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TYSONS CENTRAL

RZ 2011-PR-005

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

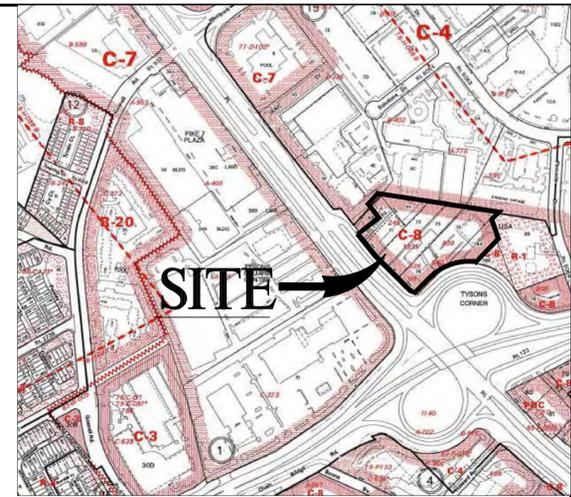
FEBRUARY 22, 2011

JANUARY 25, 2012

MARCH 30, 2012

JUNE 20, 2012

NOVEMBER 19, 2012



TAX MAP/VICINITY MAP
SCALE: 1" = 500'



CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.

29-3 ((1)) 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A

APPLICANTS

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CDP NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((1)) PARCELS 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A. THE PROPERTY IS CURRENTLY ZONED C-8, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-8 TO PTC, SC AND HC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VKA, INC.
- THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPs, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C-14 THRU C-16. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS. DATE OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. THERE IS NO FLOOD PLAIN, R.P.A. OR AN ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY AS SHOWN ON SHEET C-4.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET, SHEETS S-4 & S-5 AND IN THE APPLICATION.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AND FURTHER DEFINED AT THE TIME OF FDP.
- THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; (II) THE MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MAXIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND ALL OTHER ACCESSORY USES PERMITTED IN THE PTC ZONE NOT REPRESENTED ON THE CDP MAY BE PROVIDED ON THE FDP.
- THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C-5 AND C-6. NO ADDITIONAL DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE OR TYSONS CENTRAL STREET ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE REFINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES. BUILDING HEIGHT OR NUMBER OF STORIES SHALL NOT BE INCREASED TO PROVIDE ADDITIONAL ABOVE GRADE PARKING.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 6-510.C.
- DEVELOPER RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMMUTER PARKING AND/OR CONSTRUCTION STAGING. SEE ARCHITECTURAL PHASING PLANS. IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING, FOR MORE THAN EIGHTEEN MONTHS, THEN TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARDS FOR PERMANENT STREET TREES. NO INTERIOR PARKING LOT LANDSCAPING SHALL BE REQUIRED OR PROVIDED FOR THESE AREAS.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE PROPERTY. THERE ARE NO OTHER MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA AND UNIT COUNT OF EACH BUILDING WITH THE FDP. ALLOCATION OF GFA AND UNITS BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP TABULATIONS.

- MINOR MODIFICATIONS MAY BE MADE TO THE FINAL SITE PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
- CONSTRUCTION PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.
- AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE FDP.
- FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY. RETAINING WALL LIMITS SHALL BE DETERMINED AT FDP.
- SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
- ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN GENERAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.
- PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP. SEE SHEETS S-4 AND S-5.
- PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHIN SCOTTS RUN STATION SOUTH WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD, RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".
- SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "TYSONS CENTRAL RZ-2011-PR-005" STANDARDS AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.
- PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED "STREETS", AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETScape RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.
- CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.
- ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- ROOT BARRIER SHALL BE PROVIDED IN THOSE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
- PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
- ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FDP AND SITE PLAN.
- A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
- ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
- ALL LANE USE (EX., INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FDP OR SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA AND/OR CDP.
- FINAL TREE PLACEMENT ON AND ALONG STREETScape IS SUBJECT TO VDOT AND FIRE MARSHAL APPROVAL.

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATION REQUESTS

- DEFERRAL OF PFM SECTION 6-0203 REQUIRING AN ANALYSIS OF THE OUTFALL UNTIL SUCH TIME THAT THE ENTIRE PORTION OF THE DRAINAGE SHED OF THE SITES OUTFALL THAT IS WITHIN THE PTC DISTRICT HAS BEEN FULL REDEVELOPED UNDER THE PTC ZONING. THIS IS NECESSARY TO FULLY ACCOUNT FOR THE EFFECTS OF THE PTC REQUIRED RUNOFF REDUCTION ON THE RECEIVING CHANNEL.
- WAIVER OF PFM SECTION 6-0303.B, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
- WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES ON THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
- A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.
- WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
- A DEVIATION IN WHOLE TO THE TREE PRESERVATION TARGET REQUIREMENTS. THIS DEVIATION IS REQUESTED BASED ON THE TWO FOLLOWING CONDITIONS PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND THE FAIRFAX COUNTY CODE, CHAPTER 122-2-3(b), ITEMS 1 AND 3:
§12-0508.3A(1) - MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE.
§12-0508.3A(3) - CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN §§ 12-0403 AND 12-404.
FOR THE FORMAL TREE PRESERVATION TARGET DEVIATION REQUEST SEE SHEET C-8.
- MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
- MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

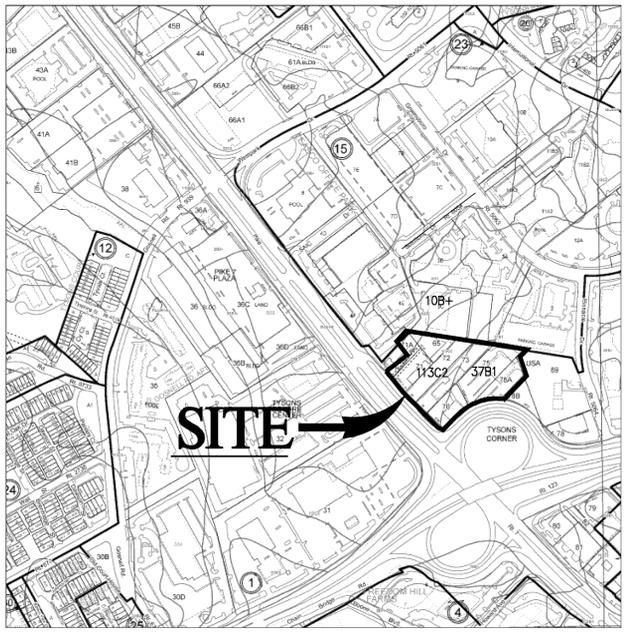
- DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
 - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
 - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
 - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I 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 REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
 - ALL REQUIRED 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 REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
 - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
 - ALL REQUIRED 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.
 - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

SEE SHEET S-4 AND S-5 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-13 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

- ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS**
- WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS INDICATED ON THE CDP AND AS MAY BE INDICATED ON THE FDP.
- ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS**
- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP. RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FDP OR FINAL SITE PLAN. WITHIN THE BUILDING ZONE.
 - WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.
- ZONING ORDINANCE ARTICLE 10 - ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS**
- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON A FDP.
- ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING**
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION OR FDP.
 - MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.
 - MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND TABULATIONS.
 - WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH INCLUDING PRIVATELY MAINTAINED STREETS IN PUBLIC SPACE.
 - FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
 - FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.
 - MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
 - FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
 - FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETScapeS (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.
- ZONING ORDINANCE ARTICLE 13 - LANDSCAPING**
- MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP.
 - FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
 - FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETScapeS (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.
 - MODIFICATION OF THE TYSON'S CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP AND AS FOLLOWS:
 - STREET LINE ON NORTH SIDE OF RTE. 7 ADJACENT TO PARK.
 - EAST SIDE TYSONS CENTRAL STREET.
 - EAST SIDE STATION PLACE ALONG METRO PLAZA.
 - NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERIM ROAD SECTION AND AT HOTEL ENTRANCE.
 - SOUTH SIDE CENTER STREET ALONG USA PROPERTY FRONTAGE.
- ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS**
- WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS SHOWN WITHIN THE CDP.
- ZONING ORDINANCE ARTICLE 17 - SITE PLAN**
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
- WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.
 - WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
 - IN ACCORDANCE WITH SECTION 17-0201, WAIVER OF SERVICE ROAD ALONG ROUTE 7.
 - THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
 - IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.
 - IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROPERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SOILS MAP 1"=500'



VKA REVISIONS

REV NOVEMBER 19, 2012	DES.	ENG	DWN.	RMC
INSERT AUGUST 21, 2012				
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REV MARCH 30, 2012				
REV JANUARY 25, 2012				
DATE: FEBRUARY 22, 2011				
SCALE:				N/A
PROJECT/FILE NO.				V7148C
SHEET NO.				C-2

DEVELOPMENT TABULATIONS - OPTION 1 MAXIMUM COMMERCIAL

Building	Minimum and Maximum Building Heights [1]	Stories [2]	Use [3]	GFA by Use [4]	Building GFA [4]	Number of Dwelling Units/Hotel Rooms [5]	Number of WDUs	Parking Permitted < 1/8 Mile to Metro Station Entrance (TOD District) [6]		Loading Spaces [7]
								Min.	Max.	
A	120 - 222.5	9 - 16	Office Retail [8]	244,000 62,000	306,000			0 0	390 342	2
B	85 - 400	8 - 34	Hotel [9] Residential Retail	146,000 230,000 33,000	409,000	200 153 - 242	31 - 48	0 153 - 242	200 217 - 344 168	2
C	165 - 381.5	16 - 32	Residential Retail	275,000 8,000	283,000	183 - 290	37 - 58	183 - 290 0	260 - 412 18	2
D	115 - 248.5	11 - 20	Residential	254,000	254,000	169 - 267	34 - 53	169 - 267	240 - 380	2
E	145 - 183.5	11 - 12	Office Retail	212,000 13,000	225,000			0 0	339 48	2
F	108 - 201	8 - 15	Office Retail	148,000 16,000	164,000			0 0	237 66	2
Totals				604,000 759,000 146,000 132,000	1,641,000	505 - 799	102 - 159	505 - 799	2525 - 2944	12

DEVELOPMENT TABULATIONS - OPTION 2 MAXIMUM RESIDENTIAL

Building	Minimum and Maximum Building Heights [1]	Stories [2]	Use [3]	GFA by Use [4]	Building GFA [4]	Number of Dwelling Units/Hotel Rooms [5]	Number of WDUs	Parking Permitted < 1/8 Mile to Metro Station Entrance (TOD District) [6]		Loading Spaces [7]
								Min.	Max.	
A	120 - 236	9 - 17	Office Retail [8]	274,000 62,000	336,000			0 0	439 342	2
B	85 - 400	8 - 34	Hotel [9] Residential Retail	146,000 230,000 33,000	409,000	200 153 - 241	31 - 48	0 153 - 241	204 188 - 343 168	2
C	136 - 381.5	13 - 32	Residential Retail	275,000 8,000	283,000	183 - 290	36 - 58	183 - 290 0	260 - 412 18	2
D	160 - 314.5	15 - 26	Residential	343,000	343,000	228 - 360	46 - 72	228 - 360	324 - 510	2
E	82 - 193.5	8 - 15	Residential Retail	192,000 13,000	205,000	128 - 202	26 - 40	128 - 202 0	182 - 287 48	2
F	175 - 394.5	16 - 34	Residential Retail	394,000 17,000	411,000	262 - 414	52 - 83	262 - 414 0	372 - 588 72	2
Totals				274,000 1,434,000 146,000 133,000	1,987,000	954 - 1,507	191 - 301	954 - 1,507	2,617 - 3,431	12

PARKING RATES

Primary Use	Parking Permitted < 1/8 Mile to Metro Station Entrance (TOD District)	
	Min	Max.
Office	0	1.6/1000 GFA
Retail	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential		
0-1 BR	1	1.3/Unit
2 BR	1	1.6/Unit
Hotel	0	1/hotel room

TABULATION NOTES

[1] Building heights are measured from average grade; the average grade is estimated at 483.50 feet for Buildings A through F on a common garage. Minimum and maximum building heights do not include penthouses and architectural embellishments.

[2] The numbers of stories shown are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum building heights shown hereon.

[3] Retail use as indicated in this tabulation may include other commercial uses such as, but not limited to, eating establishments and fast food restaurants (see proffers). Office use as indicated in this tabulation may include other accessory uses.

[4] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded (see Proffer 6).

[5] The number of residential units was estimated assuming a minimum average of 950 and a maximum average of 1,500 square feet. The number of hotel rooms is conceptual. The number of dwelling units and hotel rooms may be adjusted at FDP and/or site plan.

[6] The minimum required and maximum permitted parking spaces were calculated for the primary uses proposed in accordance with Section 6-509 of the Ordinance, which is restated hereon. For the purposes of this tabulation, the residential parking was calculated by assuming an average mix of 60% 0-1 bedroom units and 40% 2 bedroom units. At the time of site plan, the mix of uses, number of hotel rooms, dwelling units, mix of bedroom types and specific parking provided will be determined. The Applicants reserve the right to provide more or less parking for each building at the time of FDP approval and/or site plan approval than required by Section 6-509 provided the minimum parking rates are met and the maximum parking rates are not exceeded at the build-out of the overall development. Building height shall not be increased to provide additional above grade parking.

[7] Additional loading spaces inside the building may be provided with FDPs and/or site plans.

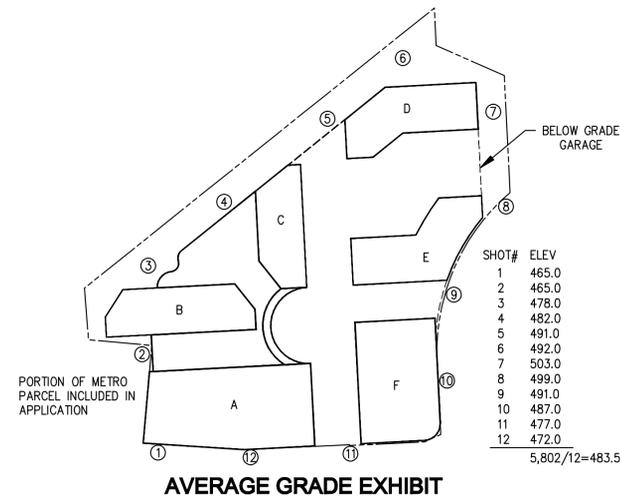
[8] Retail use in Building A may include approximately 27,000 GFA of high trip generating non-office uses. In the event, 27,000 square feet of high trip generating non-office uses are not included in Building A, this square footage, or a portion thereof, may be re-designated for office use.

[9] Building B may be developed with a combination of hotel, residential and retail uses as shown. Alternatively, it may be developed with only a combination of residential and retail uses or only a combination of hotel and retail uses.

LAND USE MIX AND FAR

Use	GSF	Percentage of Total	FAR [1]
OPTION 1			
--Office	604,000	37%	2.39
--Residential	759,000	46%	3.01
--Hotel	146,000	9%	0.58
-- Retail	132,000	8%	0.52
TOTAL	1,641,000	100%	6.50
OPTION 1			
High Trip Generating Uses			
-Office	604,000	--	2.39
-Retail	27,000	--	0.11
TOTAL	631,000		2.50
OPTION 2			
--Office	274,000	14%	1.09
--Residential	1,434,000	72%	5.68
--Hotel	146,000	7%	0.58
-- Retail	133,000	7%	0.52
TOTAL	1,987,000	100%	7.87

[1] Based on a land area of 252,291 SF



WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SAID UNITS SHALL BE PROVIDED ON OR OFF-SITE AS OUTLINED IN THE PROFFERS.

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 TYSONS CORNER, VIRGINIA 22102
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20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MARYLAND 20874
(301) 916-4100 FAX (301) 916-2262
W.W.V.I.K.A. . C.O.M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND
TABULATIONS

VIKA REVISIONS

REV NOVEMBER 19, 2012
INSERT AUGUST 21, 2012
REV JUNE 20, 2012
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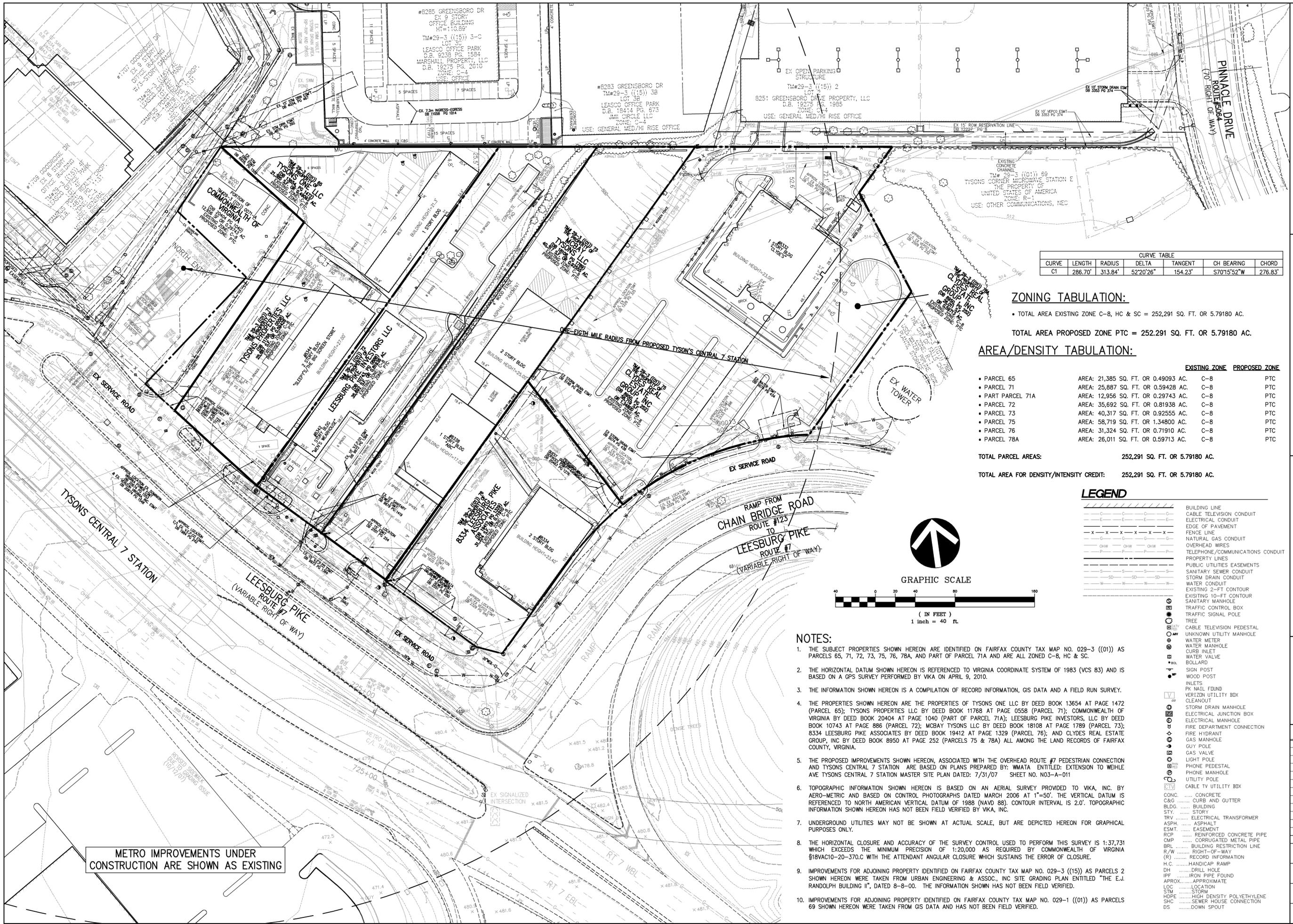
DES. ENG. DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-3

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	286.70'	313.84'	52°20'26"	154.23'	S70°15'52"W	276.83'

ZONING TABULATION:

• TOTAL AREA EXISTING ZONE C-8, HC & SC = 252,291 SQ. FT. OR 5.79180 AC.
 TOTAL AREA PROPOSED ZONE PTC = 252,291 SQ. FT. OR 5.79180 AC.

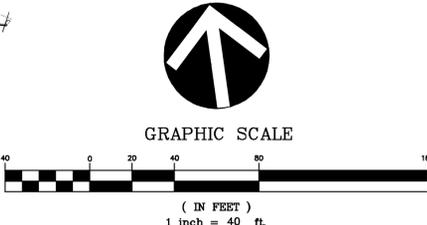
AREA/DENSITY TABULATION:

PARCEL	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 65	AREA: 21,385 SQ. FT. OR 0.49093 AC.	C-8	PTC
• PARCEL 71	AREA: 25,887 SQ. FT. OR 0.59428 AC.	C-8	PTC
• PART PARCEL 71A	AREA: 12,956 SQ. FT. OR 0.29743 AC.	C-8	PTC
• PARCEL 72	AREA: 35,692 SQ. FT. OR 0.81938 AC.	C-8	PTC
• PARCEL 73	AREA: 40,317 SQ. FT. OR 0.92555 AC.	C-8	PTC
• PARCEL 75	AREA: 58,719 SQ. FT. OR 1.34800 AC.	C-8	PTC
• PARCEL 76	AREA: 31,324 SQ. FT. OR 0.71910 AC.	C-8	PTC
• PARCEL 78A	AREA: 26,011 SQ. FT. OR 0.59713 AC.	C-8	PTC

TOTAL PARCEL AREAS: 252,291 SQ. FT. OR 5.79180 AC.
 TOTAL AREA FOR DENSITY/INTENSITY CREDIT: 252,291 SQ. FT. OR 5.79180 AC.

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EXISTING 2'-FT CONTOUR
- EXISTING 10'-FT CONTOUR
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- PK NAIL FOUND
- VERIZON UTILITY BOX
- CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CABLE TV UTILITY BOX
- CONC. CONCRETE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV. ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. EASEMENT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- BRL BUILDING RESTRICTION LINE
- R/W RIGHT-OF-WAY
- (R) RECORD INFORMATION
- H.C. HANDICAP RAMP
- DH DRILL HOLE
- IPF IRON PIPE FOUND
- APPROX. APPROXIMATE
- LOC. LOCATION
- STM STORM
- HDPE HIGH DENSITY POLYETHYLENE
- SHC SEWER HOUSE CONNECTION
- DS DOWN SPOUT



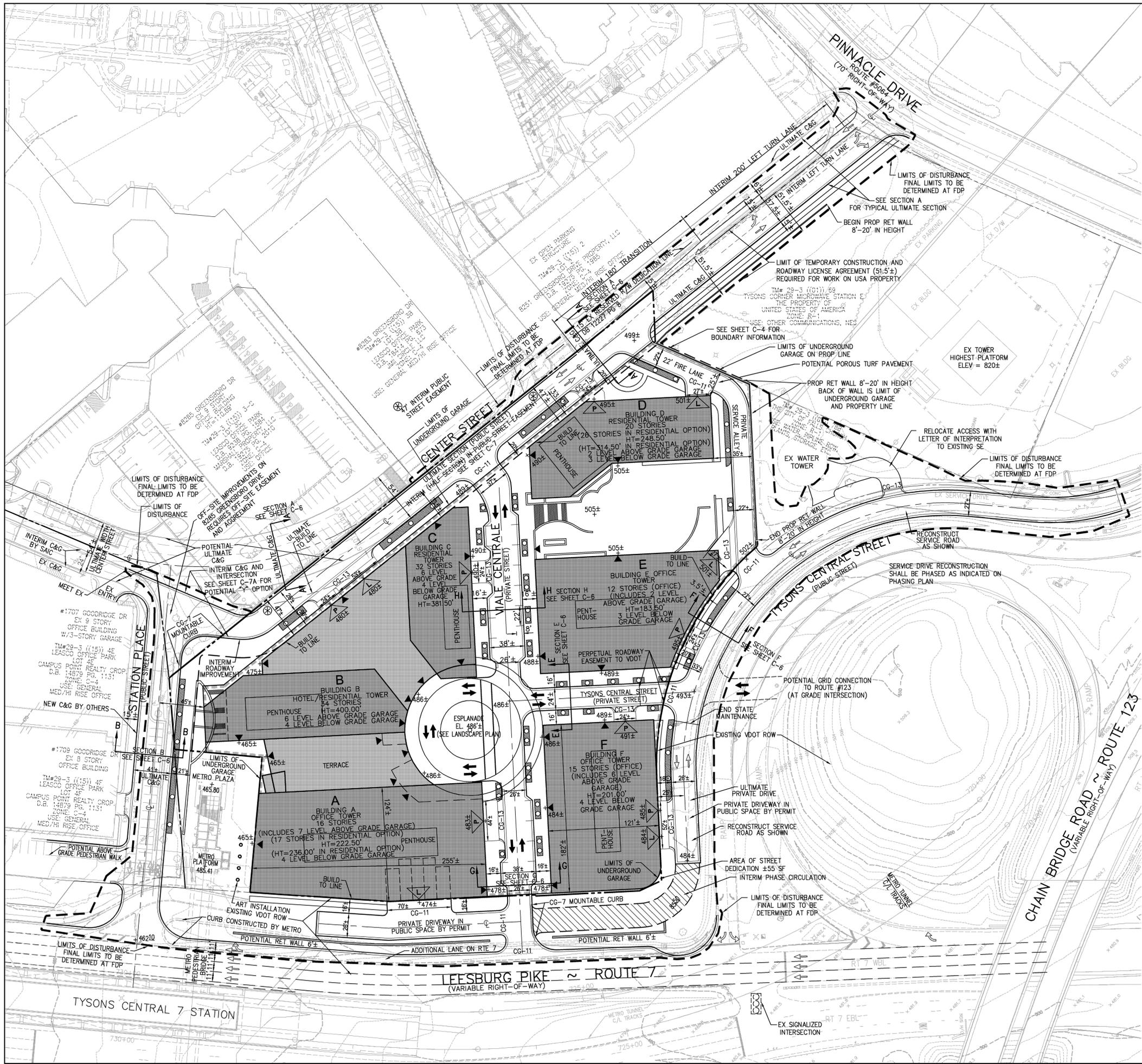
NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((01)) AS PARCELS 65, 71, 72, 73, 75, 76, 78A, AND PART OF PARCEL 71A AND ARE ALL ZONED C-8, HC & SC.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKI ON APRIL 9, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF TYSONS ONE LLC BY DEED BOOK 13654 AT PAGE 1472 (PARCEL 65); TYSONS PROPERTIES LLC BY DEED BOOK 11768 AT PAGE 0558 (PARCEL 71); COMMONWEALTH OF VIRGINIA BY DEED BOOK 20404 AT PAGE 1040 (PART OF PARCEL 71A); LEESBURG PIKE INVESTORS, LLC BY DEED BOOK 10743 AT PAGE 886 (PARCEL 72); MGBAY TYSONS LLC BY DEED BOOK 18108 AT PAGE 1789 (PARCEL 73); 8334 LEESBURG PIKE ASSOCIATES BY DEED BOOK 19412 AT PAGE 1329 (PARCEL 76); AND CLOYDES REAL ESTATE GROUP, INC BY DEED BOOK 8950 AT PAGE 252 (PARCELS 75 & 78A) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE PROPOSED IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKI, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2006 AT 1"=50'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS NOT BEEN FIELD VERIFIED BY VIKI, INC.
7. UNDERGROUND UTILITIES MAY NOT BE SHOWN AT ACTUAL SCALE, BUT ARE DEPICTED HEREON FOR GRAPHICAL PURPOSES ONLY.
8. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:37,731 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 AS REQUIRED BY COMMONWEALTH OF VIRGINIA §18VAC10-20-370.C WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
9. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((15)) AS PARCELS 2 SHOWN HEREON WERE TAKEN FROM URBAN ENGINEERING & ASSOC., INC SITE GRADING PLAN ENTITLED "THE E.J. RANDOLPH BUILDING II", DATED 8-8-00. THE INFORMATION SHOWN HAS NOT BEEN FIELD VERIFIED.
10. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-1 ((01)) AS PARCELS 69 SHOWN HEREON WERE TAKEN FROM GIS DATA AND HAS NOT BEEN FIELD VERIFIED.

METRO IMPROVEMENTS UNDER CONSTRUCTION ARE SHOWN AS EXISTING

VIKA REVISIONS

REV NOVEMBER 19, 2012	DES.	JFA	DWN.	RMC
REV JUNE 20, 2012				
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DATE: FEBRUARY 22, 2011				
SCALE:	1"=50'			
PROJECT/FILE NO.	V7148C			
SHEET NO.	C-4			



VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2767

20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
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WWW.VIKA.COM

TYSONS CENTRAL PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	REV NOVEMBER 19, 2012	
2	REV JUNE 20, 2012	
3	REV MARCH 30, 2012	
4	REV JANUARY 25, 2012	
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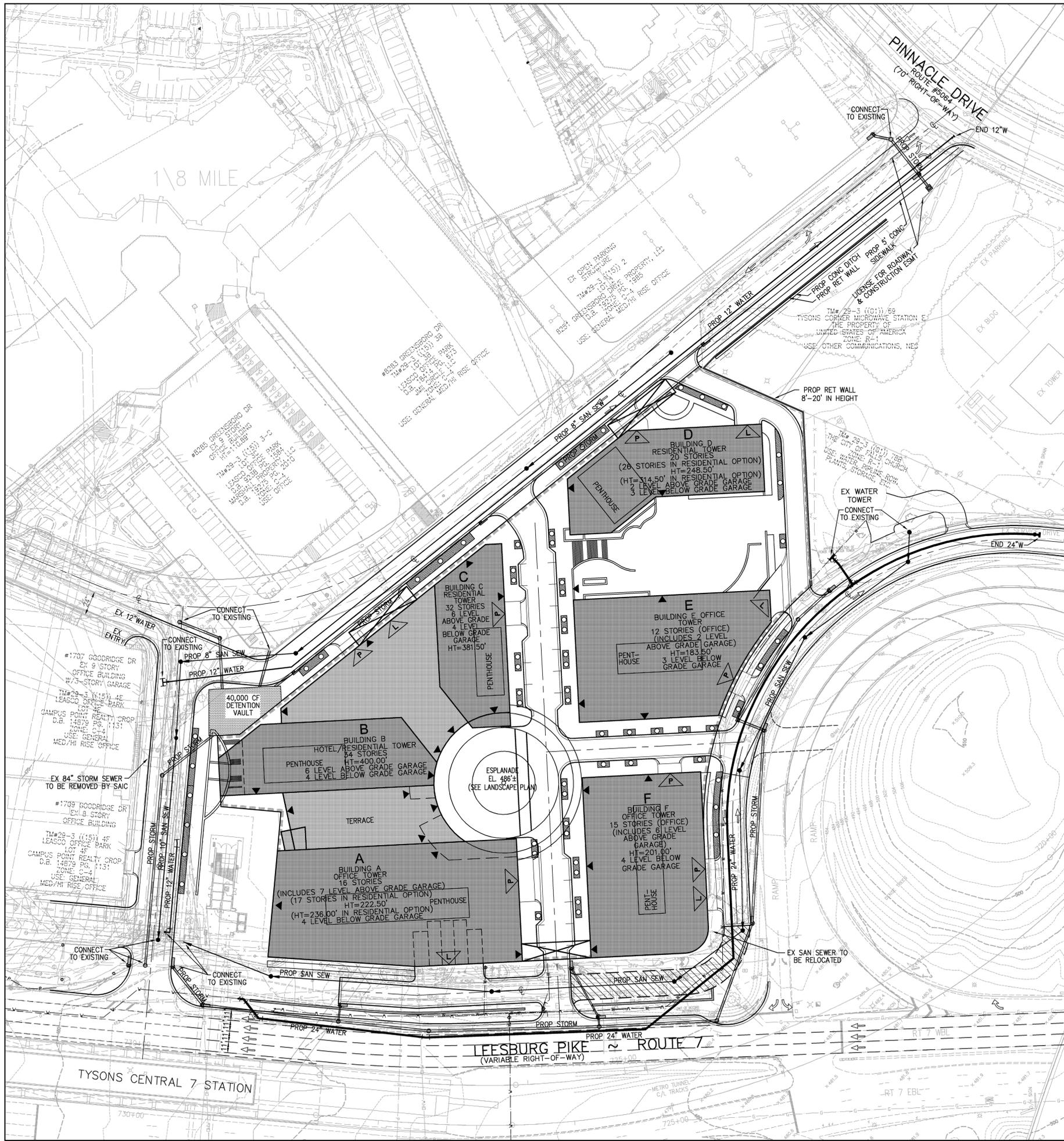
DES.	DWN.
JFA	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-5

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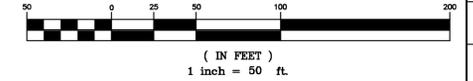
NOTE:
POWER VAULTS ARE SHOWN IN PROPOSED LOCATIONS. DUCT BANK ALIGNMENT HAS NOT BEEN DETERMINED AT THIS POINT. ALL OTHER DRY UTILITIES WILL RUN PARALLEL TO POWER DUCT BANK IN SAME TRENCH.

