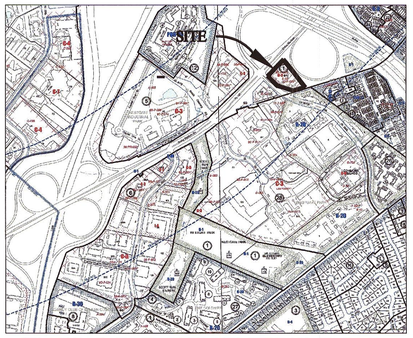

TAX MAP/VICINITY MAP

SCALE: 1"=1000'

SCOTTS RUN STATION SOUTH
GARFIELD SITE
FINAL DEVELOPMENT PLAN
FDP-2011-PR-011

RE: RZ-2011-PR-011 (CDP)

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 30, 2012
OCTOBER 22, 2012
DECEMBER 10, 2012
FEBRUARY 4, 2013
MARCH 25, 2013

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C-5. EXISTING CONDITIONS PLAN
C-6. FINAL DEVELOPMENT PLAN
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CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NOS.
030-3 ((01)) 6A

COMMONWEALTH OF VIRGINIA
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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013
FDP RESUBMISSION	3/25/2013

Professional Seal

©2009

WDG Project No: WA00000.00

COVER SHEET

Scale: **AS SHOWN**

FDP C-1

FILE:P:\Planning\Projects\69927R\dwg\69927R-COV.dwg USER:Benton DATE:Mar, 26 2013 TIME: 10:40 am

SCOTTS RUN STATION NORTH
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-009

GARFIELD
SEE SHEET C-6

WESTGATE

CAPITAL ONE
(NOT INCLUDED)
APPLICATION #RZ 2010-PR-021

ELEVATED METRO
SHOWN AS EXISTING

JOHNSON 1

VAN BUREN

LINCOLN

GRANT

COMMONS OF
McLEAN
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-017

TAYLOR

JOHNSON 2
(MITRE 4)

FUTURE RAMP

DESIGN SPEED = 30

METRO R.O.W.

ULTIMATE ROUTE #123 "SUPER STREET" (BY OTHERS)

DOLLEY MADISON BOULEVARD ROUTE #123 (PUBLIC)

PROPOSED SIDEWALK

COLSHIRE MEADOW DRIVE (PUBLIC)

COLSHIRE DRIVE (PUBLIC)

STATION STREET (PRIVATE)

PROPOSED TYSONS EAST STATION TO GREAT FALLS SIDEWALK (BY FAIRFAX COUNTY)

ANDERSON ROAD ROUTE #308 (PUBLIC COLLECTOR)

OLD CHAIN BRIDGE ROAD ROUTE #309 (PUBLIC COLLECTOR)

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
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Professional Seal

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3/25/13
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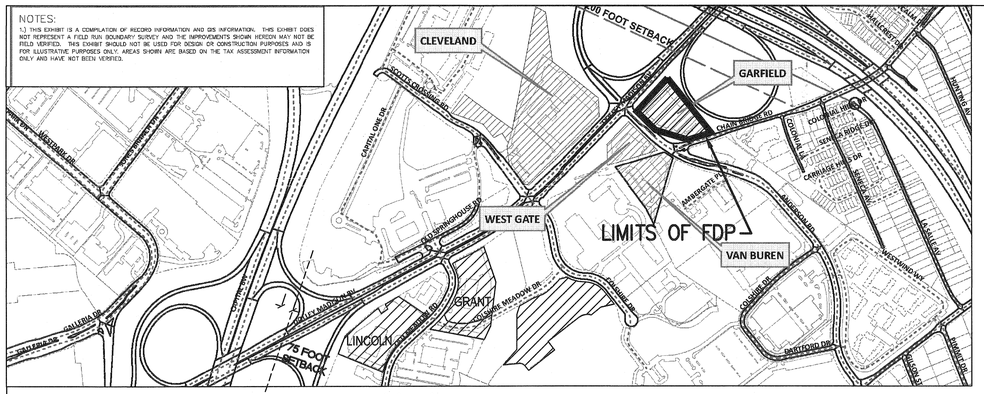
WDG Project No:
WA00000.00

OVERALL CONTEXT PLAN

Scale: 1" = 100'

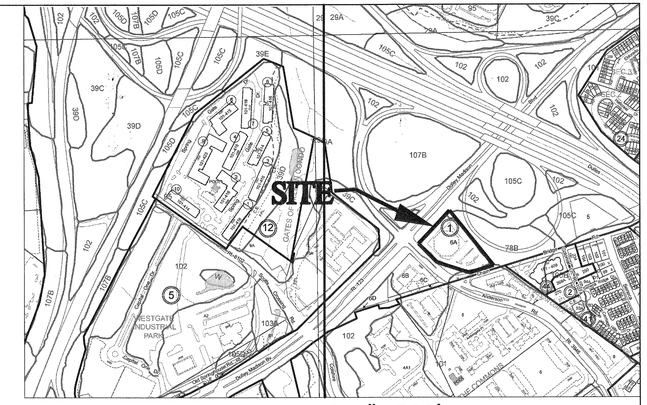
FDP C-2

NOTES:
1.) THIS EXHIBIT IS A COMPILATION OF RECORD INFORMATION AND GIS INFORMATION. THIS EXHIBIT DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY AND THE IMPROVEMENTS SHOWN HEREON MAY NOT BE FIELD VERIFIED. THIS EXHIBIT SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES AND IS FOR ILLUSTRATIVE PURPOSES ONLY. AREAS SHOWN ARE BASED ON THE TAX ASSESSMENT INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.



75'/200' DAAR EXHIBIT

75' & 200' SETBACK
SHOW FROM MAINLINE R/W PER
ZONING ORDINANCE INTERPRETATION
(SCALE: 1"=500')



SOILS MAP 1"=500'

6A,6B BARKERS CROSSROADS–RHODHISS–ROCK OUTCROP COMPLEX CLASS IVB, TYPE D
78B MEADOWVILLE LOAM,..... CLASS II, TYPE B
101 URBAN LAND/WHEATON COMPLEX..... CLASS IVB TYPE D

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FDP CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 30-3 ((1)) PARCEL 6A. THE PROPERTY IS CURRENTLY ZONED C-3. & HC WITH PROFFERS. THE PURPOSE OF THIS APPLICATION IS TO PROVIDE A FDP FOR THE PROPERTY REZONED TO PTC AND TO BE DEVELOPED AS SHOWN ON THE FDP.

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 PARCEL IS LOCATED IN THE ANDERSON ROAD 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, BIORETENTION AREAS, INFILTRATION FACILITIES 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 CONSTRUCTION FOR THE SPECIFIED FACILITY. SEE SHEETS C-11 THRU C-16. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES. ANY INTERIM DETENTION WILL BE PROVIDED IN A VAULT.

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 NO FLOOD PLAIN, R.P.A. OR 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 DEMAND.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS GRANTED WITH THE CDP AND FURTHER REQUESTED OR RE-AFFIRMED ON THIS SHEET.

14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES AT THE TIME OF FINAL SITE PLAN.

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN (FDP) SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE FDP ARE MAINTAINED, AND THE MINIMUM & MAXIMUM NUMBER OF RESIDENTIAL UNITS, MINIMUM & MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE FDP AND AS SPECIFIED IN PROFFERS 1,2&3.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, MINOR (LESS THAN 3') WALLS AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE PTC ZONE OR USES NOT REPRESENTED ON THE FDP MAY BE PROVIDED ON THE FINAL SITE PLAN WITHOUT THE NEED FOR A FDPA.

17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON ROUTE 123 (DOLLEY MADISON BOULEVARD) OR ROUTE 3547 (OLD CHAIN BRIDGE ROAD) WHICH ARE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.

18. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF AT GRADE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT FINAL SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA AND NUMBER OF UNITS AND/OR OTHER SECONDARY USES (RESIDENTIAL/COMMERCIAL).

19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

20. THERE IS AN EXISTING UTILITY EASEMENT HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THIS EASEMENT WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE ZONING ORDINANCE.

21. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.

22. 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/FDP OR PRELIMINARY PLAN.

23. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER.

24. 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, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FDP.

25. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE FDP ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED FDP.

26. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS' AND/OR THE TRANSPORTATION DESIGN FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE FDP. IF THEY ARE IN CONFORMANCE WITH SECTION 16J-403(4) OF THE ZONING ORDINANCE.

27. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHIN SCOTTS RUN STATION SOUTH WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE". SEE PROFFER #7.

28. PRIVATE DRIVEWAYS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 2.

29. CROSSWALK LOCATIONS INDICATED ON THE FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN AS APPROVED BY VDOT AND MAY BE MODIFIED WITHOUT THE NEED FOR A PCA/CDPA/FDPA.

30. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.

31. ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.

32. ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.

33. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAT BE APPROVED BY THE PLANNING COMMISSION.

34. ALL GRADING INDICATED ON THIS FDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.

35. 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.

36. ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

37. ALL LANE USE DEDICATED ON THE FDP(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.

38. APPLICANT INTENDS ON ALL EXISTING STRUCTURES ONSITE TO BE REMOVED FOLLOWING APPROVAL OF A SITE PLAN.

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 FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

40. THE TREE CANOPY AND PRESERVATION TARGET PER ZONING ORDNANCE SECTION 13-400 SHALL BE CALCULATED ON BOTH APPLICATION AREAS AS A WHOLE. SEE THE RUNNING TABULATION SHEET L-05A.

41. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

WORK FORCE HOUSING NOTE

ALL REQUIRED WORK FORCE HOUSING WILL CONFORM WITH TYSON'S COMPREHENSIVE PLAN POLICIES FOR WORK FORCE HOUSES. THESE UNITS WILL BE PROVIDED ON-SITE.

GARFIELD FAR CALCULATION

	GARFIELD
LAND AREA	111,772 SF (2.56593 ac)
GSF MASTER PLAN	475,694
FAR MASTER PLAN	4.256

PROPERTY TABULATION (FDP APPLICATION AREA):

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
GARFIELD	030-3 ((01)) 0006A	111,772	2.56593	C-3	5888	1335	1992/420

Scotts Run Station South FDP Running Density Tab			
	Parcel	GFA Range, SF (CDP)	GFA Provided, SF (FDP)
Land Bay East			
	Taylor	728,500 - 1,085,200	
	Johnson I	1,573,200 - 2,388,900	
	Johnson II/Mitre*	340,000	340,000
	Westgate	324,600 - 405,000	
	Van Buren	350,000 - 466,000	
	Garfield	442,128 - 550,342	475,694
	Hotel	115,000 - 238,300	
	TOTAL Land Bay East	5,125,234	815,694
Land Bay West			
	Grant	702,151 - 1,071,383	
	Lincoln	489,581 - 612,603	
	TOTAL Land Bay West	1,571,826	0
	GRAND TOTAL PERMITTED	6,697,060	815,694

TABULATION NOTES

[1] INDIVIDUAL BUILDING HEIGHTS SHOWN MAY BE ADJUSTED AT FINAL SITE PLAN PROVIDED THE MAXIMUM BUILDING HEIGHT FOR EACH BUILDING IS NOT EXCEEDED.

[2] THE NUMBERS OF FLOORS SHOWN MAY BE ADJUSTED AT FINAL SITE PLAN PROVIDED THE MAXIMUM BUILDING HEIGHT FOR THE BUILDINGS IS NOT EXCEEDED. FLOORS SHOWN ARE ABOVE GARAGE, REFER TO ARCHITECTURAL SECTION.

[3] THE APPLICANTS RESERVE THE RIGHT TO TRANSFER SQUARE FOOTAGE AT FINAL SITE PLAN BETWEEN AND WITHIN BUILDINGS PROVIDED THE MAXIMUM OVERALL SITE FAR IS NOT EXCEEDED.

[4] THE NUMBER OF DWELLING UNITS MAY BE ADJUSTED AT THE TIME OF THE FINAL SITE PLAN.

[5] THE APPLICANTS RESERVE THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BLOCK AT THE TIME OF FINAL SITE PLAN APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-509 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT.

[6] PARKING RATES PROVIDED:COMMERCIAL 1.5/1000 GFARESIDENTIAL1.5/UNITHOTEL1/ROOMRETAIL6/1000 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 UNLESS PENTHOUSE INCLUDES RESIDENTIAL AMENITY SPACE. PENTHOUSES MAY BE UP TO 30' HIGH AND WILL NOT EXCEED 25% OF THE ROOF AREA.

[8] SEE ARCHITECTURAL SITE SECTIONS FOR AVERAGE GRADE.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
3/25/13
PROFESSIONAL ENGINEER

SITE TABULATION

GARFIELD SITE

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 [4]	Required Parking <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Revised Loading
Block A		RANGE: 155'-175'					251,747	RANGE: 220-230			167	267	75	95				
A1	225 FT	170'	20 FT	14-15	Residential	251,747		222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242-362	306	1.22	2.0
Block B		RANGE: 70'-90'					223,947	RANGE: 200-210			153	244	69	87				
B1	225 FT	75'	15 FT	6	Residential	223,947		203			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	222-331	285	1.27	2.0
SUB-TOTAL					Hotel [6]		0									0		
					Office [6]		0									0		
					Retail [6]		0									0		
					Residential [6]		475,694	RANGE: 420-440								591		
TOTAL							475,694	425							464-693	591		

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Garfield Site

Tyson's Corner, VA

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FDP SUBMISSION	3/30/2012	
FDP RESUBMISSION	10/22/2012	
FDP RESUBMISSION	12/10/2012	
FDP RESUBMISSION	2/4/2013	
FDP RESUBMISSION	3/25/2013	

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NOTES AND TABULATIONS

Scale: AS NOTED

FDP C-3

FILE:P:\Planning\Projects\6927R\dwg\6927R902.dwg USER:jbeamatetti DATE:Mar, 27 2013 TIME: 08:51 am

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

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 6835-WPFM-005-1)
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 SIX (6) 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 12-0510 TO PERMIT TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 12 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 WAVERS/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.
11. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 – STORMWATER AND BMP CODE REQUIREMENTS

12. 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 ADEQUATE 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.

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2011-PR-0011. (CDP) THE FOLLOWING ZONING ORDINANCE MODIFICATIONS AND WAIVERS LISTED HAVE BEEN REITERATED AS THEY SPECIFICALLY APPLY TO THE GARFIELD SITE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

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:

D. STREETSCAPE ON SOUTH SIDE OF DOLLEY MADISON BOULEVARD ALONG GARFIELD FRONTAGE.

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 APPROVED 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.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

7. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS, INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
8. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP.

ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

9. 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

10. 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.
11. 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.
12. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 123.
13. 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.
14. 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 PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
15. 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.

SEE ALSO PFM WAIVERS/MODIFCATION 1-8 REQUESTED FROM THE BOARD OF SUPERVISORS.

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MICHAEL D. BENTON
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3/25/13
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Garfield Site

Tyson's Corner, VA

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FDP RESUBMISSION	3/25/2013	

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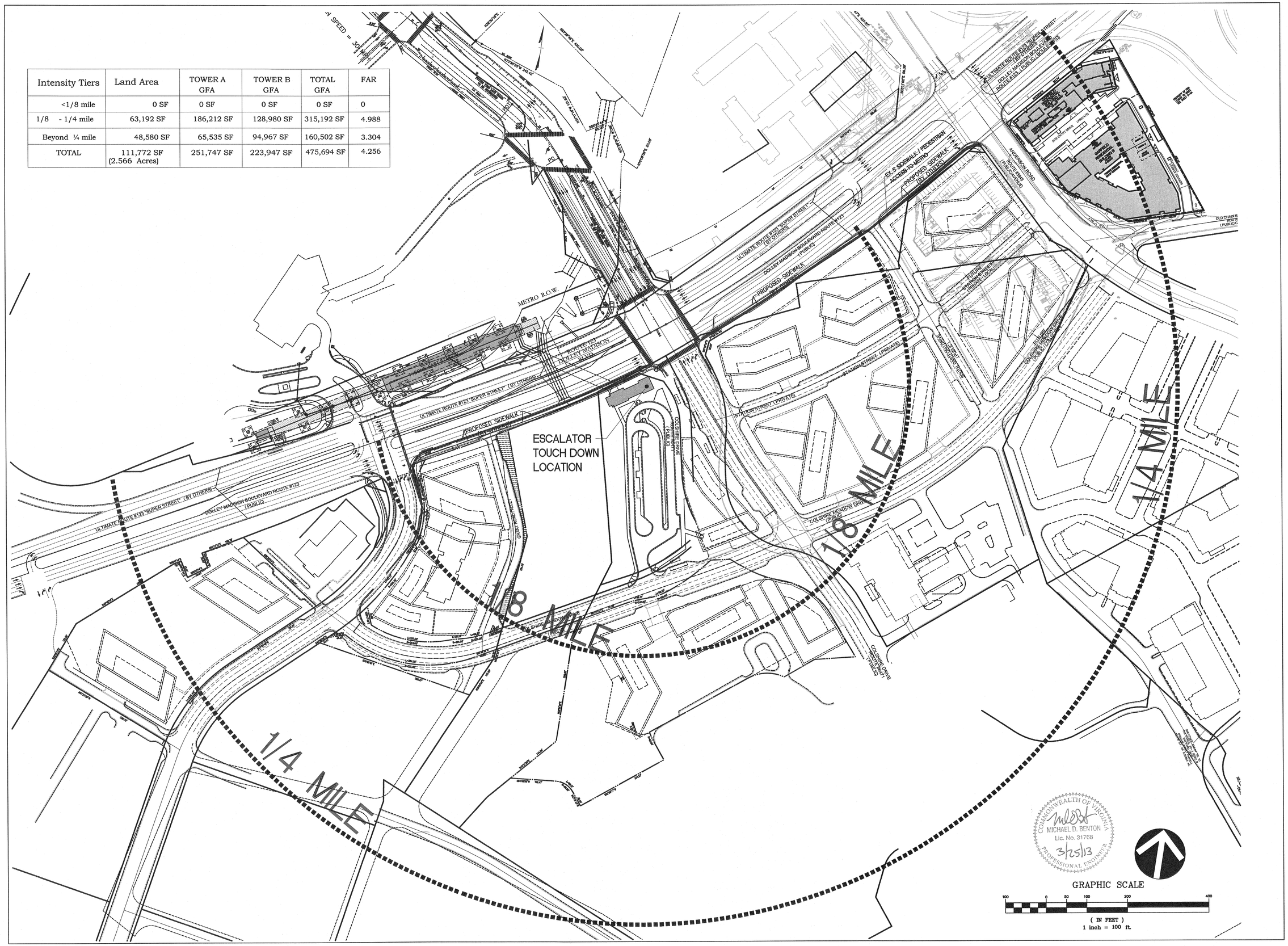
WAIVERS AND MODIFICATIONS

Scale: AS NOTED

FDP C-3A

FILE:P:\Planning\Projects\6927R\dwg\6927R902.dwg USER: jeamatetti DATE:Mar, 27 2013 TIME: 10:04 am

Intensity Tiers	Land Area	TOWER A GFA	TOWER B GFA	TOTAL GFA	FAR
<1/8 mile	0 SF	0 SF	0 SF	0 SF	0
1/8 - 1/4 mile	63,192 SF	186,212 SF	128,980 SF	315,192 SF	4.988
Beyond ¼ mile	48,580 SF	65,535 SF	94,967 SF	160,502 SF	3.304
TOTAL	111,772 SF (2.566 Acres)	251,747 SF	223,947 SF	475,694 SF	4.256



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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
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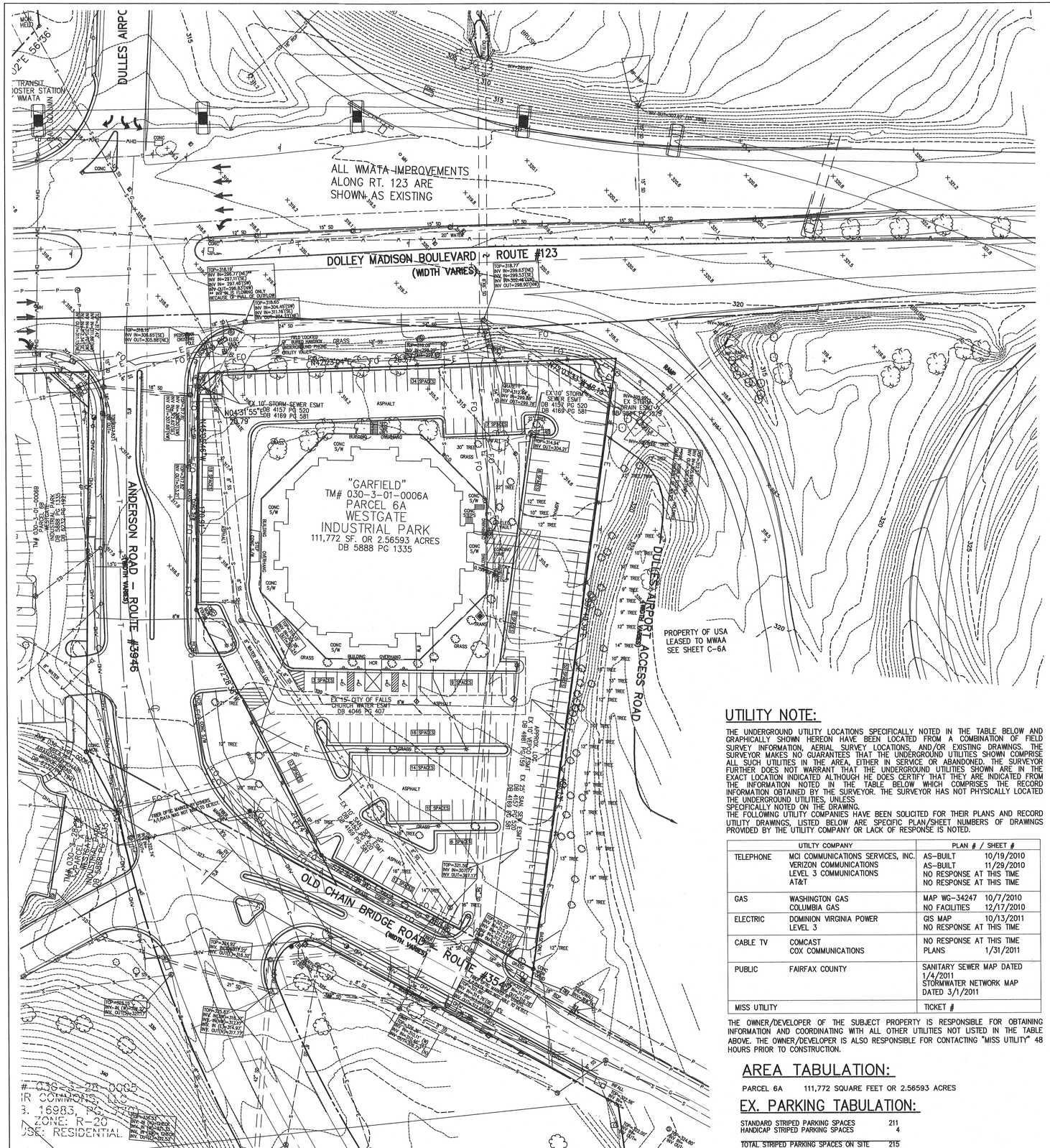
3/25/13
PROFESSIONAL ENGINEER

WDG Project No: WA00000.00

AREA METRO CONTEXT PLAN

1" = 100'

FDP C-4



NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #030-3-01-0006A AND IS ZONED C-3 & HC.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 515525 0100 D, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. 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.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
5. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM PUBLIC STREETS (ANDERSON ROAD – ROUTE 3946 AND CHAIN BRIDGE ROAD – ROUTE 3947) AS SHOWN HEREON
7. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
8. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS CORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
9. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
10. THIS ALTA/ACSM LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.

LEGAL DESCRIPTION:

BEING ALL OF PARCEL 6A – WESTGATE AS DESCRIBED BY METES AND BOUNDS BY DEED RECORDED IN DEED BOOK 10045 AT PAGE 1961 AND IDENTIFIED AS "GARFIELD" ON PLAT RECORDED IN DEED BOOK 5888 AT PAGE 1335, LESS AND EXCEPT THAT PORTION DEDICATED FOR PUBLIC STREET PURPOSES AS SHOWN ON PLAT RECORDED IN DEED BOOK 11772 AT PAGE 1978, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD – ROUTE 123 (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD – ROUTE 3946 (VARIABLE WIDTH RIGHT OF WAY), SAID POINT ALSO MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID PARCEL 6A – WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. NORTH 04°31'55" EAST, 20.79 FEET TO A POINT; THENCE
2. NORTH 42°23'04" EAST, 263.74 FEET TO A POINT; THENCE
3. NORTH 72°03'33" EAST, 48.15 FEET TO A POINT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD – ROUTE 241 (VARIABLE WIDTH RIGHT OF WAY) AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD, SAID POINT ALSO MARKING THE NORTHEASTERLY CORNER OF THE AFORESAID PARCEL 6A – WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF DOLLEY MADISON BOULEVARD AND RUNNING WITH A PORTION OF SAID RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD
4. SOUTH 37°40'39" EAST 455.13 FEET TO A POINT MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OLD CHAIN BRIDGE ROAD – ROUTE 3547 (VARIABLE WIDTH RIGHT OF WAY) AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD, SAID POINT ALSO MARKING THE SOUTHEASTERLY CORNER OF THE AFORESAID PARCEL 6A – WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF DULLES AIRPORT ACCESS ROAD AND RUNNING WITH A PORTION OF SAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD
5. SOUTH 72°50'04" WEST, 186.86 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD AND THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD AND RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:
6. NORTH 72°28'36" WEST, 213.74 FEET TO A POINT; THENCE
7. NORTH 45°05'46" WEST, 170.91 FEET TO THE POINT OF BEGINNING CONTAINING 111,772 SQUARE FEET OR 2.56593 ACRES OF LAND.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 2480-110853 WITH AN EFFECTIVE DATE OF MARCH 31, 2011 @ 8:00 am HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B – PART II, EXCEPTIONS AND APPEAR TO AFFECT THE SUBJECT PROPERTY:

ITEM 3. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, AND RESERVATIONS CONTAINED DECLARATION OF COVENANTS, EASEMENTS AND RELATED AGREEMENTS RECORDED IN DEED BOOK 8404 AT PAGE 521, AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 10665 AT PAGE 1063; AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 10898 AT PAGE 724; AMENDED BY THIRD AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 10990 AT PAGE 662; AMENDED BY FOURTH AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 11323 AT PAGE 941; AMENDED BY FIFTH AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 11627 AT PAGE 1; AMENDED BY SIXTH AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 11637 AT PAGE 1012; AMENDED BY SEVENTH AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 11993 AT PAGE 170; AMENDED BY EIGHTH AMENDMENT TO DECLARATION RECORDED IN DEED BOOK 19826 AT PAGE 636; AFFECTED BY ASSIGNMENT OF DECLARANT RIGHTS AND FIRST SUPPLEMENTAL DECLARATION RECORDED IN DEED BOOK 10665 AT PAGE 1060; AFFECTED BY SUPPLEMENTAL DECLARATION RECORDED IN DEED BOOK 10990 AT PAGE 676; AFFECTED BY SUPPLEMENTAL DECLARATION AND RESTRICTIVE COVENANT RECORDED IN DEED BOOK 11627 AT PAGE 26; AFFECTED BY SUPPLEMENTAL DECLARATION RECORDED IN DEED BOOK 11993 AT PAGE 186 AND AS ASSIGNED BY ASSIGNMENT OF DECLARANT RIGHTS, RECORDED IN DEED BOOK 21250 AT PAGE 1583, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **CANNOT BE SHOWN HEREON – LACK OF ADEQUATE METES AND BOUNDS DESCRIPTION**

ITEM 4. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DEED BOOK 4046 AT PAGE 407. **SHOWN HEREON**

ITEM 5. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF DEDICATION AND VACATION OF EASEMENT RECORDED IN DEED BOOK 4157 AT PAGE 520, AS CORRECTED AND RE-RECORDED IN DEED BOOK 4169 AT PAGE 581. **SHOWN HEREON**

ITEM 6. EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 4981 AT PAGE 159. **SHOWN HEREON**

ITEM 7. TERMS, PROVISIONS, CONDITION AND EASEMENTS CONTAINED IN STORM SEWER EASEMENT AGREEMENT RECORDED IN DEED BOOK 9844 AT PAGE 1275. **SHOWN HEREON**

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY		PLAN # / SHEET #
TELEPHONE	MCI COMMUNICATIONS SERVICES, INC. VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T	AS-BUILT 10/19/2010 AS-BUILT 11/29/2010 NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
GAS	WASHINGTON GAS COLUMBIA GAS	MAP WG-34247 10/7/2010 NO FACILITIES 12/17/2010
ELECTRIC	DOMINION VIRGINIA POWER LEVEL 3	GIS MAP 10/13/2011 NO RESPONSE AT THIS TIME
CABLE TV	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME PLANS 1/31/2011
PUBLIC	FAIRFAX COUNTY	SANITARY SEWER MAP DATED 1/4/2011 STORMWATER NETWORK MAP DATED 3/1/2011
MISS UTILITY		TICKET #

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

AREA TABULATION:

PARCEL 6A 111,772 SQUARE FEET OR 2.56593 ACRES

EX. PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	211
HANDICAP STRIPED PARKING SPACES	4
TOTAL STRIPED PARKING SPACES ON SITE	215

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM ARTICLE 4, PART 4, SECTION 4-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE DATED APRIL 12, 2011.:

SUMMARY OF ZONING:

ZONE: C-3 OFFICE DISTRICT & HC

MINIMUM LOT AREA 20,000 SQ. FT.
MINIMUM LOT WIDTH 100 FEET
MAXIMUM BUILDING HEIGHT 90 FEET

MINIMUM YARD REQUIREMENTS
FRONT YARD: 23' ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET
SIDE YARD: NO REQUIREMENT
REAR YARD: 20' ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET

MINIMUM FLOOR AREA RATIO 1.00

OPEN SPACE 15% GROSS AREA

PARKING 125,000 S.F. GROSS FLOOR AREA OR MORE: 2.6 SPACES REQUIRED PER 1000 FEET OF GROSS FLOOR AREA.

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
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FILE:P:\Planning\Projects\6927R\dwg\6927R101.dwg USER:mekonnen DATE:Mar, 25 2013 TIME: 10:24 am

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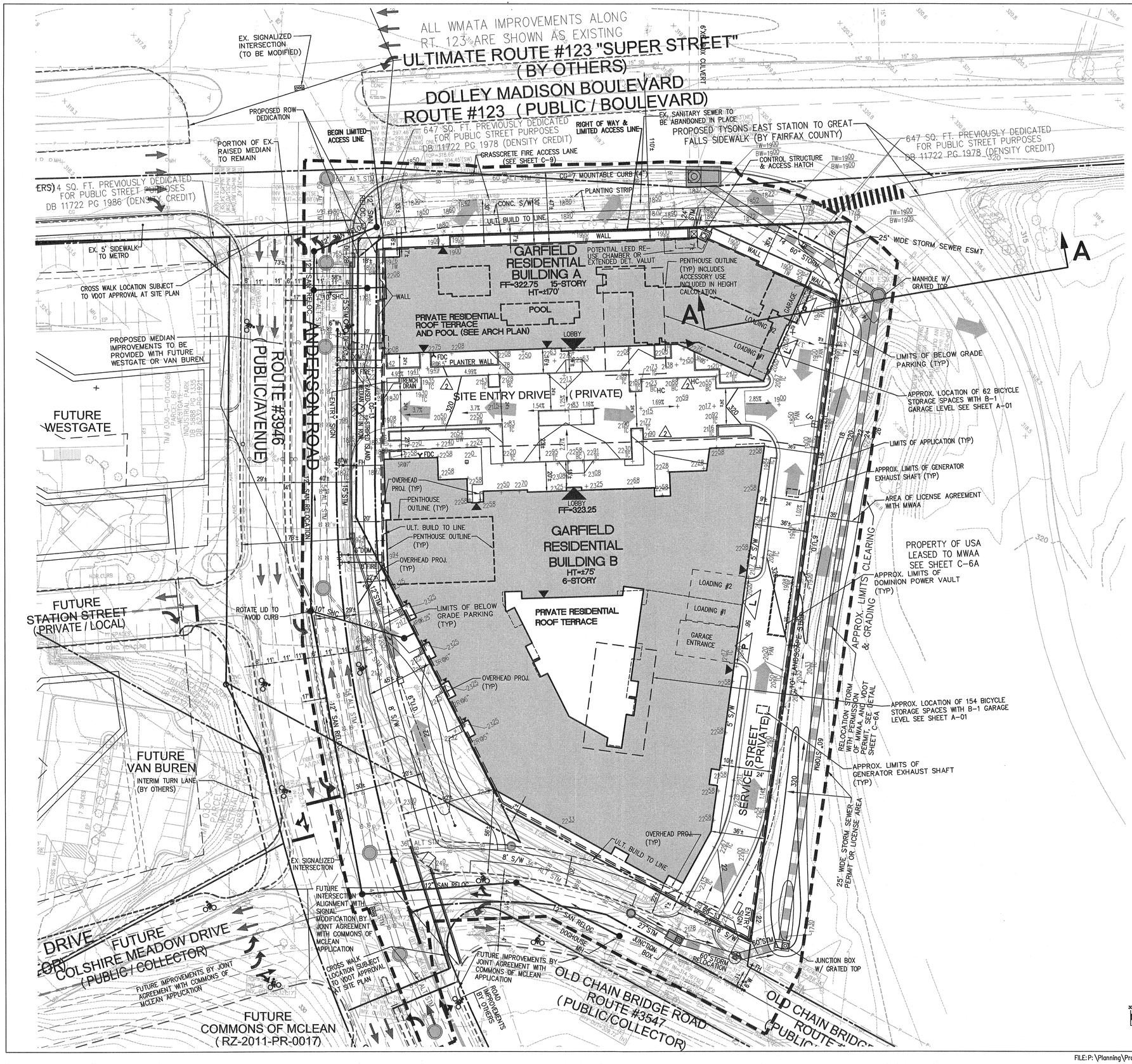
WDG Project No: WA00000.00

EXISTING CONDITIONS PLAN

1" = 40'

FDP C-5



FDP NOTES:

1. SEE SHEETS A-0.1 AND A-0.2 FOR BUILDING HEIGHT DETAILS.

2. PROPOSED SEWER AND WATER TO SERVE SITE MAY BE PROVIDED BY CONNECTION TO EXISTING SEWER AND WATER MAINS WITHIN ANDERSON ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.

3. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE PROPERTIES WHICH SAID IMPROVEMENTS OR EXTENSIONS MAY BE CONSTRUCTED.

4. SEE SHEET 3 - NOTES AND TABULATIONS FOR GENERAL NOTES, MODIFICATIONS AND WHICH APPLY TO THE SUBJECT PROPERTY.

5. UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

6. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN.

7. LIMITS OF CLEARING + GRADING TO INCLUDE ALL ON-SITE PROPERTY AND OFF-SITE AREAS NOTED SUBJECT TO PERMIT OR LICENSE AGREEMENT WITH MWAA.

8. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING IN INCLUDE ALL REQUIRED OFFSITE IMPROVEMENTS AS DICTATED AT SITE PLAN.

9. LOCATION AND NUMBER OF BICYCLE STORAGE SPACES IS APPROXIMATE. THE FINIAL NUMBER AND LOCATION OF SPACES TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.

10. ALL CROSSWALKS SHOWN AT THE 123/ ANDERSON ROAD AND ANDERSON ROAD/ OLD CHAIN BRIDGE ROAD/ COLSHIRE MEADOW DR INTERSECTIONS ARE SUBJECT TO FINIAL APPROVAL BY VDOT AT SITE PLAN.

11. THE ULTIMATE CONFIGURATION OF THE ANDERSON ROAD/ OLD CHAIN BRIDGE ROAD/ COLSHIRE MEADOW DR INTERSECTION TO BE CONSTRUCTED BY OTHERS WITH THE DEVELOPMENT OF THE COMMONS OF MCLEAN SITE. SEE SHEET C-6A FOR THE INTERIM CONDITIONS PLAN.

12. RECREATIONAL AMENITIES PROVIDED WITH THE GARFIELD PARCEL ARE TO INCLUDE: PRIVATE ROOF TERRACE (TOWER B), PRIVATE RESIDENTIAL ROOF TERRACE AND POOL (TOWER A).

13. PROPOSED 24" WATERMAIN IN ANDERSON ROAD BY FAIRFAX WATER. PROPOSED 12" WATERMAIN EXTENSION IN ANDERSON ROAD AND OLD CHAIN BRIDGE ROAD TO BE PROVIDED IN COOPERATION WITH FAIRFAX WATER.

14. ALL STREET TREES ARE SUBJECT TO FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.

15. ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

16. SEE SHEET C-10A AND C-10B FOR AUTO TURN ANALYSIS.

17. SEE SHEET C-8 FOR SIGHT DISTANCE LINES.

18. OLD CHAIN BRIDGE ROAD REALIGNMENT AND INTERSECTION IMPROVEMENTS ARE SUBJECT TO DEVELOPMENT AGREEMENT WITH THE COMMONS APPLICANT (RZ-2011-PR-0017).

19. ACCESS TO PARKING GARAGE AND LOADING/TRASH/SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW THROUGH THE USE OF ROLLDOWN DOORS, RECESSED ENTRYWAYS AND/OR SIMILAR TREATMENT AS STIPULATED IN THE PROFFERS.

