TYSONS WEST

RZ 2011-HM-032

CONCEPTUAL DEVELOPMENT PLAN

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JUNE 30, 2011
OCTOBER 21, 2011
SEPTEMBER 21, 2012
JANUARY 3, 2013
MARCH 11, 2013
MAY 10, 2013
JUNE 12, 2013

PDF SHEET INDEX

SHEET INDEX:

CIVIL

1 C-1 COVER SHEET
2 C-2 SITE NOTES
3 C-2A SITE TABULATIONS
4 C-3 EXISTING CONDITIONS PLAN
5 C-4 CONCEPTUAL DEVELOPMENT PLAN
6 C-4A POTENTIAL RAMP ALTERNATIVE
7 C-5 EXISTING VEGETATION MAP
8 C-6 EXISTING VEGETATION NOTES, CORRESPONDENCE AND TABULATIONS
9 C-7 TRAFFIC CIRCULATION AND RIGHT-OF-WAY PLAN
10 C-7A TYPICAL STREET SECTIONS
11 C-8 AREA METRO CONTEXT PLAN
12 C-9 OVERALL SWM/BMP PLAN
13 C-10 SITE OVERALL COMPUTATIONS AND SUPPORTING DATA
14 C-10A STORMWATER MANAGEMENT NARRATIVE
15 C-11 SWM COMPUTATIONS BUILDING C
16 C-11A SWM COMPUTATIONS BUILDINGS A & B
17 C-12 SWM COMPUTATIONS EXISTING BUILDING E
18 C-12A SWM COMPUTATIONS EXISTING BUILDING D
19 C-13 ADEQUATE OUTFALL MAP
20 C-14 SWM DETAILS

ARCHITECTURAL

21 A200 SITE PLAN
22 A201 PARKING PLANS
23 A202 GROUND LEVEL PLAN
24 A203 ROOF PLAN
25 A204 SITE SECTIONS
26 A205 SITE SECTIONS
27 A206 PHASING PLAN
28 A207 SHADOW STUDIES
29 A208 SHADOW STUDIES
30 A209 PERSPECTIVE VIEWS
31 A210 STRUCTURED PARKING DIAGRAM

LANDSCAPE ARCHITECTURE

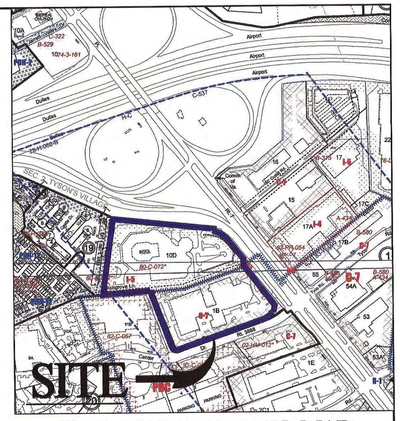
32 L-1.0 OVERALL PLAN
33 L-1.1 PARK PLAN
34 L-1.1A PARK PLAN - INITIAL RAMP ALTERNATIVE
35 L-1.1B PARK PLAN - FUTURE RAMP ALTERNATIVE
36 L-1.2 OVERALL TREE PLAN
37 L-1.3 PEDESTRIAN CIRCULATION PLAN
38 L-1.4 OVERALL ILLUSTRATIVE PLAN
39 L-2.0 LANDSCAPE PLAN - PARK "A" NORTH
40 L-2.1 LANDSCAPE PLAN - PARK "A" SOUTH
41 L-2.2 LANDSCAPE PLAN - PARKS "D" AND "F"
42 L-2.3 LANDSCAPE PLAN - PARKS "B","C" AND "G"
43 L-2.4 LANDSCAPE PLAN - WESTWOOD CTR. DR.
44 L-2.5 LANDSCAPE PLAN - BUILDING "C" NORTH AND ROUTE 7
45 L-2.6 LANDSCAPE PLAN - BUILDING "C" SOUTH AND PARK "E"
46 L-2.7 LANDSCAPE PLAN - PARK "I" AND WESTWOOD CTR. DR.
47 L-3.0 HARDSCAPE DETAILS
48 L-3.1 HARDSCAPE DETAILS
49 L-3.2 STREET TREE DETAILS
50 L-3.3 STREET TREE DETAILS
51 L-3.4 STREET TREE DETAILS
52 L-4.0 ELEVATIONS
53 L-4.1 ELEVATIONS
54 L-4.2 ELEVATIONS
55 L-4.3 ELEVATIONS - EXISTING BUILDING E
56 L-4.4 ELEVATIONS - EXISTING BUILDING D
57 L-5.0 SECTIONS
58 L-5.1 SECTIONS
59 L-5.2 SECTIONS
60 L-5.3 SECTIONS
61 L-6.0 PERSPECTIVES
62 L-6.1 PERSPECTIVES
63 L-6.2 PERSPECTIVES
64 L-7.0 URBAN DOG PARK PRECEDENTS
65 L-7.1 PARKING / LOADING ENTRANCE PRECEDENTS
66 L-7.2 EXISTING CONDITIONS - BUILDING E COOLING TOWER

SUPPLEMENTAL

67 S-1 TYSONS CENTRAL 7 SUB-SECTION CONTEXT STREET GRID PLAN
68 S-2 TYSONS CENTRAL 7 SUB-SECTION AND ADJACENT SUB-SECTION CONTEXT STREET GRID PLAN
69 S-3 FIRE ACCESS PLAN
70 S-4 DESIGN VEHICLE TURNING MOVEMENTS EXHIBIT
71 S-5 CONTROL VEHICLE TURNING MOVEMENTS EXHIBIT
72 S-6 CONCEPTUAL UTILITY AND SIGHT DISTANCE PLAN
73 S-7 WAIVERS/EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS
74 S-8 ROAD DESIGN STANDARDS SUMMARY

CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-1 ((1)) 10D, 29-3 ((20)) C2, 29-3 ((20)) C3



TAX MAP/VICINITY MAP

SCALE: 1" = 500'

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-1 ((1)) PARCEL 10D, 29-3 ((20)) PARCEL C2, 29-3 ((20)) PARCEL C3. THE PROPERTY IS CURRENTLY ZONED I-5, C-7, HC & SC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM I-5, C-7, HC & SC TO PTC, HC & SC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP. TYSONS WEST RESIDENTIAL, LLC IS THE OWNER OF PARCELS 1B & C1. JBG/TYSONS HOTEL, LLC IS THE OWNER OF PARCEL 10D.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. 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-10 THRU C-14. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE PROPERTY.
10. THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS AND IS ALSO SUBJECT TO MARKET TIMING.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN SO LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FINAL DEVELOPMENT PLAN.
14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE. 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; THE MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MINIMUM AND MAXIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.
15. THIS PLAN PROPOSES NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE. WESTWOOD CENTER DRIVE WILL HAVE A DEDICATION ADJACENT TO THE PROPERTY.
16. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
17. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA AND MIX OF USES.
18. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, SPECIAL EXCEPTION OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
20. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING AND/OR POP UP RETAIL IN AREAS OF FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES, AND AS NOTED IN THE PHASING PLAN.
21. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
22. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP AS NOTED ON THE TABULATIONS ON SHEET C-2A.
23. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY PER SECTION 16-403 PARAGRAPH 4 OF THE ZONING ORDINANCE.
24. THE 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 DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
25. SITE AMENITIES, FEATURES AND FURNISHINGS AND QUALITY OF FURNISHINGS AMENITIES REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, PLAZAS, WALKWAYS, TRELLISES, FENCING, CORNICES, 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 SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE CDP.
26. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BASED UPON THE TYSONS ROAD DESIGN STANDARDS.
27. THE EXISTING 22-STORY, 3-STORY & 2-STORY HOTEL STRUCTURES (BUILT IN 1985) ARE TO REMAIN; THE EXISTING PHASE 1 BLOCK 1 RETAIL AND OFFICE BUILDING "D" AND THE EXISTING RETRO-FITTED 6-STORY CONCRETE PARKING STRUCTURE PER APPROVED SITE PLAN #6279-SPV-004-E ARE TO REMAIN.
28. THE PROPERTY IS LOCATED WITHIN THE HC DISTRICT. THE APPLICANT DOES NOT INTEND TO INCLUDE DRIVE-THRUS, FINANCIAL INSTITUTIONS WITH DRIVE THRUS, SERVICE STATIONS OR SERVICE STATION/MINI-MARTS ON THE PROPERTY. FAST FOOD RESTURANTS AND QUICK-SERVICE FOOD STORES MAY BE PROVIDED.
29. A WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS ALONG THE EDGE OF THE PROPERTY THAT ABUTS THE TOLL ROAD WAS NOT REQUESTED/NOT REQUIRED AS WE ARE NOT ON THE EDGE OF THE PTC DISTRICT.
30. PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 2.
31. CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL, FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN
32. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
33. ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
34. ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
35. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
36. 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.
37. ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
38. ALL LANE USE DEPICTED ON THE CDP(EX., INTERIM, AND/OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
39. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FDP AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
40. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON IN THE CDP PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

ZONING ORDINANCE WAIVERS/ MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

1. APPLICANT REQUESTS A 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 IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SHEET S-5 AND S-5A. SPECIFIC AREAS INCLUDE:
   A. TO ALLOW A REDUCED BUILDING ZONE ON WESTWOOD CENTER DRIVE TO PERMIT INSTALLATION OF PARALLEL PARKING ADJACENT TO EXISTING PHASE 1 BLOCK 1 BUILDING "D".
   B. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF ASHGROVE LANE ADJACENT TO THE EXISTING HOTEL BUILDING "E".
   C. TO ALLOW A REDUCED STREETSCAPE IN THE IMMEDIATE AREA OF THE EXISTING HOTEL BUILDING "E" ON CORNERSIDE BOULEVARD.
   D. TO ALLOW A REDUCED BUILDING ZONE WIDTH FOR A PORTION OF ROUTE 7 ADJACENT TO BUILDING "C".
   E. TO ALLOW A PORTION OF REDUCED SIDEWALK WIDTH AND BUILDING ZONE WIDTH FOR A SHORT DISTANCE (+/- 125FT) IN FRONT OF EXISTING PHASE 1 BLOCK 1 BUILDING "D" ON CORNERSIDE BOULEVARD.
   F. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF CORNERSIDE BOULEVARD AND ASHGROVE LANE ADJACENT TO URBAN PLAZA "C"
   G. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF CURB FOR A PORTION OF CORNERSIDE BOULEVARD ADJACENT TO BUILDING "C" AND POCKET PARK D ANDTO ALLOW STREET TREES TO BE PLACED IN ABOVE GRADE PLANTER POTS/STRUCTURES FOR AREAS ALONG CORNERSIDE WHERE THE EXISTING UNDERGROUND GARAGE IS TO REMAIN. PLANTER POTS/STRUCTURES WILL BE IN ACCORDANCE WITH THE TYSONS CORNER URBAN DESIGN GUIDELINES.
   H. TO ALLOW A REDUCED BUILDING ZONE ON CORNERSIDE BOULEVARD AND PLACEMENT OF THE SIDEWALK AT THE BACK OF THE CURB FOR THE RECONFIGURED CANOPY OF EXISTING BUILDING E.
3. IN ACCORDANCE WITH SECTION 6-505 (7) OF THE ZONING ORDINANCE, APPLICANT REQUESTS A WAIVER OF THE REQUIREMENT TO INDICATE OUTDOOR DINING AREAS SPECIFICALLY ON THE CDP AND FDP. OUTDOOR DINING AREAS MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT SITE PLAN.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

4. 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 SITE PLAN. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT SITE PLAN.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

5. APPLICANT REQUESTS A 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 SHOWN ON THE FDP.
6. APPLICANT REQUESTS A 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.
7. PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND OFFICE/COMMERCIAL USE IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP/FDP.
8. APPLICANT REQUESTS A 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 TO BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP.
9. THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECTION 11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

10. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR EXISTING GARAGES AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARAGRAPH 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. INTERIOR PARKING LOT LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS.
11. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND PARKING ON PRIVATE STREETS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
    A. 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 16 – DEVELOPMENT PLANS

12. APPLICANT REQUESTS A 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 AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN

13. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
14. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
15. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.
16. 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.
17. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
18. 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 PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

PFM WAIVERS/MODIFICATIONS REQUESTED

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 6279-WSWD-001-1)
2. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
3. 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.
4. MODIFICATION OF SECTION 12-0510 TO PERMIT:
   A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF 4.5 FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
   B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
5. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
6. 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.
7. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
8. 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.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 11 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

9. 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.
10. 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.

PFM SECTION 6 – STORMWATER AND BMP CODE REQUIREMENTS

11. 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:
    A) 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 ADQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL
    B) 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.
    C) 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.
    D) 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.
    E) 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.
    F) 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.
    G) 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.
    H) 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.
    I) 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-7 AND S-8 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-10A FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

WORK FORCE HOUSING NOTE:

WORK FORCE DWELLING UNITS SHALL BE PROVIDED ON-SITE AS OUTLINED IN THE PROFFERS.

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE NOTES

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
ENG	RMC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-2

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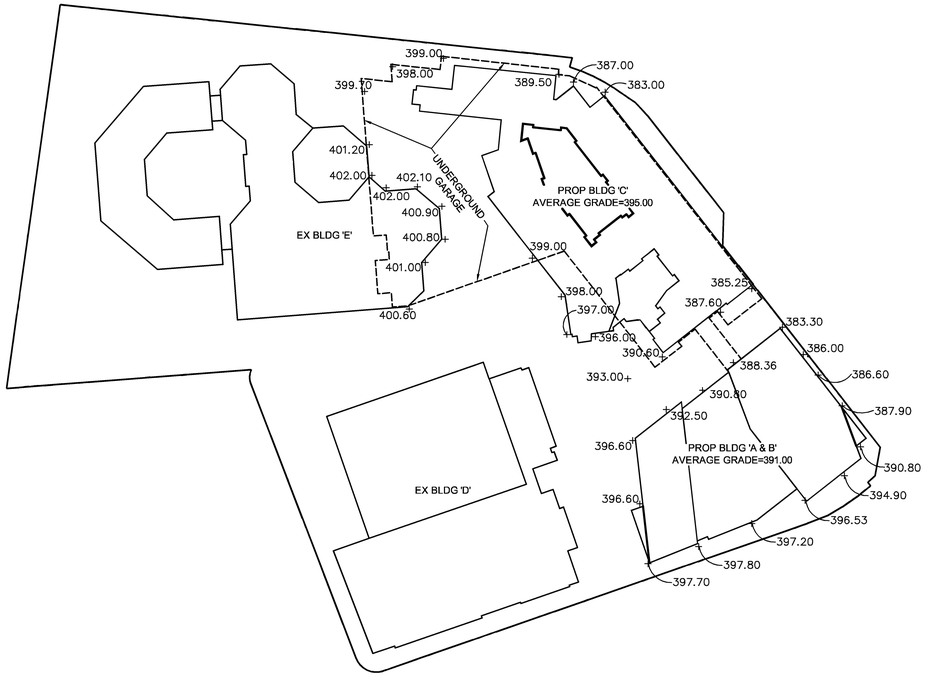
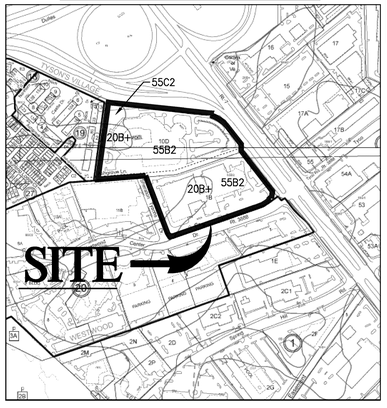


AVERAGE GRADE EXHIBIT 1"=100'



SOILS MAP 1"=500'

Site Tabulations

Existing Zoning:	I-5, C-7, HC, SC
Proposed Zoning:	PTC, HC, SC
Site Area:	697,858 SF (16.0206 AC)
Area of Density Cre dit:	1,333 SF (0.0306 AC)
Total Area for Density Calculations:	699,191 SF (16.0512 AC)
Proposed Right-of-Way Dedication for Ramp w/o Density Credit	45,864 SF (1.0488 AC)
Total Area for Density Calculations:	653,507 SF (15.0025 AC)

SEE SHEET C-3 FOR DENSITY AREA CREDIT

Existing Zoning/Uses

Tax Map ID	Zoning	Land Area (SF)	Existing Use
29-3 ((20)) C2	C-7, HC, SC	138,512	Site plan approved mixed-use (retail and office)
29-3 ((20)) C3	C-7, HC, SC	168,870	Site plan approved mixed-use (retail and office)
29-1 ((1)) 10D	I-5, HC, SC	390,476	Hotel/conference center
Total		697,858	

Land Use Mix and FAR

Use	GSF	Percentage of Total	FAR
--Office	408,768	23 %	.63
--Retail	253,373	14 %	.39
--Residential	700,000	39 %	1.07
--Hotel	430,820	24 %	.66
TOTAL	**1,792,961**	**100 %**	**2.75**

Calculations of FAR are based the maximum GFA proposed and an area for density calculation purposes of 653,507 square feet.

Intensity Tiers and FAR

Intensity Tiers	Area Used for Density Calculations	GFA	FAR
⅛ - ¼ mile	362,274	1,221,141	3.37
¼ - ⅓ mile	247,213	533,820	2.16
⅓ - ½ mile	44,020	38,000	.86
TOTAL	**653,507**	**1,792,961**	**2.75**

DEVELOPMENT TABULATIONS

Building	Building Height [1] Min	Max	Shown	Range of Stories [2]	Use	Minimum/Maximum GFA by Use	Minimum/Maximum Building GFA [3]	Dwelling Unit Range [3]	WDUs [4]	Hotel Rooms	Required Parking <1/4 mile [5] Min	Max	Required Parking 1/4- 1/2 mile[5] Min	Max	Total Required Parking [5]	Loading Spaces Provided [6]
A	160'	225'	225'	14 - 20			**210,000 - 395,000**								**0 - 820**	2
					Office	205,000 - 380,000					0	328 -760			0 -760	
					Retail	5,000 - 15,000					0	0 - 60			0 - 60	
					Public Space	0 - 3,500 [7]										
B	160'	250'	225'	14 - 20			**210,000 - 335,000**								**150 - 559**	2
					Residential	202,000 - 300,000		150 - 269	30 - 54		150 - 269	211 -379			150 - 379	
					Retail	8,000 - 35,000					0	18 -180			0 - 180	
					Public Space	0 - 3,500 [7]										
C	50'	95'	85'	4 - 8			**290,000 - 450,000**								**293 - 847**	2
					Residential	275,000 - 400,000		275 - 400	55 - 80		182 - 264	257 -372	111 -163	141 -205	293 -577	
					Retail	15,000 - 50,000					0	60 -270			0 - 270	
Ex-D			95'	6			**182,141**								**0 - 948**	5
					Retail	153,373					0	890			0 - 890	
					Office	28,768					0	58			0 - 58	
Ex-E			225'	22			**430,820**								**0 - 473**	2
					Hotel	430,820				450			0	473		
							1,244,983 - 1,792,961	**425 - 669**	**85 - 134**	**450**	**332 - 533**	**1,822 - 2,969**	**111 -163**	**614 - 678**	**443 - 3,646**	**13**
TOTALS					Office	233,768 - 408,768										
					Residential	477,000 - 700,000										
					Retail	181,373 - 253,373										
					Hotel	430,820										
					Public Space	3,500 [7]										

[1] Building heights shown in the CDP are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building heights are measured from average grade; the average grade is estimated at 395' for Buildings A and B on a common garage and 395' for Building C, but may change with final design. Building heights exclude penthouses. Penthouses may be provided as set forth in Section 2-506 and shall not exceed 30 feet for Buildings A and B and 20 feet for Building C.

[2] The ranges of stories shown are conceptual and may be adjusted provided the maximum building heights are not exceeded.

[3] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GSF are not exceeded and the minimum GFA and minimum units for an individual building are maintained. (See Proffers.)

[4] The number of WDUs to be provided will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guildeines.

[5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance. Residential parking was estimated assuming an average mix of 64% 0-1 bedroom units and 36% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicants reserve the right provide more or less parking with each building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[6] Additional loading spaces may be provided as identified at the time of FDP and/or final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances.

[7] 3,500 GFA of Public Space will be provided in Building A or B in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus this 3.500 SF is not included in the building or overall GFA or FAR.

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE TABULATIONS

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011
DES. ENG | DWN. RMC
SCALE: N/A
PROJECT/FILE NO. V7405A
SHEET NO. C-2A

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NOTES:

1. PLEASE NOTE THE EXISTING CONDITIONS SHOWN ON THIS SHEET IS A COMPILATION OF EXISTING FIELD SURVEYS PERFORMED BY VIKA AS WELL AS PROPOSED/APPROVED SITE PLAN CONDITIONS, APPROVED BY FAIRFAX COUNTY AS PART OF SITE PLAN # 6279-SPV-004-E.

=AREA OF DENSITY CREDIT (1,333 SF)

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET) 1 inch = 50 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	73.76'	372.00'	11°21'42"	37.01'	S55°19'43"W	73.65'
C2	2.01'	458.23'	0°15'03"	1.00'	S70°49'55"W	2.01'
C3	46.04'	30.00'	87°56'14"	28.94'	N64°56'51"W	41.66'
C4	20.33'	25.00'	46°36'09"	10.77'	N02°19'37"E	19.78'
C5	68.22'	239.32'	16°20'01"	34.34'	S64°43'27"E	67.99'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.85	S10°16'08"W
L2	13.52	S49°02'11"W
L3	6.51	S37°11'33"E
L4	29.41	S69°37'15"W
L5	0.52	S16°53'52"E

DULLES AIRPORT TOLL ROAD – ROUTE 267
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
S84°06'10"E 721.11'

S16°01'30"W 13.65'

S85°58'16"E 37.12'

S42°29'18"E 24.88'

S68°10'34"E 172.97'

S07°29'45"W 46.58'

LEESBURG PIKE – ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(BOULEVARD)

S22°02'28"E 398.01'

TYCO ROAD
(COLLECTOR)

N/F
WESTWOOD VILLAGE CONDOMINIUM
DEED BOOK 10016, PAGE 1203

N07°38'09"E 542.79'

400

2 STORY STUCCO AND BRICK HEIGHT=41.7'

22 STORY GLASS AND STEEL TOWER HEIGHT=214.95' ELEVATION=615.95

#8661 LEESBURG PIKE 3 STORY STUCCO AND BRICK HEIGHT=37.7'

LOT 10D
390,476 SF OR
8.96409 AC

EX UNDERGROUND GARAGE

ASHGROVE LANE
(PRIVATE ROAD)
(50' INGRESS/EGRESS ESM'T.)
(D.B. 3846, PG. 487)

479.46' (TOTAL)
N70°49'52"E 278.33' (P/L)
201.15' (P/L)

SEE NOTE 1 THIS SHEET

N85°36'42"E 208.05'

S85°36'42"W 344.01'

N/F
THE REALTY ASSOCIATES FUND VII, L.P.
DEED BOOK 17544, PAGE 120
LOT 11-B
WESTWOOD, THE CORPORATE CENTER AT TYSON'S CORNER
DEED BOOK 5680, PAGE 140

SHERATON TYSONS DRIVE
(50' PUBLIC RIGHT OF WAY)
(LOCAL STREET)

N29°58'44"W 412.22'

S19°10'07"E 408.39'

RETAIL/PARKING
6 STORY CONCRETE PARKING STRUCTURE HEIGHT=58.5'
EX. CONCRETE PARKING STRUCTURE
RETAIL LEVEL
1500 CONFERENCE BOULEVARD
PARKING LEVELS 2-6
6 LEVELS
HEIGHT=58.5'

LOT C3
168,870 SF OR
3.87672 AC

PHASE 1 BLOCK 1
RETAIL/PARKING/FITNESS/OFFICE

RETAIL
FFE=397.50'
1 LEVEL
HEIGHT = 25'

RETAIL/PARKING/FITNESS
FFE=397.50'
3 LEVELS
BUILDING HEIGHT=63'

RETAIL/FITNESS
FFE=397.50'
HEIGHT = 52'

RETAIL/OFFICE
SPA = 1,333 SF
OFFICE = 150,000 SF
FFE=397.50'
HEIGHT = 130'

LOT C2
138,511 SF OR
3.17977 AC

SWM 1

SWM 4

263.10' (P/L)

627.78'

L5 L4

C1

S70°49'52"W 364.68' (P/L)

WESTWOOD CENTER DRIVE-ROUTE 3888
(61' RIGHT-OF-WAY)
(COLLECTOR)

C2 C3 C4 C5

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TYSONS WEST

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
PCC	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7405A

SHEET NO. C-3

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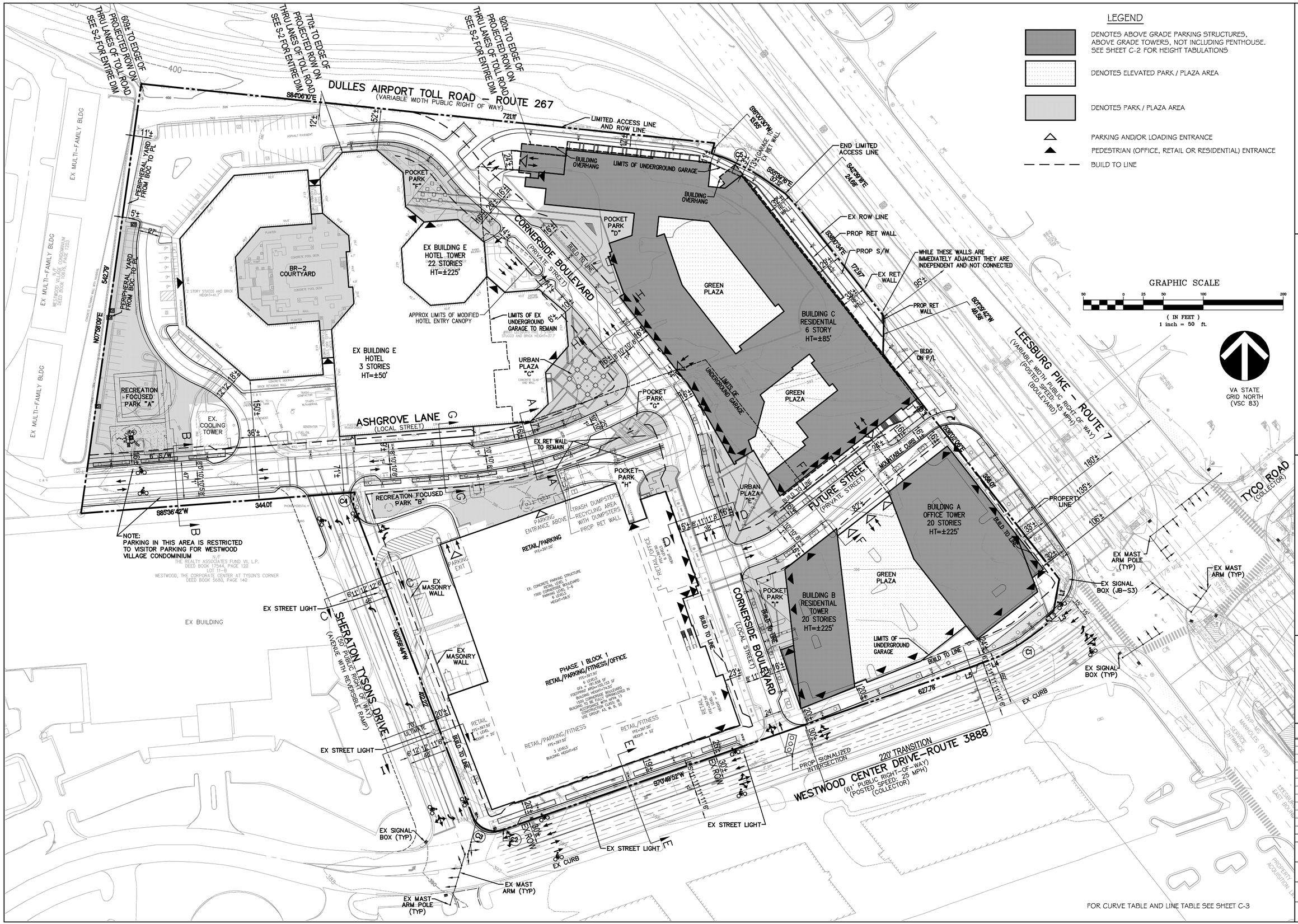

FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS

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MAY 10, 2013	
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OCTOBER 21, 2011	
DATE:	JUNE 30, 2011
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SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	C-4

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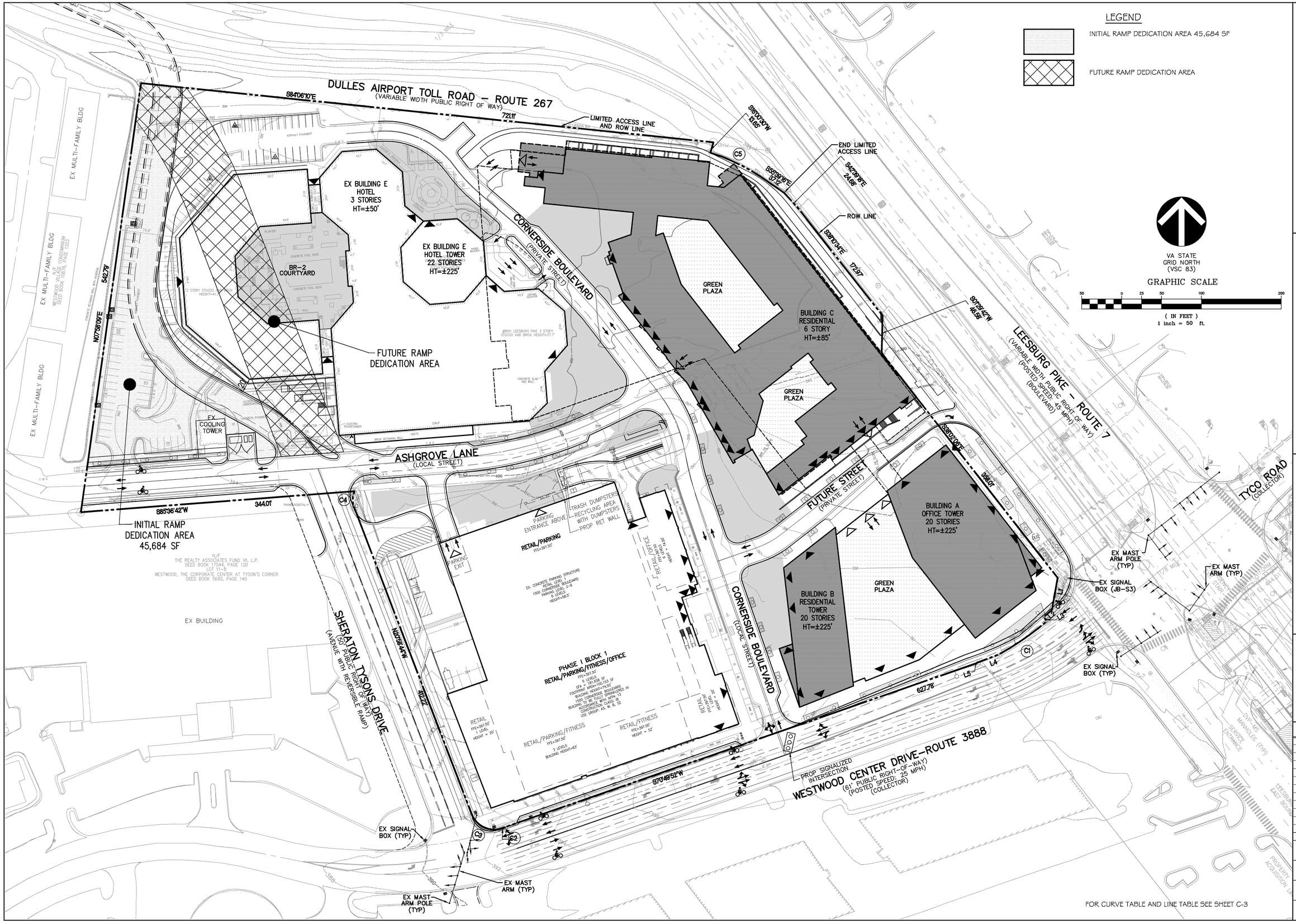

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POTENTIAL RAMP ALTERNATIVE

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SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	C-4A

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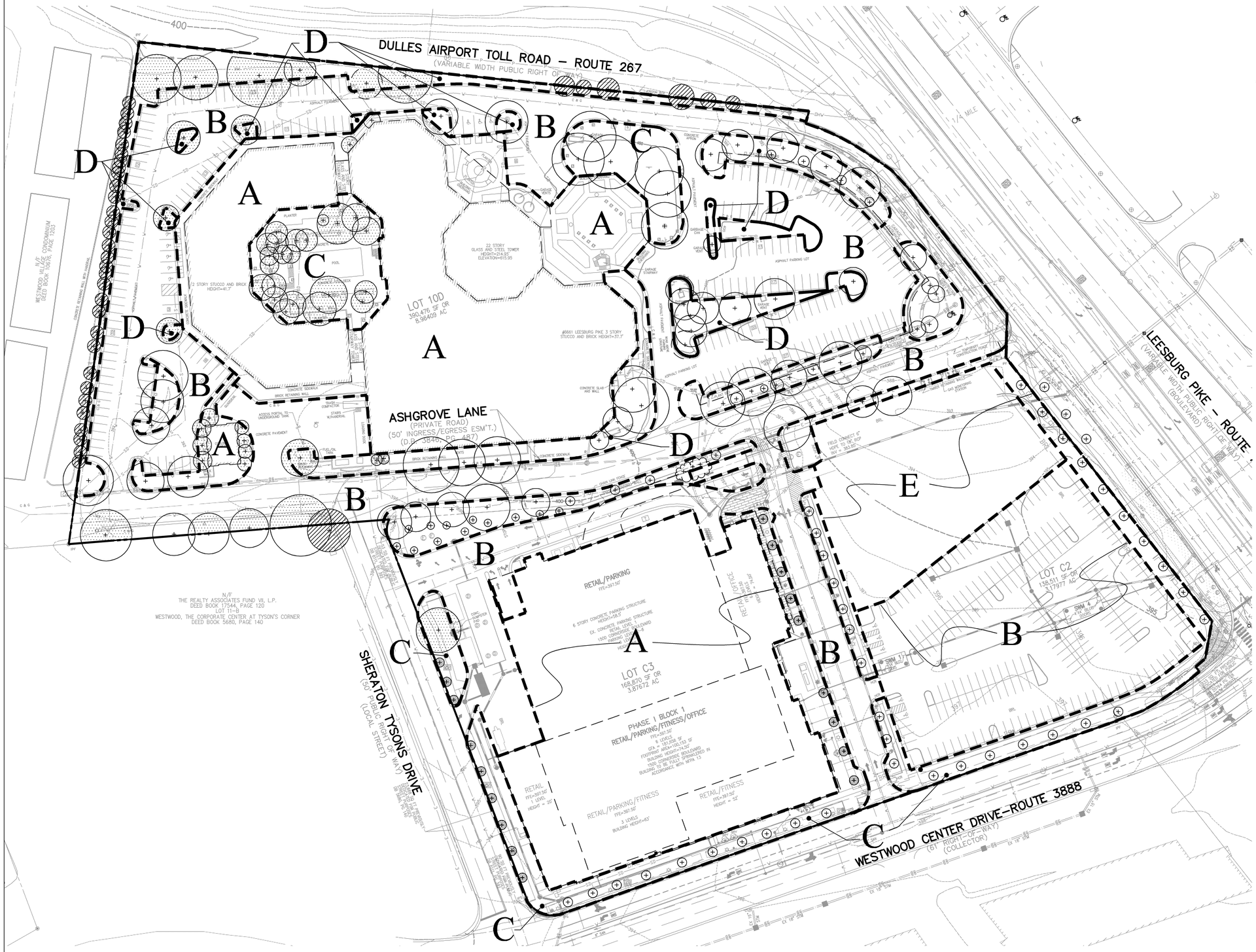

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

EXISTING TREE(S) TO BE PRESERVED AND CREDITED TOWARDS TREE CANOPY COMPUTATIONS

EXISTING OFF-SITE TREE(S) TO BE PRESERVED WITH NO CREDIT TOWARDS TREE CANOPY COMPUTATIONS

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

SIGNATURE _____ DATE_____

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011

DATE: JUNE 30, 2011	
DES. NPK	DWN. NPK
SCALE: 1"=50'	
PROJECT/FILE NO. V7405A	
SHEET NO. C-5	

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EXISTING VEGETATION TABLE – TYSONS WEST

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED LAND/ MAINTAINED	N/A	221,589 SF (5.09 Ac)	N/A	N/A	DEVELOPED WITH A HIGH RISE HOTEL AND CONFERENCE CENTER.
"B"	DEVELOPED LAND/ MAINTAINED	N/A	281,623 SF (6.47 Ac)	N/A	N/A	ASPHALT PAVEMENT FOR PARKING COMPOUND, TRAVEL LANES AND INTERPARCEL CONNECTION.
"C"	DEVELOPED LAND/ MAINTAINED	EARLY SUCCESSIONAL	16,203 SF (0.37 Ac)	N/A	N/A	GUEST SWIMMING POOL WITH PERIPHERAL AND INTERIOR LANDSCAPED PLAZA AREA AND STREETSCAPE AREAS.
"D"	DEVELOPED LAND / LANDSCAPED GREEN CANOPY	EARLY SUCCESSIONAL WITH SOME SUB-CLIMAX ASPECT	133,463 SF (3.06 Ac)	GOOD	SEE COVER TYPE TABLE	PARKING LOT LANDSCAPING, PERIPHERAL PARKING LANDSCAPING, ADJACENT USE SCREENING AND SITE LANDSCAPING AS PART OF THE OVERALL SITE DEVELOPMENT LANDSCAPING.
"E"	OPEN FIELD	N/A	44,980 SF (1.03 Ac)	N/A	N/A	ROUGH GRADED/SEEDED OPEN FIELD. NO TREES PRESENT.
		TOTAL AREA	697,858 SF (16.02 Ac)			

TYSONS WEST VEGETATION COVER TYPES

Acer palmatum – JApanese Maple
Acer platanoides – Norway Maple
Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Cedrus atlantica – Atlas cedar
Cercus candensis – Eastern Redbud
Cupressocyparis leylandii – Leyland Cypress
Fagus grandifolia – American Beech
Lagerstromia indica – Crapemyrtle
Gleditsia triacanthos – Honeylocust
Platanus x Acerifolia – London Plane
Ilex opaca – American Holly
Magnolia x soulangiana – Saucer Magnolia
Morus alba – White Mulberry
Picea abies – Norway Spruce
Pinus strobus – Eastern White Pine
Platanus occidentalis – American Sycamore
Prunus serrulata 'Kwanzan' – Kwanzan Oriental Cherry
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Robinia pseudoacacia – Black Locust

TYSONS WEST EVM NARRATIVE

AREA – A: THIS PORTION OF THE TYSONS WEST RESIDENTIAL IS DEVELOPED AS THOSE BUILDINGS ASSOCIATED WITH A WALMART AND HOTEL SERVICE.

AREA – B: THIS PORTION OF THE TYSONS WEST RESIDENTIAL SITE IS DEVELOPED AS THE PARKING COMPOUND AND TRAVEL LANES ASSOCIATED WITH THE WALMART AND HOTEL USES.

AREA – C: THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED WITH PLANT MATERIAL INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB–CLIMAX / SUB–MATURITY. TRUNK CALIPER VARIES FROM 2" TO 28" CALIPER TRUNK STEMS. THERE IS A VEGETATION MIX OF DECIDUOUS AND CONIFER PLANT MATERIAL. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – C WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

AREA – D THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED AND HAS PLANT MATERIAL THAT WAS INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS WELL MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB–CLIMAX / SUB–MATURITY. TRUNK CALIPER VARIES FROM 4" TO 28" CALIPER. THIS ON–SITE VEGETATION IS DECIDUOUS, CONIFER AND FLOWERING TREES. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – D WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

AREA – E THIS PORTION OF TYSONS WEST IS AN OPEN FIELD VOID OF SIGNIFICANT VEGETATION. THIS AREA HAS BEEN CLEARED ROUGH GRADED AND SEEDED.

THE TYSONS WEST SITE IS ZONED PTC IN THE TYSONS IMPROVEMENT AREA AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREAS AND VEGETATION WILL BE REMOVED. THEREFORE, THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12–0507.4.

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	96,793	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	14%	
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 =	14%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	59.6%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	–	

X:\DATA\7000-9000\7405\7405A\[CDP 10-yr Canopy Reqmts (2013.06.11).xls]Sheet1 (2)

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

SIGNATURE _____ DATE_____

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION NOTES, CORRESPONDENCE AND TABULATIONS

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
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DES.	DWN.
NPK	NPK

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C–6

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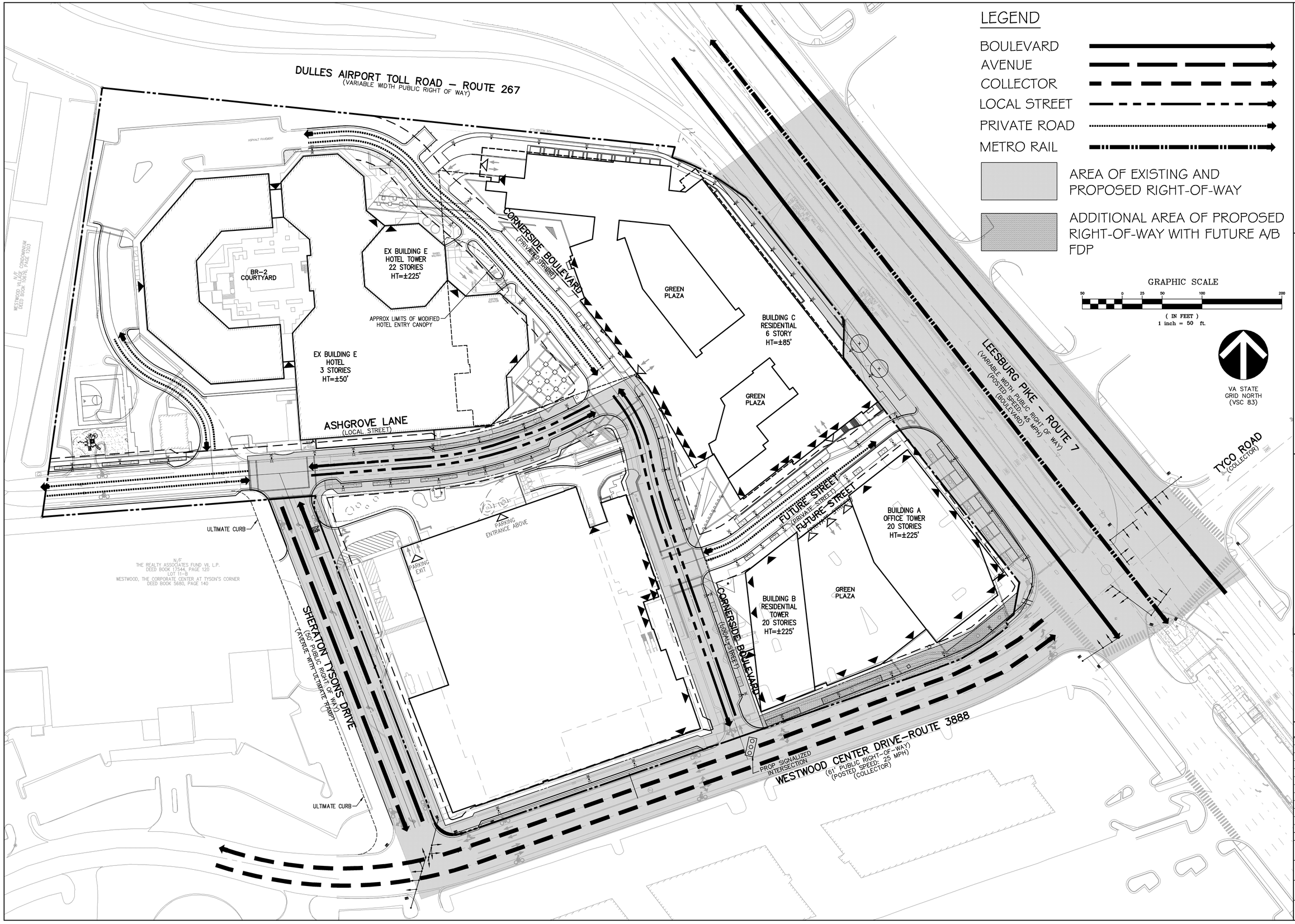

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TYSONS WEST
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FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION AND RIGHT-OF-WAY PLAN

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SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
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SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	C-7

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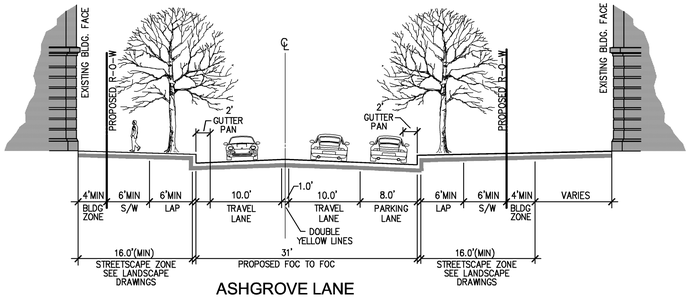

ASHGROVE LANE
(PUBLIC LOCAL SECTION)
SECTION A-A
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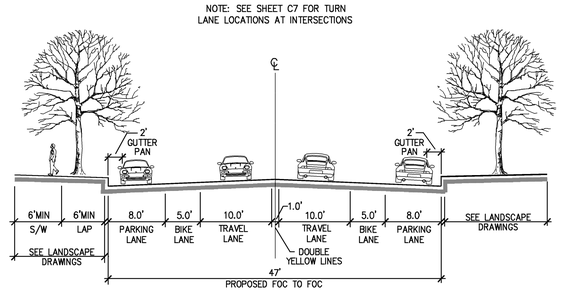
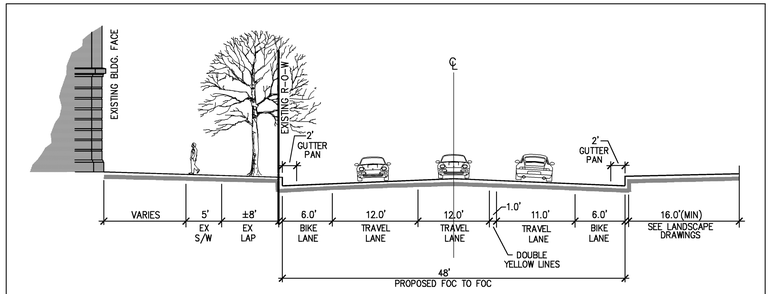
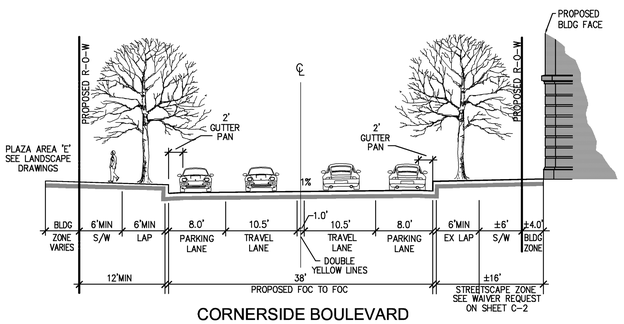


ASHGROVE LANE
(PRIVATE LOCAL SECTION)
SECTION B-B
SCALE: 1"=10'



SHERATON TYSONS DRIVE
(PUBLIC LOCAL STREET-INTERIM)
SECTION C-C
SCALE: 1"=10'



CORNERSIDE BOULEVARD
(PUBLIC LOCAL SECTION)
SECTION D-D
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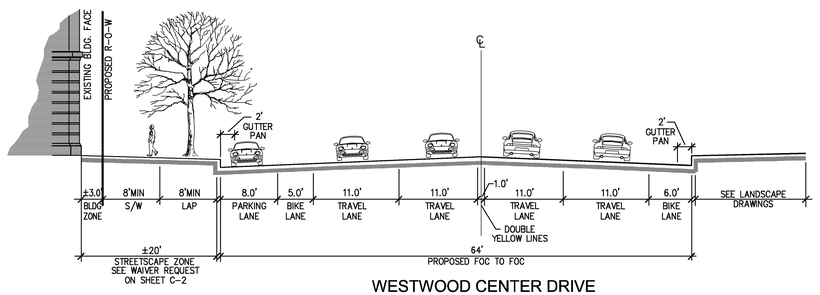
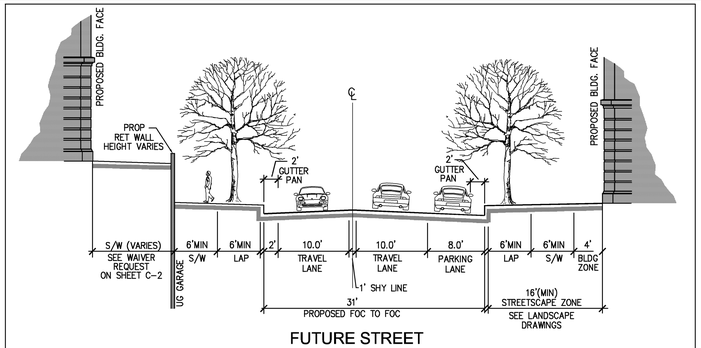
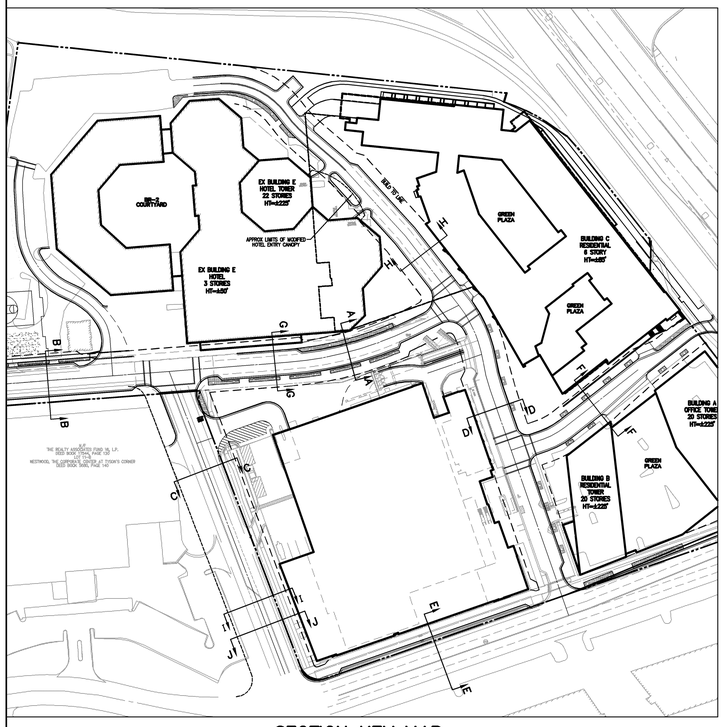


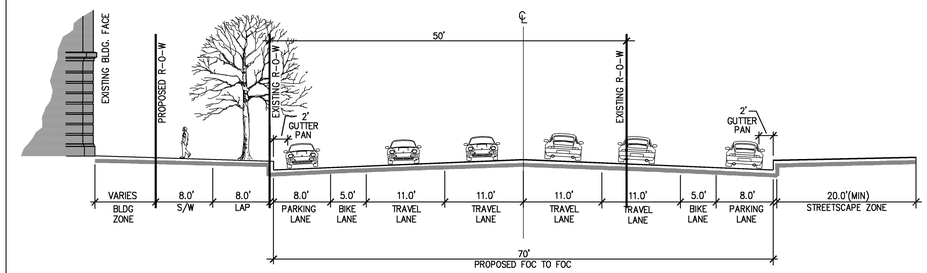
WESTWOOD CENTER DRIVE
(PUBLIC COLLECTOR STREET)
SECTION E-E
SCALE: 1"=10'



FUTURE STREET
(PRIVATE LOCAL STREET)
SECTION F-F
SCALE: 1"=10'



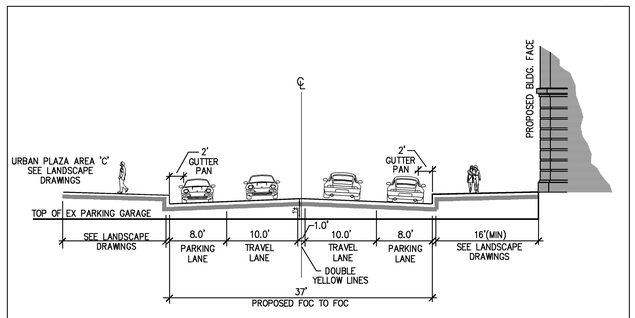
ASHGROVE LANE
(PUBLIC LOCAL SECTION)
SECTION G-G
SCALE: 1"=10'



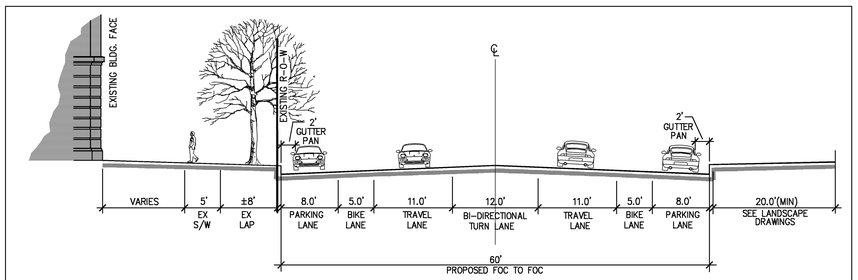
SHERATON TYSONS DRIVE
(PUBLIC AVENUE STREET-ULTIMATE)
SECTION I-I
SCALE: 1"=10'

THIS IS A CONCEPTUAL STREET SECTION PROVIDED FOR INFORMATION ONLY. THIS FUTURE CONDITION WILL BE INSTALLED BY OTHERS.

