SCOTTS RUN STATION SOUTH
RZ-2011-PR-010
RZ-2011-PR-011
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2011
AUGUST 1, 2012
OCTOBER 22, 2012
DECEMBER 10, 2012
FEBRUARY 4, 2013

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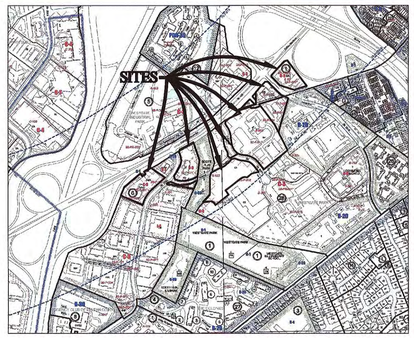
CONCEPTUAL DEVELOPMENT RENDERING



TAX MAP/VICINITY MAP
SCALE: 1"=1000'

TAX MAP NOS.	TAX MAP NOS.
29-4 ((06)) 101A	30-3 ((01)) 6A
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AND VARIOUS STREET R-O-W ACQUISITIONS
AND CONVEYANCES / ABANDONMENTS

SMITHGROUP JJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
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T 703.556.3777

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DEWBERRY
TRANSPORTATION ENGINEERING
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Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

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PROJECT NORTH

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
2/4/13
PROFESSIONAL ENGINEER

SCOTTS RUN STATION SOUTH

DRAWING TITLE
COVER SHEET

SCALE: AS SHOWN

PROJECT NUMBER
CDP C-1

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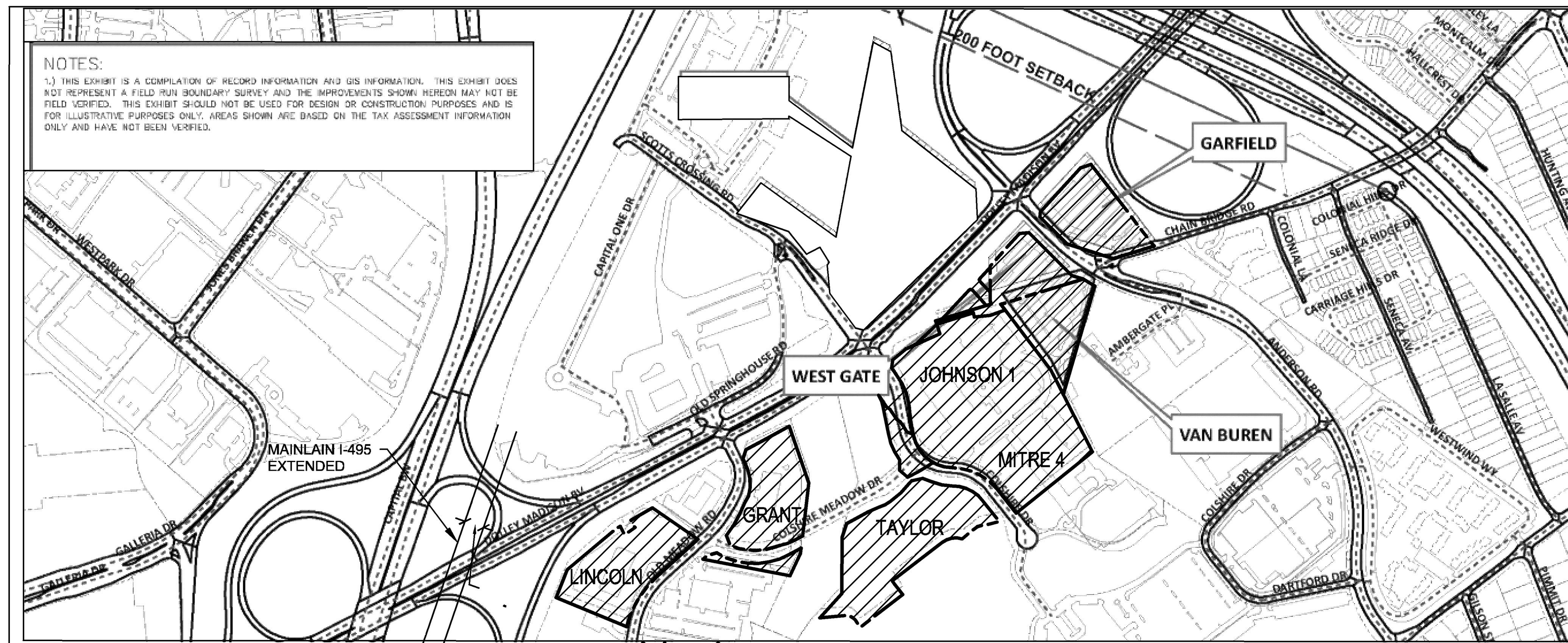


75'/200' DAAR AND I-495 EXHIBIT

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

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29–4 ((6)) PARCELS 101A AND 102, TAX ASSESSMENT MAP 30–3 ((1)) PARCELS 6A, 6B, 6C AND 6D, TAX ASSESSMENT MAP 30–3 ((28)) PARCELS A, C1, 4B AND 4C AND VARIOUS STREET R–O–W ACQUISITIONS AND CONVEYANCES/ABANDONMENTS (SEE SHEET C–3C AND C–3D). THE PROPERTY IS CURRENTLY ZONED C–3 AND HC WITH PROFFERS. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C–3 TO PTC AND HC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP. THIS CDP IS BEING PROCESSED CONCURRENTLY WITH PCA 92–P–001–09.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.

4. THE BOUNDARY INFORMATION WAS PREPARED BY BOWMAN CONSULTANTS.

5. THE SUBJECT PARCELS ARE LOCATED IN THE OLD MEADOW, COLSHIRE AND ANDERSON 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. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPS, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C–23 THRU C–36. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES. TEMPORARY AND INTERIM FACILITIES SHALL BE INDICATED ON THE FDP.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS. DATE OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.

11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS FLOOD PLAIN, R.P.A. AND A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY AS SHOWN ON SHEETS C–5 THRU C–10 AND SHEET C–37.

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 REQUESTED ON THIS SHEET, SHEET S–5 AND IN THE APPLICATION.

14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FDP SO LONG AS IN SUBSTANTIAL CONFORMANCE WITH CDP.

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL DEVELOPMENT PLAN PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND ADJUSTED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM AND MAXIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; (ii.) THE MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MINIMUM AND MAXIMUM GROSS SQUARE FOOTAGE FOR NON–RESIDENTIAL USES, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE RANGES SHOWN ON THE CDP AND AS SPECIFIED IN PROFFERS 1,2,&3.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND ALL OTHER ACCESSORY USES PERMITTED IN THE PTC ZONE NOT REPRESENTED ON THE CDP MAY BE PROVIDED IF APPROVED THE FDP WITHOUT THE NEED FOR A CDPA.

17. THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C–5 THRU C–10.

18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE REFINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES.

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

21. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES ON THE EAST SIDE OF THE GARFIELD SITE IS NOT REQUIRED AS SET FORTH IN Z.O SEC. 6–510.

22. DEVELOPER RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMMUTER PARKING AND/OR CONSTRUCTION STAGING. SEE SHEETS A6.01 THRU A6.08. IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING, FOR MORE THAN EIGHTEEN MONTHS, THEN TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARDS FOR PERMANENT STREET TREES. LIMITS OF INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR THESE AREAS ONLY AS INDICATED ON AN FDP.

23. THERE IS AN EXISTING STORM SEWER UTILITY EASEMENT HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE GARFIELD SITE. THERE ARE NO OTHER MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA AND UNIT COUNT OF EACH BUILDING WITH THE FDP. LIMITING THE RANGES INDICATED ON THE CDP. ALLOCATION OF GFA AND UNITS BETWEEN BUILDINGS ON INDIVIDUAL LAND BAYS AND BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP TABULATIONS.

25. MINOR MODIFICATIONS MAY BE MADE TO THE FINAL SITE PLANS FOR THE SUBJECT PROPERTY PER SECTION 16–403 OF THE ZONING ORDINANCE.

26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN.

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

28. CONSTRUCTION PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.

29. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE SHOWN ON THE FDP.

30. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT–OF–WAY. RETAINING WALL LIMITS SHALL BE DETERMINED AT FDP.

31. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.

32. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE CDP 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 CDP.

33. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP IF THEY ARE IN CONFORMANCE WITH 16–403(4) OF THE ZONING ORDINANCE. SEE SHEET S–5.

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

35. SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "SCOTTS RUN STATION SOUTH RZ 2011–PR–010 AND RZ 2011–PR–011" STANDARDS AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.

36. PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED SERVICE STREETS, AND, SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE II.

37. CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.

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

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

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

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

42. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FDP AND MAY BE FURTHER RELINED AT SITE PLAN.

43. 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.

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

45. ALL LANE USE INCLUDING BIKE DESIGNATION SUCH AS SHARROWS (EX., INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FDP OR SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, FDPA AND/OR CDPA.

46. THE TREE CANOPY AND PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13–400 SHALL BE CALCULATED ON BOTH APPLICATION AREAS AS A WHOLE. SEE SHEET C–19 AND L–27.

47. 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.

48. RETAIL ENTRANCES SHALL BE ESTABLISHED AT FDP AND SITE PLAN.

49. PERMANENT AND TEMPORARY RETAINING WALLS SHALL BE INDICATED ON THE FDP FOR EACH BUILDING OR BLOCK.

50. NOTWITHSTANDING WHAT IS DEPICTED ON SHEETS L–I AND L–6, THE APPLICANT SHALL PROVIDE ON–STREET PARKING ALONG THE SOUTH SIDE OF COLSHIRE MEADOW DRIVE OPPOSITE GRANT BUILDING B WITHOUT STREETSCAPE AND A BUS–BAY NUB ALONG THE NORTH SIDE OF COLSHIRE MEADOW DRIVE AS REFLECTED ON SHEETS C–4, C–6, C–7, C–8 AND C–9.

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)

2. MODIFICATION OF SECTION 7–08022 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.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 4 THRU 10 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 WAVIERS/MODIFICATIONS AT SITE PLAN.

4. 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.

5. 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.

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 12–0510–4E–(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

8. MODIFICATION OF SECTION 12–0508 AND 12–0511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION TARGET CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

9. 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

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:

A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN–SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADQUATE INFILTRATION RATES EXIST FOR IN–SITU MATERIAL.

B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON–INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON–SITE.

D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1307.2C TO ALLOW FOR INSTALLATION OF BIO–RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN–SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN–SITU MATERIAL.

F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO–RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

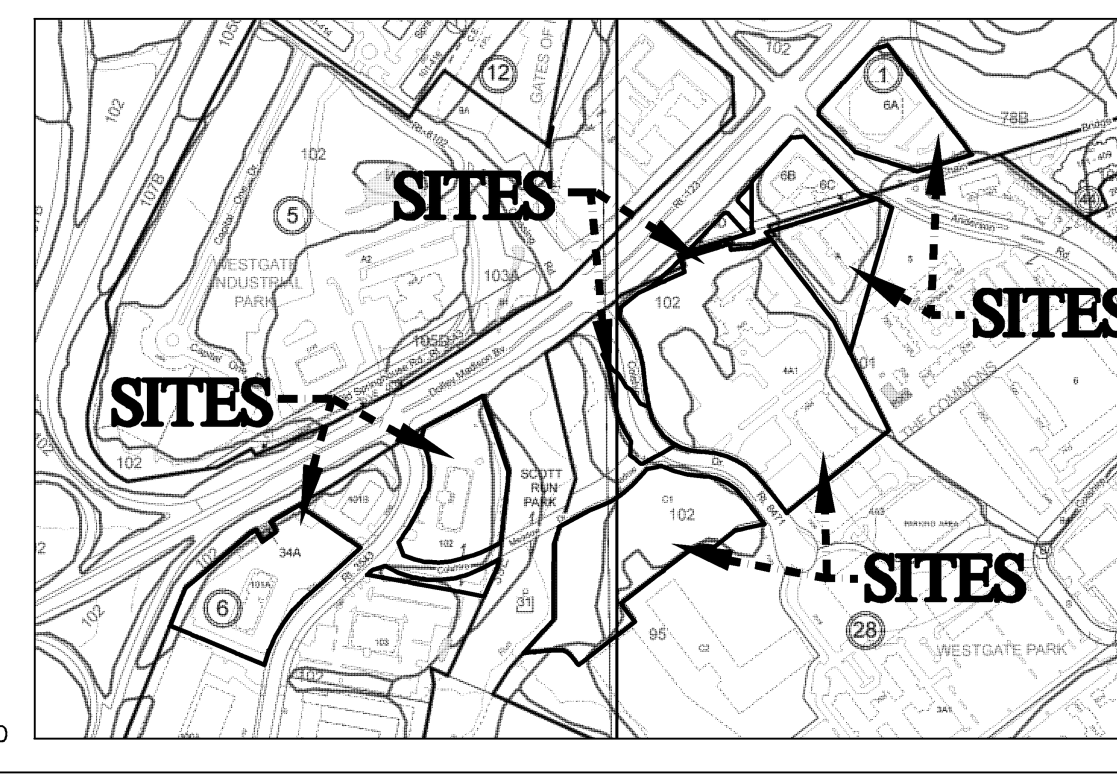
G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1307.2F TO ALLOW INSTALLATION OF BIO–RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

H) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO–RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6–1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

SUPER STREET NOTE:
PEDESTRIAN AND BICYCLE FACILITIES WILL BE IDENTIFIED AND LOCATED AS PART OF THE SUPER STREET ADVANCED PRELIMINARY DESIGN (30% COMPLETE PLANS (APD) TO BE COMPLETED IN ACCORDANCE WITH THE PROFFERS.

SEE SHEET S–5 AND S–5A FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C–23 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.



ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2–506–2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS MAY BE INDICATED ON THE FDP.

2. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 2–903 (4), (7) AND (9), THE APPLICANT REQUESTS THAT THE BOARD APPROVE PUBLIC RECREATIONAL USES AND STREAM STABILIZATION IMPROVEMENTS IN A MAJOR FLOODPLAIN AS DEPICTED ON THIS CDP.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. 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. SPECIFIC AREAS INCLUDE:.

A. STREETSCAPE ON EAST SIDE OF GRANT ROAD ADJACENT TO PARK.

B. STREETSCAPE ON SOUTH SIDE OF COLSHIRE MEADOW DRIVE AT TAYLOR DROP OFF.

C. STREETSCAPE ON WEST SIDE OF COLSHIRE DRIVE AT HOTEL DROP OFF AND AT BUS BAYS.

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

E. STREETSCAPE AT INTERSECTION OF COLSHIRE AND COLSHIRE MEADOW AT URBAN PARK ON TAYLOR SITE.

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

4. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10–104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

5. APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 11–102(12) AND SECTION 6–509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES TO BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP.

6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11–202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE FDP.

7. 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

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13–202–8)
FOR INTERIM SURFACE LOTS, 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.

9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13–203–5) FOR ABOVE GRADE
PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13–203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:

A. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.

B. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

C. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND ARCHITECTURAL TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS TO BE SHOWN ON FDP.

ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

10. 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

11. 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).

12. APPLICANT REQUESTS A WAIVER OF SECTION 17–201–(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.

13. 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 TRAIL SYSTEM SHOWN ON THE CDP.

14. IN ACCORDANCE WITH SECTION 17–0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 123.

15. 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.

16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17–201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.

17. 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 1,2, AND 3 REQUESTED FROM THE BOARD OF SUPERVISOR.

SOILS MAP 1"=500'

SOILS MAP DATA

29A	CODORUS SILT LOAM –	CLASS III – SLOPE A
34A	DULLES –	CLASS III – SLOPE A
39C	GLENELG SILT LOAM –	CLASS I – SLOPE C
39E	GLENELG SILT LOAM –	CLASS I – SLOPE E
95	URBAN LAND –	NOT RATED
101	URBAN LAND/WHEATON COMPLEX –	CLASS IVB
102	WHEATON –	NOT RATED

SMITHGROUPJJR
architecture engineering interiors planning
SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

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T 703.849.0391

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TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

NOTES AND TABULATIONS

AS SHOWN
SCALE

26758.005
PROJECT NUMBER

CDP C-2
DRAWING NUMBER V6927L

FILE: P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L902.dwg USER: rsmith DATE: Feb, 04 2013 TIME: 09:13 am

PROPERTY TABULATIONS

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
TAYLOR	030-3 ((28)) C-1	222,051	5.09759	C-3	12845	103	20515/554 & 20770/123
JOHNSON I	030-3 ((28)) 0004B	340,582	7.81869	C-3	21665	1592	
JOHNSON II (MITRE IV)	030-3 ((28)) 0004C	127,884	2.93581	C-3	21665	1592	
WESTGATE	030-3 ((01)) 0006B	60,213	1.38230	C-3	5888	1335	1992/420 & 6232/1921
	030-3 ((01)) 0006C	11,746	0.26965	C-3	6232	1921	
	030-3 ((01)) 0006D	3,752	0.08613	C-3	6232	1921	
	NO TAX MAP DESIGNATION	3,787	0.08694		6232	1921	
VAN BUREN	030-3 ((28)) A	97,747	2.24396	C-3	5888	1335	6232/1921
GARFIELD	030-3 ((01)) 0006A	111,772	2.56593	C-3	5888	1335	1992/420
CONVEYANCE AREA 1	ROUTE 123	2,680	0.06152				
CONVEYANCE AREA 2	ROUTE 123	9,501	0.21811				
CONVEYANCE AREA 3	ROUTE 123	2,673	0.06136				
ABANDONMENT AREA 1	COLSHIRE DRIVE	27,128	0.62277				
ABANDONMENT AREA 2	COLSHIRE DRIVE	3,800	0.08723				
TOTAL - LANDBAY EAST APPLICATION AREA		**1,025,316**	**23.53801**				
BY CONVEYANCE	DENSITY (TRANSFER STATION)	88,139	2.02339	---	11898	1841	
STREET DEDICATION	DENSITY	7,011	0.16095	---	11577	770	14,105 SF less 7,074 SF to be vacated
STREET DEDICATION	DENSITY	714	0.01639	---	11772	1986	
STREET DEDICATION	DENSITY	647	0.01485	---	11772	1978	
STREET DEDICATION	DENSITY	551	0.01265	---	21665	1592	
TOTAL - LANDBAY EAST DENSITY CREDITS		**97,062**	**2.22824**				
AREA FOR DENSITY PURPOSES		**1,122,378**	**25.76625**				
	LESS	1,448	0.03325	TO BE DEDICATED TO VDOT WITHOUT RESERVATION OF DENSITY CREDIT			
TOTAL AREA FOR DENSITY PURPOSES		**1,120,930**	**25.73300**				

*SEE PAGE C-2B FOR LANDBAY WEST TABULATIONS

FAR Calculations

	West Land Bay RZ-2011-PR-010	East Land Bay RZ-2011-RP-011	Total RZ-2011-PR-010 & RZ-2011-PR-011
Land Area and Density Credit	445,804 SF (10.23425 ac.)	1,120,930 SF (25.73300 ac.)	1,566,734 SF (35.96725 ac.)
GSF Master Plan	1,571,826 GSF	5,125,234 GSF	6,697,060 GSF
FAR Master Plan	3.53 FAR	4.57 FAR	4.27 FAR

Combined West and East Land Bays Land Use Mix

Use	GSF	Percentage of Total	FAR
Land Bay West Master Plan			
• **Office**	1,114,510	71%	2.50
• **Hotel**	0	0%	0.00
• **Residential**	430,036	27%	0.97
• **Retail**	27,280	2%	0.06
Total	1,571,826	100%	3.53
Land Bay East Master Plan			
• **Office**	2,623,700	52%	2.34
• **Hotel**	218,200	4%	0.20
• **Residential**	2,167,094	42%	1.93
• **Retail**	116,240	2%	0.10
Total	5,125,234	100%	4.57
Combined Master Plan			
• **Office**	3,738,210	55%	2.38
• **Hotel**	218,200	3%	0.14
• **Residential**	2,597,130	40%	1.66
• **Retail**	143,520	2%	0.09
Total	6,697,060	100%	4.27

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LAND BAY EAST TABULATION: RZ-2011-PR-0011

GARFIELD BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	155	175	225	170 FT*	20 FT*	13-15	15	Residential	251,747	218,181 - 251,747	222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242--362	308		2.0
BUILDING B	70	90	225	75 FT	15 FT	5-8	6	Residential	223,947	223,947 - 298,595	203			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	221-330	285		2.0
SUB-TOTAL								**Hotel [6]**													
								Office [6]												**1.5:1000**	
								Retail [6]												**1.5/unit**	
								Residential [6]	**475,694**		**425**										
TOTAL									**475,694**		**425**			**319**	**510**	**144**	**180**	**463-692**	**591**		

*INCLUDES PENTHOUSE WITH AMENITY

WESTGATE BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	222 FT	30 FT	15-18	18	Office	405,000	324,600 - 405,000				0.0	2.0			0-810	486	1.2:1,000	3.0
SUB-TOTAL								**Hotel [6]**													
								Office [6]	**405,000**									**0-810**	**486**		
								Retail [6]	**9,720**									**29**	**29**		
								Residential [6]													
TOTAL									**414,720**									**29-839**	**515**		

VAN BUREN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	208 FT	30 FT	18-21	21	Residential	466,000	350,000 - 466,000	424			1.0	1.6			424-678	551	1.3/unit	3.0
SUB-TOTAL								**Hotel [6]**													
								Office [6]													
								Retail [6]	**7,560**									**15**	**15**		
								Residential [6]	**466,000**		**424**								**551**		
TOTAL									**473,560**		**424**							**439-693**	**566**		

JOHNSON I BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	255 FT	400 FT	400	363 FT	30 FT	21-32	29	Office	544,800	363,200 - 612,900		0.0	1.6					0-872	654		3.0
BUILDING B	346 FT	400 FT	400	397 FT	30 FT	28-32	32	Office	635,000	450,000 - 635,000		0.0	1.6					0-1016	762		3.0
BUILDING C	256 FT	326 FT	400	276 FT	30 FT	26-33	28	Residential	450,000	380,000 - 570,500	409	1.0	1.6					455-728	613		3.0
BUILDING D	256 FT	326 FT	400	271 FT	30 FT	26-33	28	Residential	450,000	380,000 - 570,500	409			1.0	1.6			364-582	614		3.0
SUB-TOTAL								**Hotel [6]**													
								Office [6]	**1,179,800**											**1.4:1,000**	
								Retail [6]	**78,880**									**200**	**353**		
								Residential [6]	**900,000**		**818**								**1,227**	**1.5/unit**	
TOTAL									**2,158,680**		**818**							**1,019-3,398**	**2,996**		

JOHNSON II BLOCK (MITRE 4)

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
(Mitre 4)			225	225 FT	30 FT		14	Office	340,000					0.0	2.0			0-680	506		2.0
SUB-TOTAL								**Hotel [6]**													
								***Office [6]**	**340,000**										**506**		
								***Retail [6]**													
								Residential [6]													
TOTAL									**340,000**									**0-680**	**506**		

* The Applicant reserves the right for a potential conversion of 5,000 SF of the 340,000 SF office space to retail, personal/business service, fast food restaurant, quick service food store and/or eating establishment.

TAYLOR BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	148 FT	198 FT	225	168 FT	30 FT	15-20	17	Residential	325,400	284,800 - 386,300	250			1.0	1.6			250-400	375		3.0
BUILDING B	175 FT	248 FT	225	246 FT	30 FT	13-21	21	Office	443,700	234,900 - 443,700		0.0	1.6					0-710	665		3.0
BUILDING C	163 FT	189 FT	225	171 FT	30 FT	13-15	15	Office	255,200	208,800 - 255,200		0.0 (25%)	1.6 (25%)	0.0 (75%)	2.0 (75%)			0-484	383		3.0
SUB-TOTAL								**Hotel [6]**													
								Office [6]	**698,900**										**1,048**	**1.5:1,000**	
								Retail [6]	**15,080**									**60**	**60**		
								Residential [6]	**325,400**		**250**								**375**	**1.5/unit**	
TOTAL									**1,039,380**		**250**							**310-1,654**	**1,483**		

HOTEL BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
Hotel	140 FT	180 FT	400	170 FT	30 FT	13-17	16	Hotel	218,200	115,000 - 238,300	360	0.0	1.0					0-360	**266**		3.0
								Retail	5,000												
SUB-TOTAL								**Hotel [6]**	**218,200**		**360**								**266**	**.74/key**	
								Office [6]													
								Retail [6]	**5,000**												
								Residential [6]													
TOTAL									**223,200**		**360**							**0-360**	**266**		
LAND BAY EAST SUBTOTAL								**Hotel [6]**	**218,200**		**360**								**266**		
								Office [6]	**2,623,700**										**3,456**		
								Retail [6]	**116,240**										**304**		
								Residential [6]	**2,167,094**		**1,917**								**2,744**		
TOTAL									**5,125,234**		**2,277**							**2,260-8,316**	**6,770**		

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN.

SEE SHEET C-2B FOR TABULATION NOTES

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF CLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0381

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP--REVISION		02/04/2013
CDP--REVISION		12/10/2012
CDP--REVISION		10/22/2012
CDP--REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TABULATIONS

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-2A

V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L902.dwg USER:rsmith DATE:Feb, 04 2013 TIME: 11:44 am

LAND BAY WEST TABULATION: RZ-2011-PR-0010

GRANT BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	259 FT	400 FT	400	350 FT	30 FT	21-31	28	Office	501,907	343,791 - 569,671		1.0	1.6					502-803	753		3.0
BUILDING B	205 FT	265 FT	400	243 FT	30 FT	21-27	24	Residential	430,036	358,360 - 501,712	391			1.0	1.6			391-626	508		3.0
SUB-TOTAL								Office [6]	501,907										753	1.5:1,000	
								Retail [6]	10,000									30	30		
								Residential [6]	430,036		391								508	1.3/unit	
TOTAL									941,943									923-1,459	1,291		

LINCOLN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	199 FT	225 FT	225	211 FT	30 FT	16-18	18	Office	362,603	314,581 - 362,603				0.0	2.0			0-725	544		3.0
BUILDING B	151 FT	196 FT	225	151 FT	30 FT	13-16	13	Office	250,000	175,000 - 250,000				0.0	2.0			0-500	375		3.0
SUB-TOTAL								Office [6]	612,603										919	1.5/1,000	
								Retail [6]	17,280									74	74		
								Residential [6]													
TOTAL									629,883									74-1,299	993		
LAND BAY WEST SUBTOTAL:								Office [6]	1,114,510										1,672		
								Retail [6]	27,280										104		
								Residential [6]	430,036		391								508		
TOTAL									1,571,826										2,284		
GRAND TOTAL LAND BAY EAST AND WEST								Hotel [6]	218,200		360								266		
								Office [6]	3,738,210										5,128		
								Retail [6]	143,520										408		
								Residential [6]	2,597,130		2,308								3,252		
GRAND TOTAL									6,697,060		2,668							3,257-11,074	9,054		

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TABULATION NOTES

[1] PROPOSED BUILDING HEIGHTS SHOWN ARE CONCEPTUAL AND MAY BE ADJUSTED PROVIDED THE ADJUSTED HEIGHT REMAINS WITHIN THE MINIMUM AND MAXIMUM HEIGHT RANGE SHOWN ON THE TABULATIONS. HEIGHTS AND # STORIES MAY BE FURTHER LOWERED IF LOWER PARKING RATIOS ARE USED.

[2] THE NUMBERS OF FLOORS SHOWN ARE CONCEPTUAL AND MAY BE ADJUSTED PROVIDED THE ADJUSTMENT REMAINS WITH THE RANGE SHOWN HEREON. FLOORS SHOWN INCLUDE GARAGE PODIUMS, REFER TO ARCHITECTURAL SECTION.

[3] THE SQUARE FOOTAGE AND NUMBER OF UNITS FOR INDIVIDUAL BUILDINGS SHOWN IS CONCEPTUAL. THE APPLICANTS RESERVE THE RIGHT TO TRANSFER SQUARE FOOTAGE AND UNITS WITHIN EACH APPLICATION BOTH BETWEEN BUILDINGS WITHIN BLOCKS AND BETWEEN BLOCKS WITHIN THE RANGE ON THE CDP PROVIDED THE MAXIMUM OVERALL SITE FAR AND UNITS ARE NOT EXCEEDED AND MAXIMUM BUILDING HEIGHT IS NOT EXCEEDED. (SEE PROFFERS)

[4] THE TOTAL NUMBER OF DWELLING UNITS/HOTEL ROOMS MAY BE ADJUSTED AT THE TIME OF THE FDP.

[5] PARKING PROVIDED IS ESTIMATED; THE APPLICANTS RESERVE THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BLOCK AT THE TIME OF FDP APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-509 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT. TANDEM SPACES SHALL BE INDICATED ON FDP.

[6] PARKING RATES PROVIDED:
COMMERCIAL 1.5/1000 SF GFA
RESIDENTIAL 1.5/UNIT
HOTEL 0.74/ROOM
RETAIL 6/1000 GFA
RETAIL PARKING RATIO – NO PARKING FOR FIRST 5,000 GFA PER COMP PLAN ARTICLE 6-509 (B).

ADDITIONAL PARKING IS 6/1000 GFA PER 11-104 ZONING "RETAIL SALES ESTABLISHMENT."

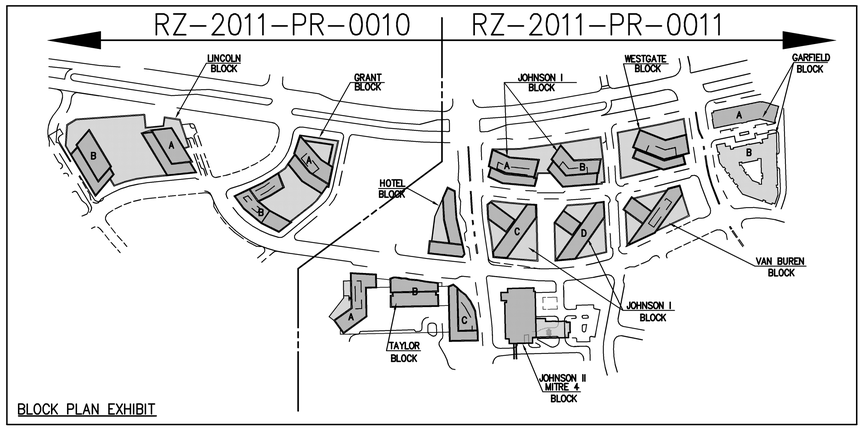
NOTE: REQUIRED RESIDENTIAL PARKING IS BASED UPON A 2BR AVERAGE.

[7] HEIGHTS DO NOT INCLUDE PENTHOUSE. PENTHOUSES MAY BE UP TO 30' IN HEIGHT. PENTHOUSE FOR GARFIELD BUILD "A" (20 FEET) INCLUDES AMENITY USE AND IS INCLUDED IN THE BUILD HEIGHT. PENTHOUSE FOR BUILD "B" IS 15'.

[8] SEE ARCHITECTURAL SITE SECTIONS FOR AVERAGE GRADE.

[9] RETAIL USE AS INDICATED IN THIS TABULATION MAY INCLUDE OTHER COMMERCIAL USES, SUCH AS, BUT NOT LIMITED TO: EATING ESTABLISHMENTS; AND, FAST FOOD RESTAURANTS. THE RETAIL SQUARE FOOTAGE IS SHOWN IN THE SUB-TOTAL FOR EACH SITE.(SEE PROFFERS)

OFFICE USE AS INDICATED IN THIS TABULATION MAY INCLUDE OTHER ACCESSORY USES, SUCH AS, BUT NOT LIMITED TO: FAST FOOD RESTAURANTS; AND, PERSONAL SERVICE ESTABLISHMENTS.(SEE PROFFERS)



BLOCK PLAN EXHIBIT

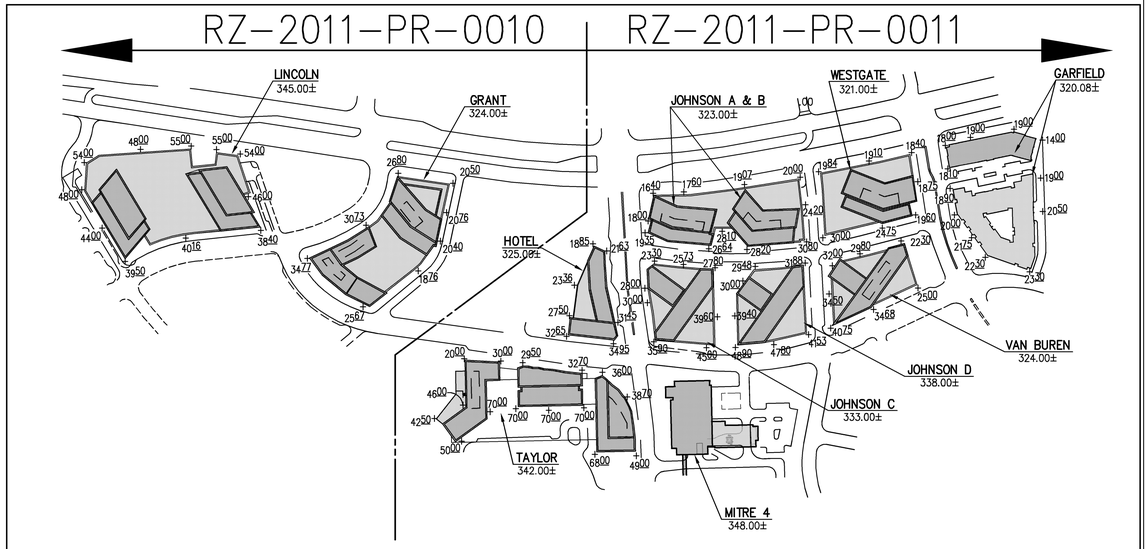
SCOTTS RUN STATION SOUTH INTENSITY TIER CALCULATIONS

Land Bay East

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ⅛ mile	480,535 SF	2,556,680	5.32
⅛ - ¼ mile	592,021 SF	2,408,052	4.06
Beyond ¼ mile	48,374 SF	160,502	3.32
TOTAL	**1,120,930 SF (25.73300 Acres)**	**5,125,234**	**4.57**

Land Bay West

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ⅛ mile	104,410 SF	511,907	4.90
⅛ - ¼ mile	184,167 SF	809,919	4.40
Beyond ¼ mile	157,227 SF	250,000	1.59
TOTAL	**445,804 SF (10.23425 Acres)**	**1,571,826**	**3.53**



AVERAGE GRADE EXHIBIT
SHOWING BUILDING/GARAGE GROUPS USED TO DETERMINE AVERAGE GRADES.

PROPERTY TABULATION (APPLICATION AREA):

LANDBAY WEST

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
GRANT	029-4 ((06)) 0102	145,756	3.34810	C-3	3297	424	
LINCOLN	029-4 ((06)) 0101A	156,175	3.58528	C-3	3817	267	
TOTAL - LANDBAY WEST APPLICATION AREA		301,931	6.93138				

LANDBAY WEST - DENSITY CREDITS

BY CONVEYANCE	DENSITY (ARTHUR)	29,538	0.67810	---	19017	346	
OLD SPRINGHOUSE ESMT	DENSITY	43,817	1.00590	---	2238	333	2271/267 & 2386/132
OLD SPRINGHOUSE ESMT	DENSITY	70,518	1.61887	---	2238	333	2271/267 & 2386/132
TOTAL - LANDBAY WEST DENSITY CREDITS		143,873	3.30287				
TOTAL AREA FOR DENSITY PURPOSES		445,804	10.23425				

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SMITHGROUPJJR
architecture engineering interiors planning
SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
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OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

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8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

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CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

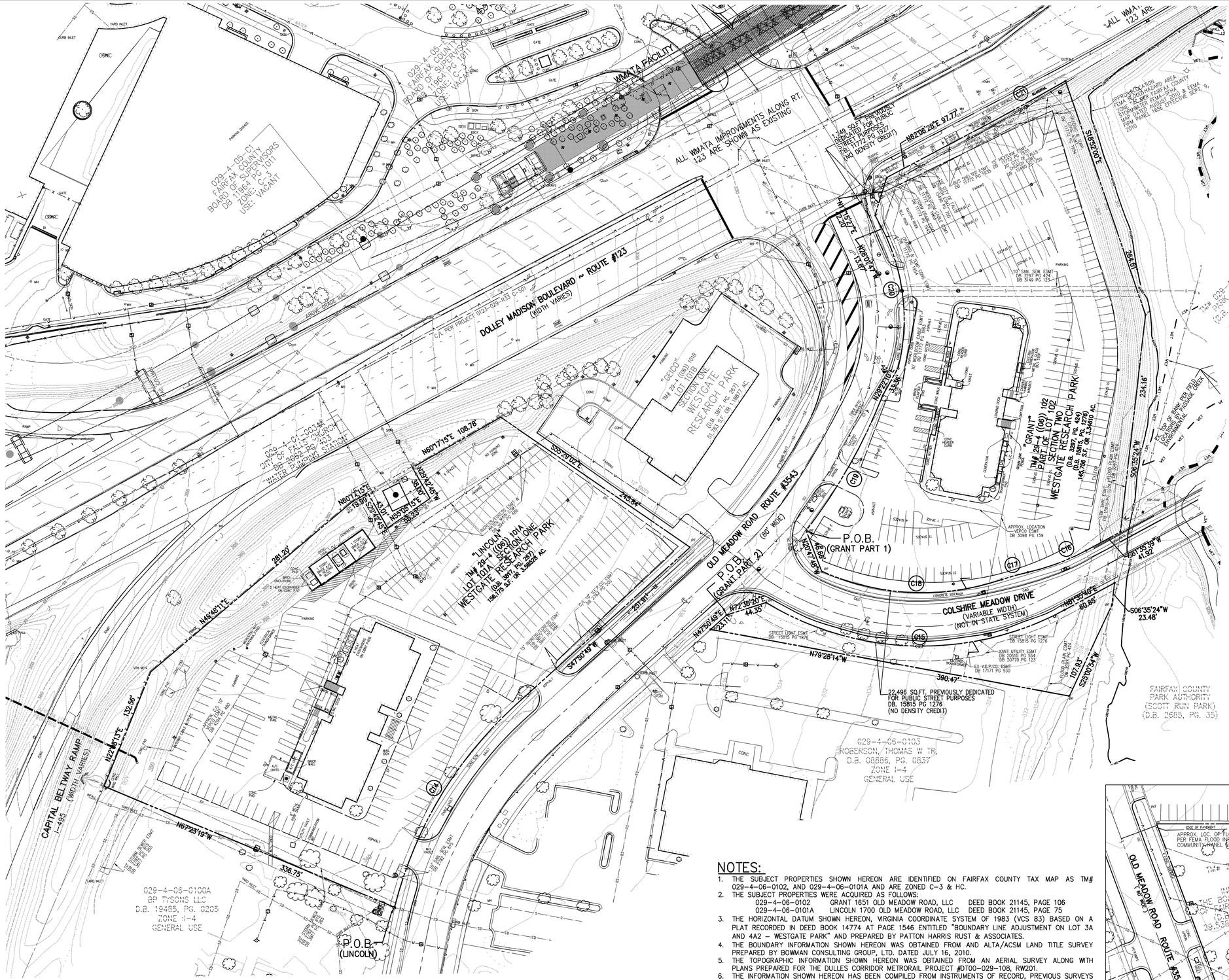
TABULATIONS

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER V6927L: CDP C-2B

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L902.dwg USER:rsmith DATE:Feb, 04 2013 TIME: 09:49 am



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C14	255.90'	431.33'	33°59'31"	131.84'	S30°51'02"W	252.16'
C15	334.25'	321.00'	59°39'37"	184.06'	S88°34'31"E	319.35'
C16	66.55'	239.00'	15°57'19"	33.49'	S69°34'17"W	66.34'
C17	29.23'	261.00'	6°24'56"	14.63'	S74°20'27"W	29.21'
C18	197.19'	264.00'	42°47'48"	103.45'	N87°20'42"W	192.64'
C19	167.10'	588.52'	16°16'06"	84.12'	N29°29'24"E	166.54'
C20	156.21'	211.58'	42°18'10"	81.86'	N06°52'48"W	152.69'
C21	119.75'	2944.79'	2°19'48"	59.88'	N61°11'05"E	119.74'

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 029-4-06-0102, AND 029-4-06-0101A AND ARE ZONED C-3 & HC.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:
   029-4-06-0102 GRANT 1651 OLD MEADOW ROAD, LLC DEED BOOK 21145, PAGE 106
   029-4-06-0101A LINCOLN 1700 OLD MEADOW ROAD, LLC DEED BOOK 21145, PAGE 75
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 TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

P:\Surveys\LDD3-PROJECTS\6927-SV1\dwg\Base Drawings\6927g-BASE.dwg 2/4/2013 14:01 PM EST

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SUITE 400
WASHINGTON, DC 20001
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CDP - REVISION		12/10/2012
CDP - REVISION		10/22/2012
CDP - REVISION		8/1/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

CDP C-3

DRAWING NUMBER

S# 833

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 030-3-28-0004B, 030-3-28-0004C, AND 030-3-28-C1 AND ARE ZONED C-3 & HC.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:

030-3-28-0004B	JOHNSON I 7600 COLSHIRE, LLC	DEED BOOK 21145, PAGE 111
030-3-28-0004C	THE MITRE CORPORATION	DEED BOOK 21971, PAGE 1338
030-3-28-C1	TAYLOR COLSHIRE MEADOW, LLC	DEED BOOK 21145, PAGE 116

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 TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DTOO-029-108, RW201.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C2	227.87'	256.00'	51°00'00"	122.11'	N64°01'44"W	220.42'
C3	241.90'	176.00'	78°45'05"	144.44'	N50°09'14"W	223.31'
C4	131.39'	293.01'	25°41'31"	66.82'	N23°40'10"W	130.29'
C5	74.52'	2952.50'	01°26'46"	37.26'	N50°19'03"E	74.51'
C6	93.21'	99.50'	53°40'28"	50.34'	S79°18'37"W	89.84'
C7	50.32'	50.00'	57°39'30"	27.52'	N66°21'23"W	48.22'
C8	49.71'	240.00'	11°52'02"	24.94'	N67°30'38"E	49.62'
C9	56.54'	160.00'	20°14'54"	28.57'	N63°19'09"E	56.25'
C10	117.74'	484.00'	13°56'17"	59.16'	N46°13'32"E	117.45'
C11	43.95'	272.00'	9°15'25"	22.02'	S69°09'45"E	43.90'
C12	91.79'	256.00'	20°32'38"	46.39'	S79°16'24"E	91.30'
C13	156.66'	176.00'	51°00'00"	83.95'	S64°02'44"E	151.54'
C22	13.09'	62.50'	12°00'13"	6.57'	S31°31'36"E	13.07'
C23	84.09'	256.00'	18°49'10"	42.42'	N80°07'08"W	83.71'
C24	52.28'	37.00'	80°57'03"	31.57'	N21°10'25"E	48.03'
C25	132.95'	746.50'	10°12'16"	66.65'	N56°32'49"E	132.78'
C26	92.36'	496.50'	10°39'31"	46.32'	N46°06'55"E	92.23'
C40	143.78'	256.00'	32°10'49"	73.84'	N54°37'09"W	141.90'

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CDP - REVISION		8/1/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

CDP C-3A

DRAWING NUMBER

S# 833

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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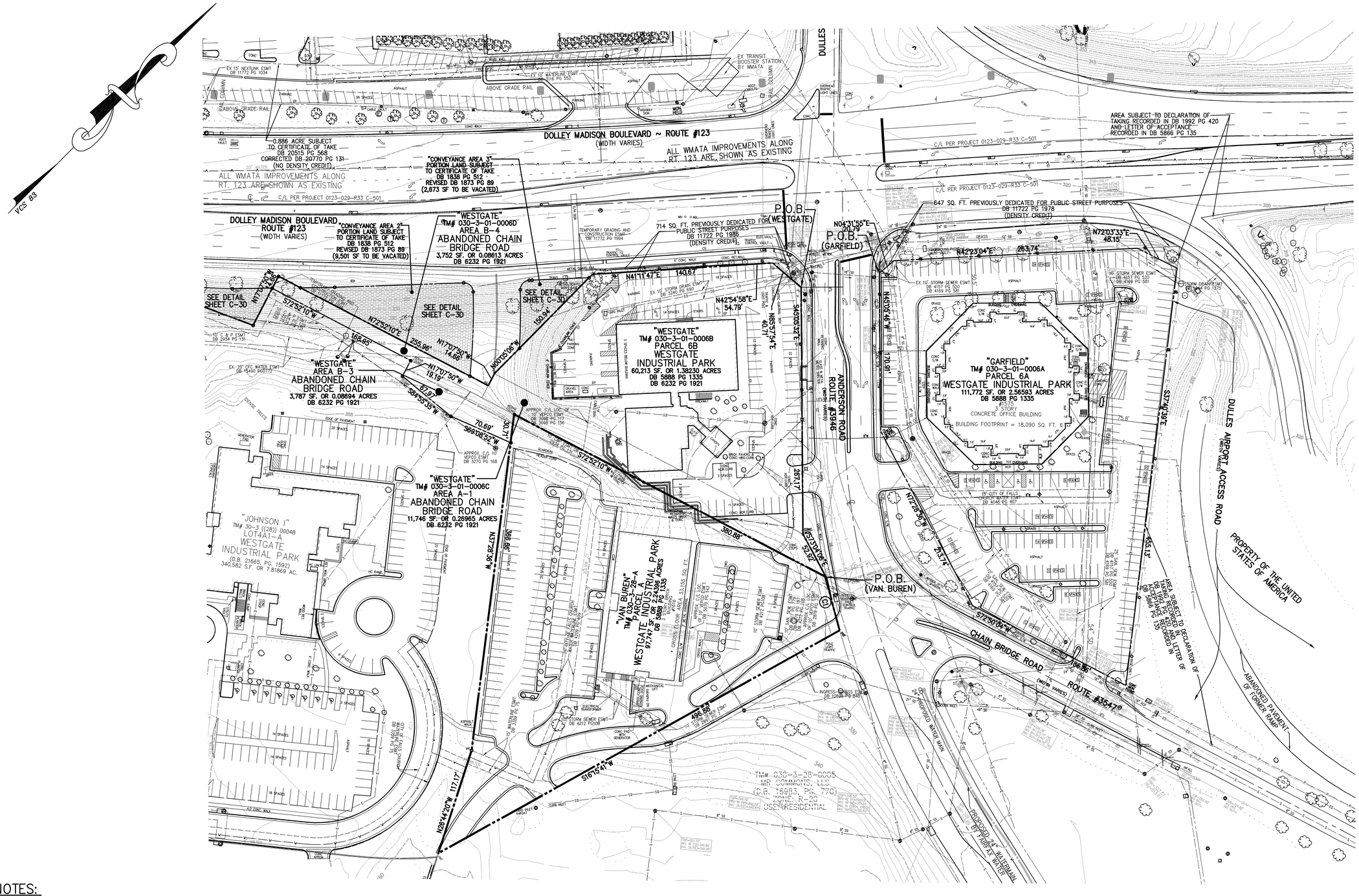

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 030-3-01-0006A, 030-3-01-0006B, 030-3-01-0006C, 030-3-01-0006D, AND 030-3-28-A AND ARE ZONED C-3 AND HC.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:

030-3-01-0006A	GARFIELD 1575 ANDERSON ROAD, LLC	DEED BOOK 21145, PAGE 55
030-3-01-0006B	WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21145, PAGE 95
030-3-01-0006C	WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21145, PAGE 95
030-3-01-0006D	WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21145, PAGE 95
030-3-28-A	VAN BUREN 1616 ANDERSON ROAD, LLC	DEED BOOK 21145, PAGE 90

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 TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	59.56'	940.01'	3°37'49"	29.79'	S58°50'42"E	59.55'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CDP - REVISION		8/1/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3B

S# 833

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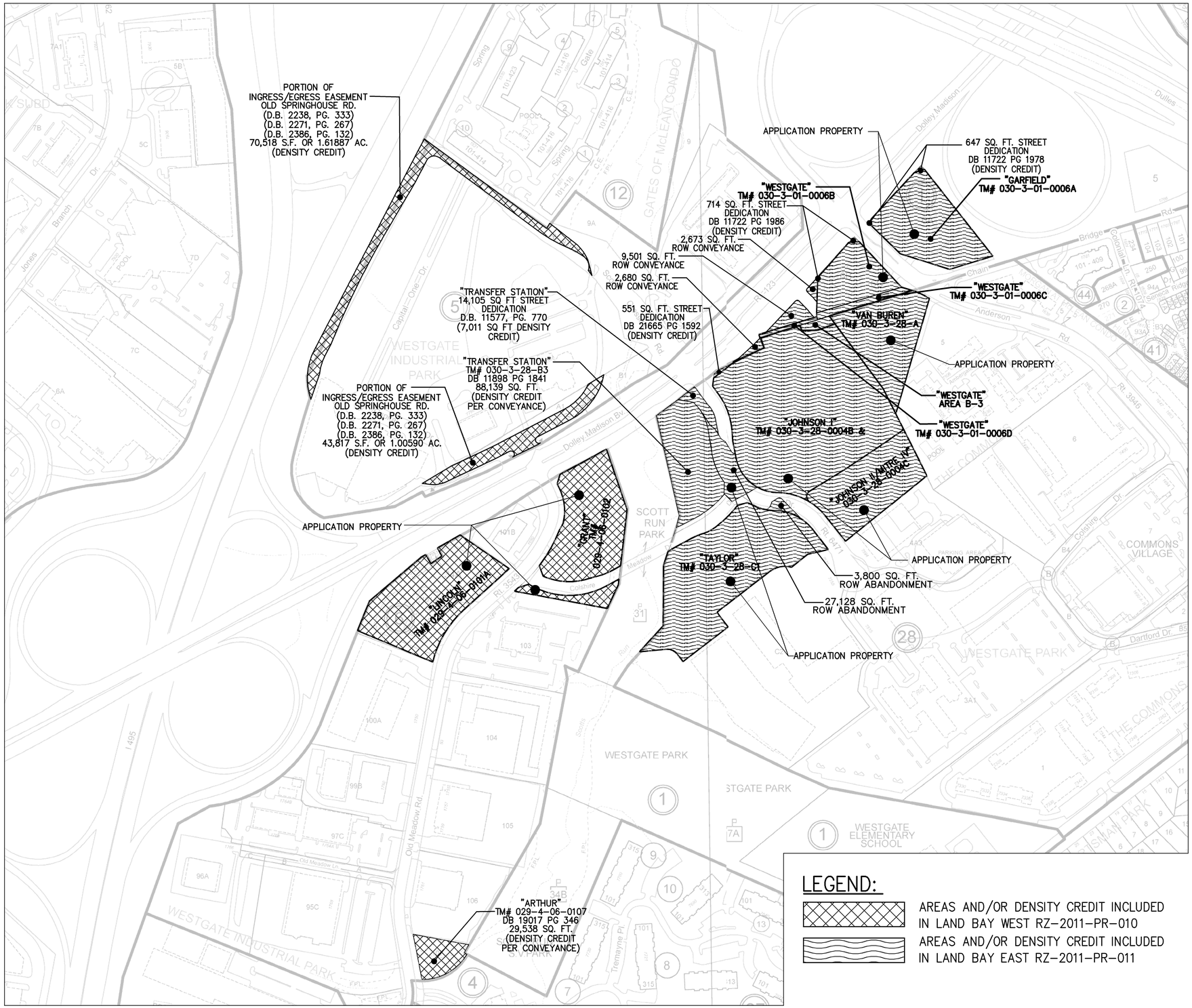

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND:

AREAS AND/OR DENSITY CREDIT INCLUDED IN LAND BAY WEST RZ-2011-PR-010

AREAS AND/OR DENSITY CREDIT INCLUDED IN LAND BAY EAST RZ-2011-PR-011

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
DENSITY CREDIT AND ABANDONMENT/ CONVEYANCES EXHIBIT

SCALE 1"=200'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3C

S# 833

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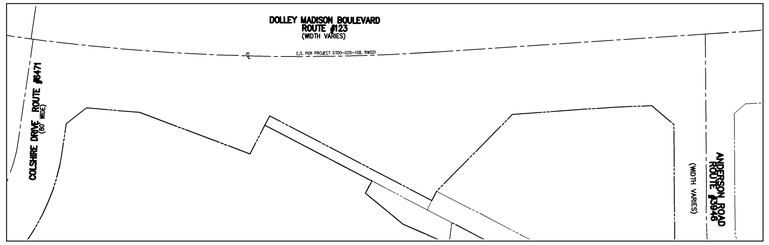
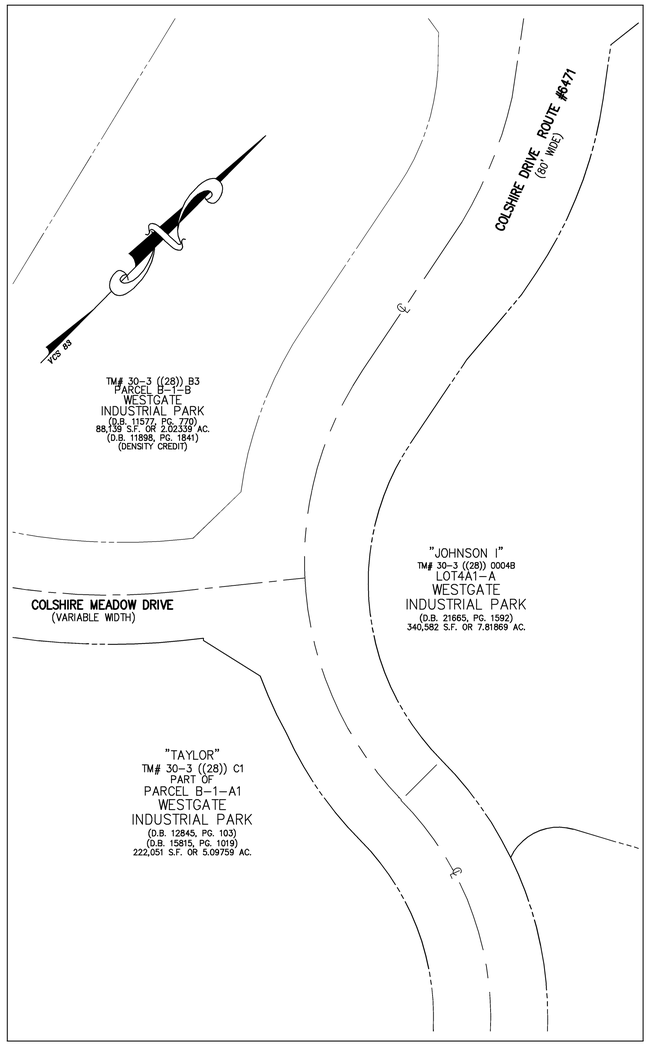
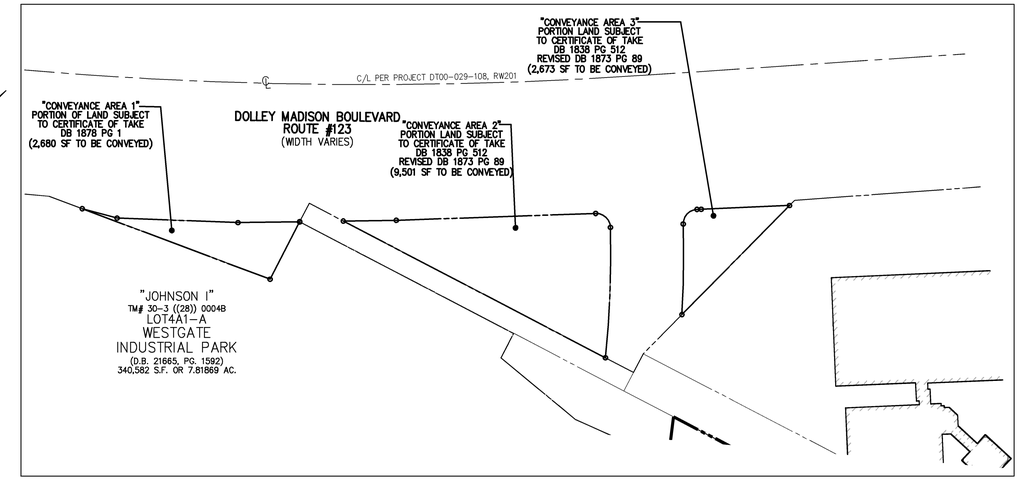


DETAIL
ROUTE 123 RIGHT OF WAY DEDICATION AREAS*
(*1,448 SF TO BE DEDICATED TO VDOT WITHOUT RESERVATION OF DENSITY CREDIT)
SCALE: 1"=100'

DETAIL
COLSHIRE DRIVE RIGHT OF WAY
ABANDONMENT AND CONVEYANCE AREAS
SCALE: 1"=50'





DETAIL
ROUTE 123 RIGHT OF WAY
CONVEYANCE AREAS
SCALE: 1"=50'

DETAIL
COLSHIRE DRIVE
AND COLSHIRE MEADOW DRIVE
RIGHT OF WAY
DEDICATION AREAS
SCALE: 1"=100'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C27	63.43'	775.50'	4°41'11"	31.73'	N43°50'23"W	63.41'
C28	15.57'	10.00'	89°13'11"	9.86'	N01°34'23"W	14.05'
C29	91.47'	724.50'	7°14'02"	45.80'	S42°29'20"E	91.41'
C30	15.81'	10.00'	90°33'30"	10.10'	N88°36'54"E	14.21'
C31	152.04'	176.00'	49°29'42"	81.13'	S36°04'18"E	147.35'
C32	22.76'	455.50'	2°51'45"	11.38'	S60°13'04"W	22.75'
C33	5.19'	1.50'	198°13'13"	9.35'	S10°55'59"E	2.96'
C34	123.86'	272.00'	26°05'24"	63.02'	N23°52'56"W	122.79'
C35	58.65'	163.00'	20°37'01"	29.65'	N21°08'19"W	58.34'
C36	100.28'	176.00'	32°38'39"	51.54'	N73°13'25"W	98.93'
C37	43.95'	256.00'	9°50'14"	22.03'	N84°37'35"W	43.90'
C38	25.52'	31.00'	47°09'49"	13.53'	N38°04'02"E	24.80'
C39	12.06'	9.00'	76°47'39"	7.13'	S82°48'58"E	11.18'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
COLSHIRE DRIVE/ ROUTE 123 ABANDONMENT/ CONVEYANCE AND DEDICATION DETAILS

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3D

S# 833

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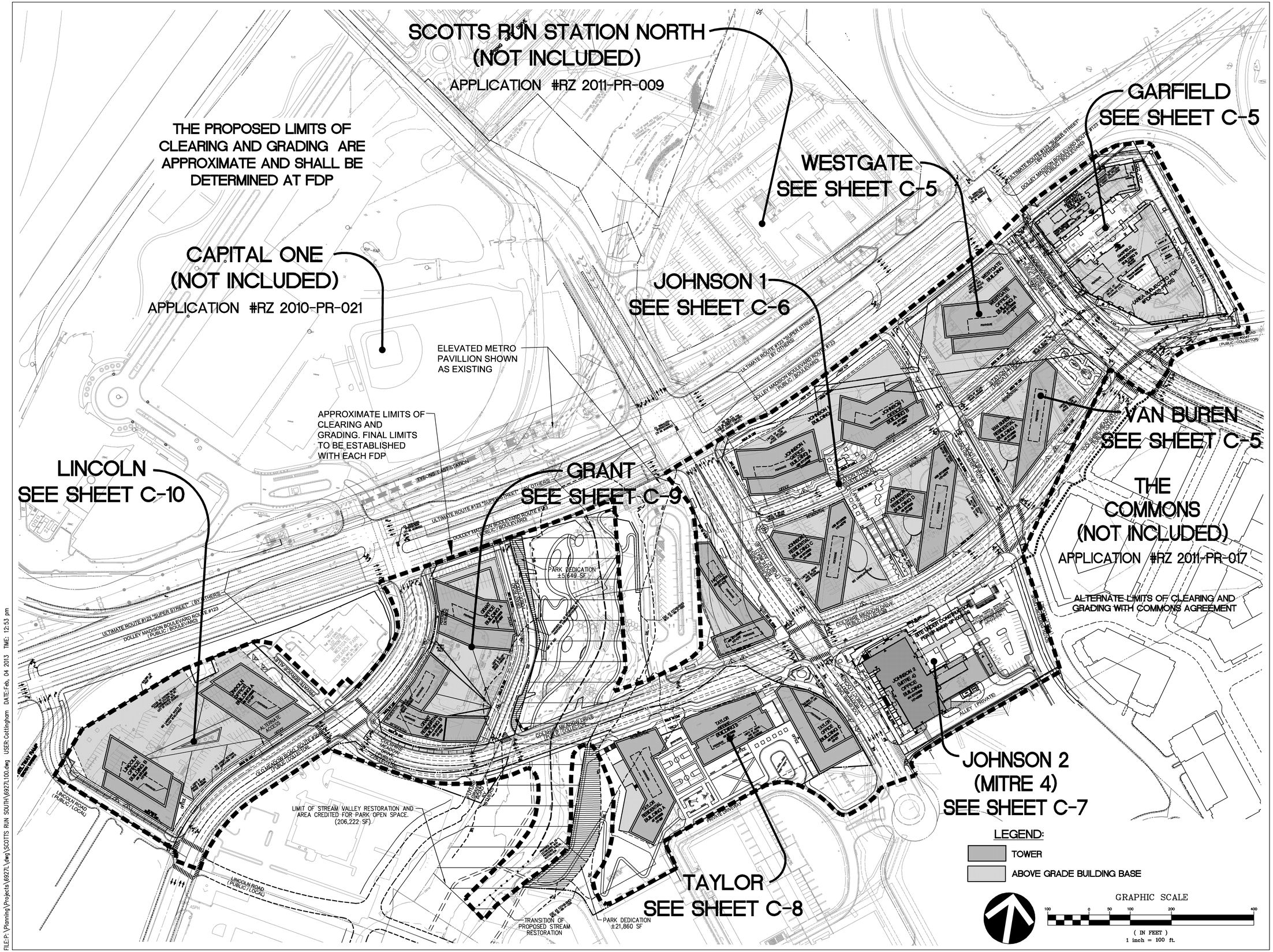

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL CONCEPTUAL DEVELOPMENT PLAN

SCALE
1"=100'

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP C-4

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L100.dwg USER:Cottingham DATE:Feb, 04 2013 TIME: 12:53 pm

ALL WMATA IMPROVEMENTS ALONG RT. 123 ARE SHOWN AS EXISTING

EX. SIGNALIZED INTERSECTION (TO BE MODIFIED)

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

SEE SHEET C-20A FOR INTERIM INTERSECTION DESIGN

DOLLEY MADISON BOULEVARD ROUTE #123 (PUBLIC / BOULEVARD)

PROPOSED ROW DEDICATION

EX. RAISED MEDIAN TO REMAIN OR TO BE RECONSTRUCTED

714 SQ. FT. PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 11722 PG 1986 (DENSITY CREDIT)

647 SQ. FT. PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 11722 PG 1978 (DENSITY CREDIT)

ALTERNATE STORM SEWER ALIGNMENT

SEE LANDSCAPE PLAN FOR STREETSCAPE MODIFICATION

CG-7 TAPER

THERE IS A PROPOSED TYSONS EAST STATION TO GREAT FALLS STREET TRAIL/SIDEWALK (BY FAIRFAX COUNTY) SEE SHEET 20A,20B AND 20C FOR COMPLETE ALIGNMENT. IF TRAIL IS CONSTRUCTED ALONG FRONTAGE IT SHALL BE REMOVED AND IMPROVED WITH GARFIELD MODIFIED STREETSCAPE.

