

"B" PRIMARY COVER

- Acer rubrum – Red Maple
- Prunus subhirtella – Higan Cherry
- Quercus phellos – Willow Oak
- Quercus rubra – Red Oak

"C" PRIMARY COVER

- Existing Building
- Existing Sidewalk

EXISTING VEGETATION NARRATIVE

THE SUBJECT SITE IS CLASSIFIED AS MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THIS DEVELOPMENT IS AN OPEN CAMPUS STYLE DEVELOPMENT THAT CONSISTS OF AREAS LANDSCAPED AT THE TIME OF THE INITIAL SITE DEVELOPMENT. THERE ARE OPEN TURF LAWN AREAS WITH MATURE HIGH CANOPY DECIDUOUS TREES. THOSE AREAS THAT APPEAR TO HAVE BEEN LANDSCAPED AT THE TIME OF DEVELOPMENT. THE LANDSCAPE IS MAINTAINED AS IS THE OPEN SPACE TURF LAWN AREAS. THROUGHOUT THE DEVELOPMENT THERE ARE ALSO MATURE TO SEMI-MATURE CONIFER AND DECIDUOUS TREES AND SHRUBS. THE PRIMARY DECIDUOUS TREES ARE MAPLES, OAKS, LOCUST, AND FLOWERING CHERRIES WHILE THE EXISTING CONIFER TREES ARE SPRUCE, JUNIPER, PINE AND CEDAR. FOR A COMPREHENSIVE VEGETATION LIST SEE THE PLANT COVER TYPE LIST ON THIS SHEET. GENERALLY THE SUCCESSIONAL STAGE IS SUB-CLIMAX TO CLIMAX. THE MAJORITY OF THE VEGETATION IS MATURE. THE VEGETATION OVERALL SHOWS GOOD HEALTH AND VIGOR THOUGH THERE ARE UPPER CANOPIES THAT SHOW DECLINE. SOME ASPECTS OF THESE CANOPIES MAY BE A HAZARD TO THE EXISTING BUILDINGS AND OUTDOOR USE AREAS.

WITH THE PROPOSED DEVELOPMENT THIS PLANT MATERIAL WILL NOT BE CONSIDERED FOR PRESERVATION AND THE SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED.

AREA -A IS ZONED PTC AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE RAZED. THIS SITE WILL NOT PROVIDE THE TREE PRESERVATION TARGET AREA REQUIRED. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST IS SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0508.4.

TABLE 12.3 TREE PRESERVE CALCULATIONS

Letter	Description	Value	Reference
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	599,997	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	66%	
C	Percentage of 10-year tree canopy required for site =	20%	see Table 12.10
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	66%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	40%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-10	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	C-10	



May 5, 2013

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

**RE: The Commons
Tree Preservation Target Deviation Request
CDP/RZ 2011-PR-017
VIKA # VV6681D**

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, The Commons, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2011-PR-017. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follow:

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

12-508.3A(3) - where 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 of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

The existing vegetation as shown had been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified on the Overall Landscape Plan (sheet L-2) with the submittal and approval of this application. The landscape plan submitted with this CDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-9 for the Existing Vegetation Map and sheet C-10 for the EVM Notes, Tabs and Narratives. See project landscape plan sheets L-2 in this submittal for the proposed planting design, schedules and computations.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 • McLean, Virginia 22102 • 703.442.7800 Fax 703.761.2787
McLean, VA • Germantown, MD • Washington, DC
www.vika.com

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
**RE: The Commons
Tree Preservation Target Deviation Request
CDP / RZ 2011-PR-017
VIKA # VV6681D**
May 5, 2013
Page 2 of 2

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA
Landscape Architect/ISA Certified Arborist
Associate

NPK/npk

cc: Dan Avritl – Parker Rodriguez, Inc
Shawn Frost, Associate - VIKa Capitol, LLC
Todd Nelson, Urban Forester II, Fairfax County UFMD

X:\DATA\6000-6999\6681D\Knapp (CDP Tree Preserve Deviate) (0013.05.13).doc



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fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant

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c/o L/COR Incorporated
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fax 301.897.3713
e-mail BHard@lcor.com

Civil Engineer

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tel 703.442.7800
fax 703.761.2787
e-mail frost@vikacapitol.com

Landscape Architect

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Land/Zoning Attorney

Wash Colucci Lubelsky Emrich & Walsh PC
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13th Floor
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tel 703.528.4700
fax 703.525.3197
e-mail gepritchard@artthelandlawyers.com

The Commons
TYSONS CORNER
FAIRFAX COUNTY,
VIRGINIA

Commons Of McLean L/CAL LLC
c/o L/COR Incorporated
6550 Rock Spring Dr, Suite #280
Bethesda, MD 20817

CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13

P:\Planning\Projects\6681\6681-10-yr Canopy Comp (CDP) - Areas A & B.xls Sheet1 (2) 4/23/2013 1:15:52 PM EDT

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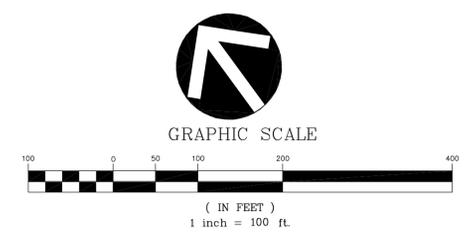
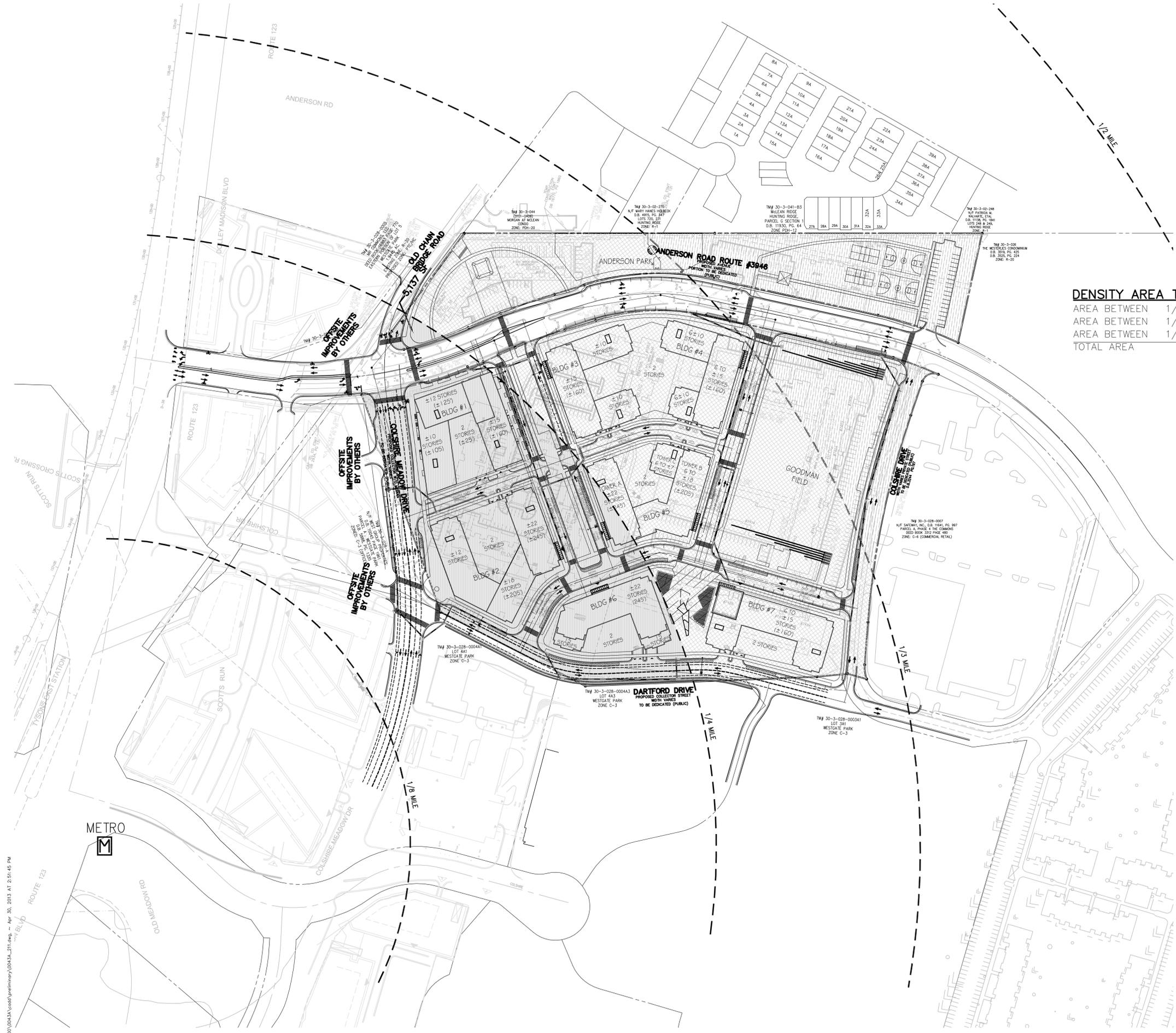
EXISTING VEGETATION NOTES, TABS AND NARRATIVES

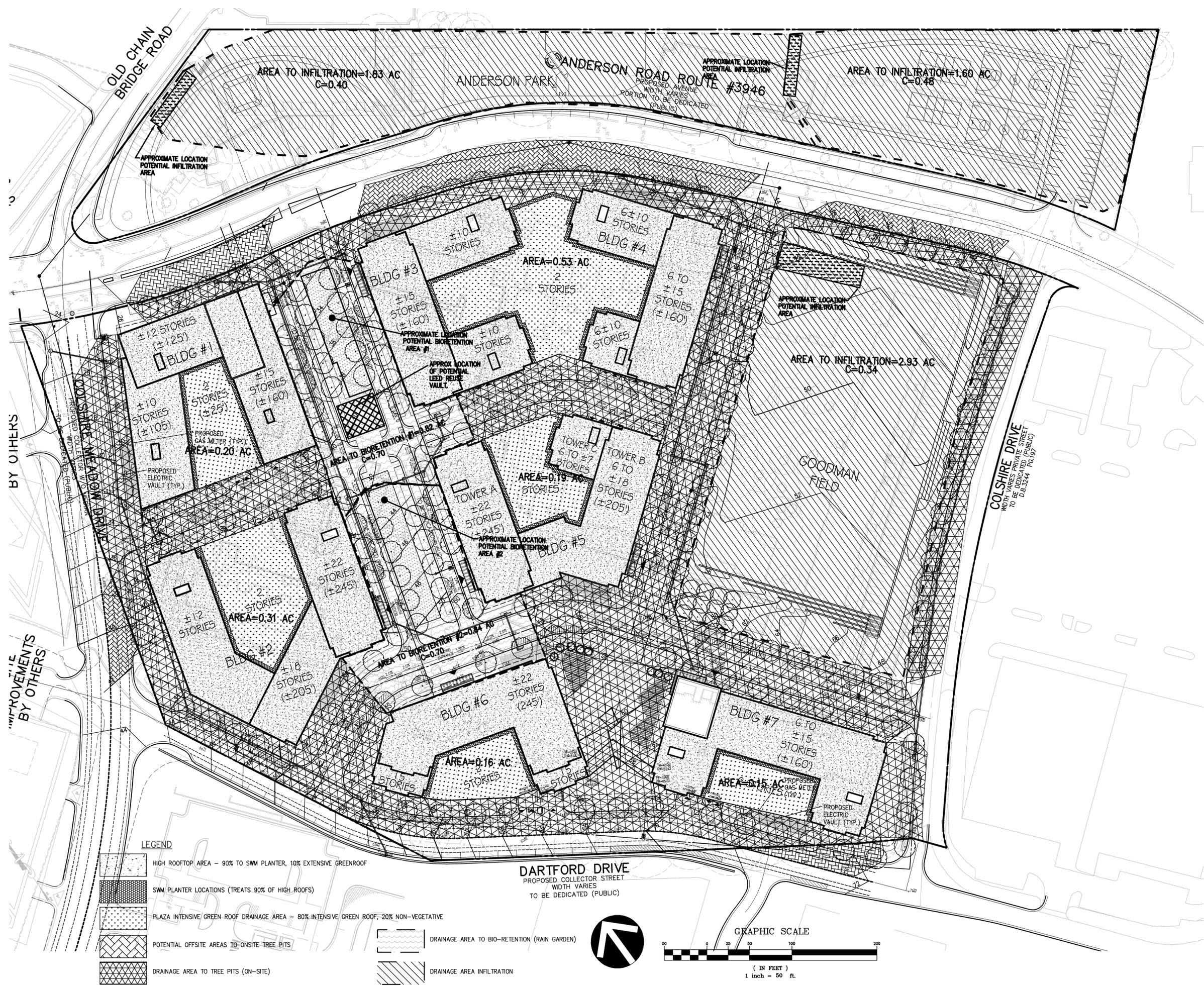
Scale: N/A

C-10

DENSITY AREA TABULATION

AREA BETWEEN 1/8 AND 1/4 MILE RADIUS	06.42835	ACRES
AREA BETWEEN 1/4 AND 1/3 MILE RADIUS	10.01297	ACRES
AREA BETWEEN 1/3 AND 1/2 MILE RADIUS	4.52278	ACRES
TOTAL AREA	20.9641	ACRES

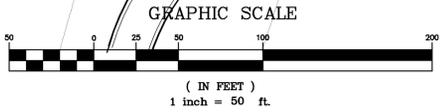




LEGEND

- HIGH ROOFTOP AREA - 90% TO SWM PLANTER, 10% EXTENSIVE GREENROOF
- SWM PLANTER LOCATIONS (TREATS 90% OF HIGH ROOFS)
- PLAZA INTENSIVE/ GREEN ROOF DRAINAGE AREA - 80% INTENSIVE/ GREEN ROOF, 20% NON-VEGETATIVE
- POTENTIAL OFFSITE AREAS TO ONSITE TREE PITS
- DRAINAGE AREA TO TREE PITS (ON-SITE)
- DRAINAGE AREA TO BIO-RETENTION (RAIN GARDEN)
- DRAINAGE AREA INFILTRATION

DARTFORD DRIVE
PROPOSED COLLECTOR STREET
WIDTH VARIES
TO BE DEDICATED (PUBLIC)



PART I: LEED COMPUTATIONS

Project : 6681-COMMONS OF MCLEAN User: KB Date: _____
 County : FAIRFAX State: VA Checked: _____ Date: _____
 Subtitle: EXISTING CONDITIONS

Data: Drainage Area : 12.7 Acres
 Runoff Curve Number : 89
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.09	0.08	0.05	0.05	0.04	0.04	0.03
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	1.63	2.08	3.30	3.96	4.74	5.71	6.00
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.0% Ponds Used							
Peak Discharge (cfs)	33	42	66	79	95	114	120

TOTAL RUNOFF VOLUME (EX. CONDITIONS)

1 YR: 12.7 AC x (1.63/12) x 43,560 = 75,145 CF RUNOFF
 2 YR: 12.7 AC x (2.08/12) x 43,560 = 95,890 CF RUNOFF

Project : 6681-COMMONS OF MCLEAN User: KB Date: _____
 County : FAIRFAX State: VA Checked: _____ Date: _____
 Subtitle: PROPOSED CONDITIONS

Data: Drainage Area : 12.7 Acres
 Runoff Curve Number : 84
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.05	0.04	0.03	0.02	0.02	0.02	0.02
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.06	2.54	3.82	4.51	5.30	6.29	6.59
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.0% Ponds Used							
Peak Discharge (cfs)	41	51	76	90	106	126	132

TOTAL RUNOFF VOLUME (PROP. CONDITIONS)

1 YR: 12.7 AC x (2.06/12) x 43,560 = 94,968 CF RUNOFF
 2 YR: 12.7 AC x (2.54/12) x 43,560 = 117,097 CF RUNOFF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT. PER THE 2-YR 24HR STORM RUNOFF COMPUTATIONS ABOVE THE REQUIRED VOLUME REDUCTION FOR THE POST DEVELOPMENT STORM IS AS FOLLOWS:

2 YR: 117,097 CF - (0.75) * 95,890 CF = 45,180 CF (REQUIRED RUNOFF REDUCTION)

LEED PROVIDED RUNOFF REDUCTION VOLUME

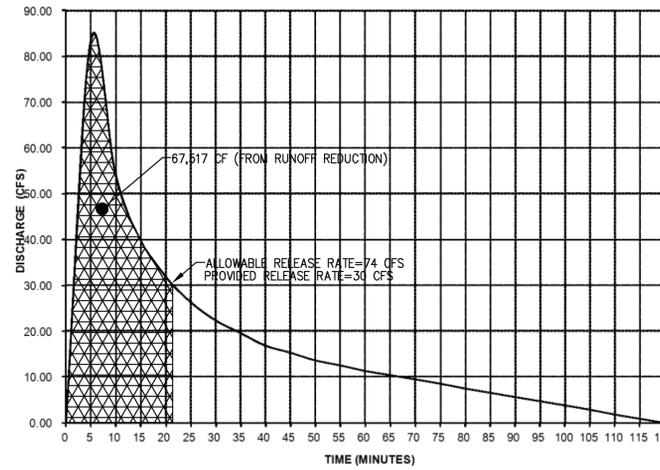
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-15, THE TOTAL STORAGE PROVIDED ON SITE IS 67,517 CFT. THIS VOLUME IS LARGER THAN THE RUNOFF REDUCTION REQUIRED PER LEED, THEREFORE THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED ALLOWABLE RELEASE RATE

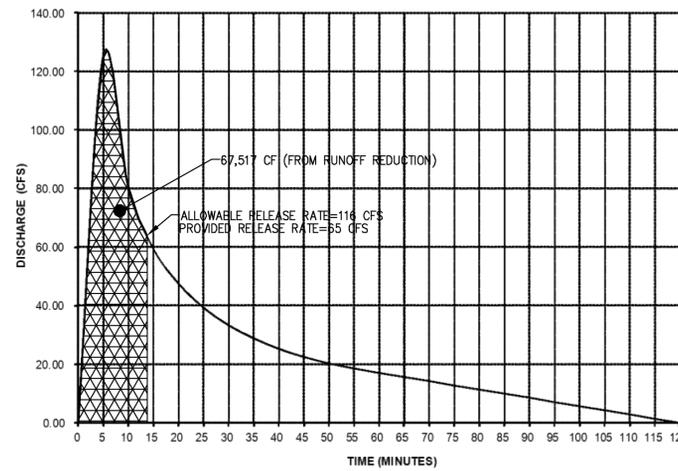
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE PART II ON THIS SHEET FOR ADDITIONAL INFORMATION.

PART III: PFM COMPLIANCE

2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH

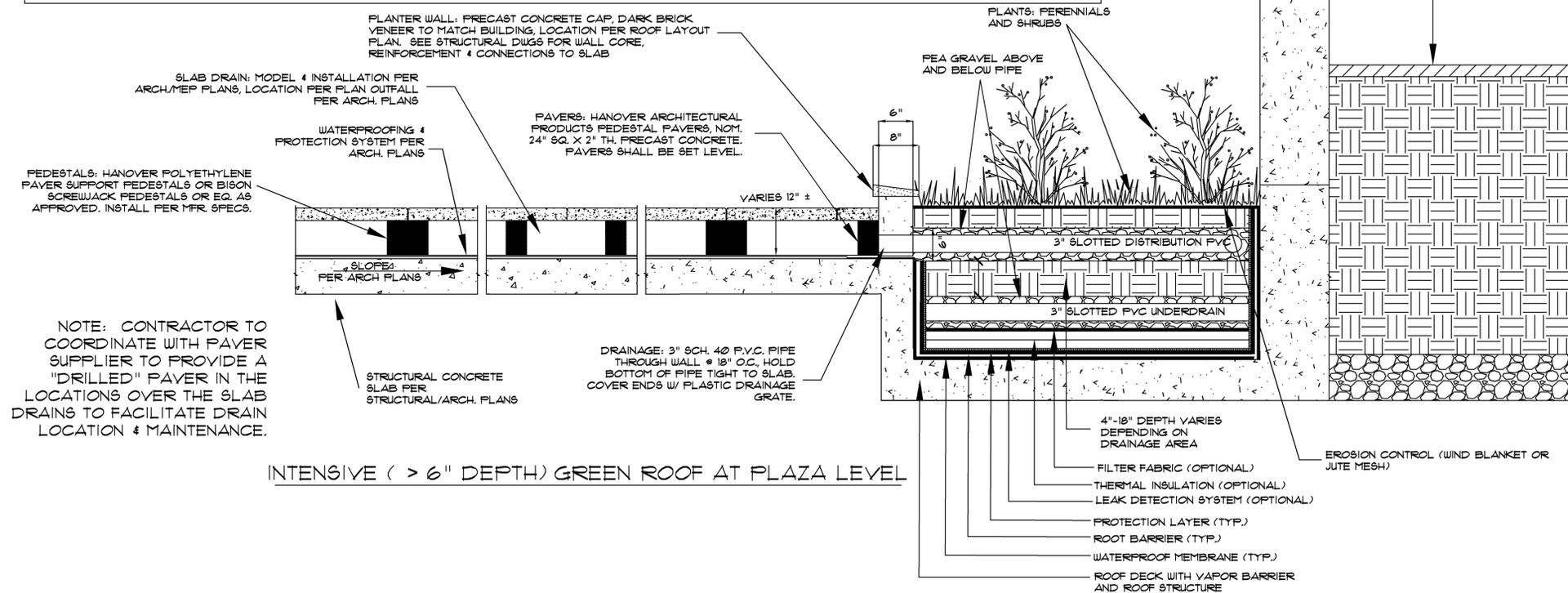


V6681-Commons of McLean Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I
	Type A	Type B	Type C	Type D	
21.0	0	0.00	0.00	21	
Base Line Flow Rates					
Land Use = Existing Conditions (48% Impervious)					
	Curve Number (CN) For Soil Type Per Land Use, Previous				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P) where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10
	Type A	Type B	Type C	Type D	
	61	75	83	87	
	Design Storm 24-hr Rainfall Depth (in)				5 Minute Tc
	2-yr	10-yr	1-yr	2.7	2-yr 10-yr 1-yr
	3.2	5.2	2.7		5.45 7.27 3.27
	Equivalent C				Existing Conditions Peak Flow Rates
	2-yr	10-yr	1-yr		2-yr 10-yr 1-yr
	0.65	0.76	0.60		74.45 116.37 41.48
Proposed Flow Rates					
Land Use = Proposed Conditions (63% Impervious)					
	Curve Number (CN) For Soil Type Per Land Use, Previous				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P) where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10
	Type A	Type B	Type C	Type D	
	77	85	90	92	
	Design Storm 24-hr Rainfall Depth (in)				5 Minute Tc
	2-yr	10-yr	1-yr	2.7	2-yr 10-yr 1-yr
	3.2	5.2	2.7		5.45 7.27 3.27
	Equivalent C				Proposed Conditions Peak Flow Rates
	2-yr	10-yr	1-yr		2-yr 10-yr 1-yr
	0.73	0.82	0.70		84.07 125.80 47.79

ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA= 21.0 AC
 i2 = 5.45 IN/HR, i10 = 7.27 IN/HR
 c2= 0.65, c10= 0.76 (EXISTING)
 Q2 = 21 X 5.45 X 0.65 = 74 CFS
 Q10 = 21 X 7.27 X 0.76 = 116 CFS



INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Commons of McLean

Description: Multi-level residential buildings

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)			6.68		6.68
Impervious Cover (acres)			14.28		14.28
Total			20.96		

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	6.68
Weighted Rv (turf)	0.25
% Managed Turf	32%
Impervious Cover (acres)	14.28
Rv (impervious)	0.95
% Impervious	68%
Total Site Area (acres)	20.96
Site Rv	0.73

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	76,085
Volume Not Converted to Runoff (cf)	20,778
1-inch Runoff Volume for entire site (cf)	55,307
Target Runoff Reduction Volume (cf)	55,307
Runoff Reduction Volume Achieved (cf)	50,860
Total Runoff Volume Retained (cf)	71,638
Total Area of Site Captured in a BMP (acres)	19.14

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **91%**

Rainfall Depth Retained Onsite (inch) **0.94**

TOTAL RUNOFF REDUCTION REQUIRED	76,085 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	71,638 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.94 IN	
SITE AREA	20.96	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
ANDERSON ROAD		0.62	0.95	2138	2138	1.00	0.03
COLSHIRE MEADOW DRIVE		0.07	0.95	241	241	1.00	0.003
DARTFORD DRIVE		0.08	0.95	276	276	1.00	0.004
TOTAL VOLUME				2655			0.03

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF		0.43	0.95	1483	1,854	1.25	0.00
INTENSIVE GREEN ROOF		1.51	0.95	5207	15,796	3.03	0.14
INFILTRATION		6.36	0.35	8135	10443	1.28	0.03
BIO-RETENTION (RAIN GARDEN)		1.66	0.73	4378	8080	1.85	0.05
BIORETENTION (TREES)		5.32	0.95	18346	18695	1.02	0.00
DISCONNECTION TO BIO-RETENTION		0.00	0.95	0	0	0.00	0.00
STORMWATER PLANTERS		3.86	0.95	13311	13311	1.00	0.00
*SHALL NOT EXCEED 3.2" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT						TOTAL EXCESS VOL	17310
							0.23

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER
EXTENSIVE GREEN ROOF	0.02	TIER I
INTENSIVE GREEN ROOF (VEGETATIVE AREAS)	0.05	
INFILTRATION	0.11	
BIO-RETENTION (RAIN GARDEN)	0.06	
BIORETENTION (TREES)	0.24	
RAINFALL NOT CONVERTED TO RUNOFF	0.27	
STORMWATER PLANTERS	0.17	TIER III 0.19 IN
INTENSIVE GREEN ROOF (NON-VEGETATIVE AREAS)	0.014	
DISCONNECTION TO BIO-RETENTION	0.000	
TOTAL	0.94	

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Commons of McLean

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	0.00	6.68	0.00	6.68
Impervious Cover	0.00	0.00	14.28	0.00	14.28
D.A. Total (acres)			20.96		

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 55,307

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)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Roof Rainwater Harvesting		0.00		0				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 (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice	
Infiltration Practice		0.93	5.43	8,135	Subtract 100% of provided storage vol.	100%	0	8,135	N/A	10,443	8,135	0		
Vegetated Roof	10% highroofs Extensive and plaza areas (80% of plaza Intensive greenroof, 20% Non-Vegetative).	1.94	N/A	6,690	Subtract 100% of provided storage vol.	100%	N/A	6,690	N/A	16,988	6,690	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	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	N/A	0	0		
Bioretention - DCR Level 2 Design Spec (enhanced)	Rain-garden in Medians	1.13	0.53	4,378	Subtract 100% of provided storage vol.	100%	0	4,378	N/A	8,080	4,378	0		
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A	0	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	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	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	N/A	0	0		
Disconnection to Bioretention			0	0	Subtract 100% of provided storage vol.	100%	0	0	N/A	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	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	N/A	0	0		
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Bio-Retention Treepts and Stormwater planters (90% of High Roof Treated in SWM planters)	9.18	N/A	31,657	Subtract 100% of provided storage vol.	100%	0	31,657	N/A	32,006	31,657	0		
Dry Swale - DCR Level 2 Design Spec			0	0	Subtract 100% of provided storage vol.	100%	0	0	N/A	N/A	0	0		
Dry Swale - DCR Level 1 Design Spec			0	0	Subtract 40% of provided storage vol.	40%	0	0	N/A	N/A	0	0		
Grass Channel A/B Soils			0	0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0		
Grass Channel C/D Soils			0	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	0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0		
Extended Detention Pond			0	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	0	Reduce volume by 0.09 cu. ft. per sq. ft. of conservation area.	N/A	0	0	N/A	N/A	0	0	N/A	
Sheetflow to Conservation Area with C/D Soils			0	0	Reduce volume by 0.04 cu. ft. per sq. ft. of conservation area.	N/A	0	0	N/A	N/A	0	0	N/A	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils			0	0	Reduce volume by 0.06 cu. ft. per sq. ft. of conservation area.	N/A	0	0	N/A	N/A	0	0	N/A	
Proprietary / Other practice not listed above			0	0	Subtract % Credit of provided storage vol.		0	0	N/A	N/A	0	0		
Totals:		13.18	5.96											

Total Drainage Area Treated (acres): **19.14**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **50,860**

See Site Data and Summary Tab for Site Results



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The Commons
TYSON'S CORNER
FAIRFAX COUNTY,
VIRGINIA

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Bethesda, MD 20817

CDP 01.14.11
REV CDP 05.31.11
REV CDP 05.21.12
REV CDP 10.26.12
REV CDP 02.15.13
REV CDP 05.06.13

WDG Project No: WA08049

SWM / BMP
NOTES &
COMPUTATIONS

Scale:

C-15

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT POSSIBLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (EG. VEGETATIVE ROOF, BIO-RETENTION, ETC.).