 - DENOTES TYPICAL UNDERGROUND DOMINION VIRGINIA POWER VAULT



VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

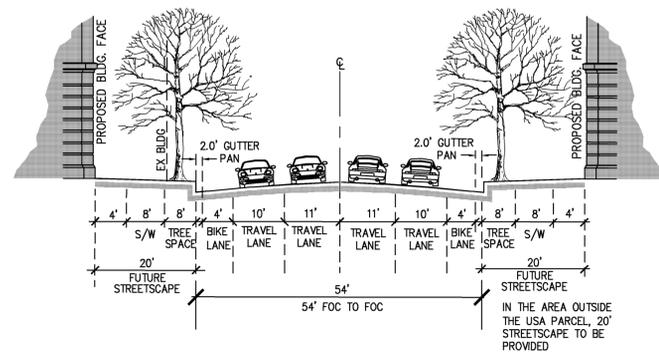


**TYSONS CENTRAL
PROVIDENCE DISTRICT**
FAIRFAX COUNTY, VIRGINIA

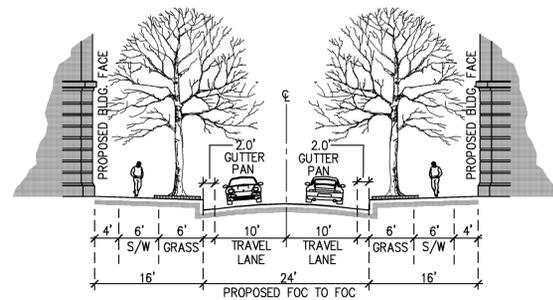
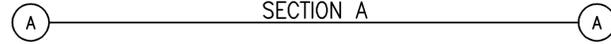
**CONCEPTUAL
UTILITY PLAN**

VIKA REVISIONS	

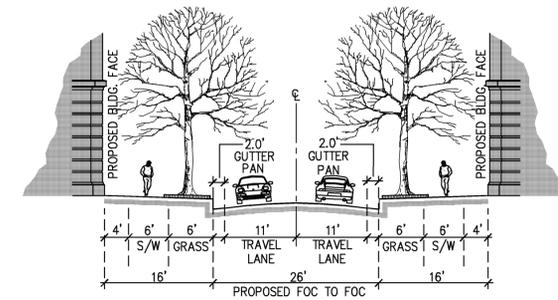
REV NOVEMBER 19, 2012	DES. JFA	DWN. RMC
REV JUNE 20, 2012		
REV MARCH 30, 2012		
REV JANUARY 25, 2012		
DATE: FEBRUARY 22, 2011		
SCALE: 1"=50'		
PROJECT/FILE NO. V7148C		
SHEET NO. C-5A		



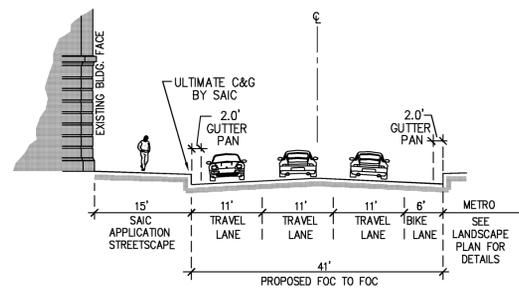
**COLLECTOR
ULTIMATE SECTION CENTER STREET
(PUBLIC STREET)
SECTION A**



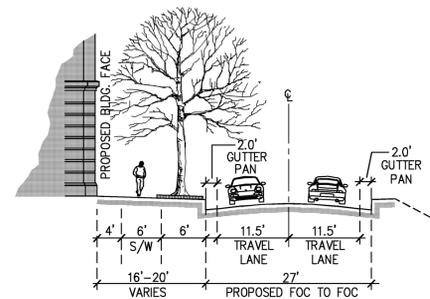
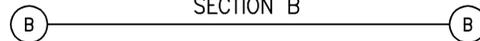
**LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PRIVATE STREET)
SECTION E**



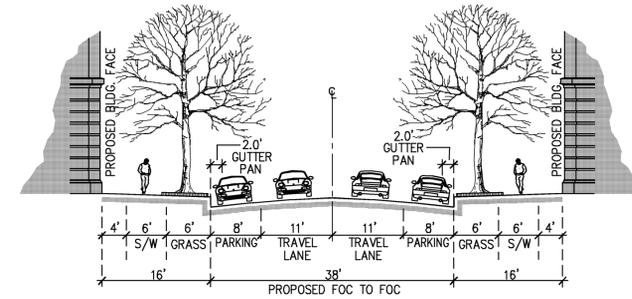
**LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION G**



**COLLECTOR
ULTIMATE SECTION STATION PLACE
(PUBLIC STREET)
SECTION B**



**LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PUBLIC STREET)
SECTION F**



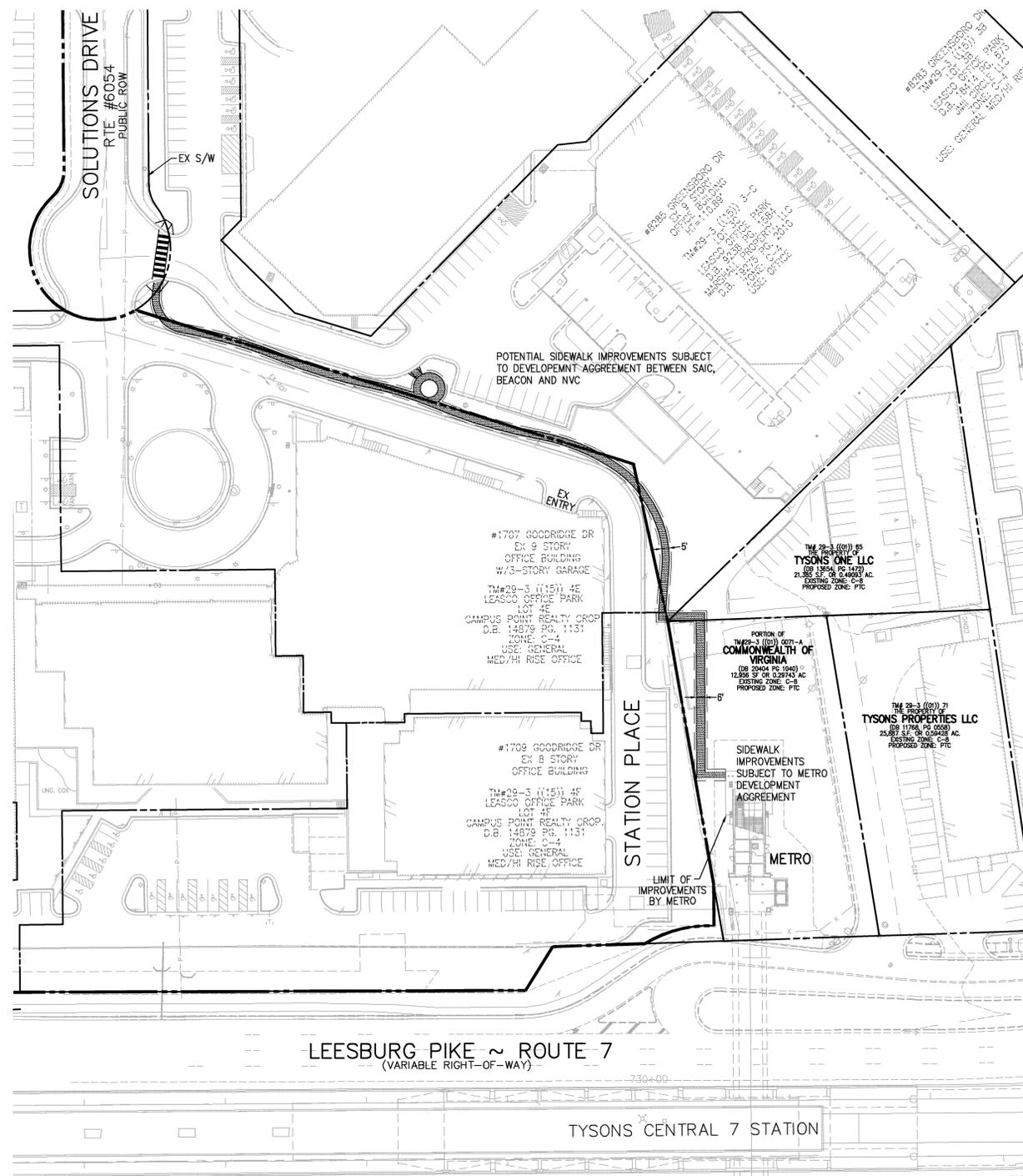
**LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION H**



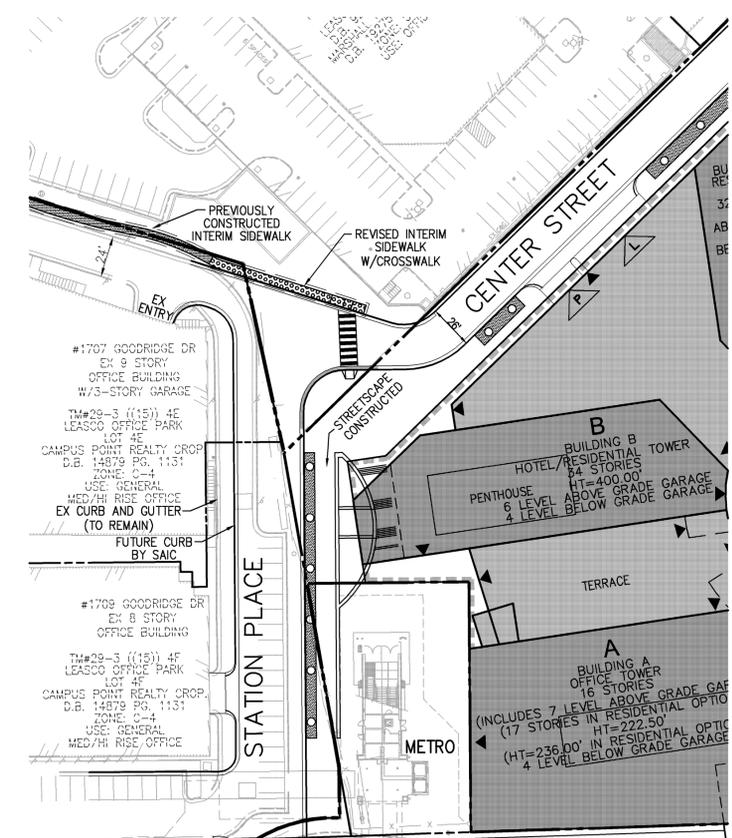
SEE SHEET C-7 FOR INTERIM SECTIONS C, D & J.

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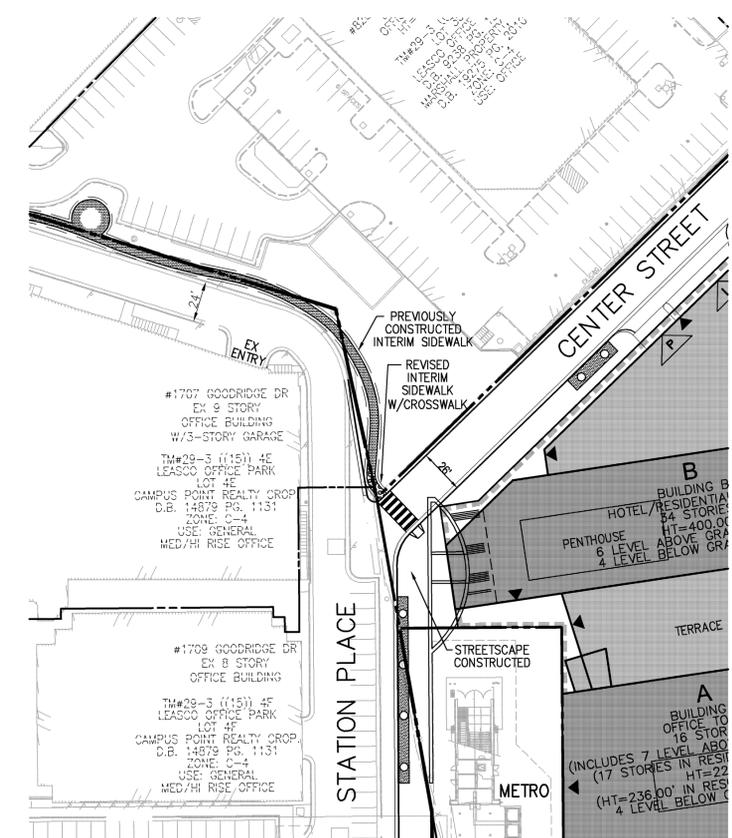
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REV JUNE 20, 2012	
REV MARCH 30, 2012	
REV JANUARY 25, 2012	
DATE: FEBRUARY 22, 2011	
DES. JFA	DWN. RMC
SCALE:	NTS
PROJECT/FILE NO.	V7148C
SHEET NO.	C-6



INTERIM PEDESTRIAN PLAN PHASE I
SCALE: 1"=50'



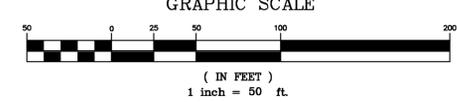
STATION PLACE / CENTER STREET PHASE II PEDESTRIAN PLAN INTERIM OPTION #1
BEACON AGREEMENT FOR TEMPORARY INTERSECTION IS APPROVED
SCALE: 1"=50'



STATION PLACE / CENTER STREET PHASE II PEDESTRIAN PLAN INTERIM OPTION #2
BEACON AGREEMENT FOR TEMPORARY INTERSECTION IS NOT APPROVED
SCALE: 1"=50'



VA STATE GRID NORTH (VSC 83)



VKA REVISIONS

NO.	DATE	DESCRIPTION

REV NOVEMBER 19, 2012	DES.	JFA	DWN.	RMC
REV JUNE 20, 2012	SCALE:	1"=50'		
REV MARCH 30, 2012	PROJECT/FILE NO.	V7148C		
REV JANUARY 25, 2012	SHEET NO.	C-7A		
DATE: FEBRUARY 22, 2011				

November 8, 2012

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: Tysons Central
Conceptual Development Plan
Tree Preservation Target Deviation Request
RZ 2011-PR-005
VKA No: V7148C**

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In the Fairfax County Comprehensive Plan, adopted on June 22, 2010, the referenced site is located within the North Subdistrict of the Tysons Central 7 District of the Tysons Corner Urban Center of the Fairfax Comprehensive Plan. The referenced Conceptual Development Plan (CDP) submittal is associated with rezoning plan number RZ-2011-PR-005. 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 follows:

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.

A significant portion of the existing vegetation as shown had been planted with the development of the subject site. However, there is also a portion of this vegetation that is remnant vegetation that was not removed during site development. 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 as 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. With the result of the redevelopment of this site the TPT vegetation requirements cannot be fulfilled. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the 10-year tree canopy requirements. The total existing on-site canopy is 43,412 SF. This site requires 10% canopy or 25,229 SF. In accordance with the Tysons Corner Urban Center recommendations, the proposed preliminary landscape 10-year tree canopy calculations will provide canopy coverage of 36325 SF. Therefore, the new landscape specified with this redevelopment will exceed the 10-year tree canopy requirements. Please refer to the concept

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
**RE: Tysons Central
Target Deviation Request
RZ 2011-PR-005
VKA # V7148C**
November 8, 2012
Page 2 of 2

landscape planting plan (L-3.1) for the landscape design, tabulations and computations proposed with this submittal.

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,
VKA, Inc.



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

NPK/npk

cc: Steve Choi, ASLA - LSG Landscape Architecture
John F. Amatetti, PE Principal - VKA, Inc
Todd Nelson, Urban Forester II, Fairfax County UFMD

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



**TYSONS CENTRAL
EXISTING VEGETATION COVER TYPES**

"A" PRIMARY COVER

Euonymus alantus—Burning Bush
Ilex opaca—American Holly
Nandina domestica—Nandina
Lagerstroemia—Crape Myrtle
Pinus mugo—Mugo Pine
Tiia cordata—Littleleaf Linden

"C" PRIMARY COVER

Acer rubrum—Red Maple
Ilex opaca—American Holly
Liriodendron tulipifera—Yellow Poplar
Pinus strobus—Eastern White Pine
Pinus thurborgii—Japanese Black Pine
Quercus montana—Chestnut Oak
Robinia pseudoacacia—Black locust
Prunus serotina—Black Cherry

"B" PRIMARY COVER

Acer rubrum—Red Maple
Morus alba—White Mulberry
Robinia pseudoacacia—Black Locust

**TYSONS CENTRAL
EXISTING VEGETATION SUMMARY**

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	125,367.43 SF (2.8780 AC)	FAIR	SEE COVER TYPE TABLE	DEVELOPED RETAIL WITH SURFACE PARKING AND NO INTERIOR PARKING LOT LANDSCAPING.
"B"	DEVELOPED/ MAINTAINED	N/A	84,783.84 SF (1.9464 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED RESTAURANT SITE WITH SURFACE PARKING AND INTERIOR PARKING LOT LANDSCAPING.
"C"	DEVELOPED W/ UPLAND FOREST REMNANT	SUB-CLIMAX	10,815.73 SF (0.2483 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA WITH DECIDUOUS AND CONIFER TREES.
"D"	EX DEVELOPMENT HAS BEEN RAZED. NO VEGETATION.	N/A	31,324.00 SF (0.7191 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA WITH DECIDUOUS AND CONIFER TREES.
TOTAL AREA			252,291.00 SF (5.7918 AC)			

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED AS RETAIL COMMERCIAL AND RESTAURANT. THERE ARE CULTIVARS ON THIS DEVELOPED PROPERTY THAT ARE PLANTED LANDSCAPE, REMNANT VEGETATION FROM THE TIME OF DEVELOPMENT AND VOLUNTEER PLANT GERMINATIONS THAT THRIVED INTO SEMI-MATURE VEGETATION.

COVER TYPE-A. THIS AREA HAS BEEN DEVELOPED AS RESTAURANT COMMERCIAL WITH SURFACE PARKING COMPOUND. THE PARKING COMPOUND HAS INTERIOR AND PERIPHERAL PARKING LANDSCAPING. ALL THE DECIDUOUS TREES PLANTED ARE OF ONE GENUS/SPECIES (LINDEN). FROM A BIOTIC STAND POINT, BECAUSE ALL THESE TREES ARE OF ONE SPECIES, THIS CAN BE PROBLEMATIC SHOULD THERE BE A DISEASE OR PEST PROBLEM. THE AGE CLASS IS SEMI-MATURE. GENERALLY THIS VEGETATION IS OF GOOD TO FAIR HEALTH. THIS VEGETATION APPEARS TO HAVE AN MODERATE LEVEL OF MAINTENANCE. THIS VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE-B. THIS AREA HAS BEEN DEVELOPED AS RETAIL COMMERCIAL. APPROXIMATELY 95% (+/-) OF THIS AREA IS IMPEROVIOUS WITH NO SIGNIFICANT VEGETATION. THE VEGETATION THAT IS WITHIN THIS AREA IS PLANTED LANDSCAPE (MAPLE) WITH SOME VOLUNTEER GERMINATED VEGETATION (MAPLE, LOCUST, MULBERRY). THE AGE CLASS IS SUB TO SEMI-MATURE. IT DOES NOT APPEAR THAT THIS VEGETATION IS REGULARLY MAINTAINED. THE GENERAL HEALTH CONDITION OF THIS VEGETATION IS FAIR TO GOOD. HOWEVER, THIS VEGETATION SHOWS AVERAGE, TO BELOW AVERAGE VIGOR AND VITALITY. THE VEGETATION IN THIS AREA SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE-C. THIS ENTIRE AREA IS VEGETATED AND PERVIOUS. A PORTION OF THIS THIS VEGETATION APPEARS TO HAVE BEEN INSTALLED AT THE TIME THE SITE WAS DEVELOPED (JAPANESE BLACK PINE, MAPLE, HOLLY). HOWEVER, THE MAJOR PORTION OF THIS AREA APPEARS TO BE REMNANT OR VOLUNTEER VEGETATION (LOCUST, OAK, MAPLE, BLACK CHERRY). THERE IS AN EXTENSIVE AMOUNT OF INVASIVE ENGLISH IVY THAT IS ROOTED THROUGH A LARGE PORTION OF THIS AREA. THIS IVY IS EMBEDDED AT THE EXISTING GROUND PLANE, ON A NUMBER OF THE EXISTING TRUNK STEMS AND THROUGH TREE CANOPIES. THE GENERAL HEALTH CONDITION OBSERVED WAS FAIR TO GOOD. OVERALL THE TREES IN THIS AREA SHOWED GOOD COLOR AND VIGOR. HOWEVER, THE ON-SITE SAMPLING OF THE CONDITION, STRUCTURE AND TYPE OF VEGETATION OBSERVED IN THIS AREA DOES INDICATE THAT THIS VEGETATION SHOULD BE CONSIDERED FOR PRESERVATION.

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12-0507.4.

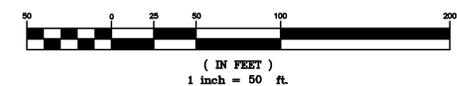
Table 12.12: 10-Year Tree Canopy Calculation Worksheet 29-Oct-10
Revised 8-Nov-12

A. Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	43,412 see § 12-0506
B	Percentage of gross site area covered by existing tree canopy =	17%
C	Percentage of 10-year tree canopy required for site =	10% see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	No Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-8 Provide sheet number, see § 12-0508.3A(1)
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES see § 12-0508.4

*FOR PFM WAIVERS / MODIFICATIONS REQUESTS, SEE SHEET C-2.



VA STATE GRID NORTH (VSC 83)
GRAPHIC SCALE



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

SIGNATURE _____ DATE _____

VKA REVISIONS

REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011
DES. JFA DWN. RMC
SCALE: 1"=50'
PROJECT/FILE NO. V7148C
SHEET NO. C-8

APPLICATION OVERALL SWM COMPUTATIONS – CREDIT UP TO 1.4" RAIN EVENT

TOTAL RUNOFF REDUCTION PROVIDED	21,054 CFT	SEE SITE OVERALL COMPUTATIONS FOR REFERENCE				
RAINFALL DEPTH RETAINED ONSITE	18,969 CFT					
SITE AREA	0.90 IN					
	5.80					
ADDITIONAL ONSITE STORAGE PROVIDED IN RUNOFF REDUCTION PRACTICES UP TO 1.4" RAINFALL						
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	RUNOFF RETAINED (INCH)	EXCESS VOLUME
BIORETENTION PRACTICES	0.72	0.87	2280	3272	1.40	912
EXTENSIVE GREEN ROOF	1.27	0.95	4380	5532	1.26	1153
INTENSIVE GREEN ROOF	0.47	0.95	1621	2317	1.40	648
PERMEABLE PAVEMENT	-	-	-	-	-	-
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	1.57	0.95	5414	7310	1.35	1896
ROOFTOP DISCONNECTION TO STORMWATER PLANTERS	1.18	0.95	4069	5856	1.40	1628
BIORETENTION TREE PITS - OFFSITE TREATMENT	0.18	0.95	621	1260	1.40	869
*NOTE: MAX DEPTH ALLOWED TO BE CONTROLLED 1.40" THEREFORE EXCESS RUNOFF NOT TO EXCEED 1.4" VOL.					TOTAL EXCESS VOL	7105
RAINFALL DEPTH RETAINED ONSITE WITH 1.4" TREATMENT CREDIT =		1.20 IN				
With Offsite Treatment=		1.24 IN				
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		BREAKDOWN BY DRAINAGE AREA		INCHES RETAINED	
BIORETENTION PRACTICES	0.11	IN	A	BUILDINGS D & E	0.99	
EXTENSIVE GREEN ROOF	0.21	IN	B	BUILDINGS A,B&C	0.90	
INTENSIVE GREEN ROOF	0.08	IN	C	BUILDING F	0.63	
PERMEABLE PAVEMENT	-	IN				
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	0.26	IN				
ROOFTOP DISCONNECTION TO STORMWATER PLANTERS	0.19	IN				
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN				
BIORETENTION TREE PITS - OFFSITE TREATMENT	0.03	IN				
TOTAL	0.90 IN					

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET
 Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name:	NV Commercial Tysons Central
Description:	DA "A" Buildings D&E; DA "B" Buildings A,B,&C; DA "C" Building F

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 space or reforested land					0.00
Managed Turf (acres)				0.02	0.02
Impervious Cover (acres)				2.13	2.13
Total					2.15

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 space or reforested land					0.00
Managed Turf (acres)				0.04	0.04
Impervious Cover (acres)				2.84	2.84
Total					2.88

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 space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				0.77	0.77
Total					0.77

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 space or reforested land					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 space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.06
Weighted Rv (turf)	0.25
% Managed Turf	1%
Impervious Cover (acres)	5.74
Rv (impervious)	0.95
% Impervious	99%
Total Site Area (acres)	5.80
Site Rv	0.94

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	21,054
Volume Not Converted to Runoff (cf)	1,205
1-inch Runoff Volume for entire site (cf)	19,849

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	19,849
Runoff Reduction Volume Achieved (cf)	17,763
Total Runoff Volume Retained (cf)	18,969
Total Area of Site Captured in a BMP (acres)	5.21

THE VALUES BELOW ARE BASED ON A DESIGN RAINFALL OF 1.4" AND INCLUDES OFFSITE OPPORTUNITIES IDENTIFIED BUT NOT CREDITED IN THE SPREADSHEET

17,729(CF)+7,105(CF)*= 24,834 CF
 18,934(CF)+ 7,105(CF)*= 26,039 CF
 5.21(AC)+0.18(AC)= 5.39 AC

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	90%	93%
Rainfall Depth Retained Onsite (inch)	0.90	1.24

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 PRACTICABLE 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 (E.G. VEGETATIVE ROOF AND URBAN BIO-RETENTION (TREE PITS) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

<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 SHALL NOT BE USED ON THE PROJECT DUE TO ITS IMPRACTICALITY. AREAS ON SITE AVAILBLE FOR INFILTRATION ARE VERY LIMITED DUE TO A LARGE PROPOSED UNDERGROUND GARAGE, UTILITY VAULTS AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. THE APPLICATION AREA TOTALS 5.80 ACRES BEFORE FUTURE ROW DEDICATIONS TOTALING APPROXIMATELY 0.43 ACRES. THIS LEAVES 5.37 ACRES OF SITE AREA. 5.09 ACRES OF WHICH ARE COVERED BY THE EXTENTS OF THE UNDERGROUND GARAGE, THE 0.28 ACRES REMAINING ON SITE POTENTIALLY AVAILABLE FOR INFILTRATION IS A 12.5 FOOT LINEAR BAND ALONG CENTER STREET BETWEEN THE ROW DEDICATION AND THE UNDERGROUND GARAGE AND THE SMALL STREETScape AREA AT THE WESTERN END OF CENTER STREET. THESE AREAS ARE FURTHER CONSTRAINED BY BUILDING SETBACKS AND PROPOSED SITE INFRASTRUCTURE (UTILITIES, VAULTS, TREES, ETC.). INFILTRATION FACILITIES ARE NOT FEASIBLE ON APPROXIMATELY 95% OF THE APPLICATION AREA. IN THE REMAINING 5% OF THE APPLICATION AREA INFILTRATION IS IMPRACTICABLE DUE TO THE VARIOUS SITE CONSTRAINTS DESCRIBED.</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, URBAN BIO-RETENTION (TREE PITS) AND STORMWATER PLANTERS.</p> <ul style="list-style-type: none"> THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETScape. THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOUS BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABLE. <p>SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE ON THIS SHEET). EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM.</p> <p>DURING THE SCHEMATIC DESIGN THE TEAM EVALUATED THE POTENTIAL FOR RAINWATER CAPTURE WITHIN THE BUILDING, WITH REUSE BEING TARGETED FOR COOLING TOWER MAKEUP. DURING THIS EVALUATION, SEVERAL STATE OF THE ART HVAC SYSTEMS WERE EVALUATED INCLUDING VARIABLE REFRIGERANT MANAGEMENT, ALL OF WHICH SIGNIFICANTLY DECREASE AND/OR ELIMINATE THE NEED FOR MAKEUP WATER.</p> <p>THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 0.90 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.20 INCHES IF CREDIT IS ALLOWED FOR RAINFALL EVENTS UP TO 1.4"). ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY THE STREETScaPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. AT THE LOWER END OF CENTER STREET AND VALE CENTRALE, ON SITE AREAS ARE TREATED BY OFFSITE FACILITIES PROPOSED WITH THE APPLICATION DUE TO GRADING AND INFRASTRUCTURE CONSTRAINTS. A TOTAL CONTROLLED AREA OF 5.20 ACRES OR 90% OF THE SITE HAS BEEN CAPTURED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.</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 VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, AND STORMWATER PLANTERS HAVE 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 OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF AND THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. A WAIVER SHALL BE SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT AS THIS APPLICATION HAS RESIDENTIAL OPTIONS.</p> <p>SIMILARLY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED, THE COMPUTATIONS PROVIDED ON SHEETS C-14 THRU C-16 ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.</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>LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE.</p>	<p>THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETScape OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND ROW (SEE OFF-SITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.</p> <p>LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.</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."

THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. 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.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETScape SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-12 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
 - IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-072 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. A WAIVER SHALL BE SUBMITTED UNDER A SEPARATE COVER.
 - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
 - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS 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.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

INFILTRATION BMP'S

THERE ARE NO INFILTRATION BMP'S PROPOSED WITH THIS APPLICATION. THIS IS DUE TO THE FACT THAT INFILTRATION IS NOT FEASIBLE ON 95% OF THE DEVELOPED SITE DUE TO UNDERGROUND GARAGES AND ROW DEDICATION. INFILTRATION IS IMPRACTICABLE BECAUSE OF LIMITED CONTIGUOUS AREAS ON THE REMAINING 5% OF THE SITE AREA FOR PRACTICES DUE TO PROPOSED UTILITIES, VAULTS, AND STREETScaPES. ALL RUNOFF REDUCTION SHALL BE CONTROLLED BY URBAN BIO-RETENTION AND VEGETATIVE ROOF SYSTEMS.

RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERS IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT SITE PLAN SUBMISSION.

RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #6.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.90" (1.20" WITH THE 1.4" DESIGN VALUE) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-12).

TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

TIER 3 INNOVATIVE BMP'S (NON-APPROVED)

THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEETS C-12, 0.08 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THIS TIER 3 APPROACH. ADDITIONALLY, STORMWATER PLANTERS ARE PROPOSED WITH THIS APPLICATION WHICH SHALL BE A TIER 3 DESIGN. THESE PLANTERS ARE A DCR DESIGN (SPEC #9 URBAN BIORETENTION) MODIFIED TO DISCONNECT TOWER ROOF WATER TO A PODIUM OR AT GRADE. AS CAN BE SEEN ON SHEET C-12, 0.19 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THIS TIER 3 APPROACH. IF AT SITE PLAN TIME THIS DESIGN CONCEPT IS NOT FEASIBLE IT IS REQUESTED THAT OFFSITE TREATMENT BE ALLOWED POSSIBLE IN THE FORM OF TREE PIT TREATING RUNOFF FROM THE EXISTING PUBLIC TYSONS CENTRAL STREET. THIS AREA SHALL ADD AN ADDITIONAL 0.03 INCH OF RAINFALL DEPTH CONTROLLED THEREBY PARTIALLY MITIGATING THE RAINFALL DEPTH LOST PROVIDED THE TIER 3 INTENSIVE GREEN ROOF IS NOT FEASIBLE AT SITE PLAN. SEE SHEET C-12 AND C-17 FOR COMPUTATIONS AND DETAILS.

OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, THE TREE PITS ALONG TYSONS CENTRAL STREET CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW APPROXIMATELY 0.18 AC). AS CAN BE SEEN ON SHEET C-12 THIS WILL YIELD AN ADDITIONAL 0.03 INCH OF THE 1.00 INCH RAINFALL DEPTH CONTROLLED.

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 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.

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.90" (THE ACTUAL AMOUNT CONTROLLED IS 1.20" WHEN CONSIDERING S 1.4" EVENT) OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 90% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.90" (THE ACTUAL AMOUNT CONTROLLED IS 1.20" WHEN CONSIDERING A 1.4" EVENT) OF THE FIRST 1 INCH OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
- 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-14 THRU C-18 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 OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOFS AND STREETScape 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.



TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER
MANAGEMENT
NARRATIVE

VIKA REVISIONS

REV NOVEMBER 19, 2012	
REV JUNE 20, 2012	
REV MARCH 30, 2012	
REV JANUARY 25, 2012	
DATE: FEBRUARY 22, 2011	
DES. BC	DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-13

BUILDINGS A, B, AND C—DRAINAGE AREA 'B' SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
 • ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
 • VEGETATED ROOFS
 • BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
8,830 CF - 0.90 IN

TOTAL RETENTION VOLUME PROVIDED FOR 1.4" RAIN EVENT
11,708 CF - 1.12 IN

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details	ID	Notes
Label	15	NVC DETENTION

2YR DETENTION VOLUME REQUIRED = 6,708 CF

Return Event	Peak In (ft ³ /s)	Target (ft ³ /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	13.34	7.24	0.038	0.089	0.102	0.154	0.451
10	17.80	11.73	0.027	0.080	0.065	0.159	0.600

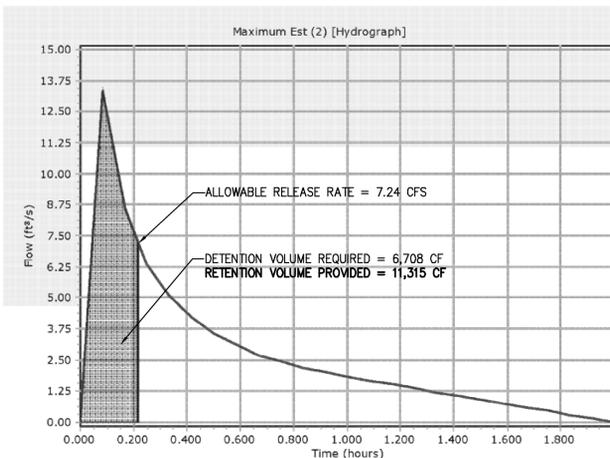
Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.045	0.217	0.000	0.217	0.000	0.217	0.000	0.217	0.000	2.000
10	0.055	0.163	0.000	0.163	0.000	0.163	0.000	0.163	0.000	2.000

10YR DETENTION VOLUME REQUIRED = 6,926 CF

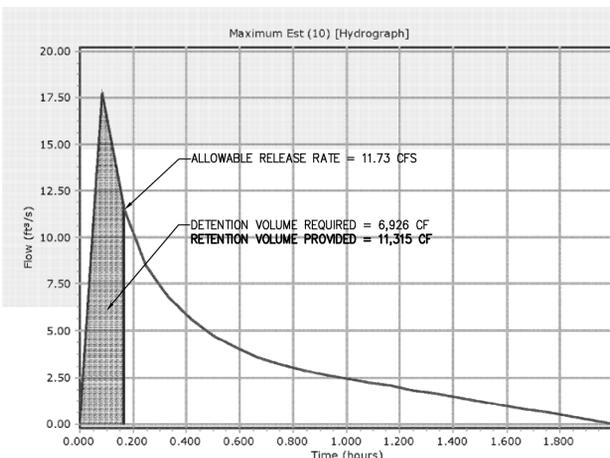
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE
 PER LEED CREDIT 6.1 - FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%. FOR SITES LESS THAN 50% IMPERVIOUS THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATE MUST NOT INCREASE THE EXISTING CONDITIONS.