POINT OF LIMITED ACCESS

EXISTING R/W AND LIMITED ACCESS LINE

BUILD TO LINE

CG-7 MOUNTABLE CURB AND GUTTER

RIGHT IN, RIGHT OUT INTERSECTION

EXISTING R/W LINE

PROP R/W

10' S/W

ABOVE GRADE RAIL

RAIL COLUMN

BOOSTER STATION BY WMATA

ABANDONED CHAIN BRIDGE ROAD

WESTGATE BUILDING

LIMITS OF ABOVE AND BELOW GRADE PARKING

WESTGATE OFFICE BUILDING A
±18 STORIES
HT=±222'

PENTHOUSE

ROUTE #3946 (PUBLIC / AVENUE)

ANDERSON ROAD

GARFIELD RESIDENTIAL BUILDING A
FF=322.75 15-STORY
HT=±170'

PENTHOUSE INCLUDING ACCESSORY USE INCLUDED IN HEIGHT CALCULATIONS

POOL

PRIVATE RESIDENTIAL ROOF TERRACE AND POOL (SEE ARCH PLAN)

LOBBY

LOADING #2

LOADING #1

GARAGE

24' UTILITY EASEMENT

LIMITS OF BELOW GRADE PARKING (TYP)

11' LANDSCAPE EASEMENT

24' UTILITY EASEMENT

SEE SHEET C-4 FOR COMPLETE LIMITS OF CLEARING AND GRADING

"GARFIELD" TM# 029-3-10-0006A PARCEL 6A WESTGATE INDUSTRIAL PARK 1772 SF OR 0.56591 ACRES DB 5886 PG 1335

LOBBY FF=323.25

GARFIELD RESIDENTIAL BUILDING B
HT=±75'
6-STORY

BUILD TO LINE

PENTHOUSE

LIMITS OF BELOW GRADE PARKING (TYP)

PRIVATE RESIDENTIAL ROOF TERRACE

GARAGE ENTRANCE

(AREA SUBJECT TO FDP #FDP-2011-PR-011)

ALLEY (PRIVATE)

PROPERTY OF THE UNITED STATES OF AMERICA LEASED TO MWAA SEE EXHIBIT "A" THIS SHEET

RELOCATION STORM WITH EASEMENT FROM MWAA AND VDOT PERMIT (SEE EXHIBIT THIS SHEET AND ALTERNATE ALIGNMENT THIS SHEET)

TYSONS STREETSCAPE PLANTING TREE WITH EASEMENT WITH MWAA AND VDOT PERMIT

STATION STREET (PRIVATE / LOCAL)

LIMITS OF BELOW GRADE PARKING

PARKING LANE

6' S/W

BUILD TO LINE

OFFICE

RESIDENTIAL

VAN BUREN RESIDENTIAL BUILDING A
±21 STORIES
HT=±208'

LIMITS OF ABOVE AND BELOW GRADE PARKING

SOUTH DARTFORD DRIVE (PUBLIC / LOCAL)

GATEWAY PARK SEE LANDSCAPE PLAN

INTERIM RIGHT TURN LANE ULTIMATE STREETSCAPE

ULTIMATE STREETSCAPE

ALTERNATE STORM SEWER ALIGNMENT

12" SAN RELOC.

DOGHOUSE MH

CG-13

ROTATE LID TO MATCH CURB

ROUTE #3947 CHAIN BRIDGE ROAD (PUBLIC / COLLECTOR)

*ULTIMATE CURB BY DEVELOPMENT AGREEMENT WITH COMMONS APPLICATION

ULTIMATE CURB BY OTHERS

*COLSHIRE MEADOW DRIVE (PUBLIC / COLLECTOR)

INTERIM CURB

EX. SIGNALIZED INTERSECTION (TO BE MODIFIED)

IMPROVEMENTS SHOWN FROM THE COMMONS APPLICATION RZ-2011-PR-0017

PROP. PUBLIC ROW DEDICATION (BY THE COMMONS APPLICANT)

INTERIM CURB PRIOR TO DEVELOPMENT AGREEMENT

POSSIBLE FUTURE SIGNALIZED INTERSECTION

AREA SUBJECT TO DECLARATION OF TAKING BY USA LEASED TO MWAA
EXHIBIT A
NTS

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W- VACATION
- TREE PIT
- PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE

KEY MAP

SEE SHEETS C-20, C-20E AND C-20F FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CDP-REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

GARFIELD, WESTGATE & VAN BUREN CONCEPTUAL DEVELOPMENT PLAN

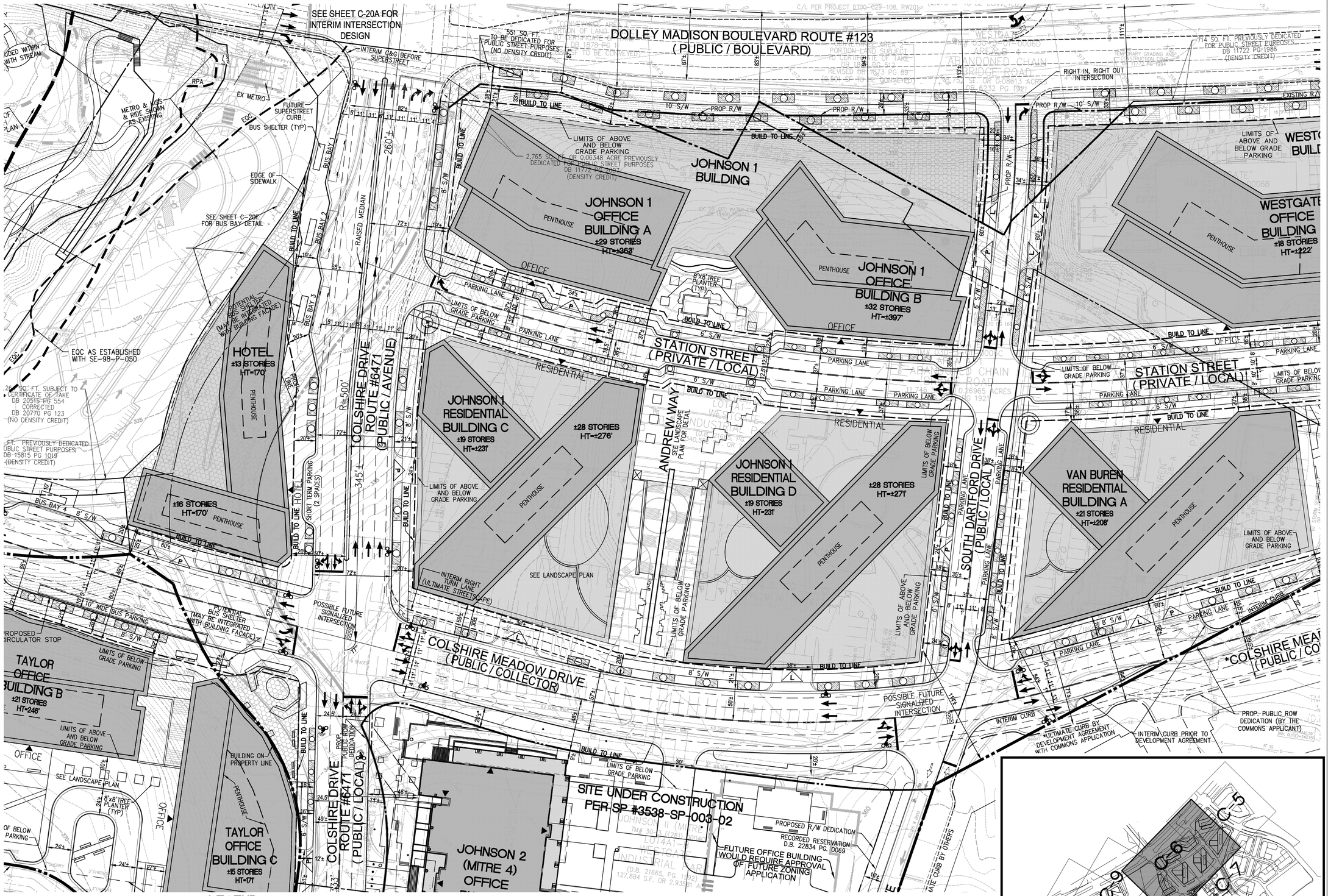
1"=40'

SCALE 26758.005

PROJECT NUMBER

CDP C-5

DRAWING NUMBER V6927L



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CDP-REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

JOHNSON 1
CONCEPTUAL
DEVELOPMENT PLAN

1"=40'

SCALE 26758.005

PROJECT NUMBER

CDP C-6

DRAWING NUMBER V6927L

LEGEND:

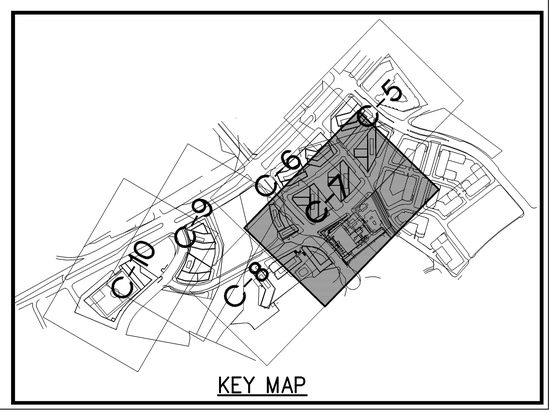
- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W- VACATION
- TREE PIT

- ▲ PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE
- SHARROW BIKE LANE

SEE SHEETS C-20, C-20E AND C-20F FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

GRAPHIC SCALE

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



KEY MAP

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

JOHNSON 2 (MITRE 4) CONCEPTUAL DEVELOPMENT PLAN

1"=40'

SCALE 26758.005

PROJECT NUMBER

CDP C-7

DRAWING NUMBER V6927L

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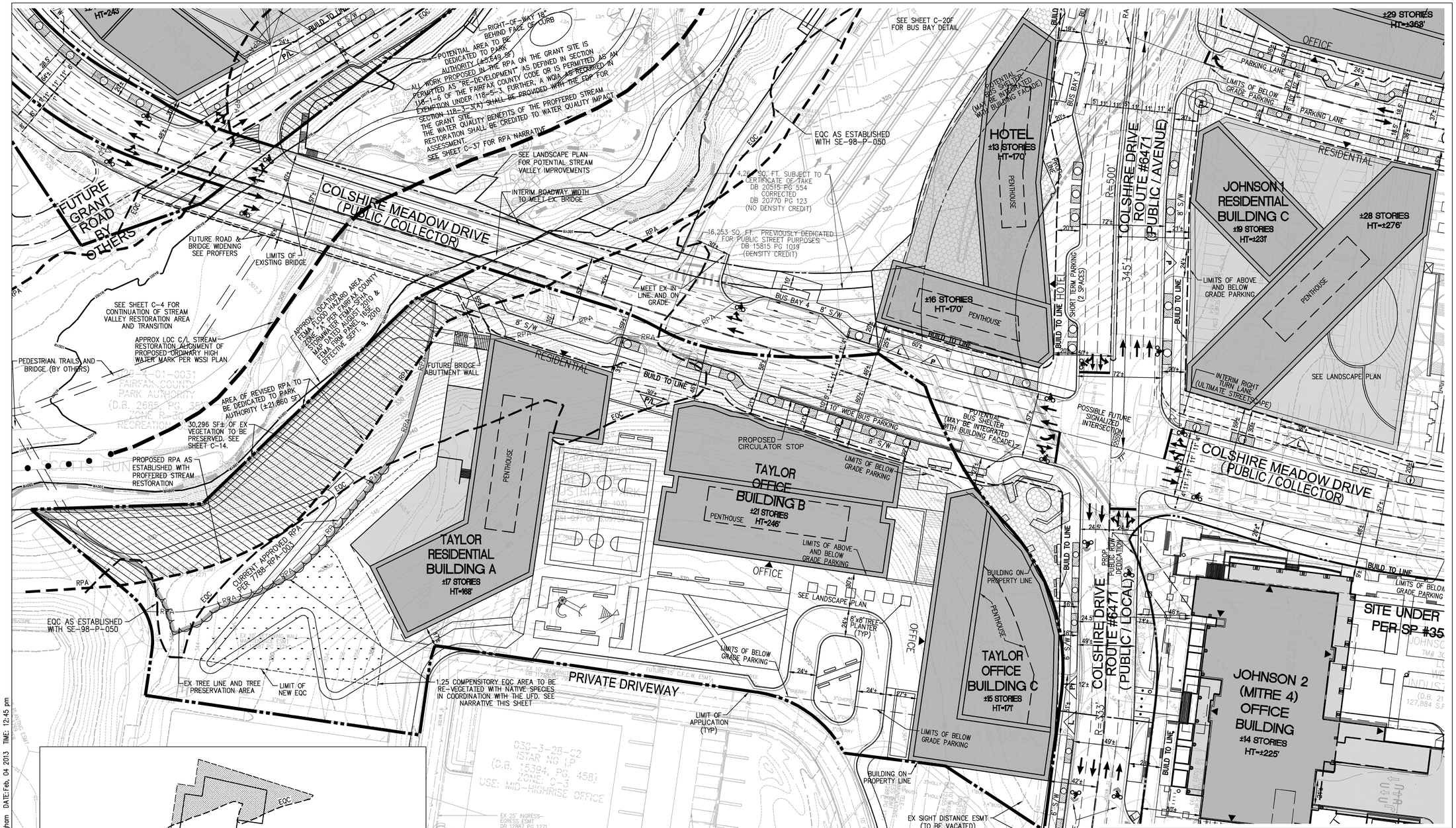

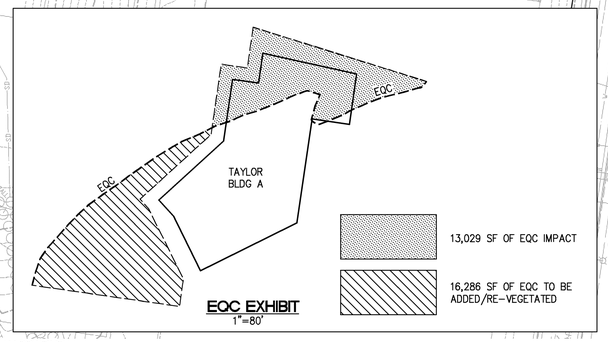

EQC NARRATIVE:

THE SCOTTS RUN STATION SOUTH CONCEPTUAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 13,029 SF OF ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE TAYLOR PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EQC AT A RATE OF 1.25:1 (16,286 SF) PURSUANT TO SE 98-P-050, DATED FEBRUARY 24, 1999.

IN ACCORDANCE WITH OBJECTIVE 9 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010): THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY.

THE COMPENSATORY 1.25 MITIGATION AREA, WHICH IS LOCATED ON THE PROJECT SITE AND IS CONTIGUOUS TO THE EXISTING EQC, INCLUDES PRESERVATION OF EXISTING FOREST, AND THE RE-VEGETATION OF AN AREA THAT IS CURRENTLY MAINTAINED LAWN WITH NATIVE VEGETATION (INCLUDING TREES, SHRUBS, AND HERBACEOUS PLANT SEED AND STOCK). THIS MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH THE UFD AT FINAL DEVELOPMENT PLAN AND SITE PLAN.

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W VACATION
- TREE PIT
- PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE
- SHARROW BIKE LANE

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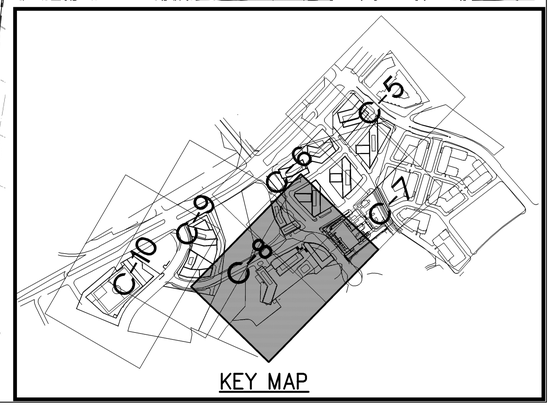
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



KEY MAP

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

TAYLOR CONCEPTUAL DEVELOPMENT PLAN

1"=40'

SCALE

26758.005

PROJECT NUMBER

CDP C-8

DRAWING NUMBER V6927L

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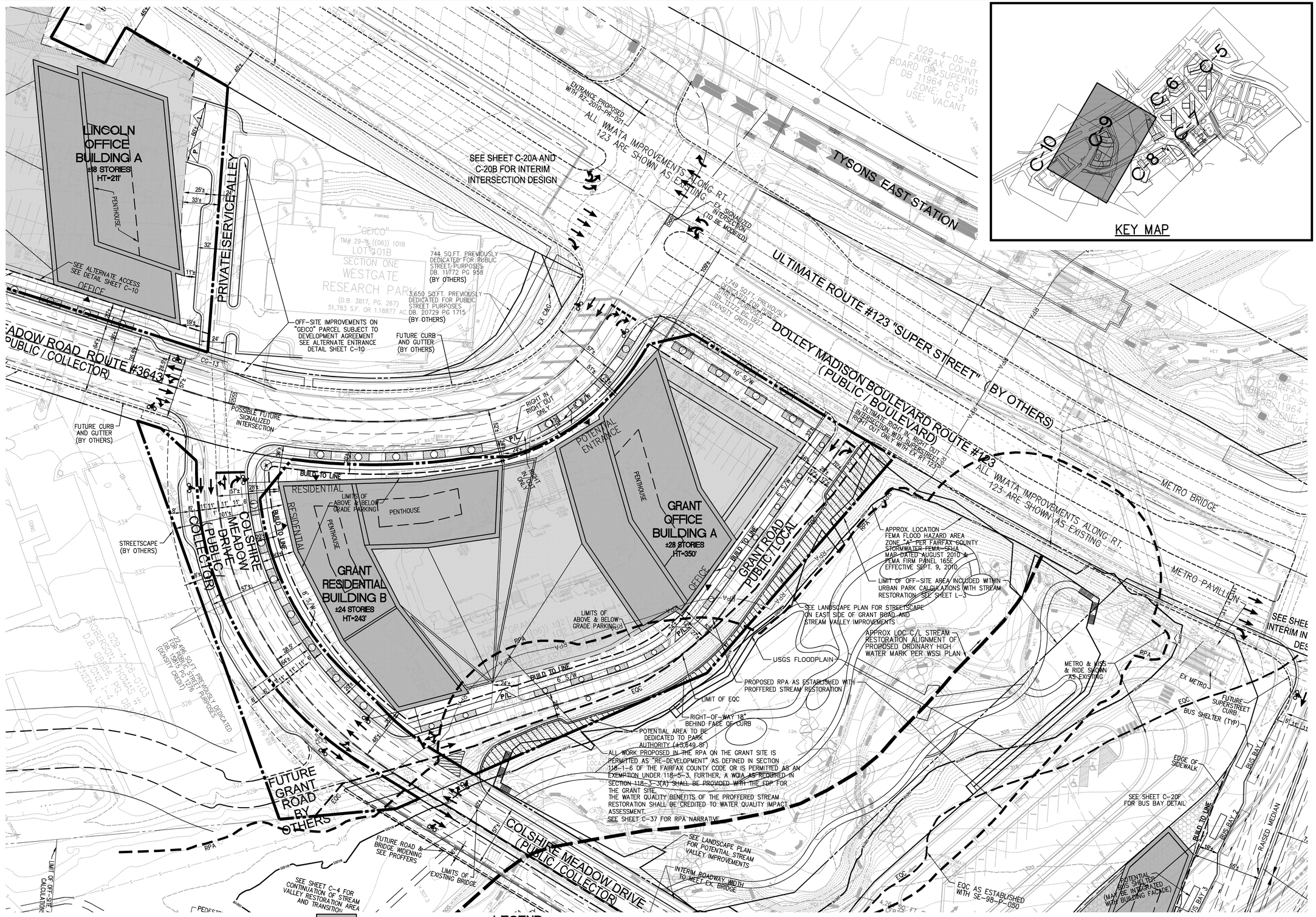

LEGEND:

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- PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE

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GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

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Fairfax, VA 22031-4666
T 703.849.0381

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

GRANT CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1"=40'

PROJECT NUMBER: 26758.005

CDP C-9

DRAWING NUMBER V6927L

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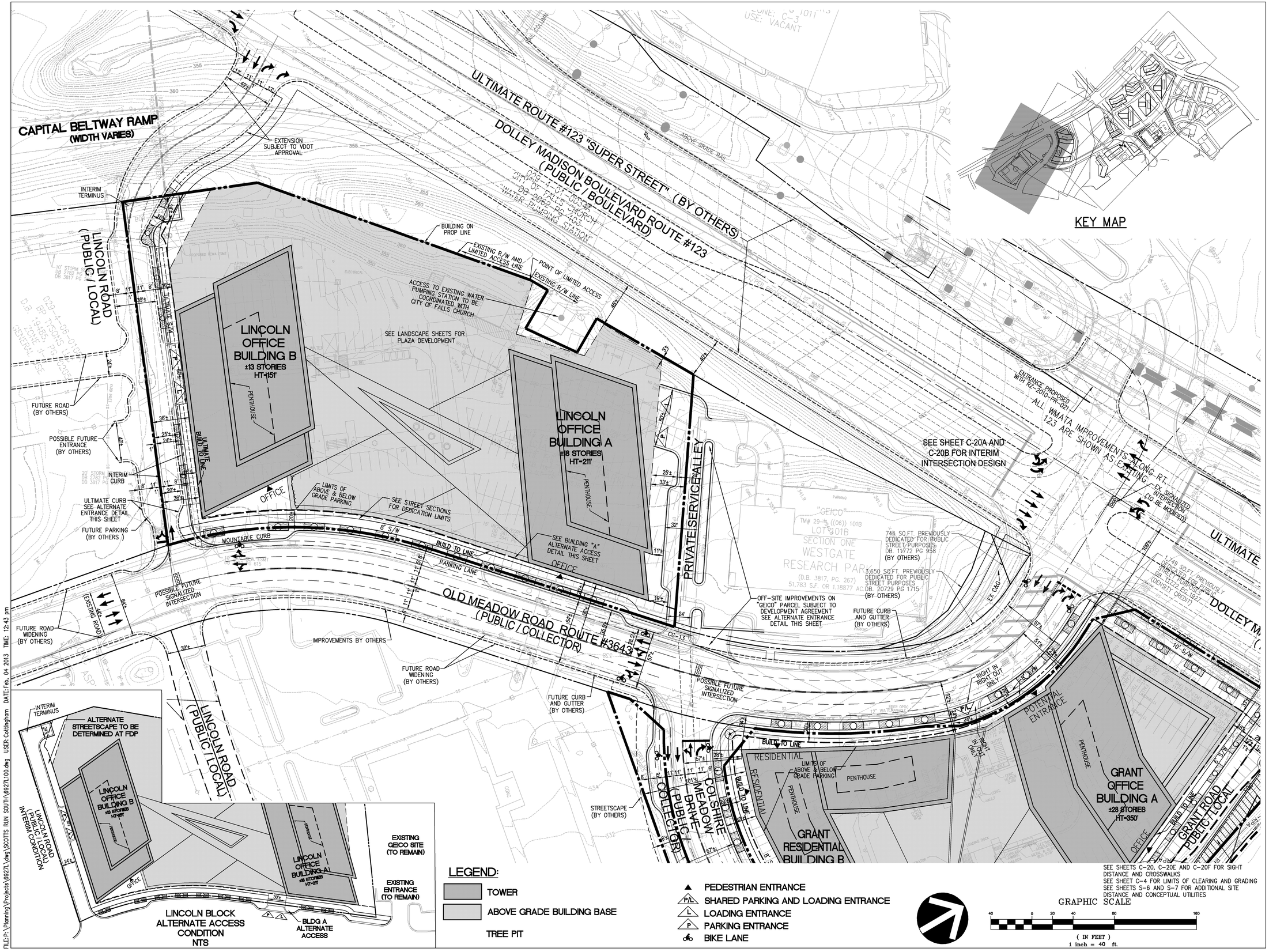

KEY MAP

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- TREE PIT
- ▲ PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE

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

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WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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T 703.442.7800

DEWBERRY
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T 703.849.0391

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TRAFFIC ENGINEERING
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T 703.917.6620

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

LINCOLN CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

CDP C-10

DRAWING NUMBER V6927L

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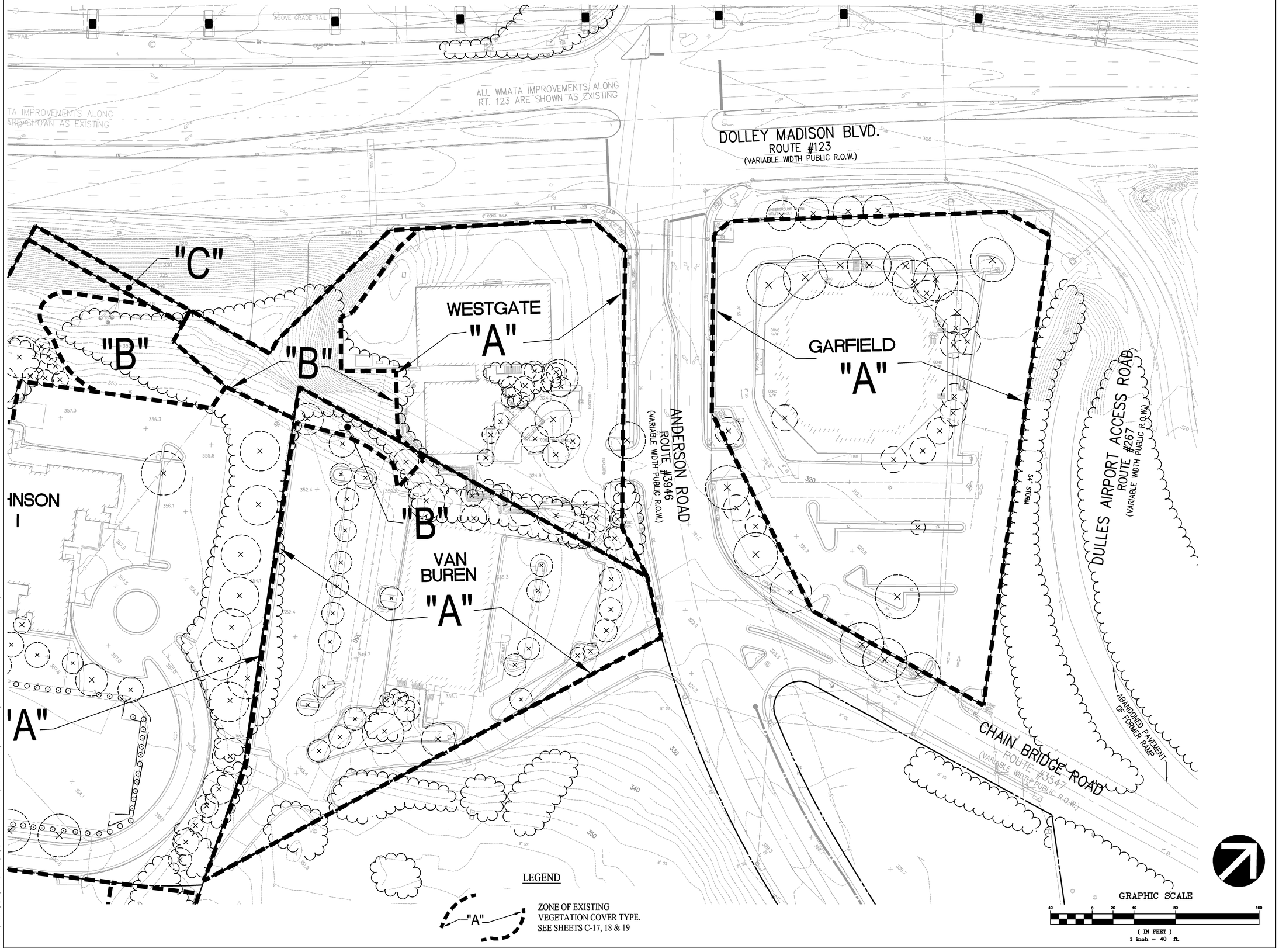

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SUITE 400
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T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP

GARFIELD,
WESTGATE & VAN BUREN

1"=40'

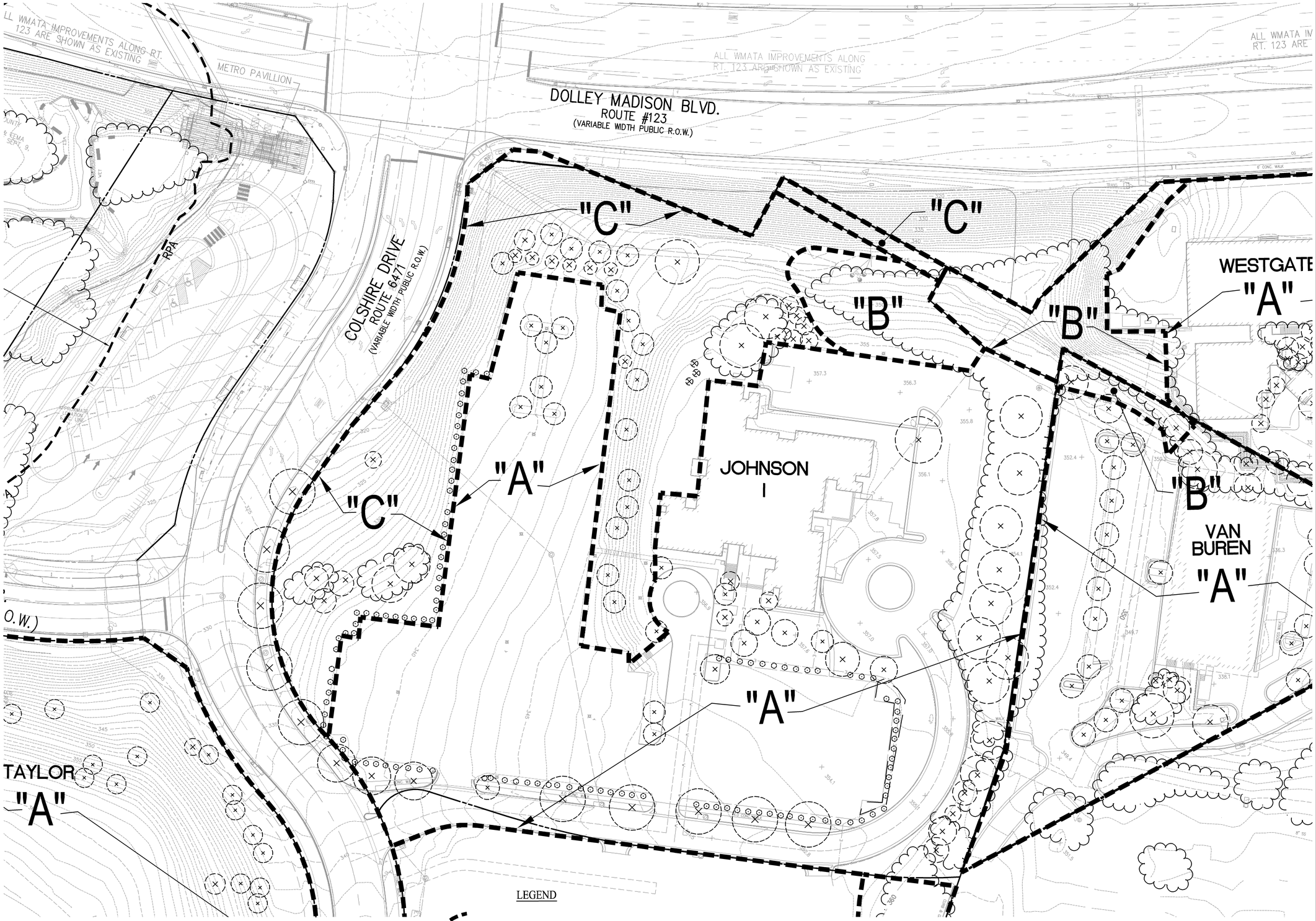
SCALE

26758.005

PROJECT NUMBER

CDP C-11

DRAWING NUMBER V6927L



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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP

JOHNSON 1

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER V6927L CDP C-12

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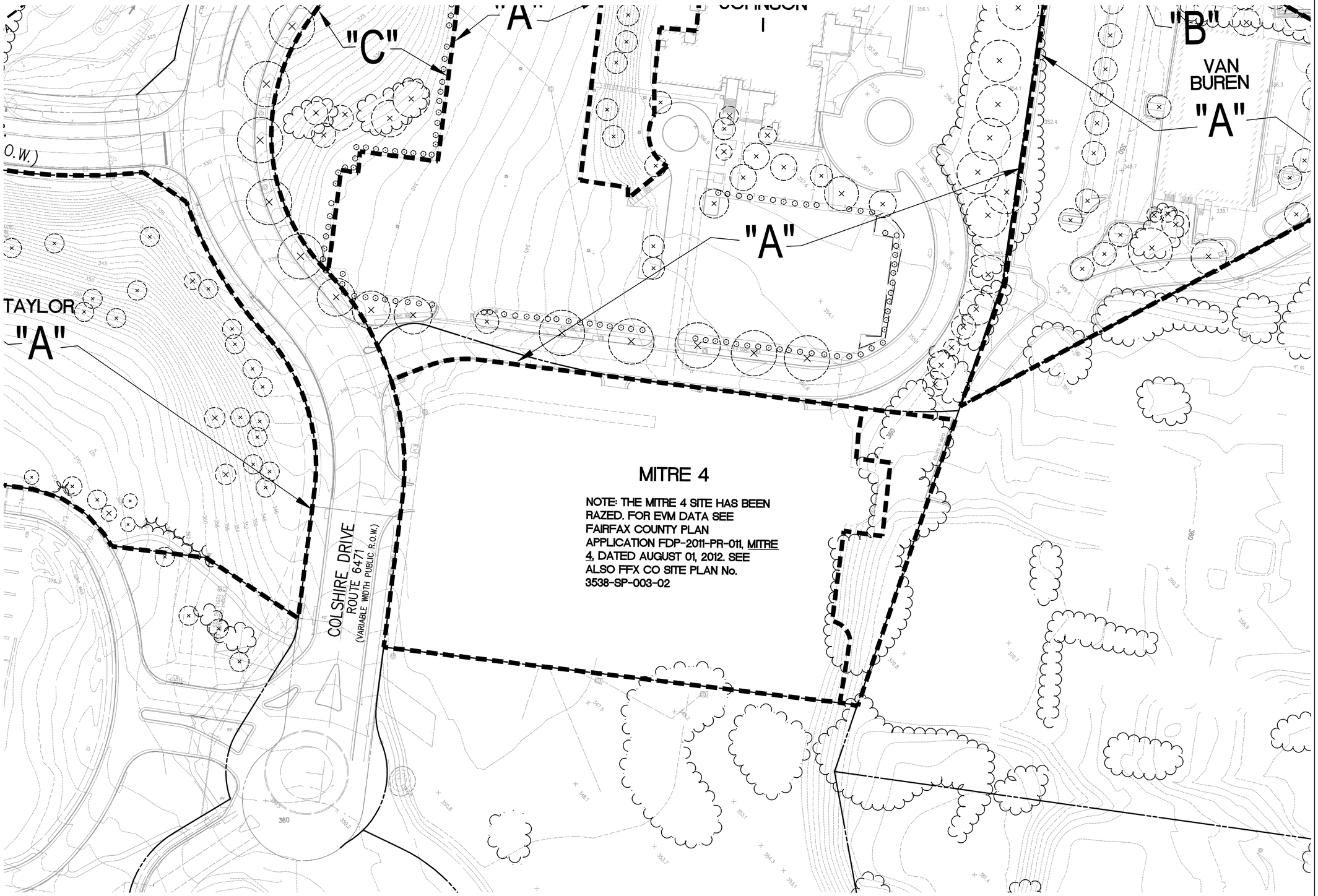

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP
MITRE 4

SCALE 1"=40'

PROJECT NUMBER 26758.005

CDP C-13

DRAWING NUMBER V6927L

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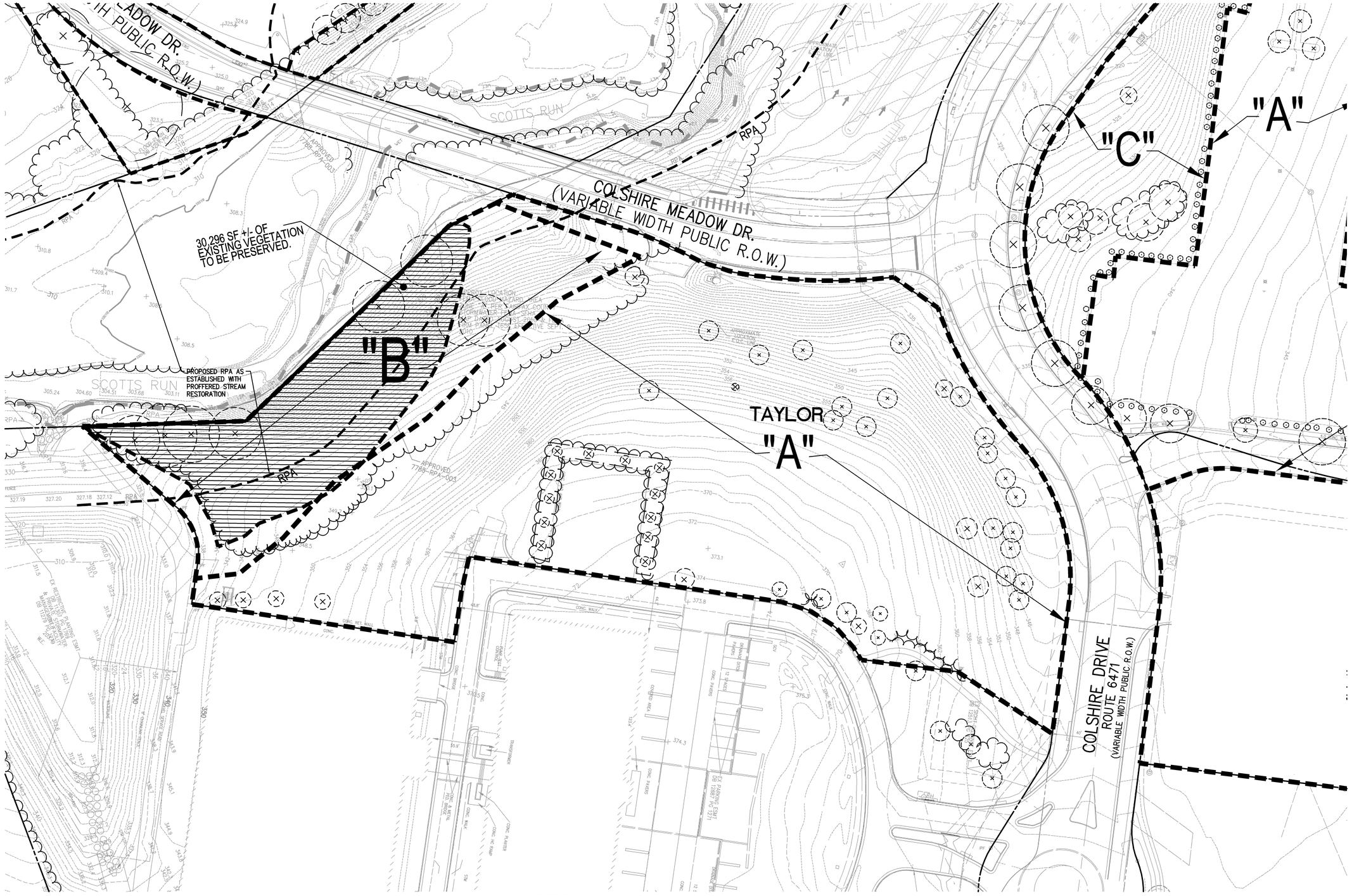

LEGEND

"A" ZONE OF EXISTING VEGETATION COVER TYPE. SEE SHEETS C-17, 18 & 19

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP
TAYLOR

SCALE: 1"=40'

PROJECT NUMBER: 26758.005

DRAWING NUMBER V6927L: CDP C-14

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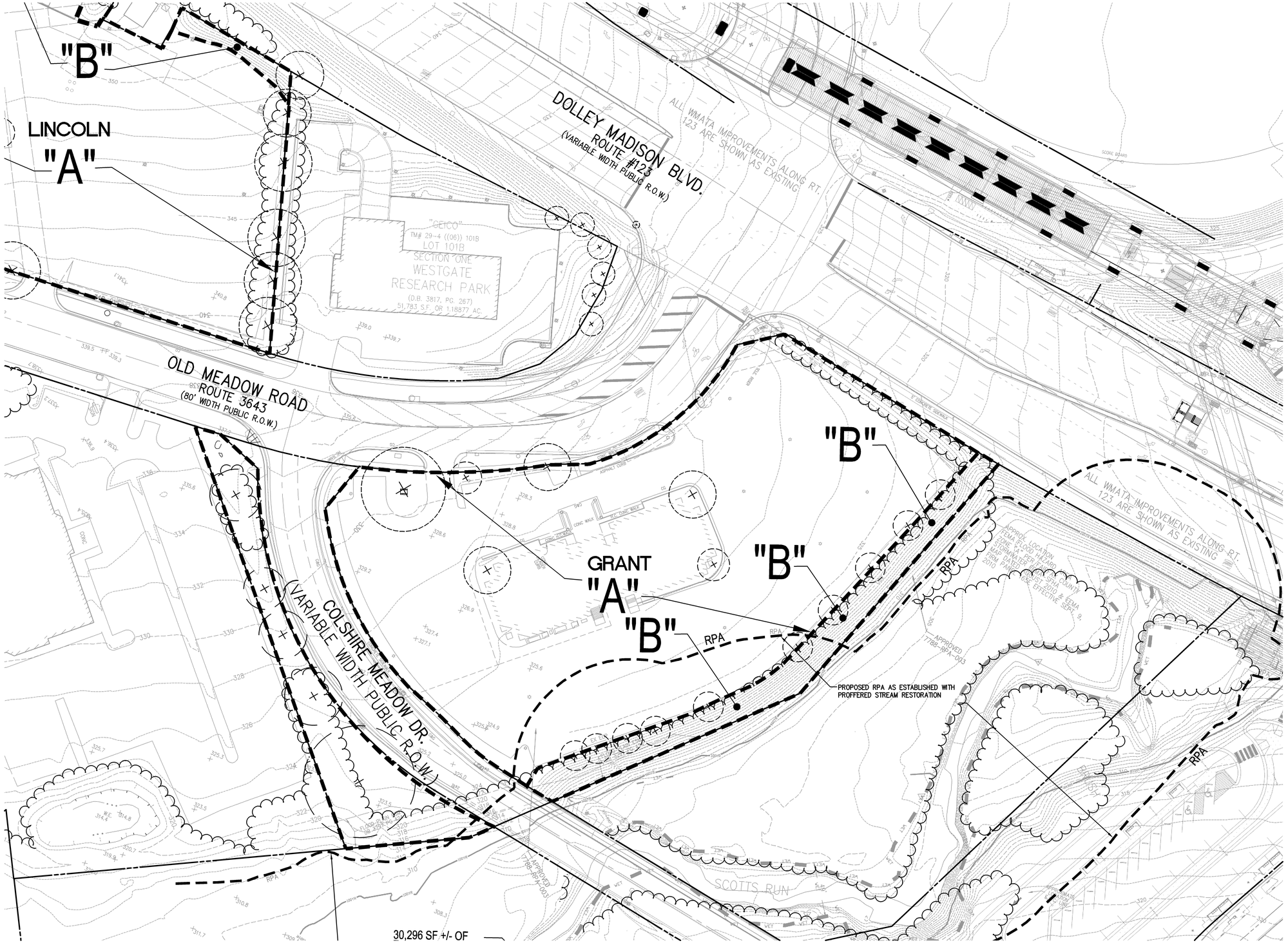

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

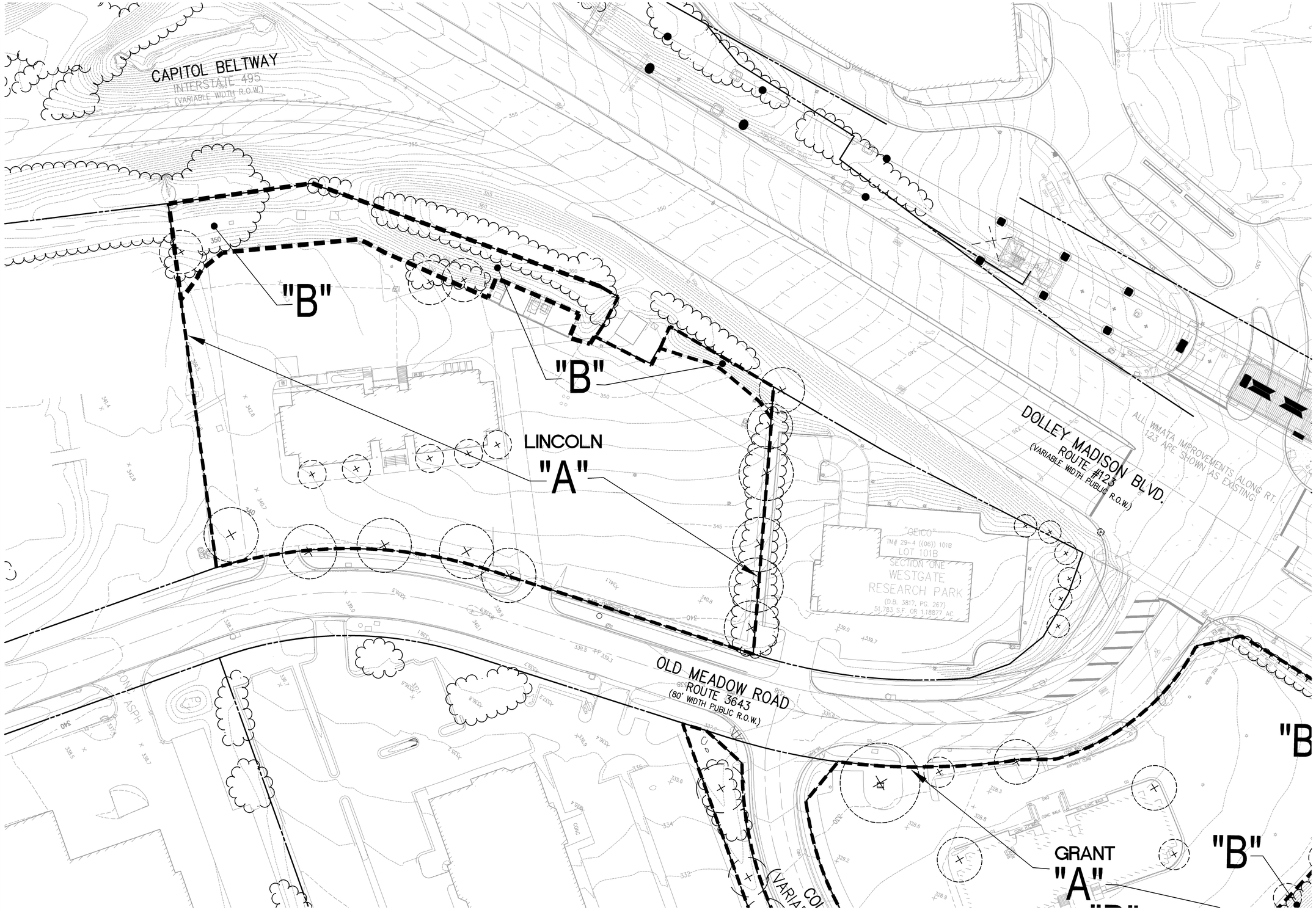
EXISTING VEGETATION MAP
GRANT

SCALE: 1"=40'

PROJECT NUMBER: 26758.005

DRAWING NUMBER V6927L: CDP C-15

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L100EXVM.dwg USER:Cottingham DATE:Feb. 03 2013 TIME: 05:00 pm



LEGEND

"A" — ZONE OF EXISTING VEGETATION COVER TYPE. SEE SHEETS C-17, 18 & 19

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SMITHGROUP JJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF CLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0381

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP
LINCOLN

SCALE 1"=40'

PROJECT NUMBER 26758.005

CDP C-16

DRAWING NUMBER V6927L

FILE:P: \Planning \Projects \6927L \dwg \SCOTTS RUN SOUTH \6927L100EVM.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 05:00 pm

GARFIELD
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	EARLY SUCCESSIONAL	111,772 SF (2.566 AC)	GOOD HEALTH WITH MARGENAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION,PARKING LOT AND PERIPHERAL LANDSCAPING.
		TOTAL AREA	111,772 SF (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 12–0508.4.

PRE–DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)
- 16,393 SF

WESTGATE & VAN BUREN
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE AND OCCUPIED BUILDING WITH LANDSCAPING	N/A	156,468 SF (3.592 AC)	GOOD HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	UNDEVELOPED UPLAND FOREST	SUB–CLIMAX	18,295 SF (0.420 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
C	MAINTAINED GRASSLAND	N/A	2,482 SF (0.057 AC)	MARGENAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT.
		TOTAL AREA	177,245 SF (4.069 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer palmatum – Japanese Maple
Cedrus atlantica – Atlas Cedar
Ilex opaca – American Holly
Lagerstroemia indica – Crape Myrtle
Magnolia grandiflora – Southern Magnolia
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Weeping Higan Cherry "Pendula"
Quercus palustris – Pin Oak
Taxodium distichum – Common Baldcypress

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Ailanthus altissma – Tree of Heaven
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Quercus alba – White Oak
Robinia pseudoacacia– Black Locust
Sassafras albidum – Common Sassafras

"C" PRIMARY SPECIES

Betula nigra – River Birch
Picea abies – Norway Spruce
Picea pungens – Blue Spruce

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA–A IS CLASSIFIED AS "DEVELOPED LAND", CONSISTING OF BUILDINGS AND IMPERVIOUS SURFACE PARKING LOTS AS WELL AS "MAINTAINED GRASSLAND" WITH LANDSCAPED AREAS MADE UP OF ORNAMENTAL TREE AND SHRUB PLANTINGS. THE PLANTING AREAS SURROUND THE BUILDING'S FOUNDATION AND EXTEND INTO THE PARKING ISLANDS---BOTH INTERIOR AND PERIMETER. THERE IS A WIDE VARIETY OF SPECIES REPRESENTED, BUT THE PRIMARY TREES ARE: HOLLIES, SPRUCES, FLOWERING CHERRIES AND CRAPE MYRTLES, WITH A COUPLE OF SPECIMEN OAKS. SMALL TREES ARE MAINLY NEWLY PLANTED CEDARS AND ARBORVITAE. SHRUB SPECIES ARE VARIED AS WELL, BUT ARE PRIMARILY REPRESENTED BY SPREADING JUNIPERS, AZALEAS, COTONEASTER AND INKBERRIES.

COVER TYPE B:
AREA–B IS CLASSIFIED AS "UPLAND FOREST" AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, –YELLOW POPLAR, SASSAFRAS, MAPLE AND ROBINIA WITH A FEW OAK TREES SPREAD THROUGHOUT. THE EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG TREE OF HEAVEN, YOUNG MAPLES, YOUNG POPLAR, YOUNG SASSAFRAS AND HOLLIES. SIGNIFICANT INVASIVE VINEY GREENBRIER IS ESTABLISHED IN THIS AREA. A FEW ORNAMENTAL PLANTS HAVE BEEN PLACED AT THE EDGES OF THIS WOODLAND, WHERE IT ABUTS THE ORNAMENTAL/MAINTAINED LANDSCAPE AREAS.

COVER TYPE C:
AREA–C IS CLASSIFIED AS "MAINTAINED GRASSLAND" AND IS PRIMARILY A LARGE SLOPED AREA CONSISTING OF MAINTAINED TURF LAWN AS WELL AS WIDELY SPACED CLUSTERS OF EVERGREEN SPRUCE AND PINES AND RIVER BIRCH HARDWOODS.

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 12–0508.4.

PRE–DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)
- 49,669 SF

JOHNSON 1
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	EARLY TO MID–SUCCESSIONAL	233,612 SF (5.363 AC)	GOOD HEALTH AND AVERAGE MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	UNDEVELOPED UPLAND FOREST	SUB–CLIMAX	10,411 SF (0.239 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
C	MAINTAINED GRASSLAND	N/A	96,559 SF (2.216 AC)	MARGENAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT.
		TOTAL AREA	340,582 SF (7.818 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Juniperus virginiana – Eastern Red Cedar
Ilex opaca – American Holly
Gleditsia triacanthos – Honeylocust
Lagerstromia indica – Crape Myrtle
Pyrus calleryana – Callery Pear
Quercus palustris – Pin Oak

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Ailanthus altissma – Tree of Heaven
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Prunus serotina – Black Cherry
Quercus alba – White Oak
Robinia pseudoacacia– Black Locust
Sassafras albidum – Common Sassafras

"C" PRIMARY SPECIES

Betula nigra – River Birch
Picea pungens – Blue Spruce
Picea abies – Norway Spruce
Pinus strobus – Eastern White Pine
Thuja occidentalis – Eastern Arborvitae

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 LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS, FLOWERING TREES, EVERGREENS AND SHRUB PLANTINGS. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED AS EARLY TO MID SUCCESSIONAL. THE EXISTING BUILDING APPEARS VACANT. AS A RESULT ANY MAINTENANCE PROGRAM THAT WAS PREVIOUSLY PREFORMED HAS BEEN REDUCED SIGNIFICANTLY.

COVER TYPE B:
AREA–B IS CLASSIFIED AS "UPLAND FOREST" AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, ––YELLOW POPLAR, SASSAFRAS, MAPLE AND ROBINIA WITH A FEW OAK TREES SPREAD THROUGHOUT. THE EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG TREE OF HEAVEN, YOUNG MAPLES, YOUNG POPLAR, YOUNG SASSAFRAS AND HOLLIES. SIGNIFICANT INVASIVE VINEY GREENBRIER IS ESTABLISHED IN THIS AREA. A FEW ORNAMENTAL PLANTS THAT HAVE BEEN PLACED AT THE EDGES OF THIS WOODLAND, WHERE IT ABUTS THE MAINTAINED LANDSCAPE AREAS.

COVER TYPE C:
AREA–C IS CLASSIFIED AS "MAINTAINED GRASSLAND" AND IS PRIMARILY A LARGE SLOPED AREA CONSISTING OF CLUSTERS OF PINE AND SPRUCE AND PLANTINGS OF RIVER BIRCH.

IN GENERAL HEALTH OF THE ON–SITE PLANT MATERIAL IS GOOD THOUGH THE EXISTING VEGETATION WILL NOT BE CONSIDERED FOR PRESERVATION AS 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 12–0508.4.

PRE–DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)
- 65,124 SF

SMITHGROUP JJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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Cityline PARTNERS
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OWNER/ APPLICANT
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McLean, VA 22102
T 703.442.7800

DEWBERRY
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8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
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CDP–REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

CDP C-17

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L901.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 05:04 pm

MITRE 4
EXISTING VEGETATION TABLE

NOTES:

1. THE MITRE 4 SITE HAS BEEN RAZED. THE EVM DATA HAS BEEN ACCOUNTED FOR WITH FAIRFAX COUNTY PLAN APPLICATION FDP-2011-PR-011, MITRE-4, DATED AUGUST 01, 2012. SEE ALSO FFX CO SITE PLAN No. 3538-SP-003.02. THE MITRE-4 SITE AREA HAD NOT BEEN FACTORED IN TO CALCULATE THE TREE PRESERVATION TARGET REQUIREMENTS.
2. FOR THIS APPLICATION THE MITRE-4 SITE AREA HAS BEEN INCLUDED AS PART OF THE CALCULATIONS FOR DETERMINING THE OVERALL 10-YEAR TREE CANOPY CALCULATIONS. SEE PROPERTY TABULATION - APPLICATION AREA ON SHEETS C-2A AND C-2B. SEE 10-YEAR TREE CANOPY COMPUTATIONS ON SHEET C-19.

TAYLOR
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	MAINTAINED GRASSLAND WITH LANDSCAPING	N/A	173,238 SF (3.977 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	LARGE SLOPED TURF LAWN WITH CLUSTERS OF DECIDUOUS AND CONIFER TREE PLANTINGS.
B	BOTTOMLAND FOREST	SUB-CLIMAX	48,813 SF (1.121 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	222,051 SF (5.098 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Castanea dentata – American Chestnut
Ginkgo biloba – Ginko
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus – Cherry
Pinus thunbergii – Japanese Black Pine
Zelkova serrata – Japanese Zelkova

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Cornus florida – Flowereing Dogwood
Fagus grandifolia – American Beech
Ilex opaca – American Holly
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Pinus virginiana – Virginia Pine
Platanus occidentalis – American Sycamore
Prunus serotina – Black Cherry
Quercus alba – White Oak
Quercus prinus – Chestnut Oak
Robinia pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS MAINTAINED GRASSLAND AND IS PRIMARILY A LARGE SLOPE CONSISTING OF MAINTAINED GRASS/LAWN AS WELL AS A FEW WIDELY SPACED AND NEWLY PLANTED EVERGREEN TREES (PRIMARILY SPRUCE).

COVER TYPE B:
AREA-B IS PART OF A RESOURCE PROTECTION AREA WITHIN THE SCOTTS RUN WATERSHED AND IS A TRIBUTARY OF SCOTTS RUN. AREA-B IS CLASSIFIED AS REMNANT BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS--MOSTLY YELLOW POPLAR, SYCAMORE AND OAK WITH BEECH TREES SPREAD THROUGHOUT. EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG MAPLES, YOUNG YELLOW POPLARS & DOGWOODS. THERE IS AN ESTABLISHED GROWTH OF INVASIVE VINEY GREENBRIER THROUGHOUT THIS AREA.

IN GENERAL HEALTH OF VEGETATION WITHIN AREA-A & B IS GOOD PORTIONS OF WHICH WILL NOT BE DISTURBED. THIS AREA WILL CONTRIBUTE TO MEET THE TREE PRESERVATION TARGET AREA REQUIRED.

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 64,886 SF

GRANT
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	125,453 SF (2.880 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	BOTTOMLAND FOREST	BOTTOMLAND FOREST	20,303 SF (0.466 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	145,756 SF (3.346 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer rubrum – Red Maple
Lagerstroemia indica – Crape Myrtle
Platanus occidentalis – American Sycamore
Quercus palustris – Pin Oak

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Morus alba – White Mulberry
Liriodendron tulipifera – Yellow Poplar
Prunus serotina – Black Cherry
Robina pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA AND SOME PERIPHERAL LANDSCAPING WITH NO PARKING LOT LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS WITH SOME FLOWERING. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED SUB-CLIMAX. THE HEALTH AND MAINTENANCE APPEARS TO BE AVERAGE.