<p>COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS</p> <p>"STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS."</p>	<p>RESPONSE</p> <p>INFILTRATION WILL BE USED IN THE AREA NORTH OF ANDERSON ROAD AND THE SPORTS FIELD IN THE EAST OF THE SITE. SEE SHEET C-13 FOR LOCATIONS.</p>
<p>"AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."</p>	<p>THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, BIORETENTION, INFILTRATION, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS).</p> <ul style="list-style-type: none"> THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #6 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. THE BIORETENTION AREA HAS BEEN STRATEGICALLY PLACED IN THE MEDIAN OF MAIN STREET TO OPTIMIZE LID TECHNIQUES IN STREET DESIGN. URBAN BIORETENTION OR TREE BOX FILTERS, WILL BE IMPLEMENTED ON CENTER ALLEY, AND ANDERSON ROAD. THE STORMWATER PLANTERS SHALL TREAT AREAS OF THE HIGH ROOF NOT TREATED BY EXTENSIVE GREEN ROOF. INFILTRATION SHALL BE SIZED PER DCR SPEC#8. IT SHOULD BE NOTED THAT THE USE OF PERMEABLE PAVEMENT AND DRY WELLS ARE NOT APPLICABLE TO THIS SITE DUE TO THE CLOSE PROXIMITY OF THE BUILDINGS TO ANY POTENTIAL LOCATION OF THESE FACILITIES. DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, EXTENDED DETENTION PONDS, VEGETATIVE FILTER STRIPS, AND SHEET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE. <p>ALL OF THESE PRACTICES ARE ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.94 INCHES (1.17 WHEN CONSIDERING THE LEED SPECIFIED EVENT). THIS NUMBER FALLS SHORT OF THE GOAL BECAUSE OF THE COLSHIRE DRIVE COULD NOT CONTROLLED/CAPTURED DUE TO TOPOGRAPHIC CONSTRICTS (ROADWAY IS CROWNED). HOWEVER, THE ENTIRE BUILDING FOOTPRINT IS ABLE TO DRAIN TO THE GREEN ROOF AREA/STORMWATER PLANTERS. ALL OF THE RUNOFF REDUCTION PRACTICES ON SITE YIELDS A TOTAL CONTROLLED AREA OF 19.14 ACRES OR 91% OF THE SITE.</p>
<p>REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."</p>	<p>THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATED ROOFS, BIORETENTION AREAS, INFILTRATION PRACTICES, TREE PITS, AND STORMWATER PLANTERS HAVE ALL BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.</p>
<p>"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."</p>	<p>LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE SOUGHT THROUGH THE IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, LEED REUSE VAULT, INFILTRATION, AND TREE BOX STORAGE VOLUME REDUCTIONS MEET LEED REQUIREMENTS.</p>
<p>"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."</p>	<p>THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVE BESIDES THOSE THAT ENCOMPASS THE ENTIRE CDP AREA. HOWEVER THE OPTION FOR SUCH TREATMENT HAS BEEN ADDED TO THE OFFSITE ALTERNATIVE TO MITIGATE SHORTAGES SECTION ON SHEET C-16. SEE TIER III STATEMENT BELOW FOR FURTHER DETAIL.</p>
<p>"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."</p> <p>"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."</p>	<p>LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE BIORETENTION AREA IN THE MEDIAN ON MAIN STREET. ALSO, TREE BOX FILTERS WILL BE USED ON THE STREETS THAT ARE NOT CAPTURED BY THE BIORETENTION BASIN.</p> <p>THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.</p>

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIORETENTION AREAS (BASINS, STORMWATER PLANTERS, AND TREE BOX FILTERS) AND VEGETATIVE ROOFS AS WELL AS A POTENTIAL UNDERGROUND LEED REUSE VAULT THAT. THE BUILDING'S HIGH ROOF AREA SHALL BE CONTROLLED BY A SMALL AREA OF EXTENSIVE VEGETATIVE ROOF AND STORMWATER PLANTERS. THE PODIUM LEVEL SHALL BE TREATED BY INTENSIVE GREEN ROOFS THAT ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- AS CAN BE SEEN WITH THE COMPUTATIONS PROVIDED IN THE TYSONS STORMWATER COMPLIANCE SPREADSHEET THE REQUIRED TREATMENT VOLUME IS CALCULATED AS 1" OF RAINFALL OVER THE ENTIRE SITE AREA.
- THE SUBJECT APPLICATION SUCCESSFULLY EMPLOYS VEGETATED ROOFS, BIORETENTION, RAINWATER HARVESTING, AND URBAN BIORETENTION. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STORMWATER PLANTERS AND STREET ACCESS TO THE TREE PITS.
- THE BIORETENTION AREAS, TREE PITS, RAINWATER HARVESTING SYSTEM, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE BIORETENTION AREAS WILL BE LOCATED NEXT TO A SIDEWALK THAT WILL DISCOURAGE PEDESTRIAN CONFLICTS. THE TREE PITS WILL BE PROVIDED WITH A GRATE OR A FENCE.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH BLOCK SHALL HAVE INDEPENDENT SWM CONTROLS (TREE PITS, GREEN ROOF, ETC.) THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE BIORETENTION AREA IS SIZED BASED ON THE ULTIMATE CDP DRAINAGE AREA.
- A DETAILED LIST OF WAIVERS REQUIRED FOR IMPLEMENTATION OF THIS SWM STRATEGY INCLUDE:

- IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
- A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.40 TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE (IF REQUIRED) TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
- ALL REQUESTED DEVIATIONS 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 IF REQUIRE AT SITE PLAN TIME.
 - THE LEED REUSE VAULT SHALL BE PLACED IN THE MEDIAN ALONG MAIN STREET AND THE ACCESS POINT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
 - A 4' X4' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL BE VEGETATIVE ROOFS, INFILTRATION, AND BIORETENTION AREAS. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICE ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF INFILTRATION SHALL CONFORM TO DCR SPEC#8
- THE VEGETATIVE ROOF SYSTEMS SHALL CONFORM TO DCR SPEC#5.
- URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL CONFORM TO DCR SPEC#9.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.94" (1.17" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET.

- TIER 2 INNOVATIVE BMP'S (NON-RUNOFF REDUCING/FILTERING BMP'S)

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. THE MAJORITY OF THE SITE IS CAPTURED BY A BMP.

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)

THE INTENSIVE GREEN ROOF THAT TREATS BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. STORMWATER PLANTERS HAVE BEEN DESIGNATED A TIER III APPROACH. AS CAN BE SEEN ON THE COMPUTATIONS ON SHEET C-15 0.19" OF THE TOTAL DEPTH RETAINED OF THE FIRST INCH OF RAINFALL IS CONTROLLED/CAPTURED BY THESE TIER III APPROACHES. IN THE ADVENT THAT THESE APPROACHES ARE NOT FEASIBLE AT SITE PLAN TIME IT IS REQUESTED THAT CREDIT FOR THE LEED EVENT (3.2") BE ALLOWED. AS CAN BE ALSO SEEN IF THIS CREDIT IS GIVEN FOR THE LEED RAINFALL EVENT THEN THE TOTAL AMOUNT OF RAINFALL RETAINED SHALL BE 0.98" (0.75+0.23")

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

IT IS THE BELIEF OF THE UNDERSIGNED ENGINEER THAT THIS SITE PLAN ADEQUATELY HANDLES, TO THE MAXIMUM EXTENT POSSIBLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. BELOW IS A SUMMARY OF THE RUNOFF REDUCTION PRACTICES UTILIZED IN THE STORMWATER MANAGEMENT PLAN AND THEIR CONFORMANCE TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THIS SUBJECT APPLICATION.

- THE SUBJECT APPLICATION PROPOSES TO CONTROL/CAPTURE THE FIRST 0.94" OF RAINFALL USING INFILTRATION AND RUNOFF REDUCTION TO THE MAXIMUM EXTENT POSSIBLE (1.17" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT).
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, TREE PITS, RAINWATER HARVESTING, AND BIORETENTION.
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF BIORETENTION AREAS IN THE MEDIAN THAT WILL CAPTURE RUNOFF FROM MAIN STREET AND URBAN-BIORETENTION/TREE PITS THAT WILL CAPTURE RUNOFF FROM CENTER LANE, SOUTH STREET, COLSHIRE DRIVE, AND A PORTION OF COLSHIRE MEADOW DRIVE.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-13 TO C-17 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT CAN BE MET ON SITE BY CAPTURING OFFSITE AREAS IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETScape ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS.



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CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



WDG Project No.: WA08049

**SWM / BMP
NOTES &
COMPUTATIONS**

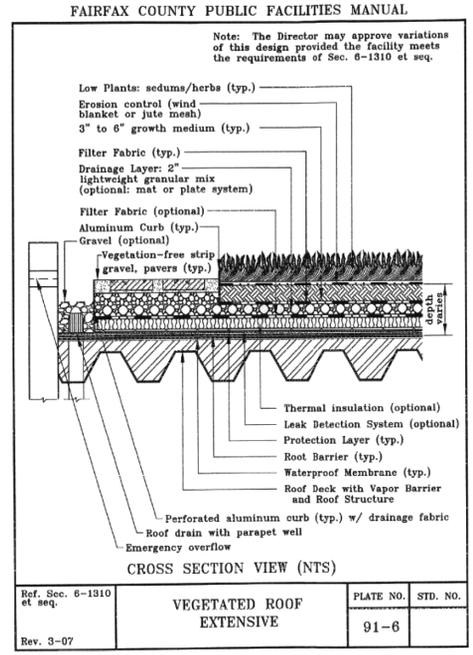
Scale:

C-15A

OUTFALL CALCULATIONS

PRE-DEVELOPMENT					
2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
1	3.78	0.55	5.45	11.33	
2	7.82	0.68	5.45	28.66	
3	4.52	0.52	5.45	12.81	
4	2.9	0.78	5.45	12.33	
5	1.97	0.36	5.45	3.87	
TOTAL	21			69.32	
10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
1	3.78	0.55	7.27	15.11	
2	7.82	0.68	7.27	38.66	
3	4.52	0.52	7.27	17.09	
4	2.9	0.78	7.27	16.44	
5	1.97	0.36	7.27	5.16	
TOTAL	21			92.46	
POST-DEVELOPMENT					
2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
1	3.05	0.7	5.45	11.64	
2	3.92	0.68	5.45	14.74	
3	5.26	0.57	5.45	18.34	
4	1.44	0.75	5.45	6.88	
5	0	0	5.45	0	
bdgs	7.32	0.9	5.45	35.9	
TOTAL	21			48.61	
10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
1	3.05	0.7	7.27	15.52	
2	3.92	0.68	7.27	19.66	
3	5.26	0.57	7.27	21.8	
4	1.44	0.75	7.27	7.86	
5	0	0	7.27	0	
bdgs	7.32	0.9	7.27	47.89	
TOTAL	21			64.83	

*detained with onsite detention vaults



EXTENSIVE GREEN ROOF DETAIL

SWM NARRATIVE

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO ATTEMPT TO MEET CURRENT LEED REQUIREMENTS. THE LEED BOUNDARY IS A 12.7 ACRE PORTION OF THIS SITE (PROPOSED BUILDINGS AND STREETScape ONLY). BECAUSE THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION (NO EXISTING SWM FACILITY ARE PROVIDED), THE LEED REQUIREMENT (AND THEREFORE THE TARGET FOR THIS PLAN) IS THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION FOR THE 2-YR, 24 HOUR STORM EVENT MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME FOR THE SAME STORM EVENT.

PAR II: LEED

PAR II: PFM COMPLIANCE

PAR III: CONTROL CAPTURE THE FIRST 1" (TYSON'S CORNER COMPREHENSIVE PLAN SWM)

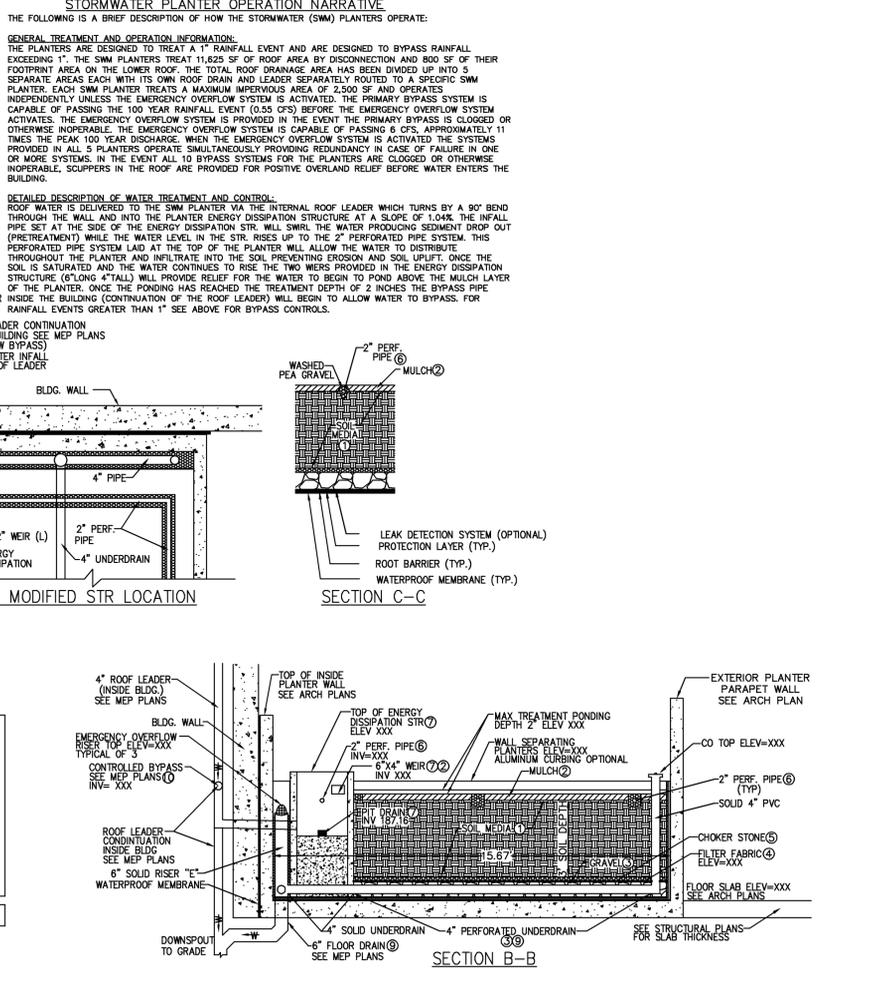
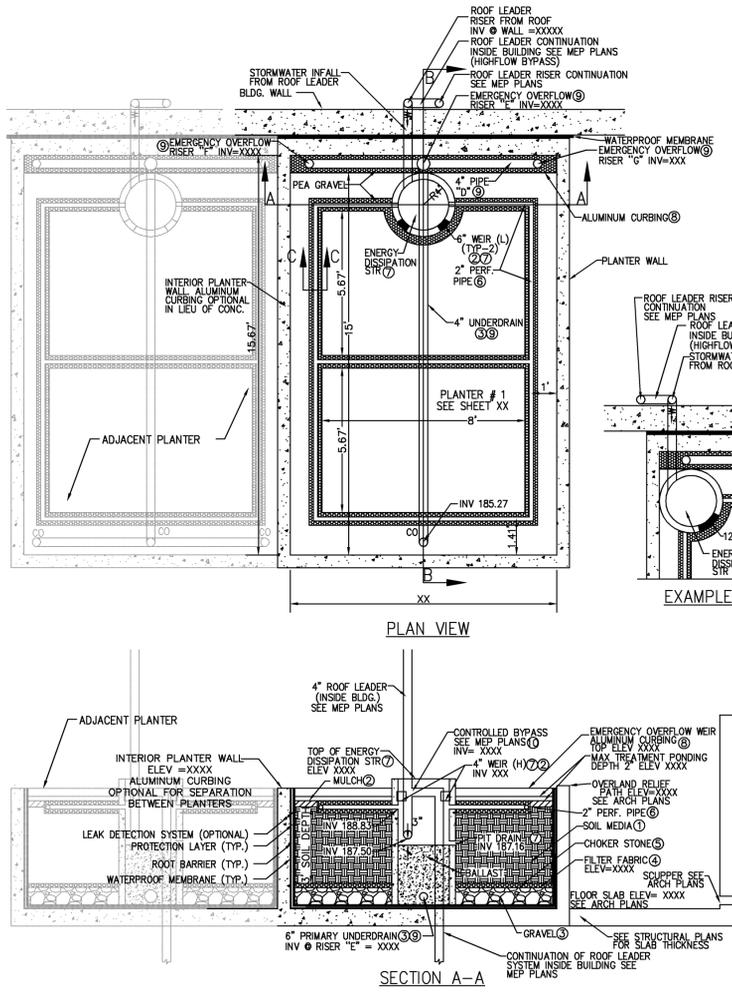
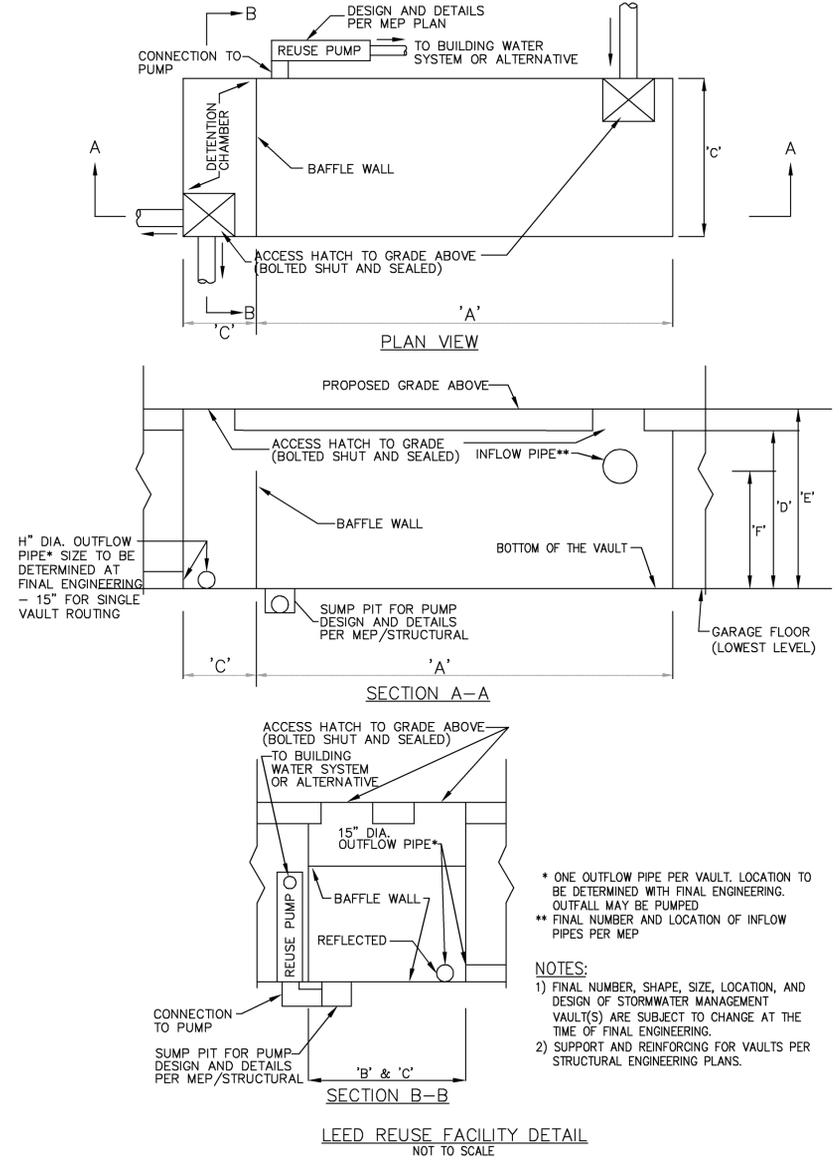
NOTE: COMPUTATIONS BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL CDP/FDP

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

BMP NARRATIVE

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. THIS WILL BE ACCOMPLISHED BY WAY OF LID TECHNIQUES DESCRIBED IN THE SWM NARRATIVE (BIO-RETENTION TREE PITS AND GREEN ROOFS) OR THE USE OF STRUCTURAL FILTER SYSTEMS (POTENTIALLY LOCATED IN VAULTS WITHIN THE GARAGE OR UNDERNEATH ROADWAYS), OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.



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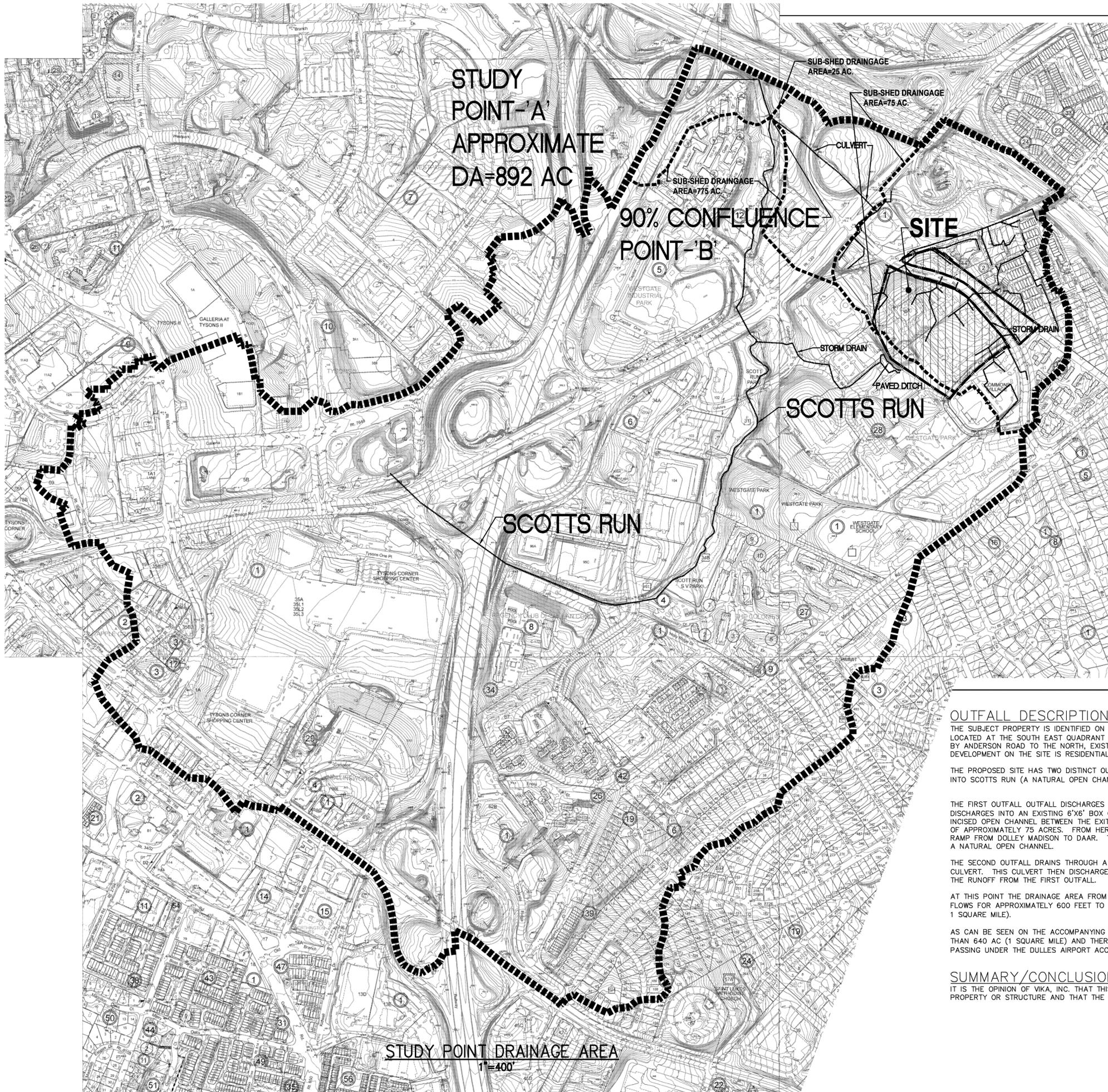
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W.D.G. Project No.: WA08049

SWM / BMP NOTES & COMPUTATIONS

Scale:

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OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 30-3--((28)) PARCELS 5, 6, 8, AND B4 AND IS LOCATED AT THE SOUTH EAST QUADRANT OF CHAIN BRIDGE ROAD AND ANDERSON ROAD (ROUTE 3946). THE PROPERTY IS BOUNDED BY ANDERSON ROAD TO THE NORTH, EXISTING COMMERCIAL DEVELOPMENT TO THE SOUTH AND WEST, AND TO THE EAST. THE EXISTING DEVELOPMENT ON THE SITE IS RESIDENTIAL BUILDINGS WITH PARKING AREAS

THE PROPOSED SITE HAS TWO DISTINCT OUTFALL. THE FIRST OUTFALL IS IN THE NORTHWEST CORNER THAT ULTIMATELY DISCHARGES INTO SCOTTS RUN (A NATURAL OPEN CHANNEL). THE SECOND OUTFALL IS LOCATED IN THE SOUTH EAST CORNER OF THE SITE.