SECTION KEY MAP
NOT TO SCALE



CORNERSIDE BOULEVARD
(PRIVATE LOCAL SECTION)
SECTION H-H
SCALE: 1"=10'



SHERATON TYSONS DRIVE
(PUBLIC AVENUE STREET-REVERSIBLE RAMP)
SECTION J-J
SCALE: 1"=10'

SEE SHEET 4A FOR REFERENCE

LAP=LANDSCAPE AMENITY PANEL

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET SECTIONS

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SCALE: AS SHOWN	
PROJECT/FILE NO. V7405A	
SHEET NO. C-7A	

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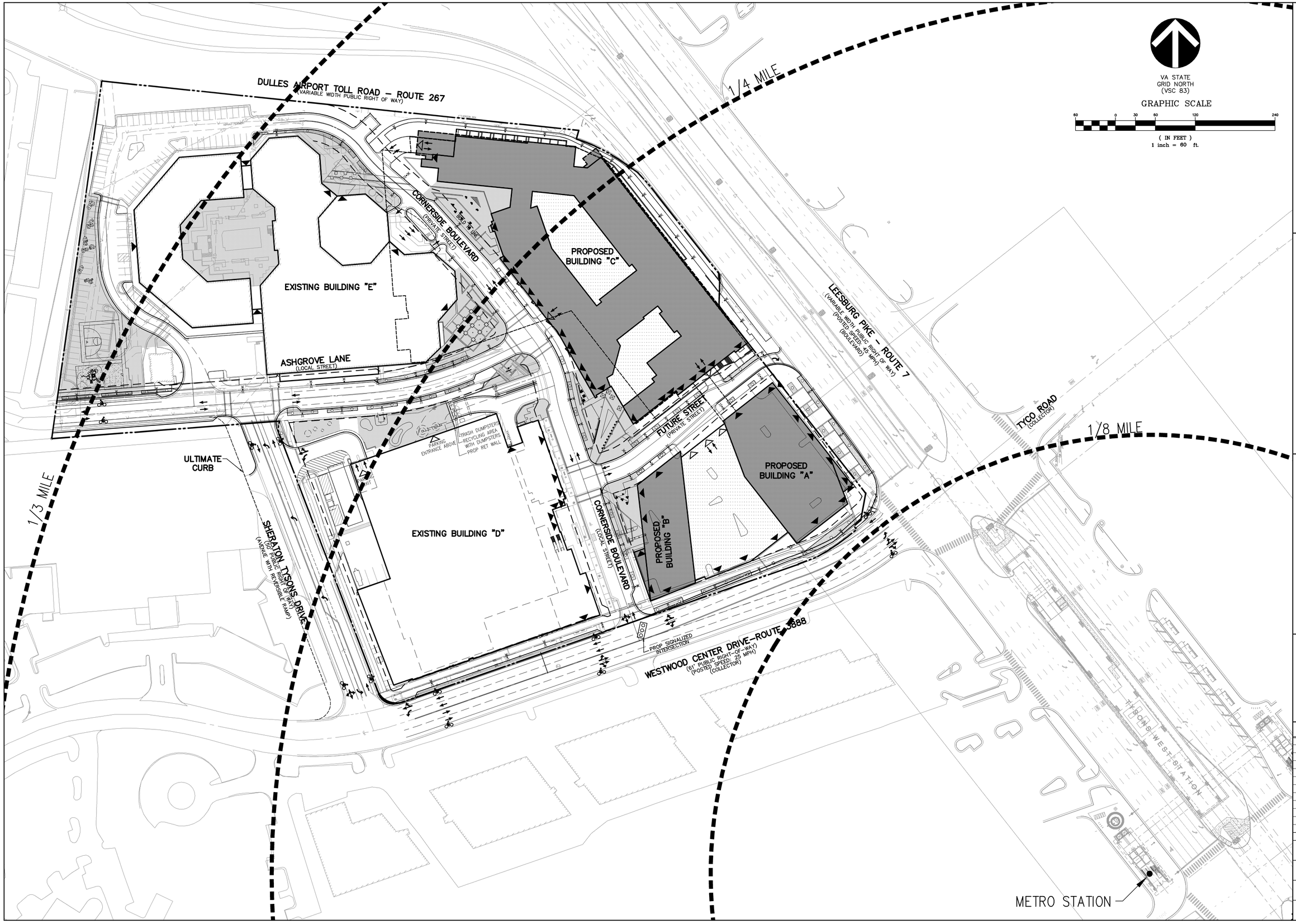

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA METRO CONTEXT PLAN

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MARCH 11, 2013
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OCTOBER 21, 2011
DATE: JUNE 30, 2011

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PCC	RMC

SCALE: 1"=60'

PROJECT/FILE NO. V7405A

SHEET NO. C-8

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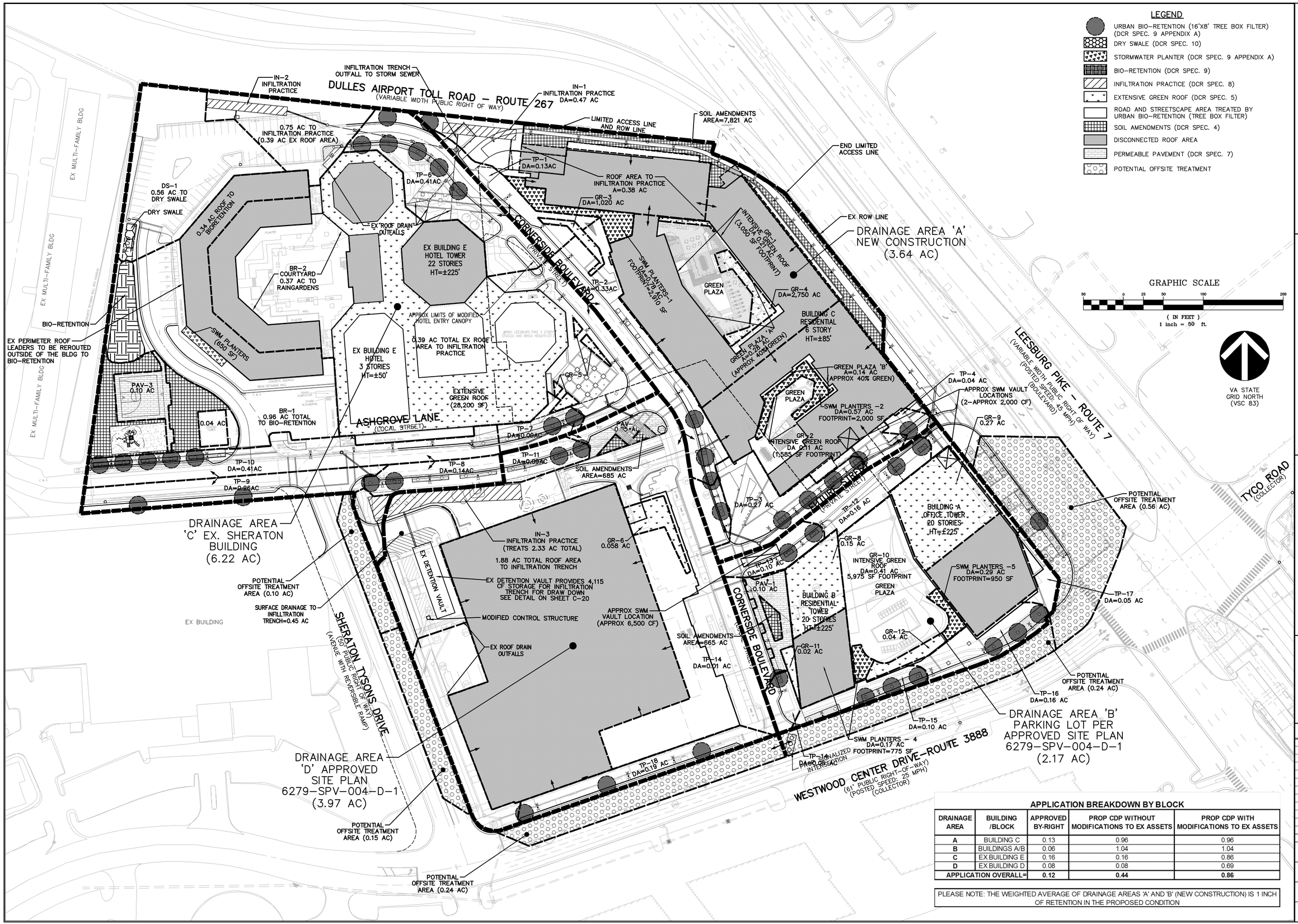

APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BUILDING /BLOCK	APPROVED BY-RIGHT	PROP CDP WITHOUT MODIFICATIONS TO EX ASSETS	PROP CDP WITH MODIFICATIONS TO EX ASSETS
A	BUILDING C	0.13	0.96	0.96
B	BUILDINGS A/B	0.06	1.04	1.04
C	EX BUILDING E	0.16	0.16	0.86
D	EX BUILDING D	0.08	0.08	0.69
APPLICATION OVERALL=		0.12	0.44	0.86

PLEASE NOTE: THE WEIGHTED AVERAGE OF DRAINAGE AREAS 'A' AND 'B' (NEW CONSTRUCTION) IS 1 INCH OF RETENTION IN THE PROPOSED CONDITION

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL STORMWATER MANAGEMENT PLAN

VIKA REVISIONS

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JUNE 12, 2013		
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OCTOBER 21, 2011		
JUNE 30, 2011	PCC	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7405A

SHEET NO. C-9

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APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: JBGR - Tysons West Rezoning

Description: DA "A" Building C; DA "B" Buildings A&B; DA "C" Building "E", DA "D" Building "D"

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)				0.42	0.42
Impervious Cover (acres)				3.22	3.22
				Total	3.64

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)				2.13	2.13
				Total	2.17

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)				0.96	0.96
Impervious Cover (acres)				5.26	5.26
				Total	6.22

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)				0.18	0.18
Impervious Cover (acres)				3.79	3.79
				Total	3.97

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)	1.60
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	14.40
Rv (impervious)	0.95
% Impervious	90%
Total Site Area (acres)	**16.00**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**58,080**
Volume Not Converted to Runoff (cf)	**6,970**
1-inch Runoff Volume for entire site (cf)	**51,110**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	51,110
Runoff Reduction Volume Achieved (cf)	43,266
Total Runoff Volume Retained (cf)	50,236
Total Area of Site Captured in a BMP (acres)	13.64

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**85%**
Rainfall Depth Retained Onsite (inch)	**0.86**

*SEE TABLE TO THE RIGHT IDENTIFYING ALTERNATE/ADDITIONAL STORMWATER OPTIONS

APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

APPLICATION OVERALL			NEW CONSTRUCTION (BLDGS A,B,C)	
TOTAL RUNOFF REDUCTION REQUIRED	58,080 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)	TOTAL RUNOFF REDUCTION REQUIRED	21,090 CFT
TOTAL RUNOFF REDUCTION PROVIDED	50,236 CFT		TOTAL RUNOFF REDUCTION PROVIDED	21,009 CFT
RAINFALL DEPTH RETAINED ONSITE	0.86 IN		RAINFALL DEPTH RETAINED ONSITE	1.00 IN
SITE AREA	16.00		SITE AREA	5.81

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT APPLICATION DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
SHERATON TYSONS DRIVE (WALMART DA "D")	0.25	0.90	817	1000	1.00	817	0.01	0.04
WESTWOOD CENTER DRIVE (WALMART DA "D")	0.24	0.90	784	1000	1.00	784	0.01	0.04
WESTWOOD CENTER DRIVE (BLDG A&B DA "B")	0.24	0.90	784	1000	1.00	784	0.01	0.04
ROUTE 7 (BLDG A&B DA "B")	0.56	0.90	1830	1700	0.93	1700	0.03	0.08
						TOTAL =	0.07	0.19

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT APPLICATION DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
BIORETENTION PRACTICES	4.56	0.87	15070	18174	1.26	3705	0.06	0.18
EXTENSIVE GREEN ROOF	1.29	0.95	4448	5619	1.26	1171	0.02	0.06
INTENSIVE GREEN ROOF/DISCONNECTED IMPERVIOUSNESS)	0.48	0.95	1643	1643	1.00	0	0.00	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.24	0.95	840	669	0.80	-171	0.00	-0.01
INFILTRATION PRACTICES	3.47	0.88	11077	12179	1.10	1102	0.02	0.05
PERVIOUS PAVEMENT/PAVERS	0.25	0.95	862	2169	1.40	345	0.01	0.02
DISCONNECTION TO STORMWATER PLANTERS	2.02	0.95	7552	7414	1.06	447	0.01	0.02
STORMWATER PLANTERS (FOOTPRINT AREA)	0.17	0.95	585	585	1.00	0	0.00	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	6598	0.12	0.31

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.26	IN	
EXTENSIVE GREEN ROOF	0.08	IN	TIER 1
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.01	IN	
STORMWATER PLANTERS (FOOTPRINT AREA)	0.01	IN	
INFILTRATION PRACTICES	0.19	IN	0.71 IN
PERVIOUS PAVEMENT/PAVERS	0.01	IN	
DRY SWALE	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.11	IN	
SOIL AMENDMENTS	0.01	IN	
STORMWATER PLANTERS	0.13	IN	TIER 3
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.03	IN	0.16 IN
TOTAL	0.86	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE	BUILDING /BLOCK	INCHES	
A	BUILDING C	0.96	PLEASE NOTE: THE WEIGHTED AVERAGE OF DRAINAGE AREAS 'A' AND 'B' (NEW CONSTRUCTION) IS 1 INCH OF RETENTION
B	BUILDINGS A/B	1.06	
C	EX BUILDING E	0.86	
D	EX BUILDING D	0.69	

LOW IMPACT DEVELOPMENT DETAILED SIZING COMPUTATIONS

Tyson's Corner Urban Bioretention Sizing chart

APPLICATION DRAINAGE AREA	BIORETENTION AREA - "TP" & "BR"	DA TO TREE PIT (AC.)	Rv	Tv REQUIRED	Tv PROVIDED(CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL VOLUME PROVIDED (CF)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	Design Review: REQ'D Vol. MET?	Design Review: TREATMENT CREDIT RECEIVED	Design Review: APPLICATION DRAINAGE AREA
DRAINAGE AREA "A"	TP-1 (2 Trees)	0.13	0.95	448	490	144	2	1400	290	1	0.25	0.4	Yes	0.13	DRAINAGE AREA "A"
	TP-2 (4 Trees)	0.33	0.95	1138	1180	400	6	2800	700	1	0.25	0.4	Yes	0.33	
	TP-3 (4 Trees)	0.27	0.87	853	980	288	2	2800	580	1	0.25	0.4	Yes	0.27	
	TP-4 (1 Tree)	0.04	0.95	138	245	72	2	700	145	1	0.25	0.4	Yes	0.04	
	TOTALS=	*0.77*		***2577***	***2895***	*904*							*TOTAL=*	*0.77*	
DRAINAGE AREA "B"	TP-12 (2 Trees)	0.16	0.95	552	616	300	6	1400	290	1	0.25	0.4	Yes	0.16	DRAINAGE AREA "A"
	TP-13 (2 Trees)	0.10	0.95	345	466	180	0	1400	290	1	0.25	0.4	Yes	0.10	
	TP-14 (1 Trees)	0.06	0.87	189	233	95	0	700	145	1	0.25	0.4	Yes	0.06	
	TP-15 (3 Trees)	0.22	0.95	759	775	600	2.5	1800	500	1	0.25	0.4	Yes	0.22	
	TP-16 (3 Trees)	0.28	0.95	966	1166	1080	0	3230	895	1	0.25	0.4	Yes	0.28	
	TP-17 (1 Trees)	0.05	0.87	158	233	80	0	700	145	1	0.25	0.4	Yes	0.05	
	TOTALS=	*0.87*		***2968***	***3489***	*2335*							*TOTAL=*	*0.87*	
DRAINAGE AREA "C"	TP-6 (4 Trees)	0.41	0.75	1116	1260	840	2	3360	700	1	0.25	0.4	Yes	0.41	DRAINAGE AREA "C"
	TP-7 (2 Trees)	0.09	0.95	310	350	300	2	800	250	1	0.25	0.4	Yes	0.09	
	TP-8 (2 Trees)	0.14	0.95	483	493	385	6	800	250	1	0.25	0.4	Yes	0.14	
	TP-9 (2 Trees)	0.26	0.95	897	900	500	6	1800	500	1	0.25	0.4	Yes	0.26	
	TP-10 (6 Trees)	0.41	0.95	1414	1425	750	6	3000	750	1	0.25	0.4	Yes	0.41	
	BR-1	0.96	0.81	3528	4729	3550	6	7100	2947	1	0.25	0.4	Yes	0.96	
	BR-2	0.37	0.85	1427	1579	1650	0	4125	1370	1	0.25	0.4	Yes	0.37	
	TOTALS=	*2.64*		***9175***	***10735***	*7975*							*TOTAL=*	*2.64*	
DRAINAGE AREA "D"	TP-11 (2 Trees)	0.09	0.95	310	372	207	6	800	171	1	0.25	0.4	Yes	0.09	DRAINAGE AREA "D"
	TP-18 (3 Trees)	0.19	0.95	655	683	350	6	1800	145	1	0.25	0.4	Yes	0.19	
	TOTALS=	*0.28*		***310***	***1055***	*557*							*TOTAL=*	*0.28*	

Note: Sizing based on DCR Spec# 9
Min SA(REQ'D)=Tv/2
*Tv(RED'Q)=1*Rv*A/12 (Urban Bioretention)*
*Tv(RED'Q)=1.25*Rv*A/12 (Traditional Bioretention)*
*Tv(PROV'D)=SA*SUM OF STORAGE*
TYPICAL SURFACE AREA PER TREE = 72 SF TYPICAL SOIL VOLUME PER TREE = 700 CF

NOTE:
TP-15 INCLUDES 0.12 ACRES OF OFFSITE TREATMENT ON WESTWOOD CENTER DRIVE
TP-16 INCLUDES 0.12 ACRES OF OFFSITE TREATMENT ON WESTWOOD CENTER DRIVE

Tyson's Corner Infiltration Sizing chart

APPLICATION DRAINAGE AREA	INFILTRATION AREA "IN" & "PAV"	DA TO INFILTRATION (AC.)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	STORAGE IN EX DETENTION STR	GRAVEL DEPTH (FT)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	GRAVEL Vr	Design Review: REQ'D Vol.	TREATMENT CREDIT	APPLICATION DRAINAGE AREA
DRAINAGE AREA "A"	IN-1	0.47	0.83	1558	1680	1200	N/A	3.5	4200	N/A	0.4	Yes	0.47	DRAINAGE AREA "A"
	TOTALS=	*0.47*		***1558***	***1680***	*1200*						*TOTAL=*	*0.47*	
DRAINAGE AREA "B"	PAV-1	0.10	0.95	379	871	4355	N/A	0.5	2177.5	N/A	0.4	Yes	0.10	DRAINAGE AREA "C"
	TOTALS=	*0.10*		***379***	***871***	*4355*						*TOTAL=*	*0.10*	
DRAINAGE AREA "C"	IN-2	0.75	0.85	2546	2571	1325	N/A	4.85	6426.25	N/A	0.4	Yes	0.75	DRAINAGE AREA "C"
	PAV-3	0.10	0.95	379	888	4440	N/A	0.5	2220	1	0.4	Yes	0.10	
	TOTALS=	*0.75*		***2546***	***2571***	*1325*						*TOTAL=*	*0.75*	
DRAINAGE AREA "D"	IN-3	2.25	0.88	7906	7929	3625	4115	2.63	9533.75	1	0.4	Yes	2.25	DRAINAGE AREA "D"
	PAV-2	0.05	0.95	190	410	2050	N/A	0.5	1025	1	0.4	Yes	0.05	
	TOTALS=	*2.25*		***7906***	***7929***	*3625*						*TOTAL=*	*2.25*	

Note: Sizing based on DCR Spec# 8
Max Depth 6 FT
*Tv(RED'Q)=1.1*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

Tyson's Corner Stormwater Planter Sizing chart

APPLICATION DRAINAGE AREA	SWM PLANTER AREA	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL DEPTH PROVIDED (FT)	SOIL VOLUME PROVIDED (CF)	GRAVEL DEPTH PROVIDED (IN)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	1	0.85	0.95	2931	2934	2910	2.1	2	5820	10	2425	1	0.25	0.4	0.85
	2	0.62	0.95	2138	2167	2000	0	3	6000	10	1667	1	0.25	0.4	0.62
	TOTALS=	*1.47*		***5069***	***5101***	*4910*									1.47
DRAINAGE AREA "B"	4	0.17	0.95	586	840	775	0	3	2325	10	646	1	0.25	0.4	0.17
	5	0.29	0.95	1000	1029	950	0	3	2850	10	792	1	0.25	0.4	0.29
	TOTALS=	*0.46*		***1586***	***1869***	*1725*									0.46
DRAINAGE AREA "C"	3	0.26	0.95	897	938	750	2	3	2250	10	625	1	0.25	0.4	0.26
	TOTALS=	*0.26*		***897***	***938***	*750*									0.26

Note: Sizing based on DCR Spec# 9 Appendix A (Urban Bio-retention)
Min SA(REQ'D)=Tv/2
*Tv(RED'Q)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

Tyson's Corner Green Roof Sizing chart

APPLICATION DRAINAGE AREA	GREEN ROOF DRAINAGE AREA "GR"	INTENSIVE/EXTENSIVE SYSTEM	DA TO GREEN ROOF (Ac.)	Rv	Tv REQ'D (CFT)	Tv PROV'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	GR-1	INTENSIVE (TIER 3)	0.20	0.95	690	763	3050	10	0.30	0.20
	GR-2	INTENSIVE (TIER 3)	0.11	0.95	379	396	1585	10	0.30	0.11
	GR-3	EXTENSIVE (TIER 1)	0.02	0.95	69	102	1020	4	0.30	0.02
	GR-4	EXTENSIVE (TIER 1)	0.06	0.95	207	275	2750	4	0.30	0.06
		TOTALS=	0.39		1345	1536	8405			0.39
DRAINAGE AREA "B"	GR-8	EXTENSIVE (TIER 1)	0.15	0.95	517	553	5525	4	0.30	0.15
	GR-9	EXTENSIVE (TIER 1)	0.27	0.95	931	957	9570	4	0.30	0.27
	GR-10	INTENSIVE (TIER 3)	0.41	0.95	1414	1494	5975	10	0.30	0.41
	GR-11	EXTENSIVE (TIER 1)	0.04	0.95	138	159	1585	4	0.30	0.04
	GR-12	EXTENSIVE (TIER 1)	0.02	0.95	69	69	685	4	0.30	0.02
		TOTALS=	0.89		3069	3230	23340			0.89
DRAINAGE AREA "C"	GR-5	EXTENSIVE (TIER 1)	0.02	0.95	69	93	925	4	0.30	0.02
	GR-7	EXTENSIVE (TIER 1)	0.65	0.95	2242	2820	28200	4	0.30	0.65
		TOTALS=	0.67		2310	2913	29125			0.67
DRAINAGE AREA "D"	GR-6	EXTENSIVE (TIER 1)	0.06	0.95	207	253	2525	4	0.30	0.06
		TOTALS=	0.06		207	253	2525			0.06

Note: Sizing based on DCR Spec# 5
*Tv(RED'Q)=1"*Rv*DA/12*
*Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12*
Runoof Reduction is assumed to be 100% of Tv Req'd or Tv Prov'd (whichever is less)

Tyson's Corner Dry Swale Sizing chart

APPLICATION DRAINAGE AREA	Dry Swale "DS"	DA TO DRY SWALE (AC.)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	Tv PROVIDED IN BR DOWNSTREAM	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL DEPTH (CF)	SOIL VOLUME PROVIDED (CF)	GRAVEL DEPTH (SF)	GRAVEL VOLUME	PONDING Vr	SOIL Vr	GRAVEL Vr	Design Review: REQ'D Vol.	Design Review: TREATMENT CREDIT RECEIVED	Design Review: APPLICATION DRAINAGE AREA
DRAINAGE AREA "A"	DS-1	0.56	0.76	1545	949	1200	575	6	3	1725	1	575	1	0.25	0.4	Yes	0.56	DRAINAGE AREA "A"
	TOTALS=	*0.56*		***1545***	***949***		*575*									*TOTAL=*	*0.56*	

Note: Sizing based on DCR Spec# 10
*Min SA(REQ'D)=1.1*Tv*
*Tv(RED'Q)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

NOTE: ADDITIONAL 1,200 CF OF STORAGE IS PROVIDED IN BIORETENTION DOWNSTREAM

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES. BC DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C–10

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TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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 (EG. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS ETC.) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
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.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE APPLICATION AREA. POTENTIAL INFILTRATION FACILTY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, EXISTING BUILDINGS AND INFRASTRUCTURE, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. AS SUCH, INFILTRATION FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS CONSTRUCTION ON IN-SITU MATERIAS, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION. WITH ALL OF THESE LIMITING FACTORS OPPORTUNITIES FOR THREE INFILTRATION TRENCHES A BIO-RETENTION FACILITY, PERVIOUS PAVEMENT, AND SOIL AMMENDMENTS HAVE BEEN IDENTIFIED WITH THIS APPLICATION, RETAINING 0.27 INCHES OF THE FIRST INCH OF RAINFALL THROUGH INFILTRATION. TO IDENTIFY OPPORTUNITIES FOR INFILTRATION ON SITE, THE AREAS OF UNDERGROUND GARAGES WAS FIRST REMOVED FROM THE POTENTIAL INFILTRATION AREAS. THIS APPLICATION PROPOSES A TOTAL FOOTPRINT AREA OF 4.75 ACRES OF UNDERGROUND GARAGE COVERING APPROXIMATELY 30% OF THE 16 ACRE APPLICATION AREA. AN ADDITIONAL 5.55 ACRES OF THE APPLICATION AREA IS COVERED BY EXISTING BUILDINGS AND PROPOSED FUTURE ROW. IN THE REMAINING 5.7 ACRES ARE AREAS OF EXISTING ROADWAYS, PARKING LOTS, LOADING AREAS, AND PROPOSED STREETSCAPE. WORKING AROUND THESE EXISTING IMPROVEMENTS AND PROPOSED STREETSCAPES IS WHERE THE INFILTRATION FACILITIES HAVE BEEN LOCATED (SEE SHEET C-9). INFILTRATION FACILITIES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE PUBLIC RIGHT OF WAY AS THIS IS NOT CONVENTIALLY ALLOWED BY VDOT. INFILTRATION FACILITIES ARE ALSO NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE FILTERS. LASTLY, PLEASE NOTE THAT ROOFTOP AREAS HAVE BEEN ALSO BEEN DISCONNECTED TO INFILTRATING BIORETENTION PRACTICES AND INFILTRATION TRENCHES WHERE PRACTICABLE. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
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."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT SIX MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS (EXTENSIVE AND INTENSIVE), INFILTRATION TRENCHES, BIO-RETENTION (BOTH URBAN AND TRADITIONAL), SOIL AMENDMENTS, PERVIOUS PAVEMENTS, AND A DRY SWALE. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. EXTENSIVE VEGETATED ROOF IS PROPOSED ON 50% OF THE HIGHRISE PORTIONS OF THE APPLICATION TO MITIGATE CONCERNS FOR STRUCTURAL LOADING AND ACCESS/MAINTENANCE. THE INTENSIVE GREEN ROOF AREAS HAVE BEEN DESIGNED WITH A 2:1 RATIO OF DRAINAGE AREA TO GREENROOF FOOTPRINT AREA AS REQUESTED BY FAIRFAX COUNTY STAFF. • THE INFILTRATION TRENCHES HAVE BEEN DESIGNED PER DCR SPEC #8 HAVE BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES. • THE TRADITIONAL BIO-RETENTION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC#9 AND HAS BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES. • 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 HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS. • SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4. • THE PERMEABLE PAVEMENT HAS BEEN DESIGNED PER DCR SPEC #7. • THE DRY SWALE HAS BEEN DESIGNED PER DCR SPEC#10 AND USED TO TREAT SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.86 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 0.92 INCHES IF CREDIT IS ALLOWED FOR POTENTIAL OFFSITE TREATMENT AREAS). ADDITIONALLY, IT SHOULD BE NOTED THAT OF THE APPLICATION AREA 10.19 ACRES (64%) IS COMPRISED OF EXISTING BUILDINGS AND THEIR IMPROVEMENTS. THE RAINFALL RETENTION FOR THESE EXISTING BUILDINGS HAS BEEN IMPROVED FROM THE EXISTING RETENTION OF 0.13 INCHES TO 0.78 INCHES. THE 5.81 ACRES OF NEW CONSTRUCTION PROPOSED RETAINS 0.96 INCHES OF RAIN FALL ON SITE. THE NEW CONSTRUCTION WOULD REACH 1.00 INCH WITH THE INCLUSION OF ANY OF THE POTENTIAL OFFI SITE TREATMENT AREAS IDENTIFIED. ALL ROOF AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. HIGHRISE ROOFTOPS SPLIT TREATMENT BETWEEN GREEN ROOF AND DISCONNECTION TO STORMWATER PLANTERS. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM. THOSE ROADS CURRENTLY IN THE VDOT SYSTEM. THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED UNDESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 13.64 ACRES OR 85% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
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."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIO-RETENTION (URBAN AND TRADITIONAL), SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND DRY SWALE HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"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."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND DRY SWALE. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. SEE SHEETS C-10 THRU C-12A FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY, FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT FDP/SITE PLAN SUBMISSIONS.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVES. HOWEVER, POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEET C-9. CREDIT FOR THESE OFFSITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPRENENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-10 IN THE APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	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.
"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 STREAS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN A PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIO-RETENTION (TRADITIONAL AND URBAN), INFILTRATION, VEGETATIVE ROOFS, SOIL AMENDMENTS, PERVIOUS PAVEMENT AND A DRY SWALE. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS, OR THROUGH DISCONNECTION TO: INFILTRATION, BIO-RETENTION, OR STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

➢ THE COMPUTATIONS PROVIDED ON SHEET C-10 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.

➢ THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF THE STORMWATER PLANTER AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIED BY DCR. THE LOCATION AND SITTING OF THE STORMWATER PLANTERS AND INTENSIVE GREEN ROOFS WAS ACCEPTED AND IMPLEMENTED IN PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 15, 2005.

➢ 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, INFILTRATION PRACTICES, TRADITIONAL BIO-RETENTION, AND PROPOSED VAULTS.

➢ THE TREE PITS, INFILTRATION TRENCHES, BIO-RETENTION PRACTICES, VEGETATIVE ROOFS, AND THE DRY SWALE 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 AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.

➢ THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN

➢ 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:

1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
2. 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.
3. ALL REQUESTED 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.
4. ALL REQUESTED 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.
5. ALL REQUESTED 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.
6. 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.
7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-
8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO FOUR (4) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
9. ALL REQUESTED 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.
10. 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.
11. ALL REQUESTED 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.
12. 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.

➢ SWM VAULTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE TO PROVIDE ACCESS.

➢ A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

INFILTRATION TRENCHES, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENTS AND A DRY SWALE HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, A LARGE PORTION OF THE APPLICATION IS UNDERGROUND GARAGE, FUTURE ROW, AND EXISTING BUILDINGS AND INFRASTRUCTURE; LIMITING THE POTENTIAL AREAS OF INFILTRATION FACILITIES ON SITE. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITIES. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN FOUND TO BE IMPRACTICABLE FOR THIS APPLICATION AND THUS HAS NOT BEEN PROPOSED.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND A DRY SWALE. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECKLIST:

➢ RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9

➢ BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY.

➢ THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7.

➢ AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED DUE TO CONSTRAINTS WITH THE EXISTING BUILDIGS AND INFRASTRUCTURE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.86" (0.92" WITH POTENTIALOFF SITE CREDIT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-10). ADDITIONALLY, POTENTIAL OFFSITE TREATMENT HAS BEEN IDENTIFIED ON SHEETS C-9 WITH COMPUTATIONS ON SHEET C-10 SHOWING AN ADDITIONAL 0.07 INCHES OF POTENTIAL RETENTION FOR THE APPLICATION BRINGING THE TOTAL RETENTION TO 0.92 INCHES.

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

THERE ARE 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)

1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS. IN ADDTION, IT SHOULD BE NOTED THIS TEQNAWSOME OF DISCONNECTING A TOWER ROOF TO A LOWER PODIUM INTO A SWM PLANTER WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.
2. FURTHER, IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDTION, IT SHOULD BE NOTED THIS TEQNAWSOME OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

http://www.co.contra-costa.ca.us/

http://www.cccleanwater.org/stormwater-c-3-guidebook/

SEE THE NEXT SECTION BELOW FOR POTENTIAL MITIGATION OF TIER THREE PRACTICES PROPOSED IN THE EVENT THEY ARE FOUND TO BE IMPRACTICABLE AT FDP OR FINAL SITE PLAN.

- OFFSITE OR SHARED FACILITIES

POTENTIAL OFFSITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-9. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-10. THE 0.24 ACRES OF OFFSITE AREA OF WESTWOOD CENTER BY BUILDINGS A&B HAS BEEN INCLUDED AND TREATED WITH THIS APPLICATION. PLEASE NOTE IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.07 INCHES OF RETENTION FOR THE ENTIRE APPLICATION. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORT COMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- 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 DOES NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.86" (0.92" WITH OFF SITE TREATMENT; AND 1.00" WHEN CONSIDERING THE LEED SPECIFICIED EVENT FOR THIS PART OF THE COUNTRY) OF RAINFALL.

➢ THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT AND DRY SWALE. 85% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.86" (0.92" WITH OFF SITE TREATMENT) OF THE FIRST 1 INCH OF RAINFALL.

➢ AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (GREEN

➢ THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGE IS REDUCED. ADDITIONALLY, POTENTIAL SWM VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS OR PROVIDE RETENTION STORAGE FOR LEED COMPLIANCE.

➢ 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 IS NOT PROPOSED WITH THIS SUBJECT APPLICATION .

➢ THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-13 AND C-14 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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 IS NOT PRACTICABLE FOR THIS APPLICATION DUE TO THE AFORE MENTIONED CONSTRAINTS. IT HAS BEEN SHOWN THIS SHORTCOMING CAN BE MITIGATED WITH POTENTIAL OFFSITE TREATMENT AREAS AROUND THE PERIPHERY OF THE SITE. THE APPLICATION HAS IDENTIFIED AN ADDITIONAL 0.07 INCHES OF POTENTIAL RETENTION FOR THE 1" GOAL ON SHEET C-9. AT THIS TIME THE FACILITIES ARE NOT PROPOSED, BUT MAY BE INCLUDED WITH SUBSEQUENT FDP SUBMISSIONS TO BE IN COMPLIANCE OF THE 1" 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.

INFILTRATION TESTING RESULTS

INFILTRATION TESTS WERE PERFORMED IN THE LOCATIONS OF THE PROPOSED INFILTRATION TRENCHES (IN-1, IN-2, IN-3) AND WHERE THE TRADITIONAL BIORETENTION (BR-1). THESE TEST RESULTS SHOWED VERY POSITIVE RESULTS FOR ALL OF THE INFILTRATION TRENCH LOCATIONS. AVERAGED FIELD TEST RESULTS FOR THE INFILTRATION TRENCH S ARE AS FOLLOWS: IN-1 - 7.8 IN/HR; IN-2 - 1.05 IN/HR; IN-3 – 2.03 IN/HR. THE BIORETENTION AREA PER DCR SPEC. 9 WILL REQUIRE AN UNDERDRAIN FOR THE LEVEL 2 DESIGN AS IT IS PROPOSED DUE TO LOWER FIELD INFILTRATION RATES FOUND IN THIS AREA.

NEW CONSTRUCTION NOTE

PLEASE NOTE THAT DRAINAGE AREAS "A" & "B" REPRESENT NEW CONSTRUCTION WITH THE APPLICATION WHILE DRAINAGE AREAS "C" & "D" REPRESENT EXISTING ASSETS TO REMAIN. THE NEW CONSTRUCTION AREA (5.81 ACRES) REPRESENTS 36% OF THE APPLICATION AREA AND THE EXISTING ASSETS REPRESENT THE REMAINING 64% OF THE APPLICATION AREA. THE APPLICATION HAS IDENTIFIED INNOVATIVE WAYS OF WORKING WITH THE EXISTING ASSETS AND THE NEW CONSTRUCTION TO ACHIEVE AN OVERALL RETENTION OF 0.85 INCHES FOR THE ONE INCH STORM. THE RETAINED RAINFALL DEPTH ON THE NEW CONSTRUCTION PORTION OF THE SITE IS 0.96 INCHES, AS SHOWN ON SHEET C-10. FURTHER, THE NEW CONSTRUCTION AREA IS ABLE TO ACHIEVE THE 1 INCH GOAL BY PROVIDING TREATMENT FOR ANY ONE OF THE SEVERAL OFFSITE AREAS IDENTIFIED ON SHEET C-9 WITH EQUIVALENT RETENTION DEPTHS SHOWN ON SHEET C-10.

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS	
JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES. BC	DWN. BC
SCALE: N/A	
PROJECT/FILE NO. V7405A	
SHEET NO. C-10A	

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PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

Element Details

ID	15	Notes
Label	Tysons West Promenade	

2YR DETENTION VOLUME REQUIRED=13,940 CF

10YR DETENTION VOLUME REQUIRED=15,075 CF

Detention Storage Estimates -- Target Peak Outflow Rate

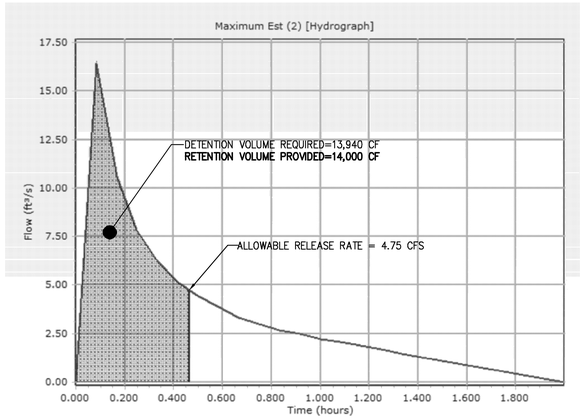
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	16.42	4.75	0.143	0.229	0.294	0.320	0.555
10	21.90	8.44	0.127	0.231	0.294	0.346	0.738

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	0.024	0.463	0.000	0.463	0.000	0.463	0.000	0.463	0.000	2.000
10	0.032	0.330	0.000	0.330	0.000	0.330	0.000	0.330	0.000	2.000

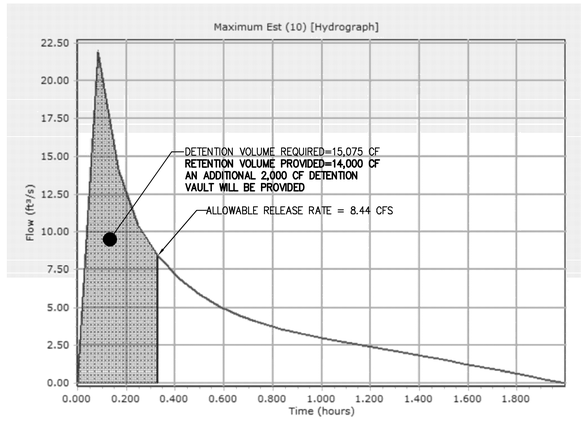
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1 – FOR SITES GREATER THAN 50% IMPERCIOUS IN TEH EXISTING CONDITION, THE 1 AND 2 YEAR 24 HOUR STROM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2 YR RELEASE RATE = 6.33 CFS

75% OF EXISTING RELEASE RATE = 6.33 X 75% = **4.75 CFS – 2YR LEED ALLOWABLE RELEASE RATE**
8.44 CFS – 10YR PFM ALLOWABLE RELEASE RATE

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BUILDING 'C' DRAINAGE AREA "A" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- INFILTRATION PRACTICES
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT
10,904 CF – 0.96 IN

TOTAL POTENTIAL LEED RETENTION FOR BUILDING 'C' – DRAINAGE AREA "A"
14,000 CF – 1.06 IN

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

RESIDENTIAL BUILDING "C"

TOTAL RUNOFF REDUCTION REQUIRED	**13,213 CFT**
TOTAL RUNOFF REDUCTION PROVIDED	**10,904 CFT**
RAINFALL DEPTH RETAINED ONSITE	**0.96 IN**
SITE AREA (AC)	**3.64**

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.77	0.93	2603	2895	1.11	292	0.02
INFILTRATION PRACTICES	0.47	0.83	1418	1680	1.19	262	0.01
EXTENSIVE GREEN ROOF	0.07	0.95	254	321	1.26	67	0.01
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.21	0.95	724	724	1.00	0	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.11	0.95	367	491	1.34	124	0.01
DISCONNECTION TO STORMWATER PLANTERS	1.36	0.95	4681	4712	1.01	32	0.00
STORMWATER PLANTERS (FOOTPRINT AREA)	0.11	0.95	389	389	1.00	0	0.00
***NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"**					**TOTAL =**	**777**	0.06

DRAINAGE AREA BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.20	IN	
EXTENSIVE GREEN ROOF	0.02	IN	
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.03	IN	
STORMWATER PLANTERS (FOOTPRINT AREA)	0.03	IN	
INFILTRATION PRACTICES	0.11	IN	**TIER 1**
RAINFALL NOT CONVERTED TO RUNOFF	0.13	IN	**0.55 IN**
SOIL AMMENDMENTS	0.04	IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.05	IN	**TIER 3**
STORMWATER PLANTERS (DISCONNECTED IMPERVIOUSNESS)	0.35	IN	**0.41 IN**
TOTAL	**0.96 IN**		

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : TYSONS WEST User: BC Date:
County : State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA 'A' EXISTING CONDITIONS

Data: Drainage Area : 3.64 Acres
Runoff Curve Number : 88
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.10	0.09
Used	0.10	0.10
Runoff (in)	1.55	2.00
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	9	11

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 3.64 AC X 1.55 (IN) X 1FT/12IN X 43,560=20,481 CF
2YR STORM: 3.64 AC X 2.00 (IN) X 1FT/12IN X 43,560=26,426 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

1YR STORM: 20,481 CF X 75% = 15,360 CF
2YR STORM: 26,426 CF X 75% = 19,820 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : TYSONS WEST User: BC Date:
County : State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA 'A' PROPOSED CONDITIONS

Data: Drainage Area : 3.64 Acres
Runoff Curve Number : 95
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.04	0.03
Used	0.10	0.10
Runoff (in)	2.16	2.64
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	12	15

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 3.64 AC X 2.16 (IN) X 1FT/12IN X 43,560=28,540 CF
2YR STORM: 3.64 AC X 2.64 (IN) X 1FT/12IN X 43,560=34,885 CF

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED THE POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE VOLUME OF 14,000 CF FOR A 3.2 INCH STORM EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 28,465 CF – 14,000 CF = **14,465 CF < 75% OF EXISTING VOLUME**

2YR STORM: 34,787 CF – 14,000 CF = **20,787 CF > 75% OF EXISTING VOLUME**

THE LEED AREA ASSUMED FOR THESE COMPUTATIONS WAS THE TOTAL DRAINAGE AREA FOR BUILDING 'C'. THE FINAL LEED BOUNDARY WILL BE DETERMINED WITH THE FDP FOR THIS BUILDING WHICH WILL CHANGE THESE COMPUTATIONS.