COVER TYPE B:
AREA-B IS THE REMNANT WOODED AREA AT THE TOP EDGE OF THE SLOPED AREA ADJACENT TO A TRIBUTARY / FLOOD PLAIN OF SCOTTS RUN. THE CLASSIFICATION IS BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, --YELLOW POPLAR, MAPLE, MULBERRY AND BLACK CHERRY. THERE IS HEAVY INVASIVE VINEY VEGETATION ESTABLISHED IN THE UNDERSTORY OF THIS AREA.

IN GENERAL HEALTH OF VEGETATION WITHIN AREA-A & B IS FAIR TO GOOD PORTIONS OF WHICH WILL NOT BE DISTURBED. THIS AREA WILL CONTRIBUTE TO MEET THE TREE PRESERVATION TARGET AREA REQUIRED

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 21,604 SF

SMITHGROUP JJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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Cityline PARTNERS
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OWNER/ APPLICANT
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Fairfax, VA 22031-4666
T 703.849.0391

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER V6927L: CDP C-18

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L901.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 05:03 pm

LINCOLN
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	135,994 SF (3.122 AC)	AVERAGE HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	BOTTOMLAND FOREST	SUB-CLIMAX	20,181 SF (0.463 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	156,175 SF (3.585 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Ilex opaca – American Holly
Quercus palustris – Pin Oak
Pinus Strobus – Eastern White Pine

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Robinia pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA AND SOME PERIPHERAL LANDSCAPING WITH NO PARKING LOT LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS WITH FEW CONIFER PINES. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED SUB-CLIMAX. THE HEALTH AND MAINTENANCE APPEARS TO BE AVERAGE.

COVER TYPE B:
AREA-B IS THE REMNANT WOODED AREA AT THE TOP EDGE OF THE SLOPED AREA BETWEEN THE LINCOLN BUILDING SITE AND THE CAPITAL BELTWAY ACCESS RAMP TO ROUTE 123. AND A TRIBUTARY / FLOOD PLAIN OF SCOTTS RUN. THE CLASSIFICATION IS BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, --COTTONWOOD, MAPLE, MULBERRY AND BLACK LOCUST. THERE IS HEAVY INVASIVE VINEY VEGETATION ESTABLISHED IN THE UNDERSTORY OF THIS AREA.

IN GENERAL HEALTH OF THE ON-SITE VEGETATION IS FAIR. THERE IS ESTABLISH INVASIVE VINEY PLANT MATERIAL IN THE UNDERSTORY OF THIS WOODED AREA. THE PRIMARY PLANT TYPES IS DECIDUOUS HARDWOOD. THE EXISTING VEGETATION WILL NOT BE CONSIDERED FOR PRESERVATION AS 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 12-0508.4.

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 33,628 SF

EXISTING VEGETATION MAP SUMMARY FOR ENTIRE CDP APPLICATION

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A (GRFLD) (JHNS 1)	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	EARLY SUCCESSIONAL	345,384 SF (7.929 AC)	GOOD HEALTH WITH MARGENAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION,PARKING LOT AND PERIPHERAL LANDSCAPING.
A (WG/VB)	DEVELOPED SITE AND OCCUPIED BUILDING WITH LANDSCAPING	N/A	156,468 SF (3.592 AC)	GOOD HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
A (TAYLOR)	MAINTAINED GRASSLAND WITH LANDSCAPING	N/A	173,238 SF (3.977 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	LARGE SLOPED TURF LAWN WITH CLUSTERS OF DECIDUOUS AND CONIFER TREE PLANTINGS.
A (GRANT) (LINCOLN)	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	261,447 SF (6.002 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B (WG/VB) (JHNS 1)	UNDEVELOPED UPLAND FOREST	SUB-CLIMAX	28,706 SF (0.659 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
B (TAYLOR) (LINCOLN)	BOTTOMLAND FOREST	SUB-CLIMAX	68,994 SF (1.584 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
B (GRANT)	BOTTOMLAND FOREST	BOTTOMLAND FOREST	20,303 SF (0.466 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
C (WG/VB) (JHNS 1)	MAINTAINED GRASSLAND	N/A	99,041 SF (2.274 AC)	MARGENAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT.
		TOTAL AREA	1,153,581 SF (26.483 AC)			

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	251,304	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	19%	
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 =	19%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	22.9%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	–	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.		

\\192.168.10.4\eng\DATA\6000-6999\V6927L\[10-yr Tree Canopy Reqmt's.xls]Sheet1 (2)

NOTE

TABLE 12.3 IS PROVIDED TO IDENTIFY THE THE TREE PRESERVATION TARGET REQUIREMENTS FOR ALL SUBJECT PARCELS IN THIS APPLICATION. TO COMPUTING THE TARGET CALCULATIONS FOR THIS APPLICATIONS THE EXISTING CANOPY WITHIN THE MITRE-4 SITE WAS NOT INCLUDED AS THE TARGET COMPUTATIONS HAD BEEN PROVIDED, AND ACCOUNTED FOR, IN APPROVED APPLICATION FDP-2011-PR-011.

THE COMPUTATIONS PROVIDED IN THIS APPLICATION FOR THE REQUIRED 10-YEAR TREE CANOPY CALCULATIONS, AS SHOWN IN TABLE 12.10, INCLUDES THAT SITE AREA WITHIN THE MITRE-4 PARCEL. WITH THIS CALCULATION ALL PARCELS HAVE BEEN INCLUDED TOGETHER AS A TOTAL COMPUTATION TO PROVIDE THE 10-YEAR CANOPY REQUIREMENTS FOR THE ENTIRE CDP APPLICATION.

SEE SHEET L-26 FOR
TREE CANOPY COMPUTATIONS

SMITHGROUP JJR
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SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
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McLean, VA 22102
T 703.442.7800

DEWBERRY
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CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

CDP C-19

DRAWING NUMBER V6927L

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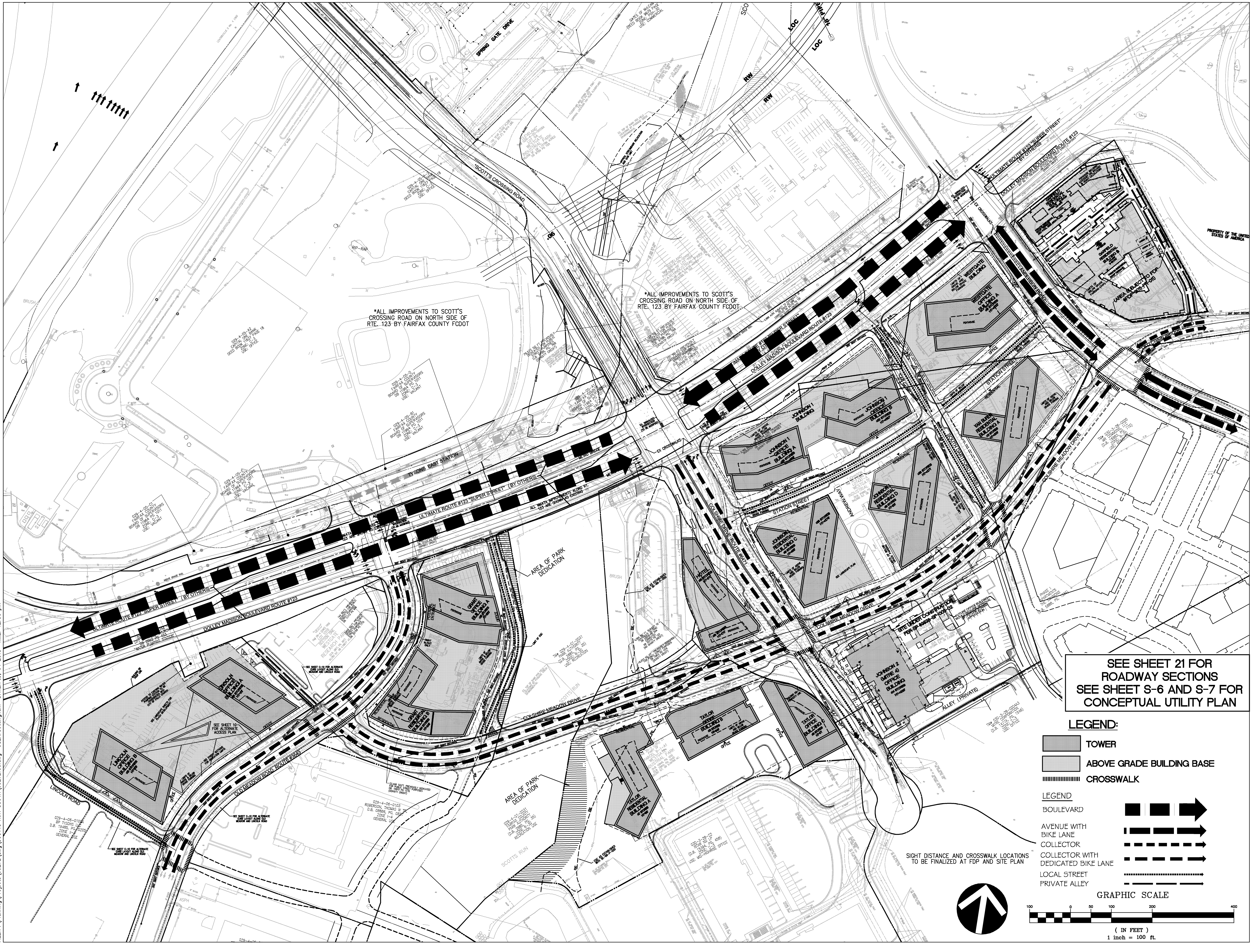

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TRAFFIC CIRCULATION PLAN

1"=100'

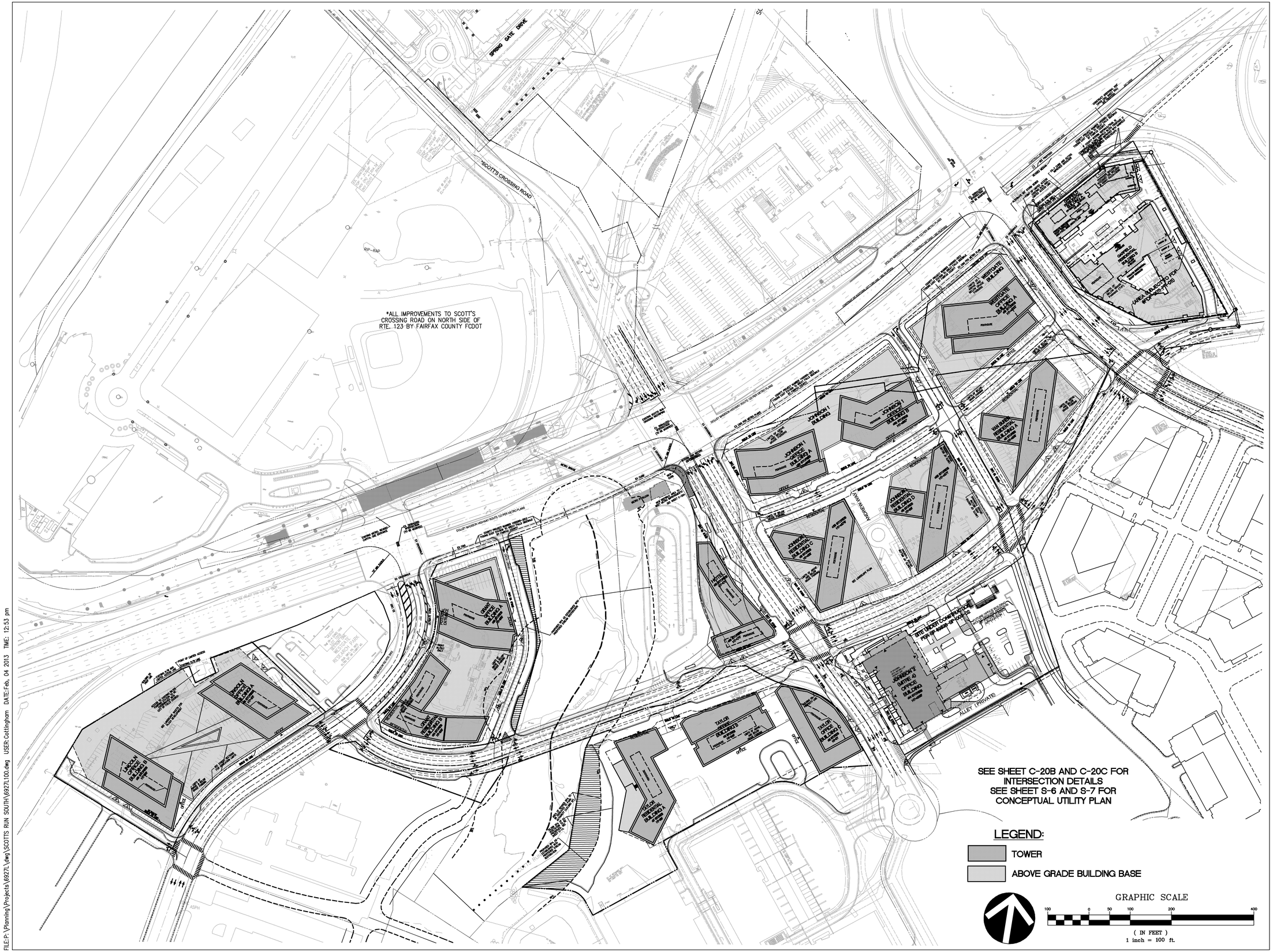
SCALE

26758.005

PROJECT NUMBER

CDP C-20

DRAWING NUMBER



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SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL CONCEPTUAL DEVELOPMENT PLAN W/O SUPER STREET

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20A

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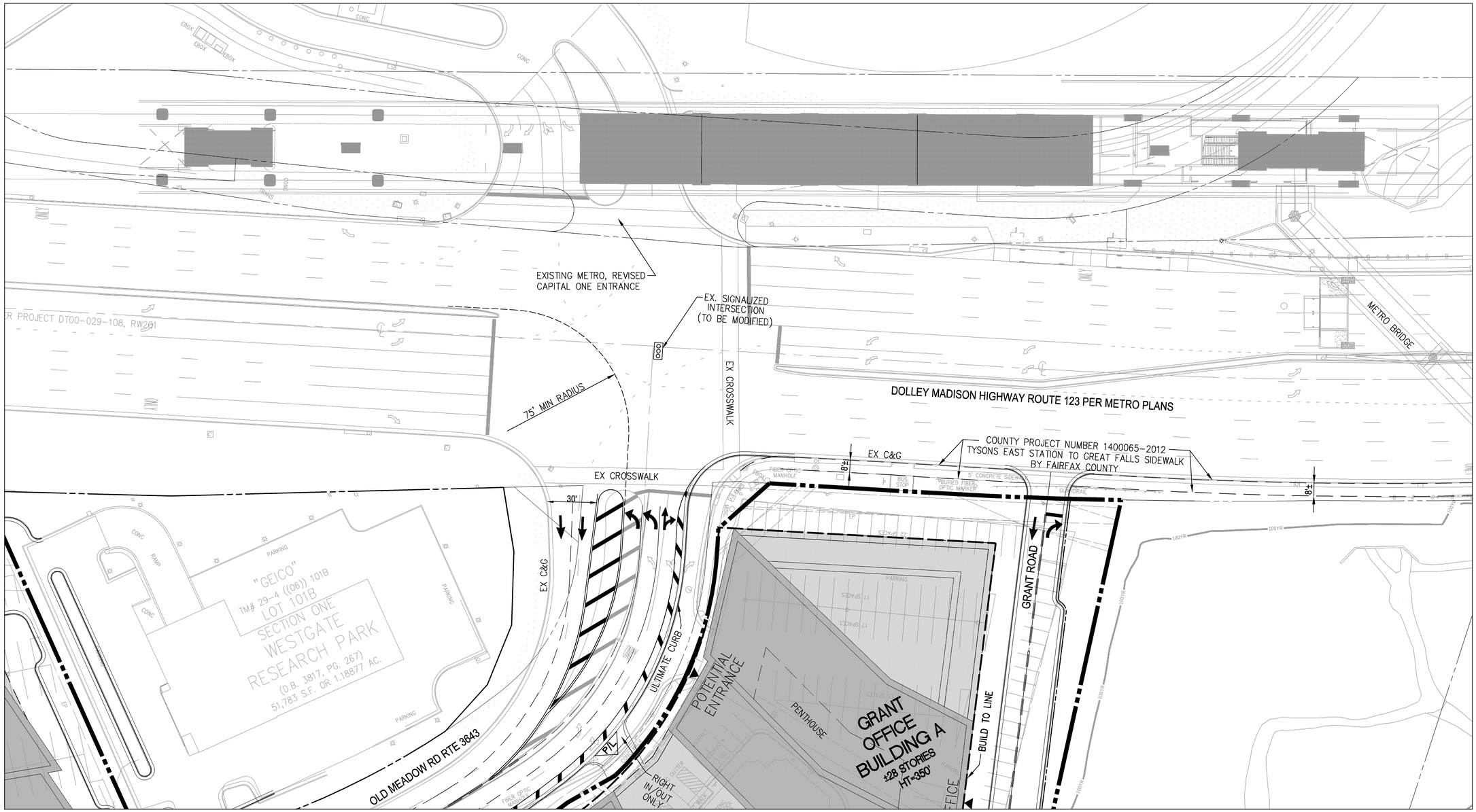

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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8401 Arlington Boulevard
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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

INTERIM CDP
INTERSECTION LAYOUTS
ON RTE. 123

SCALE
1"=30'

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP C-20B

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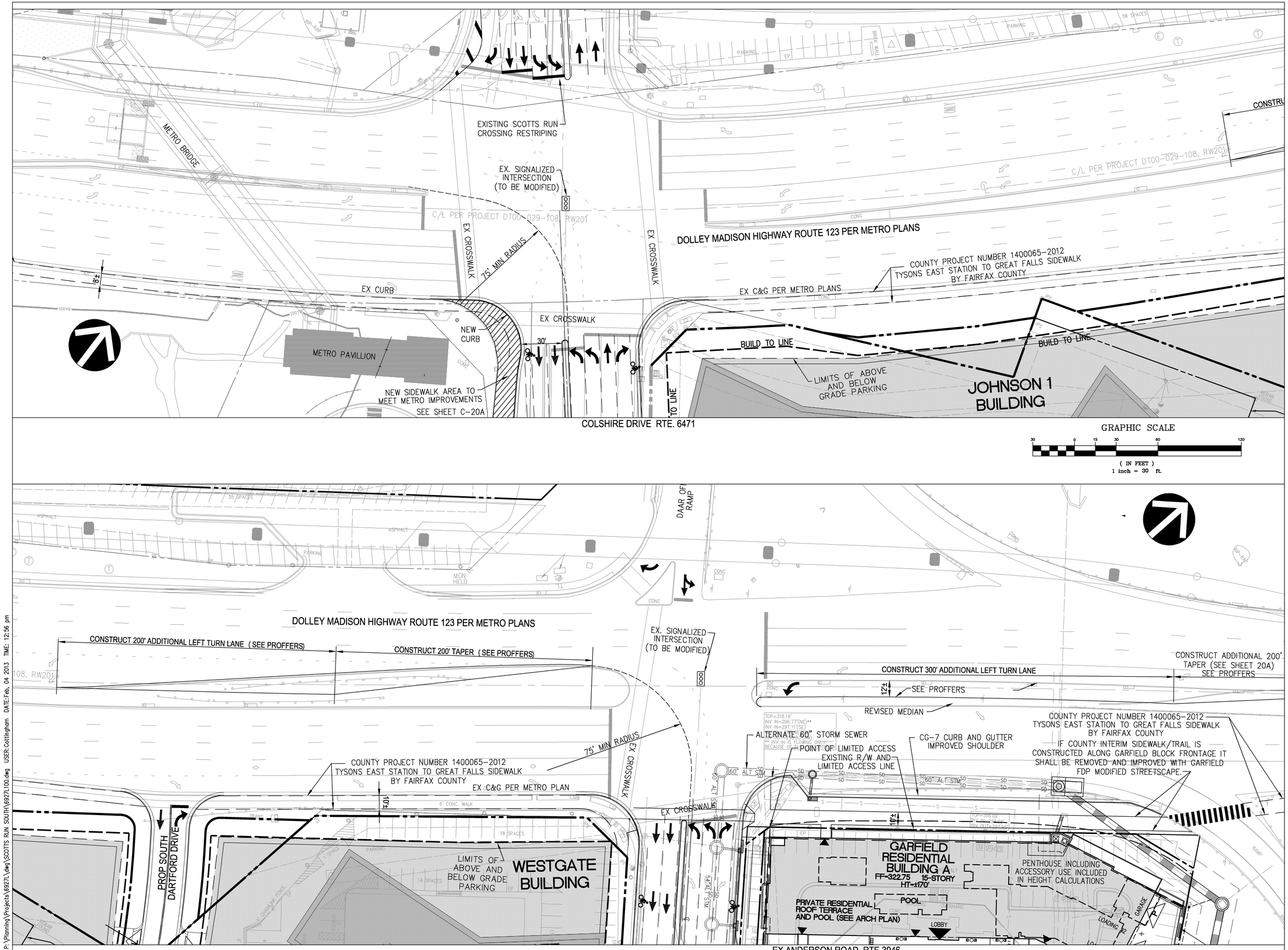

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

INTERIM CDP INTERSECTION LAYOUTS ON RTE. 123

SCALE 1"=30'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20C

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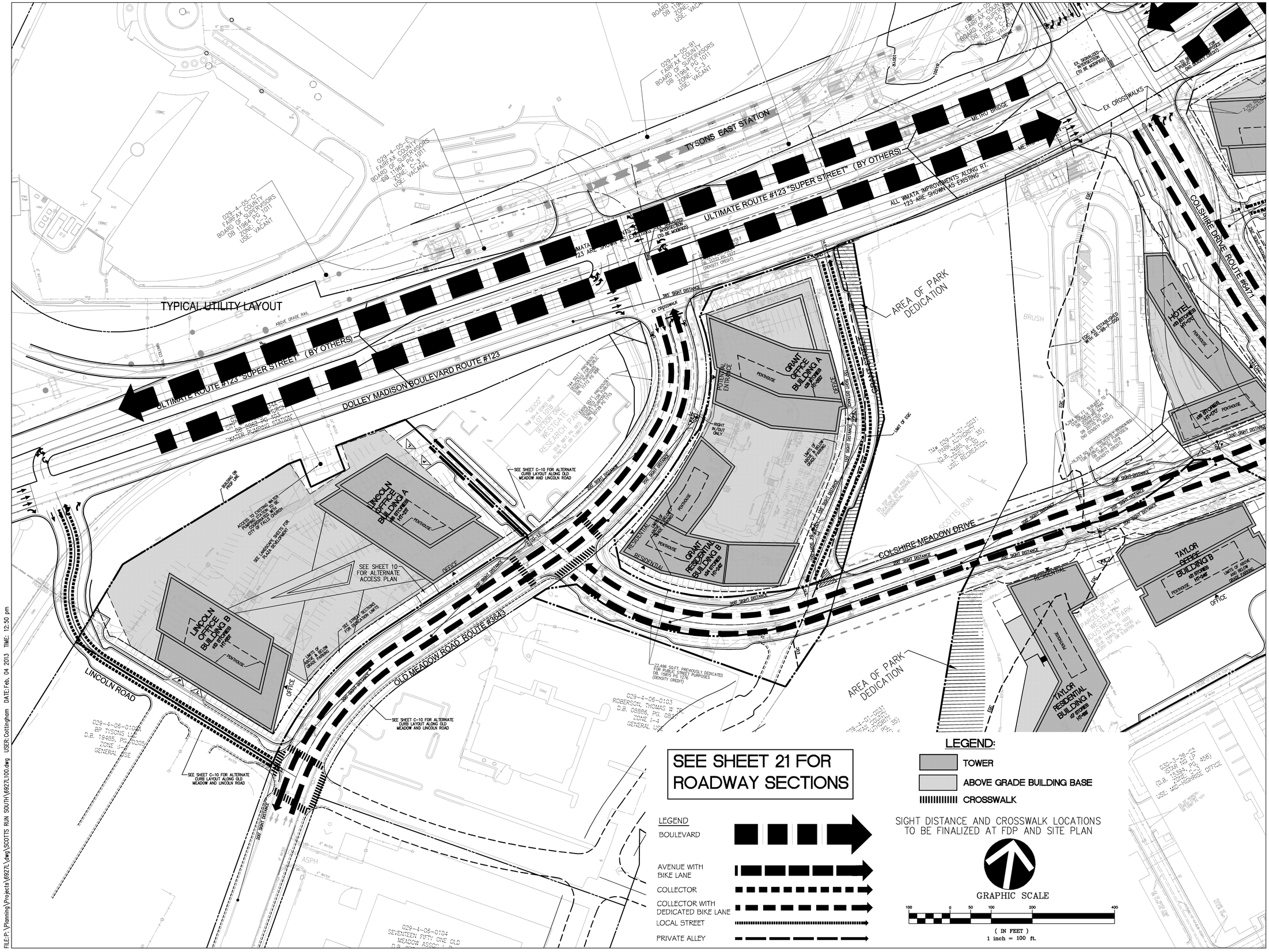

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED TRAFFIC CIRCULATION PLAN

SCALE: 1"=60'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-20D

*ALL IMPROVEMENTS TO SCOTT'S CROSSING ROAD ON NORTH SIDE OF RTE. 123 BY FAIRFAX COUNTY FCDOT

SEE SHEET 21 FOR ROADWAY SECTIONS

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- CROSSWALK

SIGHT DISTANCE AND CROSSWALK LOCATIONS TO BE FINALIZED AT FDP AND SITE PLAN

LEGEND

- BOULEVARD
- AVENUE WITH BIKE LANE
- COLLECTOR
- COLLECTOR WITH DEDICATED BIKE LANE
- LOCAL STREET
- PRIVATE ALLEY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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T 703.917.6620

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED TRAFFIC CIRCULATION PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20E

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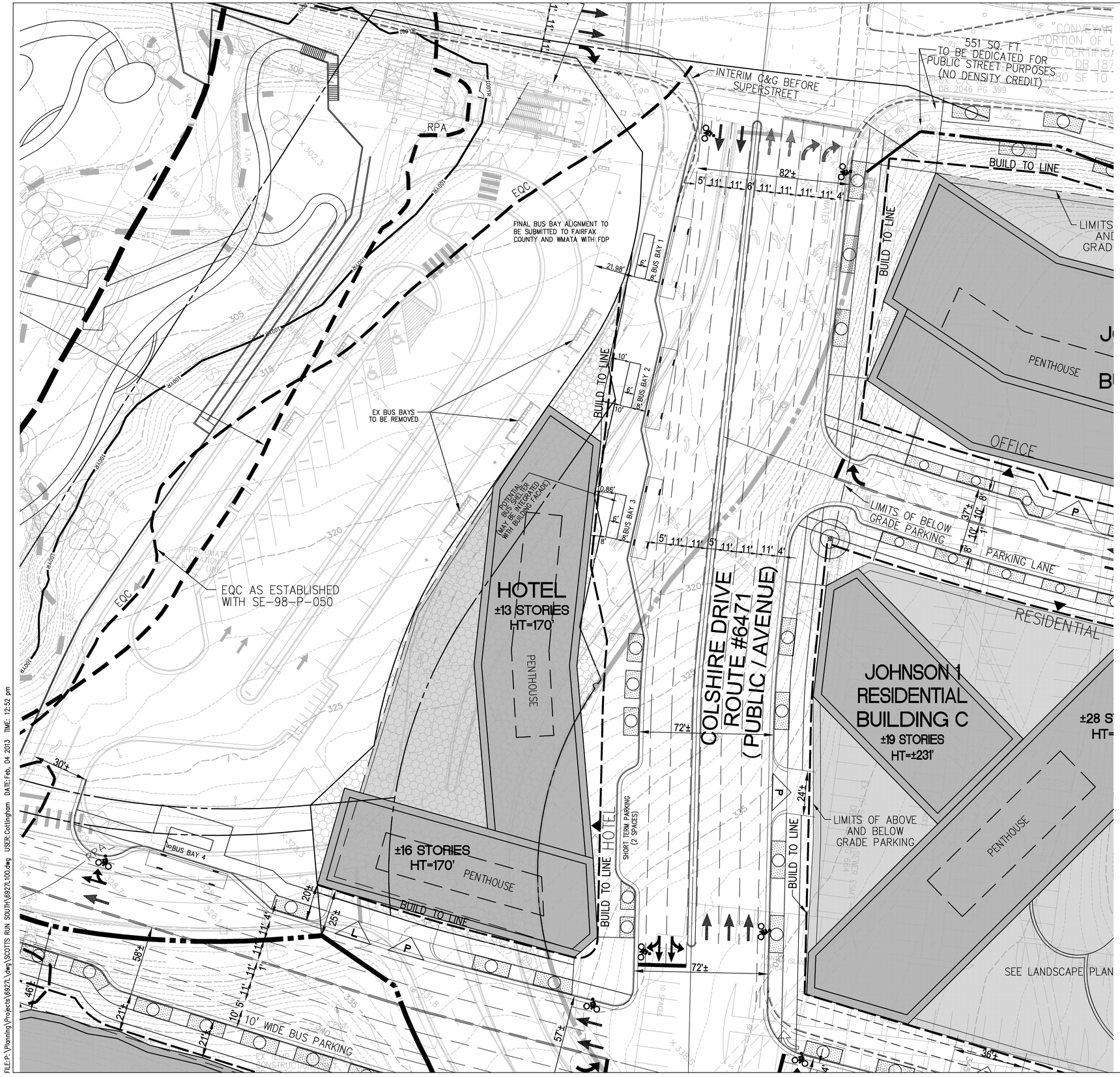

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LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W VACATION
- TREE PIT

- ▲ PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE

GRAPHIC SCALE
25 0 12.5 25 50 100
(IN FEET)
1 inch = 25 ft.

SCOTTS RUN STATION SOUTH

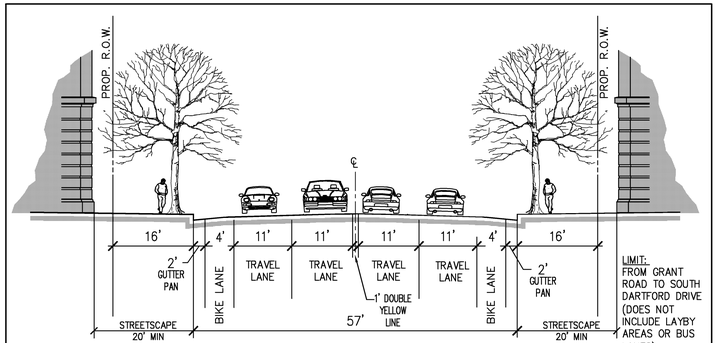
DRAWING TITLE

BUS BAY BLOW-UP

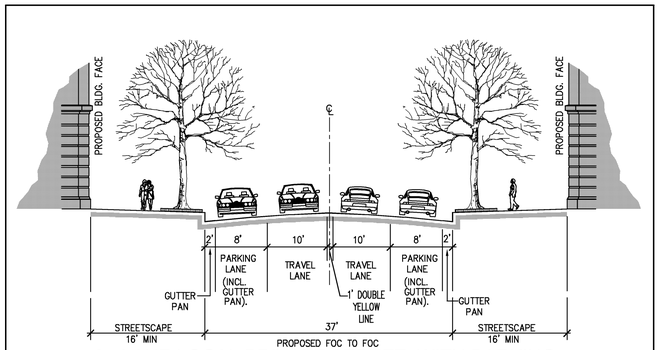
SCALE 1"=25'

PROJECT NUMBER 26758.005

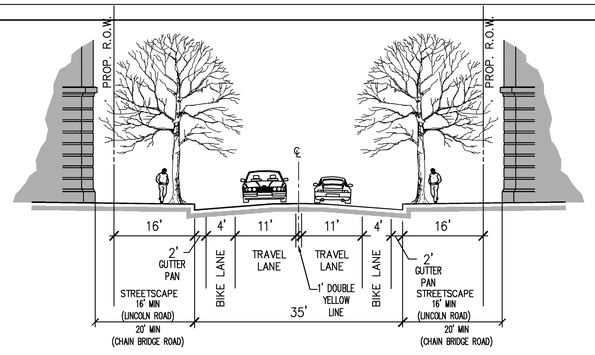
DRAWING NUMBER V6927L CDP C-20F



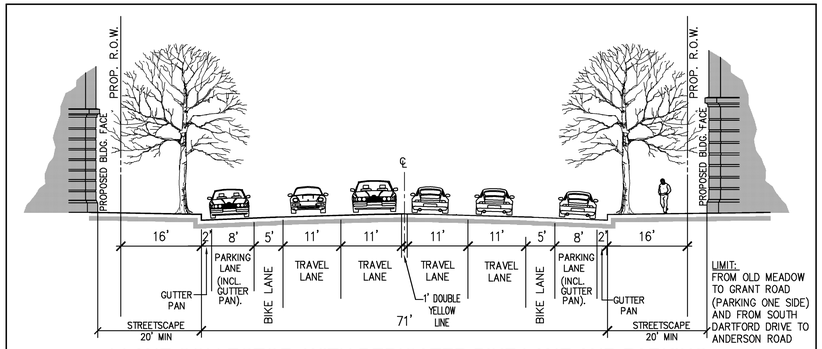
4-LANE COLLECTOR WITH DEDICATED BIKE LANE
(COLSHIRE MEADOW DRIVE)



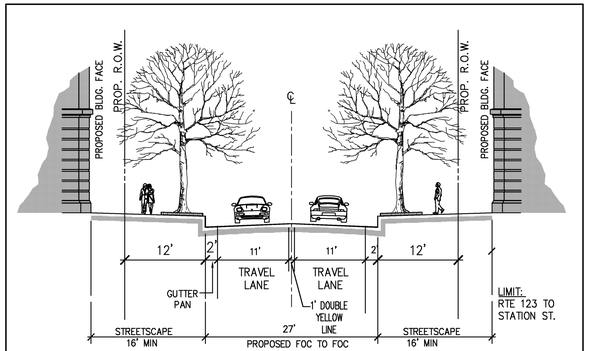
2 - LANE LOCAL PRIVATE STREET WITH PARKING
(STATION STREET PRIVATE)



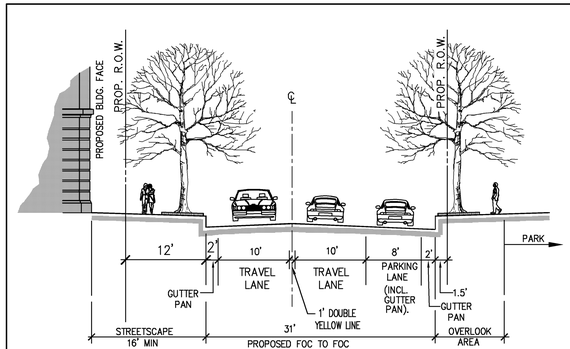
2-LANE COLLECTOR WITH DEDICATED BIKE LANE (CHAIN BRIDGE W/O TURN LANE)



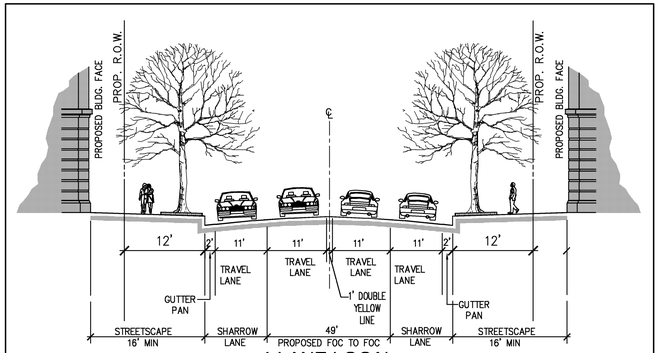
4-LANE COLLECTOR WITH DEDICATED BIKE LANE AND PARKING
(COLSHIRE MEADOW DRIVE)



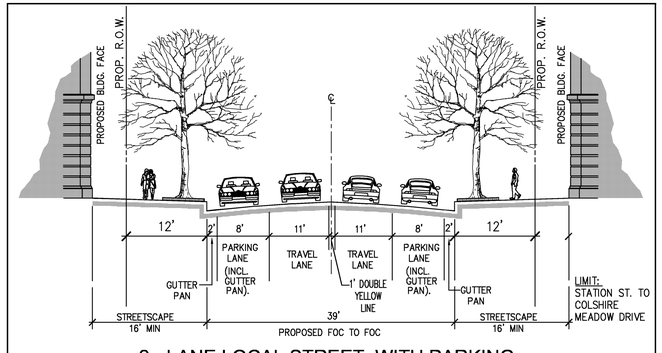
2-LANE LOCAL STREET
(SOUTH DARTFORD DRIVE)



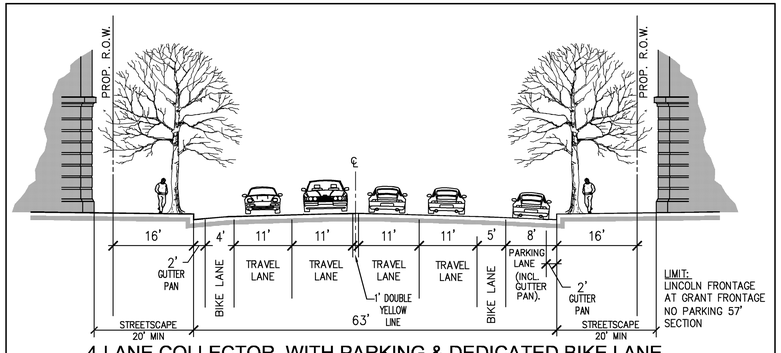
2-LANE LOCAL STREET
(GRANT ROAD)



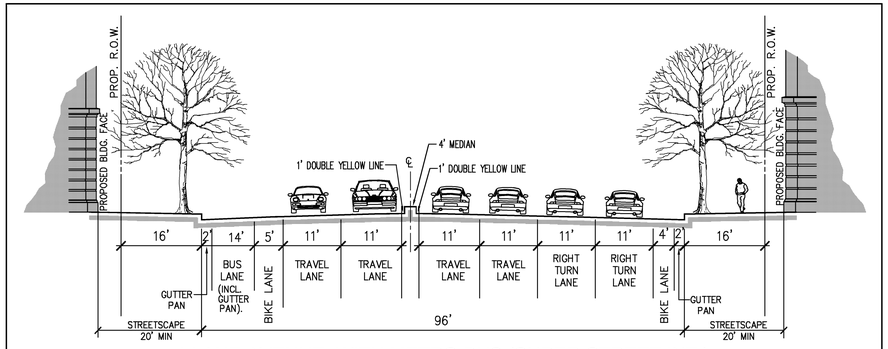
4-LANE LOCAL
(COLSHIRE DRIVE)



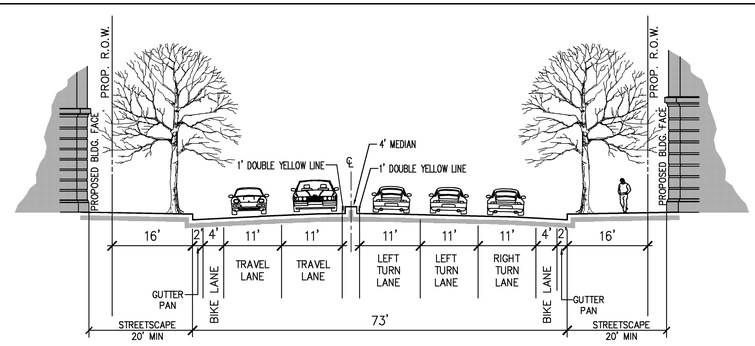
2 - LANE LOCAL STREET WITH PARKING
(SOUTH DARTFORD DRIVE) (LINCOLN ROAD ULTIMATE)



4-LANE COLLECTOR WITH PARKING & DEDICATED BIKE LANE
(OLD MEADOW ROAD AT LINCOLN)



4-LANE AVENUE WITH METRO BUS (SUPER-STREET INT.)
(COLSHIRE DRIVE)



4-LANE AVENUE AND DEDICATED BIKE LANE
(ANDERSON ROAD)

SEE LANDSCAPE PLANS FOR STREETSCAPE

MINIMUM RIGHT OF WAY MAY BE 18" FROM FACE OF CURB, SEE PROFFERS

FOR INTERIM INTERSECTION LAYOUT OF ROUTE 123 SEE SHEET 20B AND 20C

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T 202.842.2100
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CDP–REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TYPICAL STREET CROSS SECTIONS

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

CDP C-21

DRAWING NUMBER V6927L

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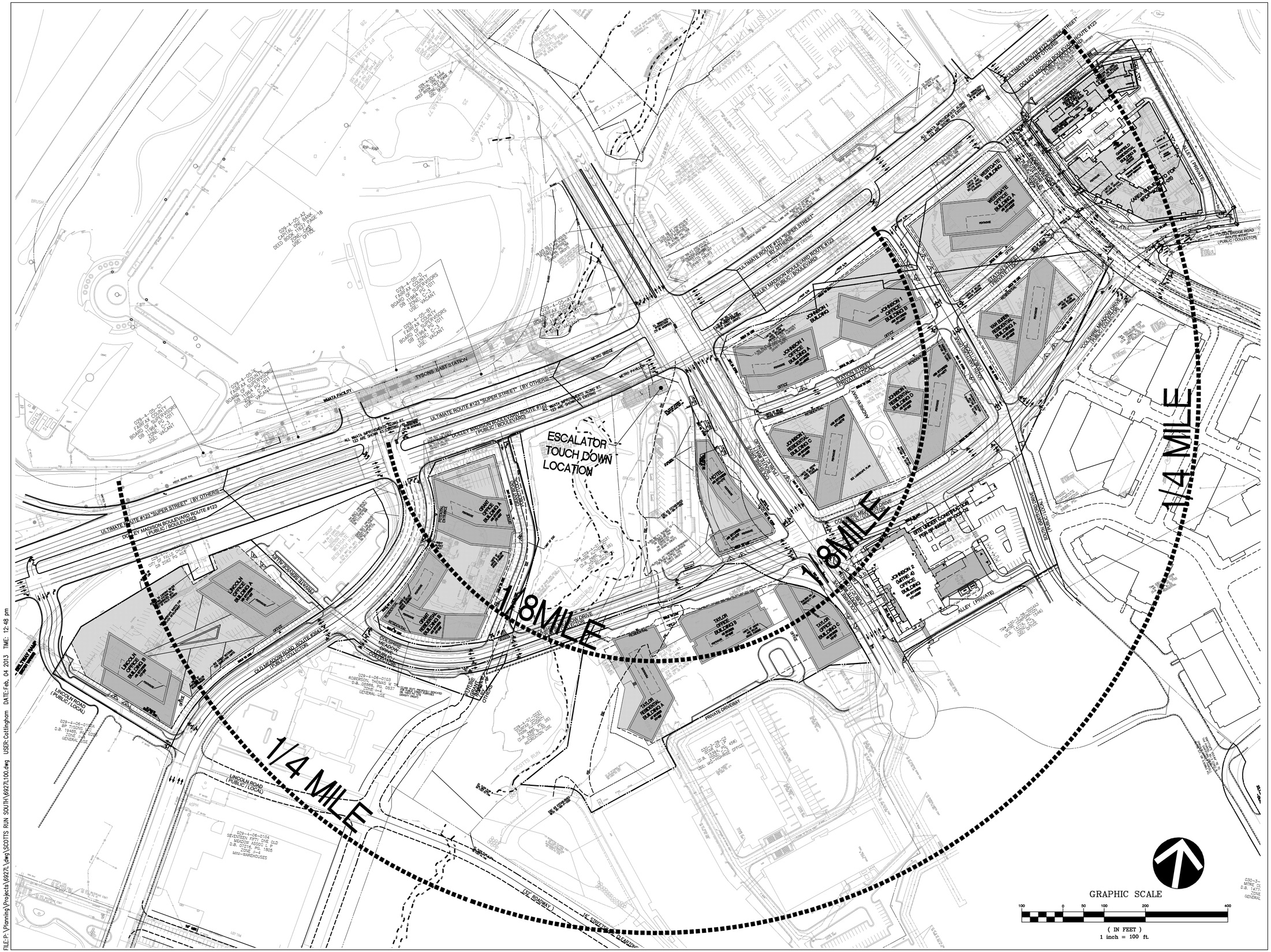

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SCOTTS RUN STATION SOUTH

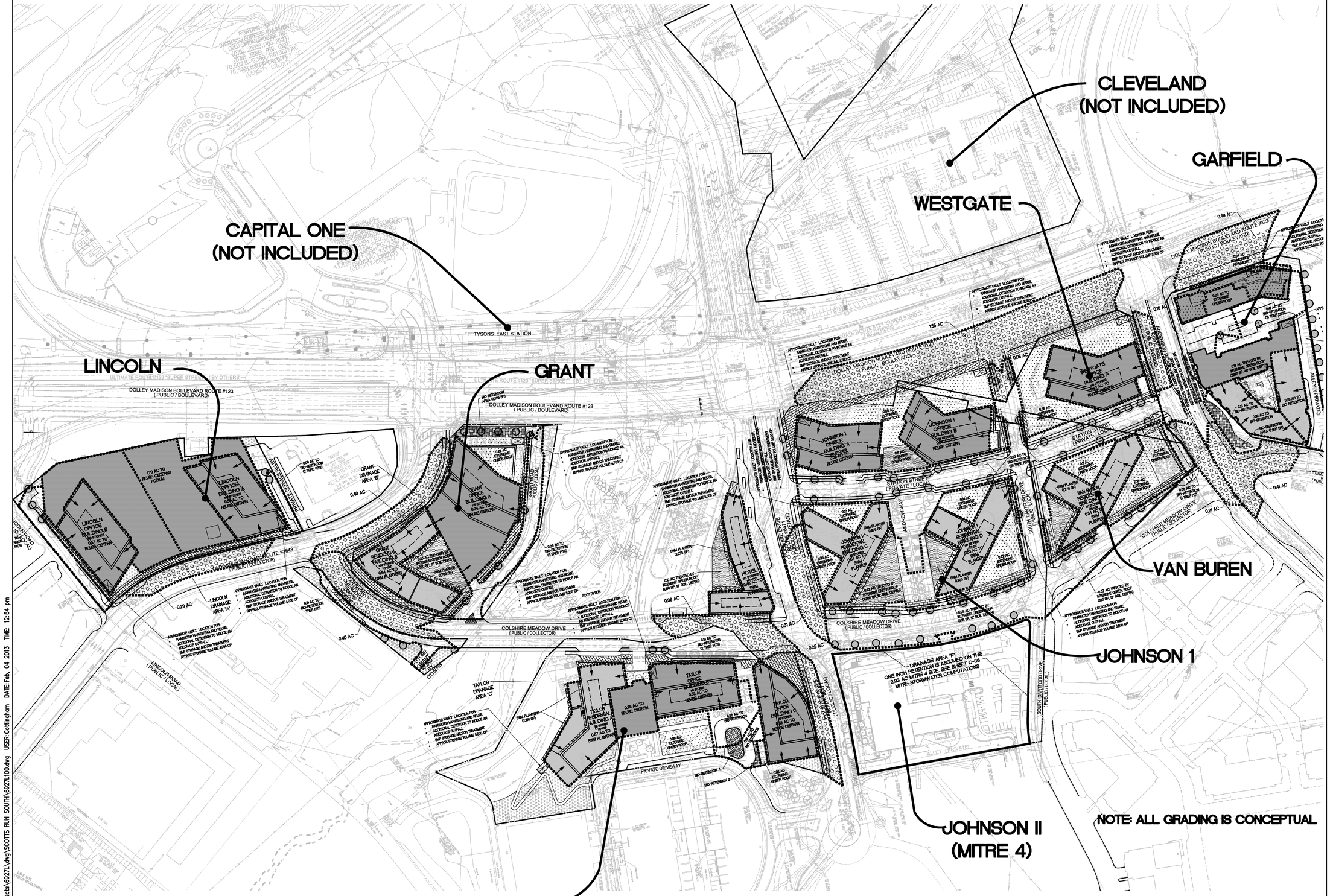
DRAWING TITLE

AREA METRO CONTEXT PLAN

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-22



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T 202.842.2100
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CDP--REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

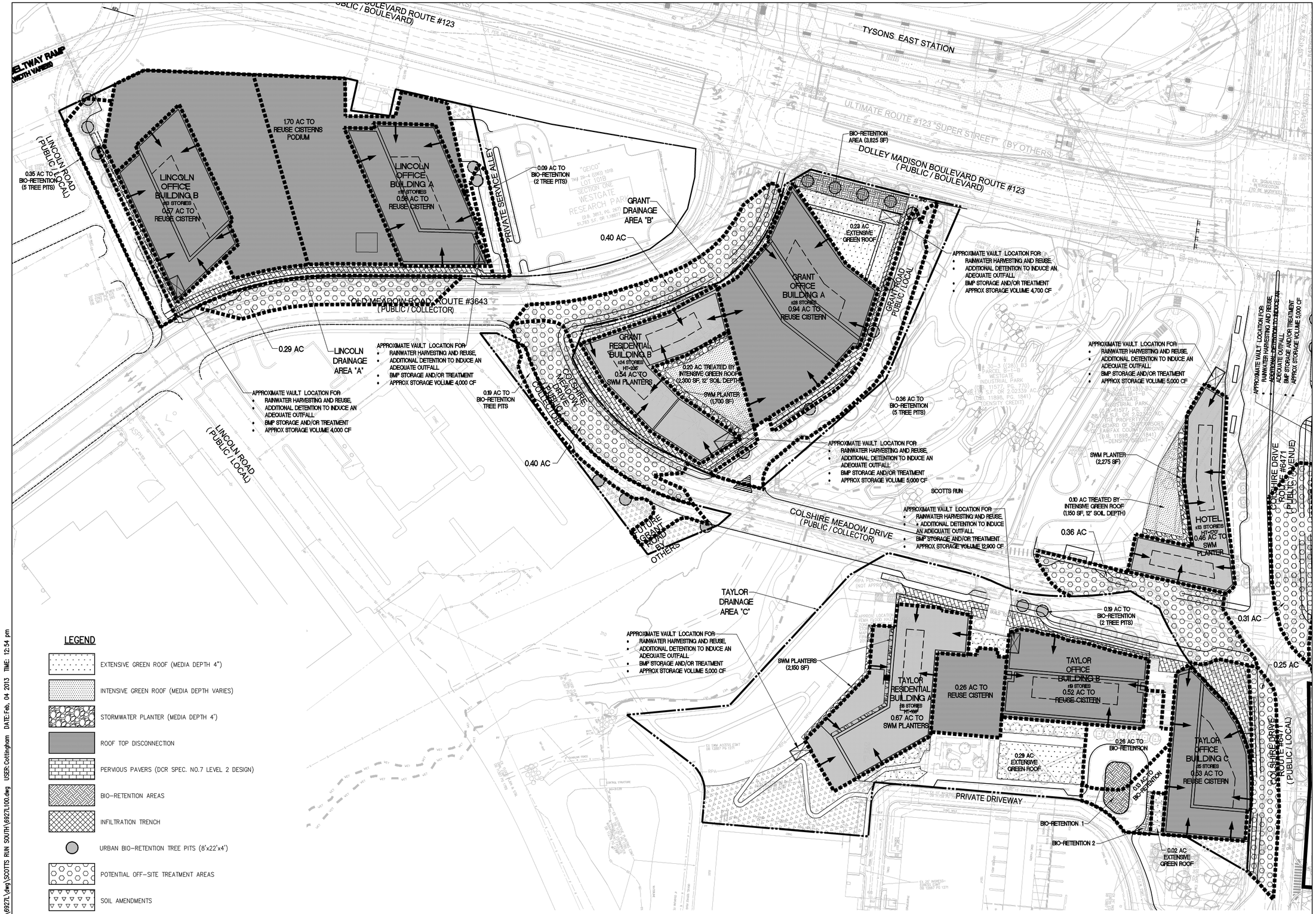
DRAWING TITLE

OVERALL
SWM/BMP PLAN

1"=100'
SCALE

26758.005
PROJECT NUMBER

CDP C-23
DRAWING NUMBER



LEGEND

- EXTENSIVE GREEN ROOF (MEDIA DEPTH 4")
- INTENSIVE GREEN ROOF (MEDIA DEPTH VARIES)
- STORMWATER PLANTER (MEDIA DEPTH 4')
- ROOF TOP DISCONNECTION
- PERVIOUS PAVERS (DCR SPEC. NO.7 LEVEL 2 DESIGN)
- BIO-RETENTION AREAS
- INFILTRATION TRENCH
- URBAN BIO-RETENTION TREE PITS (8'x22'x4')
- POTENTIAL OFF-SITE TREATMENT AREAS
- SOIL AMENDMENTS

NOTE:
FOR THE PURPOSES OF SWM THE SITE TREATMENT AREA BEING TREATED ARE BASED ON THE PROPOSED (AFTER CONVEYANCE/ABANDONMENT OF PORTIONS OF 123 AND COLSHIRE DRIVE) APPLICATION AREA. AS SUCH, THOSE AREAS THAT ARE BEING CONVEYED FOR COLSHIRE DRIVE/ROUTE 123 ARE NOT PROPOSED TO BE TREATED AS THEY WILL NOT BE PART OF THE APPLICATION AREA. ALTERNATIVELY, THOSE AREAS THAT WILL BECOME OUR PROPERTY HAVE PROPOSED BMP FACILITIES FOR STORM WATER TREATMENT. THIS SWAPPING OF AREAS CAN BE SEEN IN GREATER DETAIL ON SHEET C-3D.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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F 202.974.4500
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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED SWM/BMP PLAN

1"=60'
SCALE

26758.005
PROJECT NUMBER

CDP C-23A
DRAWING NUMBER

NOTE:
FOR THE PURPOSES OF SWM THE SITE TREATMENT AREA BEING TREATED ARE BASED ON THE PROPOSED (AFTER CONVEYANCE/ABANDONMENT OF PORTIONS OF 123 AND COLSHIRE DRIVE) APPLICATION AREA. AS SUCH, THOSE AREAS THAT ARE BEING CONVEYED FOR COLSHIRE DRIVE/ROUTE 123 ARE NOT PROPOSED TO BE TREATED AS THEY WILL NOT BE PART OF THE APPLICATION AREA. ALTERNATIVELY, THOSE AREAS THAT WILL BECOME OUR PROPERTY HAVE PROPOSED BMP FACILITIES FOR STORM WATER TREATMENT. THIS SWAPPING OF AREAS CAN BE SEEN IN GREATER DETAIL ON SHEET C-30.

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED SWM/BMP PLAN

1"=60'

SCALE 26758.005

PROJECT NUMBER

CDP C-23B

DRAWING NUMBER

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Scotts Run South

Description: DA "A" Lincoln; DA "B" Grant; DA "C" Taylor; DA "D" Hotel, Johnson, Westgate and Van Buren; DA "E" Garfield

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)				0.40	0.40
Impervious Cover (acres)				3.18	3.18
				Total	3.58

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)				0.37	0.37
Impervious Cover (acres)				2.97	2.97
				Total	3.34

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)				1.17	1.17
Impervious Cover (acres)				3.92	3.92
				Total	5.09

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)				0.75	0.75
Impervious Cover (acres)				12.21	12.21
				Total	12.96

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)				2.40	2.40
				Total	2.56

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	2.85
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	24.68
Rv (impervious)	0.95
% Impervious	90%
Total Site Area (acres)	**27.53**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**99,934**
Volume Not Converted to Runoff (cf)	**12,239**
1-inch Runoff Volume for entire site (cf)	**87,695**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	87,695
Runoff Reduction Volume Achieved (cf)	85,857
Total Runoff Volume Retained (cf)	98,095
Total Area of Site Captured in a BMP (acres)	23.54

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**86%**
Rainfall Depth Retained Onsite (inch)	**0.98**

*SEE BELOW FOR TABLE IDENTIFYING ALTERNATE/ADDITIONAL STORMWATER OPTIONS

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 SEE SHEETS C-23A, C-23B

☒ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, inlet station, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE SHEETS C-23A, C-23B						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet SEE SHEETS C-23A, C-23B
Pond inlet and outlet pipe systems are shown on Sheet ____.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet SEE SHEETS C-23A, C-23B
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet SEE SHEETS C-23A, C-23B

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet SEE SHEETS C-25

☒ 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 SEE SHEETS C-35

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet SEE SHEETS C-26 THRU C-33

☒ 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 SEE SHEETS C-23A, C-23B

☒ 11. A submission waiver is requested for SEE SHEETS C-25

☐ 12. Stormwater management is not required because _____.

Revised 2-21-2006

APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	99,934 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	98,095 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.98 IN	
SITE AREA	27.53	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
OLD MEADOW ROAD- WEST (LINCOLN)	0.29	0.90	947	3300	1.00	947	0.01
OLD MEADOW ROAD - EAST (GRANT)	0.40	0.90	1307	2700	1.00	1307	0.01
COLSHIRE MEADOW DRIVE - WEST (GRANT)	0.40	0.90	1307	2400	1.00	1307	0.01
COLSHIRE MEADOW DRIVE - EAST (TAYLOR/HOTEL)	0.36	0.90	1176	3000	1.00	1176	0.01
COLSHIRE DRIVE - SOUTH (TAYLOR)	0.25	0.90	817	1800	1.00	817	0.01
COLSHIRE DRIVE - NORTH (JOHNSON I)	0.31	0.90	1013	1200	1.00	1013	0.01
DOLLEY MADISON BOULEVARD - WEST (JOHNSON I/WESTGATE)	1.55	0.90	5064	4200	0.83	4200	0.04
DOLLEY MADISON BOULEVARD - EAST (GARFIELD)	0.49	0.90	1601	2100	1.00	1601	0.02
SOUTH DARTFORD DRIVE (JOHNSON I/WESTGATE)	0.08	0.90	261	600	1.00	261	0.00
ANDERSON ROAD - WEST (WESTGATE)	0.16	0.90	523	1500	1.00	523	0.01
ANDERSON ROAD - SOUTH (VAN BUREN)	0.21	0.90	686	1200	1.00	686	0.01
ANDERSON ROAD/CHANBRIDGE ROAD - EAST (GARFIELD)	0.41	0.90	1339	2400	1.00	1339	0.01
						TOTAL =	0.15

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	6.96	0.90	22807	38921	1.71	16114	0.16
EXTENSIVE GREEN ROOF	2.36	0.95	8138	10280	1.26	2142	0.02
INTENSIVE GREEN ROOF	1.63	0.95	5621	11751	2.09	6130	0.06
PERMEABLE PAVEMENT	1.59	0.95	5483	13706	2.50	8223	0.08
DISCONNECTION TO STORMWATER PLANTERS	4.33	0.95	14932	16958	1.14	2026	0.02
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	3.14	0.95	N/A	1516	1.40	1516	0.02
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	36150	0.36

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.22	IN	TIER 1 0.67 IN
EXTENSIVE GREEN ROOF	0.08	IN	
PERMEABLE PAVEMENT	0.05	IN	
REUSE	0.31	IN	
SOIL AMENDMENTS	0.01	IN	
STORMWATER PLANTERS	0.14	IN	TIER 3 0.19 IN
INTENSIVE GREEN ROOF	0.05	IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.12	IN	
TOTAL	0.98	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BUILDING /BLOCK	INCHES RETAINED
A	LINCOLN	1.26
B	GRANT	1.05
C	TAYLOR	0.89
D	HOTEL, JOHNSON, WESTGATE	0.97
E	GARFIELD	0.76
F	MITRE	1.00*

*SEE SHEET C-36 FOR MITRE SWM COMPUTATIONS

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SMITHGROUPJJR, INC.
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-24

V6927L

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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 PRACTICABLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (EG. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS ETC.) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE SITE. POTENTIAL INFILTRATION FACILTY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. AS SUCH, INFILTRATION FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS CONSTRUCTION ON IN-SITU MATERIAS, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION. TO IDENTIFY OPPORTUNITIES FOR INFILTRATION ON SITE THE AREAS OF UNDERGROUND GARAGES WAS REMOVED FROM THE POTENTIAL INFILTRATION AREAS. THIS APPLICATION PROPOSES A TOTAL FOOTPRINT AREA OF 18.95 ACRES OF UNDERGROUND GARAGE COVERING APPROXIMATELY 70% OF THE 27.53 ACRES IDENTIFIED FOR THE STORMWATER COMPUTATIONS. APPROXIMATIONS OF THE REMAINING 8.58 ACRES ARE AS FOLLOWS: 3.28 ACRES OF PROPOSED FUTURE ROW, 0.30 ACRES OF PARKS, 0.15 ACRES OF PRIVATE ROADS, 1.5 ACRES OF ENVIRONMENTALLY SENSITIVE AREA ON TAYLOR, AND 2 ACRES OF STREETSCAPE AND MISCELANEOUS PERVIOUS AREAS. INFILTRATION FACILITIES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE PUBLIC RIGHT OF WAY AS THIS IS NOT CONVENTIALLY ALLOWED BY VDOT. INFILTRATION FACILITIES ARE ALSO NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE FILTERS. PERVIOUS PAVEMENT HAS BEEN PROPOSED WITHIN SOME OF THE PARK AND STREETSCAPE AREAS WHERE UNDERGROUND GARAGES ARE NOT LOCATED AS TO NOT INTERFERE WITH INFILTRATION. THE TOTAL FOOTPRINT AREA OF PERVIOUS PAVEMENT PROPOSED WITH THIS APPLICATION IS 1.59 ACRES WHICH COVERS APPROXIMATELY 70% OF THE PARK AND STREETSCAPE AREA WITH POTENTIAL FOR INFILTRATION. THE REMAINING 30% IS PERVIOUS AREA WITHIN THE PARK WHICH WILL INFILTRATE BY A BMP PRACTICE IS NOT IDENTIFIED AS TO NOT DEGRADE THE ASTHETICS AND RECREATION USE OF THE PARK AREA. ON THE TAYLOR SITE, SOIL AMMENDMENTS AND REFORESTATION ARE PROPOSED ADJACENT TO THE ENVIRONMENTALLY SENSITIVE RPA AND EQC AREAS. THE SOIL AMMENDMENTS WILL PROMOTE INFILTRATION AND IMPROVE WATER QUALITY BEFORE SHEET FLOWING INTO THE EXISTING RPA AND EQC. LASTLY, ROOFTOP AREAS HAVE BEEN ALSO BEEN DISCONNECTED TO INFILTRATING BIORETENTION PRACTICES WHERE PRACTICABLE. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FIVE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, PERMEABLE PAVERS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. VEGETATED ROOF ARE NOT PROPOSED ON THE HIGHRISE PORTIONS OF THE APPLICATION BECAUSE OF CONCERNS FOR STRUCTURAL LOADING AND ACCESS/MAINTENANCE . THESE ROOF TOPS HAVE INSTEAD BEEN DISCONNECTED TO REUSE CISTERNS OR STORMWATER PLANTERS. • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7. • RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH WAHASO WATER HARVESTING SOLUTIONS, UTILIZING A CONTINOUS SIMULATION MODEL FOR OPTIMAL ANNUAL CISTERN EFFICIENCY. • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF ROOFTOP AREAS. • SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.98 INCHES. ADDITIONALLY, POTENTIAL AREAS FOR OFFSITE TREATMENT HAVE BEEN IDENTIFIED ON SHEETS C-23A AND C-23B WHICH HAVE THE POTENTIAL TO PROVIDE AN ADDITIONAL 0.15 INCHES OF TREATMENT FOR THE TOTAL APPLICATION. ALL LOWER ROOF AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. HIGHRISE ROOFTOPS HAVE BEEN DISCONNECTED TO REUSE CISTERNS OR STORMWATER PLANTERS. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED UNDESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 23.61 ACRES OR 86% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, URBAN BIO-RETENTION, AND SOIL AMENDMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. SEE SHEETS C-26 THRU C-33 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVES. HOWEVER, POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEETS C-23A AND C-23B. CREDIT FOR THESE OFFSITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPRENENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-24 IN THE APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. 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 PROPOSE TO PROVIDE STREAM RESTORATION FOR SCOTTS RUN ADJACENT TO THE APPLICATION AREAS TOTALING APPROXIMATELY 900 LINEAR FEET.