LEGEND:

- ABOVE GRADE TOWER
- DOOR
- P/L — PARKING AND LOADING
- L — LOADING
- P — PARKING
- (SEE NOTE 19 THIS SHEET)
- B — BIKE LANE
- UNDERGROUND GARAGE WALL LIMITS
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- 15" STORM — STORM DRAIN
- 12" SAN — SANITARY SEWER
- FH 12"W — WATERLINE
- LIMITS OF CLEARING + GRADING
- 24" ALT STM — STORM DRAIN
- OVERLAND RELIEF

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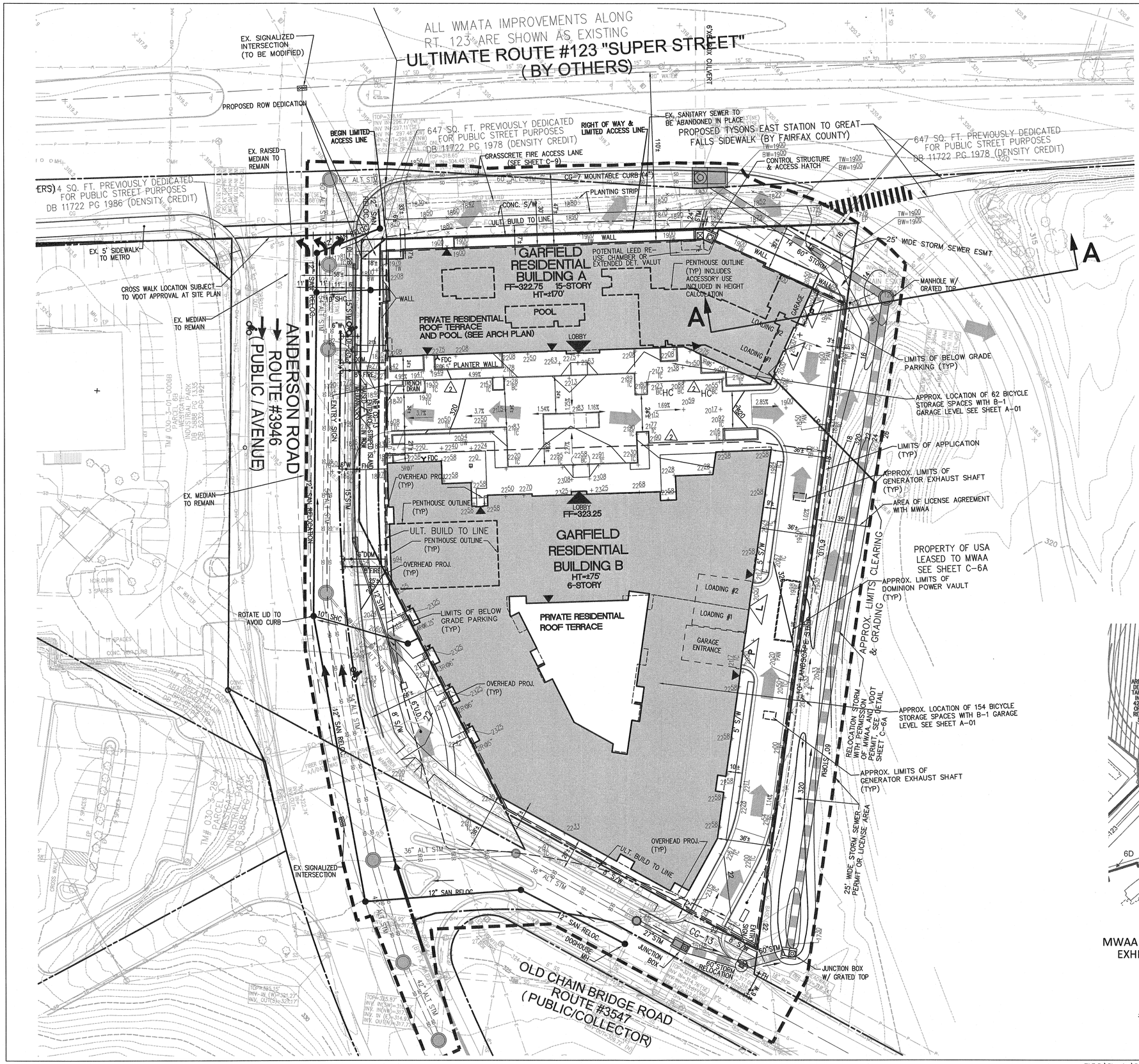
WDG Project No: WA00000.00

FINAL DEVELOPMENT PLAN

1" = 30'

FDP C-6



LEGEND:

- ABOVE GRADE TOWER
- DOOR
- P/L — PARKING AND LOADING
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- LIMITS OF CLEARING + GRADING
- 24" ALT STM — ALTERNATE STORM DRAIN
- OVERLAND RELIEF

SEE NOTE 19 SHEET C-6

REFER TO SHEET C-6 FOR ALL FDP NOTES

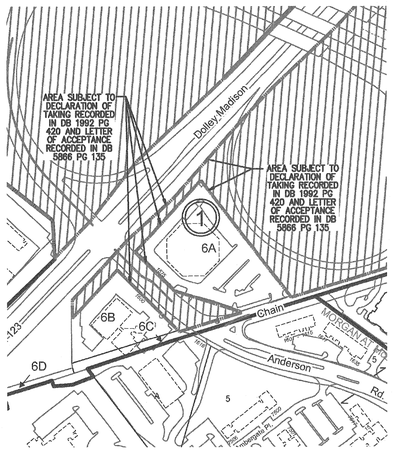
OVERLAND RELIEF NARRATIVE:

THE DIRECTION OF THE OVERLAND RELIEF PATH ON THE SUBJECT SITE HAS BEEN SHOWN BY ARROWS DEPICTED ON THIS SHEET. AS CAN BE SEEN THE FIRST FLOOR ELEVATION OF BUILDING 'A' IS 322.75 AND THE GARAGE DOOR ELEVATION IS AT 320.00. FOR BUILDING 'B' THE FIRST FLOOR IS AT ELEVATION 323.25 AND THE GARAGE DOOR IS AT 320.50. THE SITE HAS BEEN GRADING SUCH THAT THERE IS A HIGH POINT LOCATED IN THE MIDDLE OF THE TRAVEL WAY IN BETWEEN BUILDING 'A' AND 'B'.

IF THE STORM SEWER SYSTEM SHALL BECOME INOPERABLE A PORTION OF THE SITE SURFACE RUNOFF SHALL DRAIN TO THE WESTERN ENTRANCE AT ANDERSON ROAD. THE REMAINING RUNOFF SHALL DRAIN TO A LOW POINT AT THE SITES EASTERN PROPERTY LINE AND FLOW OVER THE CURB AT ELEVATION 318.83 AND FLOW INTO A SWALE. FROM HERE IT SHALL DRAIN TOWARDS THE NORTHEAST CORNER OF THE SITE AND DRAIN ACROSS THE DULLES TOLL ROAD RAMP AT ELEVATION 318.30. AS CAN BE SEEN IN THE CROSS SECTION PROVIDED ON SHEET 14A THE FIRST FLOOR AND GARAGE ENTRANCE OF BUILDING 'A' SHALL NOT BE INUNDATED DURING 100 YEAR EVENT.

AS CAN BEEN SEEN ON SHEET C-14A THE POTENTIAL LEED REUSE VAULT HAS BEEN PROVIDED WITH AN OVERFLOW (RELIEF) OUTLET SUCH THAT IN THE EVENT THAT THE REDUNDANT PUMPS FAIL WATER SHALL POND IN THE VAULT TO ELEVATION 304.80 AND DISCHARGE VIA GRAVITY FLOW INTO THE EXISTING STORM SEWER SYSTEM.

THEREFORE, THERE SHALL BE NO FLOODING OF HABITABLE STRUCTURES NOR ADVERSE IMPACTS ON ADJACENT PROPERTIES.



MWAA LEASE AREA EXHIBIT (NTS)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
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FILE: P:\Planning\Projects\6927R\dwg\6927R101.dwg USER: joeamatetti DATE: Mar, 25 2013 TIME: 04:44 pm

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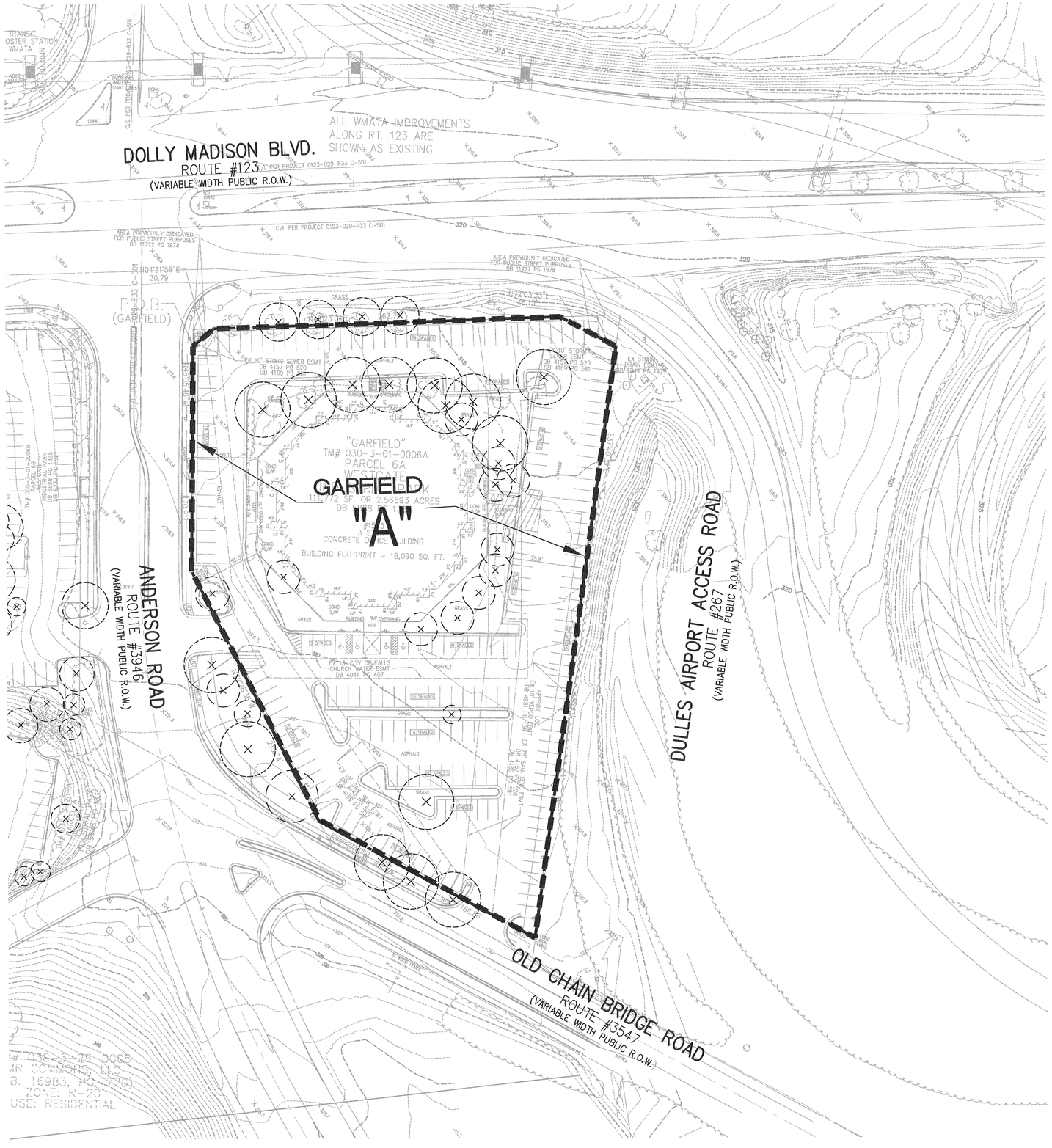
INTERIM FINAL DEVELOPMENT PLAN

1" = 30'

FDP C-6A



GARFIELD
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	N/A	2.566 AC	GOOD HEALTH WITH MARGENAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL LANDSCAPING.
		TOTAL AREA	2.566 AC			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer ginnala – Amur Maple
Acer rubrum – Red Maple
Betula papyrifera – Paper Birch
Betula nigra – River Birch
Cornus florida – Flowering Dogwood
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Higan Cherry
Quercus palustris – Pin Oak
Taxodium distichum – Common Baldcypress
Tilia cordata – Littleleaf Linden

EXISTING VEGETATION NARRATIVE

COVER TYPE A:

AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA WITH PARKING LOT LANDSCAPING AND PERIPHERAL MAINTAINED TURF GRASSED AREAS WITH LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS, FLOWERING TREES, EVERGREENS AND SHRUB PLANTINGS. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED AS EARLY SUCCESSIONAL. THE EXISTING BUILDING APPEARS VACANT. AS A RESULT ANY MAINTENANCE PROGRAM THAT WAS PREVIOUSLY PREFORMED HAS BEEN REDUCED SIGNIFICANTLY. THE GENERAL HEALTH OF THE ON-SITE PLANT MATERIAL IS GOOD THOUGH THE EXISTING VEGETATION WOULD NOT BE CONSIDERED TO BE OF PRIORITY FOR PRESERVATION.

THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. 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.
THEREFORE 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 PRESERVE CALCULATIONS

Table 12.3 Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	16,393	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	15%	
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 =	15%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-19 C-6	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
Table 12.12 10-Year Tree Canopy Calculation Worksheet			

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A
SIGNATURE _____ DATE 3/25/13

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
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GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

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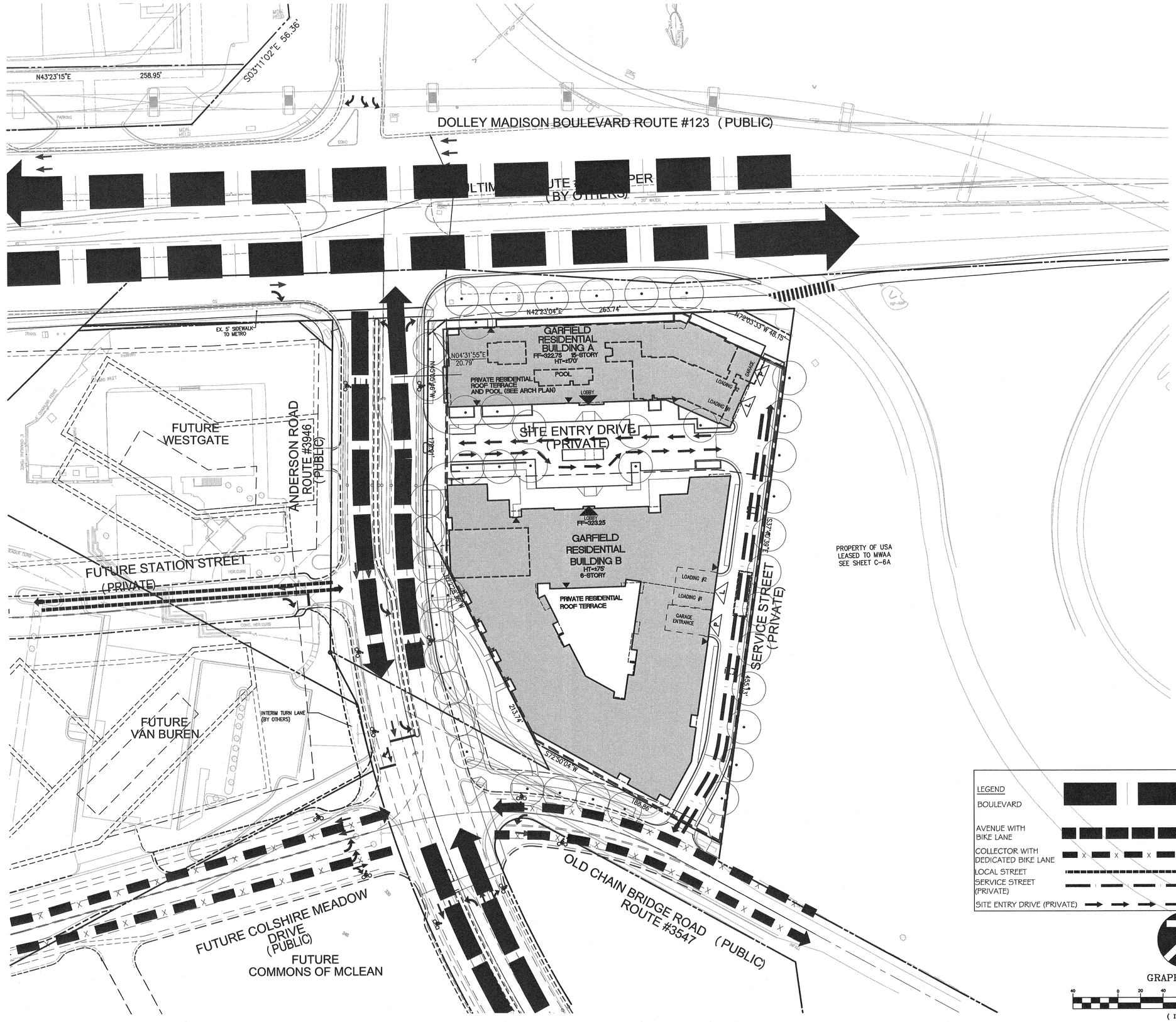
EXISTING VEGETATION MAP

Scale: 1"=40'

FDP C-7

FILE:P:\Planning\Projects\6927R\dwg\6927R100EVM.dwg USER:mekonnen DATE:Mar, 25 2013 TIME: 10:28 am



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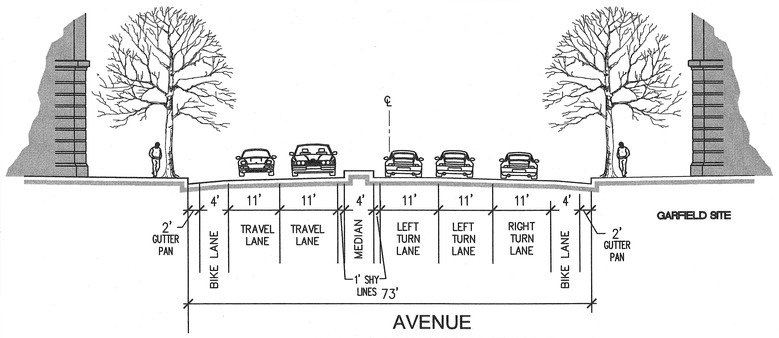
TRAFFIC CIRCULATION PLAN

Scale: 1" = 40'

FDP C-8

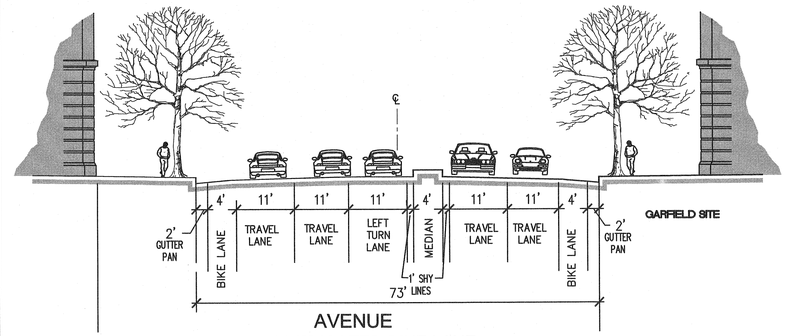
ULTIMATE SECTION



AVENUE
WITH DEDICATED BIKE LANE

(ANDERSON ROAD NORTH OF SITE ENTRY DRIVE)

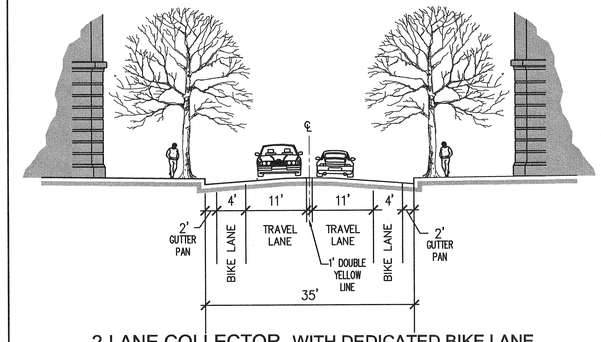
ULTIMATE SECTION



AVENUE
WITH DEDICATED BIKE LANE

(ANDERSON ROAD SOUTH OF SITE ENTRY DRIVE)

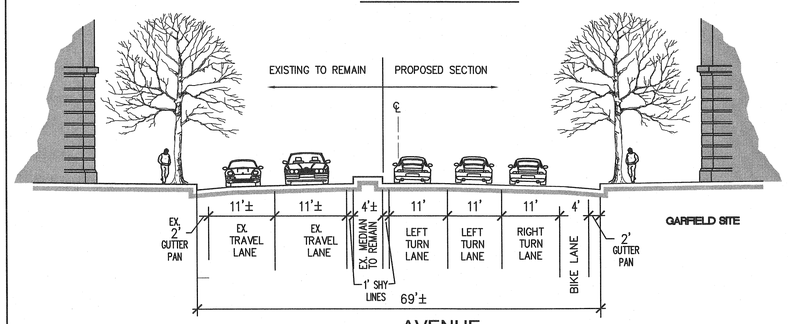
ULTIMATE SECTION



2-LANE COLLECTOR WITH DEDICATED BIKE LANE

(OLD CHAIN BRIDGE ROAD)

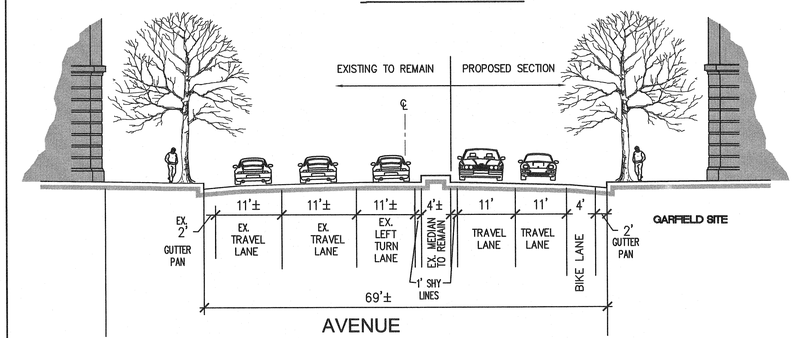
INTERIM SECTION



AVENUE
WITH DEDICATED BIKE LANE

(ANDERSON ROAD NORTH OF SITE ENTRY DRIVE)

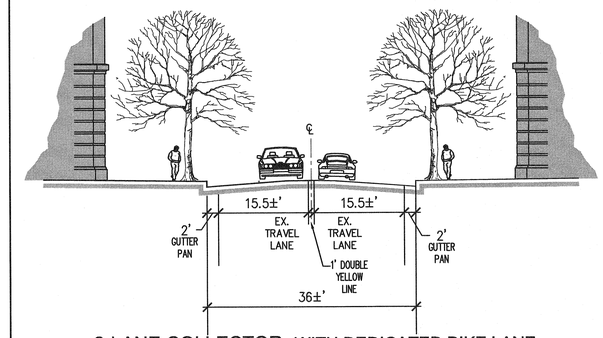
INTERIM SECTION



AVENUE
WITH DEDICATED BIKE LANE

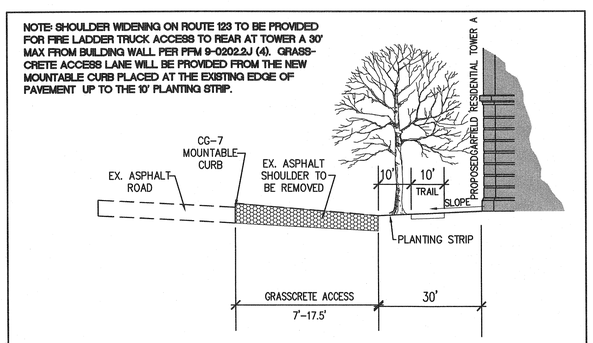
(ANDERSON ROAD SOUTH OF SITE ENTRY DRIVE)

INTERIM SECTION

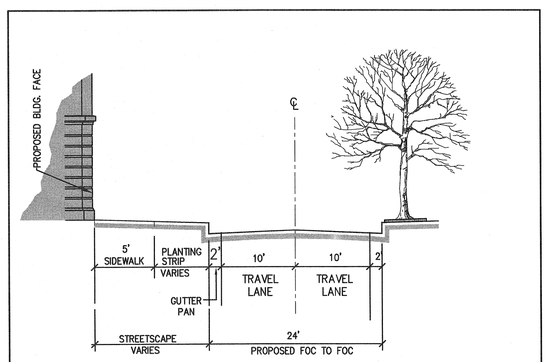


2-LANE COLLECTOR WITH DEDICATED BIKE LANE

(OLD CHAIN BRIDGE ROAD)



SHOULDER WIDENING
(DOLLEY MADISON BOULEVARD ROUTE 123)



SERVICE STREET (PRIVATE)

SEE LANDSCAPE PLANS FOR STREETSCAPE

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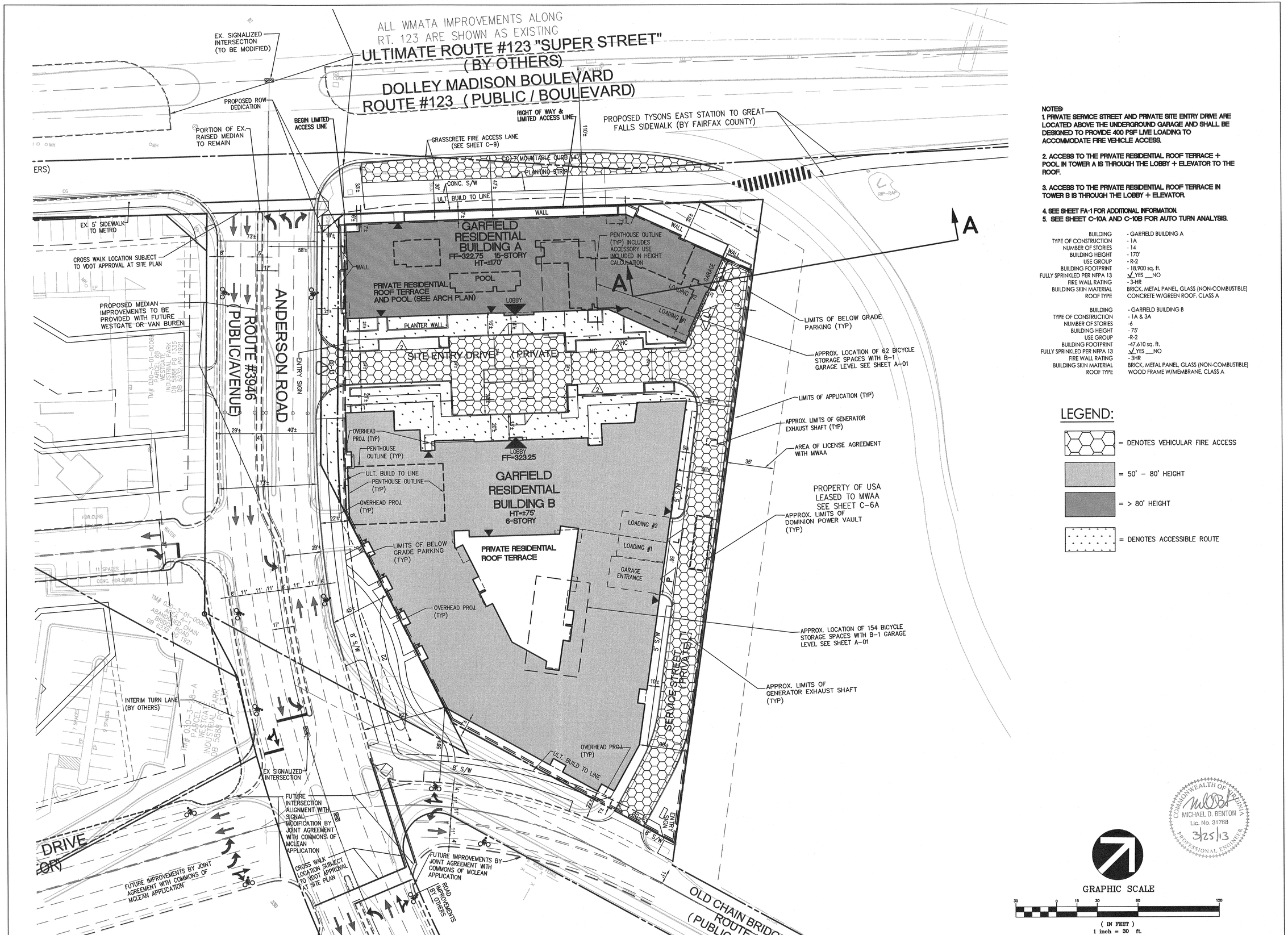
TYPICAL STREET CROSS SECTIONS

AS NOTED

FDP C-9



NOTES:

1. PRIVATE SERVICE STREET AND PRIVATE SITE ENTRY DRIVE ARE LOCATED ABOVE THE UNDERGROUND GARAGE AND SHALL BE DESIGNED TO PROVIDE 400 PSF LIVE LOADING TO ACCOMMODATE FIRE VEHICLE ACCESS.
2. ACCESS TO THE PRIVATE RESIDENTIAL ROOF TERRACE + POOL IN TOWER A IS THROUGH THE LOBBY + ELEVATOR TO THE ROOF.
3. ACCESS TO THE PRIVATE RESIDENTIAL ROOF TERRACE IN TOWER B IS THROUGH THE LOBBY + ELEVATOR.
4. SEE SHEET FA-1 FOR ADDITIONAL INFORMATION.
5. SEE SHEET C-10A AND C-10B FOR AUTO TURN ANALYSIS.

BUILDING	- GARFIELD BUILDING A
TYPE OF CONSTRUCTION	- 1A
NUMBER OF STORIES	- 14
BUILDING HEIGHT	- 170'
USE GROUP	- R-2
BUILDING FOOTPRINT	- 18,900 sq. ft.
FULLY SPRINKLED PER NFPA 13	√ YES ___ NO
FIRE WALL RATING	- 3-HR
BUILDING SKIN MATERIAL	BRICK, METAL PANEL, GLASS (NON-COMBUSTIBLE)
ROOF TYPE	CONCRETE W/GREEN ROOF, CLASS A
BUILDING	- GARFIELD BUILDING B
TYPE OF CONSTRUCTION	- 1A & 3A
NUMBER OF STORIES	-6
BUILDING HEIGHT	- 75'
USE GROUP	-R-2
BUILDING FOOTPRINT	-47,610 sq. ft.
FULLY SPRINKLED PER NFPA 13	√ YES ___ NO
FIRE WALL RATING	- 3HR
BUILDING SKIN MATERIAL	BRICK, METAL PANEL, GLASS (NON-COMBUSTIBLE)
ROOF TYPE	WOOD FRAME W/MEMBRANE, CLASS A

LEGEND:

- = DENOTES VEHICULAR FIRE ACCESS
- = 50' – 80' HEIGHT
- = > 80' HEIGHT
- = DENOTES ACCESSIBLE ROUTE

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FIRE LANE ACCESS PLAN

1" = 30'

FDP C-10

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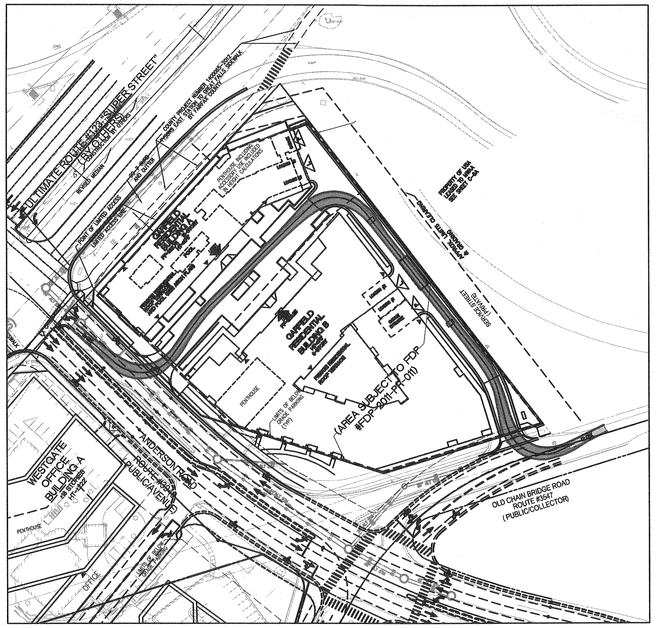
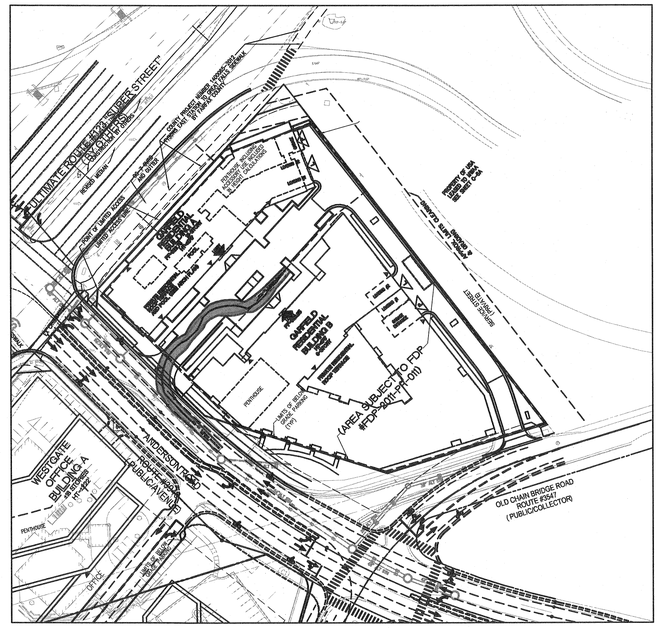
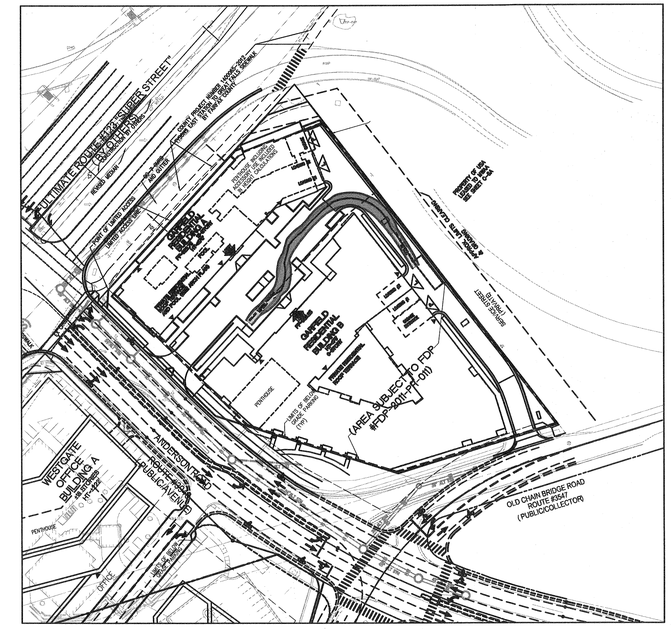


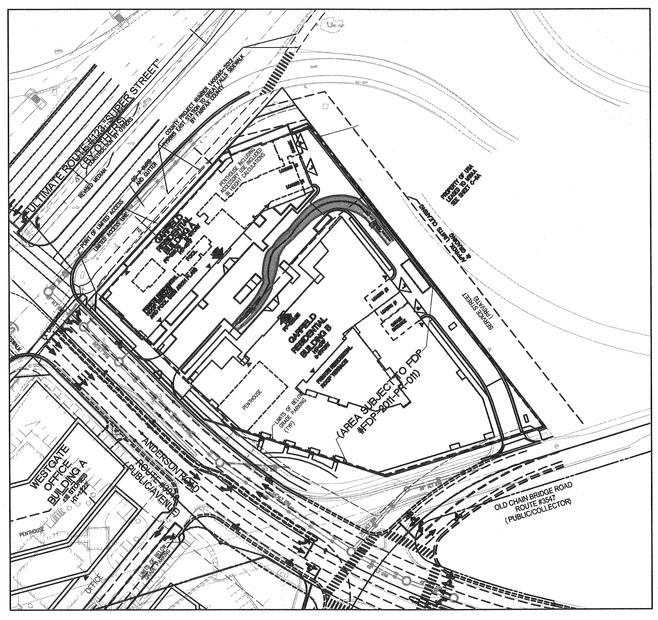
FIRE TRUCK AUTO-TURN EXHIBIT 1
FROM OLD CHAIN BRIDGE ROAD THROUGH SITE TO BUILDING A, TO ANDERSON ROAD



