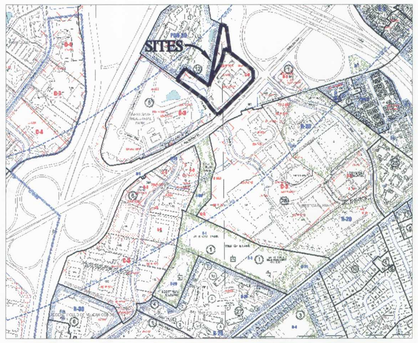
SCOTTS RUN STATION NORTH
RZ-2011-PR-0000
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2011



TAX MAP/VICINITY MAP

SCALE: 1"=1000'

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CIVIL

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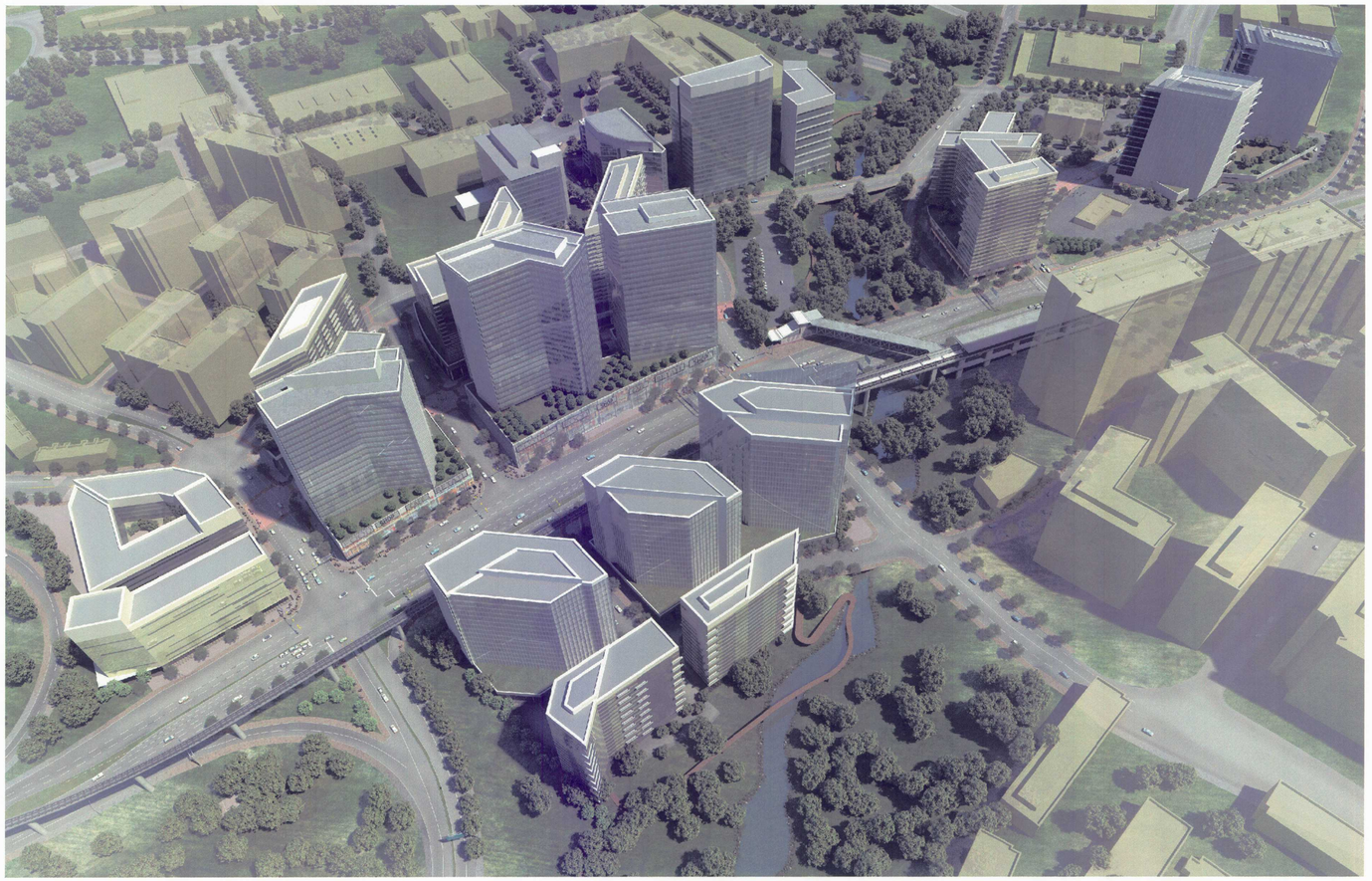

CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NOS.
029-4 ((05)) 9
029-4 ((05)) 9A
029-4 ((05)) 10A

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ISSUED FOR	REV	DATE
CDP		5/10/11

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

COVER SHEET

SCALE: AS SHOWN

PROJECT NUMBER: 26754.000

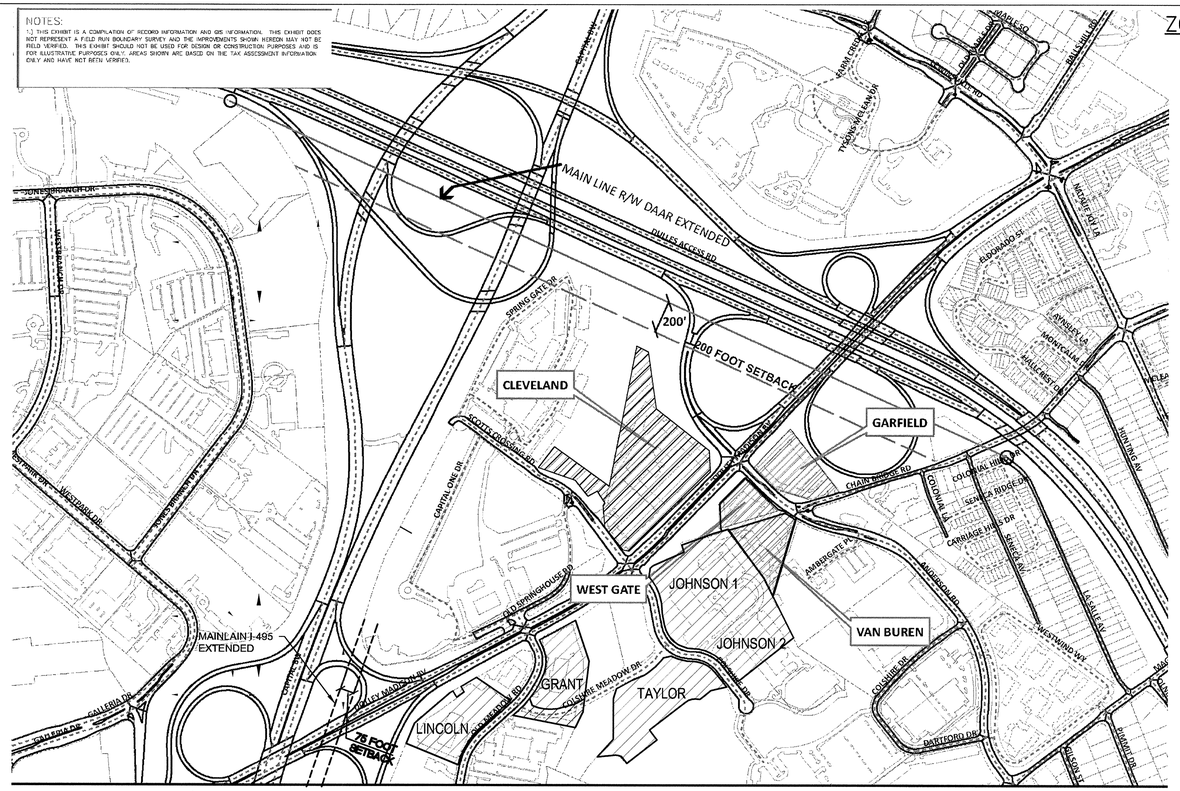
CDP C-1

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L_COV.dwg USER:mskonnen DATE:May, 17 2011 TIME: 11:40 am

NOTES

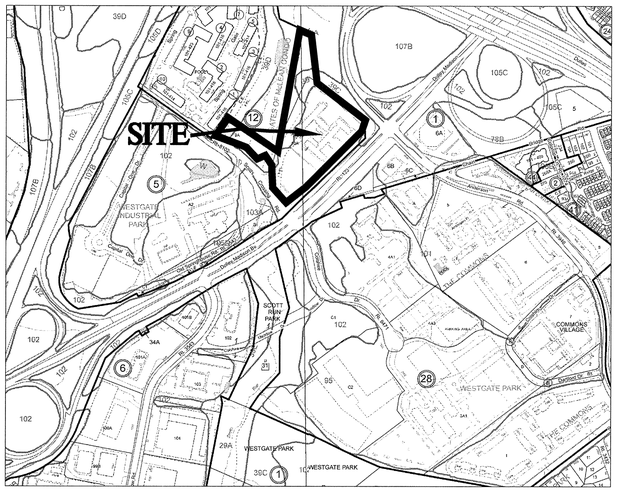
1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((5)) PARCELS 9, 9A AND 10A. THE PROPERTY IS CURRENTLY ZONED C-3 AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-3 TO PTC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY BOWMAN CONSULTANTS.
5. THE SUBJECT PARCELS ARE LOCATED IN THE SCOTTS RUN CROSSING SUB-DISTRICT OF THE TYSONS EAST PLANNING DISTRICT IN 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. STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE 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, PONDS, INFILTRATION FACILITIES 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 CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS. DATE OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS FLOOD PLAIN, R.P.A. AND A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FDP.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE APPROVED FAR, UNIT COUNT OR PARKING PROVIDED DOES NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON THIS SHEET.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED ON THE CDP MAY BE PROVIDED ON THE FDP.
17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON ROUTE 123 (DOLLEY MADISON BOULEVARD) OR ROUTE 8102 (SCOTTS CROSSING ROAD) WHICH ARE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 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 FOR OFFICE AND/OR OTHER SECONDARY USES (RESIDENTIAL/COMMERCIAL).
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX. SEE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET
23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
24. THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP.
26. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
27. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
28. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES.
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
    11. OUTDOOR CAFE' SEATING AREAS.
29. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
30. PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.
31. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.



75'/200' DAAR EXHIBIT

75' & 200' SETBACK SHOWN FROM MAINLINE R/W PER ZONING ORDINANCE INTERPRETATION

SOILS MAP 1"=500'



SOILS MAP DATA

29A	CODORUS SILT LOAM	CLASS III	SLOPE A
39C	GLENELY SILT LOAM	CLASS I	SLOPE C
39D	GLENELY SILT LOAM	CLASS I	SLOPE D
95	URBAN LAND	NOT RATED	

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE PERIPHERAL LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE PURSUANT TO SECTION 13-203 PARAGRAPH (3) FOR ABOVE GRADE PARKING STRUCTURES DUE TO THE URBAN NATURE OF THE SITE.
2. A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-202 PARAGRAPH (6) OF THE ZONING ORDINANCE ON ALL PARKING STRUCTURES, ABOVE GRADE, TO THAT SHOWN ON WITH THE CDP APPLICATION.
3. MODIFICATION OF THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN WITH THE CDP APPLICATION.
4. A WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE CDP APPLICATION.
5. 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.
6. WAIVER OF THE SERVICE ROAD ALONG ROUTE 123 (DOLLEY MADISON BOULEVARD).
7. 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.
8. A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP.
9. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN OF THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
10. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE, SECTION 2-506. 1(A) AND (C) OF THE ZONING ORDINANCE TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25% OF THE TOTAL ROOF AND TO EXCLUDE AIR CONDITIONING UNITS AND COOLING TOWERS, LOCATED OUTSIDE THE PENTHOUSE OR SCREENED AREA, FROM BEING INCLUDED IN THE MAXIMUM BUILDING HEIGHT IF, SAID STRUCTURE, AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSE OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION.

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PFM WAIVERS REQUESTED

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) FEET TO A MINIMUM OF FIVE (5) FEET AS SHOWN WITH THE CDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
2. A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
3. A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE.
4. A WAIVER TO ALLOW STORM WATER 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.
5. A WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-0509 DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS IT RELATES TO STREETSCAPE DESIGN. THESE GUIDELINES LAYOUT THE INTENT OF TREES, LANDSCAPING AND STREETSCAPES IN TYSONS CORNER AND ARE SPECIFIED WITH THE CDP APPLICATION.
6. A MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED UPON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS § 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS § 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN § 12-0403." SPECIFIC TREES TO BE PRESERVED ARE IDENTIFIED WITH THE CDP APPLICATION.

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

NOTES AND TABULATIONS

AS NOTED

SCALE 26754.000

PROJECT NUMBER

CDP C-2

DRAWING NUMBER V6927L

FILE: P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\V6927L902.dwg USER:mekannen DATE:May, 11 2011 TIME: 06:08 am

PROPERTY TABULATION (APPLICATION AREA):

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
CLEVELAND	029-4 ((05)) 0009	76,427	1.75452	C-3	9789	768	
	029-4 ((05)) 0009A	48,258	1.10785	C-3	9789	768	
	029-4 ((05)) 0010A	285,161	6.54640	C-3	9789	768	
TOTAL APPLICATION AREA		**409,846**	**9.40877**				

DENSITY CREDITS:

TYPE	DESCRIPTION	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
STREET DEDICATION	DENSITY	79,572	1.82672	---	9789	768	
STREET DEDICATION	DENSITY	17,152	0.39376	---	9789	768	
STREET DEDICATION	DENSITY	701	0.01609	---	11772	1910	
OLD SPRINGHOUSE ESMT	DENSITY	43,825	1.00608	---	2238	333	2271/267 & 2386/132
OLD SPRINGHOUSE ESMT	DENSITY	70,507	1.61862	---	2238	333	2271/267 & 2386/132
TOTAL DENSITY CREDITS AREA		**211,757**	**4.86127**				

TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS	**621,603**	**14.27004**

OFFICE OPTION - SITE TABULATIONS

CLEVELAND

Block/ Building	Allowable Building Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Proposed Floors [2]	Use [9]	GFA by Use	Building GFA [3] *	Dwelling Units / Hotel Rooms [4]	Required Parking <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Revised Loading
Block A							864,000											
A1	400 FT	218 FT	30 FT	16	Office	864,000			0.0 (50%)	1.6 (50%)	0.0 (50%)	2.0 (50%)			0-1555			2.0
Block B							410,000											
B1	400 FT	206 FT	30 FT	15	Office	410,000					0.0	2.0			0 -820			2.0
Block C							0											
C1					Office	0												
Block D							0											
D1					Residential	0												
Block E							0											
E1					Residential	0												
SUB-TOTAL					Office [6]		1,274,000									1,911		
					Retail [6]		5,000									0		
							0									0		
TOTAL							1,279,000								0-2375	1,911		

[1] Individual building heights shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded. It is assumed all penthouses cover less than 25% of each roof and are not included in height per ZO 2-506.1A.
[2] The numbers of floors shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded. Floors shown are above garage, refer to Architectural Section.
[3] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded.
[4] The number of dwelling units/hotel rooms may be adjusted at the time of the final site plan.
[5] Parking provided is estimated, the Applicants reserve the right to provide more or less parking within each block 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.
[6] Parking Rates Provided:

	Commercial	1.5/1000 GFA
	Residential	1.5/unit
	Hotel	1/room
	Retail	6/1000 GFA

Retail Parking Ratio - no parking for first 5,000 GFA per comp plan p.64. Additional parking is 6/1000 GFA per 11-104 zoning "Retail Sales Establishment."
Note: Required residential parking is based upon a 2BR average.
[7] Heights do not include penthouse. Penthouse may be up to 30' high and will not exceed 25% of the roof area.
[8] See Architectural Site Sections for average grade.
[9] Retail use as indicated in this tabulation may include other commercial uses, such as, but not limited to: eating establishments; and, fast food restaurants.
Office use as indicated in this tabulation may include other accessory uses, such as, but not limited to: fast food restaurants; and, personal service establishments.

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MIXED-USE ALTERNATIVE - SITE TABULATIONS:

CLEVELAND

Block/ Building	Allowable Building Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Proposed Floors [2]	Use [9]	GFA by Use	Building GFA [3] *	Dwelling Units / Hotel Rooms [4]	Required Parking <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Revised Loading
Block A							494,000											
A1	400 FT	273 FT	30 FT	19	Office	494,000			0.0	1.6					0-790			1.0
Block B							390,000											
B1	400 FT	221 FT	30 FT	15	Office	390,000					0.0	2.0			0-780			1.0
Block C							390,000											
C1	400 FT	221 FT	30 FT	15	Office	390,000					0.0	2.0			0-780			2.0
Block D							255,000											
D1	225 FT	208 FT	30 FT	17	Residential	255,000		232			1.0	1.6			232-371			1.0
Block E							255,000											
E1	225 FT	221 FT	30 FT	17	Residential	255,000		232			1.0	1.6			232-371			1.0
SUB-TOTAL					Office [6]		1,274,000									1,911		
					Retail [6]		25,480									123		
					Residential [6]		510,000	464								696		
TOTAL							1,809,480								464-3092	2,730		

[1] Individual building heights shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded. It is assumed all penthouses cover less than 25% of each roof and are not included in height per ZO 2-506.1A.
[2] The numbers of floors shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded. Floors shown are above garage, refer to Architectural Section.
[3] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded.
[4] The number of dwelling units/hotel rooms may be adjusted at the time of the final site plan.
[5] Parking provided is estimated, the Applicants reserve the right to provide more or less parking within each block 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.
[6] Parking Rates Provided:

	Commercial	1.5/1000 GFA
	Residential	1.5/unit
	Hotel	1/room
	Retail	6/1000 GFA

Retail Parking Ratio - no parking for first 5,000 GFA per comp plan p.64. Additional parking is 6/1000 GFA per 11-104 zoning "Retail Sales Establishment."
Note: Required residential parking is based upon a 2BR average.
[7] Heights do not include penthouse. Penthouse may be up to 30' high and will not exceed 25% of the roof area.
[8] See Architectural Site Sections for average grade.
[9] Retail use as indicated in this tabulation may include other commercial uses, such as, but not limited to: eating establishments; and, fast food restaurants.
Office use as indicated in this tabulation may include other accessory uses, such as, but not limited to: fast food restaurants; and, personal service establishments.

SCOTTS RUN STATION NORTH INTENSITY TIER CALCULATIONS

OFFICE OPTION

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ⅛ mile	219,494 SF	432,000	1.97
⅛ - ¼ mile	382,291 SF	842,000	2.20
Beyond ¼ mile	19,818 SF	0	0
TOTAL	**621,603 SF**	**1,274,000**	**2.05**

MIXED-USE ALTERNATIVE

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ⅛ mile	219,494 SF	494,000	2.25
⅛ - ¼ mile	382,291 SF	1,315,480	3.44
Beyond ¼ mile	19,818 SF	0	0
TOTAL	**621,603 SF**	**1,809,480**	**2.91**

FAR Calculations – OFFICE OPTION

	Total
Land Area and Density Credit	621,603 SF (14.27 ac.)

Land Use Mix - OFFICE OPTION

Use	GSF	Percentage of Total	FAR
GSA OPTION			
--Office	1,274,000	99 %	2.05
--Residential	0	0 %	0
--Retail	5,000	1 %	0.01
Total	1,279,000	100 %	2.06

FAR Calculations – MIXED USE ALTERNATIVE

	Total
Land Area and Density Credit	621,603 SF (14.27 ac.)