COMPREHENSIVE PLAN IMPLEMENTATION

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

- THE COMPUTATIONS PROVIDED ON SHEET C-24 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF THE STORMWATER PLANTER AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIED BY DCR.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, RAINWATER HARVESTING SYSTEM, AND PERMEABLE PAVEMENT.
- THE TREE PITS, PERMEABLE PAVEMENT, RAINWATER CISTERN, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING CISTERN SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
    1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
    2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
    3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    5. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
    6. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
    7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-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.
    8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    9. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    10. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
    11. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
- SWM VAULTS AND RAINWATER HARVESTING CISTERN 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 VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

PERMEABLE PAVEMENT, BIO-RETENTION, AND SOIL AMENDMENTS HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, A LARGE PORTION OF THE APPLICATION IS UNDERGROUND GARAGE AND FUTURE ROW; LIMITING THE POTENTIAL AREAS OF INFILTRATION FACILITIES ON SITE TO APPROXIMATELY 15% OF THE APPLICATION AREA. 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.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED FOR EVERY COMMERCIAL BUILDING WITHIN THIS APPLICATION. REUSE WITHIN THE RESIDENTIAL BUILDINGS ON THIS APPLICATION IS NOT A FEASIBLE OPTION. THE PRIMARY USES FOR RAINWATER HARVESTING ARE COOLING TOWER WATER MAKEUP AND IRRIGATION. IN THE WINTER DEMANDS FOR IRRIGATION ARE INSIGNIFICANT AND IN RESIDENTIAL APPLICATIONS THE COOLING TOWER WATER MAKEUP RATES ARE MUCH LOWER THAN THOSE OF COMMERICIAL APPLICATIONS, THUS MAKING REUSE IMPRACTICABLE IN RESIDENTIAL BUILDINGS.

RAINWATER HARVESTING FOR COMMERCIAL APPLICATIONS HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH WAHASO WATER HARVESTING SOLUTIONS WHO HAVE USED A CONTINOUS SIMULATION MODEL FOR AN OPTIMAL ANNUAL EFFICIENCY FOR EACH BUILDING CISTERN. THE DESIGN INCLUDES PRETREATMENT BEFORE RETENTION AND GRAVITY OVERFLOW SYSTEM WHICH SHALL DRAIN TO A PROPOSED STORM SEWER SYSTEM. THE SYSTEM SHALL FEED THE ROOF TOP COOLING TOWERS AND ANY ADDITIONAL RAINWATER REUSE DEMANDS AFTER MULTIPLE LEVELS OF TREATMENT FOR SUSPENDED SOLIDS. THE DESIGN DOES NOT INCLUDE OVER SIZING TO PROVIDE STORMWATER DETENTION.

- RUNOFF REDUCTION PRACTICES

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

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY. THE PERMEABLE 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 0.98" AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-24). ADDITIONALLY, POTENTIAL OFFSITE TREATMENT HAS BEEN IDENTIFIED ON SHEETS C-23A AND C-23B WITH COMPUTATIONS ON SHEET C-24 SHOWING AN ADDITIONAL 0.15 INCHES OF POTENTIAL RETENTION FOR THE APPLICATION.

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

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

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

1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-34 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS.
2. FURTHER IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-34 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT.

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

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES, BUT POTENTIAL AREAS ARE IDENTIFIED ON SHEETS C-23A AND C-23B. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-24. THE POTENTIAL OFF SITE TREATMENT HAS BEEN BROKEN DOWN BY AREA AND APPLICATION AREA WHICH THE TREATMENT COULD APPLY TO. PLEASE NOTE IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.15 INCHES OF RETENTION FOR THE APPLICATION. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORT COMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN DOES NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.98" OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEMS, URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. 86% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.98" OF THE FIRST 1 INCH OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (GREEN
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS OR PROVIDE RETENTION STORAGE FOR LEED COMPLIANCE.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7, WITH MODIFIED PRETREATMENT TECHNIQUES.
- STREAM STABILIZATION AND RESTORATION IS PROPOSED WITH THIS SUBJECT APPLICATION ACROSS THE GRANT AND TAYLOR FRONTAGE TOTALING APPROXIMATELY 900 LINEAR FEET.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-26 THRU C-33 AND C-35 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT IS NOT PRACTICABLE FOR THIS APPLICATION DUE TO THE AFORE MENTIONED CONSTRAINTS. IT HAS BEEN SHOWN THIS SHORTCOMING CAN BE MITIGATED WITH POTENTIAL OFFSITE TREATMENT AREAS AROUND THE PERIPHERY OF THE SITE. THE APPLICATION HAS IDENTIFIED AN ADDITIONAL 0.15 INCHES OF POTENTIAL RETENTION FOR THE 1" GOAL ON SHEETS C-23A THRU C-24. AT THIS TIME THE FACILITIES ARE NOT PROPOSED, BUT MAY BE INCLUDED WITH SUBSEQUENT FDP SUBMISSIONS TO BE IN COMPLIANCE OF THE 1" GOAL.

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

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

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners
OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STORMWATER MANAGEMENT NARRATIVE

AS SHOWN

SCALE

26758.005

PROJECT NUMBER

CDP C-25

DRAWING NUMBER V6927L

LINCOLN – DRAINAGE AREA "A" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
13,856 CF – 1.19 IN

LEED POTENTIAL RETENTION FOR LINCOLN BLOCK
18,065 CF – 1.39 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-A Lincoln Site

Element Details

ID	18	Notes
Label	DA-A Lincoln Site	

2YR DETENTION VOLUME REQUIRED = 5,750 CU. FT.

10 YR DETENTION VOLUME REQUIRED = 4,660 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

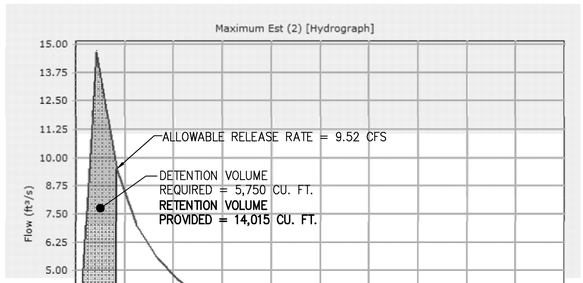
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	14.63	9.52	0.023	0.067	0.056	0.132	0.494
10	21.60	19.84	0.002	0.023	0.002	0.107	0.728

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.054	0.165	0.000	0.165	0.000	0.165	0.000	0.165	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

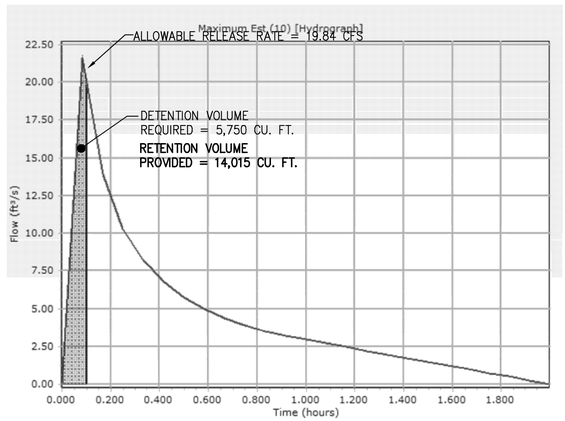
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-A Lincoln Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-A Lincoln Site



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 12.69 CFS

75% OF EXISTING RELEASE RATE = 12.69 X 75% = **9.52 CFS – 2 YR ALLOWABLE RELEASE RATE**
19.84 CFS – 10 YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE AND CURVE NUMBER COMPUTATIONS

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group* Type A	Type B	Type C	Type D
3.58	0	3.58	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (75% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Weighted CN for site: 89

S for CN to C Calcs.: 1.24

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
12.69	***19.84***	***7.07***

Proposed Flow Rates

Land Use = Proposed Conditions (88% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	92		

Weighted CN for site: 93

S for CN to C Calcs.: 0.81

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.75	0.83	0.71

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Proposed Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
14.62	***21.72***	***8.34***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

LINCOLN

TOTAL RUNOFF REDUCTION REQUIRED	12,995 CFT
TOTAL RUNOFF REDUCTION PROVIDED	14,765 CFT
RAINFALL DEPTH RETAINED ONSITE	1.26 IN
SITE AREA (AC)	3.58

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
OLD MEADOW ROAD- WEST (LINCOLN)	0.29	0.90	947	3300	1.00	947	0.07
					TOTAL =		0.07

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.35	0.91	1156	1800	1.56	644	0.04
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	-	-	-	-	-	-	-
PERMEABLE PAVEMENT	0.19	0.95	655	1655	2.53	1000	0.08
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL =	1644	0.13

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.09	IN	
EXTENSIVE GREEN ROOF	-	IN	
PERMEABLE PAVEMENT	0.05	IN	TIER 1 1.14 IN
REUSE	0.99	IN	
SOIL AMMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 3 0.00 IN
STORMWATER PLANTERS	-	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.13	IN	
TOTAL	1.26 IN		

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SCOTTS RUN SOUTH User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: LINCOLN EXISTING CONDITIONS

Data: Drainage Area : 3.58 Acres
Runoff Curve Number : 89
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.09	0.08	0.05
Used	0.10	0.10	0.10
Runoff (in)	1.63	2.08	3.96
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	12	22

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 3.58 AC X 1.63 (IN) X 1FT/12IN X 43,560 = 21,185 CU. FT.
2 YR STORM: 3.58 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 27,030 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 21,185 CU FT x 0.75 **= 15,890 CU FT**
2–YEAR STORM: 27,030 CU FT x 0.75 **= 20,275 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SCOTTS RUN SOUTH User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: LINCOLN PROPOSED CONDITIONS

Data: Drainage Area : 3.58 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	11	14	25

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 3.58 AC X 1.97 (IN) X 1FT/12IN X 43,560 = 25,600 CU FT
2 YR STORM: 3.58 AC X 2.45 (IN) X 1FT/12IN X 43,560 = 31,840 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 14,015 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 25,600 CU FT – 14,675 CU FT = **10,925 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 31,840 CU FT – 14,675 CU FT = **17,165 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'– LINCOLN SITE

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

Site Name: Scotts Run South

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.40	**0.40**
Impervious Cover	0.00	0.00	0.00	3.18	**3.18**
				D.A. Total (acres)	**3.58**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 11,329

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Lincoln Office Tower "A" and "B" Roof area	2.85	1.40	13,760	Estimate Runoff Reduction % Using Spreadsheet		94%	0	13,760	38,304	58,000	12,881	1,396	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (9,600 SF). Assuming Infiltration Rate Greater than 0.52 in/hr.	0.19	N/A	655	Subtract 100% of provided storage vol.	100%	N/A	655	N/A	1,655	655	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (5)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	0.33	0.02	1,156	Subtract 100% of provided storage vol.	100%	0	1,156	N/A	1,800	1,156	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 9,550 SF)		0.08	73	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	73	3619	N/A	73	0	N/A
	Totals:	**3.37**	**0.10**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 3.47

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 14,765

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

SMITHGROUPJJR
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SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
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OWNER/ APPLICANT
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T 703.556.3777

VIKA Inc.
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8180 Greensboro Drive Suite 200
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T 703.442.7800

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CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS LINCOLN

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-26

V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb. 03 2013 TIME: 03:31 pm

GRANT – DRAINAGE AREA "B" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
11,127 CF – 1.05 IN

LEED POTENTIAL RETENTION FOR GRANT BLOCK
18,915 CF – 1.56 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-B Grant Site

Element Details

ID	19	Notes
Label	DA-B Grant Site	

2YR DETENTION VOLUME REQUIRED = 5,360 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	13.65	8.88	0.022	0.063	0.053	0.123	0.461
10	20.15	18.51	0.002	0.021	0.002	0.100	0.679

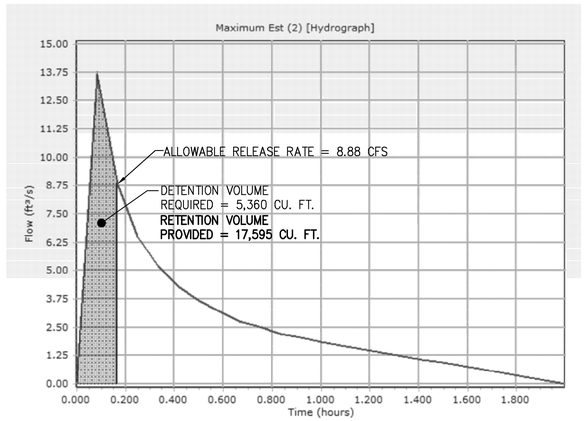
10 YR DETENTION VOLUME REQUIRED = 4,356 CU. FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.054	0.165	0.000	0.165	0.000	0.165	0.000	0.165	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

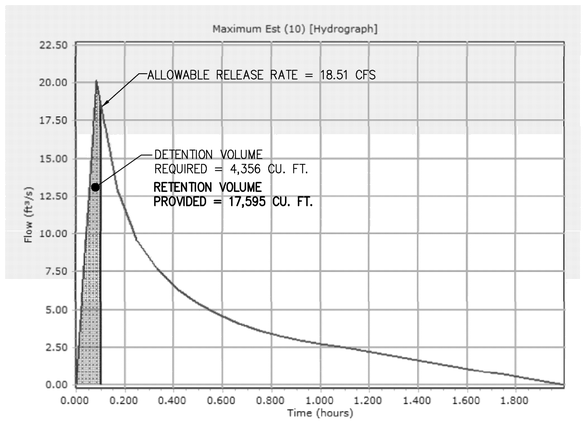
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-B Grant Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-B Grant Site



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 11.84 CFS

75% OF EXISTING RELEASE RATE = 11.84 X 75% = **8.88 CFS – 2 YR ALLOWABLE RELEASE RATE**
18.51 CFS – 10 YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*			
	Type A	Type B	Type C	Type D
3.34	0	3.34	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (75% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Weighted CN for site: 89

S for CN to C Calcs.: 1.24

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / (P + 0.85))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
11.84	***18.51***	***6.60***

Proposed Flow Rates

Land Use = Proposed Conditions (88% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	92		

Weighted CN for site: 93

S for CN to C Calcs.: 0.81

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.75	0.83	0.71

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / (P + 0.85))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Proposed Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
13.64	***20.26***	***7.78***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

GRANT

TOTAL RUNOFF REDUCTION REQUIRED	12,124 CFT
TOTAL RUNOFF REDUCTION PROVIDED	11,127 CFT
RAINFALL DEPTH RETAINED ONSITE	1.05 IN
SITE AREA (AC)	3.34

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
OLD MEADOW ROAD - EAST (GRANT)	0.40	0.90	1307	2700	1.00	1307	0.11
COLSHIRE MEADOW DRIVE - WEST (GRANT)	0.40	0.90	1307	2400	1.00	1307	0.11
						TOTAL =	0.22

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.68	0.82	2015	6100	3.03	4085	0.33
EXTENSIVE GREEN ROOF	0.23	0.95	793	1002	1.26	209	0.02
INTENSIVE GREEN ROOF	0.20	0.95	690	690	1.00	0	0.00
PERMEABLE PAVEMENT	0.34	0.95	1172	2945	2.51	1773	0.15
DISCONNECTION TO STORMWATER PLANTERS	0.58	0.95	2000	2040	1.02	40	0.00
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	0.23	0.95	N/A	111	1.40	111	0.01
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	6218	0.51

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.17	IN	
EXTENSIVE GREEN ROOF	0.07	IN	
PERMEABLE PAVEMENT	0.10	IN	TIER 1 0.70 IN
REUSE	0.36	IN	
SOIL AMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF	0.06	IN	TIER 3 0.22 IN
STORMWATER PLANTERS	0.16	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.13	IN	
TOTAL	1.05 IN		

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SCOTTS RUN SOUTH User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: GRANT EXISTING CONDITIONS

Data: Drainage Area : 3.34 Acres
Runoff Curve Number : 89
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.09	0.08	0.05
Used	0.10	0.10	0.10
Runoff (in)	1.63	2.08	3.96
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	11	21

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 3.34 AC X 1.63 (IN) X 1FT/12IN X 43,560 = 19,765 CU. FT.
2 YR STORM: 3.34 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 25,220 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 19,765 CU FT x 0.75 **= 14,825 CU FT**
2–YEAR STORM: 25,220 CU FT x 0.75 **= 18,915 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SCOTTS RUN SOUTH User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: GRANT PROPOSED CONDITIONS

Data: Drainage Area : 3.34 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	10	13	23

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 3.34 AC X 1.97 (IN) X 1FT/12IN X 43,560 = 23,885 CU FT
2 YR STORM: 3.34 AC X 2.45 (IN) X 1FT/12IN X 43,560 = 29,705 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 17,595 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 23,885 CU FT – 17,595 CU FT = **6,290 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 29,705 CU FT – 17,595 CU FT = **12,110 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'– GRANT SITE

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

Site Name: **Scotts Run South**

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.37	**0.37**
Impervious Cover	0.00	0.00	0.00	2.97	**2.97**
			D.A Total (acres)		**3.34**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 10,578

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	Grant Office Tower "A" Roof and Podium area	0.94	1.40	4,538	Estimate Runoff Reduction % Using Spreadsheet		95%	0	4,538	45,360	35,000	4,311	398	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 9,975 SF. Intensive Green Roof Assuming Media Depth of 12", Media Porosity 0.30, and 2,300 SF.	0.43	N/A	1,483	Subtract 100% of provided storage vol.	100%	N/A	1,483	N/A	1,685	1,483	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (17,425 SF). Assuming Infiltration Rate Greater than 0.52 in/hr.	0.34	N/A	1,172	Subtract 100% of provided storage vol.	100%	N/A	1,172	N/A	2,945	1,172	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (8)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac. Urban Bio-retention	0.55	0.13	2,015	Subtract 100% of provided storage vol.	100%	0	2,015	N/A	6,100	2,015	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (1.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 3,400 SF of Stormwater Planters.	0.58	N/A	2,000	Subtract 100% of provided storage vol.	100%	0	2,000	N/A	2,040	2,000	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 11,000 SF)		0.16	145	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	145	7000	N/A	145	0	N/A
		Totals:	2.84	0.29									

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

Total Drainage Area Treated (acres): 3.13

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 11,127

See Site Data and Summary Tab for Site Results

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS GRANT

AS SHOWN

SCALE 26758.005

PROJECT NUMBER

CDP C-27

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb. 03 2013 TIME: 03:31 pm

TAYLOR – DRAINAGE AREA "C" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
12,522 CF – 0.89 IN

LEED POTENTIAL RETENTION FOR TAYLOR BLOCK
20,695 CF – 1.12 IN

Pond Estimated Storage Detailed Report: DA-CTaylor Site

Element Details

ID	22
Label	DA-CTaylor Site
Notes	

2YR DETENTION VOLUME REQUIRED = 15,943 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	18.03	4.85	0.171	0.266	0.340	0.366	0.609
10	28.12	12.18	0.133	0.259	0.326	0.404	0.948

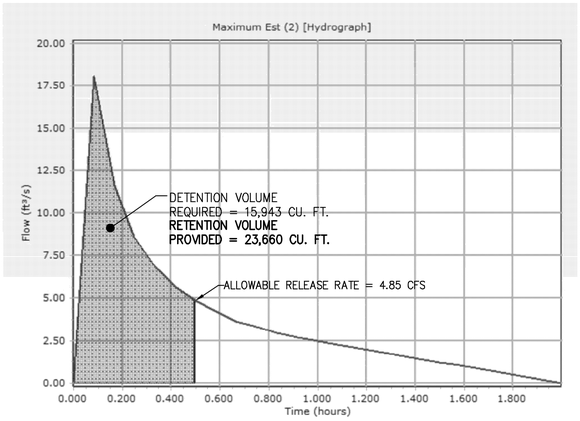
10 YR DETENTION VOLUME REQUIRED = 17,598 CU. FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.022	0.498	0.000	0.498	0.000	0.498	0.000	0.498	0.000	2.000
10	0.036	0.288	0.000	0.288	0.000	0.288	0.000	0.288	0.000	2.000

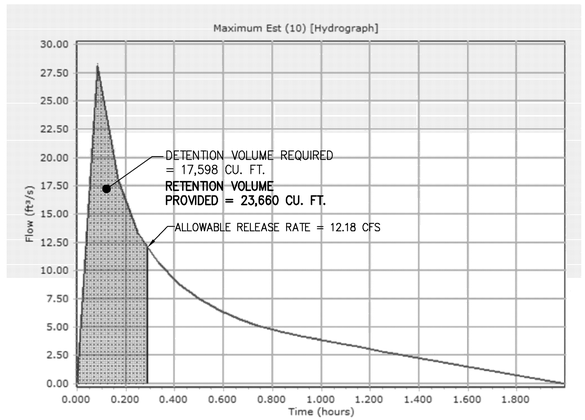
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-CTaylor Site



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-CTaylor Site



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES LESS THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST–DEVELOPED RELEASE RATES MUST NOT INCREASE THE EXISTING CONDITION RELEASE RATE.

EXISTING CONDITIONS 2YR RELEASE RATE = 4.85 CFS

100% OF EXISTING RELEASE RATE = 4.85 X 100% = **4.85 CFS – 2 YR ALLOWABLE RELEASE RATE**
12.18 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
5.09	0	5.09	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (4.3% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
59	62	64	65

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

Weighted CN for site: 64

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 5.63

5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.17	0.33	0.13

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
4.85	**12.18**	**2.12**

Proposed Flow Rates

Land Use = Proposed Conditions (77% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

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

Weighted CN for site: 89

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 1.24

5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
18.04	**28.21**	**10.05**

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

TAYLOR

TOTAL RUNOFF REDUCTION REQUIRED	18,477 CFT
TOTAL RUNOFF REDUCTION PROVIDED	12,522 CFT
RAINFALL DEPTH RETAINED ONSITE	0.89 IN
SITE AREA (AC)	5.09

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
COLSHIRE MEADOW DRIVE - EAST (TAYLOR)	0.18	0.90	588	3000	1.00	588	0.03
COLSHIRE DRIVE - SOUTH (TAYLOR)	0.25	0.90	817	1800	1.00	817	0.05
						TOTAL =	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.58	0.85	1797	2250	1.25	453	0.03
EXTENSIVE GREEN ROOF	0.31	0.95	1069	3400	3.18	2331	0.13
INTENSIVE GREEN ROOF	-	-	-	-	-	-	-
PERMEABLE PAVEMENT	0.22	0.95	759	1965	2.59	1206	0.07
DISCONNECTION TO STORMWATER PLANTERS	0.67	0.95	2310	2580	1.12	270	0.01
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	4260	0.23

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.10	IN	
EXTENSIVE GREEN ROOF	0.06	IN	
PERMEABLE PAVEMENT	0.04	IN	TIER 1 0.56 IN
REUSE	0.33	IN	
SOIL AMENDMENTS	0.03	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 3 0.13 IN
STORMWATER PLANTERS	0.13	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.21	IN	
TOTAL	0.89	IN	

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00
Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: TAYLOR EXISTING CONDITIONS

Data: Drainage Area : 5.09 Acres
Runoff Curve Number : 64
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.42	0.35	0.22
Runoff (in)	0.34	0.56	1.71
Unit Peak Discharge (cfs/acre/in)	1.200	1.378	1.511
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	4	13

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 5.09 AC X 0.34 (IN) X 1FT/12IN X 43,560 = 6,280 CU. FT.
2 YR STORM: 5.09 AC X 0.56 (IN) X 1FT/12IN X 43,560 = 10,345 CU. FT.

LEED REQUIREMENT LESS THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF LESS THAN 50%, THE EXISTING RUNOFF VOLUME MUST NOT BE EXCEEDED.

1–YEAR STORM **= 6,280 CU FT**
2–YEAR STORM **= 10,345 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00
Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: TAYLOR PROPOSED CONDITIONS

Data: Drainage Area : 5.09 Acres
Runoff Curve Number : 86
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.12	0.10	0.06
Used	0.12	0.10	0.10
Runoff (in)	1.41	1.84	3.65
Unit Peak Discharge (cfs/acre/in)	1.566	1.577	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	11	15	29

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 5.09 AC X 1.41 (IN) X 1FT/12IN X 43,560 = 26,052 CU FT
2 YR STORM: 5.09 AC X 1.84 (IN) X 1FT/12IN X 43,560 = 34,000 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 23,660 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 26,052 CU FT – 23,660 CU FT = **2,392 CU FT < EX. VOLUME**

2–YEAR STORM: 34,000 CU FT – 23,660 CU FT = **10,340 CU FT < EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'– TAYLOR SITE

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

Site Name: **Scotts Run South**

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	1.17	**1.17**
Impervious Cover	0.00	0.00	0.00	3.92	**3.92**
			D.A Total (acres)		**5.09**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 14,580

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	Taylor Office Buildings "B" and "C"	1.31	1.40	6,325	Estimate Runoff Reduction % Using Spreadsheet		95%	0	6,325	31,600	96,400	6,008	554	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 13,540 SF.	0.31	N/A	1,069	Subtract 100% of provided storage vol.	100%	N/A	1,069	N/A	3,400	1,069	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (7,400 SF). Assuming Infiltration Rate Greater than 0.52 in/hr.	0.22	N/A	759	Subtract 100% of provided storage vol.	100%	N/A	759	N/A	1,965	759	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (2)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac.. Rain Garden 1- Assuming Media Depth of 2', max ponding depth 6", Imperv. D.A. 0.26 AC footprint 2,500 SF. Rain Garden 1- Assuming Media Depth of 2', max ponding depth 6", Imperv. D.A. 0.13 AC footprint 900 SF.	0.50	0.08	1,797	Subtract 100% of provided storage vol.	100%	0	1,797	N/A	2,250	1,797	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (0.62AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 1,800 SF of Stormwater Planters.	0.67	N/A	2,310	Subtract 100% of provided storage vol.	100%	0	2,310	N/A	2,580	2,310	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 15,800 SF)	0.06	0.41	579	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	579	17775	N/A	579	0	N/A
	Totals:	3.07	0.49										

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

Total Drainage Area Treated (acres): 3.56

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 12,522

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

OWNER/APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

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CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS TAYLOR

AS SHOWN

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-28 V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb, 03 2013 TIME: 03:32 pm

HOTEL – DRAINAGE AREA "D" SWM SUMMARY:

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

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
2,000 CF – 0.80 IN

LEED POTENTIAL RETENTION FOR HOTEL BLOCK
3,205 CF – 1.21 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Hotel

Element Details

ID	26	Notes
Label	DA-D Hotel	

2YR DETENTION VOLUME REQUIRED = 1,440 CU. FT.

10 YR DETENTION VOLUME REQUIRED = 1,220 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

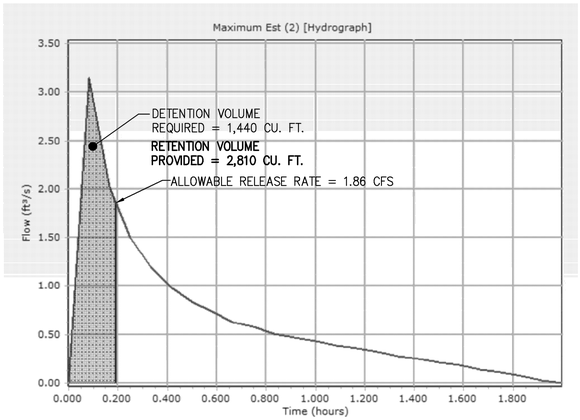
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	3.14	1.86	0.007	0.018	0.019	0.033	0.106
10	4.62	3.94	0.001	0.009	0.001	0.028	0.156

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.049	0.192	0.000	0.192	0.000	0.192	0.000	0.192	0.000	2.000
10	0.071	0.118	0.000	0.118	0.071	0.118	0.000	0.118	0.000	2.000

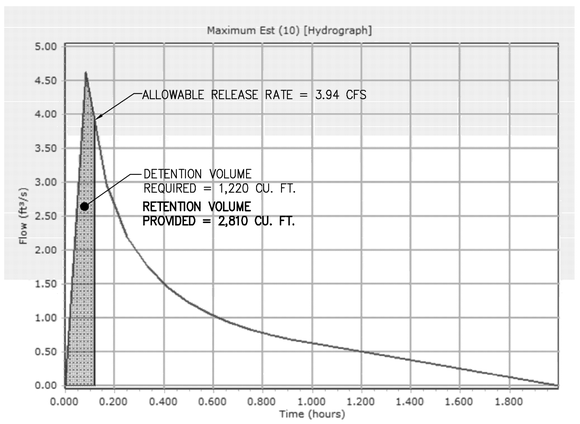
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Hotel



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Hotel



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 2.48 CFS

75% OF EXISTING RELEASE RATE = 2.48 X 75% = **1.86 CFS – 2 YR ALLOWABLE RELEASE RATE**
3.94 CFS – 10 YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group* — *Per Soils Map approximately 100% type B

Total Site Area (Ac)	Type A	Type B	Type C	Type D
0.73	0	0.73	0.00	0

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (73% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	85		

Weighted CN for site: 88

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

S for CN to C Calcs.: 1.36

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.62	0.74	0.58

5 Minute Tc — in / hr

Design Storm Rainfall Intensity (I)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
2.48	***3.94***	***1.37***

Proposed Flow Rates

Land Use = Proposed Conditions (95% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 94

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

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

5 Minute Tc — in / hr

Design Storm Rainfall Intensity (I)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Proposed Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
3.16	***4.60***	***1.82***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

HOTEL

TOTAL RUNOFF REDUCTION REQUIRED	2,650 CFT
TOTAL RUNOFF REDUCTION PROVIDED	2,000 CFT
RAINFALL DEPTH RETAINED ONSITE	0.80 IN
SITE AREA (AC)	0.73

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
COLSHIRE MEADOW DRIVE - EAST (HOTEL)	0.18	0.90	588	3000	1.00	588	0.22
						TOTAL =	0.22

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	-	-	-	-	-	-	-
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	0.07	0.95	241	345	1.43	104	0.04
PERMEABLE PAVEMENT	-	-	-	-	-	-	-
DISCONNECTION TO STORMWATER PLANTERS	0.51	0.95	1759	2730	1.55	971	0.36
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1075	0.41

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	-	IN	
EXTENSIVE GREEN ROOF	-	IN	
PERMEABLE PAVEMENT	-	IN	TIER 1 0.00 IN
REUSE	-	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	0.09	IN	TIER 3 0.75 IN
STORMWATER PLANTERS	0.66	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	0.80 IN		

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD              Version 2.00
 Project : SCOTTS RUN SOUTH                          User: BC      Date:
County  : FAIRFAX                    State:         Checked: ___  Date: _____
Subtitle: HOTEL EXISTING CONDITIONS

  Data: Drainage Area        :  .73   Acres
        Runoff Curve Number  :  88
        Time of Concentration:  0.10   Hours
        Rainfall Type        :  II
        Pond and Swamp Area  :  NONE
```

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.10	0.09	0.05
Used	0.10	0.10	0.10
Runoff (in)	1.55	2.00	3.86
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	2	4

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 0.73 AC X 1.55 (IN) X 1FT/12IN X 43,560 = 4,110 CU. FT.
2 YR STORM: 0.73 AC X 2.00 (IN) X 1FT/12IN X 43,560 = 5,300 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 4,110 CU FT x 0.75 = **3,083 CU FT**
2–YEAR STORM: 5,300 CU FT x 0.75 = **3,975 CU FT**

PROPOSED CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD              Version 2.00
 Project : SCOTTS RUN SOUTH                          User: BC      Date:
County  : FAIRFAX                    State:         Checked: ___  Date: _____
Subtitle: HOTEL PROPOSED CONDITIONS

  Data: Drainage Area        :  .73   Acres
        Runoff Curve Number  :  94
        Time of Concentration:  0.10   Hours
        Rainfall Type        :  II
        Pond and Swamp Area  :  NONE
```

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.05	0.04	0.02
Used	0.10	0.10	0.10
Runoff (in)	2.06	2.54	4.51
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	5

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 0.73 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 5,460 CU FT
2 YR STORM: 0.73 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 6,730 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 2,810 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 5,460 CU FT – 2,810 CU FT = **2,650 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 6,730 CU FT – 2,810 CU FT = **3,920 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.75	**0.75**
Impervious Cover	0.00	0.00	0.00	12.21	**12.21**
			D.A. Total (acres)		**12.96**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 42,787

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.68	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,616	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 98,885 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 6,175 SF.	2.86	N/A	9,863	Subtract 100% of provided storage vol.	100%	N/A	9,863	N/A	13,150	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (95,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr. Along 123 Streetscape (15,500 SF)	0.80	N/A	2,759	Subtract 100% of provided storage vol.	100%	N/A	2,759	N/A	6,987	2,759	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (59)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,150	Disconnection to Bioretention	100%	0	13,150	N/A	17,550	13,150	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,925 SF of Stormwater Planters.	2.26	N/A	7,794	Subtract 100% of provided storage vol.	100%	0	7,794	N/A	9,510	7,794	0	
	Totals:	**11.35**	**0.24**										

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

See Site Data and Summary Tab for Site Results

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SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS HOTEL

AS SHOWN

SCALE

PROJECT NUMBER 26758.005

CDP C-29

DRAWING NUMBER V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb, 03 2013 TIME: 03:32 pm

JOHNSON I – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
20,564 CF – 0.91 IN

LEED POTENTIAL RETENTION JOHNSON I BLOCK
37,915 CF – 1.28 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Johnson I

Element Details

ID	31	Notes
Label	DA-D Johnson I	

2YR DETENTION VOLUME REQUIRED = 19,200 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	35.13	17.54	0.124	0.267	0.319	0.440	1.187
10	51.61	39.40	0.038	0.160	0.049	0.386	1.740

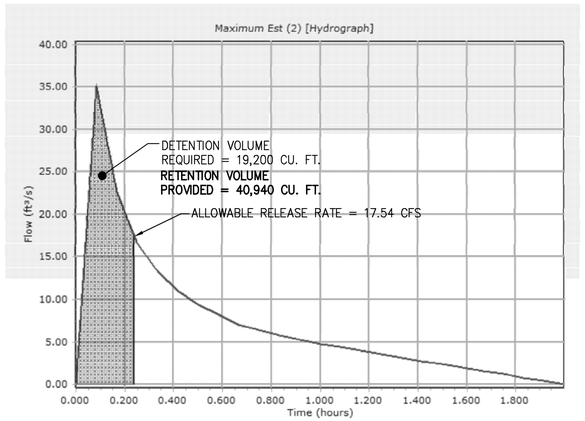
10 YR DETENTION VOLUME REQUIRED = 16,850 CU. FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.042	0.239	0.000	0.239	0.000	0.239	0.000	0.239	0.000	2.000
10	0.064	0.139	0.000	0.139	0.027	0.139	0.000	0.139	0.000	2.000

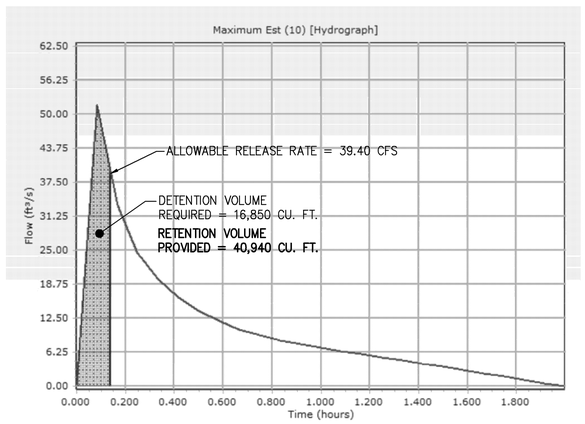
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Johnson I



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Johnson I



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 23.38 CFS

75% OF EXISTING RELEASE RATE = 23.38 X 75% = **17.54 CFS – 2 YR ALLOWABLE RELEASE RATE**
39.40 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group* — *Per Soils Map approximately 100% type B

Total Site Area (Ac)	Type A	Type B	Type C	Type D
8.16	0	7.59	0.57	0

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (60% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	86	

Weighted CN for site: 84

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / [P + 0.8S])]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 1.90

5 Minute Tc Design Storm Rainfall Intensity (I) — in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.53	0.66	0.47

Existing Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
23.38	***39.40***	***12.58***

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 94

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x [1.2 - (S / [P + 0.8S])]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 0.64

5 Minute Tc Design Storm Rainfall Intensity (I) — in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
35.35	***51.40***	***20.37***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

JOHNSON I

TOTAL RUNOFF REDUCTION REQUIRED	29,621 CFT
TOTAL RUNOFF REDUCTION PROVIDED	24,986 CFT
RAINFALL DEPTH RETAINED ONSITE	0.91 IN
SITE AREA (AC)	8.16

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
COLSHIRE DRIVE - NORTH (JOHNSON I)	0.31	0.90	1013	1200	1.00	1013	0.03
DOLLEY MADISON BOULEVARD - WEST (JOHNSON I)	1.00	0.90	3267	4200	1.00	3267	0.11
SOUTH DARTFORD DRIVE (JOHNSON I)	0.04	0.90	131	600	1.00	131	0.01
						TOTAL =	0.15

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	2.70	0.95	8701	12870	1.38	3559	0.12
EXTENSIVE GREEN ROOF	1.39	0.95	4793	6055	1.26	1261	0.04
INTENSIVE GREEN ROOF	0.45	0.95	1552	6506	3.20	3414	0.12
PERMEABLE PAVEMENT	0.43	0.95	1483	3736	2.52	2253	0.08
DISCONNECTION TO STORMWATER PLANTERS	1.17	0.95	4035	4650	1.15	615	0.02
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	11103	0.37

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.29	IN	
EXTENSIVE GREEN ROOF	0.16	IN	
PERMEABLE PAVEMENT	0.05	IN	TIER 1
REUSE	0.17	IN	0.67 IN
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	0.05	IN	TIER 3
STORMWATER PLANTERS	0.14	IN	0.19 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	0.91	IN	

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ____ — Date: _____
Subtitle: JOHNSON I EXISTING CONDITIONS

Data: Drainage Area : 8.16 Acres
Runoff Curve Number : 84
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.14	0.12	0.07
Used	0.14	0.12	0.10
Runoff (in)	1.27	1.68	3.45
Unit Peak Discharge (cfs/acre/in)	1.554	1.567	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	16	22	44

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 8.16 AC X 1.27 (IN) X 1FT/12IN X 43,560 = 37,618 CU. FT.
2 YR STORM: 8.16 AC X 1.68 (IN) X 1FT/12IN X 43,560 = 49,763 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 37,618 CU FT x 0.75 **= 28,213 CU FT**
2–YEAR STORM: 49,763 CU FT x 0.75 **= 37,355 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ____ — Date: _____
Subtitle: JOHNSON I PROPOPSED CONDITIONS

Data: Drainage Area : 8.16 Acres
Runoff Curve Number : 94
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.05	0.04	0.02
Used	0.10	0.10	0.10
Runoff (in)	2.06	2.54	4.51
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	27	33	58

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 8.16 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 61,020 CU FT
2 YR STORM: 8.16 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 75,237 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 40,940 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 61,020 CU FT – 40,940 CU FT = **20,080 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 75,237 CU FT – 40,940 CU FT = **34,297 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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

Site Name: **Scotts Run South**

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.75	**0.75**
Impervious Cover	0.00	0.00	0.00	12.21	**12.21**
			D.A. Total (acres)		**12.96**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 42,787

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.68	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,616	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 98,885 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 6,175 SF.	2.86	N/A	9,863	Subtract 100% of provided storage vol.	100%	N/A	9,863	N/A	13,150	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (95,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr. Along 123 Streetscape (15,500 SF)	0.80	N/A	2,759	Subtract 100% of provided storage vol.	100%	N/A	2,759	N/A	6,987	2,759	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (59)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,150	Disconnection to Bioretention	100%	0	13,150	N/A	17,550	13,150	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,925 SF of Stormwater Planters.	2.26	N/A	7,794	Subtract 100% of provided storage vol.	100%	0	7,794	N/A	9,510	7,794	0	
		Totals:	11.35	0.24									

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

Total Drainage Area Treated (acres): 11.59

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
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8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

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TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
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1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS JOHNSON I

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-30 V6927L

FILE:P:\Planning Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb, 03 2013 TIME: 03:32 pm

VAN BUREN – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
7,380 CF – 0.93 IN

LEED POTENTIAL RETENTION FOR VAN BUREN BLOCK
9,265 CF – 1.11 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Van Buren

Element Details

ID	30	Notes
Label	DA-D Van Buren	

2YR DETENTION VOLUME REQUIRED = 4,230 CU. FT.

10 YR DETENTION VOLUME REQUIRED = 3,620 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

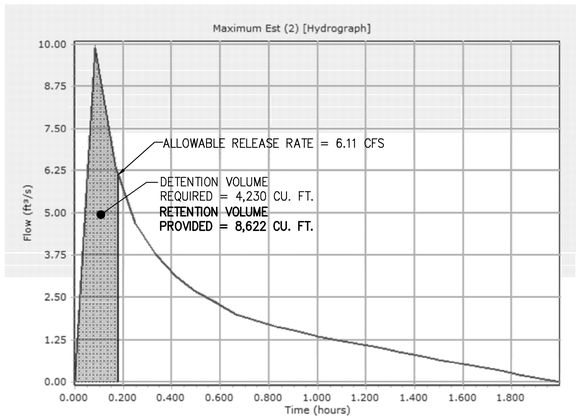
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	9.90	6.11	0.019	0.052	0.050	0.097	0.335
10	14.55	12.75	0.003	0.024	0.003	0.083	0.490

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.051	0.180	0.000	0.180	0.000	0.180	0.000	0.180	0.000	2.000
10	0.073	0.112	0.000	0.112	0.073	0.112	0.000	0.112	0.000	2.000

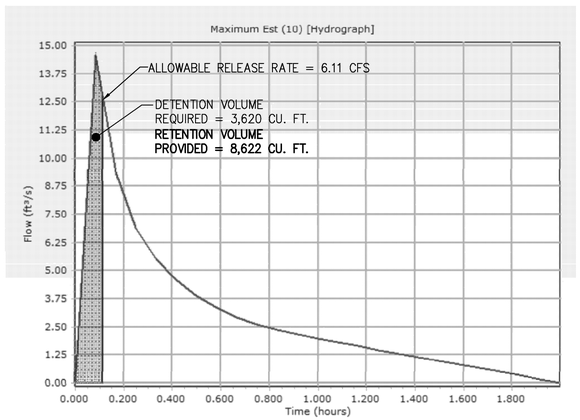
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Van Buren



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Van Buren



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 8.15 CFS

75% OF EXISTING RELEASE RATE = 8.15 X 75% = **6.11 CFS – 2 YR ALLOWABLE RELEASE RATE**
12.75 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group* — *Per Soils Map approximately 100% type B

Total Site Area (Ac)	Type A	Type B	Type C	Type D
2.30	0	2.30	0.00	0

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (75% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Weighted CN for site: 89

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

5 Minute Tc

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 1.24

Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
8.15	***12.75***	***4.54***

Proposed Flow Rates

Land Use = Proposed Conditions (95% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 94

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

5 Minute Tc

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

S for CN to C Calcs.: 0.64

Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
9.96	***14.49***	***5.74***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

VAN BUREN

TOTAL RUNOFF REDUCTION REQUIRED	8,349 CFT
TOTAL RUNOFF REDUCTION PROVIDED	7,380 CFT
RAINFALL DEPTH RETAINED ONSITE	0.93 IN
SITE AREA (AC)	2.30

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
ANDERSON ROAD - SOUTH (VAN BUREN)	0.21	0.90	686	1200	1.00	686	0.08
						TOTAL =	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.87	0.95	3000	3000	1.00	0	0.00
EXTENSIVE GREEN ROOF	0.44	0.95	1517	1917	1.26	399	0.05
INTENSIVE GREEN ROOF	0.07	0.95	241	245	1.01	4	0.00
PERMEABLE PAVEMENT	0.18	0.95	621	1600	2.58	979	0.12
DISCONNECTION TO STORMWATER PLANTERS	0.58	0.95	2000	2130	1.06	130	0.01
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1512	0.18

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.36	IN	
EXTENSIVE GREEN ROOF	0.18	IN	
PERMEABLE PAVEMENT	0.07	IN	TIER 1 0.61 IN
REUSE	-	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	0.03	IN	TIER 3 0.27 IN
STORMWATER PLANTERS	0.24	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	0.93	IN	

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: VAN BUREN EXISTING CONDITIONS

Data: Drainage Area : 2.3 Acres
Runoff Curve Number : 89
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.09	0.08	0.05
Used	0.10	0.10	0.10
Runoff (in)	1.63	2.08	3.96
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	14

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.30 AC X 1.36 (IN) X 1FT/12IN X 43,560 = 11,355 CU. FT.
2 YR STORM: 2.30 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 17,365 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 11,355 CU FT x 0.75 **= 8,516 CU FT**
2–YEAR STORM: 17,365 CU FT x 0.75 **= 13,024 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: VAN BUREN PROPOSED CONDITIONS

Data: Drainage Area : 2.3 Acres
Runoff Curve Number : 94
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.05	0.04	0.02
Used	0.10	0.10	0.10
Runoff (in)	2.06	2.54	4.51
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	9	16

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 2.30 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 17,200 CU FT
2 YR STORM: 2.30 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 21,207 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 8,622 CF FOR UP TO A 3.2 INCH RAIN EVENT.. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 17,200 CU FT – 8,622 CU FT = **8,578 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 21,207 CU FT – 8,622 CU FT = **12,585 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.75	**0.75**
Impervious Cover	0.00	0.00	0.00	12.21	**12.21**
			D.A Total (acres)		**12.96**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 42,787

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Estimate RWH RR % Credit

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)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.68	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,616	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 98,885 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 6,175 SF.	2.86	N/A	9,863	Subtract 100% of provided storage vol.	100%	N/A	9,863	N/A	13,150	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (95,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr. Along 123 Streetscape (15,500 SF)	0.80	N/A	2,759	Subtract 100% of provided storage vol.	100%	N/A	2,759	N/A	6,987	2,759	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (59)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,150	Disconnection to Bioretention	100%	0	13,150	N/A	17,550	13,150	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,925 SF of Stormwater Planters.	2.26	N/A	7,794	Subtract 100% of provided storage vol.	100%	0	7,794	N/A	9,510	7,794	0	

Totals: 11.35 0.24

Total Drainage Area Treated (acres): 11.59

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

SMITHGROUPJJR
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SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

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OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS VAN BUREN

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-31

V6927L

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb, 03 2013 TIME: 03:33 pm

WESTGATE – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
6,904 CF – 1.12 IN

LEED POTENTIAL RETENTION FOR WESTGATE BLOCK
8,930 CF – 1.39 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Westgate

Element Details

ID	29	Notes
Label	DA-D Westgate	

2YR DETENTION VOLUME REQUIRED = 4,008 CU. FT.

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	7.62	3.98	0.024	0.054	0.064	0.092	0.258
10	11.20	8.79	0.007	0.032	0.007	0.080	0.377

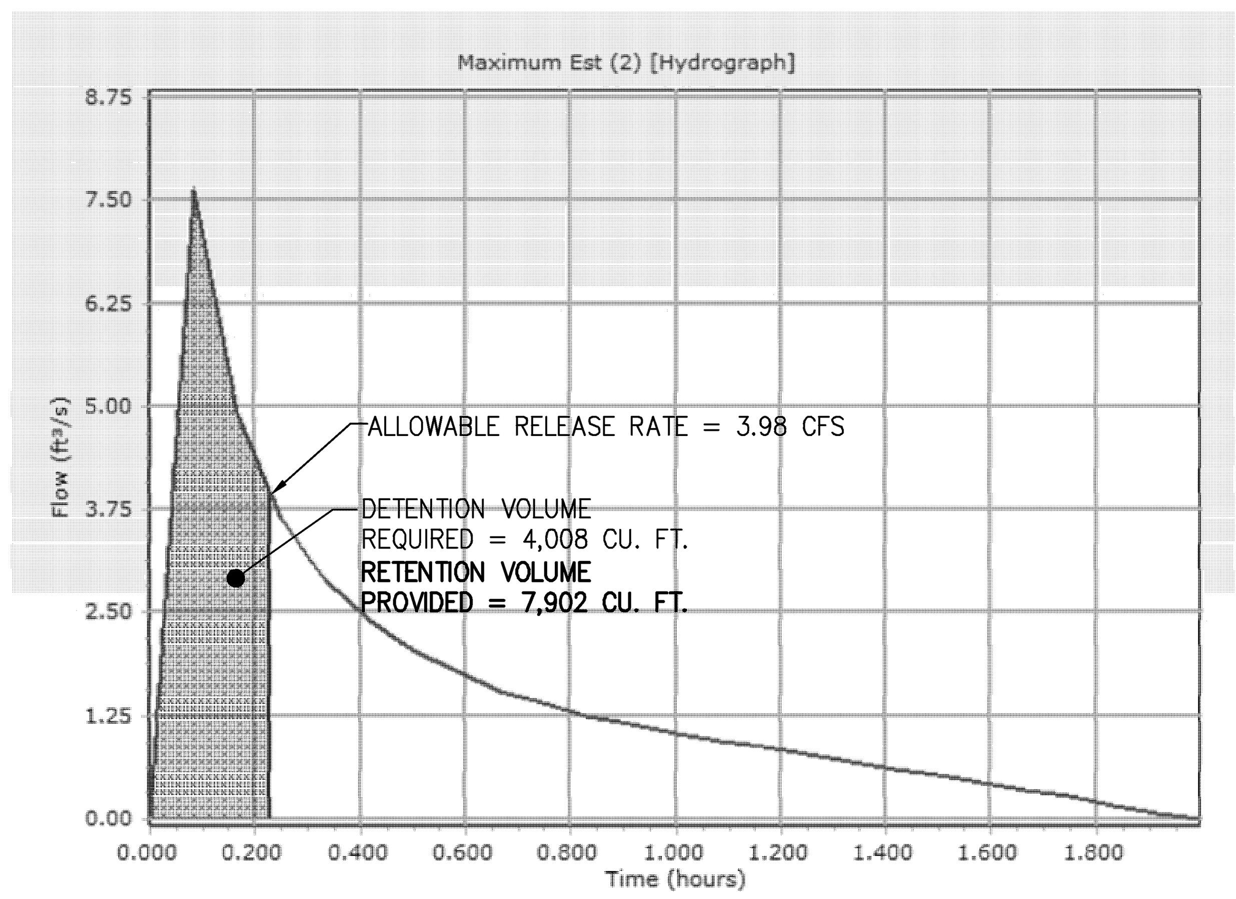
10 YR DETENTION VOLUME REQUIRED = 3,485 CU. FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.044	0.228	0.000	0.228	0.000	0.228	0.000	0.228	0.000	2.000
10	0.065	0.134	0.000	0.134	0.055	0.134	0.000	0.134	0.000	2.000

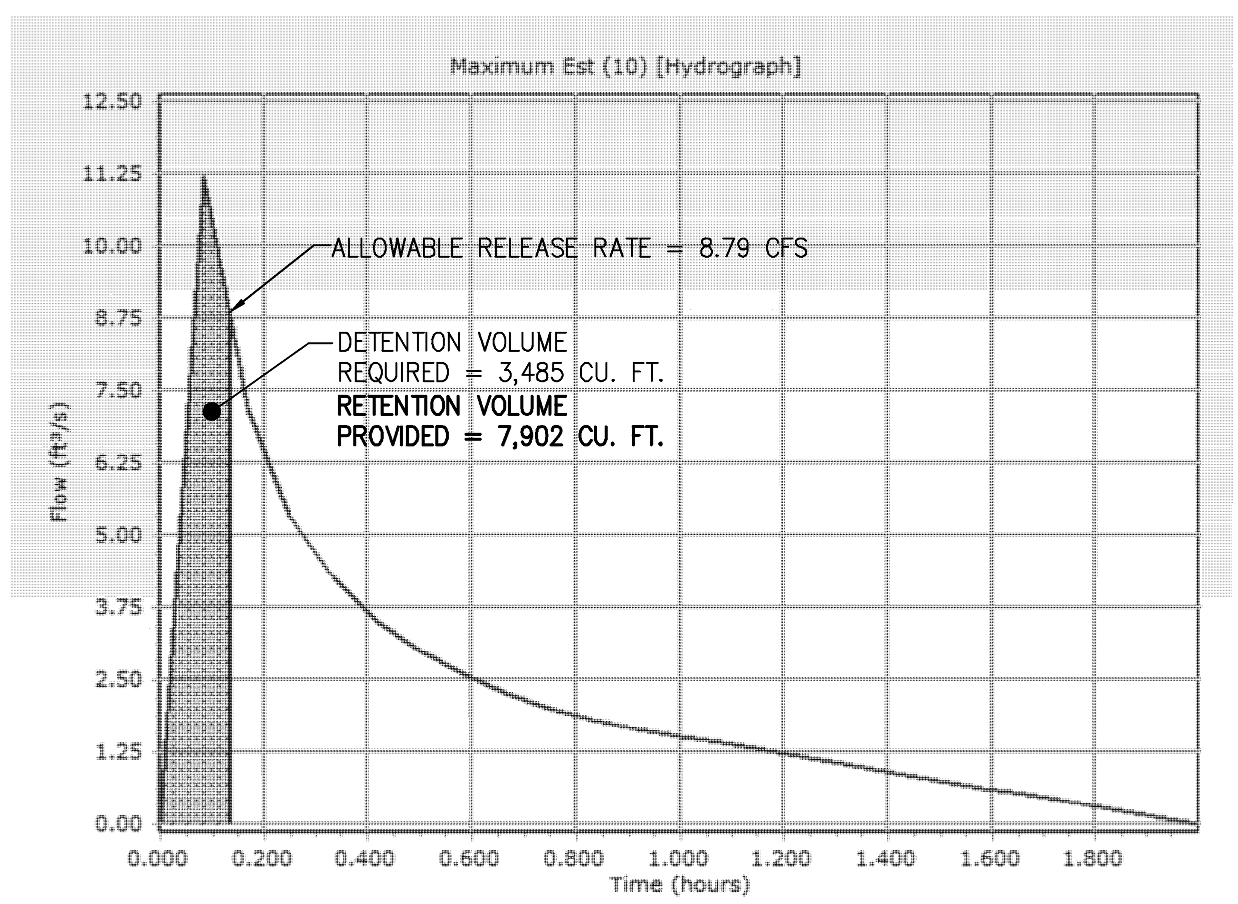
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Westgate



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Westgate



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 5.30 CFS

75% OF EXISTING RELEASE RATE = 5.30 X 75% = **3.98 CFS – 2 YR ALLOWABLE RELEASE RATE**
8.79 CFS – 10 YR ALLOWABLE RELEASE RATE

FILE: P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER: Cichocki DATE: Feb, 03 2013 TIME: 03:33 pm

ALLOWABLE RELEASE RATE COMPUTATIONS

	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type B
Total Site Area (Ac)	Type A	Type B	Type C	Type D	
1.77	0	1.77	0.00	0	Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates
Land Use = Ex Conditions (65% Imp)

	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
	Type A	Type B	Type C	Type D	C = 1 - [{S x [1.2 - (S / {P + 0.8S})]} / P]
		85			where:
Weighted CN for site: 85					P = 24-hr rainfall depth for design storm; S = (1000 / CN) - 10

	Design Storm 24-hr Rainfall Depth (in)			5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)		
S for CN to C Calcs.	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
1.76	3.2	5.2	2.7	5.45	7.27	3.27

	Equivalent C			Existing Conditions Peak Flow Rates (cfs)		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
	0.55	0.68	0.50	*5.30*	*8.79*	*2.87*

Proposed Flow Rates
Land Use = Proposed Conditions (85% Imp)

	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
	Type A	Type B	Type C	Type D	C = 1 - [{S x [1.2 - (S / {P + 0.8S})]} / P]
	89	92	94	95	where:
Weighted CN for site: 94					P = 24-hr rainfall depth for design storm; S = (1000 / CN) - 10

	Design Storm 24-hr Rainfall Depth (in)			5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)		
S for CN to C Calcs.	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
0.64	3.2	5.2	2.7	5.45	7.27	3.27

	Equivalent C			Proposed Conditions Peak Flow Rates (cfs)		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
	0.79	0.87	0.76	*7.67*	*11.15*	*4.42*

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

WESTGATE

TOTAL RUNOFF REDUCTION REQUIRED	6,425 CFT
TOTAL RUNOFF REDUCTION PROVIDED	6,904 CFT
RAINFALL DEPTH RETAINED ONSITE	1.12 IN
SITE AREA (AC)	1.77

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
DOLLEY MADISON BOULEVARD - WEST (WESTGATE)	0.55	0.90	1797	4200	1.00	1797	0.28
SOUTH DARTFORD DRIVE (WESTGATE)	0.04	0.90	131	600	1.00	131	0.02
ANDERSON ROAD - WEST (WESTGATE)	0.16	0.90	523	1500	1.00	523	0.08
						TOTAL =	0.38

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.42	0.95	1448	1680	1.16	232	0.04
EXTENSIVE GREEN ROOF	0.58	0.95	2000	2526	1.26	526	0.08
INTENSIVE GREEN ROOF	-	-	-	-	-	-	-
PERMEABLE PAVEMENT	0.19	0.95	655	1651	2.52	996	0.15
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1754	0.27

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.23	IN	TIER 1 1.07 IN
EXTENSIVE GREEN ROOF	0.31	IN	
PERMEABLE PAVEMENT	0.10	IN	
REUSE	0.44	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 3 0.00 IN
STORMWATER PLANTERS	-	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	1.12 IN		

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
 Project : SCOTTS RUN SOUTH                  User: BC       Date:
County  : FAIRFAX             State:       Checked: ____   Date: ________
Subtitle: WESTGATE EXISTING CONDITIONS

  Data: Drainage Area          :  1.77   Acres
        Runoff Curve Number    :  85
        Time of Concentration:    0.10   Hours
        Rainfall Type          :  II
        Pond and Swamp Area    :  NONE

====================================================
| Storm Number          |   1  |   2  |   3  |
|-----------------------|------|------|------|
| Frequency  (yrs)      |   1  |   2  |  10  |
| 24-Hr Rainfall (in)   |  2.7 |  3.2 |  5.2 |
| Ia/P Ratio            | 0.13 | 0.11 | 0.07 |
|          Used         | 0.13 | 0.11 | 0.10 |
| Runoff (in)           | 1.34 | 1.76 | 3.55 |
| Unit Peak Discharge   |1.560 |1.572 |1.578 |
|    (cfs/acre/in)      |      |      |      |
| Pond and Swamp Factor | 1.00 | 1.00 | 1.00 |
|    0.0% Ponds Used    |      |      |      |
|-----------------------|------|------|------|
| Peak Discharge (cfs)  |   4  |   5  |  10  |
====================================================
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 1.77 AC X 1.34 (IN) X 1FT/12IN X 43,560 = 8,610 CU. FT.
2 YR STORM: 1.77 AC X 1.76 (IN) X 1FT/12IN X 43,560 = 11,310 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 8,610 CU FT x 0.75 = **6,458 CU FT**
2–YEAR STORM: 11,310 CU FT x 0.75 = **8,483 CU FT**

PROPOSED CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
 Project : SCOTTS RUN SOUTH                  User: BC       Date:
County  : FAIRFAX             State:       Checked: ____   Date: ________
Subtitle: WESTGATE PROPOSED CONDITIONS

  Data: Drainage Area          :  1.77   Acres
        Runoff Curve Number    :  94
        Time of Concentration:    0.10   Hours
        Rainfall Type          :  II
        Pond and Swamp Area    :  NONE

====================================================
| Storm Number          |   1  |   2  |   3  |
|-----------------------|------|------|------|
| Frequency  (yrs)      |   1  |   2  |  10  |
| 24-Hr Rainfall (in)   |  2.7 |  3.2 |  5.2 |
| Ia/P Ratio            | 0.05 | 0.04 | 0.02 |
|          Used         | 0.10 | 0.10 | 0.10 |
| Runoff (in)           | 2.06 | 2.54 | 4.51 |
| Unit Peak Discharge   |1.578 |1.578 |1.578 |
|    (cfs/acre/in)      |      |      |      |
| Pond and Swamp Factor | 1.00 | 1.00 | 1.00 |
|    0.0% Ponds Used    |      |      |      |
|-----------------------|------|------|------|
| Peak Discharge (cfs)  |   6  |   7  |  13  |
====================================================
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 1.77 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 13,235 CU FT
2 YR STORM: 1.77 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 16,320 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 7,902 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 13,235 CU FT – 7,902 CU FT = **5,333 CU FT > 75% OF EX. VOLUME**

2–YEAR STORM: 16,320 CU FT – 7,902 CU FT = **8,418 CU FT > 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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

Site Name: **Scotts Run South**

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.75	**0.75**
Impervious Cover	0.00	0.00	0.00	12.21	**12.21**
				D.A. Total (acres)	**12.96**

Rv (turf) 0.25
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 42,787

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

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)	Avg Daily Drawdown (gallons) (Estimate RWH RR % Credit)	Available Cistern Volume (gallons) (Estimate RWH RR % Credit)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.68	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,616	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof: Assuming Media Depth of 4", Media Porosity 0.30, and 98,885 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 6,175 SF.	2.86	N/A	9,863	Subtract 100% of provided storage vol.	100%	N/A	9,863	N/A	13,150	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (95,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr. Along 123 Streetscape (15,500 SF)	0.80	N/A	2,759	Subtract 100% of provided storage vol.	100%	N/A	2,759	N/A	6,987	2,759	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (59)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,150	Disconnection to Bioretention	100%	0	13,150	N/A	17,550	13,150	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,925 SF of Stormwater Planters.	2.26	N/A	7,794	Subtract 100% of provided storage vol.	100%	0	7,794	N/A	9,510	7,794	0	
	Totals:	**11.35**	**0.24**										

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

SMITHGROUPJJR
architecture engineering interiors planning
SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners
OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
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DEWBERRY
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CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS WESTGATE

AS SHOWN
SCALE

26758.005
PROJECT NUMBER

CDP C-32
DRAWING NUMBER V6927L

GARFIELD – DRAINAGE AREA "E" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
6,173 CF – 0.76 IN

TOTAL POTENTIAL RETENTION FOR GARFIELD BLOCK
16,075 CF – 1.73 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-E Garfield Site

Element Details

ID	25	Notes
Label	DA-E Garfield Site	

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	11.02	7.54	0.014	0.046	0.033	0.095	0.372
10	16.19	15.14	0.001	0.014	0.001	0.075	0.546

2YR DETENTION VOLUME REQUIRED = 4,140 CU. FT.