THE FIRST OUTFALL OUTFALL DISCHARGES INTO A CLOSED CONDUIT SYSTEM THAT FLOWS DOWN ANDERSON ROAD AND EVENTUALLY DISCHARGES INTO AN EXISTING 6'X6' BOX CULVERT THAT CROSSES BENEATH DOLLEY MADISON BLVD AND DISCHARGES INTO A NATURAL INCISED OPEN CHANNEL BETWEEN THE EXIT RAMP FOR DAAR AND DOLLEY MADISON BLVD. THIS BOX CULVERT HAS A DRAINAGE AREA OF APPROXIMATELY 75 ACRES. FROM HERE THE FLOW ENTERS INTO ANOTHER EXISTING CULVERT THAT CROSSES BENEATH THE EXIT RAMP FROM DOLLEY MADISON TO DAAR. THIS EXISTING CULVERT THEN DISCHARGES INTO THE MAIN BRANCH OF SCOTTS RUN WHICH IS A NATURAL OPEN CHANNEL.

THE SECOND OUTFALL DRAINS THROUGH A CLOSED CONDUIT SYSTEM AND ALSO CROSSES BENEATH DOLLY MADISON DRIVE VIA A CULVERT. THIS CULVERT THEN DISCHARGES INTO SCOTTS RUN. FROM HERE THE WATER FLOWS TO POINT 'B' WHICH IS WHERE IT MEETS THE RUNOFF FROM THE FIRST OUTFALL.

AT THIS POINT THE DRAINAGE AREA FROM THE DIRECTION OF THE SITE IS APPROXIMATELY 100 ACRES. FROM HERE THE STORMWATER FLOWS FOR APPROXIMATELY 600 FEET TO THE POINT OF CONFLUENCE - STUDY POINT 'A' (FLOODPLAIN DRAINAGE AREA GREATER THAN 1 SQUARE MILE).

AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA OF GREATER THAN 640 AC (1 SQUARE MILE) AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT, JUST PRIOR TO SCOTTS RUN PASSING UNDER THE DULLES AIRPORT ACCESS ROAD (DAAR).

SUMMARY/CONCLUSION:

IT IS THE OPINION OF VIKI, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.



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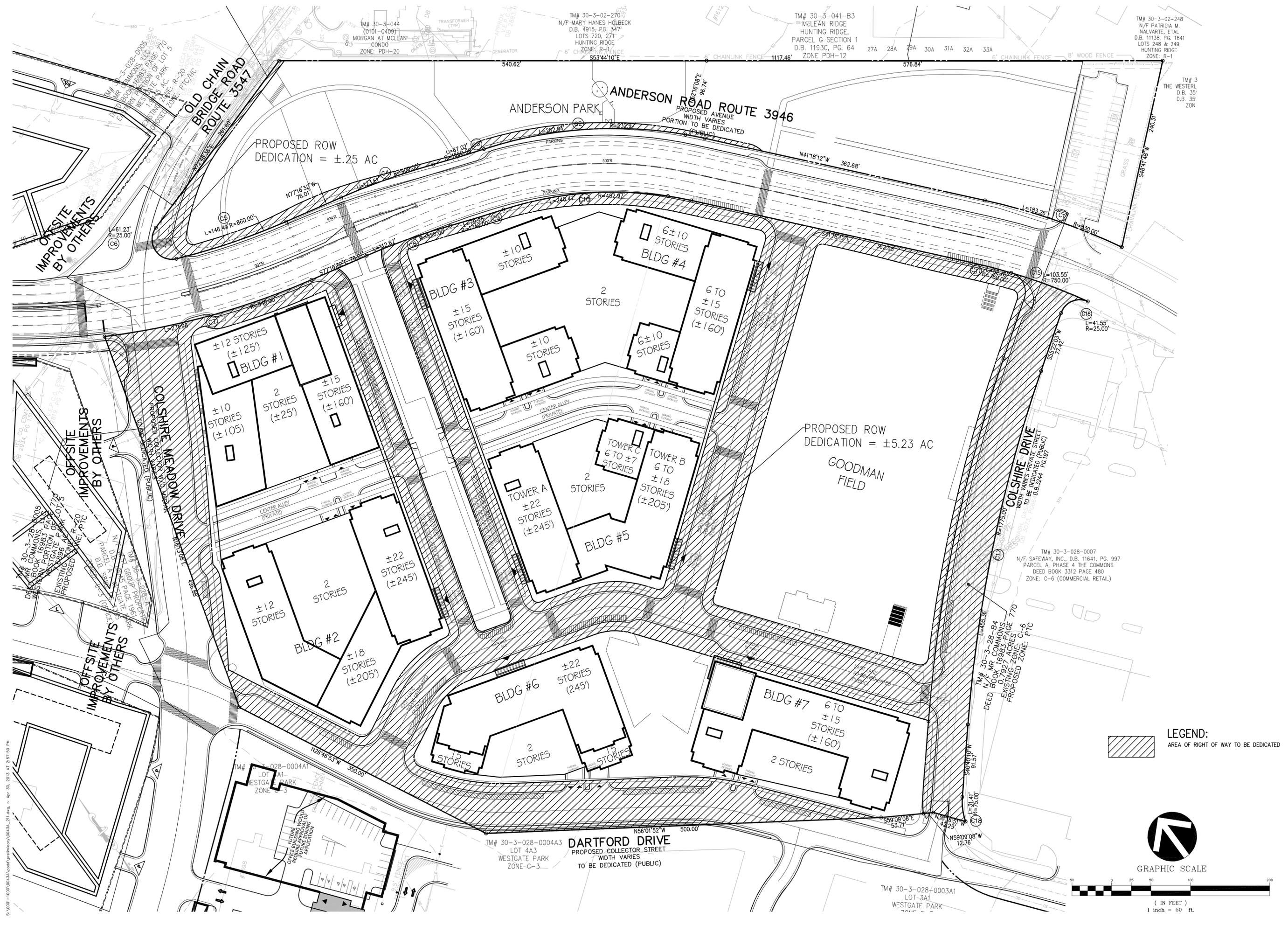
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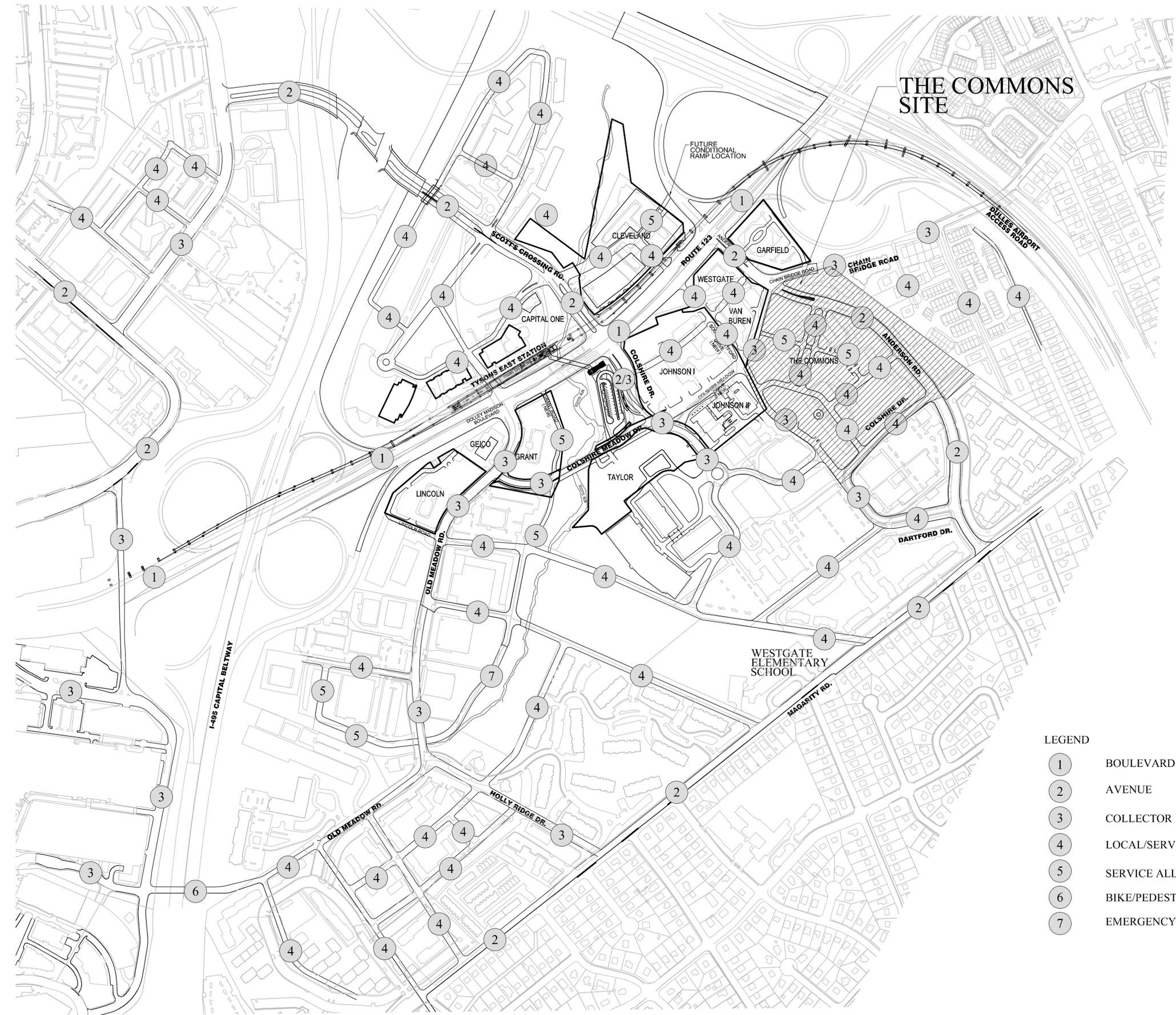
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REV CDP	02.15.13
REV CDP	05.06.13

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**ADEQUATE
OUTFALL
ANALYSIS
AS SHOWN**

Scale:
C-17



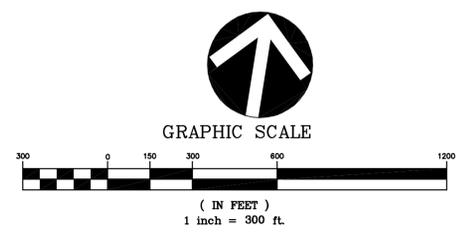
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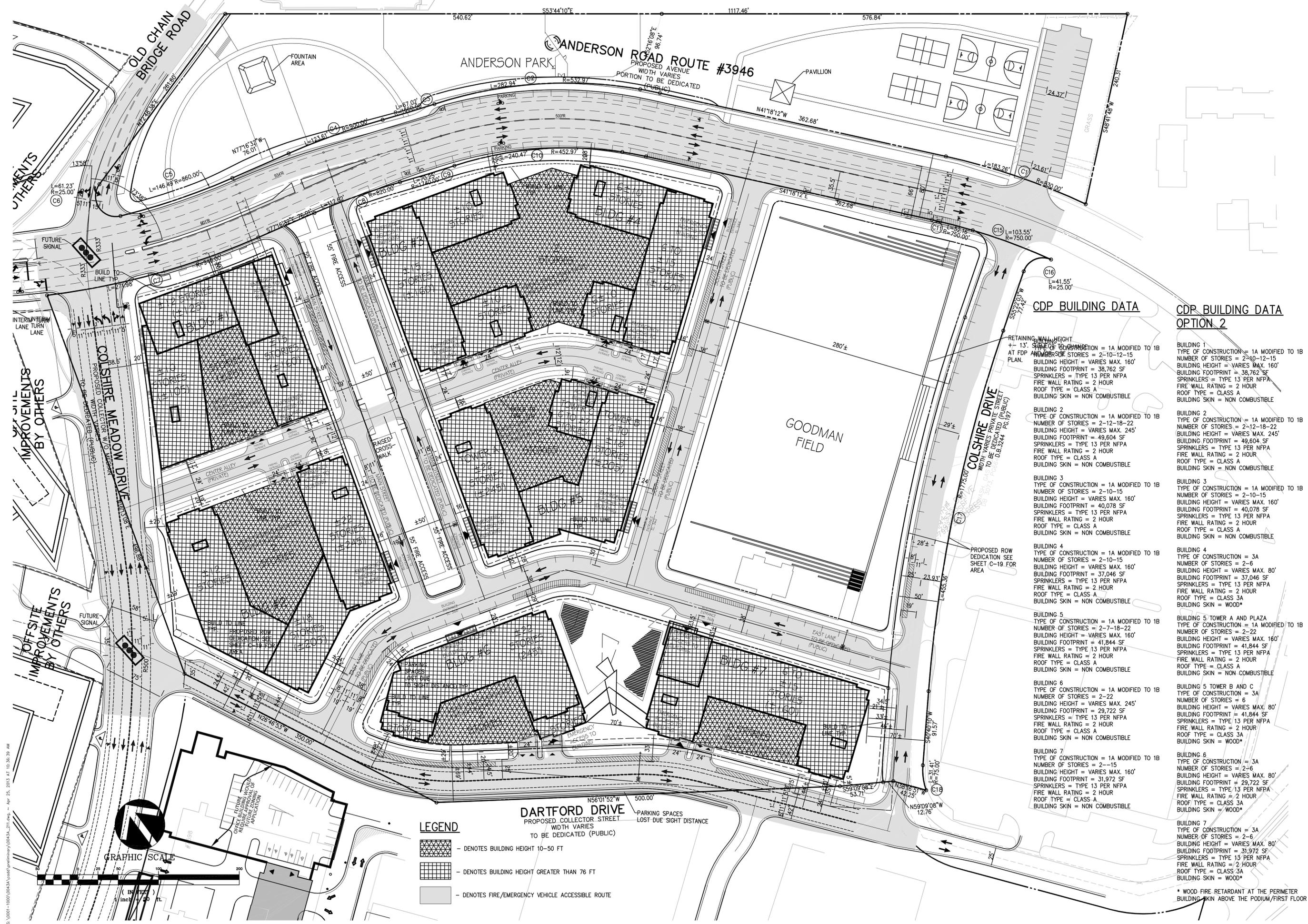
**THE COMMONS
SITE**

LEGEND

- 1 BOULEVARD
- 2 AVENUE
- 3 COLLECTOR
- 4 LOCAL/SERVICE STREET
- 5 SERVICE ALLEY
- 6 BIKE/PEDESTRIAN/TRANSIT
- 7 EMERGENCY VEHICLE



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CDP BUILDING DATA

BUILDING 1
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-10-12-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 38,762 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 2
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-12-18-22
BUILDING HEIGHT = VARIES MAX. 245'
BUILDING FOOTPRINT = 49,604 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 3
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-10-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 40,078 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 4
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-10-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 37,046 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 5
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-7-18-22
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 41,844 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 6
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-22
BUILDING HEIGHT = VARIES MAX. 245'
BUILDING FOOTPRINT = 29,722 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 7
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 31,972 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

**CDP BUILDING DATA
OPTION 2**

BUILDING 1
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-10-12-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 38,762 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 2
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-12-18-22
BUILDING HEIGHT = VARIES MAX. 245'
BUILDING FOOTPRINT = 49,604 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 3
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-10-15
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 40,078 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 4
TYPE OF CONSTRUCTION = 3A
NUMBER OF STORIES = 2-6
BUILDING HEIGHT = VARIES MAX. 80'
BUILDING FOOTPRINT = 37,046 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS 3A
BUILDING SKIN = WOOD*

BUILDING 5 TOWER A AND PLAZA
TYPE OF CONSTRUCTION = 1A MODIFIED TO 1B
NUMBER OF STORIES = 2-22
BUILDING HEIGHT = VARIES MAX. 160'
BUILDING FOOTPRINT = 41,844 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS A
BUILDING SKIN = NON COMBUSTIBLE

BUILDING 5 TOWER B AND C
TYPE OF CONSTRUCTION = 3A
NUMBER OF STORIES = 6
BUILDING HEIGHT = VARIES MAX. 80'
BUILDING FOOTPRINT = 41,844 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS 3A
BUILDING SKIN = WOOD*

BUILDING 6
TYPE OF CONSTRUCTION = 3A
NUMBER OF STORIES = 2-6
BUILDING HEIGHT = VARIES MAX. 80'
BUILDING FOOTPRINT = 29,722 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS 3A
BUILDING SKIN = WOOD*

BUILDING 7
TYPE OF CONSTRUCTION = 3A
NUMBER OF STORIES = 2-6
BUILDING HEIGHT = VARIES MAX. 80'
BUILDING FOOTPRINT = 31,972 SF
SPRINKLERS = TYPE 13 PER NFPA
FIRE WALL RATING = 2 HOUR
ROOF TYPE = CLASS 3A
BUILDING SKIN = WOOD*

* WOOD FIRE RETARDANT AT THE PERIMETER BUILDING SKIN ABOVE THE PODIUM/FIRST FLOOR

LEGEND

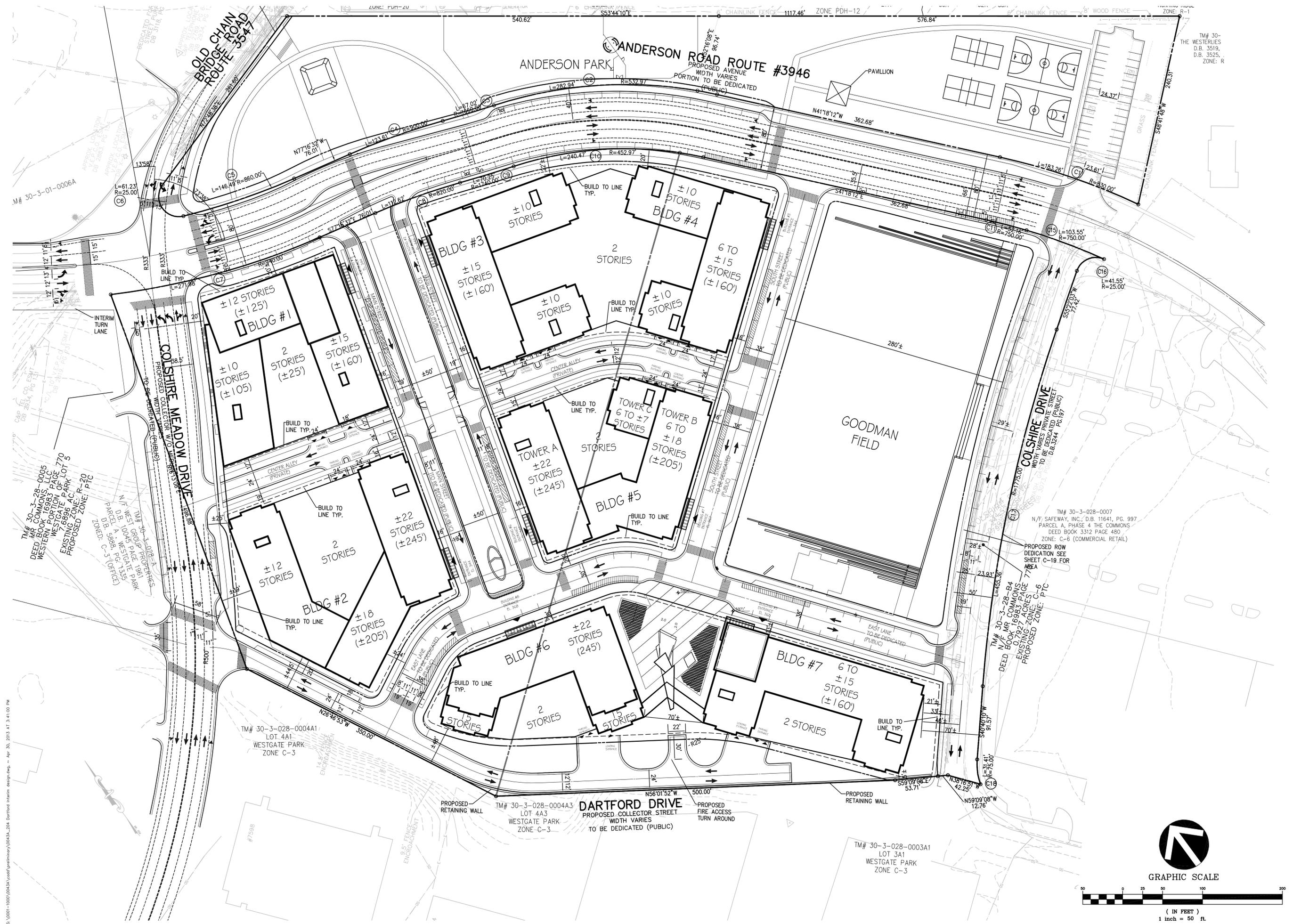
- DENOTES BUILDING HEIGHT 10-50 FT
- DENOTES BUILDING HEIGHT GREATER THAN 76 FT
- DENOTES FIRE/EMERGENCY VEHICLE ACCESSIBLE ROUTE

GRAPHIC SCALE

1" = 50 FT

0 50 100 150 200

DARTFORD DRIVE
PROPOSED COLLECTOR STREET
WIDTH VARIES
TO BE DEDICATED (PUBLIC)



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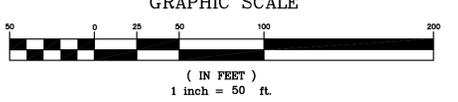
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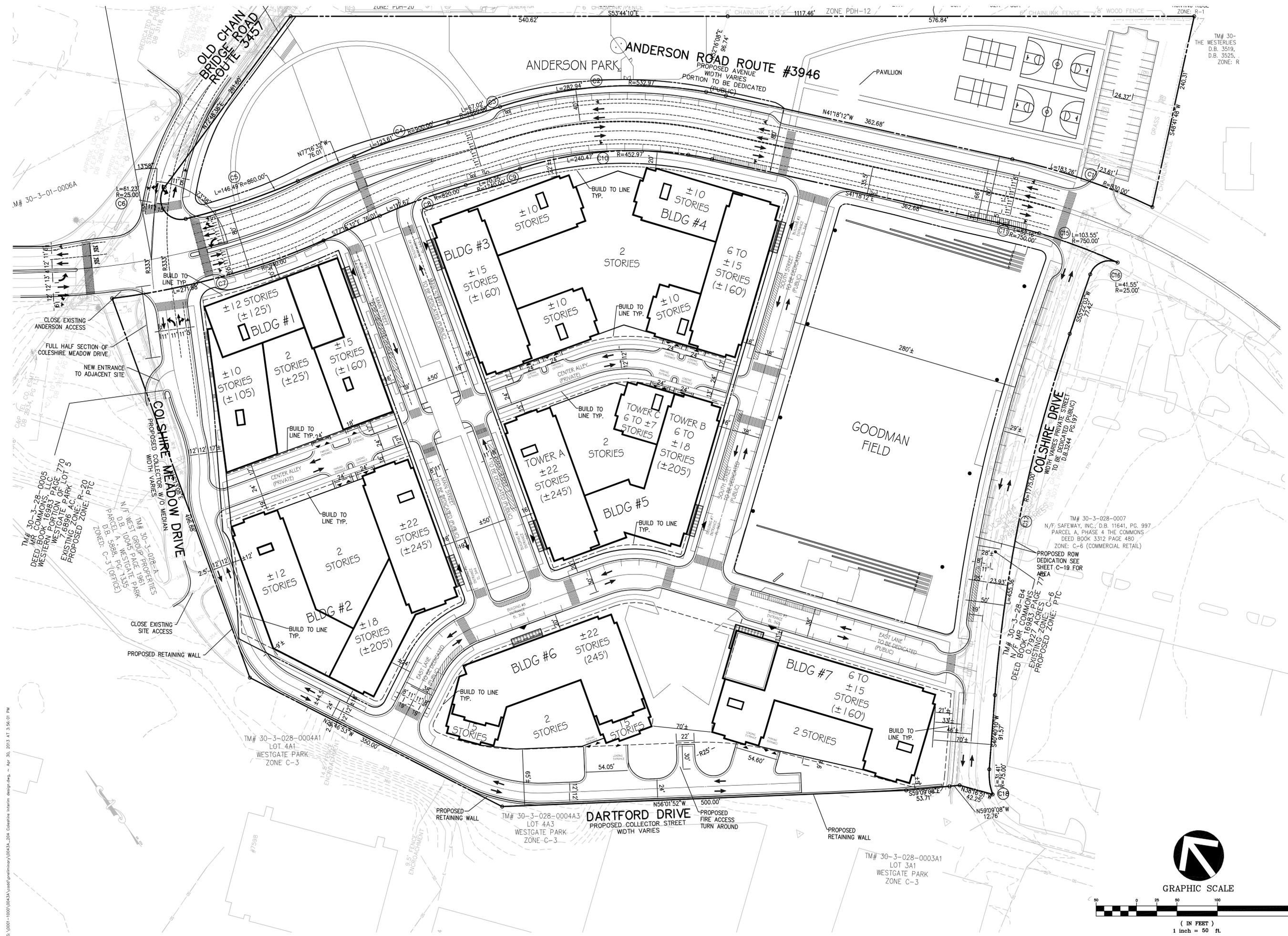
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REV CDP	10.26.12
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Dartford Drive
 Interim Conditions
 Plan

Scale:
C-21



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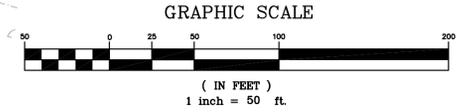
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 Colshire Meadow
 And Dartford
 Drive Interim
 Conditions Plan

Scale:
C-22



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GROUND FLOOR PLAN

Scale:
A.02

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POTENTIAL RETAIL LOCATIONS
+/- 50,000 SQ FT



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**POTENTIAL
RETAIL
LOCATIONS**

Scale:
A.03

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Parking Tabulations

Building	Dwelling Units [1]	Required Parking ¼ - ½ mile [2]		Required Parking > ½ mile		Minimum Required Parking	Maximum Permitted Parking	Parking Provided [3][4]	Parking Ratio [3]	Minimum Loading Spaces
		Min	Max	Min	Max					
1	331	331	477			331	477	400	1.2	2
2	456	456	648			456	648	470	1.0	2
3	272			327	414	327	414	352	1.3	2
4	256			308	389	308	389	312	1.2	2
5	452			543	688	543	688	550	1.2	2
6	490	490	696			490	696	576	1.2	2
7	314			377	478	377	478	380	1.2	2
Total	2,571	1,277	1,820	1,555	1,969	2,832	3,790	3,040	1.18	14

[1] The number of dwelling units in each building is conceptual and includes both market-rate and WDU's. The number of units may be adjusted at the time of FDP approval and/or site plan approval.