Land Use Mix - MIXED USE ALTERNATIVE

Use	GSF	Percentage of Total	FAR
Master Plan			
--Office	1,274,000	70 %	2.05
--Residential	510,000	28 %	0.82
--Retail		2 %	0.04
Total	25,480	100 %	2.91
	1,809,480		

WMATA RADIUS TAB:

AREA WITHIN 1/8 MILE RADIUS	1.89937 AC.
DENSITY CREDIT AREA WITHIN 1/8 MILE RADIUS	3.13953 AC.
AREA BETWEEN 1/4 & 1/8 MILE RADIUS	7.05646 AC.
DENSITY CREDIT BETWEEN 1/4 & 1/8 MILE RADIUS	1.72203 AC.
AREA BETWEEN 1/3 & 1/4 MILE RADIUS	0.45265 AC.
DENSITY CREDIT BETWEEN 1/3 & 1/4 MILE RADIUS	0.00000 AC
AREA BETWEEN 1/2 & 1/3 MILE RADIUS	0.00000 AC.
DENSITY CREDIT BETWEEN 1/2 & 1/3 MILE RADIUS	0.00000 AC

TOTAL: 14.27004 AC.

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SAID UNITS MAY BE LOCATED ON OR OFF-SITE AS OUTLINED IN THE PROFFERS.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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5/10/11
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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

NOTES AND TABULATIONS

SCALE: AS NOTED

PROJECT NUMBER: 26754.000

CDP C-2A

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L902.dwg USER:mekonnen DATE:May, 11 2011 TIME: 08:23 am

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-4 AS TAX MAP NOS. 029-4-05-0009, 029-4-05-0009A, AND 029-4-05-0010A AND ARE ZONED C-3 & HC.
2. THE SUBJECT PROPERTIES SHOWN HEREON ARE ALL OF THE PROPERTY ACQUIRED BY CLEVELAND 1820 DOLLEY MADISON, LLC BY DEED RECORDED IN DEED BOOK 21145 AT PAGE 100 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
4. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 – WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. THE USGS FLOODPLAIN SHOWN IS PER USGS FLOODPLAIN DELINEATION STUDY FOR SCOTT RUN DATED 1978 (OPEN-FILE REPORT NUMBER 78-260). USGS FLOODPLAIN IS THE OFFICIAL FLOOD PLAIN FOR THE ZONING ORDINANCE PURPOSES RECOGNIZED BY FAIRFAX COUNTY.
9. FOUR RECENT LETTERS OF MAP CHANGE (LOMC) HAVE BEEN APPROVED BY FEMA IN THIS LOCATION. MORE SPECIFICALLY, LETTERS OF MAP AMENDMENT (LOMA) NUMBERS: 11-03-0737A, 11-03-0734A, 11-03-0735A, 11-03-0736A DATED JANUARY 27, 2011 INDICATE A FEMA IDENTIFIED 100-YR BASE FLOOD ELEVATION (BFE) OF 301.3 (NGVD 29) FOR THIS REACH OF SCOTTS RUN.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	115.99'	1323.14'	5°01'21"	58.03'	S51°13'27"W	115.95'
C2	131.17'	1868.41'	4°01'20"	65.61'	S56°03'50"W	131.14'
C3	106.19'	8043.85'	0°45'23"	53.10'	S43°43'22"W	106.19'
C4	65.49'	3209.09'	1°10'09"	32.75'	S45°05'27"W	65.49'
C5	76.52'	1606.87'	2°43'42"	38.27'	S47°13'21"W	76.51'

P:\Surveys\LDD3-PROJECTS\6927-SV1\dwg\Base Drawings\6927g-BASE.dwg 5/6/2011 5:15:41 PM EDT

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ISSUED FOR	REV	DATE
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

EXISTING CONDITIONS PLAN

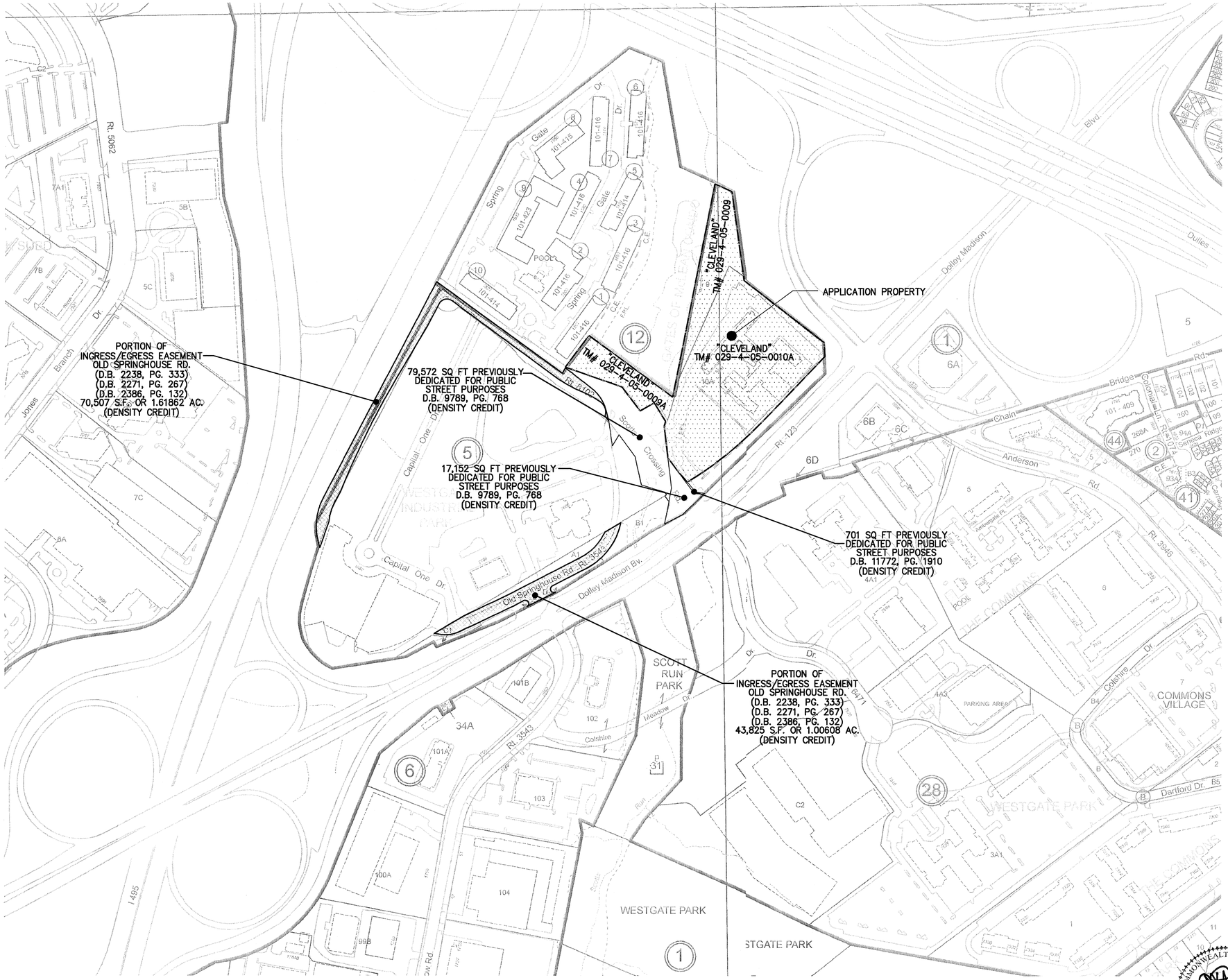
COMMONWEALTH OF VIRGINIA JOHN F. AMATETTI Lic. No. 11447 5/10/11 PROFESSIONAL ENGINEER

SCALE 1"=50'

PROJECT NUMBER 26754.000

DRAWING NUMBER CDP C-3

S# 833



NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

P:\Surveys\LDD3-PROJECTS\6927-SV1\dwg\6927-SV1 - Density Exhibit North.dwg 2/7/2011 10:23:10 PM EST

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

DENSITY CREDIT EXHIBIT

SCALE 1"=200'

PROJECT NUMBER 26754.000

DRAWING NUMBER CDP C-3A

S# 833

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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5/10/11
PROFESSIONAL ENGINEER

LEGEND:

- ABOVE GRADE TOWER
- ABOVE GRADE PARKING STRUCTURE AND OTHER ABOVE GRADE BUILDINGS
- DOOR
- P/L PARKING AND LOADING
- L LOADING
- P PARKING

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

CONCEPTUAL DEVELOPMENT PLAN (GSA/COMMERCIAL)

1"=50'

SCALE 26754.000

PROJECT NUMBER

CDP C-4

DRAWING NUMBER

FILE:P:\Planning\Projects\6927\dwg\SCOTTS RUN NORTH\6927L100.dwg USER:mekonnen DATE:May, 11 2011 TIME: 09:02 am

LEGEND:

- ABOVE GRADE TOWER
- ABOVE GRADE PARKING STRUCTURE AND OTHER ABOVE GRADE BUILDINGS
- DOOR
- P/L PARKING AND LOADING
- L LOADING
- P PARKING

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

CONCEPTUAL DEVELOPMENT PLAN MIXED-USE ALTERNATIVE

1"=50'

SCALE

PROJECT NUMBER 26754.000

CDP C-4A

DRAWING NUMBER

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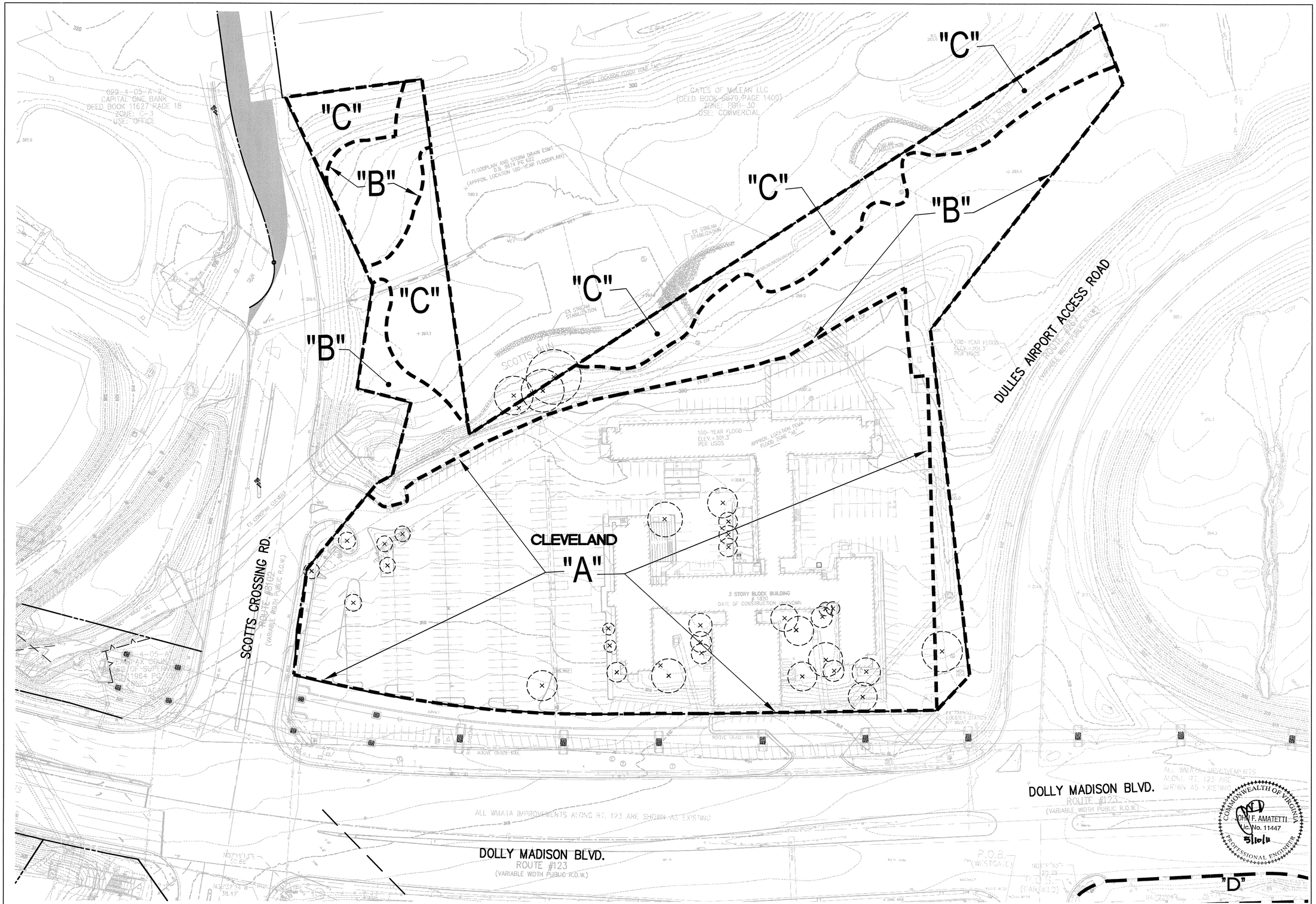

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A
SIGNATURE _____ DATE 5/10/11

GRAPHIC SCALE
50 0 25 50 100 200
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PROJECT NORTH

SCOTTS RUN STATION NORTH

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EXISTING VEGETATION MAP

1"=50'

SCALE 26754.000

PROJECT NUMBER CDP C-5

DRAWING NUMBER V6927L

COMMONWEALTH OF VIRGINIA
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FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L100EW.dwg USER:mkonnen DATE:May. 06 2011 TIME: 02:49 pm

CLEVELAND
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE AND OCCUPIED BUILDING WITH LANDSCAPING	N/A	6.097 AC	POOR TO FAIR HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	UNDEVELOPED BOTTOMLAND FOREST WITH CANOPY	LONG-TERM SUB-CLIMAX	2.506 AC	GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT FLOOD PLAIN HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
C	UNDEVELOPED BOTTOMLAND FOREST WITHOUT CANOPY	PIONEER	0.806 AC	POOR. HEAVY INVASIVES.	(SEE COVER TYPES)	UNDEVELOPED REMNANT FLOOD PLAIN AREA WITH NO CANOPY. HEAVY INVASIVE VINEY VEGETATION.
		TOTAL AREA	9.409 AC			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer rubrum – Red Maple
Betula papyrifera – White Birch
Gleditsia tricanthos – Common Honeylocust
Ilex opaca – American Holly
Juniperus chinensis – Chinese Juniper
Lagerstromia indica – Crapemyrtle
Prunus serrulata – Orential Cherry
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Platanus occidentalis– American Sycamore
Populus deltoides – Eastern Cottonwood
Prunus serotina – Black Cherry
Quercus alba – White Oak
Robina pseudoacacia– Black Locust
Sassafras albidum – Common Sassafras

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA–A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN EXISTING OFFICE BUILDING THAT IS CURRENTLY VACANT AND IMPERVIOUS PARKING LOT AREA. THE EXISTING LANDSCAPED AREAS ARE UNMAINTAINED GRASSED AND LANDSCAPED AREAS. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUIOUS, EVERGREENS AND SHRUBS. THE DECIDUOUS TREES ARE MAPLES, OAKS, HONEYLOCUST, BIRCH AND FLOWERING CHERRIES. THE EXISTING EVERGREEN TREES ARE PRIMARILY SPRUCE, JUNIPER AND LEYLAND CYPRESS. THE EXISTING SHRUB PLANTINGS ARE VARIETIES OF AZALEAS AND RHODODENDRONS. THIS SHRUB VEGETATION PLANTED PRIMARILY AS FOUNDATION PLANTING AT THE BUILDING. AT THIS TIME THE PRIMARY USE OF THE DEVELOPED PORTION OF THIS SITE IS AS A STAGING AND MATERIAL STORAGE AREA FOR THE CONSTRUCTION OF THE NEW WMATA METRO LINE. AT THIS TIME THEIR IS NO MAINTENANCE OF ANY OF THE VEGETATION.

COVER TYPE B:
AREA "B" IS CLASSIFIED AS BOTTOMLAND FOREST WITHIN THE SCOTTS RUN AND IS ENTIRELY UNDEVELOPED WOODED AREA. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS. THESE HARDWOODS ARE 90% MAPLE TREES WITH SOME SYCAMORE AND WALNUT SORTED THROUGHOUT. EXISTING UNDERSTORY SPECIES ARE LOW GROWING INDIGENOUS CEDAR AND A SIGNIFICANT AMOUNT OF INVASIVE VINY GREENBRIER.

COVER TYPE B:
THIS AREA HAS NO OVERHEAD VEGETATION CANOPY. IN THIS AREA THERE IS A VERY HEAVY ESTABLISHED INVASIVE VINEY GREENBRIER VEGETATION. THIS AREA IS ALL WITH IN THE SCOTTS RUN FLOOD PLAIN.

TABLE 12.3 TREE PRESERVE CALCULATIONS

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	109,161.36	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0.27	
A 3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.27	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	3.33	
A 6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A 7	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 § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.		Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4		see § 12-0507.4

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 11447
5/10/11
PROFESSIONAL ENGINEER

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A

SIGNATURE _____ DATE 5/10/11

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE
EXISTING VEGETATION NOTES, TABS AND NARRATIVES

AS SHOWN
SCALE

26754.000
PROJECT NUMBER

CDP C-6
DRAWING NUMBER V6927L

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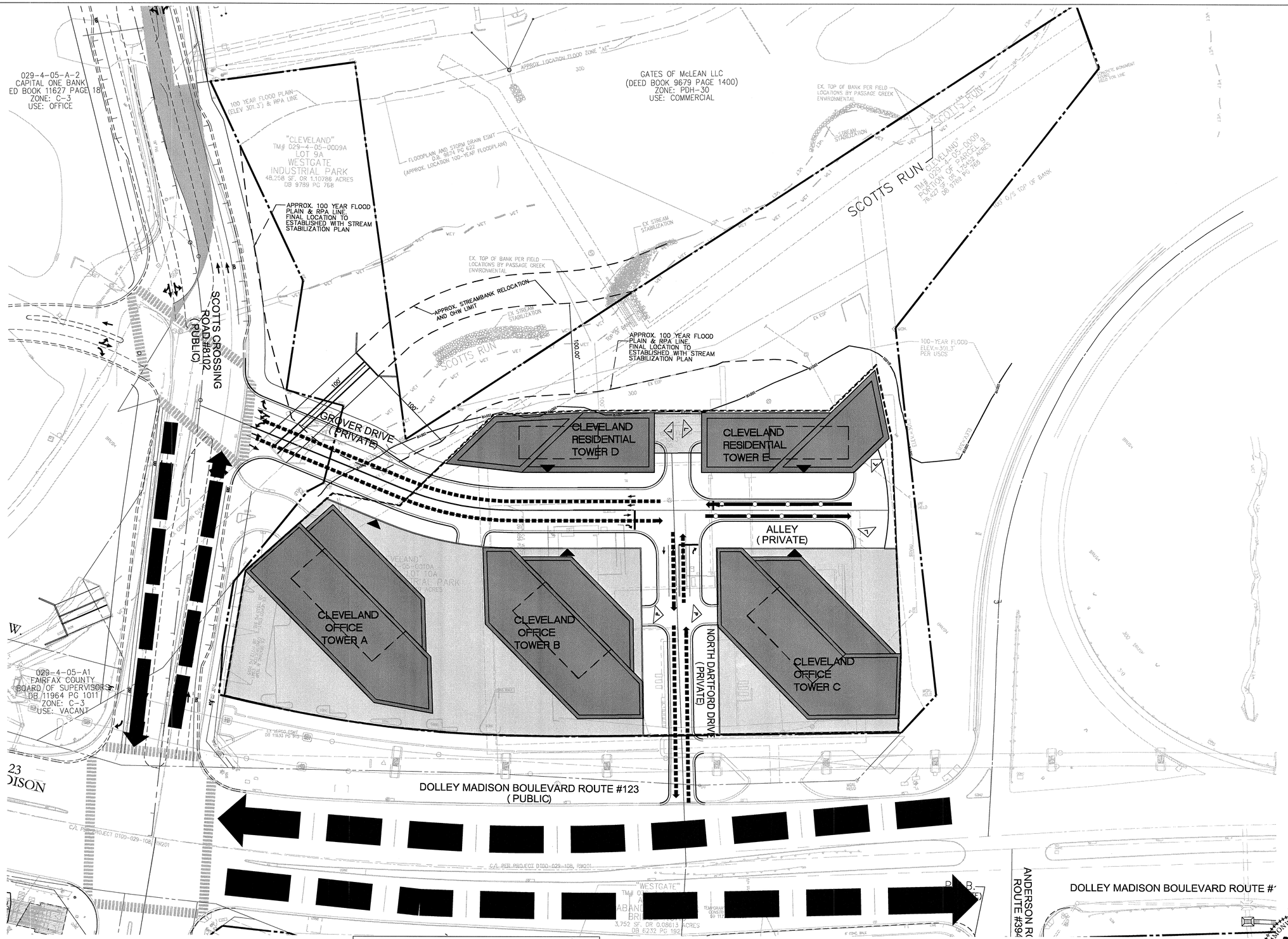