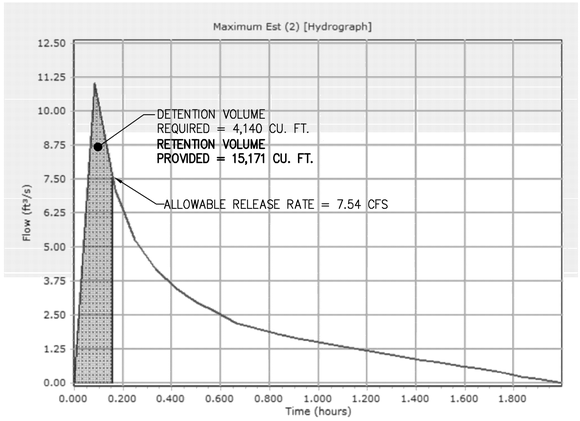
10 YR DETENTION VOLUME REQUIRED = 3,270 CU. FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.057	0.157	0.000	0.157	0.000	0.157	0.000	0.157	0.000	2.000
10	0.078	0.098	0.000	0.098	0.078	0.098	0.000	0.098	0.000	2.000

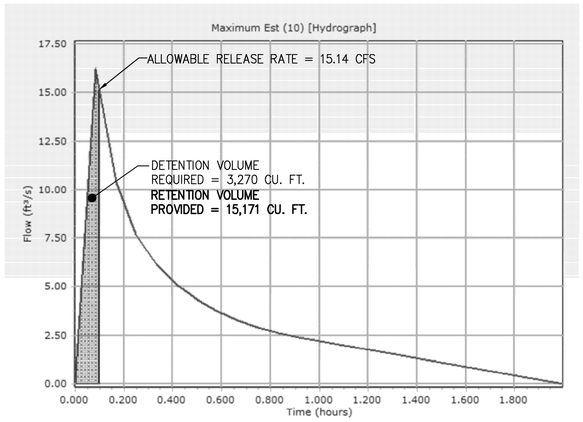
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-E Garfield Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-E Garfield Site



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2YR RELEASE RATE = 10.05 CFS

75% OF EXISTING RELEASE RATE = 10.05 X 75% = **7.54 CFS – 2 YR ALLOWABLE RELEASE RATE**
15.14 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Amount of Site Area (Ac) Per Hydrologic Soil Group* — *Per Soils Map approximately 100% type B

Total Site Area (Ac)	Type A	Type B	Type C	Type D
2.56	0	0.26	2.30	0

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (85% Imp)

94

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	96	

Weighted CN for site: 92

S for CN to C Calcs.: 0.93

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

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.72	0.81	0.68

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
10.05	***15.14***	***5.69***

Proposed Flow Rates

Land Use = Proposed Conditions (95% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	96	

Weighted CN for site: 94

S for CN to C Calcs.: 0.64

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

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc — Design Storm Rainfall Intensity (I) (in / hr)

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
11.09	***16.13***	***6.39***

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

GARFIELD

TOTAL RUNOFF REDUCTION REQUIRED	9,293 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	6,173 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.75 IN	
SITE AREA (AC)	2.56	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
DOLLEY MADISON BOULEVARD - EAST (GARFIELD)	0.49	0.90	1601	2100	1.00	1601	0.17
ANDERSON ROAD/CHANBRIDGE ROAD - EAST (GARFIELD)	0.41	0.90	1339	2400	1.00	1339	0.14
					TOTAL =		0.32

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	1.36	0.95	4690	11221	2.39	6531	0.70
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	0.39	0.95	1345	3796	2.82	2451	0.26
PERMEABLE PAVEMENT	0.04	0.95	138	154	1.12	16	0.00
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	8998	0.97

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.50	IN	
EXTENSIVE GREEN ROOF	-	IN	
PERMEABLE PAVEMENT	0.01	IN	TIER 1 0.53 IN
REUSE	-	IN	
SOIL AMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF	0.14	IN	TIER 3 0.14 IN
STORMWATER PLANTERS	-	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09	IN	
TOTAL	0.76 IN		

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN STATION SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: GARFIELD EXISTING CONDITIONS

Data: Drainage Area : 2.56 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio Used	0.06	0.05	0.03
	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.08 Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	9	17

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.56 AC X 1.88 (IN) X 1FT/12IN X 43,560 = 17,470 CU. FT.
2 YR STORM: 2.56 AC X 2.35 (IN) X 1FT/12IN X 43,560 = 21,838 CU. FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

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

1–YEAR STORM: 17,470 CU FT x 0.75 **= 13,102 CU FT**
2–YEAR STORM: 21,838 CU FT x 0.75 **= 16,379 CU FT**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN STATION SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: GARFIELD PROPOSED CONDITIONS

Data: Drainage Area : 2.56 Acres
Runoff Curve Number : 94
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio Used	0.05	0.04	0.02
	0.10	0.10	0.10
Runoff (in)	2.06	2.54	4.51
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	18

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 2.56 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 19,143 CU FT
2 YR STORM: 2.56 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,603 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 15,171 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 19,143 CU FT – 15,171 CU FT = **3,972 CU FT < 75% OF EX. VOLUME**

2–YEAR STORM: 23,603 CU FT – 15,171 CU FT = **8,432 CU FT < 75% OF EX. VOLUME**

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'E'– GARFIELD SITE

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	2.40	**2.40**
			D.A Total (acres)		**2.56**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,422

data input cells highlighted

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	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	3,796	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)	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	0.54		1,862	Subtract 100% of provided storage vol.	100%	2,828	4,690	N/A	11,221	4,690	0	
Disconnection to Bioretention	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:	1.79	0.00										

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

Total Drainage Area Treated (acres): 1.79

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,173

See Site Data and Summary Tab for Site Results

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CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS GARFIELD

AS SHOWN
SCALE

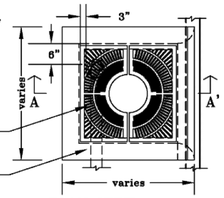
26758.005
PROJECT NUMBER

CDP C-33
DRAWING NUMBER V6927L

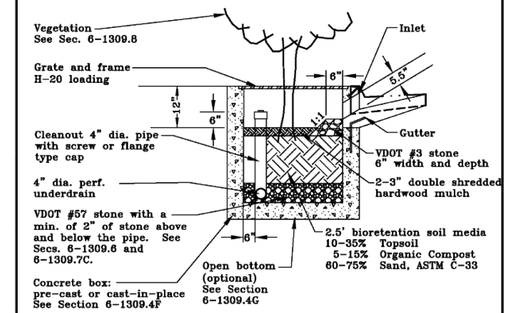
FILE P: \Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb, 03 2013 TIME: 03:47 pm

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1309 et seq.
2) All pipe shall be in accordance with Section 6-1307.9C.



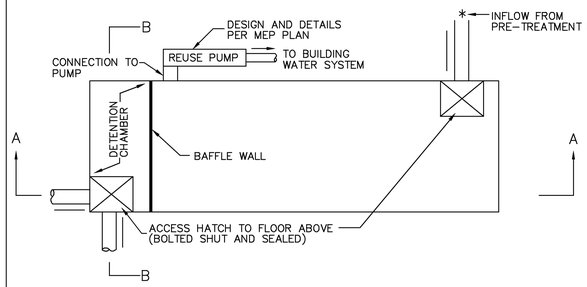
PLAN VIEW



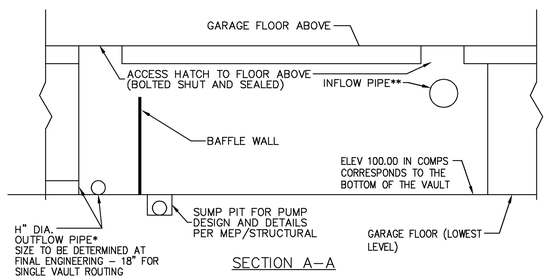
CROSS SECTION A-A'

Ref. Sec. 6-1309 et seq.	TREE BOX FILTER	PLATE NO.	STD. NO.
Rev. 3-07		90-6	

TREE BOX FILTER DETAIL



PLAN VIEW



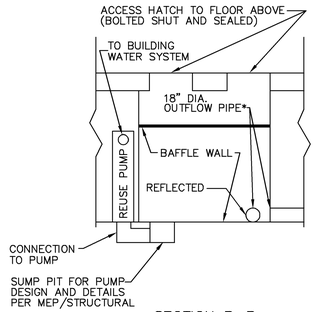
SECTION A-A

TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE

BIO-RETENTION DETAIL

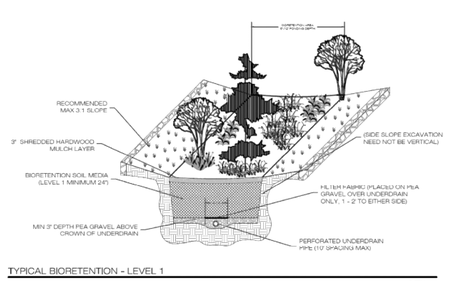
* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

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



SECTION B-B

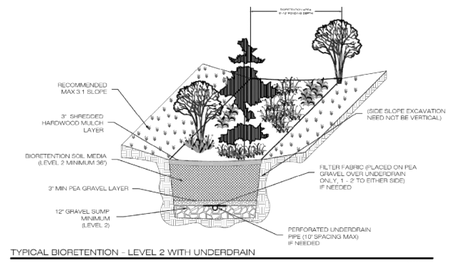
VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**



TYPICAL BIORETENTION - LEVEL 1

NTS

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



TYPICAL BIORETENTION - LEVEL 2 WITH UNDERDRAIN

NTS

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

VA DCR STORMWATER DESIGN SPECIFICATION NO. 8 **INFILTRATION**

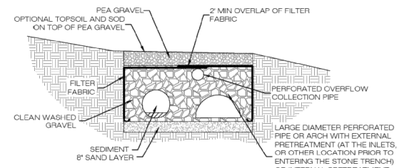


Figure 8.2A: Infiltration Section with Supplemental Pipe Storage

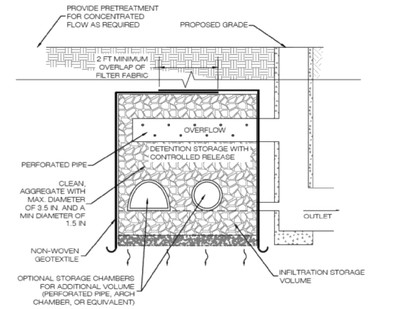
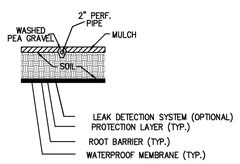
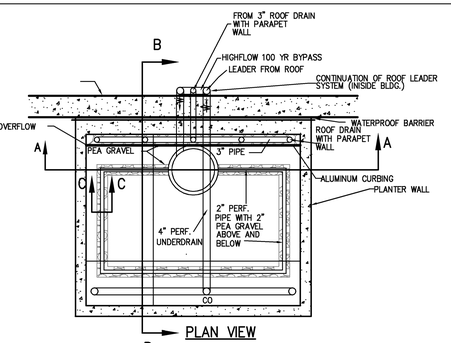


Figure 8.2B: Combined Underground Detention (Channel and/or Flooding Protection) and Infiltration

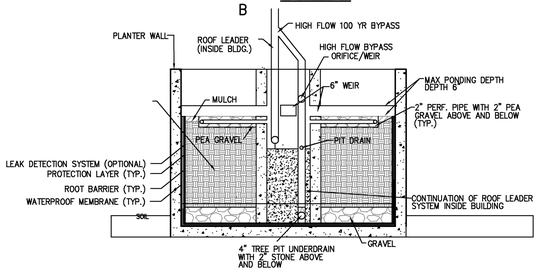
INFILTRATION TRENCH DETAIL



SECTION C-C



PLAN VIEW



SECTION A-A

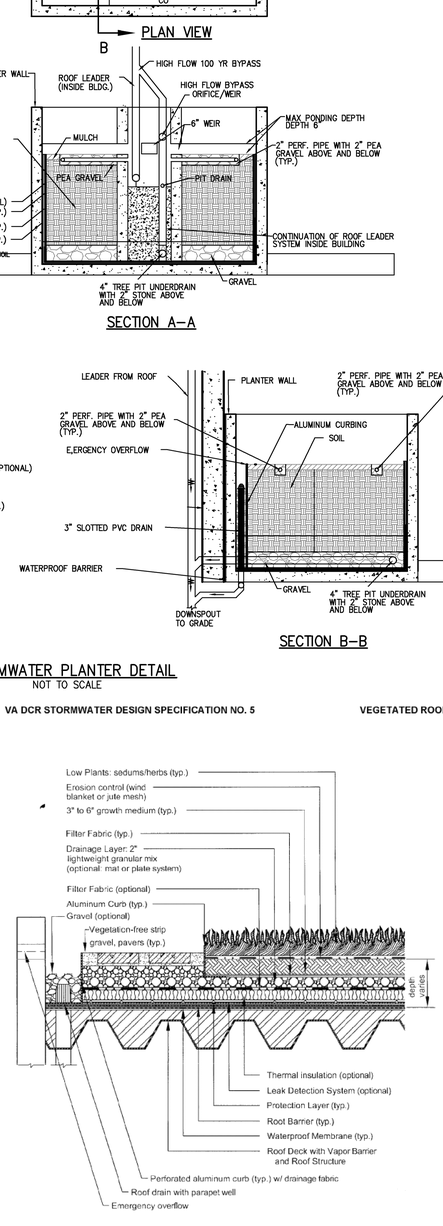
SECTION B-B

STORMWATER PLANTER DETAIL
NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**

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

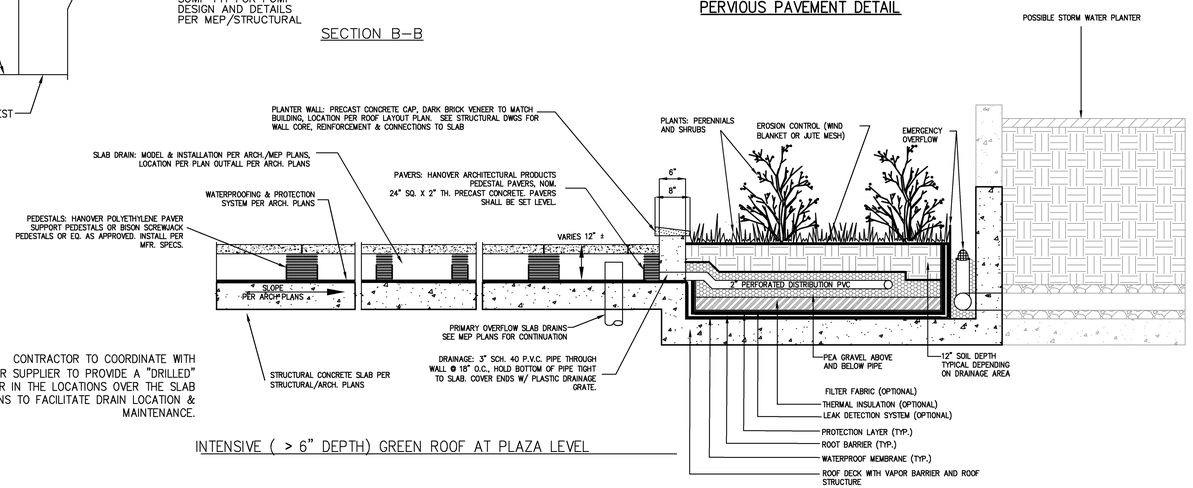
PERVIOUS PAVEMENT DETAIL



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF



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

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CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM VAULT & BMP DETAILS

AS SHOWN

SCALE 26758.005

PROJECT NUMBER

CDP C-34

DRAWING NUMBER V6927L

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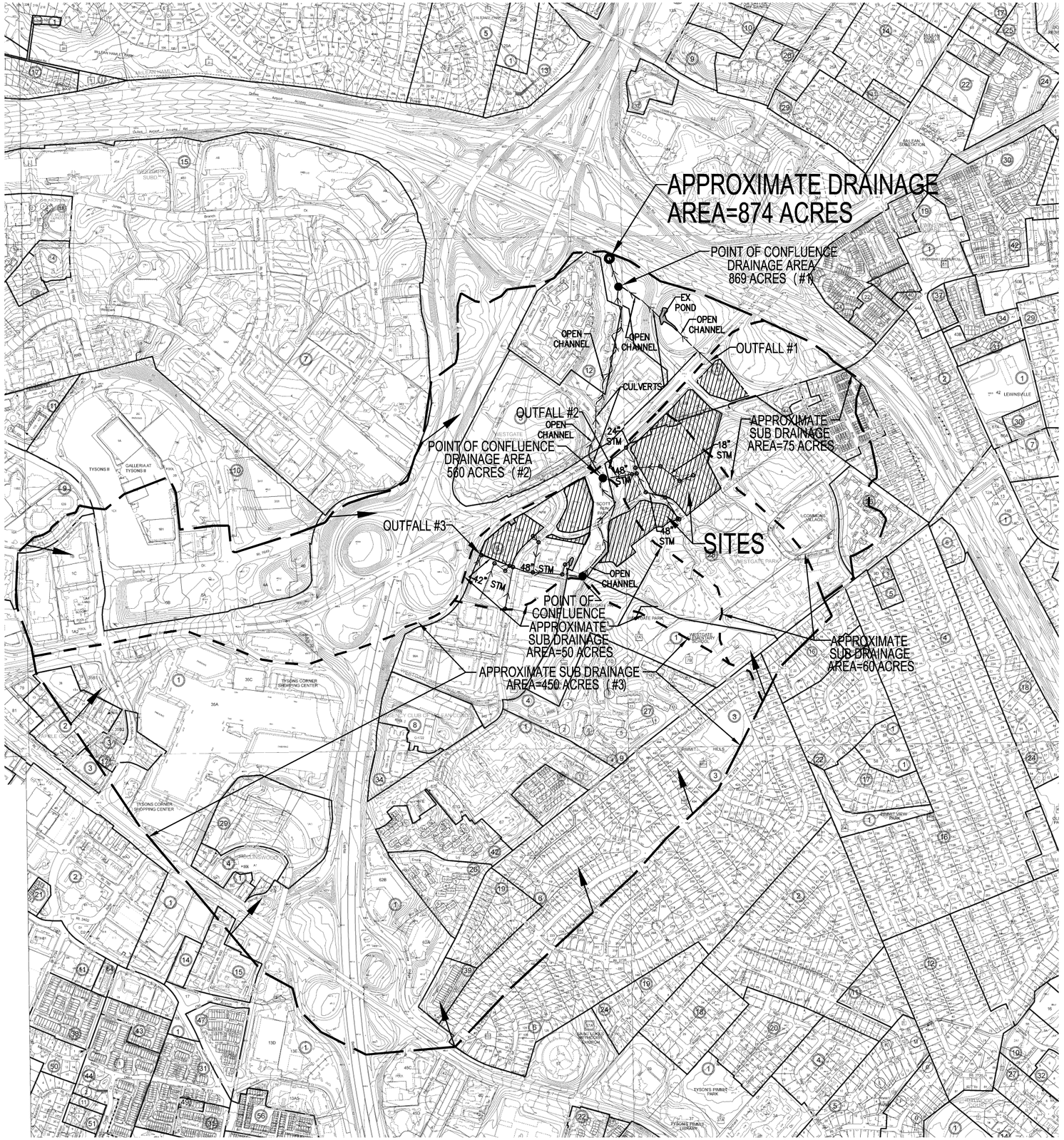

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY(S) (30.46 ACRES) ARE IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 30-3 ((28)), PARCELS 4A,B,C; ((1)) PARCELS 6 A, B, C; TAX MAP 29-4 ((6)) PARCELS 34A,1 ; AND ARE LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTIES ARE BORDERED BY DOLLEY MADISON BOULEVARD, ANDERSON ROAD, CHAIN BRIDGE ROAD, COLSHIRE, AND OLD MEADOW ROAD.

THERE ARE THREE OUTFALLS ASSOCIATED WITH THE COLLECTIVE SITES AS SHOWN IN THE MAP ON THIS SHEET.THE FOLLOWING IS A DETAILED DESCRIPTION OF EACH ONE:

THE FIRST OUTFALL IN THE NORTH EAST PORTION OF THE APPLICATION AREA COLLECTS APPROXIMATELY 7.5 ACRES OF THE COLLECTIVE SITES AREA AND THEN DRAINS INTO AN EXISTING 54" PIPE AT THE NORTHWEST CORNER OF THE GARFIELD SITE (SEE SHEET C-5 AND TAX MAP 30-3). THIS 54" PIPE HAS A DRAINAGE AREA OF APPROXIMATELY 75 ACRES WHEN IT LEAVES THE PROPERTY WHERE IT TIES INTO A SINGLE BOX CULVERT AND TRAVELS ACROSS DOLLEY MADISON BOULEVARD (RTE 123). THIS BOX CULVERT DAYLIGHTS ON THE OTHER SIDE OF DOLLEY MADISON OUTFALLING INTO A NATURAL CHANNEL AND INTO AN EXISTING POND. THE OUTFALL OF THIS POND IS ROUTED THROUGH ANOTHER CULVERT UNDER THE ENTRANCE RAMP TO THE DULLES TOLL ROAD (RTE 267). ON THE OTHER SIDE OF THE RAMP THE CULVERT DAYLIGHTS IN A NATURAL CHANNEL WHICH LEADS DIRECTLY TO SCOTTS RUN. AT THE POINT WHERE THE CHANNEL TIES INTO SCOTTS RUN THE TOTAL DRAINAGE AREA IS APPROXIMATELY 769 ACRES. IT IS ALSO IMPORTANT TO NOTE THE EXISTING 54 INCH STORM PIPE WHICH IS CURRENTLY ON THE GARFIELD SITE WILL BE RELOCATED WITH A PUBLIC IMPROVEMENTS PLAN. ADEQUATE DRAINAGE WILL BE PROVIDED.

THE SECOND OUTFALL IS LOCATED ALONG COLSHIRE DRIVE CENTRAL TO THE APPLICATION AREAS AND WILL RECEIVE APPROXIMATELY 16 ACRES OF THE COLLECTIVE SITE AREA. THE 16 ACRES OF SITE AREA WILL BE DISTRIBUTED IN TO THE NETWORK OF EXISTING STORM SEWER PIPES SHOWN. THE 48 INCH STORM SEWER TRAVELING NORTHWESTERLY DOWN COLSHIRE DR TOWARDS ROUTE 123 CONVEYS A LARGE MAJORITY OF THE 44 ACRES OF OFFSITE WATER INTO SCOTTS RUN. SEE TAX MAP 30-3 FOR OFFSITE PARCELS DRAINING INTO THIS EXISTING SYSTEM. THE SEWER SYSTEM CROSSES COLSHIRE DRIVE IN A 48" STORM SEWER PIPE AND OUTFALLS INTO AN OPEN CHANNEL LEADING TO SCOTTS RUN. THE DRAINAGE AREA OF SCOTTS RUN IS WHERE THE CHANNEL TIES INTO THE NATURAL STREAM BED OF SCOTTS RUN IS APPROXIMATELY 560 ACRES. IT IS ALSO IMPORTANT TO NOTE WITH THIS APPLICATION A LARGE PORTION OF COLSHIRE DRIVE AND THIS STORM SEWER OUTFALL WILL BE REBUILT TO STRAIGHTEN THE ROAD. A PUBLIC IMPROVEMENTS PLAN WILL BE PREPARED FOR THIS WORK WITH AN OUTFALL PROPOSED WHICH WILL CAPTURE ALL EXISTING DRAINAGE IN THE EXISTING SYSTEM AS WELL AS THE PROPOSED DRAINAGE FROM THE REDEVELOPING SITES. ADEQUATE DRAINAGE IN THIS NEW OUTFALL WILL BE PROVIDED.

THE THIRD OUTFALL IS LOCATED AT THE SOUTHEAST CORNER OF THE COLLECTIVE SITE SITE AREA AND DRAINS THE PROPOSED LINCOLN PROPERTY (SEE SHEET C-10 AND TAX MAP 29-4 LOT 34A). THIS OUTFALL COLLECTS RUNOFF FROM THE LINCOLN PROPERTY AND THE ADJACENT PROPERTY (LOT 100A) BEFORE CROSSING OVER OLD MEADOW ROAD IN A 42 INCH STORM PIPE. AFTER CROSSING THE ROAD THE OUTFALL BECOMES A 48 INCH STORM PIPE AND ALSO COLLECTS WATER FROM LOT 103 BEFORE OUTFALLING INTO AN EXISTING DRY POND (#0663). IT IS UNCLEAR FROM THE AVAILABLE GIS INFORMATION IF LOT 104 OUTFALLS INTO THIS SYSTEM UPSTREAM OF THE EXISTING DRY POND. IT APPEARS THERE IS A CONNECTION FROM LOT 104 TO THE OUTFALL, THE DRAINAGE AREA OF THIS PIPE WILL BE ASCERTAINED AND PROVIDED AT FDP. THE POND OUTFALL IS INTO AN OPEN CHANNEL WHICH LEADS TO SCOTTS RUN. AT THE POINT THE OPEN CHANNEL TIES INTO SCOTTS RUN THE DRAINAGE AREA IS APPROXIMATELY 450 ACRES. APPROXIMATELY 7 ACRES OF THE COLLECTIVE SITE AREA DRAINS TO THIS EXISTING OUTFALL WITH THE TOTAL OUTFALL DRAINAGE AREA OF APPROXIMATELY 20 ACRES.

AT EACH POINT WHERE THE THREE SEPARATE OUTFALLS TIE INTO SCOTTS RUN THE DRAINAGE AREA EXCEEDS 360 ACRES AND SCOTTS RUN IS AN OPEN NATURAL CHANNEL. AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 874 ACRES; SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

AT THIS TIME THERE ARE NO REPORTED DOWNSTREAM DRAINAGE CONCERNS.

ADEQUATE OUTFALL LEGEND

- WATERSHED DRAINAGE DIVIDE
- WATERSHED DRAINAGE DIVIDE
- CLOSED CONDUIT STORM
- NATURAL OPEN CHANNEL
- DENOTES DIRECTION OF FLOW
- APPLICATION AREAS
- POINT OF CONFLUENCE WITH DRAINAGE AREA IN EXCESS OF 360 ACRES
- EXISTING STORM SEWER STRUCTURES
- EXISTING POND IN PATH OF OUTFALL

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2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP REVISION		02/04/2013
CDP REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ADEQUATE OUTFALL PLAN

SCALE: 1"=60'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-35

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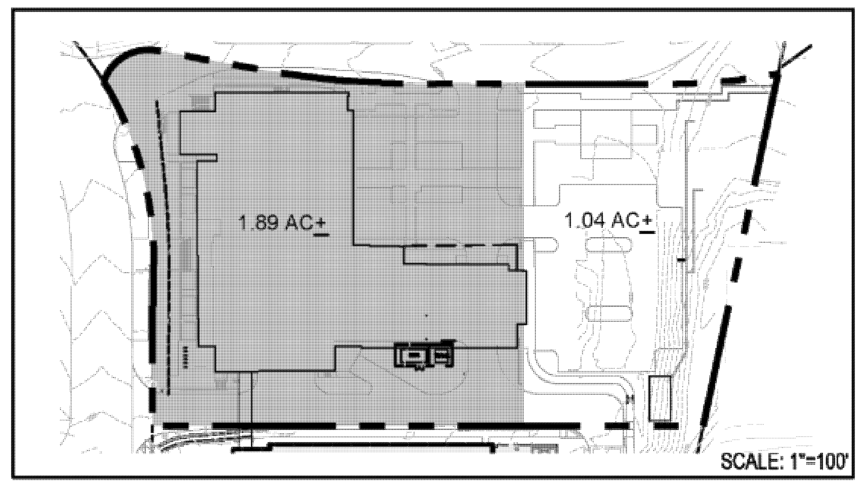
MITRE 4

LOW IMPACT DEVELOPMENT (LID) PLAN NARRATIVE



PROPOSED LID PLAN BOUNDARY

PURPOSE/OVERVIEW:

IN ACCORDANCE WITH THE ENVIRONMENTAL STEWARDSHIP GUIDELINES WITHIN THE COUNTY'S COMPREHENSIVE MASTER PLAN FOR THE TYSONS CORNER URBAN CENTER, THE PROPOSED LOW IMPACT DEVELOPMENT (LID) PLAN FOR THE MITRE 4 APPLICATION REDUCES STORMWATER RUNOFF VOLUME BY METHODS THAT ARE MOST APPROPRIATE FOR THIS SITE. IT SHOULD BE NOTED THAT THE COUNTY'S STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS ENFORCED BY THE PUBLIC FACILITIES MANUAL ARE SATISFIED BY THE EXISTING WET POND CONSTRUCTED BEHIND THE EXISTING MCKINLEY BUILDING EAST OF THE SITE (REFER TO SHEETS 13-19). PRIOR TO REDEVELOPMENT, THE RUNOFF FROM THE SITE CONVEYS DIRECTLY INTO SCOTT RUN WITHOUT CONTROL. THE REDEVELOPMENT OF THIS SITE CAPTURES THE FIRST INCH OF RAIN WATER FROM THE BUILDING ROOF AND PORTIONS OF THE SITE AND REUSES IT FOR THE BUILDING'S COOLING TOWER AND THROUGH THE USE OF PLANTER BEDS AND EVAPOTRANSPORATION THROUGH PLANTS.

LID PLAN AREA:

THE PROPOSED MITRE 4 OFFICE BUILDING IS THE FIRST PHASE OF DEVELOPMENT FOR THIS SITE. AT THIS TIME, A SECOND OFFICE BUILDING IS PLANNED IN THE EASTERN PORTION OF THIS SITE, WHICH WILL REQUIRE A SEPARATE REZONING APPLICATION FOR THE SITE. THE MITRE 4 PORTION OF THE SITE IS APPROXIMATELY 82,500 S.F.(1.89 ACRES), AS SHOWN ON THE PLANS FOUND ON THIS SHEET. COMPUTATIONS PROVIDED FOR THE MITRE 4 LID PLAN BELOW REFLECT THIS FIRST PHASE AREA OF THE SITE ONLY.

FOR THE PROPOSED INTERIM POCKET PARK AND SURFACE PARKING LOT IMPROVEMENTS THAT ARE WITHIN THE FUTURE PHASE (OUTSIDE THE LID PLAN BOUNDARIES), PERVIOUS PAVERS ARE PROPOSED TO PROVIDE AN INTERIM LID SOLUTION FOR THESE IMPROVEMENTS. EVEN THOUGH THE SOILS DO NOT APPEAR TO HAVE GOOD INFILTRATION RATES, SOME STORM WATER BENEFIT WILL OCCUR THROUGH THE PERVIOUS PAVERS AND BASE AGGREGATE THAT WARRANTS THEIR USE.

PROPOSED PROGRAM:

THE SITE'S FIRST INCH OF RAINFALL IS CAPTURED BY THE BUILDING'S ROOF AND THE PLANTING BEDS. RAIN WATER FROM THE BUILDING ROOF IS CAPTURED, FILTERED AND CONVEYED TO AN UNDERGROUND STORAGE FACILITY (CISTERN(S)). TO COMPENSATE FOR SITE AREAS THAT ARE NOT CAPTURED (GENERALLY THESE ARE THE STREETSCAPES AND THE LOADING/SERVICE DRIVE LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE), THE ROOF RAIN WATER STORAGE HAS BEEN OVERSIZED FOR EXTRA CAPACITY.

ROOF RAIN WATER CAPTURE AND WATER HARVESTING: THE ROOF AREAS CAN CAPTURE APPROXIMATELY 0.87 AC. (38,100 S.F.) OF THE SITE. THIS RESULTS IN APPROXIMATELY 3,162 C.F. OF WATER FOR THE FIRST INCH OF RAINFALL (38,100 S.F. * 0.083 FT.). APPROXIMATELY 0.61 AC. (29,498 S.F.) OF THE SITE CAN NOT BE CAPTURED OR USED FOR WATER HARVESTING. APPROXIMATELY 78% OF THIS AREA IS IMPERVIOUS, RESULTING IN APPROXIMATELY 1,722 C.F. FOR THE FIRST INCH OF RAINFALL (29,498 S.F. * 0.78 * 0.083 FT.). THE TOTAL STORAGE PROVIDED FOR WATER HARVESTING INCLUDES BOTH VOLUMES, APPROXIMATELY 4,884 C.F. (3,162 C.F. + 1,722 C.F.).

THE PROPOSED BUILDING'S COOLING TOWER REQUIRES MAKE-UP WATER FOR ITS CONDENSERS. THE DEMANDS FOR MAKE-UP WATER ARE YEAR ROUND DUE TO THE AIR CONDITIONING REQUIREMENTS FOR THE LABS, SERVER ROOMS AND OTHER MISSION CRITICAL SPACES THAT NEED TO BE CONDITIONED 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR. IN ADDITION, COMFORT COOLING FOR OFFICE SPACES, CONFERENCE ROOMS, AND THE LIKE IS REQUIRED YEAR ROUND, BUT IN HIGHER DEMAND IN THE HOTTER MONTHS. WHEN AVAILABLE, CAPTURED RAIN WATER WILL BE USED FOR THE COOLING TOWER'S MAKE-UP WATER.

WE REVIEWED THE MONTHS OF THE YEAR THAT RESULT IN THE LOWEST MAKE-UP WATER REUSE DEMANDS AND THE MOST RAIN FALL AS RECORDED FROM DULLES AIRPORT (SLIGHTLY HIGHER THAN REAGAN NATIONAL AIRPORT). JANUARY HAS THE LOWEST COOLING TOWER DEMAND WHICH IS APPROXIMATELY 2,073 C.F. PER DAY. IF THE ENTIRE STORAGE FACILITY IS FULL (4,884 C.F.), IT WOULD TAKE APPROXIMATELY 2.4 DAYS TO EMPTY THE TANK THUS MAKING ROOM FOR A NEW STORM EVENT (4,884 C.F./2,861 C.F. PER DAY). MAY HAS THE HIGHEST PRECIPITATION AND COOLING TOWER DEMAND, APPROXIMATELY 2,861 C.F. PER DAY, RESULTING IN ROUGHLY A 1.7 DAY CYCLE TO EMPTY THE STORAGE (4,884 C.F./2,861 C.F. PER DAY.)

PLANTERS AND PLANTING WELLS CAPTURE RAIN WATER FOR VOLUME REDUCTION THROUGHOUT THE SITE, BUT ARE QUANTIFIED IN TWO LOCATIONS:

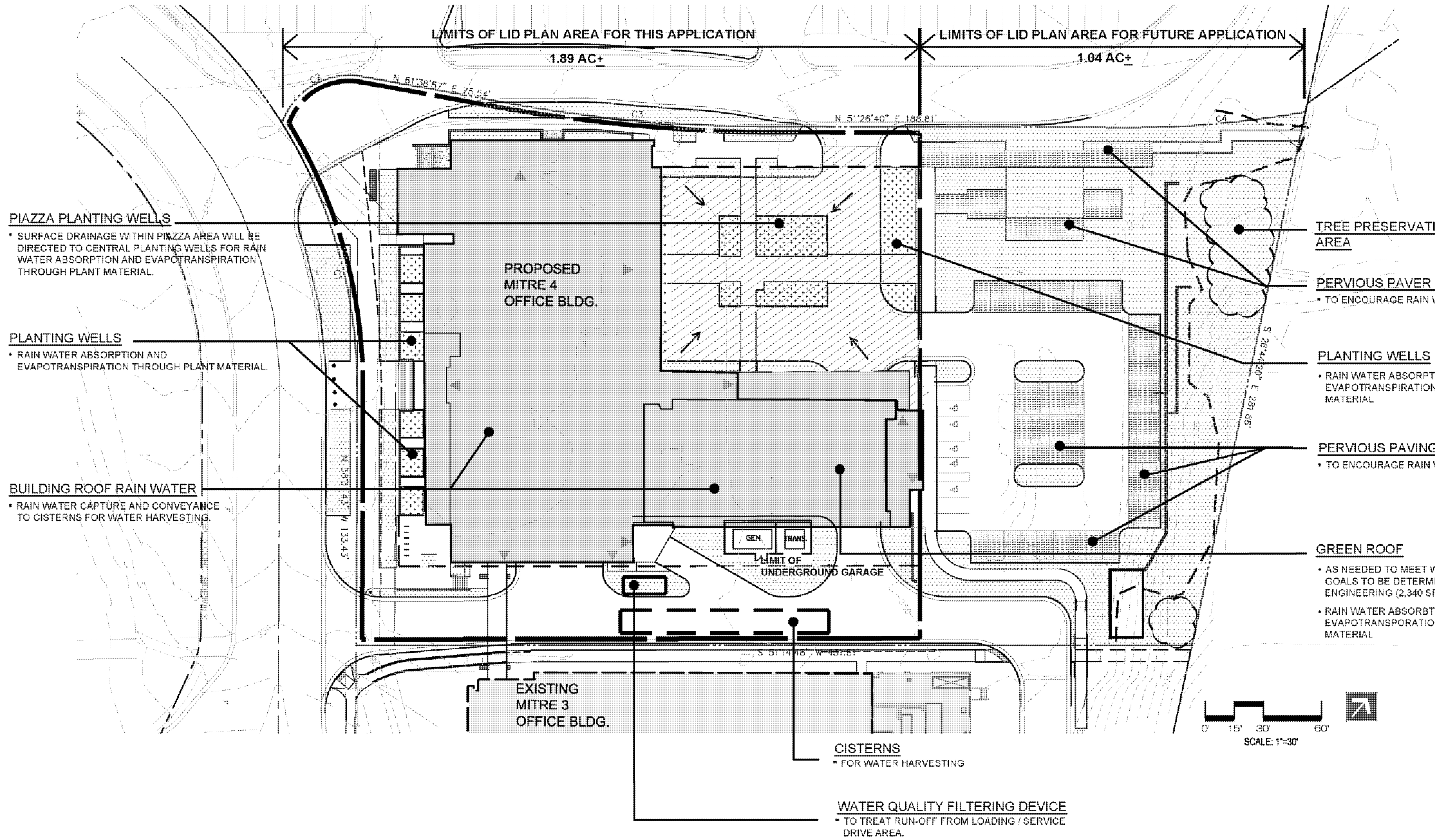
1. TREE WELLS IN THE **PIAZZA AREA**, AND
2. TREE WELL PLANTERS ADJACENT TO THE BUILDINGS ARCADE THAT FRONTS **COLSHIRE DRIVE**.

PIAZZA AREA: SURFACE DRAINAGE FROM THE PIAZZA AREA IS DESIGNED TO BE DIRECTED TO THE CENTRAL TREE WELLS. THE FIRST INCH OF RAINFALL FOR THIS AREAS IS APPROXIMATELY 1,372 C.F. (16,553 SF+/- * 0.083 FT.). THE PROPOSED PLANTING MEDIUM (SOIL) HAS 40% VOIDS. WHEN SATURATED AFTER A RAINFALL, ONE HALF OF THE VOIDS, OR APPROXIMATELY 20% OF THE TOTAL SOIL VOLUME, TYPICALLY RETAINS WATER. THE WATER IS LOST THROUGH PLANT EVAPOTRANSPORATION AND SURFACE EVAPORATION. TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 6,800 C.F. OF PLANTING MEDIUM IS REQUIRED. BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THE PIAZZA PLANTING WELLS, THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED. ADDITIONAL PLANTING WELLS ARE LOCATED AROUND THE PERIPHERY OF THE PIAZZA AREA. THESE PLANTERS DO NOT HAVE CONTRIBUTING DRAINAGE AREAS OTHER THAN THE RAIN FALLING ON THEM. CONSEQUENTLY, THEY WILL ADEQUATELY STORE AND LOSE THEIR FIRST ONE INCH OF RAINFALL.

COLSHIRE DRIVE PLANTERS: SIX PLANTING WELLS ARE PROPOSED ADJACENT TO THE BUILDING'S ARCADE FACING COLSHIRE DRIVE. THE AREA DRAINING TO THESE PLANTERS IS APPROXIMATELY 1,380 S.F... THE FIRST INCH RESULTS IN APPROXIMATELY 115 C.F. OF RAINFALL. TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 575 C.F. OF PLANTING MEDIUM IS REQUIRED. BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THESE PLANTING WELLS, THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED.

ADDITIONAL PLANTERS ARE PROPOSED THROUGHOUT THE PROJECT. FOR THE PURPOSES OF THIS LID PROGRAM, THE BENEFITS OF THESE ADDITIONAL PLANTERS ARE NOT QUANTIFIED AT THIS TIME.

LEED CREDIT 6.1 AND 6.2 COMPLIANCE: THE STORMWATER VOLUME REDUCTION FROM THE CAPTURE AND REUSE OF THE FIRST INCH OF RAIN FALL IS SUFFICIENT TO MEET THE LEED CREDIT 6.1 STORMWATER DESIGN-QUANTITY CONTROL CRITERIA AND LEED CREDIT 6.2 STORMWATER DESIGN -WATER QUALITY CRITERIA. HOWEVER, IN ORDER TO INCREASE THE SITES WATER QUALITY MEASURES, AN ADDITIONAL WATER QUALITY FILTERING DEVISE IS PROPOSED TO TREAT THE RUN-OFF FROM THE LOADING DOCK/SERVICE DRIVE AREA.



LEGEND

- PERVIOUS PAVERS
- PERVIOUS LANDSCAPE AREA
- PLANTING WELLS
- BUILDING ROOF RAIN WATER

NOTES:

1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
2. THIS SHEET SHALL BE USED AS SUPPLEMENTAL PURPOSES ONLY TO THE FINAL STORM WATER MANAGEMENT DESIGN PROPOSED WITH THE FINAL SITE PLAN.

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
Lic. No. 609
10-19-2012
LANDSCAPE ARCHITECT

Patton Harris Rust & Associates, Inc.
Engineers. Surveyors. Planners. Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6714

TITLE: LOW IMPACT DEVELOPMENT PLAN

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO. 10022-1-9	CAT. NO.	SHEET	12 OF 20

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architecture engineering interiors planning
SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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McLean, Virginia 22102
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CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STORMWATER COMPUTATIONS MITRE

AS SHOWN

SCALE

26758.005

PROJECT NUMBER

CDP C-36

DRAWING NUMBER V6927L

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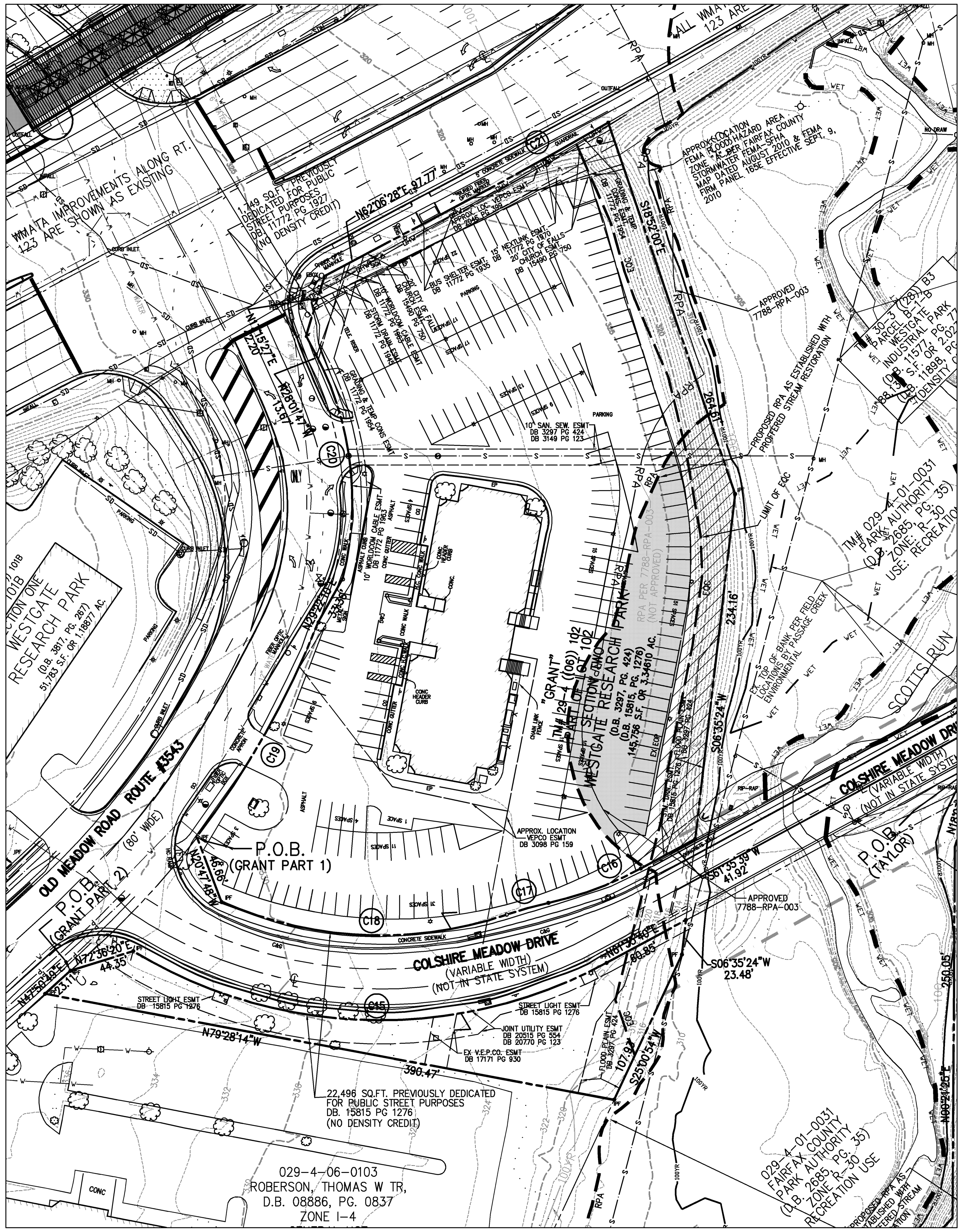
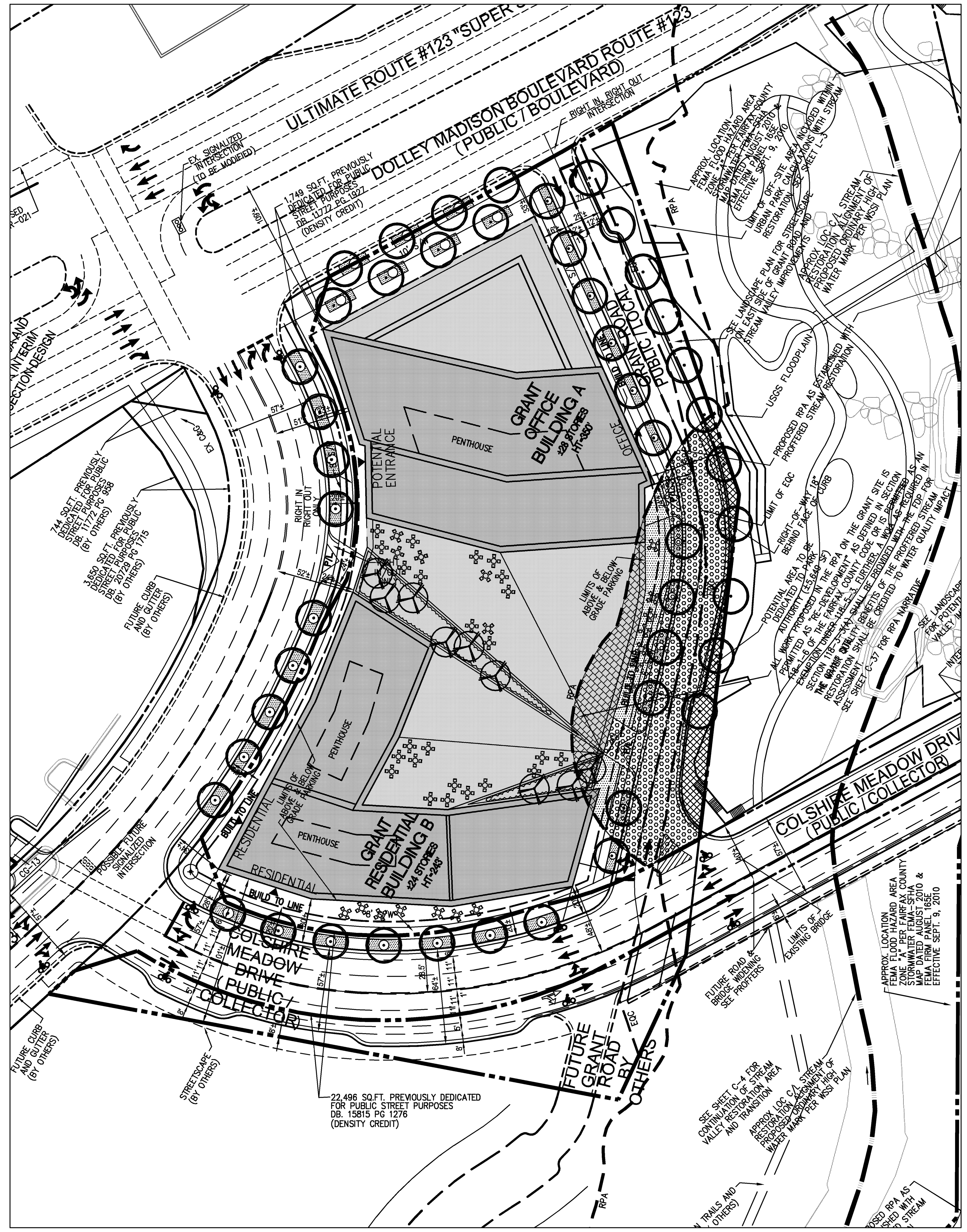


EXISTING CONDITIONS - GRANT BLOCK



PROPOSED CONDITIONS - GRANT BLOCK

LEGEND:

- EXISTING BUILDING IN RPA = 0 S.F.
- EXISTING PAVEMENT IN RPA = 12,060 S.F.
- EXISTING STREETSCAPE IN RPA = 0 S.F.
- EXISTING PERVIOUS IN RPA = 8,385 S.F.

TOTAL IMPERVIOUS AREA IN RPA = 12,060 S.F.

RESOURCE PROTECTION AREA NARRATIVE:

THIS PLAN QUALIFIES AS "REDEVELOPMENT" UNDER CBPO CHAPTER 118-1-6 AND IS PERMITTED UNDER SECTION 118-2-1. THE ORIGINAL SITE PLAN WAS AS-BUILT APPROVED NOVEMBER 12, 1970, PRIOR TO THE ADOPTION OF THE CBPO ORDINANCE. A PUBLIC STREET IS PROPOSED IN THE EXISTING RPA. PUBLIC STREETS ARE EXEMPT AND PERMITTED IN THE RPA. THE IMPERVIOUS AREA NOT EXEMPT UNDER ARTICLE 5 IS LESS THAN THE IMPERVIOUS AREA THAT EXISTS IN THE RPA (6,108 S.F. VS 12,060 S.F.). THE EXISTING RPA IS APPROVED (7788-RPA-003) AND WILL BE MODIFIED WITH THE PROFFERED STREAM RESTORATION. THE OVERALL IMPERVIOUS AFTER DEVELOPMENT IS LESS THAN THE EXISTING IMPERVIOUS AREA INCLUDING THE GREENROOF AND PLAZA AND THEREFOR MEETS THE 20% CRITERION. THE WESTERN AREA THAT ENCROACHES BEYOND THE EXISTING PARKING AREA IN THE RPA IS EXEMPT AND PERMITTED UNDER CBPO AS PUBLIC STREET AND PUBLIC STREETSCAPE. A WQIA SHALL BE SUBMITTED WITH THE FDP IN ACCORDANCE WITH SECTION 118-3-3(a)

LEGEND:

- PROPOSED BUILDING IN RPA= 3,304 S.F.
- PROPOSED PUBLIC STREET DEDICATION PAVEMENT AND STREETSCAPE = 11,361 S.F. (PUBLIC STREET AREA EXEMPT FROM RPA-CBPO CHAPTER 5)
- PROPOSED IMPERVIOUS PRIVATE STREETSCAPE (BUILDING ZONE) IN RPA = 2,804 S.F.
- PROPOSED PERVIOUS IN RPA = 2,939 S.F.