THIS DRAINAGE AREA IS COMPRISED OF 5 SITES, TWO OF WHICH HAVE DETENTION FACILITIES EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITES WITH DETENTION IS GREATER THAN 50%, HOWEVER THE EXISTING DETENTION FACILITIES MAKE THE PARCELS MIMIC A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDETAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDETAINED AREAS
 1.38 AC X 0.85 X 5.45 IN/HR = 6.39CFS X 75% = 4.79 CFS
 EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
 1.50 AC X 0.30 X 5.45 IN/HR = 2.45

2 YEAR ALLOWABLE RELEASE RATE = 7.24 CFS
 10 YEAR ALLOWABLE RELEASE RATE = 11.73 CFS

LEED CREDIT 6.1 COMPLIANCE

CURVE NUMBER AND ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type D
	Type A	Type B	Type C	Type D	
2.88	0	0.00	0.00	1.95	Note: 1-yr Storm intensity (I) taken as 60% of 2-yr storm I

Site Area Used (Ac)	Curve Number (CN) For Soil Type Per Land Use			
	Type A	Type B	Type C	Type D
2.88	66	73	84	87

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
 $C = 1 - [(S \times (1.2 - (S / (P + 0.85))) / P]$
 where:
 P = 24-hr rainfall depth for design storm
 $S = (1000 / CN) - 10$

Design Storm 24-hr Rainfall Depth (in)	2-yr	10-yr	1-yr
2.76	3.2	5.2	2.7

5 Minute Tc
 Design Storm Rainfall Intensity (I)
 2-yr 5.45 10-yr 7.27 1-yr 3.27

Equivalent C	2-yr	10-yr	1-yr
0.40	0.40	0.36	0.63

Existing Conditions Peak Flow Rates
 2-yr 6.35 10-yr 11.73 1-yr 5.97

EXISTING CONDITIONS

Project : NVC REZONING GRAPHICAL PEAK DISCHARGE METHOD User: BC Version 2.00
 County : FAIRFAX State: Checked: Date:
 Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.88 Acres
 Runoff Curve Number : 78
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.21	0.18	0.11
Runoff (in)	0.92	1.27	2.88
Unit Peak Discharge (cfs/acre/in)	11.515	11.534	11.573
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	4	6	13

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 2.88 AC X 0.92 (IN) X 1FT/12IN X 43,560 SF = 9,618 CF
 2YR STORM: 2.88 AC X 1.27 (IN) X 1FT/12IN X 43,560 SF = 13,277 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET:

1YR STORM: 9,618 CF X 75% = 7,214 CF
 2YR STORM: 13,277 CF X 75% = 9,958 CF

PROPOSED CONDITIONS

Project : NVC REZONING GRAPHICAL PEAK DISCHARGE METHOD User: BC Version 2.00
 County : FAIRFAX State: Checked: Date:
 Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.88 Acres
 Runoff Curve Number : 93
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	11.578	11.578	11.578
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	9	11	20

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 2.88 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 20,595 CF
 2YR STORM: 2.88 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 25,613 CF

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 11,315 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 20,595 CF - 11,315 CF = 9,280 CF > 75% OF EX VOLUME
 2YR STORM: 25,613 CF - 11,315 CF = 14,298 CF > 75% OF EX VOLUME

A TOTAL OF 4,340 CF OF REUSE STORAGE WILL BE PROVIDED IN ONE OR MORE VAULTS WITHIN THIS DRAINAGE AREA TO MEET THE LEED CREDIT 6.1 REQUIREMENTS.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

Buildings A, B, & C						
TOTAL RUNOFF REDUCTION REQUIRED	10,454 CFT					
TOTAL RUNOFF REDUCTION PROVIDED	8,830 CFT					
RAINFALL DEPTH RETAINED ONSITE	0.90 IN					
SITE AREA (AC)	2.88					

ADDITIONAL ONSITE STORAGE PROVIDED IN RUNOFF REDUCTION PRACTICES UP TO 1.4" RAINFALL						
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	RUNOFF RETAINED (INCH)	EXCESS VOLUME
BIORETENTION PRACTICES	0.52	0.90	1692	2082	1.23	390
EXTENSIVE GREEN ROOF	0.63	0.95	2173	2733	1.26	560
INTENSIVE GREEN ROOF	0.25	0.95	862	854	0.99	-8
PERMEABLE PAVEMENT	-	-	-	-	-	-
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	0.48	0.95	1655	2550	1.40	662
ROOFTOP DISCONNECTION TO STORMWATER PLANTERS	0.71	0.95	2448	3096	1.26	648
TOTAL			0.90 IN			2252

*NOTE: MAX DEPTH ALLOWED TO BE CONTROLLED 1.40"
 THEREFORE EXCESS RUNOFF NOT TO EXCEED 1.4" VOL.
 RAINFALL DEPTH RETAINED ONSITE WITH ADDITIONAL CONTROLS = 1.12 IN

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL
BIORETENTION PRACTICES	0.16 IN
EXTENSIVE GREEN ROOF	0.21 IN
INTENSIVE GREEN ROOF	0.08 IN
PERMEABLE PAVEMENT	- IN
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	0.16 IN
ROOFTOP DISCONNECTION TO STORMWATER PLANTERS	0.23 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.06 IN
SOIL AMENDMENTS	- IN
TOTAL	0.90 IN

BREAKDOWN BY DRAINAGE AREA	INCHES RETAINED
A BUILDINGS D & E	0.99
B BUILDINGS A, B & C	0.90
C BUILDING F	0.63

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'—BUILDINGS A, B, AND C

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

Site Name: NV Commercial Tysons Central

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.04	0.04
Impervious Cover	0.00	0.00	0.00	2.84	2.84
D.A. Total (acres)				2.88	

Runoff from 1" Rainfall (cf) = 9,830

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft ³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft ³)	Total Volume Received by Practice (ft ³)	Surface Area of Practice (ft ²)	Storage Vol Provided by Practice (ft ³)	Runoff Reduction Vol (ft ³)	Remaining Volume (ft ³)	Downstream Practice	Estimate RWH RR % Credit	
														RR %	RR %
Vegetated Roof	Buildings 'A', 'B' and 'C' Assuming Media Depth of 4" for 27,325 SF Extensive Green Roof. Intensive Green Roof DA 0.25AC and Media Depth of 4" for 712SF; Media Porosity 0.30	0.88	N/A	3,035	Subtract 100% of provided storage vol.	100%	N/A	3,035	N/A	3,587	3,035	0			
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (7) Assuming 175 SF Footprint, Soil Depth 4" Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	0.48	0.04	1,692	Subtract 100% of provided storage vol.	100%	0	1,692	N/A	2,082	1,692	0			
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (0.85AC): Assuming Min Media Depth of 4", Media Porosity 0.30, and 2,580 SF of Stormwater Planters. Tree pits (6-DA 0.39 AC)- Assuming 175 SF Footprint, Soil Depth 4" Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac. Urban Bio-retention Above Garage DA- 0.15 AC; 850 SF Footprint 3" Soil Depth	1.19	N/A	4,104	Subtract 100% of provided storage vol.	100%	0	4,104	N/A	5,646	4,104	0			
Totals:		2.55	0.04												
Total Drainage Area Treated (acres):		2.59													

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 8,830

See Site Data and Summary Tab for Site Results

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TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS
 DRAINAGE AREA 'B'

VIKA REVISIONS

REV	DATE	DESCRIPTION
REV	NOVEMBER 19, 2012	
REV	JUNE 20, 2012	
REV	MARCH 30, 2012	
REV	JANUARY 25, 2012	
DATE:	FEBRUARY 22, 2011	
DES.	BC	BC
SCALE:	N/A	
PROJECT/FILE NO.	V7148C	
SHEET NO.	C-15	

BUILDINGS A, B, AND C—DRAINAGE AREA 'B' SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
 • VEGETATED ROOFS
 • BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
1,621 CF = 0.63 IN

TOTAL RETENTION VOLUME PROVIDED FOR 1.4" RAIN EVENT
2,264 CF = 0.81 IN

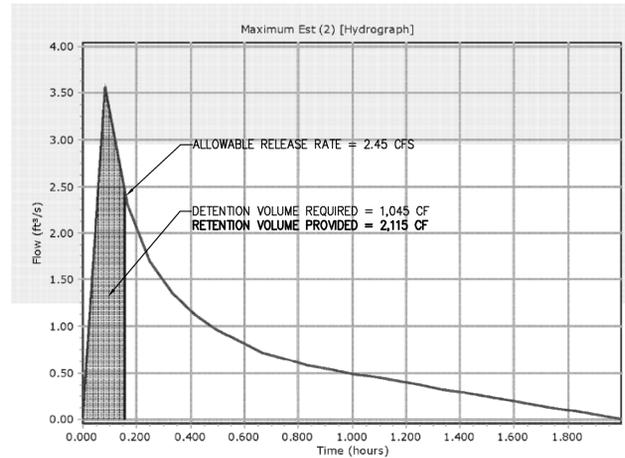
PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details										
ID	15		Notes							
Label	NVC DETENTION		2YR DETENTION VOLUME REQUIRED = 1,045 CF							
Detention Storage Estimates -- Target Peak Outflow Rate										
Return Event	Peak In (ft ³ /s)	Target (ft ³ /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)			
2	3.57	2.45	0.005	0.015	0.011	0.031	0.121			
10	4.76	4.37	0.000	0.005	0.000	0.024	0.160			
Calculation Time Ranges										
Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.057	0.157	0.000	0.157	0.000	0.157	0.000	0.157	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

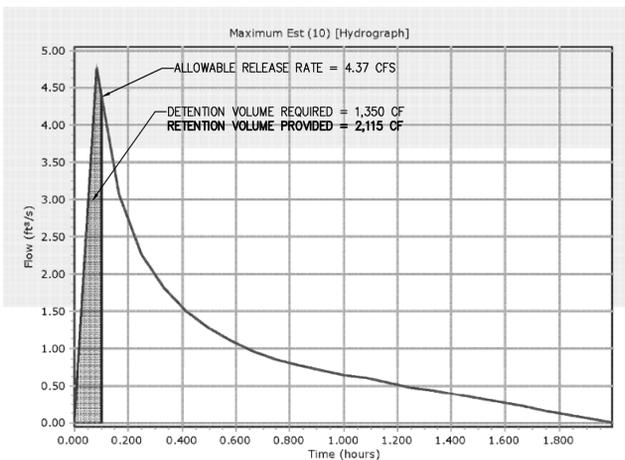
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE
 PER LEED CREDIT 6.1 — FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2 YEAR RELEASE RATE = 3.27 CFS

75% OF EXISTING RELEASE RATE = 3.27 X 75% = 2.45 CFS 2YR ALLOWABLE RELEASE RATE
4.37 CFS 10YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

CURVE NUMBER AND ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group*					*Per Soils Map approximately 100% type D	
Total Site Area (Ac)	Type A	Type B	Type C	Type D	Note: 1-yr Storm intensity (I) taken as 60% of 2-yr storm I	
0.77	0	0.00	0.00	1.95		
EXISTING CONDITIONS						
DRAINAGE AREA 'C'						
Land Use = Ex Conditions Some Existing Detention Provided						
Site Area Used (Ac)	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:	
0.77	Type A	Type B	Type C	Type D	C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P]	
	66	73	84	87	where:	
Weighted CN for site					P = 24-hr rain fall depth for design storm	
90					S = (1000 / CN) - 10	
S for CN to C Calcs.	2-yr	10-yr	1-yr	5 Minute Tc		
1.12	3.2	5.2	2.7	Design Storm Rainfall Intensity (I)		
				2-yr 10-yr 1-yr		
				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		
	0.67	0.78	0.63	2.83 4.37 1.60		
PROPOSED CONDITIONS						
DRAINAGE AREA 'C'						
Land Use = Proposed Conditions						
Site Area Used (Ac)	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:	
0.77	Type A	Type B	Type C	Type D	C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P]	
	89	92	94	95	where:	
Weighted CN for site					P = 24-hr rain fall depth for design storm	
93					S = (1000 / CN) - 10	
S for CN to C Calcs.	2-yr	10-yr	1-yr	5 Minute Tc		
0.73	3.2	5.2	2.7	Design Storm Rainfall Intensity (I)		
				2-yr 10-yr 1-yr		
				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		
	0.77	0.85	0.73	3.24 4.76 1.94		

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
 Project : NVC REZONING User: BC Date:
 County : FAIRFAX State: Checked: Date:
 Subtitle: DRAINAGE AREA 'C'

Data: Drainage Area : .77 Acres
 Runoff Curve Number : 90
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.08	0.07	0.04
Used	0.10	0.10	0.10
Runoff (in)	1.71	2.17	4.07
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
0.0% Ponds Used			
Peak Discharge (cfs)	2	3	5

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 0.77 AC X 1.71 (IN) X 1FT/12IN X 43,560 SF = 4,780 CF
 2YR STORM: 0.77 AC X 2.17 (IN) X 1FT/12IN X 43,560 SF = 6,065 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50% A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET:

1YR STORM: 4,780 CF X 75% = **3,585 CF**
 2YR STORM: 6,065 CF X 75% = **4,549 CF**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
 Project : NVC REZONING User: BC Date:
 County : FAIRFAX State: Checked: Date:
 Subtitle: DRAINAGE AREA 'C'

Data: Drainage Area : .77 Acres
 Runoff Curve Number : 93
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
0.0% Ponds Used			
Peak Discharge (cfs)	2	3	5

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 0.77 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 5,506 CF
 2YR STORM: 0.77 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 6,848 CF

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 2,115 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 5,506 CF - 2,115 CF = **3,391 CF < 75% OF EX VOLUME**
 2YR STORM: 6,848 CF - 2,115 CF = **4,733 CF > 75% OF EX VOLUME**

A TOTAL OF 184 CF OF REUSE STORAGE WILL BE PROVIDED IN A VAULT WITHIN THIS DRAINAGE AREA TO MEET THE LEED CREDIT 6.1 REQUIREMENTS.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

Building F						
TOTAL RUNOFF REDUCTION REQUIRED	2,795 CFT					
TOTAL RUNOFF REDUCTION PROVIDED	1,621 CFT					
RAINFALL DEPTH RETAINED ONSITE	0.63 IN					
SITE AREA (AC)	0.77					
ADDITIONAL ONSITE STORAGE PROVIDED IN RUNOFF REDUCTION PRACTICES UP TO 1.4" RAINFALL						
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	RUNOFF RETAINED (INCH)	EXCESS VOLUME
BIORETENTION PRACTICES	-	-	-	-	-	-
EXTENSIVE GREEN ROOF	0.21	0.95	724	925	1.28	201
INTENSIVE GREEN ROOF	-	-	-	-	-	-
PERMEABLE PAVEMENT	-	-	-	-	-	-
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	0.26	0.95	897	1190	1.33	293
RAINFALL HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-
					TOTAL EXCESS VOL	494
*NOTE: MAX DEPTH ALLOWED TO BE CONTROLLED 1.40"						
THEREFORE EXCESS RUNOFF NOT TO EXCEED 1.4" VOL.						
RAINFALL DEPTH RETAINED ONSITE WITH ADDITIONAL CONTROLS = 0.81 IN						
OVERALL APPLICATION BREAKDOWN BY PRACTICE						
	INCHES CONTRIBUTED TO OVERALL		BREAKDOWN BY DRAINAGE AREA		INCHES RETAINED	
BIORETENTION PRACTICES	-	IN	A	BUILDINGS D & E	0.99	
EXTENSIVE GREEN ROOF	0.26	IN	B	BUILDINGS A, B & C	0.90	
INTENSIVE GREEN ROOF	-	IN	C	BUILDING F	0.63	
PERMEABLE PAVEMENT	-	IN				
IMPERVIOUS DISCONNECTION TO BIO-RETENTION TREE PITS	0.32	IN				
REUSE	-	IN				
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN				
SOIL AMENDMENTS	-	IN				
TOTAL		0.63 IN				

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'—BUILDING F

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

Site Name: NV Commercial Tysons Central

Drainage Area C 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	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.77	0.77
D.A. Total (acres)					0.77

Rv (turf) 0.00
 Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 2,655

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft ³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft ³)	Total Volume Received by Practice (ft ³)	Surface Area of Practice (ft ²)	Storage Vol Provided by Practice (ft ³)	Runoff Reduction Vol (ft ³)	Remaining Volume (ft ³)	Downstream Practice	Estimate RWH RR % Credit	
														BC	DWN
Vegetated Roof	Building 'F' Assuming Media Depth of 4", Media Porosity 0.30, 9,240 SF of Green Roof	0.21	N/A	724	Subtract 100% of provided storage vol.	100%	N/A	724	N/A	925	724	0		BC	DWN
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree pits (4)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	0.26	N/A	897	Subtract 100% of provided storage vol.	100%	0	897	N/A	1,190	897	0		BC	DWN
Totals:												0.47	0.00		
Total Drainage Area Treated (acres):												0.47			

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **1,621**

See Site Data and Summary Tab for Site Results

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TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS
 DRAINAGE AREA 'C'

VIKA REVISIONS

REV NOVEMBER 19, 2012
 REV JUNE 20, 2012
 REV MARCH 30, 2012
 REV JANUARY 25, 2012
 DATE: FEBRUARY 22, 2011
 DES. BC DWN. BC
 SCALE: N/A
 PROJECT/FILE NO. V7148C
 SHEET NO. C-16

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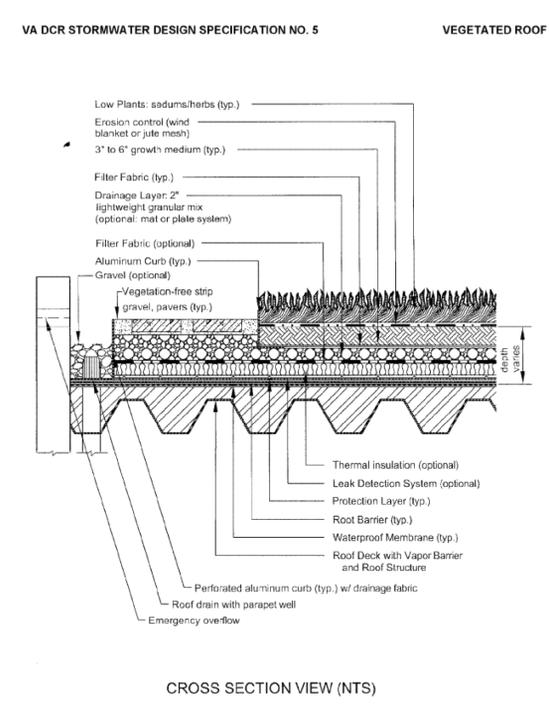
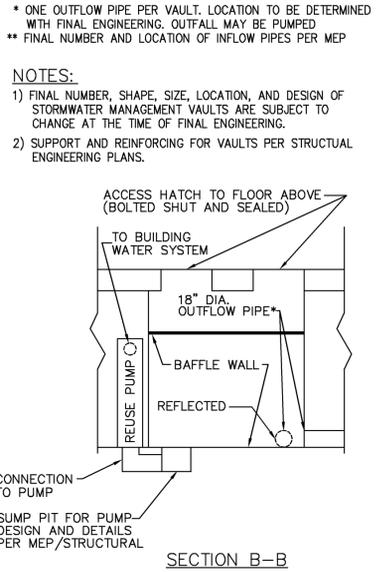
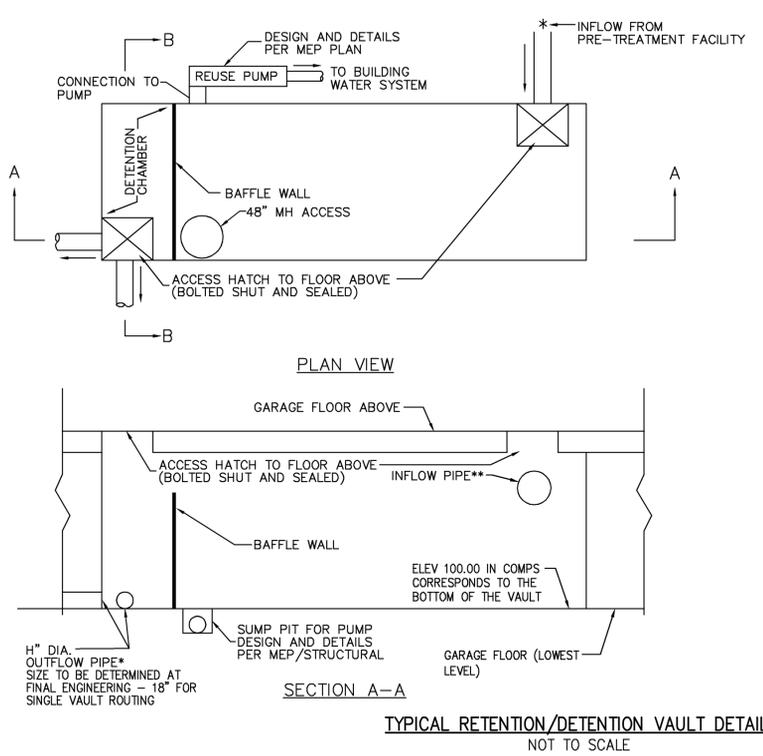
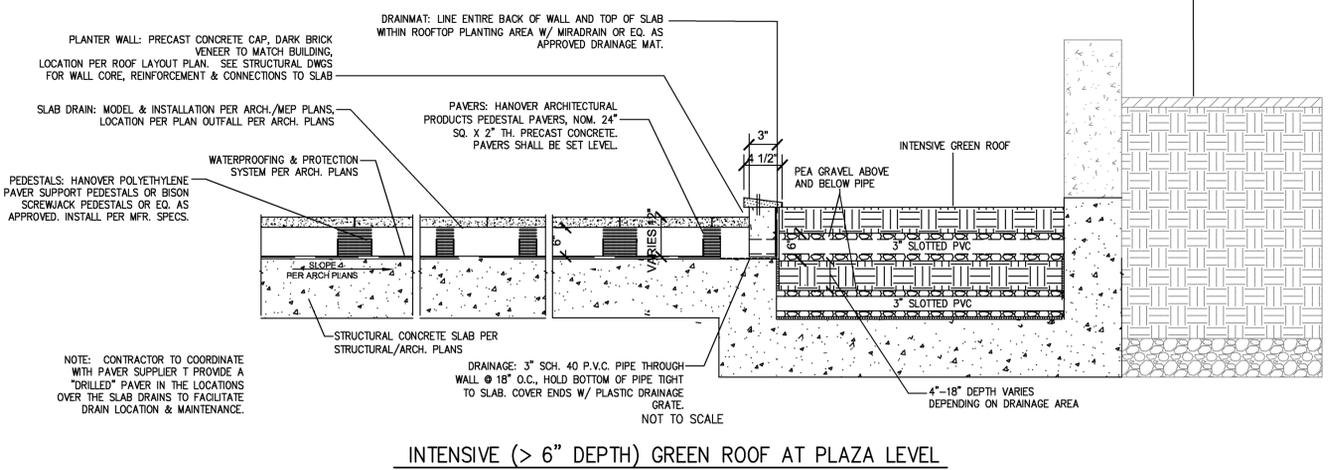
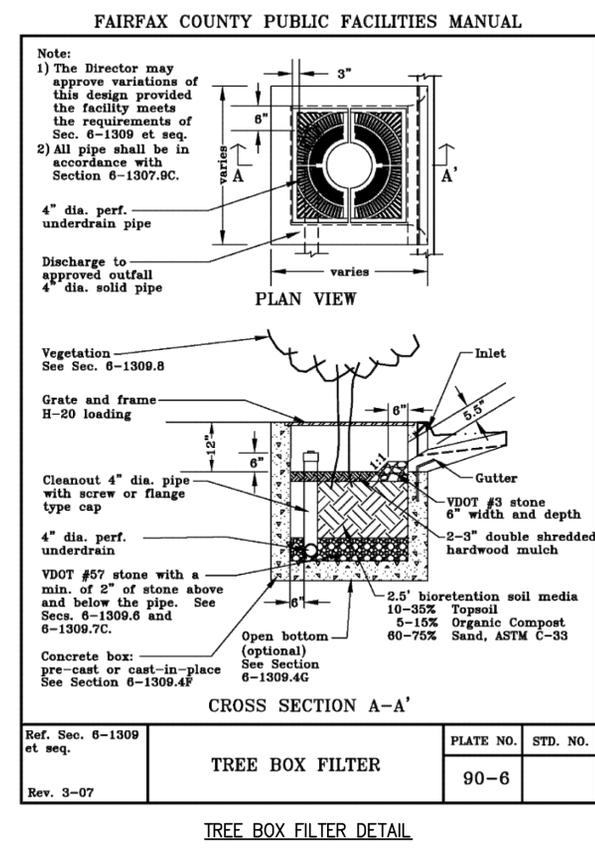
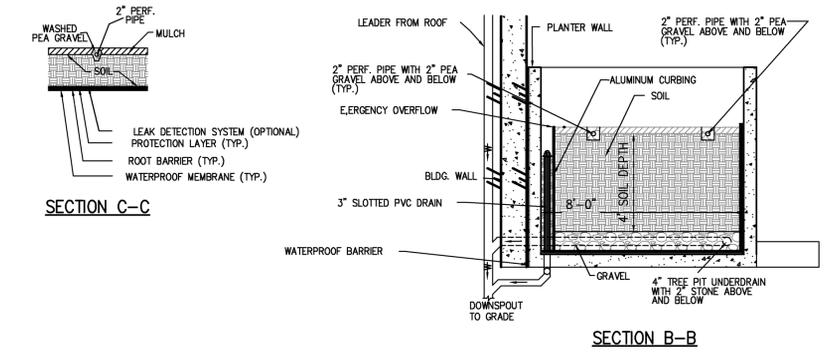
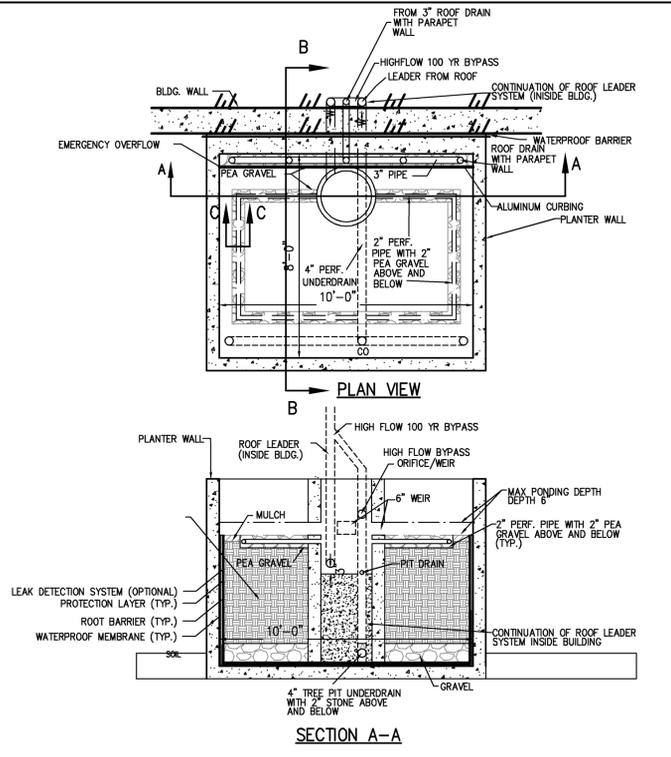


Figure 5.2. Typical Section - Extensive Vegetated Roof
(Source: Northern VA Regional Commission)



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

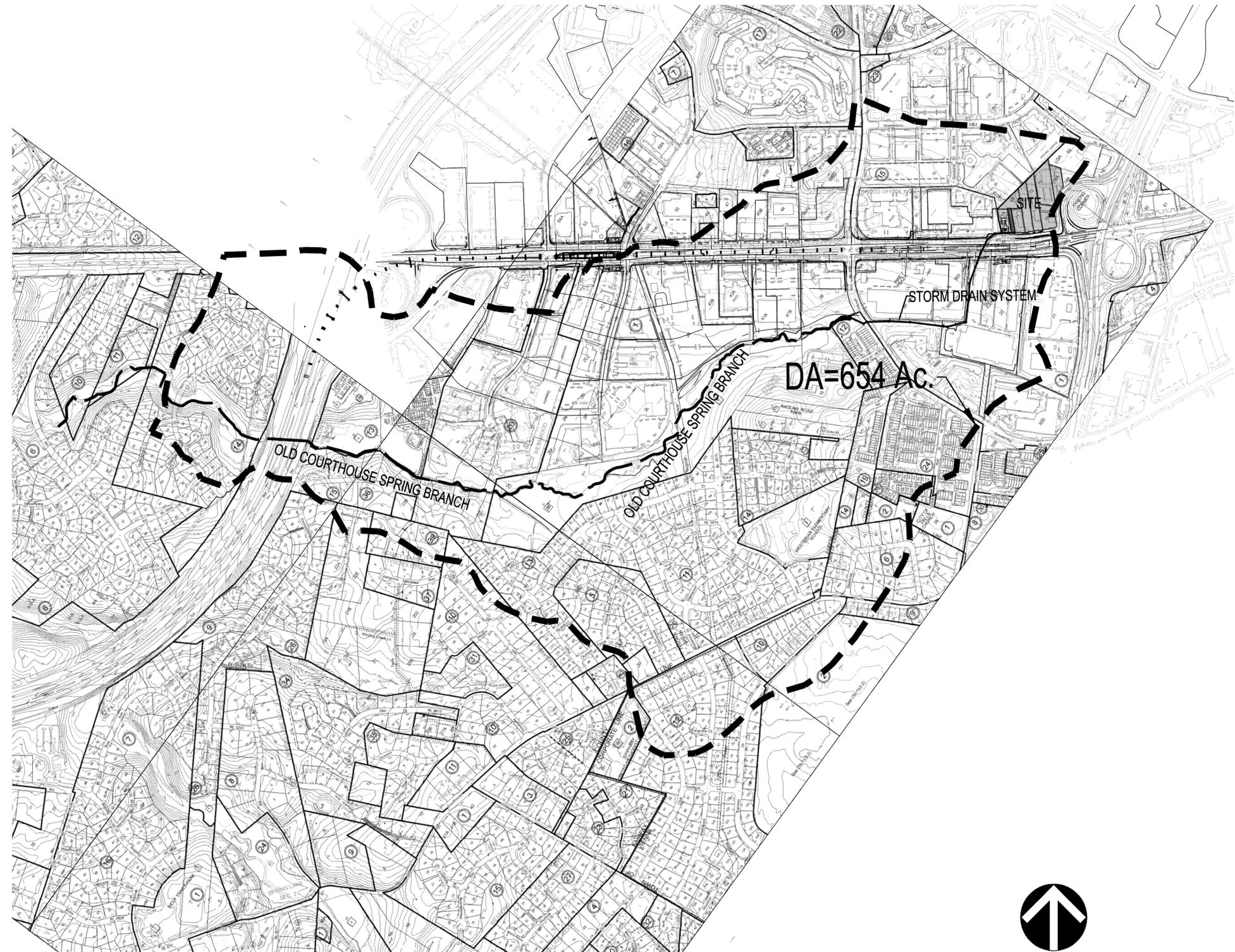
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet **C-8**.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
GREEN ROOF	3.61 AC	0	3.61 AC	80,500 SF	10,693 CF	N/A
BIO-RETENTION (TREE BOX FILTERS)	1.26 AC	0	1.26 AC	128 SF	4,373 CF	N/A
Totals	4.87 AC	0	4.87 AC		15,066 CF	
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet **C-8**.
Pond inlet and outlet pipe systems are shown on Sheet **N/A**.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet **C-8**.
Type of maintenance access road surface noted on the plat is **ASPHALT** (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **N/A**.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet **C-8 & C-10**.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet **C-11**.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet **C-8**.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets **C-8**.
11. A submission waiver is requested for **UNDERGROUND DETENTION**.
12. Stormwater management is not required because **N/A**.

Revised 2-21-2006



ADEQUATE OUTFALL NARRATIVE

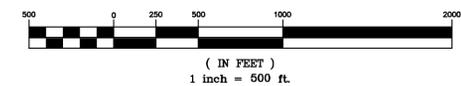
THE ADEQUACY OF OUTFALL FOR THE SITE IS BASED UPON THE ASSUMPTION THAT THE EXISTING CLOSED CONDUIT SYSTEMS ARE ADEQUATE. BY USE OF GREEN ROOFS ON SITE FOR STORMWATER MANAGEMENT, THE WEIGHTED RUNOFF COEFFICIENTS FOR THE PROPOSED DEVELOPMENT ARE EQUAL TO OR LESS THAN THAT OF EXISTING. AS WOULD BE EXPECTED THE PROPOSED 2YR AND 10YR PEAK DISCHARGE RATE IS LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT PEAK RELEASE RATES. WITH NO INCREASE IN PEAK RUNOFF THERE IS NO DETRIMENTAL IMPACT TO THE EXISTING SYSTEMS IN PLACE AND THEREFORE THE SITE OUTFALL REMAINS ADEQUATE. AS AN ADDITIONAL IMPROVEMENT AN EXISTING DRY BMP POND WILL BE REPLACED BY AN UNDERGROUND STORAGE VAULT(#1). THIS VAULT SIMPLY RE-ROUTES THE EXISTING BMP DRY POND INFLOW INTO THE PROPOSED VAULT, WITH INTERNAL CONTROLS MATCHING THAT OF THE ORIGINAL BMP POND DESIGN, AND THEN DISCHARGING BACK TO THE ORIGINAL OUTFALL. FOR ADDITIONAL COMPUTATIONS AND NARRATIVES RELATING TO STORMWATER MANAGEMENT SEE SHEETS C9-C11.

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL IS A CLOSED CONDUIT AND FLOWS SOUTH-WEST. THE OUTFALL JOINS WITH ANOTHER OUTFALL ON THE NORTH SIDE OF LEESBURG PIKE (ROUTE 7) AND IS THEN DIRECTED UNDER ROUTE 7 AND THROUGH AN EXISTING SHOPPING CENTER (PIKE 7 PLAZA). THE CONDUIT THEN CROSS UNDER GOSNELL ROAD (RT. 939) AND THEN DAYLIGHTS ON THE WEST SIDE OF GOSNELL ROAD. THE OUTFALL THEN ENTERS AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) AND IS CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC).



GRAPHIC SCALE



LEGEND:



DENOTES SITE AREA

--- SUB AREA DRAINAGE LINE

VKA REVISIONS

REV NOVEMBER 19, 2012	
REV JUNE 20, 2012	
REV MARCH 30, 2012	
REV JANUARY 25, 2012	
DATE: FEBRUARY 22, 2011	
DES. JFA	DWN. RMC
SCALE: 1"=500'	
PROJECT/FILE NO. V7148C	
SHEET NO. C-18	

REVISIONS

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CDP	11/03/10

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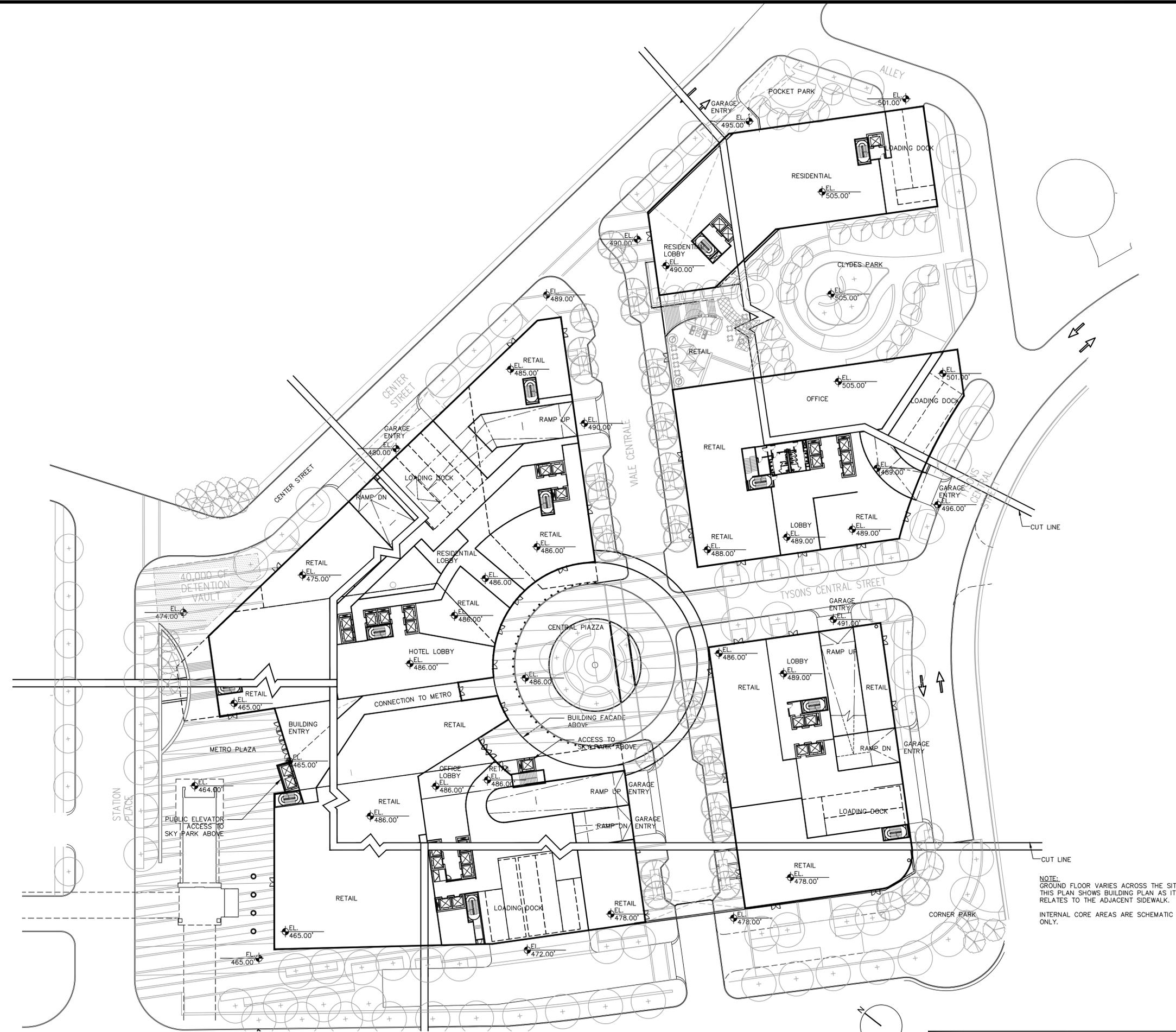
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GROUND FLOOR PLAN

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1 GROUND FLOOR PLAN (ELEVATION VARIES)
1/32" = 1'-0"



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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