[2] Residential parking requirements were calculated assuming 1,020 square feet per unit and (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units for all buildings. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.

[3] Parking provided and the parking ratios are estimated; the Applicant reserves the right to provide more or less parking for each building at the time of FDP approval and site plan approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[4] Up to 50,000 square feet of retail/services are proposed as an option at the Applicant's discretion. Per the Comprehensive Plan and Zoning Ordinance, there is no minimum parking requirement for retail/services. The Applicant reserves the right to provide additional parking for retail/service uses at FDP in an amount that is less than or equal to the parking maximums specified in the Zoning Ordinance.

Parking Rates

Primary Use	Parking Rates ¼ - ½ Mile to Metro Station Entrance (Per Unit)		Parking Rates > ½ - 1 Mile to Metro Station Entrance (Per Unit)	
	Min	Max	Min	Max
Multi-family Residential				
0-1 BR	1.00	1.30	1.10	1.40
2 BR	1.00	1.60	1.35	1.70
3+ BR	1.00	1.90	1.60	2.00

1. Parking for new development will be provided in keeping with the parking rates set forth in Paragraph 1A of Section 6-509 of the Zoning Ordinance (See Parking Rates Table). Parking provided by building is shown in the Parking Tabulations.

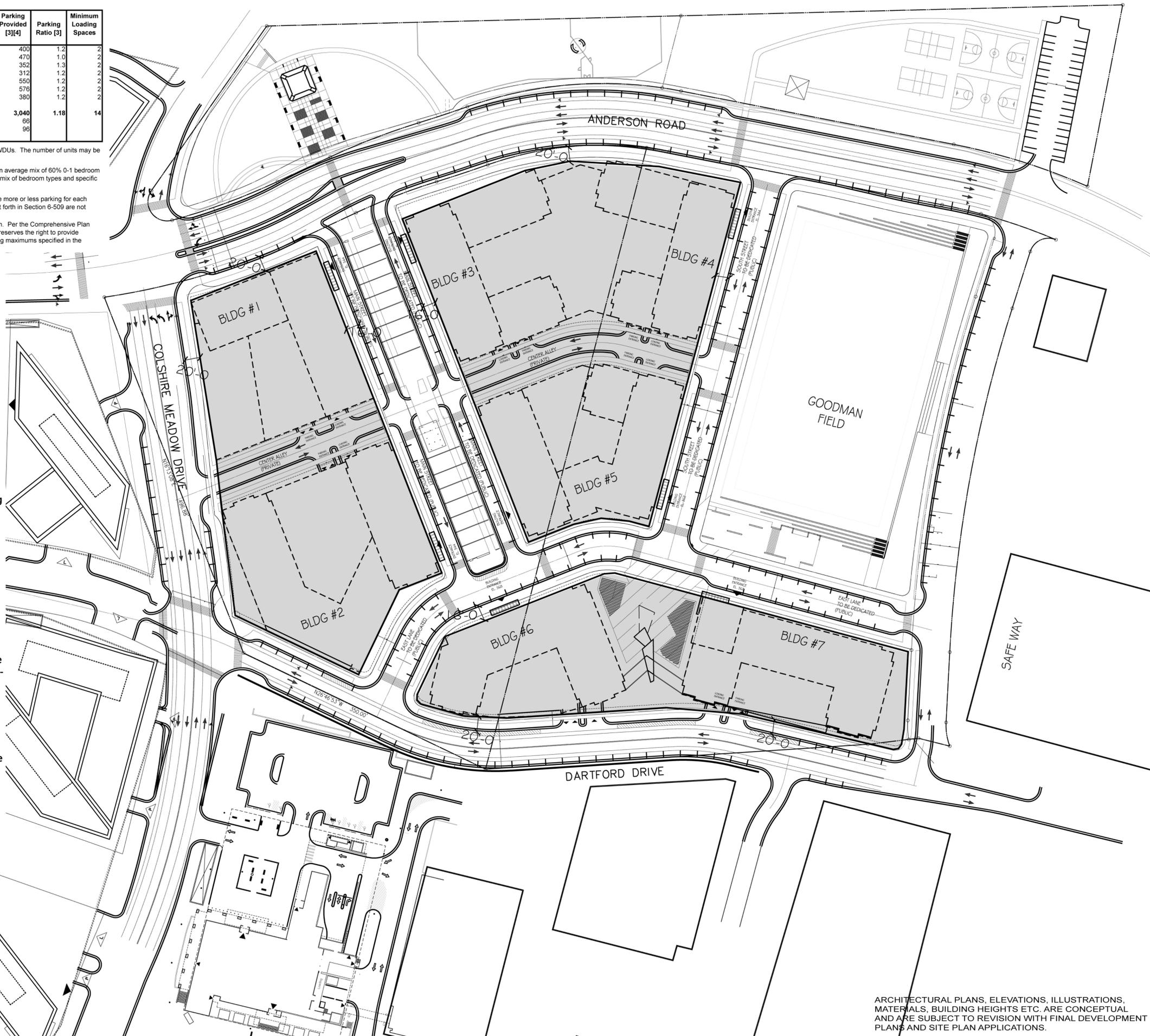
2. Surface parking lots currently exist on the Property providing parking for existing multi-family dwellings. Until redevelopment occurs, parking accessory to existing multi-family uses may remain at current rates or may opt into the rates in Paragraph 1A of Section 6-509. With development of the Property over time, existing multi-family residential buildings and their associated surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. Each new building constructed will have parking in keeping with Paragraph 1A of Section 6-509.

3. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. Generally, above-grade parking is two levels in height (approximately 20 feet). Entrances to parking structures are shown generally on this sheet and are subject to change with FDP approval.

4. A minimum of two loading spaces will be provided for each building. Based on market experience, two spaces are adequate for the size of residential buildings proposed. The general locations of loading spaces are shown on this sheet and are subject to change with FDP approval.

5. The Applicant reserves the right to utilize tandem parking with FDP approval for residential units that require more than one parking space.

6. The limited amount of proposed parking supports the Applicant's TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.



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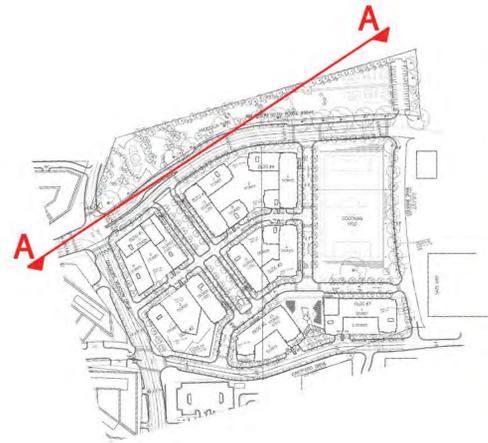
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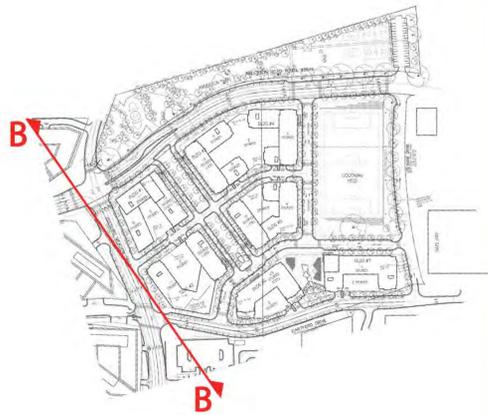
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OVERALL PARKING PLAN

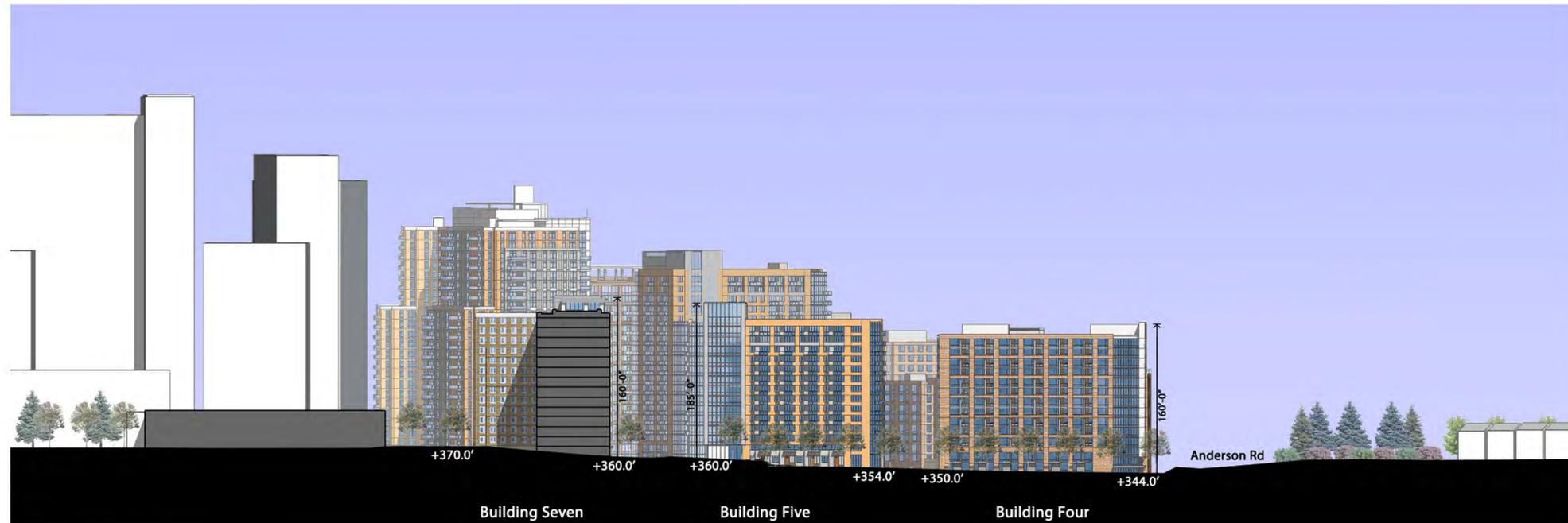
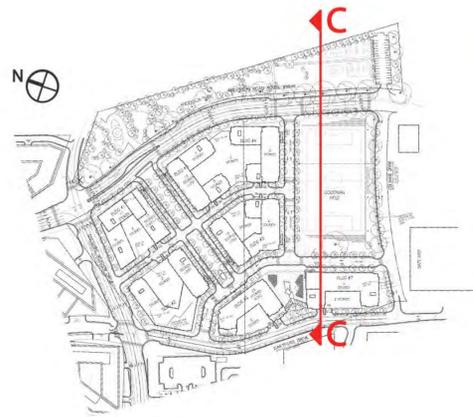


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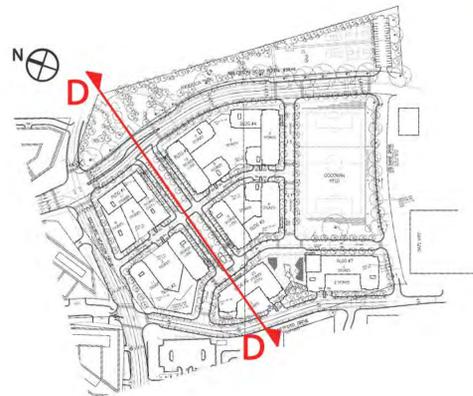


2 SECTION B-B
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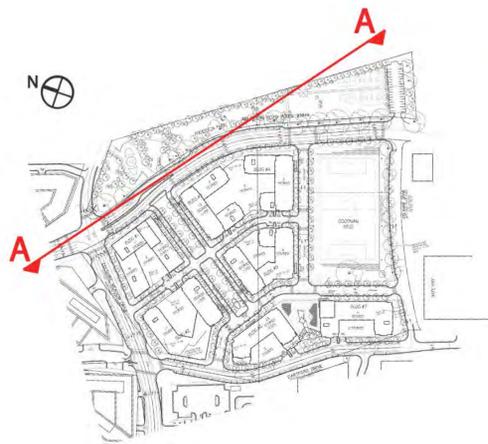


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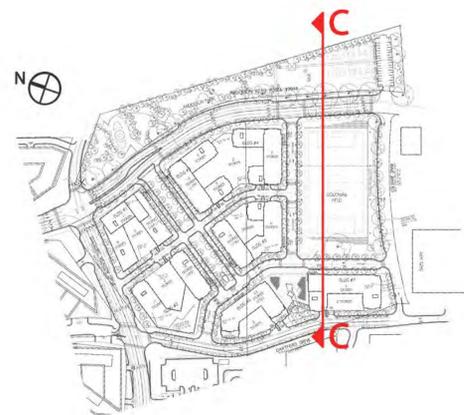
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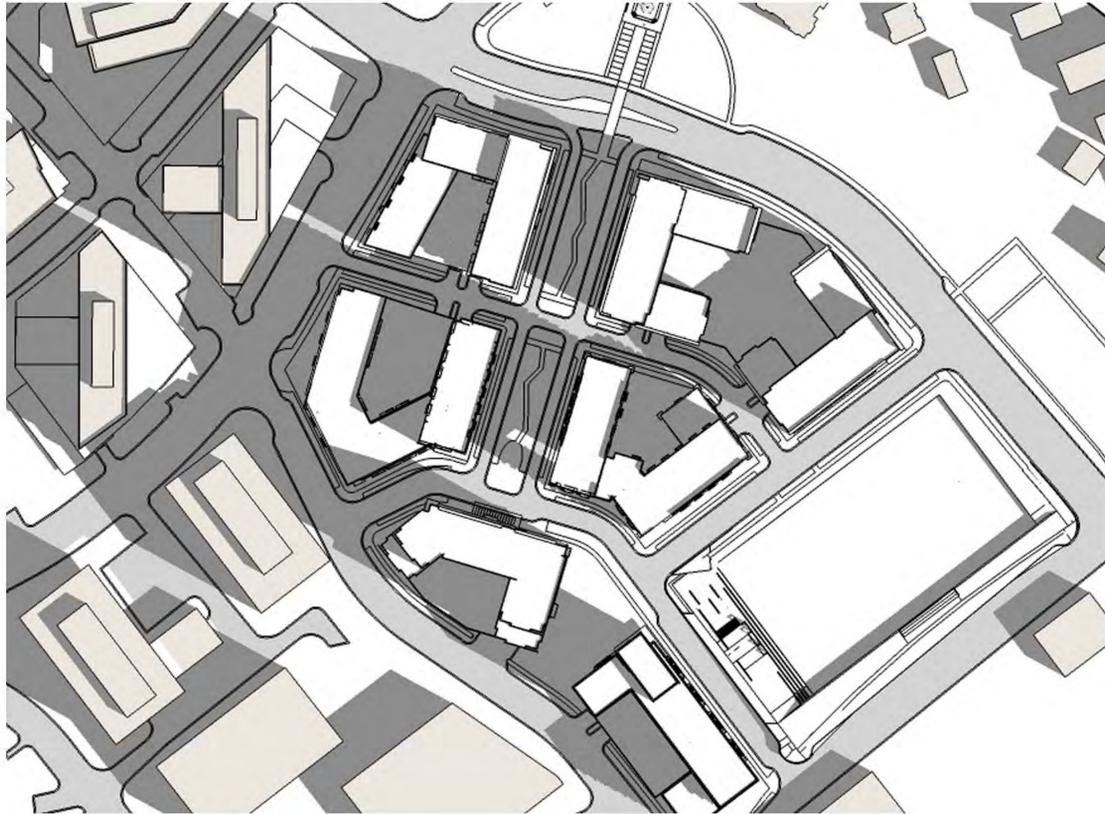
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NTS



2 SECTION C-C
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MARCH / SEPTEMBER 21 ST_9AM



MARCH / SEPTEMBER 21 ST_12PM

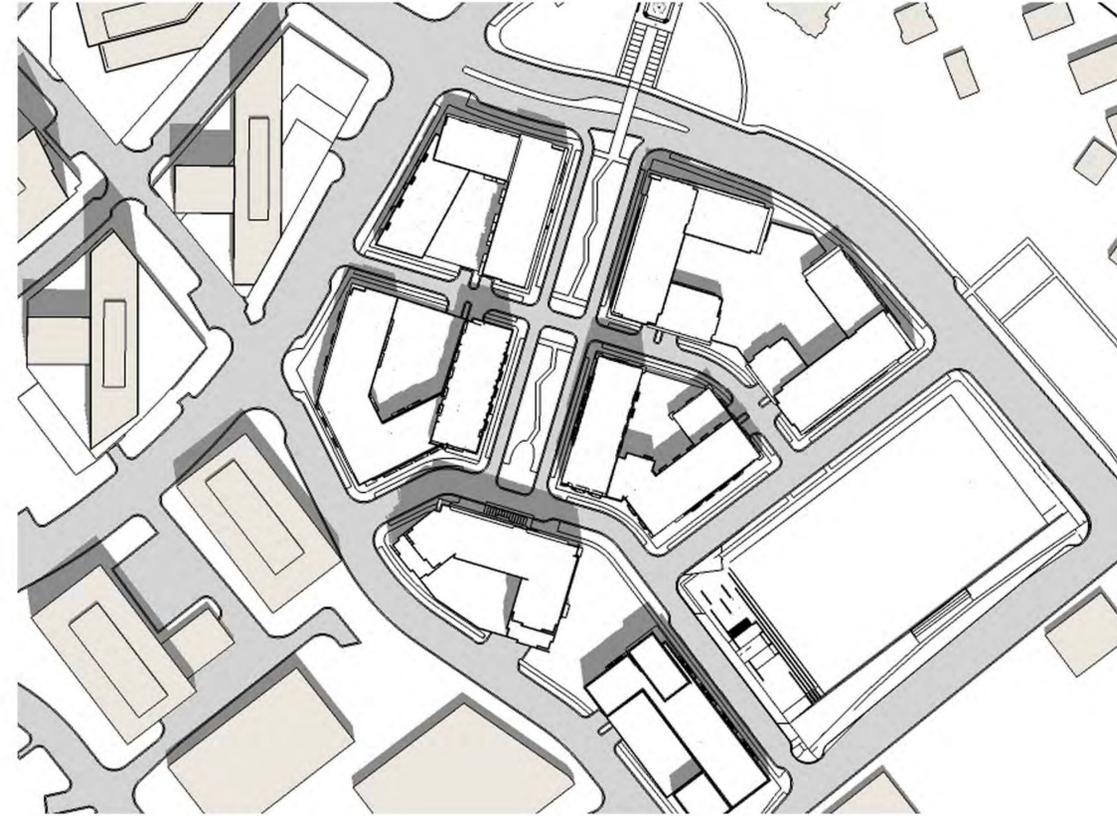


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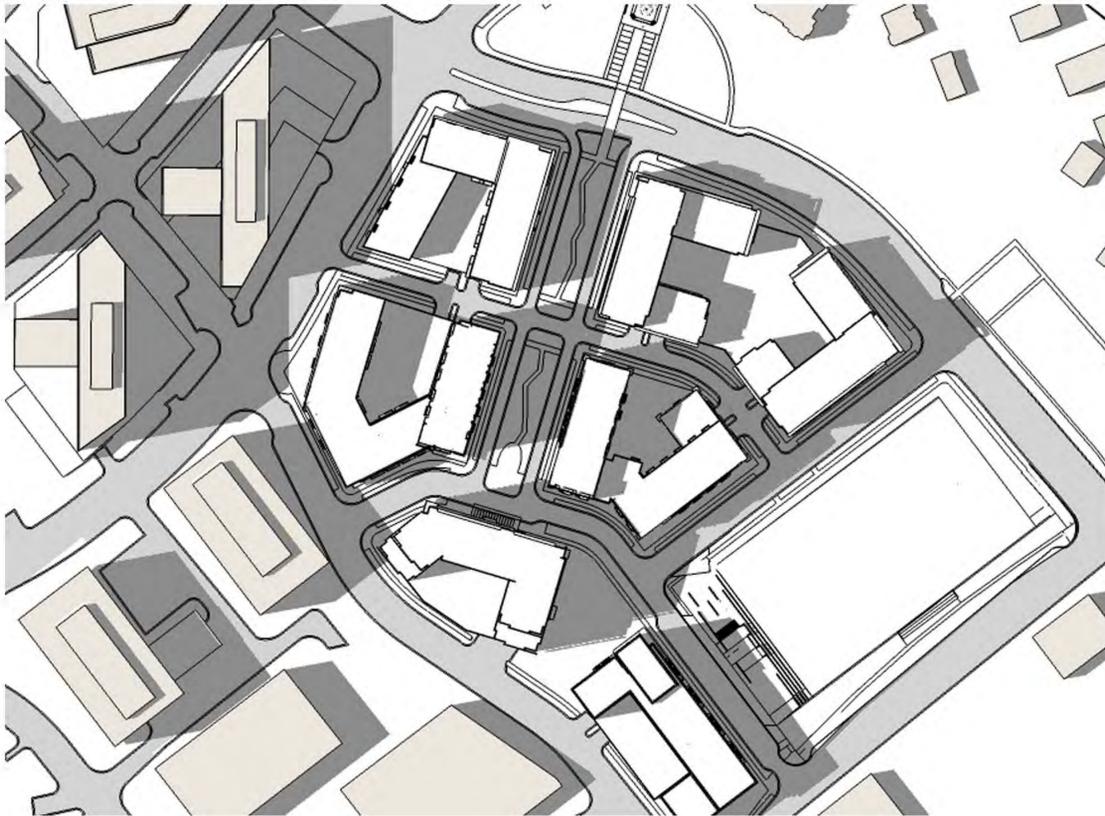
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JUNE 21 ST_9AM

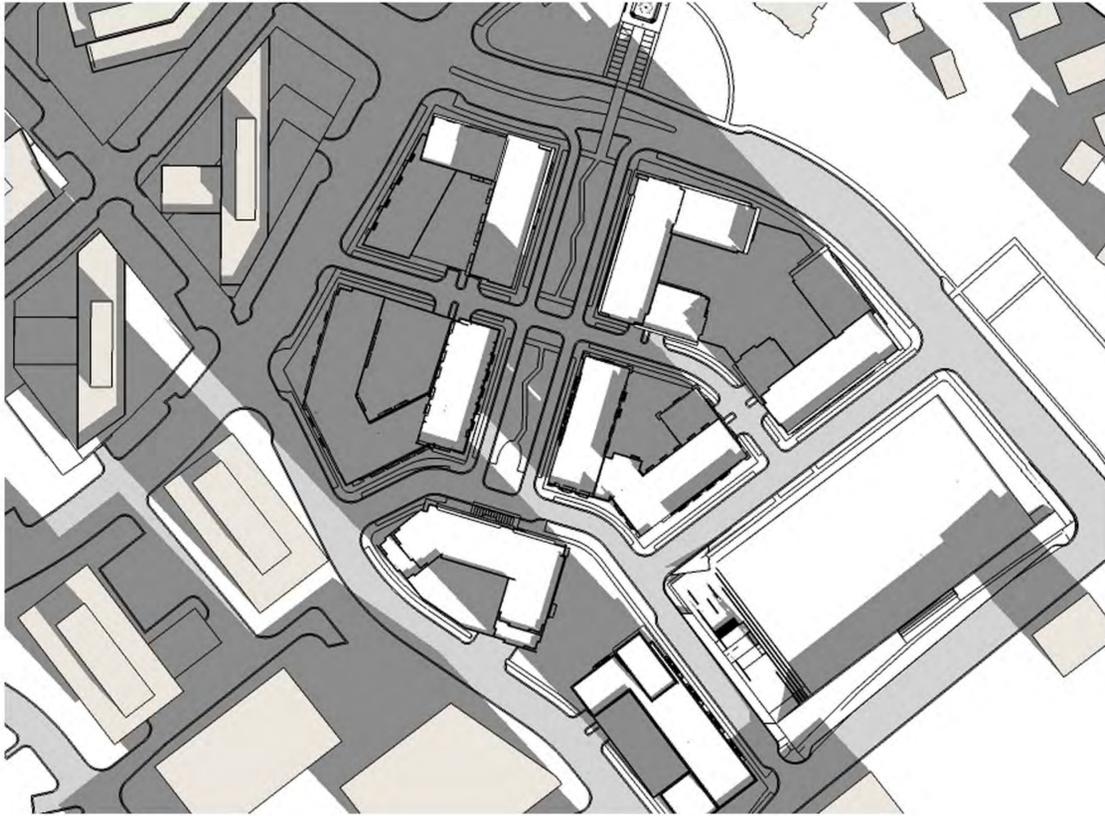


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DECEMBER 21 ST_9AM



DECEMBER 21 ST_12PM



DECEMBER 21 ST_3PM

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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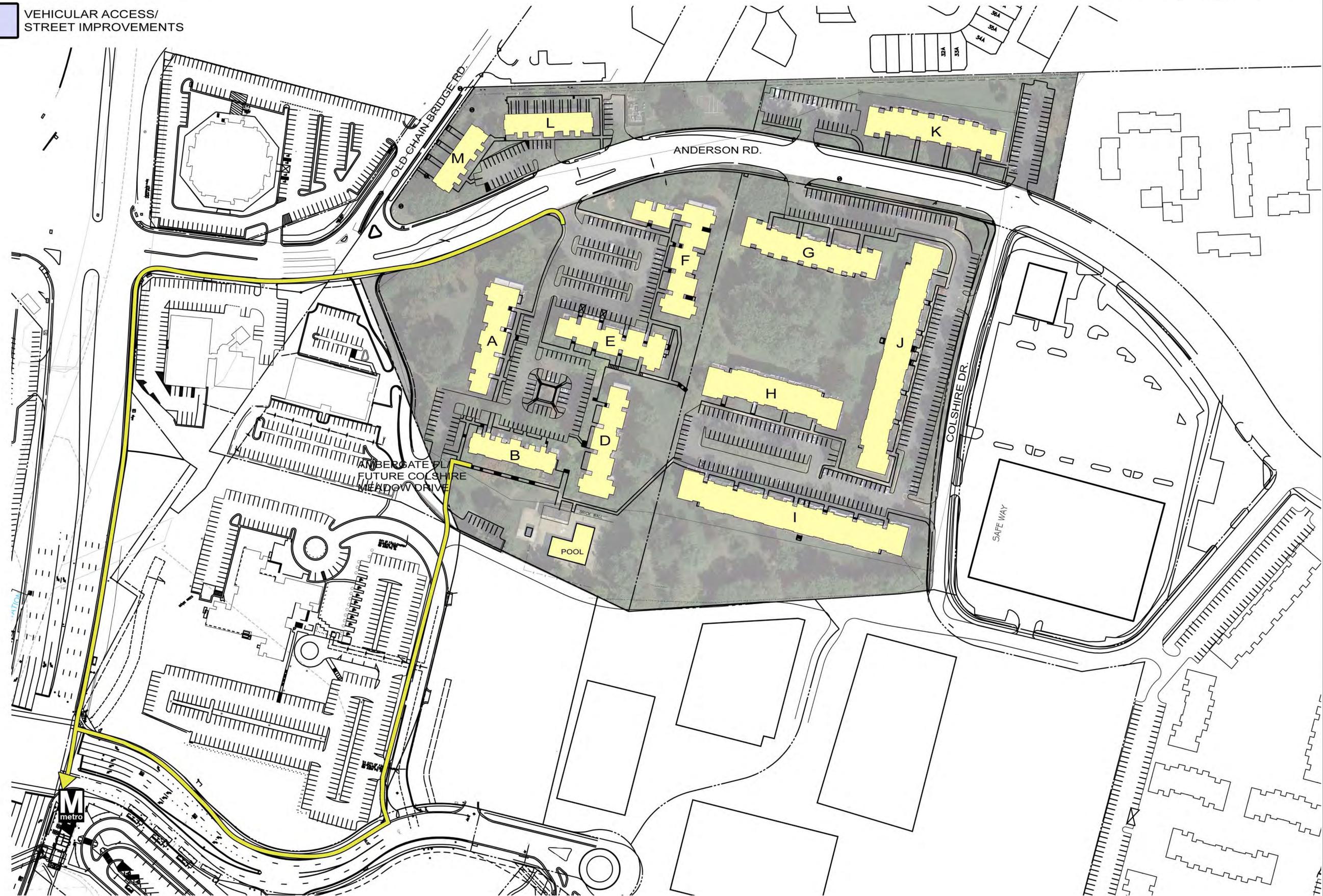
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Existing