TOTAL NEW IMPERVIOUS AREA NOT EXEMPT = 6,108 S.F.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

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McLean, Virginia 22102
T 703.556.3777

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8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

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TRAFFIC ENGINEERING
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CDP–REVISION		12/10/2012

SCOTTS RUN STATION SOUTH

DRAWING TITLE

GRANT RPA NARRATIVE AND COMPUTATIONS

1"=50'
SCALE

26758.005
PROJECT NUMBER

CDP C-37
DRAWING NUMBER V6927L

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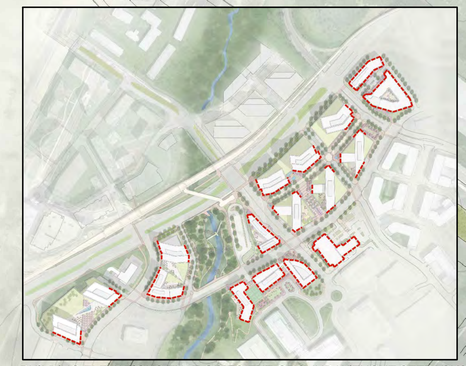
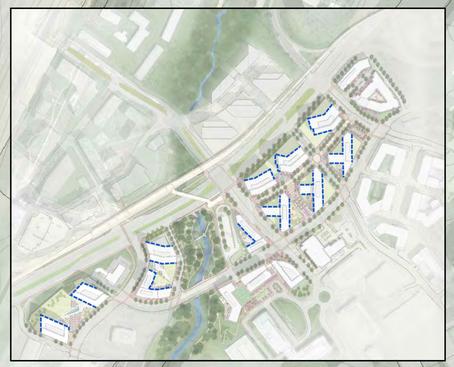


BUILDING ELEVATIONS THAT GO TO THE GROUND WITHOUT SETBACKS



BUILDING ELEVATIONS (TOWERS) THAT ARE SETBACK

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

APPLICATION PROPERTIES

Dolley Madison, Route #123

Scotts Crossing Road

Anderson Road

Chain Bridge Road

South Dartford Drive

Station Street

Andrew Way

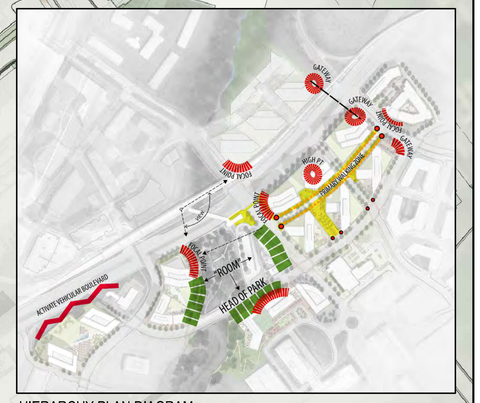
Colshire Drive

Tysons East Metro Station

Grant Road

Colshire Meadow Drive

Old Meadow Road



HIERARCHY PLAN DIAGRAM

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE PLAN

SCALE: NTS

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A0.01**

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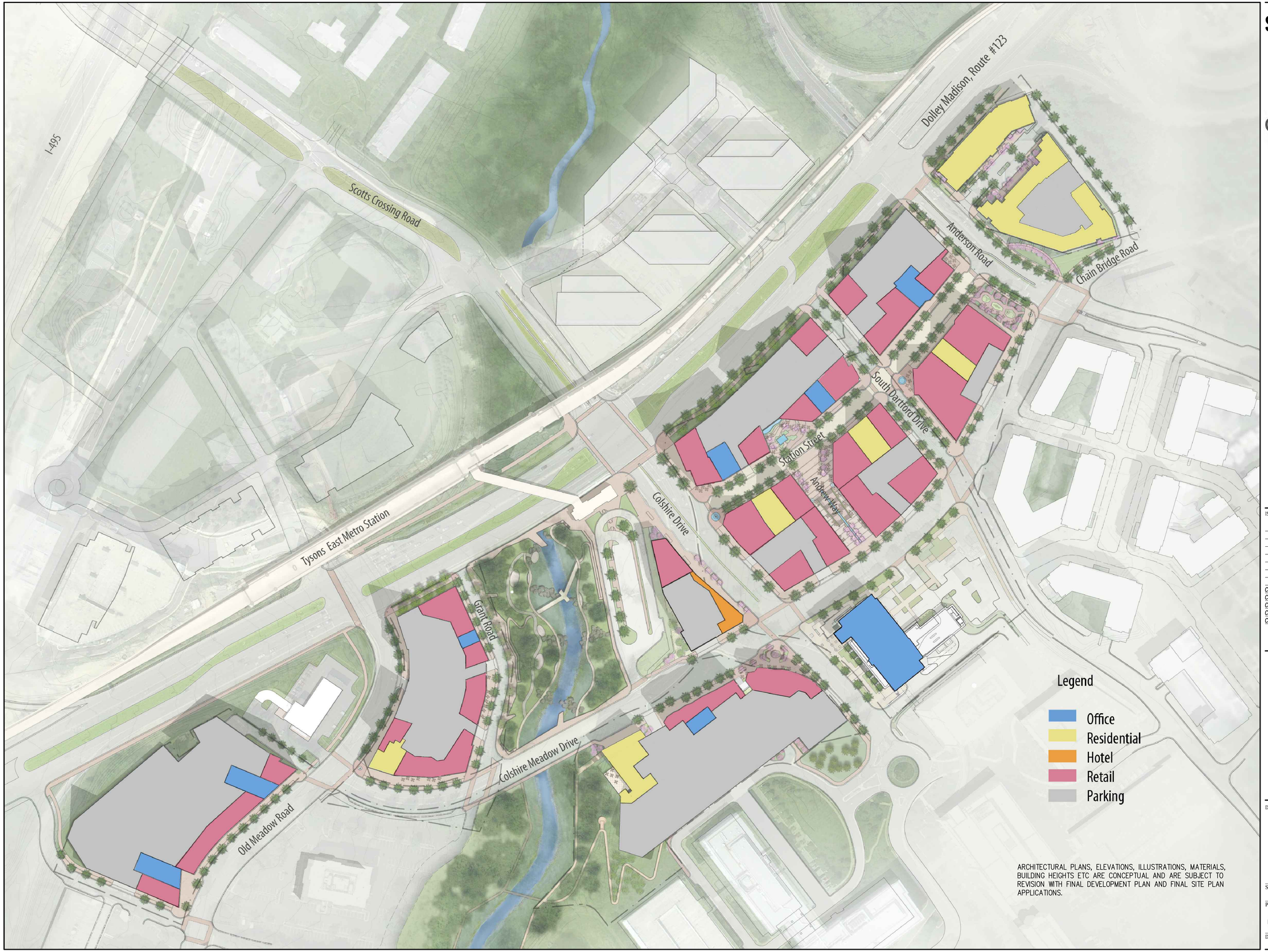

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DEWBERRY
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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE GROUND FLOOR PLAN

SCALE: NTS

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A0.02**

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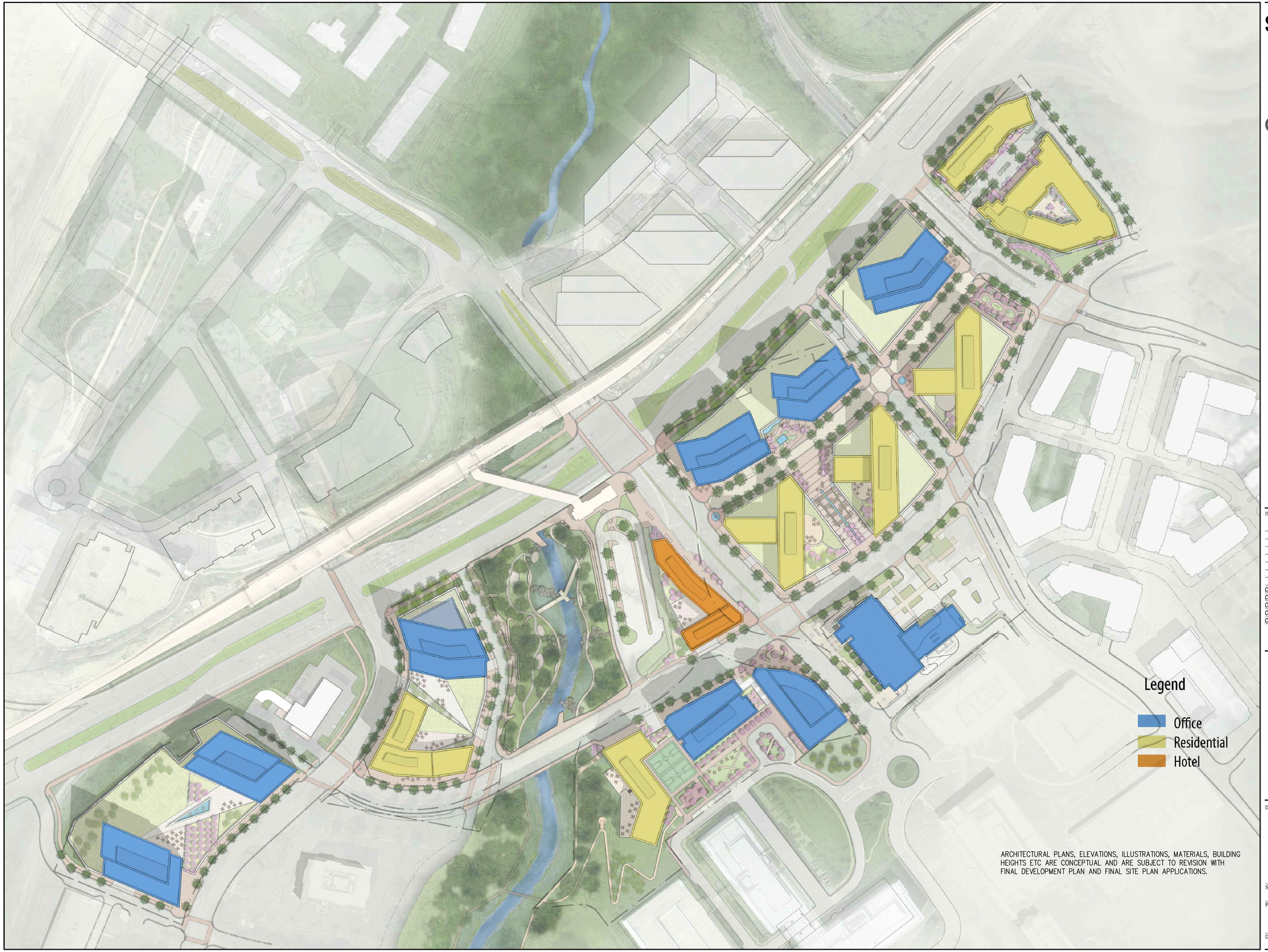

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T 703.849.0391

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE TOWER LAND USE PLAN

SCALE: NTS

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A0.03**

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A0.03.dwg USER:wwong DATE:Jan, 31 2013 TIME: 07:12 pm

LEGEND

- BUILDING BASE
- PROPERTY LINES
- BUILD-TO LINES
- SECTION CUTS (SEE A-2 SERIES)
- PARKING + LOADING ENTRANCES
- BUILDING LOBBY ENTRANCES*
  *RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES

NOTE:
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CLEVELAND

FOR CLEVELAND SITE SEE CITYLINE PARTNER'S CDP APPLICATION: SCOTTS RUN STATION NORTH RZ-2011-PR-009

FOR GROUND LEVEL AT ROUTE 123 ELEVATION

SCOTTS RUN

CAPITAL ONE
[ADJACENT DEVELOPMENT]

TYSONS EAST METRO STATION

ANDERSON ROAD

CHAIN BRIDGE ROAD

APPLICATION PROPERTY

RESIDENTIAL PHASE A

BUILDING A

BUILDING B PHASE B

WESTGATE

VAN BUREN GATEWAY PARK

VAN BUREN

STATION STREET (NEW)

SOUTH DARTFORD DRIVE (NEW)

JOHNSON I

BUILDING C

COLSHIRE MEADOW DRIVE (NEW)

ANDREW WAY

WMATA KISS N' RIDE

HOTEL

MITRE 4 SITE - UNDER CONSTRUCTION PER PLAN 3538-SP-003

OFFICE

CORNER PARK

TAYLOR

SEE A1.01 FOR GROUND FLOOR AT UPPER PLAZA ELEVATION

[ADJACENT DEVELOPMENT]

DOLLEY MADISON BOULEVARD

GEICO
[ADJACENT DEVELOPMENT]

GRANT

GRANT ROAD EXTENSION BY OTHERS

OLD MEADOW ROAD

LINCOLN ROAD

APPLICATION PROPERTY

APPLICATION PROPERTY

APPLICATION PROPERTY

APPLICATION PROPERTY

A GROUND FLOOR PLAN AT UPPER PLAZA ELEVATION
SCALE: 1"=100'

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL GROUND FLOOR PLAN

1"=100'
SCALE
26758.005
PROJECT NUMBER

CDP **A1.01**
DRAWING NUMBER

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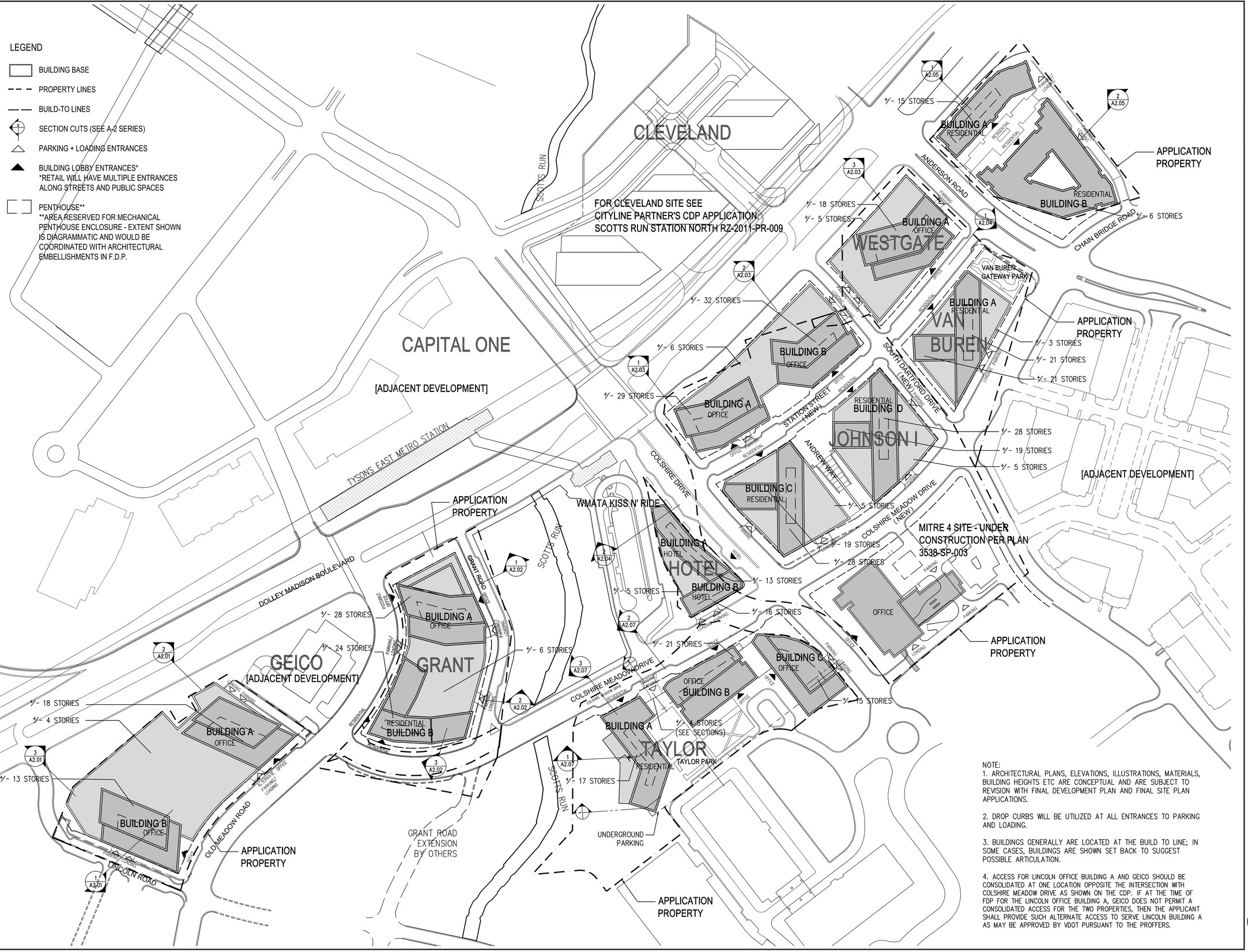

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL ROOF PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A1.02

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A1.02.dwg USER:wwang DATE:Feb, 01 2013 TIME: 06:03 pm

LEGEND

- PARKING
- BUILDING BASE
- PROPERTY LINES
- BUILD-TO LINES
- TOWER ABOVE PLINTH
- SECTION CUTS (SEE A-2 SERIES)
- PARKING + LOADING ENTRANCES
- BUILDING LOBBY ENTRANCES*
  *RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES

CLEVELAND

FOR CLEVELAND SITE SEE CITYLINE PARTNER'S CDP APPLICATION: SCOTTS RUN STATION NORTH RZ-2011-PR-009

SCOTTS RUN

CAPITAL ONE

[ADJACENT DEVELOPMENT]

TYSONS EAST METRO STATION

ANDERSON ROAD

CHAIN BRIDGE ROAD

BUILDING A

BUILDING B

PARKING

±3 LEVELS BELOW GRADE

APPLICATION PROPERTY

±2 LEVELS BELOW GRADE
1 LEVEL ABOVE GRADE

WESTGATE

VAN BUREN

±2 LEVELS BELOW GRADE
±3 LEVELS ABOVE GRADE

APPLICATION PROPERTY

BUILDING A

BUILDING B

BUILDING D

JOHNSON I

BUILDING C

STATION STREET (NEW)

SOUTH DARTFORD DRIVE (NEW)

ANDREW WAY

COLSHIRE DRIVE

COLSHIRE MEADOW DRIVE (NEW)

[ADJACENT DEVELOPMENT]

APPLICATION PROPERTY

WMATA KISS N' RIDE

HOTEL

±2 LEVELS BELOW GRADE
±4 LEVELS ABOVE GRADE

±2 LEVELS BELOW GRADE
±4 LEVELS ABOVE GRADE

MITRE 4 SITE - UNDER CONSTRUCTION PER PLAN 38-SP-003

APPLICATION PROPERTY

DOLLEY MADISON BOULEVARD

GEICO

[ADJACENT DEVELOPMENT]

GRANT ROAD

BUILDING A

BUILDING B

PARKING

GRANT

±2 LEVELS BELOW GRADE
±6 LEVELS ABOVE GRADE

BUILDING A

BUILDING B

PARKING

TAYLOR

±6 LEVELS BELOW GRADE

BUILDING C

OLD MEADOW ROAD

LINCOLN ROAD

±3 LEVELS BELOW GRADE
±4 LEVELS ABOVE GRADE

APPLICATION PROPERTY

GRANT ROAD EXTENSION BY OTHERS

APPLICATION PROPERTY

NOTE:
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL BELOW GRADE PARKING PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A1.03**

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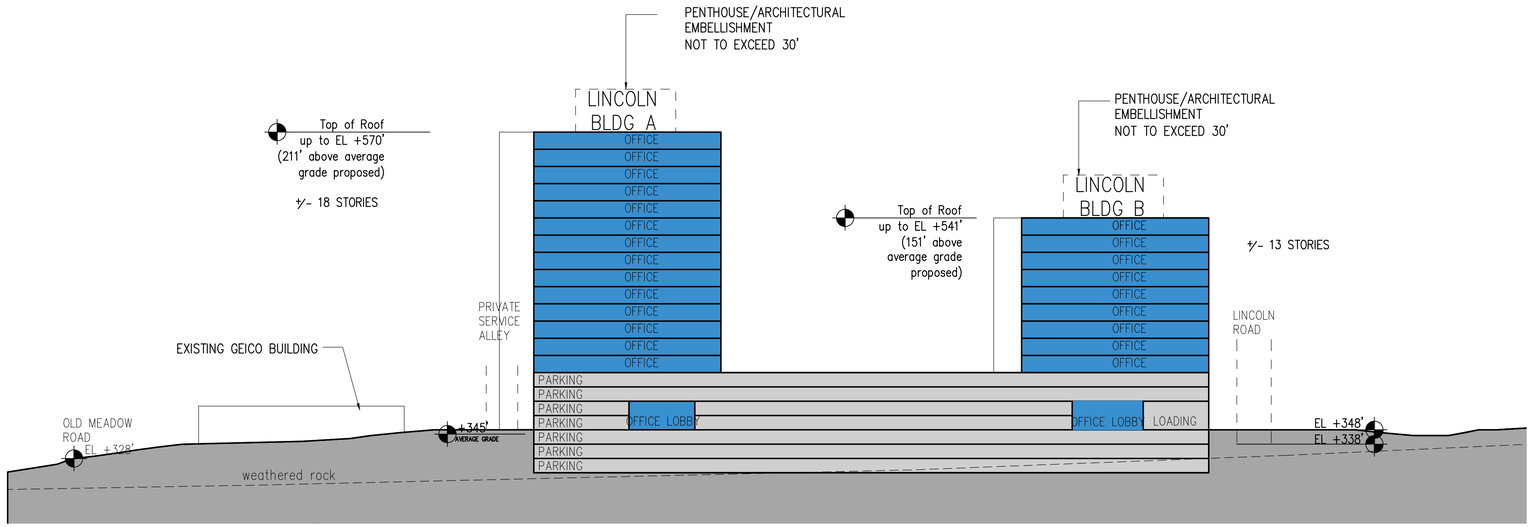

1 **SECTION**
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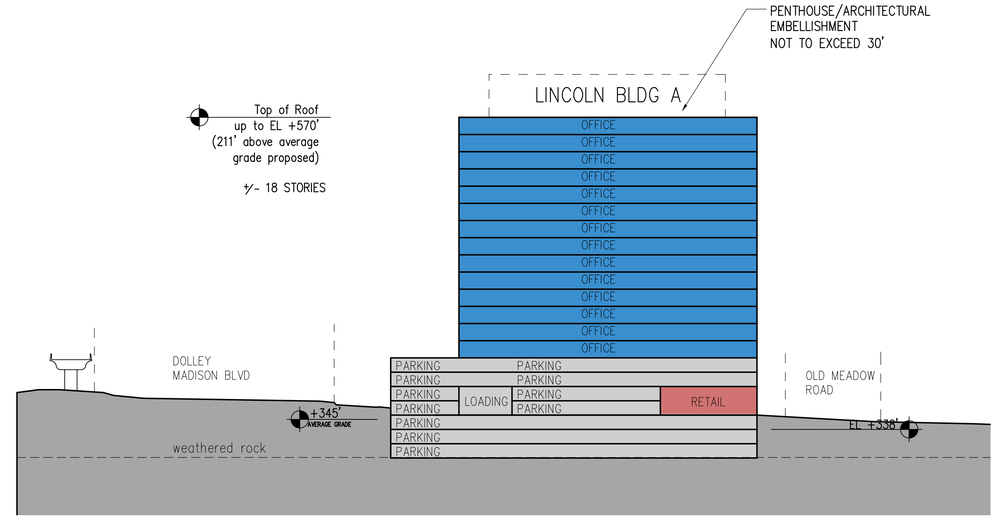

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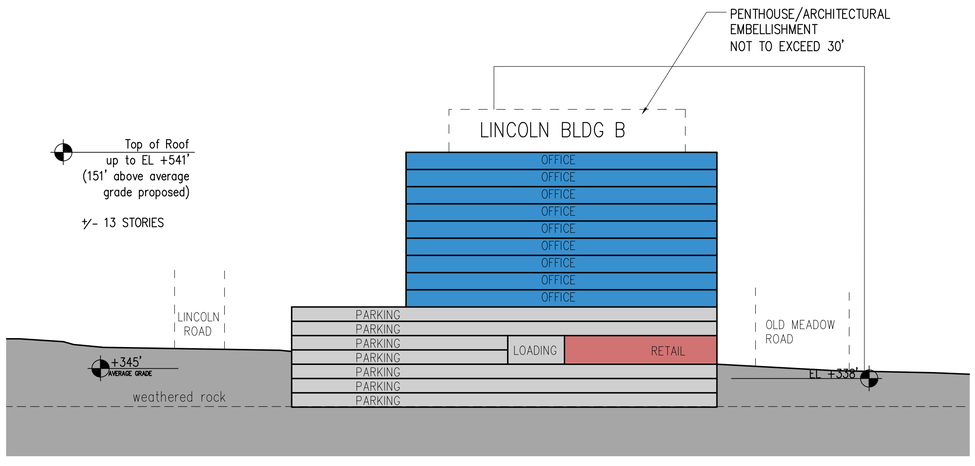
SCALE: 1"=50'



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

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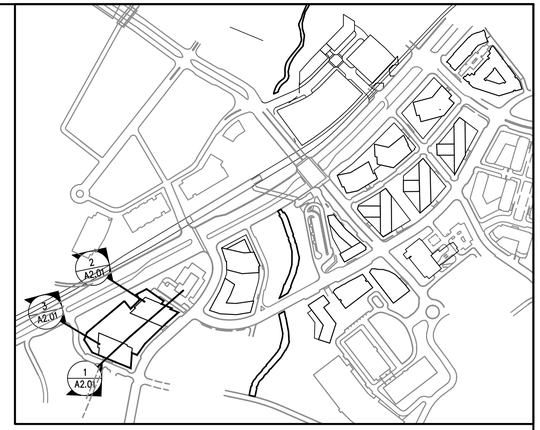

KEY PLAN

BUILDING USE KEY:

PARKING

OFFICE

RETAIL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

BUILDING SECTIONS
LINCOLN

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A2.01**

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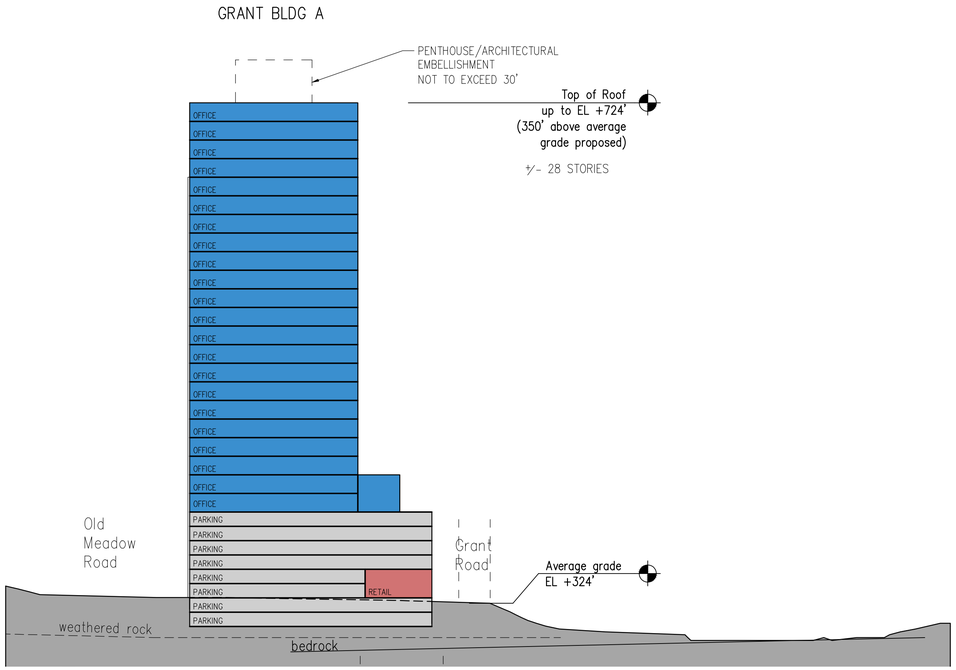
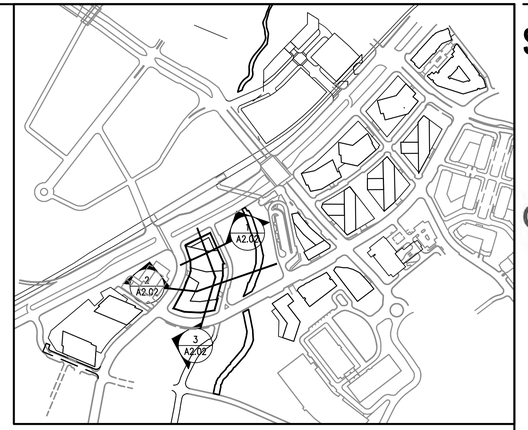


1 **SECTION**
SCALE: 1"=50'

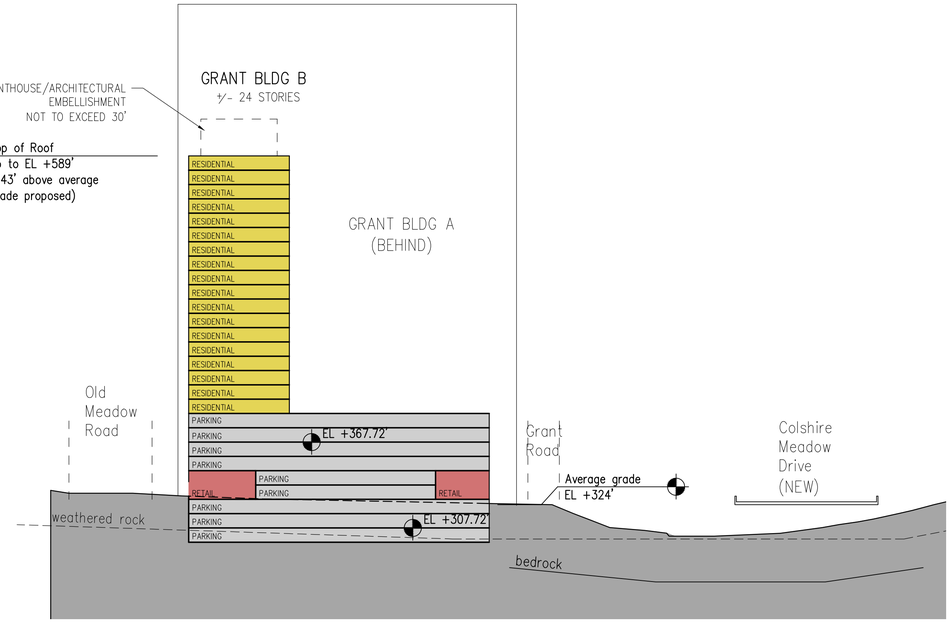


KEY PLAN

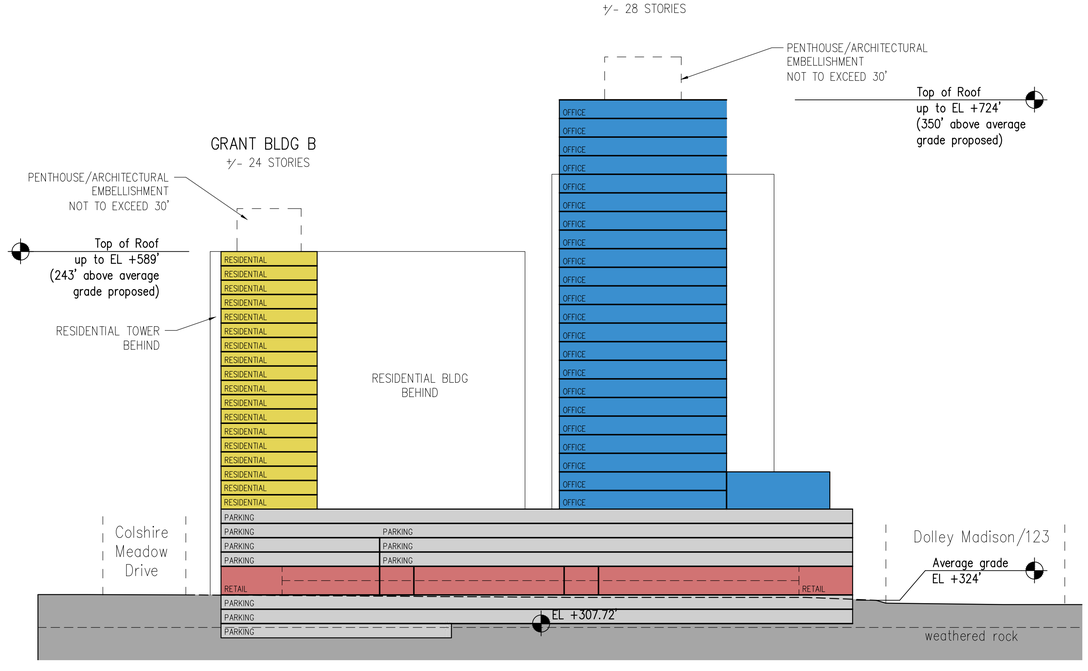
BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES



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



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

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS GRANT

SCALE: 1"=50'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A2.02

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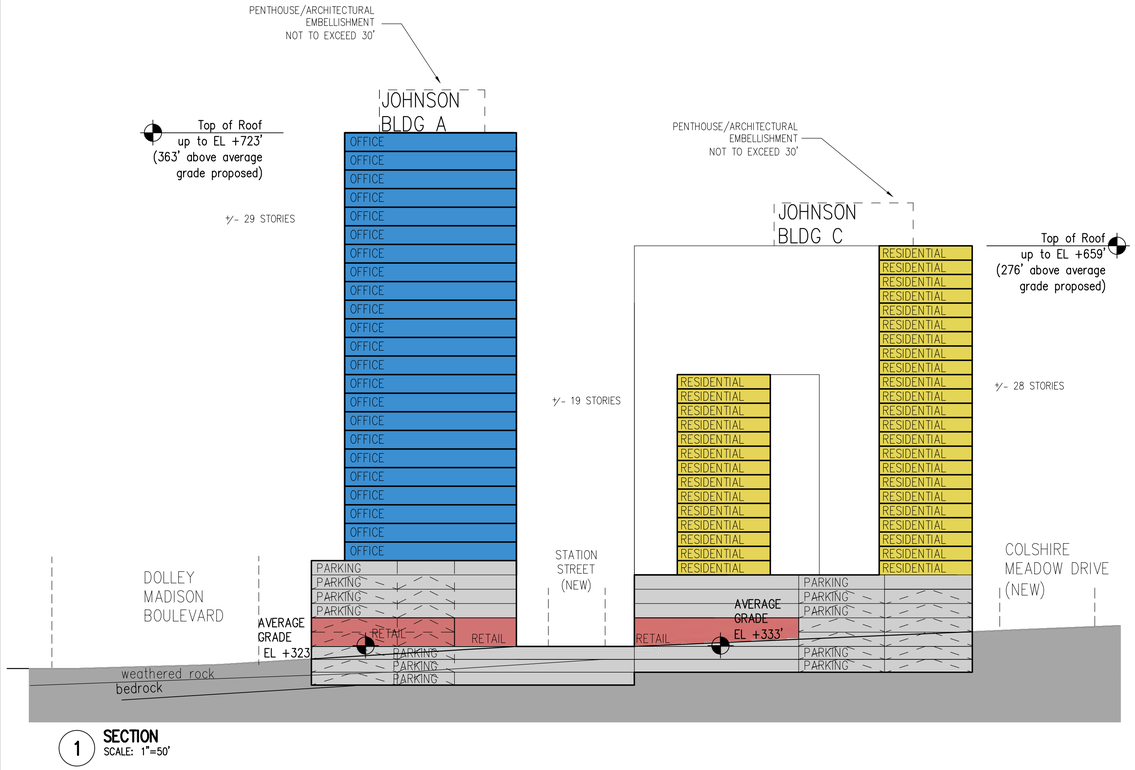
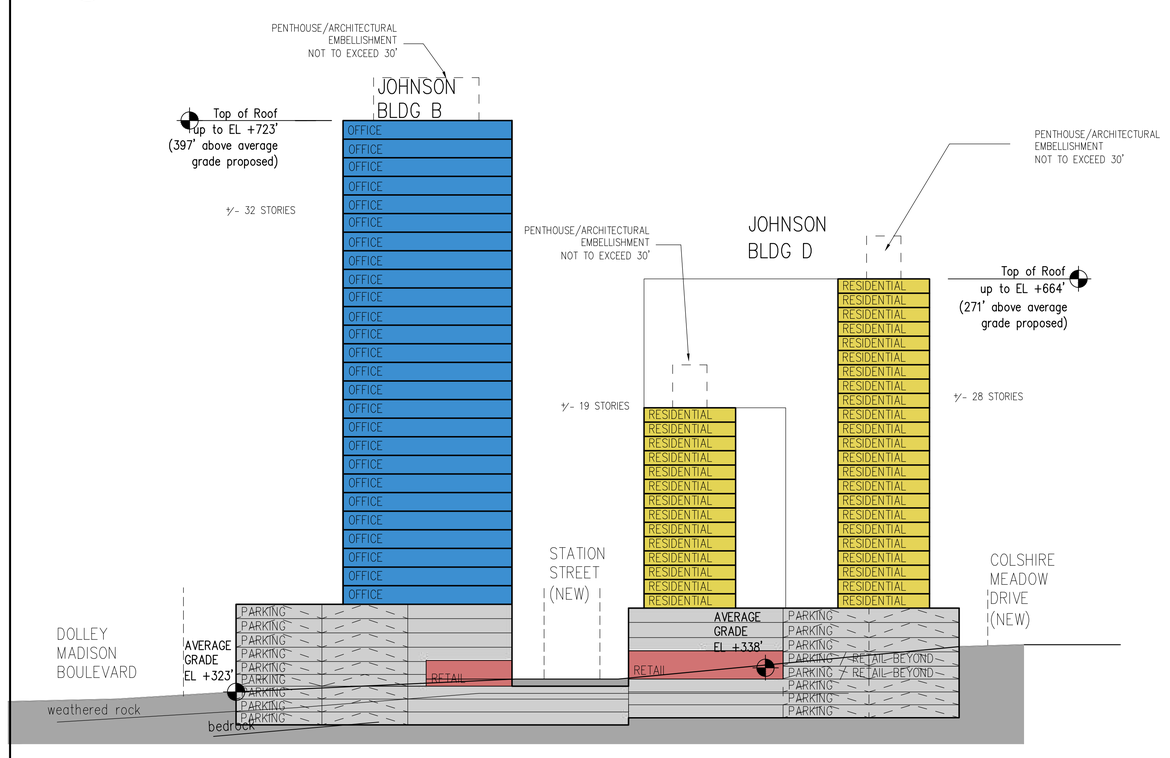
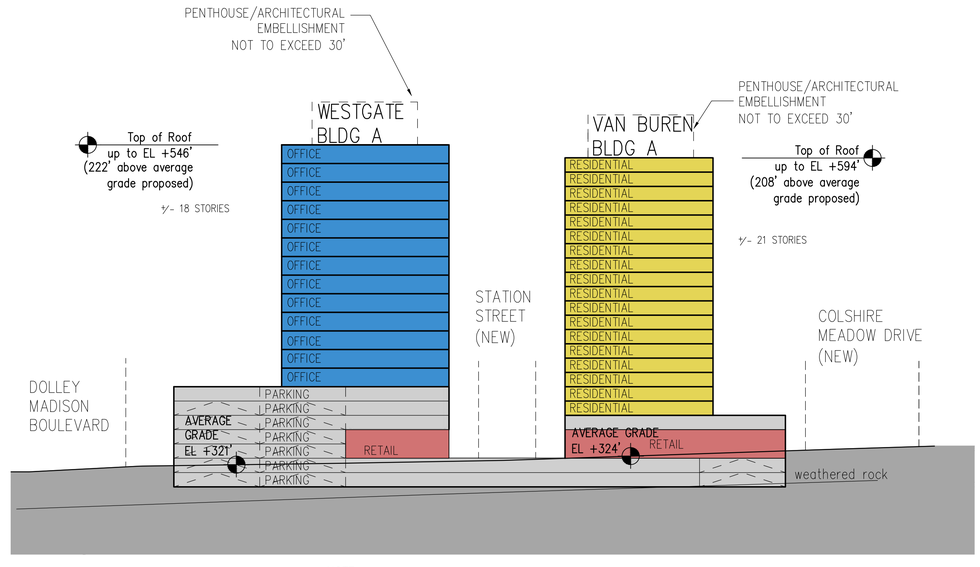


1 **SECTION**
SCALE: 1"=50'



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



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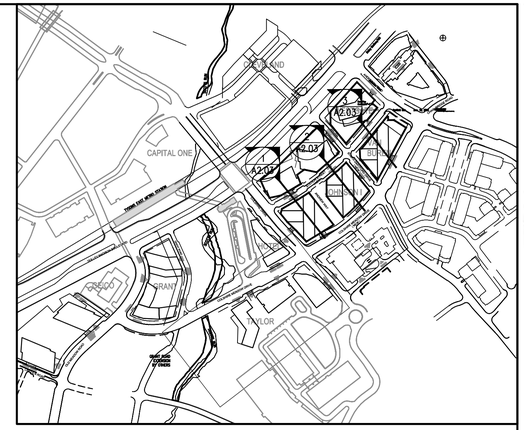

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS JOHNSON, WESTGATE & VAN BUREN

SCALE: 1"=50'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A2.03**

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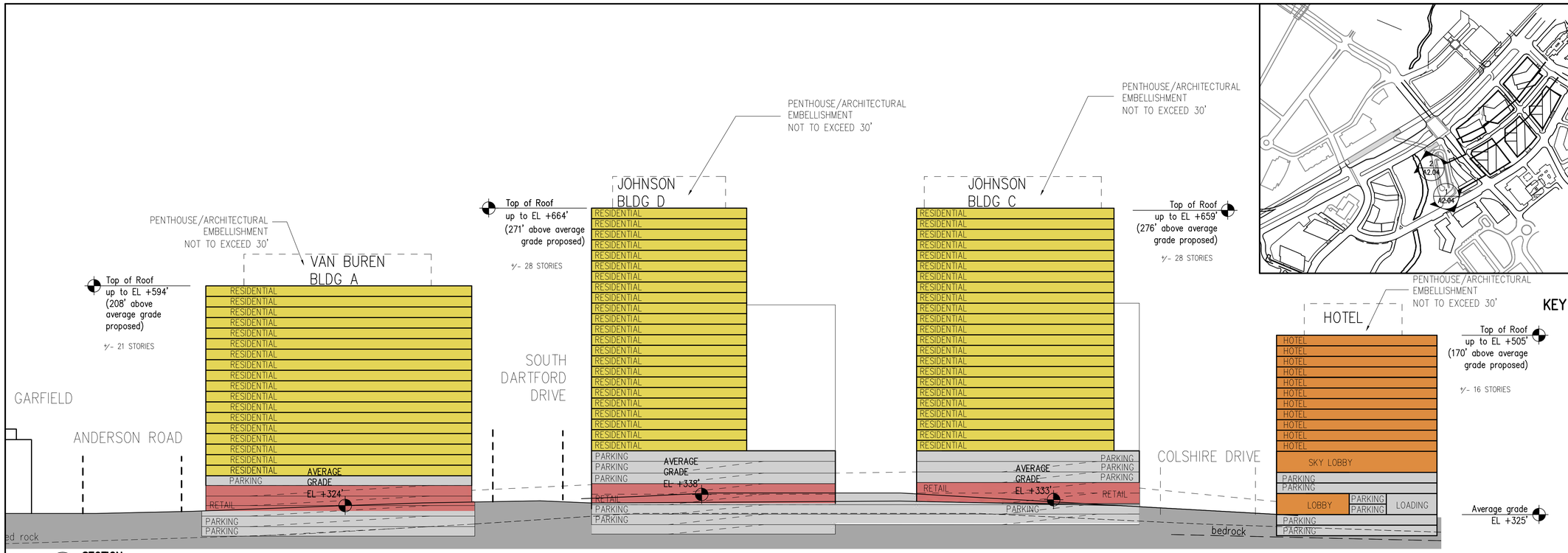
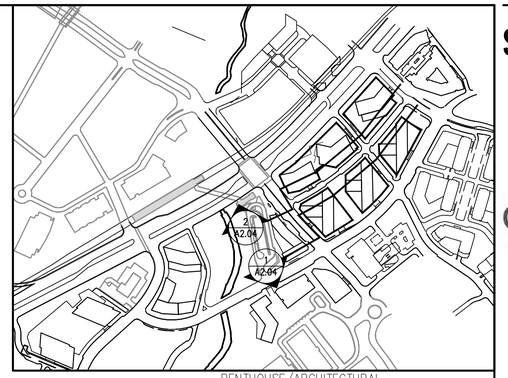


1 **SECTION**
SCALE: 1"=50'



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- RESIDENTIAL
- RETAIL

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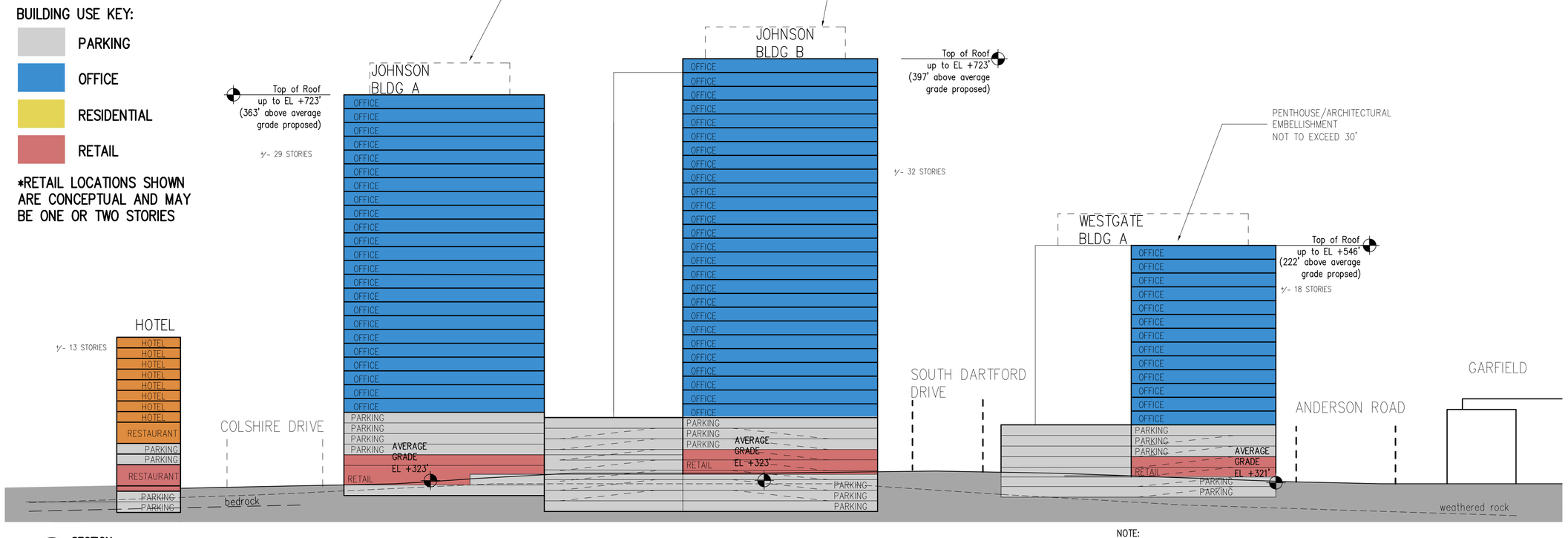

2 **SECTION**
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CDP (REVISION)		02/04/2013
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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS JOHNSON, WESTGATE & VAN BUREN & HOTEL SITE
1"=50'

SCALE 26758.005

PROJECT NUMBER

CDP **A2.04**

DRAWING NUMBER

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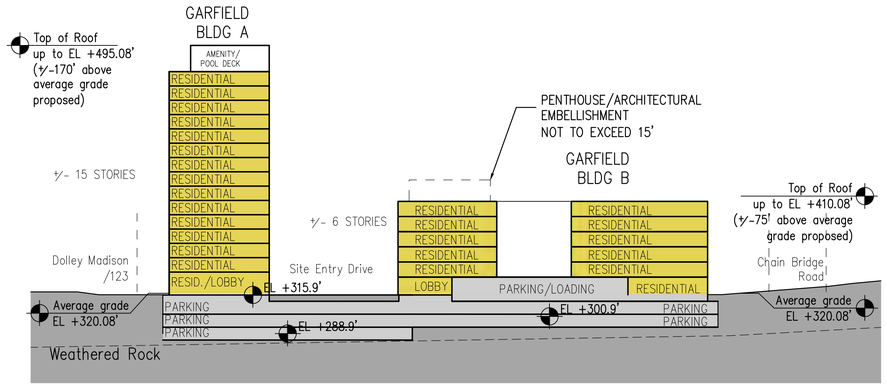

1 **SECTION**
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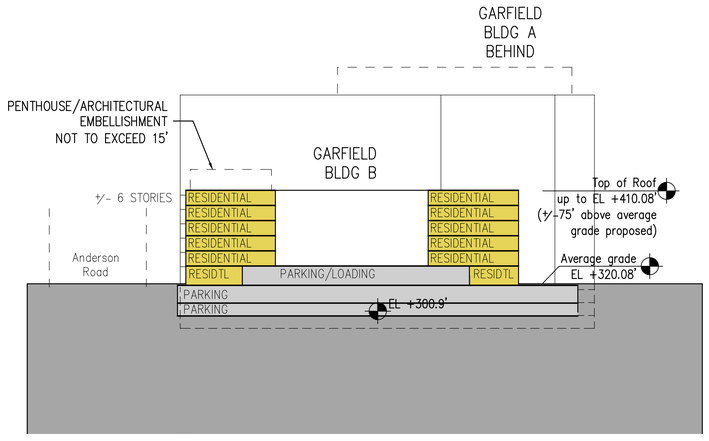

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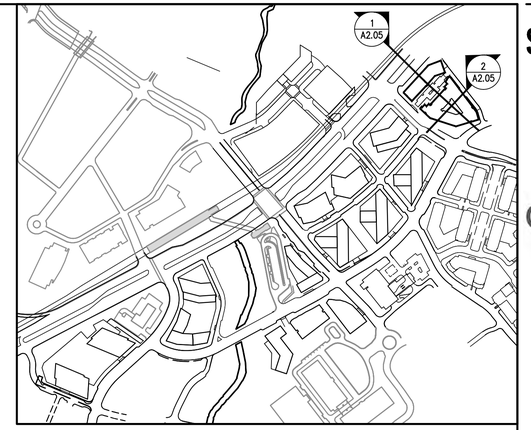

KEY PLAN

BUILDING USE KEY:

PARKING

RESIDENTIAL

NOTE:
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01–3.04 AND A4.04

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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

BUILDING SECTIONS
GARFIELD

SCALE: 1"=50'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A2.05**

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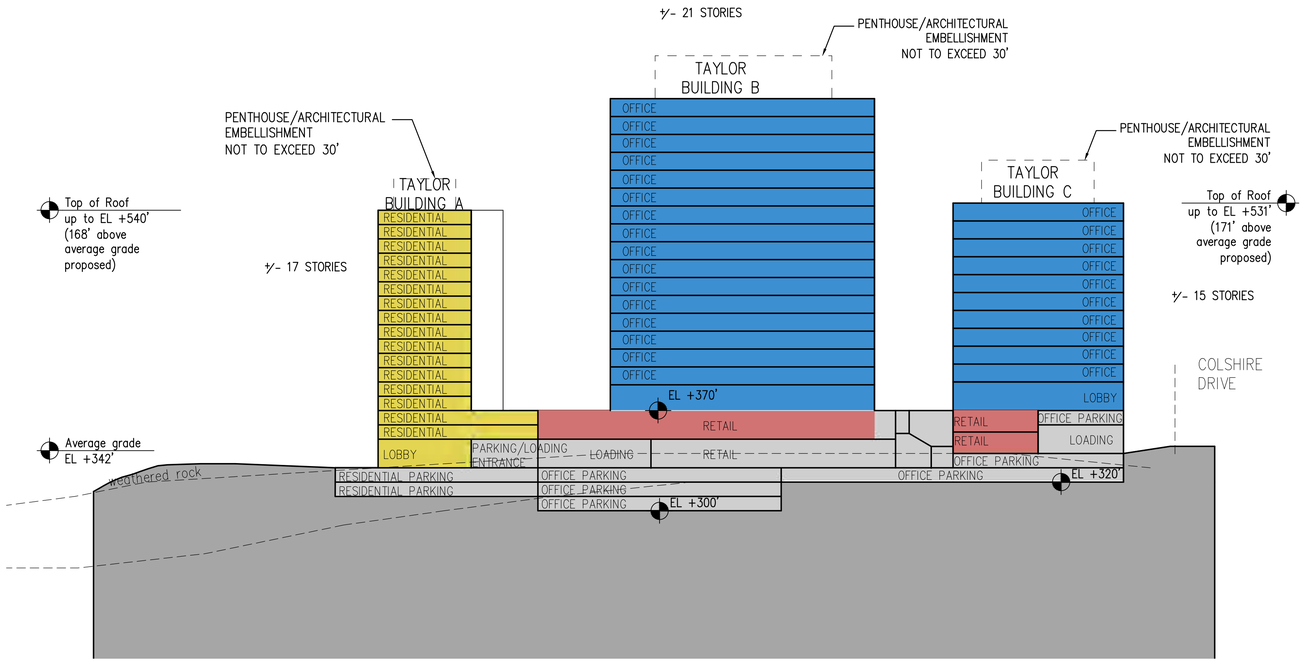

1 **SECTION**
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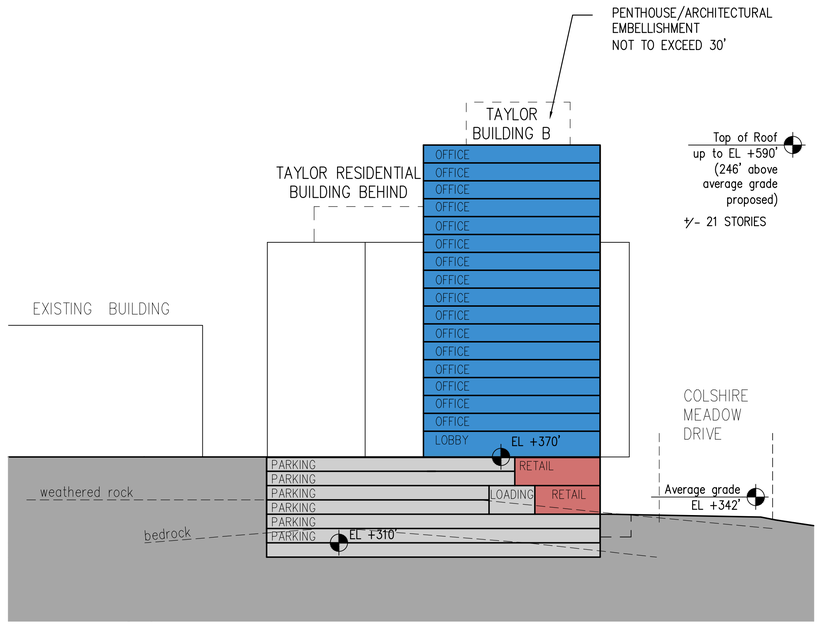
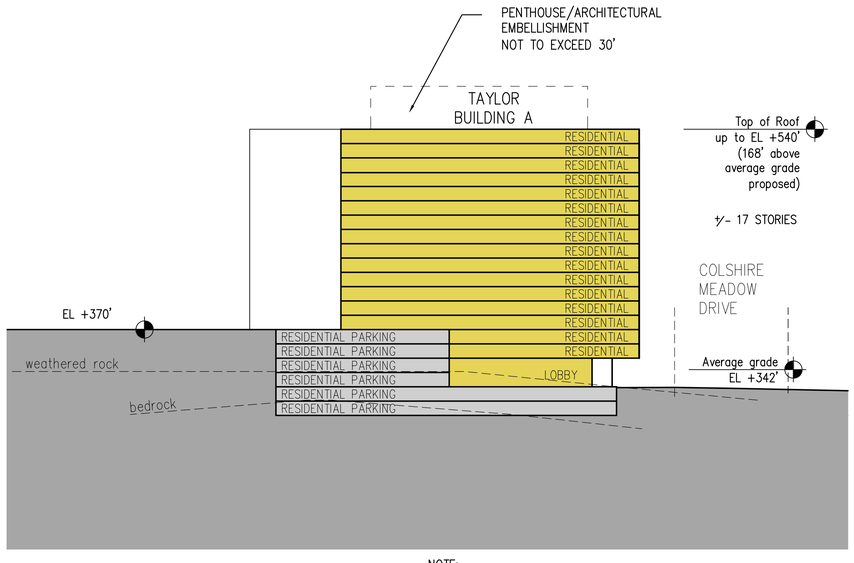


2 **SECTION**
SCALE: 1"=50'



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

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

NOTE:
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS TAYLOR

SCALE: 1"=50'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: **CDP A2.06**

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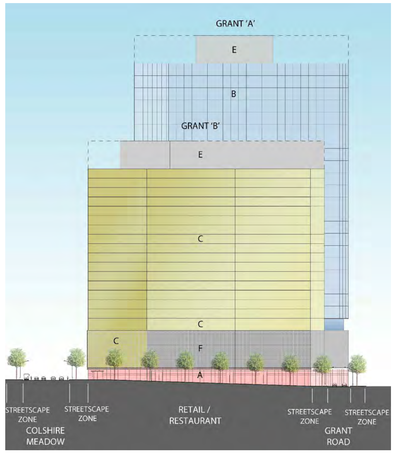
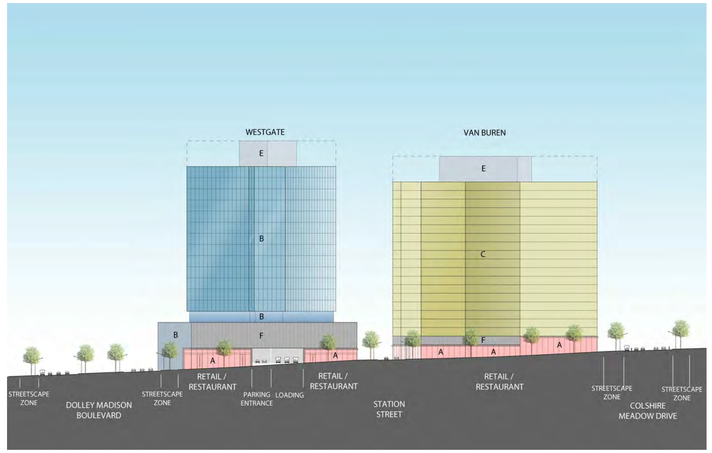
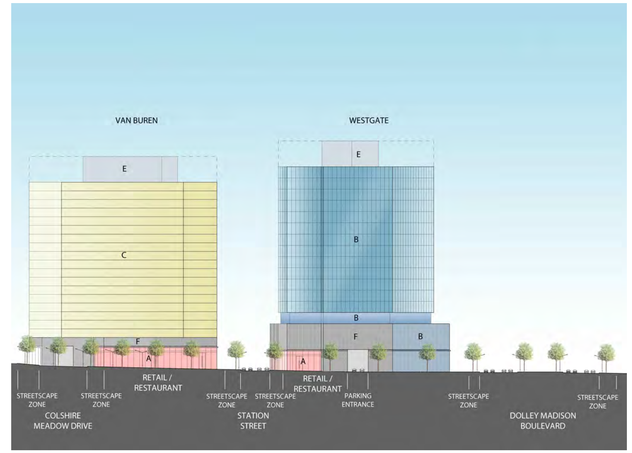


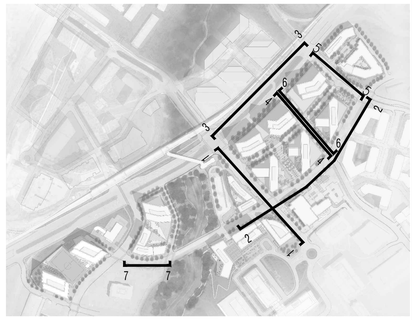
7 **GRANT 'B' FROM COLSHIRE MEADOW DRIVE**
SCALE: 1" = 80'



6 **WESTGATE AND VAN BUREN AT SOUTH DARTFORD DRIVE**
SCALE: 1" = 80'



5 **VAN BUREN AND WESTGATE FROM ANDERSON ROAD**
SCALE: 1" = 80'



Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

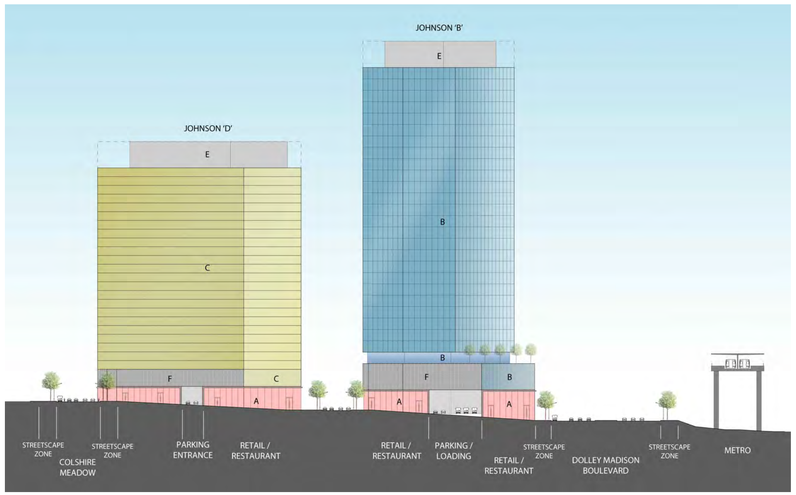
B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

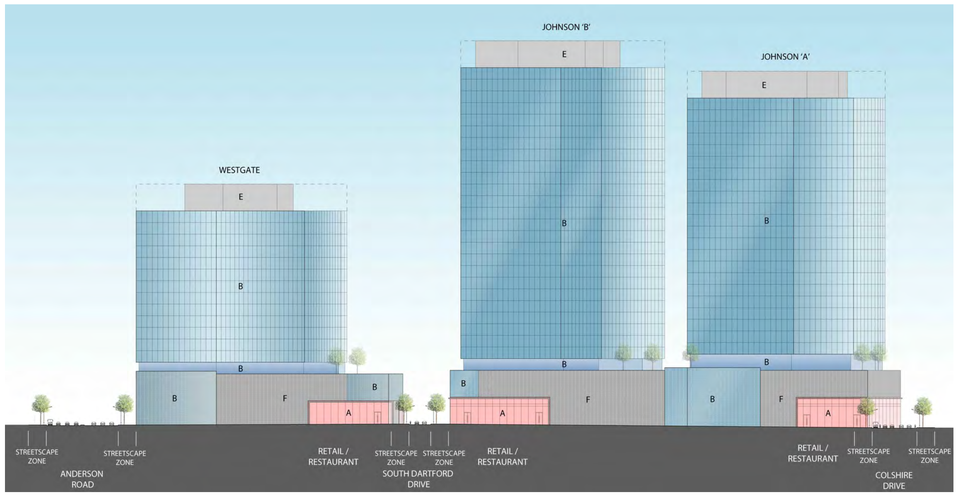
D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

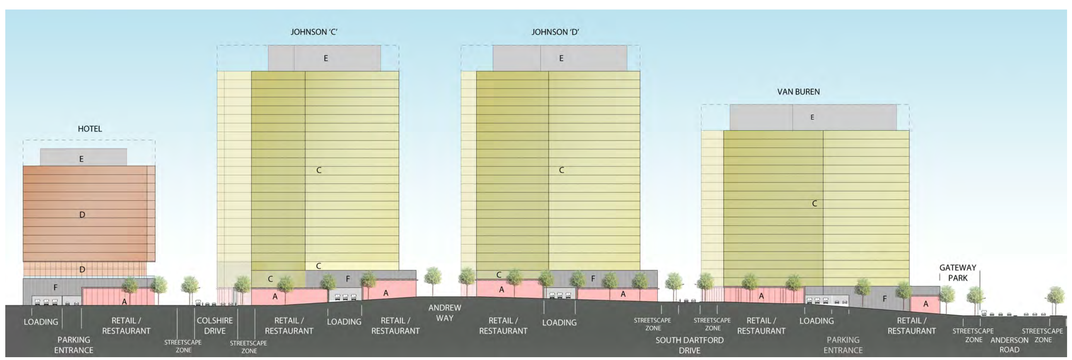


4 **JOHNSON 'D' AND JOHNSON 'B' FROM SOUTH DARTFORD DRIVE**
SCALE: 1" = 80'

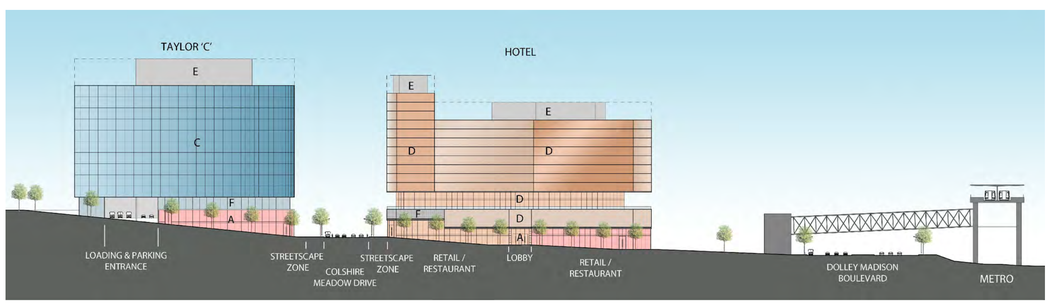


3 **WESTGATE, JOHNSON 'B', AND JOHNSON 'A' FROM ROUTE 123**
SCALE: 1" = 80'

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.
3. FOR BUILDING HEIGHTS, SEE SECTIONS.