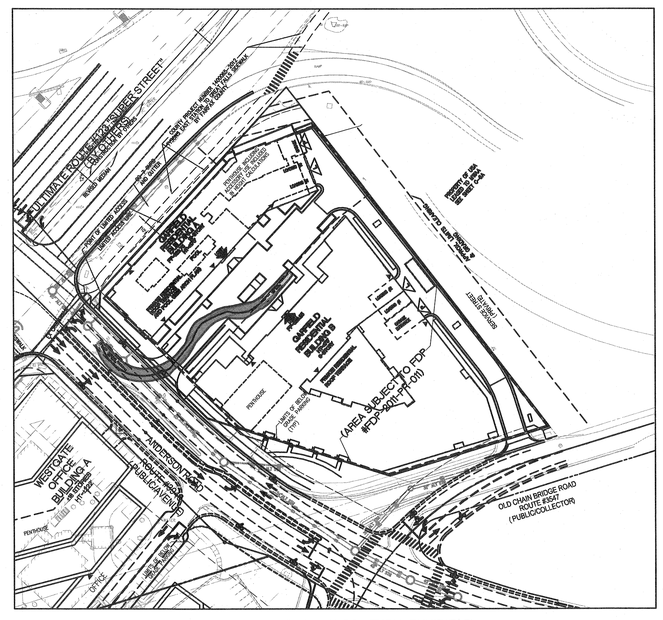
FIRE TRUCK AUTO-TURN EXHIBIT 2
FROM ANDERSON ROAD TO BUILDING B



FIRE TRUCK AUTO-TURN EXHIBIT 3
FROM BUILDING B TO SERVICE STREET



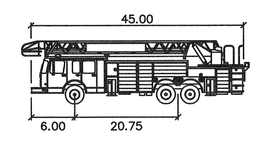
FIRE TRUCK AUTO-TURN EXHIBIT 4
FROM SERVICE STREET TO BUILDING B



FIRE TRUCK AUTO-TURN EXHIBIT 5
FROM BUILDING B TO ANDERSON ROAD

LEGEND

FRONT TIRES
REAR TIRES
VEHICLE BODY



FX-PROF	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 30.00

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GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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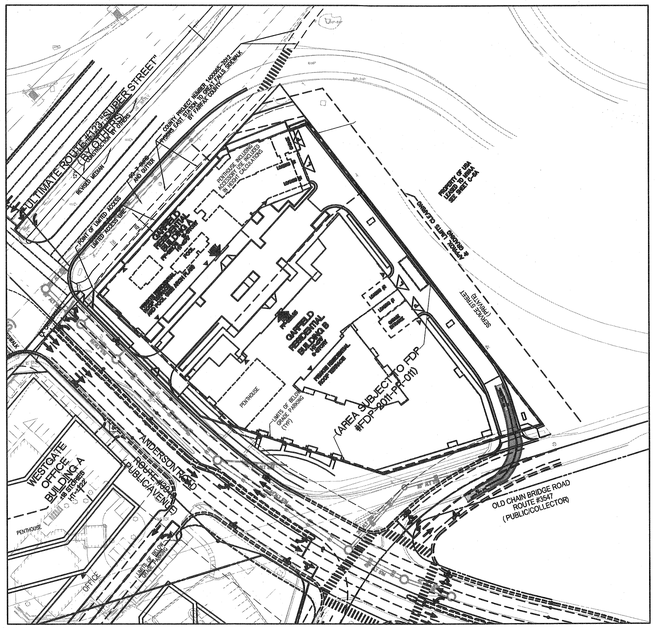
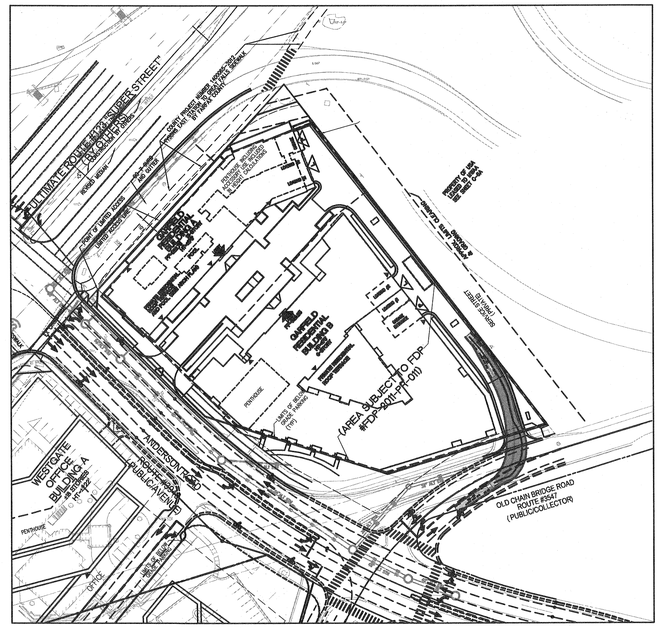
AUTO-TURN ANALYSIS

Scale: 1" = 80'

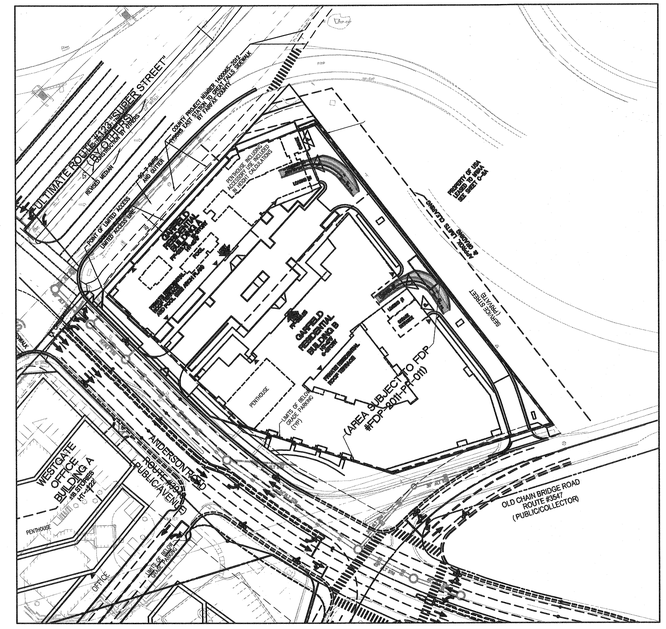
FDP C-10A



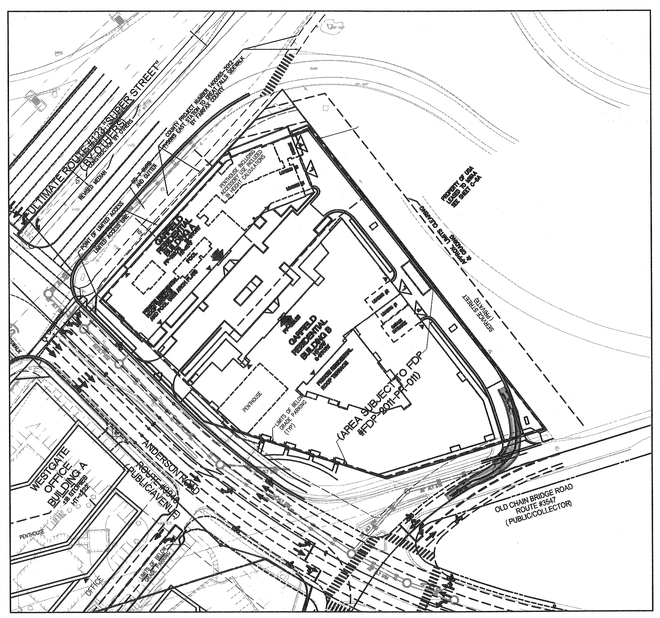
SU-30 AUTO-TURN EXHIBIT 1
FROM OLD CHAIN BRIDGE ROAD TO SERVICE STREET



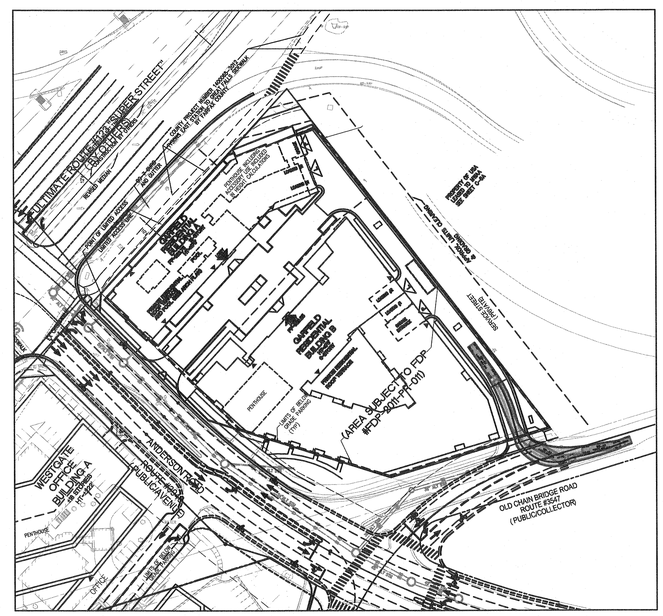
WB-50 AUTO-TURN EXHIBIT 1
FROM OLD CHAIN BRIDGE ROAD TO SERVICE STREET



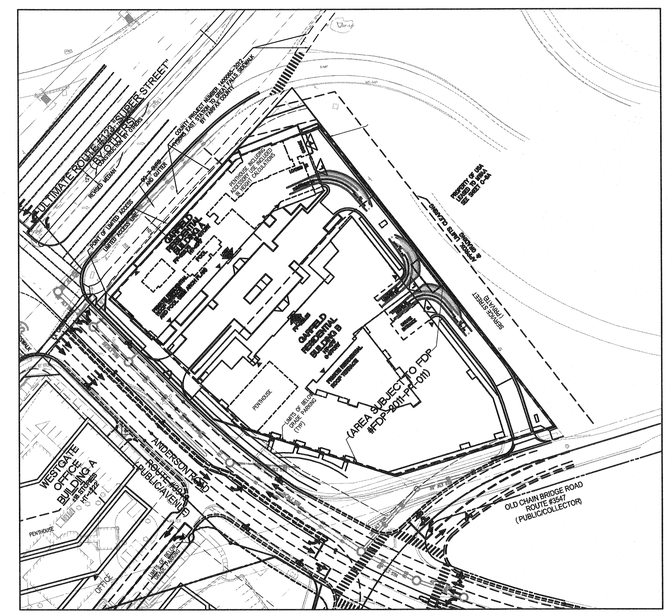
SU-30 AUTO-TURN EXHIBIT 1
LOADING DOCK #1



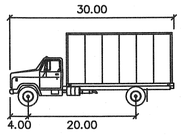
SU-30 AUTO-TURN EXHIBIT 2
FROM ALLEY TO OLD CHAIN BRIDGE ROAD



WB-50 AUTO-TURN EXHIBIT 2
FROM SERVICE STREET OLD TO CHAIN BRIDGE ROAD



SU-30 AUTO-TURN EXHIBIT 2
LOADING DOCK #2

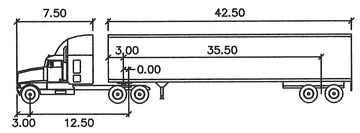


SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.80

DESIGN VEHICLE (SU-30)
AUTO-TURN EXHIBIT

LEGEND

FRONT TIRES
REAR TIRES
VEHICLE BODY



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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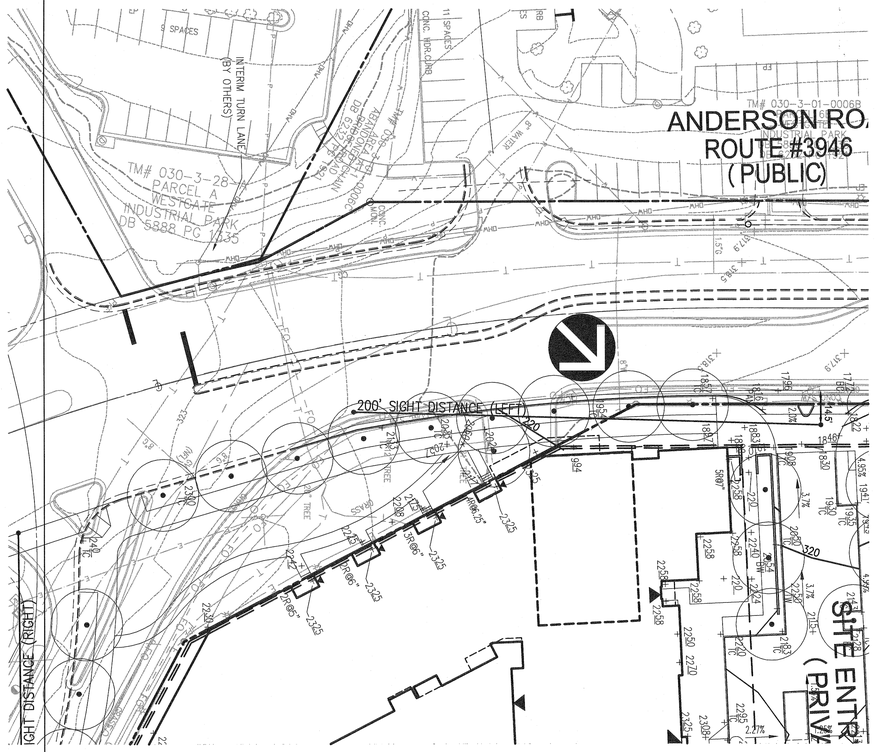
AUTO-TURN ANALYSIS

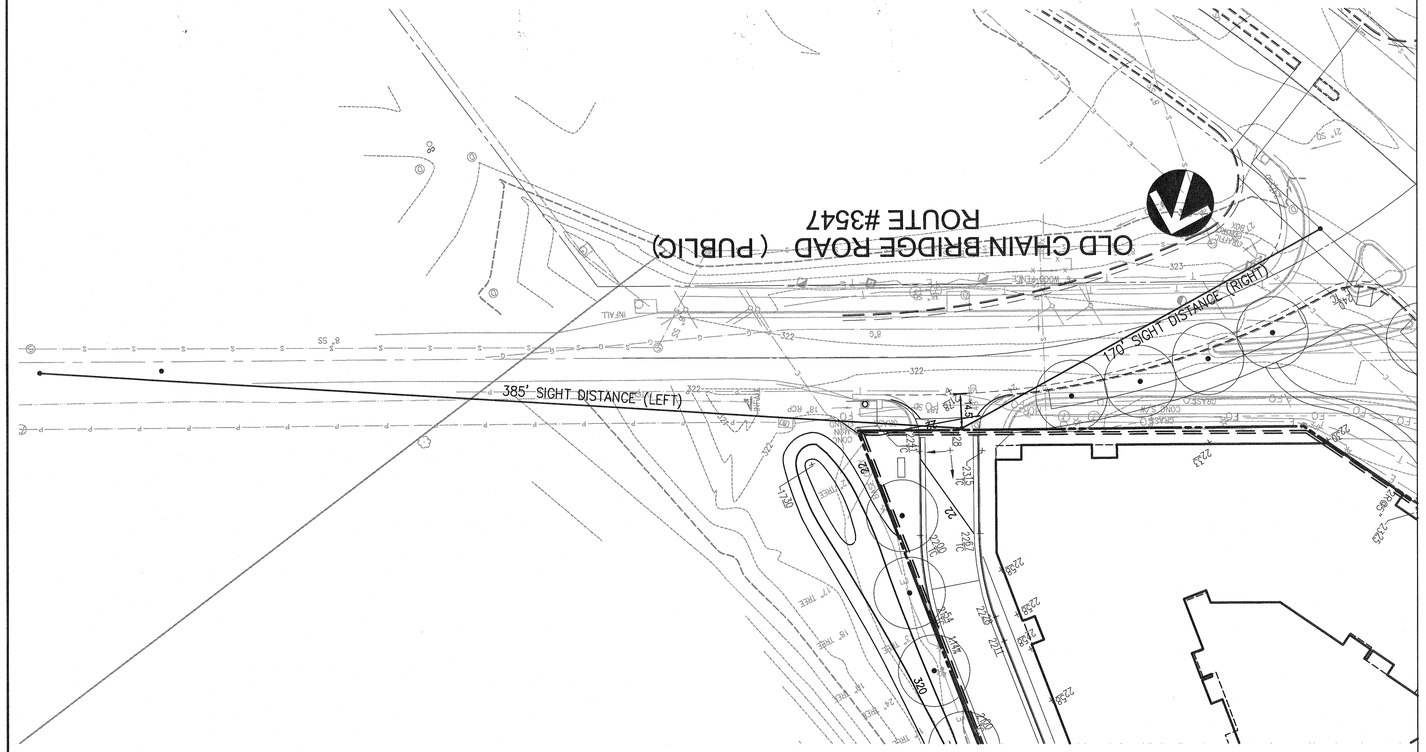
Scale: 1" =80'

FDP C-10B



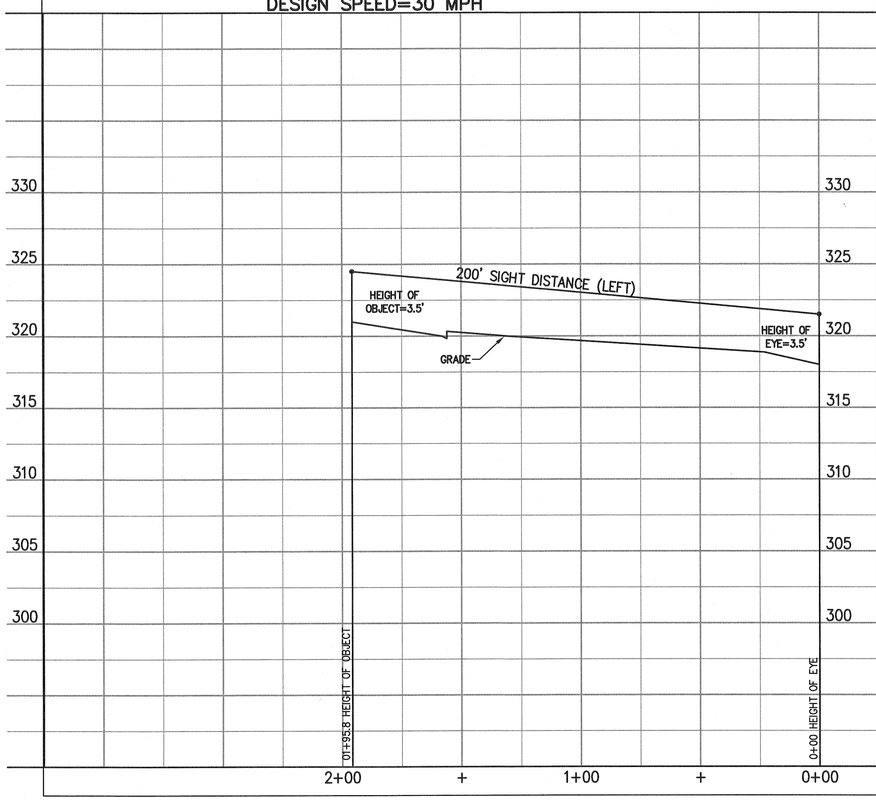
ANDERSON ROAD ROUTE #3964

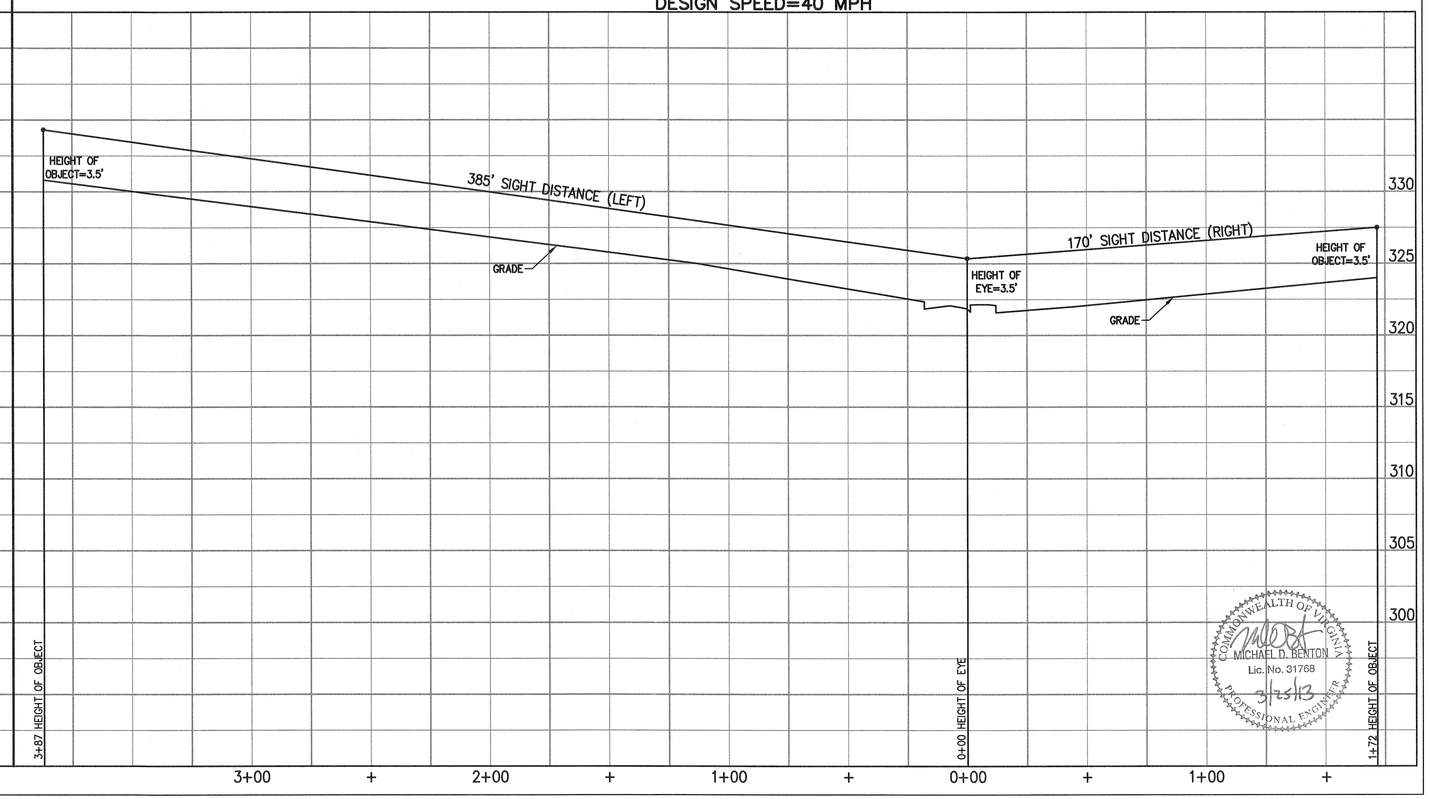
POSTED SPEED=25 MPH
DESIGN SPEED=30 MPH



OLD CHAIN BRIDGE ROAD ROUTE #3547

POSTED SPEED=35 MPH
DESIGN SPEED=40 MPH





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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	9/4/2013
FDP RESUBMISSION	3/25/2013

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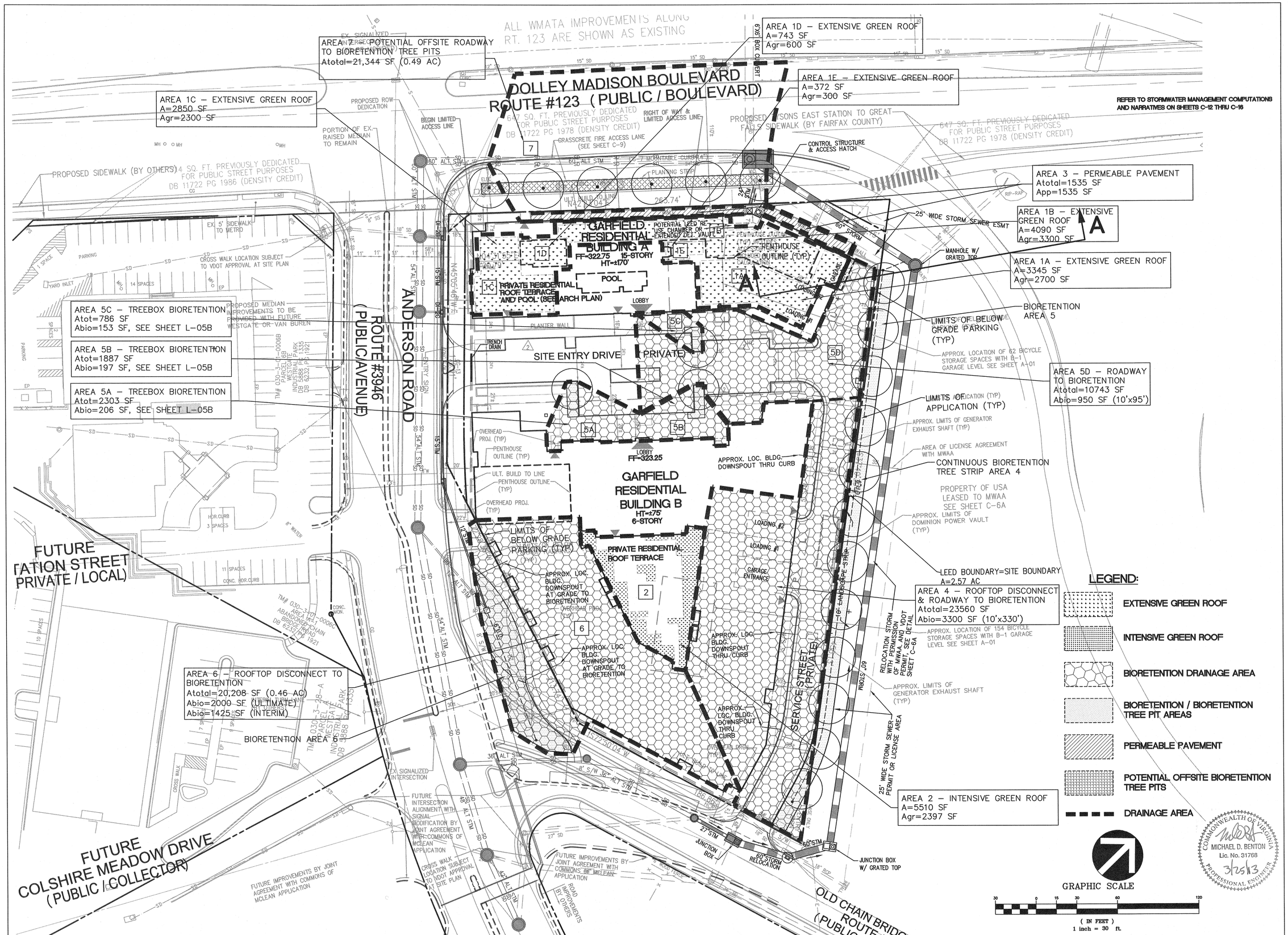
WA00000.00

SIGHT DISTANCE
PLAN AND PROFILE

Scale: H:1" = 30'
V:1"=5'

FDP C-10C



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FDP RESUBMISSION	2/4/2013
FDP RESUBMISSION	3/25/2013

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WDG Project No: WA00000.00

SWM/BMP PLAN

1" = 30'

FDP C-11

RETAIN / REUSE THE FIRST 1" OF RAINFALL UTILIZING THE RUNOFF REDUCTION METHOD–ULTIMATE CONDITION

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

Site Name: Scotts Run South

Description: Garfield site FDP - Ultimate

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)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

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)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area C

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

Drainage Area D

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

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.16	0.16
Impervious Cover (acres)				2.41	2.41
				Total	2.57

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.16
Weighted Rv (turf)	0.25
% Managed Turf	6%
Impervious Cover (acres)	2.41
Rv (impervious)	0.95
% Impervious	94%
Total Site Area (acres)	**2.57**
Site Rv	**0.91**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	9,329
Volume Not Converted to Runoff (cf)	873
1-inch Runoff Volume for entire site (cf)	**8,456**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	8,456
Runoff Reduction Volume Achieved (cf)	7,863
Total Runoff Volume Retained (cf)	8,736
Total Area of Site Captured in a BMP (acres)	2.28

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 89% *

Rainfall Depth Retained Onsite (inch) 0.94 *

*INCLUDES OFFSITE ROADWAY CREDITS (SEE COMPS THIS SHEET AND SWM NARRATIVE ON C-13)

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

Site Name: Scotts Run South

Drainage Area E 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	0.16	0.16
Impervious Cover	0.00	0.00	0.00	2.41	2.41
			D.A Total (acres)		2.57

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,456

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof (Areas 1A, 1B, 1C, 1D, 1E, & 2)	Assuming Media Depth of 4", Media porosity 0.30, and 9,200 SF of Extensive Green Roof - Assuming Media Depth of 4', Porosity of 0.30, and 2,397 sf of Intensive Green Roof	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	3,798	1,345	0	
Permeable Pavement - DCR Level 2 Design Spec	1535 sf permeable pavement (Level 1)	0.04	N/A	138	Subtract 100% of provided storage vol.	100%	N/A	138	N/A	154	138	0	
Bioretention - DCR Level 2 Design Spec (enhanced) (Area 4 and 7)	Tree pits - 3300 sf of Continuous soil panel, Assuming Max Ponding Depth 6" and soil Porosity 0.3; Bioretention Filter (3506 SF) Assuming Ponding Depth of 6" and variable media depth.	1.03	0.00	3,552	Subtract 100% of provided storage vol.	100%	2,828	6,380	N/A	13,663	6,380	0	
Disconnection to Bioretention (Areas 5A, 5B, 5C, 5D, & 6)	Rooftop disconnection to Bio-retention practices	0.82		2,828	Subtract 100% of provided storage vol.	100%	0	2,828	N/A		0	2,828	Bioretention - DCR Level 2 Design Spec
	Totals:	**2.28**	**0.00**										

Total Drainage Area Treated (acres): 2.28

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,863

See Site Data and Summary Tab for Site Results

TOTAL RUNOFF REDUCTION REQUIRED	**9,329 CFT**	**SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)**
TOTAL RUNOFF REDUCTION PROVIDED	**8,736 CFT**	
RAINFALL DEPTH RETAINED ONSITE	**0.94 IN**	
SITE AREA	**2.57**	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - OFFSITE DOLLEY MADISON	0.49	0.95	1690	2442	1.00	1690	0.18
					TOTAL VOLUME	1690	0.18

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.26	0.95	897	920	1.03	23	0.00
INTENSIVE GREEN ROOF	0.13	0.95	448	2876	3.20	986	0.11
PERMEABLE PAVEMENT	0.04	0.95	138	154	1.12	16	0.00
BIORETENTION (TREES)	1.03	0.95	3552	7887	2.22	4335	0.46
DISCONNECTION TO BIO RETENTION	0.82	0.95	2828	5776	2.04	2948	0.32
*SHALL NOT EXCEED THE LEED SPECIFIED RAINFALL EVENT (3.2")					TOTAL EXCESS VOL	8309	0.89

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.10	IN	TIER I = 0.91"
INTENSIVE GREEN ROOF (VEGETATIVE AREA ONLY)	0.02	IN	
PERMEABLE PAVEMENT	0.01	IN	
BIORETENTION (TREES)	0.38	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09	IN	
DISCONNECTION TO BIO RETENTION	0.30	IN	
INTENSIVE GREEN ROOF (NON-VEGETATIVE AREA)	0.03	IN	TIER III=0.03"
TOTAL	0.94	IN	

BMP SIZING COMPUTATIONS–ULTIMATE CONDITIONS

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA TO GREEN ROOF (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)	Runoff Reduction at 100% Eff. (cft)
1A	EXTENSIVE	0.08	0.95	265	2700	4	0.30	270	265
1B	EXTENSIVE	0.09	0.95	324	3300	4	0.30	330	324
1C	EXTENSIVE	0.07	0.95	2300	2300	4	0.30	230	230
1D	EXTENSIVE	0.02	0.95	59	600	4	0.30	60	59
1E	EXTENSIVE	0.01	0.95	29	300	4	0.30	30	29
2	INTENSIVE	0.13	0.95	436	2397	48	0.30	2876	436
Total		**0.39**		3413.08	11597			3796	**1343**

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)

Permeable Paver Number	LEVEL 1/LEVEL 2	DA To Pavers (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	d_p (ft)	$d_{p\text{-}max}$ (ft)	Tv PROV'D (CFT)
3	Level 2	0.04	0.95	134	1535	0	0.00	0.04	0.083	1.04	0.083	0.4	0.10	2.6	154
Total		**0.04**		134	1535										**154**

Note: Sizing based on DCR Spec #7
*Tv(RED'Q)=1.1"*Rv*DA/12*
Tv(PROV'D)=Surface Aread_p*

Tyson's Corner Bioretention (Tree Pit) Sizing chart

BIORETENTION AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
4	0.54	933	0.95	1865	3300	6	3	1	1	0.25	0.4	5445

Tyson's Corner Bioretention Sizing chart

BIORETENTION AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
5A	0.05	228	0.95	182	206	6	3.2	1	1	0.25	0.4	350
5B	0.04	187	0.95	149	197	6	2.77	1	1	0.25	0.4	314
5C	0.02	78	0.95	62	153	6	2.8	1	1	0.25	0.4	245
5D	0.25	1063	0.95	850	950	6	3	1	1	0.25	0.4	1568
6	0.33	1423	0.95	1138	2000	6	3	1	1	0.25	0.4	3300
TOTALS =	**0.69**	**2978**		**2382**	**3506**							**5776**

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

Tyson's Corner Bioretention (Tree Pit) Sizing chart - OFFSITE

BIORETENTION AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
7	0.49	845	0.95	1690	1480	6	3	1	1	0.25	0.4	**2442**

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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 N/A.

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g., dry pond A, rifle trench, underground vault, etc.)						
SEE THIS SHEET FOR INFROMATION						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 16. Pond inlet and oulet pipe systems are shown on Sheet 16.

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

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 15.

☒ 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 16.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 16.

☒ 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 4.

☐ 11. A submission waiver is requested for _____.

☐ 12. Stormwater management is not required because _____.

SCOTTS RUN STATION SOUTH RUNNING 1" RAINFALL REDUCTION TAB

Scotts Run Station South FDP Running 1" Runoff Reduction Tab

Parcel	Site Area (ac.)	Required (CDP)	Provided (FDP)
Land Bay East			
Taylor	5.09	0.89	
Johnson I	8.16	0.91	
Johnson II/Mittre	(SEE FDP 2011-PR-011-2)	(SEE FDP 2011-PR-011-2)	(SEE FDP 2011-PR-011-2)
Westgate	1.77	1.12	
Van Buren	2.30	0.93	
Garfield	2.56	0.76	0.94
Hotel	0.73	0.80	
Land Bay West			
Grant	3.34	1.04	
Lincoln	3.58	1.26	
Total*	27.53	0.98	0.09

*Total CDP Runoff Reduction does not included offsite treatment areas

\\192.168.10.4\eng\DATA\6000-6999\V6927R\13-02-01 RUNOFF REDUCTION TAB.xlsx]updated

BMP NARRATIVE

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. THIS WILL BE ACCOMPLISHED BY WAY OF LID TECHNIQUES DESCRIBED IN THE SWM NARRATIVE (BIO–RETENTION TREE PITS, PERMEABLE PAVERS, AND GREEN ROOFS) OR THE USE OF STRUCTURAL FILTER SYSTEMS (POTENTIALLY LOCATED IN VAULTS WITHIN THE GARAGE), OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM. PRELIMINARY BMP COMPUTATIONS HAVE BEEN PROVIDED ON SHEET C–14A TO DEMONSTRATE HOW SITE BMP REQUIREMENTS WILL BE MET BY THESE VARIOUS TECHNIQUES.

NOTE:

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

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE SITE PLAN.