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PLAN**

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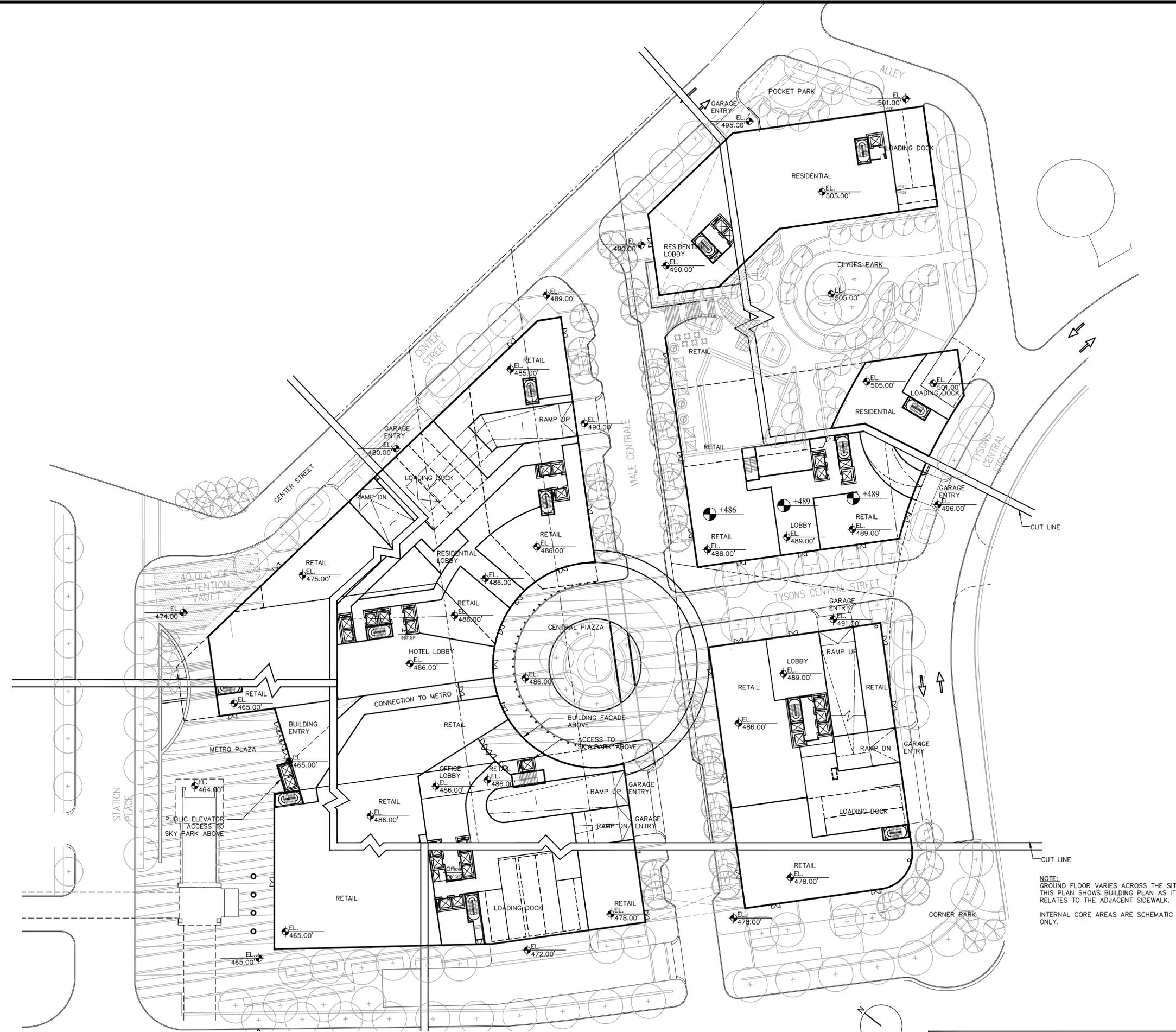
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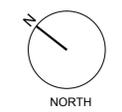
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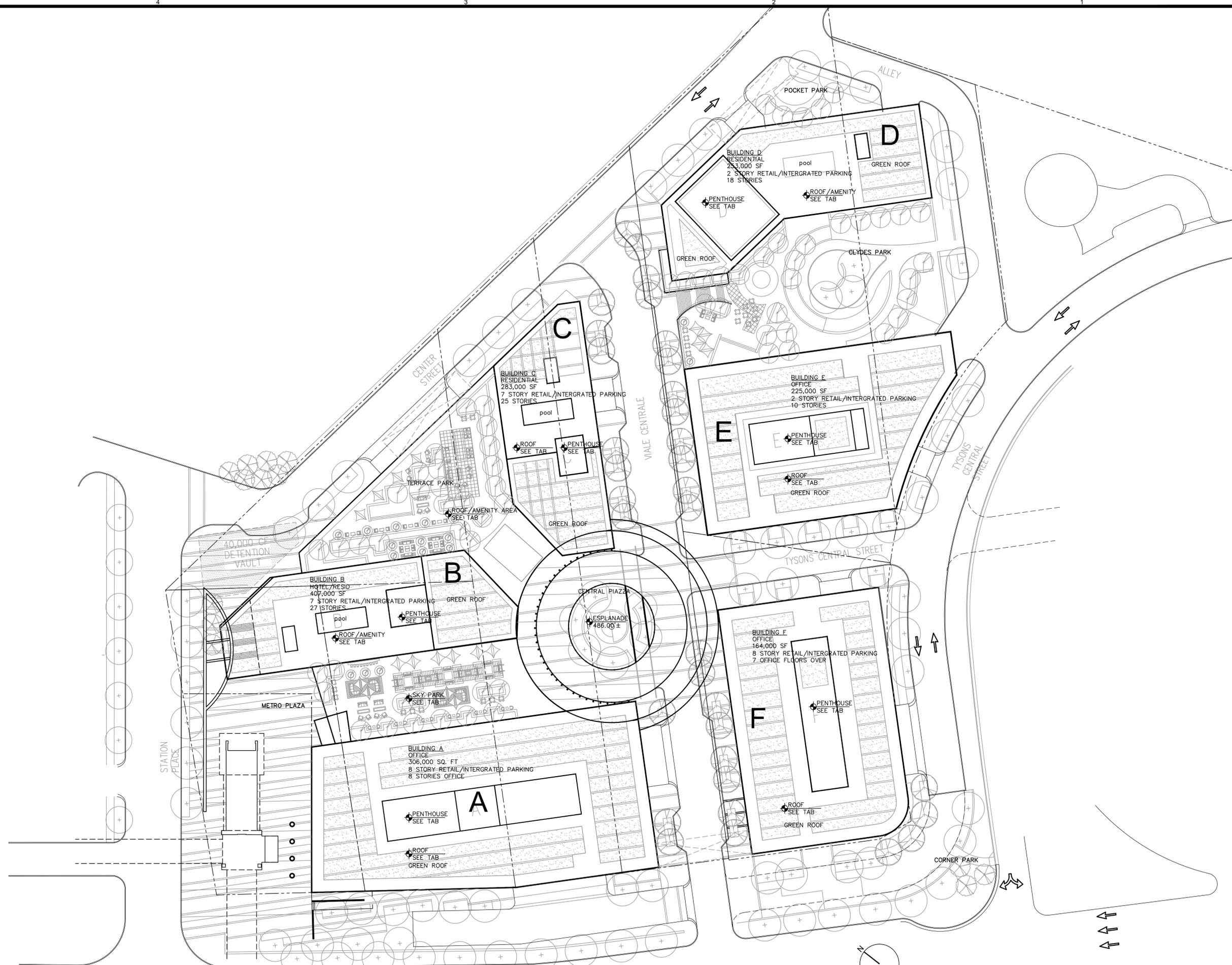
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ROOF PLAN
AERIAL VIEW

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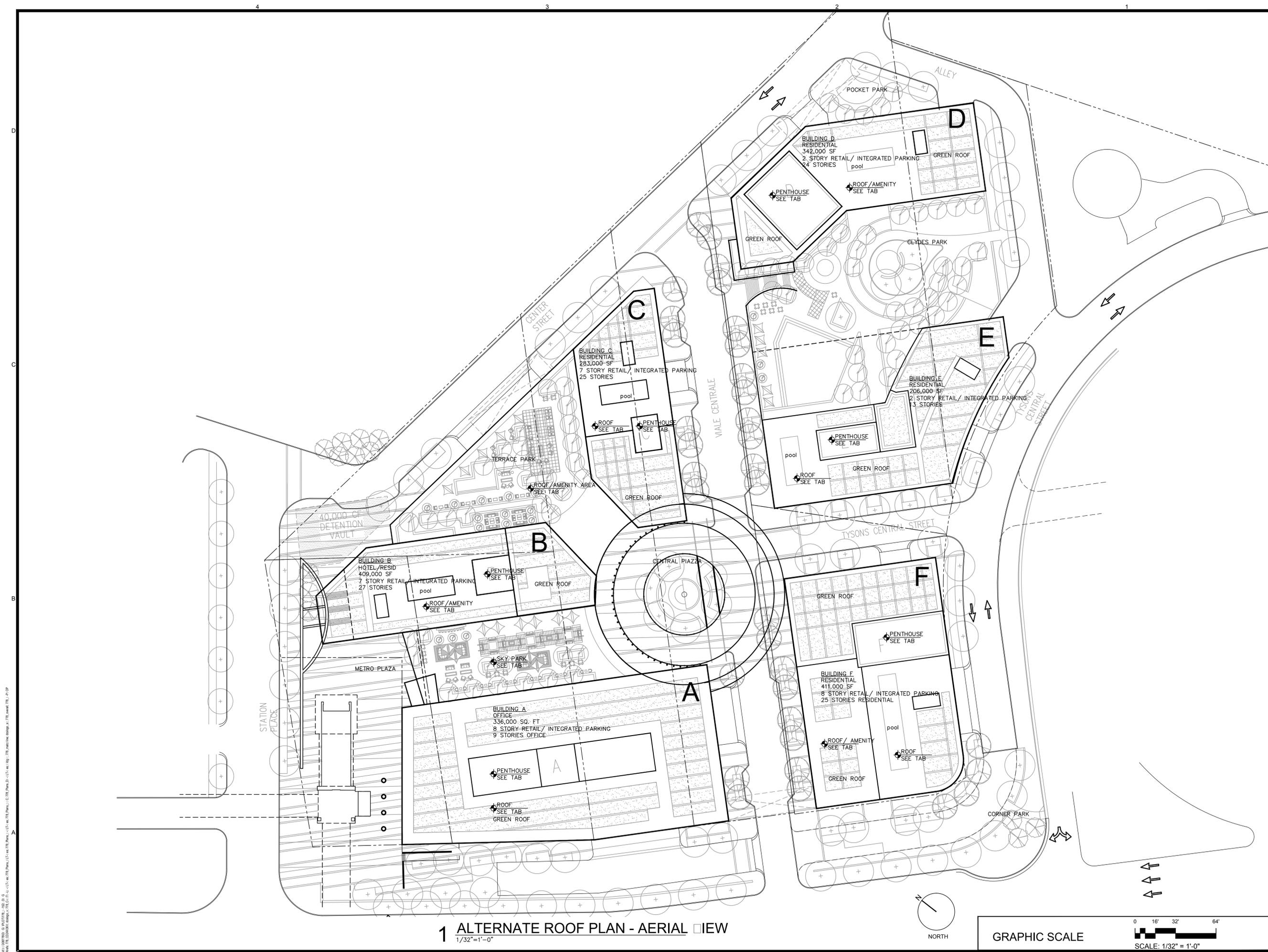
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1 ROOF PLAN - AERIAL VIEW
1/32" = 1'-0"



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1 ALTERNATE ROOF PLAN - AERIAL VIEW
1/32"=1'-0"



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Landscape Architecture:
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202-821-2045

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ROOF PLAN AERIAL VIEW

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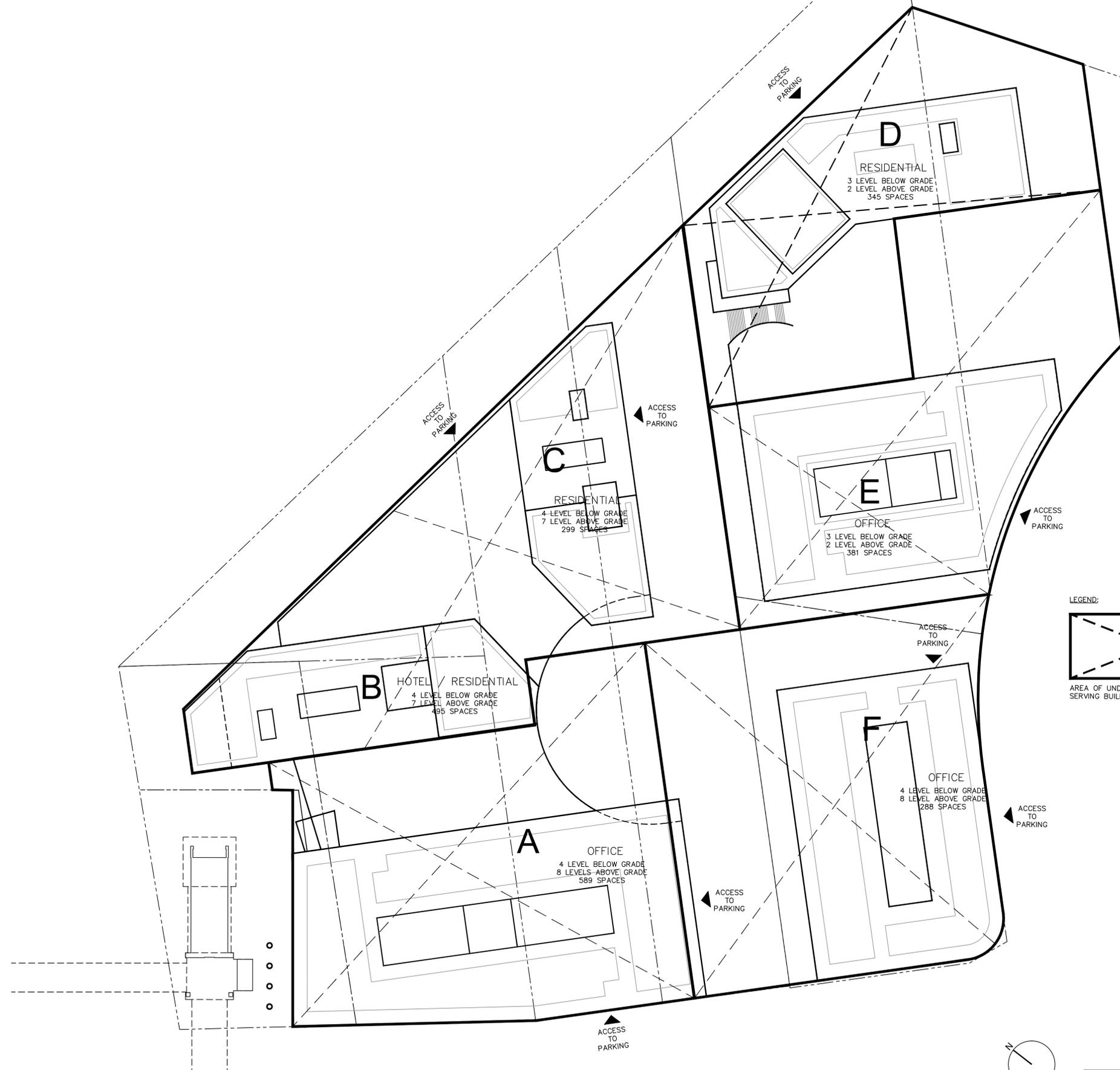
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1 BELOW GRADE PARKING PLAN
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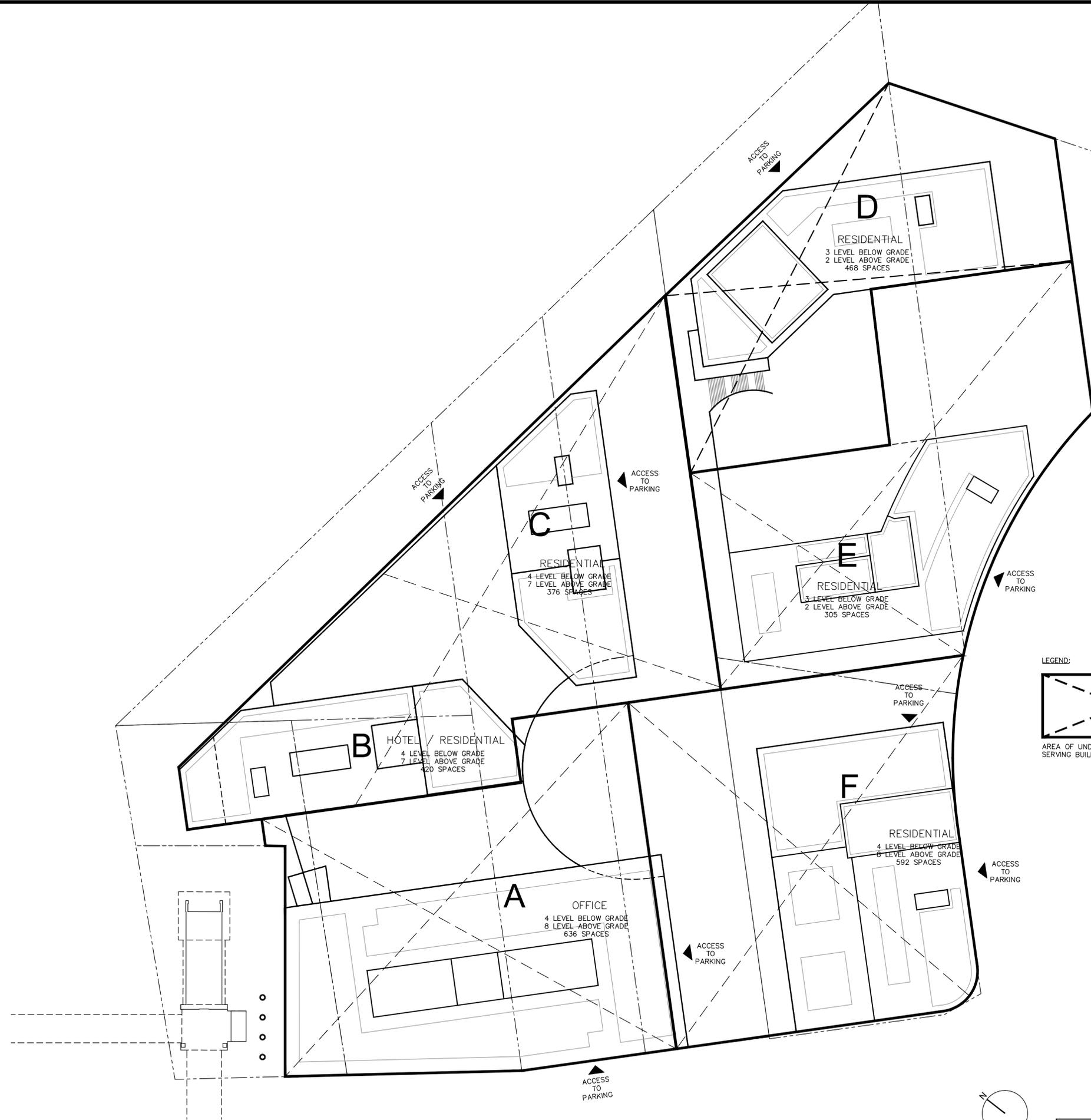
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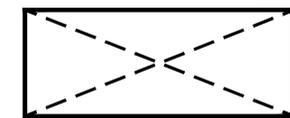
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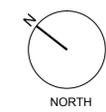
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LEGEND:



AREA OF UNDERGROUND GARAGE
SERVING BUILDING ABOVE

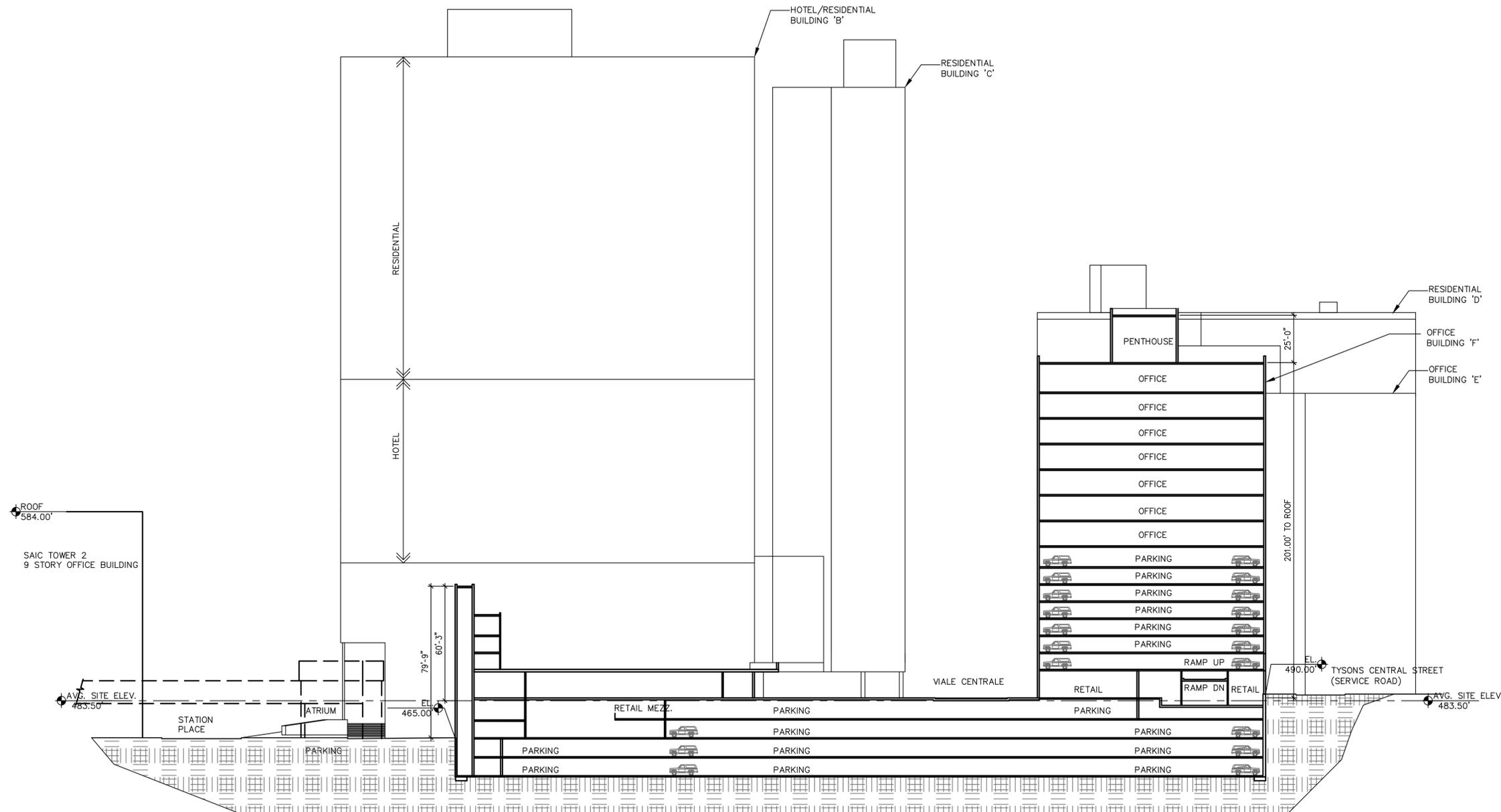


NORTH



1 ALTERNATE BELOW GRADE PARKING PLAN
1/32"=1'-0"

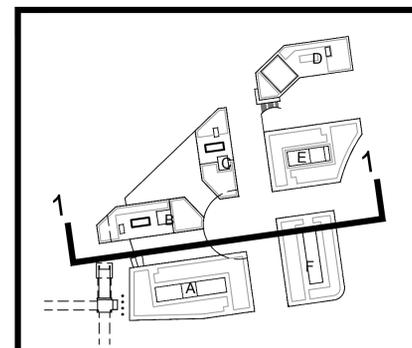
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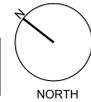
STORIES AND HEIGHT - SUBJECT TO CHANGE
NOTE 14 ON C-2

LIMITS OF PENTHOUSE . NO OF STORIES AND
HEIGHT SHALL BE DETERMINED AT F.D.P.



KEY PLAN

NOTE: REFER TO L1 SHEETS FOR
1/8" SCALE STREET SECTIONS



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FOR ABOVE PARKING LEVELS ELEVATIONS SEE ELEVATION SHEETS A162-A167A

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CDP	11/03/10

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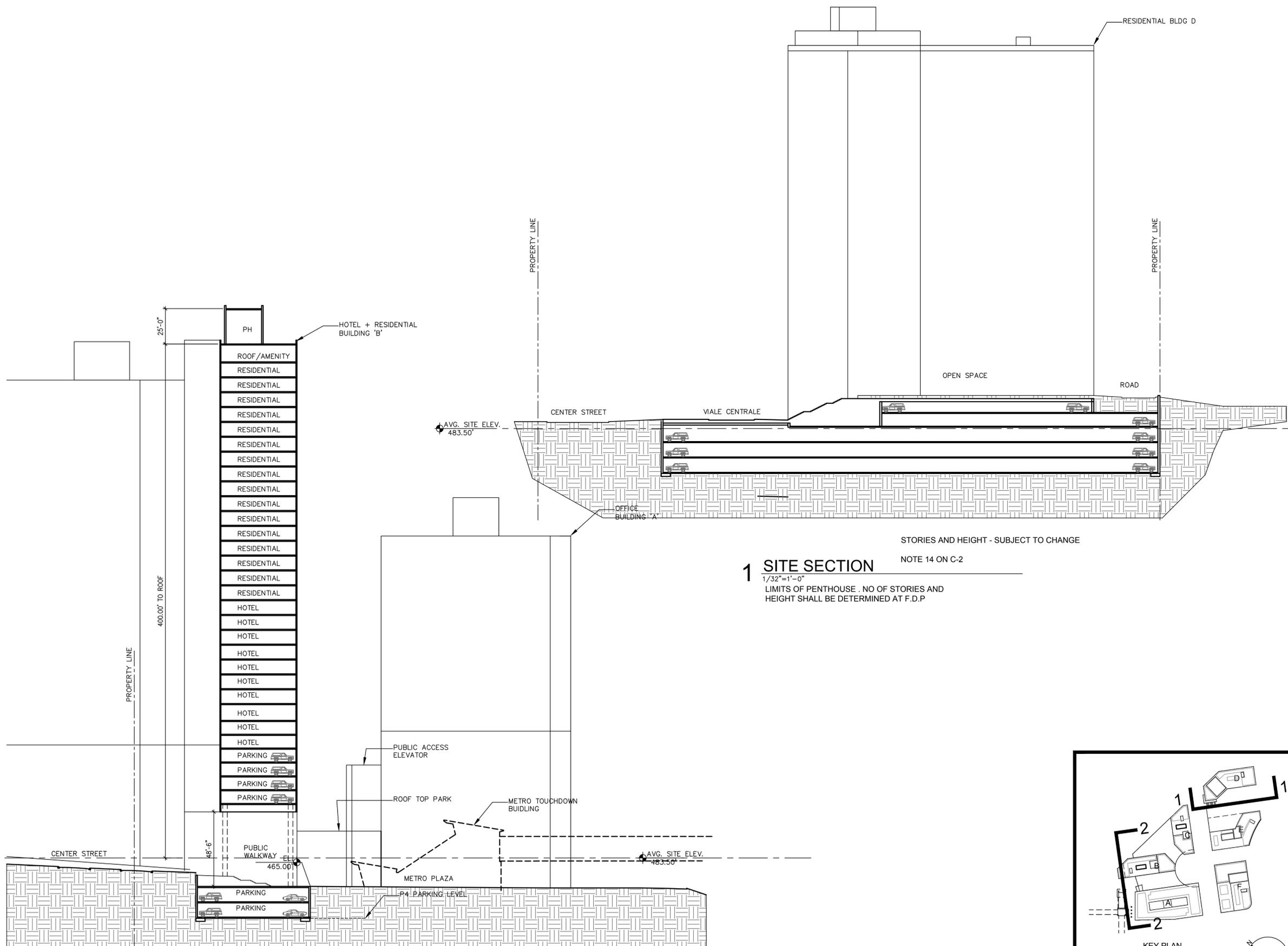
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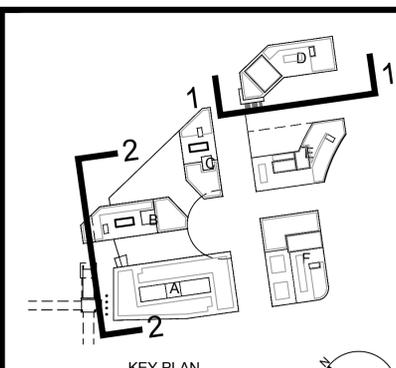
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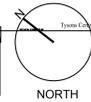
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1/32"=1'-0"
LIMITS OF PENTHOUSE, NO OF STORIES AND
HEIGHT SHALL BE DETERMINED AT F.D.P

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1/32"=1'-0"
LIMITS OF PENTHOUSE, NO OF STORIES AND
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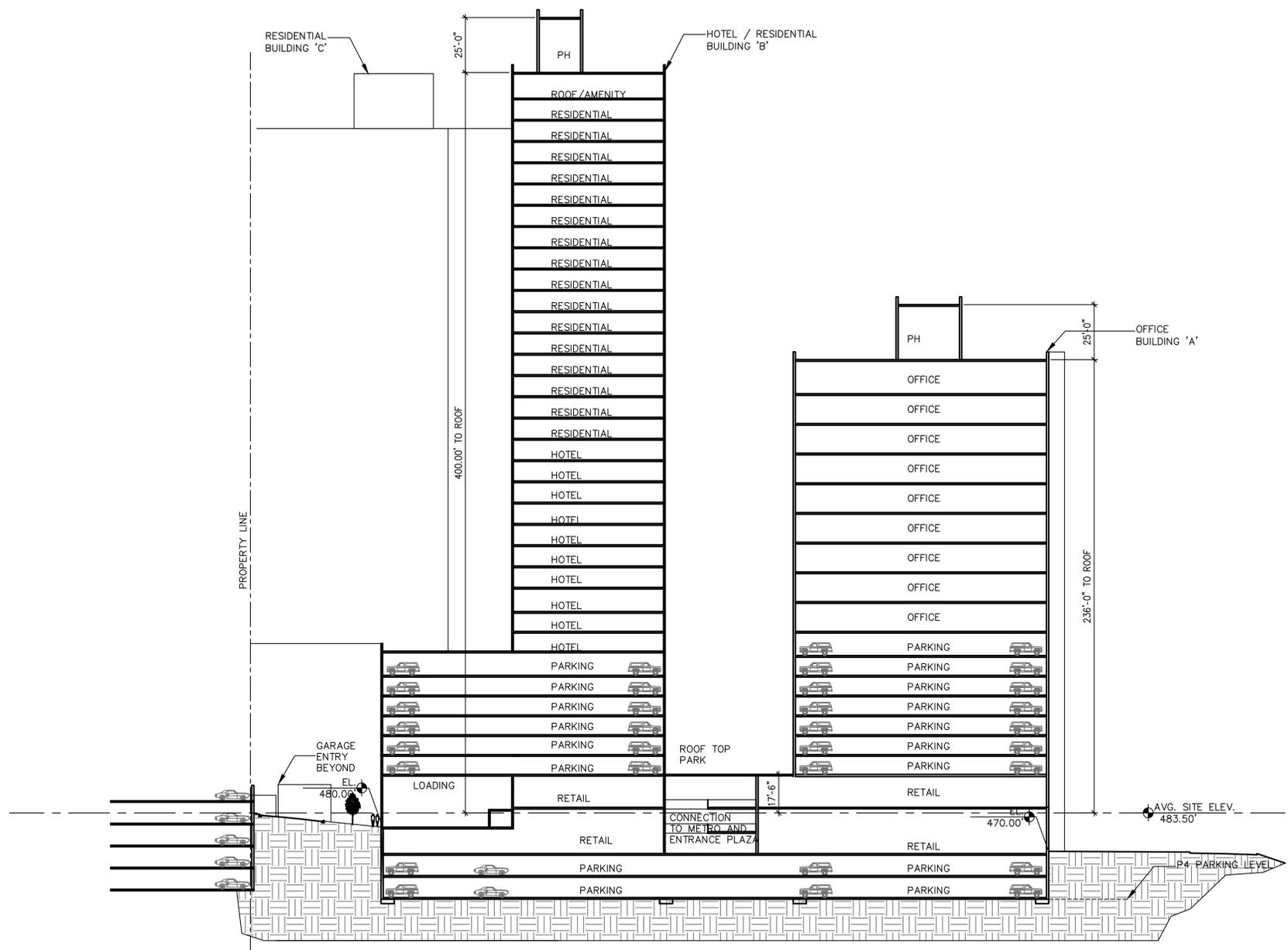
FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT,
SEE EXTERIOR ELEVATIONS SHEETS A162-A167A



NOTE: REFER TO LISTS SHEETS FOR
1/8" SCALE STREET SECTIONS



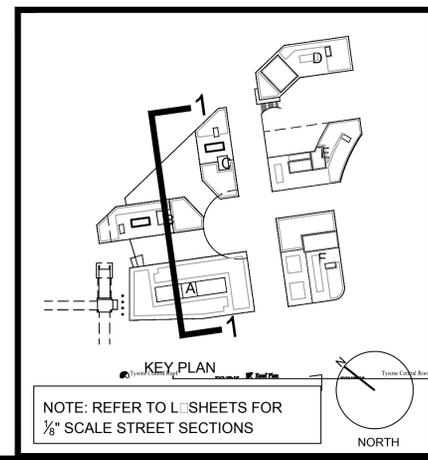
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1 SITE SECTION
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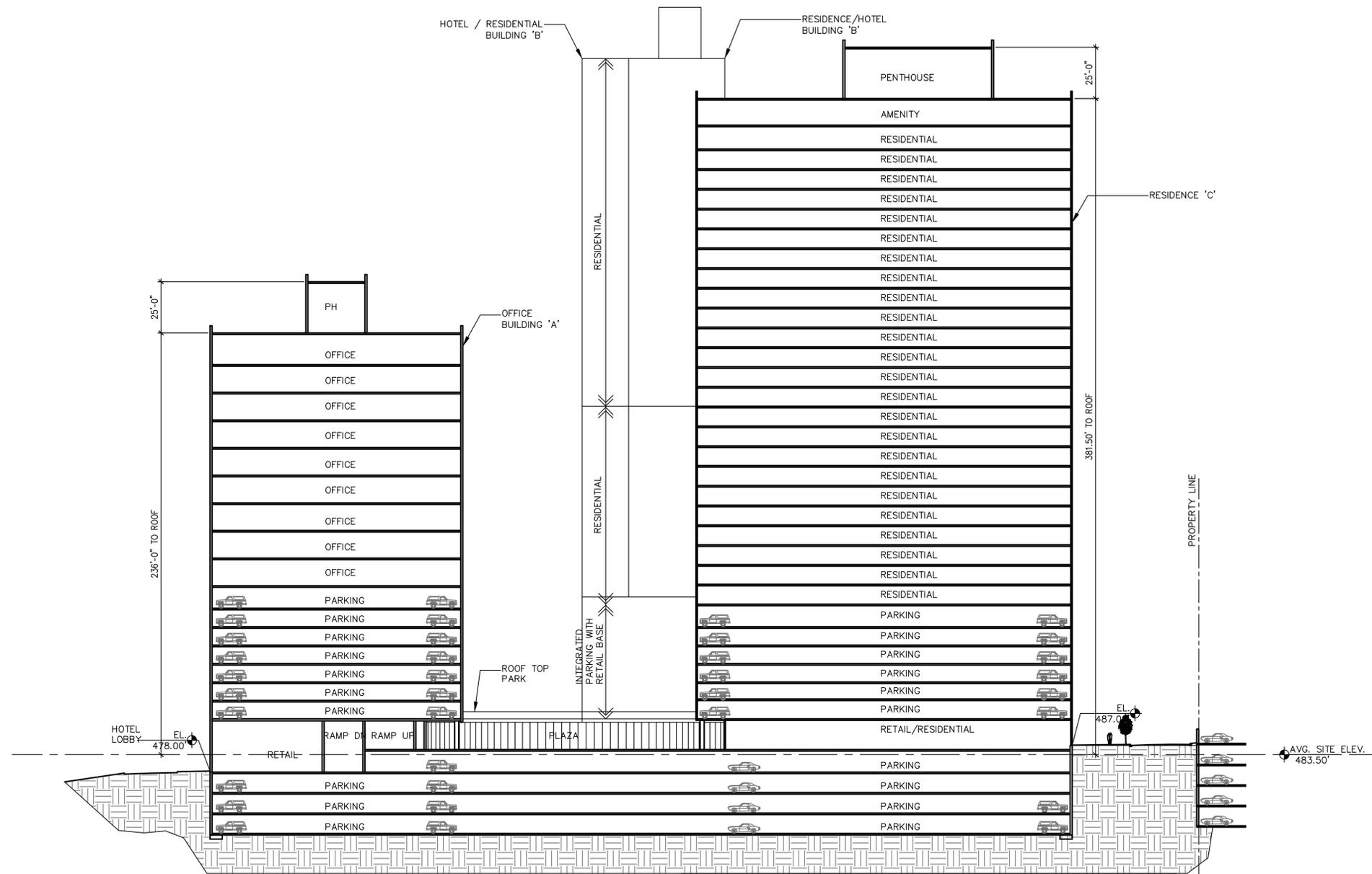
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Architecture
Interior Architecture
Lead Planning

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Suite 500
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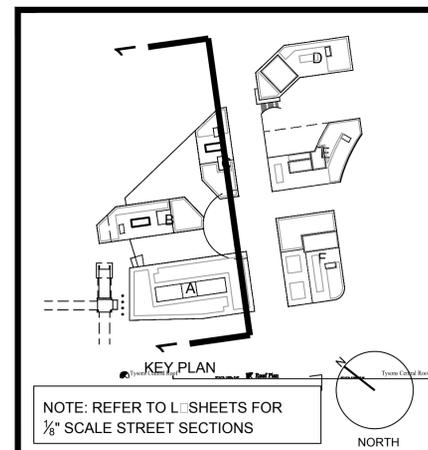
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PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION
ALTERNATE