2 **HOTEL, JOHNSON 'C', JOHNSON 'D', AND VAN BUREN FROM COLSHIRE MEADOW DRIVE**
SCALE: 1" = 80'



1 **TAYLOR 'C' AND HOTEL AT COLSHIRE DRIVE**
SCALE: 1" = 80'

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

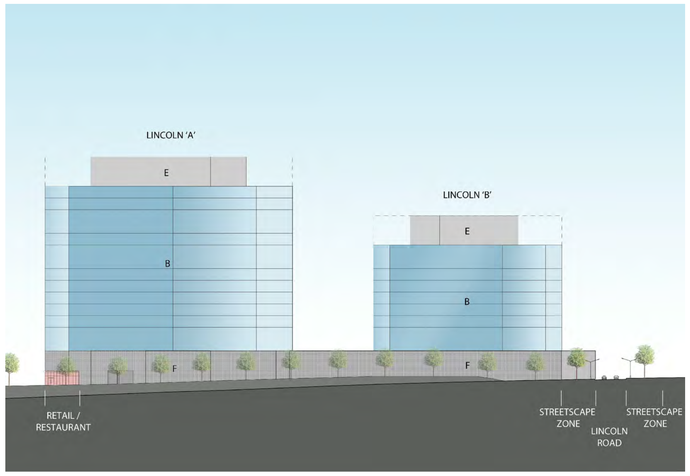
DRAWING TITLE
ELEVATIONS

SCALE: 1" = 80'

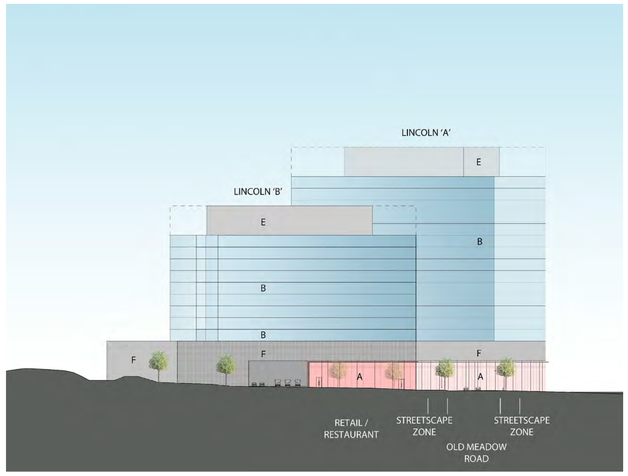
PROJECT NUMBER: 26758.005

CDP **A3.01**
DRAWING NUMBER

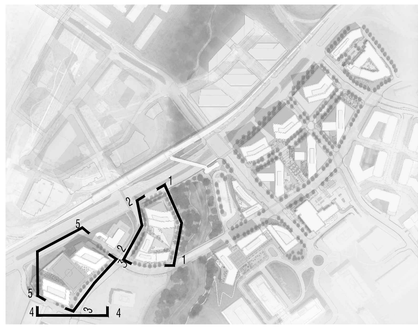
FILE: C:\SGtools Files\TEMP\AcPublish_5392\CityLine_A3.01.dwg USER: wwang DATE: Jan. 31 2013 TIME: 03:42 pm



5 **LINCOLN 'A' AND LINCOLN 'B' FROM ROUTE 123**
SCALE: 1" = 80'



4 **LINCOLN 'B', LINCOLN 'A', FROM LINCOLN ROAD**
SCALE: 1" = 80'



Potential Palette of Materials

A Retail/Restaurant Façade/Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
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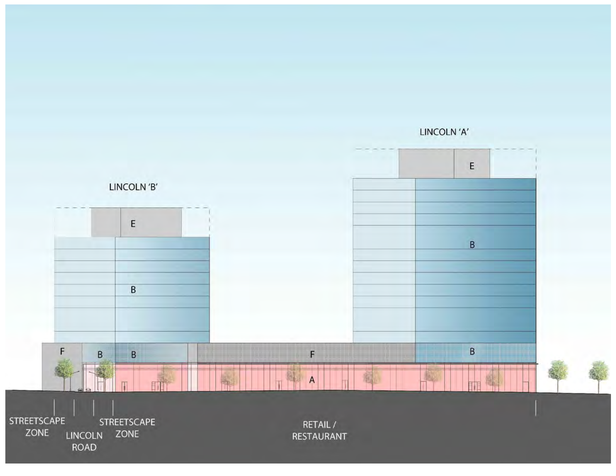
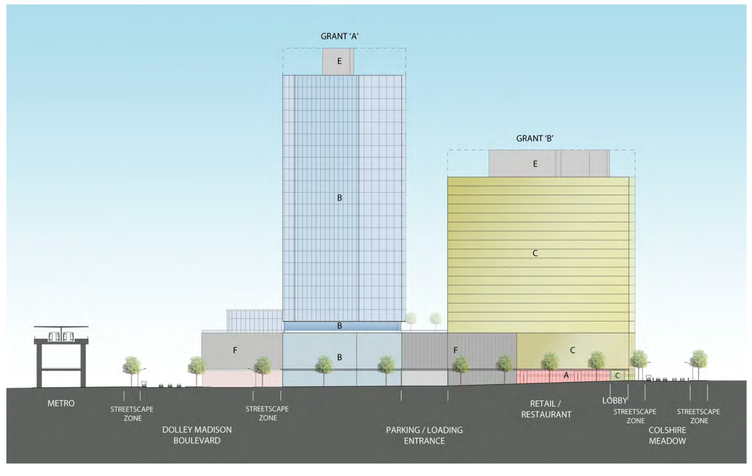
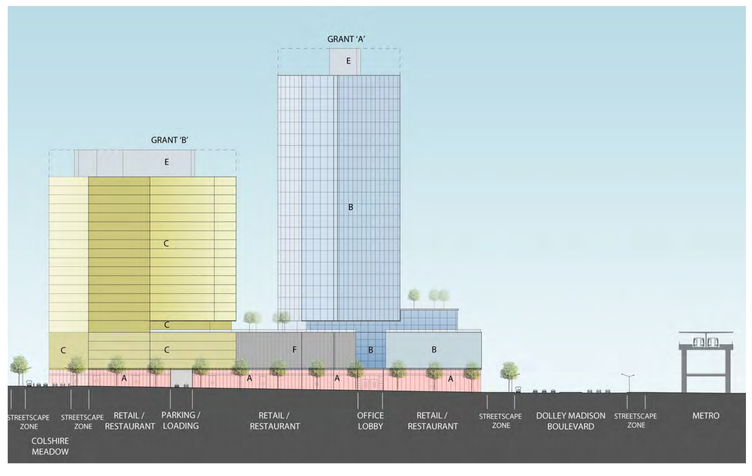
3. FOR BUILDING HEIGHTS, SEE A2 SECTIONS.



3 **LINCOLN 'B' AND LINCOLN 'A' FROM OLD MEADOW ROAD**
SCALE: 1" = 80'



2 **GRANT 'A' AND GRANT 'B' FROM OLD MEADOW ROAD**
SCALE: 1" = 80'



1 **GRANT 'B' AND GRANT 'A' FROM GRANT ROAD**
SCALE: 1" = 80'

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CPD (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ELEVATIONS

SCALE: 1" = 80'

PROJECT NUMBER: 26758.005

CDP A3.02
DRAWING NUMBER

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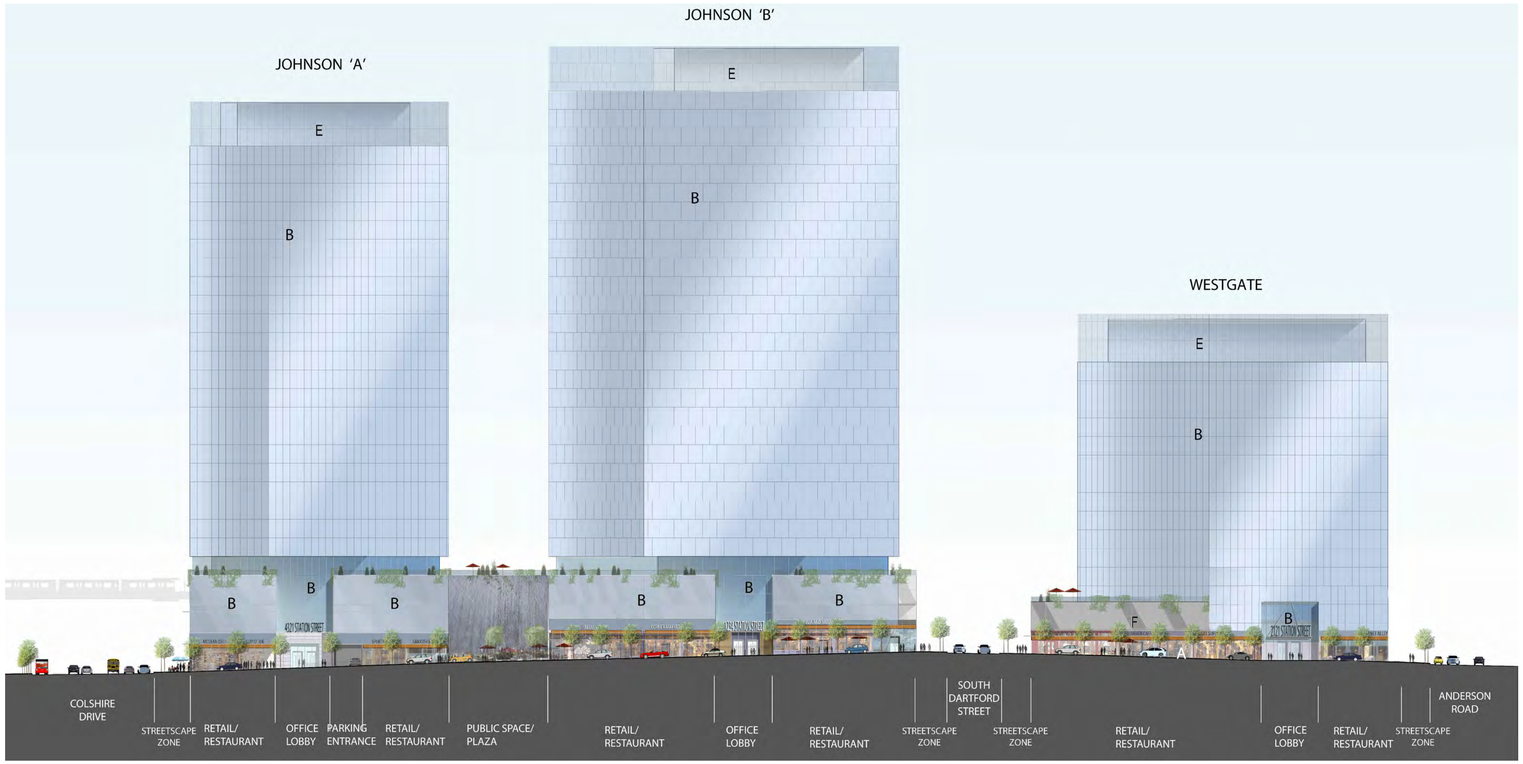
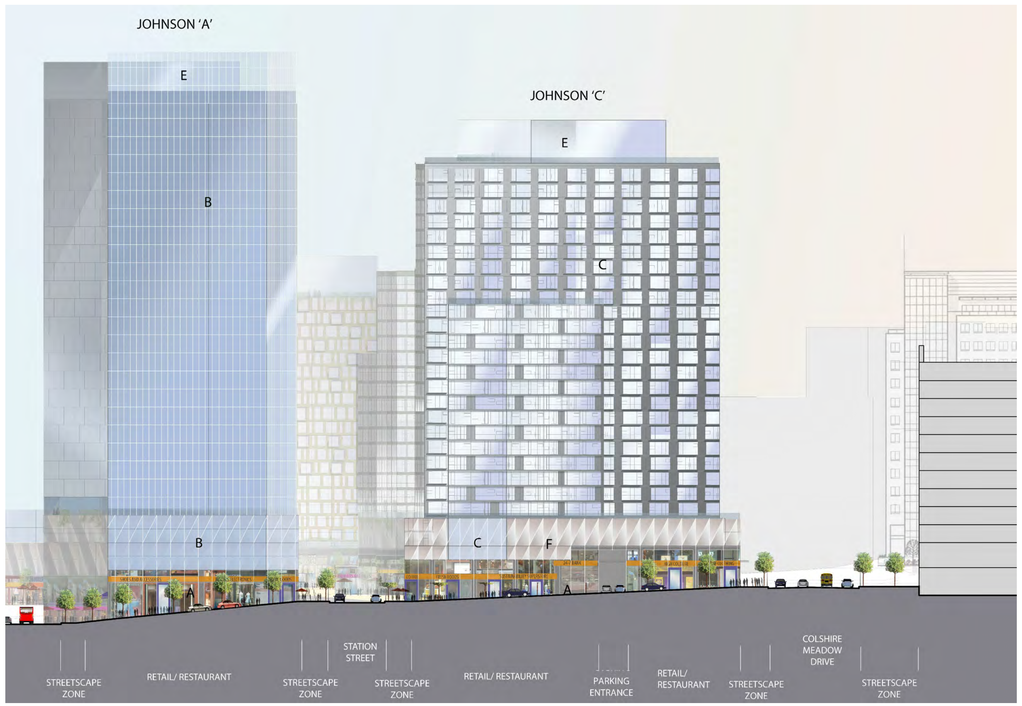
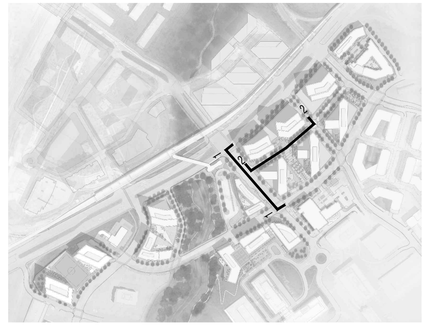


2 **JOHNSON 'A', 'B', AND WESTGATE FROM STATION STREET**
SCALE: 1" = 50'



1 **JOHNSON 'A' AND 'C' FROM COLSHIRE DRIVE**
SCALE: 1" = 50'



Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

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3. FOR BUILDING HEIGHTS, SEE A2 SECTIONS.

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ELEVATIONS

SCALE: 1" = 50'
PROJECT NUMBER: 26758.005
DRAWING NUMBER: CDP A3.03

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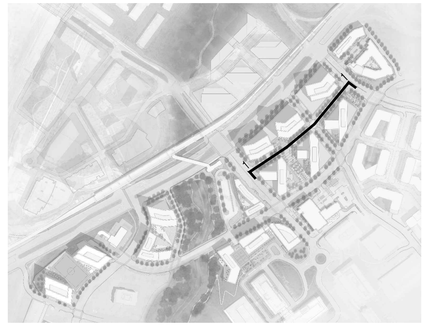

Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

1 **VAN BUREN, JOHNSON 'D', AND JOHNSON 'C' FROM STATION STREET**
SCALE: 1" = 50'

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.
3. FOR BUILDING HEIGHTS, SEE SECTIONS.

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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ELEVATIONS

SCALE: 1" = 50'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A3.04

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A3.04.dwg USER:wwong DATE:Jan. 31 2013 TIME: 03:44 pm

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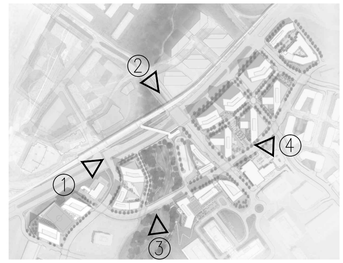
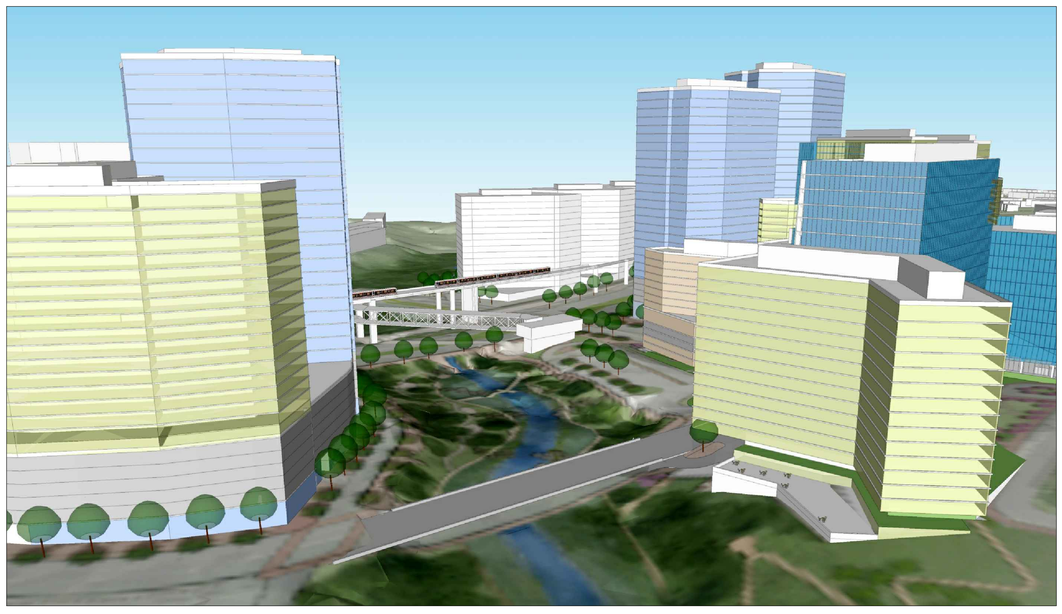
2. BUILDINGS ARE COLORED BY USE. SEE ELEVATIONS FOR MATERIAL PALETTE.



1 VIEW LOOKING EAST
SCALE: NTS

2 VIEW LOOKING SOUTH
SCALE: NTS



3 VIEW LOOKING NORTH
SCALE: NTS

4 VIEW LOOKING WEST
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
3-D VIEWS

SCALE 26758.005

PROJECT NUMBER

CDP A4.01

DRAWING NUMBER

FILE: P:\projects\26758.000\CAD\A\SHT\CityLine_A4.01.dwg USER: wwong DATE: Feb, 01 2013 TIME: 07:02 pm

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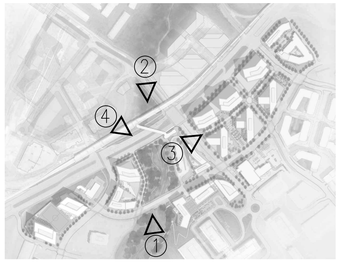
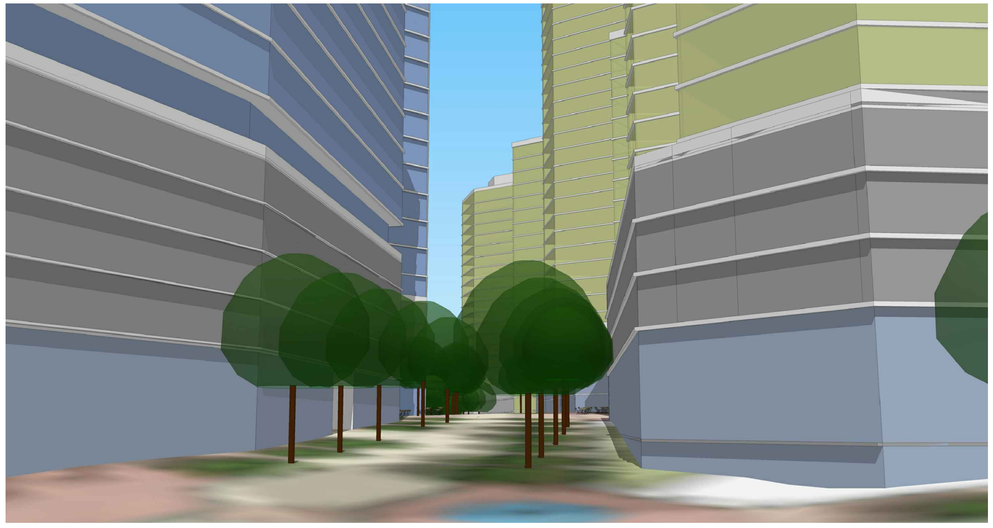
2. BUILDINGS ARE COLORED BY USE. SEE ELEVATIONS FOR MATERIAL PALETTE.

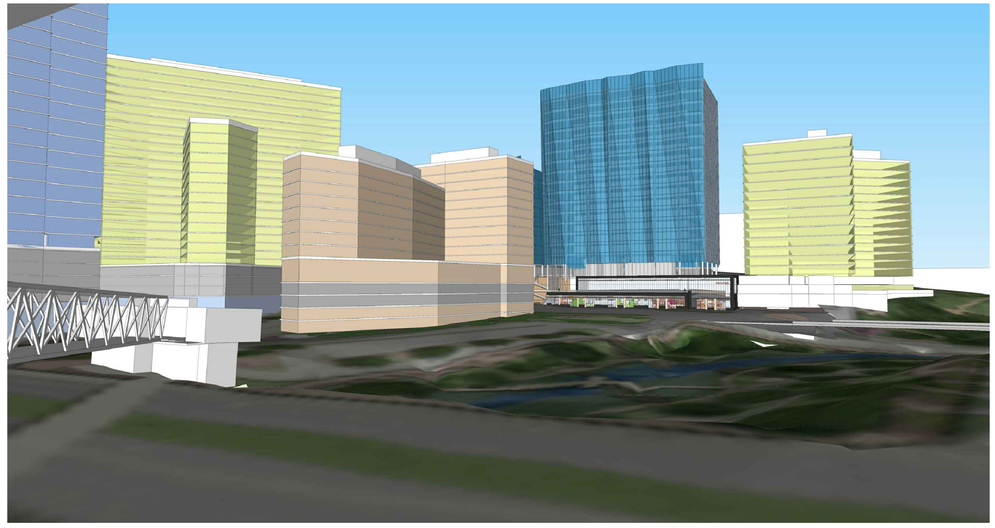


1 AERIAL VIEW FROM SOUTH
SCALE: NTS

2 AERIAL VIEW FROM NORTH
SCALE: NTS



3 VIEW DOWN STATION STREET LOOKING EAST
SCALE: NTS



4 VIEW FROM METRO STATION
SCALE: NTS

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PROJECT NORTH

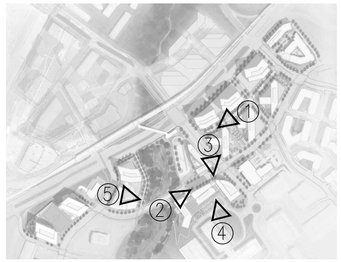
SCOTTS RUN STATION SOUTH

DRAWING TITLE
3-D VIEWS

SCALE 26758.005

PROJECT NUMBER
CDP A4.02
DRAWING NUMBER

FILE: P:\projects\26758.000\CAD\A\SHT\CityLine_A4.02.dwg USER: wwong DATE: Feb, 01 2013 TIME: 08:41 pm



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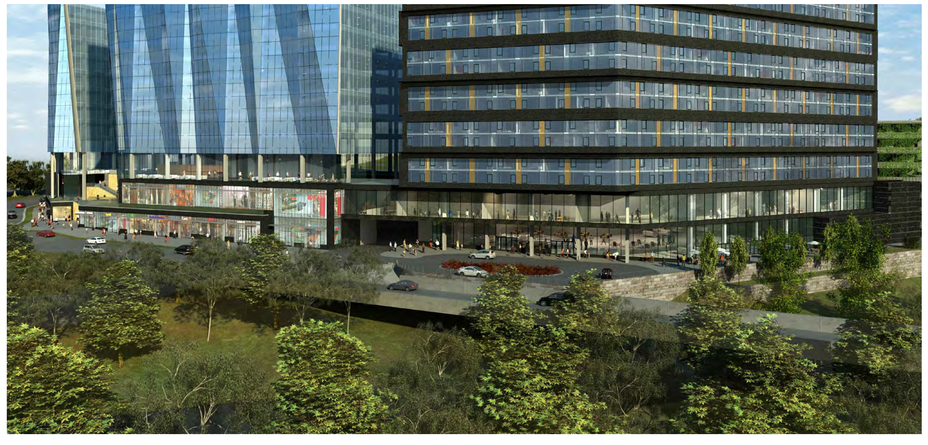
1 VIEW FROM JOHNSON D LOOKING WEST ALONG STATION STREET
SCALE: NTS

2 TAYLOR SITE – VIEW ALONG COLSHIRE MEADOW DRIVE
SCALE: NTS

3 TAYLOR SITE – NORTH FACADE VIEW
SCALE: NTS

4 TAYLOR SITE – SOUTH SIDE UPPER PLAZA
SCALE: NTS



5 TAYLOR SITE – WEST FACADE VIEW
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
RENDERED VIEWS

SCALE 26758.005

PROJECT NUMBER
CDP

DRAWING NUMBER
A4.03

FILE: P:\projects\26758.000\CAD\A\SHT\CityLine_A4.03.dwg USER: wwang DATE: Feb, 01 2013 TIME: 07:06 pm

MANY OF THE ABOVE-GRADE GARAGES ARE FLANKED WITH RETAIL AND OTHER USES. WHERE EXPOSED, GARAGE SKIN WILL UTILIZE TWO TREATMENTS, 'B' AND 'F' AS IDENTIFIED ON THE ELEVATIONS (BELOW AND A3 SERIES DRAWINGS):

B: MATERIALS SIMILAR TO THE BUILDING ABOVE INCLUDING GLASS CURTAIN WALL, METAL PANEL, ETC.

F: DYNAMIC GARAGE FACADE, MATERIAL EXAMPLES INCLUDE METAL MESH, METAL PANEL, PRECAST CONCRETE, COLOR ELEMENTS, LIGHTING ELEMENTS

1 WESTGATE, JOHNSON 'B', AND JOHNSON 'A' FROM ROUTE 123-- SEE A3 SERIES DRAWINGS FOR OTHER ELEVATIONS WITH EXPOSED GARAGE
SCALE: NTS

2 EXAMPLE IMAGES OF GLASS GARAGE FACADES- TYPE 'B'
SCALE: NTS

Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

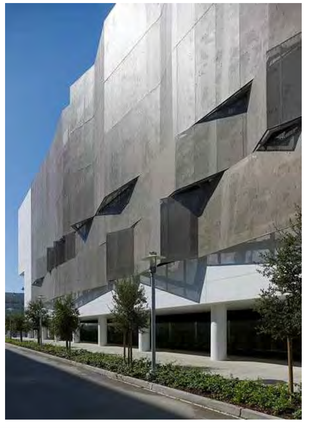
B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen



2 EXAMPLE IMAGES OF DYNAMIC GARAGE FACADES- TYPE 'F'
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
GARAGE FACADE TREATMENT

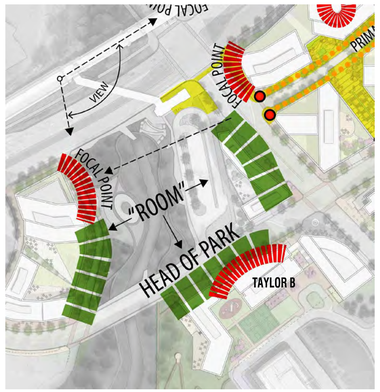
SCALE 26758.005

PROJECT NUMBER

CDP **A4.04**

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A4.04.dwg USER:wwang DATE:Jan. 31 2013 TIME: 03:21 pm

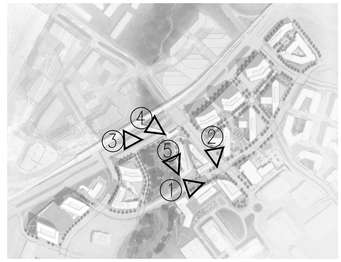


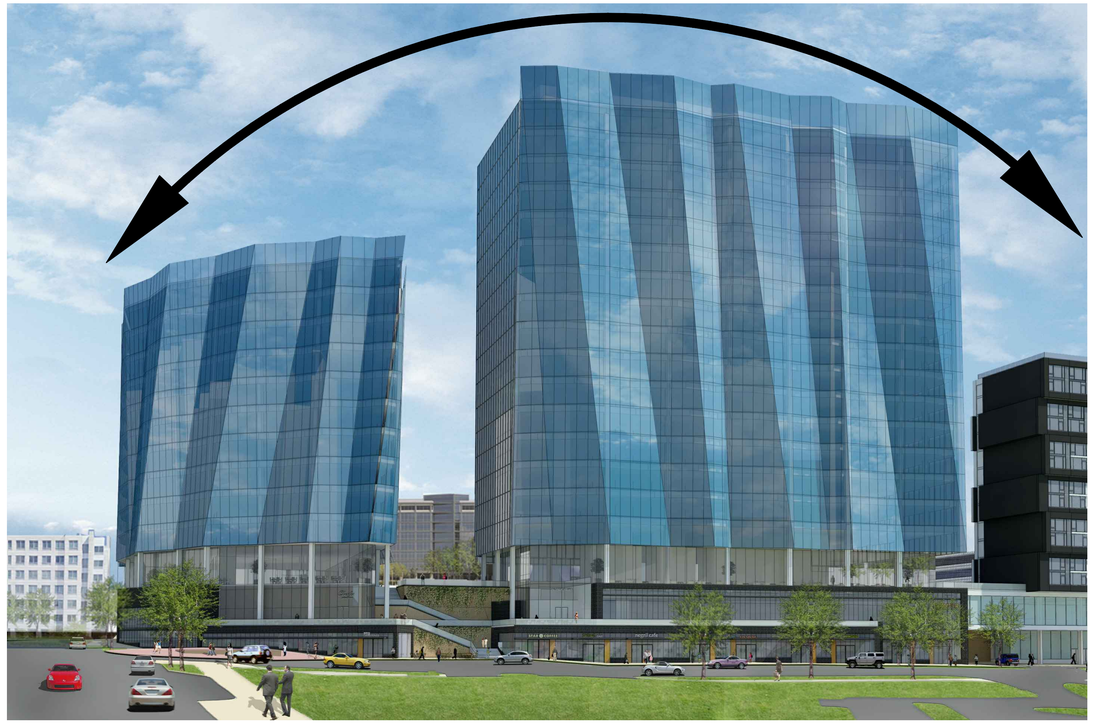
HIERARCHY PLAN DIAGRAM--SEE A0.01 FOR COMPLETE DIAGRAM

THE BUILDINGS AROUND SCOTTS RUN FORM AN IMPLIED URBAN 'GREEN ROOM' WITHIN THE STREAM VALLEY. THE TAYLOR BUILDINGS ARE VERY PROMINENT DUE TO THEIR LOCATION AT THE HEAD OF THIS 'ROOM' AND DUE TO THE HEIGHT OF THE NATURAL TOPOGRAPHY THEY SIT ON. THE THREE TAYLOR BUILDINGS FORM A COMPOSITION WITH TAYLOR B AS THE TALLER BUILDING IN THE CENTER. A TALL TAYLOR B PUNCTUATES THE COMPOSITION AND PROVIDES A CLEAR HIERARCHY OF BUILDINGS WHEN VIEWED FROM SCOTTS RUN AND METRO. THE BUILDING HAS BEEN DESIGNED WITH A FOLDED GLASS FAÇADE FACING THE 'GREEN ROOM' TO TAKE ADVANTAGE OF VARYING CONDITIONS OF LIGHT AND THE INTERESTING CHANGING EXPERIENCE OF VIEWING THE BUILDING FROM RT. 123, SCOTTS RUN, AND THE MOVING METRORAIL CARS.

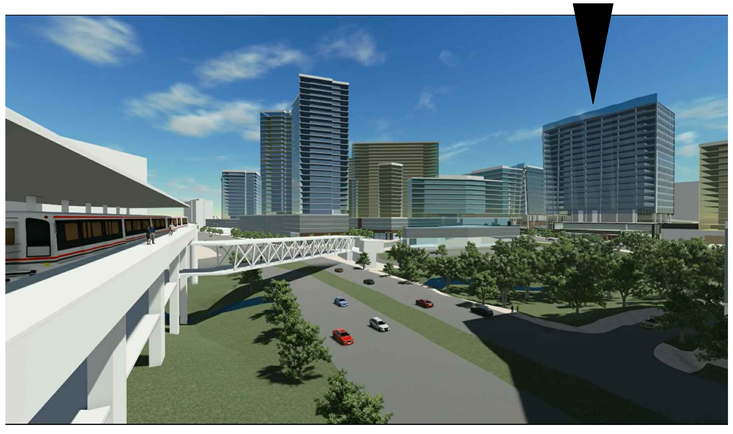
ADDITIONALLY, TAYLOR B IS WITHIN ½ MILE OF METRO AS SHOWN ON SHEET C-22 AND IT IS THE LOCATION OF A TRANSIT CIRCULATOR STOP FOR THE METRO STATION.

1 STAIR ELEMENT BETWEEN TAYLOR 'B' & 'C'
SCALE: NTS

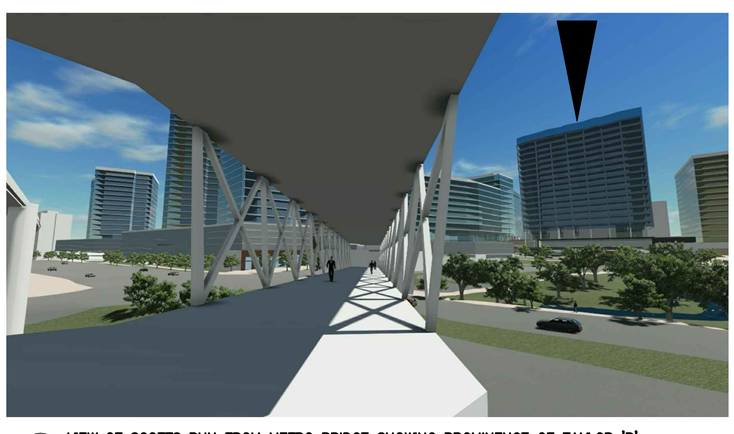




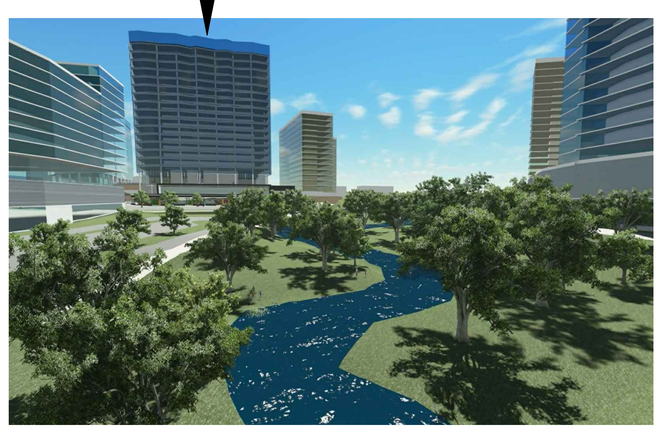
2 COMPOSITION OF TAYLOR 'C', 'B' &'A' WITH AN EMPHASIS ON TAYLOR 'B'
SCALE: NTS



3 VIEW OF SCOTTS RUN FROM METRO SHOWING PROMINENCE OF TAYLOR 'B'
SCALE: NTS



4 VIEW OF SCOTTS RUN FROM METRO BRIDGE SHOWING PROMINENCE OF TAYLOR 'B'
SCALE: NTS



5 GREEN 'ROOM' OF SCOTTS RUN WITH TAYLOR 'B' AT THE HEAD OF THE PARK
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TAYLOR– JUSTIFICATION FOR HEIGHT

SCALE 26758.005

PROJECT NUMBER

CDP A4.05

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A4.05.dwg USER:wwang DATE:Feb. 01 2013 TIME: 07:08 pm

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

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

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

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SHADE AND SHADOW STUDIES MARCH 21 & SEPT. 21

SCALE 26758.005

PROJECT NUMBER

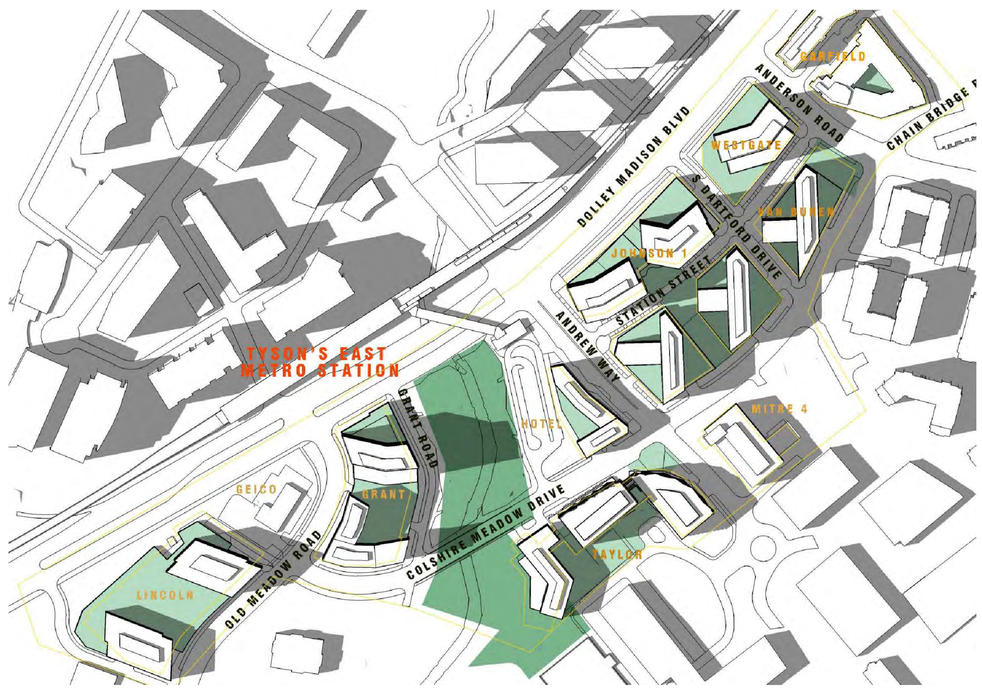
CDP **A5.01**

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\VA\SHT\CityLine_A5.01.dwg USER:wwong DATE:Feb, 01 2013 TIME: 07:24 pm

1 **JUNE 21 – 9:00 AM**
SCALE: NTS

2 **JUNE 21 – 12:00 PM**
SCALE: NTS



3 **JUNE 21 – 3:00 PM**
SCALE: NTS

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CDP (REVISION)		02/04/2013
CDP (REVISION)		12/10/2012
CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SHADE AND SHADOW STUDIES JUNE 21

SCALE 26758.005

PROJECT NUMBER

CDP **A5.02**

DRAWING NUMBER

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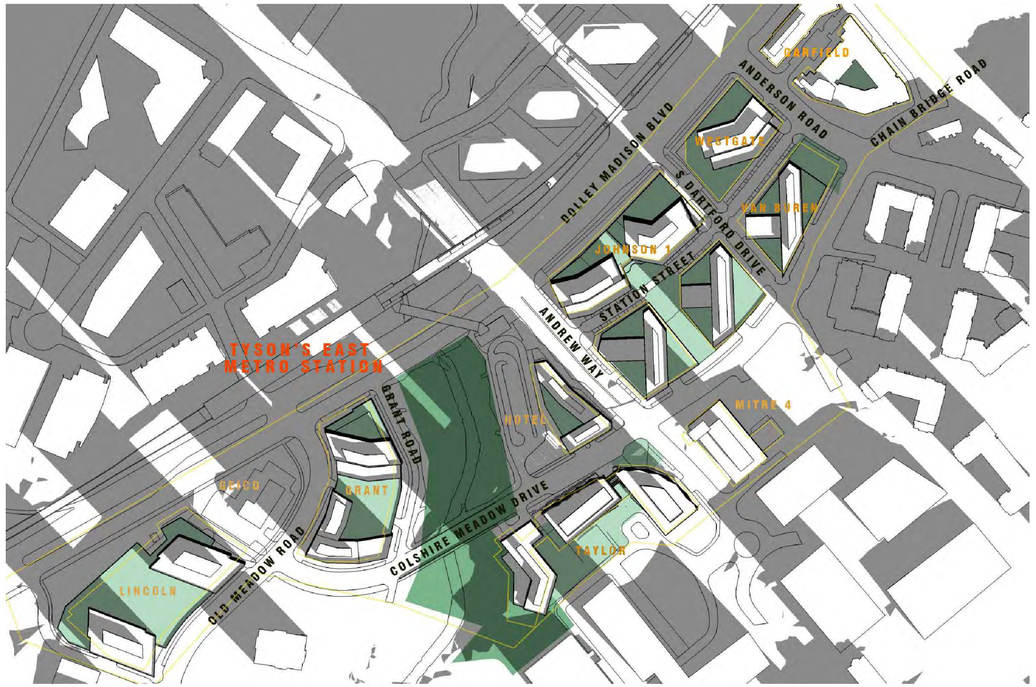

1 DECEMBER 21 – 9:00 AM
SCALE: NTS

2 DECEMBER 21 – 12:00 PM
SCALE: NTS

3 DECEMBER 21 – 3:00 PM
SCALE: NTS

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SHADE AND SHADOW STUDIES DECEMBER 21

SCALE: 1"=100'

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A5.03

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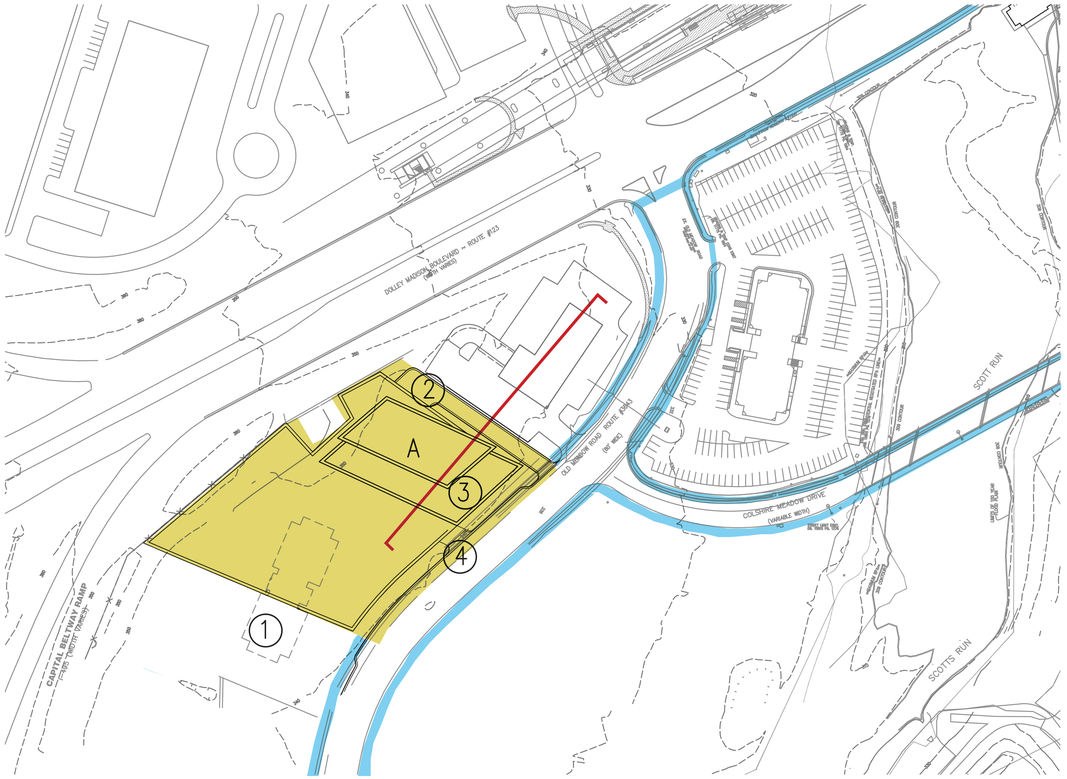
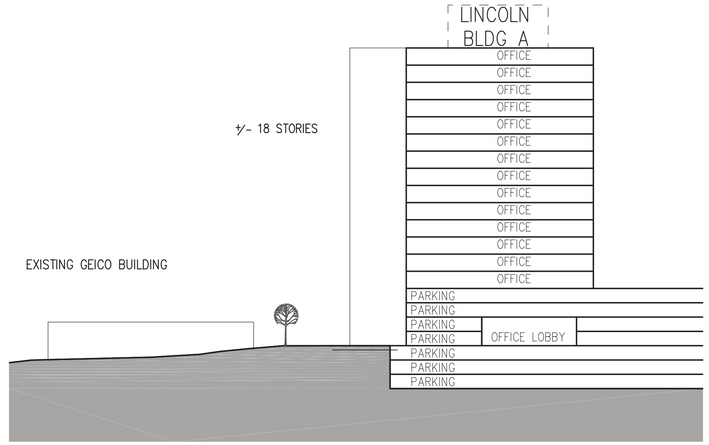
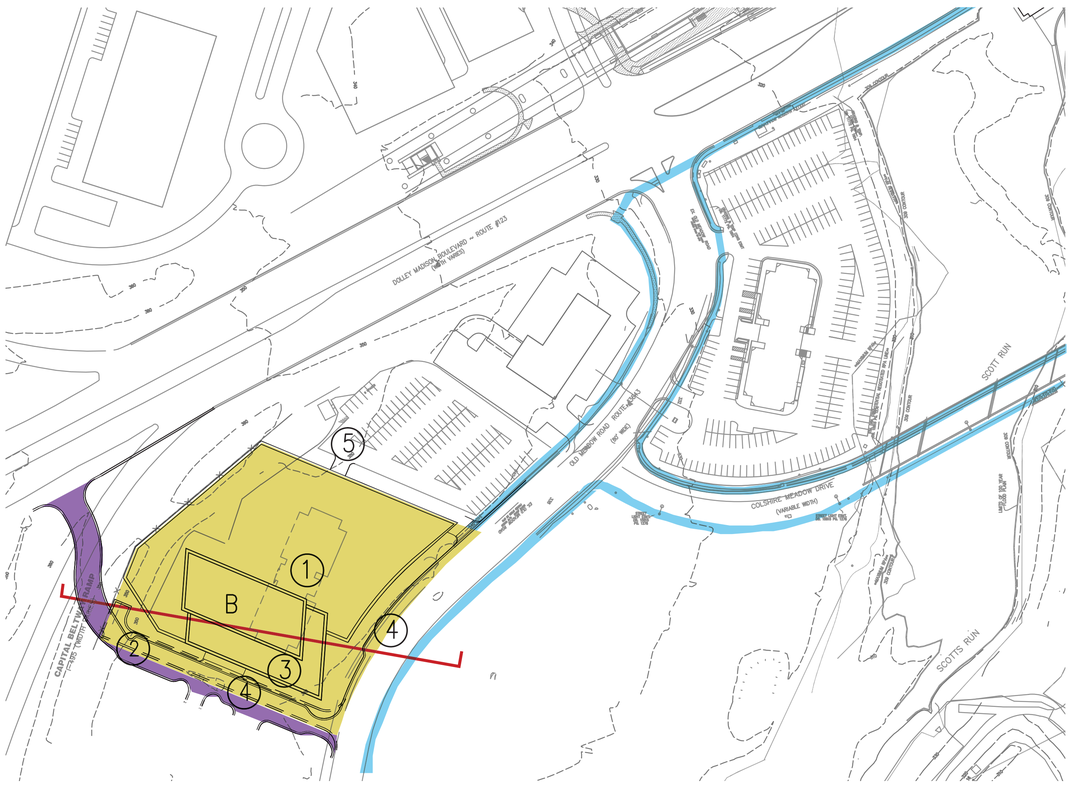


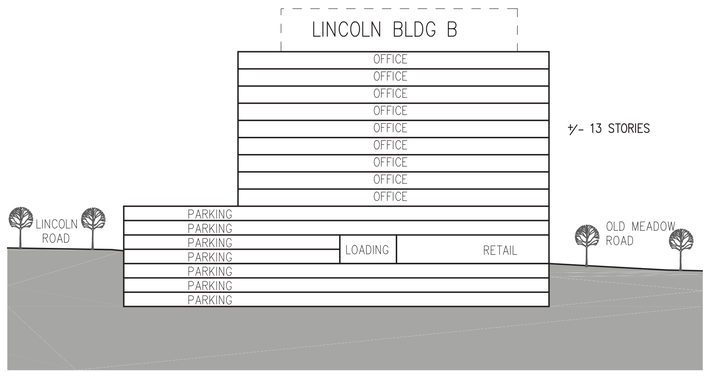
Lincoln A SCALE: 1"=100'



SECTION 1 SCALE: 1"=60'



Lincoln B SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Lincoln A Phase

1. Demolition of existing building, Reconfiguration of existing surface parking and area of demolished building footprint on remainder of site
2. Construction of private service drive between Old Meadow Road and property line
3. Construction of Lincoln A building
4. Streetscape improvements along adjacent street frontages

NOTE:
1. ACCESS FOR LINCOLN OFFICE BUILDING A AND GEICO SHOULD BE CONSOLIDATED AT ONE LOCATION OPPOSITE THE INTERSECTION WITH COLSHIRE MEADOW DRIVE AS SHOWN ON THE CDP. IF AT THE TIME OF FDP FOR THE LINCOLN OFFICE BUILDING A, GEICO DOES NOT PERMIT A CONSOLIDATED ACCESS FOR THE TWO PROPERTIES, THEN THE APPLICANT SHALL PROVIDE SUCH ALTERNATE ACCESS TO SERVE LINCOLN BUILDING A AS MAY BE APPROVED BY VDOT PURSUANT TO THE PROFFERS.

Lincoln B Phase

1. Demolition of existing building
2. Construction of Lincoln Road between Old Meadow Road and property line
3. Construction of Lincoln B building
4. Streetscape improvements along adjacent street frontages
5. Provide access to / from remaining surface parking lot onto Old Meadow Road

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5. See C-10 for Lincoln Road interim condition.

LEGEND

- Proposed Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

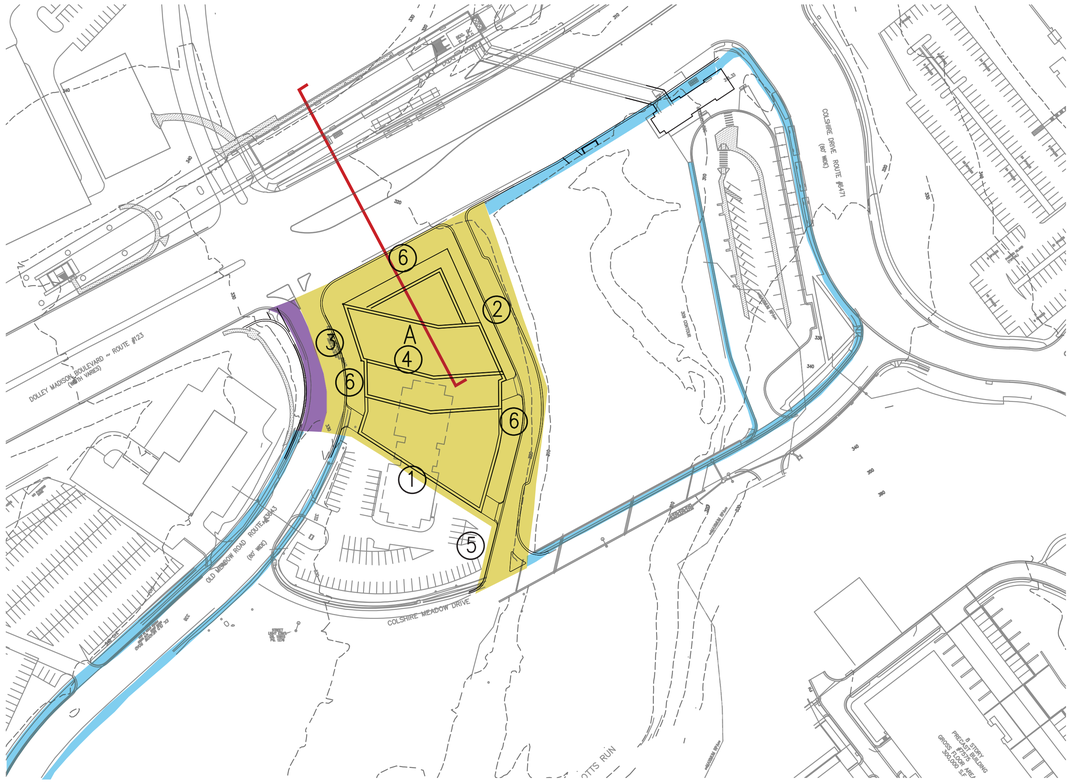
PHASING
LINCOLN SITE

SCALE 1"=100'

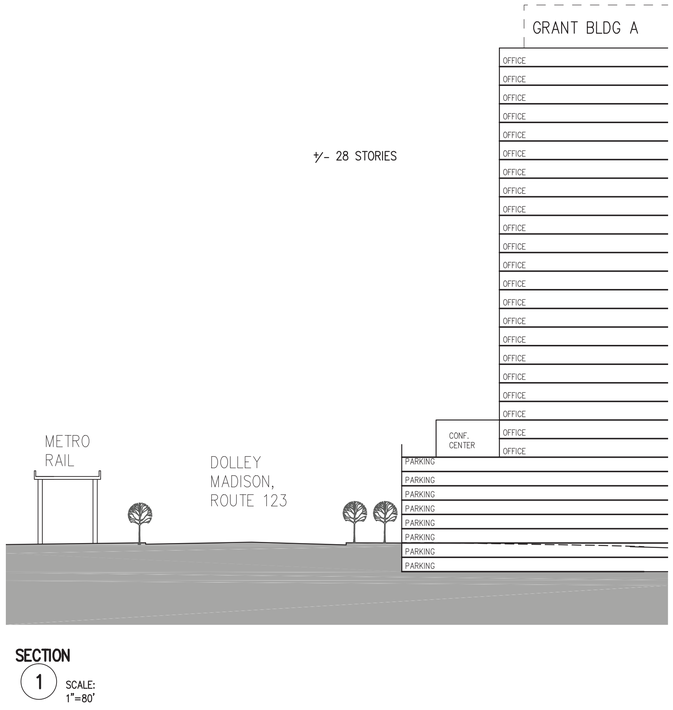
PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A6.01**

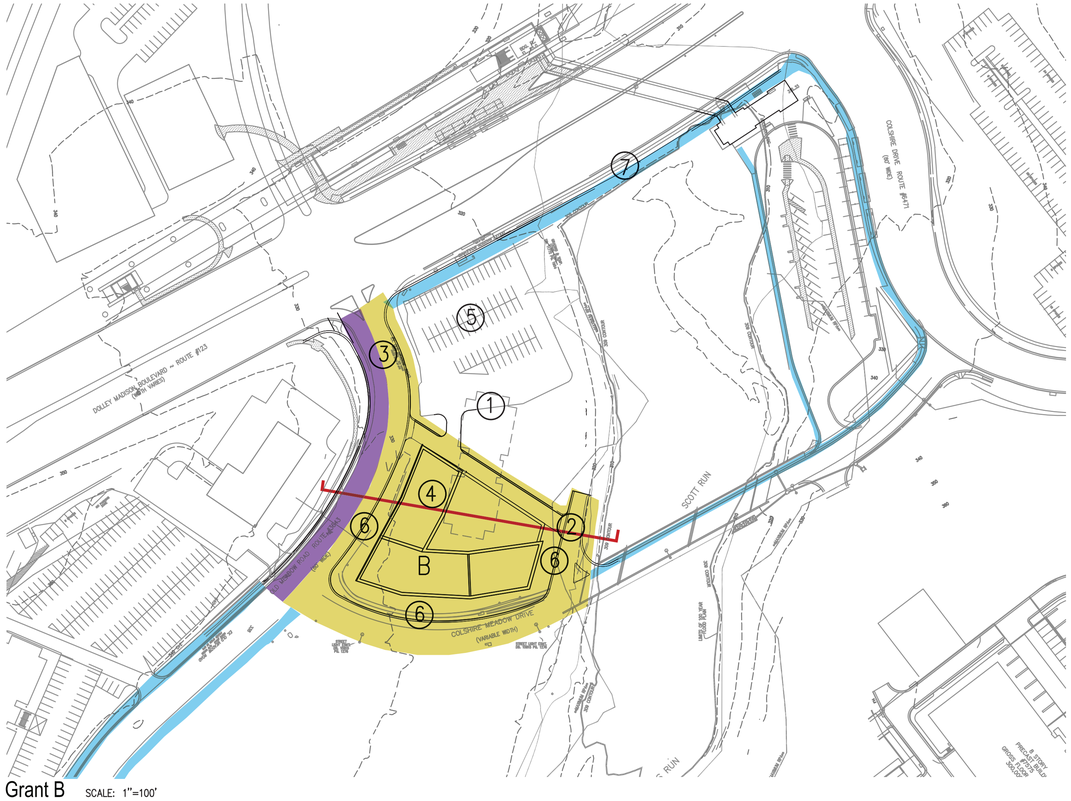
FILE:P:\projects\26758.000\CAD\A\Sht\Cityline_A6.01_ALT phasing_2012-12058.dwg USER:wwang DATE:Feb. 01 2013 TIME: 07:32 pm



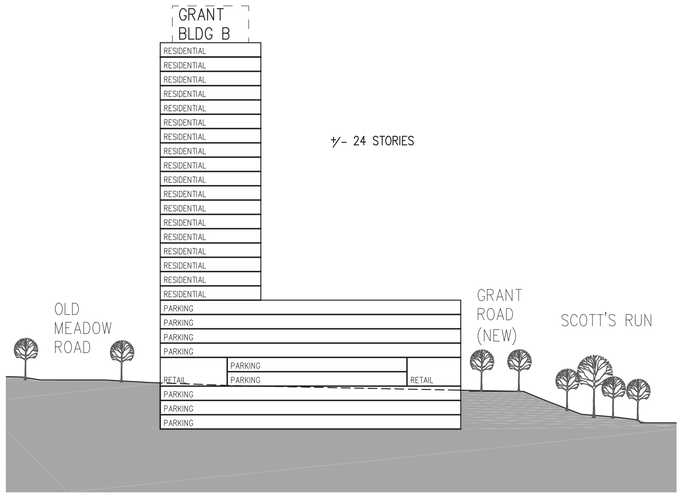
Grant A SCALE: 1"=100'



SECTION 1 SCALE: 1"=80'



Grant B SCALE: 1"=100'



SECTION 2 SCALE: 1"=80'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Grant A Phase

1. Demolition of existing building
2. Construction of Grant Road between Colshire Meadow Dr. and Rt. 123
3. Partial reconfiguration of Old Meadow Road
4. Construction of Grant A building with parking
5. Reconfiguration of existing surface parking and area of demolished building footprint on remainder of site
6. Streetscape improvements along adjacent street frontages

Grant B Phase

1. Demolition of existing building
2. Construction of a portion of Grant Road
3. Reconfiguration of Old Meadow Road
4. Construction of Grant B building with parking
5. Reconfiguration of existing surface parking and area of demolished building footprint on Grant A site
6. Streetscape improvements along adjacent street frontages
7. Connections along existing sidewalk pedestrian path to Metro.

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5. See proffers for Steam Valley improvements.