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

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SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale: AS SHOWN

FDP C-12

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TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (EG. VEGETATIVE ROOF, 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 IS LIMITED BY SITE RESTRICTIONS – THE MAJORITY OF THE SITE IS OVER A GARAGE AS WELL AS SOILS NOT SUITABLE FOR INFILTRATION. THE BIORETENTION AREAS AND THE TREE BOX FILTERS WILL BE RIGHT OUTSIDE THE PROPERTY LINE SUBJECT TO A LEASE AGREEMENT WITH MWAA, YET WILL TREAT ONSITE WATER. PERMEABLE PAVERS (WITH UNDER DRAIN) WILL BE IMPLEMENTED IN THE SPACE BETWEEN THE FRONT OF TOWER A AND THE PROPERTY LINE (OUTSIDE GARAGE FOOTPRINT).
"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 FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, BIORETENTION, PERMEABLE PAVEMENT, AND URBAN BIORETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE PERMEABLE PAVER HAS BEEN DESIGNED PER DCR SPEC#7 AND IS LOCATED ON THE NORTH SIDE OF BUILDING A. • THE BIORETENTION AREAS WILL CAPTURE RUNOFF FROM THE ON-SITE ROADS AS WELL AS THE ROOF. • URBAN BIORETENTION TREE PITS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS HAVE BEEN IMPLEMENTED ALONG THE SERVICE STREET AND WILL TREAT THE ROADWAY RUNOFF AS WELL AS SURROUNDING STREETSCAPE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE ON THIS SHEET). EACH OF THESE PRACTICES ARE ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.94 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED IS ACTUALLY 1.83 INCHES IF CREDIT IS ALLOWED FOR THE LEED EVENT OF 3.2"). THIS NUMBER FALLS SHORT OF THE GOAL BECAUSE OF THE PHYSICAL RESTRAINTS OF THE SITE, BUT IS MET WITH THE OVERALL RUNOFF REDUCTION METHODS PROVIDED IN THE ENTIRE APPLICATION AREA WITH THE CDP. ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. URBAN DESIGN GUIDELINES NEED FOR PENTHOUSE AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. THE MAJORITY OF THE ON-SITE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, WITH THE EXCEPTION OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE NOT DESIRABLE. WITH THESE CONSTRAINTS, THIS SITE YIELDS A TOTAL CONTROLLED AREA OF 2.28 ACRES OR 89% OF THE SITE AND DEMONSTRATES THE "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN / REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT 0.49 ACRES OF OFF-SITE AREA ALONG THE SITES FRONTAGE WITH DOLLEY MADISON (RT. 123) HAS BEEN TAKEN INTO ACCOUNT IN THE TYSONS STORMWATER CONFORMANCE SPREADSHEET.
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 VEGETATED ROOF, BIORETENTION AREAS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION TREE PITS HAVE ALL 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 IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, BIORETENTION, PERVIOUS PAVERS, AND TREE BOX STORAGE VOLUME REDUCTIONS HELP THE SITE MEET LEED REQUIREMENTS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN ON THE PLANS IF AT SITE PLAN TIME IT IS REQUIRED TO MEET THE LEED GOALS. A WAIVER HAS BEEN SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	OFFSITE SWM CONTROLS HAVE BEEN PROVIDED TO TREAT RUNOFF IN THE EXISTING DOLLEY MADISON (RT. 123) ROW. THIS AREA HAS BEEN TAKEN INTO ACCOUNT IN THE TYSON SWM CONFORMANCE SPREADSHEET. ALSO, A BIO-RETENTION AREA HAS BEEN SHOWN IN THE ROW ALONG ANDERSON ROAD THAT SHALL TREAT ONSITE RUNOFF AS WELL AS RUNOFF FROM THE FACILITIES FOOTPRINT.
"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 ON-SITE STREET DESIGN VIA THE BIORETENTION AREAS AND URBAN BIORETENTION TREE PITS. THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC#9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIORETENTION AREAS (BASINS AND TREE PITS) AND VEGETATIVE ROOFS AS WELL AS PERMEABLE PAVEMENT. THE ON-SITE ROADWAY AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY BIORETENTION AREAS AND URBAN BIORETENTION TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. BUILDING A'S ROOF AREA SHALL BE PARTIALLY CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-12 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE FDP SITE AREA, REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS TO THE TREE PITS, BIORETENTION AREAS, AND PERMEABLE PAVEMENT.
- THE BIORETENTION AREAS, TREE PITS, PERMEABLE PAVEMENT AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS AND BIORETENTION WILL BE PROVIDED WITH A GRATE OR A FENCE TO PREVENT PEDESTRIAN CONFLICTS.
  - 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.
  - WAIVER OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZES INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - WAIVER 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 THE PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS'S CORNER DESIGN GUIDELINES.
  - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  - ALL REQUESTED DEVIATIONS FROM PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS TO BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS FROM PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
  - ALL REQUESTED DEVIATIONS FROM 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.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

PERMEABLE PAVEMENT HAS BEEN PROVIDED WITH THIS PLAN. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITY. 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. THIS INFILTRATION FACILITY SHALL ONLY CAPTURE A PORTION OF THE FIRST 1" OF RAINFALL. THIS PLAN PROPOSES THE USE OF VEGETATIVE ROOFS AND URBAN BIORETENTION (TREE-PITS) TO HELP MAXIMIZE THE AMOUNT OF RAINFALL CAPTURED.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL BE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, URBAN BIORETENTION (TREE PITS) AND BIORETENTION AREAS. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF BIO-RETENTION SHALL CONFORM TO DCR SPEC#11
- THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC#5.
- URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9.
- PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC#7.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.94" (1.83" FOR THE LEED DESIGN EVENT OF 3.2") AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-12).

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

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY, SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES. ADDITIONAL TIER-2 BMPS MAY BE PROVIDED AT FINAL SITE PLAN TO MEET THE PFM REQUIREMENTS.

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

THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH, THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEET 12, 0.03 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THE INTENSIVE GREEN ROOF AS A TIER 3 APPROACH. ALSO INDICATED ON SHEET 12 IS THAT 0.02" OF THE FIRST 1.0 INCH OF RAINFALL WILL BE CONTROLLED BY THE INTENSIVE GREENROOF AS A DCR ACCEPTED TIER I APPROACH. THEREFORE THE TOTAL DEPTH CONTROLLED BY THE GREEN ROOF SHALL BE 0.05" WITH 0.03" AS A POTENTIAL TIER III APPROACH. SEE SHEET 12 AND 15 FOR COMPUTATIONS AND DETAILS.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION PROPOSES THE USE OF AN OFFSITE SWM FACILITY IN THE FORM A BIO-RETENTION TREE PITS ALONG DOLLEY MADISON (RT. 123) AND THOSE SHOWN WITHIN THE MWAA LEASE AREA ADJACENT TO THE SERVICE STREET. IN THE FUTURE, TREE PITS ALONG ANDERSON ROAD AND OLD CHAIN BRIDGE ROAD MAY BE UTILIZED AS TREE PIT/BIO-RETENTION AREAS TO CAPTURE/CONTROL OFFSITE WATER FROM THE PUBLIC ROADWAYS AND SHALL BE ACCOUNTED FOR IN THE VAN BUREN APPLICATION.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY, THE SUBJECT APPLICATION SHALL NOT CONTROL / CAPTURE THE ENTIRE 1.0" OF RAINFALL. THE SUBJECT APPLICATION PROPOSES TO CONTROL/CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.94" (1.83" IF CREDIT IS ALLOW FOR THE LEED DESIGN EVENT OF 3.2") OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, TREE PITS, PERMEABLE PAVEMENT, AND BIORETENTION. 89% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.94" (1.83" IF CREDIT IS ALLOW FOR THE LEED DESIGN EVENT OF 3.2") OF THE FIRST 1 INCH OF RAINFALL. PLEASE NOTE THAT THIS CONTROL/CAPTURE DEPTH TAKES INTO ACCOUNT OFFSITE AREAS ALONG DOLLEY MADISON (RT 123).
- AS MENTIONED PREVIOUSLY, SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP PRACTICES. INFILTRATION IS NOT PRACTICABLE SINCE THE MAJORITY OF THE SITE IS COVERED BY THE UNDERGROUND GARAGE AND THE SOILS IN THIS AREA ARE NOT SUITABLE FOR INFILTRATION. SIGNIFICANT RAIN WATER REUSE CANNOT BE ACHIEVED BECAUSE THE BUILDING DOES NOT HAVE COOLING TOWERS NOR SIGNIFICANT IRRIGATION DEMAND. BUILDING B IS CONSTRUCTION CLASS 3A (WOOD CONSTRUCTION) THEREFORE IT CANNOT PROVIDE INTENSIVE OR EXTENSIVE GREEN ROOFS DUE LOAD CONSTRAINS.
- THE PROPOSED DESIGN DOES CONTROL PEAK FLOW FOR THE FIRST INCH OF RUNOFF BY REDUCING THE RUNOFF VOLUME, THE PEAK DISCHARGE RATE IS REDUCED TO PRE-DEVELOPMENT LEVELS. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN SUCH THAT IF AT THE TIME OF FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- ON-SITE STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF BIORETENTION AREAS AND URBAN-BIORETENTION/TREE PITS IN ACCORDANCE WITH DCR SPEC #9 THAT WILL CAPTURE RUNOFF FROM THE SERVICE STREET AND SITE ENTRY DRIVE.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-12 TO C-16 FOR DETAILS.

SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013
FDP RESUBMISSION	3/25/2013

Professional Seal

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WDG Project No: WA00000.00

SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale: AS SHOWN

FDP C-13

FILE:P:\Planning\Projects\6927R\dwg\6927R900.dwg USER:mekonnen DATE:Mar, 25 2013 TIME: 10:51 am

LEED COMPUTATIONS

PRE-DEVELOPED CONDITION

TAX MAP # 030-3-01-0006A

RUNOFF CURVE NUMBER COMPUTATION Version 2.10
Project : GARFIELD User: JDA Date: 10-21-2011
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS GARFIELD

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%	-	.04(61)	.35(74)	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	.15(98)	2.03(98)	-
Total Area (by Hydrologic Soil Group)		.19	2.38	

TOTAL DRAINAGE AREA: 2.57 Acres WEIGHTED CURVE NUMBER: 94*

* - Generated for use by GRAPHIC method

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10
Project : GARFIELD User: JDA Date: 10-21-2011
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS GARFIELD

Data: Drainage Area : 2.57 * Acres
Runoff Curve Number : 94 *
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	0.05	0.04
Used	0.10	0.10
Runoff (in)	2.06	2.54
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)	8	10

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

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.57 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 19,218 CU. FT.
2 YR STORM: 2.57 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,696 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST REDUCE THE EXISTING CONDITIONS VOLUME BY 25%

1-YEAR STORM: 21,084 CU FT – 19,218*75% CU FT = 6,671 CU FT

2-YEAR STORM: 25,655 CU FT – 23,696*75% CU FT = 7,883 CU FT

POST-DEVELOPED CONDITION

TAX MAP # 030-3-01-0006A

RUNOFF CURVE NUMBER COMPUTATION Version 2.00

Project : GARFIELD FDP User: KB Date:
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED

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%	-	-	.164(74)	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	2.40(98)	-
Total Area (by Hydrologic Soil Group)			2.56	

TOTAL DRAINAGE AREA: 2.564 Acres WEIGHTED CURVE NUMBER: 96

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : GARFIELD FDP User: KB Date:
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED

Data: Drainage Area : 2.57 Acres
Runoff Curve Number : 96
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	0.03	0.03
Used	0.10	0.10
Runoff (in)	2.26	2.75
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 PROPOSED CONDITIONS

1 YR STORM: 2.57 AC X 2.26 (IN) X 1FT/12IN X 43,560 = 21,084 CU FT
2 YR STORM: 2.57 AC X 2.75 (IN) X 1FT/12IN X 43,560 = 25,655 CU FT

REDUCTIONS TAKEN FOR BMP:

GREEN ROOF STORAGE VOLUME = 3,796 CF
TREE PIT STORAGE VOLUME = 5,445 CF
BIORETENTION STORAGE VOLUME = 5,776 CF
PERMEABLE PAVEMENT STORAGE VOLUME = 154
15,171 CF TOTAL STORAGE FROM BMP

7,883 CF – 15,171 = –7,288 CF

THEREFORE, THE LEED REQUIREMENT IS MET. HOWEVER, PLEASE NOTE THAT A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN IF, AT SITE PLAN TIME, A REUSE VAULT IS REQUIRED TO MEET LEED. ALSO, PLEASE NOTE THAT A WAIVER OF UNDERGROUND DETENTION IN A RESIDENTIAL AREA HAS BEEN SUBMITTED FOR THIS VAULT.

PFM COMPLIANCE

Allowable Outflow Computations

Project Name: Garfield FDP
Design Date: 10/16/2012
Design Engineer: Katie Bevan

Step 1 - Pre-Developed Flows
Site Area (Ac): 2.57
Tc (Min): 5.00
2-Yr C-Factor: 0.80
10-Yr C-Factor: 0.80
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.80	x	5.45	x	2.57	=	***11.21***
Q10 =	0.80	x	7.27	x	2.57	=	***14.95***

Step 2 - Post-Developed Inflows to SWM
Area Detained (Ac): 2.57
Tc (Min): 5.00
2-Yr C-Factor: 0.90
10-Yr C-Factor: 0.90
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.90	x	5.45	x	2.57	=	***12.61***
Q10 =	0.90	x	7.27	x	2.57	=	***16.82***

Step 3 - Post-Developed On-site Undetained Flows
Area Undetained (Ac): 0.00
Tc (Min): 0.00
C-Factor: 0.90
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.90	x	5.45	x	0.00	=	***0.00***
Q10 =	0.90	x	7.27	x	0.00	=	***0.00***

Step 4 - Off-Site Flows to SWM
Area Detained (Ac): 0.00
Tc (Min): 0.00
C-Factor: 0.30
2-Yr Intensity (in/hr): 0.00
10-Yr Intensity (in/hr): 0.00

Qx =	C	x	Ix	x	A		
Q2 =	0.30	x	0.00	x	0.00	=	***0.00***
Q10 =	0.30	x	0.00	x	0.00	=	***0.00***

Step 5 - Allowable Release Rates

Qx allow =	Qx pre	+	Qx off-site	-	Qx uncont		
Q2 allow =	11.21	+	0.00	-	0.00	=	***11.21***
Q10 allow =	14.95	+	0.00	-	0.00	=	***14.95***

Step 6 - Compare Actual Release Rates to Allowable Release Rates
If Qx actual <= Qx allow, Design is O.K.

Q2 actual =	1.80		Q2 Analysis:	1.80	<	11.21
Q10 actual =	4.68			***Therefore***	***Design O.K.***	
Q2 allow =	11.21		Q10 Analysis:	4.68	<	14.95
Q10 allow =	14.95			***Therefore***	***Design O.K.***	

ALLOWABLE RELEASE RATE

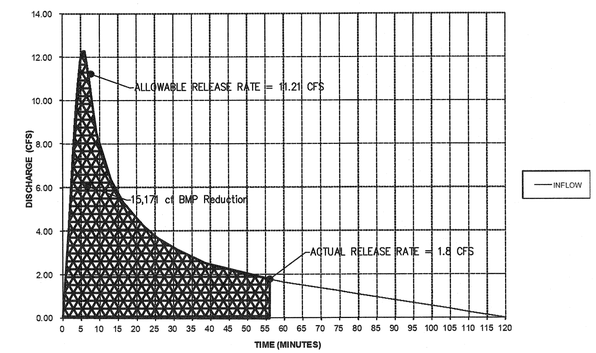
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

PFM PROVIDED RELEASE RATE

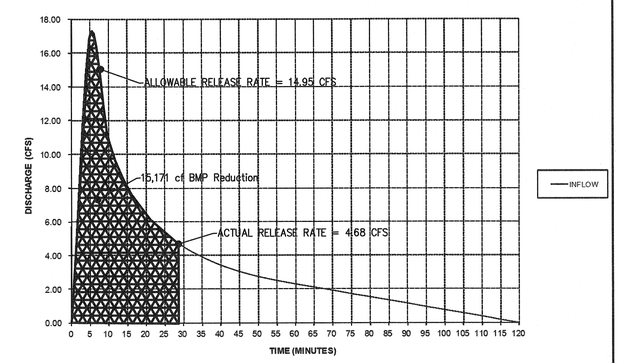
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEET C-12 15,171 CFT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE PFM REQUIREMENT OF RELEASE RATE.

AS CAN BE SEEN IN THE ABOVE HYDROGRAPHS, BY MEETING THE REQUIRED VOLUME FOR THE FIRST INCH OF RAINFALL AND WITH THE ADDITIONAL RUNOFF REDUCTION PROVIDED BY THE GREEN ROOF AND TREE PITS THE PEAK RELEASE RATE IS REDUCED BELOW THE ALLOWABLE RELEASE RATE FOR THE 2-YR AND 10 YR STORM.

2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



PFM REQUIREMENT

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS MET.

OVERALL SWM SUMMARY

THE INFORMATION PRESENTED BELOW REPRESENTS THE REQUIRED TARGET PER THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN.

LEED:
2 YR STORM EX RUNOFF: 2.57 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,696 CU FT
2 YR STORM PROP RUNOFF: 2.57 AC X 2.75 (IN) X 1FT/12IN X 43,560 = 25,655 CU. FT.
ALLOWABLE RELEASE 25,655 – (0.75)*23,696 = 7,883 CU. FT.
7,883 CU. FT. – 15,171 (BMP REDUCTION) = –7,288 (LEED IS MET)

PFM:
10 YR PEAK RELEASE RATE
Q10 ALLOWABLE RELEASE= 14.95 CFS
15,171 CF OF BMP REDUCTION PROVIDES FOR Q10 PROPOSED RELEASE OF 4.68 CFS
THEREFORE PEAK RELEASE RATE IS MET

RETAIN/REUSE:
FIRST INCH OF RAINFALL: 0.94" IS CAPTURED
FIRST INCH OF RAINFALL WITH CREDIT UP TO THE LEED EVENT (3.2") : 1.83" IS CAPTURED

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Lic. No. 31768
3/25/13
PROFESSIONAL ENGINEER

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013
FDP RESUBMISSION	3/25/2013

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WDG Project No: WA00000.00

SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale: AS SHOWN

FDP C-14

FILE:P:\Planning\Projects\6927R\dwg\6927R900.dwg USER:mekonnen DATE:Mar. 25 2013 TIME: 10:52 am

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Garfield FDP Date: 3/15/2013

Plan Number: Engineer: JDA

I. WATER QUALITY NARRATIVE

CURRENTLY THE SITE CONSIST OF 2.57 ACRES OF OFFICE DEVELOPMENT WITH AN AVERAGE IMPERVIOUSNESS OF 87% AND NO EXISTING BMP CONTROLS. THE ENTIRE SITE WILL BE DEVELOPED AS A MULTI-FAMILY RESIDENTIAL USE. THE SITE IS LOCATED IN A RESOURCE MANAGEMENT AREA OUTSIDE THE OCCOQUAN WATERSHED AND SHALL BE CONSIDERED REDEVELOPMENT PER PFM 6-0401.2D THEREFORE, 21.7% PHOSPHOROUS REMOVAL IS REQUIRED.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) Vegetated Roof	0.90	0.39
(2) Bioretention	0.90	0.69
(3) Tree pits	0.90	0.54
(4) Permeable Pavement	0.90	0.04
(5) Uncontrolled	0.76	0.91
	Total	2.57

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 2.57 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
0	0.00	x	0.00	=	0.00
(1) Vegetated Roof	0.90	x	0.39	=	0.35
(2) Bioretention	0.90	x	0.69	=	0.62
(3) Tree pits	0.90	x	0.54	=	0.49
(4) Permeable Pavement	0.90	x	0.04	=	0.04
(5) Uncontrolled	0.76	x	0.91	=	0.69
	0.00	x	0.00	=	0.00

(b) Total 2.19

(C) Weighted average "C" factor (b)/(a) = (C) 0.85

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
0	0	x	0.00	x	0.00	=	0.00
(1) Vegetated Roof	40	x	0.15	x	1.06	=	6.42
(2) Bioretention	65	x	0.27	x	1.06	=	18.47
(3) Tree pits	65	x	0.21	x	1.06	=	14.45
(4) Permeable Pavement	50	x	0.02	x	1.06	=	0.82
(5) Uncontrolled	0	x	0.35	x	0.89	=	0.00
		x		x		=	0.00
		x		x		=	0.00
		x		x		=	0.00
		x		x		=	0.00
		x		x		=	0.00

(a) Total = 40.17

Part 4: Determine Compliance with Phosphorus Removal Requirement

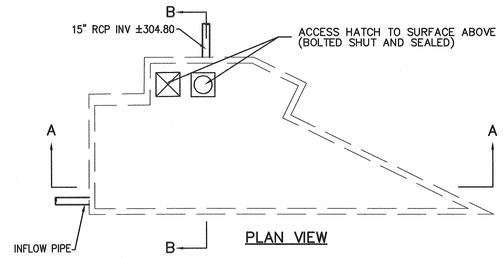
(A) Select Requirement (a) 21.7

Water Supply Overlay District (Occoquan Watershed) =	50% (Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (New Development) =	40% (Fairfax County) 50% (Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 =	21.7 %

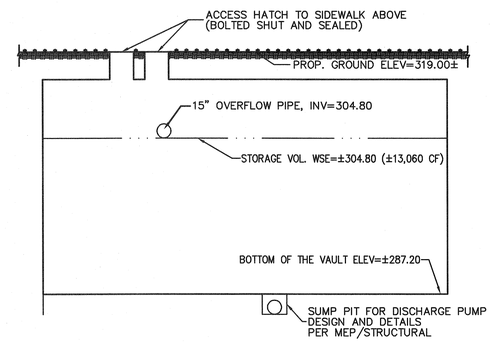
(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 40.2 >= 22

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



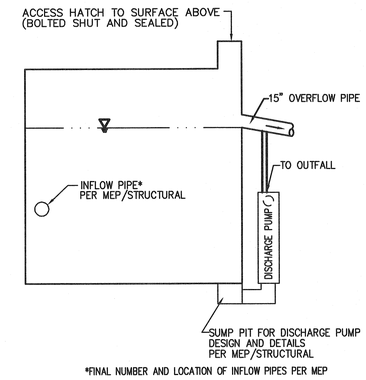
PLAN VIEW



SECTION A–A

NOTES:

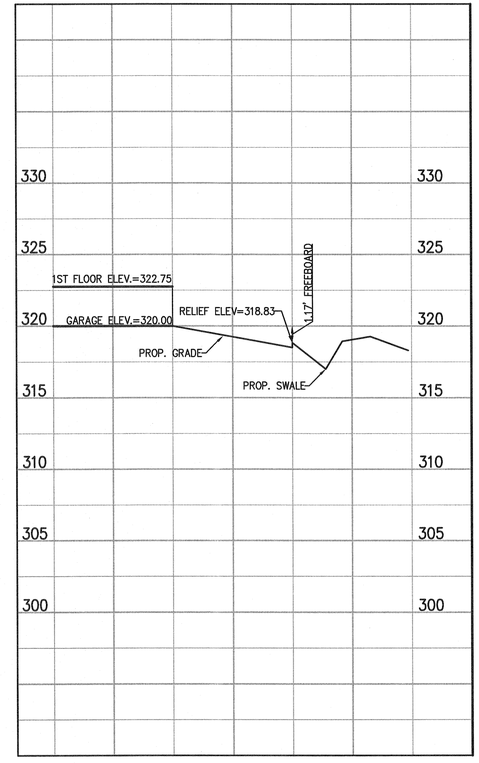
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



*FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

SECTION B–B

LEED REUSE VAULT
NOT TO SCALE



OVERLAND RELIEF CROSS SECTION A–A
SCALE: (V)1"=30'; (H)1"=5'

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013
FDP RESUBMISSION	3/25/2013

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WDG Project No: WA00000.00

SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale: AS SHOWN

FDP C-14A

FILE:P:\Planning\Projects\6927R\dwg\6927R900.dwg USER:mekonnen DATE:Mar, 25 2013 TIME: 10:54 am

GEOTECHNICAL SOILS LETTER

ECS MID-ATLANTIC, LLC "Setting the Standard for Service"

Geotechnical • Construction Materials • Environmental • Facilities

November 7, 2011

Mr. Martin T. Mankowski
JLB Realty, LLC
8120 Woodmont Avenue
Suite 960
Bethesda, Maryland 20814

ECS Job No. 01:18244

Reference: Garfield Towers – Westpark Parcel 6A (Storm Water Management Facilities – Infiltration), McLean, Virginia

Dear Mr. Mankowski:

ECS Mid-Atlantic, LLC (ECS) is pleased to present our subsurface observations and professional opinion as they relate to potential infiltration facilities for the above referenced project. Our findings are based upon borings previously drilled on the site by ECS and included in our Subsurface Exploration and Geotechnical Engineering Analysis Report for the proposed Garfield Towers – Westpark Parcel 6A project in McLean, Virginia. This report was submitted on October 3, 2011 under ECS Project No 01:18244. The referenced report included our recommendations for design and planning regarding support of the proposed structures as well as other general geotechnical related design items and/or concerns as related to possible developments.

We understand that infiltration Stormwater Management (SWM) facilities are not currently designed. If infiltration SWM facilities are included in the final design, the anticipated invert elevation would be between approximately EL 299 feet to 297 feet.

A total of ten soil borings were drilled by ECS at the project site in July 2011. The borings were spaced across the site and extended to depths between 44.5 to 84 feet below the existing ground surface due to auger refusal on competent bedrock (Approximately EL. 273 feet to 230 feet). Based upon review of the subsurface data, in general the site is consistent with the local geology of Tysons Corner with a highly variable weathered rock layer and perched groundwater table. The top of weathered rock strata ranged within the borings at approximate elevations of EL. 240 feet to 303 feet. Also typical to the area is highly variable perched groundwater, which can be anticipated at an approximate elevation ranging from EL. 290 feet to 300 feet across the site.

Based upon the current site conditions, the highly variable weathered rock and/or groundwater may be within 4 feet of the invert depth of the proposed infiltration facilities. In-situ infiltration testing may be performed; however, based upon the subsurface conditions we do not anticipate that the soil strata at the proposed depths is conducive to a positive infiltration rate due to the close proximity of dense to very dense soils and perched groundwater that may limit or not permit infiltration of water.

14028 Thunderbolt Place, Suite 100, Chantilly, VA 20151-3232 • T: 703-471-8400 • F: 703-834-5527 • www.ecslimited.com
ECS Carolinas, LLP • ECS Florida, LLC • ECS Midwest, LLC • ECS Mid-Atlantic, LLC • ECS Southeast, LLC • ECS Texas, LLP

We have enjoyed being of service to JLB Realty, LLC on this project. If you have any questions with regard to this letter or if we can be of further assistance; please do not hesitate to contact us.

Respectfully,

ECS MID-ATLANTIC, LLC

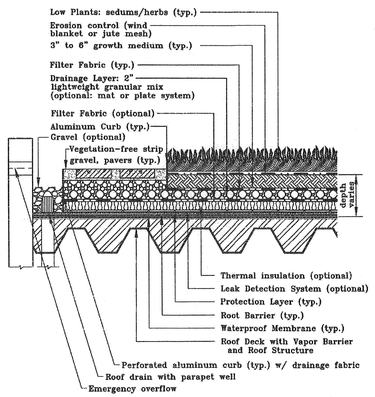
Teresa E. Dallinger, P.E.
Project Engineer

Paul D. Agutter, P.E.
Principal Engineer

COMMONWEALTH OF VIRGINIA
Paul D. Agutter
Lic. No. 38105
11/7/11
PROFESSIONAL ENGINEER

MAR:\1\Geotechnical\eProjects\18200-18299\01-18244\e-Report Prep\18244_SWM Infiltration Letter.DOC

Note: The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1310 et seq.



EXTENSIVE GREEN ROOF CROSS SECTION (< 6" DEPTH)
NOT TO SCALE

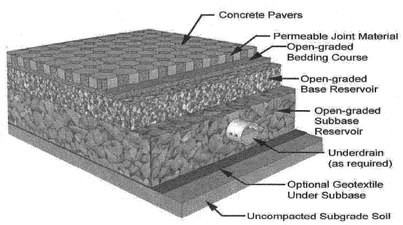
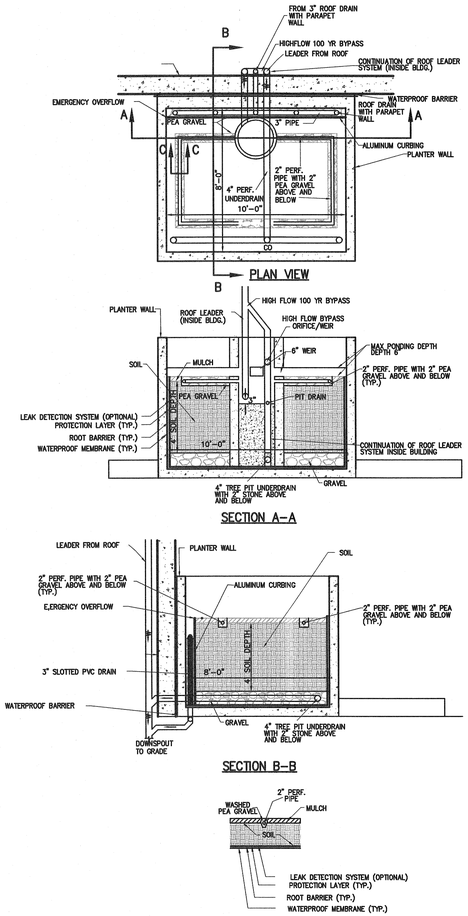


Figure 7.2. Typical Detail (Source: Smith, 2009)

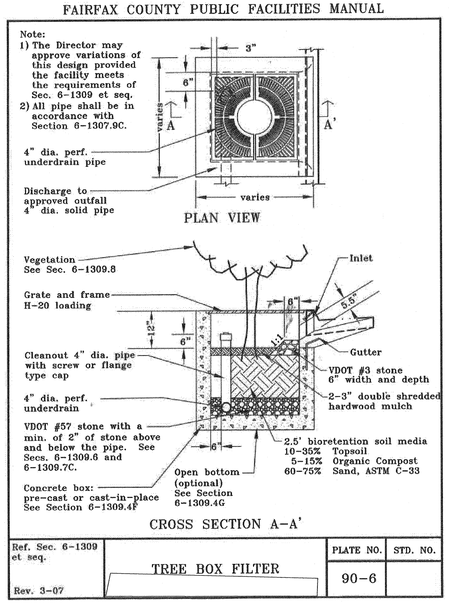
PERVIOUS PAVEMENT DETAIL



SWM PLANTER
NOT TO SCALE

POSSIBLE STORM WATER PLANTER

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

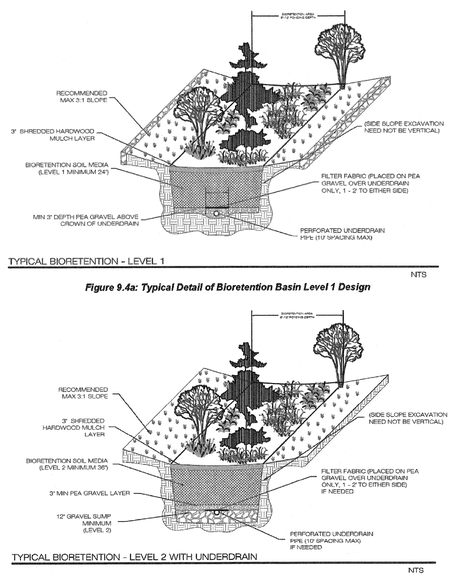
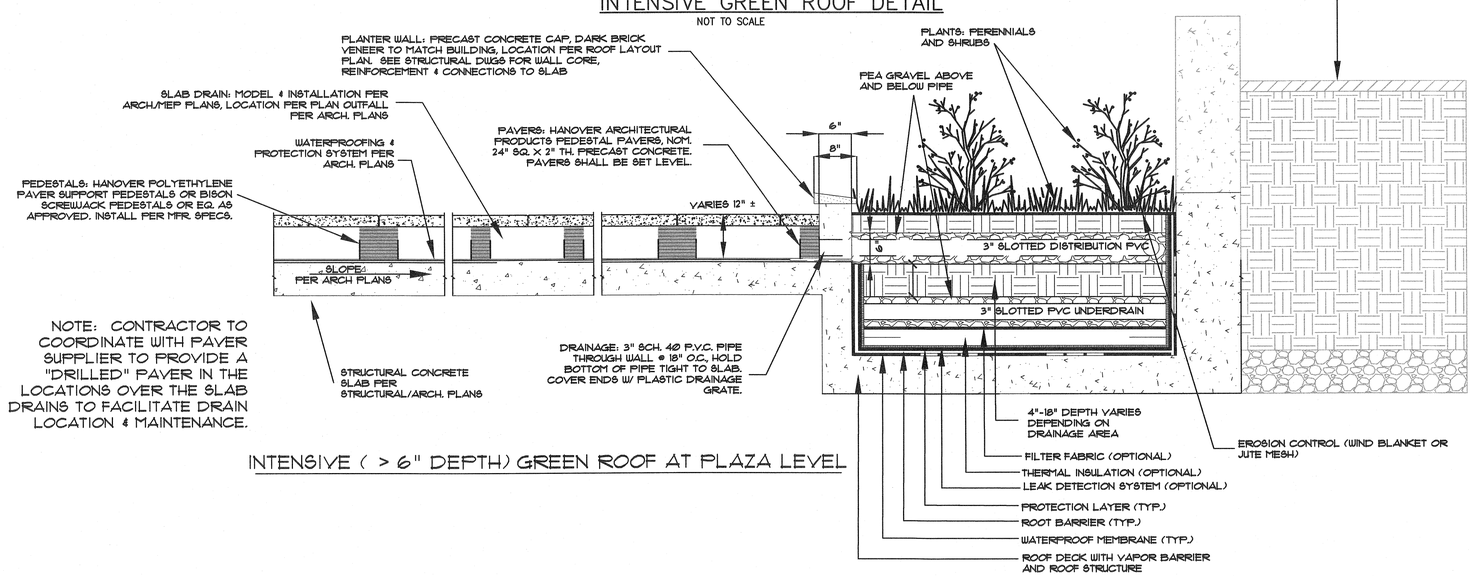


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

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

BIO-RETENTION DETAIL

INTENSIVE GREEN ROOF DETAIL
NOT TO SCALE



NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

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

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
3/25/13
PROFESSIONAL ENGINEER

* REFER TO SHEET L-05 & L-05B FOR ADDITIONAL STREET TREE BIORETENTION AND ABOVE STRUCTURE TREE PLANTER DETAILS.

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FDP RESUBMISSION	3/25/2013

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WDG Project No: WA00000.00

SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale: AS SHOWN

FDP C-15

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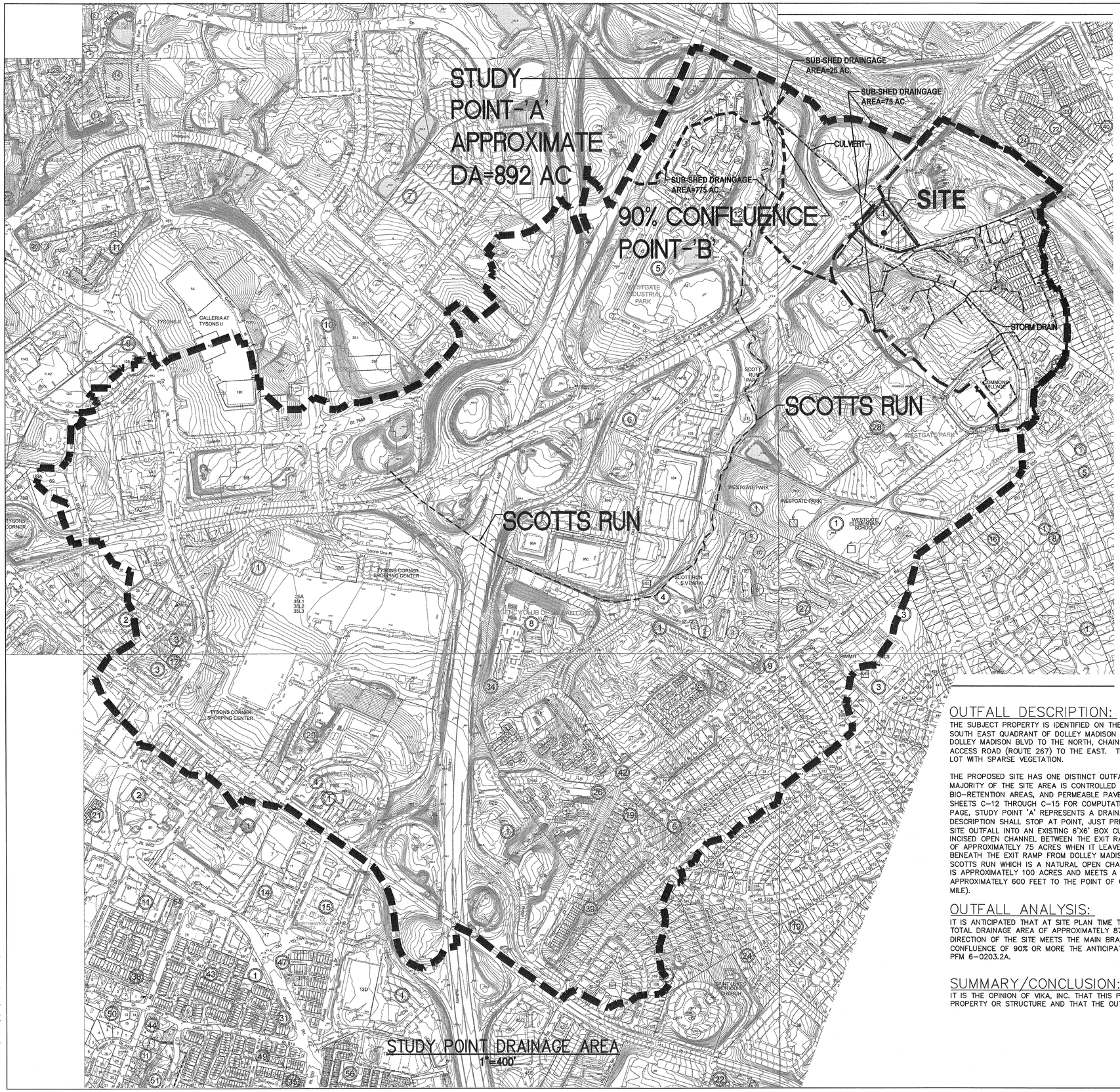

OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 30–3–((1))–0006A AND IS LOCATED AT THE SOUTH EAST QUADRANT OF DOLLEY MADISON BLVD. (ROUTE 123) AND ANDERSON ROAD (ROUTE 3946). THE PROPERTY IS BOUNDED BY DOLLEY MADISON BLVD TO THE NORTH, CHAIN BRIDGE ROAD TO THE SOUTH, ANDERSON ROAD TO THE WEST, AND THE DULLES AIRPORT ACCESS ROAD (ROUTE 267) TO THE EAST. THE EXISTING DEVELOPMENT ON THE SITE IS A TWO STORY OFFICE BUILDING AND PARKING LOT WITH SPARSE VEGETATION.