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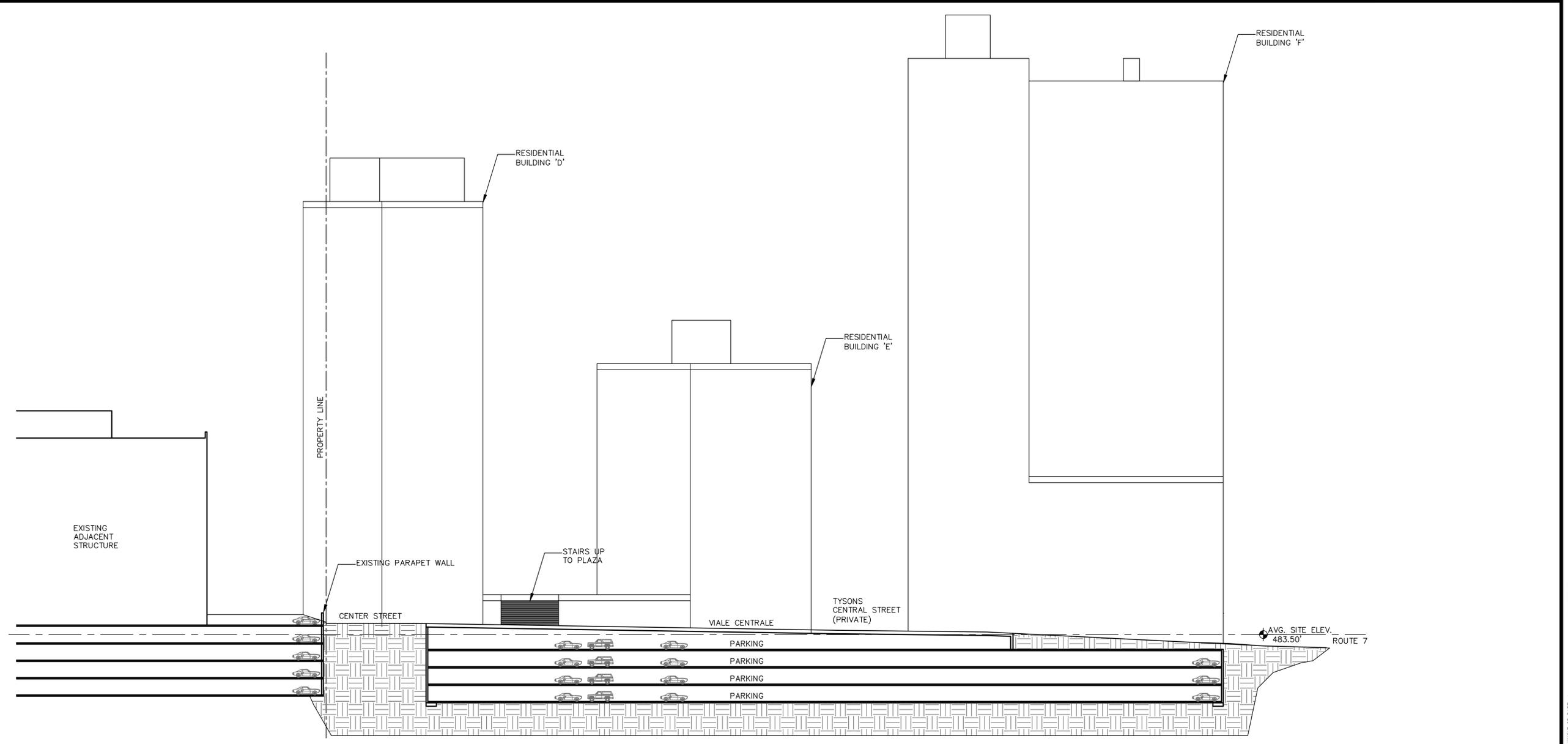
DATE JUNE 20, 2012

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778.00 -160. D: G

DRAWING NUMBER
A-160A
SHEET OF

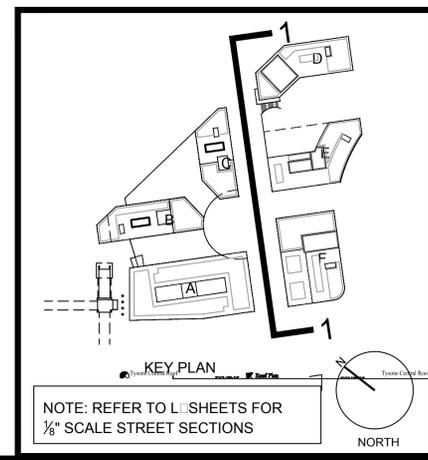


1 SITE SECTION
1/32"=1'-0"

STORIES AND HEIGHT - SUBJECT TO CHANGE
NOTE 14 ON C-2

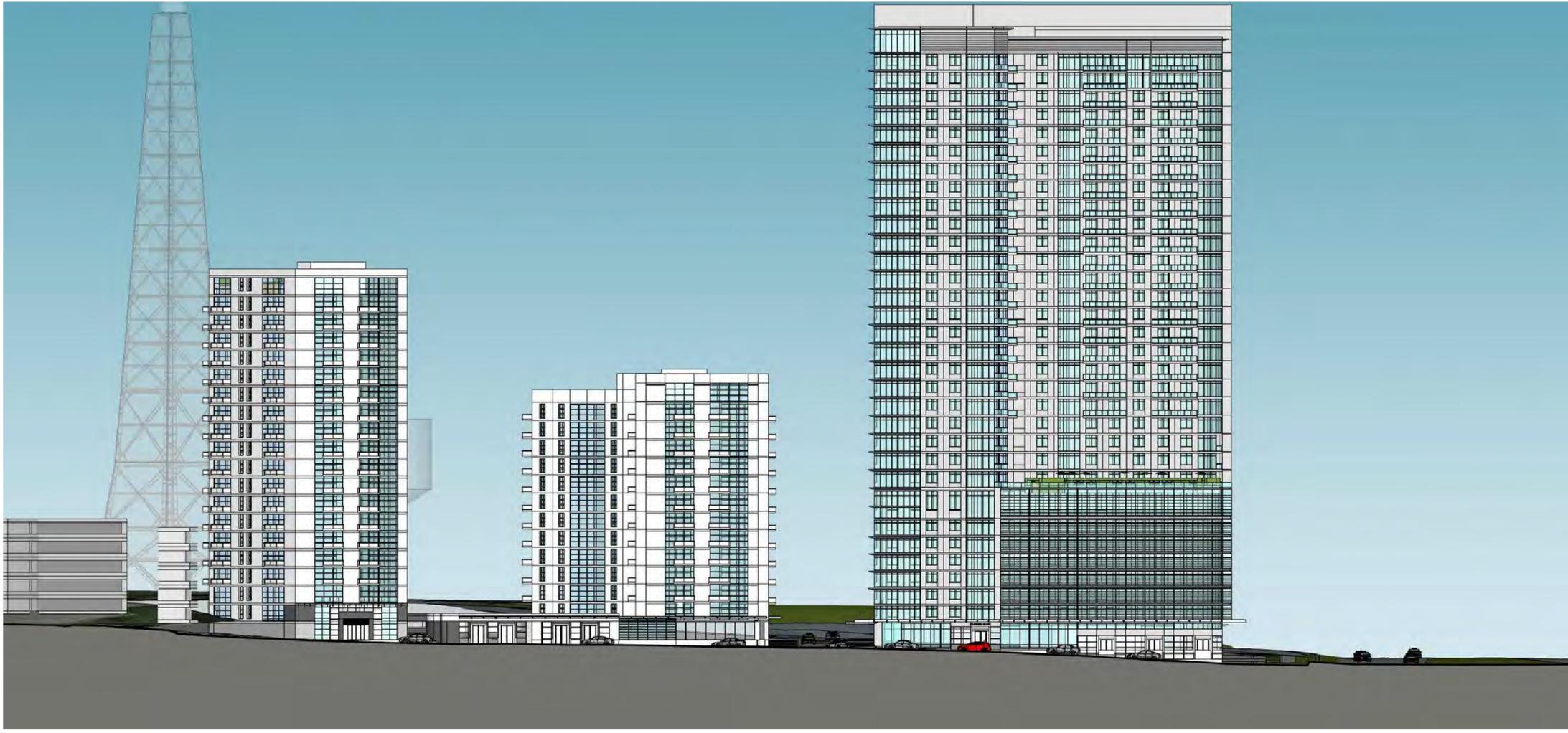
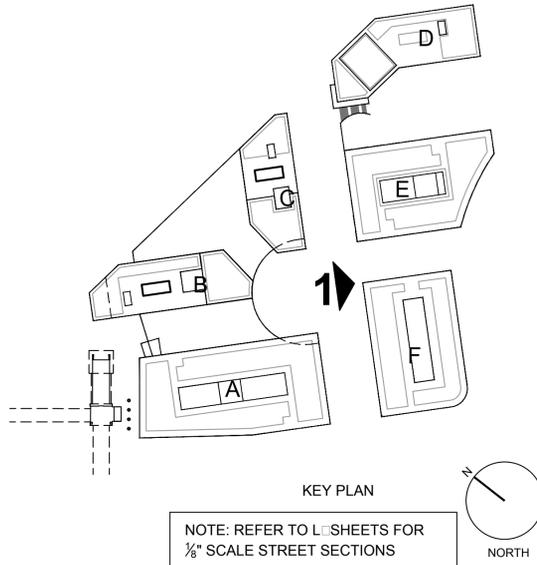
LIMITS OF PENTHOUSE . NO OF STORIES AND
HEIGHT SHALL BE DETERMINED AT F.D.P.

FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT,
SEE EXTERIOR ELEVATIONS SHEETS A162-A167A



NOTE: REFER TO LI SHEETS FOR
1/8" SCALE STREET SECTIONS

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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
INTERIOR
ELEVATION
ALTERNATE

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CA REVIEWED BY
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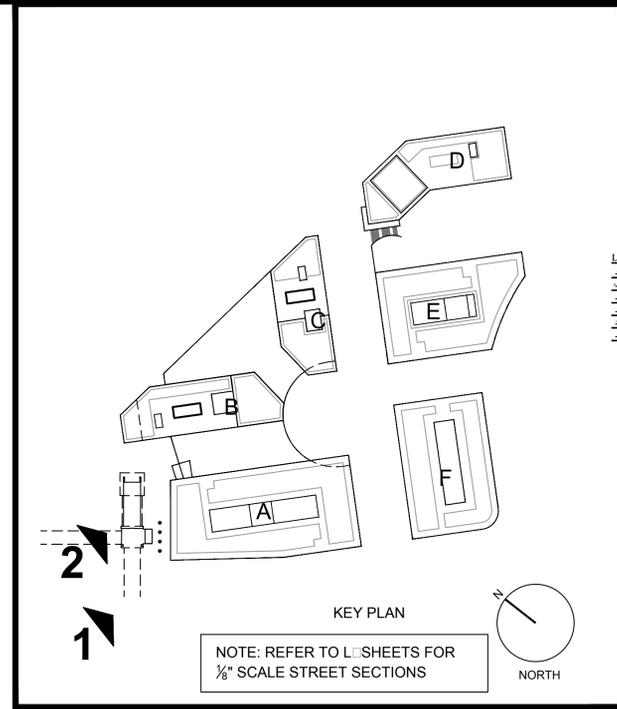
DRAWING NUMBER

A-166A

SHEET OF

NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT F.D.P.

1 **TYSONS CENTRAL EAST ELEVATION**
1/32" = 1'-0"



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NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture,
202-821-2045

REVISIONS

CDP	11/19/12
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CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
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CENTRAL**

PROJECT NO. 308-778.00

DRAWING TITLE
**ILLUSTRATION
VIEW**

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A-168
SHEET OF

1 ILLUSTRATION VIEW
NTS



2 ILLUSTRATION VIEW
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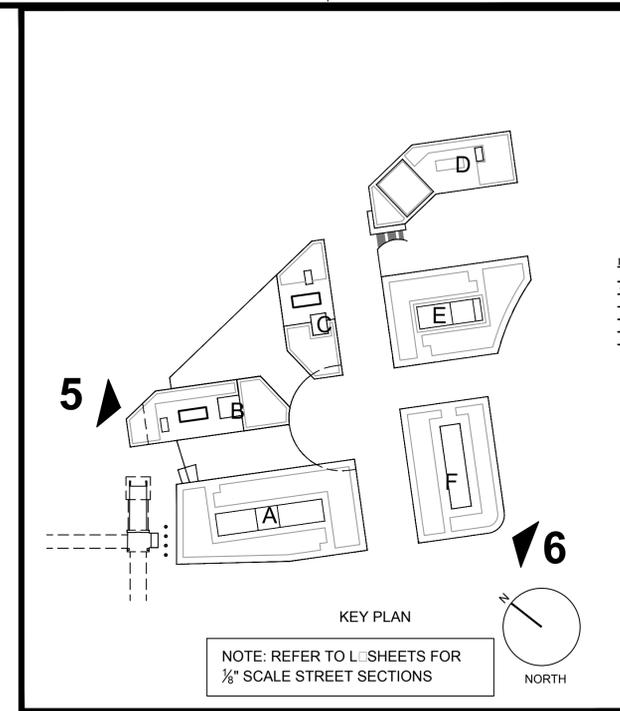
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05 ILLUSTRATION VIEW
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06 ILLUSTRATION VIEW
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CDP	11/03/10	

PROJECT TITLE
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PROJECT NO. 308-778.00

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ILLUSTRATION
VIEW

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A-170
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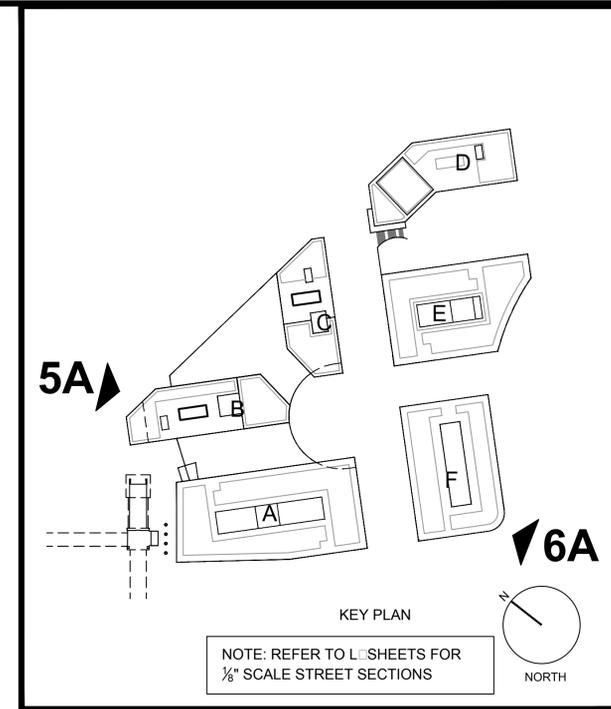
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5A ILLUSTRATION VIEW
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6A ILLUSTRATION VIEW
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DRAWING TITLE
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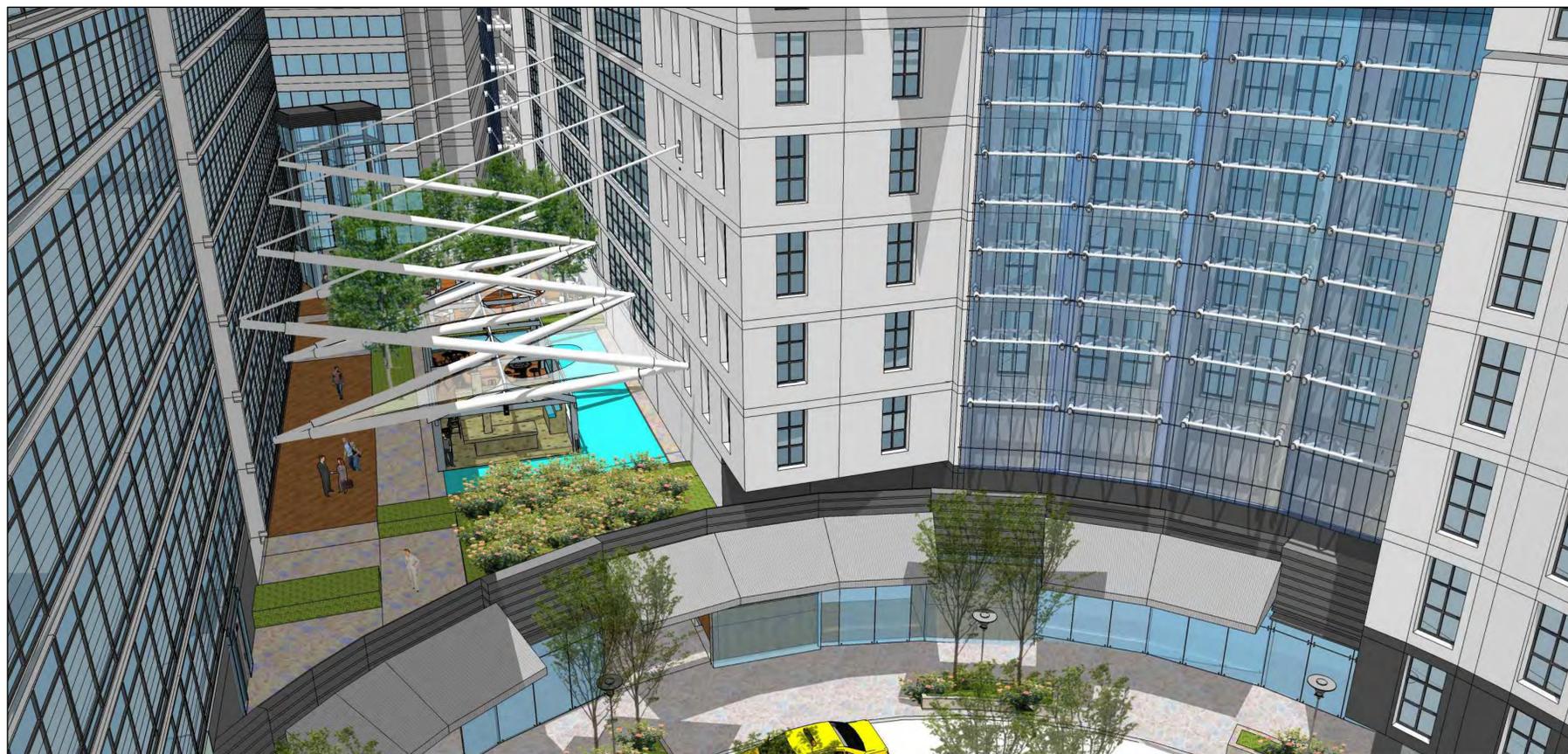
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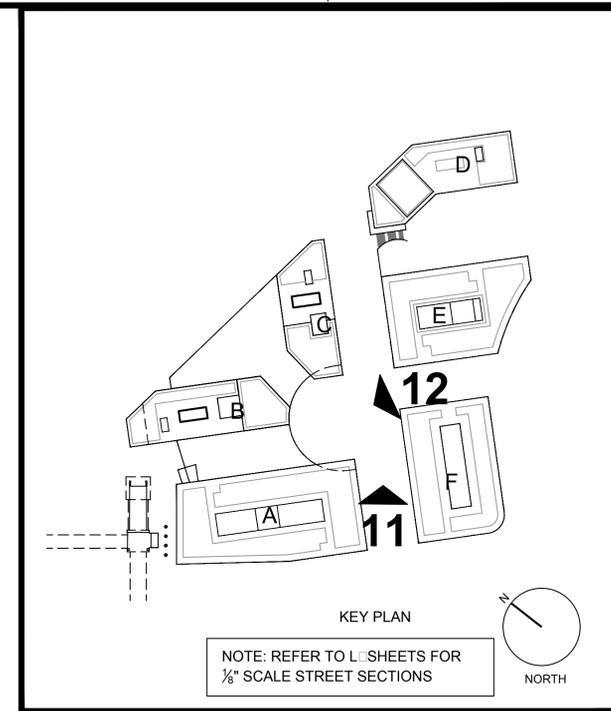
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11 ILLUSTRATION VIEW
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12 ILLUSTRATION VIEW
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ILLUSTRATION VIEW

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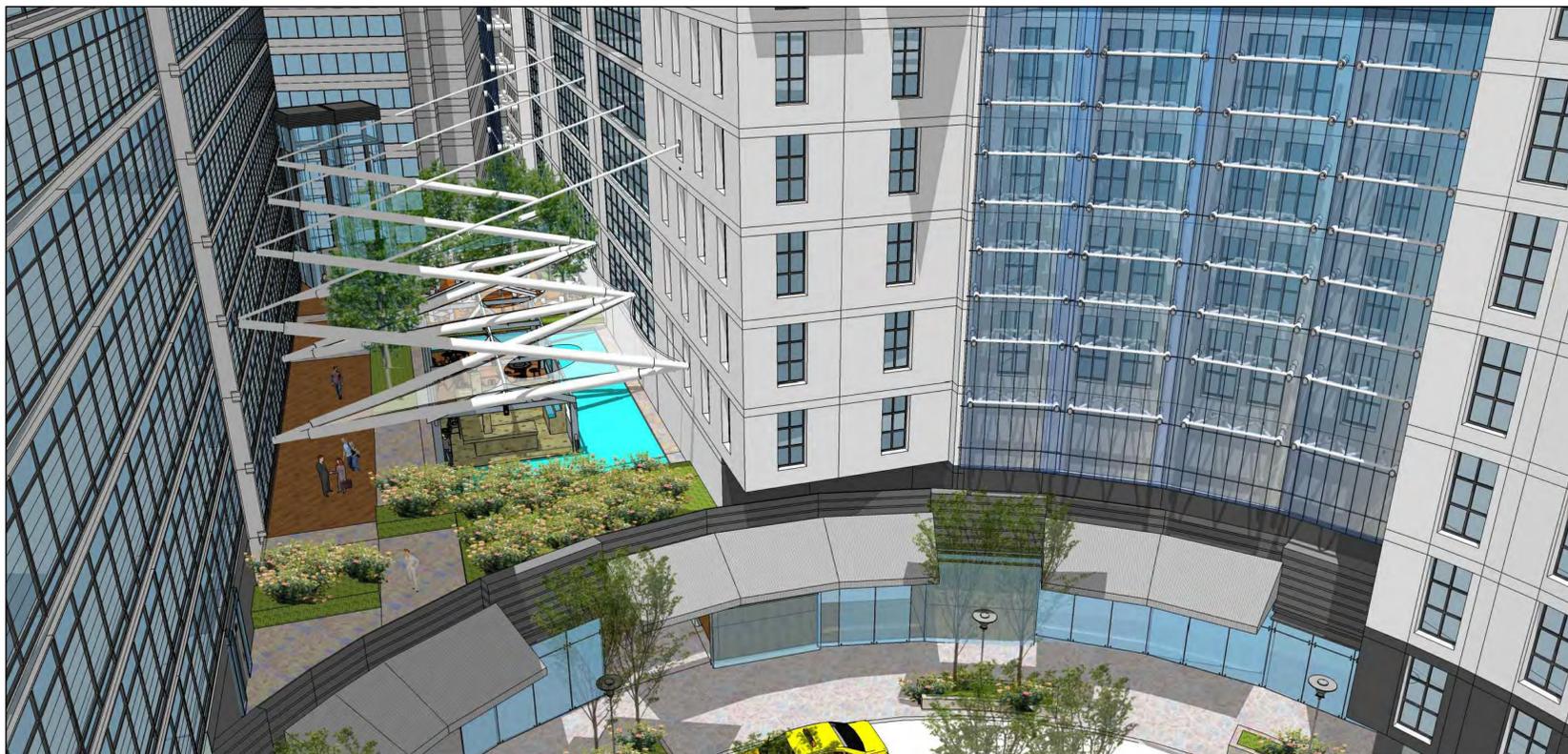
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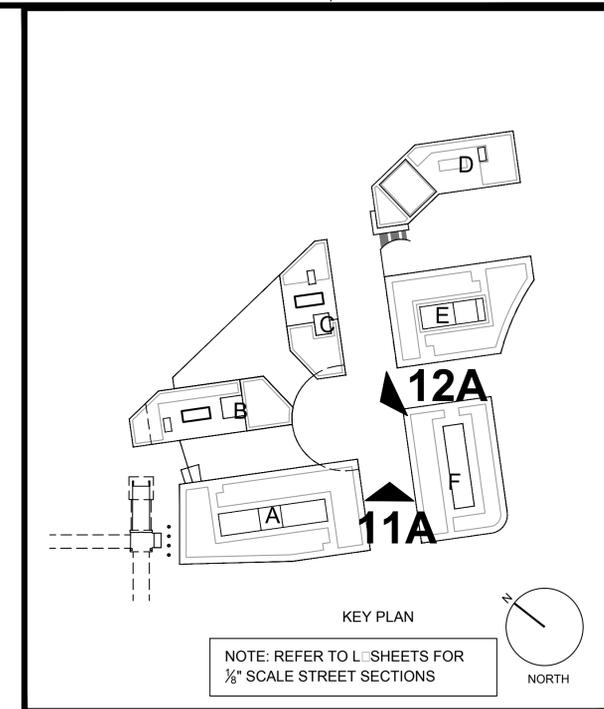
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11A ILLUSTRATION VIEW
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12A ILLUSTRATION VIEW
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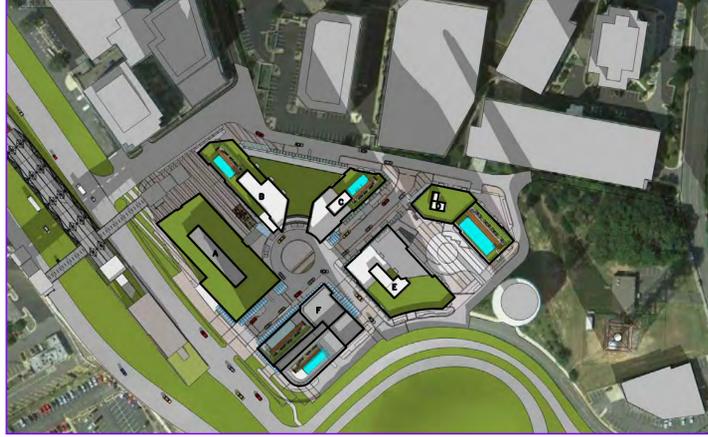
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PROJECT NO. 308-778.00

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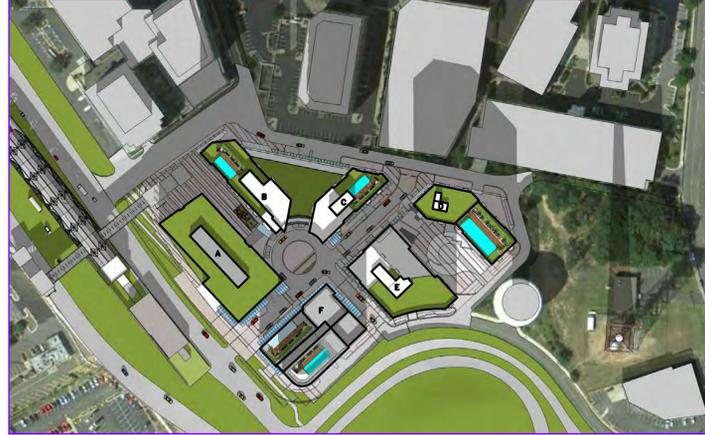
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A-173A
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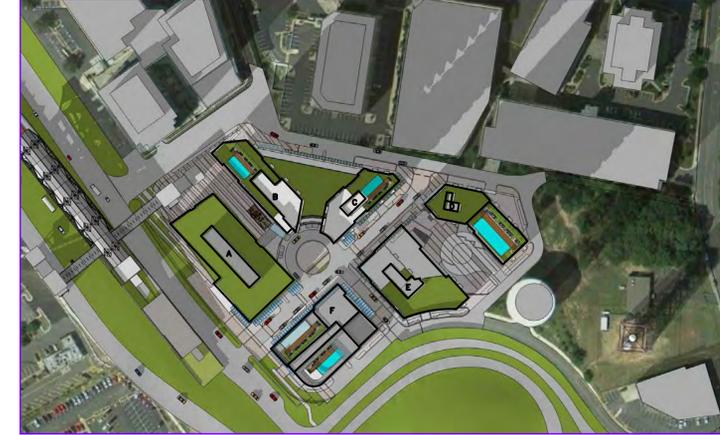
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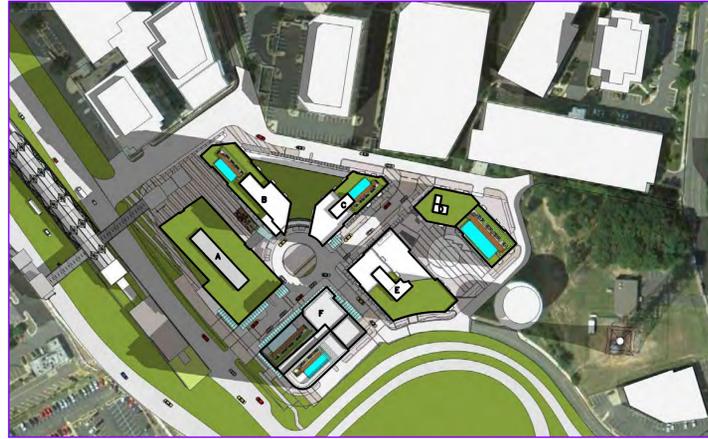
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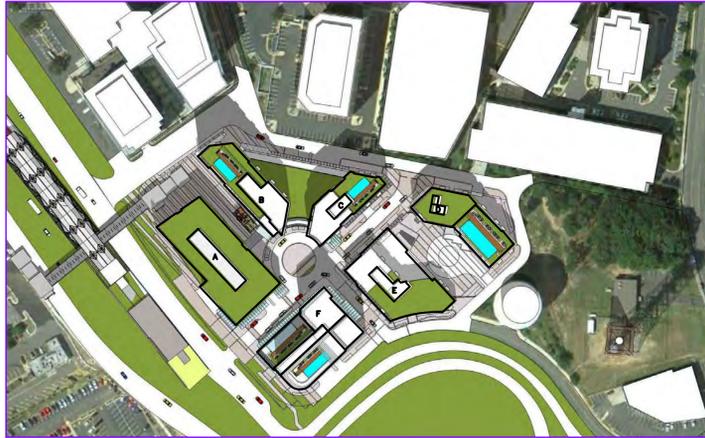
WINTER SOLSTICE - 12:00 PM



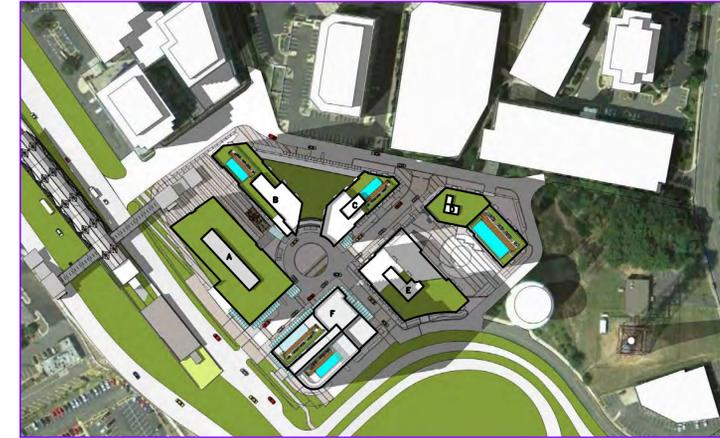
WINTER SOLSTICE - 3:00 PM



SUMMER SOLSTICE - 9:00 AM



SUMMER SOLSTICE - 12:00 PM



SUMMER SOLSTICE - 3:00 PM

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DRAWING TITLE
SHADOW
STUDY
ALTERNATE

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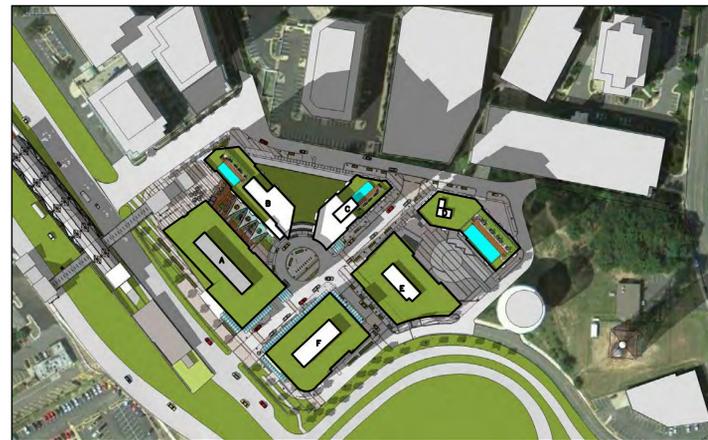
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DRAWING NUMBER
A-174A
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SPRING SOLSTICE - 9:00 AM



SPRING SOLSTICE - 12:00 PM



SPRING SOLSTICE - 3:00 PM

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PROJECT TITLE
**TYSONS
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PROJECT NO. 308-778.00

DRAWING TITLE

**SHADOW
STUDY**

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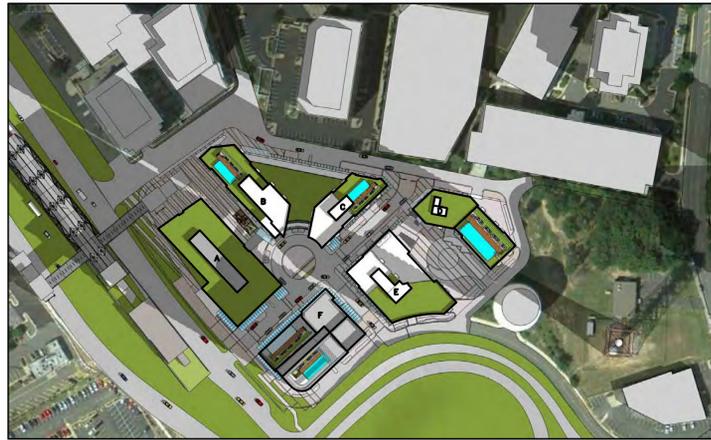
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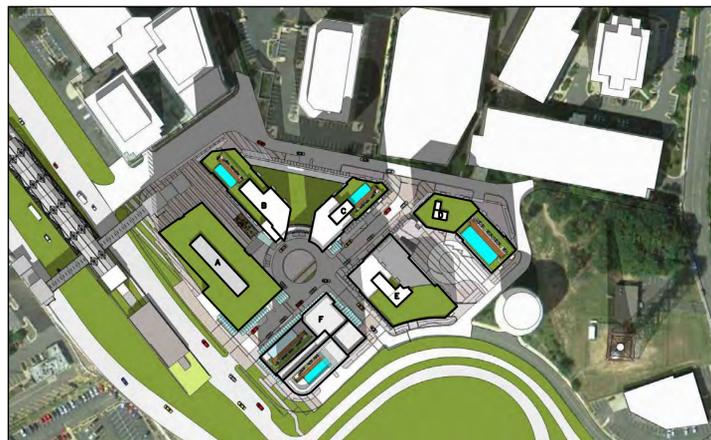
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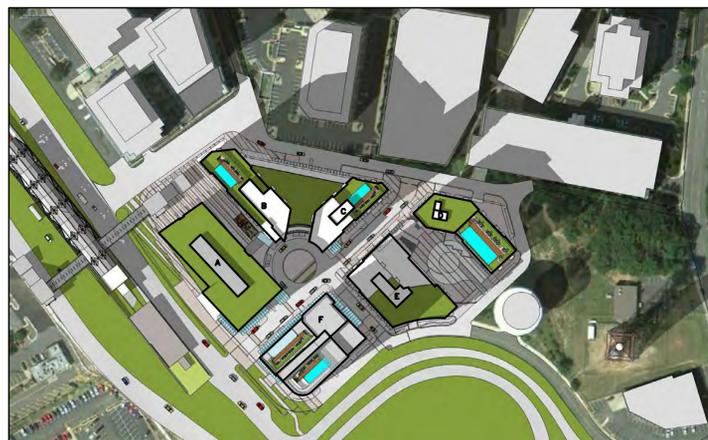
A