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

TRAFFIC CIRCULATION PLAN

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
5/10/11
PROFESSIONAL ENGINEER

1"=50'
SCALE
26754.000
PROJECT NUMBER
CDP C-7
DRAWING NUMBER V6927L

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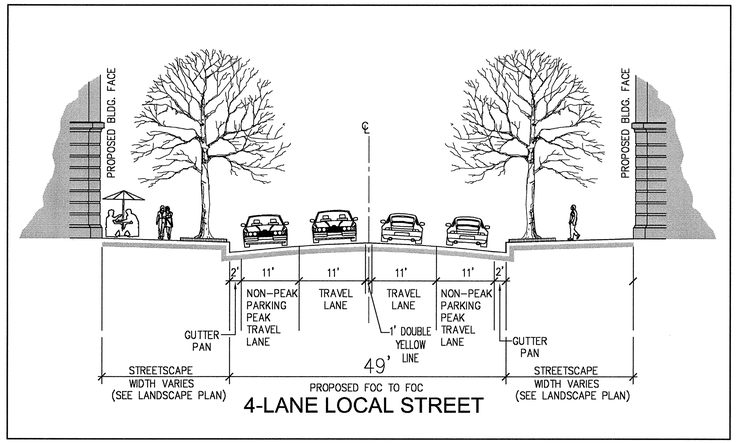

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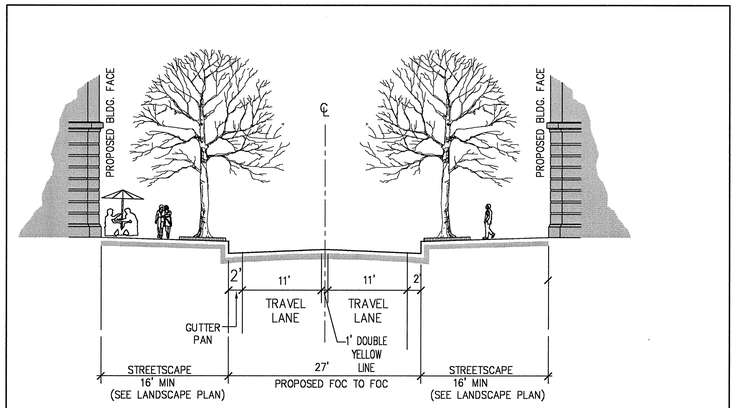

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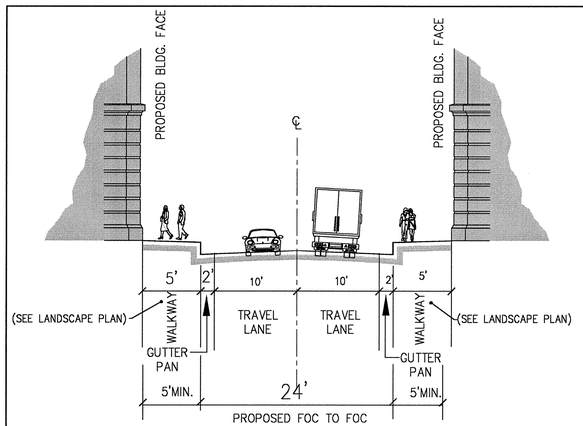

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PROJECT NORTH

TYSONS EAST/ SCOTTS RUN NORTH

DRAWING TITLE

TYPICAL STREET CROSS SECTIONS

AS NOTED

SCALE

26754.000

PROJECT NUMBER

CDP C–8

DRAWING NUMBER

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 11447
5/10/11
PROFESSIONAL ENGINEER

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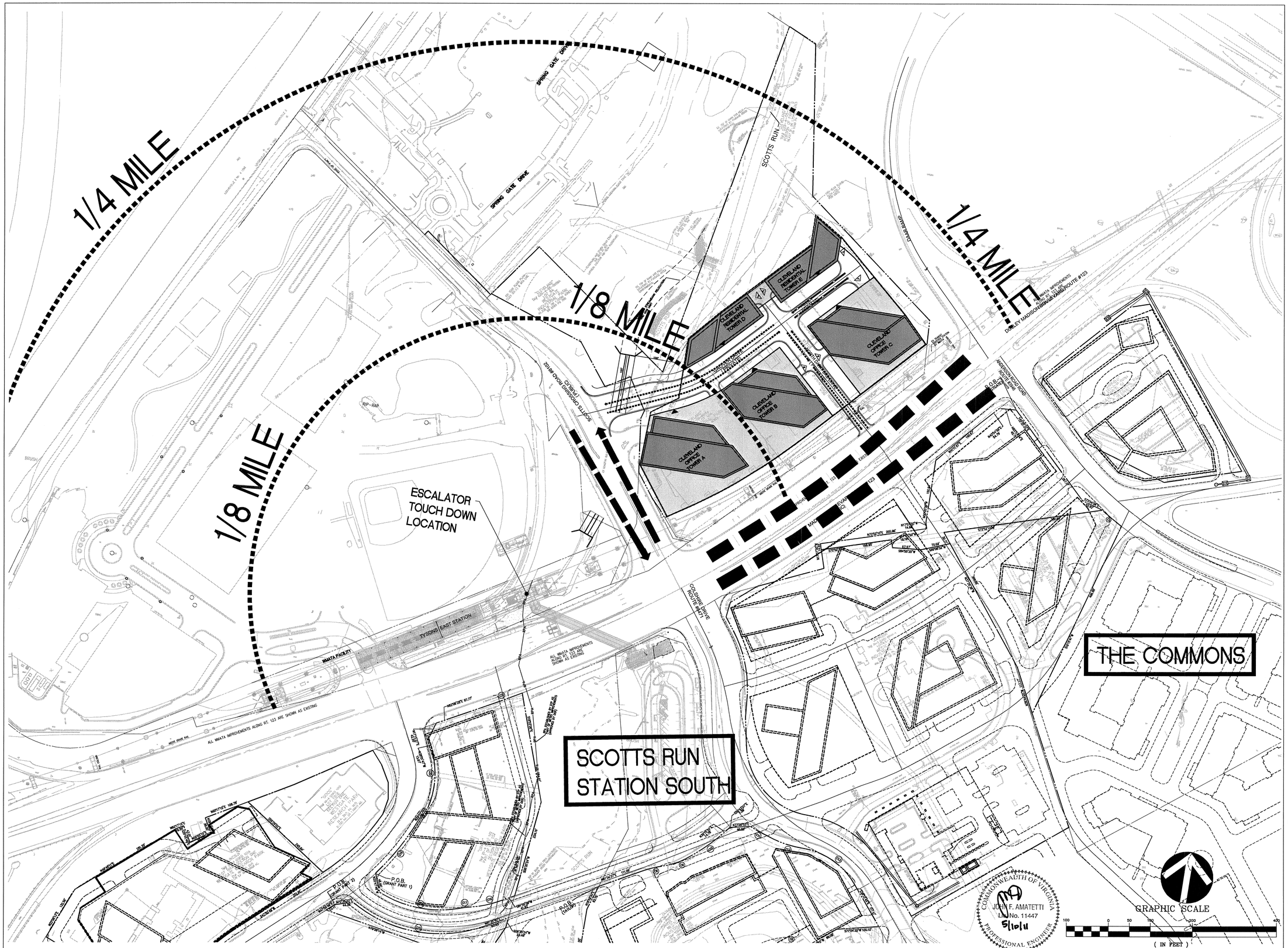

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

AREA METRO CONTEXT PLAN

SCALE: AS NOTED

PROJECT NUMBER: 26754.000

DRAWING NUMBER: CDP C-9

COMMONWEALTH OF VIRGINIA
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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

SWM/BMP PLAN CLEVELAND

1"=50'

SCALE 26754.000

PROJECT NUMBER

CDP C-10

DRAWING NUMBER V6927L

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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5/10/11

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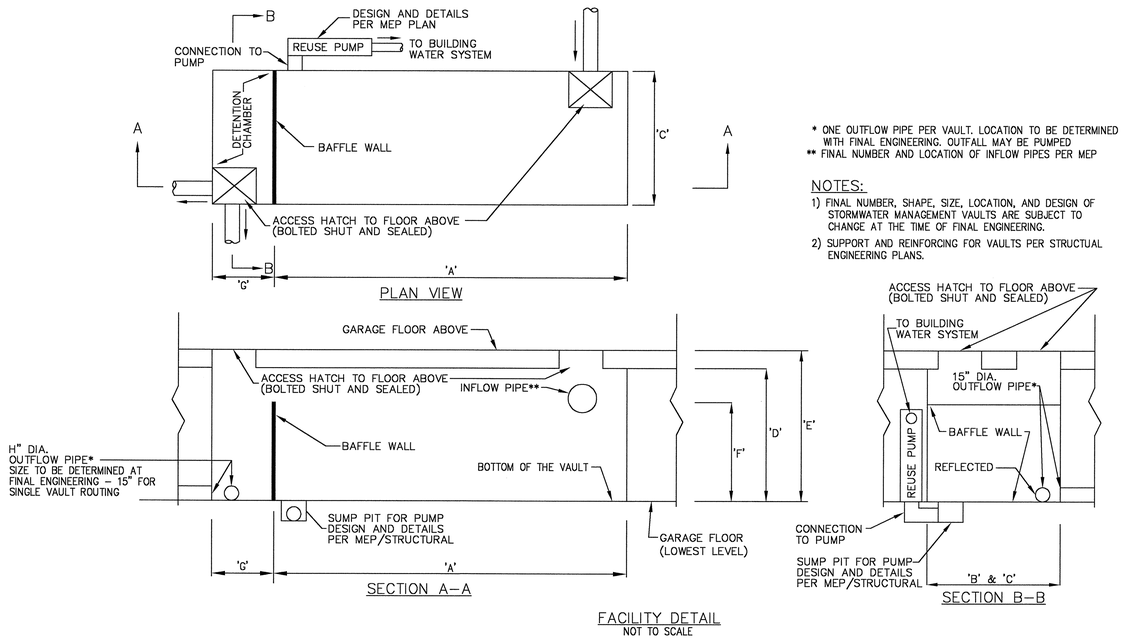

FACILITY DETAIL
NOT TO SCALE

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.

CLEVELAND SWM SUMMARY

VAULT IDENT	A LENGTH FT	B TOTAL WIDTH FT	C REUSE WIDTH FT	D REUSE DEPTH FT	E DEPTH (W/ SLAB) FT	F STORAGE DEPTH FT	G DETENTION CHAMBER SIZE (FT)	H OUTLET PIPE DIA IN	REUSE VOLUME REQUIRED (CF)	REUSE VOLUME PROVIDED (CF)
C–1	23	8	8	12	13	11	4	15	1,954	2,024
C–2	30	8	8	12	13	11	4	15	2,555	2,640
C–3	21	16	16	12	13	11	4	15	3,607	3,696
C–4	20	16	16	12	13	11	4	15	3,457	3,520
C–5	20	16	16	12	13	11	4	15	3,457	3,520
								TOTAL	15,030	15,400

BEST MANAGEMENT PRACTICES NARRATIVE

WATER QUALITY SHALL BE PROVIDED FOR BY THE USE OF GREEN ROOFS, TREE BOX FILTERS, AND STORM FILTERS. GREEN ROOFS AND TREE BOX FILTERS SHALL PROVIDED NUTRIENT UPTAKE AND GREATLY REDUCE THE POLLUTANTS IN THE SITE RUNOFF. FURTHERMORE, INFILTRATION (PENDING THE CHARACTERISTICS OF THE INSITU SOILS) IN BOTH TREE BOX FILTERS AND PERVIOUS HARDSCAPE/STREETSCAPE WILL GREATLY IMPROVE THE QUALITY OF THE RUNOFF FROM THE POST–DEVELOPED SITE. THUS, THE USE OF THESE TECHNIQUES WILL BE USED TO MEET THE ESTABLISHED PHOSPHOROUS REMOVAL REQUIREMENTS FOR THE REZONING AREA, AS DETERMIENED DURING THE REZONING PROCESS.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE BEST MANAGEMENT PRACTICES FACILITIES WITH FINAL ENGINEERING.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF POROUS PAVERS, GREEN ROOFS, AS WELL AS THE STORING OF WATER IN VAULTS FOR REUSE (E.G. IRRIGATION, AIR CONDITIONING, GRAY WATER, ETC.) AND DETAINING WATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT. THE TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED REQUIREMENTS. SOME OF THE PROPERTY SUBJECT TO THIS REDEVELOPMENT PLAN IS LESS THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE LEED REQUIREMENT (AND THEREFORE THE TARGET) IS TO REDUCE THE POST DEVELOPED 1–YR AND 2–YR, 24 HOUR STORM RUNOFF VOLUME TO THE EXISTING CONDITION, AS WELL AS REDUCING THE PEAK RELEASE RATE FOR THE 1–YR AND 2–YR STORM TO EQUAL TO OR LESS THAN THE EXISTING CONDITION. ALSO, SOME OF THE PROPERTY SUBJECT TO THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE LEED REQUIREMENT (AND THEREFORE THE TARGET) IS TO REDUCE THE POST DEVELOPED 2–YR, 24 HOUR STORM RUNOFF VOLUME BY 25% FROM THE EXISTING CONDITION, AS WELL AS REDUCING THE PEAK RELEASE RATE FOR THE 2–YR STORM BY 25% FROM THE EXISTING CONDITION.

FURTHER, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 10–YR STORM EVENT WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10–YR STORM PEAK RELEASE RATE.

THE SUBJECT APPLICATION PROPOSES A SINGLE VAULT IN THE PROPOSED CONDITION FOR EACH BLOCK. THESE VAULTS WILL HOLD A PORTION OF THE POST–DEVELOPED RUNOFF VOLUME FOR REUSE SUCH THAT THE TOTAL VOLUME RELEASED IN THE POST–DEVELOPED CONDITION FOR THE 1–YR AND 2–YR, 24 HOUR STORM EVENT WILL EQUAL TO OR LESS THAN TOTAL VOLUME RELEASED FOR THIS SAME STORM EVENT IN THE EXISTING SITE CONDITION. ADDITIONALLY, THE PEAK RELEASE RATE FOR THE 1–YR AND 2–YR STORM IN THE POST DEVELOPED CONDITION WILL BE EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE SAME STORM IN THE EXISTING CONDITION. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE AFOREMENTIONED REUSE VOLUME (SIMPLY STORING ALL OF THIS RUNOFF WILL REDUCE THE POST DEVELOPED PEAK RATE), AND THROUGH ADDITIONAL DETENTION IN THE VAULT "DOWNSTREAM" OF THE REUSE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR THE 10–YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION 10–YR STORM. THE PEAK RELEASE RATE CONTROL FOR THE 10–YR STORM WILL BE ACCOMPLISHED IN THE SAME MANNER AS THE 1–YR AND 2–YR PEAK RELEASE RATE CONTROL, WITH ADDITIONAL STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

THE VAULTS WILL OPERATE TO PROVIDE BOTH REUSE AND DETENTION IN TWO (2) SEPARATE CHAMBERS. WATER WILL FLOW INTO THE FIRST CHAMBER WHICH HAS NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING/MECHANICAL SYSTEMS FOR REUSE. BY CONTROLLING THE HEIGHT OF THE BAFFLE WALL SEPARATING THE WATER REUSE CHAMBER FROM THE DETENTION CHAMBER, THE REUSE VOLUME CAN BE SET AT THE DESIRED VALUE TO ACHIEVE THE AFOREMENTIONED REDUCTION. ONCE THE REUSE CHAMBER IS FULL (DURING A LARGE STORM EVENT) WATER WILL CREST THE WALL SEPARATING THE CHAMBERS AND ENTER THE DETENTION CHAMBER. IN THE DETENTION CHAMBER THE OUTFLOW WILL BE CONTROLLED BY THE OUTFLOW PIPE ACTING AS A CONTROL ORIFICE, OR PENDING FINAL DESIGN AT FINAL ENGINEERING, A RISER STRUCTURE CREATED BY ENCLOSING THE OUTFLOW PIPE BEHIND INTERIOR VAULT WALLS. THE OUTFALL FROM THE DETENTION CHAMBER MAY BE PUMPED IN ORDER TO CONNECT TO THE EXISTING STORM DRAIN SYSTEM ADJACENT TO THE NEW GARAGE.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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5/10/11
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

SWM NARRATIVE & VAULT DETAILS CLEVELAND

AS SHOWN

SCALE

26754.000

PROJECT NUMBER

CDP C–11

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L900.dwg USER:mskonnen DATE:May, 06 2011 TIME: 02:52 pm

RUNOFF CURVE NUMBER COMPUTATION — Version 2.10
Project : CLEVELAND — User: JDA — Date: 01-12-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ____
Subtitle: EXISTING CONDITIONS CLEVELAND

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	3.29(61)	-	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	6.12(98)	-	-
Total Area (by Hydrologic Soil Group)		9.41		

TOTAL DRAINAGE AREA: 9.41 Acres — WEIGHTED CURVE NUMBER: 85*

* - Generated for use by GRAPHIC method

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10
Project : CLEVELAND — User: JDA — Date: 01-12-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ____
Subtitle: EXISTING CONDITIONS CLEVELAND

Data: Drainage Area : 9.41 * Acres
Runoff Curve Number : 85 *
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.13	0.11	0.07
Used	0.13	0.11	0.10
Runoff (in)	1.34	1.76	3.55
Unit Peak Discharge (cfs/acre/in)	1.560	1.572	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	20	26	53

* - Value(s) provided from TR-55 system routines

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 9.41 AC X 1.34 (IN) X 1FT/12IN X 43560 = 45,772 CU. FT.
2 YR STORM: 9.41 AC X 1.76 (IN) X 1FT/12IN X 43560 = 60,119 CU. FT.
10 YR STORM: 9.41 AC X 3.55 (IN) X 1FT/12IN X 43560 = 121,262 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10
Project : CLEVELAND — User: JDA — Date: 01-12-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ____
Subtitle: PROPOSED CONDITIONS CLEVELAND

Data: Drainage Area : 9.41 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	28	35	64

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 9.41 AC X 1.88 (IN) X 1FT/12IN X 43560 = 64,218 CU. FT.
2 YR STORM: 9.41 AC X 2.35 (IN) X 1FT/12IN X 43560 = 80,272 CU. FT.
10 YR STORM: 9.41 AC X 4.28 (IN) X 1FT/12IN X 43560 = 146,198 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME MUST REDUCE (REUSE) THE EXISTING CONDITIONS VOLUME BY 25%. THEREFORE 75% OF THE EXISTING CONDITIONS VOLUME CAN BE RELEASE AND THE REMAINING 25% MUST BE REUSED IN ADDITION TO THE VOLUME INCREASE GENERATED BY THE PROPOSED CONDITION THAT MUST BE REUSED AS WELL.