THE PROPOSED SITE HAS ONE DISTINCT OUTFALL THAT ULTIMATELY DISCHARGES INTO SCOTTS RUN (A NATURAL OPEN CHANNEL). THE MAJORITY OF THE SITE AREA IS CONTROLLED BY THE PROPOSED BMP FACILITIES ON–SITE (VEGETATED ROOF, TREE BOX FILTERS, BIO–RETENTION AREAS, AND PERMEABLE PAVEMENT) WHICH ARE ALL DESIGNED TO SIGNIFICANTLY REDUCE RUNOFF FROM THE SITE (SEE SHEETS C–12 THROUGH C–15 FOR COMPUTATIONS AND DETAILS). AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA OF GREATER THAN 640 AC (1 SQUARE MILE) AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT, JUST PRIOR TO SCOTTS RUN PASSING UNDER THE DULLES AIRPORT ACCESS ROAD (DAAR). THE SITE OUTFALL INTO AN EXISTING 6'X6' BOX CULVERT THAT CROSSES BENEATH DOLLEY MADISON BLVD AND DISCHARGES INTO A NATURAL INCISED OPEN CHANNEL BETWEEN THE EXIT RAMP FOR DAAR AND DOLLEY MADISON BLVD. THIS BOX CULVERT HAS A DRAINAGE AREA OF APPROXIMATELY 75 ACRES WHEN IT LEAVES THE SITE. FROM HERE IT ENTERS INTO ANOTHER EXISTING CULVERT THAT CROSSES BENEATH THE EXIT RAMP FROM DOLLEY MADISON TO DAAR. THIS EXISTING CULVERT THEN DISCHARGES INTO THE MAIN BRANCH OF SCOTTS RUN WHICH IS A NATURAL OPEN CHANNEL. AT THIS POINT (POINT 'B') THE DRAINAGE AREA FROM THE DIRECTION OF THE SITE IS APPROXIMATELY 100 ACRES AND MEETS A DRAINAGE AREA OF APPROXIMATELY 775. FROM HERE THE STORMWATER FLOWS FOR APPROXIMATELY 600 FEET TO THE POINT OF CONFLUENCE – STUDY POINT 'A' (FLOODPLAIN DRAINAGE AREA GREATER THAN 1 SQUARE MILE).

OUTFALL ANALYSIS:

IT IS ANTICIPATED THAT AT SITE PLAN TIME THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT 'B' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 875 ACRES. AT THIS POINT APPROXIMATELY 100 ACRES OF DRAINAGE AREA FROM THE DIRECTION OF THE SITE MEETS THE MAIN BRANCH OF SCOTTS RUN. BECAUSE 775 AC. (875 AC. – 100 AC.) REPRESENTS A CONFLUENCE OF 90% OR MORE THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'B' PER PFM 6–0203.2A.

SUMMARY/CONCLUSION:

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

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
3/25/13
PROFESSIONAL ENGINEER

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ADEQUATE OUTFALL ANALYSIS

Scale: AS SHOWN

FDP C-16

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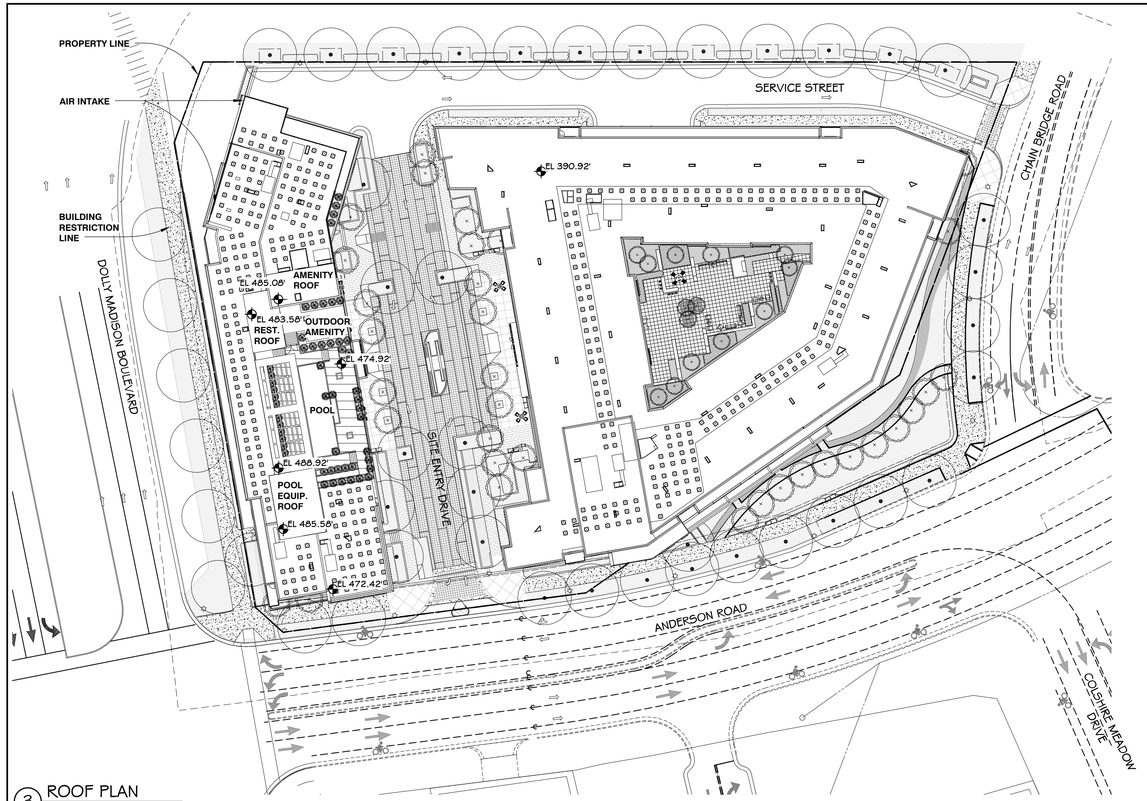
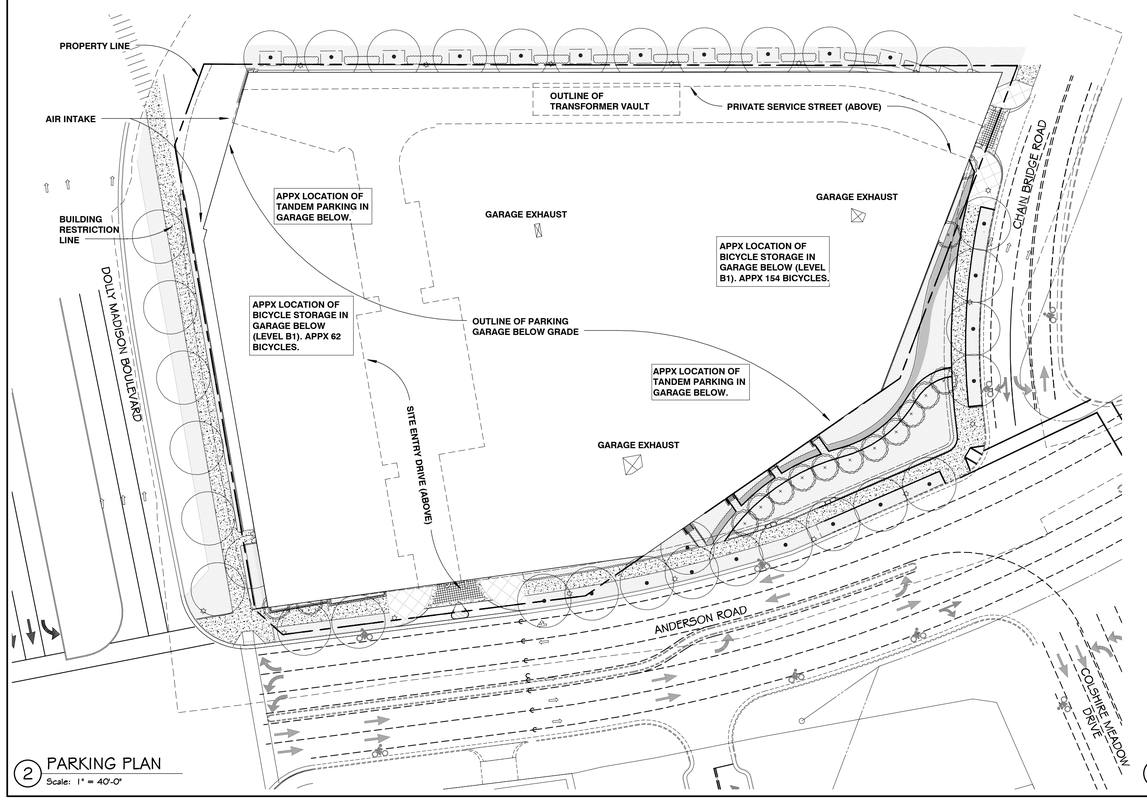


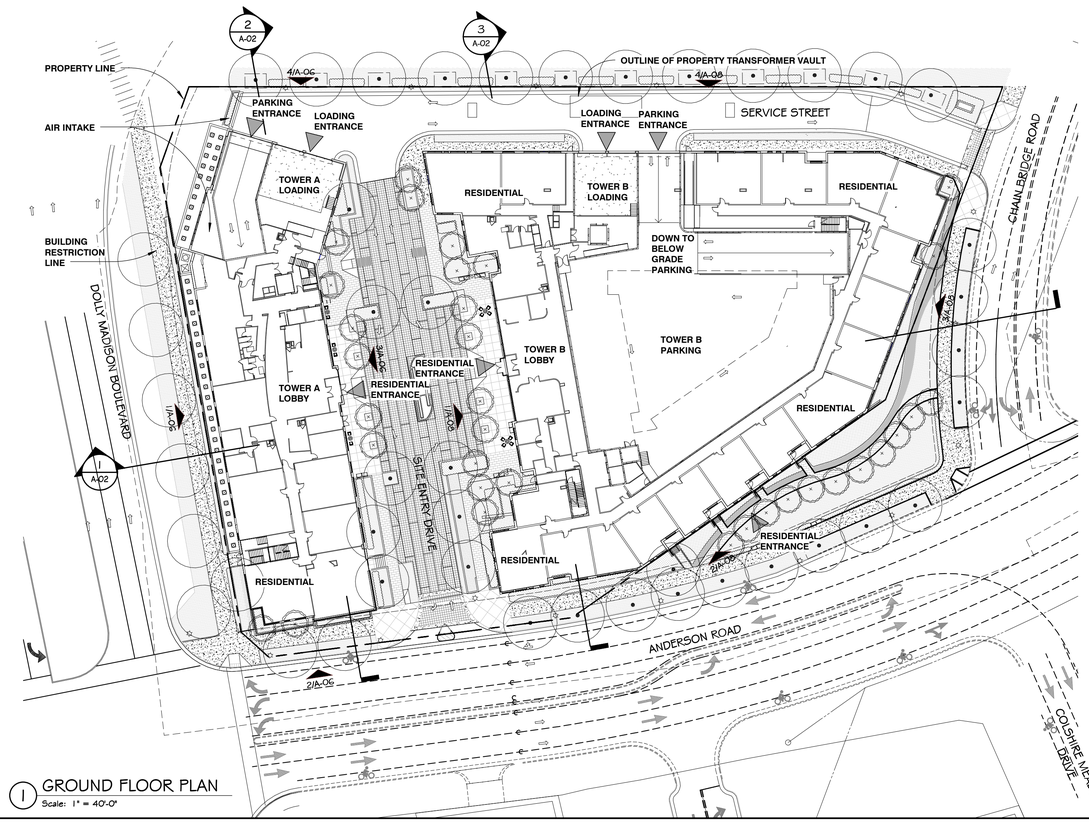
3 ROOF PLAN
Scale: 1" = 40'-0"

NOTES:

1. MAXIMUM BUILDING HEIGHTS INCLUDE PENTHOUSE AND ARCHITECTURAL FEATURES.
2. REFER TO LANDSCAPE DRAWINGS FOR THE EXTENT OF DESIGN OF ROOF AREA AND STREETSCAPE.
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.
4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



2 PARKING PLAN
Scale: 1" = 40'-0"



1 GROUND FLOOR PLAN
Scale: 1" = 40'-0"

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Plans

Scale: 1" = 40'-0"

A-01

NOTES:

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4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
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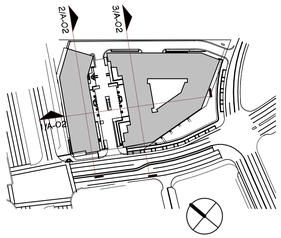
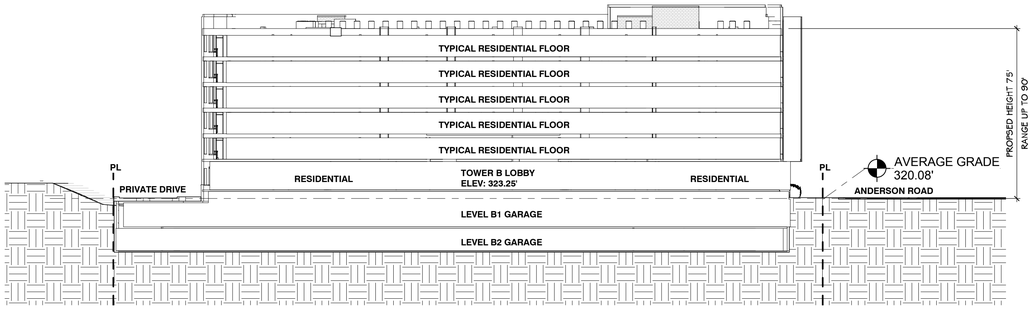
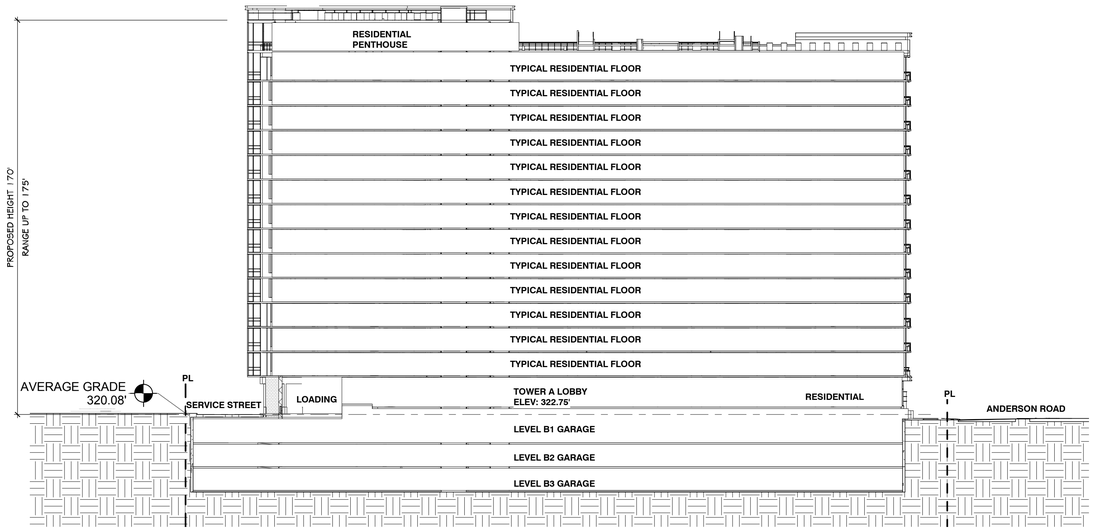




3 SECTION C-C
Scale: 1" = 30'-0"



2 SECTION B-B
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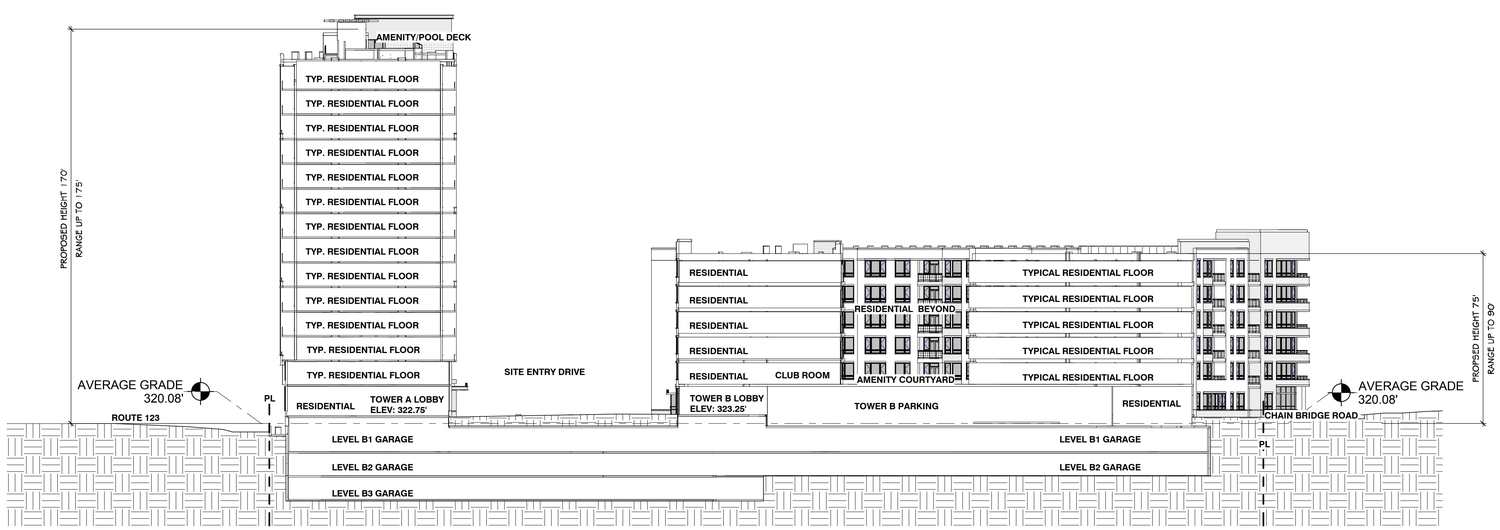

1 SECTION A-A
Scale: 1" = 30'-0"

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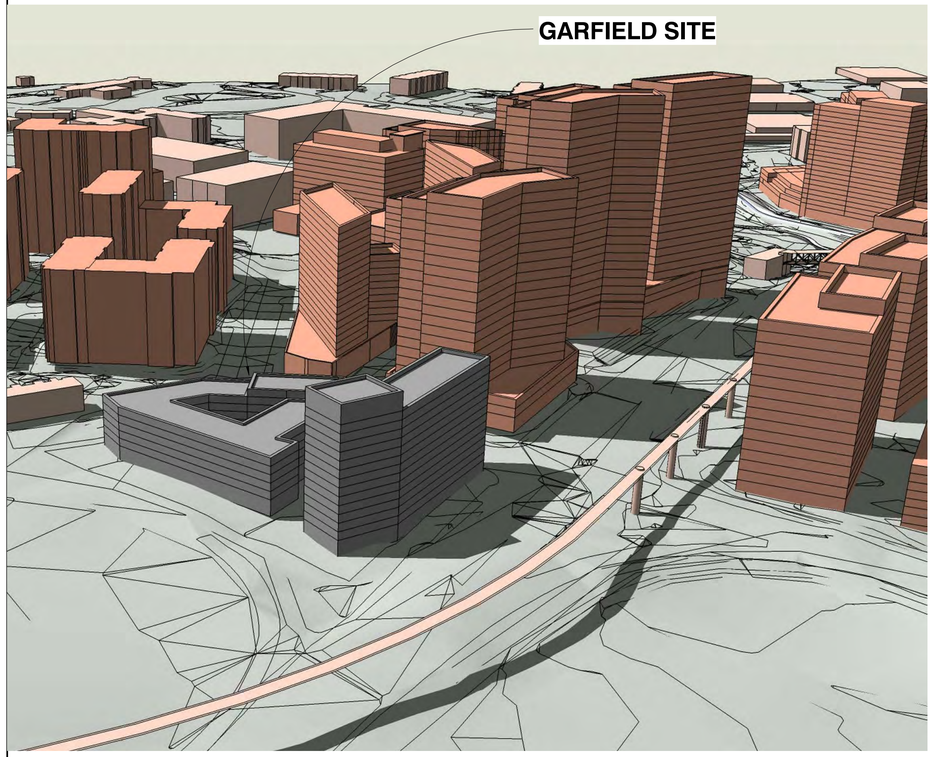
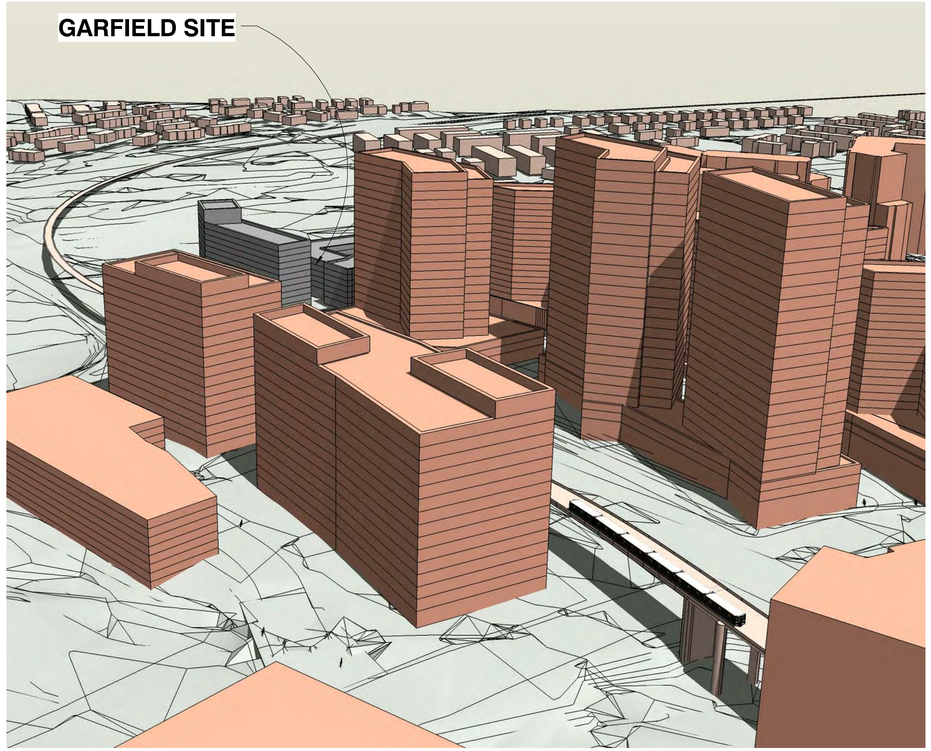
Sections

Scale: 1" = 30'-0"

A-02



4 VIEW FROM NORTHEAST
Scale: NTS



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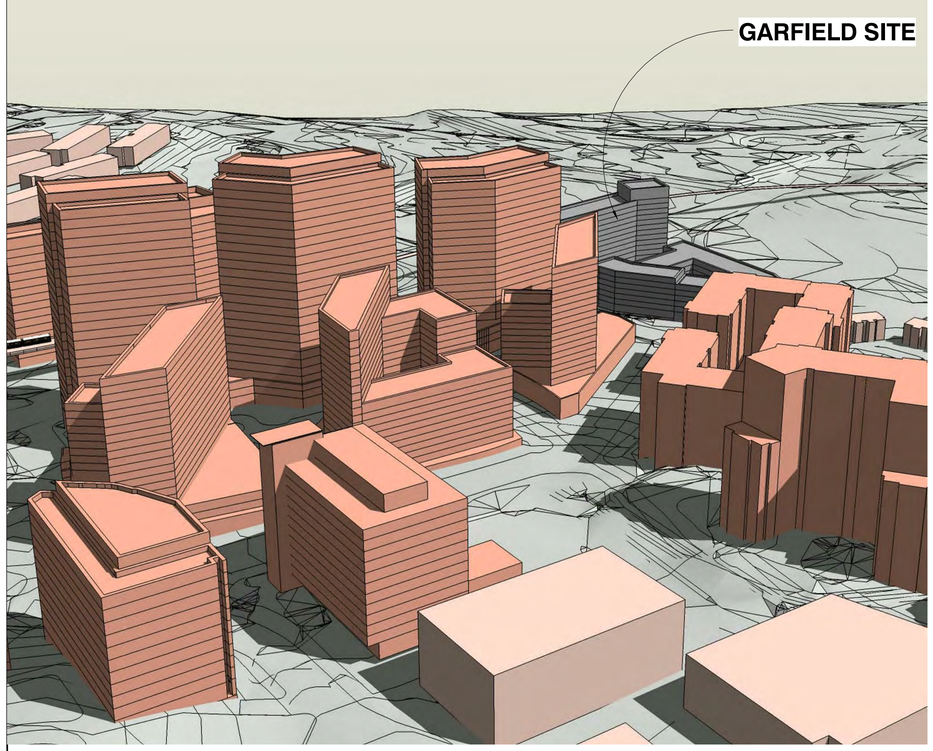

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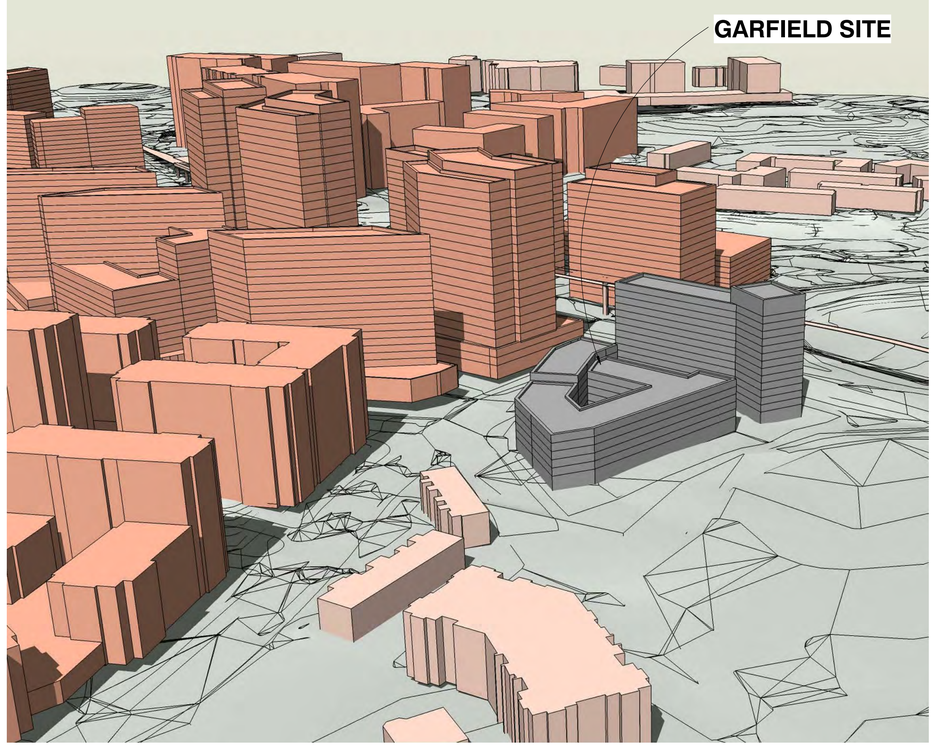
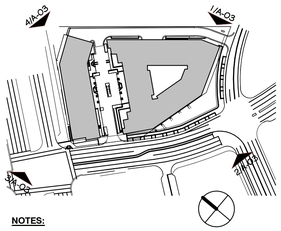


1 VIEW FROM SOUTHWEST
Scale: NTS



NOTES:

1. THE BIRDS EYE VIEW MASSINGS SHOWN ARE ILLUSTRATIVE AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS PROPOSED FOR EACH BUILDING.

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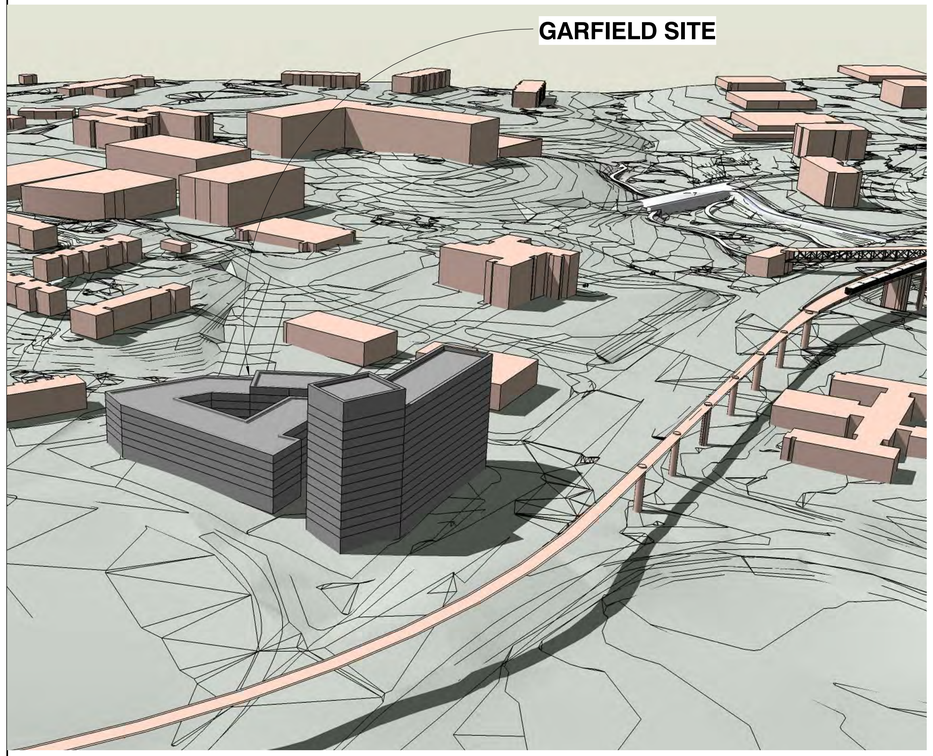
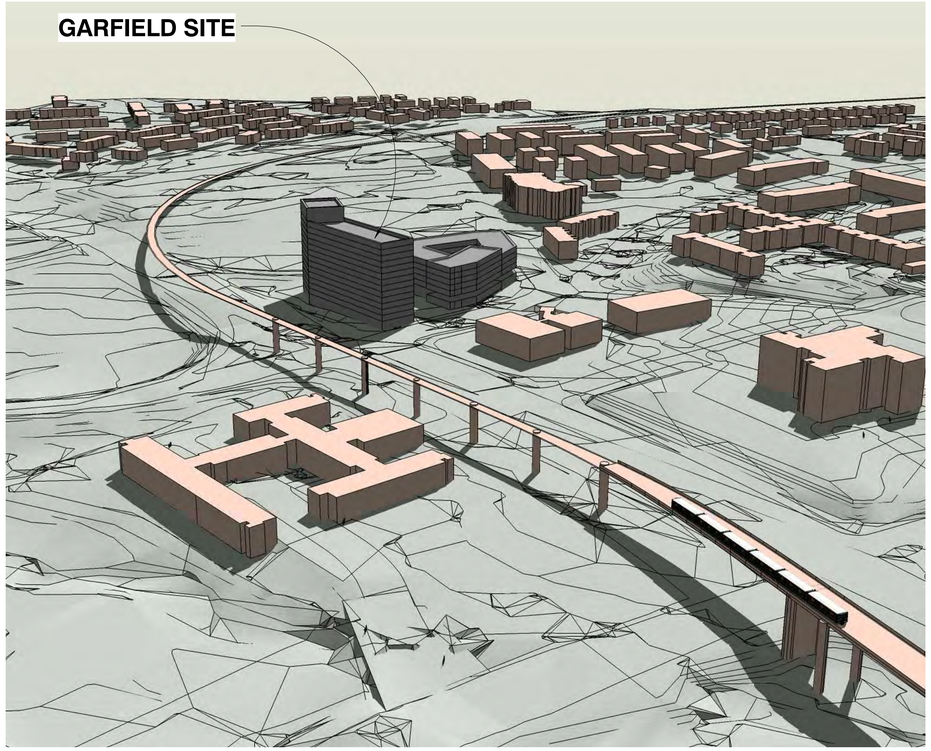
Prop. Development w/ Prop. Neighboring Properties

Scale: N.T.S.

A-03



4 VIEW FROM NORTHEAST
Scale: NTS



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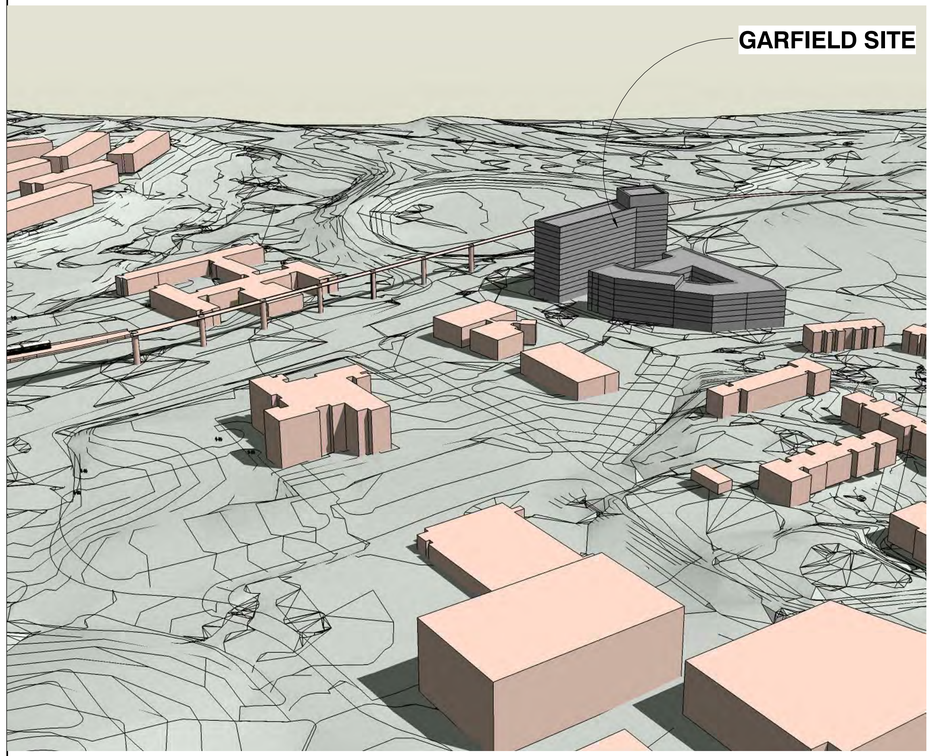

2 VIEW FROM NORTHWEST
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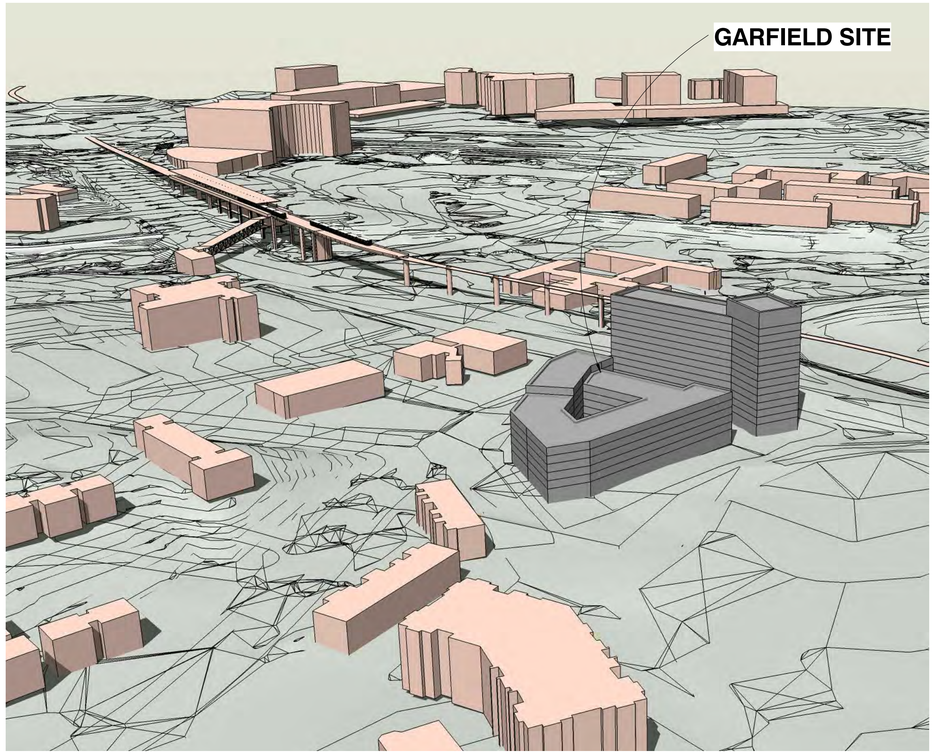

1 VIEW FROM SOUTHWEST
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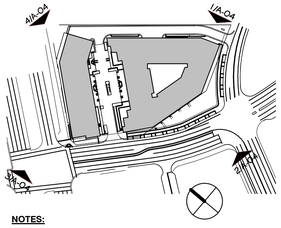

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1. THE BIRDS EYE VIEW MASSINGS SHOWN ARE ILLUSTRATIVE AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS PROPOSED FOR EACH BUILDING.