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A' – BUILDING C

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

Site Name: JBGR - Tysons West Rezoning

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.42	**0.42**
Impervious Cover	0.00	0.00	0.00	3.22	**3.22**
			D.A. Total (acres)		**3.64**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 11,485

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice	Infiltration trench (4' Deep)	0.01	0.08	107	Subtract 100% of provided storage vol.	100%	1,310	1,418	N/A	1,680	1,418	0	
Vegetated Roof	Building 'C' Intensive Green Roof Assuming Media Depth of 12", Media porosity 0.30: Green Plaza 'A' - DA 0.21 AC, Int. Green Roof Footprint 2,400 SF. Green Plaza 'B' - DA 0.11 AC, Int. Green Roof Footprint 1,260 SF. Extensive Green Roof within Green Plaza's 'A' and 'B' - 3,200 SF. Extensive Green Roof within Streetscape Above Underground Garage - 2,300 SF.	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	1,536	1,345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (12@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25	0.75	0.02	2,603	Subtract 100% of provided storage vol.	100%	0	2,603	N/A	2,895	2,603	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top disconnection to infiltration trench	0.38	N/A	1,310	Subtract 100% of provided storage vol.	100%	0	1,310	N/A		0	1,310	Infiltration Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building 'C' Assuming typical Media Depth of 4', Media Porosity 0.25, and 5,660 SF of Stormwater Planters.	1.47	N/A	5,069	Subtract 100% of provided storage vol.	100%	0	5,069	N/A	5,101	5,069	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	14,375 SF of Soil Ammendments along North West border of Building 'C'	0.14	0.18	646	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	646	7821	N/A	469	177	N/A
	Totals:	**3.14**	**0.28**										
	Total Drainage Area Treated (acres):	**3.42**									**Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):**	**10,904**	

See Site Data and Summary Tab for Site Results

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BUILDING C

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES. BC | DWN. BC
SCALE: N/A
PROJECT/FILE NO. V7405A
SHEET NO. C-11

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PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

Element Details

ID	15	Notes
Label	Tysons West Promenade	

Detention Storage Estimates -- Target Peak Outflow Rate

2YR DETENTION VOLUME REQUIRED=8,890 CF

10YR DETENTION VOLUME REQUIRED=9,585 CF

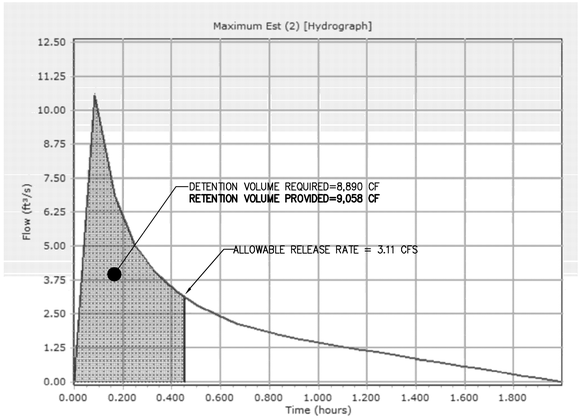
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	10.57	3.11	0.090	0.145	0.187	0.204	0.357
10	14.11	5.54	0.079	0.146	0.186	0.220	0.476

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	0.025	0.454	0.000	0.454	0.000	0.454	0.000	0.454	0.000	2.000
10	0.033	0.323	0.000	0.323	0.000	0.323	0.000	0.323	0.000	2.000

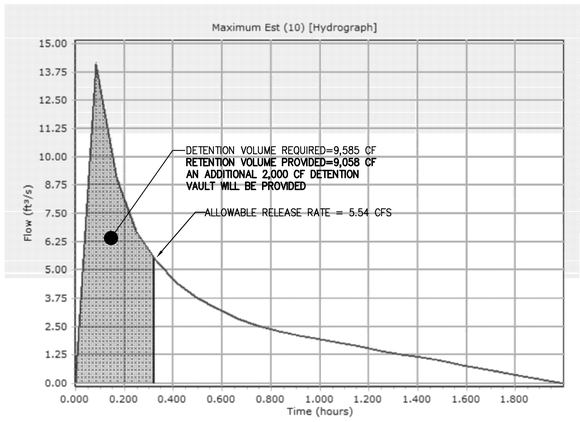
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1 – FOR SITES GREATER THAN 50% IMPERCIOUS IN TEH EXISTING CONDITION, THE 1 AND 2 YEAR 24 HOUR STROM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2 YR RELEASE RATE = 4.15 CFS

75% OF EXISTING RELEASE RATE = 4.15 X 75% = **3.11 CFS – 2YR LEED ALLOWABLE RELEASE RATE**
5.54 CFS – 10YR PFM ALLOWABLE RELEASE RATE

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BUILDINGS A & B DRAINAGE AREA "B" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT
7,882 CF – 1.06 IN

TOTAL POTENTIAL RETENTION FOR BUILDINGS A & B – DRAINAGE AREA "B"
9,058 CF – 1.15 IN

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BUILDINGS A & B

TOTAL RUNOFF REDUCTION REQUIRED	7,877 CFT
TOTAL RUNOFF REDUCTION PROVIDED	7,663 CFT
RAINFALL DEPTH RETAINED ONSITE	1.04 IN
SITE AREA (AC)	2.17

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DA "B" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
WESTWOOD CENTER DRIVE (BLDG A&B DA "B")	0.24	0.90	784	1000	1.00	784	0.10	0.04
ROUTE 7 (BLDG A&B DA "B")	0.56	0.90	1830	1700	0.93	1700	0.22	0.08
						TOTAL =	0.32	0.12

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DA "B" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
BIORETENTION PRACTICES	0.87	0.91	2864	3489	1.22	625	0.08	0.03
EXTENSIVE GREEN ROOF	0.42	0.95	1436	1695	1.18	259	0.03	0.01
PERVIOUS PAVEMENT/PAVERS	0.10	0.95	345	871	2.53	526	0.07	0.02
INTENSIVE GREEN ROOF (DISCONNECTED IMERVIOUSNESS)	0.27	0.95	941	941	1.00	0	0.00	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.14	0.95	473	595	1.26	121	0.02	0.01
DISCONNECTION TO STORMWATER PLANTERS	0.42	0.95	1450	1696	1.17	247	0.03	0.01
STORMWATER PLANTERS (FOOTPRINT AREA)	0.04	0.95	137	173	1.26	36	0.00	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1814	0.23	0.08

DRAINAGE AREA BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.36	IN	
EXTENSIVE GREEN ROOF	0.18	IN	
PERVIOUS PAVEMENT/PAVERS	0.04	IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.06	IN	TIER 1 0.74 IN
STORMWATER PLANTERS (FOOTPRINT AREA)	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN	
SOIL AMMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.12	IN	TIER 3 0.30 IN
STORMWATER PLANTERS (DISCONNECTED IMPERVIOUSNESS)	0.18	IN	
TOTAL	1.04 IN		

LEED COMPLIANCE COMPUTATIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
Project : TYSONS WEST User: BC Date:
County : State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA 'B' EXISTING CONDITIONS

Data: Drainage Area : 2.17 Acres
Runoff Curve Number : 88
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.10	0.09
Used	0.10	0.10
Runoff (in)	1.55	2.00
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	5	7

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 2.17 AC X 1.55 (IN) X 1FT/12IN X 43,560=12,210 CF
2YR STORM: 2.17 AC X 2.00 (IN) X 1FT/12IN X 43,560=15,755 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

1YR STORM: 12,210 CF X 75% = 9,158 CF
2YR STORM: 15,755 CF X 75% = 11,816 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
Project : TYSONS WEST User: BC Date:
County : State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA 'B' PROPOSED CONDITIONS

Data: Drainage Area : 2.17 Acres
Runoff Curve Number : 95
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.04	0.03
Used	0.10	0.10
Runoff (in)	2.16	2.64
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	7	9

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 2.17 AC X 2.16 (IN) X 1FT/12IN X 43,560=17,015 CF
2YR STORM: 2.17 AC X 2.64 (IN) X 1FT/12IN X 43,560=20,795 CF

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED THE POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE VOLUME OF 9,058 CF FOR A 3.2 INCH STORM EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 17,015 CF – 9,058 CF = **7,957 CF < 75% OF EXISTING VOLUME**

2YR STORM: 20,795 CF – 9,058 CF = **11,737 CF > 75% OF EXISTING VOLUME**

THE LEED AREA ASSUMED FOR THESE COMPUTATIONS WAS THE TOTAL DRAINAGE AREA FOR BUILDING 'C'. THE FINAL LEED BOUNDARY WILL BE DETERMINED WITH THE FDP FOR THIS BUILDING WHICH WILL CHANGE THESE COMPUTATIONS.

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B' – BUILDINGS A & B

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

Site Name: **JBGR - Tysons West Rezoning**

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	2.13	**2.13**
			D.A. Total (acres)		**2.17**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 7,382

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive Green Roof Assuming Media Depth of 12", Media porosity 0.30: DA 0.45 AC, Int. Green Roof Footprint 5,200 SF. Extensive Green Roof High Rise Roof 0.41 AC, Assuming media depth 4", and Porosity 0.30.	0.83	N/A	2,850	Subtract 100% of provided storage vol.	100%	N/A	2,850	N/A	3,230	2,850	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable pavers in Pocket Park I (4,355 SF)	0.10	N/A	345	Subtract 100% of provided storage vol.	100%	N/A	345	N/A	871	345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (12@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25. INCLUDES 0.24 ACRES OF OFFSITE TREATMENT ALONG WESTWOOD CENTER DRIVE	0.82	0.05	2,864	Subtract 100% of provided storage vol.	100%	0	2,864	N/A	3,489	2,864	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building 'B' Assuming typical Media Depth of 3', Media Porosity 0.25, and 775 SF of Stormwater Planters. Building 'A' Assuming typical Media Depth of 3', Media Porosity 0.25, and 950 SF of Stormwater Planters.	0.46	N/A	1,586	Subtract 100% of provided storage vol.	100%	0	1,586	N/A	1,869	1,586	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	665 SF of Soil Ammendments in Pocket Park I		0.02	18	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	18	665	N/A	18	0	N/A
	Totals:	**2.20**	**0.07**										
	Total Drainage Area Treated (acres):	**2.28**									**Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):**	**7,663**	

See Site Data and Summary Tab for Site Results

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BUILDINGS A & B

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011

DATE: JUNE 30, 2011
DES. BC | DWN. BC
SCALE: N/A
PROJECT/FILE NO. V7405A
SHEET NO. C-11A

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PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

Element Details

ID	15	Notes
Label	Tysons West Promenade	

2YR DETENTION VOLUME REQUIRED=20,605 CF

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	28.32	10.23	0.182	0.322	0.413	0.473	0.957
10	37.77	13.65	0.243	0.428	0.549	0.630	1.273

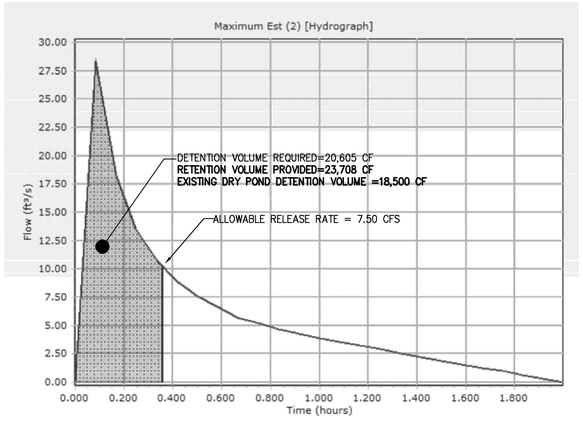
10YR DETENTION VOLUME REQUIRED=27,445 CF

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	0.030	0.359	0.000	0.359	0.000	0.359	0.000	0.359	0.000	2.000
10	0.030	0.358	0.000	0.358	0.000	0.358	0.000	0.358	0.000	2.000

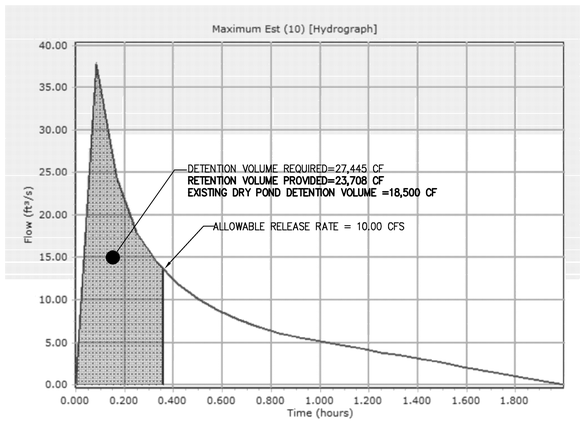
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1 – FOR SITES GREATER THAN 50% IMPERCIOUS IN TEH EXISTING CONDITION, THE 1 AND 2 YEAR 24 HOUR STROM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2 YR RELEASE RATE = 4.15 CFS

75% OF EXISTING RELEASE RATE = 4.15 X 75% = **3.11 CFS – 2YR LEED ALLOWABLE RELEASE RATE**
5.54 CFS – 10YR PFM ALLOWABLE RELEASE RATE

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

DRAINAGE AREA "C" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- INFILTRATION PRACTICES
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS
- DRY SWALE

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT
15,740 CF – 0.86 IN

TOTAL POTENTIAL LEED RETENTION FOR SHERATON – DRAINAGE AREA "C"
23,708 CF – 1.05 IN

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

EXISTING BUILDING "E"	
TOTAL RUNOFF REDUCTION REQUIRED	22,579 CFT
TOTAL RUNOFF REDUCTION PROVIDED	15,740 CFT
RAINFALL DEPTH RETAINED ONSITE	0.84 IN
SITE AREA (AC)	6.22

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	2.64	0.84	8638	10735	1.34	2698	0.12
EXTENSIVE GREEN ROOF	0.67	0.95	2310	2913	1.26	602	0.03
INFILTRATION PRACTICES	0.75	0.84	2281	2571	1.13	289	0.01
PERVIOUS PAVEMENT/PAVERS	0.10	0.95	345	888	2.58	543	0.02
DISCONNECTION TO STORMWATER PLANTERS	0.26	0.95	2310	1029	1.15	133	0.01
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	4265	0.19

DRAINAGE AREA BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.37	IN	
EXTENSIVE GREEN ROOF	0.09	IN	
INFILTRATION PRACTICES	0.10	IN	TIER 1
DRY SWALE	0.04	IN	0.77 IN
PERVIOUS PAVEMENT/PAVERS	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.14	IN	
DRY SWALE	0.01	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 3
STORMWATER PLANTERS	0.09	IN	0.09 IN
TOTAL	0.86 IN		

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'

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

Site Name: **JBGR - Tysons West Rezoning**

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	0.96	**0.96**
Impervious Cover	0.00	0.00	0.00	5.26	**5.26**
				D.A Total (acres)	**6.22**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 19,010

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice	Areas at Grade Captured by Infiltration Trench (5' stone 2000 sf footprint).	0.24	0.12	937	Subtract 100% of provided storage vol.	100%	1,345	2,281	N/A	2,571	2,281	0	
Vegetated Roof	Extensive Green Roof within Streetscape Above Underground Garage - 926 SF. Retrofit ex Building Flat Roof Areas: Assuming Media Depth of 4", Media Porosity 0.30, and 28,200 SF Green Roof	0.67	N/A	2,310	Subtract 100% of provided storage vol.	100%	N/A	2,310	N/A	2,913	2,310	0	
Permeable Pavement - DCR Level 2 Design Spec	4440 SF of Pervious Pavement for Basketball Court and Sidewalks in Park A	0.10	N/A	345	Subtract 100% of provided storage vol.	100%	N/A	345	N/A	888	345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bioretention Filter (SA 3880 SF) Assuming Ponding Depth of 6" and 24" media depth 0.25 soil porosity. Tree pits (16@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25. Sheet Flow in redesigned Courtyard area to rain gardens (SA 5,500 SF) 0" ponding depth 24" media depth 0.25 soil porosity.	1.88	0.42	6,864	Subtract 100% of provided storage vol.	100%	1,774	8,638	N/A	10,735	8,638	0	
Disconnection to Bioretention	Ex Roof Area Disconnected to Bio-retention Filter	0.34		1,172	Subtract 100% of provided storage vol.	100%	0	1,172	N/A		0	1,172	Bioretention - DCR Level 2 Design Spec
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top disconnection to infiltration trenchs (5' Deep)	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	0	1,345	N/A		0	1,345	Infiltration Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Sheraton ex Rooftop: Assuming Media Depth of 4', Media Porosity 0.30, and 800 SF of Stormwater Planters	0.26	N/A	897	Subtract 100% of provided storage vol.	100%	0	897	N/A	1,029	897	0	
Dry Swale - DCR Level 2 Design Spec	Assuming Media Depth of 36" with porosity of 0.25 and check dams with 6" of ponding depth	0.41	0.15	1,550	Subtract 100% of provided storage vol.	100%	0	1,550	N/A	949	949	601	Bioretention - DCR Level 2 Design Spec
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	8500 SF of Soil Ammendments in Park A Treating Cooling Tower Roof	0.04	0.20	319	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	319	8500	N/A	319	0	N/A
		Totals:	4.33	0.89									

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 5.22

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 15,740

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DES.	DWN.
BC	BC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-12

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PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

Element Details			
ID	15	Notes	
Label	Tysons West Promenade		

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	18.85	7.50	0.104	0.193	0.245	0.291	0.637
10	25.14	10.00	0.139	0.257	0.326	0.388	0.848

2YR DETENTION VOLUME REQUIRED=12,675 CF

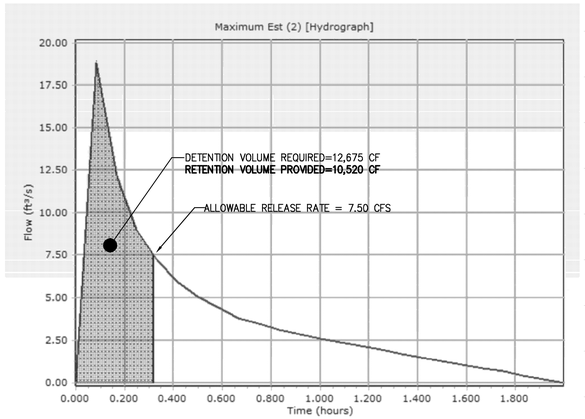
10YR DETENTION VOLUME REQUIRED=16,905 CF

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	0.033	0.319	0.000	0.319	0.000	0.319	0.000	0.319	0.000	2.000
10	0.033	0.319	0.000	0.319	0.000	0.319	0.000	0.319	0.000	2.000

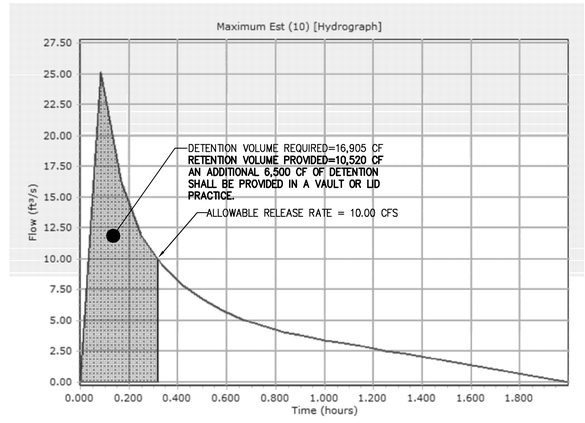
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

A DETAILED ROUTING OF THE EXISTING STORMWATER VAULT ON THE WALMART SITE WILL BE PERFORMED AT FDP TO ASSESS IF THE EXISTING STORMWATER VAULT ALONE WILL BE SUFFICIENT FOR PFM DETENTION. THIS ROUTING WILL NEED TO TAKE INTO ACCOUNT THE MODIFIED CONTROL STRUCTURE ADDED TO THE VAULT RETAINING WATER FOR THE INFILTRATION TRENCH AS WELL AS THE INFILTRATION RATES FOR THE TRENCH. IT IS ASSUMED AT THIS TIME NO VAULT WILL BE REQUIRED WITH THE INFILTRATION PROVIDING A LOW FLOW CONTROL FROM THE EXISTING SYSTEM AND THE MODIFIED CONTROL STRUCTURE FOR LARGER STORMS. AN EXISTING DETENTION VAULT WILL BE REMOVED FROM THE WALMART SITE PLAN WITH THE CONSTRUCTION OF BUILDINGS A & B. THIS DETENTION STORAGE MAY BE RELOCATED WITHIN THE UNDERGROUND GARAGE OF BUILDINGS A & B IF FOUND NECESSARY AT FDP OR SITE PLAN.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- INFILTRATION PRACTICES
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT
8,741 CF – 0.69 IN

TOTAL POTENTIAL LEED RETENTION FOR WALMART – DRAINAGE AREA "D"
10,520 CF – 0.73 IN

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

EXISTING BUILDING "D"	
TOTAL RUNOFF REDUCTION REQUIRED	14,411 CFT
TOTAL RUNOFF REDUCTION PROVIDED	8,741 CFT
RAINFALL DEPTH RETAINED ONSITE	0.69 IN
SITE AREA (AC)	3.97

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DA "D" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
SHERATON TYSONS DRIVE (WALMART DA "D")	0.25	0.90	817	1000	1.00	817	0.06	0.04
WESTWOOD CENTER DRIVE (WALMART DA "D")	0.24	0.90	784	1000	1.00	784	0.05	0.04
						TOTAL =	0.11	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
BIORETENTION PRACTICES	0.28	0.95	966	1055	1.09	89	0.01	0.00
EXTENSIVE GREEN ROOF	0.06	0.95	207	253	1.22	46	0.01	0.00
PERVIOUS PAVEMENT/PAVERS	0.05	0.95	172	410	2.38	238	0.02	0.01
INFILTRATION PRACTICES	2.25	0.90	7378	7929	1.07	551	0.04	0.03
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	923	0.06	0.04

DRAINAGE AREA BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.07	IN	
EXTENSIVE GREEN ROOF	0.01	IN	
PERVIOUS PAVEMENT/PAVERS	0.02	IN	TIER 1
INFILTRATION PRACTICES	0.51	IN	0.69 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.08	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 3
STORMWATER PLANTERS	-	IN	0.00 IN
TOTAL	0.69 IN		

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'

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

Site Name: **JBGR - Tysons West Rezoning**

Drainage Area D 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	0.18	**0.18**
Impervious Cover	0.00	0.00	0.00	3.79	**3.79**
			D.A Total (acres)		**3.97**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 13,233

data input cells highlighted

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice	Infiltration trench located below dog park - 2.5' Stone (3,250 sf footprint), 6,500 CF storage provided in ex detention vault, control structure to be modified.	0.22	0.15	895	Subtract 100% of provided storage vol.	100%	6,483	7,378	N/A	7,929	7,378	0	
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 2,525 SF Green Roof	0.06	N/A	207	Subtract 100% of provided storage vol.	100%	N/A	207	N/A	253	207	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable pavers in Pocket Park G (2,050 SF)	0.05	N/A	172	Subtract 100% of provided storage vol.	100%	N/A	172	N/A	410	172	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (2@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25	0.28		966	Disconnection to Bioretention	100%	0	966	N/A	1,055	966	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top area Disconnected to Infiltration Trench by rerouting existing detention system	1.88	N/A	6,483	Subtract 100% of provided storage vol.	100%	0	6,483	N/A		0	6,483	Infiltration Practice
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	685 SF of Soil Ammendments in Pocket Park G		0.02	18	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	18	685	N/A	18	0	N/A
	Totals:	**2.49**	**0.17**										

Total Drainage Area Treated (acres): 2.66

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 8,741

See Site Data and Summary Tab for Site Results

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BC	BC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-12A

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9.

☒ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, det. basin, underground det. sto.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE MAP SHEET C-9, NARRATIVE	SHEET C-10A, AND COMPUTATIONS				C-11 THRU C-12A	
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-3 AND C-4. Pond inlet and outlet pipe systems are shown on Sheet N/A.

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

N/A ☐ 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 SEE NARRATIVE ON SHEET C-10A

☒ 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 THIS SHEET

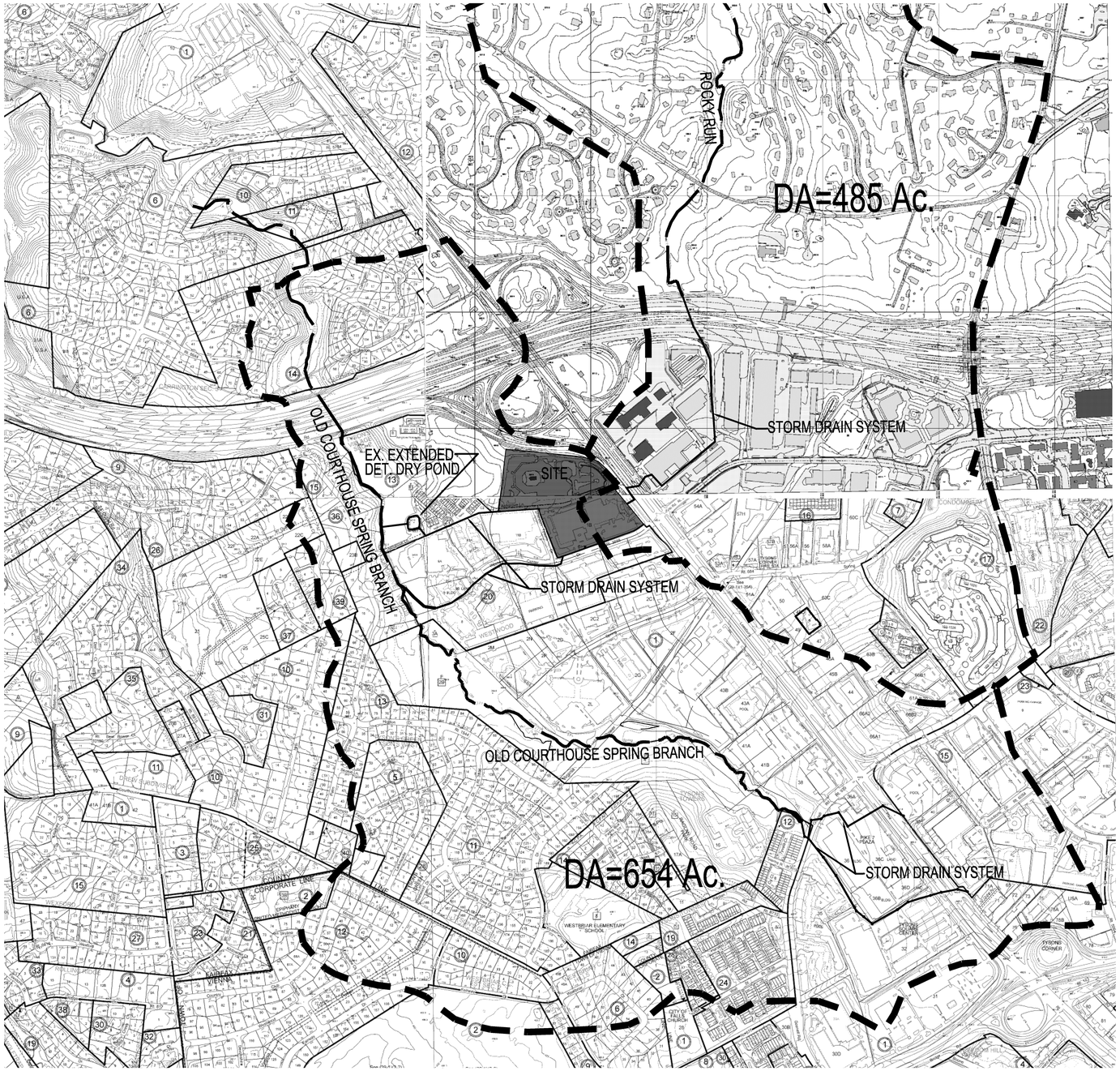
☐ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet THIS SHEET

☒ 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-3.

☒ 11. A submission waiver is requested for SEE NARRATIVE ON SHEET C-10A.

☐ 12. Stormwater management is not required because _____.

Revised 2-21-2006



LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF THE OUTFALLS 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. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW IN OPPOSITE DIRECTIONS TO DIFFERENT RECEIVING WATERS. OUTFALL #1 FLOWS DOWN ASHGROVE LANE TO AN EXISTING EXTENDED DETENTION DRY POND AND THEN OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. OLD COURTHOUSE SPRING BRANCH IS THEN 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). OUTFALL # 2 IS A CLOSED CONDUIT SYSTEM FLOWING TO THE NORTH AND DAYLIGHTS AFTER PASSING UNDER THE DULLES TOLL ROAD. THIS OUTFALL FLOWS INTO AN EXISTING REGIONAL POND WHICH TURNS INTO ROCKY RUN FURTHER DOWNSTREAM. THE SITE AREA WHICH FLOWS TO THIS OUTFALL TOTALS 4.11 ACRES SO THE OUTFALL ANALYSIS HAS BEEN STOPPED AT 485 ACRES AS SHOWN WHICH IS 100 TIMES GREATER THAN THE SITE AREA CONTRIBUTING TO THIS OUTFALL.

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

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ADEQUATE OUTFALL MAP

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BC	BC

SCALE: 1"=250'

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SHEET NO. C-13

P:\Planning\Projects\7405\dwg\7405300 OUTFALL MAP.dwg 1/4/2013 11:29:29 AM EST

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

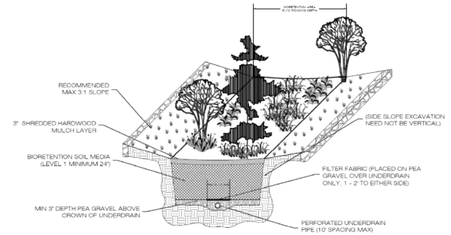


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

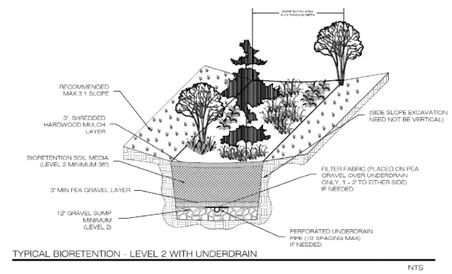
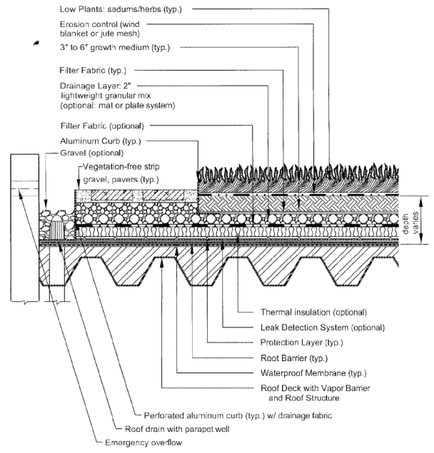


Figure 9.4b: Typical Detail of Bioretention Basin Level 2 Design

BIO-RETENTION DETAIL

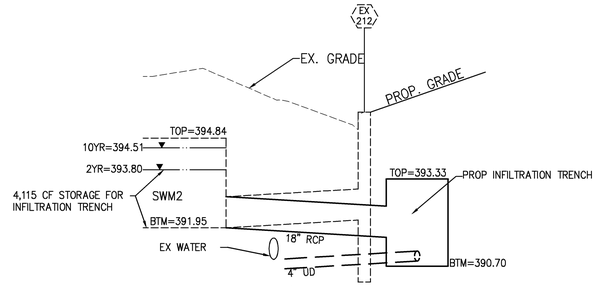
VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 VEGETATED ROOF



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF



DETENTION VAULT/INFILTRATION TRENCH DETAIL
NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 8 INFILTRATION

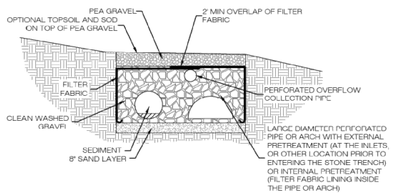


Figure 8.2A: Infiltration Section with Supplemental Pipe Storage

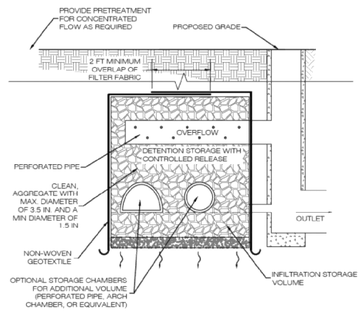
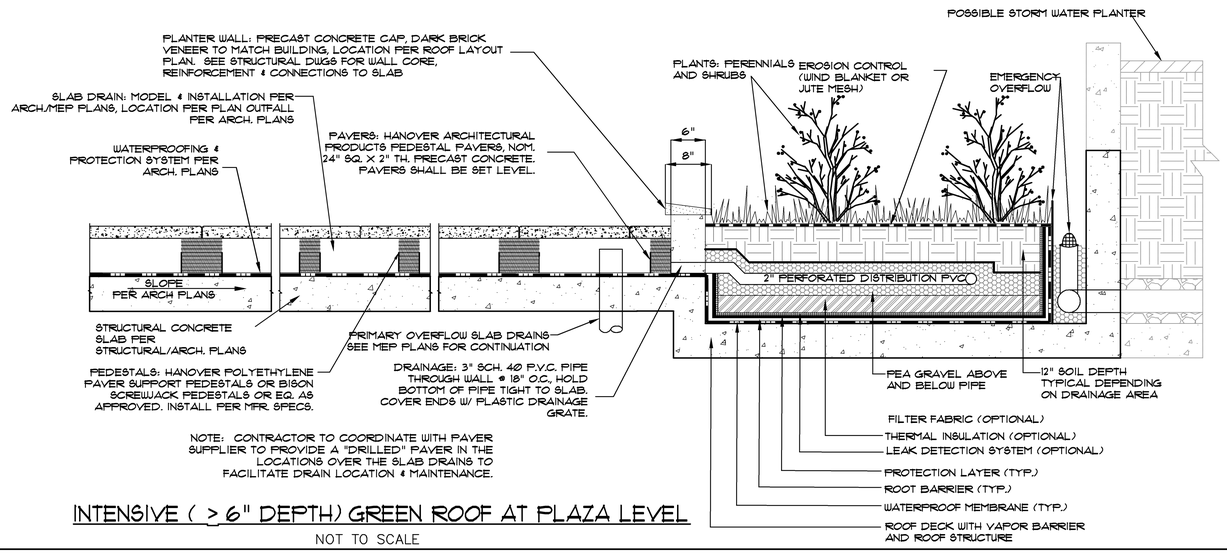


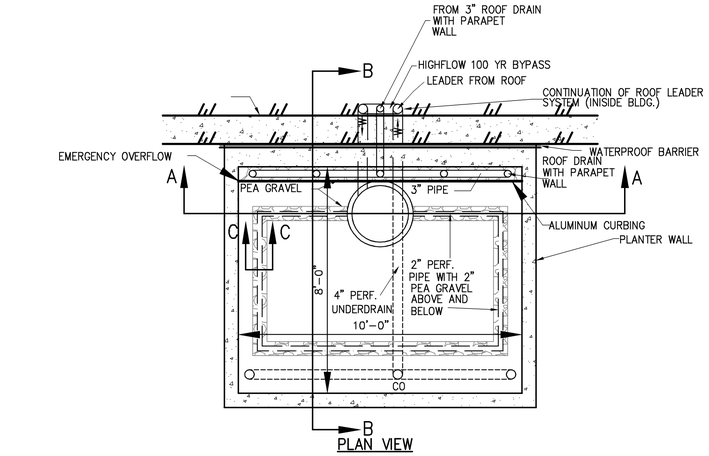
Figure 8.2B: Combined Underground Detention (Channel and/or Flooding Protection) and Infiltration

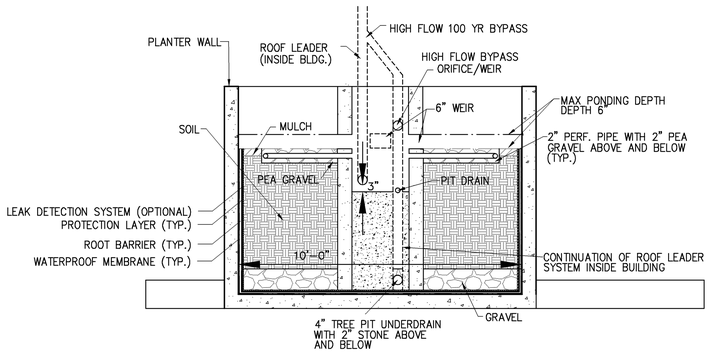
INFILTRATION TRENCH DETAIL



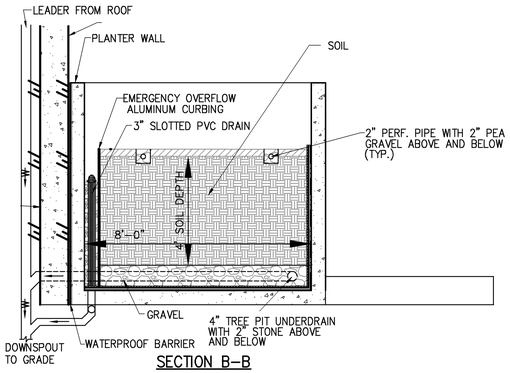
INTENSIVE (≥ 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

NOT TO SCALE

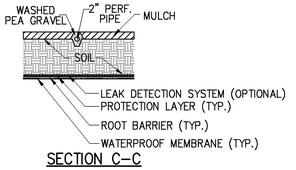




SECTION A-A



SECTION B-B



SECTION C-C

STORMWATER PLANTER DETAIL

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BC	BC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-14

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NOTE: The plan and imagery shown are conceptual and may be modified subject to final development plan approval.

DULLES TOLL ROAD OFF RAMP

400

EX. MULTI-FAMILY BLDG

EX. MULTI-FAMILY BLDG

EX. MULTI-FAMILY BLDG

EX-E

CORNERSIDE BOULEVARD

ROUTE 7/LEESBURG PIKE

ROUTE 7/LEESBURG PIKE

C

ASHGROVE LANE

FUTURE STREET

A

B

EX BUILDING

1/3 MILE RADIUS

SHERATON TYSONS DRIVE

EX-D

CORNERSIDE BOULEVARD

WESTWOOD CENTER DRIVE

1/4 MILE RADIUS

1 SITE PLAN
1" = 50'-0"

N

0 25' 50' 100'

SCALE: 1" = 50'-0"

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TYSONS WEST

FAIRFAX, VIRGINIA

SITE PLAN

PROJECT NUMBER
6086.11

JUNE 12, 2013

DRAWN BY	CHECKED BY
BJS	JV

REV.	ISSUE	DATE
1		JUNE 30, 2011
2		OCT 21, 2011
3		SEPT 21, 2012
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7		JUNE 12, 2013

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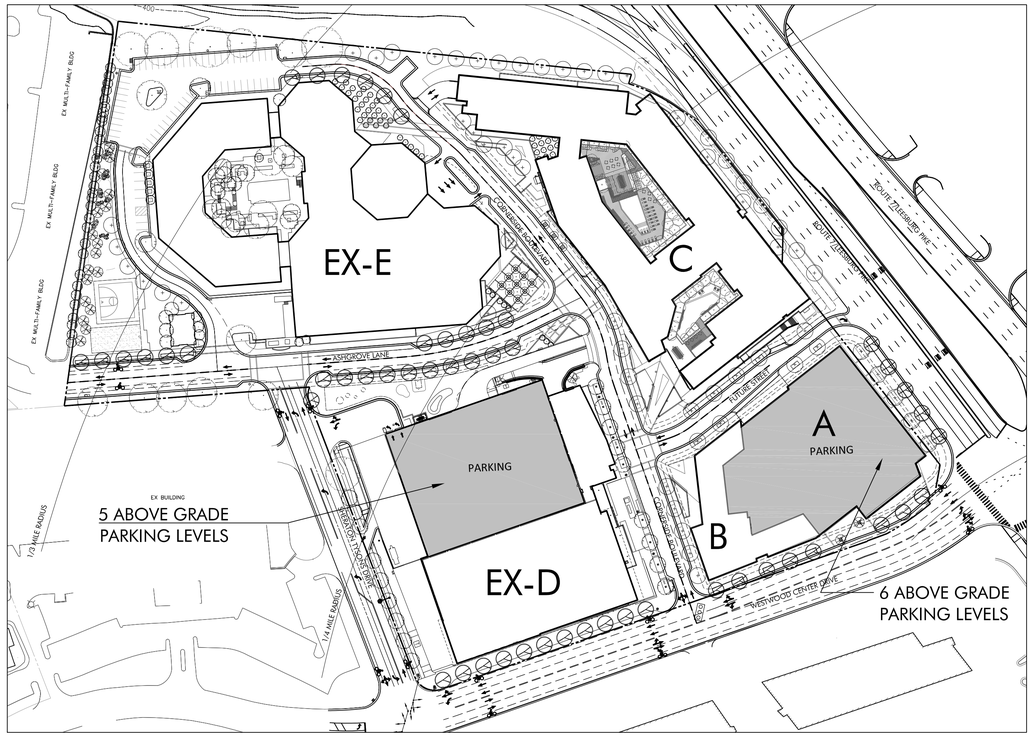
SHEET NUMBER A200



3 ABOVE GRADE PARKING LEVELS
1" = 100'-0"

Parking Rate Table

Primary Use	Parking Permitted 1/8 to 1/4 Mile to Metro Station Entrance		Parking Permitted 1/4 to 1/2 Mile to Metro Station Entrance	
	Minimum	Maximum	Minimum	Maximum
Office	0	2.0/1000 GFA	0	2.2/1000 GFA
Retail	0	8/1000 GFA, excluding the first 5,000 GFA	0	8/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential				
0-1 BR	1/DU	1.3/DU	1.1/DU	1.4/DU
2 BR	1/DU	1.6/DU	1.35/DU	1.7/DU
Hotel	0	1/key	0	1.05/key

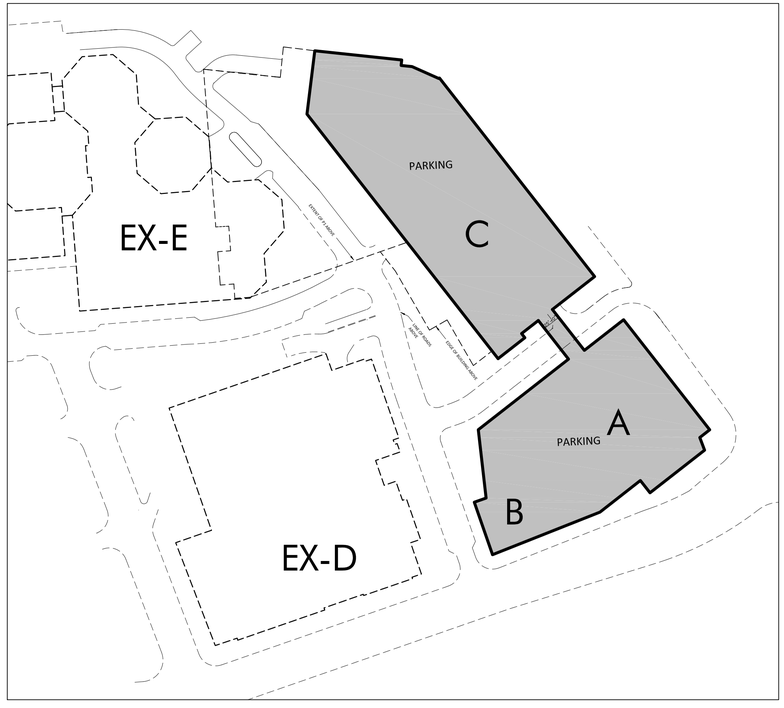
Parking Tabulations

Building	Required Parking <1/4 mile		Required Parking 1/4- 1/2 mile		Total Required Parking	Loading Spaces Provided
	Minimum	Maximum	Minimum	Maximum		
A					0 - 820	2
	0	328 -760			0 -760	
	0	60			0 - 60	
B					150 - 559	2
	150 - 269	211 -379			150 - 379	
	0	18 -180			0 - 180	
C					293 -847	2
	182 - 264	325 -372	111 -163	141 -205	293 -577	
	0	60 -270			0 - 270	
Ex-D					0 - 948	5
	0	890			0 - 890	
	0	58			0 - 58	
Ex-E					0 - 473	2
			0	473		
TOTALS	332 - 533	1,822 - 2,969	111 -163	614 - 678	443 - 3,646	13

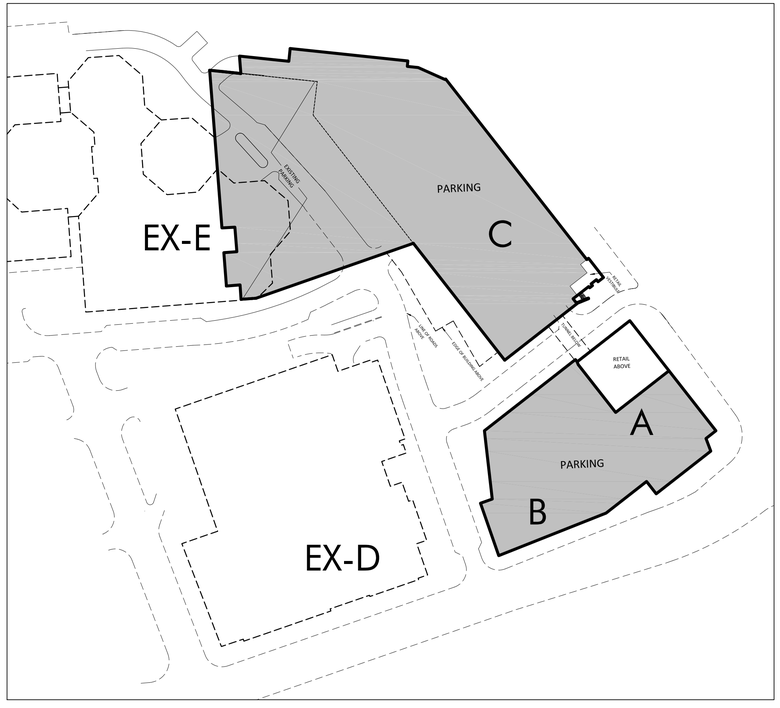
Phased Parking

Building	Maximum Parking Permitted[1]	Phase 1 Existing	Phase 2 with Building C	Phase 3 with Buildings A & B
A	820	0	0	820
B	559	0	0	559
Interim A/B Surface Lot	0	210	0	0
C	847	0	847	847
Existing D	948	677	677	677
Existing E	473	488	473	473
Total	**3,647**	**1,375**	**1,997**	**3,376**

[1] Maximum parking permitted is based on the uses and maximum GFA provided in the CDP development tabulation for each building. It is anticipated that portions of the parking serving Existing Building E will be provided in the Building C garage.



1 LOWER PARKING LEVELS
1" = 100'-0"



2 P1 PARKING LEVEL
1" = 100'-0"

N
0 50' 100' 200'
SCALE: 1" = 100'-0"

NOTES:

[1] Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by building is shown in the Parking Tabulation.

[2] Residential parking requirements were calculated assuming an average mix of 64% 0-1 bedroom units and 36% 2-bedroom units. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.

[3] Parking provided is estimated; the Applicant reserves the right to provide more or less parking with each building at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development. It is anticipated that portions of parking serving Existing Building E will be provided in Building C garage.

[4] Surface parking lots currently exist on the Property. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, and on-street parallel parking spaces.

[5] Due to exisitng topographic conditions, the number of levels of parking above grade may vary. If there is an increase in the levels of parking above grade from that shown on the CDP, the facade(s) of the additional parking level(s) shall be architecturally treated to resemble the tower architecture above. Entrances to parking structures are shown generally on Sheet C-4; such entrances may be revised with FDP approval provided such revisions do not negatively impact the streetscape.

[6] Based on market experience, the loading spaces shown are adequate for the size of the commercial and residenetial buildings proposed. The general location of the loading spaces as shown on Sheet C-4 may be revised with the FDP, provided such revisions do not negatively impact the streetscape.

[7] The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.

[8] The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.

NOTE: The plan and imagery shown are conceptual and may be modified subject to final development plan approval.

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FAIRFAX, VIRGINIA

PARKING PLANS

PROJECT NUMBER
6086.11

JUNE 12, 2013

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SHEET NUMBER A201

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NOTE: The plan and imagery shown are conceptual and may be modified subject to final development plan approval.