Scale:



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- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 1



- 1 Reconfigure parking lots for existing building F to provide access to Main Street and Center Alley
 - 2 Construct full section of Main Street between Anderson Road and Center Alley, including SWM features and applicable historical references
 - 3 Construct full section of Center Alley between Colshire Meadow Drive and Main Street with sidewalk on east side only
 - 4 Reserve or dedicate right-of-way for Colshire Meadow Drive where shown, and construct interim private alley and interim landscape and streetscape improvements between Building 1 and Colshire Meadow Drive
 - 5 Provide Streetscape along frontage of west side of Anderson Road, north side of Main Street and east side of Center Alley and make western frontage improvements to Anderson Road between Colshire Meadow Drive and Main Street
 - 6 Construct on-site interior, rooftop and courtyard amenities
 - 7 Provide interim landscaping and walking paths
- Demolish buildings A,B,D and E

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 2



- 1 Construct full section of Main Street between Center Lane and East Lane
 - 2 Realign Old Chain Bridge Road
 - 3 If not previously constructed by others, construct full section of Colshire Meadow Drive between Anderson Road and Dartford Drive; reserve or dedicate right of way for Dartford Drive along Building 2 frontage
 - 4 Provide streetscape along building frontage of Main Street, Center Alley and future East Lane; construct sidewalk on west side of Center Alley
 - 5 Construct on-site interior, rooftop and courtyard amenities
- Demolish Pool

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 3

Scale:



- 1 Reconstruct median on Anderson Road.
- 2 Construct full section of Center Alley along Building 3 frontage
- 3 Provide Streetscape along frontage of Anderson Road as shown, east side of Center Alley and south side of Main Street and make improvements to Anderson Road western frontage
- 4 Construct on-site interior, rooftop and courtyard amenities
- 5 Construct half of Anderson Park
Demolish buildings F, L, and M

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 4

Scale:
A.15



- 1 Construct full section of South Street between Anderson Road and Center Alley
 - 2 Construct full section of Center Alley along Building 4 frontage
 - 3 Provide Streetscape along frontage of Anderson Road, east side of Center Alley and north of South Street and make improvements to Anderson Road western frontage
 - 4 Construct on-site interior, rooftop and courtyard amenities
 - 5 Provide interim landscaping and interim sidewalk along Anderson Road
- Demolish buildings F and G

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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Scale:
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PHASING PLAN
Building 5



- 1 Reconfigure parking areas serving Building 1
- 2 Construct full section of Main Street between Center Alley and East Lane
- 3 Construct full section of South Street between Center Alley and proposed East Lane
- 4 Construct full section of Center Alley between Main Street and South Street
- 5 Provide Streetscape along frontage of Main Street, west side of Center Alley and north side of South Street and make improvements to Anderson Road western frontage as shown
- 6 Construct on-site interior, rooftop and courtyard amenities
- 7 Provide interim landscaping and interim sidewalk along Anderson Road

Demolish buildings F and H

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 6



- 1 Reconfigure parking lot serving Building H
 - 2 Dedicate/reserve right-of-way for Dartford Drive as shown
 - 3 Construct partial section of Dartford Drive
 - 4 Construct full section of East Lane to southern end of building
 - 5 Provide Streetscape along Dartford Drive and East Lane
 - 6 Construct on-site interior, rooftop and courtyard amenities
 - 7 Construct public plaza to the south of Building 6
- Demolish Building I and Pool

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/
STREET IMPROVEMENTS

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PHASING PLAN
Building 7



- 1 Reconfigure parking lot serving Building H
- 2 Reserve/dedicate right-of-way for Dartford Drive as shown
- 3 Construct full section of East Lane between Colshire Drive and proposed South Street
- 4 Construct partial section of Dartford Drive to Colshire Drive provided necessary right of way can be obtained from adjoining property
- 5 Provide Streetscape along east side of Dartford Drive, west side of East Lane and north side Colshire Drive as shown
- 6 Construct on-site interior, rooftop and courtyard amenities

Demolish Building I

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/
STREET IMPROVEMENTS
-  RETAINING WALL

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PHASING PLAN
Goodman Field



- ① Reconfigure parking lot serving Building I
 - ② Provide streetscape along frontages with Anderson Road, Colshire Drive, and future South Street and East Lane where shown and make improvements to Anderson Road western frontage and Colshire Drive northern frontage
- Demolish Building G, H, and J

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/ STREET IMPROVEMENTS

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PHASING PLAN
Anderson Park

Scale:

A.20



- ① Reconstruct median on Anderson Road
 - ② Provide streetscape along Anderson Road and Old Chain Bridge Road
- Demolish Building K, L and M



AERIAL VIEW EAST

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.

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AERIAL VIEW SOUTH

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PERSPECTIVE VIEW SOUTHEAST FROM ANDERSON ROAD AND COLSHIRE MEADOW DRIVE

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.



PERSPECTIVE VIEW SOUTHWEST ACROSS GOODMAN FIELD FROM ANDERSON ROAD

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PERSPECTIVE VIEW SOUTH ACROSS NEW ANDERSON PARK DOWN MAIN STREET

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.

CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



PERSPECTIVE VIEW EAST FROM COLSHIRE MEADOW DRIVE DOWN EAST LANE

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETScape TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.

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REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



PERSPECTIVE VIEW WEST ACROSS GOODMAN FIELD FROM COLSHIRE DRIVE

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.

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REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



PERSPECTIVE VIEW TOWARD SOUTH PLAZA

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REV CDP	02.15.13
REV CDP	05.06.13



PERSPECTIVE VIEW DOWN SOUTH STREET TOWARD SOUTH PLAZA

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PERSPECTIVE VIEW DOWN MAIN STREET TOWARD BUILDING SIX

THESE PERSPECTIVE VIEWS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE ONLY OF THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND QUALITY OF MATERIALS FOR THE PROPOSED DEVELOPMENT. THE SPECIFIC DETAILS OF THESE ELEMENTS, AS WELL AS OTHER BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN, ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS.

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REV CDP	05.21.12
REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



PERSPECTIVE VIEW ACROSS ANDERSON PARK FROM OLD CHAIN BRIDGE ROAD

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REV CDP	10.26.12
REV CDP	02.15.13
REV CDP	05.06.13



AERIAL VIEW EAST

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REV CDP	05.06.13



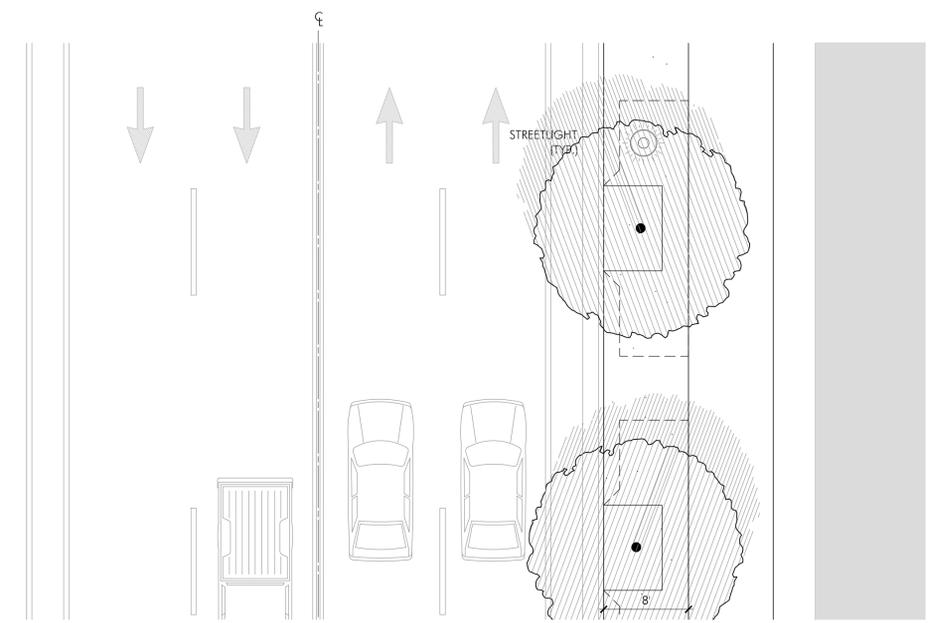
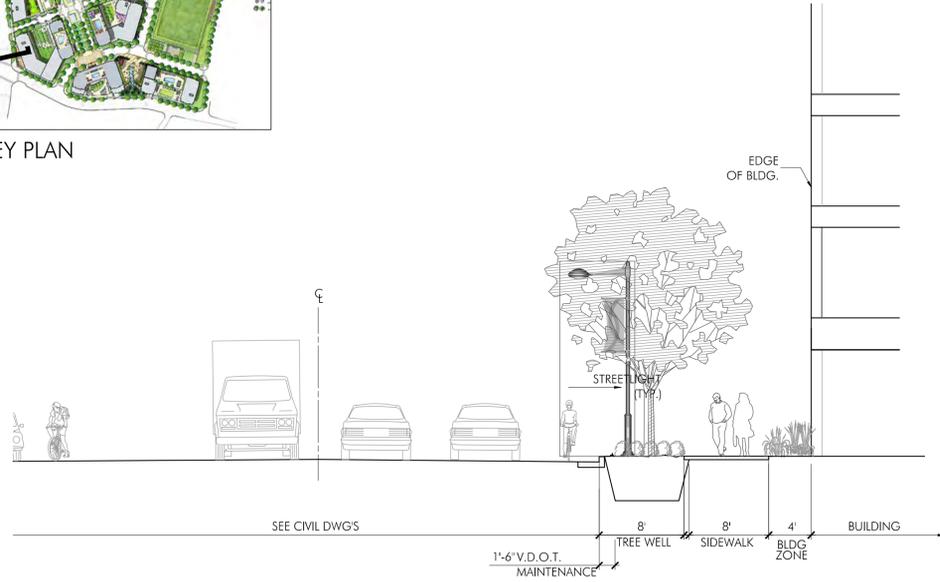
AERIAL VIEW SOUTHWEST

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REV CDP	05.06.13



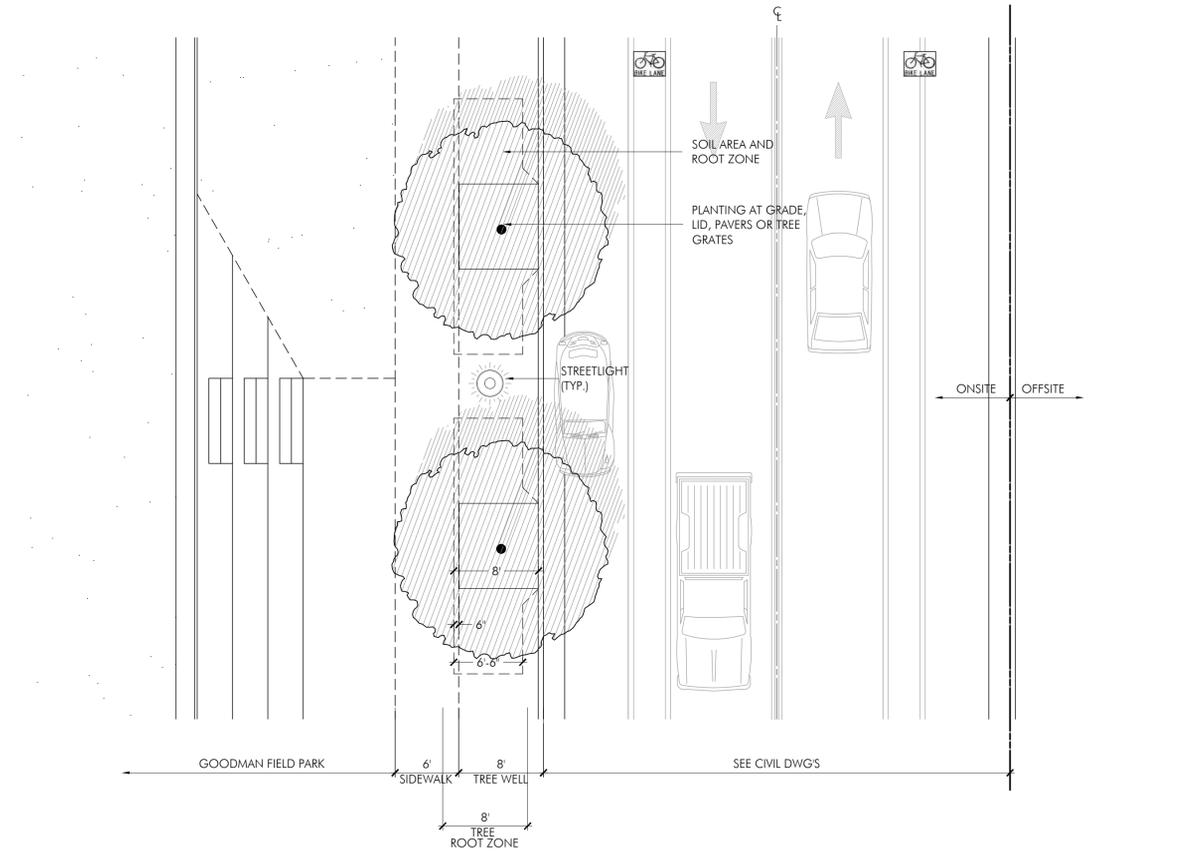
KEY PLAN



1 'COLSHIRE MEADOW DRIVE' SECTION
1/8" = 1'-0"



KEY PLAN



2 'COLSHIRE DRIVE' SECTION
1/8" = 1'-0"

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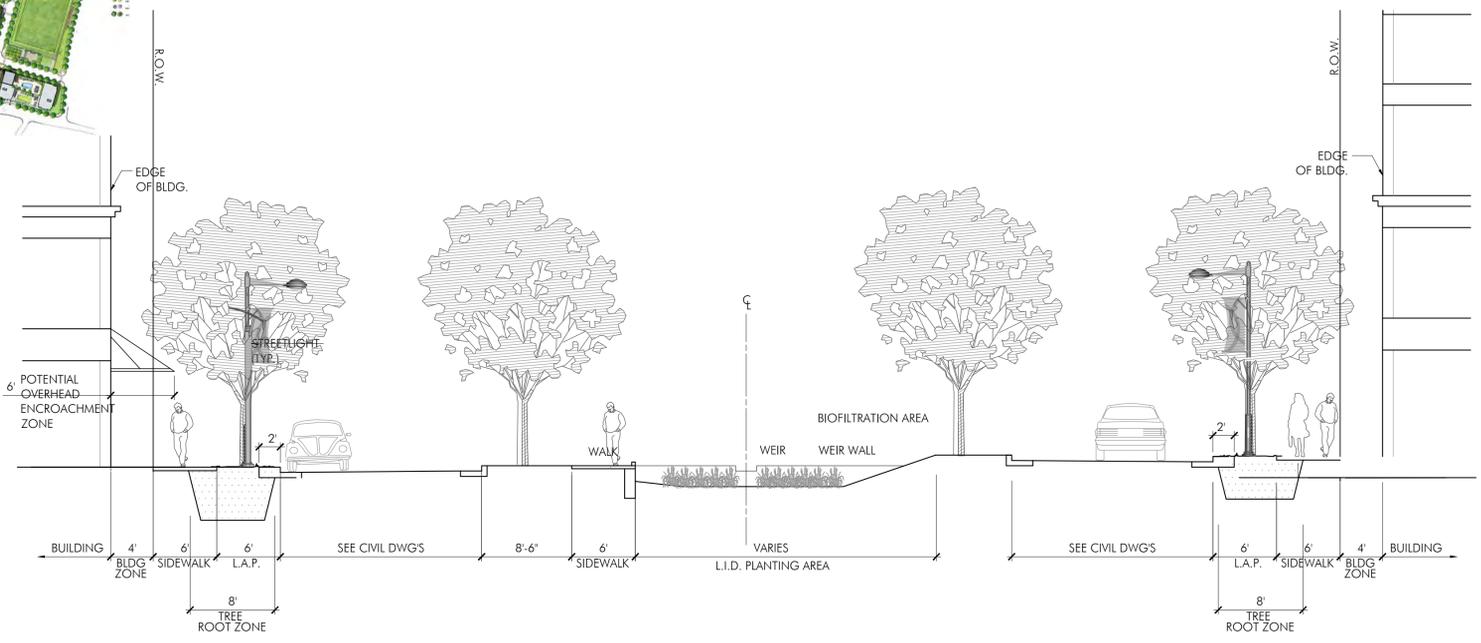
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ROADWAY SECTIONS
 Scale: N.T.S.

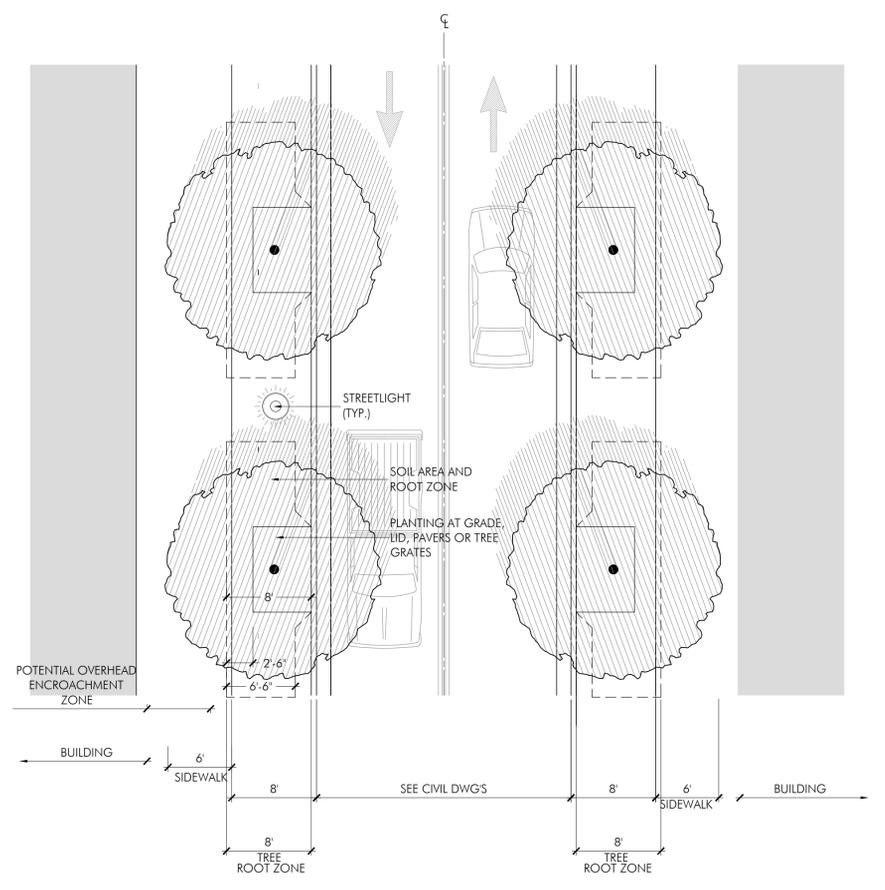
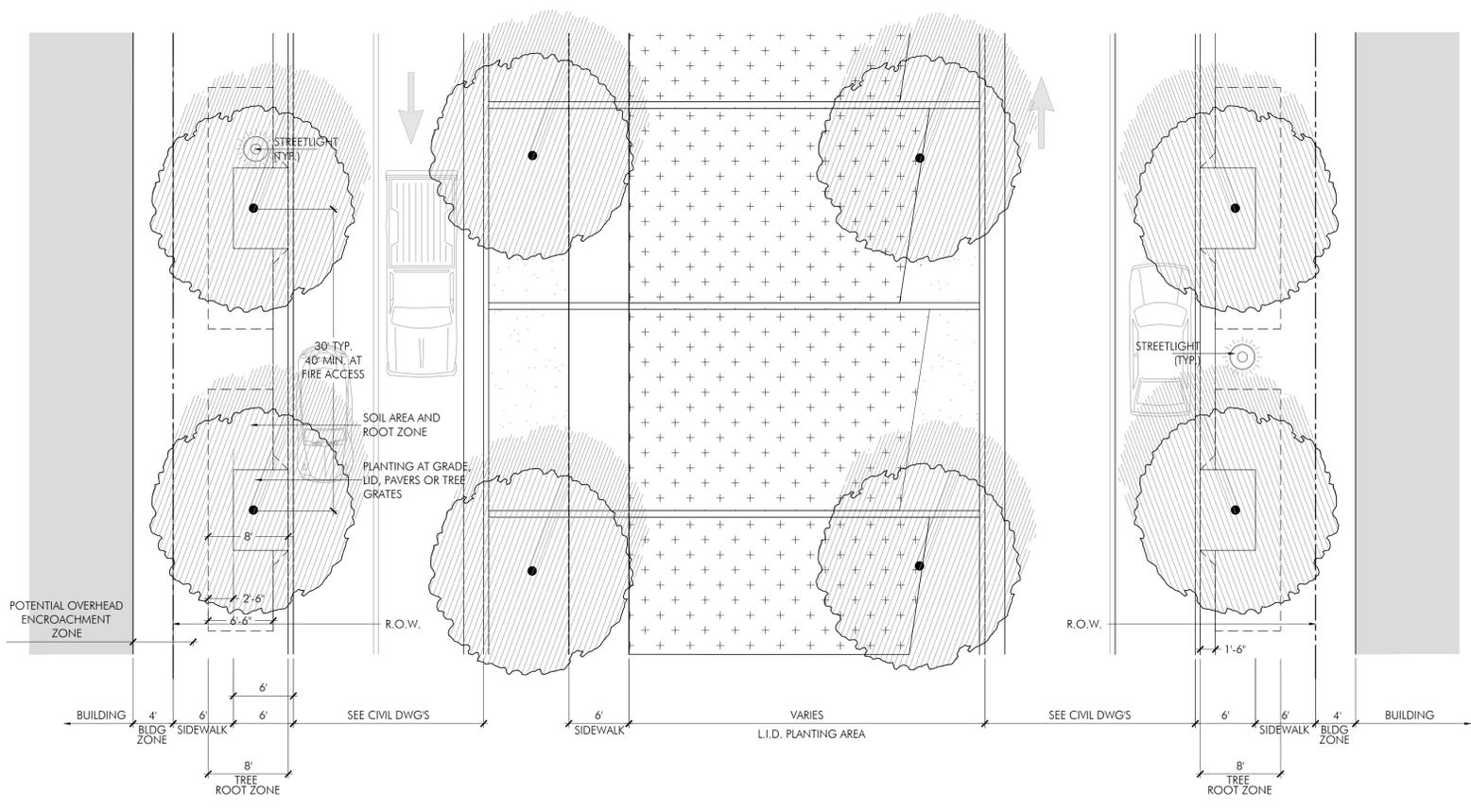
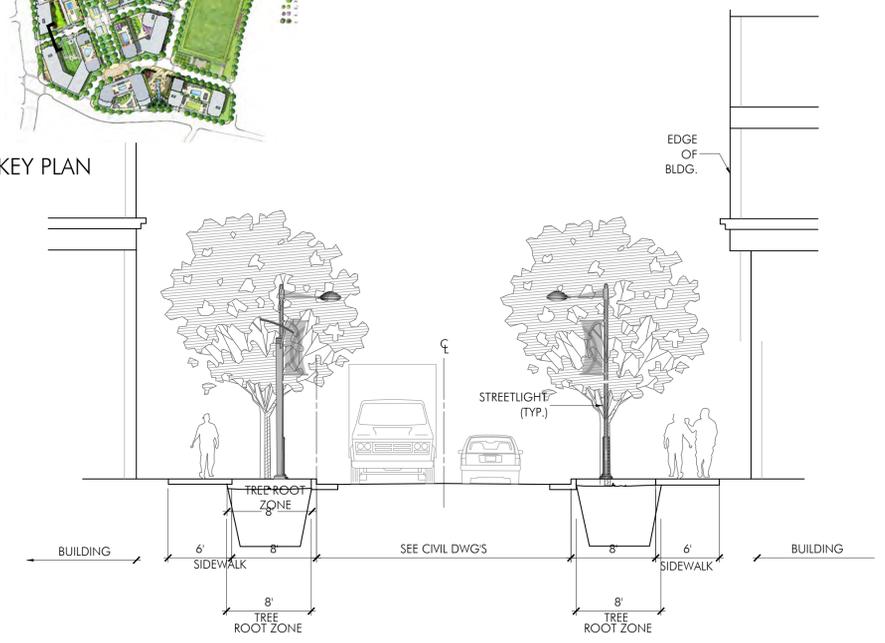
L-00



KEY PLAN



KEY PLAN



1 'MAIN STREET' SECTION
1/8" = 1'-0"

2 'CENTER ALLEY' SECTION
1/8" = 1'-0"