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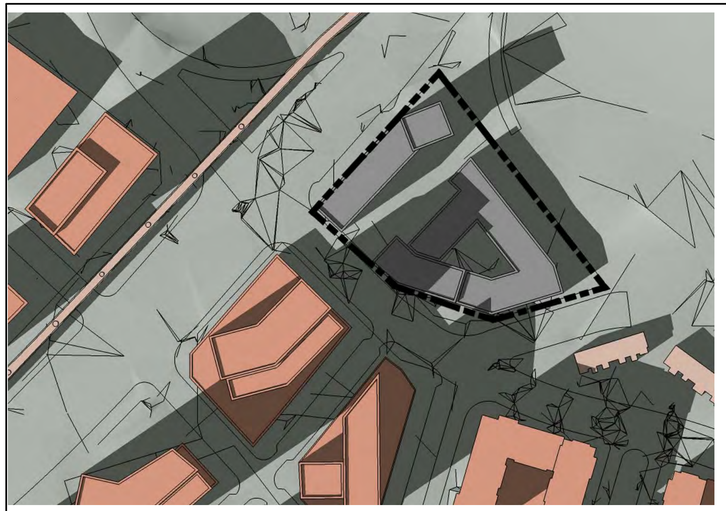
A-04



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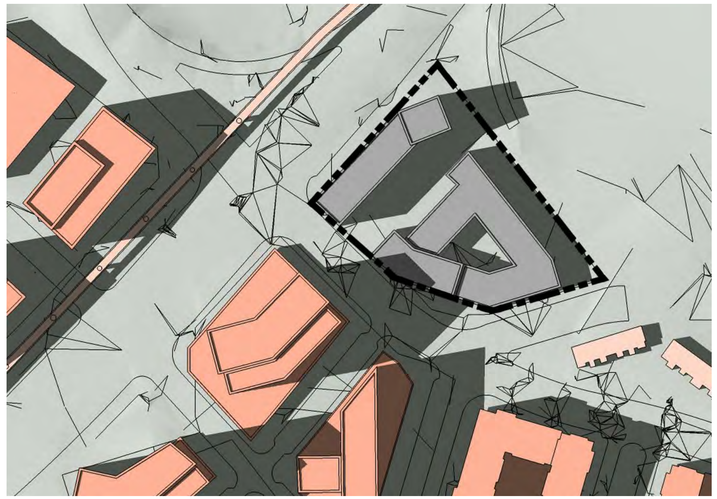

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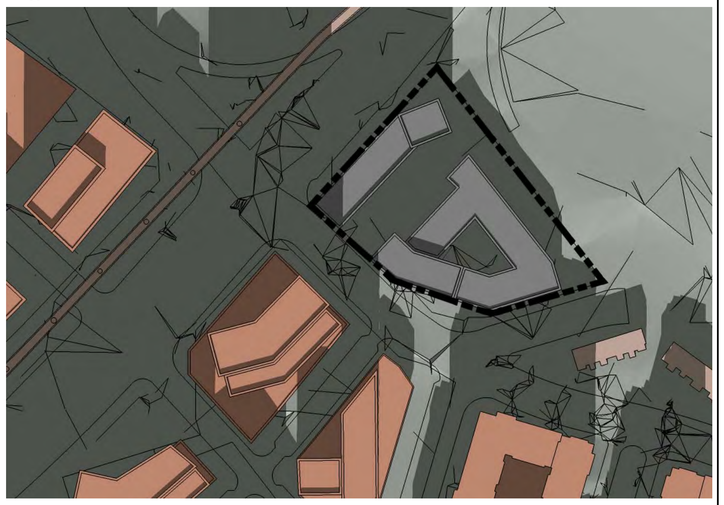

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Scale: NTS

1 DECEMBER 21 9:00 AM
Scale: NTS

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FDP RESUBMISSION	02/04/13	4
FDP RESUBMISSION	03/25/13	5

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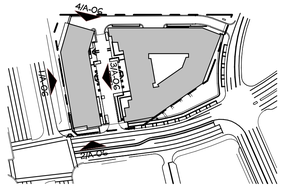
Shadow Studies

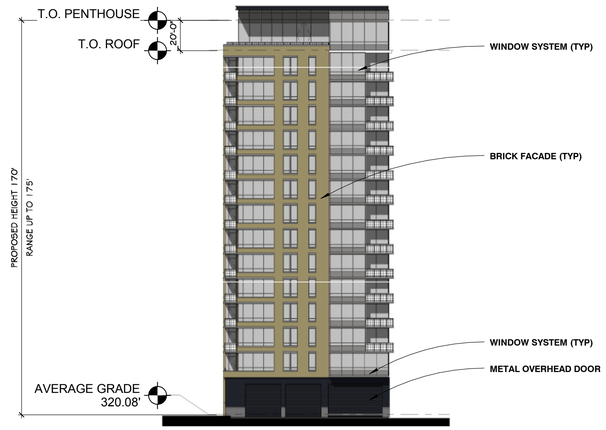
Scale: N.T.S.

A-05

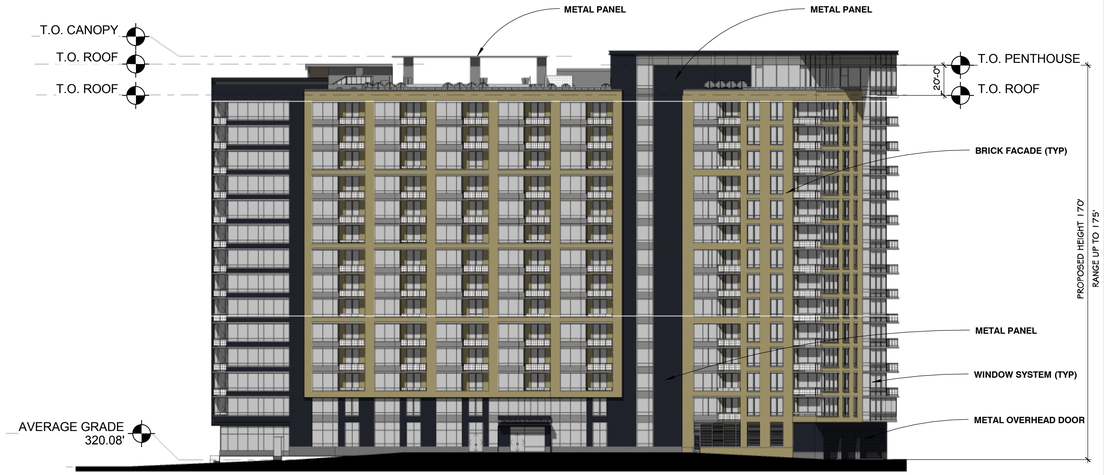
NOTES:

1.ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.

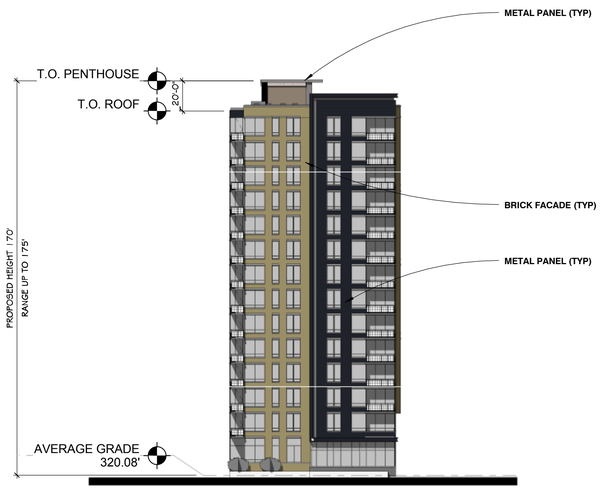




4 TOWER A - NORTH ELEVATION
Scale: 1" = 30'-0"



3 TOWER A - EAST ELEVATION
Scale: 1" = 30'-0"



2 TOWER A - SOUTH ELEVATION
Scale: 1" = 30'-0"

1 TOWER A - WEST ELEVATION
Scale: 1" = 30'-0"

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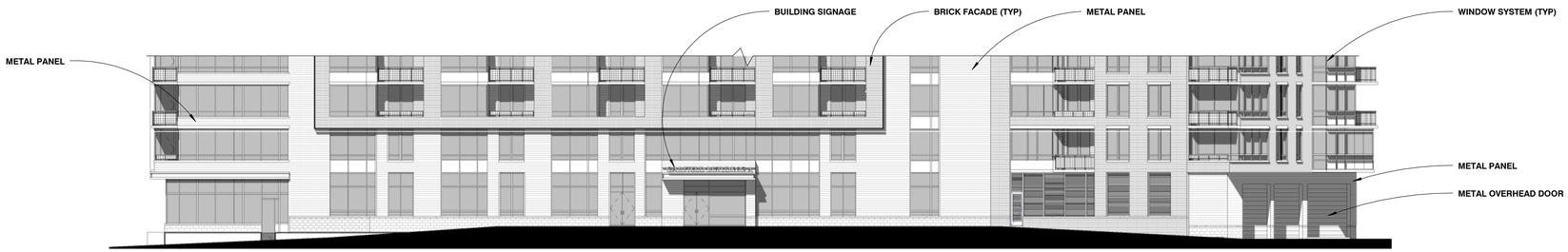
Illustrative Elevations Tower A

Scale: 1" = 30'-0"

A-06

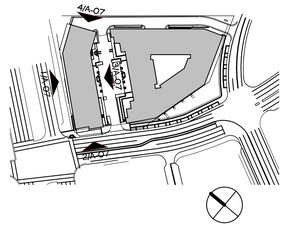
4 TOWER A - ENLARGED BASE SOUTH ELEVATION
Scale: 1/16" = 1'-0"

3 TOWER A - ENLARGED BASE NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 TOWER A - ENLARGED BASE EAST ELEVATION
Scale: 1/16" = 1'-0"

1 TOWER A - ENLARGED BASE WEST ELEVATION
Scale: 1/16" = 1'-0"



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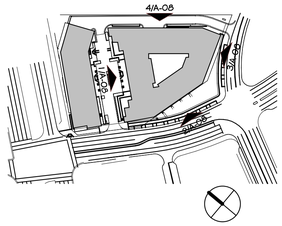
Illustrative Elevations Tower A

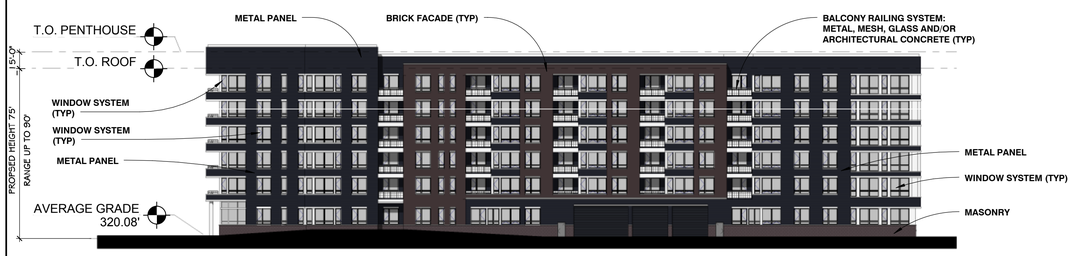
Scale: 1/16" = 1'-0"

A-07

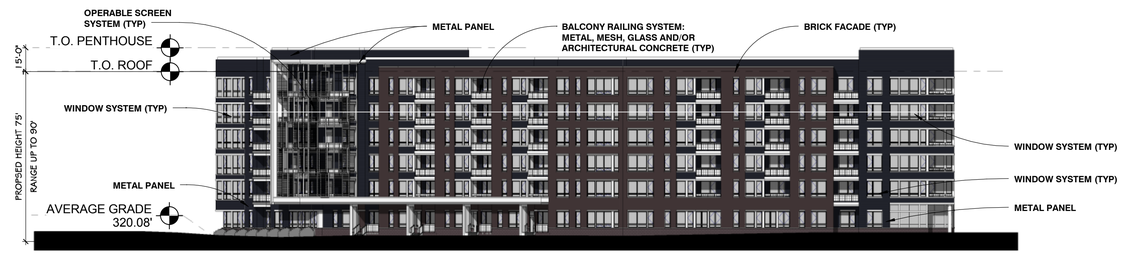
NOTES:

1. ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.

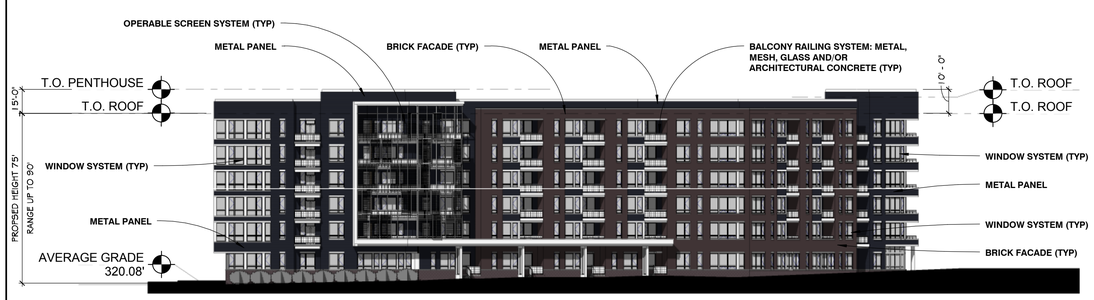




4 Tower B - North Elevation
Scale: 1" = 30'-0"



3 Tower B - Southeast Elevation
Scale: 1" = 30'-0"



2 Tower B - South Elevation
Scale: 1" = 30'-0"

1 Tower B - West Elevation
Scale: 1" = 30'-0"

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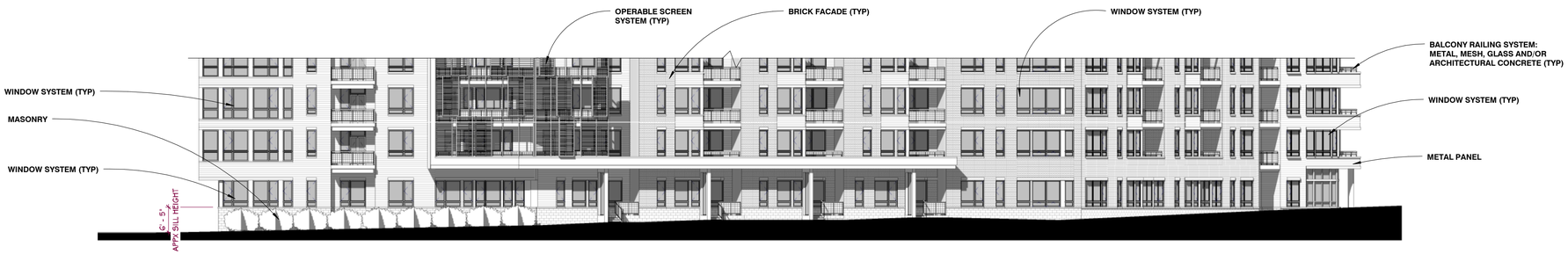
Illustrative Elevations Tower B

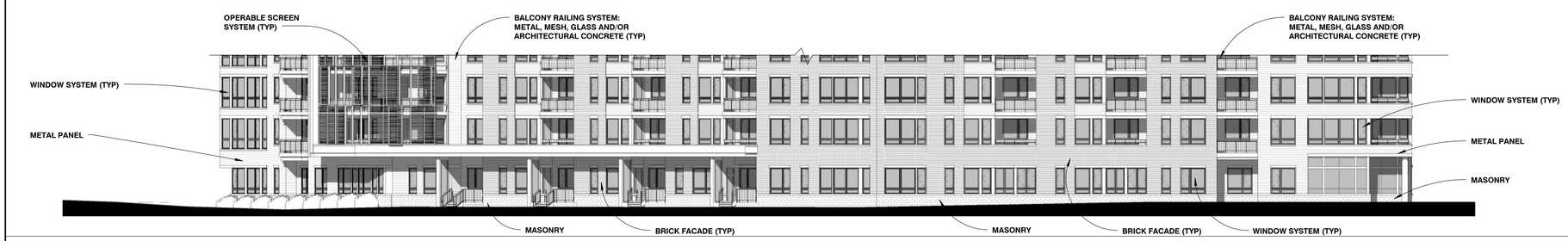
Scale: 1" = 30'-0"

A-08

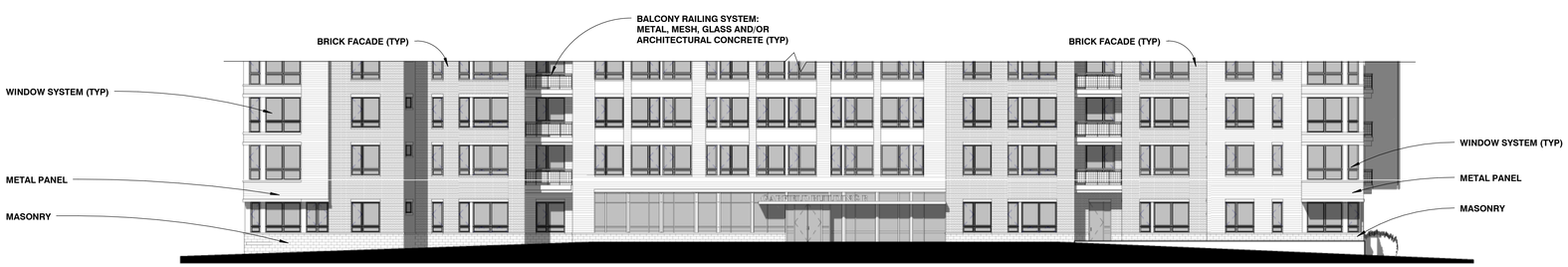
4 Tower B - North Elevation
Scale: 1/16" = 1'-0"



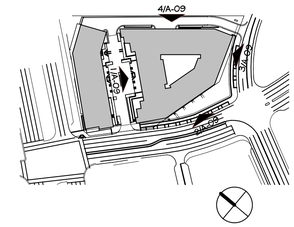
3 Tower B - South Elevation
Scale: 1/16" = 1'-0"



2 Tower B - Southeast Elevation
Scale: 1/16" = 1'-0"



1 Tower B - West Elevation
Scale: 1/16" = 1'-0"



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Illustrative Elevations Tower B

Scale: 1/16" = 1'-0"

A-09

4 VIEW FROM STATION STREET
Scale: NTS

3 VIEW NORTHEAST AT ROUTE 123
Scale: NTS

NOTES:

1. SHOWN VIEWS ARE ILLUSTRATIVE EXAMPLES AND SUBJECT TO CHANGE PER FINAL ENGINEERING AND DESIGN.
2. COLORS ARE SUBJECT TO FURTHER REFINEMENT.

2 VIEW FROM CHAIN BRIDGE ROAD
Scale: NTS

1 VIEW SOUTH AT ROUTE 123
Scale: NTS

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Illustrative Perspective Views

A-10

NOTES:

1. FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.

1 Acrylic or 2 wood louver sliding panels

2

1

1

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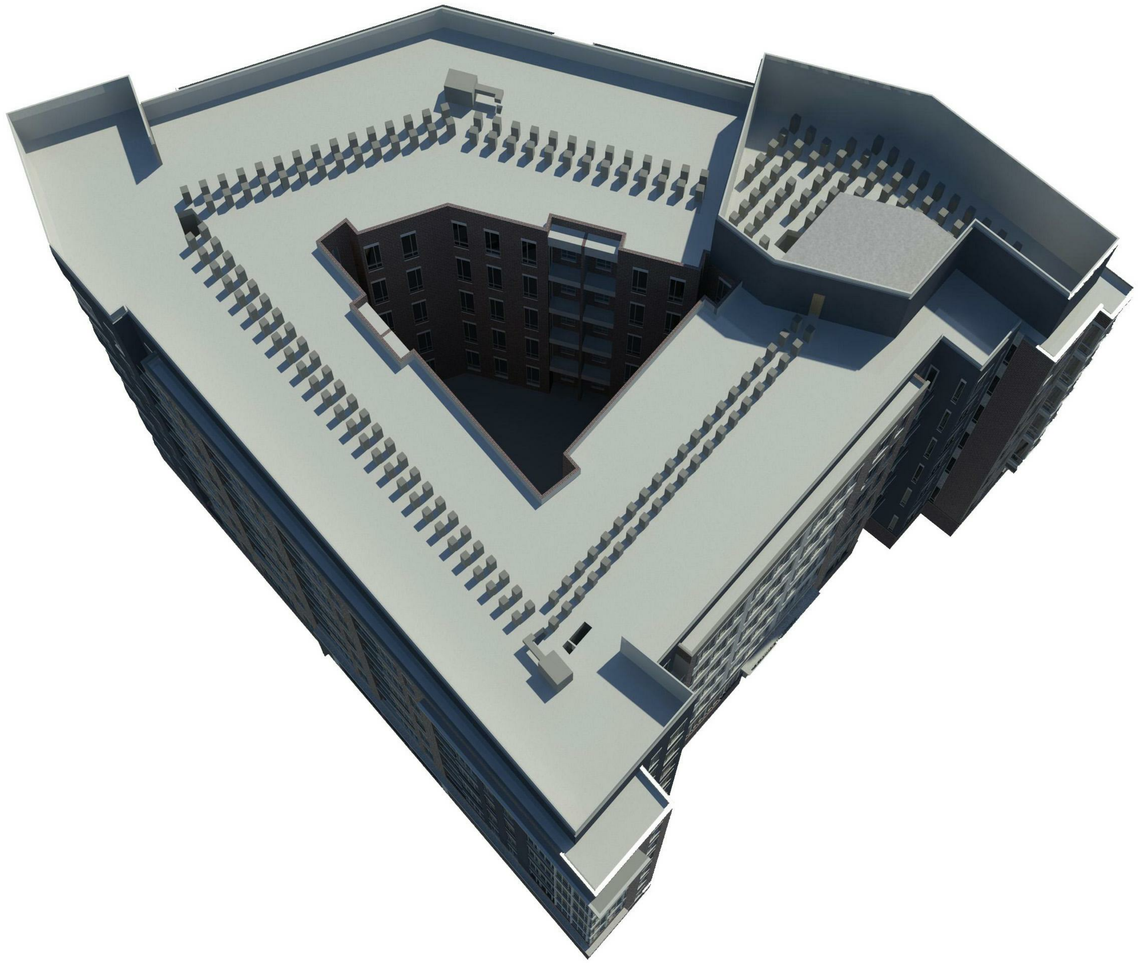
Station Street View and Precedent Images

A-11

2 BUILDING A ROOF VIEW
Scale: NTS



1 BUILDING B ROOF VIEW
Scale: NTS

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Illustrative Bird's Eye Views

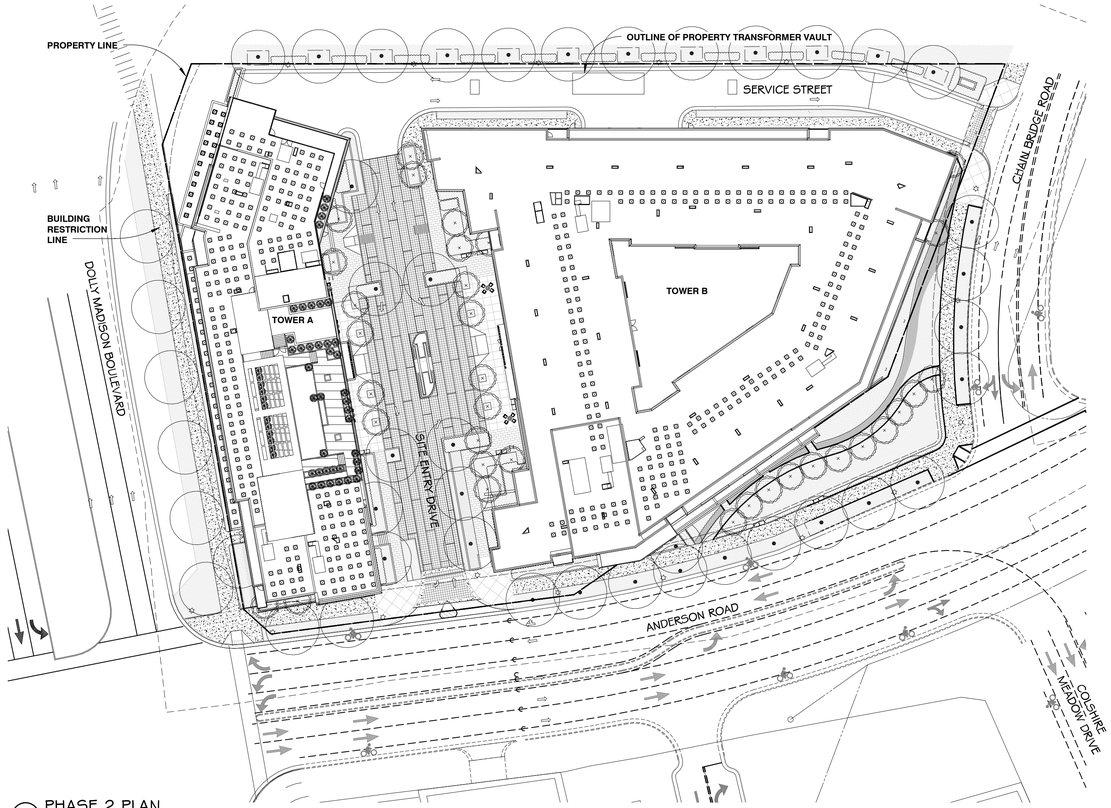
A-12

NOTES:

1. PHASING PLAN IS OPTIONAL AND SUBJECT TO FINAL ENGINEERING AND DESIGN.

PHASE 2 NOTES:

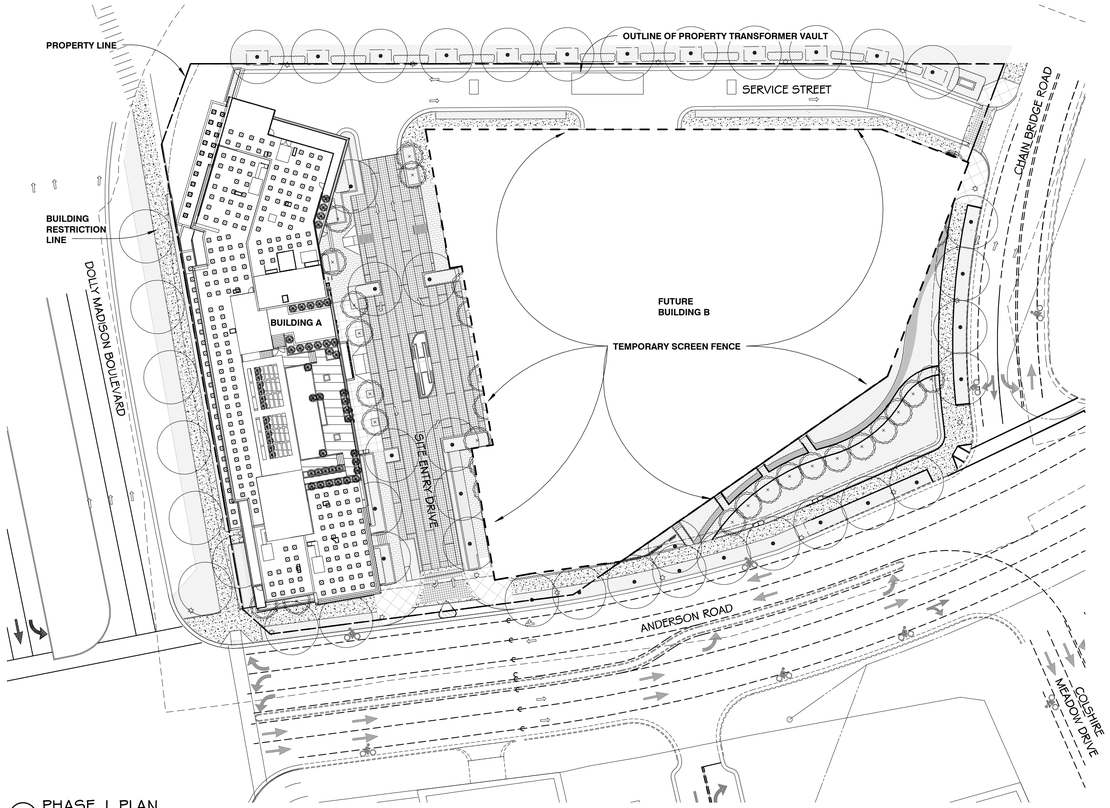
1. CONSTRUCT BUILDING B.
2. CONSTRUCT/MODIFY SITE IMPROVEMENTS FOR FULL BUILD OUT.



2 PHASE 2 PLAN
Scale: 1" = 40'-0"

PHASE 1 NOTES:

1. CONSTRUCT ENTIRE BELOW GRADE PARKING STRUCTURE AND BUILDING A.
2. CONSTRUCT SITE IMPROVEMENTS, INCLUDING STREETS, SIDEWALKS AND LANDSCAPING TO LIMITS SHOWN.
3. CONSTRUCT TEMPOPARY SCREEN FENCE AROUND BUILDING B.



1 PHASE 1 PLAN
Scale: 1" = 40'-0"

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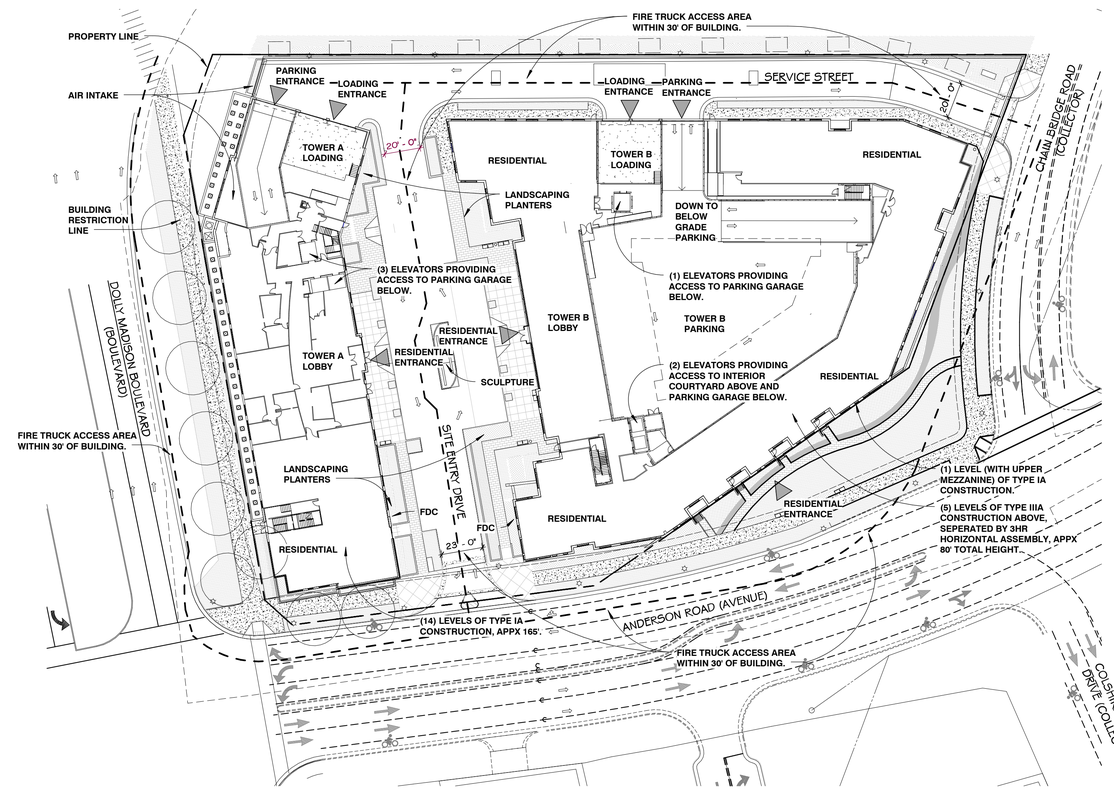
FDP Phasing Plan

Scale: 1" = 40'-0"

A-13

NOTES:

1. TOWER A - BUILDING SKIN MATERIAL NON-COMBUSTABLE, SPRINKLER TYPE 13, CLASS A ROOF
2. TOWER B - BUILDING SKIN MATERIAL NON-COMBUSTABLE SPRINKLER TYPE 13, CLASS A ROOF
3. ALL LOADING AREAS ACCESSIBLE TO EMERGENCY VEHICLES.
4. TOWER B ACCESS TO INTERIOR COURTYARD (ABOVE) AND PARKING GARAGE (BELOW) THROUGH LOBBY AND UP ELEVATORS AND/OR ADJACENT STAIR.



1 Fire Access Exhibit Plan
Scale: 1" = 40'-0"

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Garfield Site

Tyson's Corner, VA

		#
FDP RESUBMISSION	10/22/12	2
FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/04/13	4
FDP RESUBMISSION	03/25/13	5

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WDG Project No: WA11035.01

Fire Access Exhibit

Scale: 1" = 40'-0"

FA-1

LANDSCAPE NOTES:

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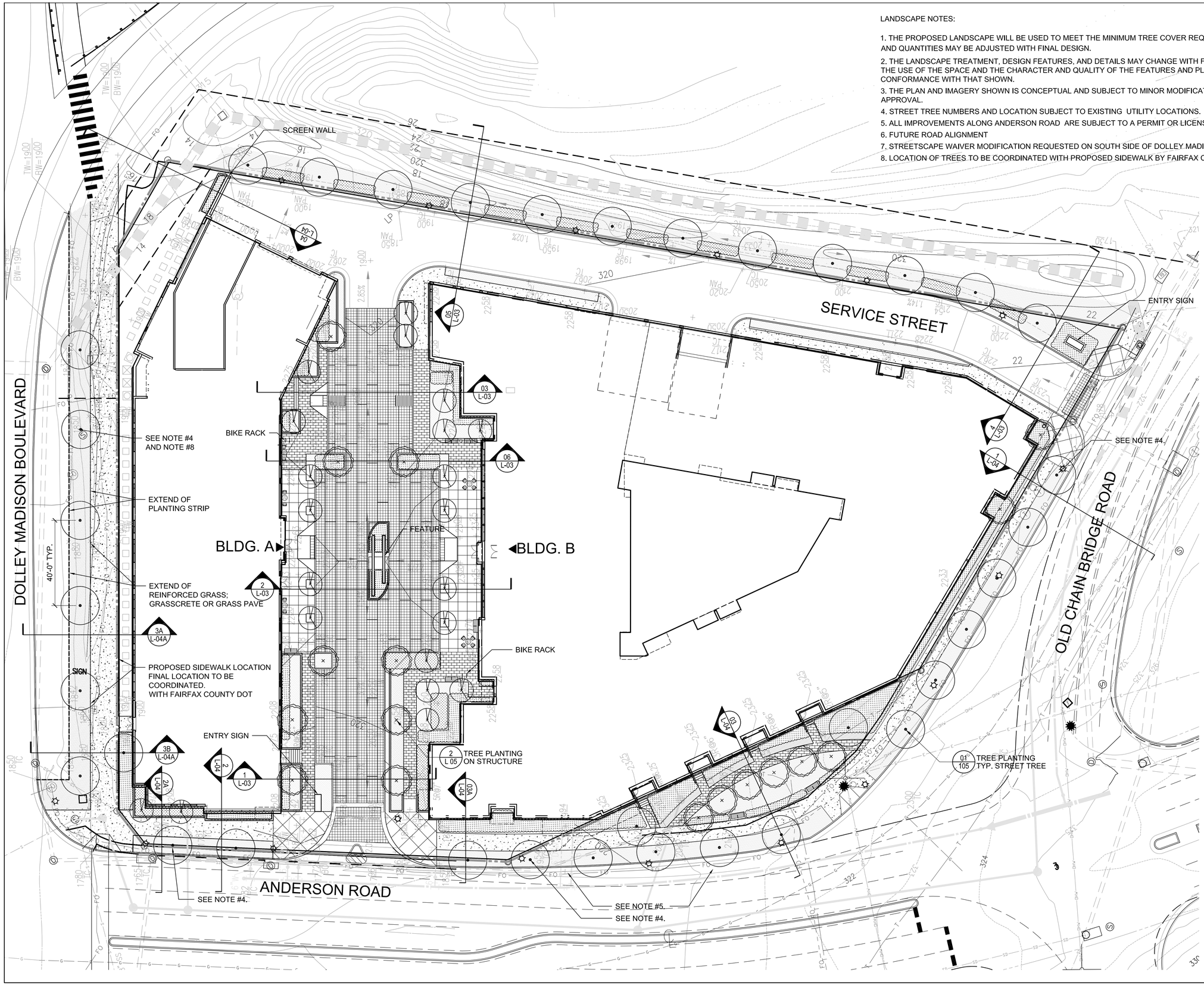
3. THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND SUBJECT TO MINOR MODIFICATION AT TIME OF SITE PLAN APPROVAL.
4. STREET TREE NUMBERS AND LOCATION SUBJECT TO EXISTING UTILITY LOCATIONS.
5. ALL IMPROVEMENTS ALONG ANDERSON ROAD ARE SUBJECT TO A PERMIT OR LICENSE AGREEMENT WITH MWAA.
6. FUTURE ROAD ALIGNMENT
7. STREETSCAPE WAIVER MODIFICATION REQUESTED ON SOUTH SIDE OF DOLLEY MADISON BOULEVARD / RTE 123
8. LOCATION OF TREES TO BE COORDINATED WITH PROPOSED SIDEWALK BY FAIRFAX COUNTY DOT.