SPRING SOLSTICE - 9:00 AM



SPRING SOLSTICE - 12:00 PM



SPRING SOLSTICE - 3:00 PM

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

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PROJECT NO. 308-778.00

DRAWING TITLE
SHADOW STUDY ALTERNATE

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PHASING
PLAN

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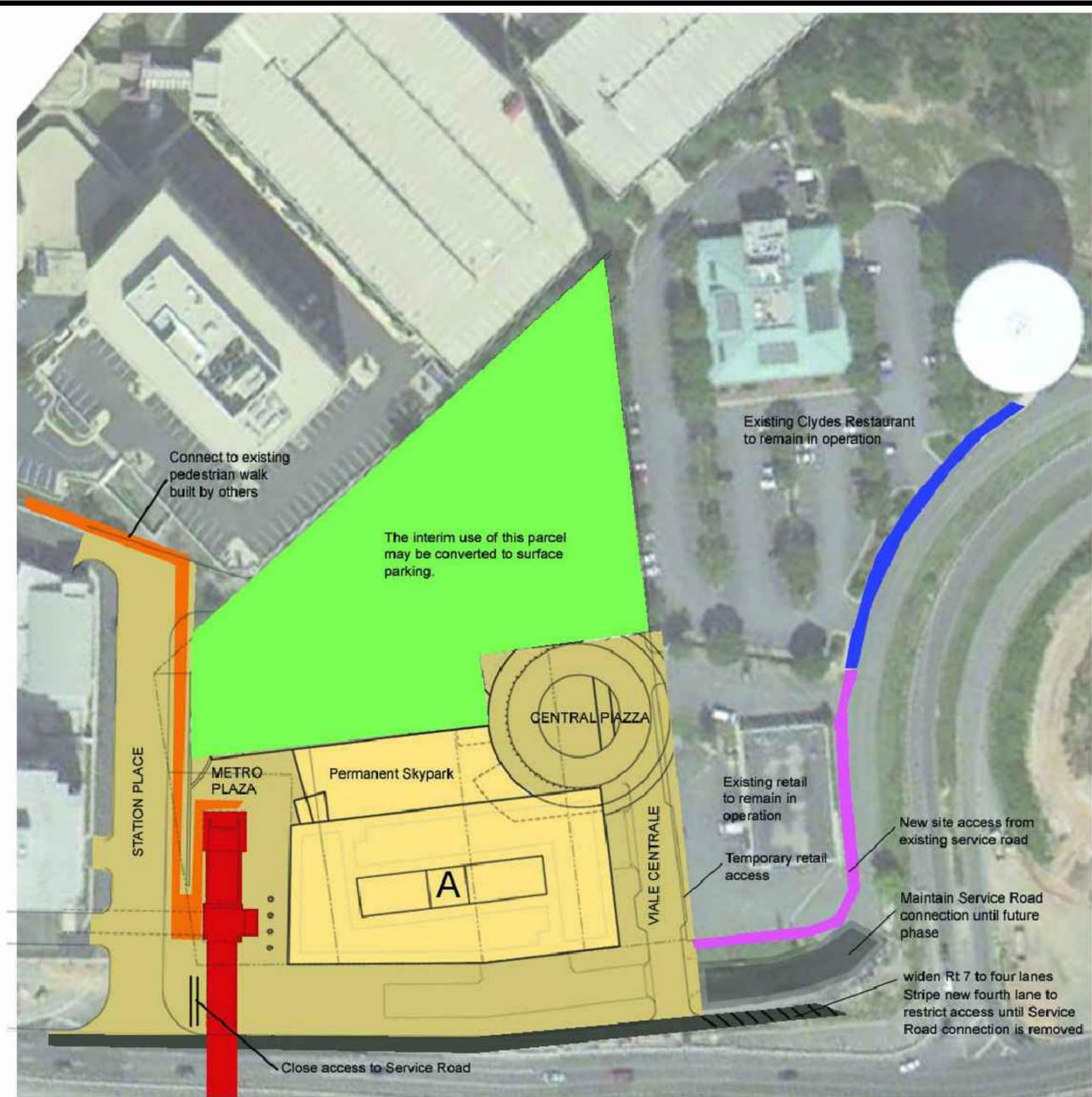
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DATE	JUNE 20, 2012
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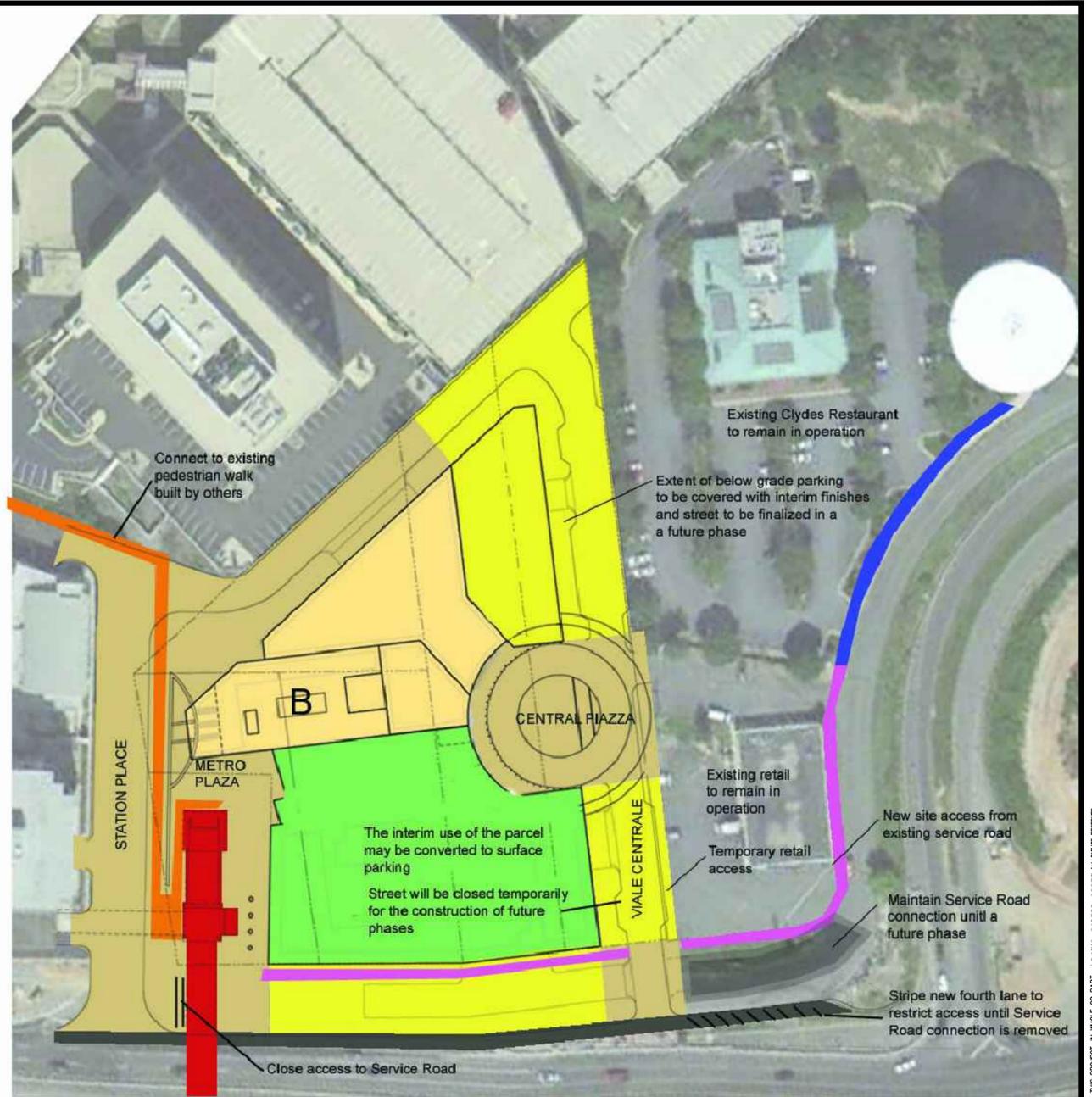
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A-176

SHEET OF



PHASE A



PHASE B

LEGEND

-  EXISTING SIDEWALK
-  FUTURE TYSONS GREENSBORO METRO
-  INITIAL PEDESTRIAN CONNECTION
-  FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

-  INTERIM CONDITIONS
-  INTERIM PEDESTRIAN CONNECTION

FINAL CONDITIONS

-  FINAL CONSTRUCTION CONDITIONS
-  FINAL BUILDING PLAN

REVISIONS

NO.	DESCRIPTION	DATE
CDP		11/19/12
CDP		6/20/12
CDP		3/30/12
CDP		1/25/11
CDP		2/22/11
CDP		11/03/10

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CENTRAL**

PROJECT NO. 308-778.00

DRAWING TITLE
**PHASING
PLAN**

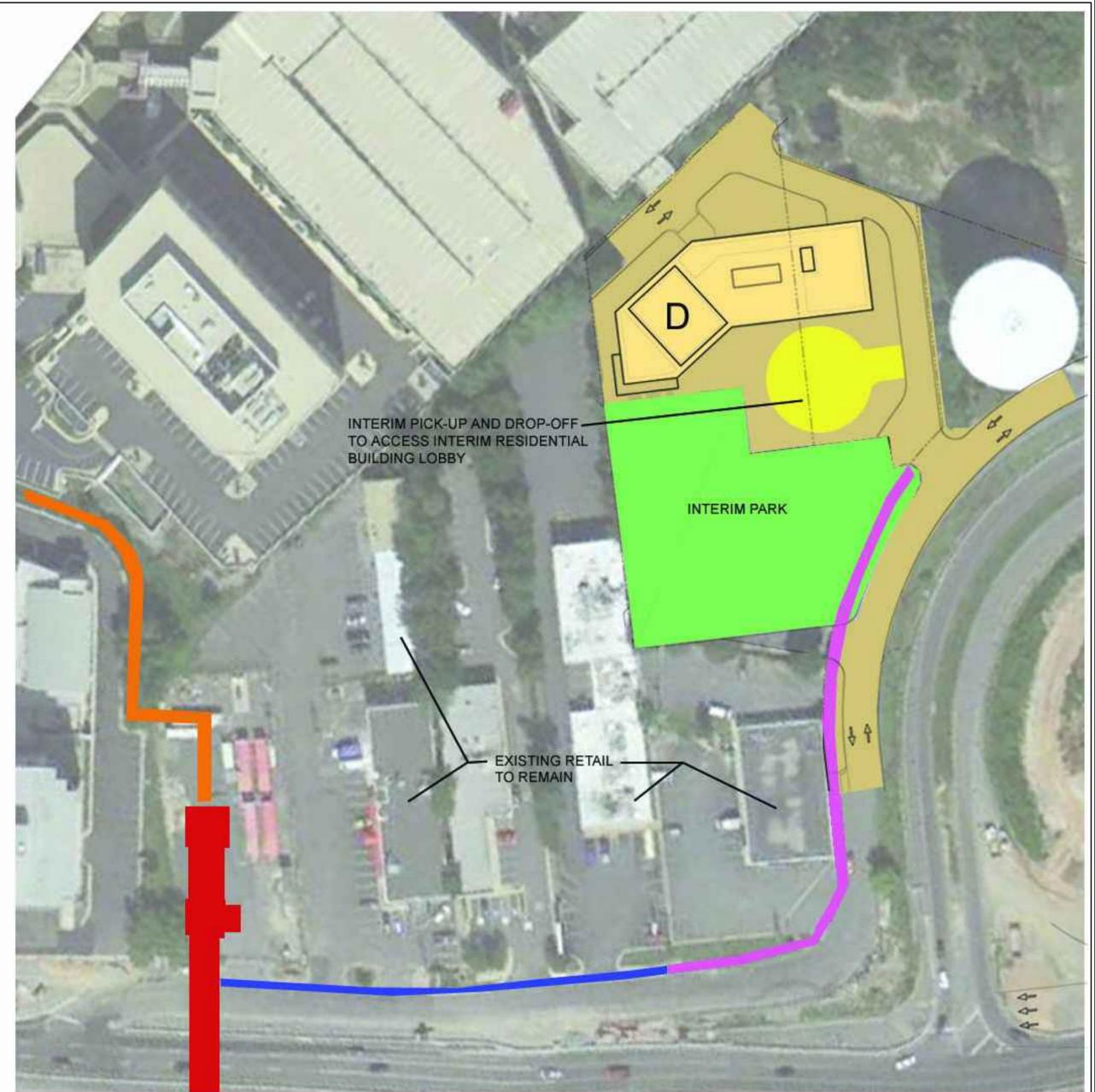
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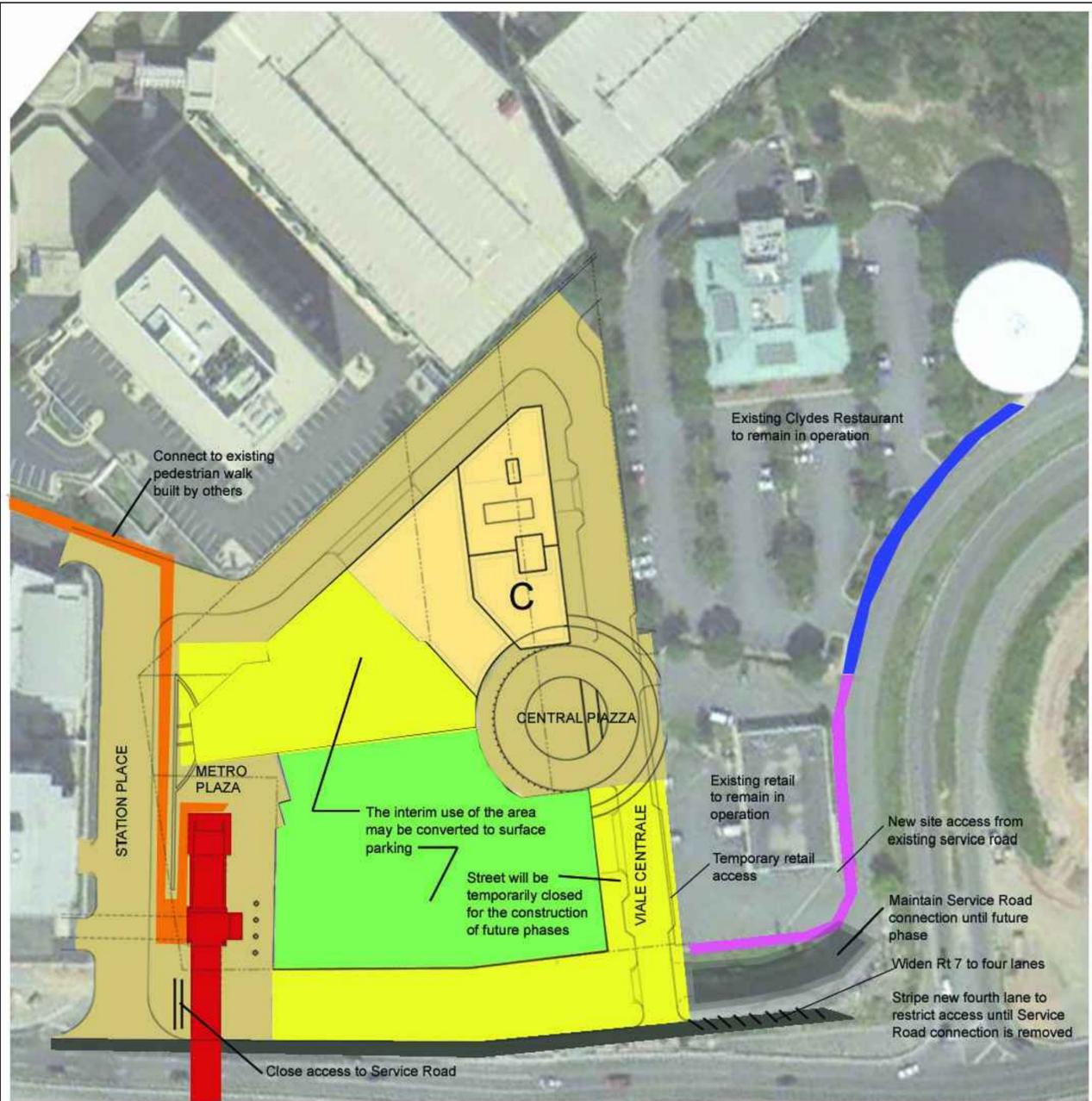
778.-177.D.G

DRAWING NUMBER
A-177

SHEET OF



PHASE D



PHASE C

LEGEND

	EXISTING SIDEWALK
	FUTURE TYSONS GREENSBORO METRO
	INITIAL PEDESTRIAN CONNECTION
	FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

	INTERIM CONDITIONS
	INTERIM PEDESTRIAN CONNECTION

FINAL CONDITIONS

	FINAL CONSTRUCTION CONDITIONS
	FINAL BUILDING PLAN

REVISIONS

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CDP	2/22/11	
CDP	11/03/10	

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DRAWING TITLE
PEDESTRIAN
CIRCULATION
PLAN

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L-1.dwg
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L-1

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PRIMARY CIRCULATION CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

SECONDARY CIRCULATION CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

TERTIARY CIRCULATION CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this corridor type. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may high level of pedestrian activity associated with access to a transit station, but may have reduced retail and place-making opportunities.

ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking should be indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.



METRO STATION



ELEVATOR TOWER



BUILDING ENTRANCE



BUILDING ENTRANCE UNDER THE BUILDING CANOPY

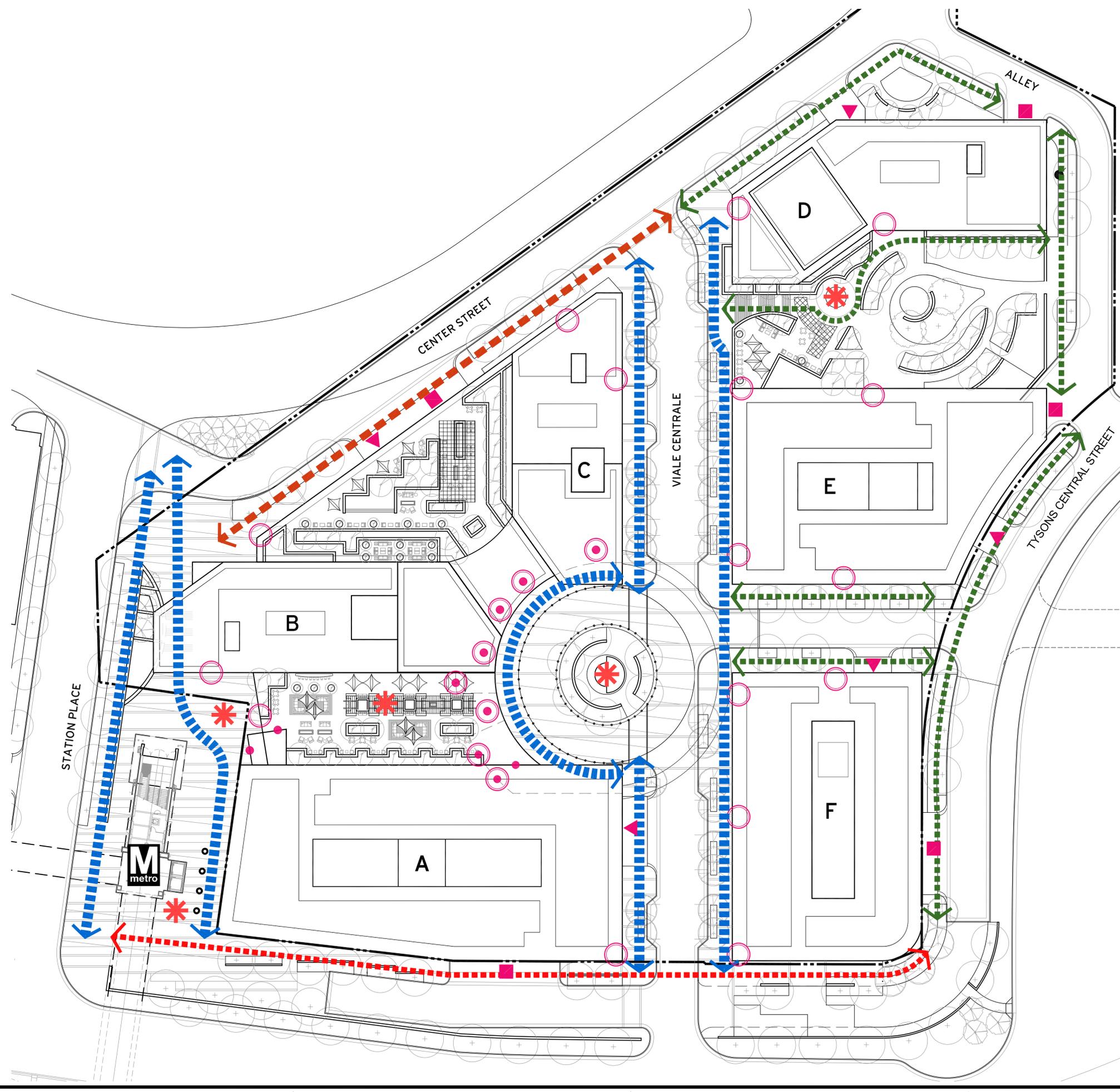


GARAGE ENTRANCE



LOADING DOCKS

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



REVISIONS

No.	Revision Description	Date

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CDP	6/20/12
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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
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PROJECT NO. 308-778.00

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CONCEPT
LANDSCAPE
PLANTING
PLAN

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

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L-2.1

SHEET OF

CDP TREE SCHEDULE

STREET TREES (CATEGORY I)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total						2550

STREET TREES (CATEGORY IV)

		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	300
		Platanus acerifolia	London Plane Tree	3" cal.	B&B	300
		Quercus falcata	Southern Red Oak	3" cal.	B&B	300
		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	300
sub-total						23400

ORNAMENTAL TREES (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total						750

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total						7625

ORNAMENTAL TREES IN LARGE PERMANENT POT (CATEGORY II)

		Acer palmatum	Japanese Maple	2" cal.	B&B	100
		Magnolia stellata	Sweetbay Magnolia	2" cal.	B&B	100
sub-total						1600

GROSS SITE AREA:	252,291 sf
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site)	25,229 sf
TOTAL TREE COVER PROVIDED BY PLANTING	35,925 sf

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.

GENERAL NOTE:
1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P.A.
FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

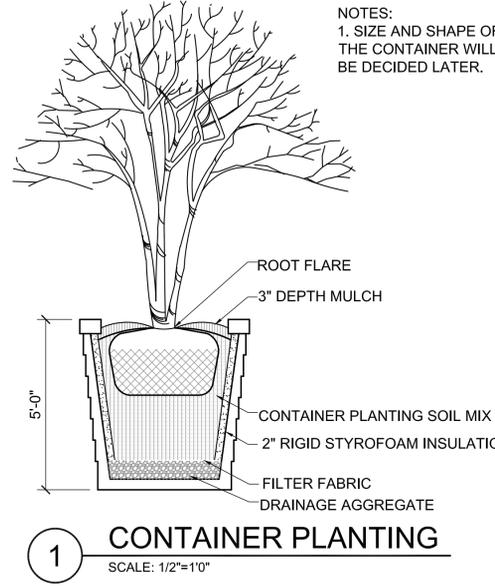
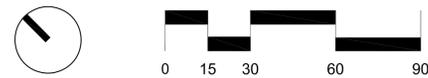
ROUTE 7 NOTES
1 ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCK BANK
2 ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL

LEGEND

	EXTENSIVE GREEN ROOF		DETENTION VAULT
	BIO-RETENTION TREE PIT		UTILITY VAULT
	BIO-RETENTION PLANTER		
	STORM WATER LINE		
	WATER LINE		
	SANITARY LINE		
	LIMIT OF CLEARING AND GRADING		
	PROPERTY LINE		

NOTE:
1. STREET TREE AMENITY SOIL PANEL AND STRUCTURE SOIL DETAILS ARE PROVIDED IN SHEET L7.1.
2. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS.
3. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMNS IN ACCORDANCE WITH THE FOLLOWING PROFFER:
• RZ-2011-PR-005, SITE DESIGN AND AMMENTIES, STREETSICAPING: A. STREET TREES: (i) -(viii).

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



1 CONTAINER PLANTING
SCALE: 1/2"=1'0"

NOTES:
1. SIZE AND SHAPE OF THE CONTAINER WILL BE DECIDED LATER.

CDP TREE SCHEDULE (alt)

STREET TREES (CATEGORY I)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total						2550

STREET TREES (CATEGORY IV)

		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	300
		Platanus acerifolia	London Plane Tree	3" cal.	B&B	300
		Quercus falcata	Southern Red Oak	3" cal.	B&B	300
		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	300
sub-total						26100

ORNAMENTAL TREES (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total						750

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total						9375

ORNAMENTAL TREES IN LARGE PERMANENT POT (CATEGORY II)

		Acer palmatum	Japanese Maple	2" cal.	B&B	100
		Magnolia stellata	Sweetbay Magnolia	2" cal.	B&B	100
sub-total						1700

GROSS SITE AREA: 252,291 sf

AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site) 25,229 sf

TOTAL TREE COVER PROVIDED BY PLANTING 40,475 sf

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.

GENERAL NOTE:

- NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P.A. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

ROUTE 7 NOTES

- ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCK BANK
- ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL

LEGEND

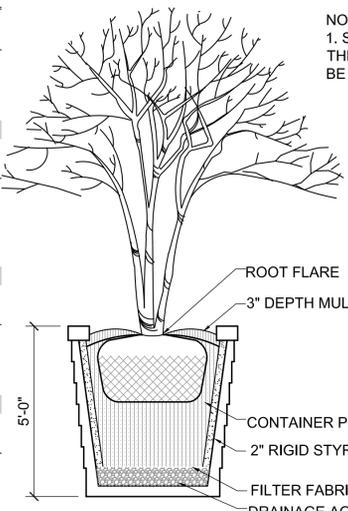
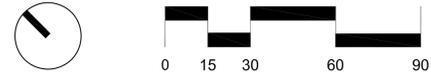
	EXTENSIVE GREEN ROOF		DETENTION VAULT
	BIO-RETENTION TREE PIT		UTILITY VAULT
	BIO-RETENTION PLANTER		
	STORM WATER LINE		
	WATER LINE		
	SANITARY LINE		
	LIMIT OF CLEARING AND GRADING		
	PROPERTY LINE		

NOTE:

- STREET TREE AMENITY SOIL PANEL AND STRUCTURE SOIL DETAILS ARE PROVIDED IN SHEET L7.1.
- WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS.
- THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMNS IN ACCORDANCE WITH THE FOLLOWING PROFFER:
 - RZ-2011-PR-005, SITE DESIGN AND AMMENTIES, STREETSCAPING; A. STREET TREES: (i) -(viii).

NOTE:

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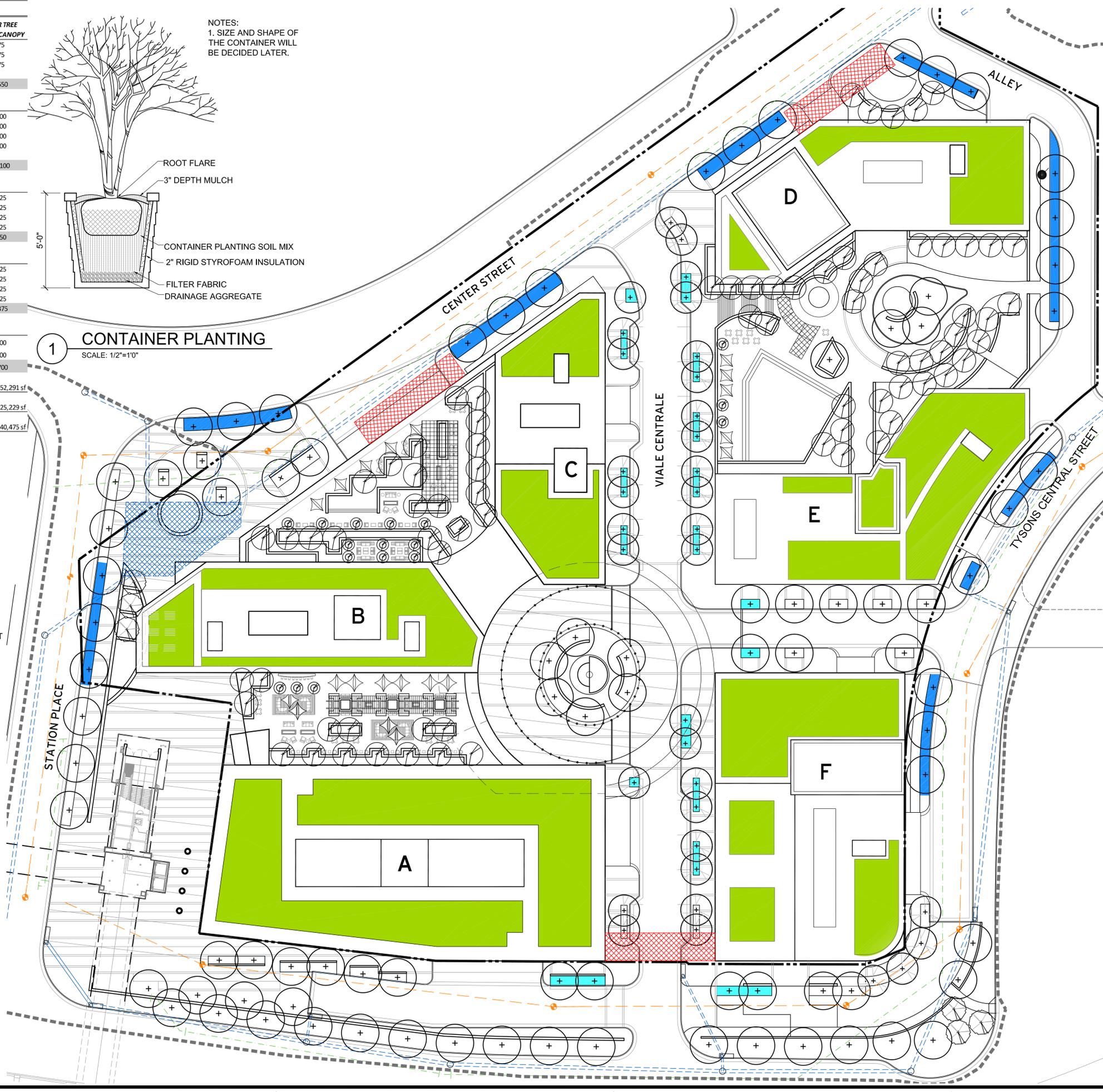


NOTES:

- SIZE AND SHAPE OF THE CONTAINER WILL BE DECIDED LATER.

1 CONTAINER PLANTING

SCALE: 1/2"=10"



dcsc
DESIGN

DAVIS
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Landscape Architecture:
LSG Landscape Architecture.
703-821-2045

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
CONCEPT
LANDSCAPE
PLANTING
PLAN (ALT.)

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PARK & OPEN SPACE CALCULATIONS (option 1)
PARK AND OPEN SPACE RECOMMENDED PER COMPREHENSIVE PLAN

USE	GSF	UNITS	PEOPLE RATIO	PEOPLE	PARK SPACE RATIO	ACRES OF PARK SPACE RECOMMENDED
RESIDENTIAL	756,535	797	1.75 RESIDENTS / UNIT	1395	1.5 Acres / 1000 Residents	2.1
OFFICE	603,396	n/a	300 SF / EMPLOYEE	2011	1 Acres / 1000 Employees	
RETAILS	131,619	n/a	450 SF / EMPLOYEE	293		
HOTEL	145,384	n/a	1350 SF / EMPLOYEE	108		
TOTAL NUMBER OF EMPLOYEES				2412	1 Acres / 1000 Employees	2.4
TOTAL NEW GFA	1,636,934			6219		4.5

PARK AND OPEN SPACE PROVIDED ON MASTER PLAN

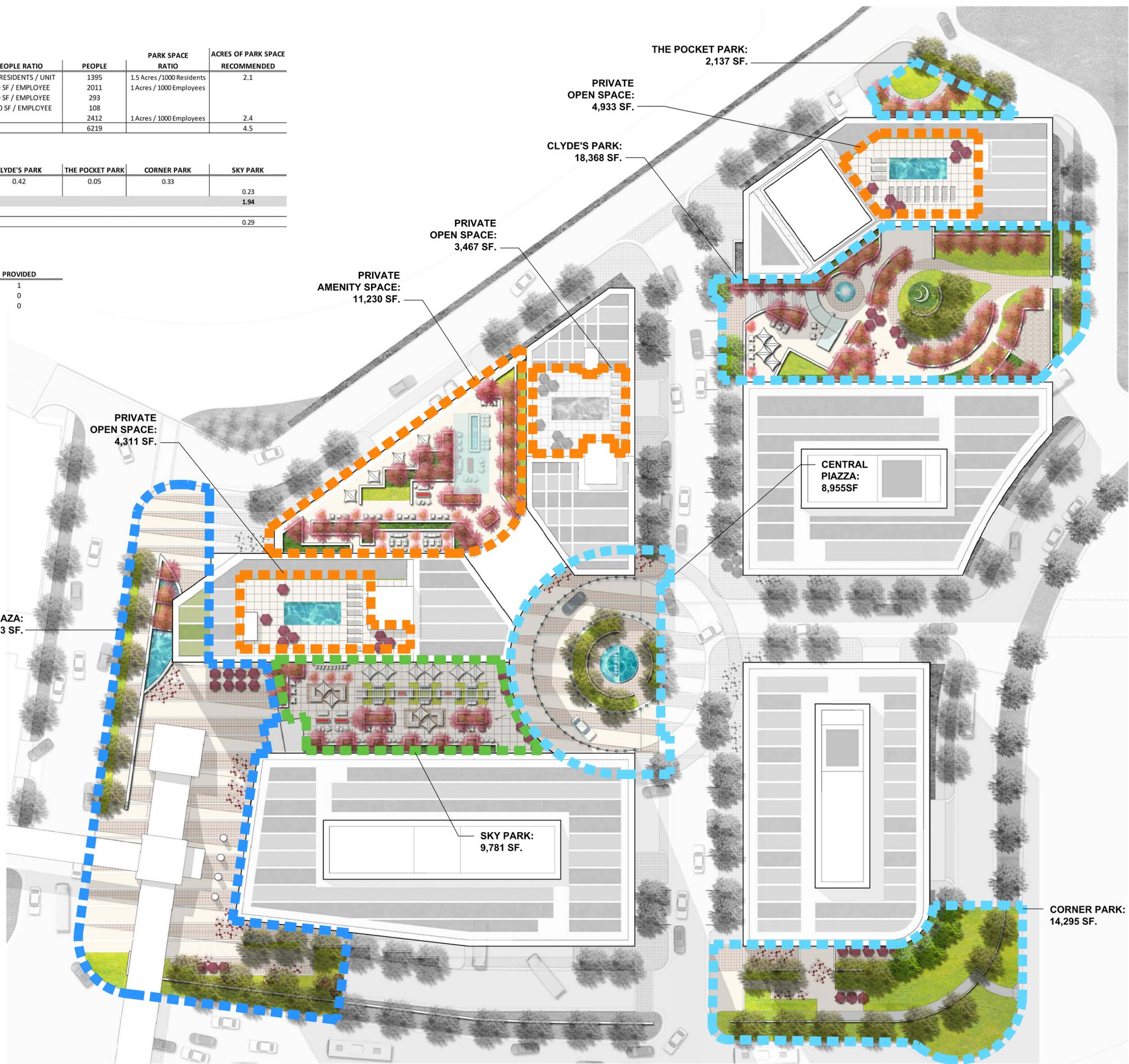
ACRES	METRO PLAZA	CENTRAL PIAZZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.71	0.2	0.42	0.05	0.33	
PUBLIC OPEN SPACE - ABOVE						0.23
TOTAL OPEN SPACE PROPOSED						1.94

PRIVATE OPEN SPACE (information only)

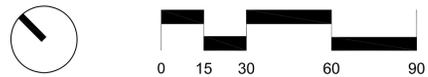
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RECREATIONAL FACILITIES RECOMMENDED

USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	0.66	1
ATHLETIC FIELDS	1/4.5M new GFA	0.36	0
PLAYGROUNDS	1/2800 residents	0.5	0



NOTE:
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 703-442-7800

Landscape Architecture:
 LSG Landscape Architecture.
 703-821-2045

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
 PARK &
 OPEN SPACE
 PLAN

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DRAWN BY
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DRAWING NUMBER
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PARK & OPEN SPACE CALCULATIONS (option 2-max residential)
PARK AND OPEN SPACE RECOMMENDED PER COMPREHENSIVE PLAN

USE	GSF	UNITS	PEOPLE RATIO	PEOPLE	PARK SPACE RATIO	ACRES OF PARK SPACE RECOMMENDED
RESIDENTIAL	1,433,164	1509	1.75 RESIDENTS / UNIT	2641	1.5 Acres / 1000 Residents	4
OFFICE	273,590	n/a	300 SF / EMPLOYEE	912	1 Acres / 1000 Employees	
RETAILS	132,131	n/a	450 SF / EMPLOYEE	294		
HOTEL	145,384	n/a	1350 SF / EMPLOYEE	108		
TOTAL NUMBER OF EMPLOYEES				1314	1 Acres / 1000 Employees	1.3
TOTAL NEW GFA	1,984,269			5269		5.3