DULLES TOLL ROAD OFF RAMP

EX MULTI-FAMILY BLDG

EX MULTI-FAMILY BLDG

EX MULTI-FAMILY BLDG

EX-E

HOTEL

HOTEL AMENITY

APPROXIMATE LIMITS OF HOTEL ENTRY CANOPY

EXTENT OF GARAGE BELOW

LOADING

MULTIFAMILY RSIDENTIAL

MECHANICAL

MULTIFAMILY RSIDENTIAL

POTENTIAL RESIDENTIAL SERVICE & STORAGE

LOADING/ SERVICE/ PARKING

RETAIL

POTENTIAL TO USE MAIN LOBBY FOR POSSIBLE RETAIL EXPANSION

POTENTIAL RETAIL EXPANSION OR RESIDENTIAL SERVICE & STORAGE

C

RETAIL

POTENTIAL RETAIL EXPANSION

CORNERSIDE BOULEVARD

ROUTE 7/LEESBURG PIKE

ASHGROVE LANE

FUTURE STREET

RETAIL

LOADING AND PARKING RAMP

OFFICE LOBBY

A

RETAIL

B

RETAIL

RESIDENTIAL LOBBY

EX-D

RETROFITTED AND EXPANDED WITH SITE PLAN #6279-SPV-004-E

RETAIL /PARKING (6 LEVELS)

RETAIL

LOBBY

RETAIL

~10' BRICK WALL TO SCREEN LOADING

LOADING

PORTION OF BUILDING D APPROVED WITH SITE PLAN #6279-SPV-004-E

OFFICE / RETAIL / PARKING (VARIES BETWEEN 1 AND 6 LEVELS)

RETAIL

EX BUILDING

1/3 MILE RADIUS

1/4 MILE RADIUS

SHERATON TYSONS DRIVE

CORNERSIDE BOULEVARD

WESTWOOD CENTER DRIVE

LEGEND

- POSSIBLE RETAIL ENTRY
- RESIDENTIAL ENTRY
- OFFICE ENTRY
- HOTEL ENTRY
- PARKING ENTRY / EXIT

1 GROUND LEVEL PLAN
1" = 50'-0"

0 25' 50' 100'
SCALE: 1" = 50'-0"

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GROUND LEVEL PLAN

PROJECT NUMBER
6086.11

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SHEET NUMBER A202

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DULLES TOLL ROAD OFF RAMP

400

EX. MULTI-FAMILY BLDG

EX. MULTI-FAMILY BLDG

EX. MULTI-FAMILY BLDG

EX-E

CORNERSIDE BOULEVARD

ROUTE 7/LEESBURG PIKE

ROUTE 7/LEESBURG PIKE

C

ASHGROVE LANE

FUTURE STREET

A

EX-D

B

EX BUILDING

1/3 MILE RADIUS

SHERATON TYSONS DRIVE

1/4 MILE RADIUS

CORNERSIDE BOULEVARD

WESTWOOD CENTER DRIVE

1 ROOF PLAN
1" = 50'-0"

0 25' 50' 100'
SCALE: 1" = 50'-0"

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TYSONS WEST

FAIRFAX, VIRGINIA

ROOF PLAN

PROJECT NUMBER
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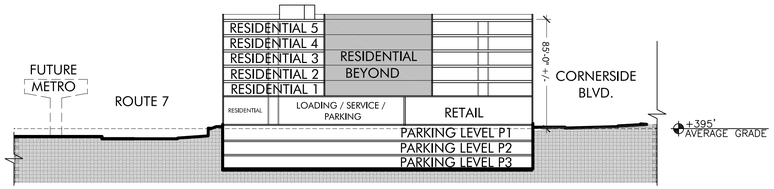
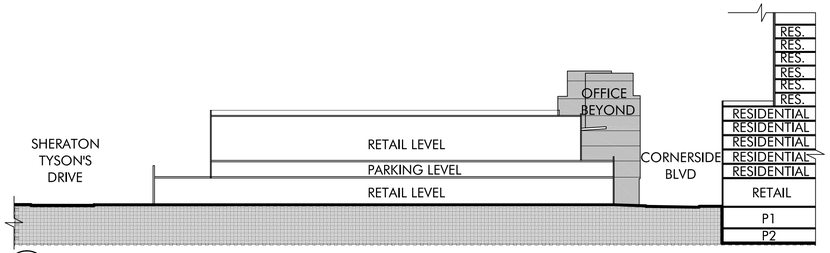
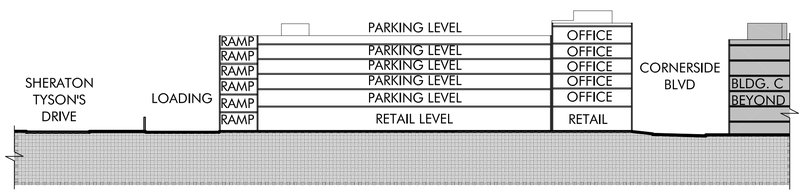


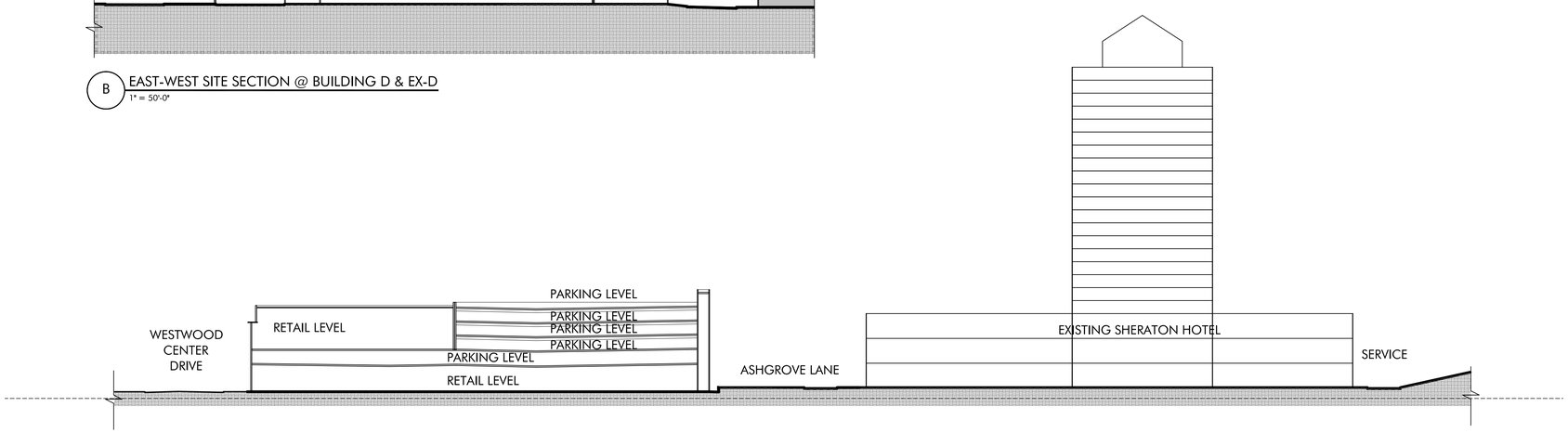
D EAST-WEST SITE SECTION @ BUILDING C
1" = 50'-0"



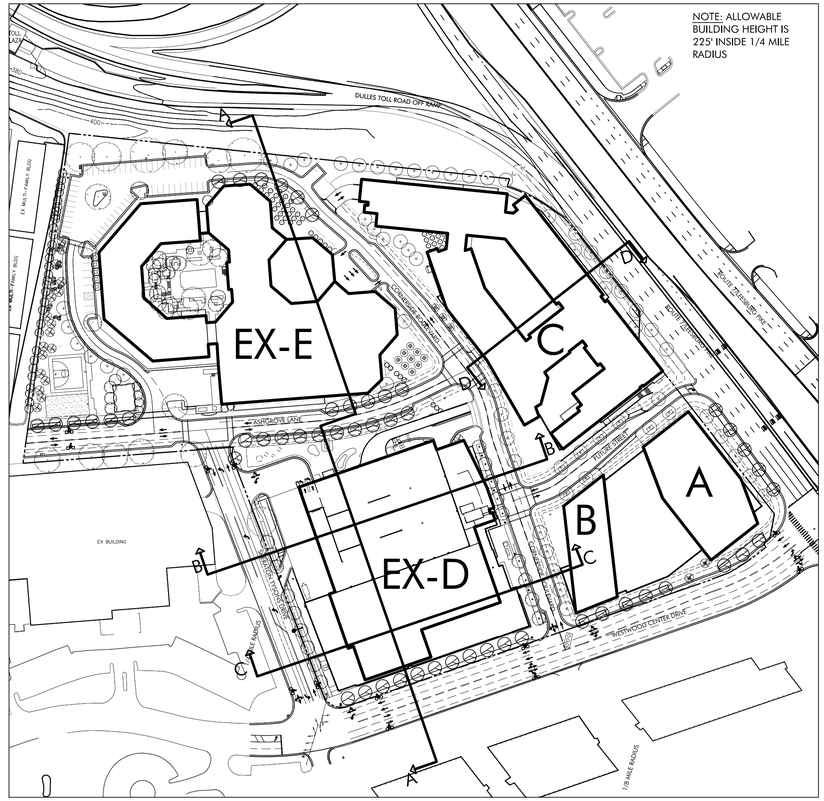
C EAST-WEST SITE SECTION @ BUILDING D
1" = 50'-0"



B EAST-WEST SITE SECTION @ BUILDING D & EX-D
1" = 50'-0"



A NORTH-SOUTH SITE SECTION
1" = 50'-0"



KEY PLAN

0 25' 50' 100'
SCALE: 1" = 50'-0"

MV+A ARCHITECTS

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TYSONS WEST

FAIRFAX, VIRGINIA

SITE SECTIONS

PROJECT NUMBER
6086.11

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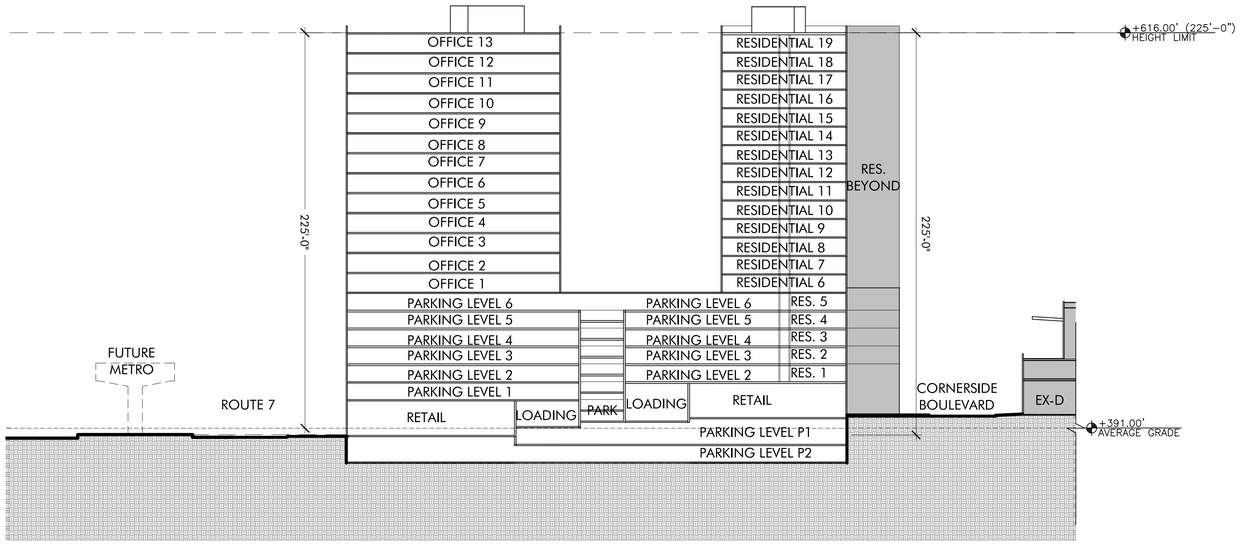
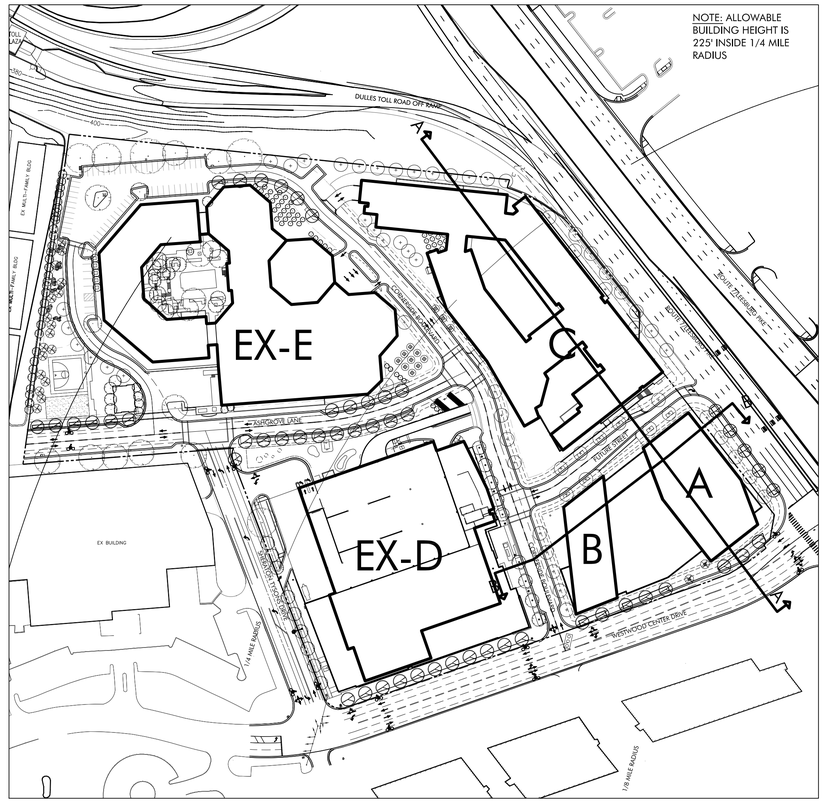
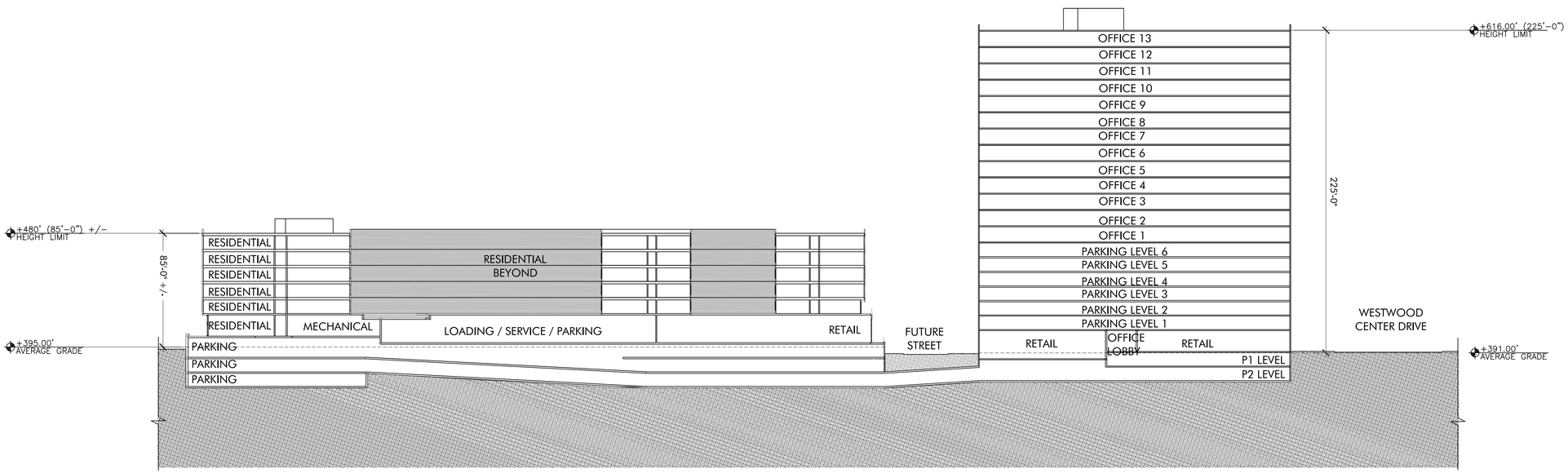


B EAST-WEST SITE SECTION B @ BUILDING A & B
1" = 40'-0"



KEY PLAN



A NORTH-SOUTH SITE SECTION A @ BUILDING A & C
1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"

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TYSONS WEST

FAIRFAX, VIRGINIA

SITE SECTIONS

PROJECT NUMBER
6086.11

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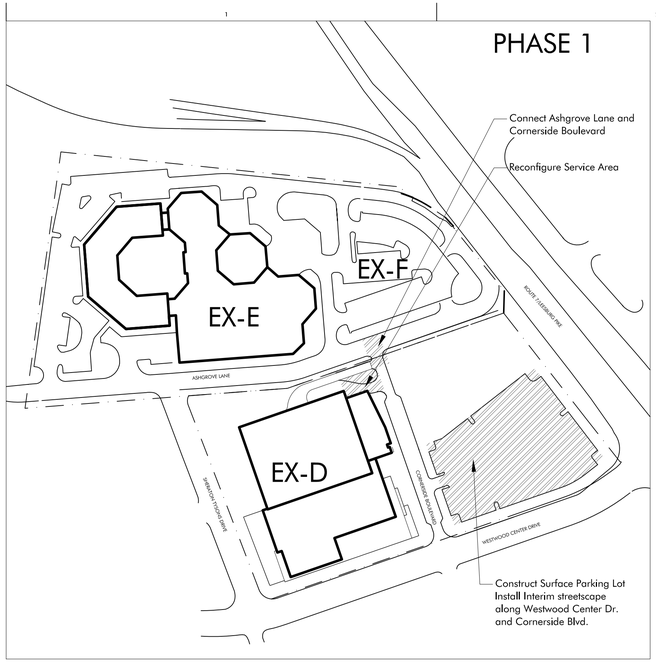
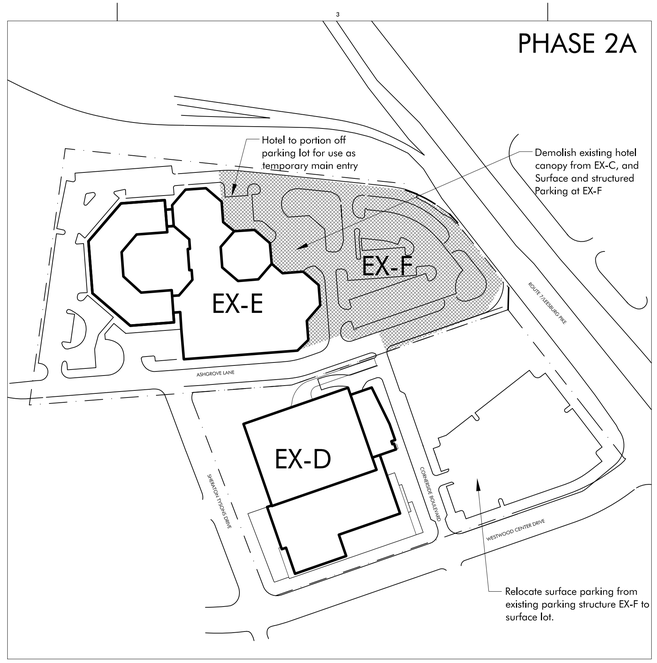
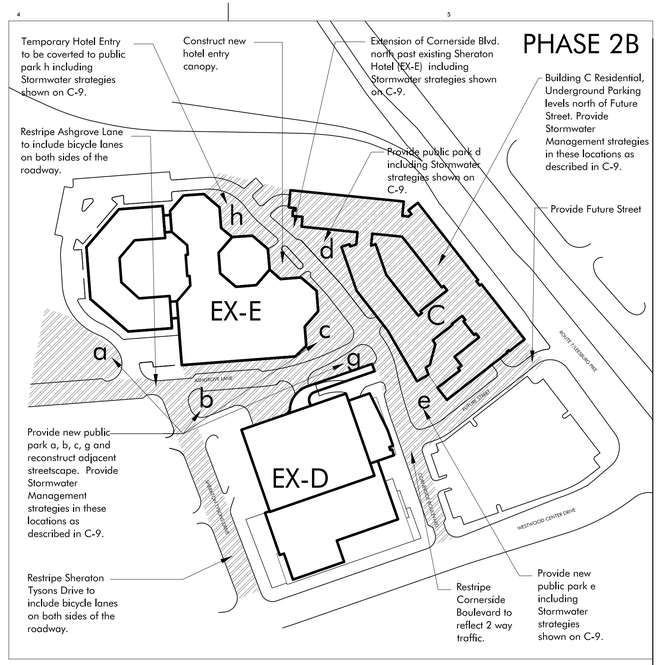
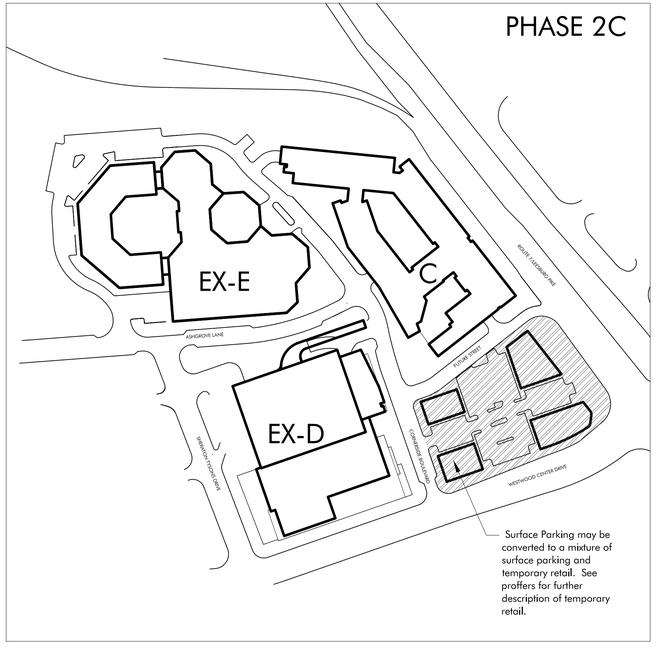
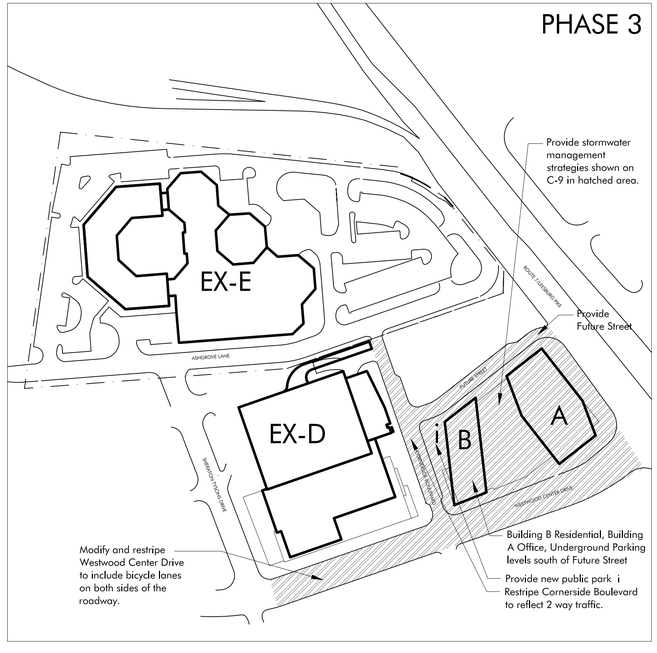


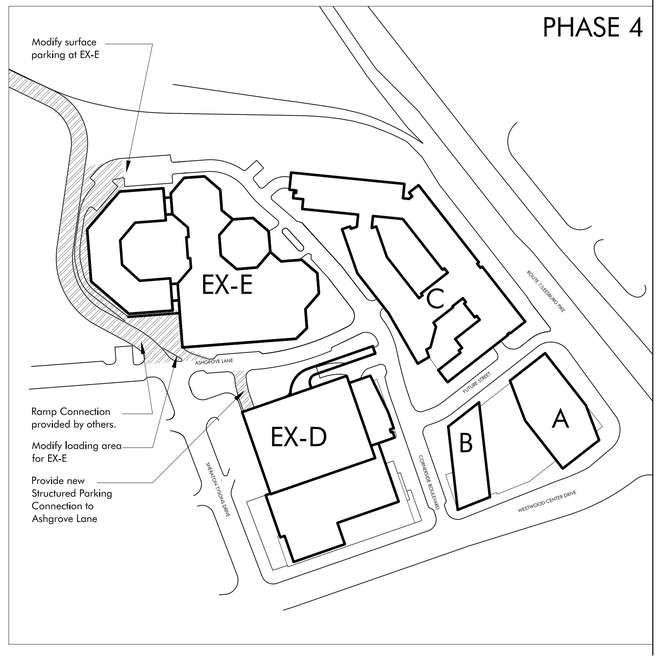




KEY
Proposed Demolition
Proposed Construction







MV+A ARCHITECTS

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TYSONS WEST
FAIRFAX, VIRGINIA

PHASING PLAN

PROJECT NUMBER
6086.11

JUNE 12, 2013

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BJS	JV

REV.	ISSUE	DATE
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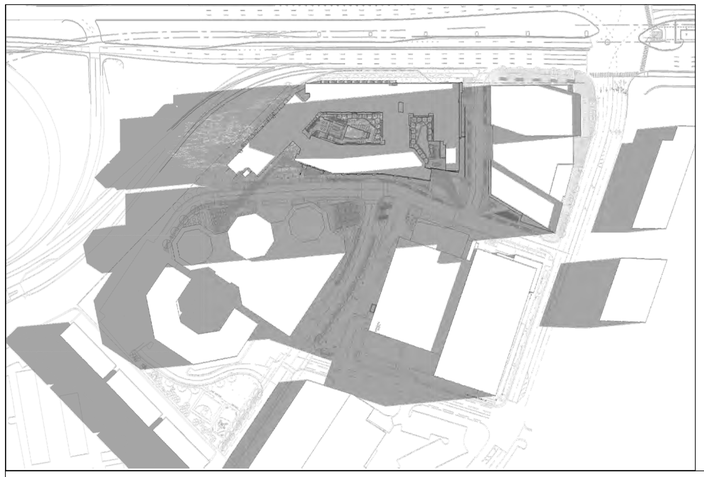

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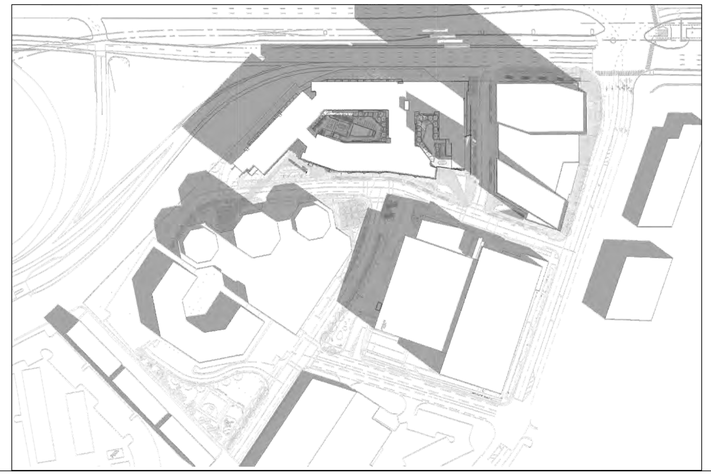

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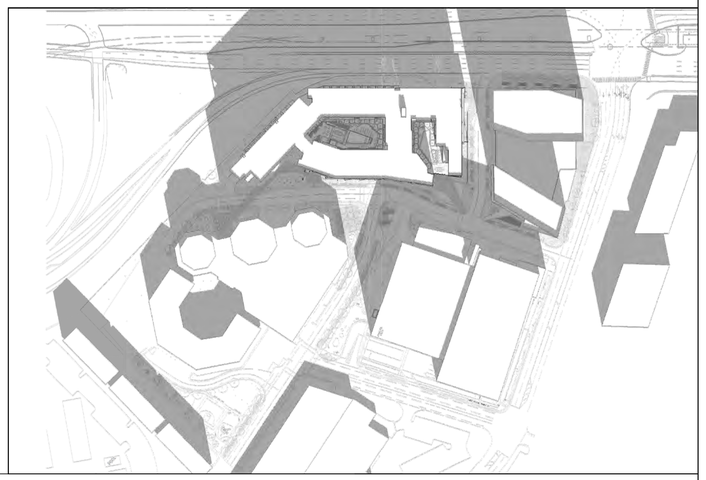

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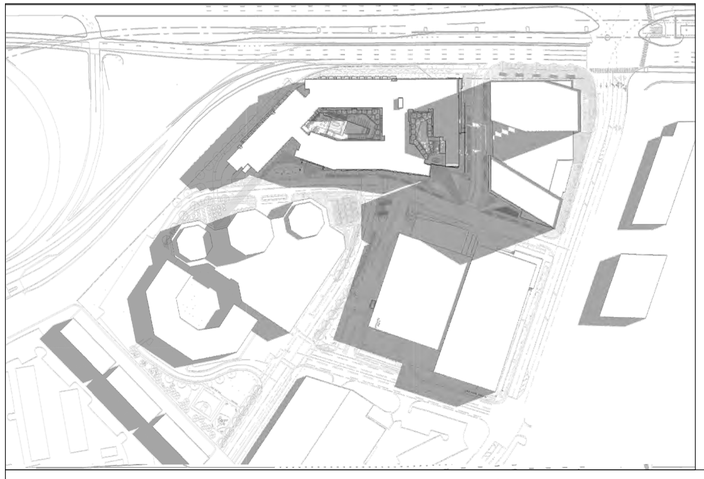

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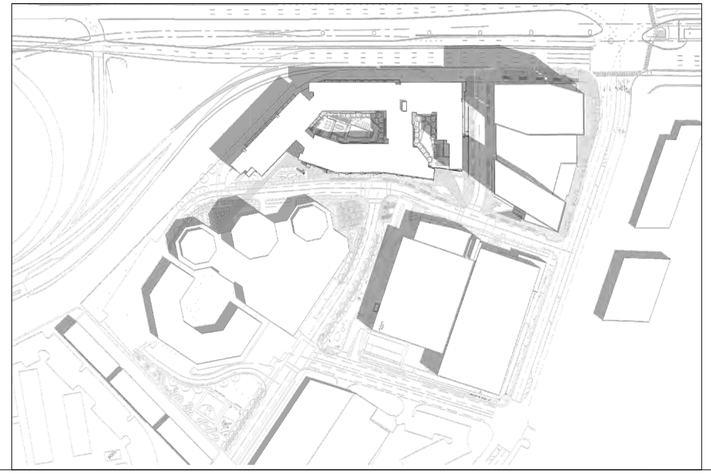

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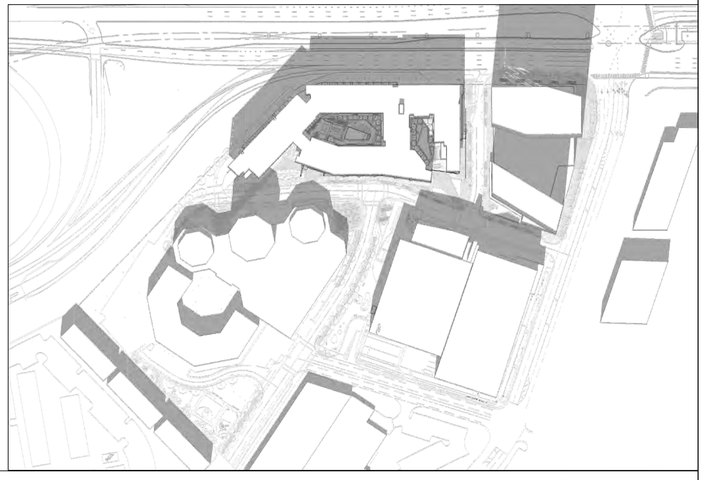

SPRING EQUINOX - 5:00 PM

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TYSONS WEST

FAIRFAX, VIRGINIA

SHADOW STUDIES

PROJECT NUMBER
6086.11

JUNE 12, 2013

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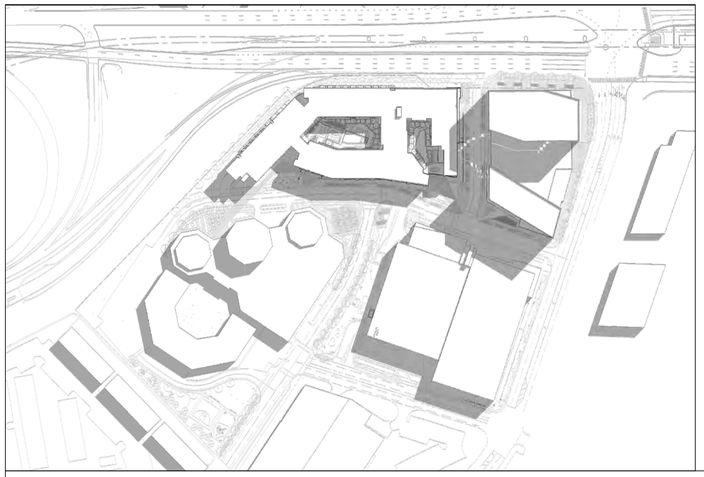

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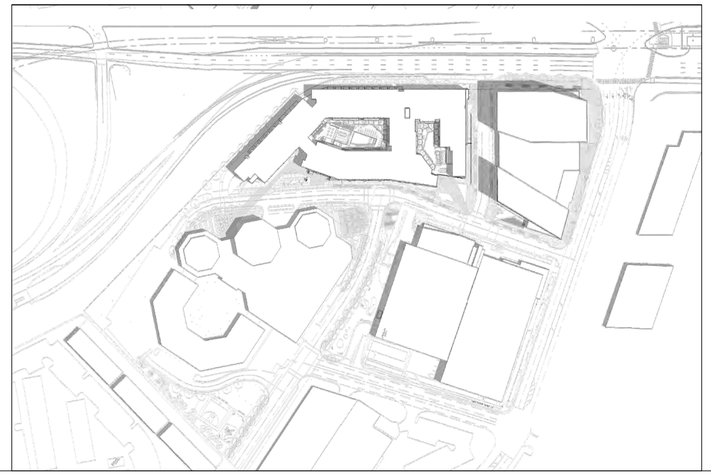

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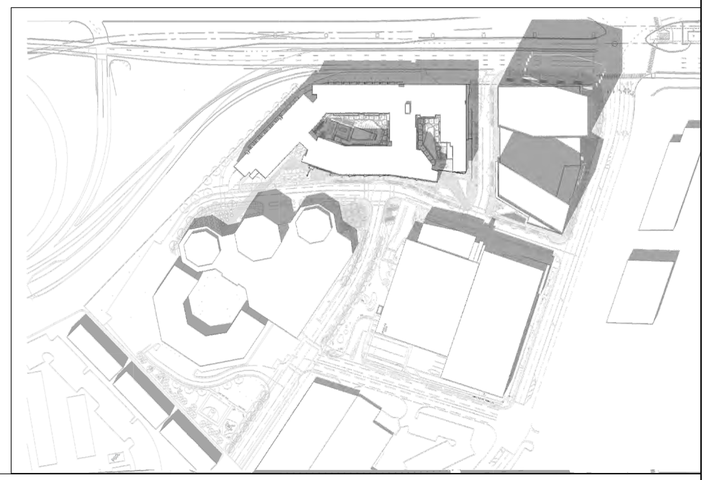

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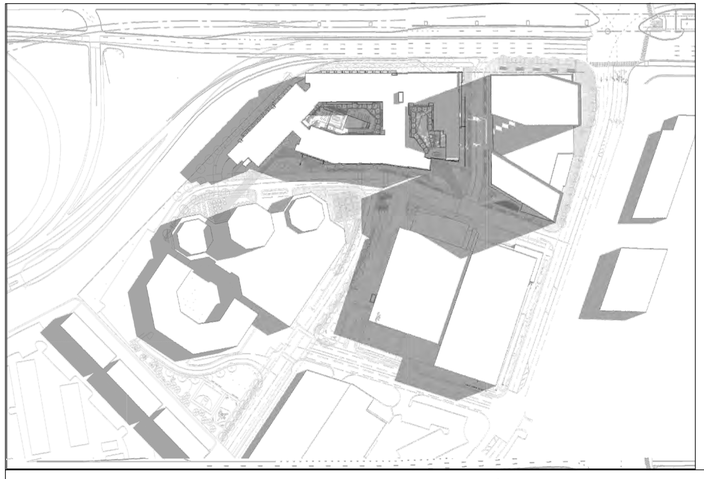

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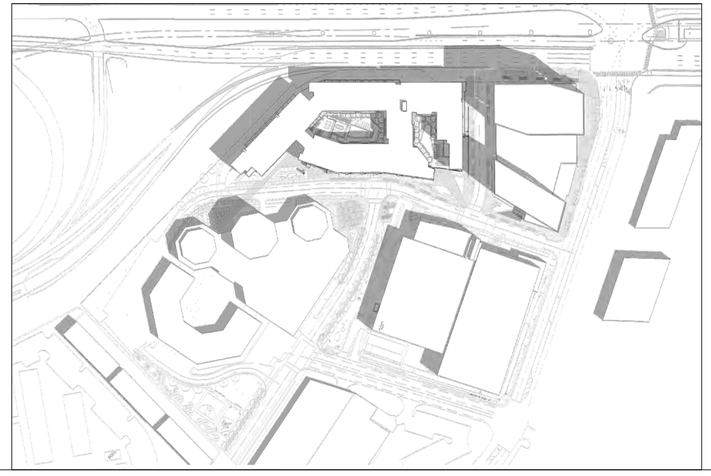

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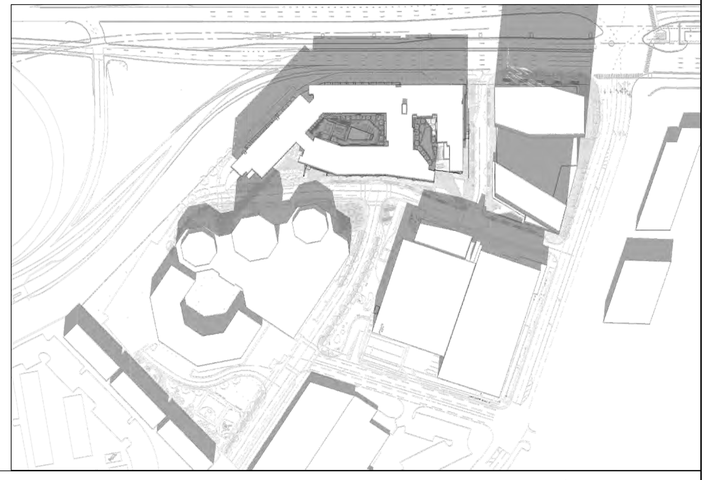

FALL EQUINOX - 5:00 PM

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TYSONS WEST

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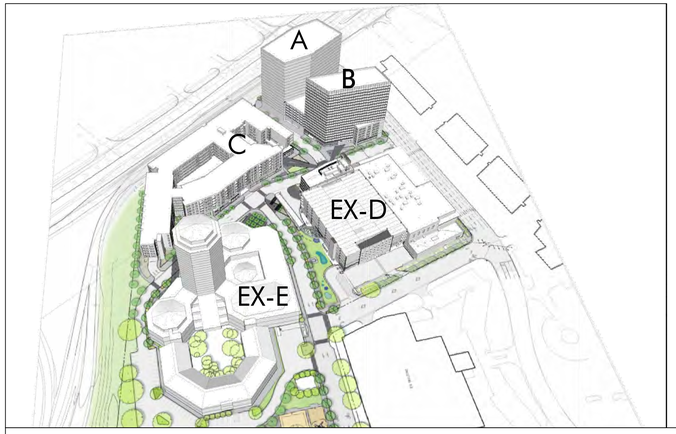

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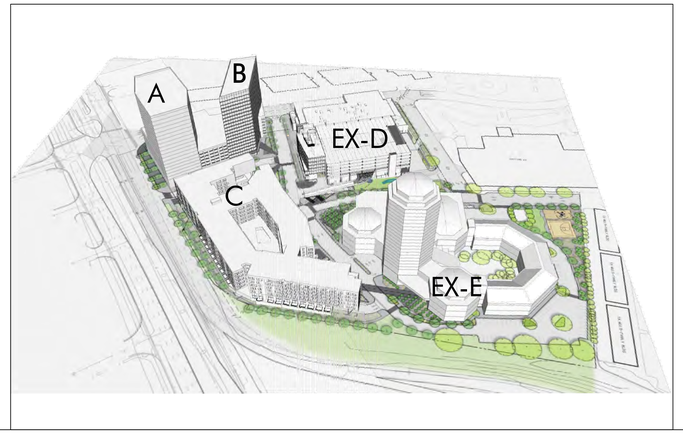

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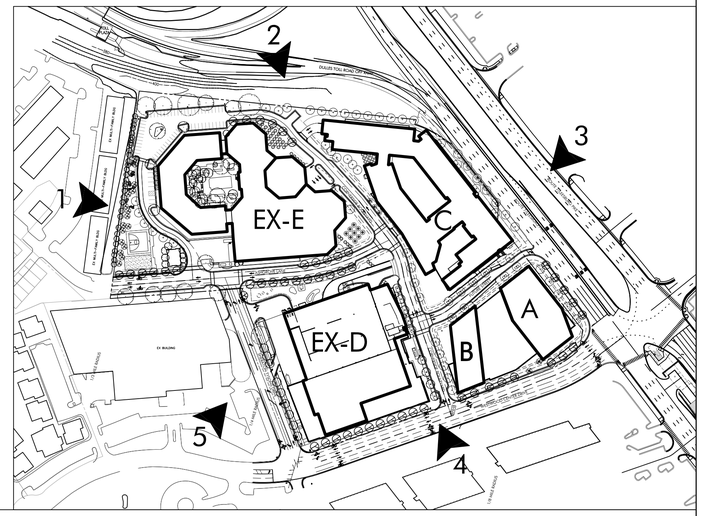
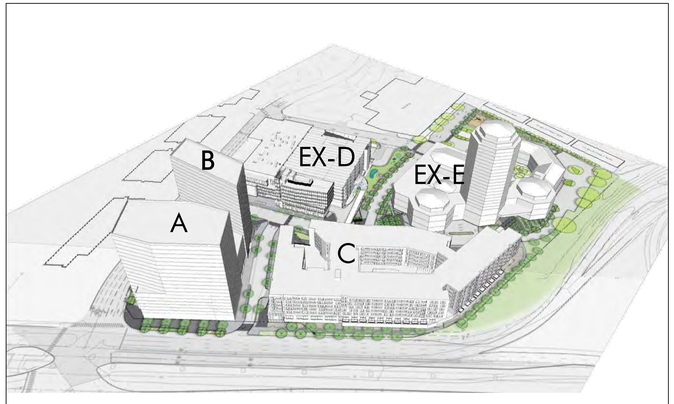


KEY PLAN

NOTE
All massing shown representational only and subject to change



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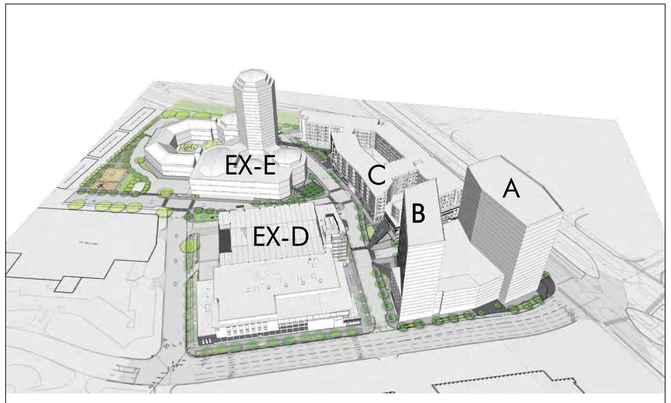

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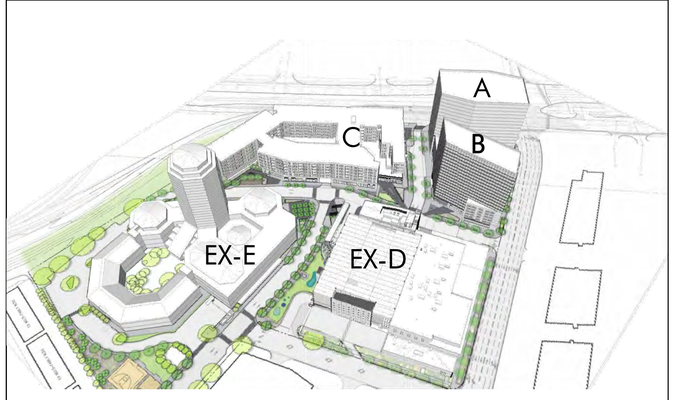

VIEW 5

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TYSONS WEST
FAIRFAX, VIRGINIA

PERSPECTIVE VIEWS

PROJECT NUMBER
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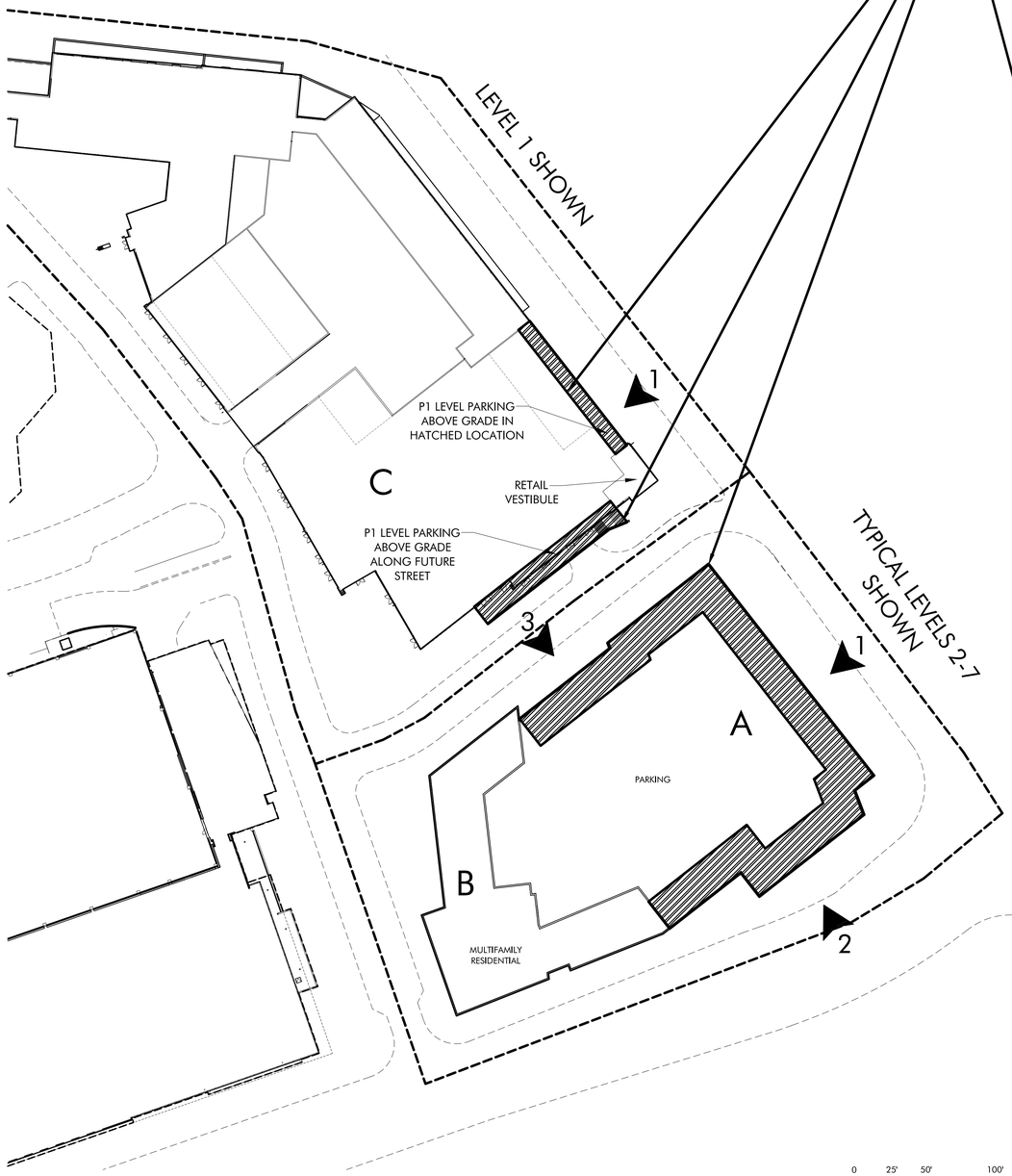
LOCATION OF ABOVE GRADE GARAGE TO BE ARCHITECTURALLY TREATED ACCORDING TO PROFFERED CONDITIONS



4 PLAN DIAGRAM
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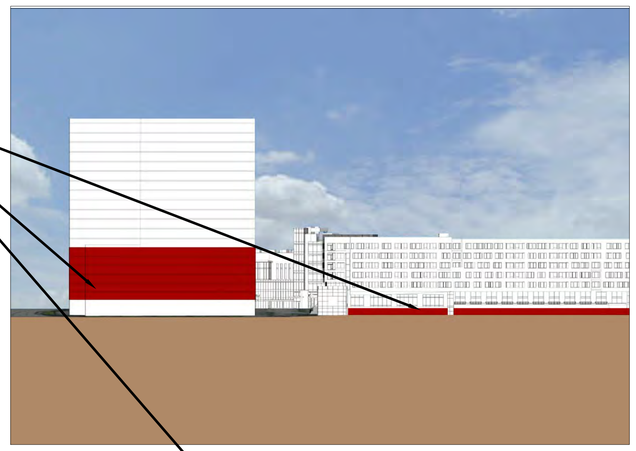
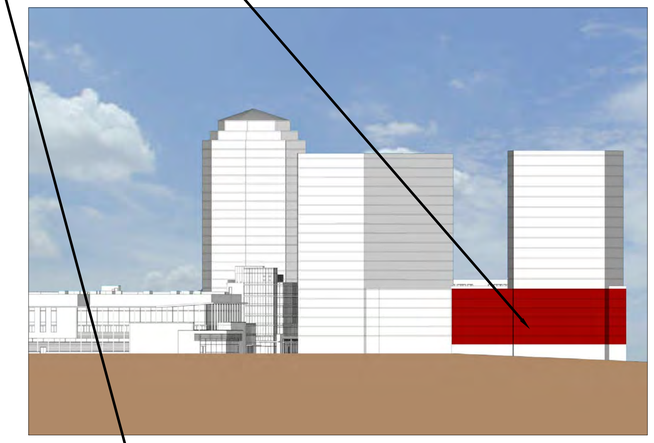
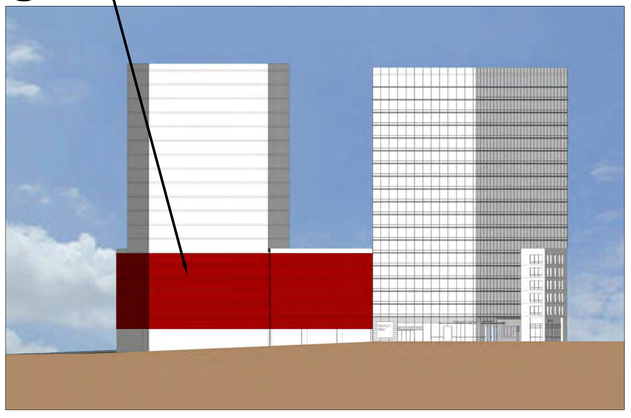
0 25' 50' 100'
SCALE: 1" = 50'-0"



1 ROUTE 7 ELEVATION DIAGRAM



2 WESTWOOD CENTER DRIVE ELEVATION DIAGRAM



3 FUTURE STREET ELEVATION DIAGRAM

POTENTIAL GARAGE SCREENING TREATMENTS. SEE PROFFERED CONDITIONS FOR ADDITIONAL DESCRIPTION.