ROAD TYPE

FUTURE ROADWAY ALIGNMENT

STRUCTURES

BENCH

CHAIR

TABLE

BIKE RACK

ENTRY SIGN

LITTER RECEPTACLE

LIGHT

LANDSCAPE LEGEND

CATEGORY IV

CATEGORY III

CATEGORY II

SHRUB

GROUNDCOVER

LAWN

PAVING TYPES

UNIT PAVING TYPE A

UNIT PAVING TYPE B

UNIT PAVING TYPE C

CONCRETE

0 5 10 20 30

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	FDP RESUBMISSION	02/04/2013
	FDP RESUBMISSION	03/25/2013

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WDG Project No: WA11035.01

Landscape Plan:Ground Level-Interim

1" = 20'-0"

L-01A

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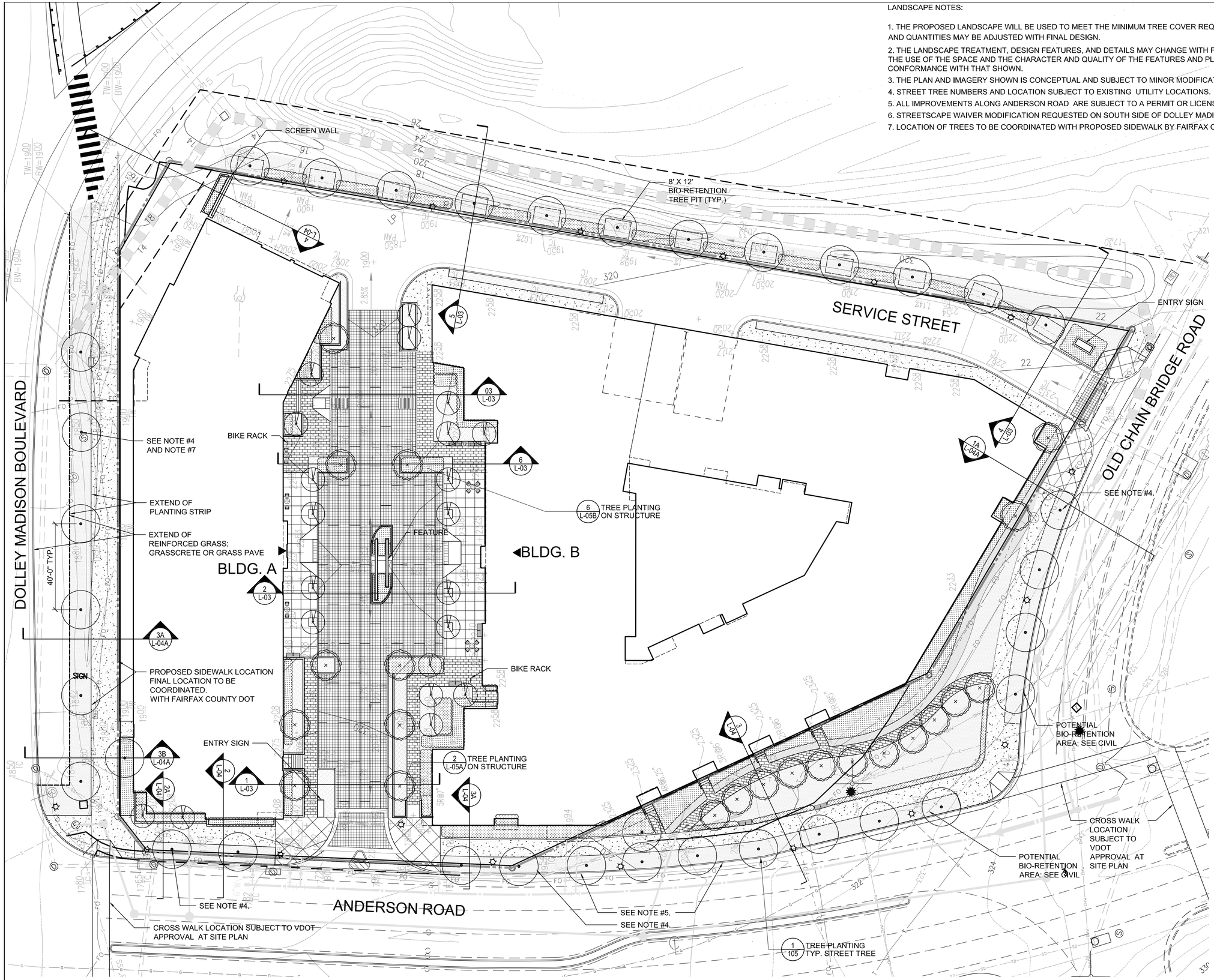

STRUCTURES

- BENCH
- CHAIR
- TABLE
- BIKE RACK
- ENTRY SIGN
- LITTER RECEPTACLE
- LIGHT

LANDSCAPE LEGEND

- CATEGORY IV
- CATEGORY III
- CATEGORY II
- SHRUB
- GROUNDCOVER
- LAWN

PAVING TYPES

- UNIT PAVING TYPE A
- UNIT PAVING TYPE B
- UNIT PAVING TYPE C
- CONCRETE

0 5 10 20 30

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Tyson's Corner, VA

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FDP SUBMISSION	10/29/2012
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FDP RESUBMISSION	02/04/2013
FDP RESUBMISSION	03/25/2013

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WDG Project No: WA11035.01

Landscape Plan:Ground Level-Interim

1" = 20'-0"

L-01B

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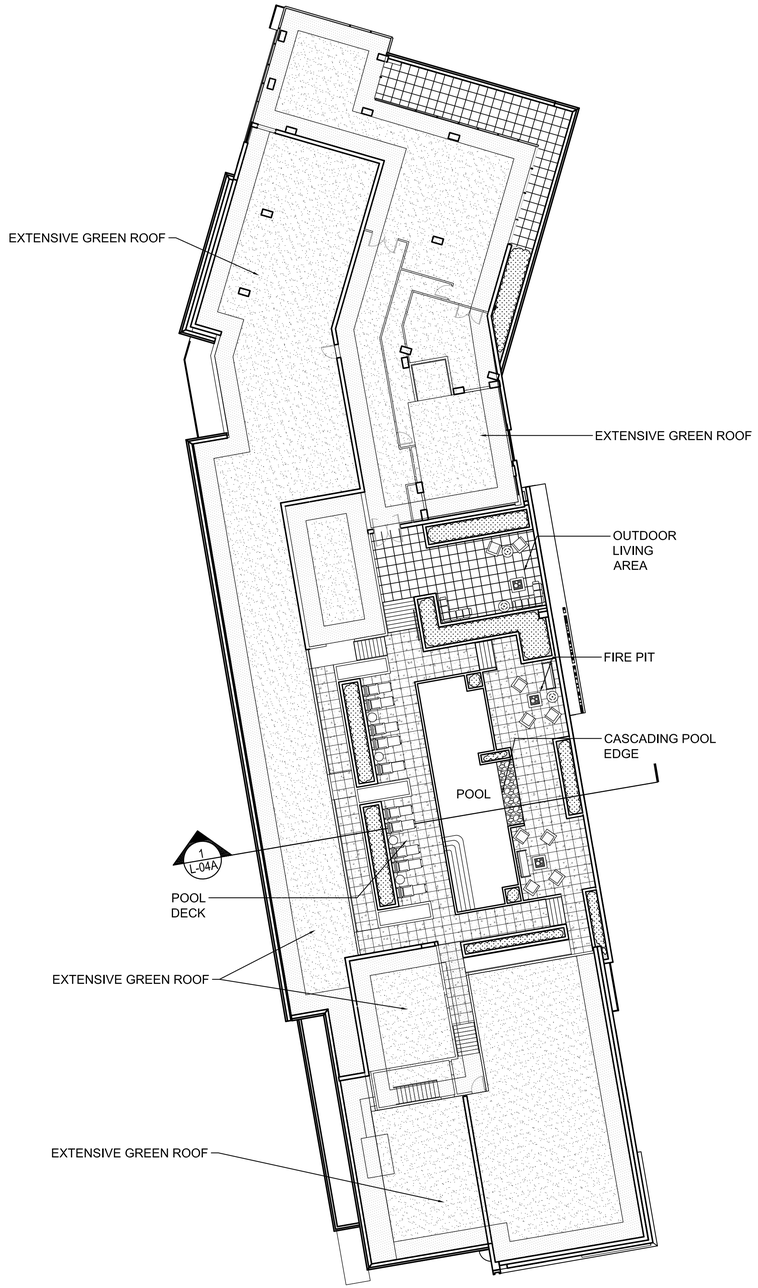
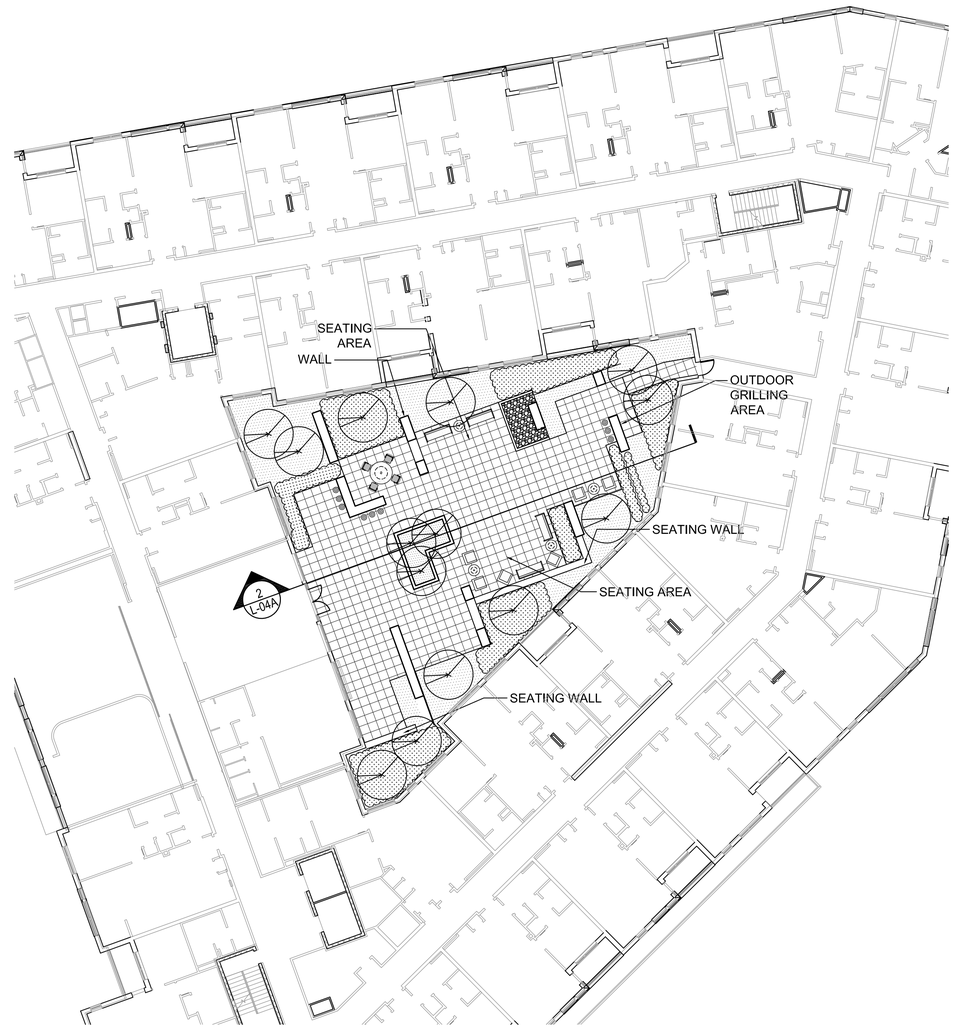


1 LANDSCAPE PLAN : BUILDING A ROOF

1"= 16' -0"



2 LANDSCAPE PLAN : BUILDING B COURTYARD

1"= 16' -0"

STRUCTURES

- POOL TABLE
- OUTDOOR SOFA
- OUTDOOR ARM CHAIR
- POOL LOUNGE CHAIR
- TABLE
- CHAIR
- STOOL
- FIRE PIT

GROUND COVER TYPES

- CATEGORY II
- SHRUB
- GROUND COVER

PAVING TYPES

- UNIT PAVING TYPE 1
- UNIT PAVING TYPE 2
- CONCRETE

0 5 10 15

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FDP RESUBMISSION	03/25/2013

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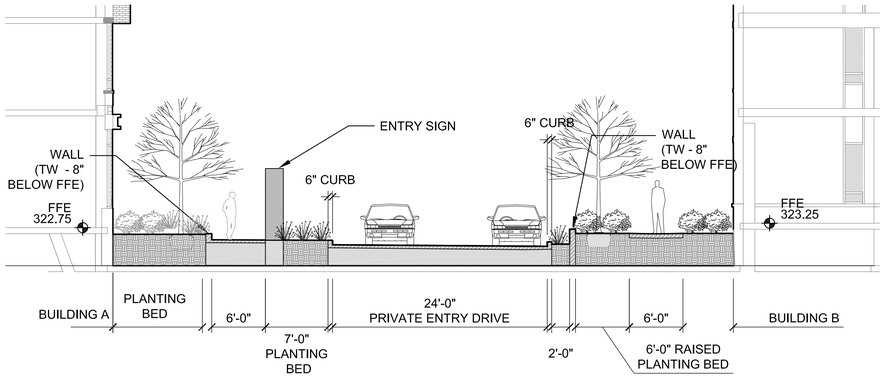
WDG Project No: WA11035.01

Landscape Plans: Roof & Courtyard

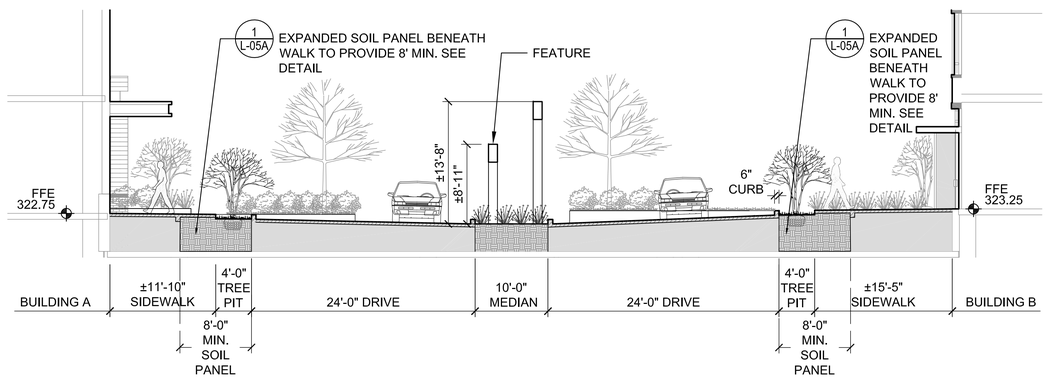
Scale: 1" =16'-0"

L-02



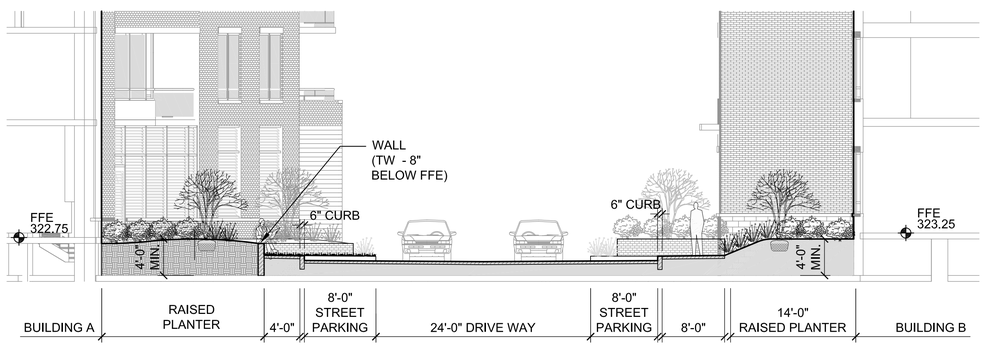
1 SECTION AT SITE ENTRY DRIVE: WEST SIDE

1"=8'-0"



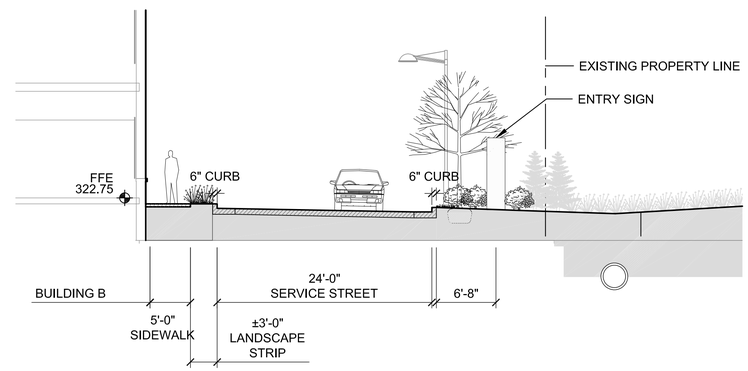
2 SECTION AT SITE ENTRY DRIVE: DROP-OFF AREA

1"=8'-0"



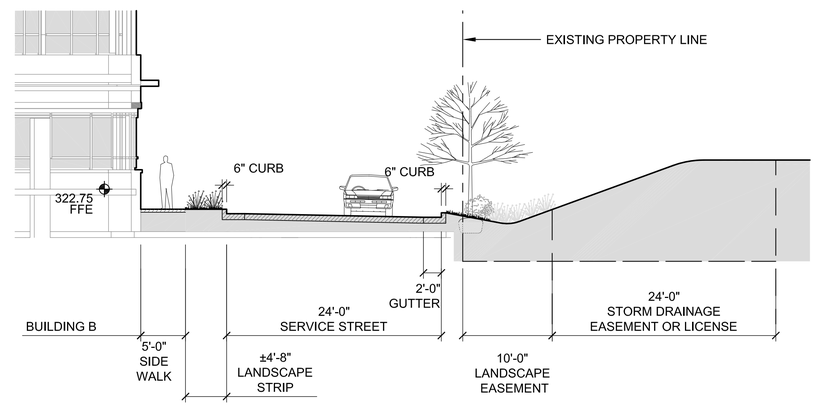
3 SECTION AT SITE ENTRY DRIVE: EAST SIDE

1"=8'-0"



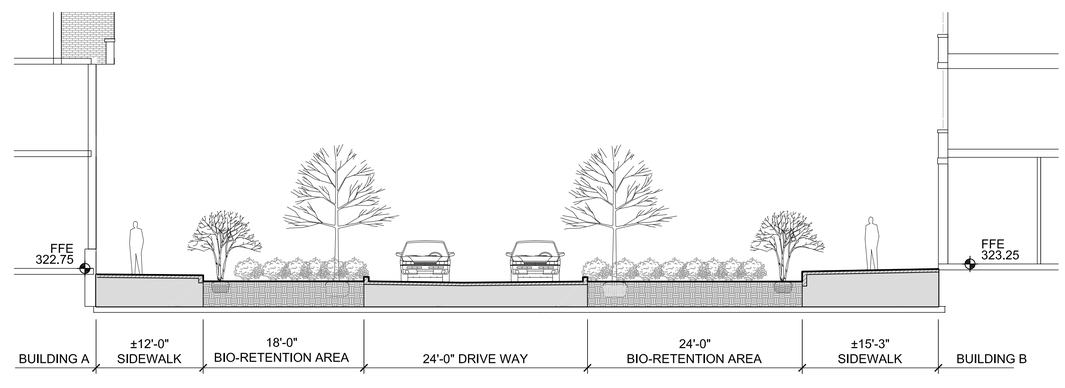
4 SECTION AT SERVICE STREET ENTRANCE

1"=8'-0"



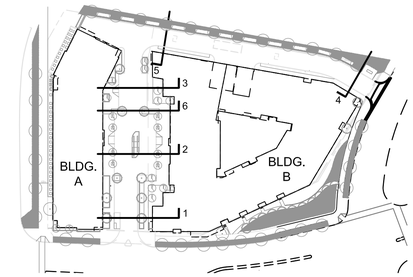
5 SECTION AT SERVICE STREET

1"=8'-0"



6 SECTION AT SITE ENTRY DRIVE

1"=8'-0"



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Garfield Site

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FDP RESUBMISSION	03/25/2013

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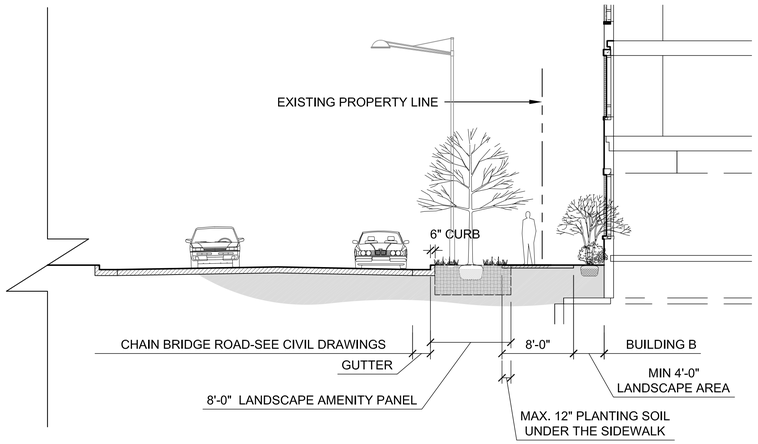
WDG Project No: WA11035.01

Landscape Sections and Elevations

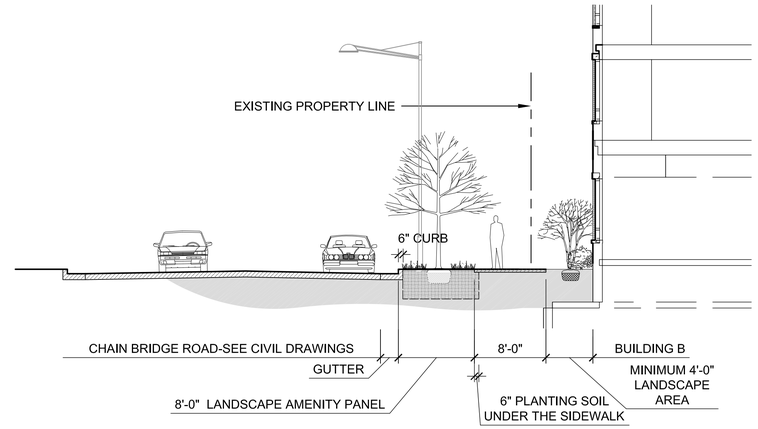
Scale: as shown

L-03



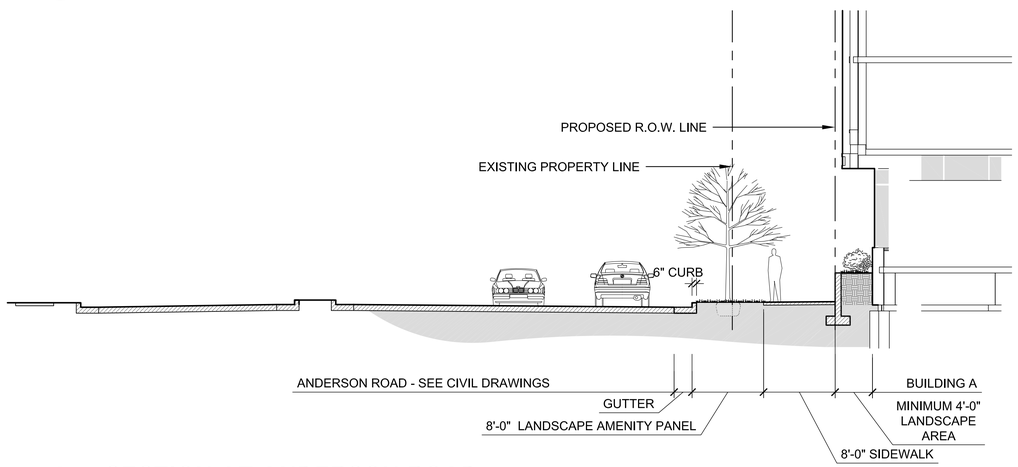
1 SECTION AT OLD CHAIN BRIDGE ROAD - INTERIM

1"= 8' -0"



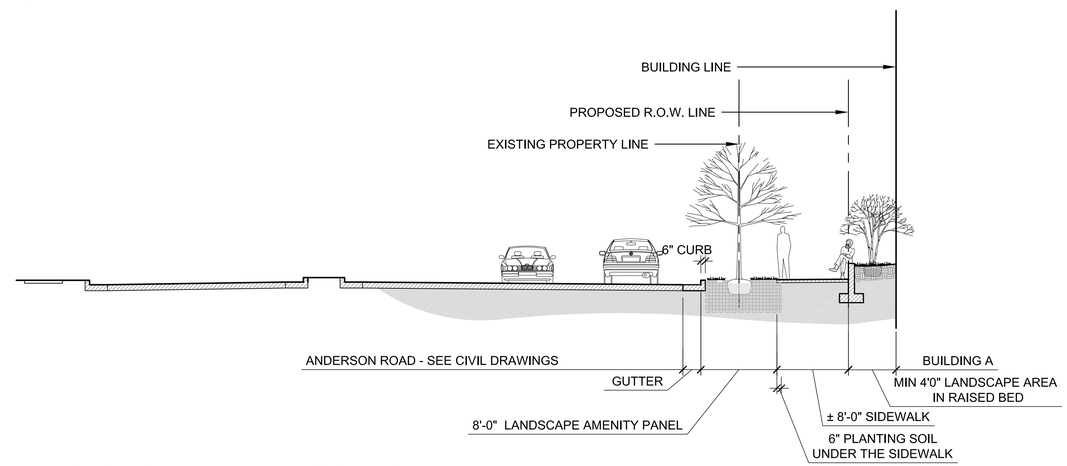
1A SECTION AT OLD CHAIN BRIDGE ROAD - FINAL

1"= 8' -0"



2 SECTION AT ANDERSON ROAD

1"= 8' -0"



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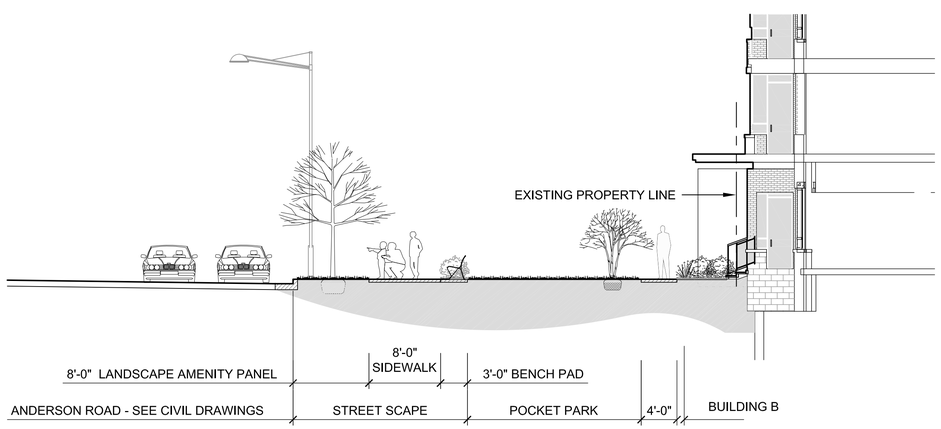
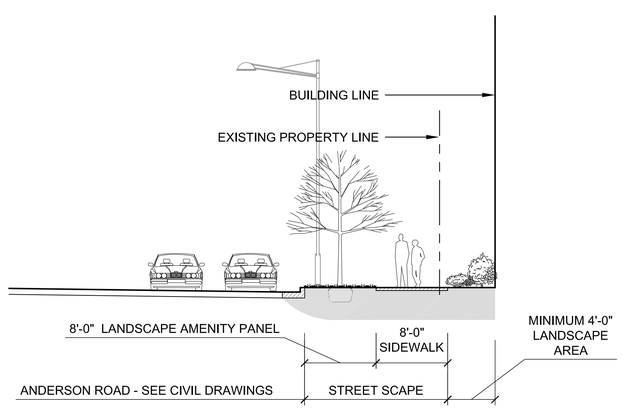
1"= 8' -0"



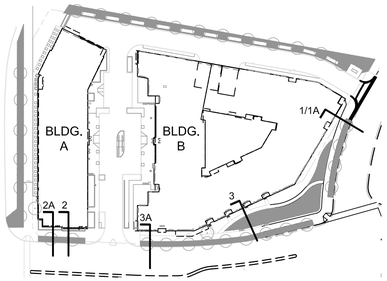
3 SECTION AT ANDERSON ROAD AND CHAIN BRIDGE ROAD

1"= 8' -0"



3A SECTION AT ANDERSON ROAD THROUGH BUILDING - B

1"= 8' -0"



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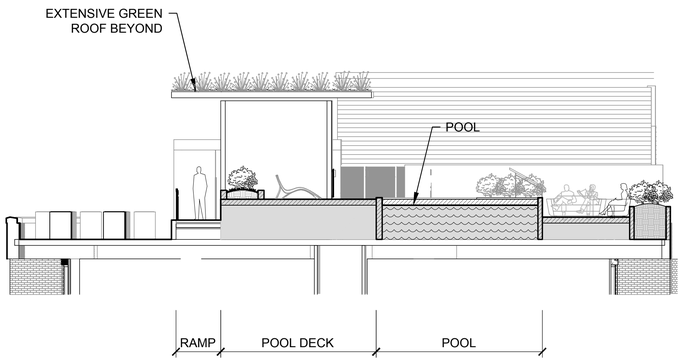
Landscape Sections and Elevations

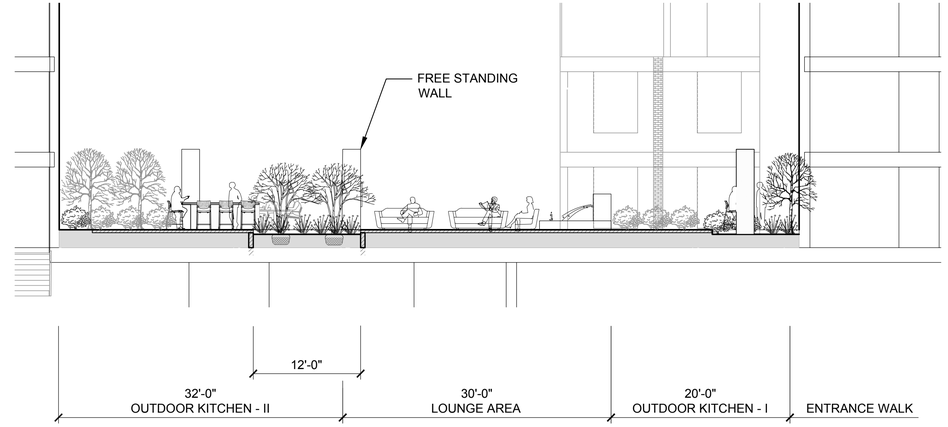
Scale: as shown

L-04



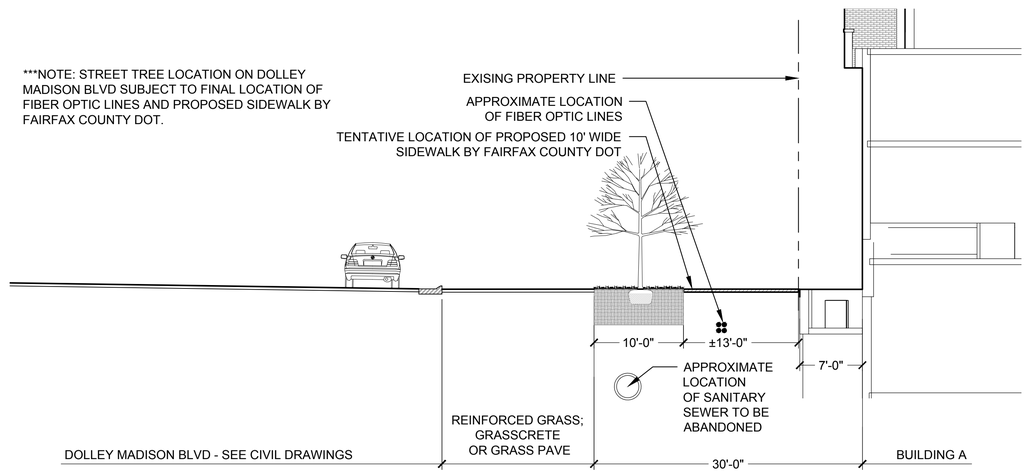
1 SECTION AT BUILDING A ROOF

1"= 8' -0"



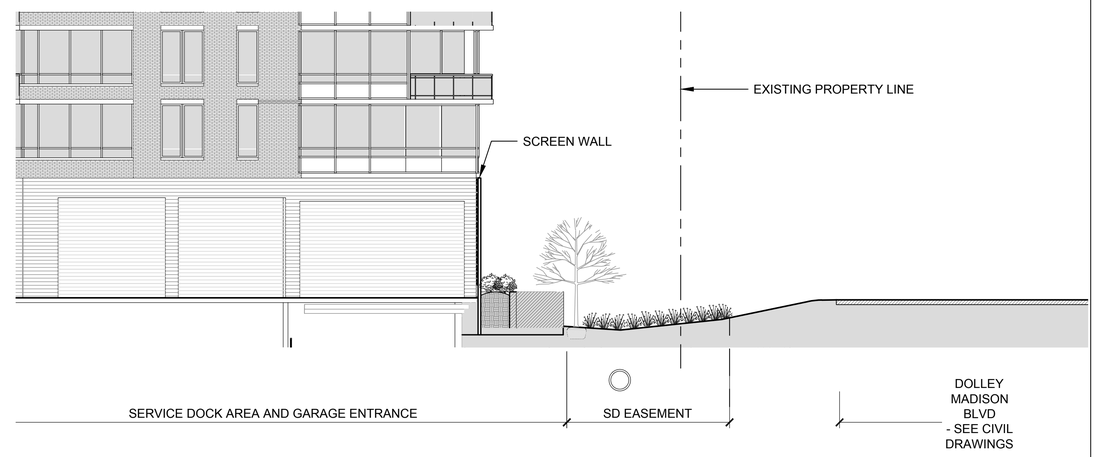
2 SECTION AT BUILDING B LEVEL 2 COURT YARD

1"= 8' -0"



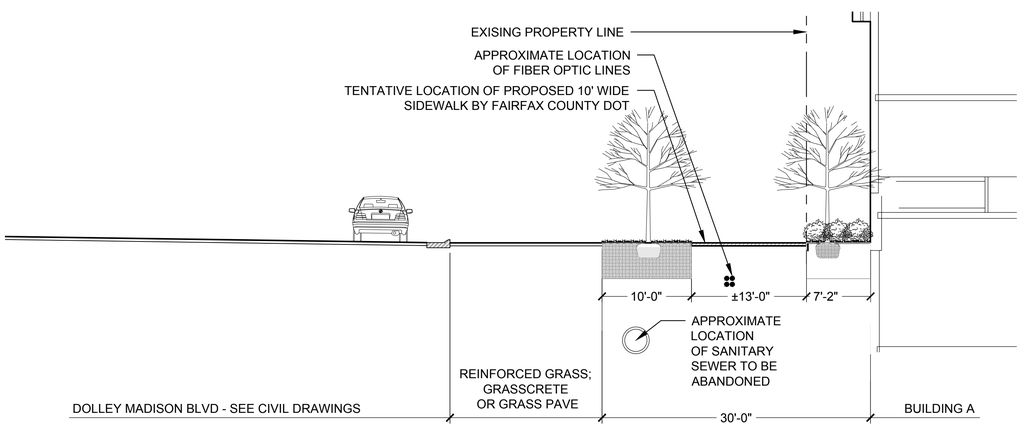
3A SECTION AT DOLLEY MADISON BLVD: NE OF BLDG A EGRESS

1"= 8' -0"



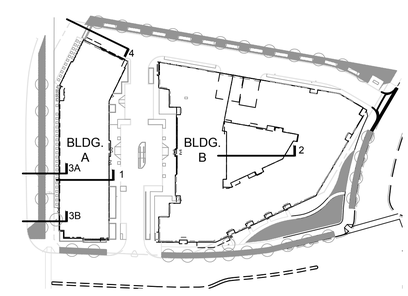
4 ELEVATION AT BUILDING A WEST FACADE

1"= 10'-0"



3B SECTION AT DOLLEY MADISON BLVD:BLDG A EGRESS

1"= 8' -0"



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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2012
FDP SUBMISSION	10/22/2012
FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	02/04/2013
FDP RESUBMISSION	03/25/2013

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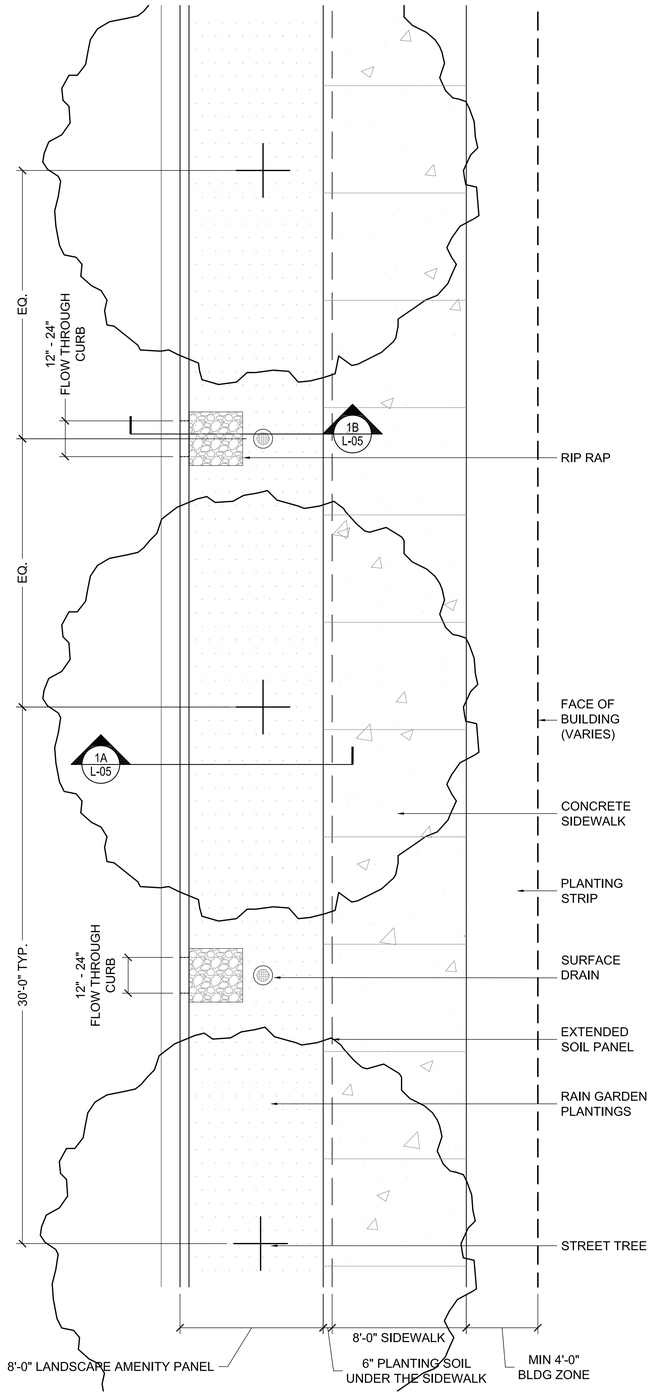
WDG Project No: WA11035.01