PARK AND OPEN SPACE PROVIDED ON MASTER PLAN

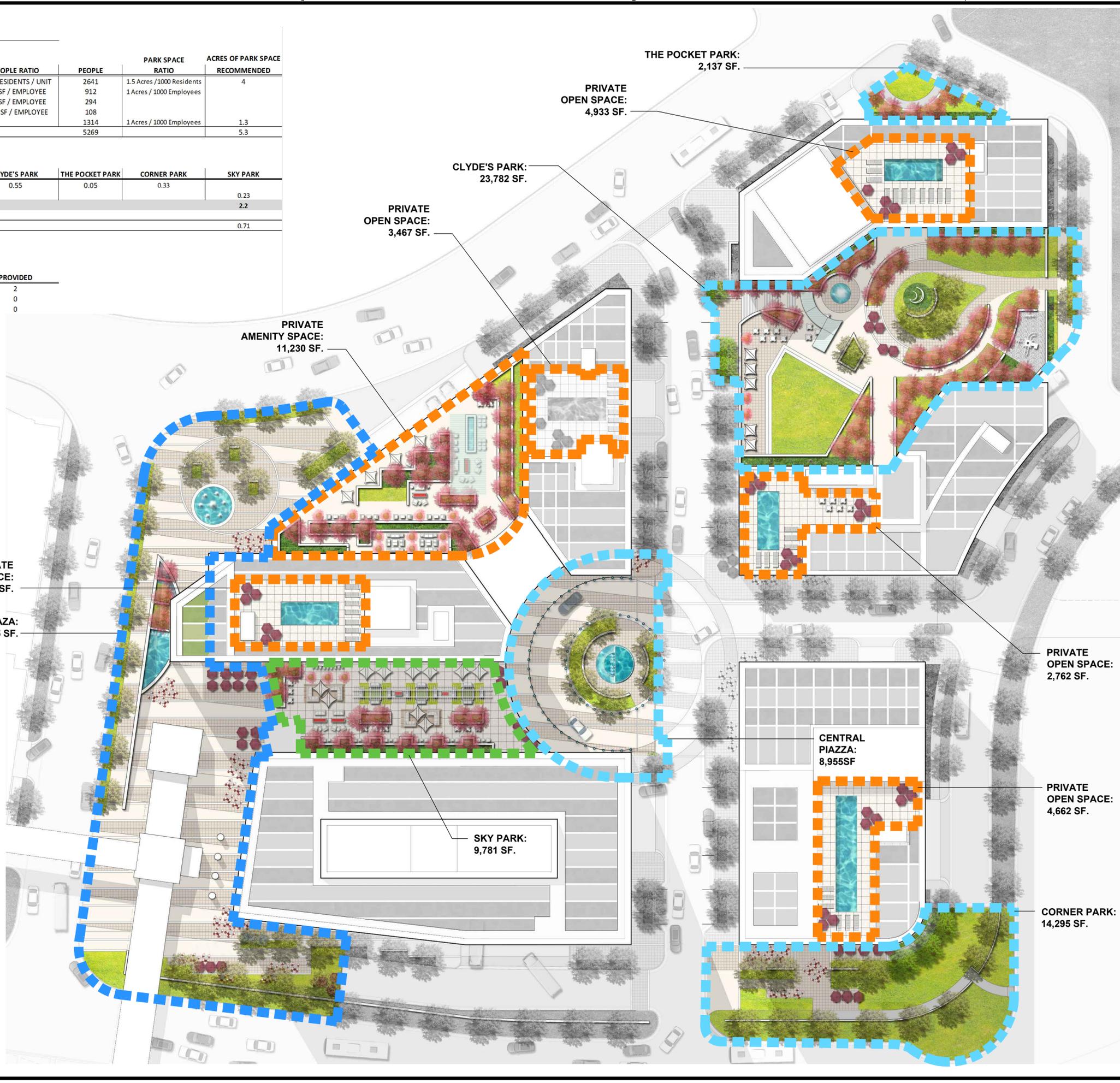
ACRES	METRO PLAZA	CENTRAL PIAZZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.84	0.2	0.55	0.05	0.33	
PUBLIC OPEN SPACE - ABOVE						0.23
TOTAL OPEN SPACE PROPOSED						2.2

PRIVATE OPEN SPACE (Information only)

0.71

RECREATIONAL FACILITIES RECOMMENDED

USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	1.26	2
ATHLETIC FIELDS	1/4.5M new GFA	0.44	0
PLAYGROUNDS	1/2800 residents	0.9	0



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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
 TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
 PARK OPEN SPACE PLAN (ALTERNATIVE)

Printed On: 11/15/12, 6:00 pm

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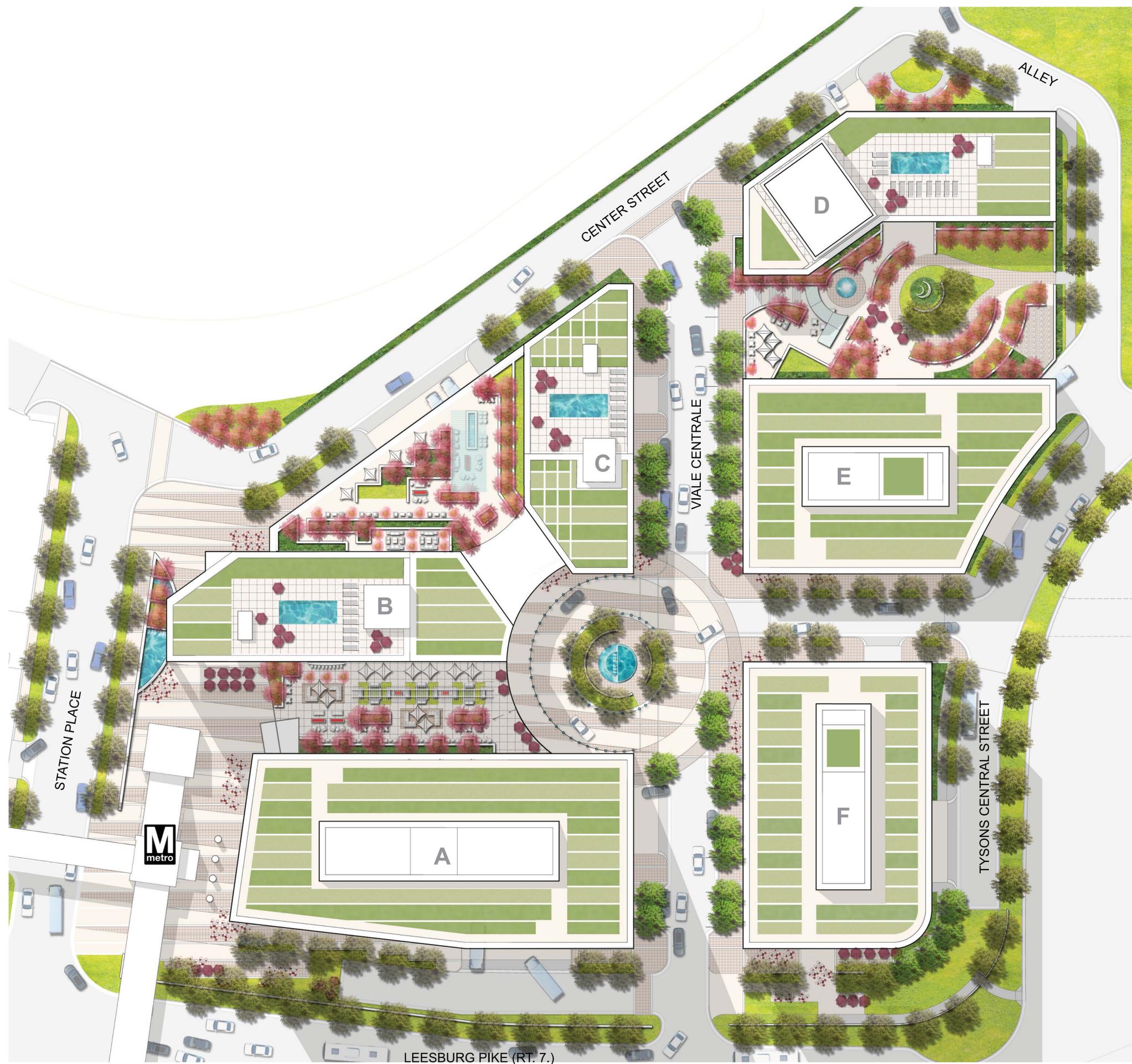
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PROJECT TITLE
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 ILLUSTRATIVE SITE PLAN

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CDP		3/30/12
CDP		1/25/12
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CDP		11/03/10

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ILLUSTRATIVE
SITE PLAN
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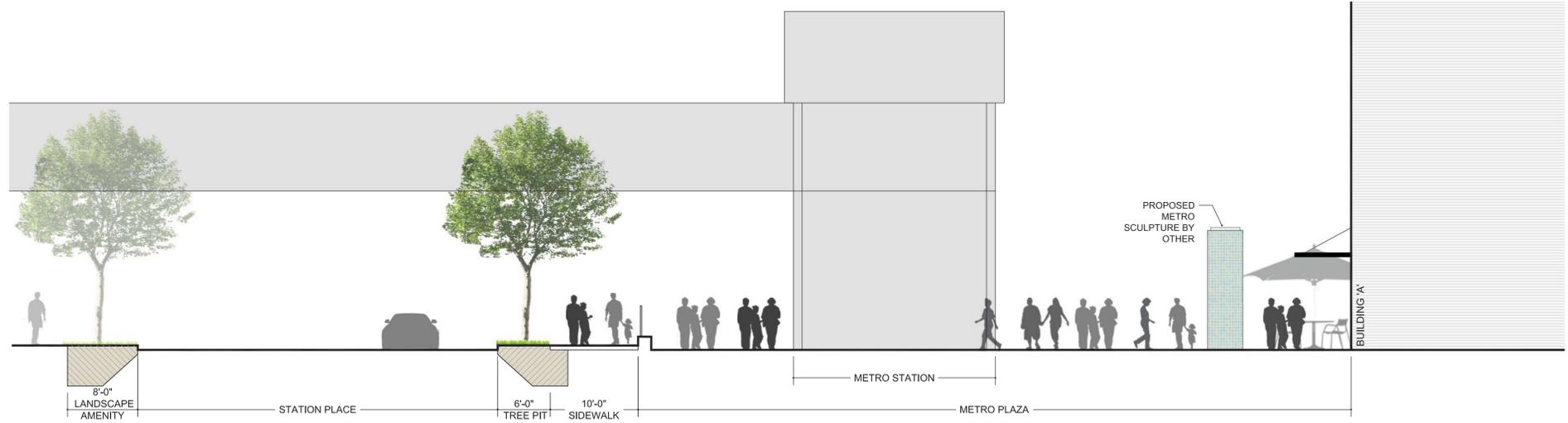
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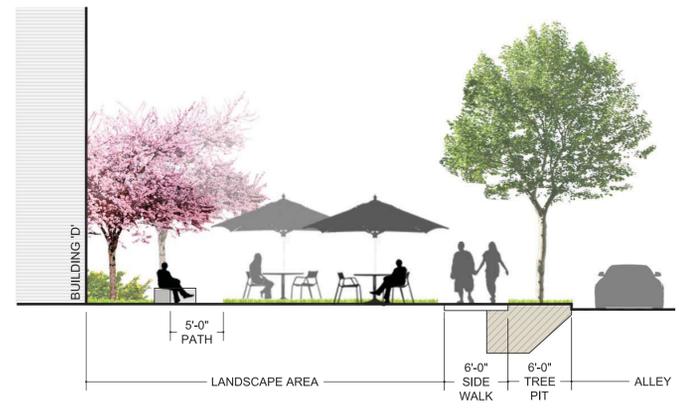




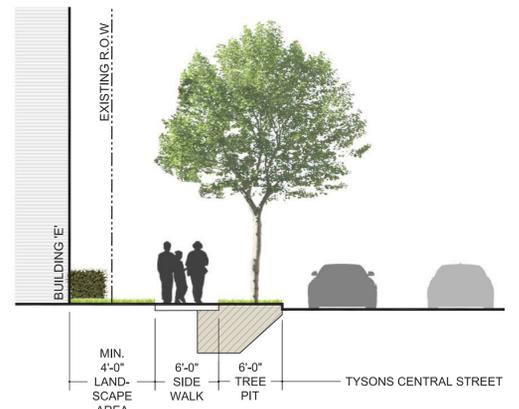
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1/8"=1'-0"



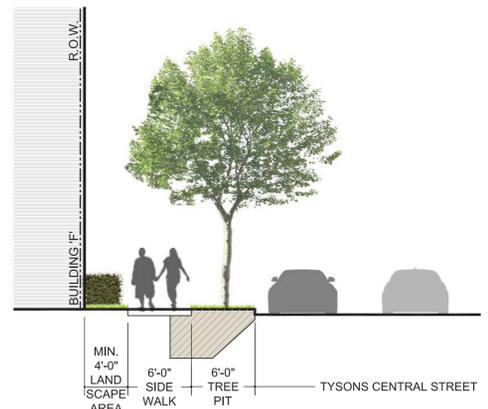
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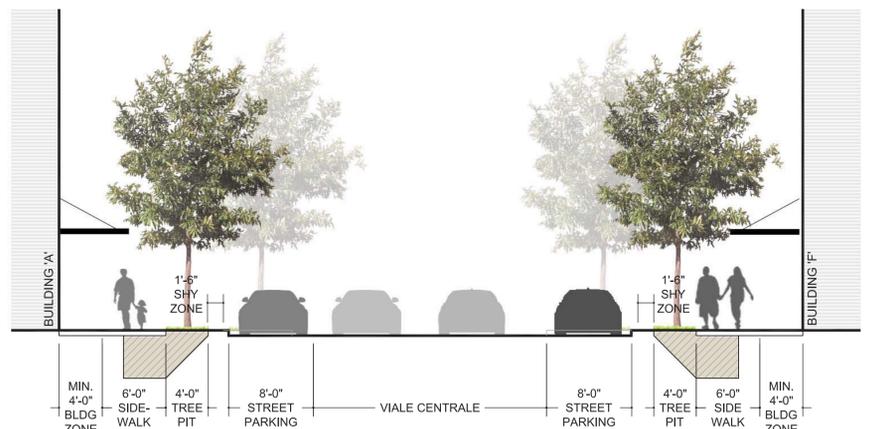
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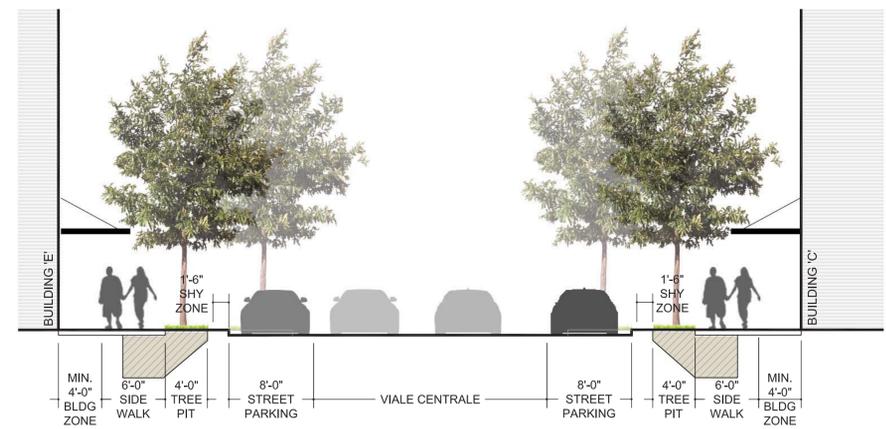
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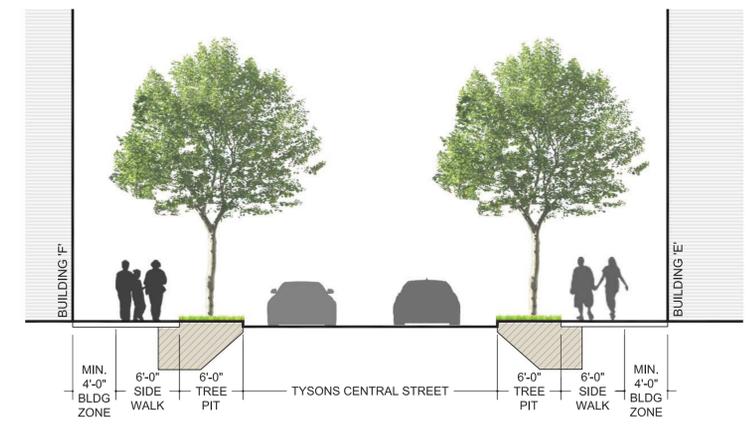
5 STREET SECTION - 5
1/8"=1'-0"



6 SECTION - 6
1/8"=1'-0"



7 SECTION - 7
1/8"=1'-0"



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

REVISIONS

CDP	11/19/12
CDP	6/20/12
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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
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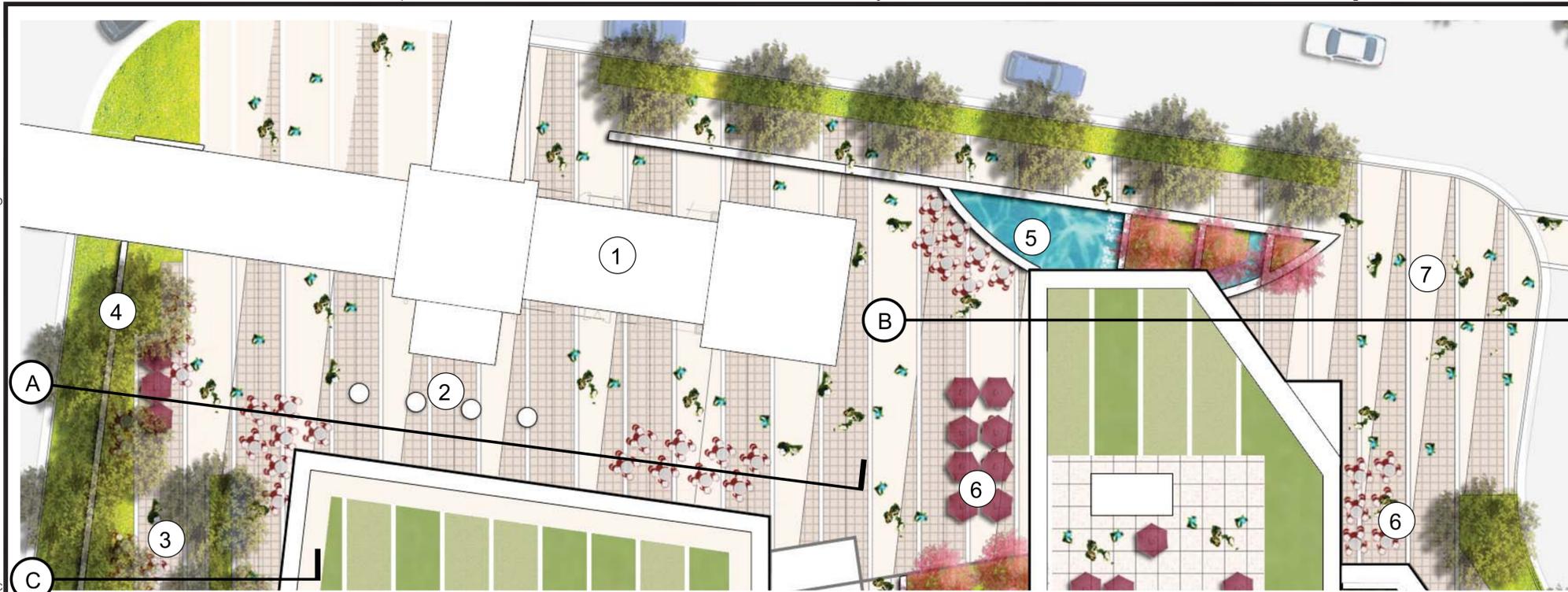
PROJECT NO. 308-778.00

DRAWING TITLE
TYPICAL STREET SECTIONS

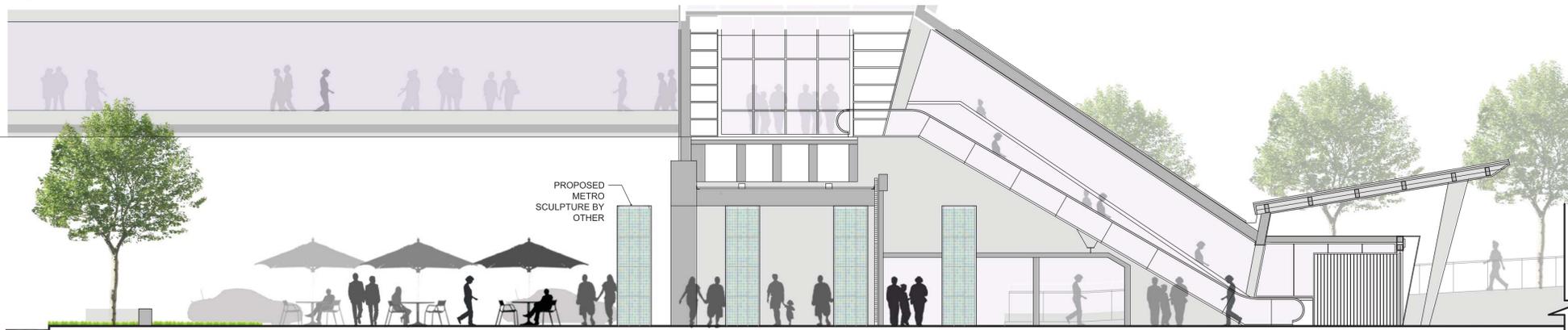
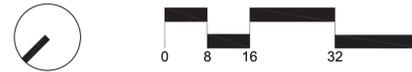
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1 METRO PLAZA ENLARGEMENT PLAN

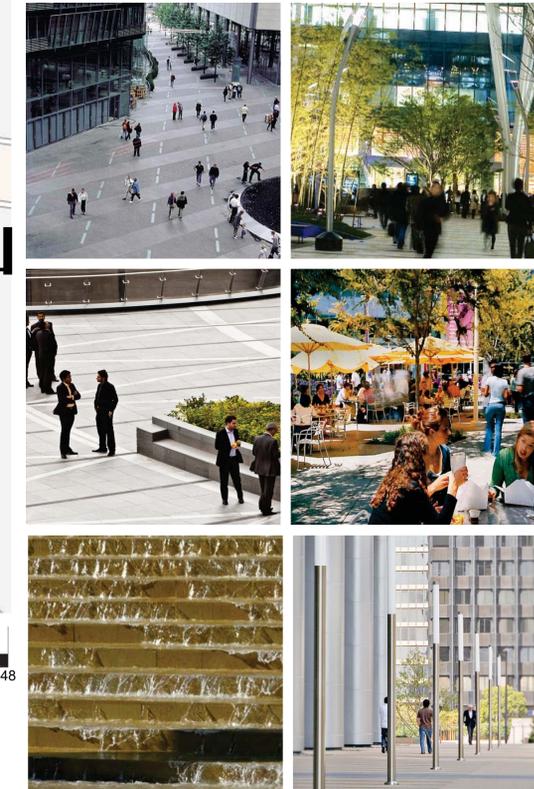


2 METRO PLAZA SECTION 'A'
1/8"=1'-0"



3 METRO PLAZA SECTION 'B'
1/8"=1'-0"

REFERENCE IMAGES



METRO PLAZA POTENTIAL ACTIVITIES:

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACEMAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES.

- * OUTDOOR DINNING
- * AMBIENT SOUND SYSTEM
- * SEASONAL DECORATIONS AND PROGRAMS
- * WATER FEATURE
- * PICNICKING AND GATHERING SPACE
- * METRO OUTDOOR SCULPTURE
- * SEATING AREA
- * WAYFINDING SYSTEM FOR TRANSIT AND SITE APPLICATIONS

1. METRO STATION
2. METRO SCULPTURE
3. PICNICKING AND GATHERING SPACE
4. 24" HT. DECORATIVE STONE WALL
5. CASCADE WATER FEATURE
6. OUTDOOR DINNING AREA
7. SEATING AREA

NOTE:

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 308-778.00

DRAWING TITLE
**ENLARGEMENT:
METRO PLAZA**

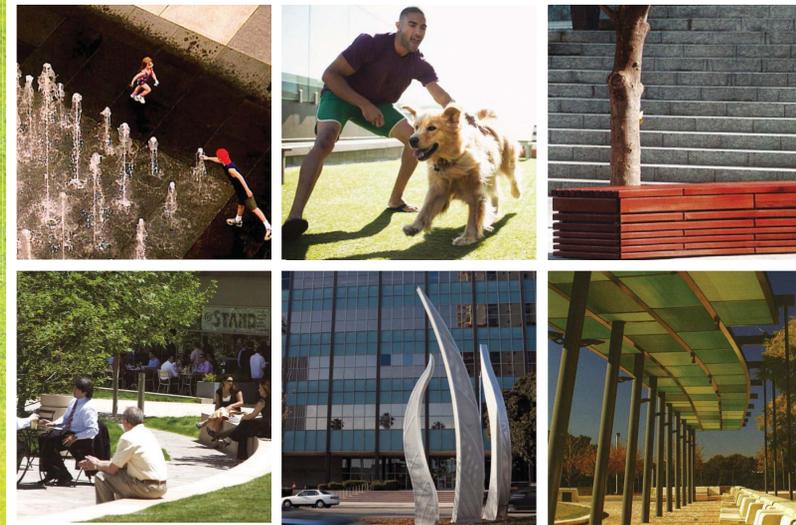
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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
703-821-2045

REFERENCE IMAGES



POCKET PARK POTENTIAL ACTIVITIES:

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

- * SEATING AREA
- * PICNICKING AND GATHERING AREA
- * INTERACTIVE FOUNTAIN
- * LANDSCAPE AREA

1. INTERACTIVE WATER FOUNTAIN
2. SCULPTURE
3. OVERHEAD STRUCTURE
4. DOG PARK
5. SEATING AREA
6. LANDSCAPE AREA

NOTE:

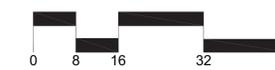
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1 CLYDE'S PARK ENLARGEMENT PLAN: INTERIM



2 CLYDE'S PARK ENLARGEMENT PLAN



REVISIONS

NO.	DATE	DESCRIPTION

CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

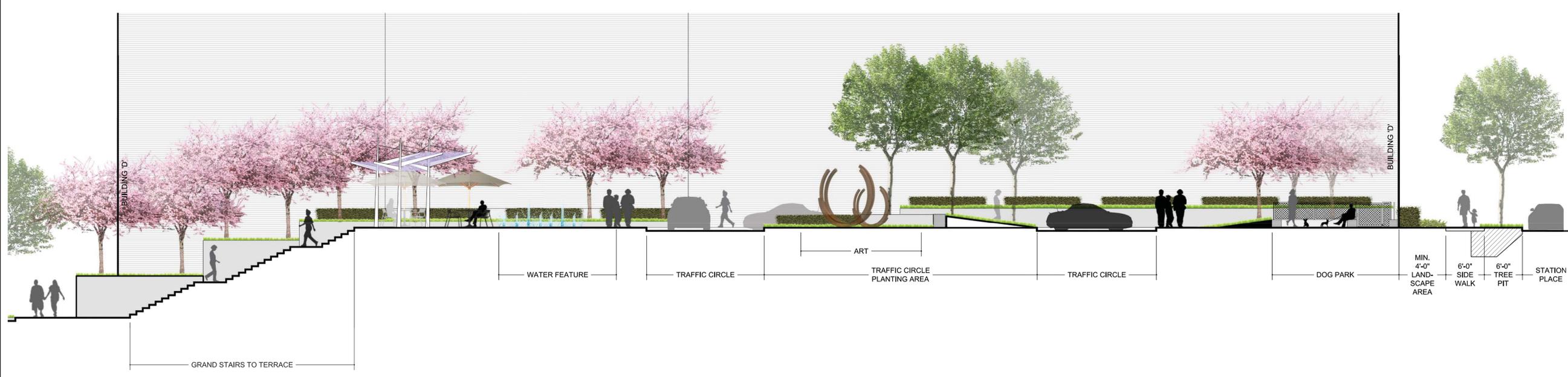
PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CLYDE'S PARK (Building 'C&'D')

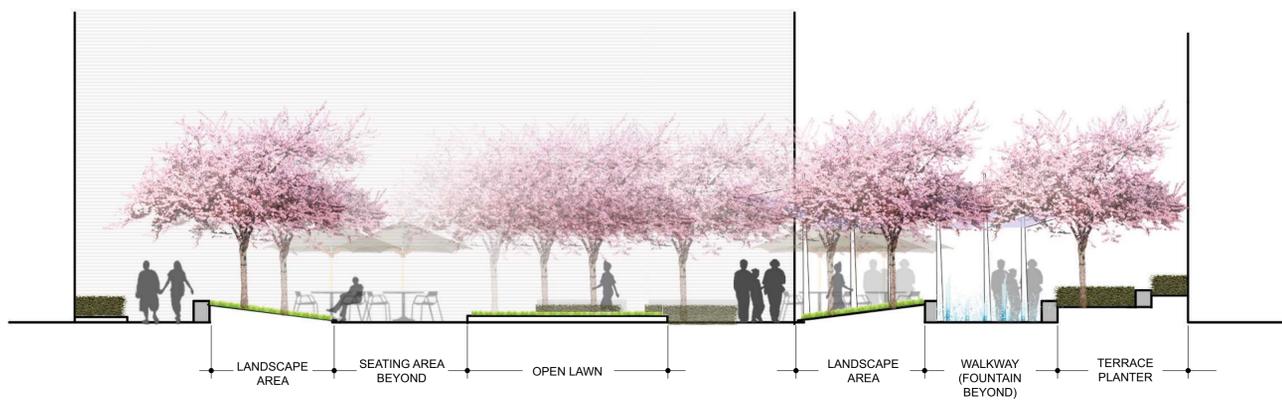
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DRAWING NUMBER
L-6.2

SHEET OF



1 CLYDE'S PARK: SECTION 'A'
1/8"=1'-0"



2 CLYDE'S PARK: SECTION 'B'
1/8"=1'-0"



3 METRO PLAZA: SECTION 'C' (route 7)
1/8"=1'-0"

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

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SECTIONS:
CLYDE'S PARK
(Building 'C' & 'D',
Route 7)

Printed On: 11/15/12, 4:00 pm

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SHEET OF

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REFERENCE IMAGES



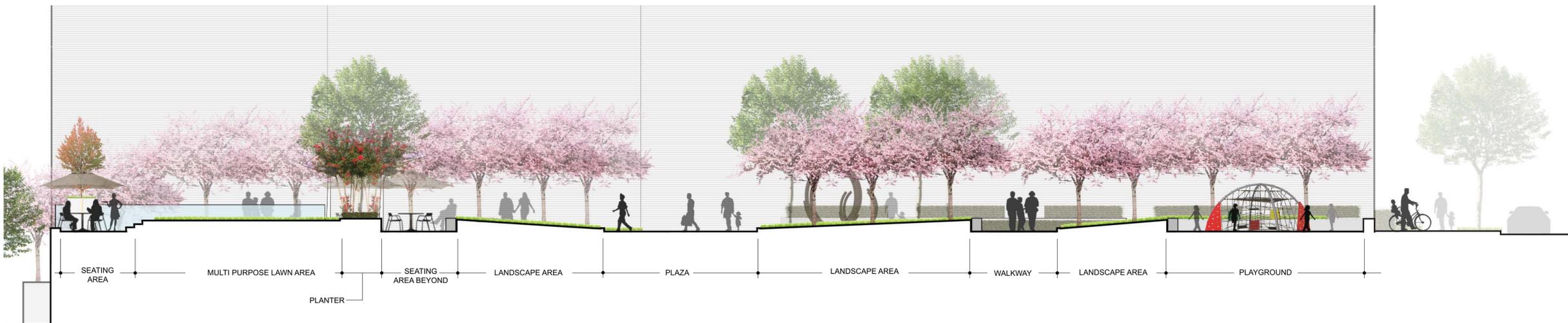
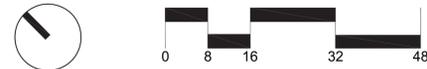
POCKET PARK POTENTIAL ACTIVITIES:

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

- * SEATING AREA
- * LANDSCAPE AREA
- * PICNICKING AND GATHERING AREA
- * LUNCH HOUR PICNIC
- * INTERACTIVE FOUNTAIN
- * SUNBATHING

1. MULTI-PURPOSE LAWN AREA
2. PLAYGROUND
3. OVERHEAD STRUCTURE
4. INTERACTIVE FOUNTAIN
5. SEATING AREA

1 CLYDE'S PARK ENLARGEMENT PLAN: ALT



2 CLYDE'S PARK: SECTION 'A'
1/8"=1'-0"

NOTE:

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REVISIONS

NO.	DATE	DESCRIPTION
CDP	11/19/12	
CDP	6/20/12	
CDP	3/30/12	
CDP	1/25/12	
CDP	2/22/11	
CDP	11/03/10	

PROJECT TITLE

TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE

ENLARGEMENT:
CLYDE'S PARK
ALT
(Building 'C' & 'D')

Printed On: 11/15/12, 4:00 pm

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DRAWING NUMBER

L-6.4

SHEET

OF

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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 308-778.00

DRAWING TITLE
**ENLARGEMENT:
PRIVATE AMENITY
SPACE AND
SKY PARK**

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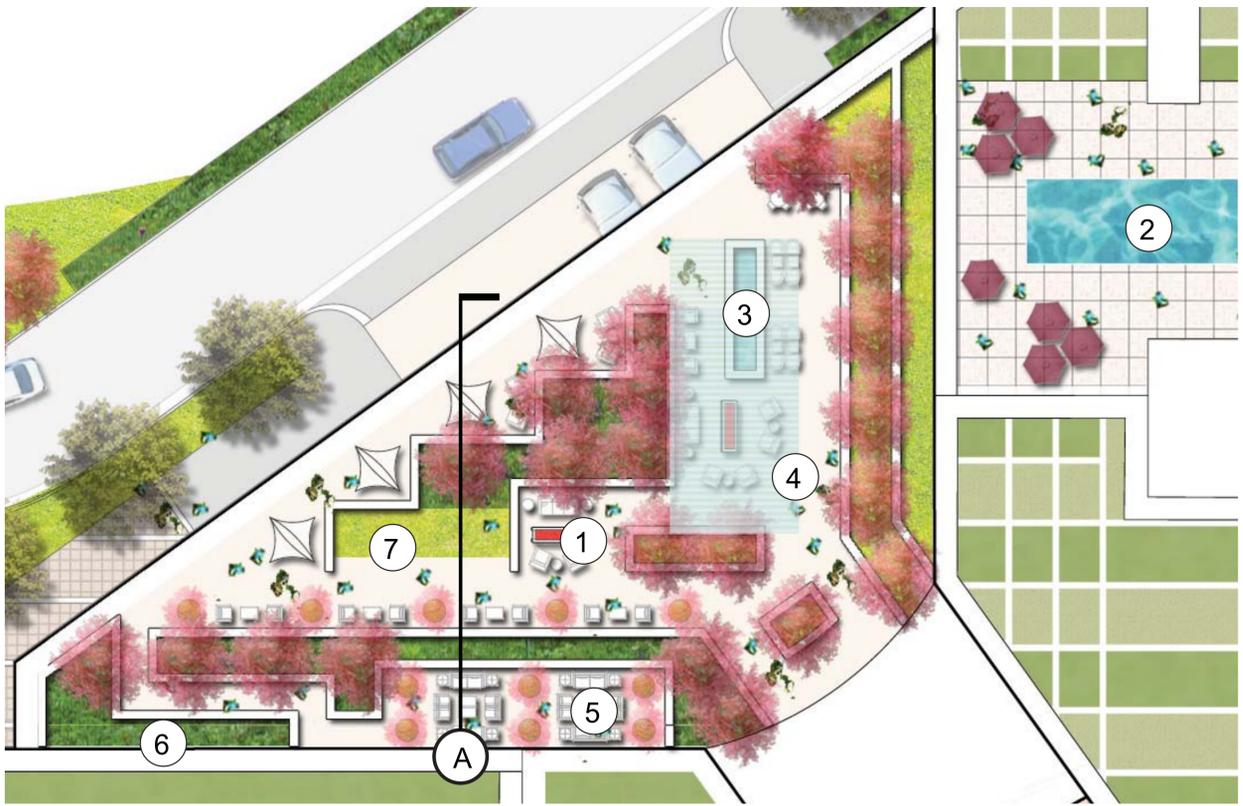
DRAWING NUMBER
L-6.6

SHEET OF

PRIVATE OPEN SPACE POTENTIAL ACTIVITIES:

PROVIDES OUTDOOR AMENITY SPACES FOR RESIDENTS AND WORKERS OF RESIDENTIAL BUILDING AND OFFICE COMPLEXES.