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TYSONS WEST
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STRUCTURED PARKING DIAGRAM

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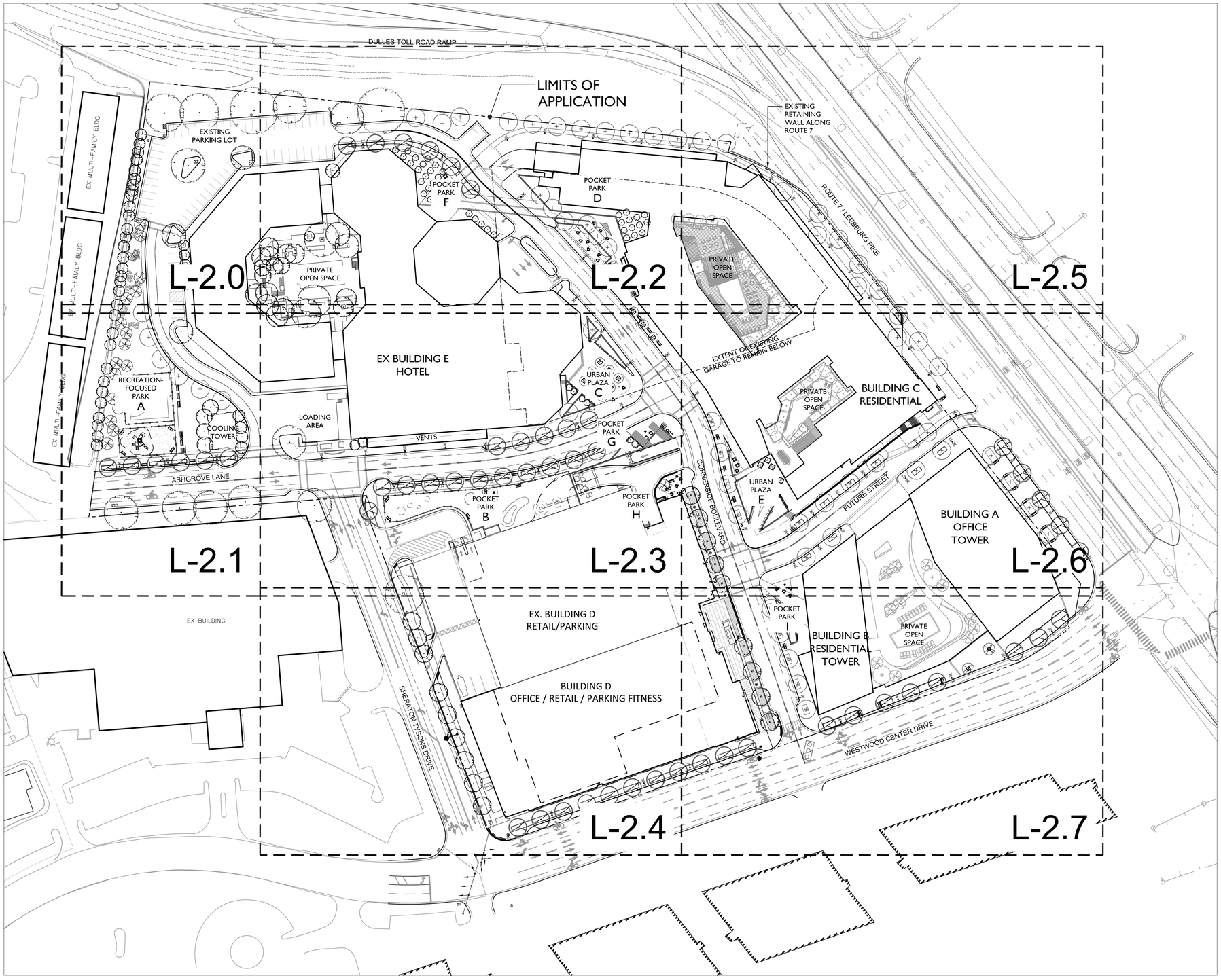

OVERALL PLAN

LEGEND

LIMITS OF APPLICATION

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
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30 0' 30 60 120

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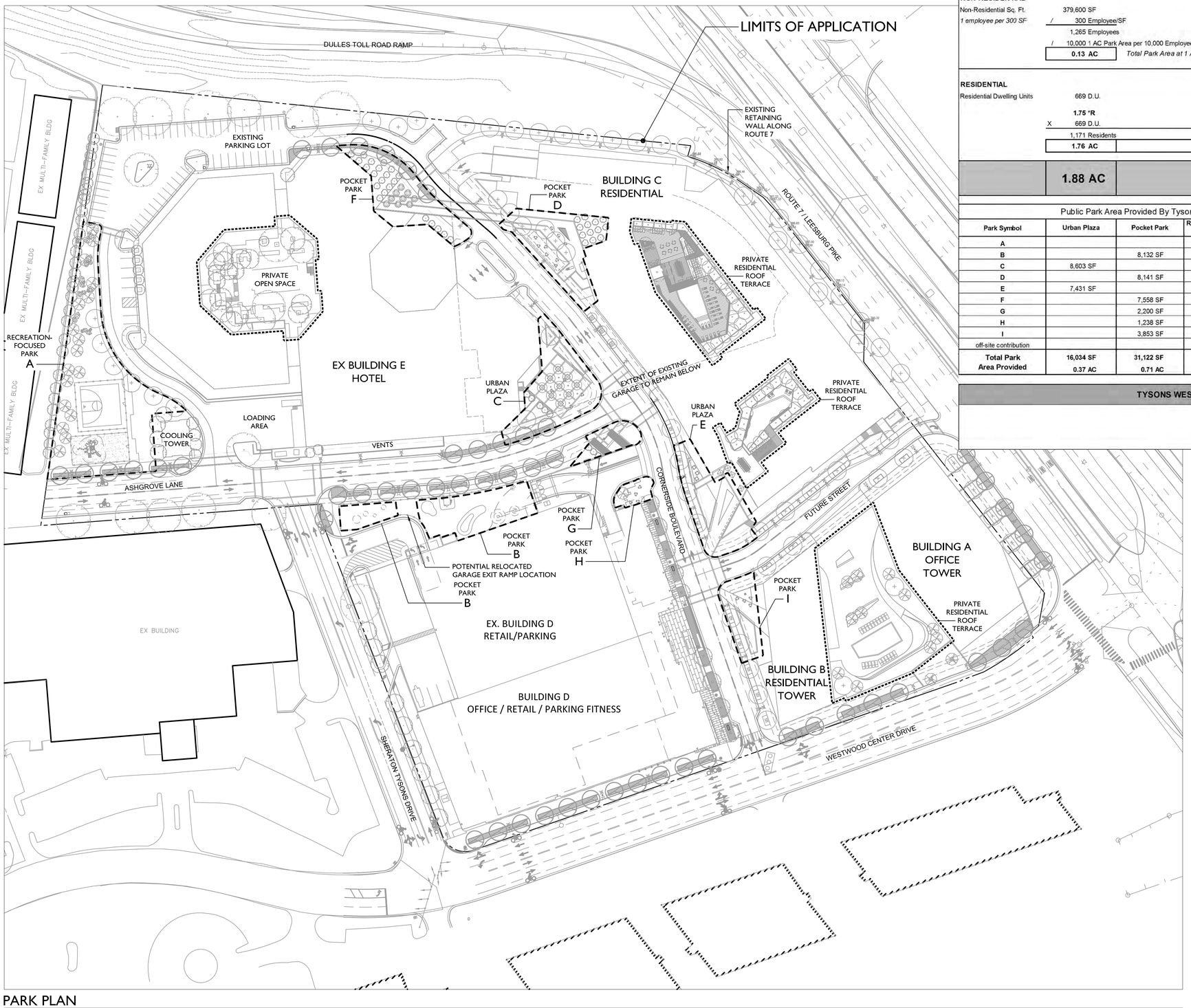
TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

OVERALL PLAN

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-13-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-1.0



PARK PLAN

Tysons West Publicly Accessible Park (Overall Site Area per CDP)

(Park Area Calculation Is Based On Park Area Recommendations in the Comprehensive Plan)

NON-RESIDENTIAL

Non-Residential Sq. Ft.	379,600 SF	
1 employee per 300 SF	/ 300 Employee/SF	
	1,265 Employees	
	/ 10,000 1 AC Park Area per 10,000 Employees	
	0.13 AC	*Total Park Area at 1 AC per 10,000 Employees*

RESIDENTIAL

Residential Dwelling Units	669 D.U.	(Buildings A,B and C)
	1.75 *R	***R** (ratio; see ratio options to left) residents per dwelling unit
	X 669 D.U.	D.U. = Dwelling Units
	1,171 Residents	Total Residents (See total number of residents per ratio to left)
	1.76 AC	*Total Park Area at 1.5 AC per 1,000 Residents*
	1.88 AC	**Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)**

Public Park Area Provided By Tysons West

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided
A			22,303 SF	22,303 SF
B		8,132 SF		8,132 SF
C	8,603 SF			8,603 SF
D		8,141 SF		8,141 SF
E	7,431 SF			7,431 SF
F		7,558 SF		7,558 SF
G		2,200 SF		2,200 SF
H		1,238 SF		1,238 SF
I		3,853 SF		3,853 SF
off-site contribution				21,780 SF
Total Park Area Provided	**16,034 SF 0.37 AC**	**31,122 SF 0.71 AC**	**22,303 SF 0.51 AC**	**91,239 SF 2.09 AC**

*** NOTE: Private Park/Open Space of 57,314 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.**

TYSONS WEST - PARK SUMMARY - OVERALL PLAN

Total Public Park Area Provided
2.09 AC

NOTE:

CDP TABULATION AS SHOWN ON THIS SHEET DOES NOT CONTEMPLATE PARK IMPLICATIONS FROM POTENTIAL FUTURE RAMP ALIGNMENTS (SEE SHEET L-1.1A AND L-1.1B)

LEGEND

PUBLIC PARK @ GRADE

PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.

30 0' 30 60 120

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JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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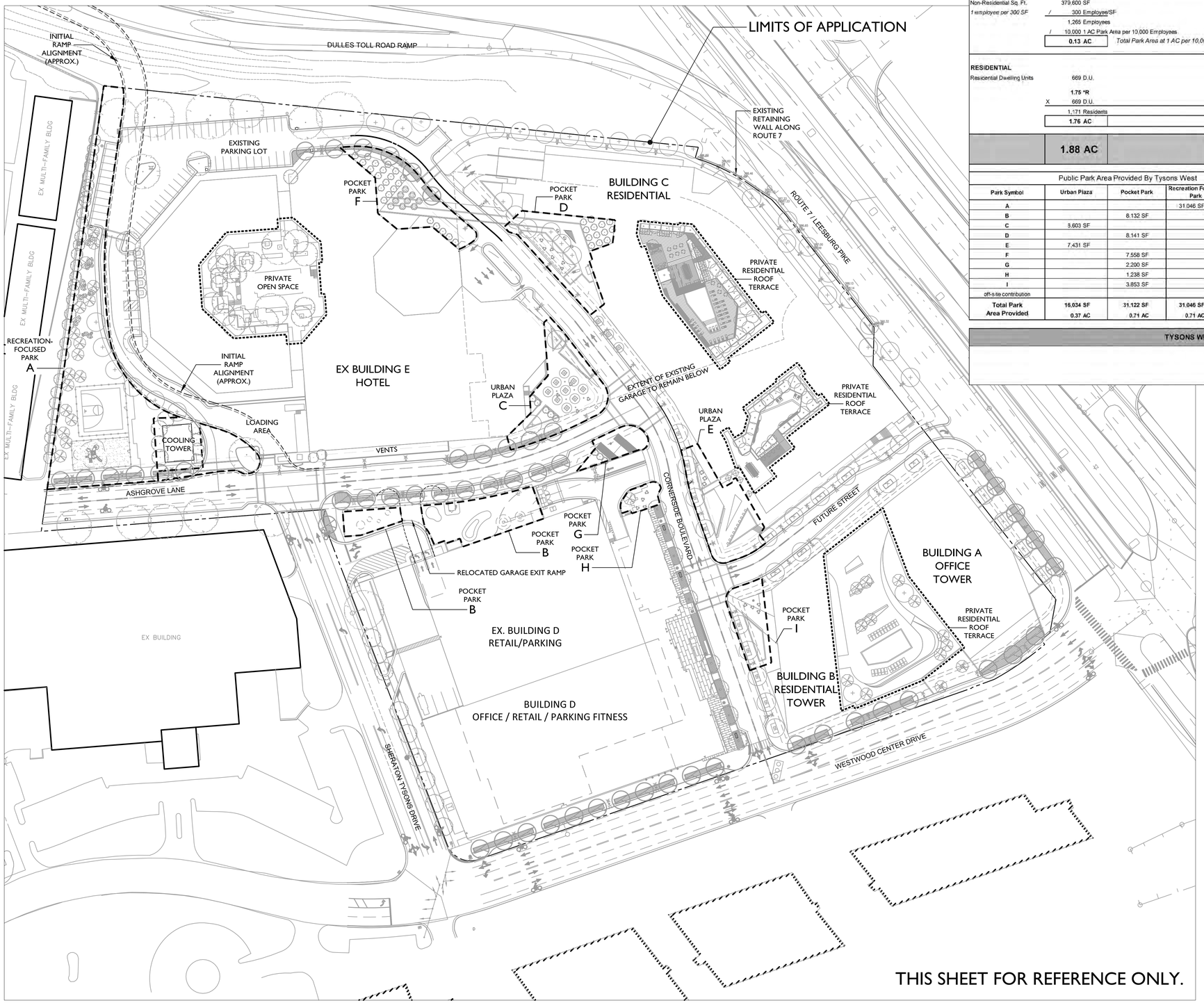
SHEET NUMBER:
L-1.1



PARK PLAN - INITIAL RAMP

THIS SHEET FOR REFERENCE ONLY.

Tysons West Publicly Accessible Park (Overall Site-Initial Ramp Alternative)
(Park Area Calculation Is Based On Park Area Recommendations in the Comprehensive Plan)

NON-RESIDENTIAL

Non-Residential Sq. Ft.	379,600 SF	
1 employee per 300 SF	/ 300 Employee/SF	
	1,265 Employees	
	/ 10,000 1 AC Park Area per 10,000 Employees	
	0.13 AC	*Total Park Area at 1 AC per 10,000 Employees*

RESIDENTIAL

Residential Dwelling Units	669 D.U.	(Buildings A,B and C)
	1.75 *R	***R** (ratio; see ratio options to left) residents per dwelling unit
	X 669 D.U.	D.U. = Dwelling Units
	1,171 Residents	Total Residents (See total number of residents per ratio to left)
	1.76 AC	*Total Park Area at 1.5 AC per 1,000 Residents*
	1.88 AC	**Total Park Area Recommended Per Comprehensive Plan for: TYSONS WEST (Non-Residential Park Area + Residential Park Area)**

Public Park Area Provided By Tysons West

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	
A			31,046 SF	31,046 SF	Initial Ramp Location
B		8,132 SF		8,132 SF	Initial Ramp Location
C	8,603 SF			8,603 SF	
D		8,141 SF		8,141 SF	
E	7,431 SF			7,431 SF	
F		7,558 SF		7,558 SF	
G		2,200 SF		2,200 SF	
H		1,238 SF		1,238 SF	
I		3,853 SF		3,853 SF	
off-site contribution				21,780 SF	
Total Park Area Provided	**16,034 SF**	**31,122 SF**	**31,046 SF**	**99,982 SF**	* NOTE: Private Park/Open Space of 57,314 SF (eg: Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.
	0.37 AC	0.71 AC	0.71 AC	2.30 AC	

TYSONS WEST - PARK SUMMARY - OVERALL PLAN

	Total Public Park Area Provided
	2.30 AC

TYSONS WEST RAMP LOCATION ALTERNATIVES

1) INITIAL RAMP ALIGNMENT (THIS SHEET)
PARK A AREA: 31,046 SF. APPROX.
PARK B AREA: 8,132 SF. APPROX.

2) FUTURE RAMP DEDICATION
PARK A AREA: 56,620 SF. APPROX.
PARK B AREA: 8,132 SF. APPROX.
(SEE SHEET L-1.1B)

LEGEND

PUBLIC PARK @ GRADE

PRIVATE OPEN SPACE
(BOTH ELEVATED AND AT GRADE)
57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.

30 0' 30 60 120

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA
PARK PLAN - INITIAL RAMP ALTERNATIVE

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-15-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
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QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

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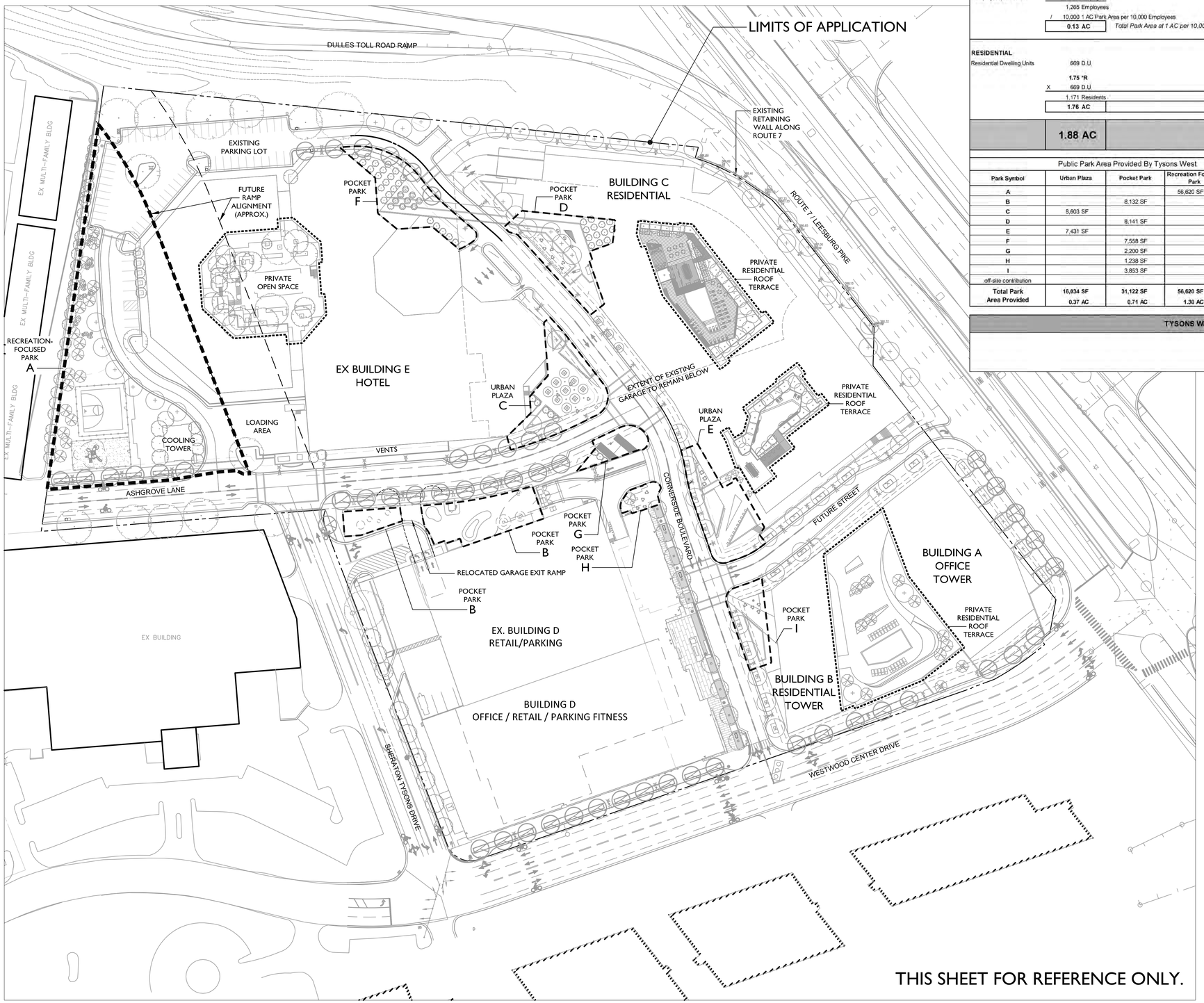

PARK PLAN - FUTURE RAMP

Tysons West Publicly Accessible Park (Overall Site-Future Ramp Alternative)
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)

NON-RESIDENTIAL

Non-Residential Sq. Ft.	379,600 SF	
1 employee per 300 SF	/ 300 Employee/SF	
	1,265 Employees	
	/ 10,000 1 AC Park Area per 10,000 Employees	
	0.13 AC	*Total Park Area at 1 AC per 10,000 Employees*

RESIDENTIAL

Residential Dwelling Units	669 D.U.	(Buildings A,B and C)
	1.75 *R	***R** (ratio; see ratio options to left) residents per dwelling unit
	X 669 D.U.	D.U. = Dwelling Units
	1,171 Residents	Total Residents (See total number of residents per ratio to left)
	1.76 AC	*Total Park Area at 1.5 AC per 1,000 Residents*

	1.88 AC	**Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)**

Public Park Area Provided By Tysons West

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	
A			56,620 SF	56,620 SF	Future Ramp Location
B		8,132 SF		8,132 SF	Future Ramp Location
C	8,603 SF			8,603 SF	
D		8,141 SF		8,141 SF	
E	7,431 SF			7,431 SF	
F		7,558 SF		7,558 SF	
G		2,200 SF		2,200 SF	
H		1,238 SF		1,238 SF	
I		3,853 SF		3,853 SF	
off-site contribution				21,780 SF	
Total Park Area Provided	**16,034 SF 0.37 AC**	**31,122 SF 0.71 AC**	**56,620 SF 1.30 AC**	**125,556 SF 2.88 AC**	* NOTE: Private Park/Open Space of 57,314 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.

TYSONS WEST - PARK SUMMARY - OVERALL PLAN

Total Public Park Area Provided
2.88 AC

TYSONS WEST RAMP LOCATION ALTERNATIVES

1) INITIAL RAMP ALIGNMENT
PARK A AREA: 31,046 SF. APPROX.
PARK B AREA: 8,132 SF. APPROX.
(SEE SHEET L-1.1A)

2) FUTURE RAMP DEDICATION (THIS SHEET)
PARK A AREA: 56,620 SF. APPROX.
PARK B AREA: 8,132 SF. APPROX.

LEGEND

PUBLIC PARK @ GRADE

PRIVATE OPEN SPACE
(BOTH ELEVATED AND AT GRADE)
57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.

30 0' 30 60 120

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA
PARK PLAN - FUTURE RAMP ALTERNATIVE

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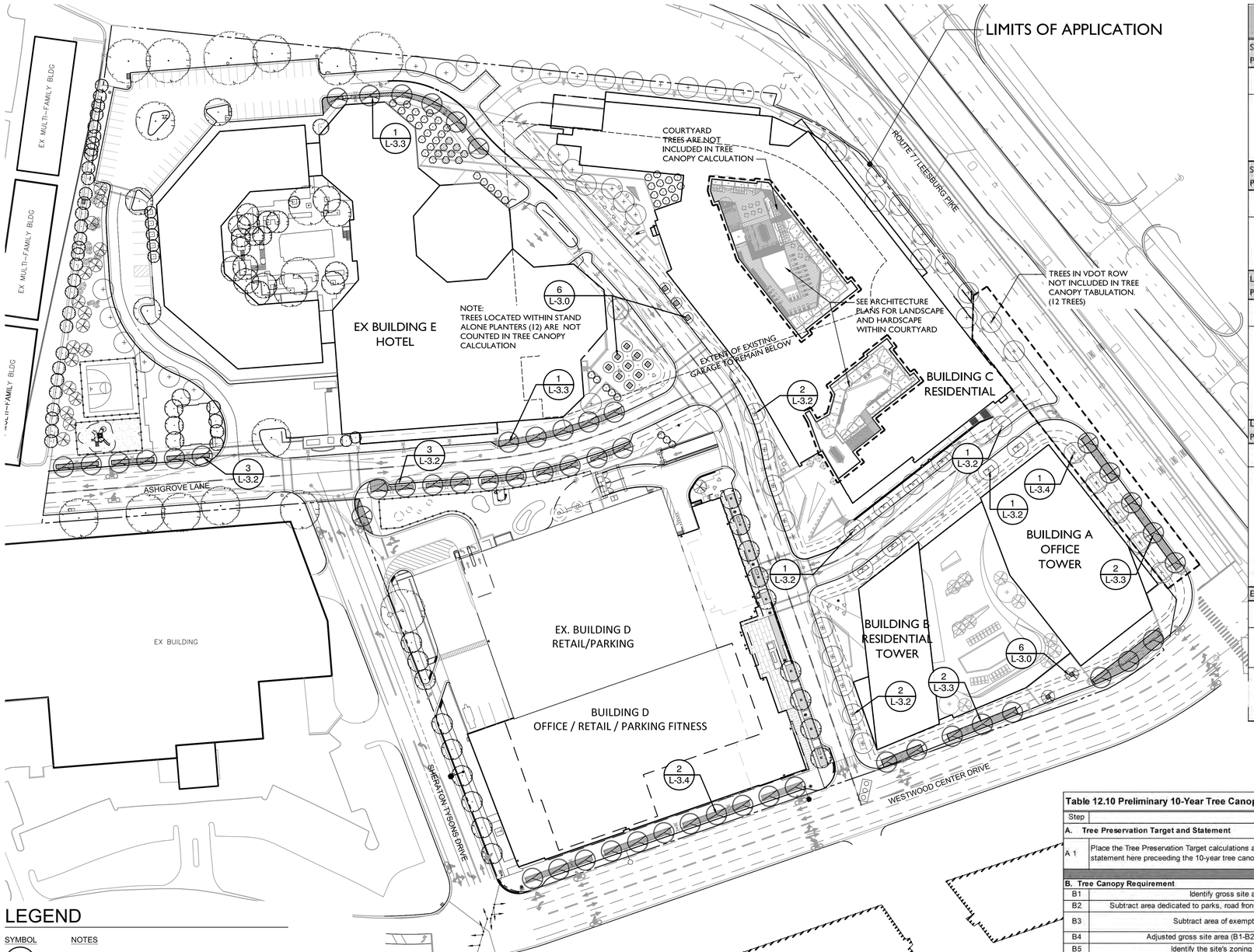

LEGEND

SYMBOL	NOTES
1 L-3.2	STREET TREE STANDARD PIT AT LOCAL STREET
2 L-3.2	STREE TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET
3 L-3.2	STREET TREE BIORETENTION PIT ADJACENT TO PARKING AT LOCAL STREET
1 L-3.3	STREET TREE BIORETENTION PIT AT LOCAL STREET
2 L-3.3	STREET TREE BIORETENTION PIT AT BOULEVARD / COLLECTOR
1 L-3.4	STREET TREE (ROUTE 7 DOUBLE ROW)
2 L-3.4	STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT COLLECTOR
6 L-3.0	ORNAMENTAL TREE WITHIN STAND ALONE PLANTER INDICATED BY THIS SYMBOL - ⊗ (NOTE: NOT COUNTED IN TREE CANOPY CALCULATIONS.)

LANDSCAPE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE; HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.

30 0' 30 60 120

NORTH

TYSONS WEST CDP PLANTING LIST AND CANOPY COVERAGE

STREET TREES IN PLANTER (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF
+	61	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	15,250 s.f.
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.	
		Quercus borealis	Northen Red Oak	3.0"-3.5" Cal.	250 s.f.	
		Ulmus americana 'Valley Forge'	American Elm	3.0"-3.5" Cal.	250 s.f.	
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.5"-4.5" Cal.	250 s.f.	

STREET TREES IN BIORETENTION (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF
⊘	52	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	13,000 s.f.
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.	
		Quercus phellos	Willow Oak	3.0"-3.5" Cal.	250 s.f.	
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.0"-3.5" Cal.	250 s.f.	

LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM (LANDSCAPE AMENITY PANEL and OPEN SPACES)

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF
⊗	20	Betula nigra	River Birch	2" Cal.	150 s.f.	3,000 s.f.
		Cercidiphyllum japonicum	Katsuratree	2" Cal.	150 s.f.	
		Cladrastis kentuckea	Yellowwood	2" Cal.	150 s.f.	
		Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	150 s.f.	
		Prunus serrulata 'Kwansan'	Kwansan Cherry	2" Cal.	150 s.f.	
		Prunus sargentii	Sargent Cherry	2" Cal.	150 s.f.	
		Prunus x yedoensis	Yoshino Cherry	2" Cal.	150 s.f.	

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM (OPEN SPACES)

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF
○	52	Cercis canadensis	Eastern Redbud	2" Cal.	100 s.f.	5,200 s.f.
		Cornus florida	Flowering Dogwood	2" Cal.	100 s.f.	
		Magnolia stellata	Star Magnolia	2" Cal.	100 s.f.	
		Prunus x incam 'Okame'	Okame Cherry	2" Cal.	100 s.f.	
		Stewartia koreana	Korean Stewartia	2" Cal.	100 s.f.	
		Stewartia ovata	Mountain Stewartia	2" Cal.	100 s.f.	
		Stewartia psuedocamellia	Japanese Stewartia	2" Cal.	100 s.f.	
				PROPOSED TREE PLANTING CANOPY TOTAL:		36,450 s.f.

EXISTING TREES TO REMAIN (INCLUDING WALMART SITE)

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF
	See Note #1	Varies	Varies	Varies	Varies	33,291 s.f.
					TREE PRESERVATION MULTIPLIER	1.25
					EXISTING TREE CANOPY TO REMAIN TOTAL:	41,614 s.f.
					TOTAL TREE CANOPY COVERAGE PROVIDED:	78,064 s.f.

NOTE:
1. SEE EXISTING VEGETATION MAP FOR INFORMATION ON EXISTING TREES TO REMAIN.
2. THE ABOVE PLANT LIST IS PRELIMINARY AND NOT INCLUSIVE OF ALL SPECIES THAT MAY BE SPECIFIED. FINAL PLANT SELECTION WILL BE MADE AT SITE PLAN SUBMISSION AND SHALL MEET 10-YEAR TREE CANOPY AREA PER CATEGORY.
3. SEE SHEETS L-3.2 & L-3.3 FOR STREET TREE PLANTING DETAILS.

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	C-6	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	697,858	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	697,858	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	69,786	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	9,747	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	33,291	Square Feet
C 3	C 2 x 1.25(SF) =	41,614	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplans (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	41,614	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	28,172	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	36,450	Square feet
D 17	Total of canopy area provided through tree planting =	36,450	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	41,614	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	36,450	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	78,064	Total of E 1 through E 3, area should meet or exceed area in B 7

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

OVERALL TREE PLAN

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
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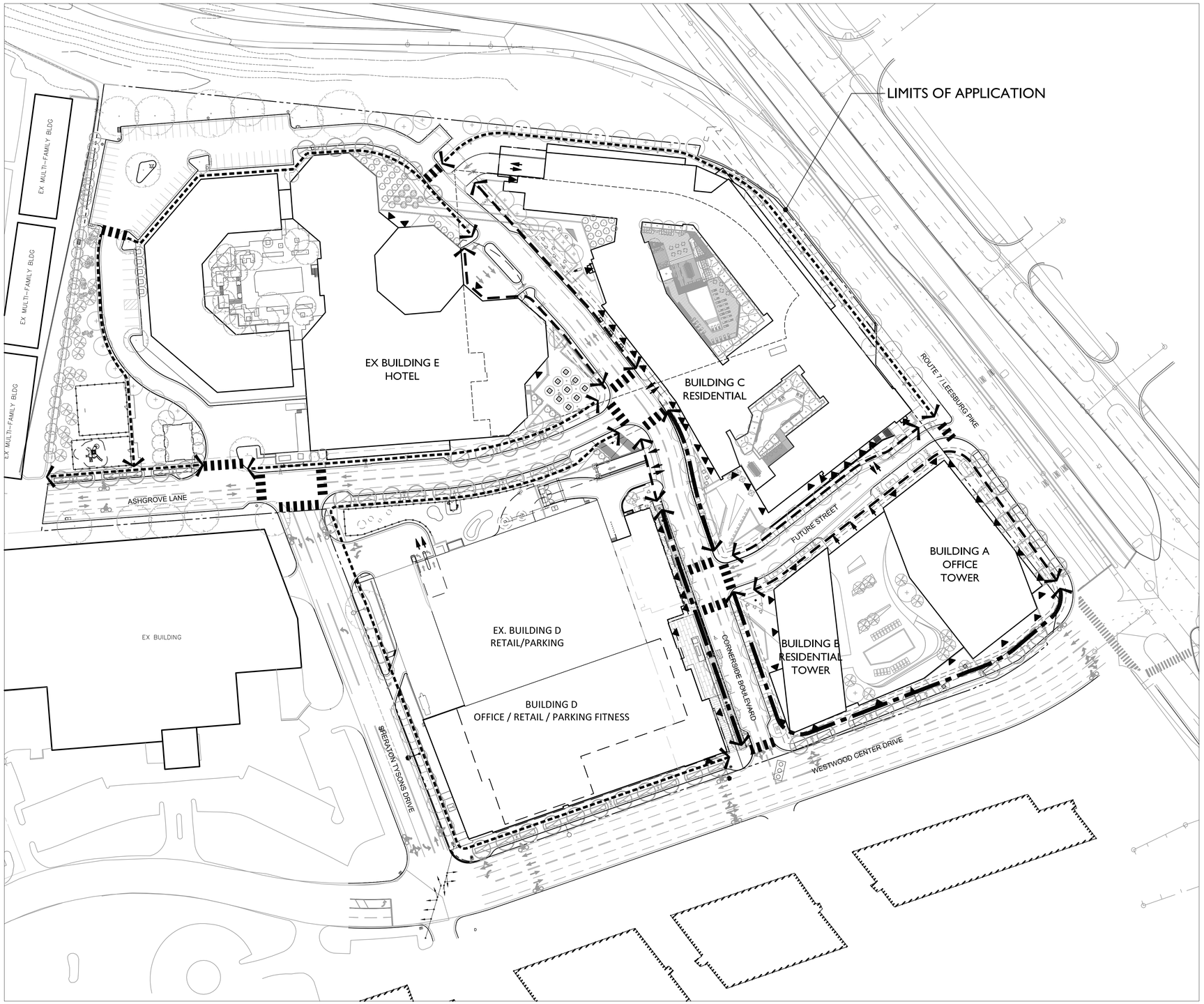

CIRCULATION PLAN

LEGEND

- LIMITS OF APPLICATION
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- RESIDENTIAL LOBBY ENTRANCES
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCES
- VEHICULAR ENTRANCES
- PEDESTRIAN CROSSWALK

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
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30 0' 30 60 120

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

PEDESTRIAN CIRCULATION PLAN

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
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QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-1.3

OVERALL ILLUSTRATIVE PLAN

LEGEND

- GROUNDCOVER
- BIORETENTION TREE PIT
- EXTENSIVE GREEN ROOF
- LAWN

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
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30 0' 30 60 120

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

OVERALL ILLUSTRATIVE PLAN

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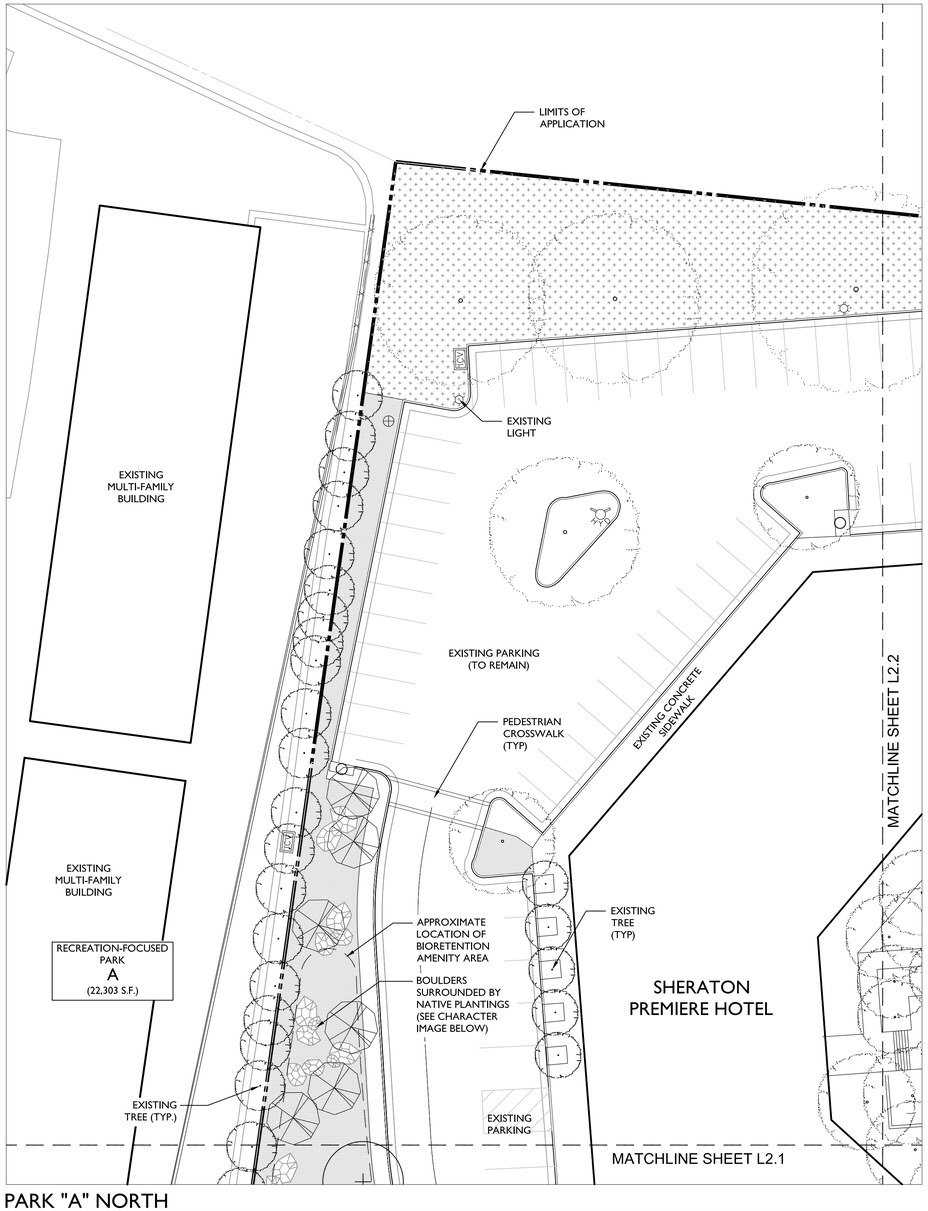

PARK "A" NORTH

BIORETENTION AMENITY AREA

PARK "A" CHARACTER IMAGES

LANDSCAPE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE; HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.

10' 0' 10' 20' 40'

NORTH

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

STREET TREE IN PLANTER (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory'/October Glory Maple
Platanus x acerifolia `Liberty` /London Plane Tree
Quercus borealis /Northen Red Oak
Ulmus americana `Valley Forge` /American Elm
Ulmus parvifolia `Allee` /Allee Lacebark Elm

STREET TREE IN BIORETENTION (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory' / October Glory Maple
Platanus x acerifolia `Liberty` / London Plane Tree
Quercus phellos / Willow Oak
Ulmus parvifolia `Allee` / Allee Lacebark Oak

LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM
Betula nigra / River Birch
Cercidiphyllum japonicum / Katsura Tree
Cladrastis kentuckea / Yellowood
Gleditsia triacanthos inermis / Thornless Honeylocust
Prunus serrulata 'Kwansan' / Kwansan Cherry
Prunus sargentii / Sargent Cherry
Prunus x yedoensis / Yoshino Cherry

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
Cercis canadensis / Eastern Redbud
Cornus florida / Flowering Dogwood
Magnolia stellata / Star Magnolia
Prunus x incam 'Okame' / Okame Cherry
Stewartia koreana / Korean Stewartia
Stewartia ovata / Mountain Stewartia
Stewartia psuedocamellia / Japanese Stewartia

EXISTING TREE

NOTE:
TREE LISTING IS NOT INTENTED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
STONE BENCH - DETAIL 3/L3.0
BIKE RACK - DETAIL 4/L3.0
CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
TREE PLANTER - DETAIL 6/L3.0
LITTER RECEPTACLE - DETAIL 7/L3.0
STAND UP COUNTER - DETAIL 8/L3.0
PEDESTRIAN LIGHT - DETAIL 2/L3.0
STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE:
LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN.
POLE SPACING IS 55' O.C. +/-
EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

FIELD PAVING 1 P.I.P CONCRETE
ACCENT 1 UNIT PAVERS
POSSIBLE PERMEABLE PAVERS
FIELD PAVING 2 UNIT PAVERS
ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE
RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
VEHICLE DIRECTION/ENTRANCE

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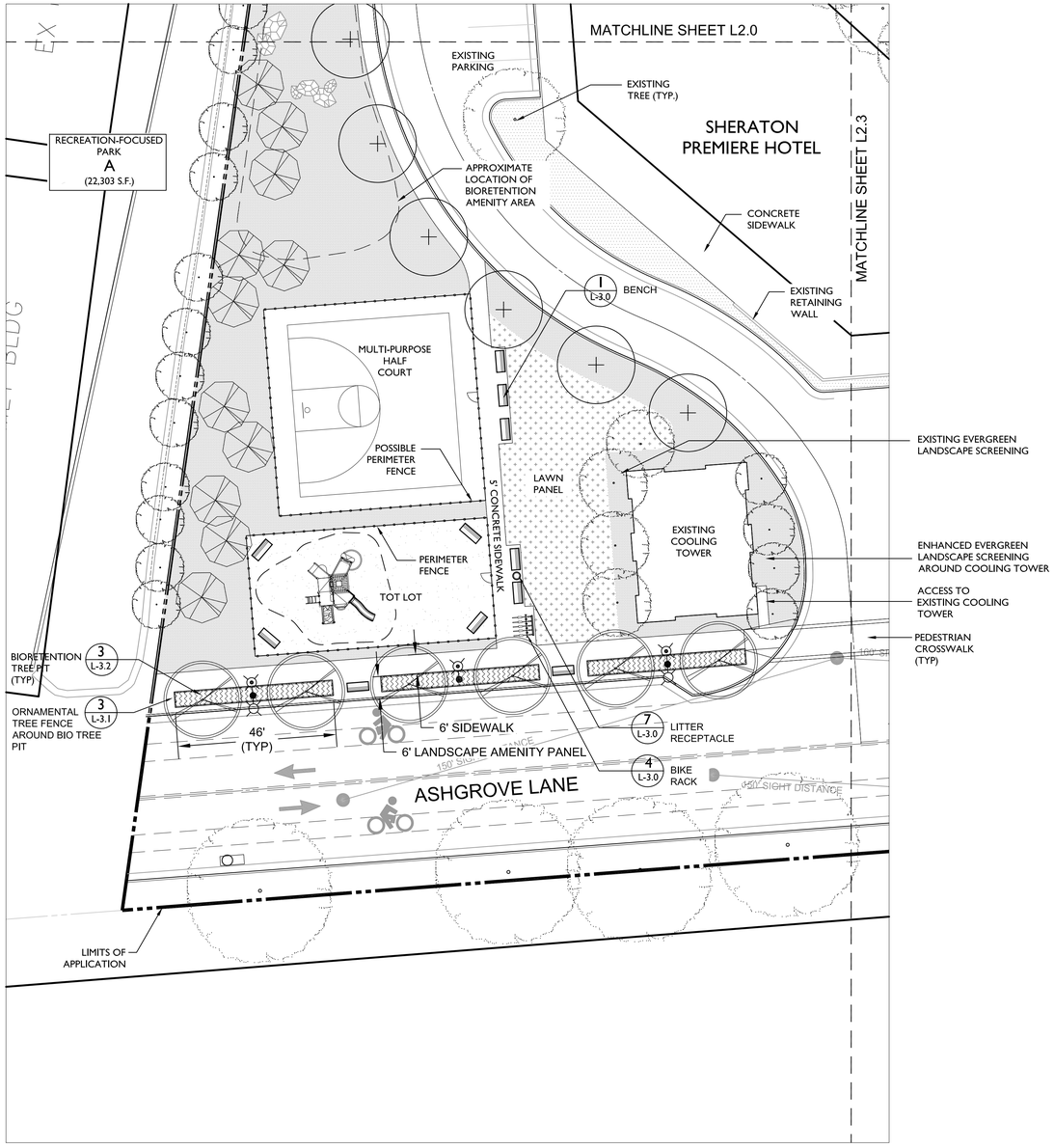
TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

LANDSCAPE PLAN - PARK "A" NORTH

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-13-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-2.0



PARK "A" SOUTH

MULTI-PURPOSE HALF COURT

TOT LOT/PLAY AREA

PARK "A" CHARACTER IMAGES

NOTE:
CONTINGENT TO THE RAMP, A BUS STOP WILL BE PROVIDED IN PARK A. SEE PROFFERS.