75% X 60,119 CU FT = 45,089 CU FT CAN BE RELEASED
60,119 – 45,089 = 15,030 CU FT MUST BE REUSED

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group* Type A	Type B	Type C	Type D	*Per Soils Map approximately 100% type B
9.41	0	9.41	0.00	0	Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (65% Imp)

85

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	85		

Weighted CN for site: 85

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

S for CN to C Calcs.	2-yr	10-yr	1-yr
1.76	3.2	5.2	2.7

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

Equivalent C

2-yr	10-yr	1-yr
0.55	0.68	0.50

Existing Conditions Peak Flow Rates 2-yr	10-yr	1-yr	cfs
28.17	***46.75***	***15.27***	

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	92		

Weighted CN for site: 92

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

S for CN to C Calcs.	2-yr	10-yr	1-yr
0.87	3.2	5.2	2.7

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

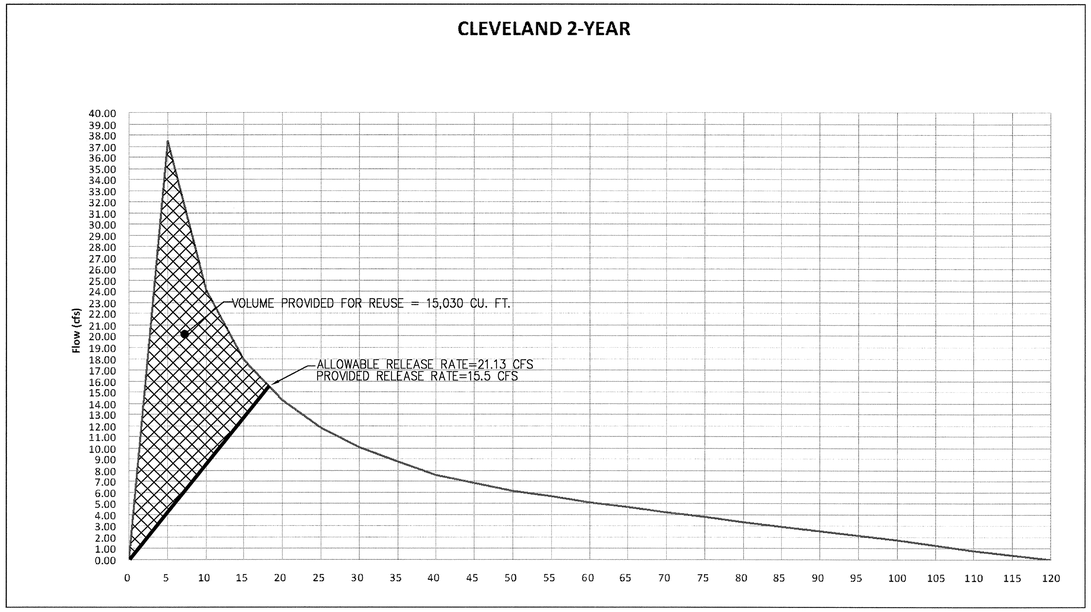
Equivalent C

2-yr	10-yr	1-yr
0.73	0.82	0.70

Proposed Conditions Peak Flow Rates 2-yr	10-yr	1-yr	cfs
37.67	***56.37***	***21.42***	

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE MUST REDUCE THE EXISTING CONDITIONS RELEASE RATE BY 25%.
EXISTING CONDITIONS RELEASE RATE = 28.17 CFS
25% REDUCTION = 28.17 X 25% =7.04 CFS
ALLOWABLE RELEASE RATE = 28.17–7.04 = 21.13 CFS



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE 25% PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
5/10/11
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

SWM COMPUTATIONS CLEVELAND

SCALE: AS SHOWN
PROJECT NUMBER: 26754.000
DRAWING NUMBER V6927L: CDP C-12

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L900.dwg USER:mekonnen DATE:May 06 2011 TIME: 02:54 pm

APPLICATION PROPERTY

CLEVELAND

PARKING GARAGE

OFFICE TOWER B

OFFICE TOWER A

GROVER DRIVE (NEW)

NORTH DARTFORD DRIVE (NEW)

SCOTTS RUN

SCOTTS CROSSING ROAD

DOLLEY MADISON BOULEVARD ROUTE #123

ANDERSON ROAD

GARFIELD

CHAIN BRIDGE ROAD

WESTGATE

SOUTH DARTFORD DRIVE (NEW)

VAN BUREN

JOHNSON I

STATION STREET (NEW)

CAPITAL ONE

[ADJACENT DEVELOPMENT]

TYSONS EAST METRO STATION

COLSHIRE DRIVE

THE COMMONS

[ADJACENT DEVELOPMENT]

ANDREW WAY

COLSHIRE MEADOW DRIVE (NEW)

WMATA KISS N' RIDE

GRANT ROAD (NEW)

SCOTTS RUN

JOHNSON II

JOHNSON II site - see Cityline Partners' pending PCA application

GEICO

[ADJACENT DEVELOPMENT]

GRANT

COLSHIRE MEADOW DRIVE

TAYLOR

LINCOLN

OLD MEADOW ROAD

SCOTTS RUN

For GARFIELD, GRANT , WESTGATE, VAN BUREN, JOHNSON I, TAYLOR AND LINCOLN sites see Cityline Partners' CDP Application: Scotts Run Station South

LINCOLN ROAD

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CDP		05/10/2011

PROJECT NORTH

DRAWING TITLE
OVERALL PLAN GSA/COMMERCIAL

SCALE 1"=100'

PROJECT NUMBER 26754.000

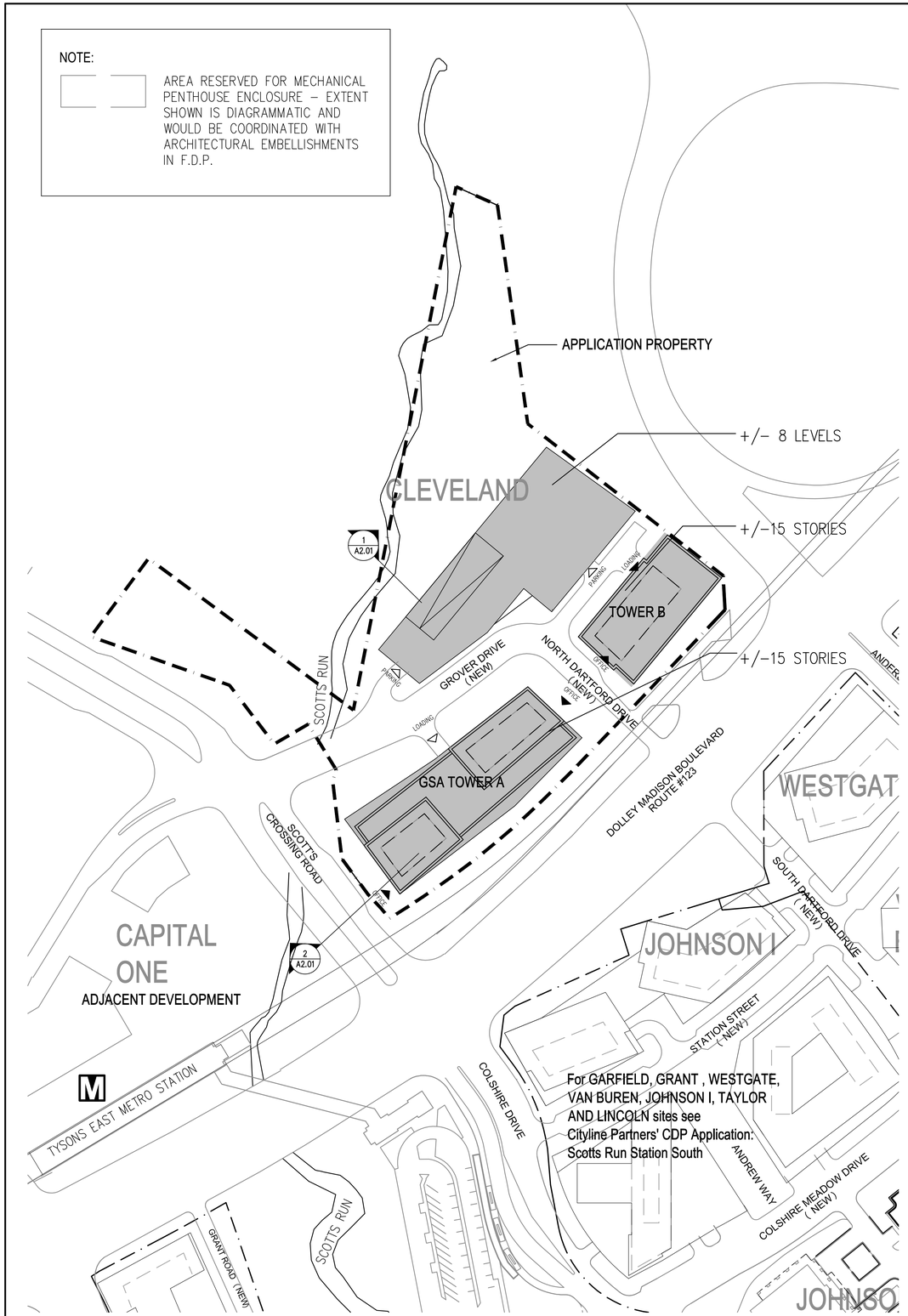
CDP

DRAWING NUMBER **A1.00**

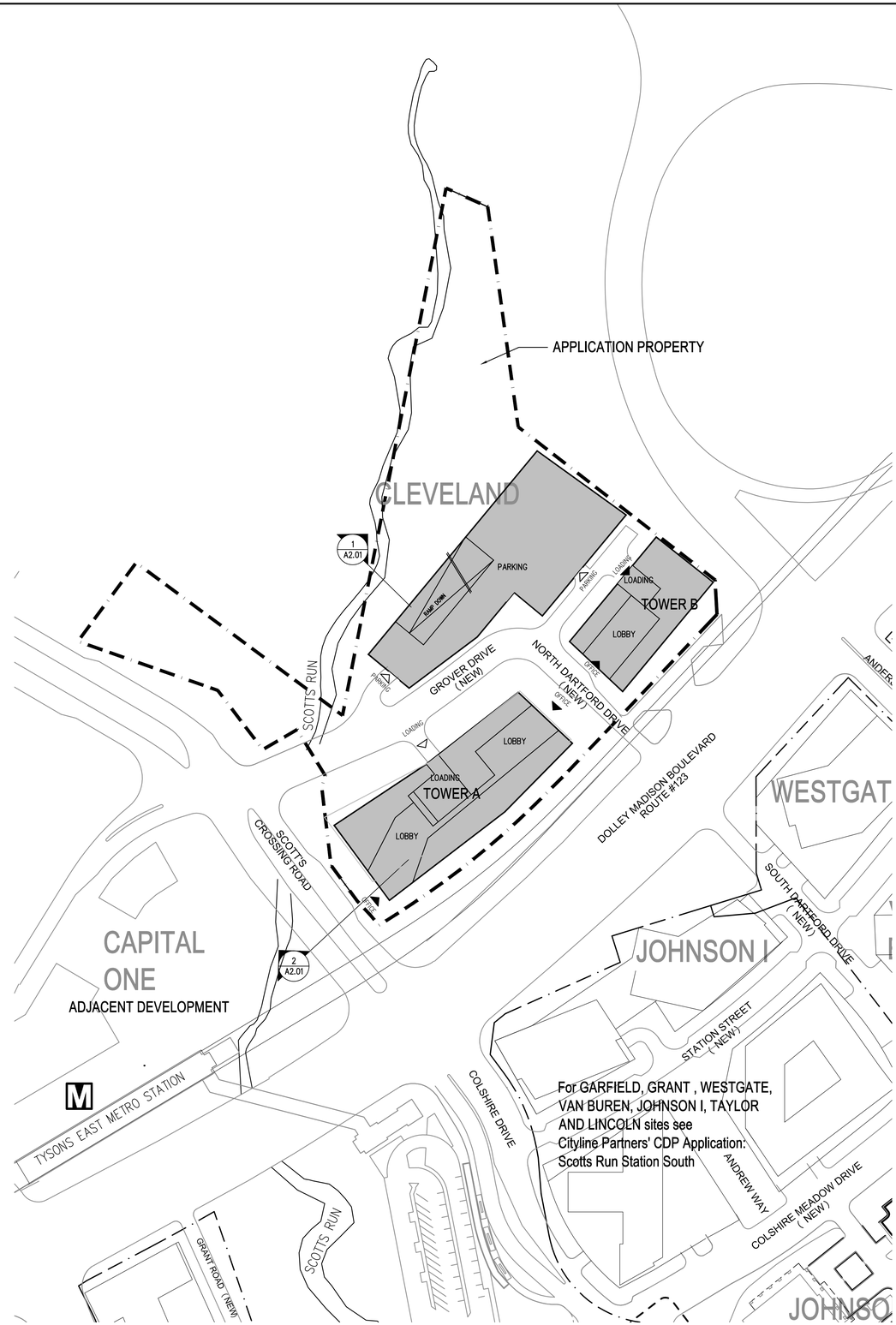
FILE:P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A1.00.dwg USER:sconschofter DATE:May, 10 2011 TIME: 03:44 pm

NOTE:

AREA RESERVED FOR MECHANICAL PENTHOUSE ENCLOSURE – EXTENT SHOWN IS DIAGRAMMATIC AND WOULD BE COORDINATED WITH ARCHITECTURAL EMBELLISHMENTS IN F.D.P.



1 ROOF PLAN
SCALE: 1"=100'



2 GROUND FLOOR PLAN
SCALE: 1"=100'

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

FLOOR PLANS/
PARKING PLAN
CLEVELAND
GSA/COMMERCIAL
1"=100'

SCALE 26754.000

PROJECT NUMBER

CDP **A1.01**

DRAWING NUMBER

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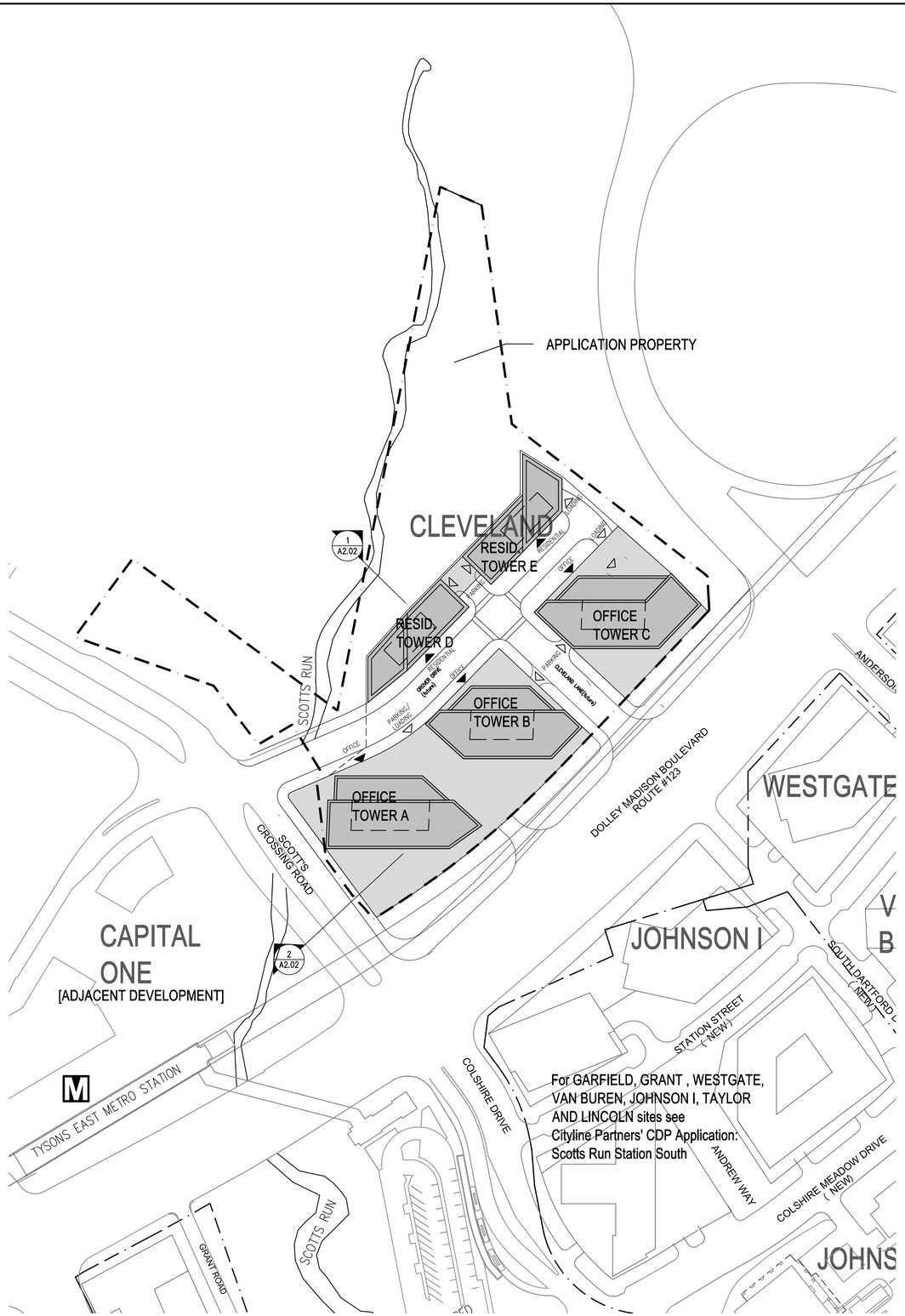
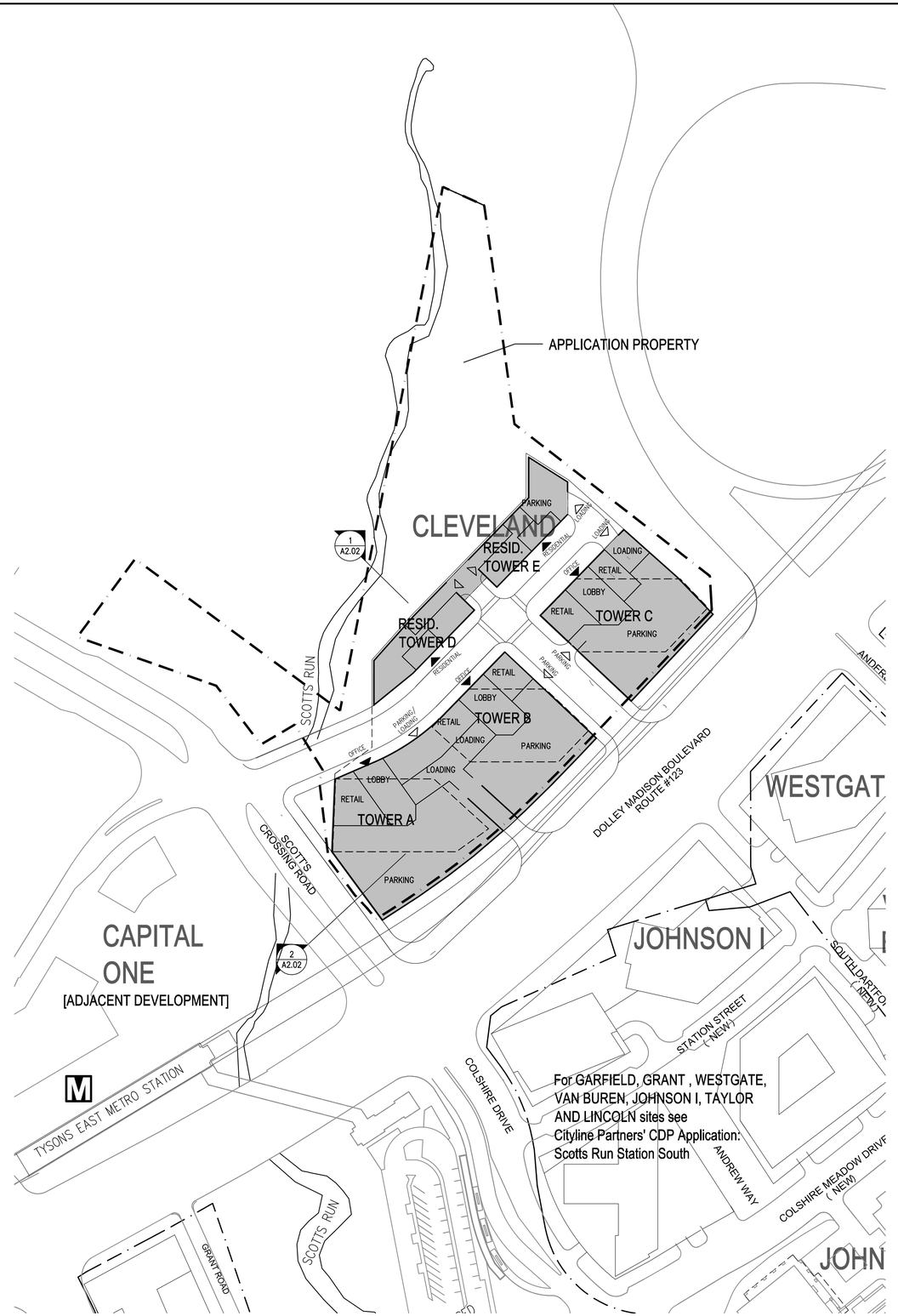