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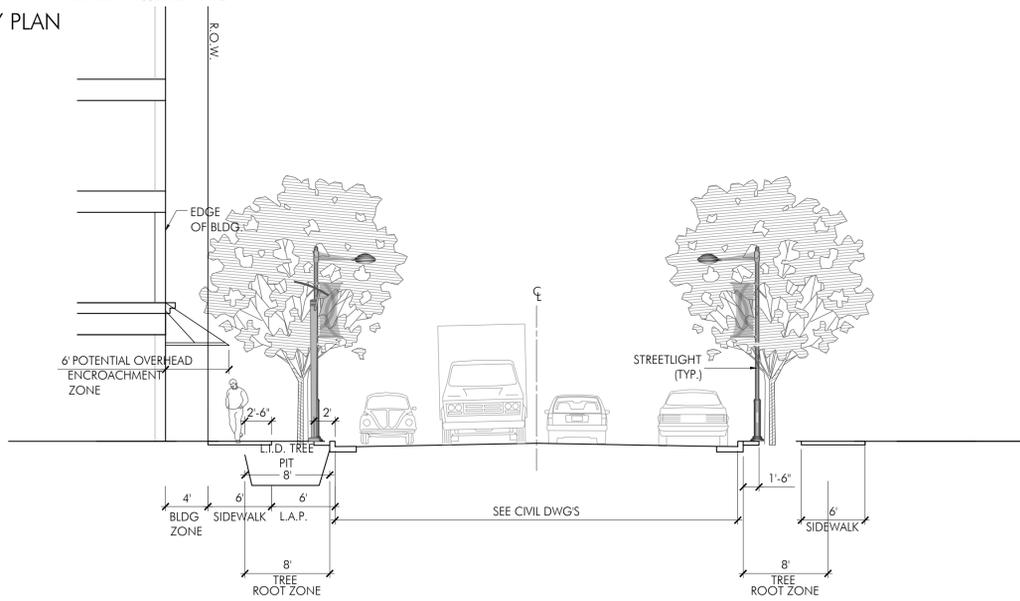
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ROADWAY SECTIONS
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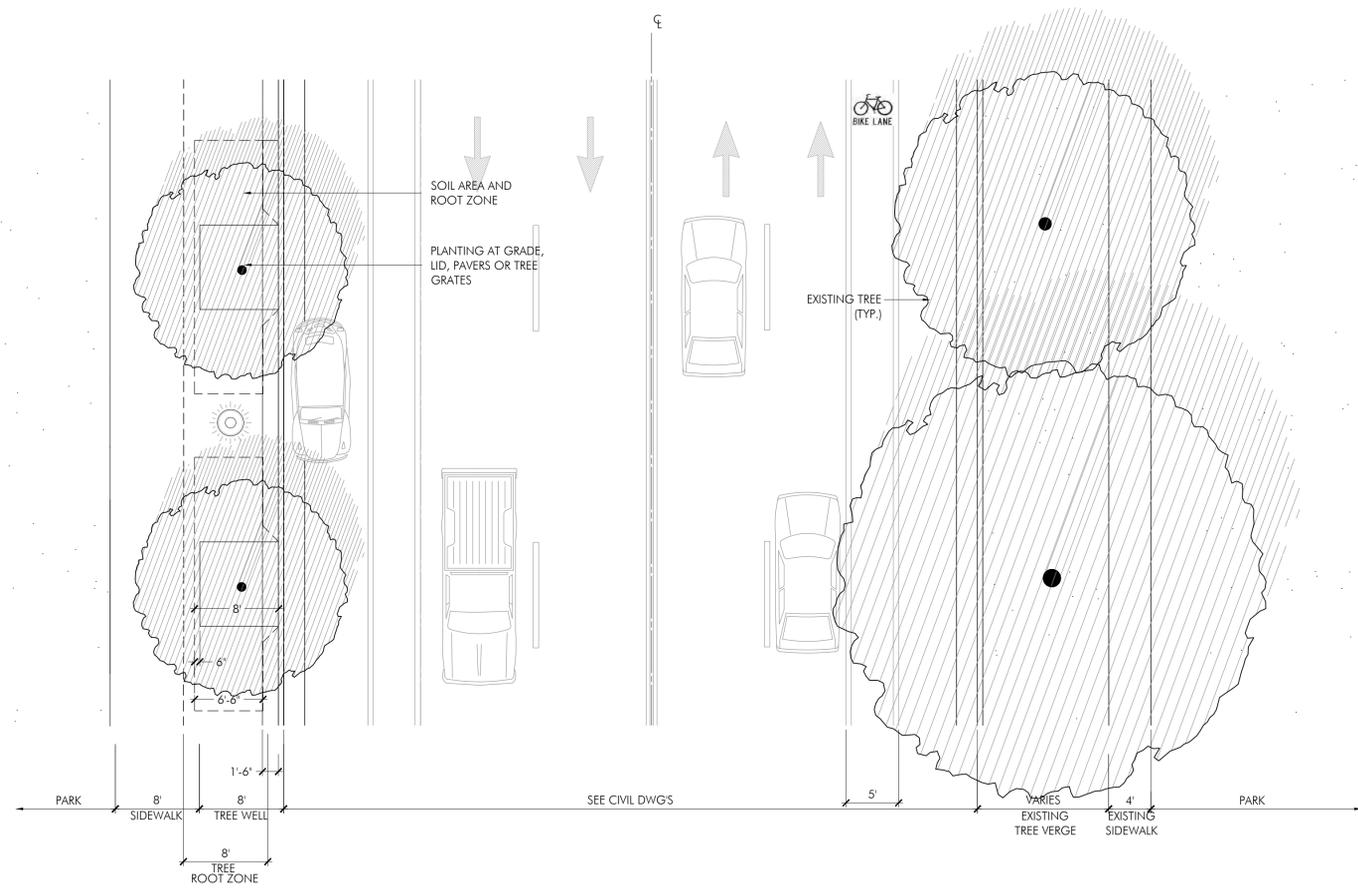
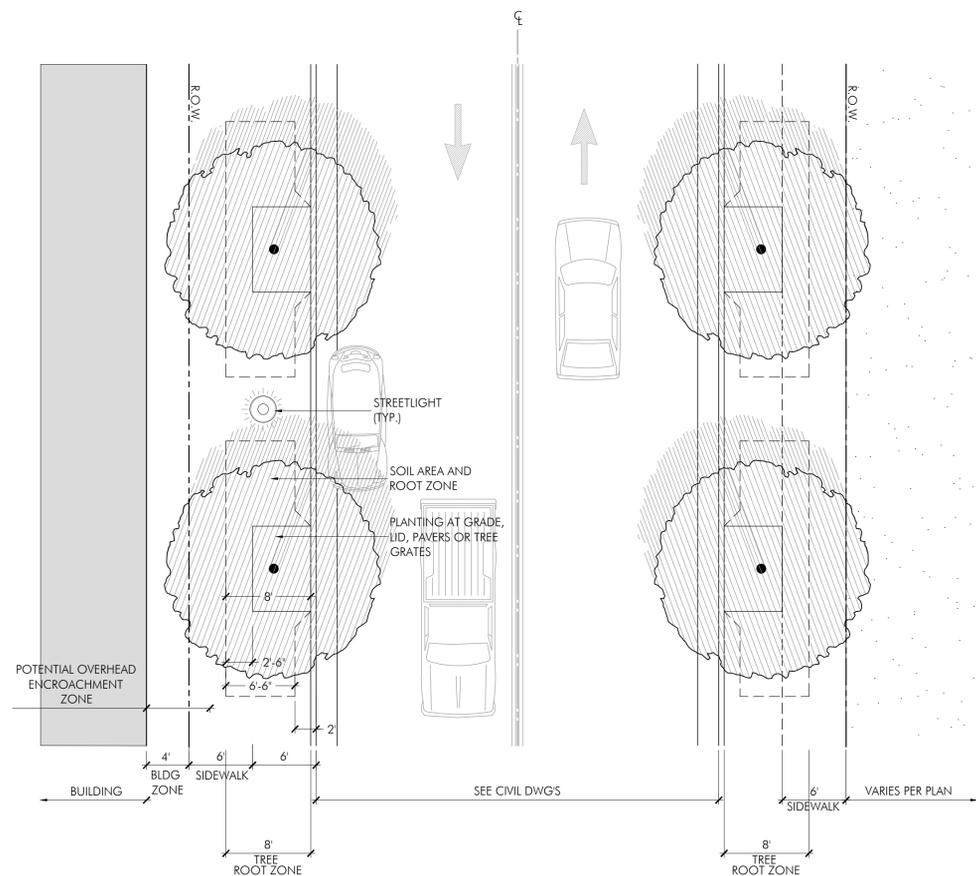
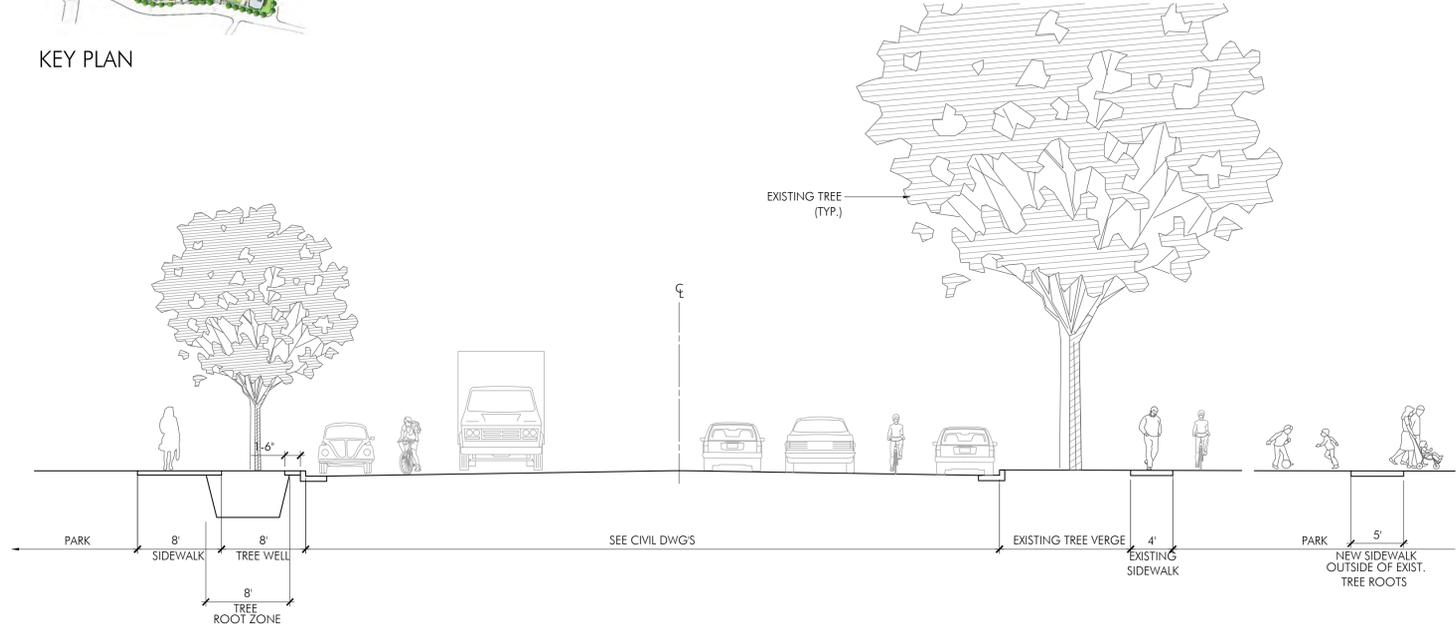
L-01



KEY PLAN



KEY PLAN



1 'SOUTH STREET' SECTION

1/8" = 1'-0"

2 ANDERSON ROAD SECTION @ GOODMAN FIELD

1/8" = 1'-0"

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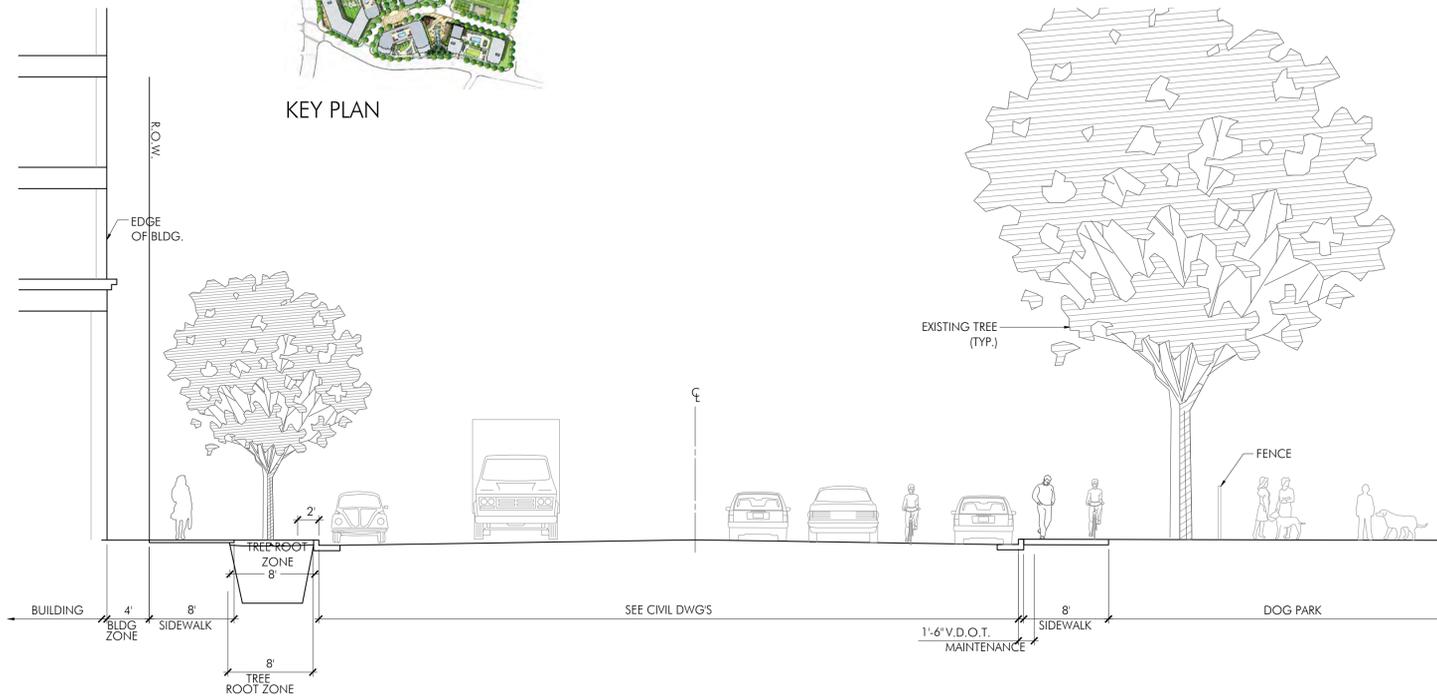
ROADWAY
SECTIONS

Scale: N.T.S.

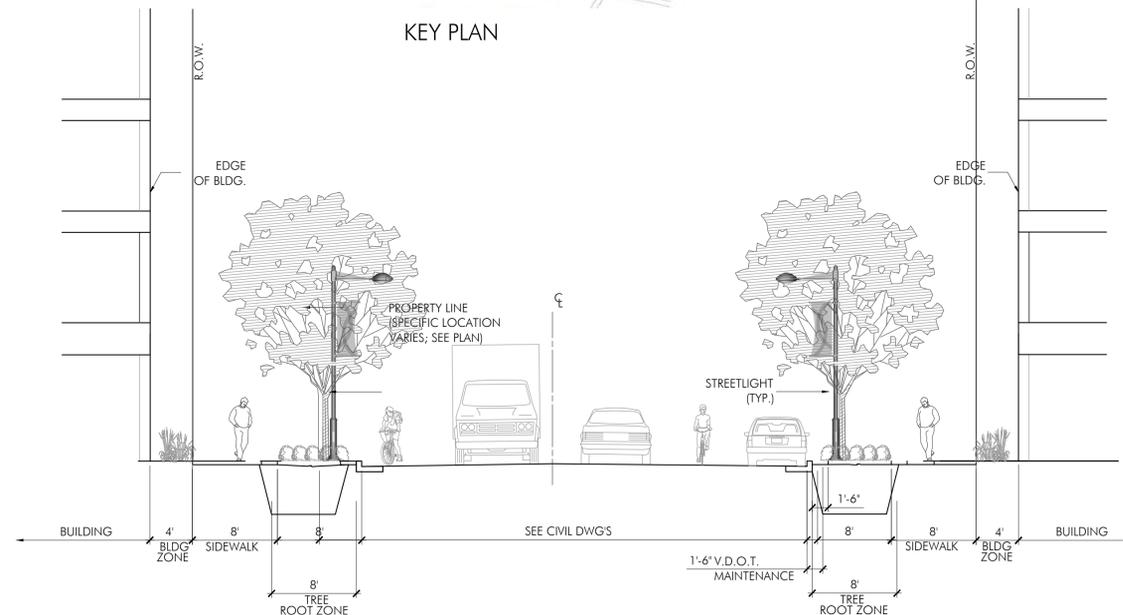
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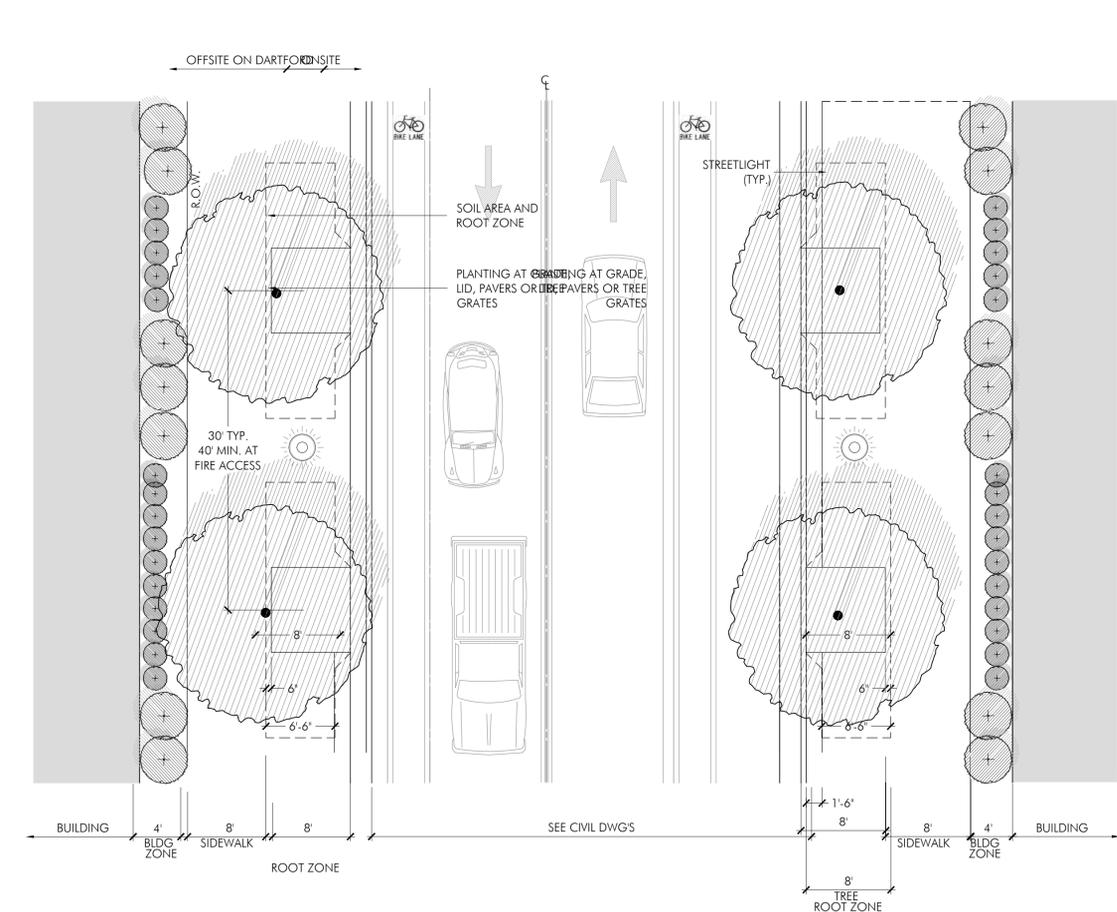
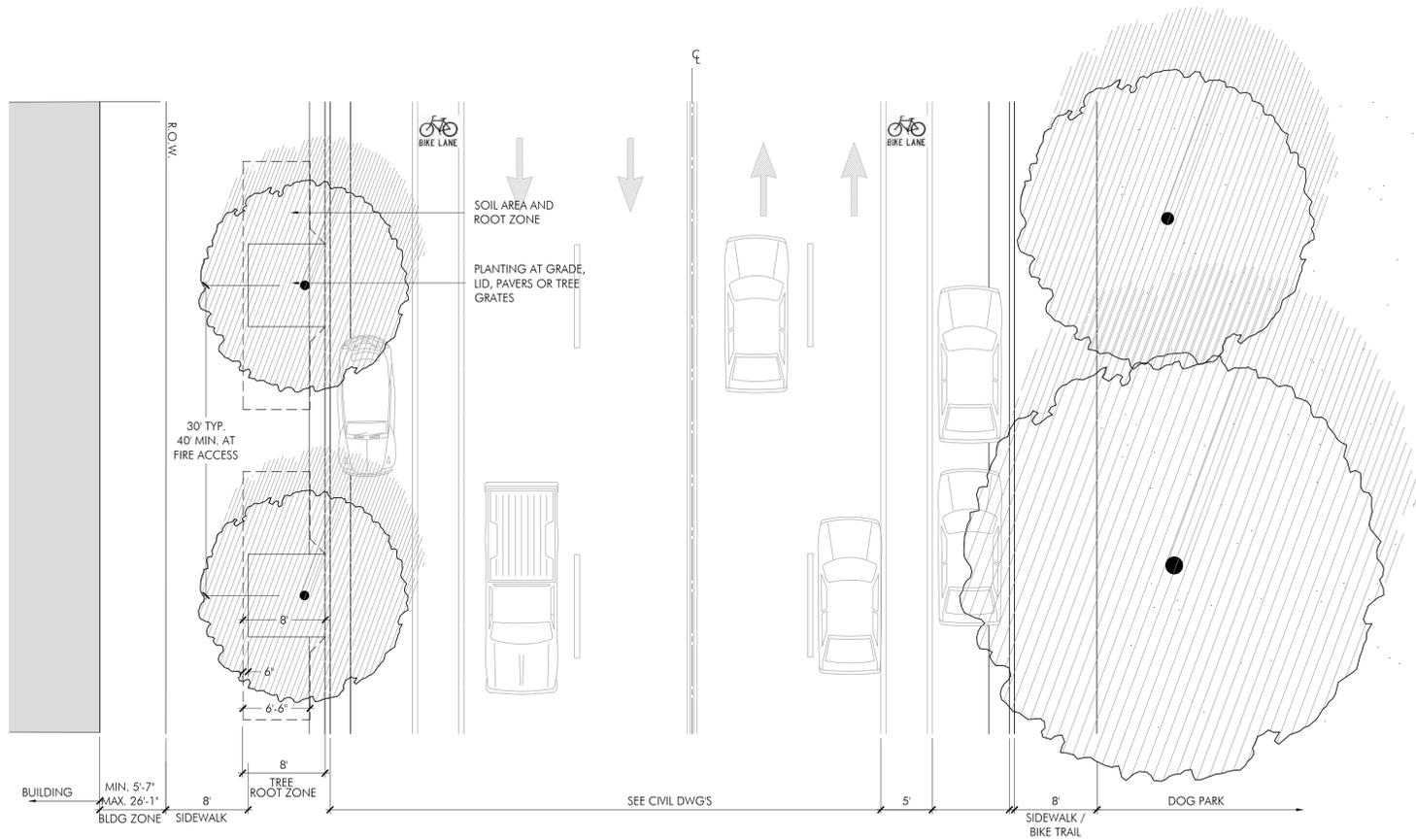
KEY PLAN



KEY PLAN



OFFSITE ON DARTFORD



1 ANDERSON ROAD SECTION @ DOG PARK

1/8" = 1'-0"

2 'DARTFORD DRIVE' & 'EAST LANE' SECTION

1/8" = 1'-0"

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ROADWAY SECTIONS

Scale: N.T.S.

L-03

OVERALL PARKS PLAN



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OVERALL PARKS PLAN

Scale: 1" = 50'-0"

L-04



THE COMMONS - PARK SPACE PROVIDED

Public Park Space	394,395 sq.ft.	9.05 ac.
Private Courtyard Terrace Space	74,500 sq.ft.	1.71 ac.
Private Roof Deck Space	53,400 sq.ft.	1.23 ac.
Total Public Parks	9.05 ac.	
Total Private Parks	2.94 ac.	
Recommended	6.53 ac.	
Public Park Surplus	+2.52 ac.	