LANDSCAPE PLAN NOTE:
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10' 0' 10' 20' 40'

NORTH

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

STREET TREE IN PLANTER (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory'/October Glory Maple
Platanus x acerifolia `Liberty` /London Plane Tree
Quercus borealis /Northen Red Oak
Ulmus americana `Valley Forge` /American Elm
Ulmus parvifolia `Allee` /Allee Lacebark Elm

STREET TREE IN BIORETENTION (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory' / October Glory Maple
Platanus x acerifolia `Liberty` / London Plane Tree
Quercus phellos / Willow Oak
Ulmus parvifolia `Allee` / Allee Lacebark Oak

LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM
Betula nigra / River Birch
Cercidiphyllum japonicum / Katsura Tree
Cladrastis kentuckea / Yellowood
Gleditsia triacanthos inermis / Thornless Honeylocust
Prunus serrulata 'Kwansan' / Kwansan Cherry
Prunus sargentii / Sargent Cherry
Prunus x yedoensis / Yoshino Cherry

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
Cercis canadensis / Eastern Redbud
Cornus florida / Flowering Dogwood
Magnolia stellata / Star Magnolia
Prunus x incam 'Okame' / Okame Cherry
Stewartia koreana / Korean Stewartia
Stewartia ovata / Mountain Stewartia
Stewartia psuedocamellia / Japanese Stewartia

EXISTING TREE

NOTE:
TREE LISTING IS NOT INTENTED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
STONE BENCH - DETAIL 3/L3.0
BIKE RACK - DETAIL 4/L3.0
CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
TREE PLANTER - DETAIL 6/L3.0
LITTER RECEPTACLE - DETAIL 7/L3.0
STAND UP COUNTER - DETAIL 8/L3.0
PEDESTRIAN LIGHT - DETAIL 2/L3.0
STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE:
LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN.
POLE SPACING IS 55' O.C. +/-
EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

FIELD PAVING 1 P.I.P CONCRETE
ACCENT 1 UNIT PAVERS
POSSIBLE PERMEABLE PAVERS
FIELD PAVING 2 UNIT PAVERS
ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

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LANDSCAPE PLAN - PARK "A" SOUTH

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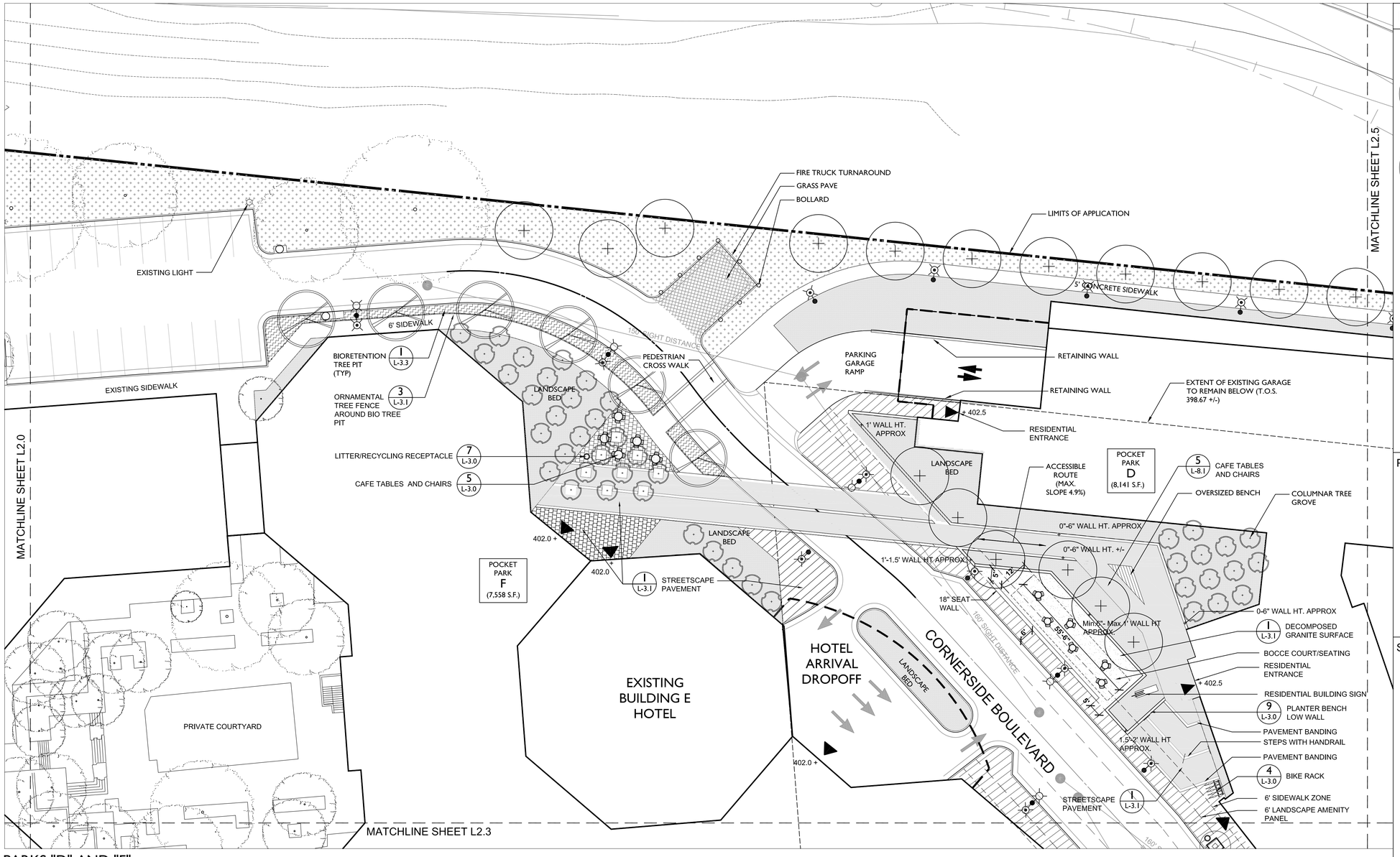

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

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STREET TREE IN BIORETENTION (CAT. IV)
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LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM
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LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
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Prunus x incam 'Okame' / Okame Cherry
Stewartia koreana / Korean Stewartia
Stewartia ovata / Mountain Stewartia
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EXISTING TREE

NOTE:
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PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
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STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE:
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NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE
RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
VEHICLE DIRECTION/ENTRANCE

PARKS "D" AND "F"

POCKET PARK 'D' -VARIED MATERIAL TEXTURES

POCKET PARK 'D' - TREE GROVE

POCKET PARK 'D' - BOCCE

POCKET PARK 'F' - LOW IMPACT DEVELEOPMENT OPPORTUNITY

PARKS "D" AND "F" CHARACTER IMAGES

NOTE:
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10' 0' 10' 20' 40'

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LANDSCAPE PLAN - PARKS "D" AND "F"

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MATCHLINE SHEET L2.2

MATCHLINE SHEET L2.1

MATCHLINE SHEET L2.6

MATCHLINE SHEET L2.4

CORNERSIDE BOULEVARD

ASHGROVE LANE

SHERATON TYSONS DRIVE

TREES TO BE LOCATED TO AVOID CONFLICTS WITH ON-STREET PARKING.

LITTER/RECYCLING RECEPTACLE 7 L-3.0

WALL HT VARIES FROM 1.5' TO 6"

LANDSCAPE BED

WALL HT VARIES FROM 1.5' TO 6"

6' SIDEWALK ZONE

6' LANDSCAPE AMENITY PANEL

BENCH I L-3.0

TREE PLANTER 6 L-3.0

CAFE TABLES AND CHAIRS 5 L-3.0

STEPS WITH HANDRAILS

OVERSIZED BENCH

LANDSCAPE BED

1'-1.5"WALL HT APPROX

0-6"WALL HT APPROX

URBAN PLAZA C (8,603 S.F.)

402.0

400.28

400.0

401.28

399.51

FOCAL FEATURE

EXTENT OF EXISTING GARAGE TO REMAIN

LANDSCAPE BED

SERVICE ACCESS

WALL HT VARIES FROM 1.5' TO 6"

STREETSCAPE PAVEMENT I L-3.1

399.92

LANDSCAPE BED

LANDSCAPE BED

LITTER RECEPTACLE 7 L-3.0

POCKET PARK G (2,200 S.F.)

BENCH I L-3.0

BIKE RACK 4 L-3.0

STREETSCAPE PAVEMENT I L-3.1

CAFE TABLES AND CHAIRS 5 L-3.0

CONCRETE SIDEWALK

WALL HT 1.5' APPROX

TRELLIS

RETAINING WALL WITH GUARDRAIL

LANDSCAPE BED

EXISTING RAMP (UP)

EXISTING HOTEL SERVICE/LOADING

EXISTING SCREEN WALL

EXISTING EXTERIOR ACCESS TO MECHANICAL ROOMS BELOW

EXISTING RAISED WALL

WALL HT. +/- 2'

LANDSCAPE BED

WALL HT. +/- 6.5'

CONCRETE SIDEWALK

160' SIGHT DISTANCE

BIORETENTION TREE PIT (TYP) I L-3.3

ORNAMENTAL TREE FENCE AROUND BIO TREE PIT 3 L-3.1

6' SIDEWALK ZONE

6' LANDSCAPE AMENITY PANEL

STREETSCAPE PAVEMENT I L-8.1

I L-3.0 BENCH

BIORETENTION TREE PIT 3 L-3.2

ORNAMENTAL TREE FENCE AROUND BIO TREE PIT 3 L-3.1

LITTER/RECYCLING RECEPTACLE 7 L-8.0

CAFE TABLES AND CHAIRS 5 L-8.0

LOADING

FWV 402.0+/- BW 94.0

BENCH

8'X10' DOUBLE GATE ENTRY ON CONCRETE PAD

WATER FOUNTAIN

SYNTHETIC TURF SURFACE

POSSIBLE FUTURE GARAGE EXIT ALIGNMENT (SEE NOTE)

LITTER RECEPTACLE

VARIED TOPOGRAPHY/PLAY ELEMENTS

POCKET PARK B (8,636 S.F.)

PROPOSED RETAINING/SCREEN WALL WITH GUARDRAIL

LANDSCAPE BED

BENCH

POCKET PARK H (1,223 S.F.)

LOADING

PARKING GARAGE RAMP ABOVE

110' SIGHT DISTANCE

PLANTING BUFFER

5 L-3.1 6' FENCE

DOG PARK WATER FEATURE

LIMITS OF APPLICATION

STAIR WELL EXIT

VEHICLE EXIT

VARIED TOPOGRAPHY/PLAY ELEMENTS

EXISTING COLUMN SURROUNDED BY MOUNDED TOPOGRAPHY (SYNTHETIC MATERIAL)

EX. BUILDING D
RETAIL/PARKING 6 LEVELS

EXISTING MASONRY WALL

EXISTING STREET LIGHT

NOTE:
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LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

STREET TREE IN PLANTER (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory'/October Glory Maple
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LANDSCAPE TREE (CATEGORY III)
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Prunus x yedoensis / Yoshino Cherry

LANDSCAPE TREE (CATEGORY II)
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Prunus x incam 'Okame' / Okame Cherry
Stewartia koreana / Korean Stewartia
Stewartia ovata / Mountain Stewartia
Stewartia psuedocamellia / Japanese Stewartia

EXISTING TREE

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
(NOT COUNTED IN TREE CANOPY CALCULATIONS)
See Category II List Above

PLANT MATERIAL

BIORETENTION TREE PIT

LAWN

SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0

STONE BENCH - DETAIL 3/L3.0

BIKE RACK - DETAIL 4/L3.0

CAFE TABLE AND CHAIRS - DETAIL 5/L3.0

TREE PLANTER - DETAIL 6/L3.0

LITTER RECEPTACLE - DETAIL 7/L3.0

STAND UP COUNTER - DETAIL 8/L3.0

PEDESTRIAN LIGHT - DETAIL 2/L3.0

STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT
DETAIL 2/L3.0

NOTE:
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POLE SPACING IS 55' O.C. +/-
EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

FIELD PAVING 1
P.I.P CONCRETE

ACCENT 1
UNIT PAVERS

POSSIBLE PERMEABLE PAVERS

FIELD PAVING 2
UNIT PAVERS

ACCENT 2
DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE

RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE

VEHICLE DIRECTION/ENTRANCE

NOTE:
GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

POSSIBLE FUTURE GARAGE EXIT REALIGNMENT IS DEPENDENT UPON DULLES TOLL ROAD EXIT RAMP IMPLEMENTATION. IN THE EVENT THAT THE GARAGE EXIT REALIGNMENT IS NEEDED, THE DOG PARK WILL BE SEPARATED INTO TWO SPACES. ONE DOG PARK FOR SMALL DOGS TO THE WEST (ON LEASH) AND ONE DOG PARK FOR LARGER DOGS TO THE EAST (OFF LEASH). ALL ELEMENTS WITHIN THE EXISTING DOG PARK TO REMAIN IN EITHER SCENARIO.

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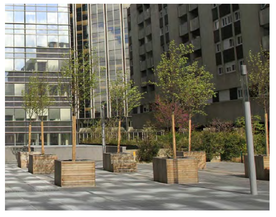
10' 0' 10' 20' 40'

NORTH

PARKS "B" , "C" AND "G"

POCKET PARK 'B' - VARIED TOPOGRAPHY

POCKET PARK 'B' - SYNTHETIC TURF



URBAN PLAZA 'C' - MOVABLE PLANTERS

URBAN PLAZA 'C' - LANDSCAPE INTEREST

URBAN PLAZA 'G' - MODERN TRELLIS

PARKS "B" , "C" AND "G" CHARACTER IMAGES

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LANDSCAPE PLAN - PARKS "B","C" AND "G"

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MATCHLINE SHEET L2.3

EX. BUILDING D
RETAIL/PARKING

LOADING AREA

BUILDING D
OFFICE / RETAIL / PARKING FITNESS

MATCHLINE SHEET L2.7

LIMITS OF APPLICATION

EXISTING TREES

EXISTING STREET LIGHT

EXISTING SIDEWALK

SHERATON TYSONS DRIVE

WESTWOOD CENTER DRIVE

2 L-3.4 BIORETENTION TREE PIT

2' PEDESTRIAN REFUGE

EXISTING STREET LIGHT

2 L-3.0 STREET LIGHT

ON-STREET PARKING

TRAFFIC LIGHT

SHERATON TYSONS DRIVE AND WESTWOOD CENTER DRIVE

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NORTH

LANDSCAPE/HARDSCAPE LEGEND

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PLANT MATERIAL

BIORETENTION TREE PIT

LAWN

SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

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PEDESTRIAN LIGHT - DETAIL 2/L3.0

STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

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ACCENT 1
UNIT PAVERS

POSSIBLE PERMEABLE PAVERS

FIELD PAVING 2
UNIT PAVERS

ACCENT 2
DECOMPOSED GRANITE

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PEDESTRIAN AND VEHICLE ENTRANCES

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LANDSCAPE PLAN - WESTWOOD CTR. DR.

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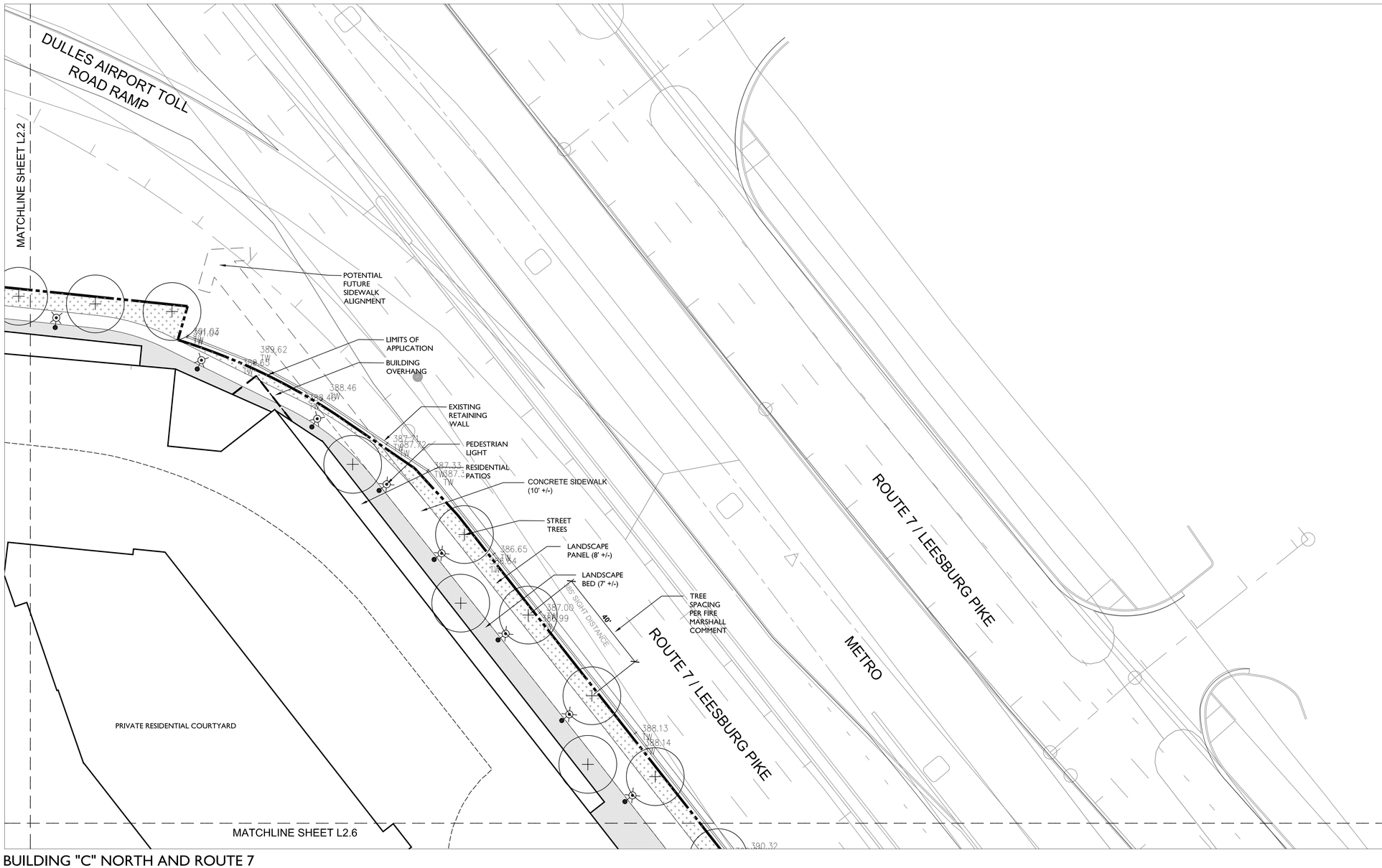

BUILDING "C" NORTH AND ROUTE 7

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10' 0' 10' 20' 40'

NORTH

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

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Ulmus americana `Valley Forge` /American Elm
Ulmus parvifolia `Allee` /Allee Lacebark Elm

STREET TREE IN BIORETENTION (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory' / October Glory Maple
Platanus x acerifolia `Liberty` / London Plane Tree
Quercus phellos / Willow Oak
Ulmus parvifolia `Allee` / Allee Lacebark Oak

LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM
Betula nigra / River Birch
Cercidiphyllum japonicum / Katsura Tree
Cladrastis kentuckea / Yellowood
Gleditsia triacanthos inermis / Thornless Honeylocust
Prunus serrulata 'Kwansan' / Kwansan Cherry
Prunus sargentii / Sargent Cherry
Prunus x yedoensis / Yoshino Cherry

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
Cercis canadensis / Eastern Redbud
Cornus florida / Flowering Dogwood
Magnolia stellata / Star Magnolia
Prunus x incam 'Okame' / Okame Cherry
Stewartia koreana / Korean Stewartia
Stewartia ovata / Mountain Stewartia
Stewartia psuedocamellia / Japanese Stewartia

EXISTING TREE

NOTE:
TREE LISTING IS NOT INTENTED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
STONE BENCH - DETAIL 3/L3.0
BIKE RACK - DETAIL 4/L3.0
CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
TREE PLANTER - DETAIL 6/L3.0
LITTER RECEPTACLE - DETAIL 7/L3.0
STAND UP COUNTER - DETAIL 8/L3.0
PEDESTRIAN LIGHT - DETAIL 2/L3.0
STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE:
LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN.
POLE SPACING IS 55' O.C. +/-
EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

FIELD PAVING 1 P.I.P CONCRETE
ACCENT 1 UNIT PAVERS
POSSIBLE PERMEABLE PAVERS
FIELD PAVING 2 UNIT PAVERS
ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE
RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
VEHICLE DIRECTION/ENTRANCE

LandDesign®
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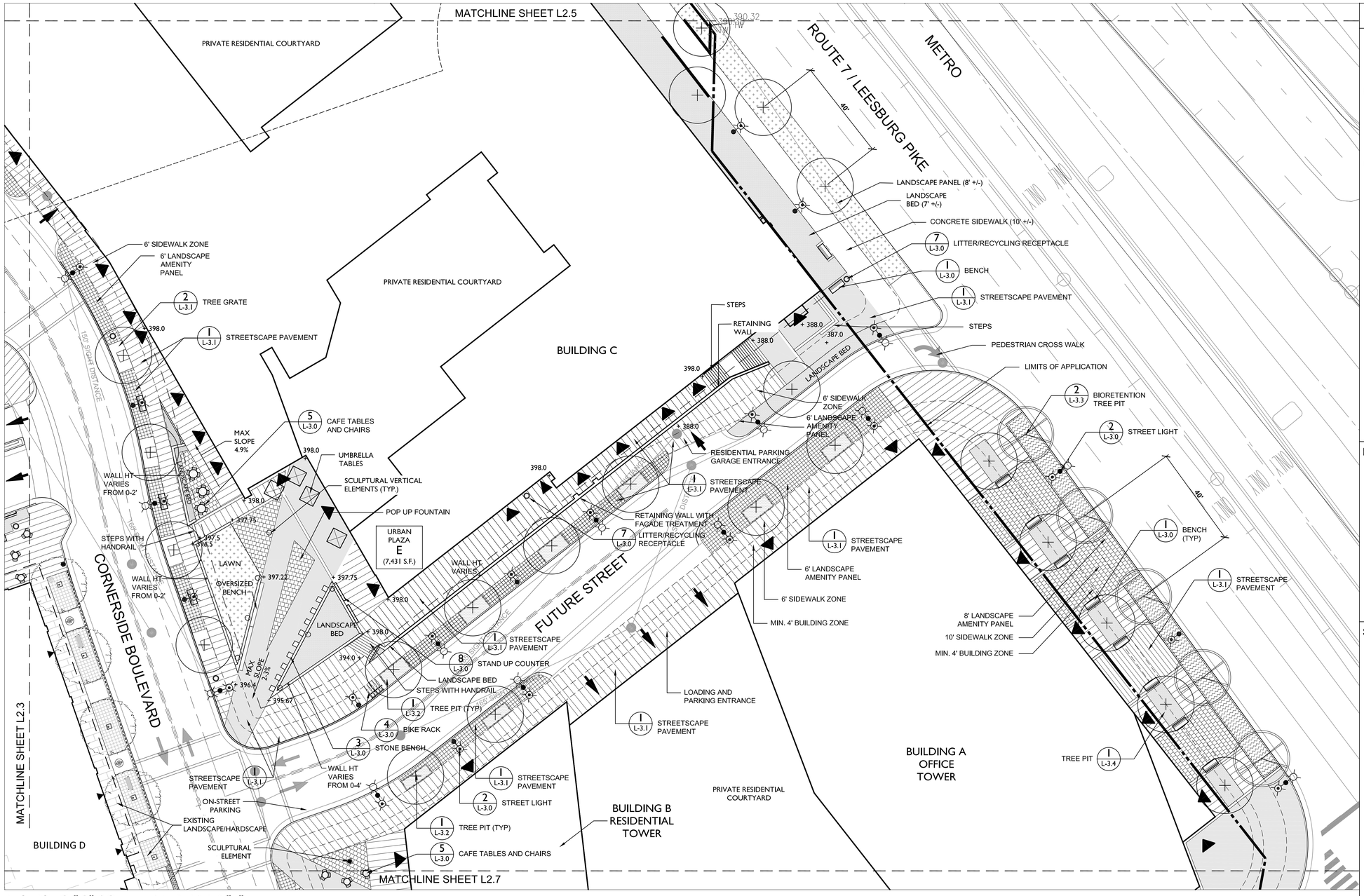
TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

LANDSCAPE PLAN - BUILDING "C" NORTH AND ROUTE 7

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-10-13
Rev 6 CDP Resubmission 06-13-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
QA BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-2.5



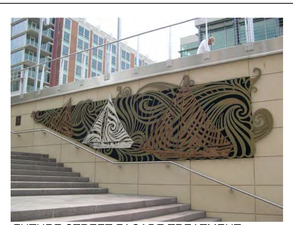
BUILDING "C" SOUTH AND PARK "E"

URBAN PLAZA 'E' - VERTICAL INTEREST

URBAN PLAZA 'E' - UNIQUE FURNISHINGS

URBAN PLAZA 'E' - POP UP FOUNTAIN

FUTURE STREET FACADE TREATMENT - GREEN WALL OPTION


FUTURE STREET FACADE TREATMENT - ART WALL OPTION

BUILDING "C" SOUTH AND PARK "E" CHARACTER IMAGES

NOTE:
GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE; HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.

10' 0' 10' 20' 40'

NORTH

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

STREET TREE IN PLANTER (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory'/October Glory Maple
Platanus x acerifolia `Liberty` /London Plane Tree
Quercus borealis /Northen Red Oak
Ulmus americana `Valley Forge` /American Elm
Ulmus parvifolia `Allee` /Allee Lacebark Elm

STREET TREE IN BIORETENTION (CAT. IV)
PUBLIC REALM (LS AMENITY PANEL)
Acer rubrum 'October Glory' / October Glory Maple
Platanus x acerifolia `Liberty` / London Plane Tree
Quercus phellos / Willow Oak
Ulmus parvifolia `Allee` / Allee Lacebark Oak

LANDSCAPE TREE (CATEGORY III)
PUBLIC REALM
Betula nigra / River Birch
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Prunus x yedoensis / Yoshino Cherry

LANDSCAPE TREE (CATEGORY II)
PUBLIC REALM
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Stewartia psuedocamellia / Japanese Stewartia

EXISTING TREE

NOTE:
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PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
STONE BENCH - DETAIL 3/L3.0
BIKE RACK - DETAIL 4/L3.0
CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
TREE PLANTER - DETAIL 6/L3.0
LITTER RECEPTACLE - DETAIL 7/L3.0
STAND UP COUNTER - DETAIL 8/L3.0
PEDESTRIAN LIGHT - DETAIL 2/L3.0
STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE:
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EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

FIELD PAVING 1 P.I.P CONCRETE
ACCENT 1 UNIT PAVERS
POSSIBLE PERMEABLE PAVERS
FIELD PAVING 2 UNIT PAVERS
ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE
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VEHICLE DIRECTION/ENTRANCE

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LANDSCAPE PLAN - BUILDING "C" SOUTH AND PARK "E"

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 06-10-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 20, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
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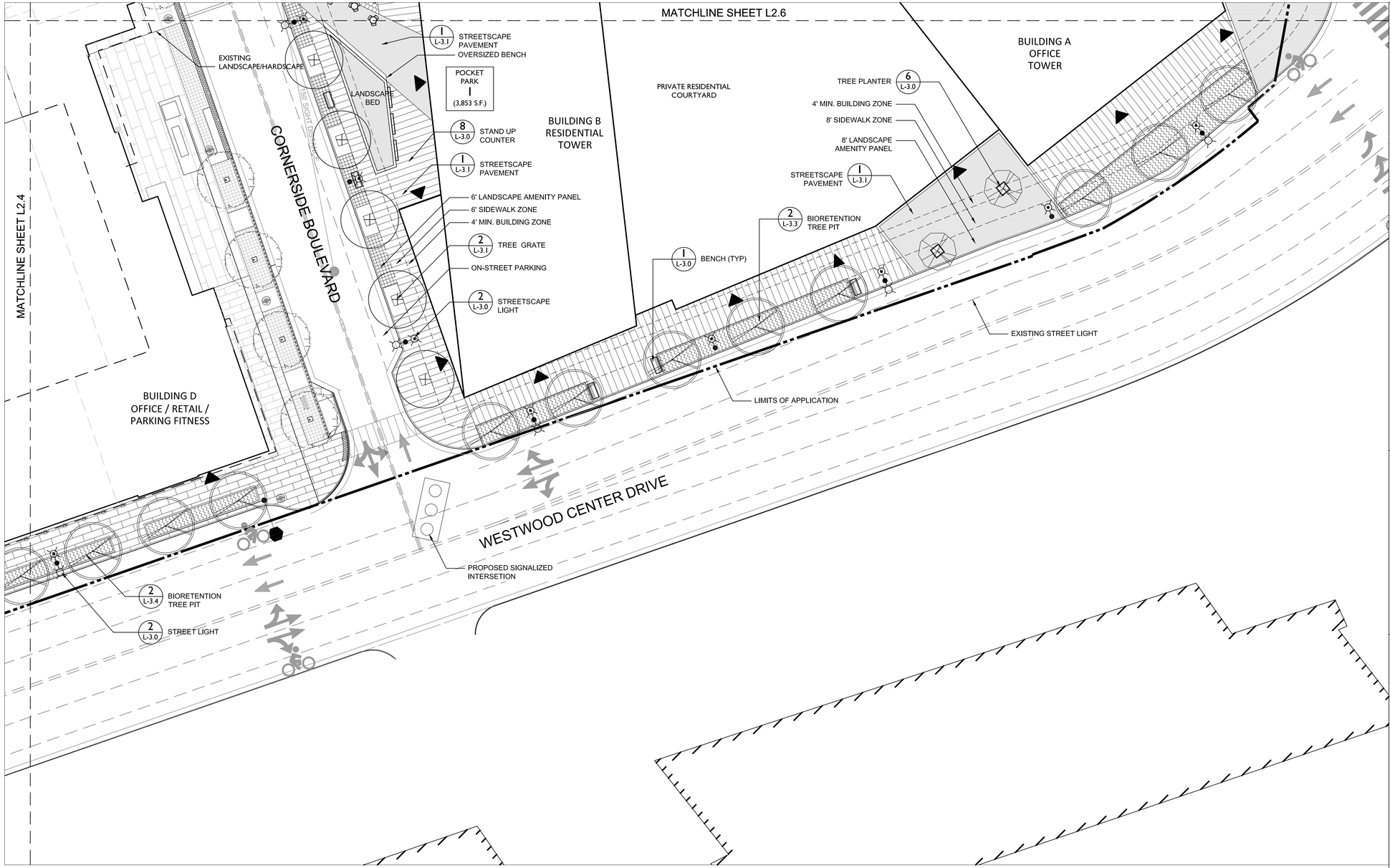
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER: L-2.6



PARK "I" AND WESTWOOD CENTER DRIVE

NOTE:
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LANDSCAPE PLAN NOTE:
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10' 0' 10' 20' 40'

NORTH

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

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LANDSCAPE TREE (CATEGORY II)
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EXISTING TREE

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PLANT MATERIAL

BIORETENTION TREE PIT
LAWN
SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

BENCH - DETAIL 1/L3.0
STONE BENCH - DETAIL 3/L3.0
BIKE RACK - DETAIL 4/L3.0
CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
TREE PLANTER - DETAIL 6/L3.0
LITTER RECEPTACLE - DETAIL 7/L3.0
STAND UP COUNTER - DETAIL 8/L3.0
PEDESTRIAN LIGHT - DETAIL 2/L3.0
STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

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PAVING MATERIALS

FIELD PAVING 1 P.I.P CONCRETE
ACCENT 1 UNIT PAVERS
POSSIBLE PERMEABLE PAVERS
FIELD PAVING 2 UNIT PAVERS
ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

RESIDENTIAL ENTRANCE
RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
VEHICLE DIRECTION/ENTRANCE

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

LANDSCAPE PLAN - PARK "I" AND WESTWOOD CTR. DR.

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-13
Rev 6 CDP Resubmission 08-12-13

DATE: JUNE 30, 2011
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DRAWN BY: KP
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SCALE: AS SHOWN
PROJECT #: 2011009

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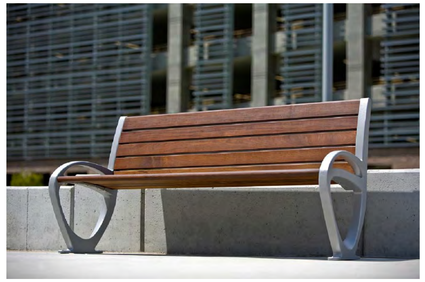


MODEL: TRIO
FINISH: WOOD

AVAILABLE THROUGH:
FORMS + SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
PH.:800.451.0410
FAX: 412.781.7840
www.forms-surfaces.com

NOTES:
1. BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)
2. PROPOSED BENCHES SHALL BE ALUMINUM TEXTURE POWDER COATED FRAME, WOOD SLATS
3. SELECTED MODEL TO INCLUDE INTERMEDIATE ARMREST

1 BENCH
L-3.0 PICTORIAL — 05A-XXX — NTS

MODEL: BOLA
FINISH: STAINLESS STEEL

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. BIKE RACKS SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)

4 BIKE RACK
L-3.0 PICTORIAL — 05A-XXX — NTS

MODEL: POE
FINISH: ALUMINUM

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)

7 LITTER / RECYCLING RECEPTACLE
L-3.0 PICTORIAL — 05A-XXX — NTS

ILLUSTRATIVECONBINATION STREET LIGHT AND NORMAL PEDESTRIAN LIGHT. SEE NOTE 2.

PEDESTRIAN SCALE STREETSCAPE LIGHTING OPT. 1: SE'LUX ARC MINI SPANNER ARM SERIES

PEDESTRIAN SCALE STREETSCAPE LIGHTING OPT. 2: ARCHITECTURAL AREA LIGHTING FLEX SERIES

PEDESTRIAN SCALE LIGHTING OPTIONS:

OPTION 1: SE'LUX ARC MINI SPANNER ARM SERIES
- ARC MINI SPANNER ARM SERIES
- SILVER FINISH
- HID OR LED LAMP
- TEMPERED FLAT GLASS LENS

OPTION 2: ARCHITECTURAL AREA LIGHTING
- FLEX SERIES
- MATTE ALUMINUM FINISH
- HID OPTION

OPTION 3: APPROVED EQUAL

NOTES:
1. PEDESTRIAN SCALE STREETSCAPE LIGHTING SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES' PREFERRED STREETSCAPE LIGHTS OPTIONS OR APPROVED EQUAL (SEE SECTION 3.3B OF DESIGN GUIDELINES)
2. COMBINATION STREET LIGHT AND PEDESTRIAN LIGHT TO BE LOCATED BETWEEN NORMAL PEDESTRIAN SCALE LIGHTING. SEE PLAN FOR SPECIFIC LOCATIONS.

2 LIGHTING
L-3.0 PICTORIAL — 05B-XXX — NTS

MODEL: PARC CENTRE
FINISH: POWEDERCOATED STEEL

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. CHAIR - NO ARMS
2. 24" ROUND TABLE

5 CAFE TABLE AND CHAIRS
L-3.0 PICTORIAL — 05A-XXX — NTS

MODEL: JESSIE
FINISH: POWDER COATED METAL

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. 12" BAR TOP

8 STAND UP COUNTER
L-3.0 PICTORIAL — 05A-XXX — NTS

MODEL: SOCRATES
FINISH: CAST STONE

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. 24" x 24", BACKLESS, POLISHED AND WATERPROOFED
2. COLOR: BEIGE

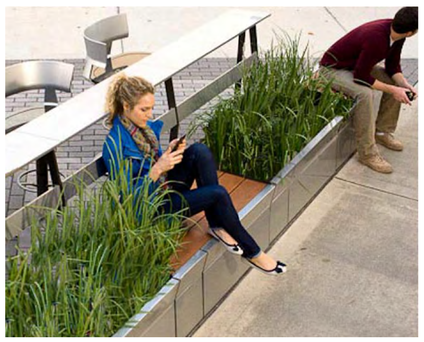
3 STONE BENCH
L-3.0 PICTORIAL — 05A-XXX — NTS

MODEL: PLAZA
FINISH: WOOD PANELS

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. 48" x48"
2. STAINLESS STEEL LEVELING FEET
3. TREES TO BE LOCATED TO AVOID CONFLICTS WITH ON-STREET PARKING.

6 TREE PLANTER
L-3.0 PICTORIAL — 05A-XXX — NTS



MODEL: GUS
FINISH: POWDERCOATED METAL

AVAILABLE THROUGH:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH.: 800.430.6209
FAX: 269.381.3455
www.landscapeforms.com

NOTES:
1. 18" HEIGHT
2. WOOD SEATING INSERTS

9 PLANTER BENCH
L-3.0 PICTORIAL — 05A-XXX — NTS

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

HARDSCAPE DETAILS

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
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DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: JG
CHECKED BY: MC
QC BY: KW
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-3.0

FIELD PAVING 1 - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL AND BUILDING ZONE)
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
COLOR: COOL GRAYS
SUGGESTED SCORING PATTERN: RECTANGULAR (PERPENDICULAR TO STREET)

FIELD PAVING 2 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS

ACCENT PAVING 1 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS

ACCENT PAVING 2 - DECOMPOSED GRANITE

LOCATION USED: BOCCE COURT

POSSIBLE PERMEABLE PAVERS

LOCATION USED: LANDSCAPE AMENITY PANEL (MAY APPEAR IN SELECT LOCATIONS WITHIN SIDEWALK ZONE / BUILDING ZONE)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS

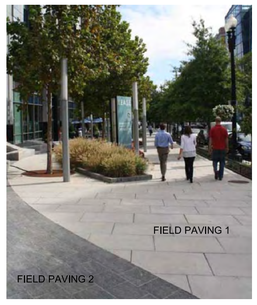
BIORETENTION TREE PIT ADJACENT TO ON-STREET

BIORETENTION TREE PIT *NOT* ADJACENT TO ON-STREET

NOTES:
1. ORNAMENTAL TREE FENCE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETSCAPE/AMENITY FURNISHINGS.
2. BIORETENTION TREE PITS ADJACENT TO ON-STREET PARKING SHALL HAVE FENCING ALONG ALL SIDES OF TREE PIT.

3 L-3.1 ORNAMENTAL TREE FENCE

PICTORIAL — 21-XXX — NTS



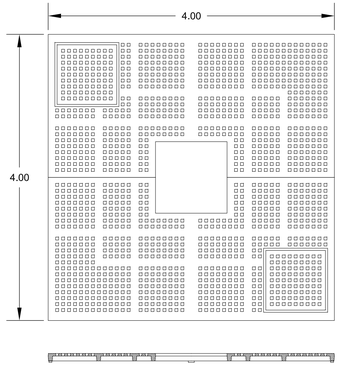
EXTENSIVE GREEN ROOF

1 L-3.1 STREETSCAPE PAVEMENT

PLAN / PICTORIAL — 12G-XXX — AS NOTED

4 L-3.1 GREEN ROOF (EXTENSIVE)

PICTORIAL — 08A-XXX — NTS



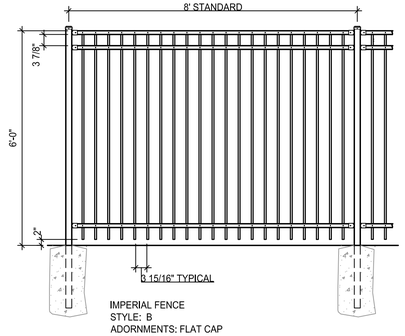
MODEL: #M4842
STYLE: MARKET STREET

AVAILABLE THROUGH:
IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
PH.: 800.338.4766
www.ironsmith.cc/

NOTES:
1. SLOT WIDTH IS 1/2" MAXIMUM, MEETS ADA COMPLIANCE.
2. GRATE CAST FROM IRON OR ALUMINUM TREE OPENING SIZE. 12", 18" OR 30"

2 L-3.1 TREE GRATE

PICTORIAL — 12G-XXX — NTS



IMPERIAL FENCE
STYLE: B
ADORNMENTS: FLAT CAP
COLOR: BLACK

FENCE MANUFACTURER:
MASTER HALCO
10968 RICHARDSON ROAD
ASHLAND, VA 23005
(804) 550-1984

NOTES:
1. OR APPROVED EQUAL
2. PICKET SPACING SHALL BE SET AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPACE.
3. ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING.
4. ALL STRUCTURAL ITEMS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON A SITE SPECIFIC GEOTECHNICAL REPORT.

5 L-3.1 6' TALL FENCE

ELEVATION/PICTORIAL — 1/2"=1'-0"

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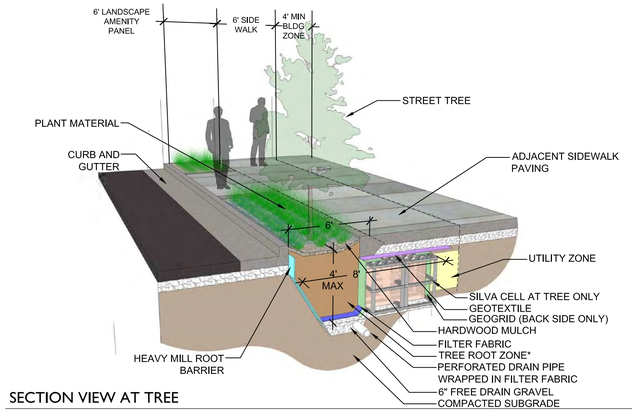
TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

HARDSCAPE DETAILS

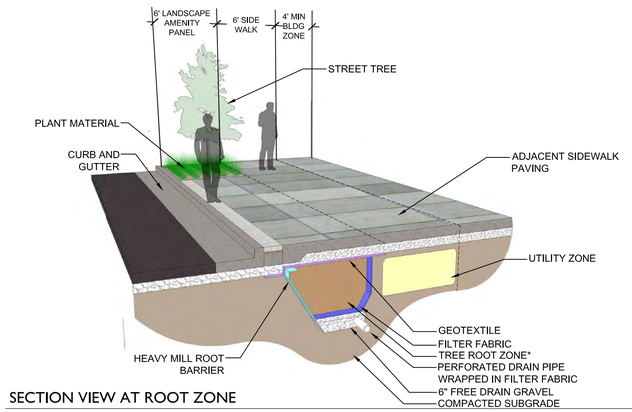
REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 06-10-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: JG
CHECKED BY: MC
QA/QC BY:
SCALE: AS SHOWN
PROJECT #: 2011009

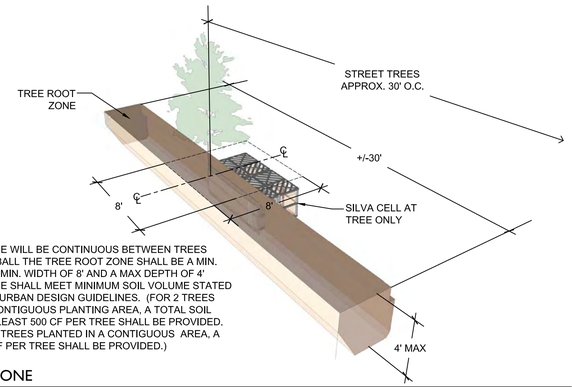
SHEET NUMBER:
L-3.1



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



NOTE:
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2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
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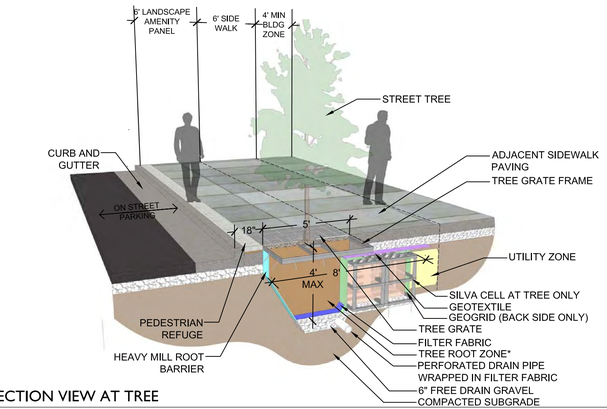
TREE ROOT ZONE

1 L-3.2 STREET TREE STANDARD PIT AT LOCAL STREET

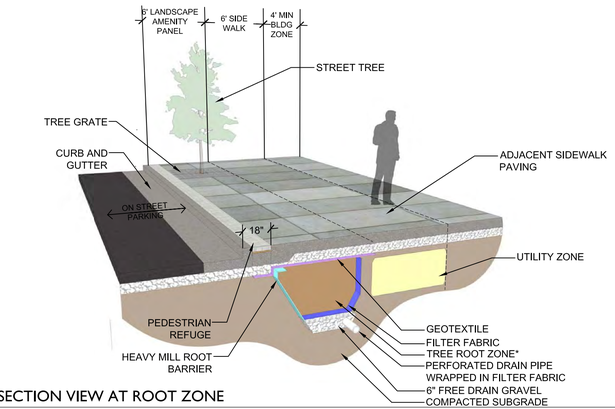
PERSPECTIVE SECTIONS

08A-225

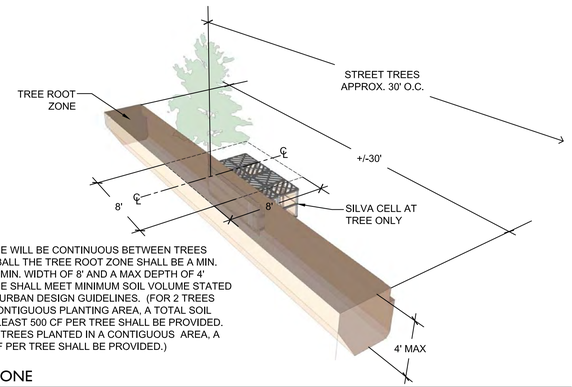
NTS



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



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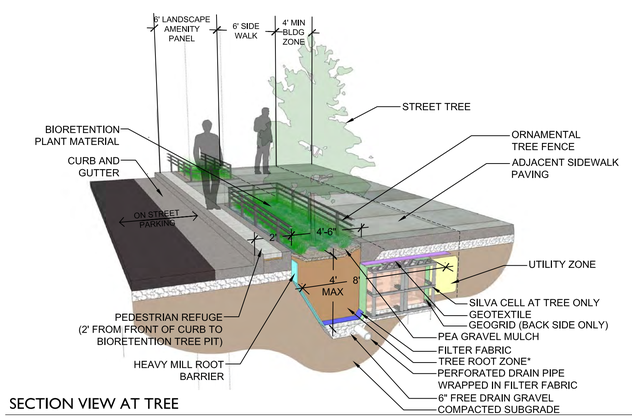
TREE ROOT ZONE

2 L-3.2 STREET TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET

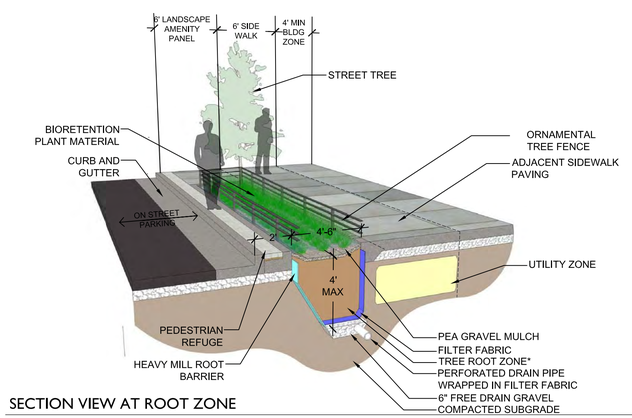
PERSPECTIVE SECTIONS

08A-226

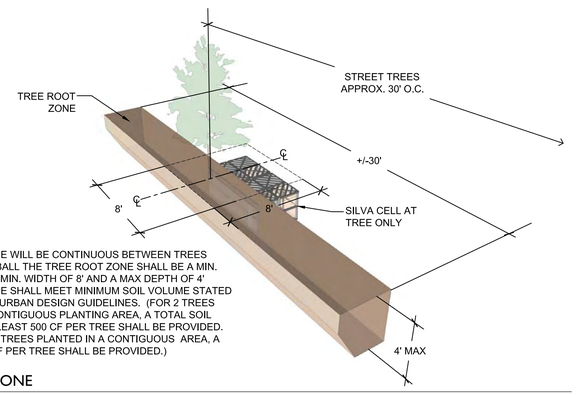
NTS



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



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TREE ROOT ZONE

3 L-3.2 STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT LOCAL STREET

PERSPECTIVE SECTIONS

08A-227

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

STREET TREE DETAILS

REVISIONS:
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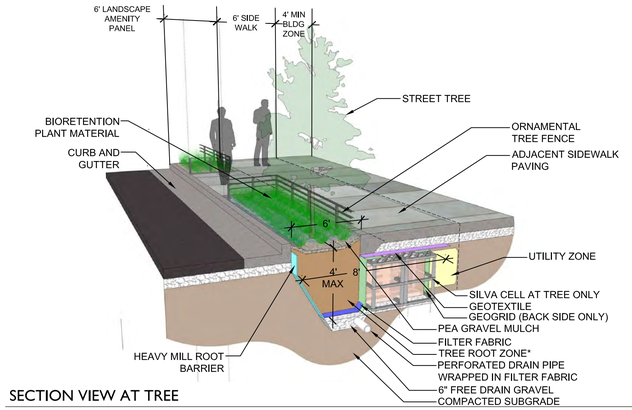
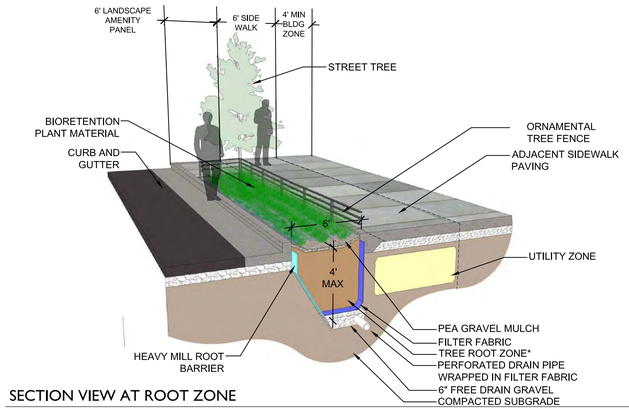
DRAWN BY: JG
CHECKED BY: MC
QA BY: CS
SCALE: AS SHOWN
PROJECT #: 2011009

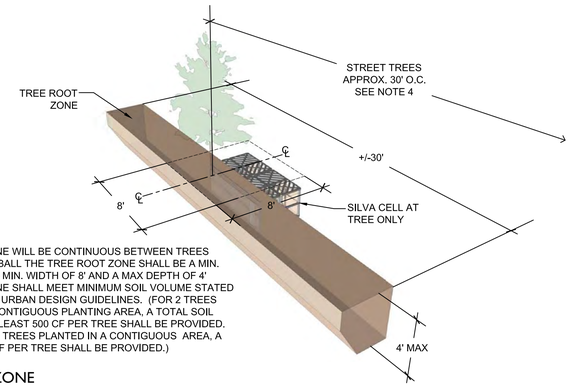
SHEET NUMBER:
L-3.2



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



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TREE ROOT ZONE

1 L-3.3 STREET TREE BIORETENTION PIT AT LOCAL STREET

PERSPECTIVE SECTIONS

08A-227

NTS

SECTION VIEW AT TREE

NOTE:
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TREE ROOT ZONE

2 L-3.3 STREET TREE BIORETENTION PIT AT BOULEVARD / COLLECTOR

PERSPECTIVE SECTIONS

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TYSONS WEST
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STREET TREE DETAILS