1 ROOF PLAN
SCALE: 1"=100'



2 GROUND FLOOR PLAN
SCALE: 1"=100'

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

FLOOR PLANS
CLEVELAND
MIXED–USE ALTERNATE

SCALE: 1"=100'

PROJECT NUMBER: 26754.000

DRAWING NUMBER: CDP A1.02

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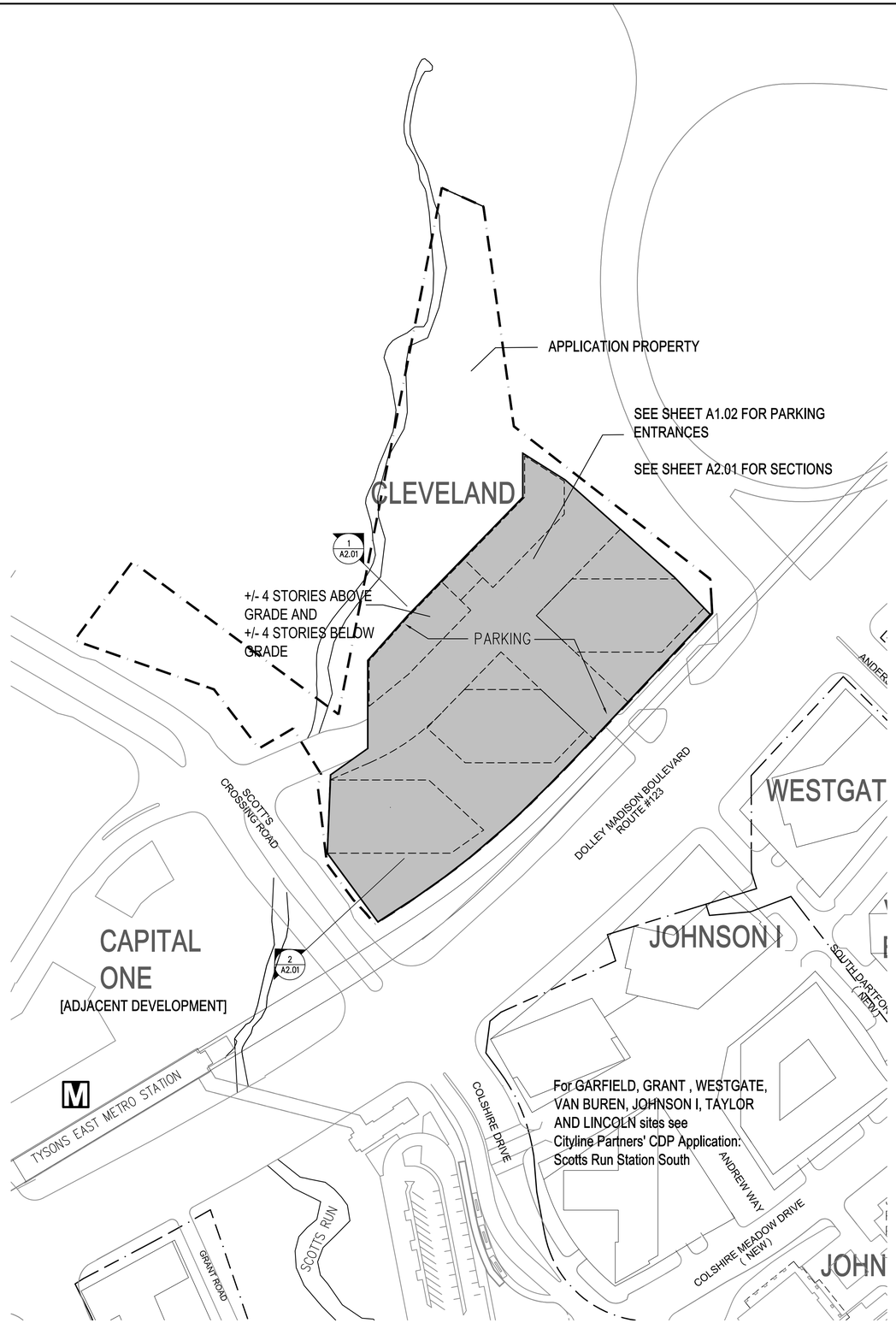

NOTE:

SEE A1.02 FOR PARKING ENTRANCES

SEE A2.02 FOR SECTIONS

1 **BELOW GRADE PARKING**
SCALE: 1"=100'

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PROJECT NORTH

SCOTTS RUN STATION NORTH

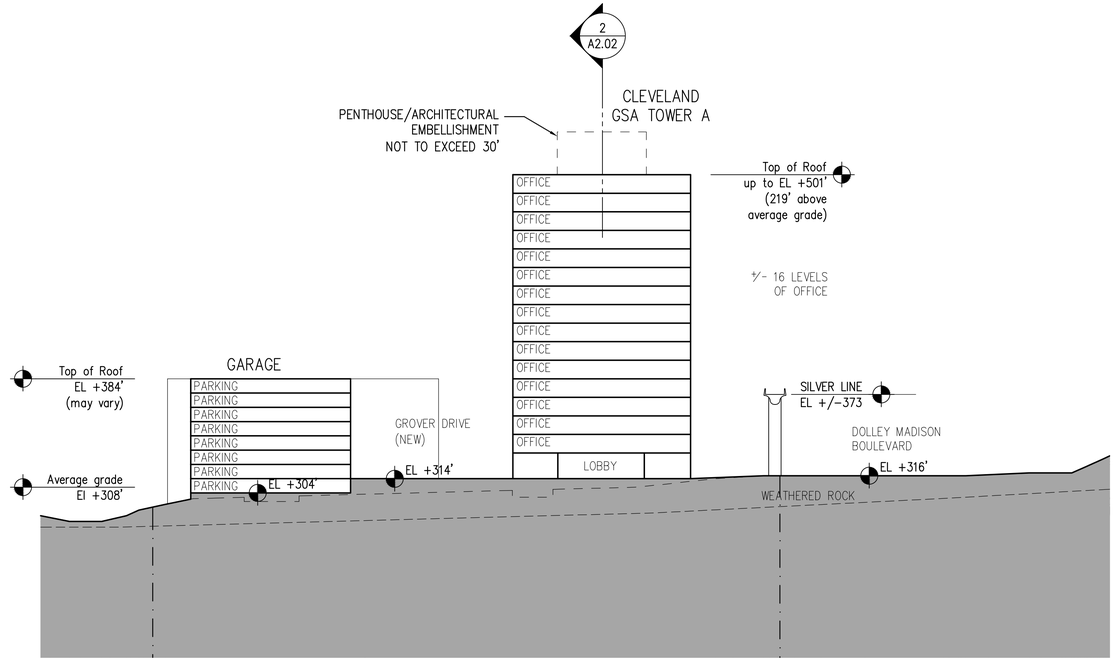
DRAWING TITLE

PARKING PLAN
CLEVELAND
MIXED-USE ALTERNATE

SCALE: 1"=100'

PROJECT NUMBER: 26754.000

DRAWING NUMBER: **CDP A1.03**



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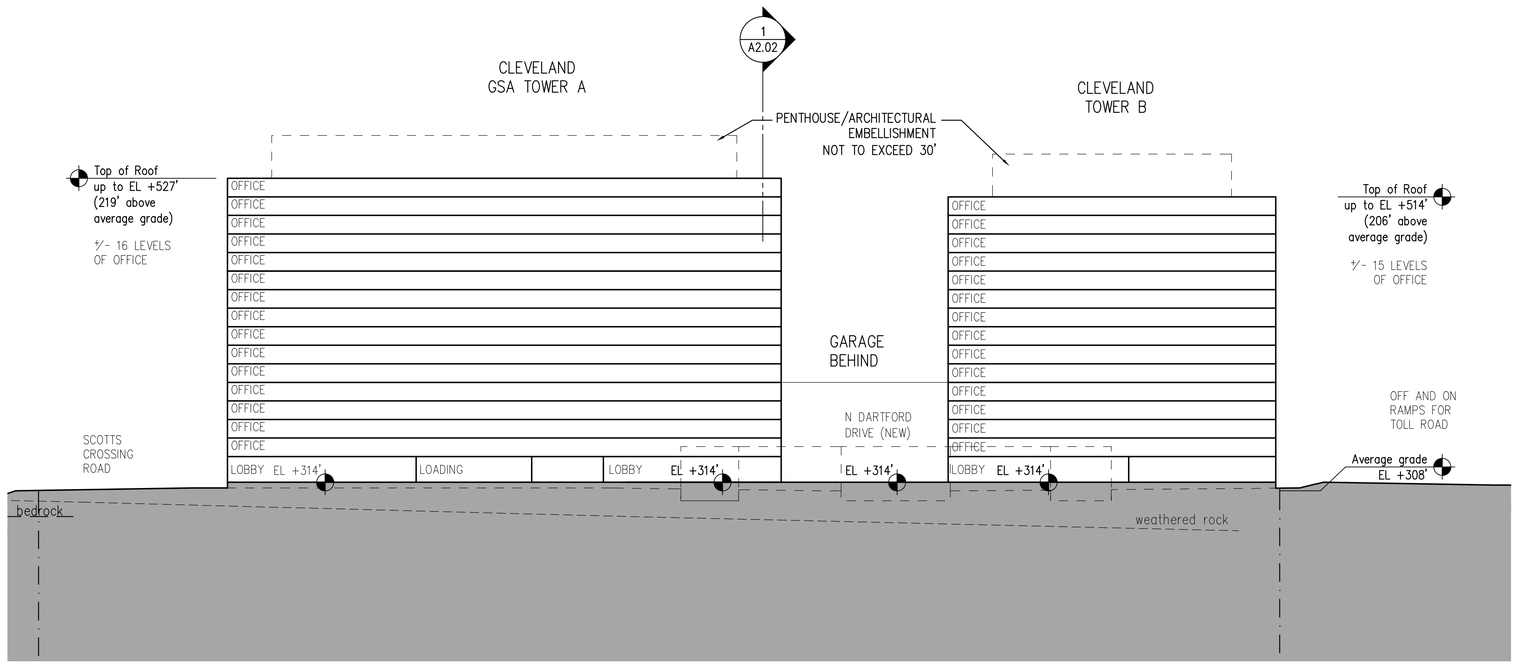

2 **SECTION**
SCALE: 1"=50'

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

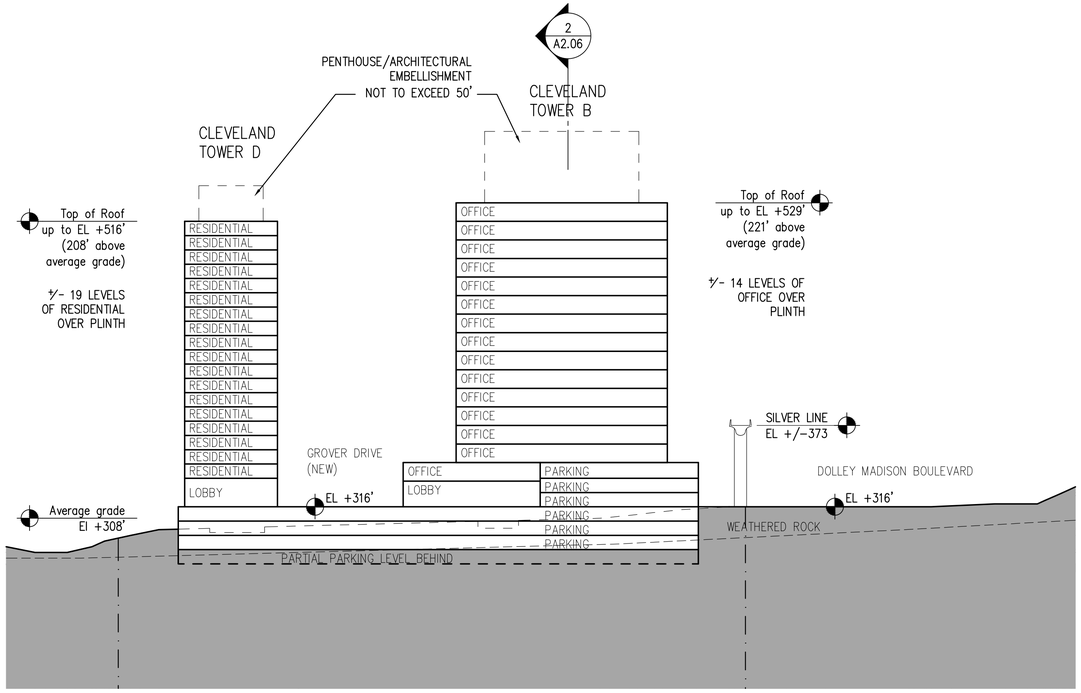
DRAWING TITLE
SECTIONS
CLEVELAND
GSA/COMMERCIAL

SCALE 1"=50'

PROJECT NUMBER 26754.000

CDP **A2.01**
DRAWING NUMBER

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A2.01.dwg USER: sconsshatter DATE: May, 10 2011 TIME: 03:47 pm



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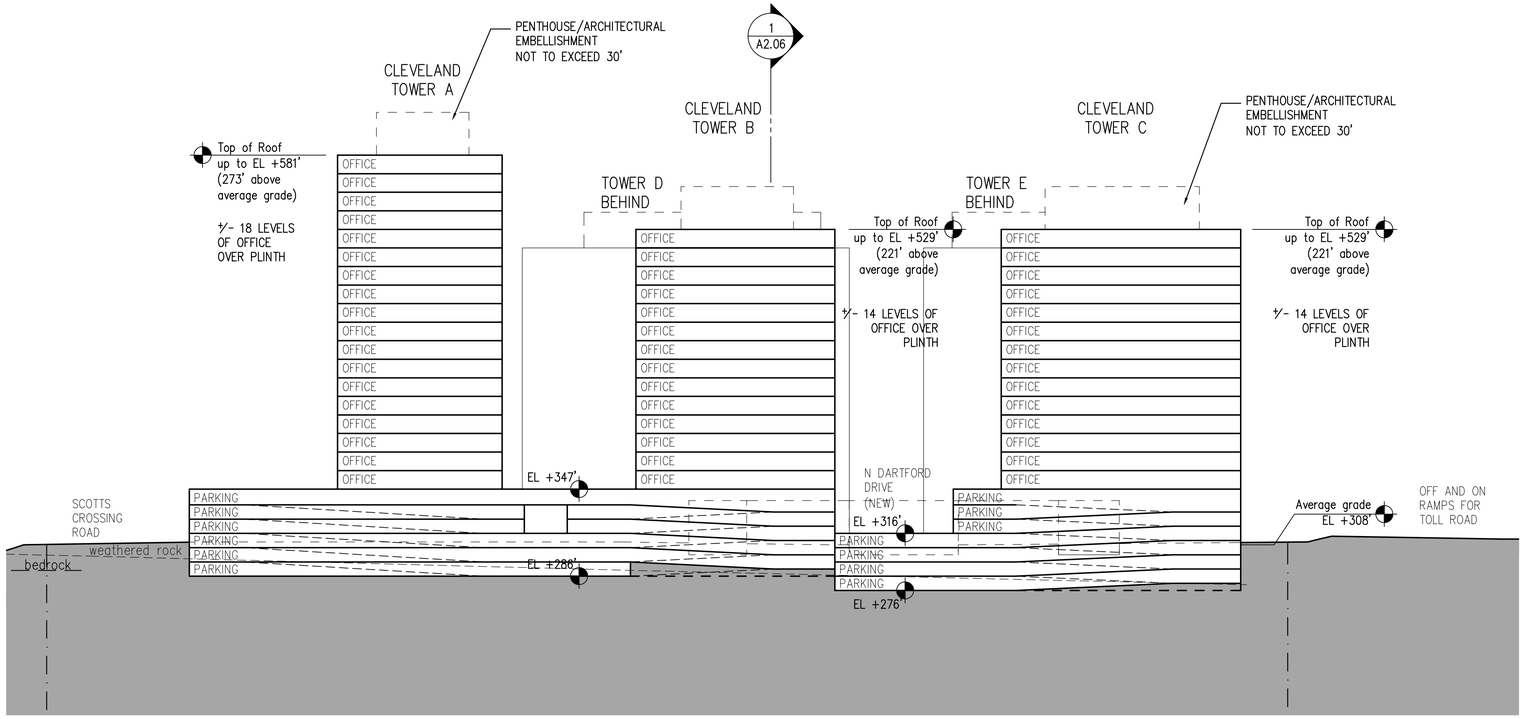

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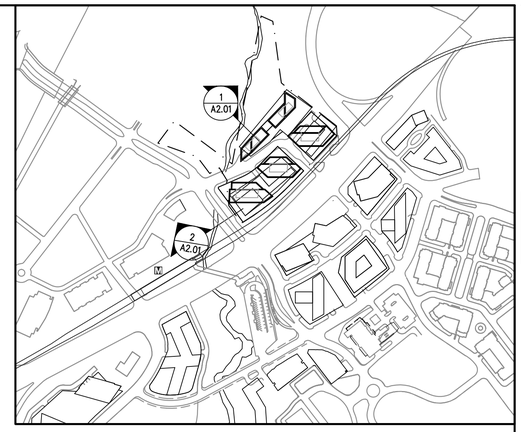

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE
SECTIONS
CLEVELAND
MIXED-USE ALTERNATE

SCALE: 1"=50'

PROJECT NUMBER: 26754.000

DRAWING NUMBER: CDP A2.02

FILE:P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A2.02.dwg USER:sconsshatter DATE:May. 10 2011 TIME: 03:47 pm

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

ILLUSTRATIVE PLAN

SCALE: NTS

PROJECT NUMBER: 26754.000

DRAWING NUMBER: **CDP A3.01**

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A3.01.dwg USER: sconschafter DATE: May, 10 2011 TIME: 03:48 pm

1 AERIAL VIEW FROM NORTH-- GSA/COMMERCIAL
SCALE: NTS

3 AERIAL VIEW FROM NORTH-- MIXED-USE ALTERNATE
SCALE: NTS

2 VIEW TOWARD CLEVELAND SITE-- GSA/COMMERCIAL
SCALE: NTS

4 VIEW TOWARD CLEVELAND SITE-- MIXED-USE ALTERNATE
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

RENDERED VIEWS

SCALE 26754.000

PROJECT NUMBER

CDP A4.01

DRAWING NUMBER

FILE=P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLine\NORTH_A4.01.dwg USER: sconsshafter DATE: May, 10 2011 TIME: 03:48 pm