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OVERALL PARKS PLAN - SIX STORY OPTION



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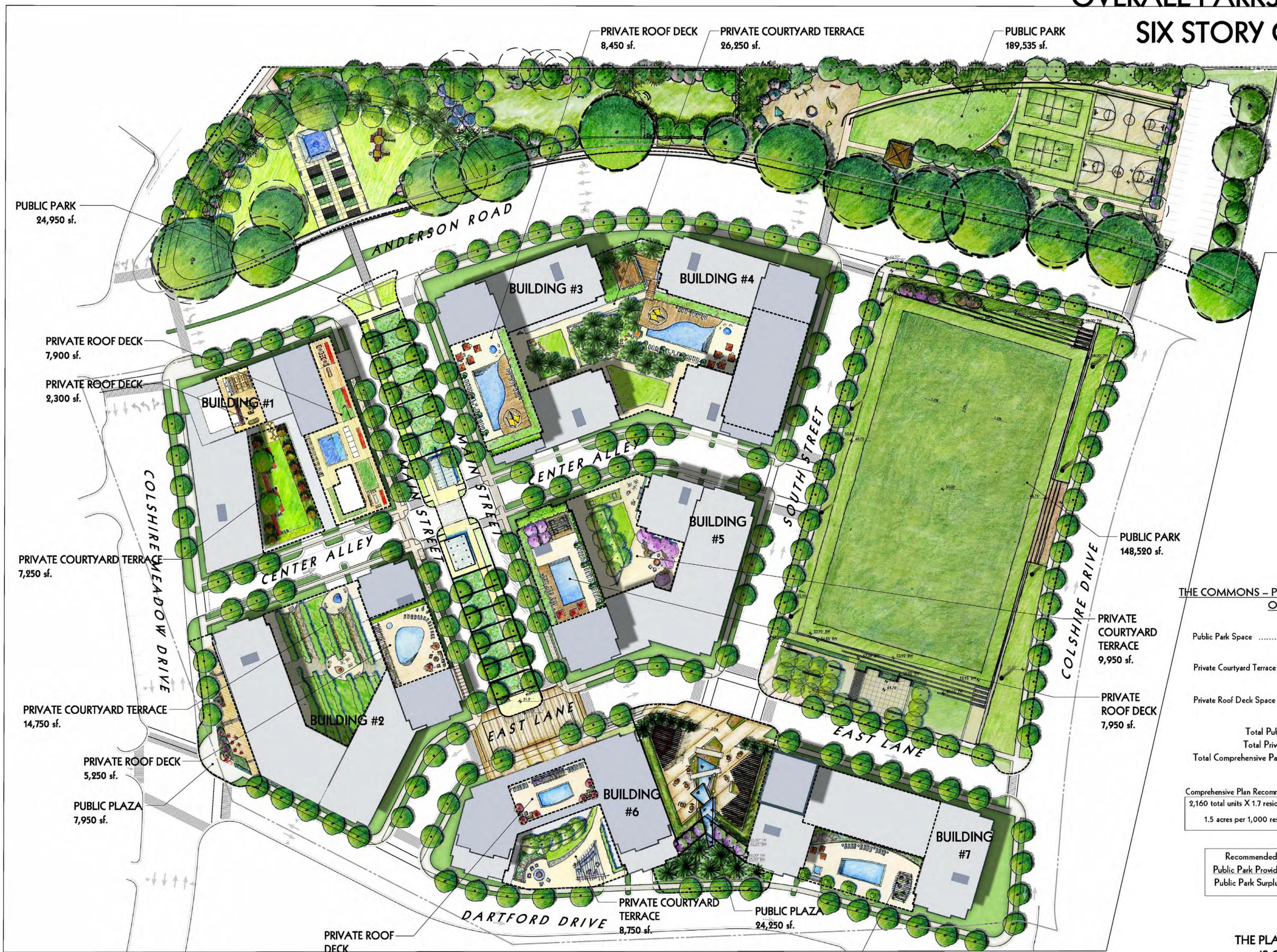
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OVERALL PARKS PLAN - 6 STORY OPTION

Scale: 1" = 50'-0"

L-05



THE COMMONS - PARK SPACE PROVIDED OPT.2

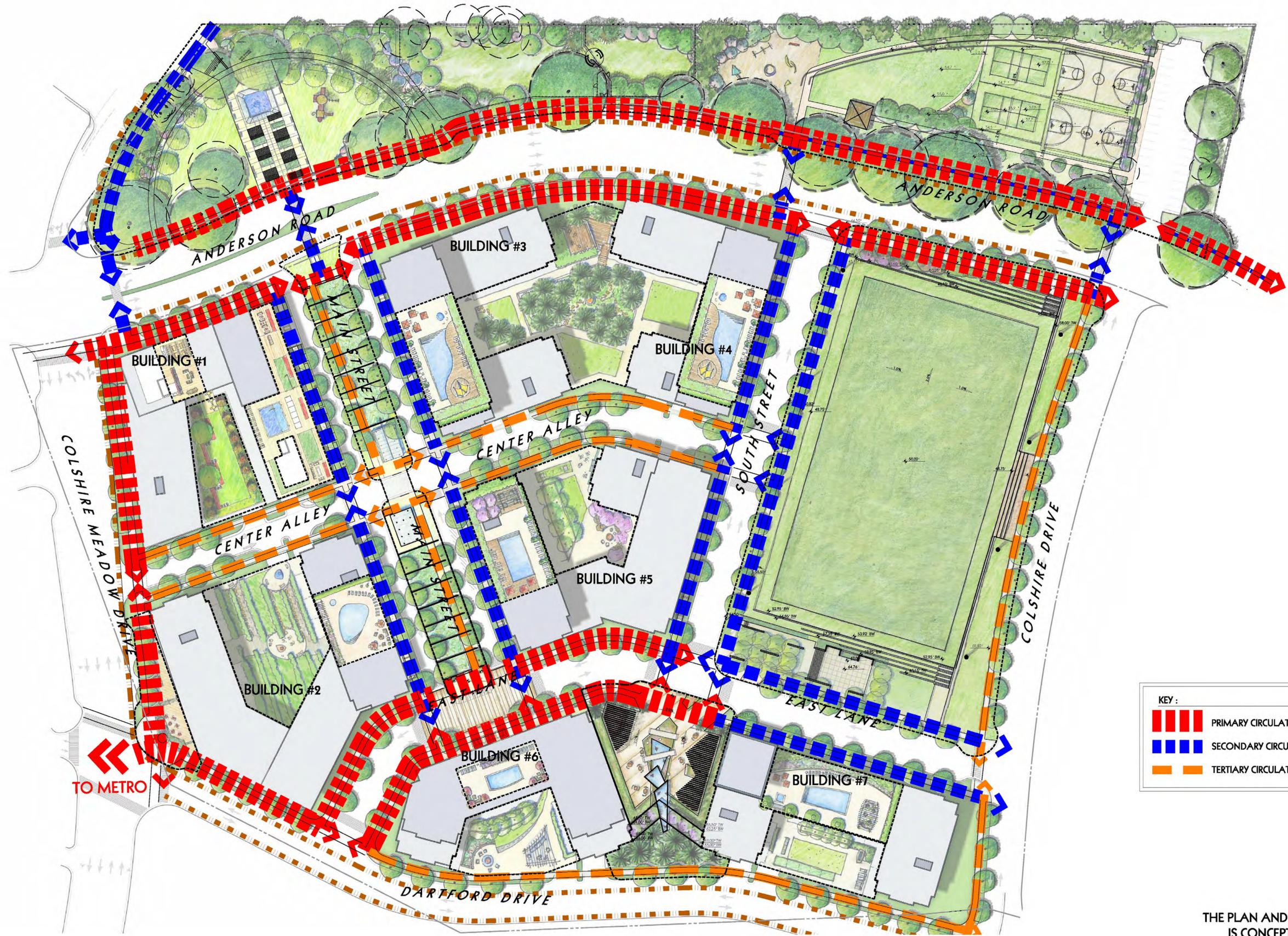
Public Park Space	394,395 sq.ft.	9.05 ac.
Private Courtyard Terrace Space	74,500 sq.ft.	1.71 ac.
Private Roof Deck Space	35,800 sq.ft.	0.82 ac.
Total Public Parks	9.05 ac.	
Total Private Parks	2.53 ac.	
Total Comprehensive Park Space	11.58 ac.	

Comprehensive Plan Recommendations for Urban Parks
 2,160 total units X 1.7 residents = 3,672 population
 1.5 acres per 1,000 residents = 5.50 acres

Recommended: 5.50 acres
 Public Park Provided: 9.05 acres
 Public Park Surplus: +3.55 acres

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

CIRCULATION HIERARCHY PLAN



KEY :

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- TERTIARY CIRCULATION



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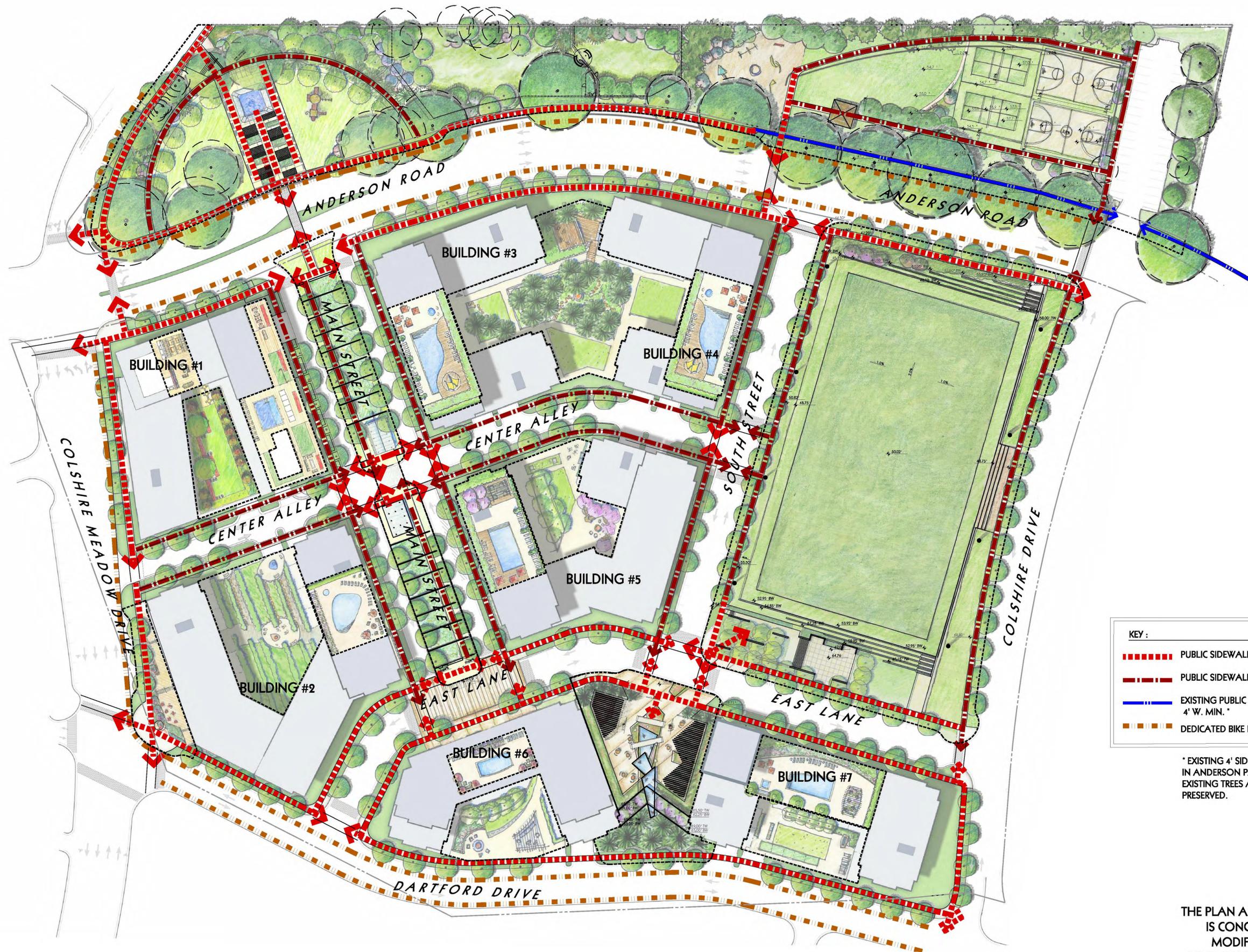
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CIRCULATION HIERARCHY PLAN
Scale: 1" = 50'-0"

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CIRCULATION PLAN



KEY :

- PUBLIC SIDEWALK - 8' W. MIN.
- PUBLIC SIDEWALK - 6' W. MIN.
- EXISTING PUBLIC SIDEWALK - 4' W. MIN. *
- DEDICATED BIKE LANE

* EXISTING 4' SIDEWALK TO REMAIN IN ANDERSON PARK WHERE EXISTING TREES ARE TO BE PRESERVED.

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CIRCULATION PLAN

Scale: 1" = 50'-0"

L-07

GOODMAN FIELD PLAN



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GOODMAN FIELD
PLAN

Scale: 1" = 30'-0"

L-08

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GOODMAN FIELD SECTIONS



2 GOODMAN FIELD SECTION
1"=20'-0"



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GOODMAN FIELD SECTIONS

Scale: 1"=30'-0"

L-08A



1 GOODMAN FIELD SECTION
1"=20'-0"

GOODMAN FIELD SECTIONS



2
1"=20'-0"

COLSHIRE DRIVE

SOUTH STREET



1
1"=20'-0"

EAST LANE

GOODMAN FIELD SECTION



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GOODMAN FIELD SECTIONS

Scale: 1"=30'-0"

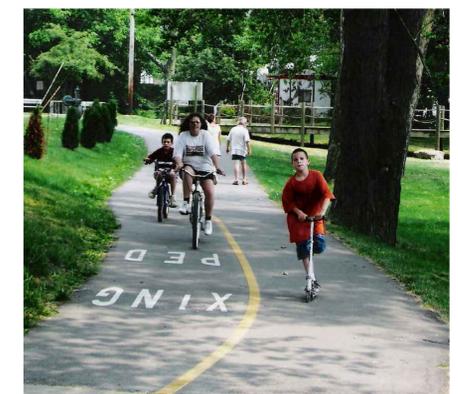
L-08B

ANDERSON PARK PLAN



ANDERSON PARK PLAN

1"=40'-0"



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ANDERSON
PARK PLAN

Scale: 1"= 40'-0"

L-09

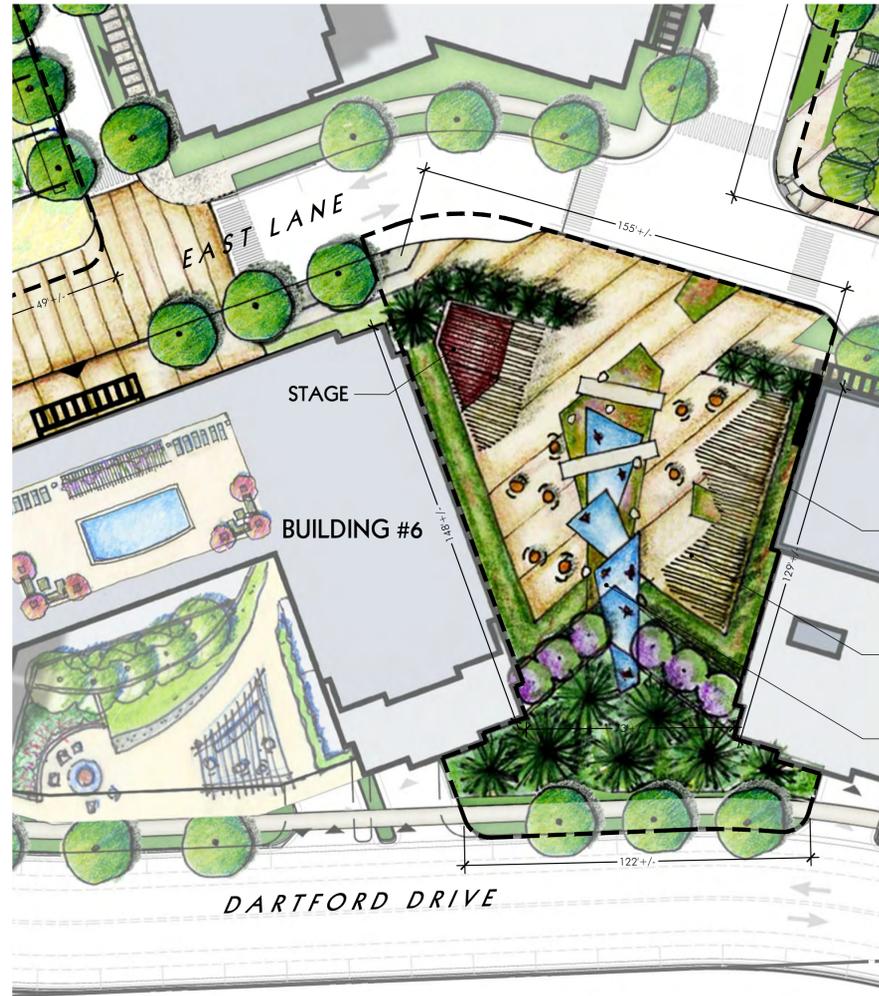
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THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

PLAZA PLANS



1 COMMUNITY PLAZA PLAN - (BLDG.#2)
1"=30'-0"



2 COMMUNITY PLAZA PLAN - (BLDG.#6)
1"=30'-0"

PUBLIC PLAZA
24,250 sf.

OVERHEAD
STRUCTURE (TYP.)

TERRACED
FOUNTAIN



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COMMUNITY
PLAZA PLANS

Scale: 1"= 30'-0"

L-10



COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)



BUILDING 1 OPEN SPACE CONCEPT - 'MEADOW'

- BERMED LANDSCAPE FORMS
- MEADOW GRASSES
- WOOD DECKS
- OUTDOOR GATHERING AND DINING



BUILDING 2 OPEN SPACE CONCEPT - 'ZEN GARDEN'

- ROCK AND SAND
- REFLECTIVE WATER ELEMENT
- BAMBOO, FERNS, MOSS
- UNIQUE, COMFORTABLE SEATING



BLDG 1 & 2 COURTYARD TERRACE PLANS

1"=30'-0"

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COURTYARD
TERRACE PLANS

Scale: 1"= 30'-0"

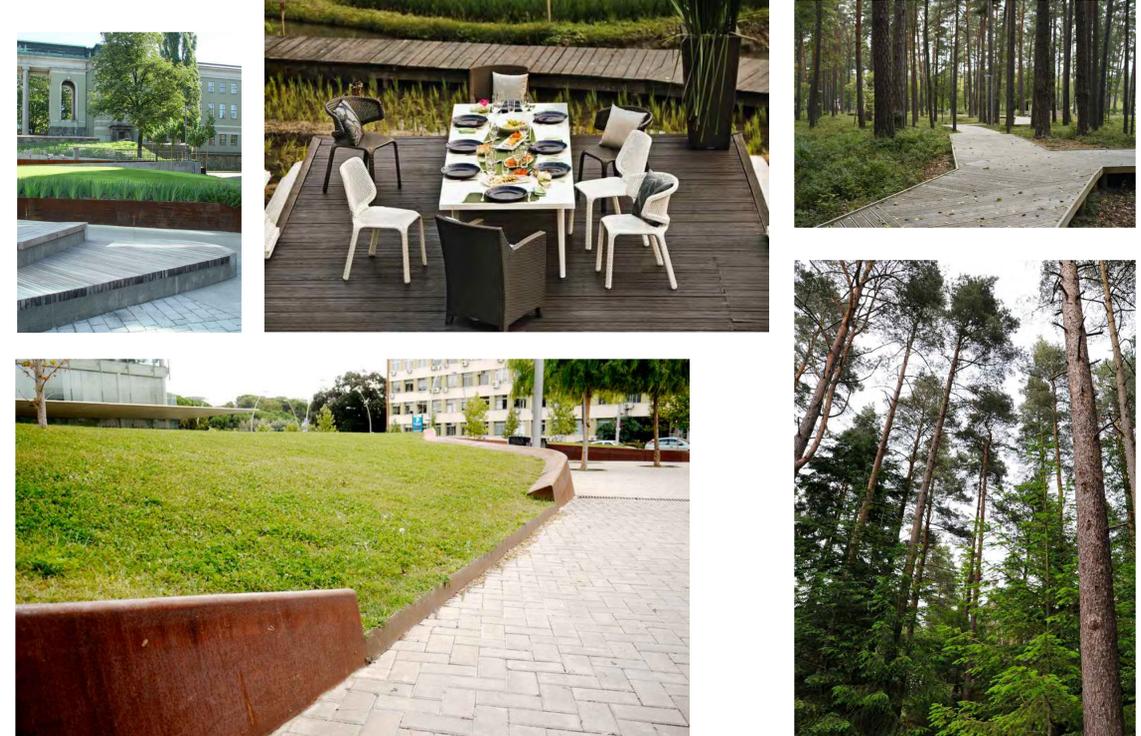
COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)



BUILDING 3 & 4 OPEN SPACE CONCEPT - 'PINE WOODLAND'

- RAISED BERMS
- WOOD DECKS AT VARIOUS LEVELS
- OUTDOOR FIREPLACE
- TRAIL NETWORK



BUILDING 5 OPEN SPACE CONCEPT - 'HARDWOOD WOODLAND'

- RAISED BERMS
- WOOD DECKS AT VARIOUS LEVELS
- OUTDOOR FIREPLACE
- TRAIL NETWORK



BLDG 3, 4, & 5 COURTYARD TERRACE PLANS

1"=30'-0"

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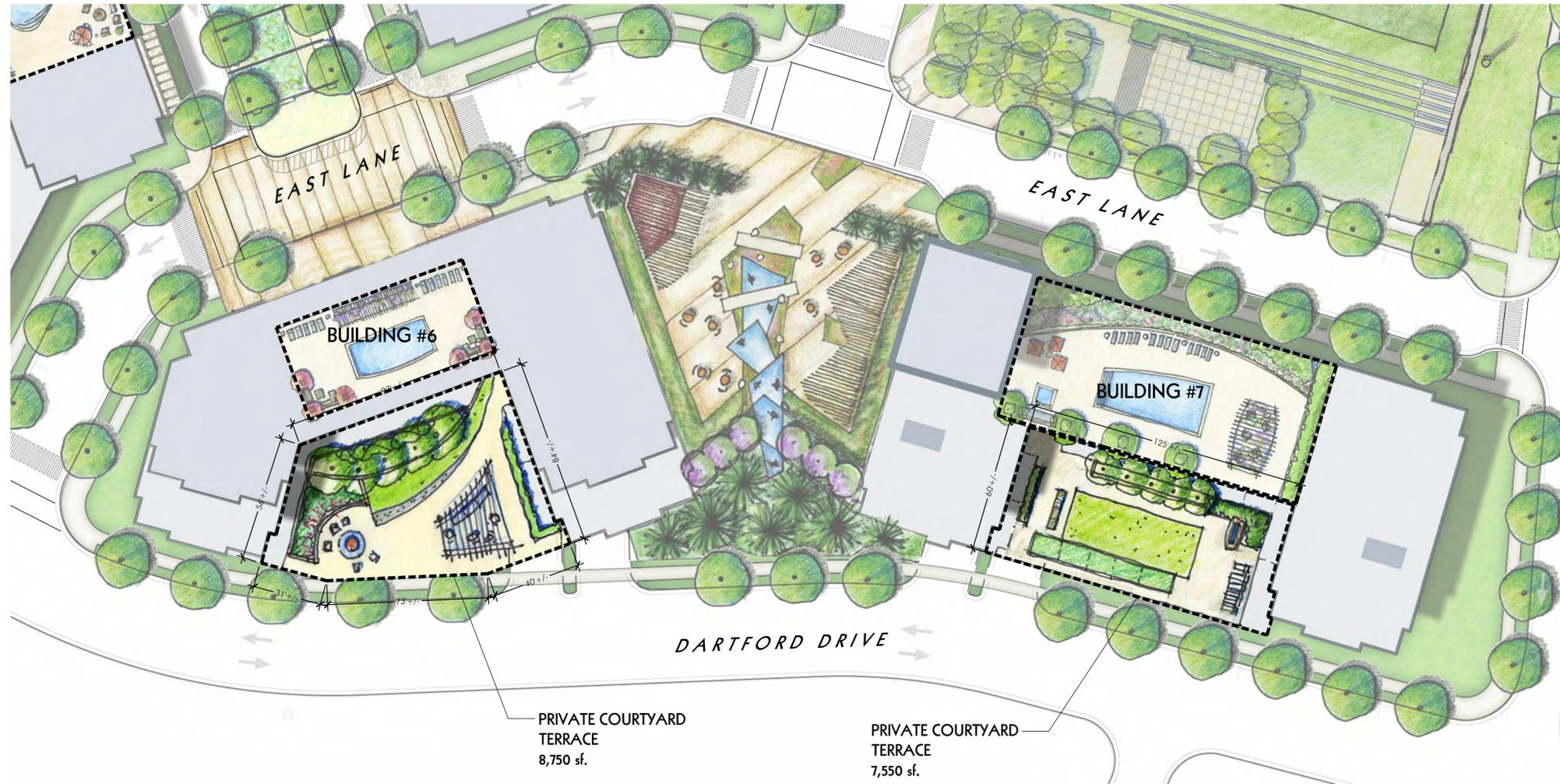
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COURTYARD
TERRACE PLANS

Scale: 1"= 30'-0"

COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)



BUILDING 7 OPEN SPACE CONCEPT - 'OPEN LAWN'

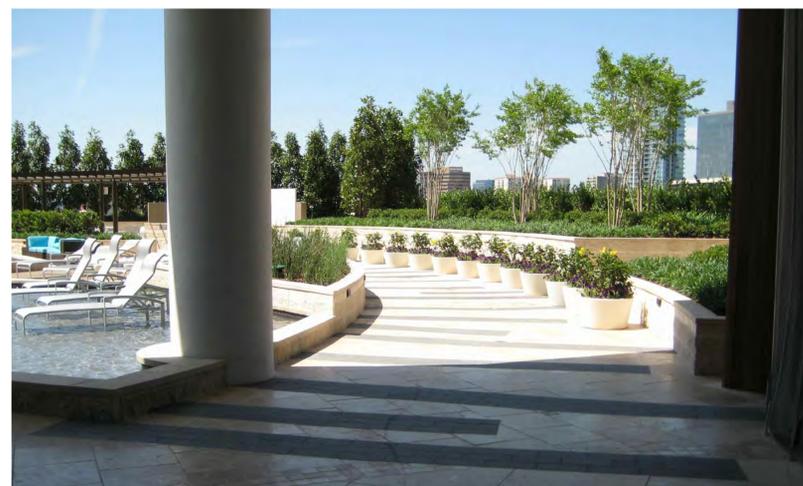
- TERRACED EFFECT
- WATER ELEMENT
- BOCCIE / OPEN LAWN
- OUTDOOR DINING



BLDG 6 & 7 COURTYARD TERRACE PLANS

1"=30'-0"

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BUILDING 6 OPEN SPACE CONCEPT - 'OPEN LAWN'