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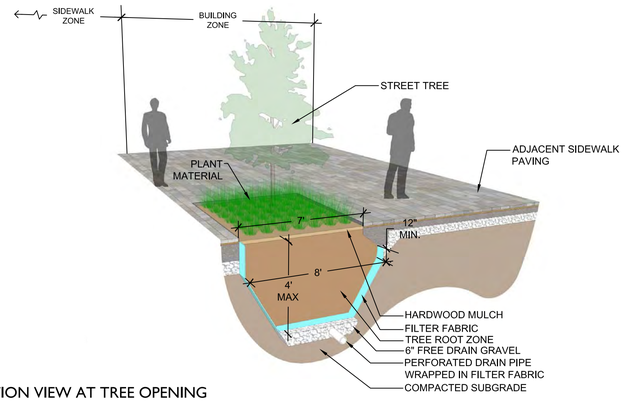
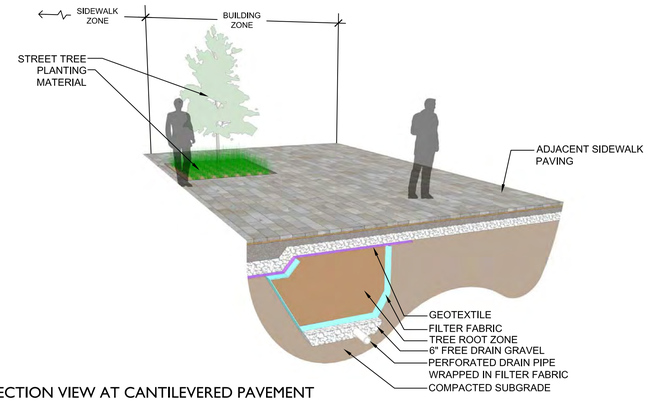
Rev 6 CDP Resubmission 08-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: JG
CHECKED BY: MC
QA BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

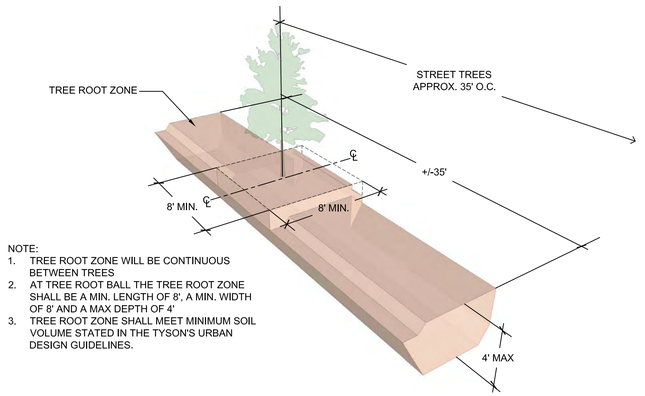
SHEET NUMBER:
L-3.3



SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT



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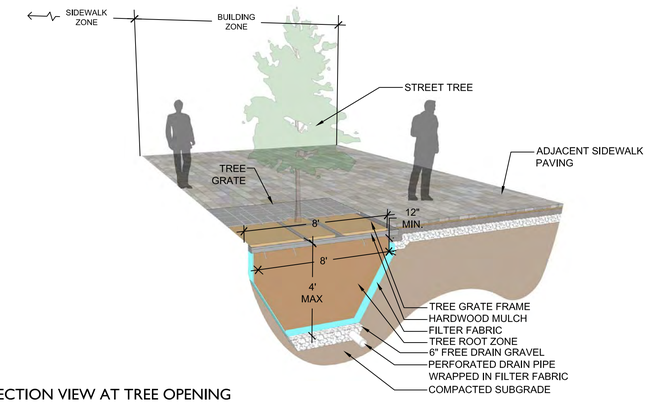
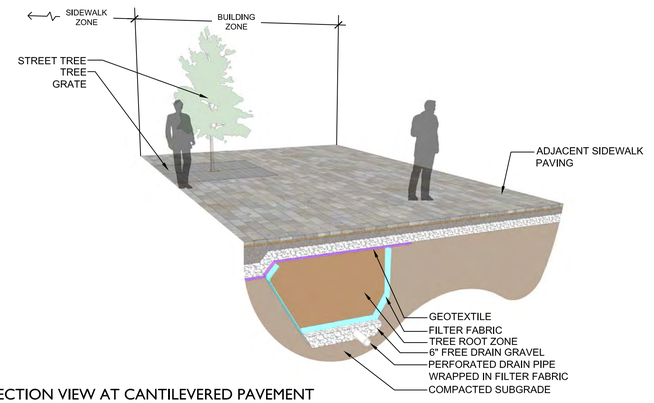
TREE ROOT ZONE

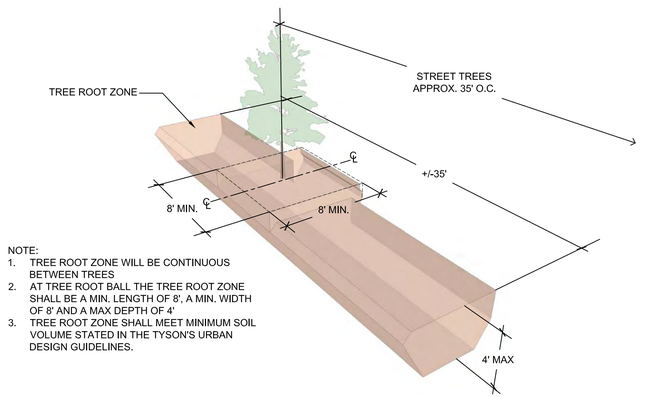
OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT



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TREE ROOT ZONE

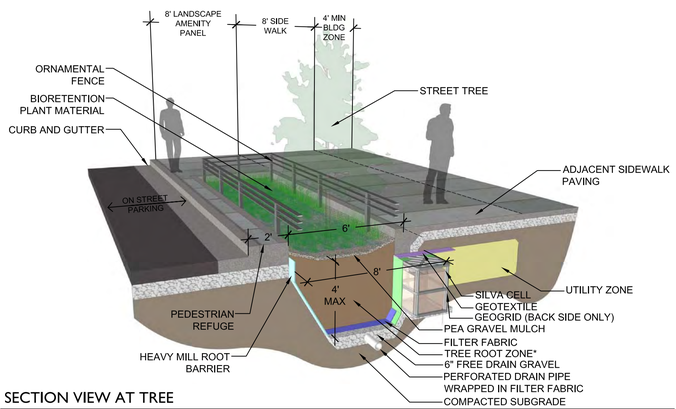
OPT. 2 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE - STREET TREE OPTION

1 STREET TREE OPTIONS (RT 7 DOUBLE ROW)

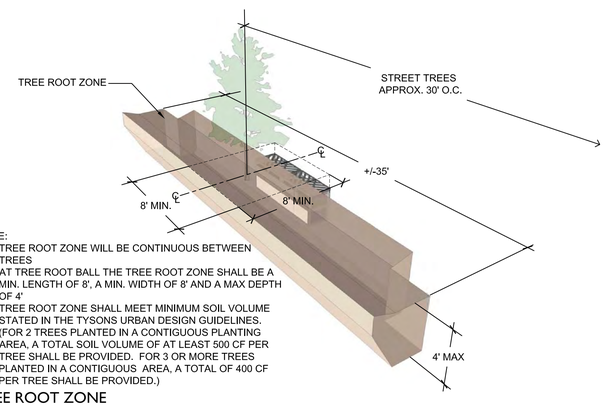
08A-XXX

L-3.4 PERSPECTIVE SECTIONS

NTS



SECTION VIEW AT TREE



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TREE ROOT ZONE

2 STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT COLLECTOR

08A-230

L-3.4 PERSPECTIVE SECTIONS

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TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

STREET TREE DETAILS

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Rev 4 Completeness Submission 03-11-2013
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Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: JG
CHECKED BY: MC
QC BY: KC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER: L-3.4

1 L-4.0 ELEVATION
CORNERSIDE BOULEVARD ELEVATION

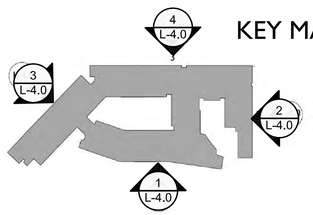
2 L-4.0 ELEVATION
FUTURE STREET ELEVATION

3 L-6.0 ELEVATION
BUILDING C - NORTH ELEVATION

4 L-4.0 ELEVATION
ROUTE 7 / LEESBURG PIKE ELEVATION

NOTE:
FINAL LOCATION OF STREETSCAPE TO BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN

KEY MAP



ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.

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ELEVATIONS

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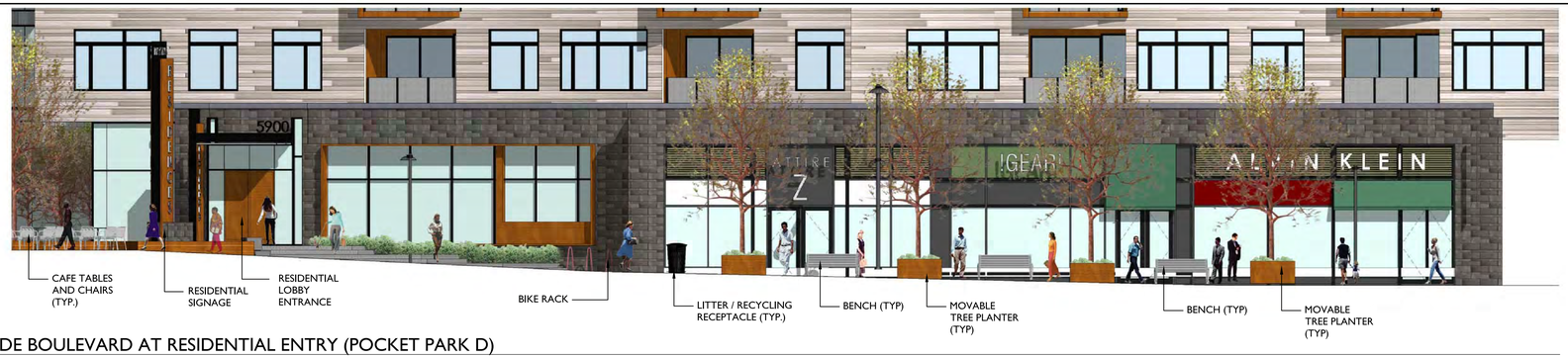
DATE: JUNE 20, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
CAD FILE: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-4.0



1 L-4.1 ELEVATION
CORNERSIDE BOULEVARD AT RESIDENTIAL ENTRY (POCKET PARK D)

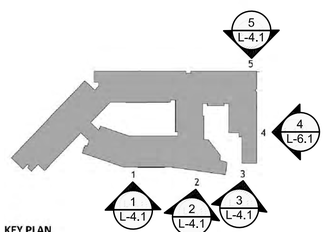
2 L-4.1 ELEVATION
CORNERSIDE BOULEVARD AT RETAIL PLAZA

3 L-6.1 ELEVATION
RETAIL PLAZA ELEVATION (URBAN PLAZA E)

4 L-4.1 ELEVATION
FUTURE STREET GROUND FLOOR ELEVATION

5 L-4.1 ELEVATION
ROUTE 7 / LEESBURG PIKE GROUND FLOOR ELEVATION

NOTE:
FINAL LOCATION OF STREETSCAPE TO BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN



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ELEVATIONS

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CHECKED BY: MC
QA/QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-4.1

1 L-4.2 WESTWOOD AT BUILDINGS D & A/B
ELEVATION

NTS

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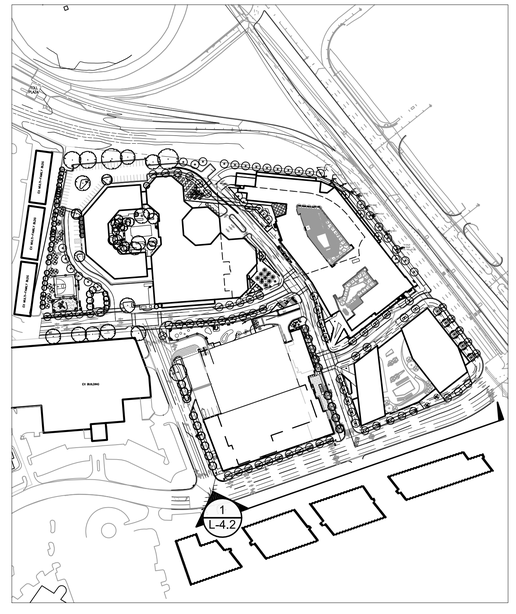

KEY MAP

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ELEVATIONS

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SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-4.2

1 L-4.3 EAST ELEVATION
ELEVATION

3 L-4.3 WEST ELEVATION
ELEVATION

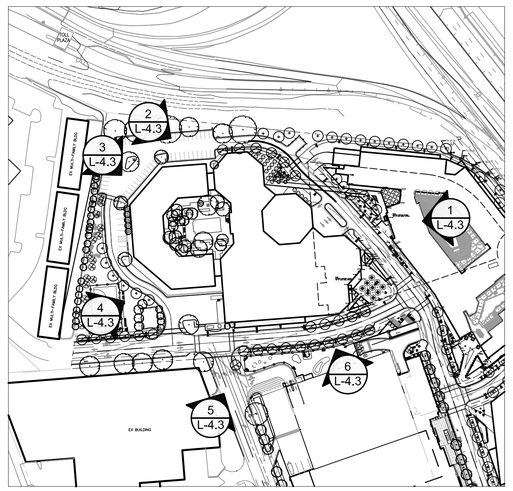
5 L-4.3 SOUTH ELEVATION
ELEVATION

2 L-4.3 NORTH ELEVATION
ELEVATION

4 L-4.3 SOUTHWEST ELEVATION
ELEVATION

6 L-4.3 SOUTH ELEVATION
ELEVATION

KEY MAP



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TYSONS WEST
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JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

ELEVATIONS - EXISTING BUILDING E

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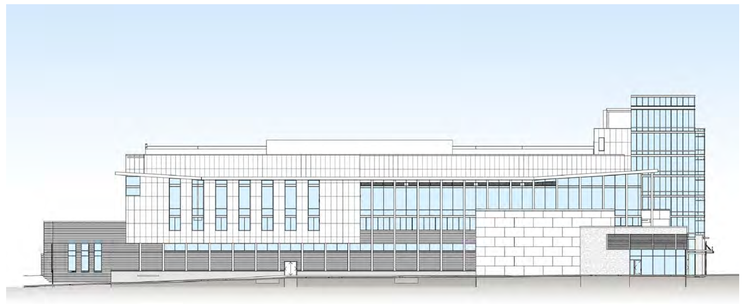
CHECKED BY: MC
QA/QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

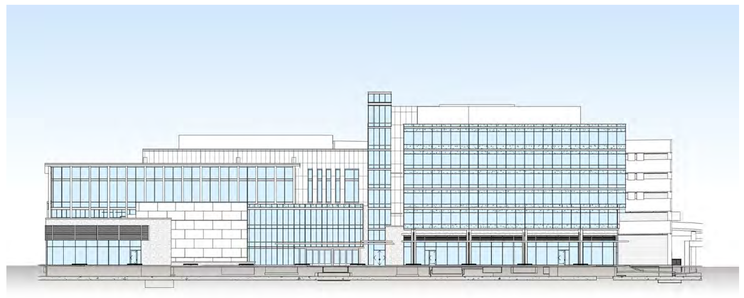
SHEET NUMBER:
L-4.3

1 L-4.4 EAST ELEVATION
ELEVATION NTS

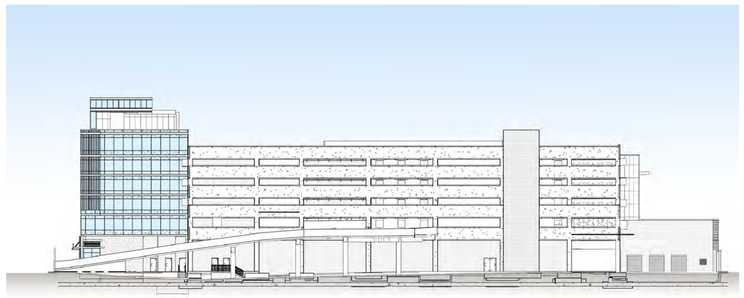


4 L-4.4 SOUTH ELEVATION
ELEVATION NTS

7 L-4.4 EAST ELEVATION
ELEVATION NTS



2 L-4.4 EAST ELEVATION
ELEVATION NTS

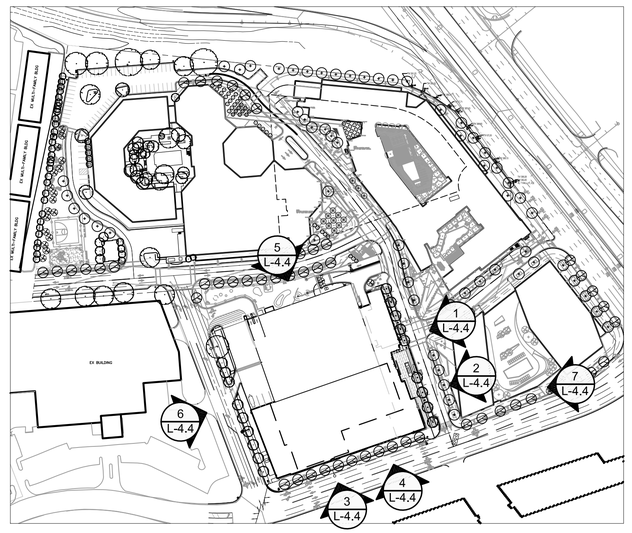


5 L-4.4 NORTH ELEVATION
ELEVATION NTS

2 L-4.4 SOUTH ELEVATION
ELEVATION NTS

6 L-4.4 WEST ELEVATION
ELEVATION NTS

KEY MAP



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ELEVATIONS - EXISTING BUILDING D

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Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
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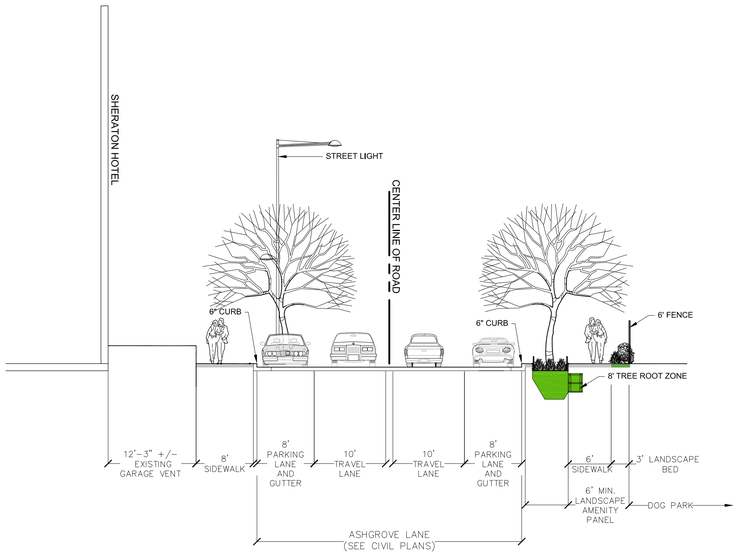
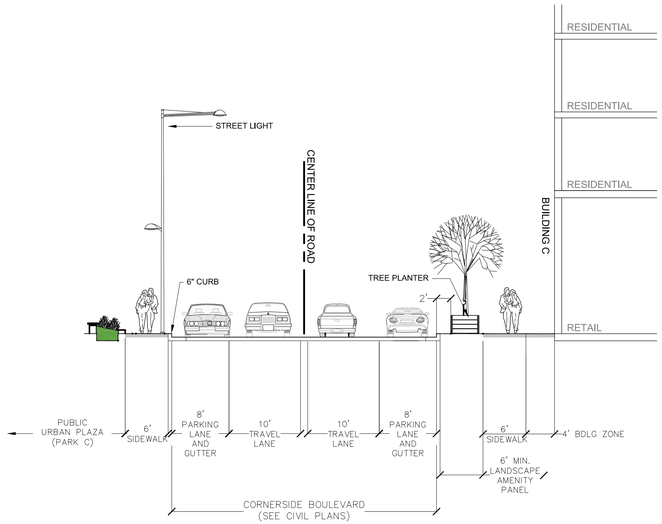
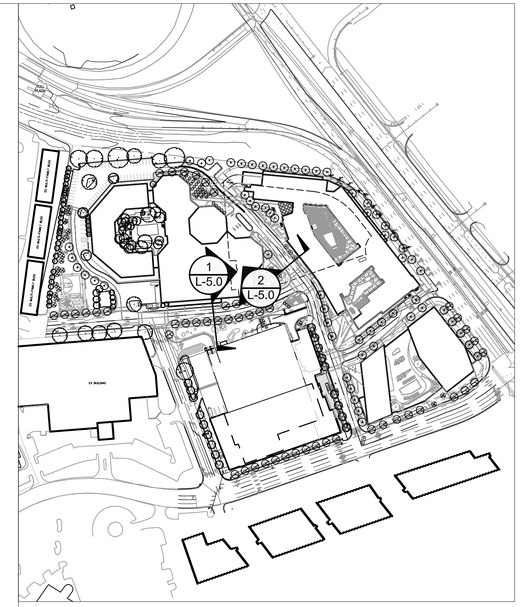
CHECKED BY: MC
QA BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-4.4







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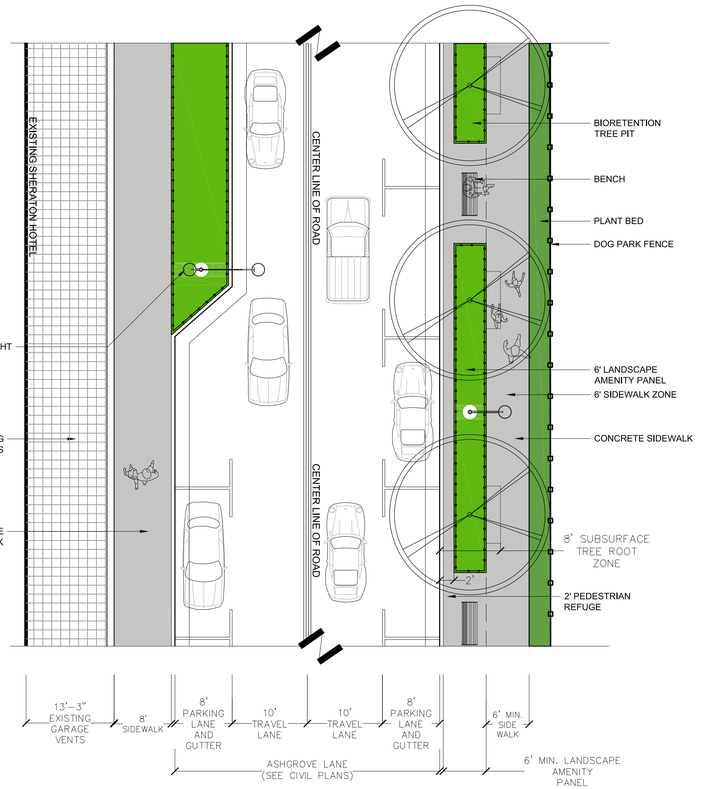
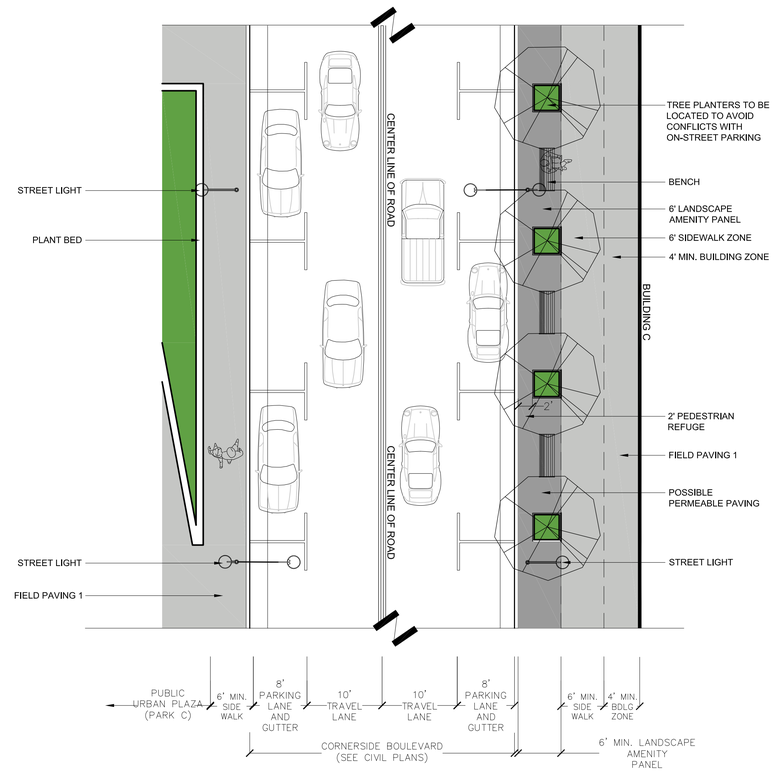


1 L-5.0 ASHGROVE LANE SECTION
SECTION
1" = 10'



2 L-5.0 CORNERSIDE BOULEVARD SECTION
SECTION
1" = 10'

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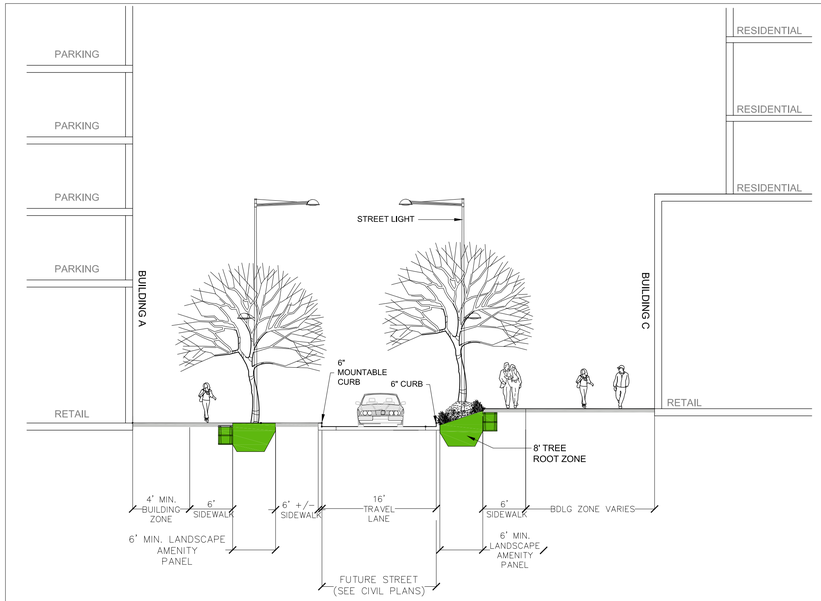
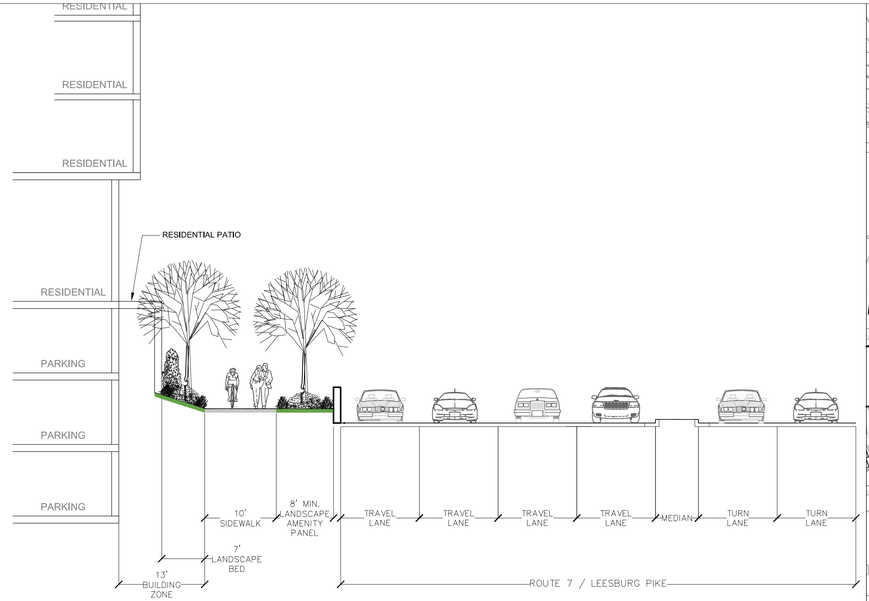
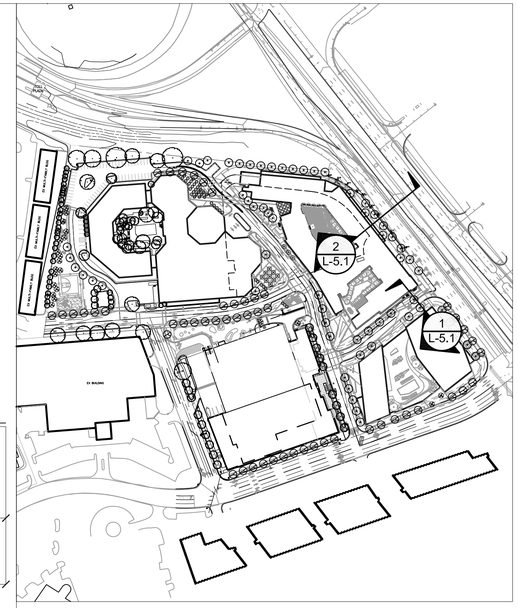
QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

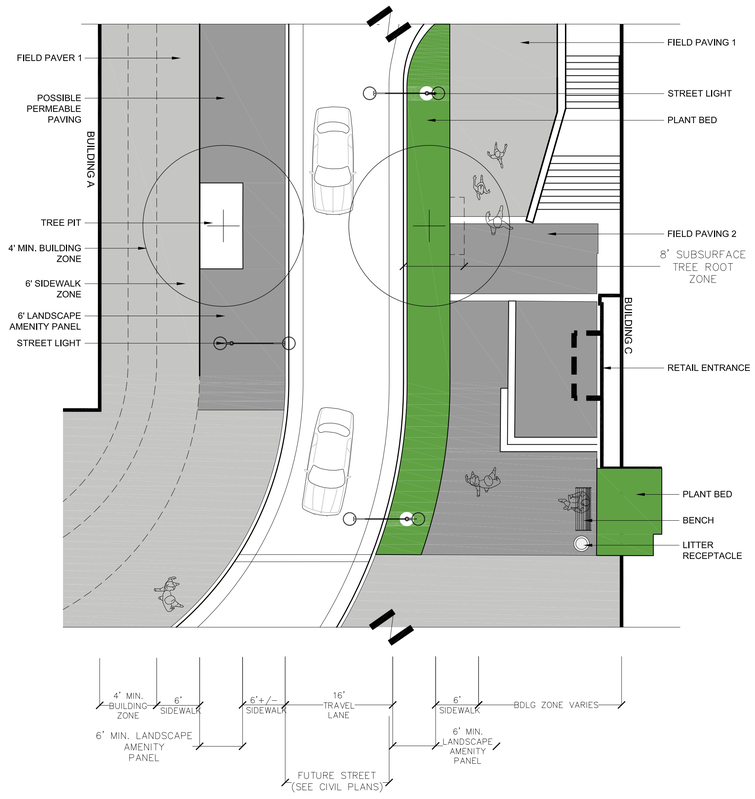
SHEET NUMBER:
L-5.0







KEY MAP



1 L-5.1 SECTION
FUTURE STREET SECTION
1" = 10'

2 L-5.1 SECTION
ROUTE 7 / LEESBURG PIKE SECTION
1" = 10'

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DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
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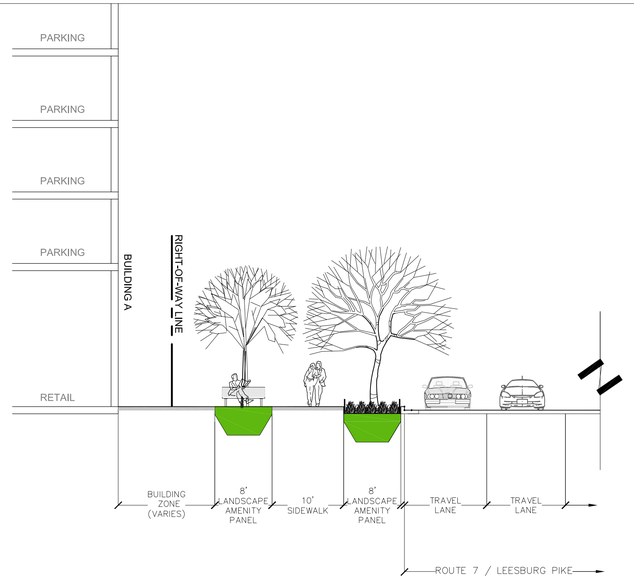
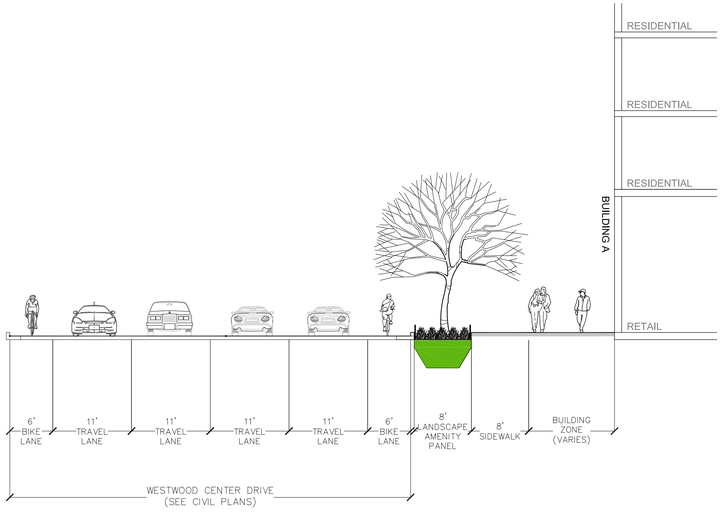
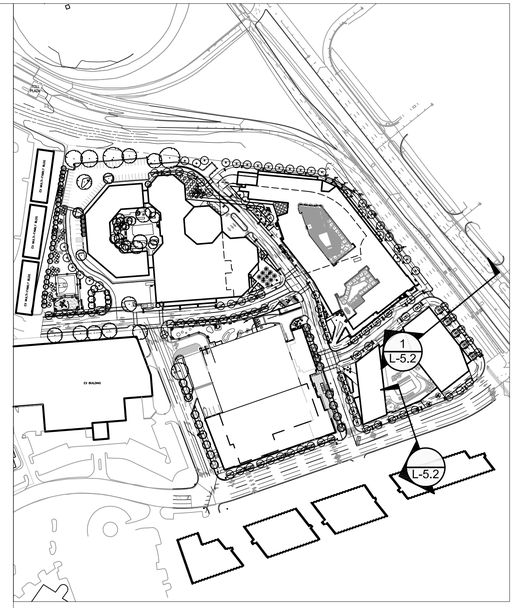
CHECKED BY: MC
QA/QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2010009

SHEET NUMBER:
L-5.1







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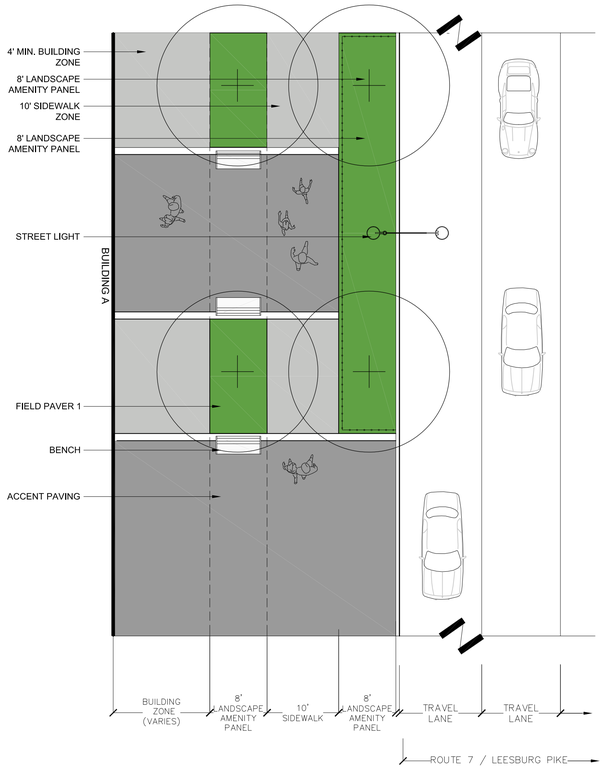
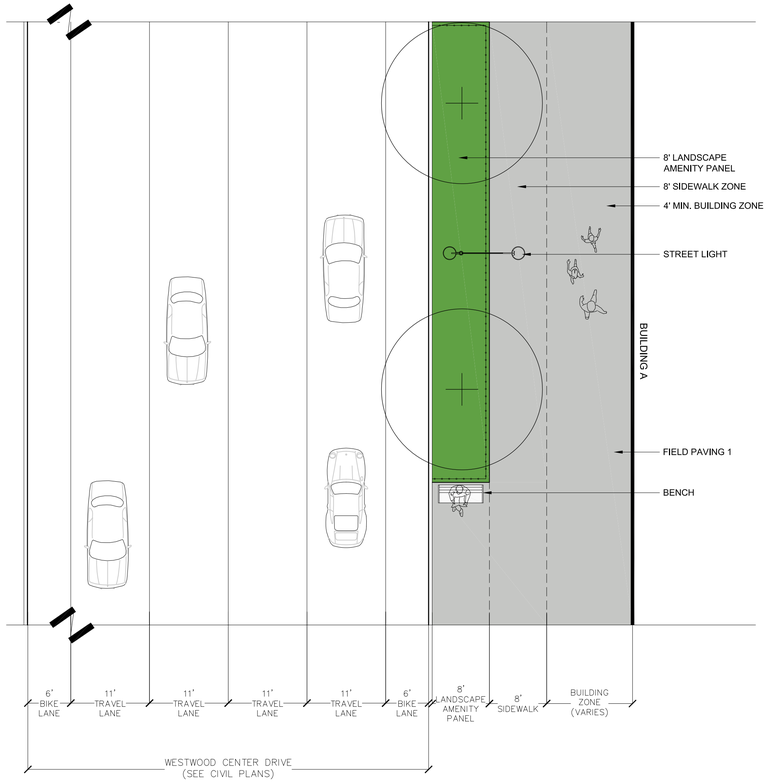


1 L-5.2 ROUTE 7 / LEESBURG PIKE SECTION
SECTION

1" = 10'



2 L-5.2 WESTWOOD CENTER DRIVE SECTION
SECTION

1" = 10'

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CHECKED BY: MC
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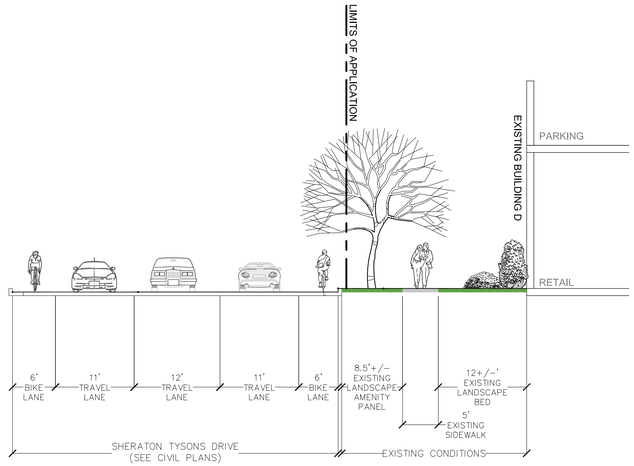
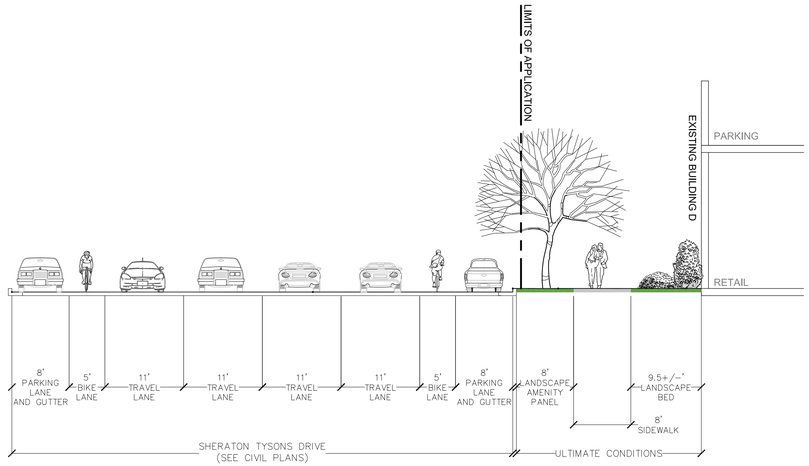
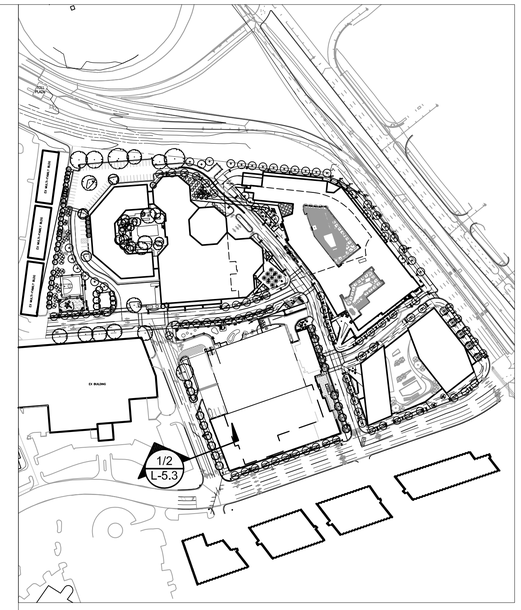
SCALE: AS SHOWN
PROJECT #: 2011009

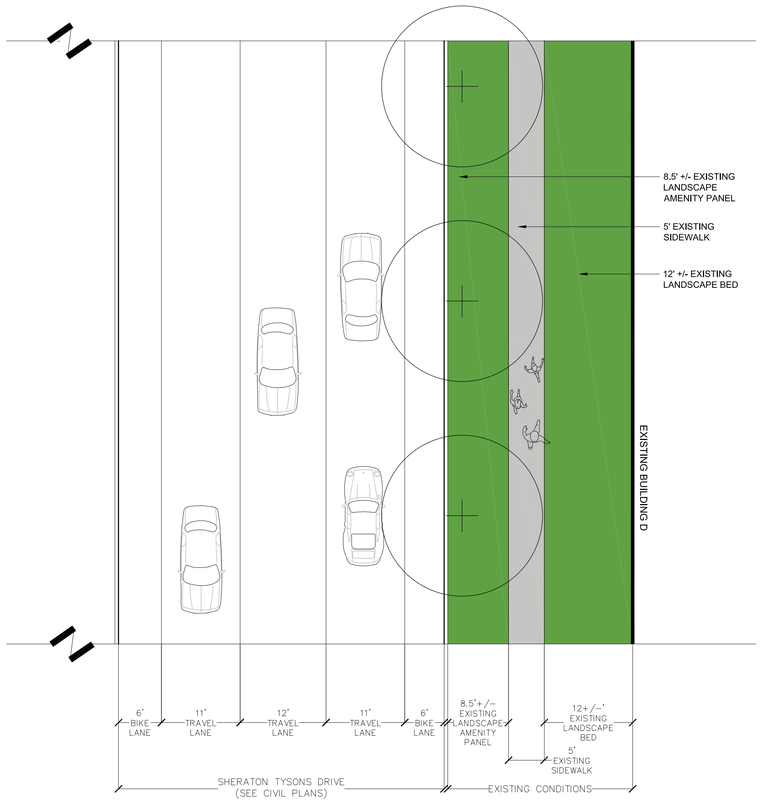
SHEET NUMBER:
L-5.2



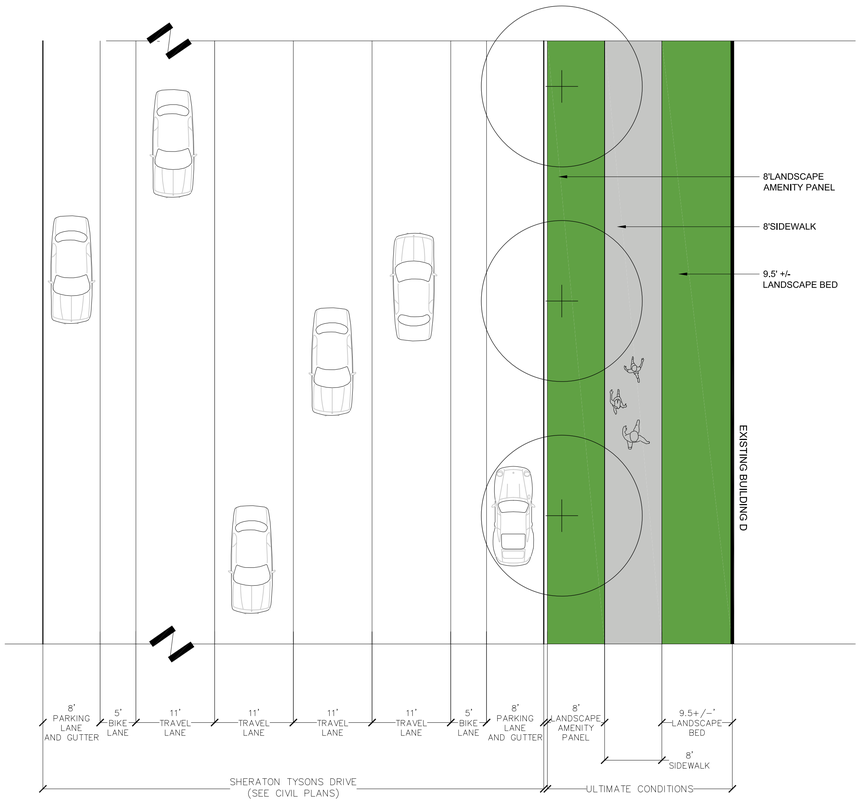




KEY MAP



1 L-5.3 SHERATON TYSONS DRIVE SECTION - EXISTING
SECTION
1" = 10'



2 L-5.3 SHERATON TYSONS DRIVE SECTION - ULTIMATE
SECTION
1" = 10'

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DATE: JUNE 30, 2011
DESIGNED BY: GC/KP
DRAWN BY: KP
CHECKED BY: MC
QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-5.3

1 L-6.0 PARK A (RECREATION-FOCUSED PARK)
PERSEPECTIVE

2 L-6.0 PARK B (DOG PARK)
PERSEPECTIVE

3 L-6.0 PARK C (URBAN PLAZA)
PERSEPECTIVE

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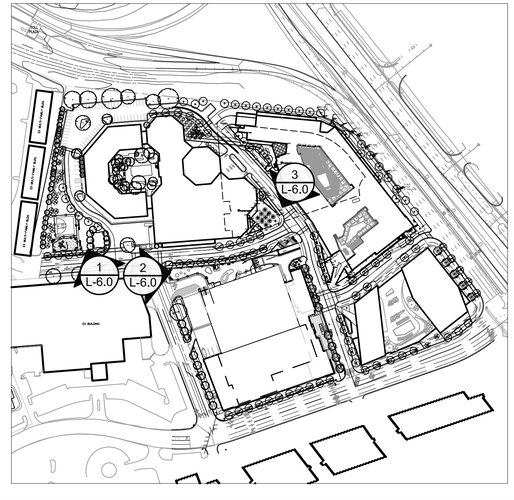
KEY MAP



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QA/QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-6.0

1 L-6.1 PARK D (POCKET PARK)
PERSEPECTIVE

2 L-6.1 PARK G (POCKET PARK)
PERSEPECTIVE

3 L-6.1 PARK H (POCKET PARK)
PERSEPECTIVE

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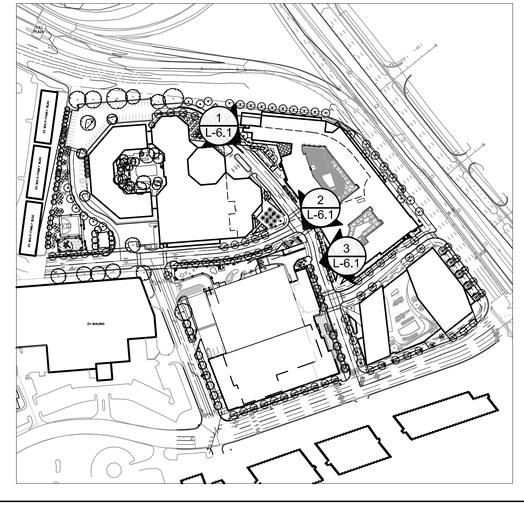
KEY MAP