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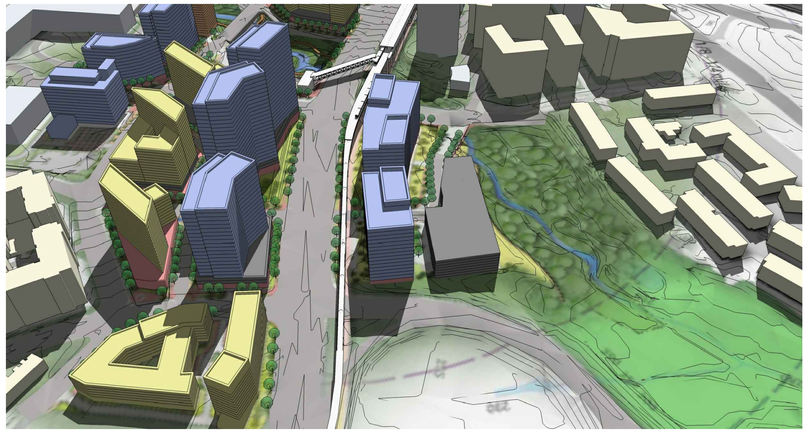
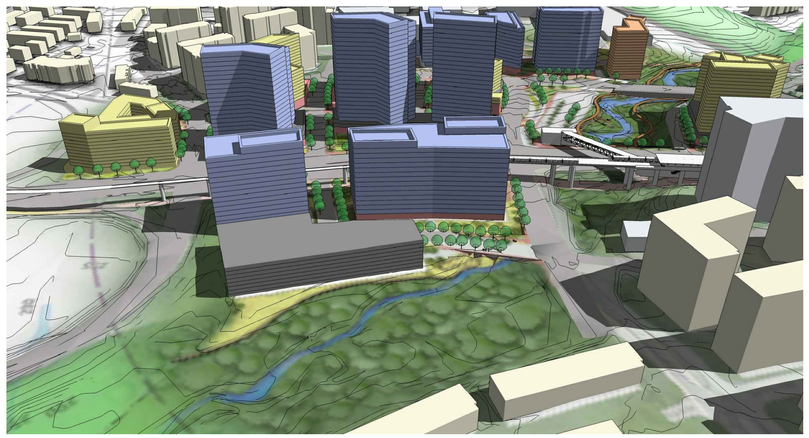
SCALE: NTS



2 **VIEW LOOKING WEST**
SCALE: NTS



3 **VIEW LOOKING SOUTH**
SCALE: NTS

4 **VIEW LOOKING EAST**
SCALE: NTS

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PROJECT NORTH

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DRAWING TITLE

AERIAL VIEWS

SCALE 26754.000

PROJECT NUMBER

CDP **A4.02**

DRAWING NUMBER

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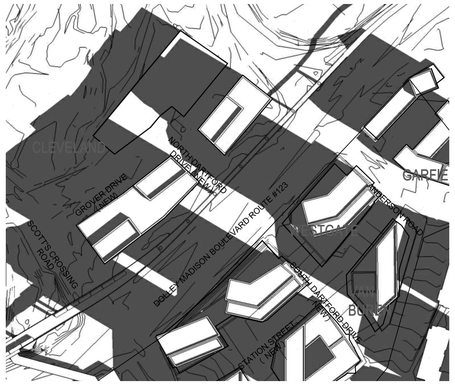
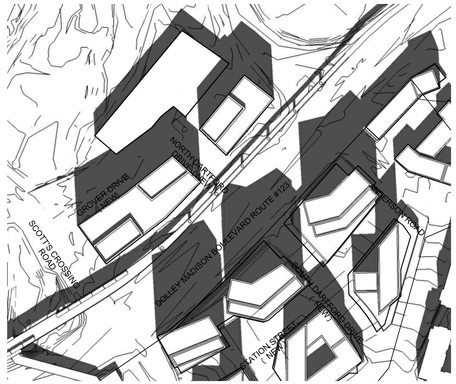
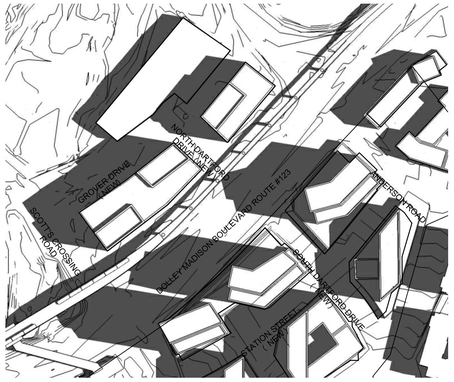


1 **MARCH 21 AND SEPTEMBER 21 – 9:00 AM**
SCALE: NTS

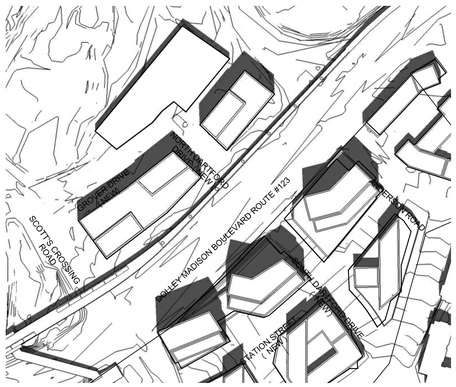


2 **MARCH 21 AND SEPTEMBER 21 – 12:00 PM**
SCALE: NTS

3 **MARCH 21 AND SEPTEMBER 21 – 3:00 PM**
SCALE: NTS

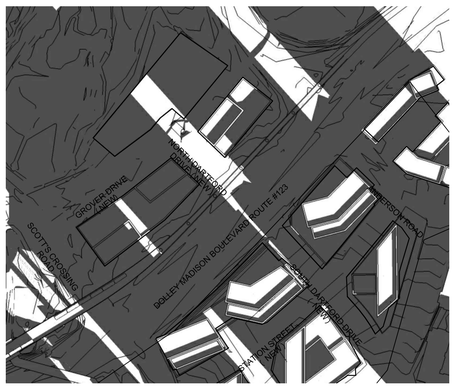


4 **JUNE 21 – 9:00 AM**
SCALE: NTS

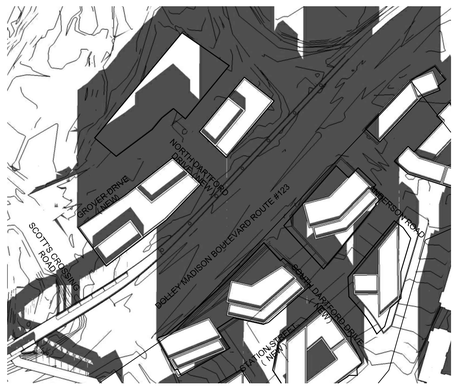


5 **JUNE 21 – 12:00 PM**
SCALE: NTS

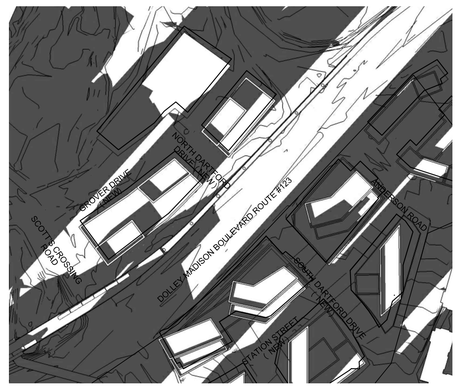
6 **JUNE 21 – 3:00 PM**
SCALE: NTS



7 **DECEMBER 21 – 9:00 AM**
SCALE: NTS



8 **DECEMBER 21 – 12:00 PM**
SCALE: NTS



9 **DECEMBER 21 – 3:00 PM**
SCALE: NTS

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ISSUED FOR	REV	DATE
CDP		05/10/2011

PROJECT NORTH

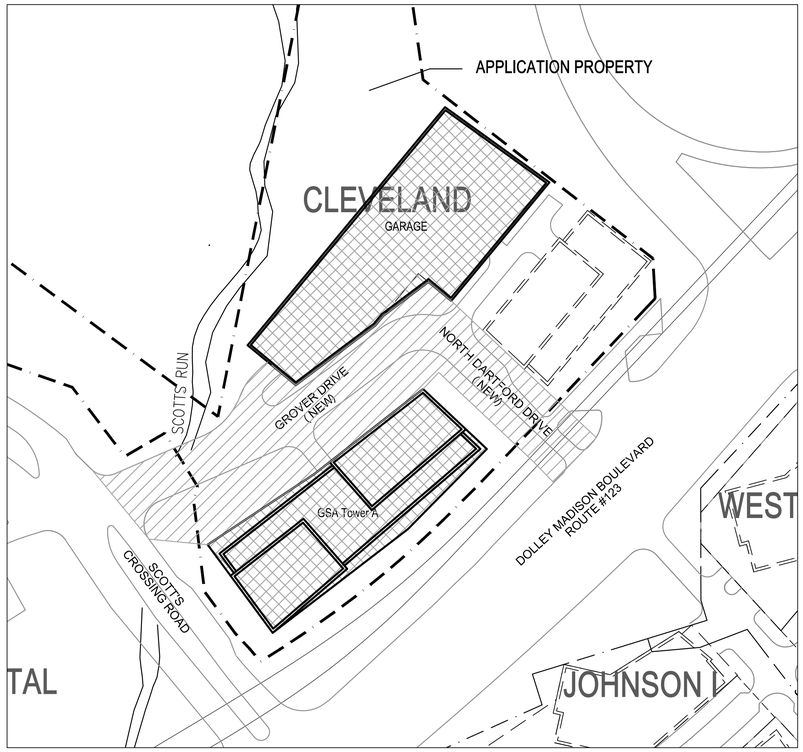
SCOTTS RUN STATION NORTH

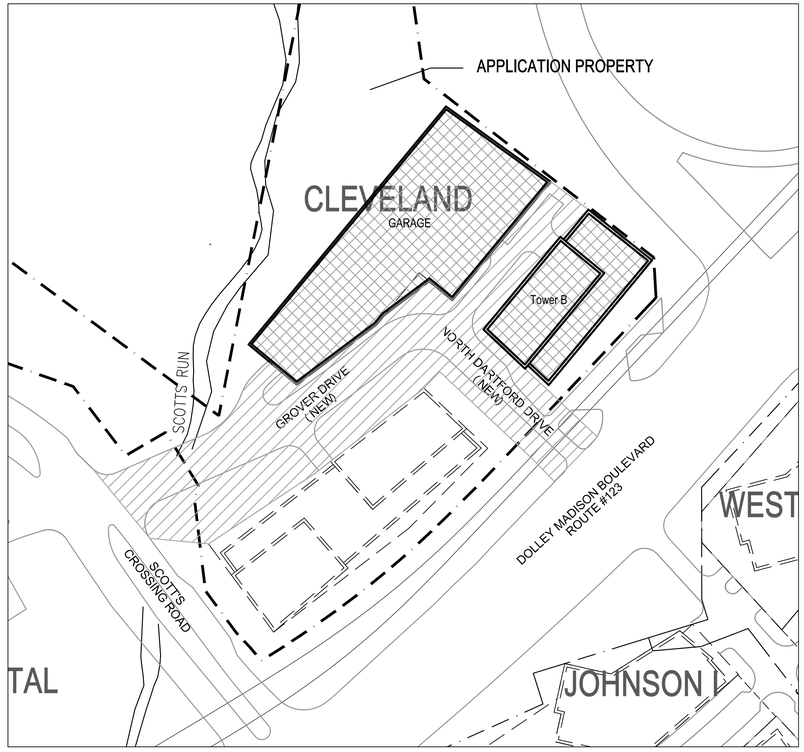
DRAWING TITLE
SHADE AND SHADOW STUDIES

SCALE 26754.000

PROJECT NUMBER
CDP **A5.01**
DRAWING NUMBER

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLine\NORTH_A5.01.dwg USER: sconschafter DATE: Moy, 10 2011 TIME: 03:49 pm





NOTE:

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FOR EACH PHASE, SIDEWALKS AND ASSOCIATED LANDSCAPING WILL BE CONSTRUCTED CONNECTING THE PROJECT WITH THE NEAREST EXISTING PUBLIC SIDEWALK.

KEY:

- IMPROVEMENTS INCLUDE ABOVE-GRADE PARKING AND BELOW-GRADE PARKING, SIDEWALKS, LANDSCAPING, AND ALL OTHER CONSTRUCTION SHOWN IN THE DRAWINGS.
- SURFACE IMPROVEMENTS (EXCLUDING BELOW-GRADE IMPROVEMENTS) ONLY INCLUDING ROADWAYS, SIDEWALKS, & ASSOCIATED LANDSCAPING.
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- FUTURE PHASE BUILDING FOOTPRINT

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ISSUED FOR	REV	DATE
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

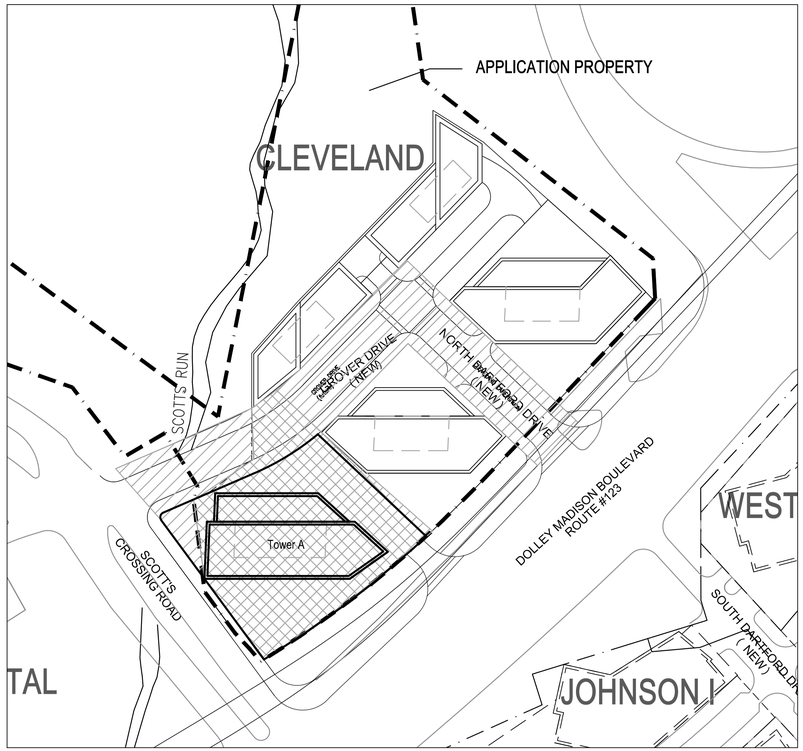
PHASING
Cleveland
GSA/COMMERCIAL

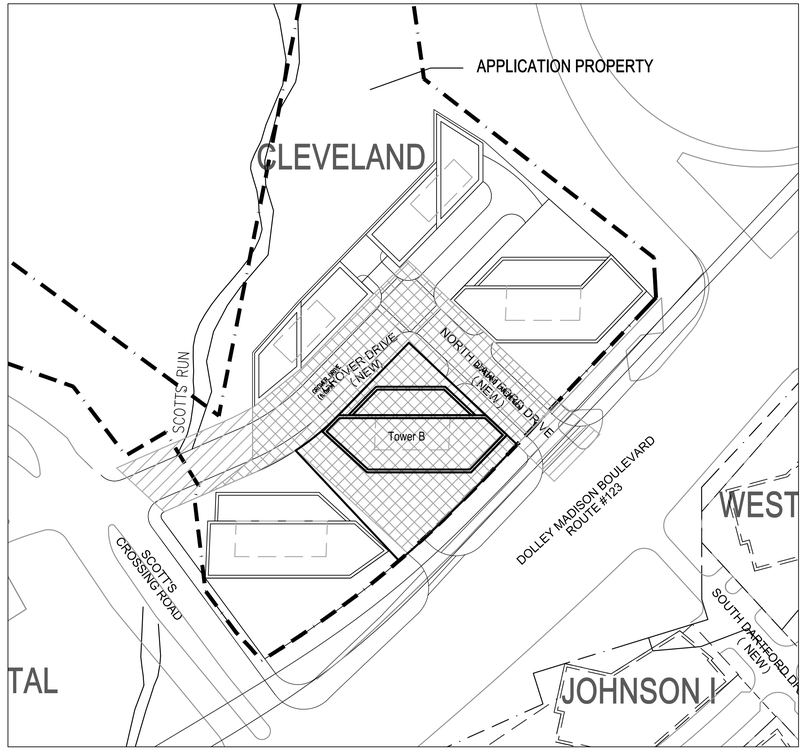
SCALE: 1"=100'

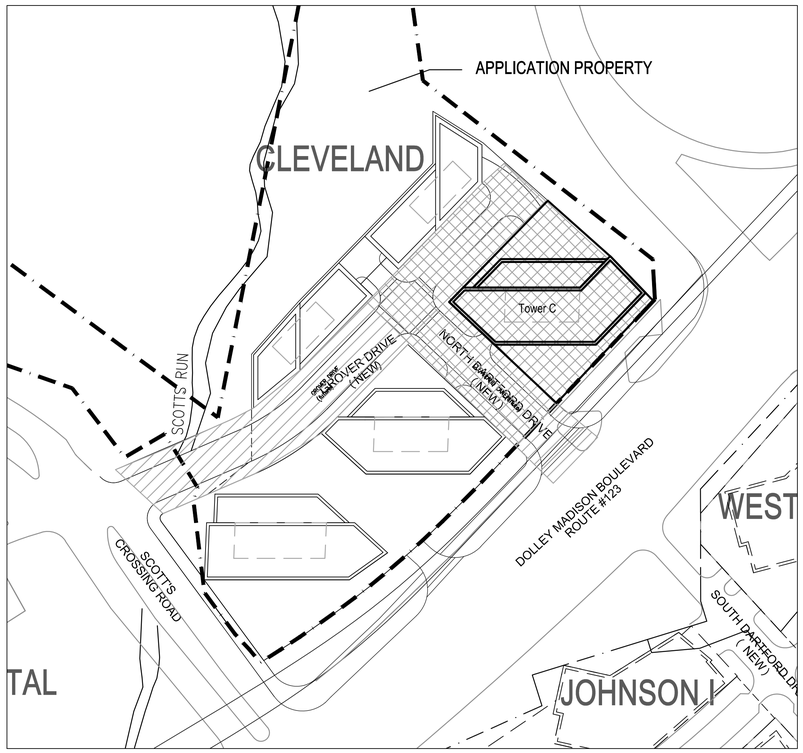
PROJECT NUMBER: 26754.000

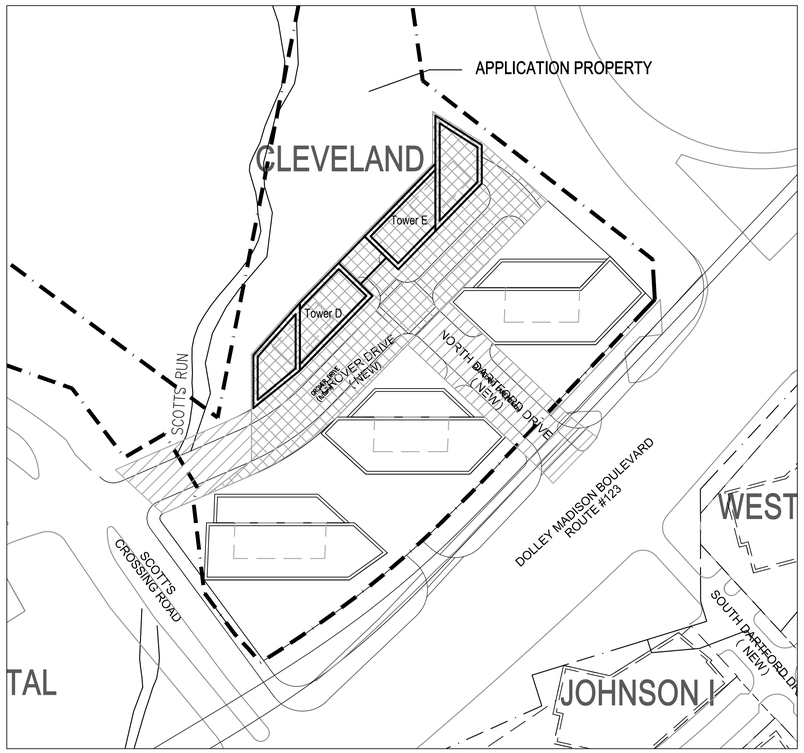
DRAWING NUMBER: CDP A6.01

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A6.01.dwg USER: sconnshatter DATE: May, 10 2011 TIME: 03:50 pm