Landscape Sections and Elevations

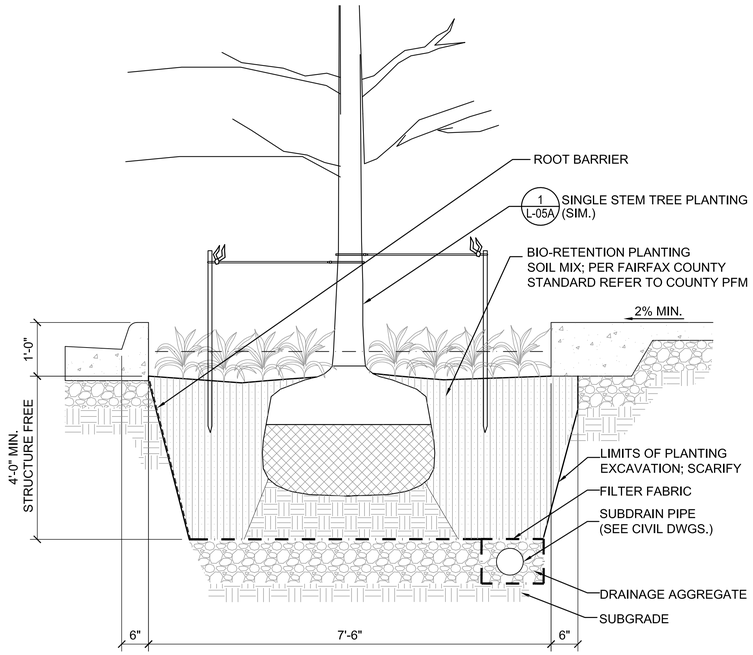
Scale: as shown

L-04A



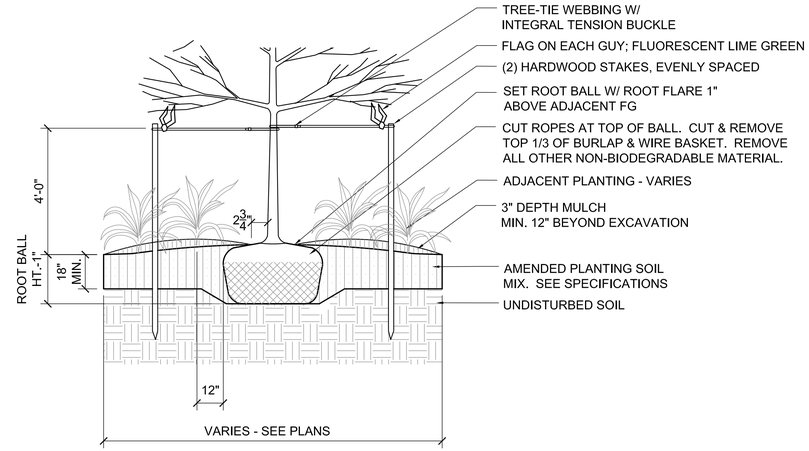
1 TYPICAL RAIN GARDEN - PLAN

1/4"=1'-0"



1A STREET TREE PLANTING / BIO-RETENTION

3/4"=1'-0"

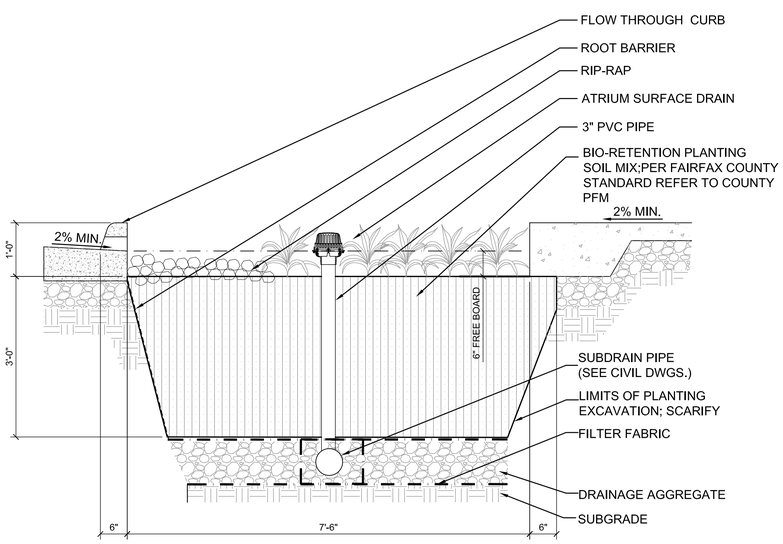


NOTES:

1. FOR TREES MORE THAN 6" CALIPER, PROVIDE CABLE GUYS. PROVIDE TREE-TIE WEBBING AT CONTACT POINTS WITH TRUNK. PROVIDE (1) TURNBUCKLE PER GUY. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.

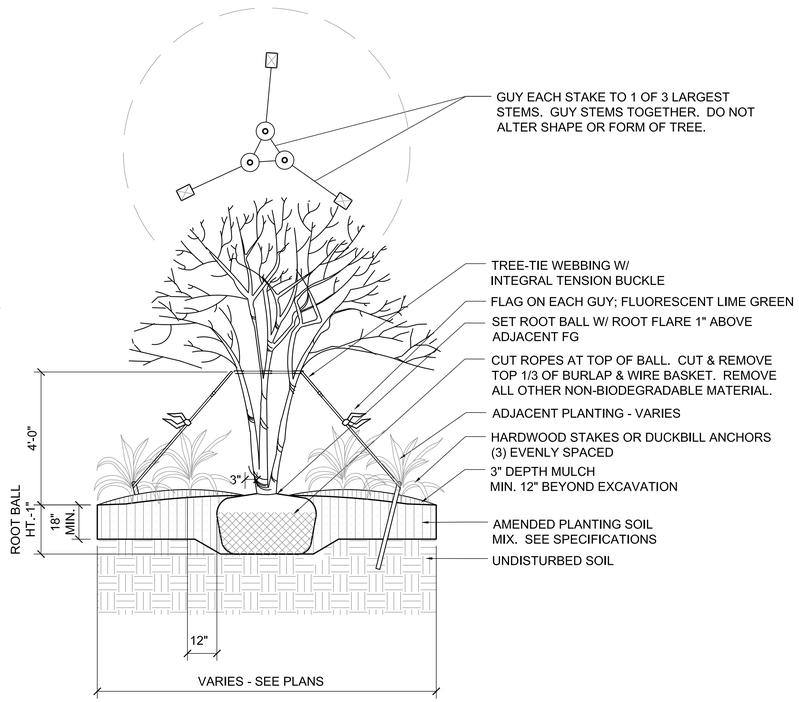
2 SINGLE STEM TREE PLANTING

1"=1'-0"



1B PLANTING STRIP / BIO-RETENTION

3/4"=1'-0"



3 SINGLE STEM TREE PLANTING

1"=1'-0"

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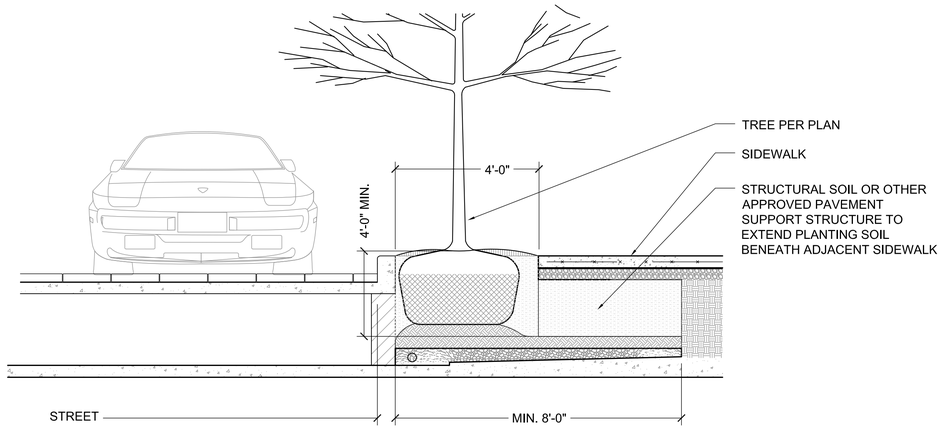
Landscape Details STREETSCAPE

Scale: as shown

L-05



1 LANDSCAPE SOIL PANEL AT ENTRY DRIVE

SCOTTS RUN STATION SOUTH FDP RUNNING TREE CANOPY SUMMARY CALCULATION

PARCEL	GROSS SITE AREA	10 YEAR TREE CANOPY REQUIRED	10 YEAR TREE CANOPY PROVIDED
LAND BAY EAST			
TAYLOR	222,051	22,205	
JOHNSON I	340,582	34,058	
JOHNSON II/MITRE*	127,884	12,788	22,960
WESTGATE	79,498	7,950	
VAN BUREN	97,747	9,775	
GARFIELD	111,772	11,177	11,500
AREA ACQUIRED FROM VACATION	45,782	4,578	
LAND BAY WEST			
GRANT	145,756		
LINCOLN	156,175		
TOTAL	**1,327,247**	**132,725**	34,460

NOTE: JOHNSON II/MITRE APPLICATION SUBMITTED SEPARATELY.

Open Space Computations				
6-508 and 2-309				
Units	Residents/Unit	Residents	Required Open Space Recommended by Comprehensive Plan - SF	Required Open Space Recommended by Comprehensive Plan - Acres
425	1.75	744	48,787	1.12
Proposed Open Spaces		percent of total		
Public open spaces				
Private open space	at grade	75.36%	21,239	0.49
Private open space	above grade	24.64%	6,944	0.16
	Total		28,183	0.65

Landscape Computations			
	13-201	Interior Parking Lot Landscape Calculations	
		No Surface Parking lots meeting zoning definition	
		Interior parking lot landscaping not required	
	13-202	Peripheral Parking Lot Landscape Calculations	
		No Surface Parking lots meeting zoning definition	
		Peripheral parking lot landscaping not required	
	13-301	Transitional Screening and Buffering	
		Property Zoning District	
		Addjacent Zoning Districts	
	13-401	Tree Cover Calculations	
Table 12.10		10-Year Tree Canopy Calculation Worksheet	
Step			Totals
A		Tree Preservation Target and Statement	
	A1	See Table	
B		Tree Canopy Requirement	
	B1	Gross Site Area (sf)	111,772
	B2	Land dedicated to park, road frontage	
	B3	Optional Dedications (swm)	
	B4	Adjusted Gross Site Area	111,772
	B5	Site Zoning	
	B6	Percentage of 10-year tree canopy required	10%
	B7	Area of 10-year tree canopy cover	11,177
	B8	Modification of 10-year tree canopy cover requested?	
	B9	Plan sheet where modification is requested	

C		Tree Preservation	
	C1	Tree preservation target	
	C2	Total canopy area meeting standards of 12-0400	
	C3	C2 x 1.25	0
	C4	Total canopy provided by uique or valuable forest or woodland communities	
	C5	C4 x 1.25	0
	C6	Total canopy area provided by Heritage, Memorial, Specimen or Street Trees	
	C7	C6 x 1.5 - 3.0	
	C8	Canopy area of trees with Resource Protection Areas and 100 year floodplains	
	C9	C8 x 1.0	0
	C10	Total of C3, C5, C7 and C9	0
D		Tree Planting	
	D1	Area of canopy to be met through tree planting (B7-C10)	11,177
	D2	Area of canopy planted for air quality benefits	
	D3	D2 x 1.5	0
	D4	Area of canopy planted for energy conservation	
	D5	D4 x 1.5	0
	D6	Area of canopy planted for water quality benefits	
	D7	D6 x 1.25	0
	D8	Area of canopy planted for wildlife quality benefits	
	D9	D8 x 1.50	0
	D10	Area of canopy provided by native trees	
	D11	D10 x 1.50	0
	D12	Area of canopy provided improved cultivars and varieties	
	D13	D12 x 1.25	0
	D14	Area of canopy provided through tree seedlings (D14 x 1.00)	
	D15	Area of canopy provided through native shrubs (D15 x 1.0)	
	D16	Percentage of D14 represenetd by D15 (not > 33% of D14)	
	D17	Total of canopy area provided through tree planting	
	D18	Is off-site planting relief requested?	
	D19	Tree Bank or Tree Fund?	
	D20	Canopy area requested to be provided through off-site banking or tree fund	
	D21	Amount to be deposited into the Tree Preservation and Planting Fund	
E		Total of 10-Year Tree Canopy Provided	
	E1	Total of canopy area provided through tree preservation	0
	E2	Total of canopy area provided through tree planting	11,500
	E3	Total of canopy area provided through off-site mechanism	0
	E4	Total of 10-year Tree Canopy Provided	11,500

PLAN LIST AND TREE CANOPY CALCULATIONS FOR FINAL CONDITION

Key	Botanical Name	Common Name	Quantity	Stock Size (Height/caliper)	Stock Type	10-year tree canopy sf.	Tree canopy sub-total sf.	Subtotal	Remarks
Category II - Deciduous Trees									
Trees that can be maintained at a height of 20 feet or less and have a spread approximately equal to their height									
interior courtyard	Prunus x incam 'Okame, Amelanchier laevis, Magnolia stellata, or comparable small ornamental tree	Prunus x incam 'Okame, Amelanchier laevis, Magnolia stellata, or comparable small ornamental tree	19	2"	B&B or container	100	1900		
	Subtotal		19					1900	
Category III - Deciduous Trees									
Trees 25 to 50 feet in height at maturity with a spread equal to or greater than their height and trees over 50 feet in height at maturity with a spread less than their height									
on-site	Betula nigra, Gleditsia triacanthos inermis, Prunus yedoensis or comparable tree	river birch, thornless honeylocust, Yoshino cherry or comparable tree	11	3"	B&B	175	1925		
streetscape	Betula nigra, Gleditsia triacanthos inermis, Prunus yedoensis or comparable tree	river birch, thornless honeylocust, Yoshino cherry or comparable tree	11	3"	B&B	175	1925		
	Subtotal		22					3850	
Category IV - Deciduous Trees									
Trees 50 feet and greater in height at maturity with a spread equal to or greater than their height and trees over 75 feet in height at maturity with a spread less than their height									
on-site	*Platanus acerifolia Quercus phellos, Ulmus americana 'Valley Forge" or comparable shade tree*	London planetree, willow oak, 'Valley Forge" American elm or comparable shade tree	1	3"	B&B	250	250		
streetscape	*Platanus acerifolia Quercus phellos, Ulmus americana 'Valley Forge" or comparable shade tree*	London planetree, willow oak, 'Valley Forge" American elm or comparable shade tree	22	3"	B&B	250	5500		
	Subtotal		23					5750	
Category I - Evergreen Trees									
Trees generally less than 30 feet in height at maturity with a spread less than 15 feet									
				2"	B&B or container	50	0		
				2"	B&B or container	50	0		
	Subtotal		0					0	
Category II - Evergreen Trees									
Trees 30 to 40 feet in height at maturity with a spread of 15 to 20 feet									
				2"	B&B or container	100	0		
				2"	B&B or container	100	0		
	Subtotal		0					0	
	Total Tree Cover Provided by Planting							11500	

LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.

2. THE PLAN AND IMAGERY SHOWN IN CONCEPTUAL AND SUBJECT TO MINOR MODIFICATION AT AT TIME OF SITE PLAN APPROVAL.

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Landscape Details & Caculations

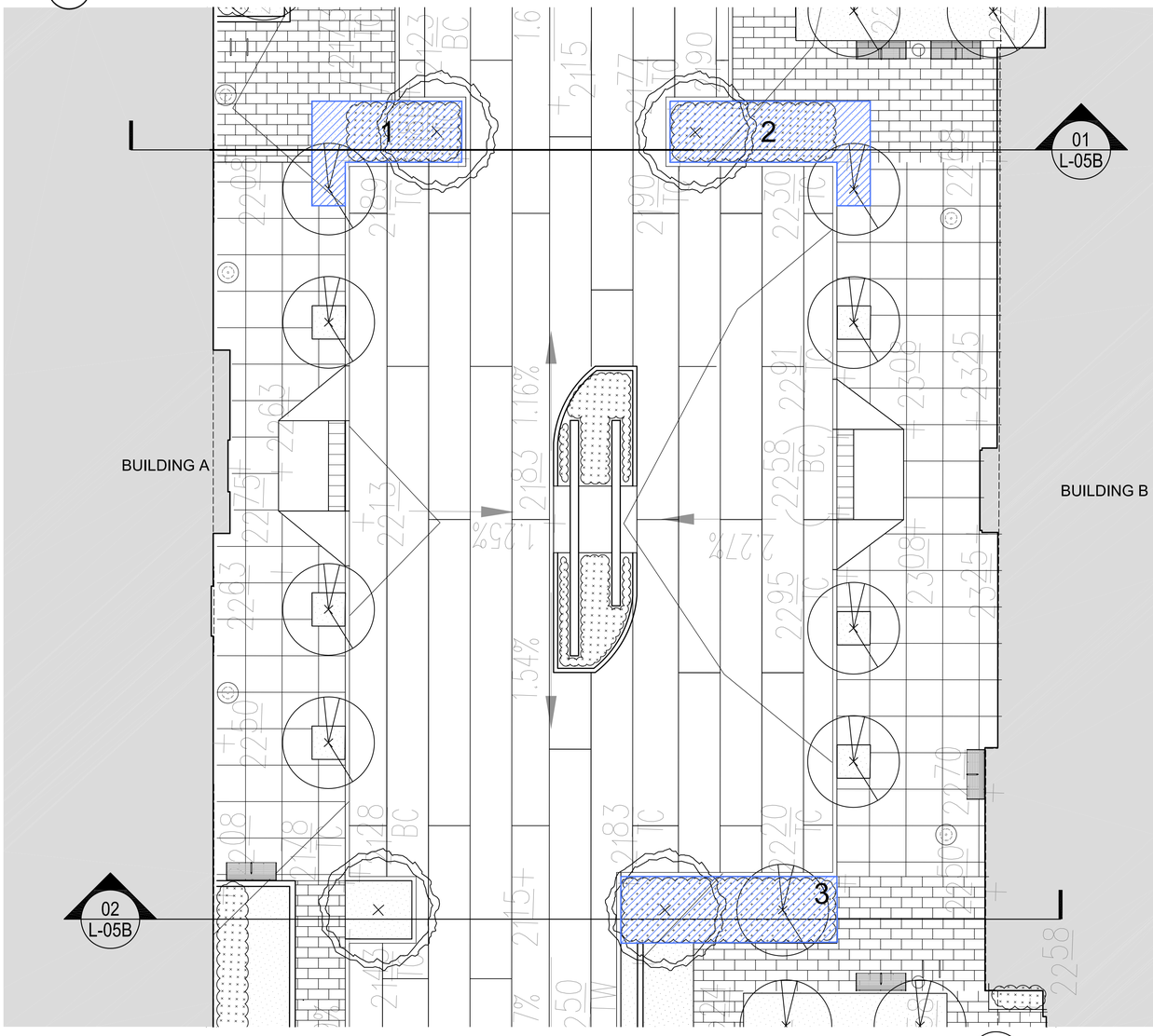
as shown

L-05A

KEY	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
1	153	2.80	428.40
2	197	2.77	545.69
11	206	3.20	659.20
TOTAL	**556**	-	**1633.29**

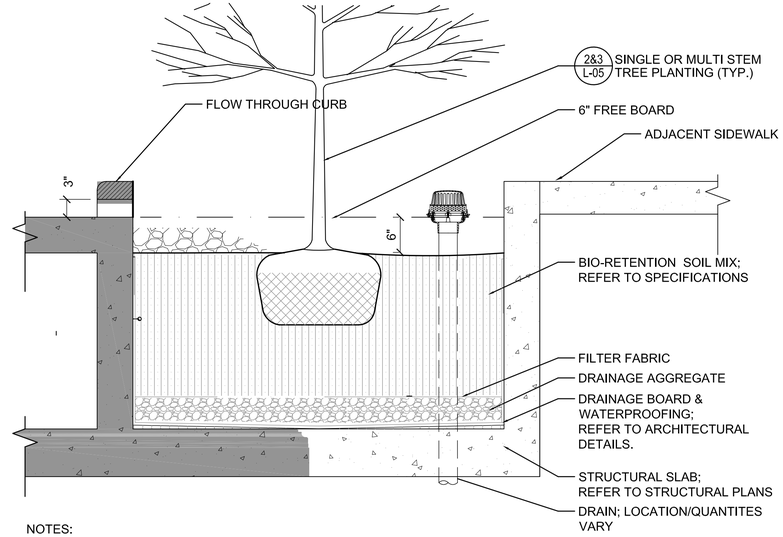
NOTES:
1. ALL SOIL DEPTH INCLUDES 6" FREEBOARD.

1 VOLUME CALCULATION



2 SITE ENTRY DRIVE

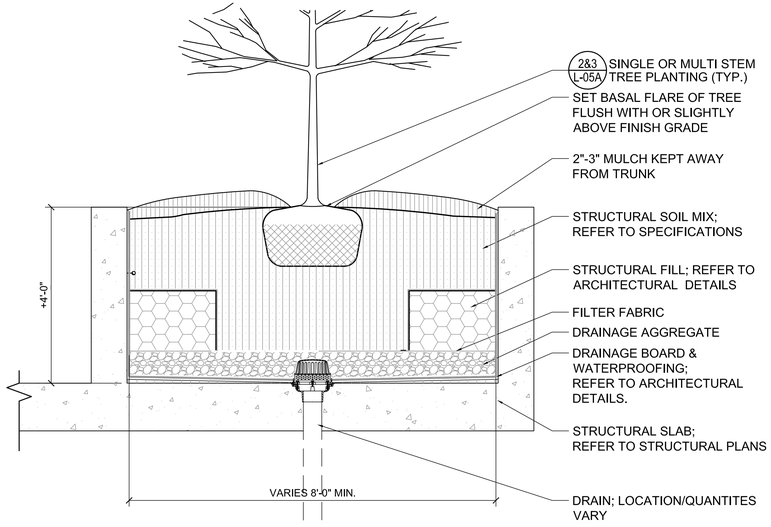
1/8" = 1'-0"



NOTES:
1. INSTALL INSULATION AND/OR TOPPING SLAB, AS APPROVED BY ARCHITECT, TO PROVIDE POSITIVE DRAINAGE TO ALL PLANTING AREA DRAINS. WATERPROOF PER ARCHITECTURAL DETAILS.

6 PLANTING PIT / BIO RETENTION

1/8" = 1'-0"



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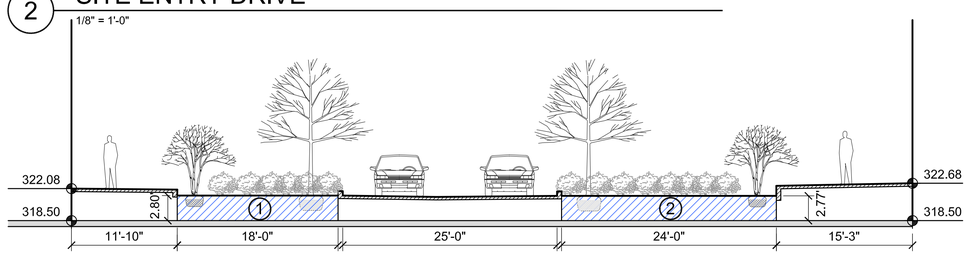
1. INSTALL INSULATION AND/OR TOPPING SLAB, AS APPROVED BY ARCHITECT, TO PROVIDE POSITIVE DRAINAGE TO ALL PLANTING AREA DRAINS. WATERPROOF PER ARCHITECTURAL DETAILS.

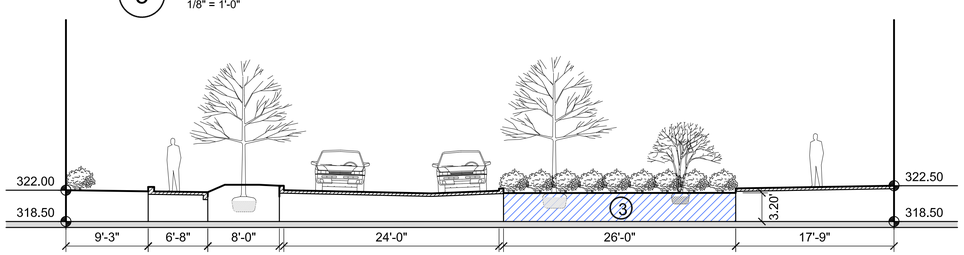
5 PLANTING PIT ON STRUCTURE

1/8" = 1'-0"



3 SECTION 1

1/8" = 1'-0"



4 SECTION 5

1/8" = 1'-0"

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Landscape Planter SWM Calculations

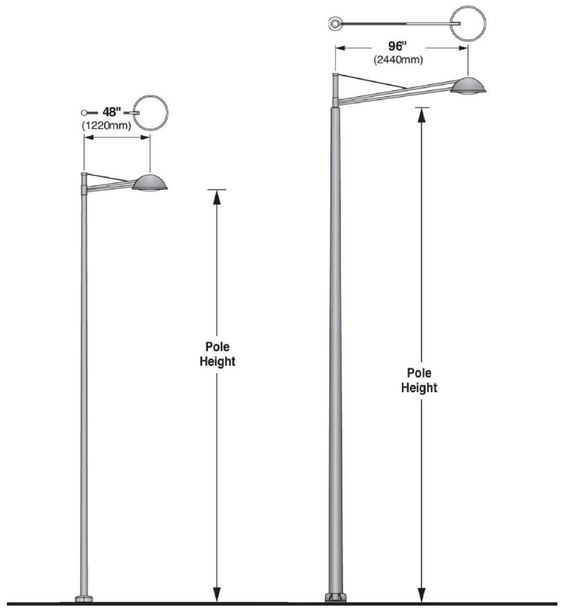
Scale: 1/8" =1'-0"

L-05B

LANDSCAPE NOTES:

1. EXAMPLES OF LIGHTING AND SITE FURNISHINGS ARE REPRESENTATIVE OF QUALITY AND MATERIALS. FINAL SELECTION SHALL BE MADE FROM ITEMS SHOWN OR SIMILAR PRODUCTS.

2. SELECTION OF LIGHT FIXTURES FOR LIGHTING IN RIGHT OF WAY SUBJECT TO CONFORMANCE WITH POWER COMPANY REQUIREMENTS.



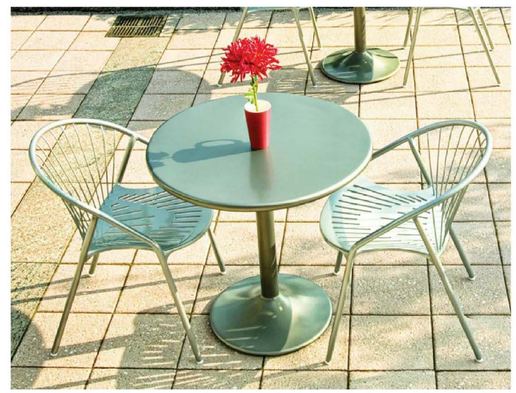
1 STREET LIGHT

2 LITTER RECEPTACLES

3 BIKE RACK

4 BENCH

5 CHAIR



6 TABLE

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Landscape Site Furnishing

Scale: none

L-06

1 PRIVATE ENTRY DRIVE WAY

2 PRIVATE ENTRY DRIVE WAY: DROP-OFF AREA

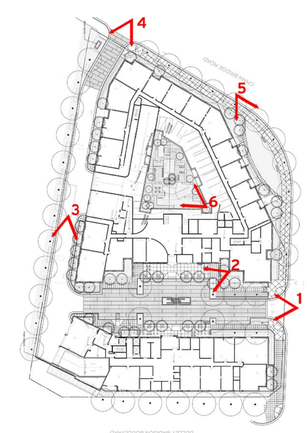
3 SERVICE STREET

4 SERVICE STREET ENTRANCE

5 ANDERSON STREET AND CHAIN BRIDGE ROAD

6 COURTYARD

7 PRECEDENCE IMAGES: ENTRY FEATURE



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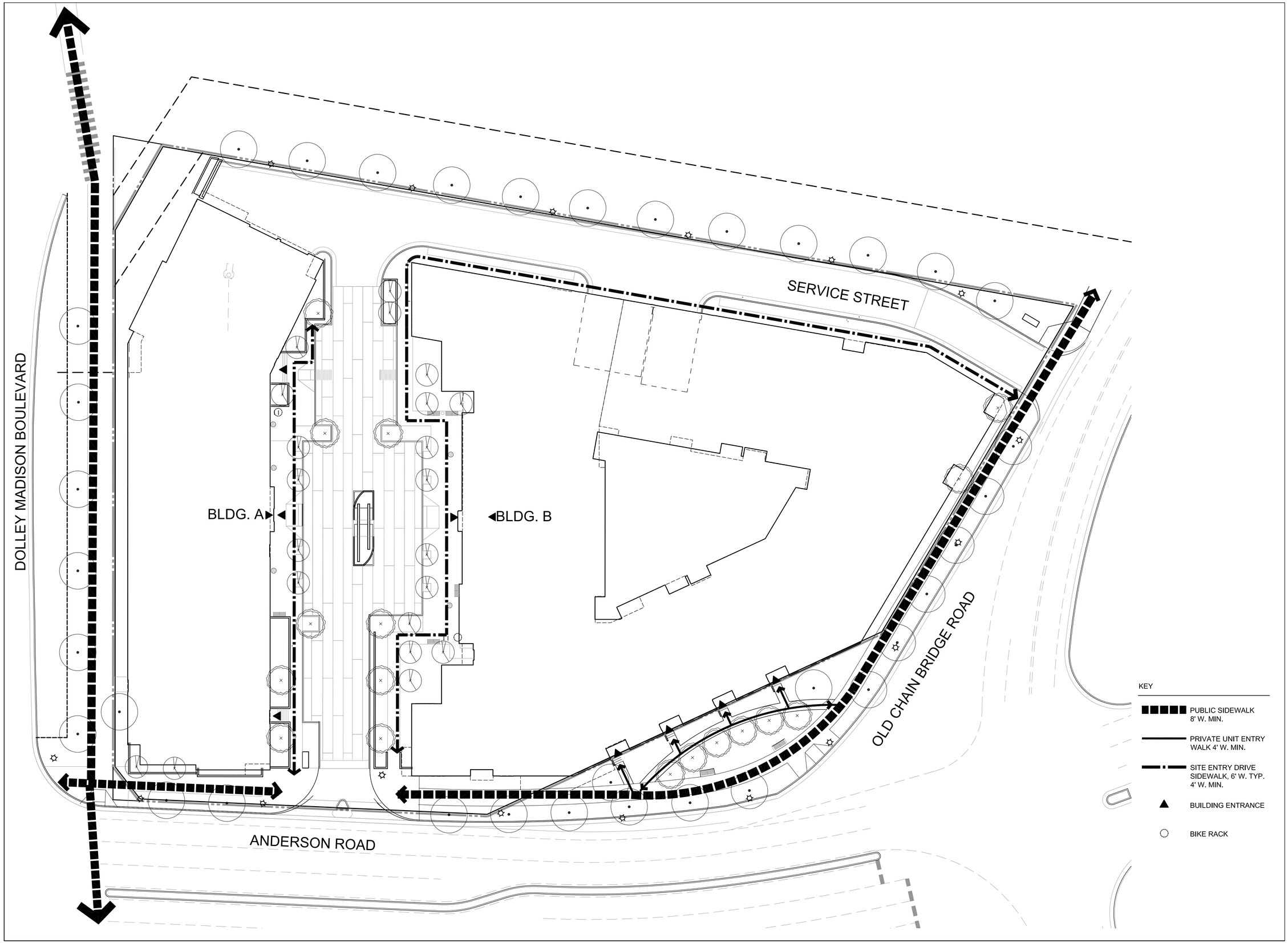
Illustrative Views

Scale: none

L-07



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Garfield Site

Tyson's Corner, VA

		#
FDP SUBMISSION	03/30/2012	
FDP SUBMISSION	10/22/2012	
FDP SUBMISSION	12/10/2012	
FDP RESUBMISSION	02/04/2013	
FDP RESUBMISSION	03/25/2013	

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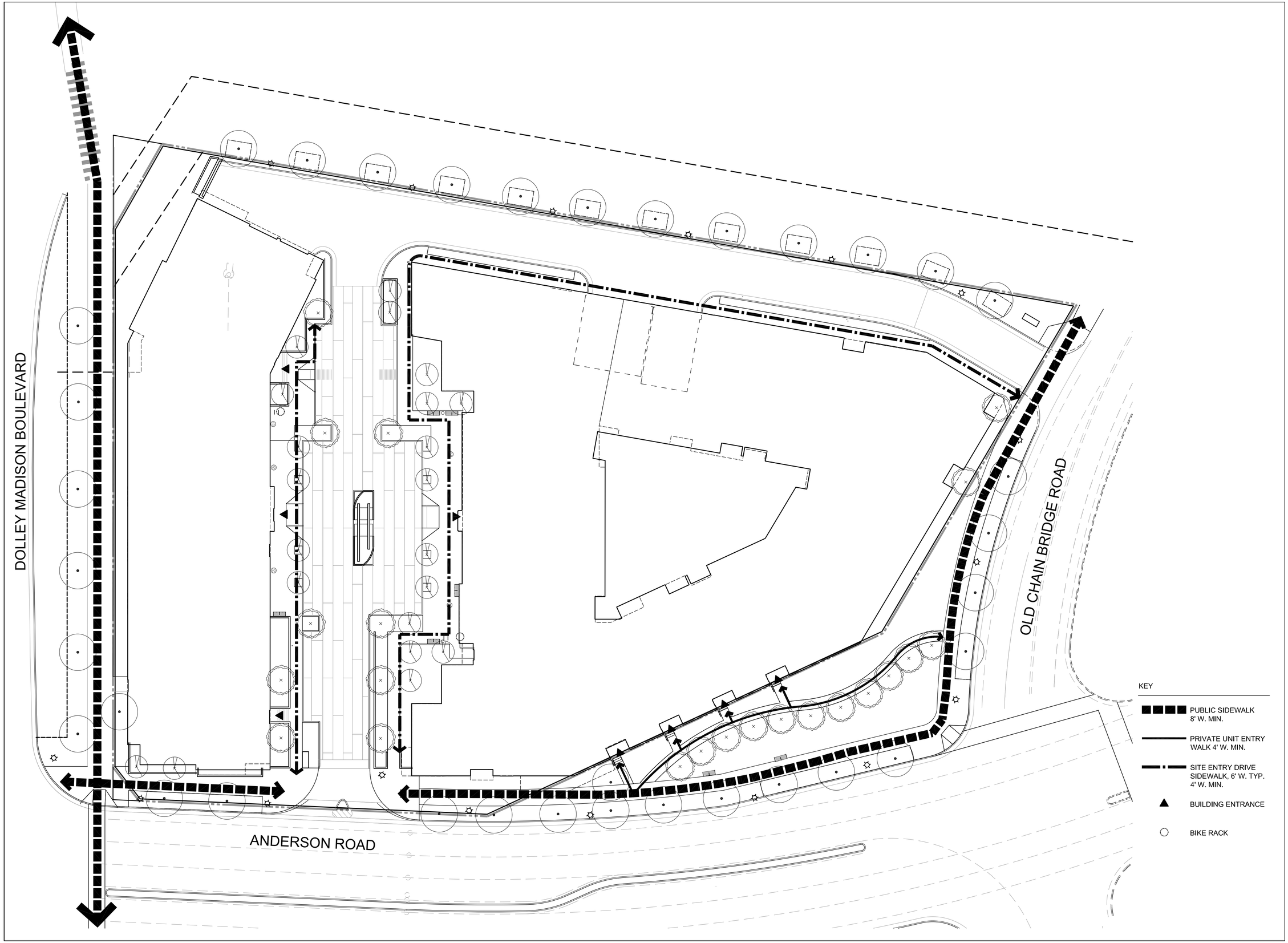
Pedestrian Circulation Plan-Interim

Scale: 1" = 20'-0"

L-08A



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Pedestrian Circulation Plan-Interim

Scale: 1" = 20'-0"

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