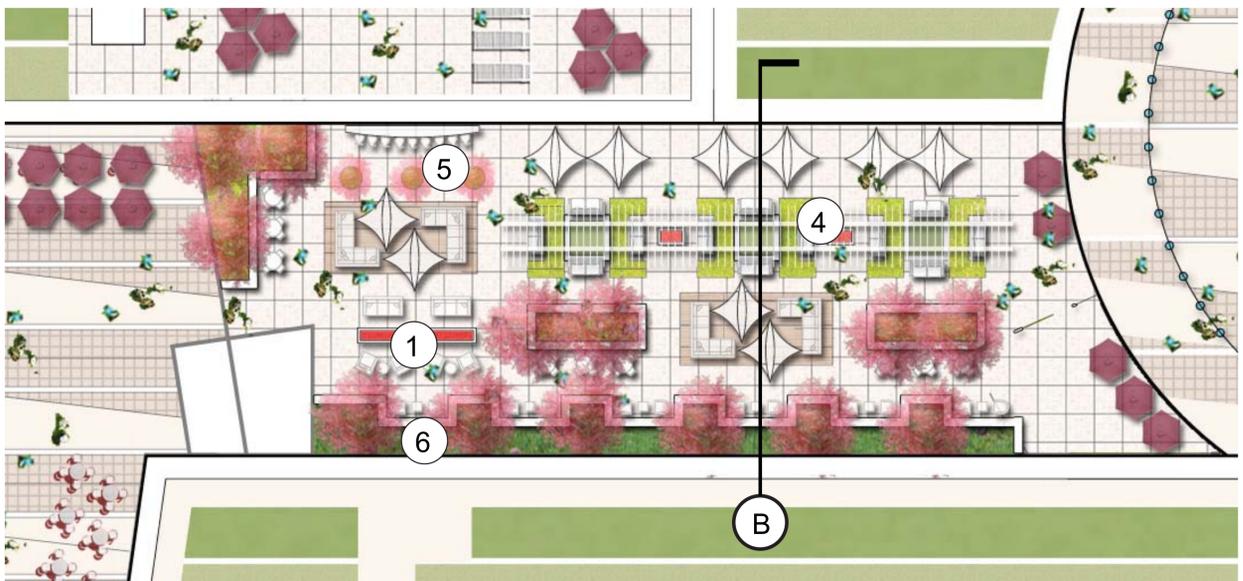
- * RECREATIONAL SWIMMING POOL
- * SUNBATHING
- * FIREPIT AREA
- * OUTDOOR LOUNGE
- * LUNCH HOUR PICNIC
- * INTERACTIVE WATER FEATURE



1 PRIVATE AMENITY SPACE ENLARGEMENT PLAN



2 PRIVATE AMENITY SPACE: SECTION 'A'
1/8"=1'-0"



3 SKY PARK (PUBLIC SPACE) ENLARGEMENT PLAN



4 SKY PARK (PUBLIC SPACE): SECTION 'B'
1/8"=1'-0"

REFERENCE IMAGES



1. OUTDOOR FIRE PIT
2. POOL
3. WATER FEATURE
4. OVERHEAD STRUCTURE
5. HOTEL LOUNGE
6. GREEN SCREEN
7. LAWN

NOTE:

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REVISIONS

CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

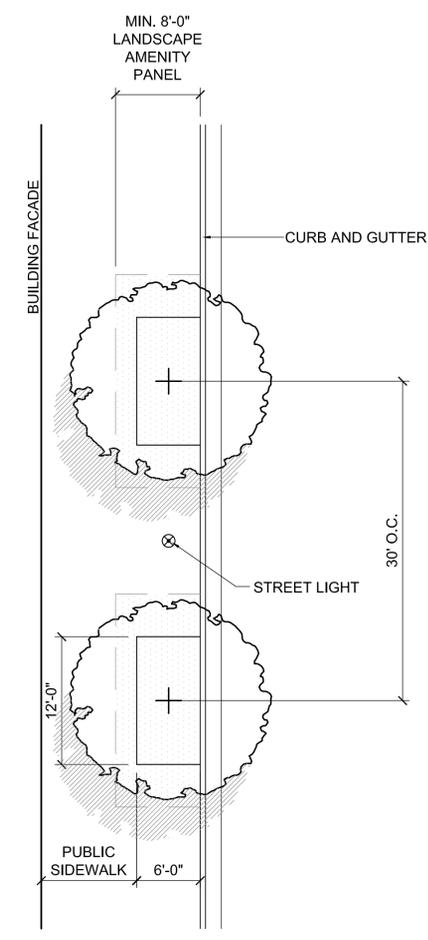
PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

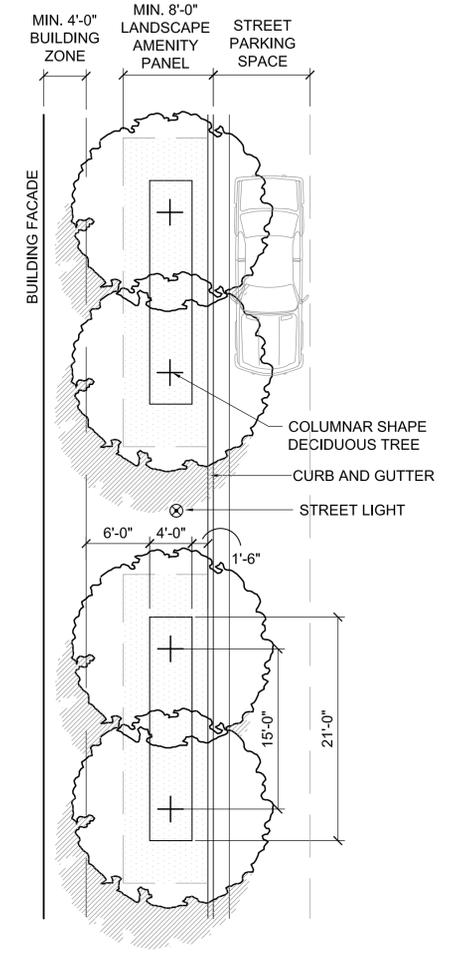
DRAWING TITLE
TYPICAL STREET TREE DETAILS

Printed On: 11/15/12, 6:54 pm
CA REVIEWED BY
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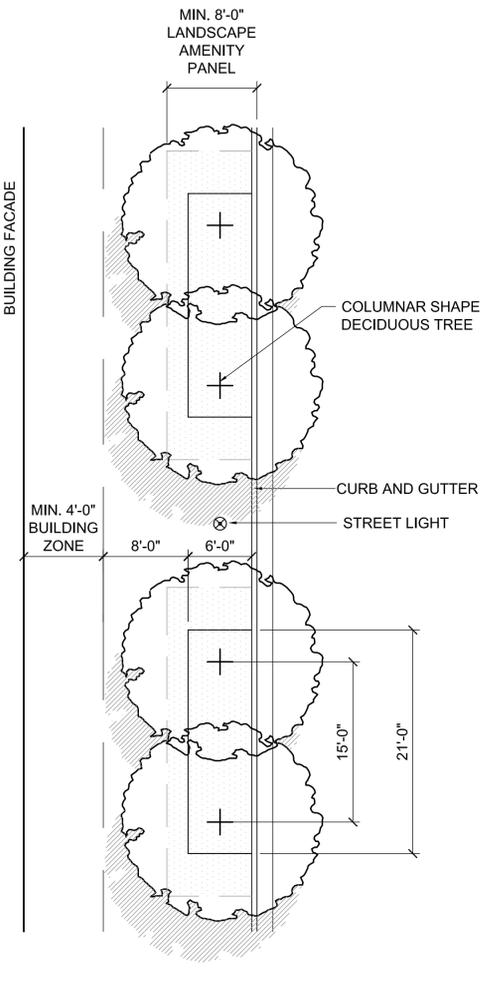
L-7.dwg
DRAWING NUMBER
L-7.1
SHEET OF



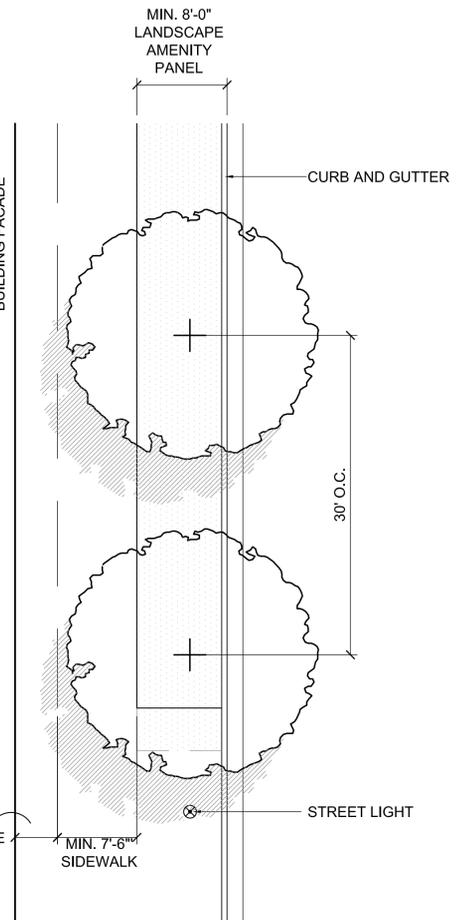
5 TYSONS CENTRAL ST.
SCALE: 1/8"=1'0"



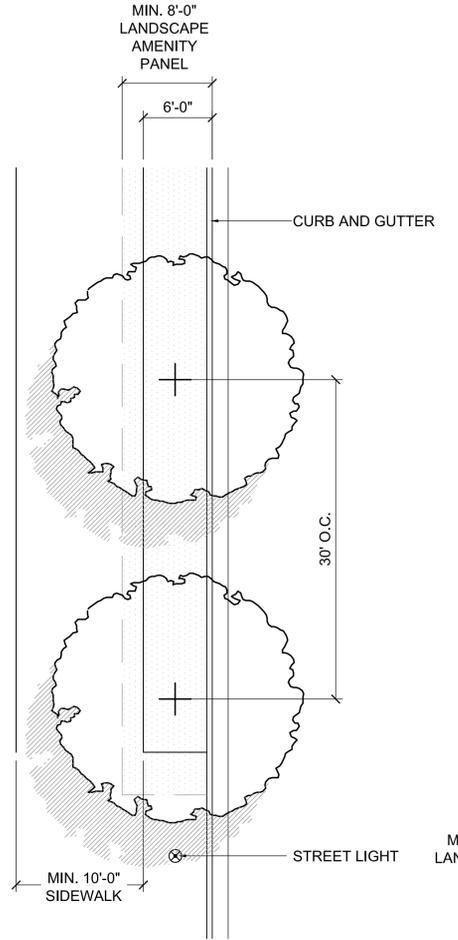
4 VIALE CENTRALE (type 2)
SCALE: 1/8"=1'0"



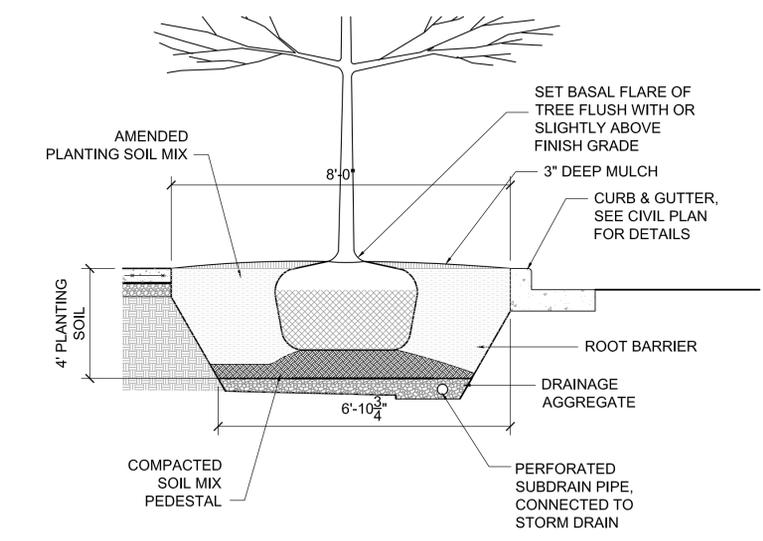
3 VIALE CENTRALE (type 1)
SCALE: 1/8"=1'0"



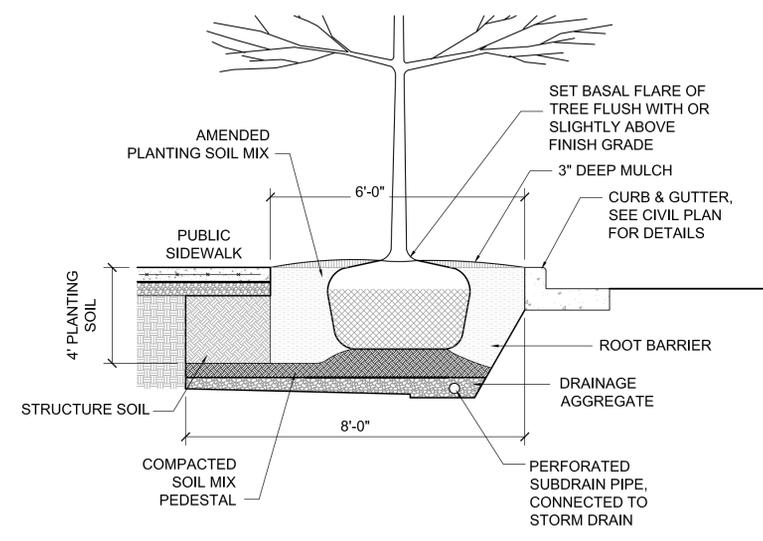
2 CENTER STREET
SCALE: 1/8"=1'0"



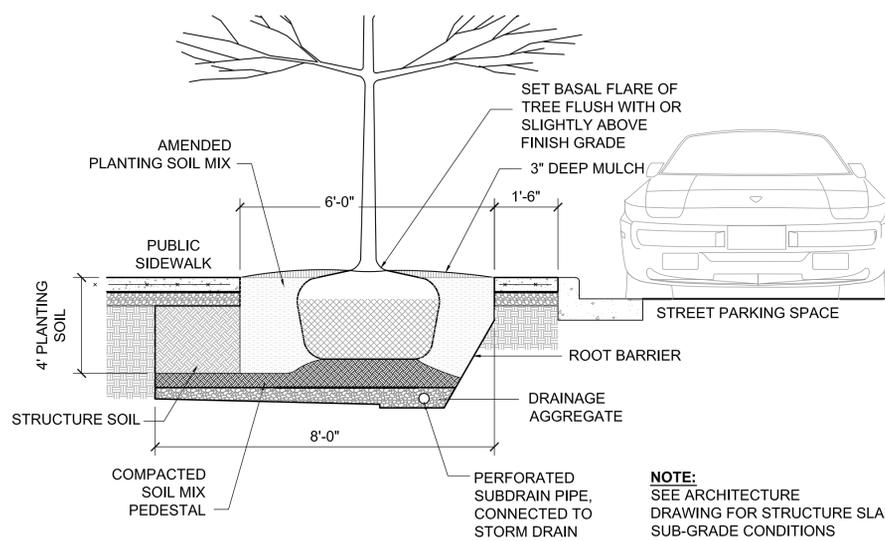
1 STATION PLACE
SCALE: 1/8"=1'0"



8 8' WIDE STREET TREE DETAIL
SCALE: 1/2"=1'0"

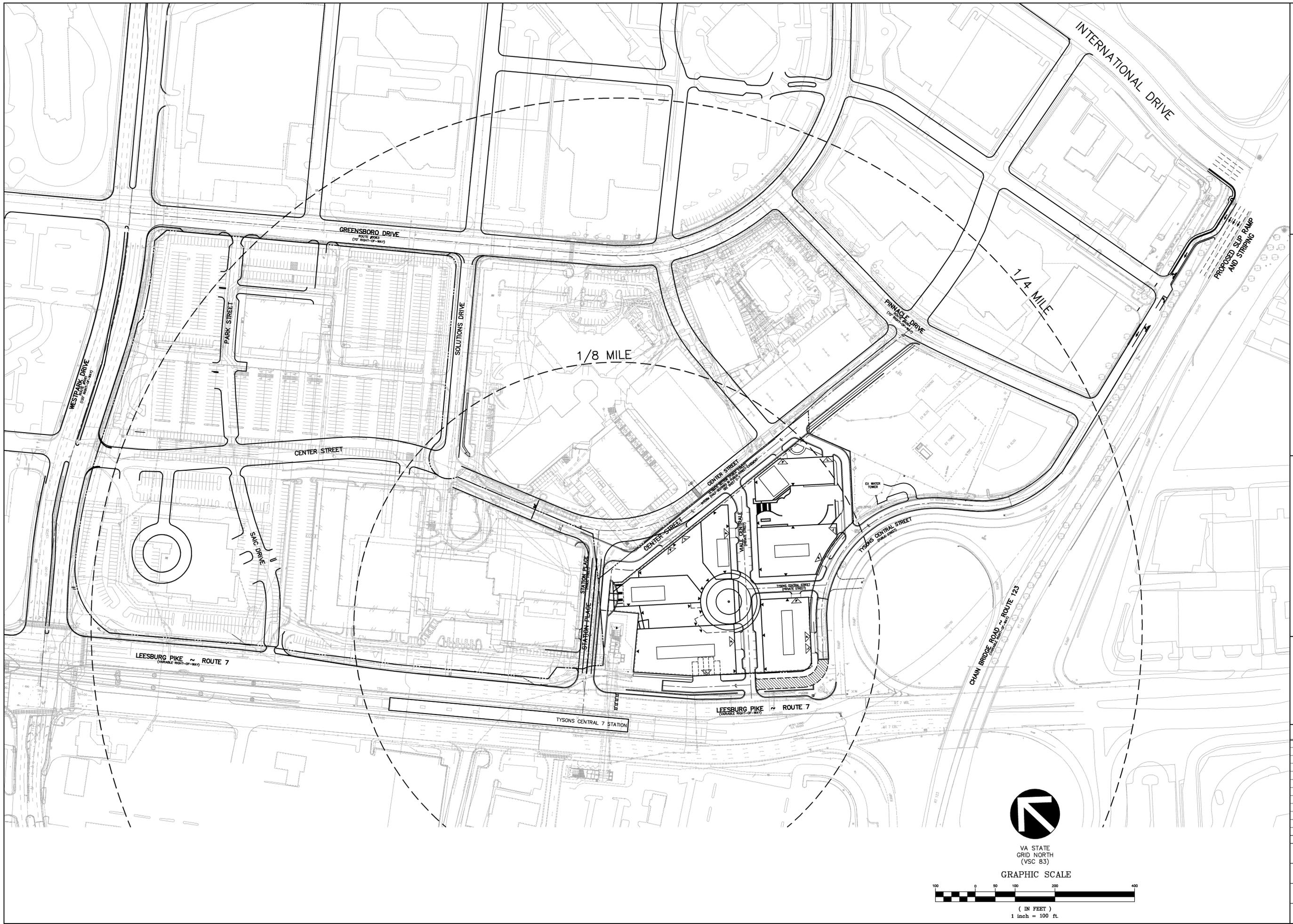


7 6' WIDE STREET TREE DETAIL
SCALE: 1/2"=1'0"



6 STREET TREE DETAIL @ STREET PARKING
SCALE: 1/2"=1'0"

NOTE:
SEE ARCHITECTURE
DRAWING FOR STRUCTURE SLAB
SUB-GRADE CONDITIONS



VA STATE
GRID NORTH
(VSC 83)

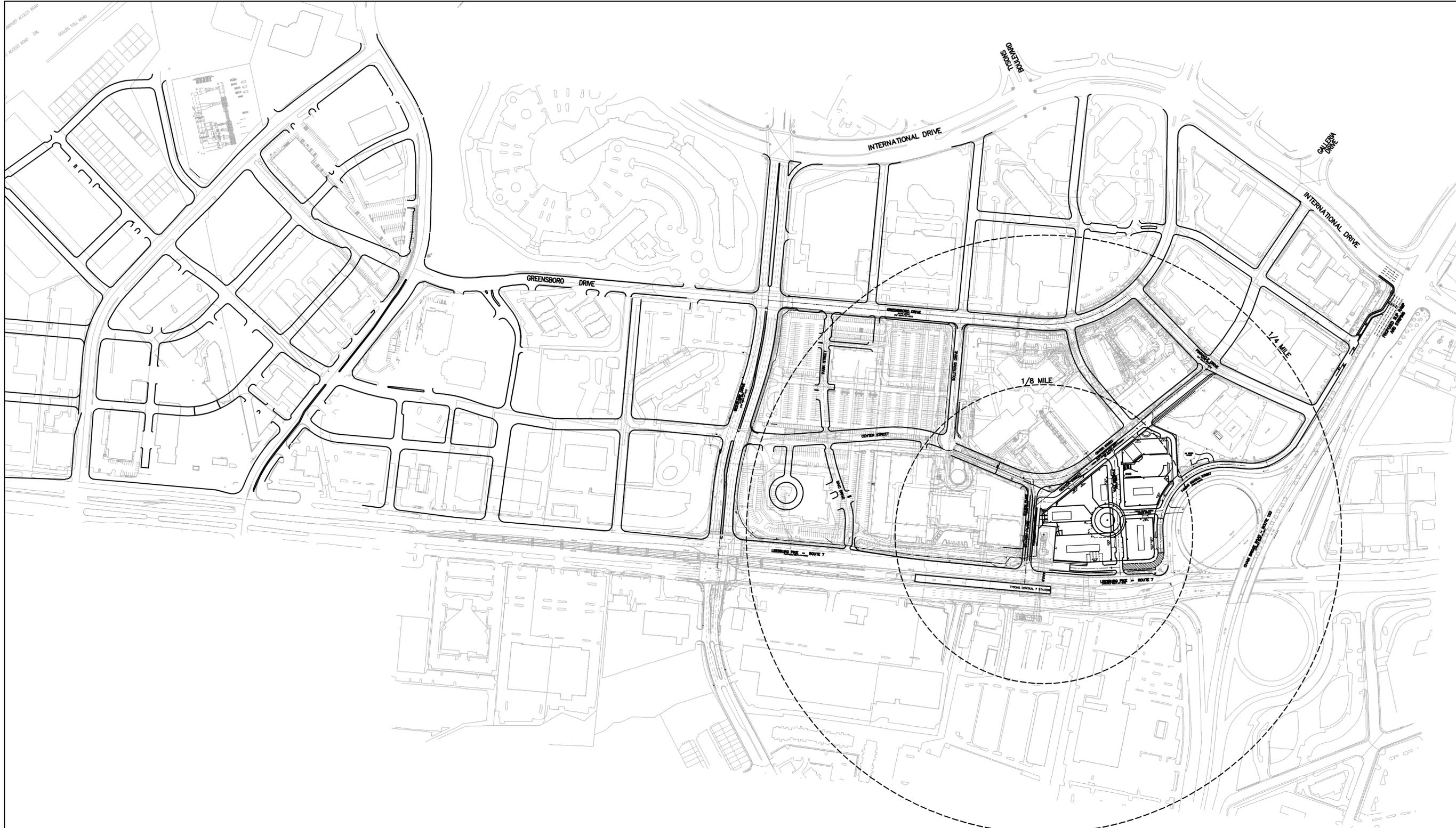
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

VKA REVISIONS	

REV NOVEMBER 19, 2012	DES.	JFA	DWN.	RMC
REV JUNE 20, 2012				
REV MARCH 30, 2012				
REV JANUARY 25, 2012				
DATE: FEBRUARY 22, 2011				
SCALE:	1"=100'			
PROJECT/FILE NO.	V7148C			
SHEET NO.	S-1			



VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

VKA
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20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
W.W.V.K.A. . C O M

**TYSONS CENTRAL
PROVIDENCE DISTRICT**
FAIRFAX COUNTY, VIRGINIA

**TYSONS CENTRAL 7
SUB-SECTION AND
ADJACENT SUB-SECTION
CONTEXT STREET GRID
PLAN**

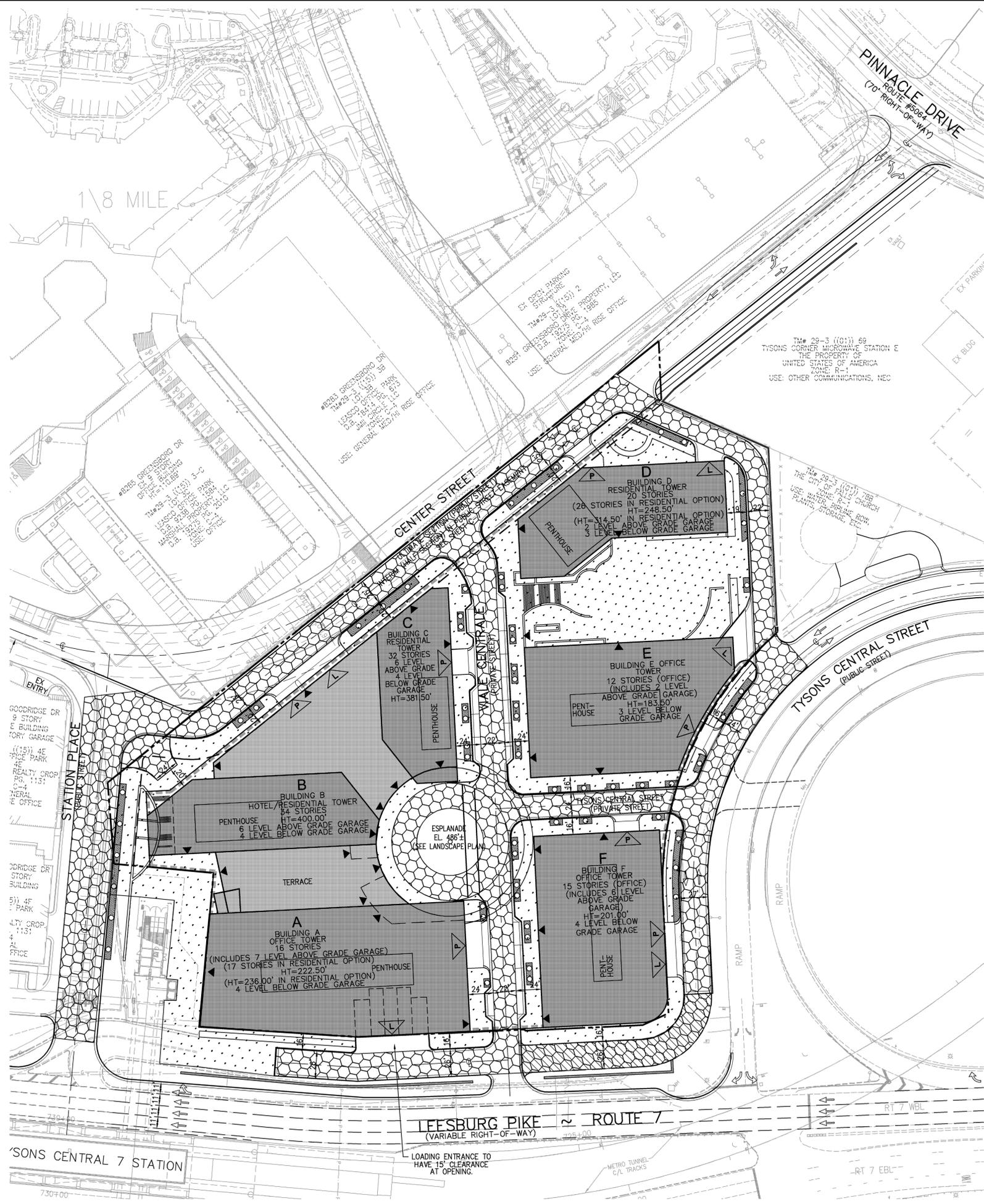
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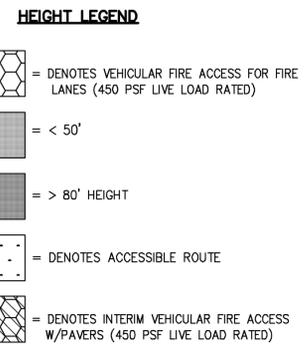
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PROJECT/FILE NO.
V7148C

SHEET NO.
S-2

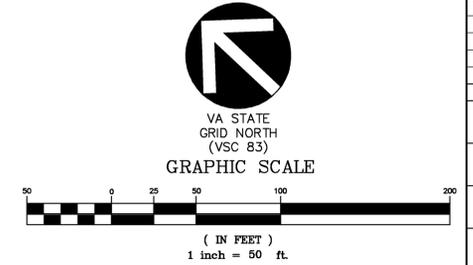


BUILDING DATA		
BUILDING	A	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	15/16	
BUILDING HEIGHT	214.00	
USE GROUP	B	
BUILDING FOOT PRINT	29,915 SF	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	
BUILDING	B	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	29	
BUILDING HEIGHT	331.00	
USE GROUP	B	
BUILDING FOOT PRINT	14,685 SF	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	
BUILDING	C	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	19	
BUILDING HEIGHT	224.00	
USE GROUP	B	
BUILDING FOOT PRINT	11,311 SF	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	
BUILDING	D	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	19	
BUILDING HEIGHT	236.00	
USE GROUP	B	
BUILDING FOOT PRINT	14,690 SF	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	
BUILDING	E	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	13	
BUILDING HEIGHT	183	
USE GROUP	B	
BUILDING FOOT PRINT	21,783 SF	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	
BUILDING	F	
TYPE OF CONSTRUCTION	1B	
NUMBER OF STORIES	12	
BUILDING HEIGHT	176	
USE GROUP	B	
BUILDING FOOT PRINT	21,874	
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR	
ROOF TYPE	CLASS 3A	



FIRE ACCESS SHEET REQUIREMENTS

- 1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. **(TO BE PROVIDED)**
- 2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. **(PROVIDED)**
- 3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. **(PROVIDED)**
- 4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. **(PROVIDED)**
- 5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. **(PROVIDED)**
- 6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. **(TO BE PROVIDED)**
- 7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. **(PROVIDED)**
- 8) LOCATION OF OVERHEAD UTILITY LINES. **(TO BE PROVIDED)**
- 9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. **(TO BE PROVIDED)**
- 10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). **(TO BE PROVIDED)**
- 11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. **(TO BE PROVIDED)**
- 12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. **(PROVIDED)**
- 13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? **(TO BE PROVIDED)**
- 14) ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. **(TO BE PROVIDED)**



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DES. JFA	DWN. RMC
SCALE: 1"=50'	
PROJECT/FILE NO. V7148C	
SHEET NO. S-3	

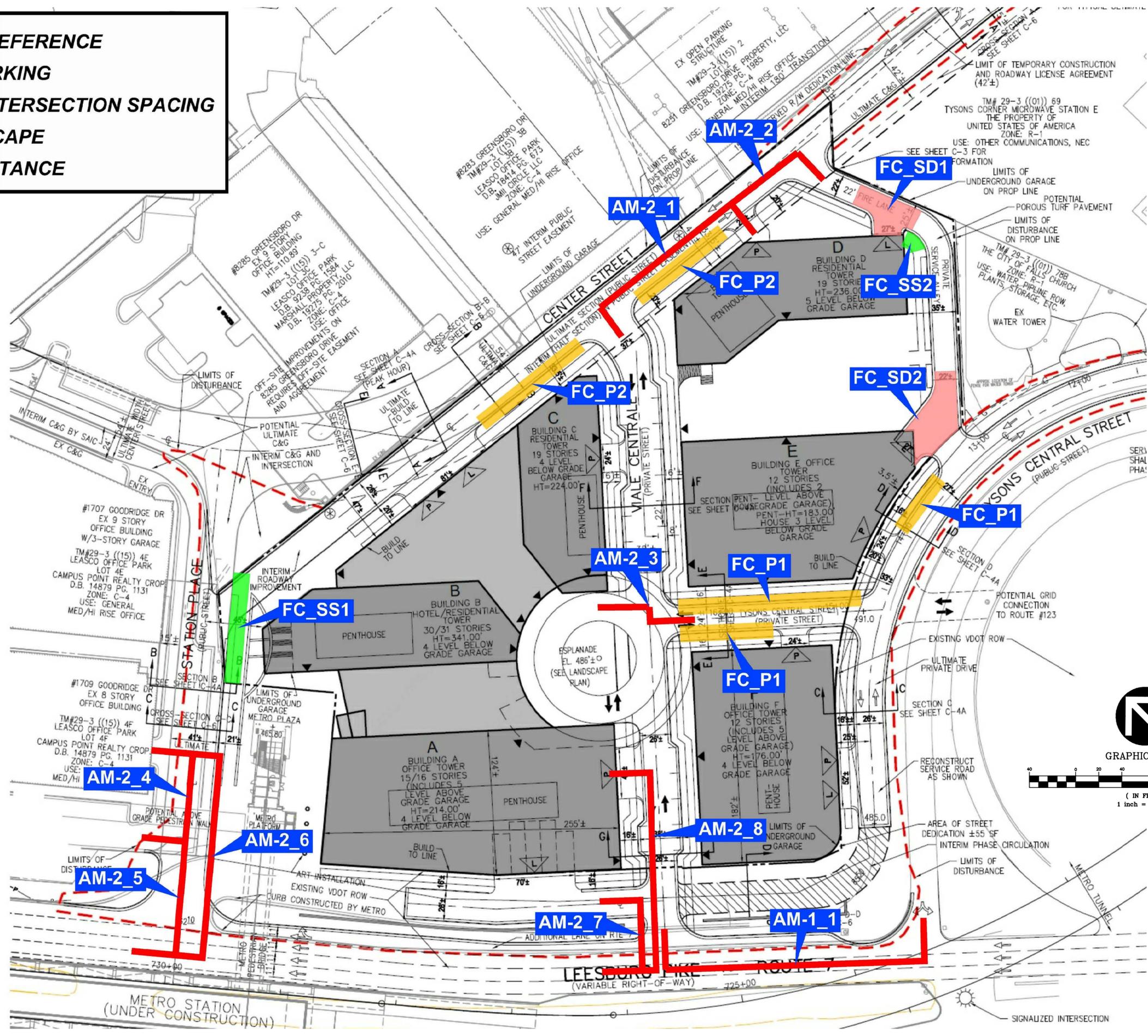
FC_P2 WAIVER REFERENCE

AM-2_1 CURB PARKING

AM-2_2 DRIVE / INTERSECTION SPACING

AM-2_3 STREETScape

AM-2_4 SIGHT DISTANCE



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TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WAIVERS / EXCEPTIONS
 OF TYSONS CORNER
 TRANSPORTATION TRAFFIC
 STANDARDS

V.I.K.A. REVISIONS

REV	NOVEMBER 19, 2012
REV	INSERT AUGUST 21, 2012
REV	JUNE 20, 2012
REV	MARCH 30, 2012
REV	JANUARY 25, 2012
DATE:	FEBRUARY 22, 2011
DES.	ENG
DWN.	RMC
SCALE:	1"=40'
PROJECT/FILE NO.	V7148C
SHEET NO.	S-4

Summary of Design Standards for Tysons Corner as Applicable to Tysons Central

CLASSIFICATION CRITERIA	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	COLLECTOR	Center Street	Station Place	LOCAL	Tysons Central Street	Viale Centrale	SERVICE STREET	Private Service Alley
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	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	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ⁸	Restricted	✓	Required (8')	Need Waiver (FC_P2)	Need Waiver (FC_P3)	Required (7'-8')	Need Waiver (FC_P1)	✓	N/A	N/A
Target LOS (Table 2, DS-5)	D/E ¹	✓	E	✓	✓	E	✓	✓	N/A	N/A
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	425'-660' ⁵	N/A	N/A	325'-660'	N/A	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	✓	N/A	100'-660'	✓	✓	N/A	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	155'	* See Below	✓	50'	✓	*See Below	50'	*See Below
Lane Widths (Table 5, DS-13)	11'	✓	10'-11' ⁴	✓	✓	10'	✓	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	*See Below	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	5' sidewalk	*See Below
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	155'	✓	✓	155'	✓	✓	155'	*See Below
Bike Lane (Table 15, DS-29)	N/A	N/A	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.

*Intersection spacing requiring exceptions - distances shown (required):

- Leesburg Pike**
- Viale Centrale to Route 123 westbound off ramp 220' (325') (AM-1_1)
- Center Street (Solutions to Station Place)**
- Viale Centrale to Building D Driveway 140' (155') (AM-2_1)
 - Building D Driveway to Building D Alley 70' (155') (AM-2_2)
- Station Place**
- Alley to SAIC Existing 60' (155') (AM-2_4)
 - Leesburg Pike to SAIC Existing (south) 65' (225') (AM-2_5)
 - Leesburg Pike to SAIC Existing (north) 125' (225') (AM-2_6)
 - Streetscape adjacent to Building B 25'+ (16-24') (FC_SS1)

Viale Centrale

- Tysons Central Street to Circle Entrance (north) 20' (50') (AM-2_3)
- Leesburg Pike to Private Service Alley 20' (225') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8)

Private Service Alley

- Streetscape adjacent to Building D 4' (5') (FC_SS2)
- Sight Distance at Building D Loading ___ (155') (FC_SD1)
- Sight Distance at Building E Loading ___ (155') (FC_SD2)

VIKA REVISIONS

NO.	DATE	DESCRIPTION

REV NOVEMBER 19, 2012
INSERT AUGUST 21, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. ENG. DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. S-5