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EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

FUTURE PHASE BUILDING FOOTPRINT

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ISSUED FOR	REV	DATE
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

PHASING
Cleveland

MIXED–USE ALTERNATE
1"=100'

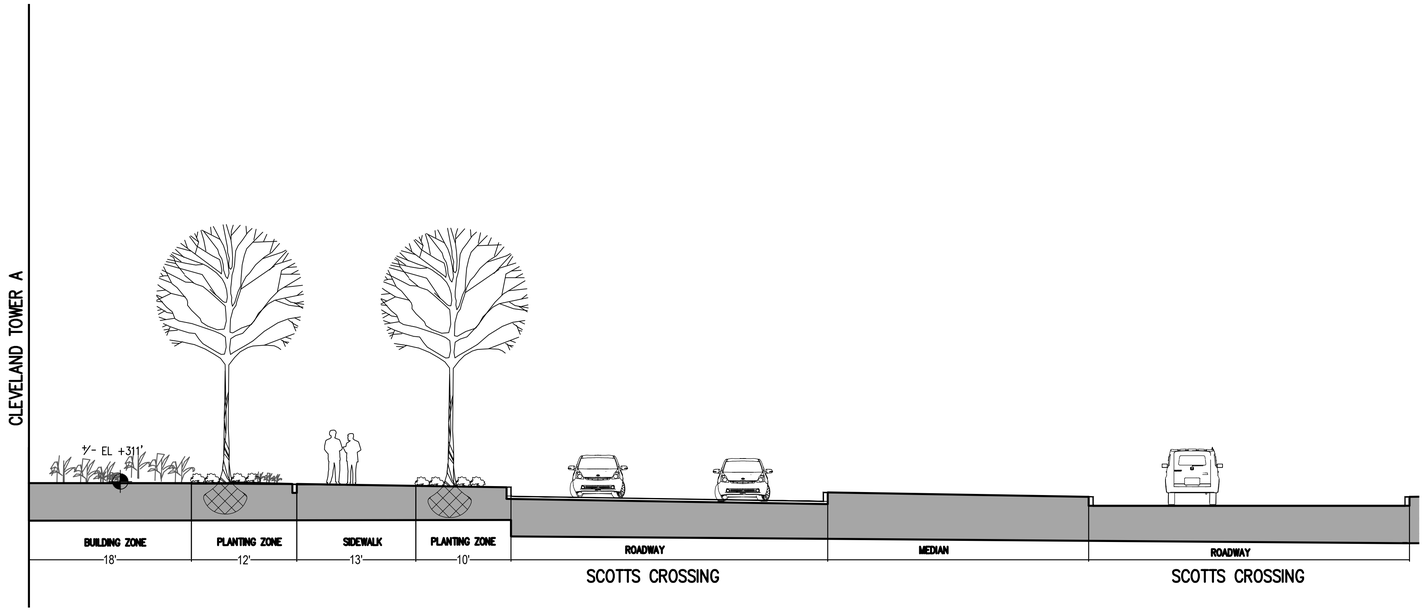
SCALE 26754.000

PROJECT NUMBER

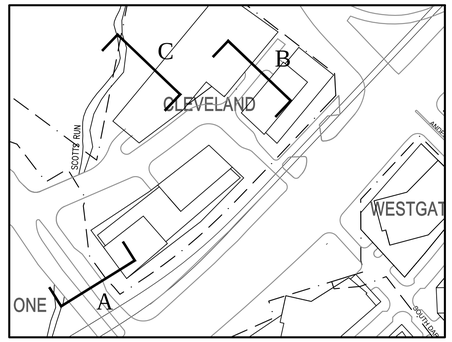
CDP A6.02

DRAWING NUMBER

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLineNORTH_A6.02.dwg USER: sconschafter DATE: May. 10 2011 TIME: 03:50 pm



A CLEVELAND SECTION THROUGH SCOTTS CROSSING ROAD



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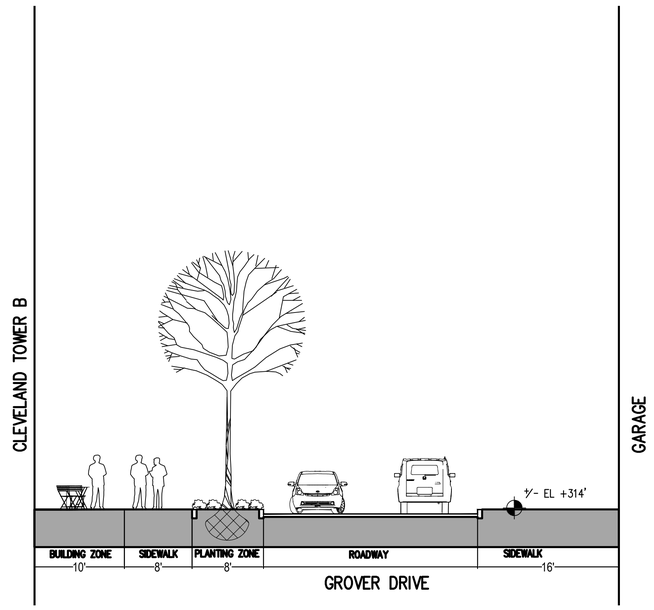
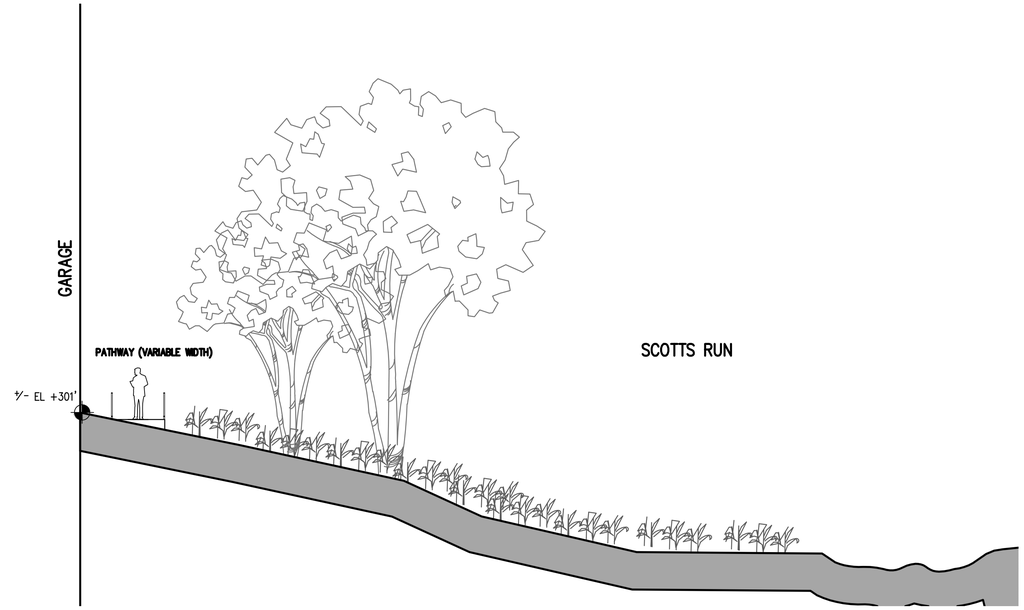


B CLEVELAND SECTION THROUGH GROVER DRIVE



C CLEVELAND SECTION THROUGH SCOTTS RUN

NOTE: FOR STREET WIDTHS SEE CIVIL DRAWINGS

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ISSUED FOR	REV	DATE
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION NORTH

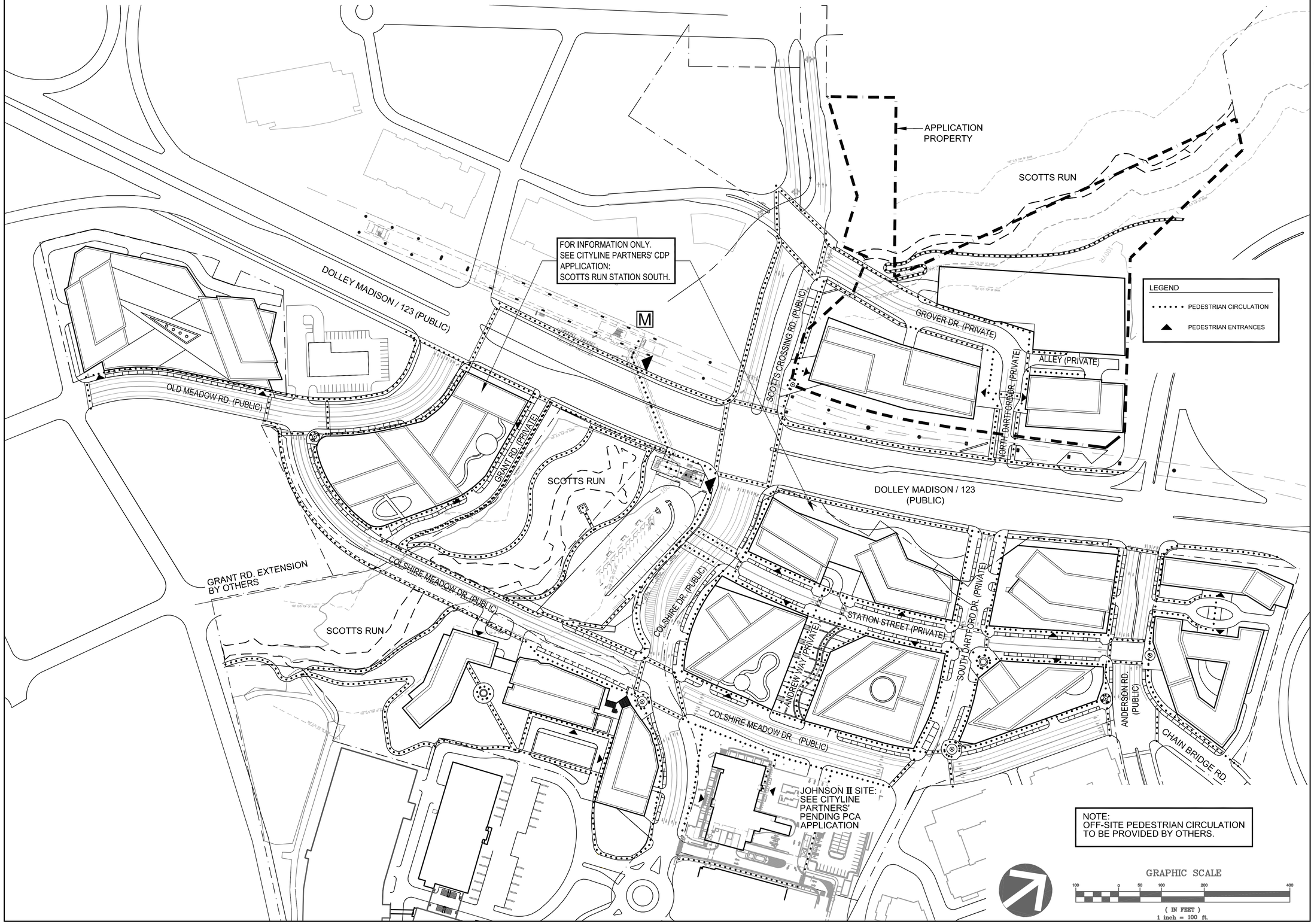
DRAWING TITLE
SITE SECTIONS
CLEVELAND

SCALE 1/8"=1'-0"

PROJECT NUMBER 26754.000

DRAWING NUMBER **CDP A7.01**

FILE: P:\Projects\26754.000\Graphics\Design\Preferred_Alternatives\Sheets\Scotts_Run_North\CityLine_NORTH_Section_A7.01.dwg USER: sconschafter DATE: May, 10 2011 TIME: 03:51 pm



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ISSUED FOR	REV	DATE
CDP		10 MAY 2011

SCOTTS RUN STATION NORTH

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

SCALE 1"=100'

PROJECT NUMBER 26754.000

DRAWING NUMBER CDP L—1

FILE:P:\26758_00D\CAD\Project Phase\WP\sheet\L-1 PEDESTRIAN CIRCULATION PLAN - North.dwg USER:nkumazawa DATE:May. 10 2011 TIME: 08:13 am

Open Space Calculation Methodology

Office - 1,274,012 gsf = 3,822 employees = 0.38 acres recommended

Residential - 0 units @ 1.75 residents / unit = 0 residents = 0 acres recommended

Scotts Run RPA - Not included in Calculations

	Cleveland Site	GRAND TOTAL
TOTAL OPEN SPACE RECOMMENDED BY COMPREHENSIVE PLAN & BY SITE (acres)	**0.38**	**RECOMMENDED 0.38**

PROPOSED OPEN SPACES	Cleveland Site	
PUBLIC OPEN SPACES	4.90	
PRIVATE OPEN SPACES (at - grade)	0.00	
PRIVATE OPEN SPACES (above - grade = 0% of total)	0.00	
TOTAL OPEN SPACE PROPOSED (acres)		**PROPOSED 4.90**

PARK & OPEN SPACE LEGEND

- PUBLIC URBAN PARK - INSIDE OF PROPERTY LINE
- PRIVATE OPEN SPACE
- NATURALIZED PUBLIC URBAN PARK
- SCOTTS RUN RPA: NOT INCLUDED IN PROPOSED OPEN SPACE TOTAL

APPLICATION PROPERTY

SCOTTS RUN

149,813 SF

FOR INFORMATION ONLY. SEE CITYLINE PARTNERS' CDP APPLICATION: SCOTTS RUN STATION SOUTH.

M

DOLLEY MADISON / 123 (PUBLIC)

OLD MEADOW RD. (PUBLIC)

SCOTTS CROSSING RD. (PUBLIC)

GROVER DR. (PRIVATE)

14,513 SF

5,491 SF

30,223 SF

ALLEY (PRIVATE)

NORTH DARTFORD DR. (PRIVATE)

13,573 SF

GRANT RD. (PRIVATE)

SCOTTS RUN

DOLLEY MADISON / 123 (PUBLIC)

GRANT RD. EXTENSION BY OTHERS

COLSHIRE MEADOW DR. (PUBLIC)

SCOTTS RUN

COLSHIRE DR. (PUBLIC)

STATION STREET (PRIVATE)

ANDREW WAY (PRIVATE)

SOUTH DARTFORD DR. (PRIVATE)

ANDERSON RD. (PUBLIC)

CHAIN BRIDGE RD.

COLSHIRE MEADOW DR. (PUBLIC)

JOHNSON II SITE: SEE CITYLINE PARTNERS' PENDING PCA APPLICATION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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ISSUED FOR	REV	DATE
CDP		10 MAY 2011

SCOTTS RUN STATION NORTH

DRAWING TITLE

PARKS & OPEN SPACE PLAN

1"=100'

SCALE

26754.000

PROJECT NUMBER

CDP

L–2

DRAWING NUMBER

FILE:P:\26758_001\CAD\Project Phase\WP\sheet\L-2 PARKS & OPEN SPACE PLAN – NORTH.dwg USER:nkumazawa DATE:May. 10 2011 TIME: 08:19 am

LANDSCAPE LEGEND

- LAWN
- STREET TREE
- TREE WELL
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE BED
- NATURALIZED LANDSCAPE

MATERIALS LEGEND

- SIDEWALK
- PAVERS (TYPE A)
- PAVERS (TYPE B)
- PAVERS (TYPE C)
- ELEVATED BOARDWALK
- TRAIL
- FOCAL ELEMENT
- TABLE & CHAIRS

APPLICATION PROPERTY

SCOTTS RUN

FOR INFORMATION ONLY.
SEE CITYLINE PARTNERS' CDP APPLICATION:
SCOTTS RUN STATION SOUTH.

M

DOLLEY MADISON / 123 (PUBLIC)

OLD MEADOW RD. (PUBLIC)

SCOTTS RUN

GRANT RD. EXTENSION BY OTHERS

COLSHIRE MEADOW DR. (PUBLIC)

SCOTTS RUN

SCOTTS CROSSING RD. (PUBLIC)

GROVER DR. (PRIVATE)

NORTH DARTFORD DR. (PRIVATE)

ALLEY (PRIVATE)

COLSHIRE DR. (PUBLIC)

ANDREW WAY (PRIVATE)

STATION STREET (PRIVATE)

SOUTH DARTFORD DR. (PRIVATE)

ANDERSON RD. (PUBLIC)

CHAIN BRIDGE RD.