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SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-6.1

1 L-6.2 PARK E (URBAN PLAZA)
PERSEPECTIVE

2 L-6.2 PARK I (POCKET PARK)
PERSEPECTIVE

3 L-6.2 LEESBURG PIKE/ROUTE 7
PERSEPECTIVE

4 L-6.2 BUILDING C NORTH FACADE
PERSEPECTIVE

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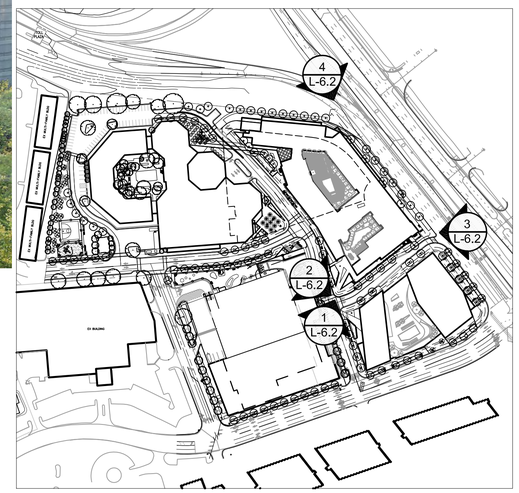

KEY MAP

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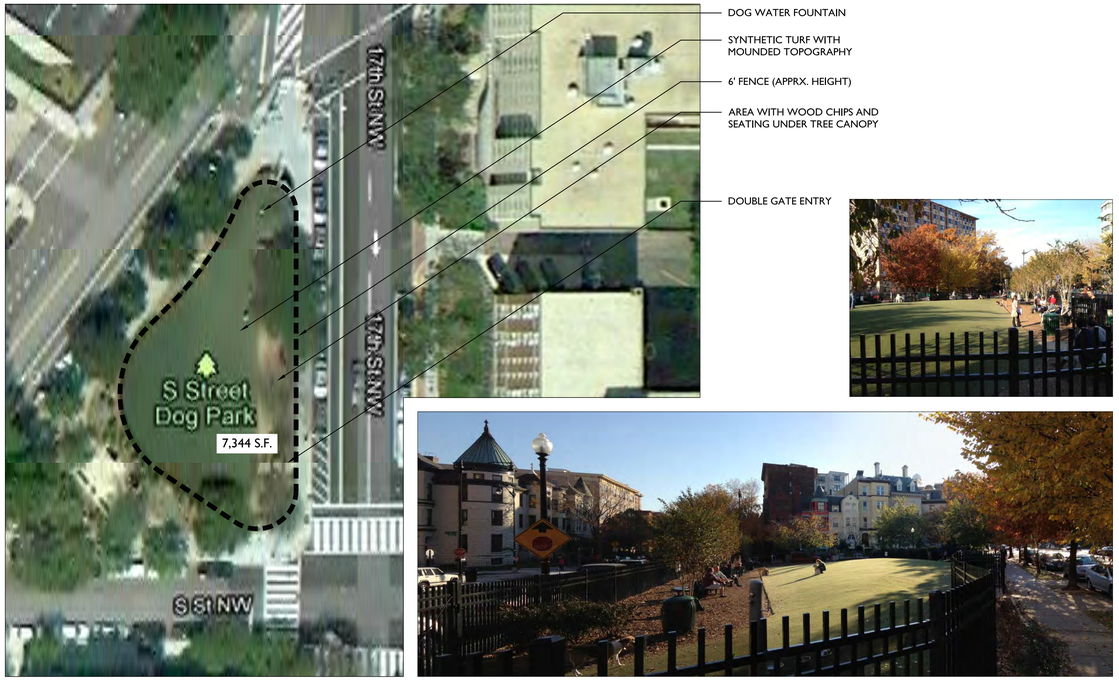
SHEET NUMBER:
L-6.2



DOG WATER FOUNTAIN

SYNTHETIC TURF WITH MOUNDED TOPOGRAPHY

6' FENCE (APPRX. HEIGHT)

AREA WITH WOOD CHIPS AND SEATING UNDER TREE CANOPY

DOUBLE GATE ENTRY

1 L-7.0 S STREET DOG PARK - DUPONT CIRCLE, WASHINGTON, DC

AERIAL / PHOTOGRAPH

1009-DP001

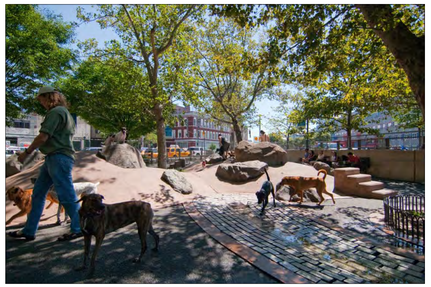
1" = 30'

2 L-7.0 LEROY STREET DOG RUN - NEW YORK CITY, NY

AERIAL / PHOTOGRAPH

1009-DP002

1" = 30'



ADVENTURE DOG PLAY

3 L-7.0 CHELSEA WATERSIDE DOG RUN - NEW YORK CITY, NY

AERIAL / PHOTOGRAPH

1009-DP003

1" = 30'

DOG WATER FEATURE

VARIED TOPOGRAPHY

4 L-7.0 KOWSKY PLAZA DOG RUN - BATTERY PARK CITY - NEW YORK CITY, NY

AERIAL / PHOTOGRAPH

1009-DP004

1" = 30'

NOTE: ALL DIMENSIONS AREA APPROXIMATE, MEASURED IN GOOGLE EARTH

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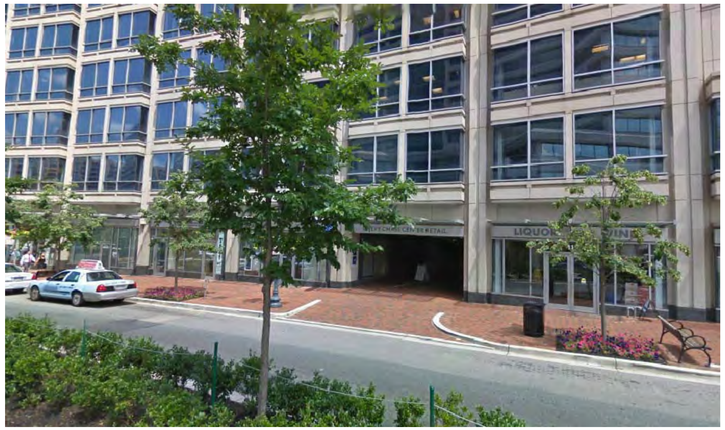
DESIGNED BY: KP
DRAWN BY: KP
CHECKED BY: MC
Q.C. BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

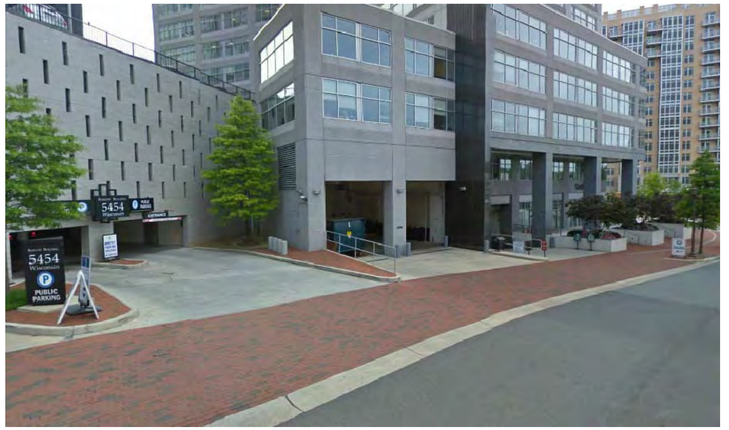
SHEET NUMBER:
L-7.0

STREETSCAPE TREATMENT PRECEDENTS

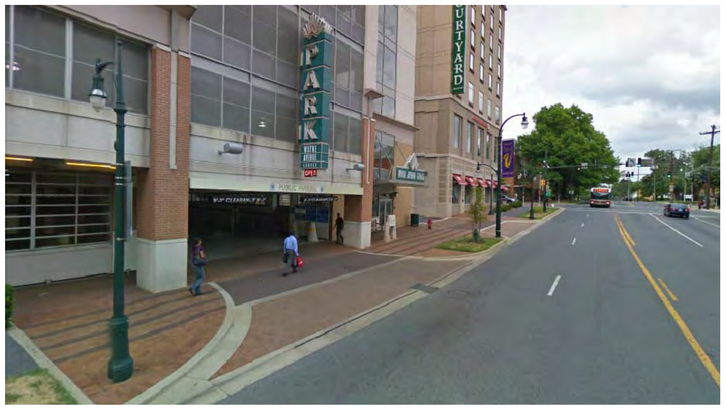


CHEVY CHASE, MD

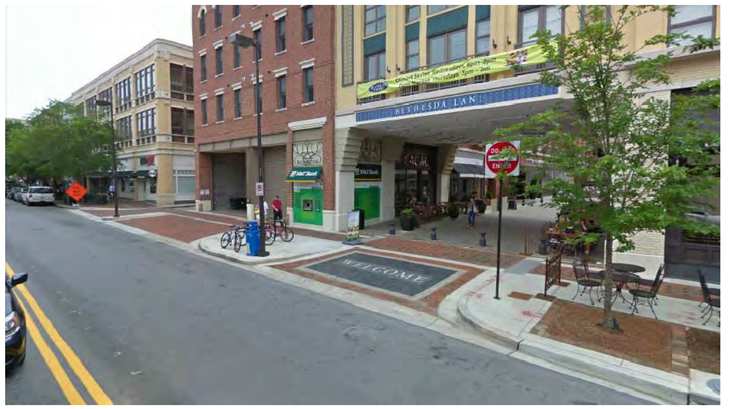
CHEVY CHASE, MD



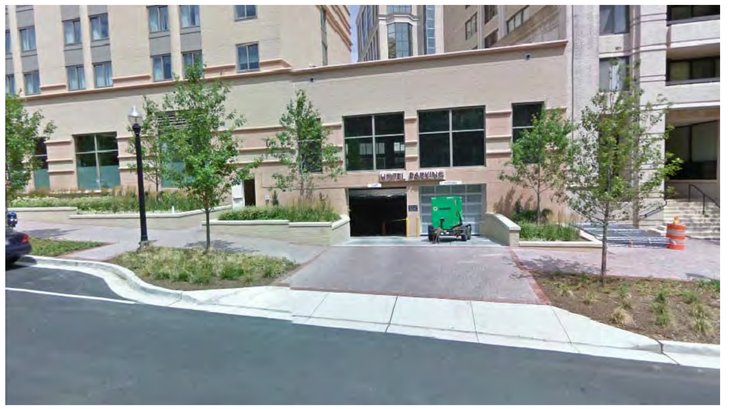
CHEVY CHASE, MD



SILVER SPRING, MD



BETHESDA, MD



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DRAWN BY: KP
CHECKED BY: MC
Q.C. BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-10-13
Rev 6 CDP Resubmission 06-12-13

SHEET NUMBER:
L-7.1

1 L-7.2 EAST FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT002
NTS

2 L-7.2 EAST FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT001
NTS

KEY MAP

3 L-7.2 SOUTH FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT003
NTS

4 L-7.2 WEST FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT005
NTS

5 L-7.2 WEST FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT004
NTS

6 L-7.2 NORTH FACADE - EXISTING CONDITIONS
PHOTOGRAPH
1009-CT006
NTS

NOTE: ALL DIMENSIONS ARE APPROXIMATE.

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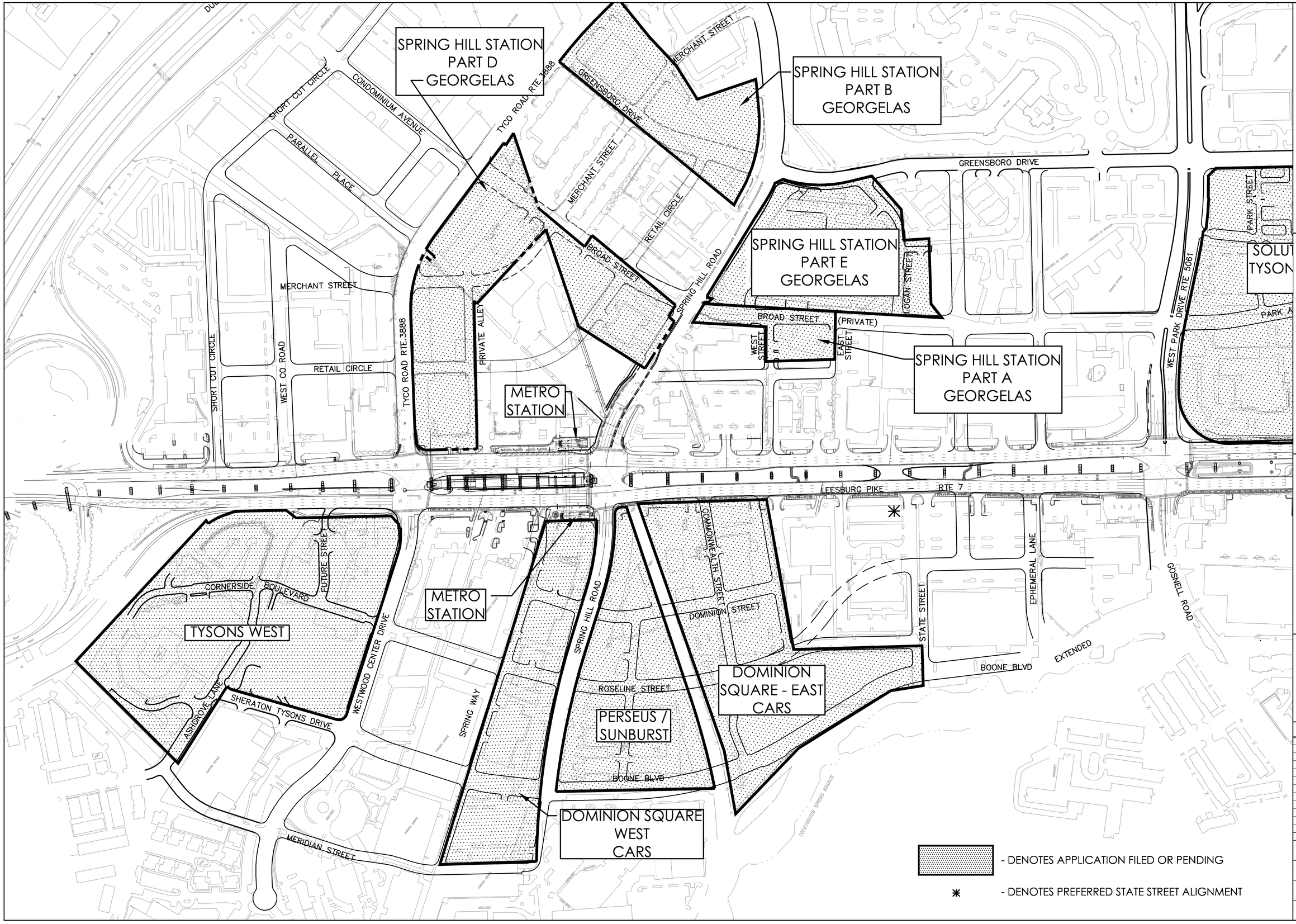
TYSONS WEST
CONCEPTUAL DEVELOPMENT PLAN
JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

EXISTING CONDITIONS - BUILDING E COOLING TOWER

REVISIONS:
Rev 1 Completeness Submission 10-21-2011
Rev 2 Completeness Submission 09-21-2012
Rev 3 Completeness Submission 01-03-2013
Rev 4 Completeness Submission 03-11-2013
Rev 5 CDP Resubmission 05-13
Rev 6 CDP Resubmission 06-12-13

DATE: JUNE 30, 2011
DESIGNED BY: PC
DRAWN BY: KP
CHECKED BY: MC
QC BY: MC
SCALE: AS SHOWN
PROJECT #: 2011009

SHEET NUMBER:
L-7.2



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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUB-SECTION CONTEXT STREET GRID PLAN

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
JFA	RMC

SCALE: 1"=150'

PROJECT/FILE NO. V7405

SHEET NO. S-1

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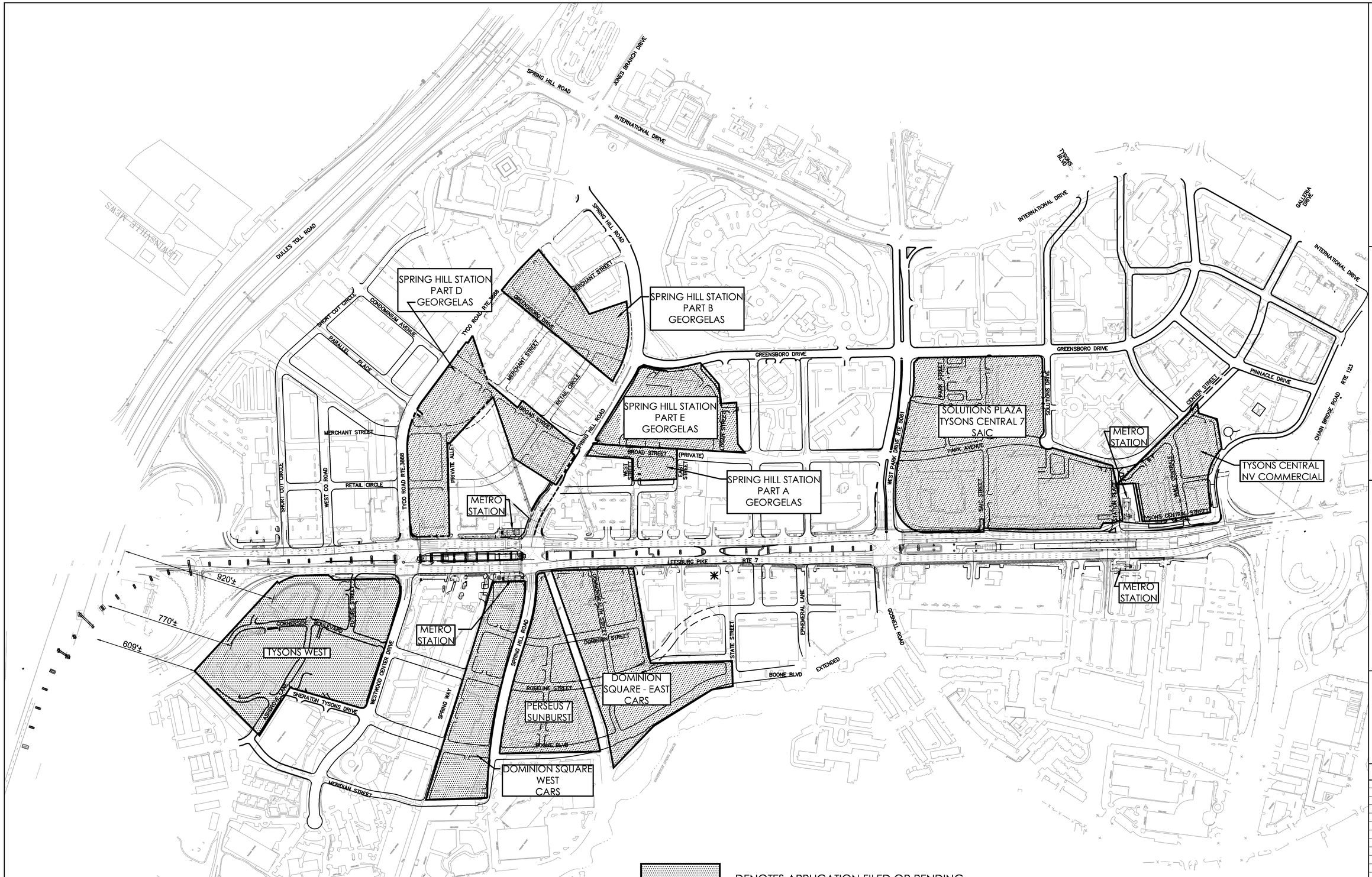

▨ - DENOTES APPLICATION FILED OR PENDING

✱ - DENOTES PREFERRED STATE STREET ALIGNMENT

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TYSONS WEST
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FAIRFAX COUNTY, VIRGINIA

SUB-SECTION AND ADJACENT SUB-SECTION CONTEXT STREET GRID PLAN

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
JFA	RMC

SCALE: 1"=250'

PROJECT/FILE NO. V7405

SHEET NO. S-2

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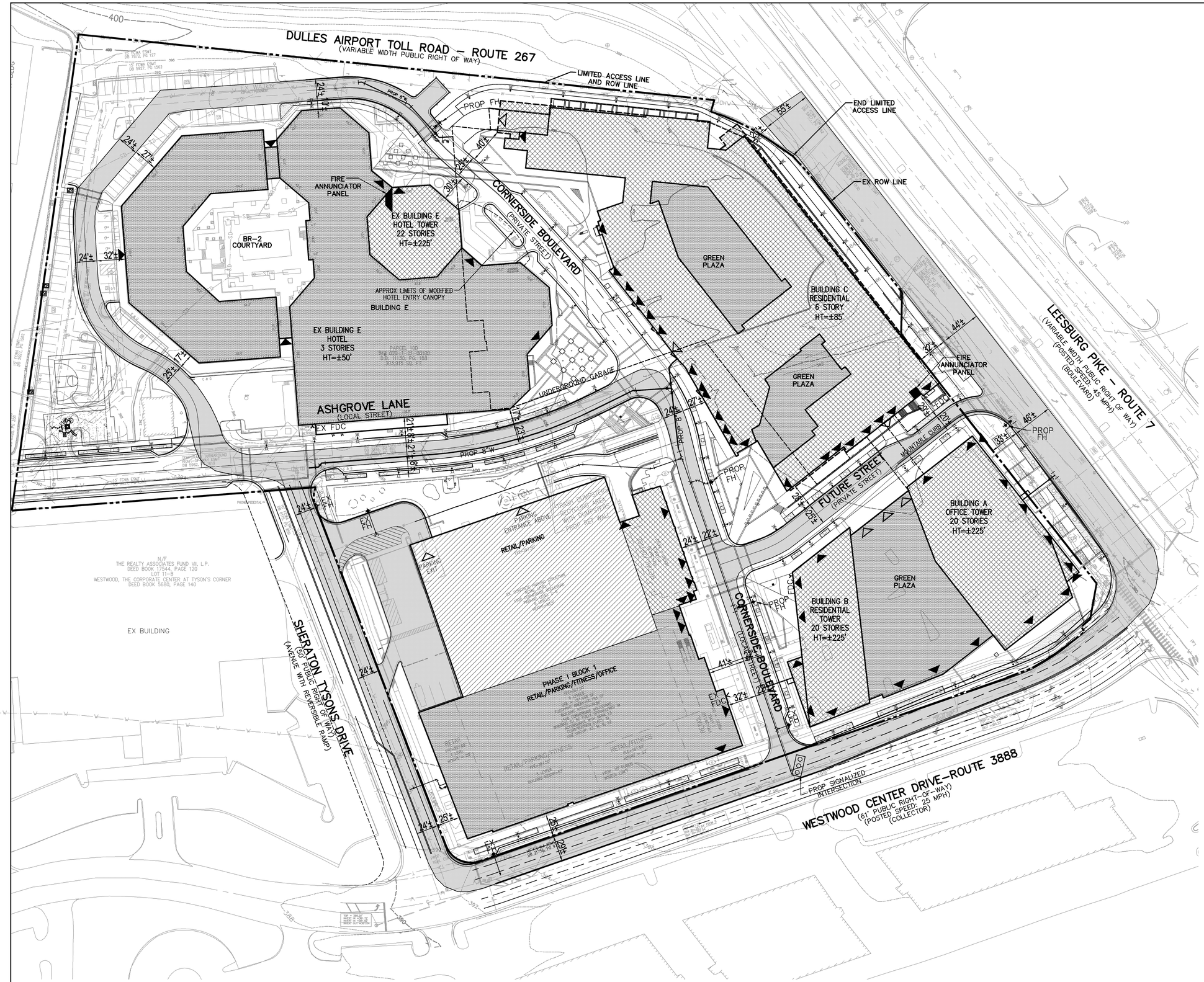

NOTE:
THE PORTION OF THE EXISTING BELOW GRADE PARKING STRUCTURE WHICH UNDERLIES THE PLANNED CORNERSIDE BOULEVARD EXTENSION WAS DESIGNED TO SUPPORT FIRE TRUCK LOADING (250 PSF UNIFORM LIVE LOAD) AT THE TIME IT WAS CONSTRUCTED IN 1985 AND CURRENTLY SERVES THAT FUNCTION BY PROVIDING FIRE TRUCK ACCESS TO THE EXISTING HOTEL. SUBSEQUENT TO THE ORIGINAL CONSTRUCTION OF THE EXISTING BELOW GRADE PARKING STRUCTURE, THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY (ADOPTED IN 1996) MODIFIED THE STRUCTURAL CODE SIGNIFICANTLY INCREASING THE FIRE TRUCK LOADING CRITERIA TO 450 PSF UNIFORM LIVE LOAD WHICH IS IN EXCESS OF THE STRUCTURAL CAPACITY OF THE EXISTING BELOW GRADE PARKING STRUCTURE. AS A RESULT OF PLANNED MODIFICATIONS TO THE EXISTING GARAGE (SUCH AS THE EXTENSION OF CORNERSIDE BOULEVARD), IT IS LIKELY THAT THE EXISTING GARAGE WILL BE REQUIRED TO CONFORM TO CURRENT CODES INCLUDING, BUT NOT LIMITED TO, THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY. AS PART OF IT'S SITE PLAN AND BUILDING PERMIT APPROVALS FOR BUILDING C, APPLICANT SHALL PURSUE A WAIVER/MODIFICATION OF THE INCREASED UNIFORM LIVE LOAD REQUIREMENT TO THE EXISTING STRUCTURE WITH THE GOAL OF PROVIDING FIRE TRUCK ACCESS / ROUTING CONSISTENT WITH WHAT IS CURRENTLY IN PLACE. IF THE APPLICANT IS NOT SUCCESSFUL IN OBTAINING SUCH A WAIVER/MODIFICATION, THE FIRE TRUCK ACCESS SHALL BE AS SHOWN ON THIS SHEET.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VA STATE GRID NORTH (VSC 83)

BUILDING DATA

BUILDING	C – PROPOSED
TYPE OF CONSTRUCTION	3A
NUMBER OF STORIES	5/6
BUILDING HEIGHT	75
USE GROUP	R–2
BUILDING FOOT PRINT	90,578 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

BUILDING	D – EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	6
BUILDING HEIGHT	95
USE GROUP	B
BUILDING FOOT PRINT	98,949 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

BUILDING	E – EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	22
BUILDING HEIGHT	215
USE GROUP	R–2
BUILDING FOOT PRINT	97,141 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

HEIGHT LEGEND

= VEHICULARLY ACCESSIBLE

= 10' – 50' HEIGHT

= 50 – 76' HEIGHT

= > 76' HEIGHT

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE LANE ACCESS PLAN

VIKA REVISIONS

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MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011

DATE:	JUNE 30, 2011
DES. PCC	DWN. RMC
SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	S–3

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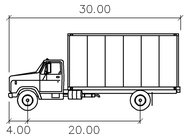
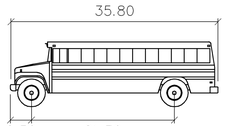
COLLECTOR/LOCAL DESIGN VEHICLE



SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

SU - Single unit truck

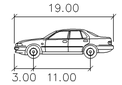
LOCAL/LOCAL DESIGN VEHICLE



S-BUS-36	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.6

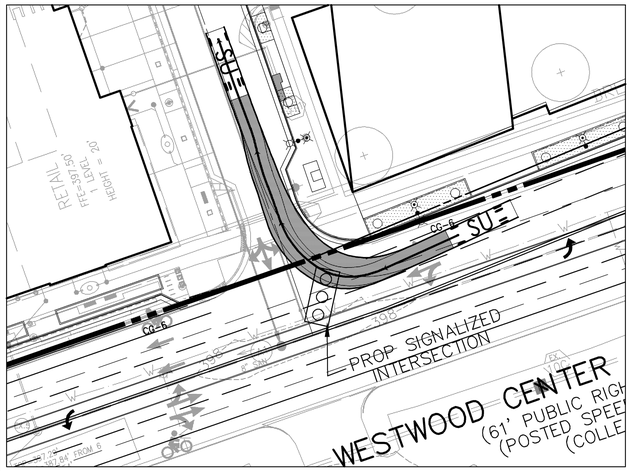
S-BUS-36 SCHOOL BUS

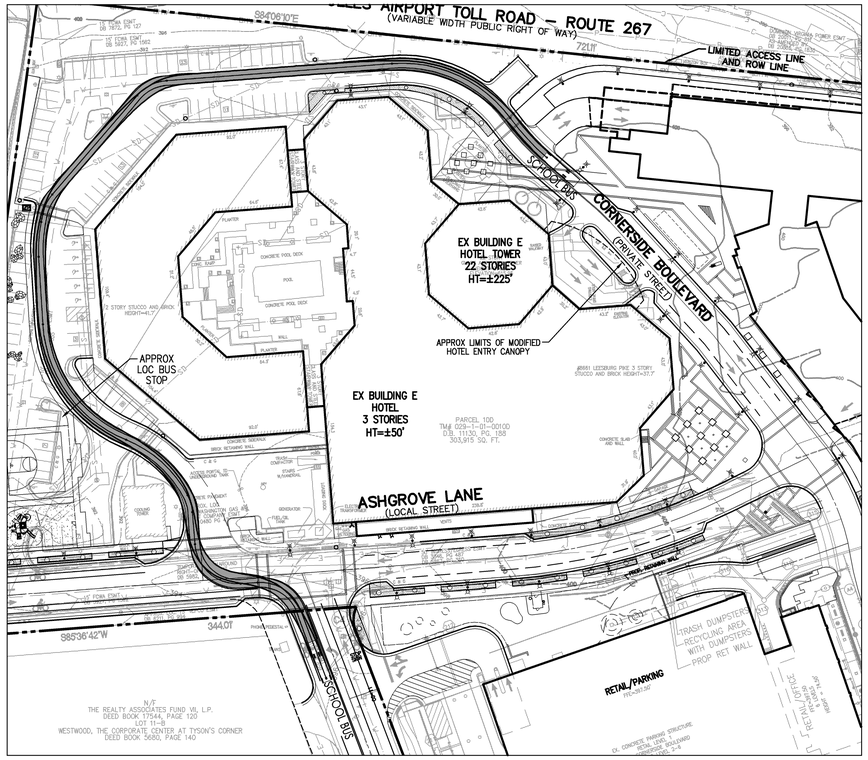
LOCAL/LOCAL DESIGN VEHICLE



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

P- Passenger car

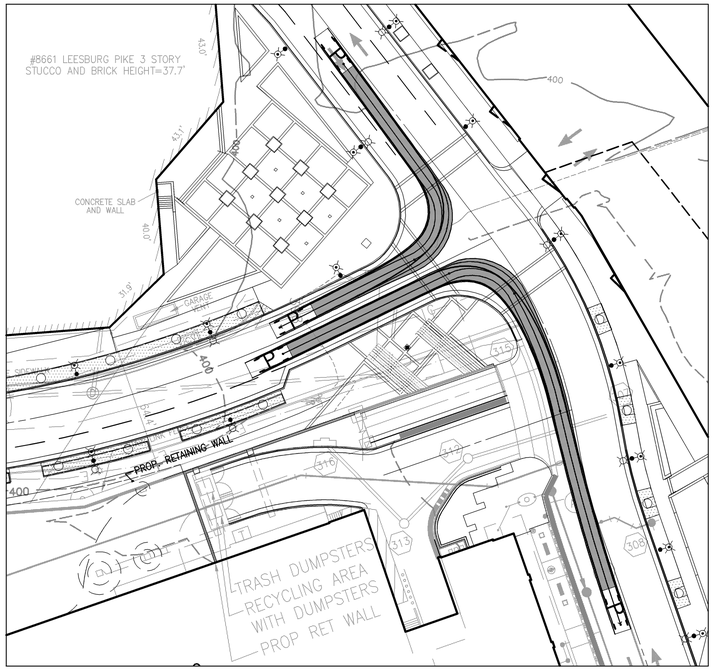


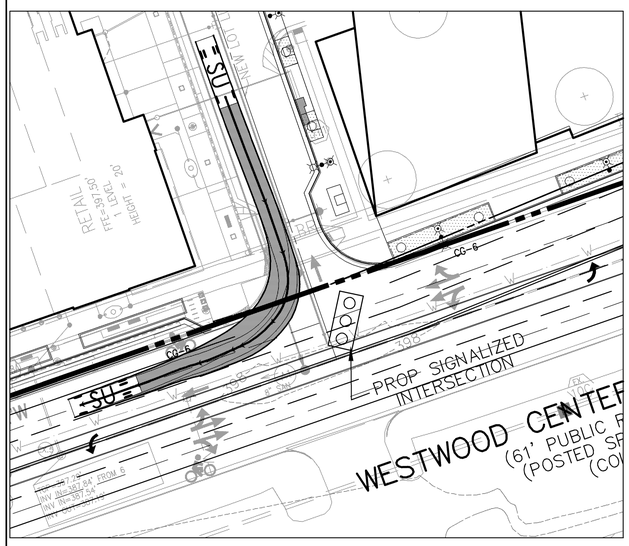


GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



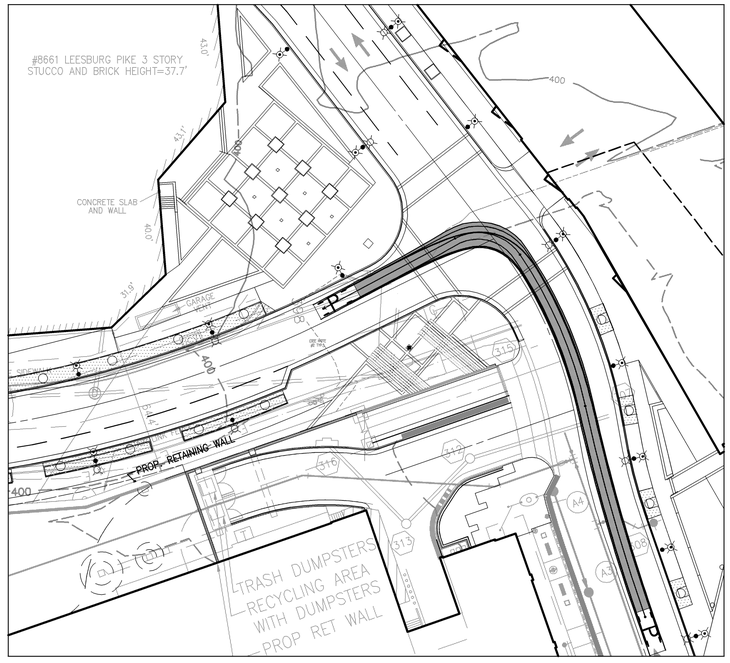


VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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DESIGN VEHICLE TURNING MOVEMENTS EXHIBIT

VIKA REVISIONS

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SCALE:	1"=30'
PROJECT/FILE NO.	V7405A
SHEET NO.	S-4

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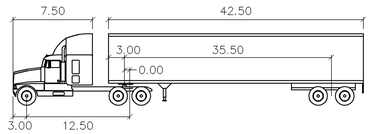
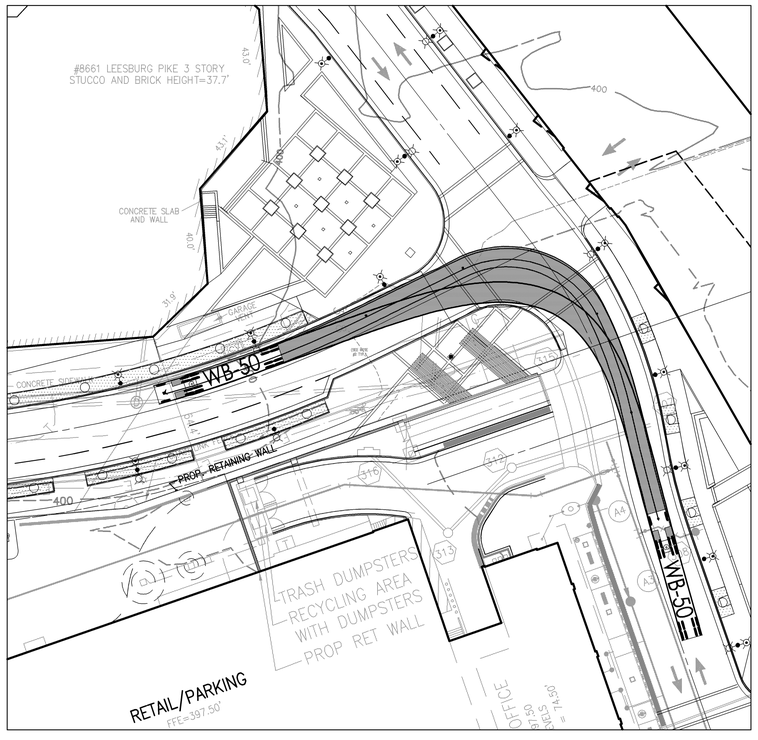
COLLECTOR/LOCAL AND LOCAL/LOCAL CONTROL VEHICLE

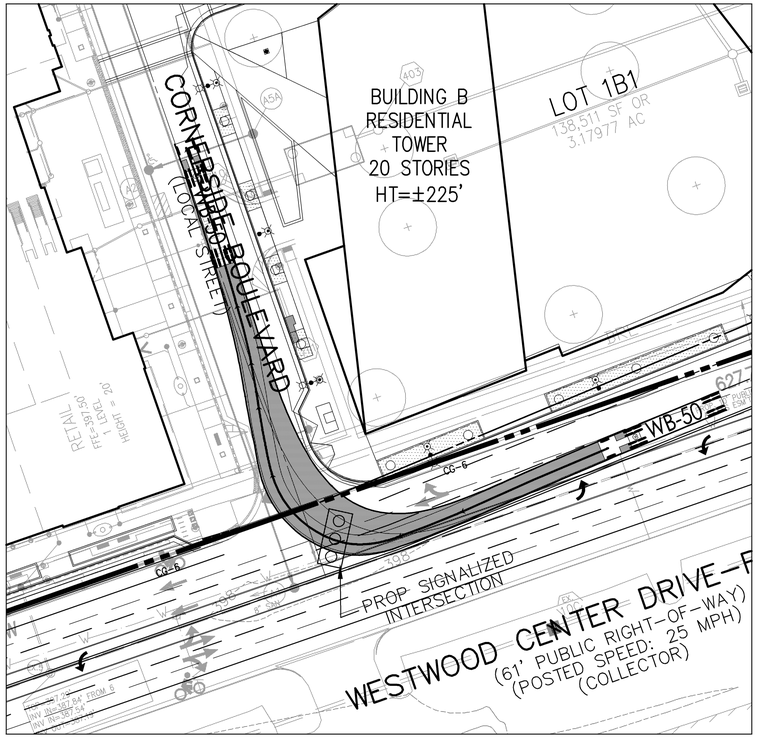


WB–50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

WB-50: 50 feet Semi-trailer





VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONTROL
VEHICLE TURNING
MOVEMENTS EXHIBIT

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
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JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
PCC	RMC

SCALE: 1"=30'

PROJECT/FILE NO. V7405A

SHEET NO. S–5

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LEGEND

WATER	-	BLUE
STORM SEWER	-	GREEN
SANITARY SEWER	-	BROWN
ELECTRIC	-	ORANGE
GAS	-	RED

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DULLES AIRPORT TOLL ROAD – ROUTE 267
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

LEESBURG PIKE – ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(PROPOSED SPEED: 45 MPH)
(BOULEVARD)

CORNERSIDE BOULEVARD
(PRIVATE STREET)

ASHGROVE LANE
(LOCAL STREET)

SHERATON TYSONS DRIVE
(50' PUBLIC RIGHT OF WAY)
(AVENUE WITH REVERSIBLE RAMP)

FUTURE STREET
(PRIVATE STREET)

CORNERSIDE BOULEVARD
(LOCAL STREET)

WESTWOOD CENTER DRIVE–ROUTE 3888
(61' PUBLIC RIGHT-OF-WAY)
(POSTED SPEED: 25 MPH)
(COLLECTOR)

TYCO ROAD
(COLLECTOR)

EX MULTI-FAMILY BLDG
WESTWOOD VILLAGE CONDOMINIUM
DEED BOOK 10676, PAGE 1203

EX BUILDING E
HOTEL TOWER
22 STORIES
HT=±225'

EX BUILDING E
HOTEL
3 STORIES
HT=±50'

BR–2
COURTYARD

GREEN PLAZA

BUILDING C
RESIDENTIAL
6 STORY
HT=±85'

BUILDING A
OFFICE TOWER
20 STORIES
HT=±225'

BUILDING B
RESIDENTIAL
TOWER
20 STORIES
HT=±225'

PHASE I BLOCK 1
RETAIL/PARKING/FITNESS/OFFICE

RETAIL/PARKING

RECREATION FOCUSED PARK "A"

POCKET PARK "1"

URBAN PLAZA "C"

NOTE:
PARKING IN THIS AREA IS RESTRICTED TO VISITOR PARKING FOR WESTWOOD VILLAGE CONDOMINIUM

N/F
THE REALTY ASSOCIATES FUND VII, L.P.
DEED BOOK 17544, PAGE 120
LOT 11–B
WESTWOOD, THE CORPORATE CENTER AT TYSON'S CORNER
DEED BOOK 5680, PAGE 140

PARCEL 10D
TM# 029–1–01–0010D
D.B. 11130, PG. 188
303,915 SQ. FT.

EX BUILDING

EX STREET LIGHT

EX CURB

PROP SIGNALIZED INTERSECTION

POTENTIAL GAS RELOCATION

PRESSURE REDUCING VALVES

POTENTIAL LOCATION FOR TRANSFORMER VAULT RECESSED INTO BLDG

WHILE THESE WALLS ARE IMMEDIATELY ADJACENT THEY ARE INDEPENDENT AND NOT CONNECTED

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TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL UTILITY AND SIGHT DISTANCE PLAN

VIKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
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OCTOBER 21, 2011	
DATE:	JUNE 30, 2011
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SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	S–6

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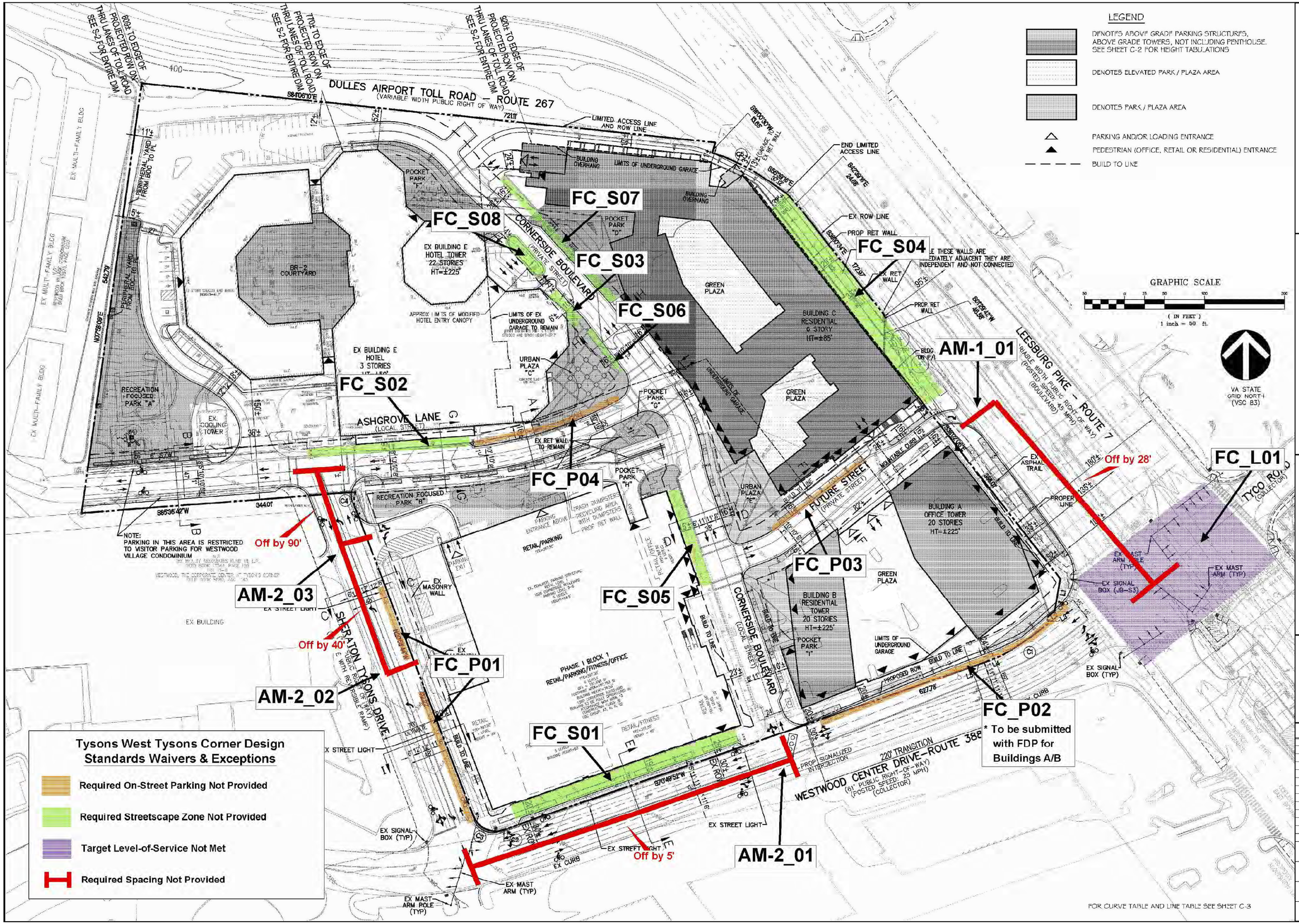

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TYSONS WEST

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS/EXCEPTIONS OF TYSONS CORNER TRANSPOTATION DESIGN STANDARDS

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES. ENG	DWN. RMC
SCALE: N/A	
PROJECT/FILE NO. V7405A	
SHEET NO. S-7	

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

CLASSIFICATION / CRITERIA	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	AVENUE	Sheraton Tysons Drive (NIS)	COLLECTOR	Westwood Center Drive (Route 3888)	LOCAL	Cornerside Boulevard (NIS)	Ashgrove Lane (NIS)	Future Street (Private Street)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional[3, 7]	N/A	Optional[3, 7]	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[9]	Restricted	✓	Required (8')	Need Waiver	Required (8')	Need Waiver	Required (7'-8')	✓	Need Waiver	Need Waiver
Target LOS (Table 2, DS-5)	D/E[1]	Need Waiver	E	✓	E	✓	E	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	2-4 lanes	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	25-30 mph	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	25-30 mph	✓	25 mph	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	Discretionary	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd [2]	N/A	525'-660'[5]	✓	425'-660' [5]	* See Below	325'-660'	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	200'-660'	N/A	100'-660'	✓	✓	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	200'-660'	N/A	155'-660'	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	*See Below	155'	N/A	50'	✓	✓	N/A
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'	✓	10'-11'[4]	✓	10'	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	Need Waiver, Areas less than 33' wide	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	Need Waiver, Areas less than 20' wide	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	Need Waiver, Areas less than 16' wide	Need Waiver, Areas less than 16' wide	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	155'	✓	155'	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[6]	✓	4'-6'[6]	✓	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 880 to 1,230 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb, curbside parking, and right turn lanes.
7. On circulator routes medians should be 24'-36' on Avenues and Collectors.
8. Existing Lane Widths

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

Leesburg Pike (New Future Street Right-out to Westwood Center Dr)
- Centerline to centerline distance = 297' (325' required) exception for 28'

Westwood Center Dr (New signal at Cornerside Blvd to planned signal at Sheraton Tysons Dr)
- Centerline to centerline distance = 420' (425' required) exception for 5'

*Sheraton Tysons Dr (Phase I north driveway to Ashgrove Lane)
- Centerline to centerline distance = 110' (200' required) exception for 90'

*Sheraton Tysons Dr (Phase I north driveway to Phase I south driveway)
- Centerline to centerline distance = 160' (200' required) exception for 40'

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

TYSONS WEST
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROAD DESIGN STANDARDS SUMMARY

VIKA REVISIONS

JUNE 12, 2013
MAY 10, 2013
MARCH 11, 2013
JANUARY 3, 2013
SEPTEMBER 21, 2012
OCTOBER 21, 2011
DATE: JUNE 30, 2011

DES.	DWN.
ENG	RMC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. S-8

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