- OPEN SUN AREA
- FIRE WATER ELEMENT
- SHADE STRUCTURE
- OUTDOOR DINING



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COURTYARD
TERRACE PLANS

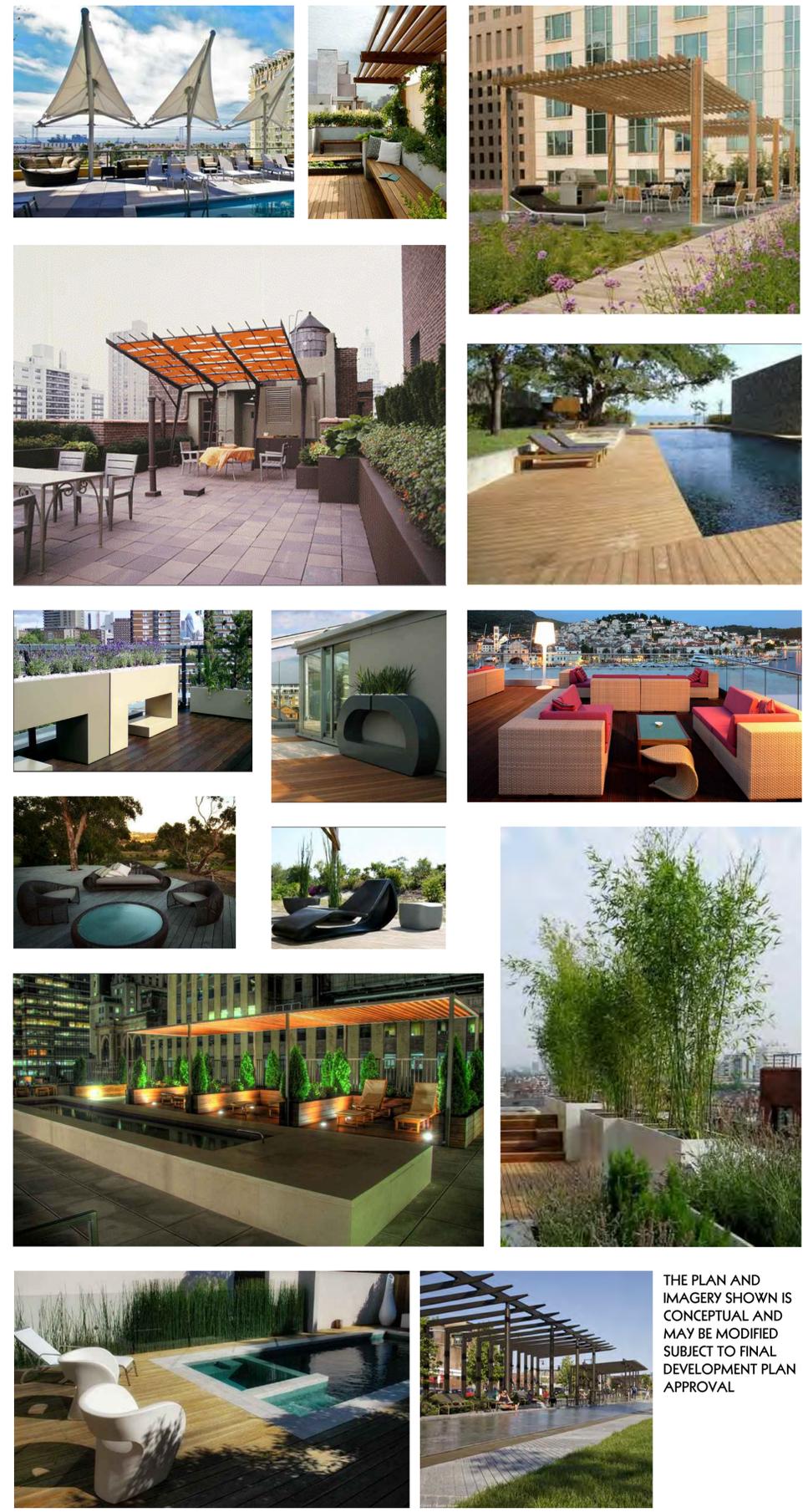
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ROOFTOP AMENITY PLANS



ROOFTOP AMENITY PLANS

1"=50'-0"



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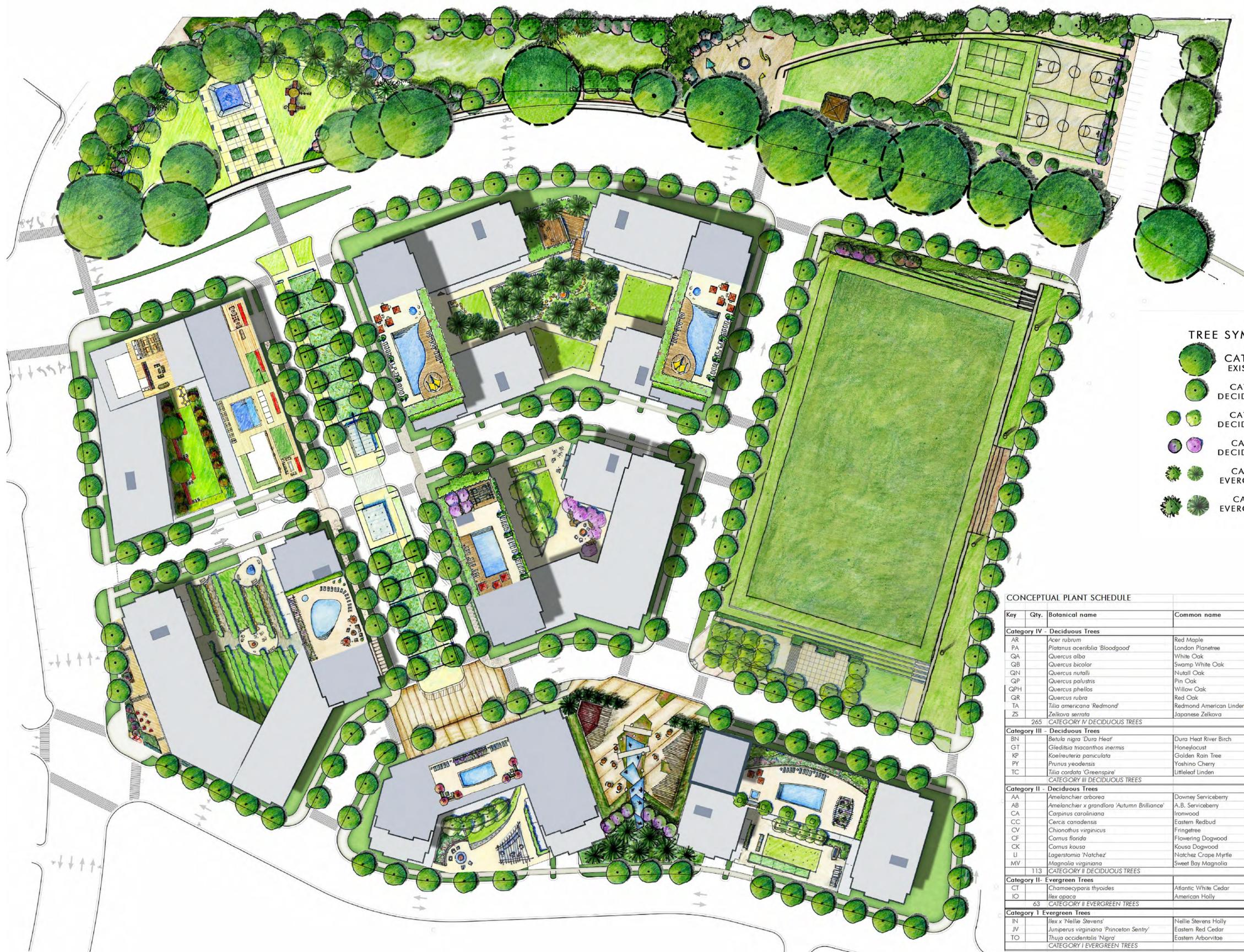
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ROOFTOP AMENITY PLANS

Scale: 1"= 50'-0"

OVERALL LANDSCAPE PLAN



TREE SYMBOL LEGEND

- CATEGORY V EXISTING TREE
- CATEGORY IV DECIDUOUS TREES
- CATEGORY III DECIDUOUS TREES
- CATEGORY II DECIDUOUS TREES
- CATEGORY II EVERGREEN TREES
- CATEGORY I EVERGREEN TREES

CONCEPTUAL PLANT SCHEDULE

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		Acer rubrum	Red Maple	3-3 1/2' cal.	B&B	250	
PA		Platanus acerifolia 'Bloodgood'	London Planetree	3-3 1/2' cal.	B&B	250	
QA		Quercus ilba	White Oak	3-3 1/2' cal.	B&B	250	
QB		Quercus bicolor	Swamp White Oak	3-3 1/2' cal.	B&B	250	
QN		Quercus nuttallii	Nuttall Oak	3-3 1/2' cal.	B&B	250	
QP		Quercus palustris	Pin Oak	3-3 1/2' cal.	B&B	250	
QPH		Quercus phellos	Willow Oak	3-3 1/2' cal.	B&B	250	
QR		Quercus rubra	Red Oak	3-3 1/2' cal.	B&B	250	
TA		Tilia americana 'Redmond'	Redmond American Linden	3-3 1/2' cal.	B&B	250	
ZS		Zelkova serrata	Japanese Zelkova	3-3 1/2' cal.	B&B	250	
	265	CATEGORY IV DECIDUOUS TREES				250	66250
Category III - Deciduous Trees							
BN		Betula nigra 'Dura Heat'	Dura Heat River Birch	2-2 1/2' cal.	B&B	150	
GT		Gleditsia triacanthos inermis	Honeylocust	2-2 1/2' cal.	B&B	150	
KP		Koeleria paniculata	Golden Rain Tree	2-2 1/2' cal.	B&B	150	
PY		Prunus yedoensis	Yoshino Cherry	2-2 1/2' cal.	B&B	150	
TC		Tilia cordata 'Greenspire'	Littleleaf Linden	2-2 1/2' cal.	B&B	150	
	113	CATEGORY III DECIDUOUS TREES				150	0
Category II - Deciduous Trees							
AA		Amelanchier arborea	Downey Serviceberry	2' cal.	B&B	100	
AB		Amelanchier x grandiflora 'Autumn Brilliance'	A.B. Serviceberry	2' cal.	B&B	100	
CA		Carpinus caroliniana	Ironwood	2' cal.	B&B	100	
CC		Cercis canadensis	Eastern Redbud	2' cal.	B&B	100	
CV		Chionothus virginicus	Fringetree	2' cal.	B&B	100	
CF		Cornus florida	Flowering Dogwood	2' cal.	B&B	100	
CK		Cornus kousa	Kousa Dogwood	2' cal.	B&B	100	
LI		Lagerstomia 'Natchez'	Natchez Crape Myrtle	2' cal.	B&B	100	
MV		Magnolia virginiana	Sweet Bay Magnolia	2' cal.	B&B	100	
	113	CATEGORY II DECIDUOUS TREES				100	11300
Category II - Evergreen Trees							
CT		Chamaecyparis thyoides	Atlantic White Cedar	8-10' ht.	B&B	100	
IO		Ilex opaca	American Holly	8-10' ht.	B&B	100	
	63	CATEGORY II EVERGREEN TREES				100	6300
Category I Evergreen Trees							
IN		Ilex x 'Nellie Stevens'	Nellie Stevens Holly	6-7' ht.	B&B	75	
JV		Juniperus virginiana 'Princeton Sentry'	Eastern Red Cedar	6-7' ht.	B&B	75	
TO		Thuja occidentalis 'Nigra'	Eastern Arborvitae	6-7' ht.	B&B	50	
		CATEGORY I EVERGREEN TREES				100	0
						Total Tree Cover Provided by Planting (SF) =	83,850

NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

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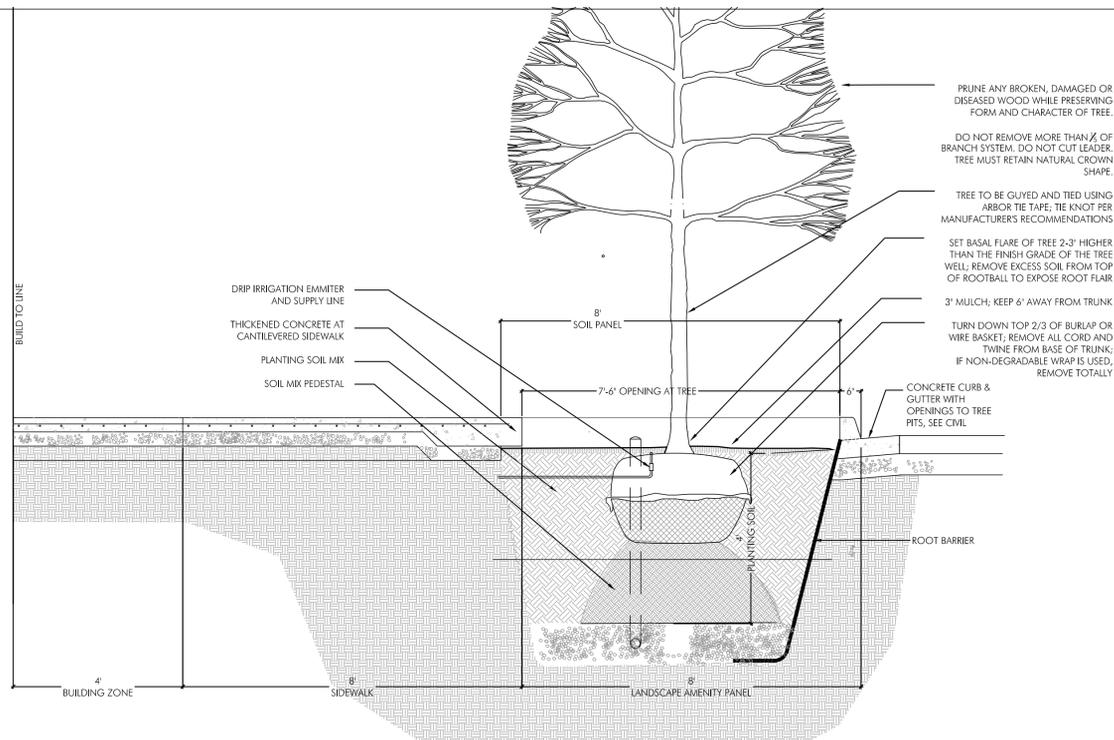
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OVERALL LANDSCAPE PLAN

Scale: 1"=50'-0"
L-15



PRUNE ANY BROKEN, DAMAGED OR DISEASED WOOD WHILE PRESERVING FORM AND CHARACTER OF TREE.

DO NOT REMOVE MORE THAN 1/4 OF BRANCH SYSTEM. DO NOT CUT LEADER. TREE MUST RETAIN NATURAL CROWN SHAPE.

TREE TO BE GUYED AND TIED USING ARBOR TIE TAPE, TIE KNOT PER MANUFACTURER'S RECOMMENDATIONS

SET BASAL FLARE OF TREE 2'-3" HIGHER THAN THE FINISH GRADE OF THE TREE WELL. REMOVE EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE

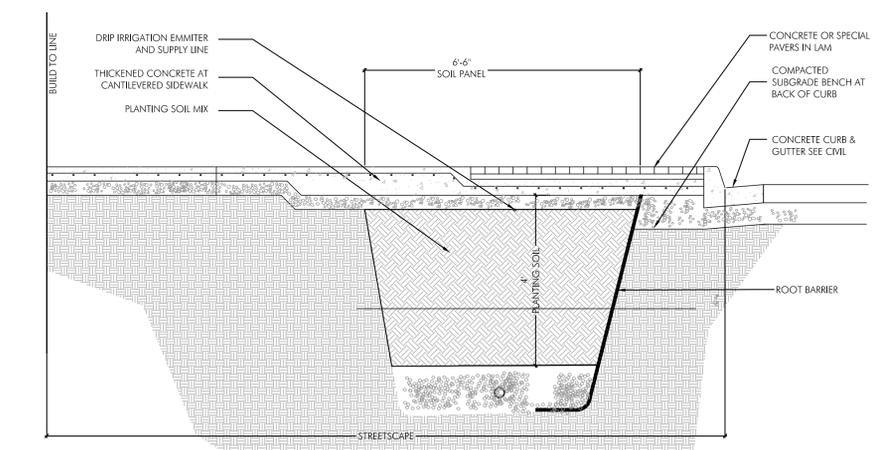
3" MULCH, KEEP 6" AWAY FROM TRUNK

TURN DOWN TOP 2/3 OF BURLAP OR WIRE BASKET; REMOVE ALL CORD AND TWINE FROM BASE OF TRUNK; IF NON-DEGRADABLE WRAP IS USED, REMOVE TOTALLY

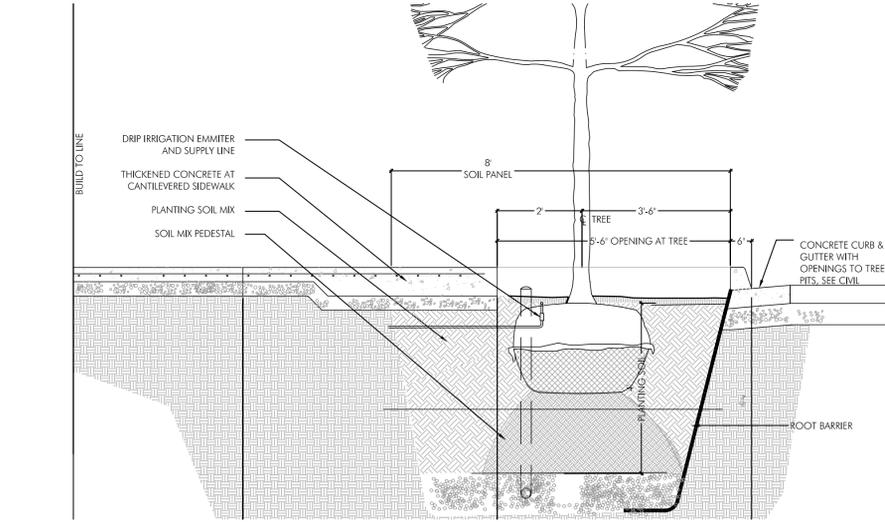
CONCRETE CURB & GUTTER WITH OPENINGS TO TREE PITS, SEE CIVIL

ROOT BARRIER

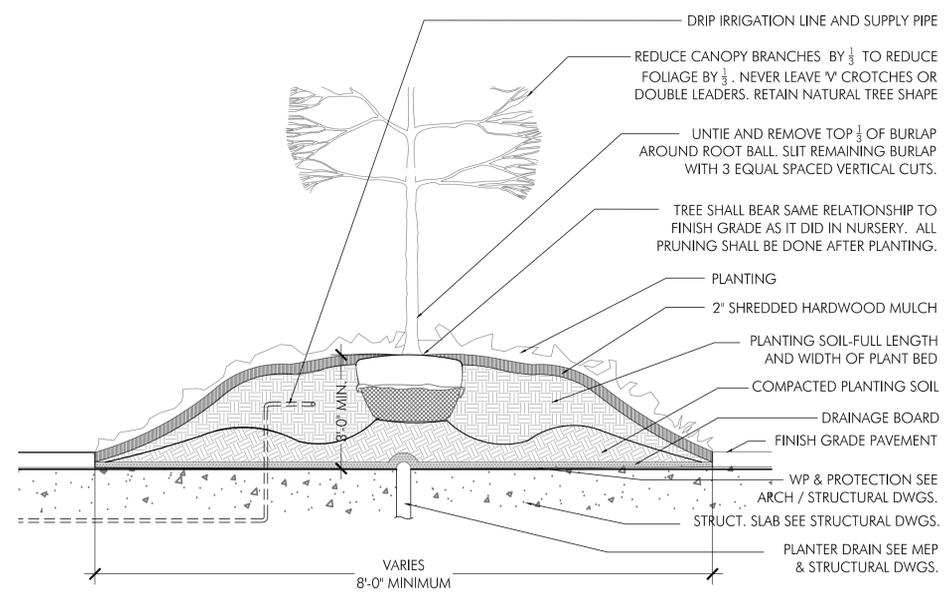
01 TREE PLANTING DETAIL - 8' AMENITY PLAN
SCALE : 1/2"=1'-0"



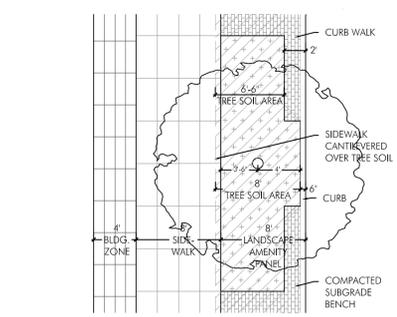
02 TREE PLANTING DETAIL - TREE SOIL BRIDGE
SCALE : 1/2"=1'-0"



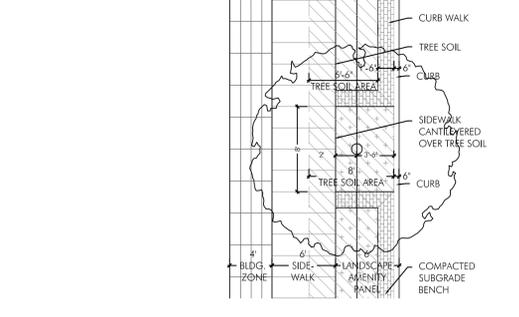
03 TREE PLANTING DETAIL - 6' AMENITY PANEL
SCALE : 1/2"=1'-0"



05 TREE PLANTING ON STRUCTURE DETAIL
SCALE : 1/2"=1'-0"



06 PLAN VIEW - 8' AMENITY PANEL
SCALE : 1/8"=1'-0"



07 PLAN VIEW - 6' AMENITY PANEL
SCALE : 1/8"=1'-0"

PLANTING DETAILS

LANDSCAPE COMPUTATIONS FOR OVERALL SITE

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots for development except Anderson Road Park

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots for development except Anderson Road Park

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts: PHD-20, PDH-12, R1, C-3, C-6, PTC

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 Table 12.3 on Sheet C-10	

B. Tree Canopy Requirement

B1	Gross Site Area	913,198
B2	Land Dedicated to park, road frontage	261,516
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	651,682
B5	Site Zoning PTC	
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	65,168
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-2

C. Tree Preservation

C1	Tree Preservation Target	42,817
C2	Total Canopy area meeting standards of 12-0200	26,148
C3	C2 X 1.00	26,148
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	26,148

D. Tree Planting

D1	Area of Canopy met through tree planting (B7-C10)	39,020
D2	Area of canopy Planted 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	83,850
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)	26,148
E2	Total of canopy area provided through tree planting (D17)	83,850
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	109,998

* Note: Tree Cover Credit calculations are for the overall site canopy coverage calculations.

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PLANTING DETAILS

FURNITURE



PRODUCT: PARK VUE BENCH
 FINISH: SILVER POWDER COAT
 MANUFACTURER: LANDSCAPE FORMS
 LOCATION: BLDG. ZONE, LANDSCAPE AMENITY PANEL
 OTHER: BACKLESS BENCH, AND BENCH WITH OR WITHOUT ARMS ARE ALL ACCEPTABLE



PRODUCT: RING BICYCLE RACK
 FINISH: STAINLESS STEEL
 MANUFACTURER: LANDSCAPE FORMS
 LOCATION: BLDG. ZONE, LANDSCAPE AMENITY PANEL
 OTHER:



PRODUCT: STEELSITES LITTER RECEPTACLE SDC-36
 FINISH: RECYCLING RECEPTACLE RSDC-36
 MANUFACTURER: SILVER POWDER COAT
 LOCATION: VICTOR STANLEY
 OTHER: BLDG. ZONE, LANDSCAPE AMENITY PANEL



Arc Mini (w/ Flat Lens)
 Photography: Neil Koppes

PRODUCT: ARC MINI SPANNER ARM SERIES
 FINISH: SILVER
 MANUFACTURER: SELUX
 LOCATION: LANDSCAPE AMENITY PANEL
 OTHER: BANNER ARMS AND SIGNAGE CONNECTIONS ENCOUNTERED



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FOUNTAIN INSPIRATION FROM EXISTING SITE STONE WALLS



"THE SITE" INTERPRETATION AREA FOR THE COMMONS SITE, LANDSCAPE AND TYSONS CORNER CONTEXT

SITE, LANDSCAPE AND CONTEXT INTERPRETIVE SIGNAGE

HISTORICAL REFERENCE PLAN



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FOUNTAIN INSPIRATION FROM SITE

"GOODMAN THE ARCHITECT" INTERPRETIVE AREA INCORPORATING GOODMAN INSPIRED ARCHITECTURAL FOLLIES



BUTTERFLY ROOF PAVILION INSPIRATION FROM GOODMAN



GOODMAN INSPIRATION EXAMPLES



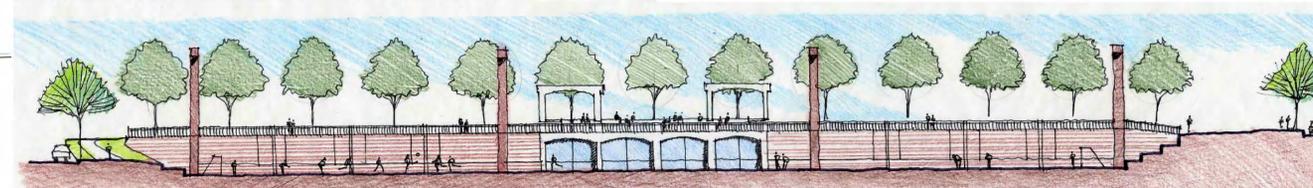
"GOODMAN'S DESIGNS FOR THE COMMONS" INTERPRETIVE AREA INCORPORATING ARCHITECTURAL ELEMENTS FROM THE EXISTING BUILDINGS



REPRESENTATIVE ARCHITECTURAL ELEMENTS



BALCONY OVERLOOK CONCEPT



GOODMAN FIELD WALL CONCEPT

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

Summary of Design Standards for Tysons Corner as Applicable to "The Commons" (RZ 2011-PR-017)

CLASSIFICATION CRITERIA	LOW SPEED BOULEVARD	N/A	AVENUE	Andersons Road	COLLECTOR	Colshire Meadow Drive	Dartford Drive	LOCAL	Colshire Drive	East Lane	Main Street	South Street
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	N/A	Optional ^{3,7}	✓	Optional ^{3,7}	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ⁸	Restricted	N/A	Required (8')	Need Waiver (FC_P01) (FC_P02)	Required (8')	Need Waiver (FC_P03)	✓	Required (7'-8')	Need Waiver (FC_P04)	✓	✓	✓
Target LOS (Table 2, DS-5)	D/E ¹	N/A	E		E			E				
# of Through Lanes (Table 3, DS-10)	4-8 lanes	N/A	4-6 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	N/A	30-35 mph		25-30 mph			25 mph				
Operating Speed (Table 3, DS-10)	35 mph	N/A	25-30 mph		25-30 mph			25 mph				
Operational Analysis (Table 4, DS-11)	Required	N/A	Discretionary		Discretionary			N/A				
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	525'-660' ⁵	✓	425'-660' ⁵	✓	✓	325'-660'	✓	✓	✓	✓
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	✓	200'-660'	*See Below	✓	100'-660'	✓	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	N/A	200'-660'	✓	155'-660'	✓	✓	N/A	✓	✓	✓	✓
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	✓	155'	✓	✓	50'	✓	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	N/A	10'-11' ⁴	✓	10'-11' ⁴	✓	✓	10'	✓	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	N/A	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	Need Waiver (FC_S01)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	N/A	200'	✓	155'	✓	✓	155'	✓	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6' ⁶	✓	4'-6' ⁶	✓	✓	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

- District Administrator may accept lower LOS pending operational analysis.
- Spacing must be demonstrated through an operational analysis; 880 to 1,230 feet recommended.
- Evaluated on a case-by-case basis.
- 10' for streets residential in character; 11' for streets more commercial in nature.
- New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
- Widths vary depending on location relative to curb and curbside parking.
- On circulator routes medians should be 24'-36' on Avenues and Collectors.
- Parking may be restricted in the vicinity of circulator routes.

*Spacing requiring exceptions - distances shown (required):

- Colshire Meadow Drive
- Dartford Drive to Center Alley (private) 175' (200') (AM-2_01)