COLSHIRE MEADOW DR. (PUBLIC)

JOHNSON II SITE:
SEE CITYLINE PARTNERS' PENDING PCA APPLICATION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FILE:P:\26758\JOD\CAD\Project Phase\WIP\sheet\L-3 OVERALL LANDSCAPE & HARDSCAPE PLAN - NORTH.dwg USER:nkumazawa DATE:May, 10 2011 TIME: 08:28 am

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ISSUED FOR	REV	DATE
CDP		10 MAY 2011

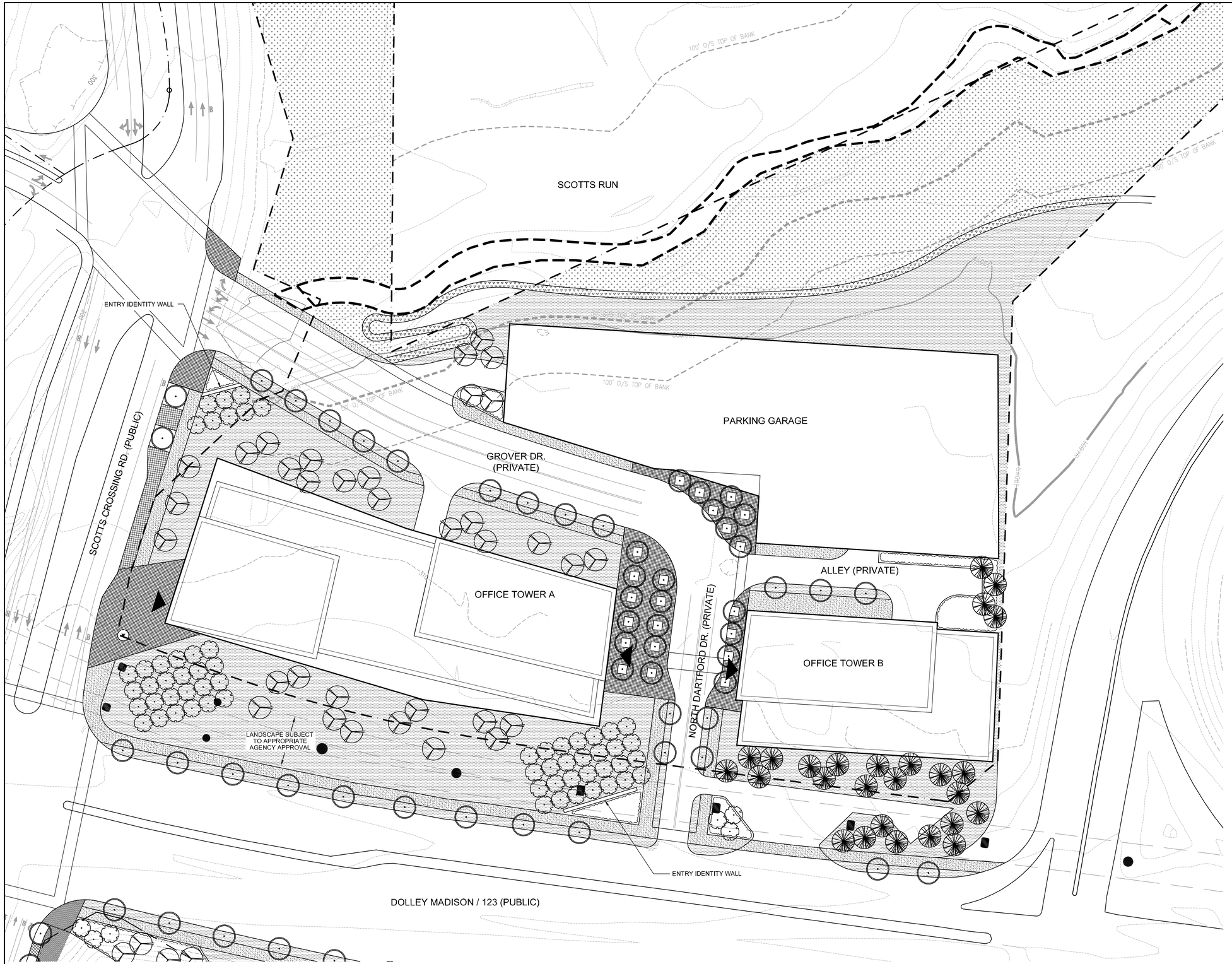
SCOTTS RUN STATION NORTH

DRAWING TITLE
OVERALL LANDSCAPE & HARDSCAPE PLAN

SCALE 1"=100'

PROJECT NUMBER 26754.000

DRAWING NUMBER CDP L-3



MATERIALS LEGEND

- SIDEWALK
- PAVERS (TYPE A)
- PAVERS (TYPE B)
- PAVERS (TYPE C)
- ELEVATED BOARDWALK
- TRAIL
- FOCAL ELEMENT
- TABLE & CHAIRS

LANDSCAPE LEGEND

- LAWN
- STREET TREE
- TREE WELL
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE BED
- NATURALIZED LANDSCAPE

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ISSUED FOR	REV	DATE
CDP		10 MAY 2011

SCOTTS RUN STATION NORTH

DRAWING TITLE

CLEVELAND LANDSCAPE PLAN

1"=40'

SCALE

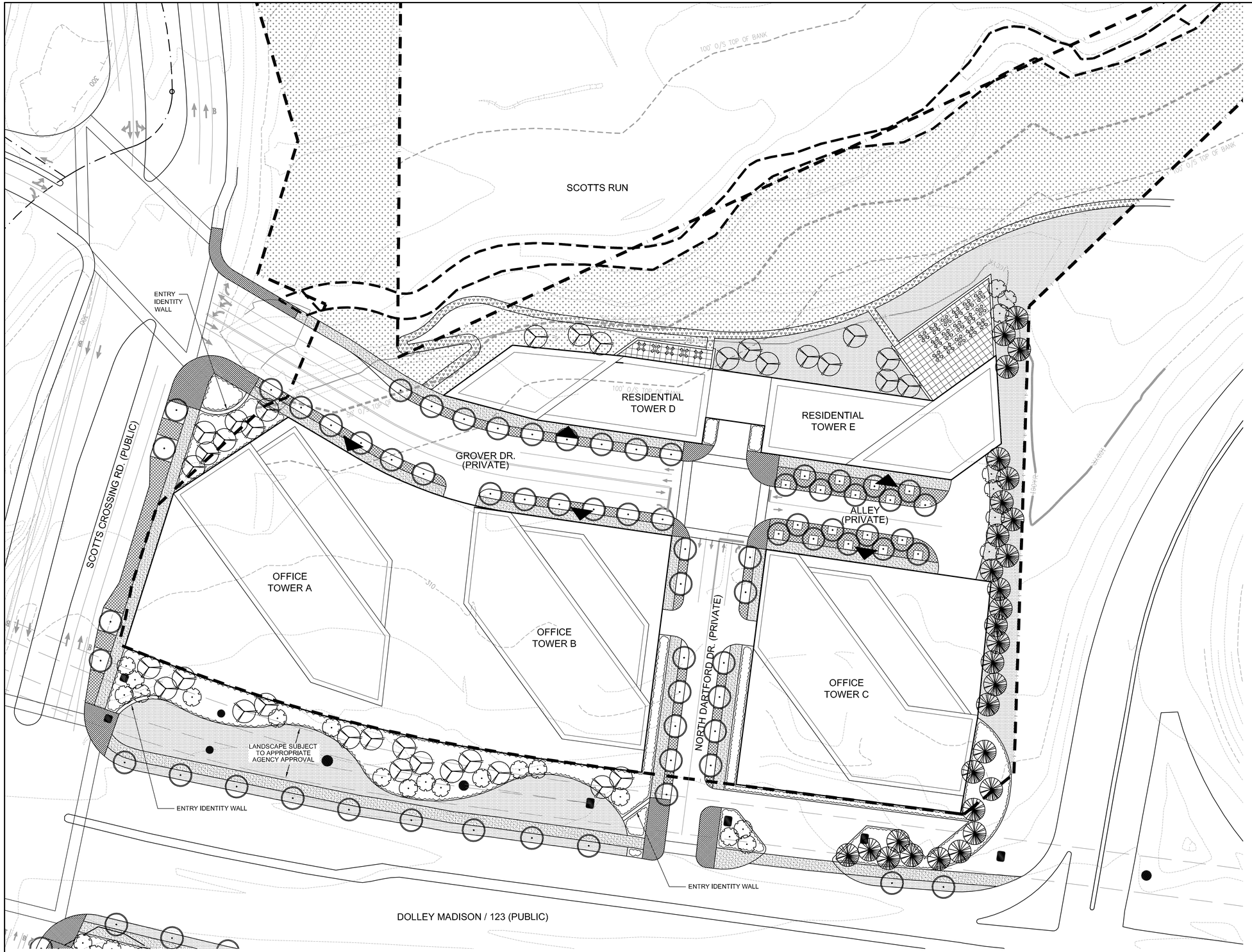
26754.000

PROJECT NUMBER

CDP L-4

DRAWING NUMBER

FILE:P:\26758\J00\CAD\Project Phase\WIP\sheet\L-4 CLEVELAND LANDSCAPE PLAN.dwg USER:nkumazawa DATE:May, 10 2011 TIME: 08:32 am



MATERIALS LEGEND

- SIDEWALK
- PAVERS (TYPE A)
- PAVERS (TYPE B)
- PAVERS (TYPE C)
- ELEVATED BOARDWALK
- TRAIL
- FOCAL ELEMENT
- TABLE & CHAIRS

LANDSCAPE LEGEND

- LAWN
- STREET TREE
- TREE WELL
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE BED
- NATURALIZED LANDSCAPE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CDP		10 MAY 2011

SCOTTS RUN STATION NORTH

DRAWING TITLE
CLEVELAND LANDSCAPE PLAN ALTERNATE SCHEME MIXED–USE OPTION

1"=40'
SCALE

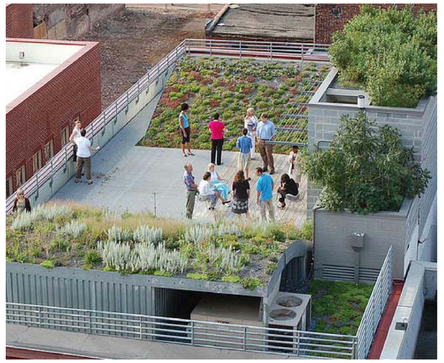
26754.000
PROJECT NUMBER

CDP L–5
DRAWING NUMBER

FILE:P:\26758\x00\CAD\Project Phase\MP\sheet\L-5 CLEVELAND LANDSCAPE PLAN ALTERNATE SCHEME MIXED-USE OPTION.dwg USER:nkumazawa DATE:May, 10 2011 TIME: 08:35 am

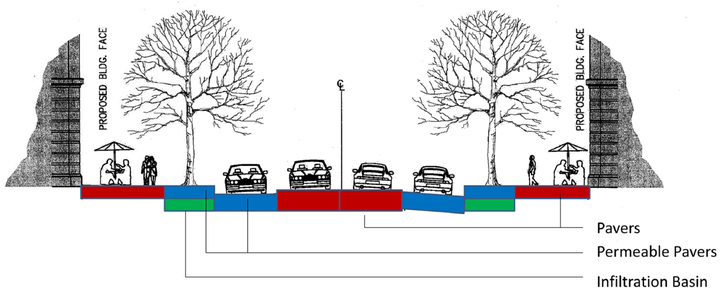
TYPES OF PARKS & OPEN SPACE

POTENTIAL STORMWATER STRATEGY

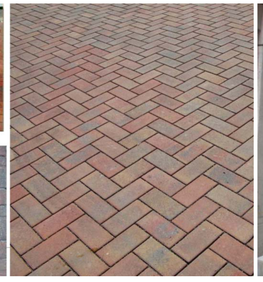


PERMEABLE PAVERS & INFILTRATION BASINS + GREENROOFS = RETENTION OF FIRST INCH OF RAINFALL

TYPICAL STREET SECTION - NTS

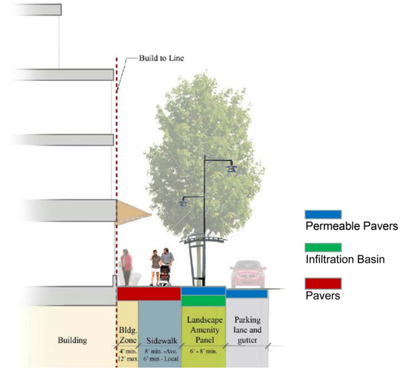


EXAMPLES OF PERMEABLE PAVERS

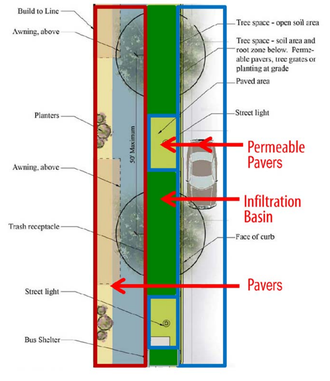


EXAMPLE OF RAISED INFILTRATION BASIN

ENLARGED TYPICAL SIDEWALK SECTION - NTS

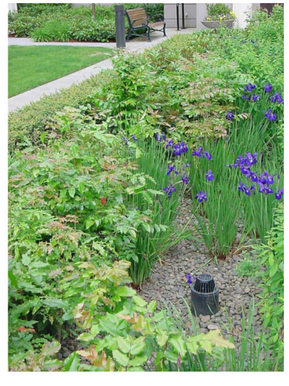


ENLARGED TYPICAL SIDEWALK PLAN - NTS



EXAMPLES OF INFILTRATION BASIN / TREE BOX FILTER

EXAMPLES OF BIOSWALE / RAIN GARDEN



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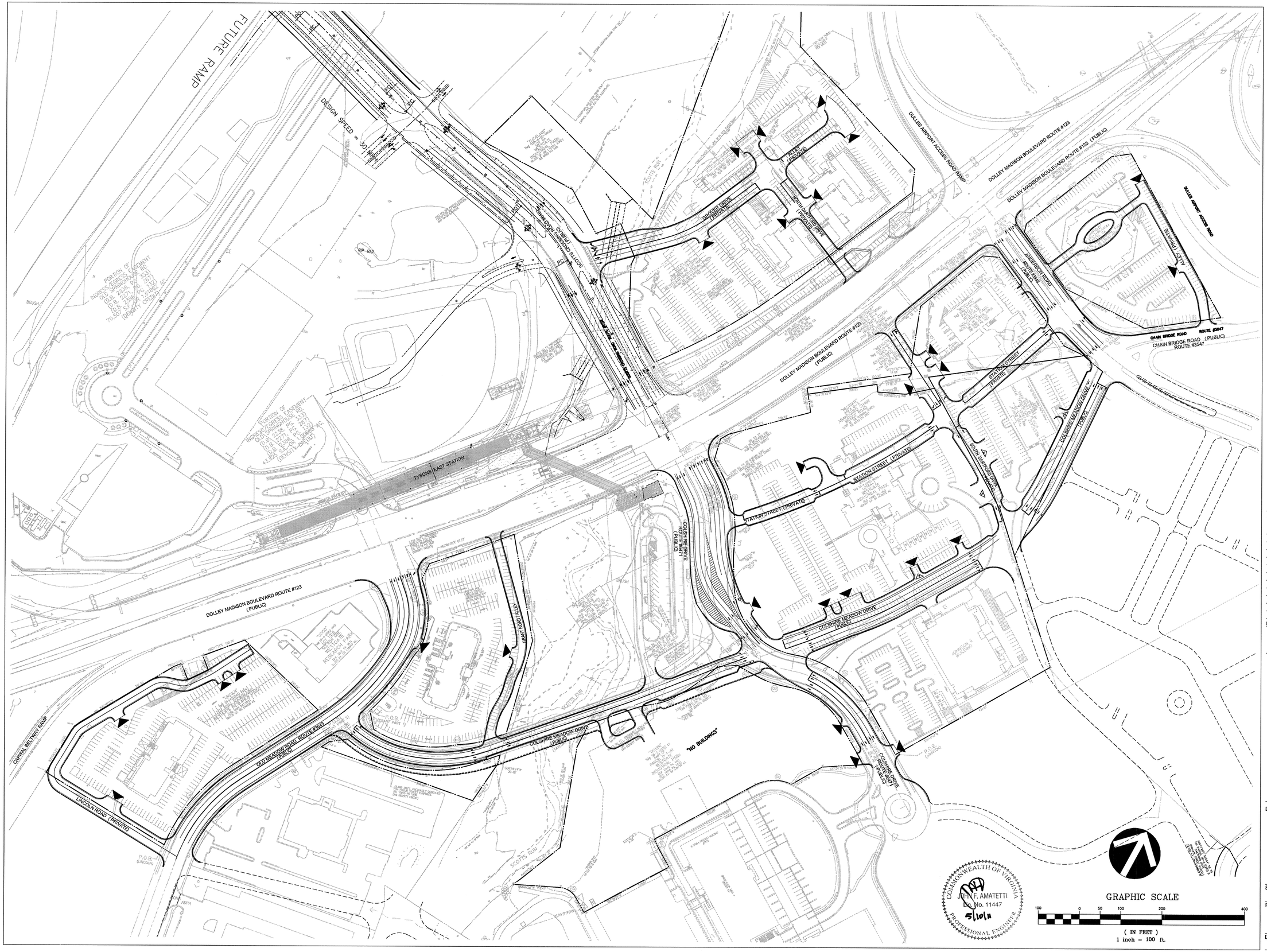
SCOTTS RUN STATION NORTH

DRAWING TITLE
POTENTIAL LID STORMWATER STRATEGIES

SCALE 26754.000

PROJECT NUMBER
CDP L-6
DRAWING NUMBER

FILE:P:\26756\X00\CAD\Project Phase\WP\sheet\L-6 POTENTIAL LID STORMWATER STRATEGIES - NORTH.dwg USER:nkumazawa DATE:May, 10 2011 TIME: 08:36 am



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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

DETAILED SUB SECTION ROAD GRID

1"=100'

SCALE 26754.000

PROJECT NUMBER CDP S-1

DRAWING NUMBER

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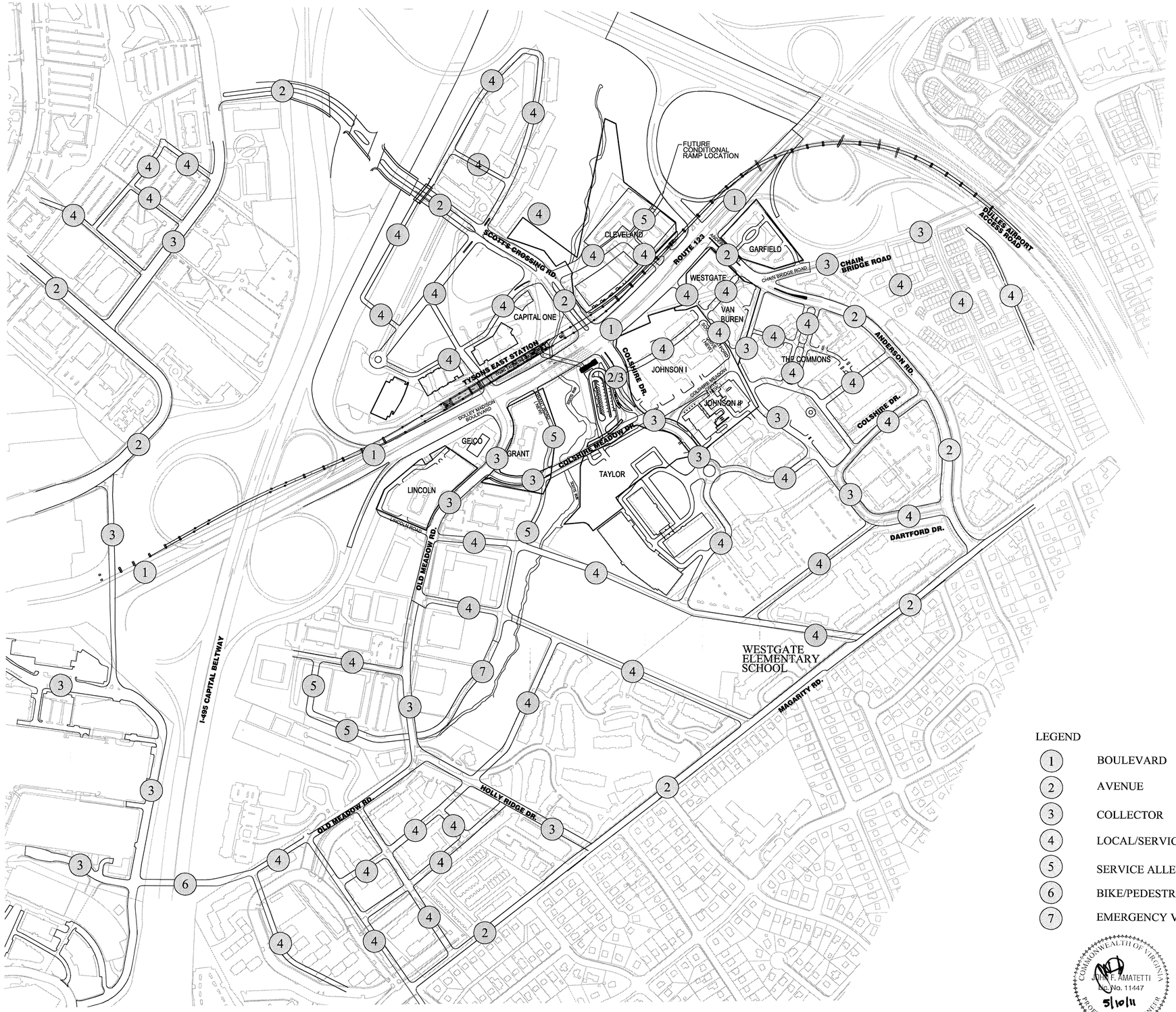

LEGEND

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

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
5/10/11
PROFESSIONAL ENGINEER

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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PROJECT NORTH

SCOTTS RUN STATION NORTH

DRAWING TITLE

OVERALL SUB SECTION ROAD GRID

SCALE: AS NOTED

PROJECT NUMBER: 26754.000

DRAWING NUMBER: CDP S-2

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN NORTH\6927L-ROAD GRID PLAN - GIS OVERLAY.dwg USER:mekonnen DATE:May, 17 2011 TIME: 10:48 am