LEGEND

- Proposed Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

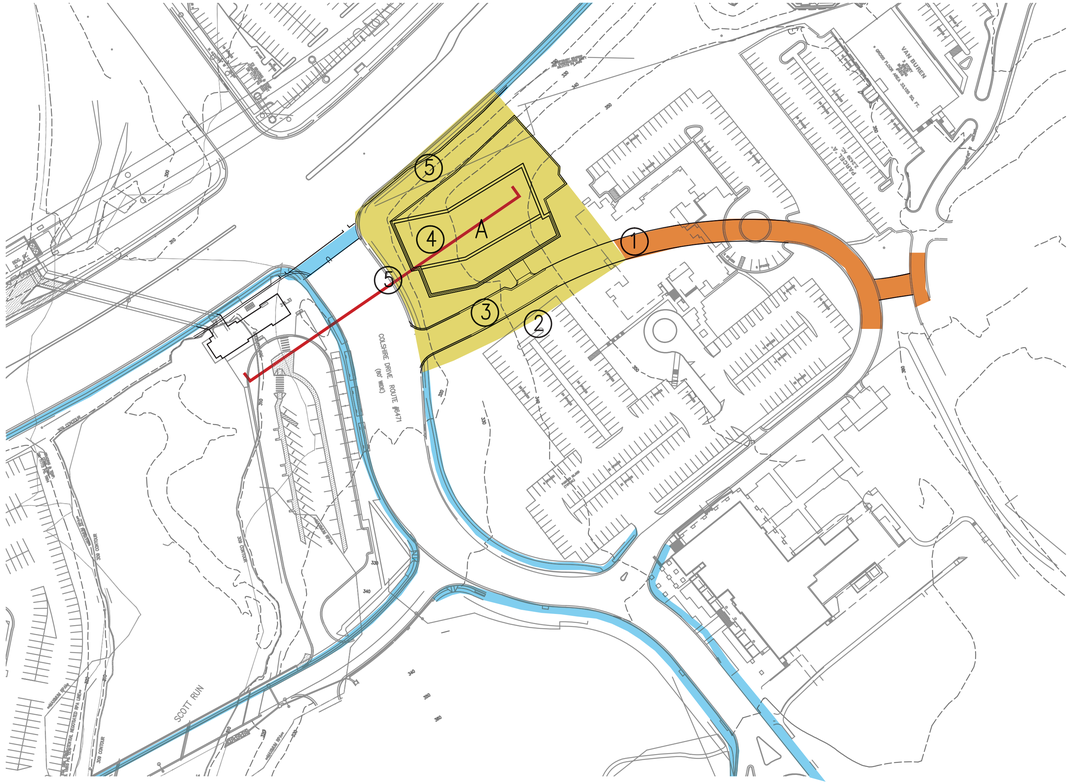
PHASING GRANT SITE

SCALE 1"=100'

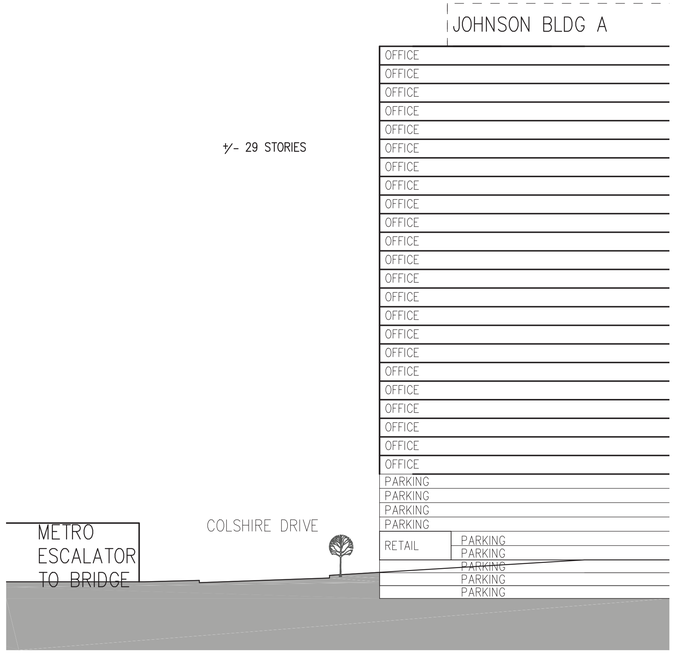
PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A6.02

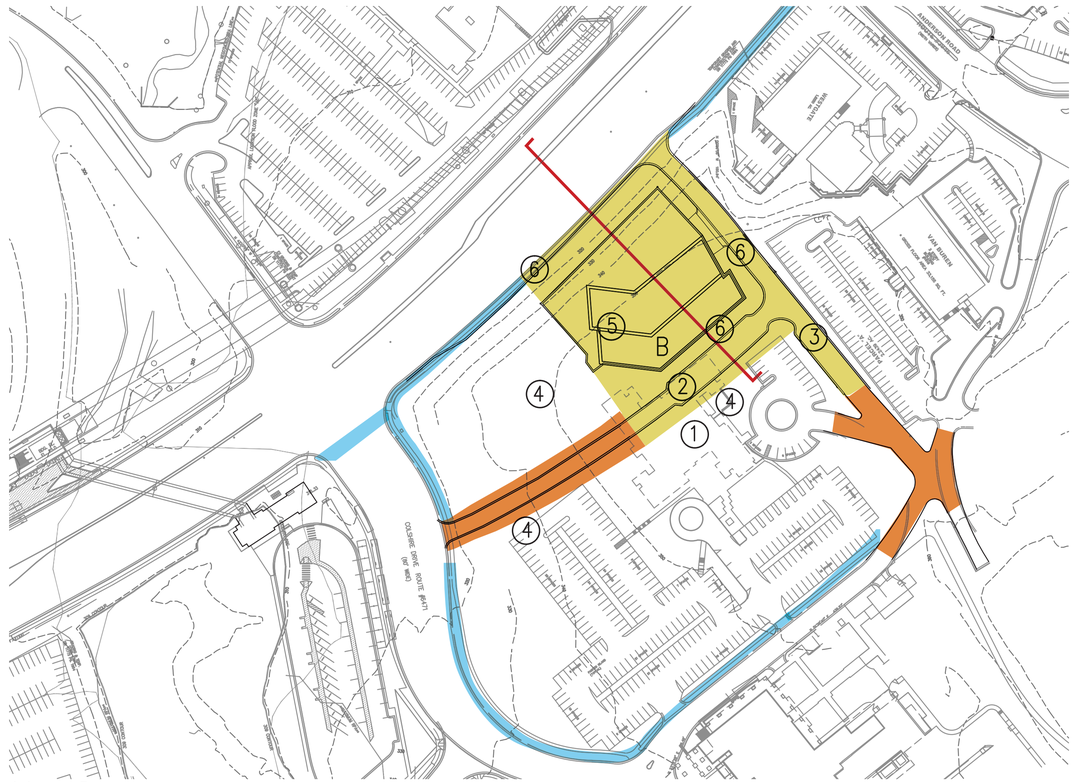
FILE:P:\projects\26758.000\CAD\A\SHTY\CityLine_A6.01_ALT phasing_2012-12058.dwg USER:wwong DATE:Feb, 01 2013 TIME: 07:44 pm



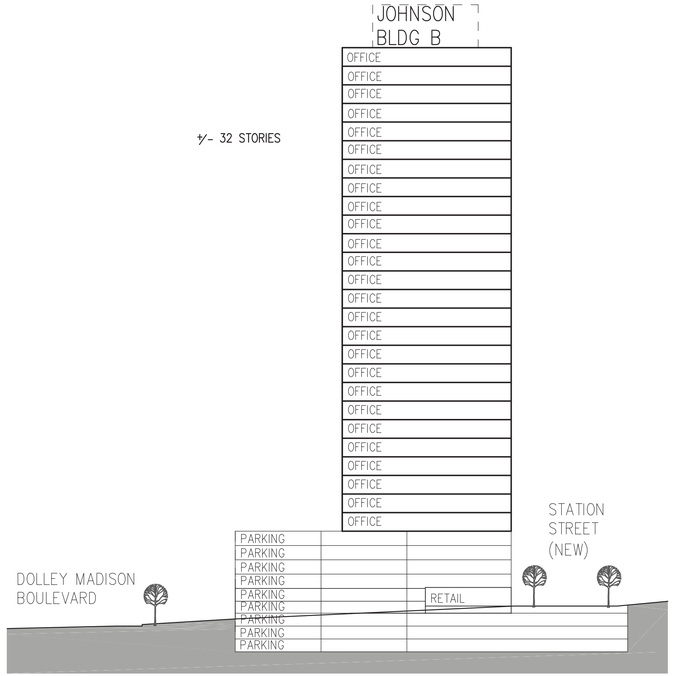
Johnson A SCALE: 1"=100'



SECTION 1 SCALE: 1"=60'



Johnson B SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

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NOTES:

Johnson A Phase

1. Demolition of existing building
2. Revision of grades and existing surface parking in areas of demolished building footprint
3. Construction of a portion of Station St.
4. Construction of Johnson A building with parking
5. Streetscape improvements along a portion of adjacent street frontages

Johnson B Phase

1. Demolition of existing building
2. Construction of Station St. from Colshire Dr. to S. Dartford Dr.
3. Extension of Dartford Drive to Rt. 123
4. Revision of grades and existing surface parking in areas of demolished building footprint
5. Construction of Johnson B building with parking
6. Streetscape improvements along a portion of adjacent street frontages

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

LEGEND

- Proposed Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
JOHNSON SITE

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A6.03**

FILE:P:\projects\26758.000\CAD\A1SHT\CityLine_A6.01_ALT phasing_2012-12058.dwg USER:wwong DATE:Jan, 31 2013 TIME: 11:53 am

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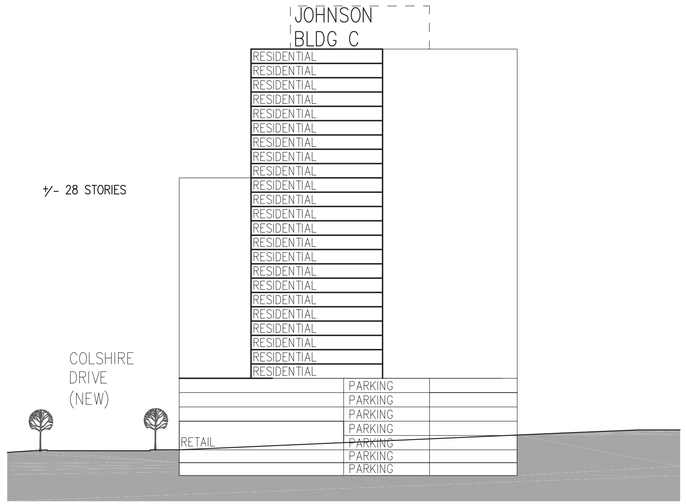
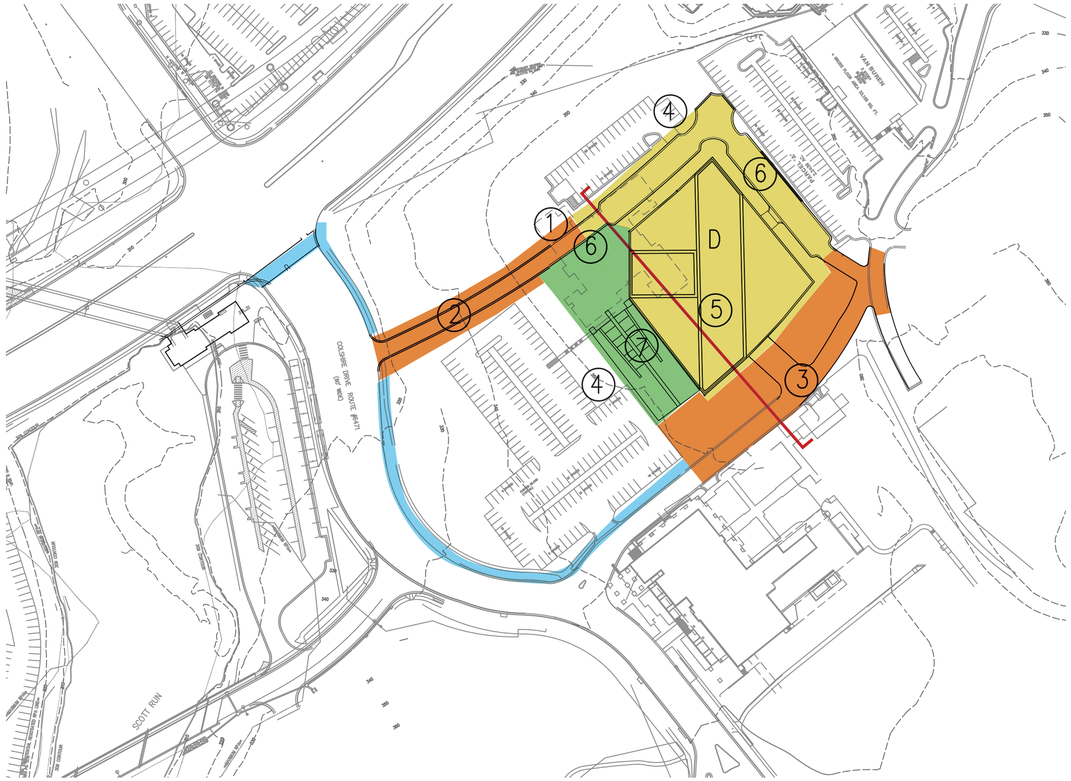


SECTION 1 SCALE: 1"=60'



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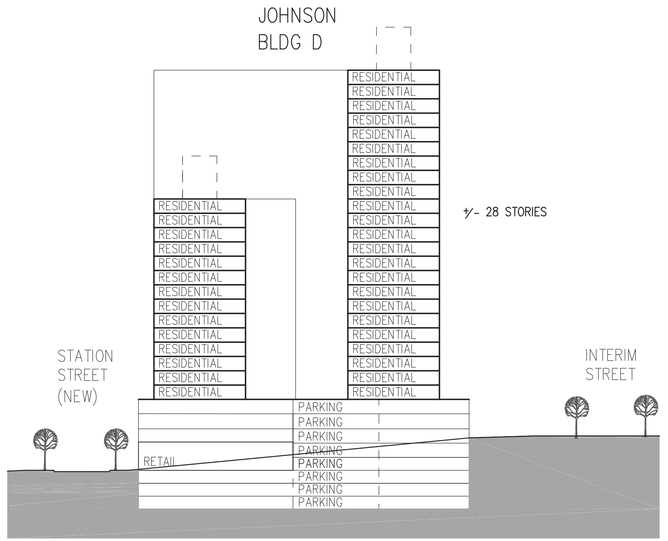

SECTION 2 SCALE: 1"=60'

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NOTES:

Johnson C Phase

1. Demolition of existing building
2. Realignment of Colshire Drive
3. Construction of a portion of Station St.
4. Construction of portion of Colshire Meadow Drive extension
5. Revision of grades and existing surface parking in areas of demolished building footprint
6. Construction of Johnson C building with parking
7. Streetscape improvements along adjacent street frontages
8. Andrew Way to be provided with the later of the two Johnson C or D sites.

Johnson D Phase

1. Demolition of existing building
2. Construction of Station St. from Colshire Dr. to S. Dartford Dr.
3. Construction of portion of Colshire Meadow Drive extension
4. Revision of grades and existing surface parking in areas of demolished building footprint
5. Construction of Johnson D building with parking
6. Streetscape improvements along portion of adjacent street frontages
7. Andrew Way to be provided with the later of the two Johnson C or D sites.

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5. See proffers for timing of improvements to Colshire Meadow (final configuration)

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
JOHNSON SITE

1"=100'

SCALE 26758.005

PROJECT NUMBER

CDP A6.04

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\VA\SHT\CityLine_A6.01_ALT phasing_2012-120508.dwg USER:wwang DATE:Jan, 31 2013 TIME: 11:56 am

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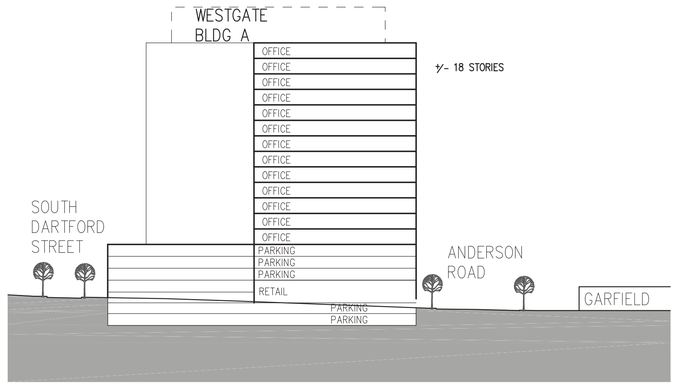

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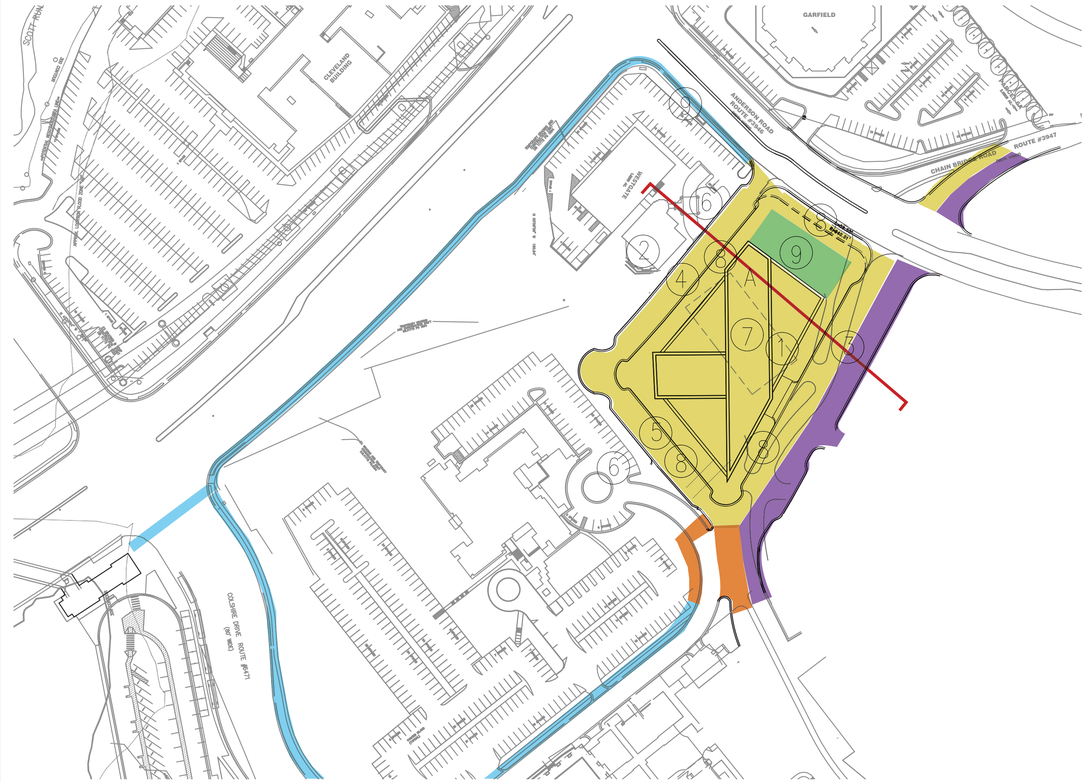

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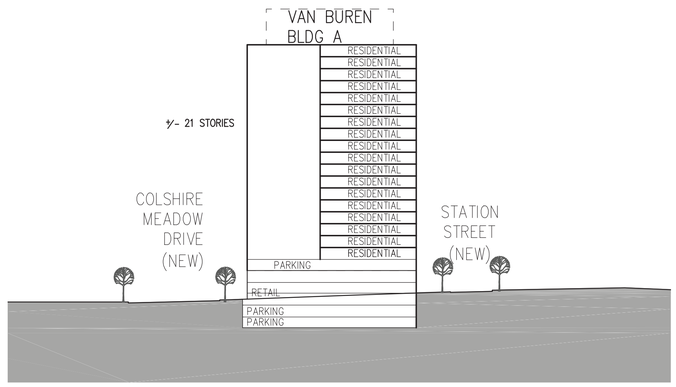

SECTION 2 SCALE: 1"=60'

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/ area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Westgate Phase

1. Demolition of existing building
2. Rerouting or burial of overhead lines
3. Construction of Station St. from Anderson Rd. to S. Dartford Dr.
4. Extension of S. Dartford Dr. to Rt. 123.
5. Revision of grades and existing surface parking in areas of demolished building footprint
6. Construction of Westgate building and parking
7. Streetscape improvements along adjacent street frontages

Van Buren Phase

1. Demolition of existing building
2. Rerouting or burial of overhead lines
3. Construction of Colshire Meadow Drive from S. Dartford Dr. to Anderson Road
4. Construction of Station St. from Anderson Rd. to S. Dartford Dr.
5. Construction of S. Dartford Dr. from Station St. to Colshire Meadow Dr.
6. Revision of grades and existing surface parking in areas of demolished building footprint
7. Construction of Van Buren building and parking
8. Streetscape improvements along adjacent street frontages
9. Construction of Van Buren Gateway Park

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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T 703.442.7800

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McLean, Virginia 22102
T 703.917.6620

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
WESTGATE AND
VAN BUREN SITES
1"=100'

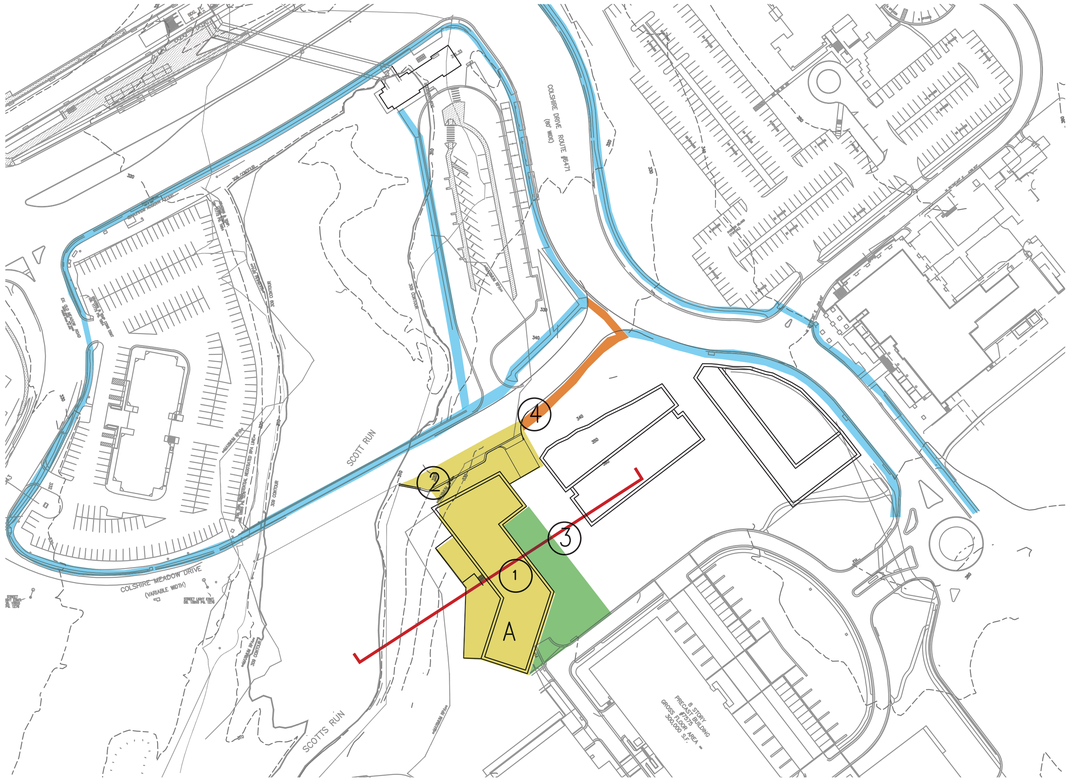
SCALE 26758.005

PROJECT NUMBER

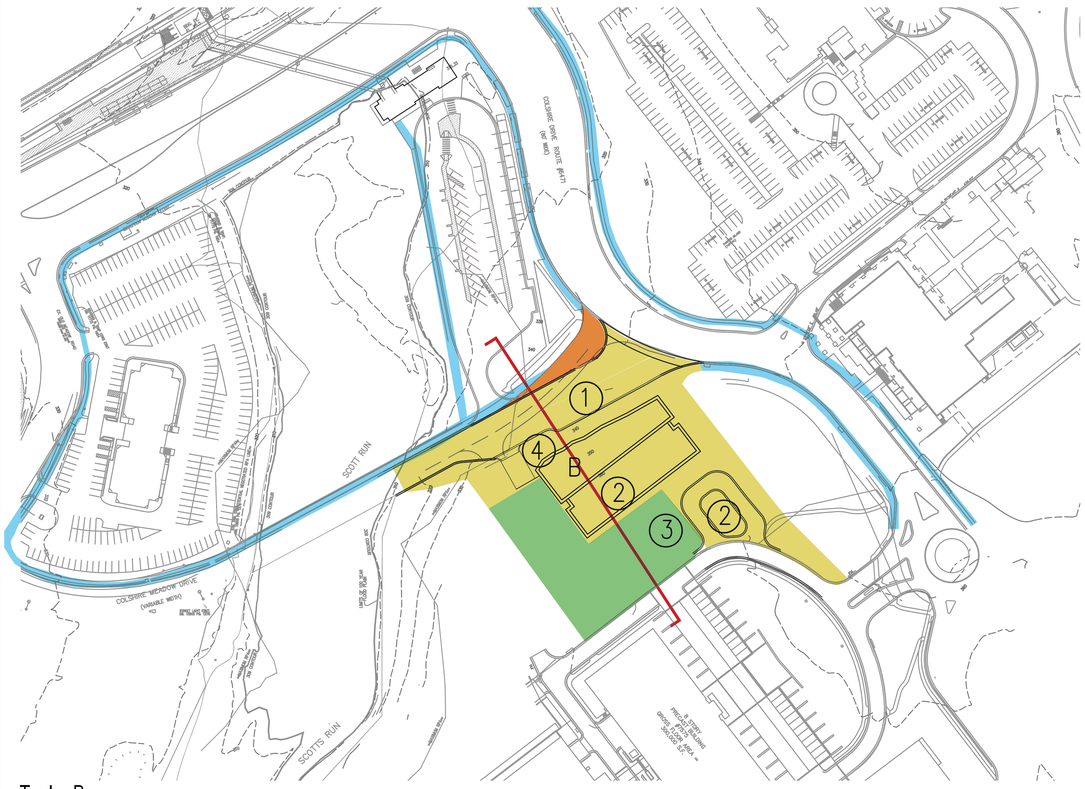
CDP A6.05

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\VA\SHT\CityLine_A6.01_ALT phasing_2012-12058.dwg USER:mwang DATE:Feb, 01 2013 TIME: 07:53 pm



Taylor A SCALE: 1"=100'



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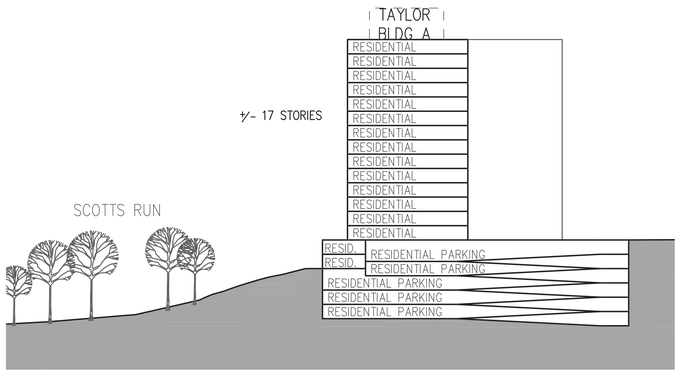

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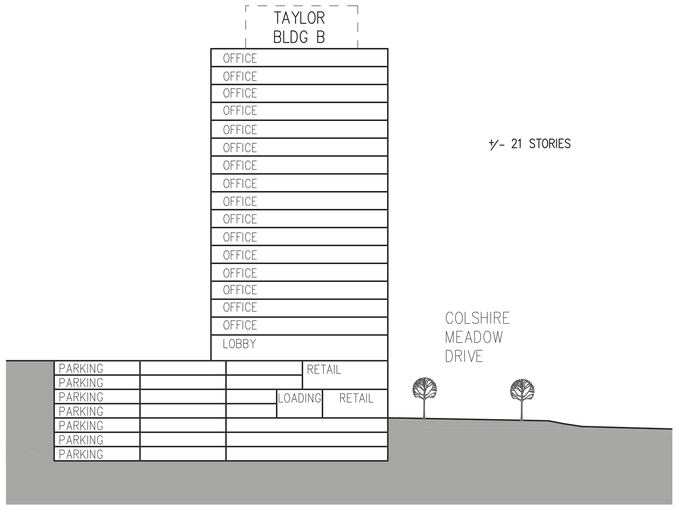

SECTION 2 SCALE: 1"=60'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Taylor A Phase

1. Construction of Taylor A and below parking
2. Streetscape improvements along portion of adjacent street frontages
3. Partial construction of Taylor Park
4. Connections along existing pedestrian path to Metro.

Taylor B Phase

1. Realignment of Colshire Meadow Dr. from west end of bridge to Colshire Dr.
2. Construction of Taylor B, drop off, and parking
3. Partial construction of Taylor Park
4. Streetscape improvements along portion of adjacent street frontages

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5. See proffers for Stream Valley improvements.

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

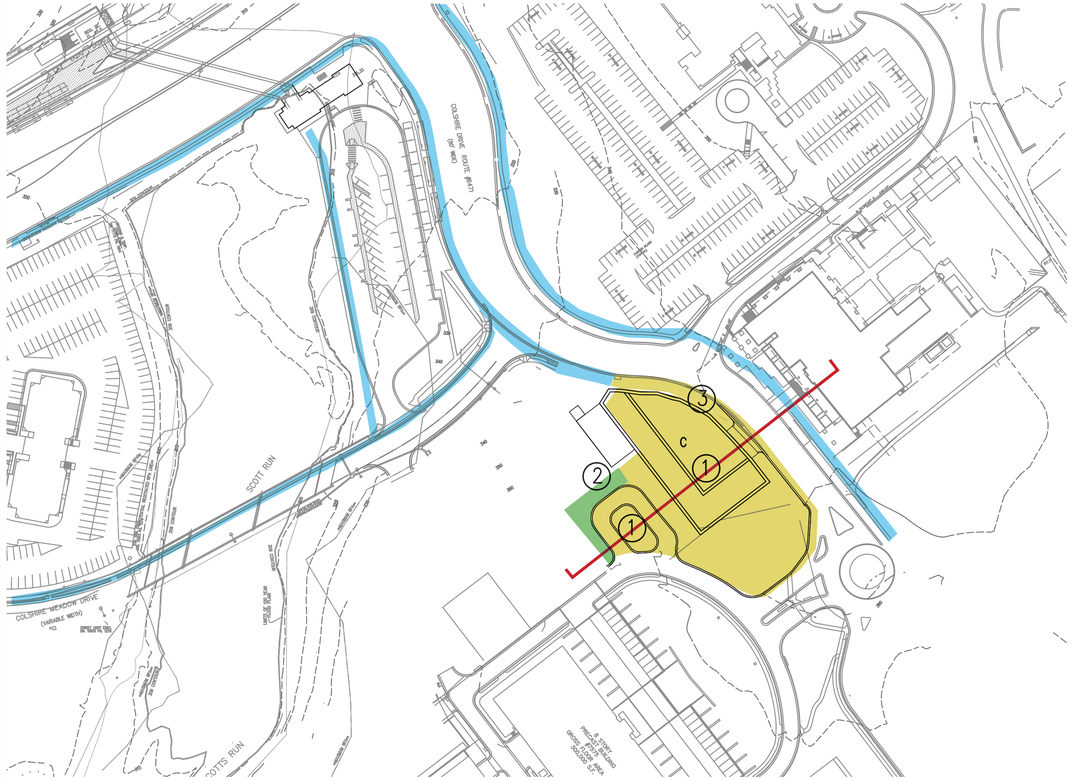
PHASING
TAYLOR SITE

SCALE 1"=100'

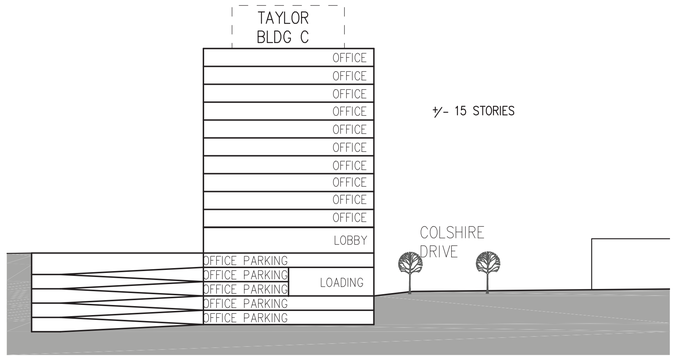
PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A6.06**

FILE:P:\projects\26758.000\CAD\A\SHTY\CityLine_A6.01_ALT phasing_2012-12058.dwg USER:wwong DATE:Jan, 31 2013 TIME: 11:45 am



Taylor C SCALE: 1"=100'



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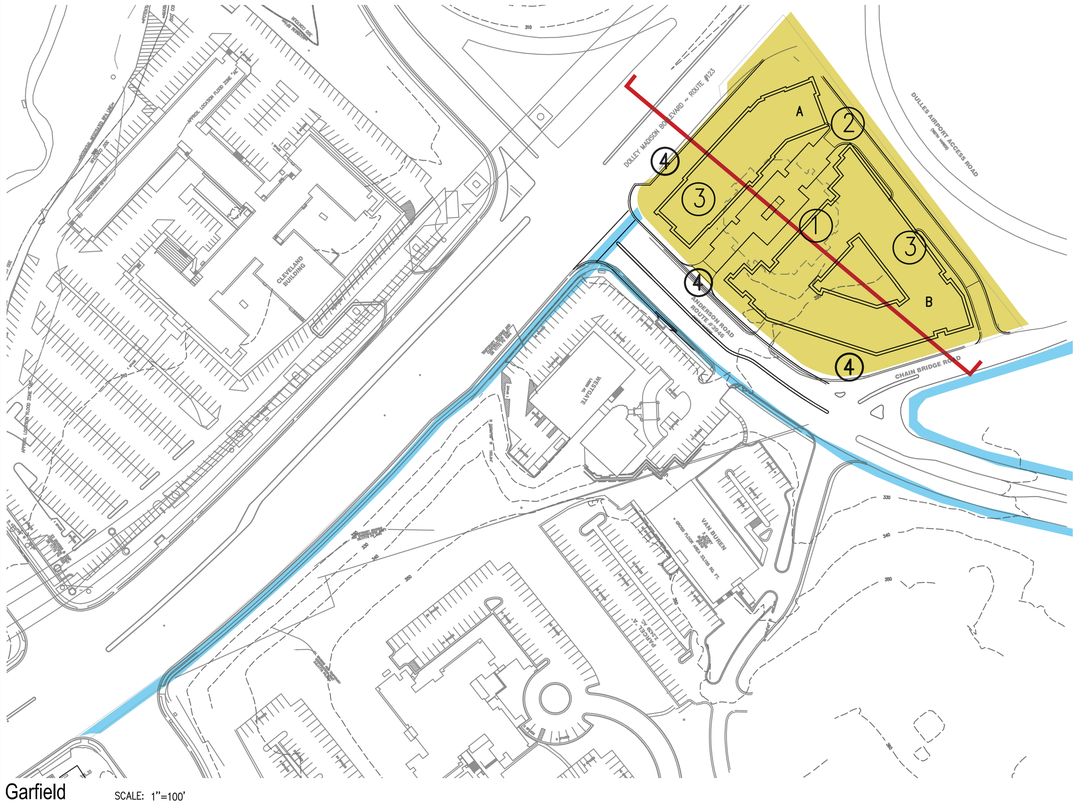
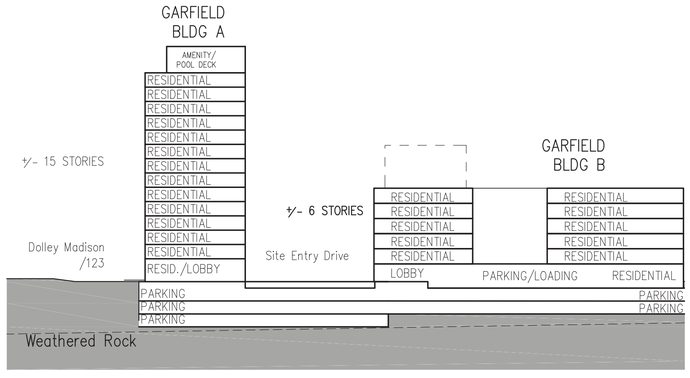


Garfield SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

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NOTES:

Taylor C Phase

1. Construction of Taylor C, drop off, and below grade parking
2. Partial construction of Taylor Park
3. Streetscape improvements along portions of adjacent street frontages

Garfield Phase

1. Demolition of existing building
2. Construction of service drive
3. Construction of Garfield A and/or B buildings with parking
4. Streetscape improvements along adjacent street frontages

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
TAYLOR C AND
GARFIELD SITES
1"=100'

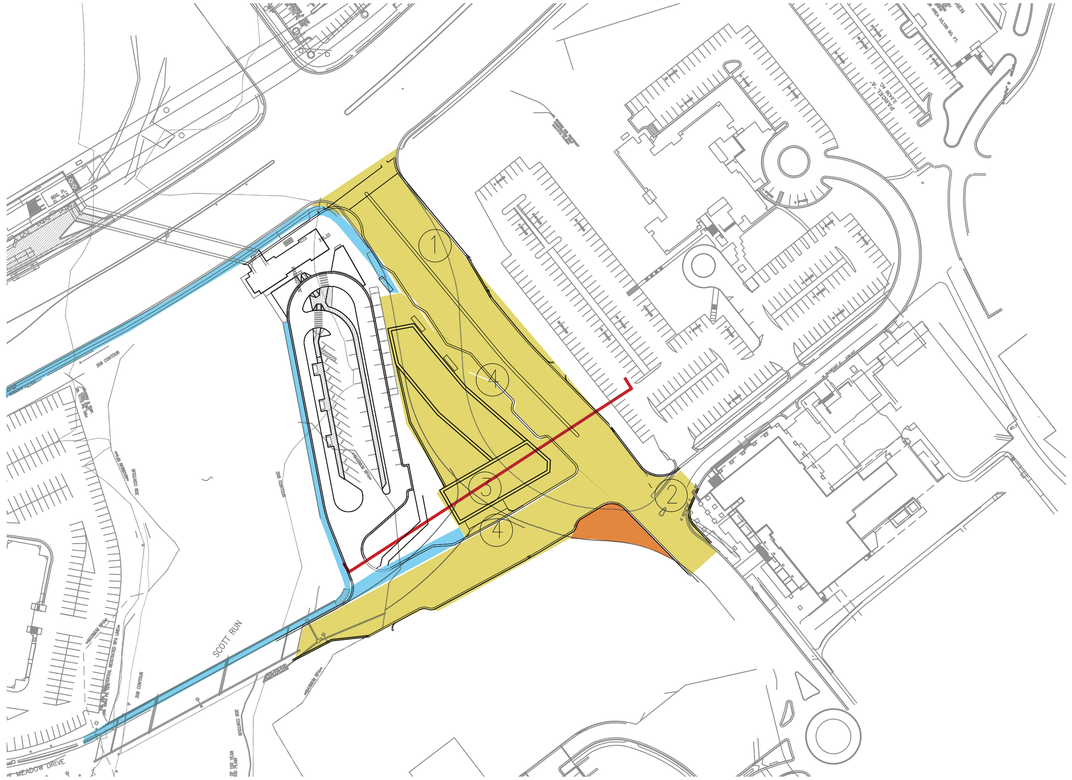
SCALE 26758.005

PROJECT NUMBER

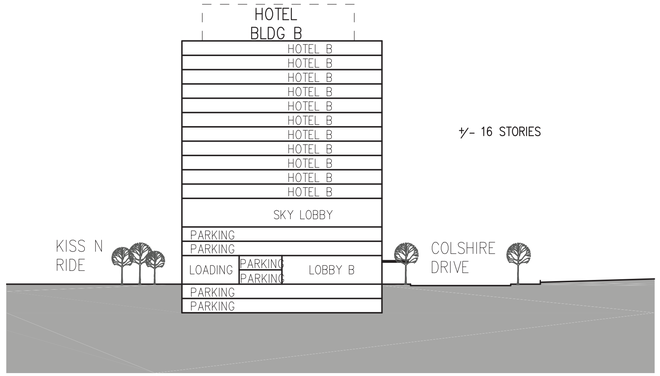
CDP **A6.07**

DRAWING NUMBER

FILE:P:\projects\26758.000\CAD\A\SHT\CityLine_A6.01_ALT phasing_2012-12058.dwg USER:wwong DATE:Jan, 31 2013 TIME: 11:43 am



Hotel SCALE: 1"=100'



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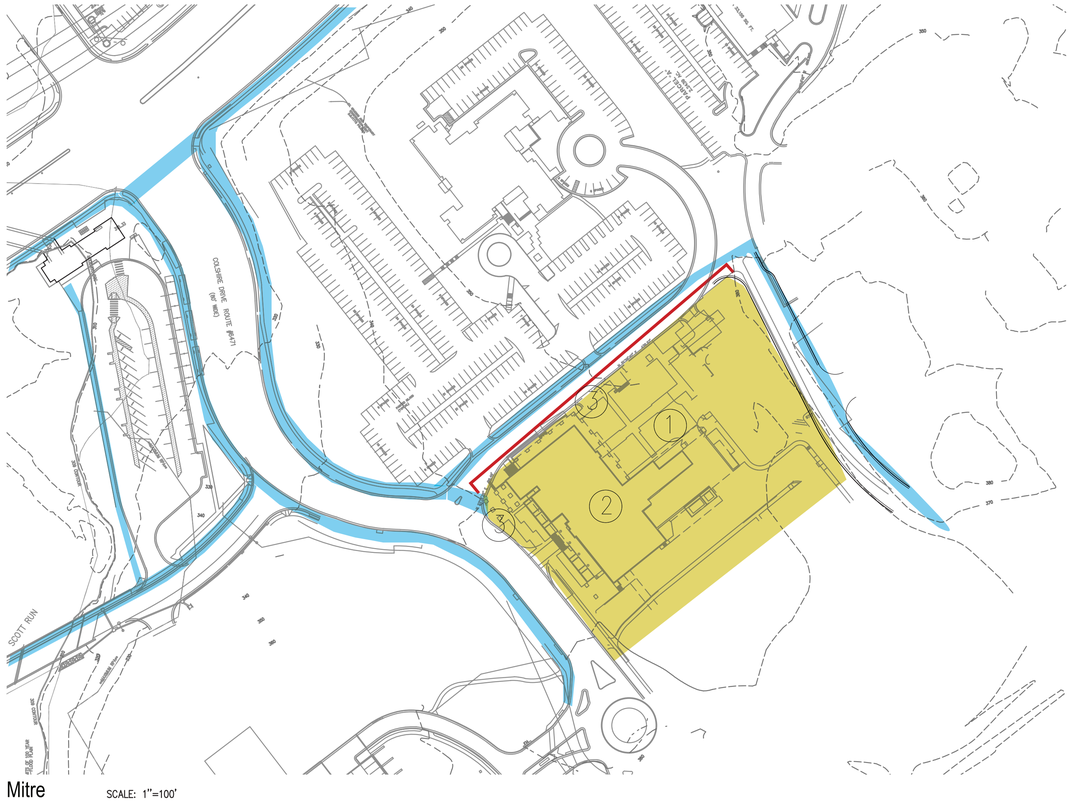
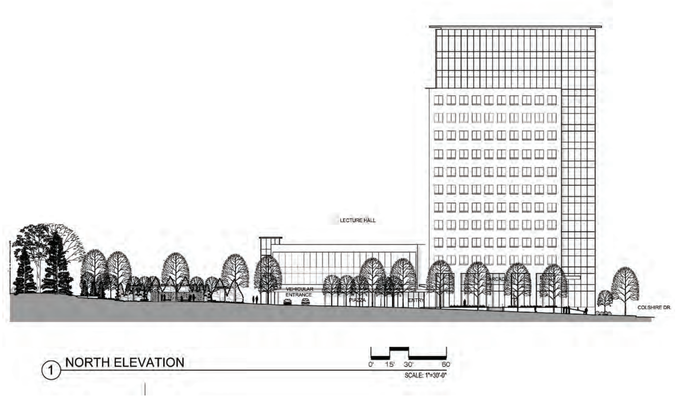


Mitre SCALE: 1"=100'



1 NORTH ELEVATION SCALE: 1"=30'-0"

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NOTES:

Hotel Phase

1. Reconfiguration of Colshire Drive
2. Reconfiguration of intersection of Colshire Meadow Drive and entrance to Johnson.
3. Construction of Hotel building with parking
4. Streetscape improvements along portion of adjacent street frontages

Mitre Phase

1. Demolition of existing building
2. Construction of Johnson II / Mitre Building
3. Streetscape improvements along adjacent street frontages

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

LEGEND

- Proposed Improvements
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SUITE 400
WASHINGTON, DC 20001
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F 202.974.4500
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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
HOTEL AND MITRE SITES

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A6.08**

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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CDP (REVISION)		22 OCT. 2012
CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL LANDSCAPE & HARDSCAPE PLAN

1"=100'
SCALE
26758.005
PROJECT NUMBER
L-1
DRAWING NUMBER

FILE: P:\26758\x00\CAD\Project Phase\WIP\sheet\L-1 OVERALL LANDSCAPE & HARDSCAPE PLAN.dwg USER: sleonard DATE: Jan, 31 2013 TIME: 03:37 pm

Primary Pedestrian Corridors

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

Secondary Pedestrian Corridors

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

Tertiary Pedestrian Corridors

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

Enhanced Placemaking Opportunities

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

Trails

Bike Routes

Trails by Others

APPLICATION PROPERTY

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

Dolley Madison, Route #123

Anderson Road

Chain Bridge Road

South Dartford Drive

Station Street

Colshire Drive

Tysons East Metro Station

Grant Road

SCOTTS RUN

Colshire Meadow Drive

Old Meadow Road

GRANT RD. EXTENSION BY OTHERS

NOTE:

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- OFF-SITE PEDESTRIAN CIRCULATION TO BE PROVIDED BY OTHERS.

GRAPHIC SCALE

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CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-2

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PARK & OPEN SPACE CALCULATIONS

Parks and Open Space Recommended Per Comprehensive Plan

Use	GSF	Units @ 1100 GSF/ unit avg.	People Ratio	People	Park Space Ratio	Acres of Park Space Recommended
Residential	2,597,130	2,361	1.75 residents per unit	4,132	1.5 acres per 1000 residents	6.20
Office	3,738,210					
Minus Johnson II/Mitre GSF (340,000 GSF) and existing permitted office (10,000 GSF)	-350,000					
Net Office GFA	3,388,210	N/A	300 sf per employee	11,294		
Retail GFA	143,520	N/A	450 sf per employee	319		
Hotel GFA	218,200	N/A	1350 sf per employee	162		
Total Number of Employees	N/A	N/A		11,775	1 acre per 10,000 employees	1.18
TOTAL NEW GFA	**6,347,060**			**27,681**		**7.38**

Recreational Facilities Recommended

Use	Ratio	Recommended	Provided
Playgrounds	1/2800 residents	1.48	2
Multi-Use Courts	1 per 2100 residents	1.97	2
Athletic Fields*	1 per 4.5 M new GFA	1.41	2

* 1 field credited from RZ 2011-PR-023

Parks and Open Space Provided on Master Plan

ACRES	Lincoln Site	Grant Site	Taylor Site	Adjacent to Kiss n Ride	Johnson I Site	Johnson II Site	Westgate Site	Van Buren Site	Garfield	Taft	TOTALS (acres)
Public Open Space - At Grade (acres)	0.00	0.00	2.67	0.00	0.66	0.00	0.00	0.28	0.00	3.00	**6.60**
Public Open Space - Above Grade (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Scotts Run RPA - 16% included (acres)	0.00		0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.78**
TOTAL OPEN SPACE PROPOSED (acres)	0.00	0.78	2.67	0.00	0.66	0.00	0.00	0.28	0.00	3.00	**7.38**
PRIVATE OPEN SPACES -above grade (for information only (ac))	1.56	0.86	0.00	0.14	1.67	0.00	0.58	0.39	0.00	0.00	5.20

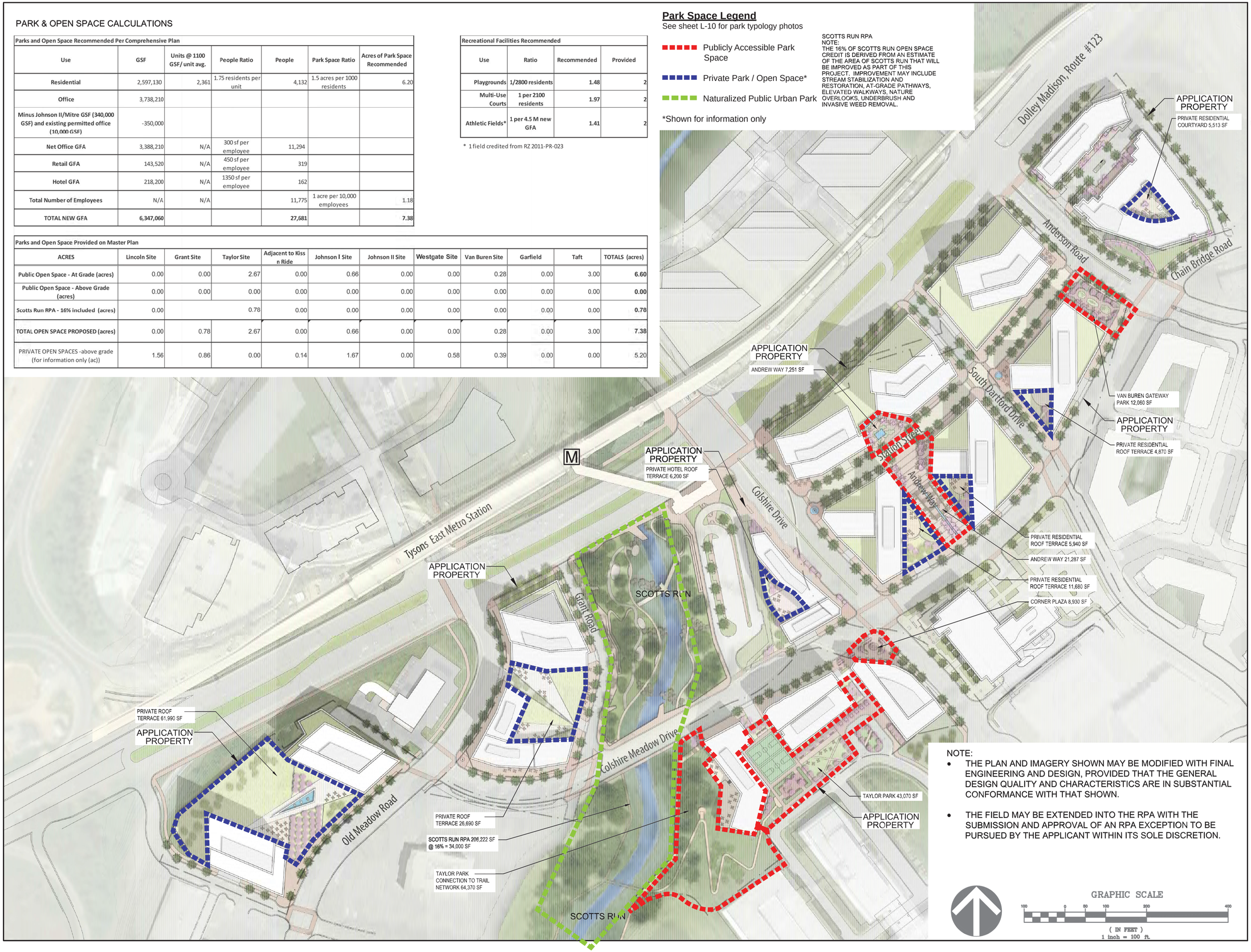
Park Space Legend

See sheet L-10 for park typology photos

- Publicly Accessible Park Space
- Private Park / Open Space*
- Naturalized Public Urban Park

*Shown for information only

SCOTTS RUN RPA
NOTE:
THE 16% OF SCOTTS RUN OPEN SPACE CREDIT IS DERIVED FROM AN ESTIMATE OF THE AREA OF SCOTTS RUN THAT WILL BE IMPROVED AS PART OF THIS PROJECT. IMPROVEMENT MAY INCLUDE STREAM STABILIZATION AND RESTORATION, AT-GRADE PATHWAYS, ELEVATED WALKWAYS, NATURE OVERLOOKS, UNDERBRUSH AND INVASIVE WEED REMOVAL.



NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- THE FIELD MAY BE EXTENDED INTO THE RPA WITH THE SUBMISSION AND APPROVAL OF AN RPA EXCEPTION TO BE PURSUED BY THE APPLICANT WITHIN ITS SOLE DISCRETION.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
PARKS & OPEN SPACE PLAN

1"=100'
SCALE
26758.005
PROJECT NUMBER
L-3
DRAWING NUMBER

FILE:P:\26758\J00\CAD\Project Phase\WIP\sheet\L-3 PARKS & OPEN SPACE PLAN.dwg USER:eleonard DATE:Feb, 01 2013 TIME: 06:37 pm

NOTES:

1. SEE SHEET L-3 FOR PARK AND ATHLETIC FIELD CALCULATIONS.
2. THE PUBLIC STREET IS AN EXEMPT USE UNDER ARTICLE I OF THE CBPO.
3. THE FIELD CONSTRUCTION QUALIFIES AS "REDEVELOPMENT" UNDER CBPO 118-1-6 AND IS PERMITTED UNDER SECTION 118-2-1. THE FIELD AREA WAS COMPLETELY DISTURBED WITH THE CHANNEL AND TAFT BUILDING CONSTRUCTION PRIOR TO ADOPTION OF THE CBPO.
4. IMPERVIOUS AREA REDUCTION SHALL BE DEMONSTRATED TO MEET 10% PHOPHORUS REDUCTION WITH A WQIA TO BE FILED AT TIME OF SITE PLAN WITH A FLOODPLAIN STUDY.
5. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
6. TREE CANOPY AND PRESERVATION PLAN AND STORMWATER MANATEMENT PLAN WILL BE SUBMITTED WITH THE SITE PLAN.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

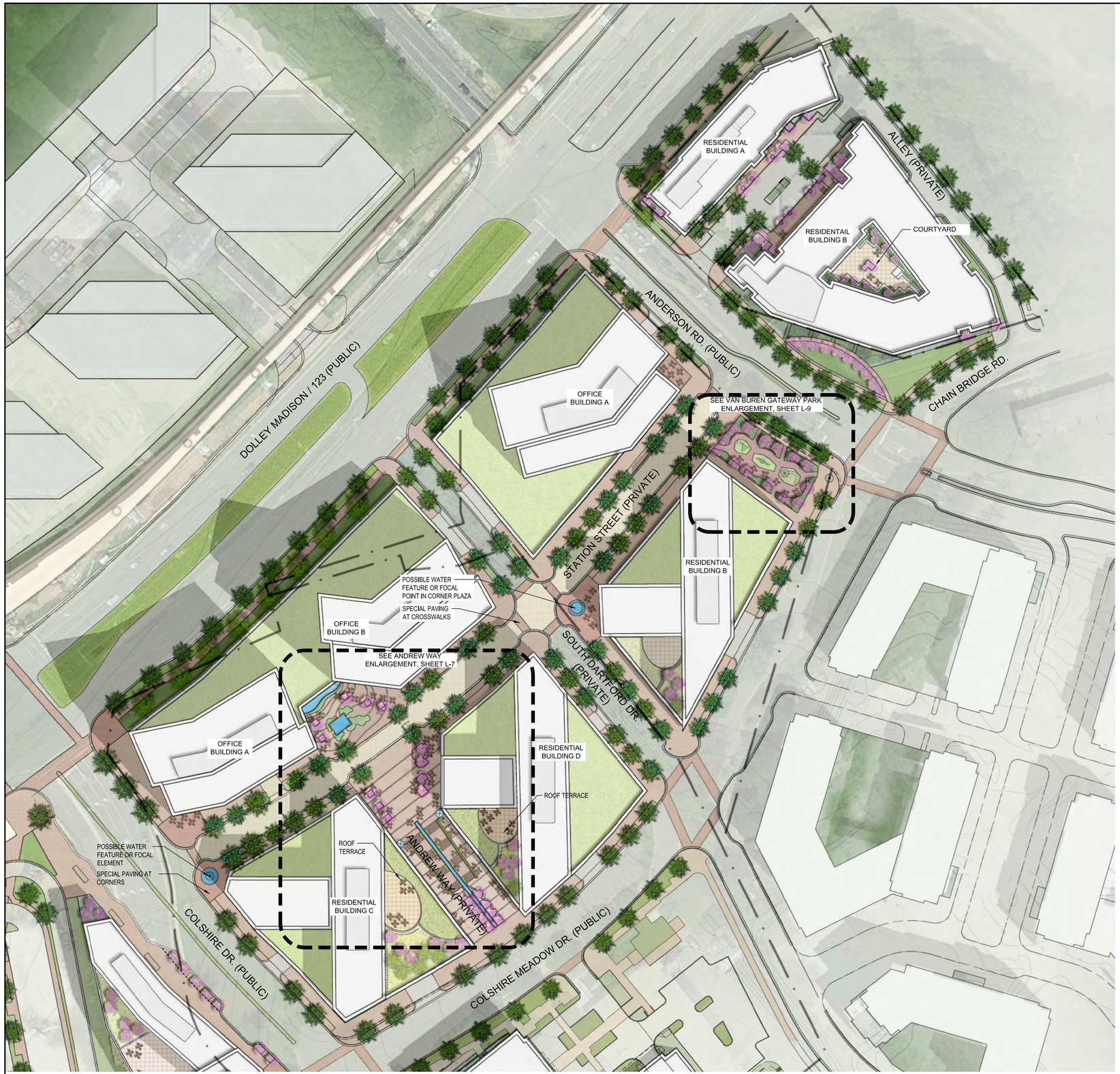
DRAWING TITLE
PARKS & OPEN SPACE PLAN – TAFT

SCALE 1"=30'

PROJECT NUMBER 26758.005

DRAWING NUMBER L–4

FILE:P:\26758\J00\CAD\Project Phase\WIP\sheet\L-4 PARKS & OPEN SPACE PLAN - TAFT.dwg USER:sleonard DATE:Feb, 01 2013 TIME: 06:50 pm



GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Focal Element
- Tables and Chairs
- Water Feature

- TREE PIT - SEE DETAIL 2, SHEET L-23
- URBAN BIO-RETENTION TREE PIT - SEE DETAIL 3, SHEET L-23
- TREE PIT WITH REFUGE STRIP - SEE DETAIL 5, SHEET L-23
- URBAN BIO-RETENTION TREE PIT WITH REFUGE STRIP - SEE DETAIL 6, SHEET L-23
- PLAZA TREE PIT - SEE DETAIL 2, SHEET L-24

Landscape Legend

- Tree/ Street Tree
- Ornamental Tree
- Landscape Bed
- Naturalized Landscape
- Scotts Run

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- SEE SHEET L-23 FOR LANDSCAPE DETAIL NOTES.
- STREET TREE LOCATIONS WITHOUT DASHED BOX HAVE OPEN SOIL WIDTH 8 FEET OR GREATER.
- SEE SHEET L-26 FOR LOCATIONS OF ALL URBAN BIO-RETENTION TREE PIT LOCATIONS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN

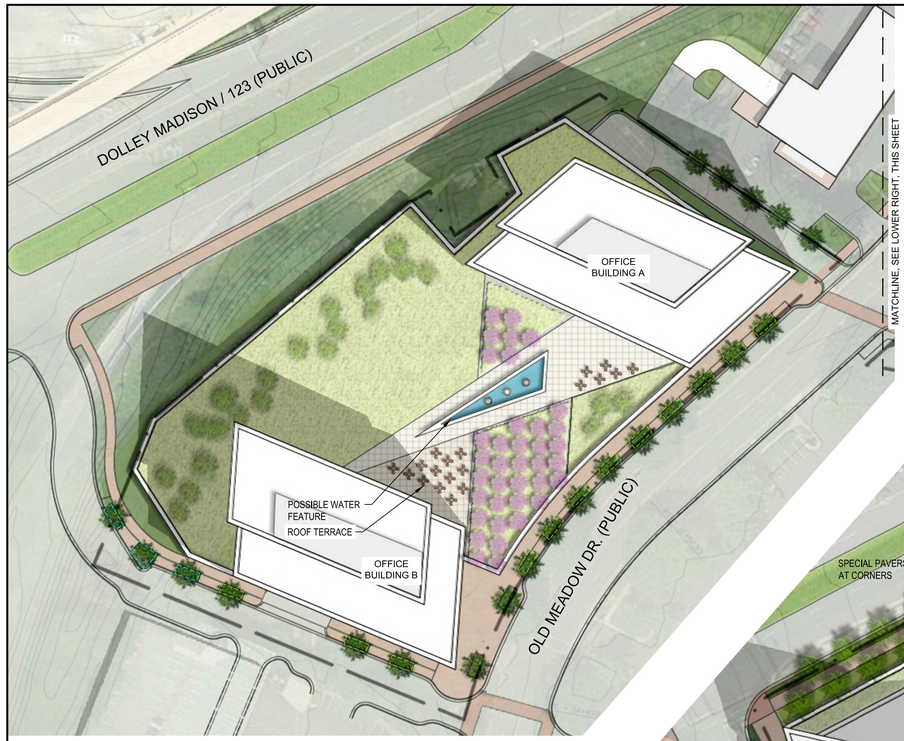
1"=60'

SCALE
26758.005

PROJECT NUMBER
L-5

DRAWING NUMBER

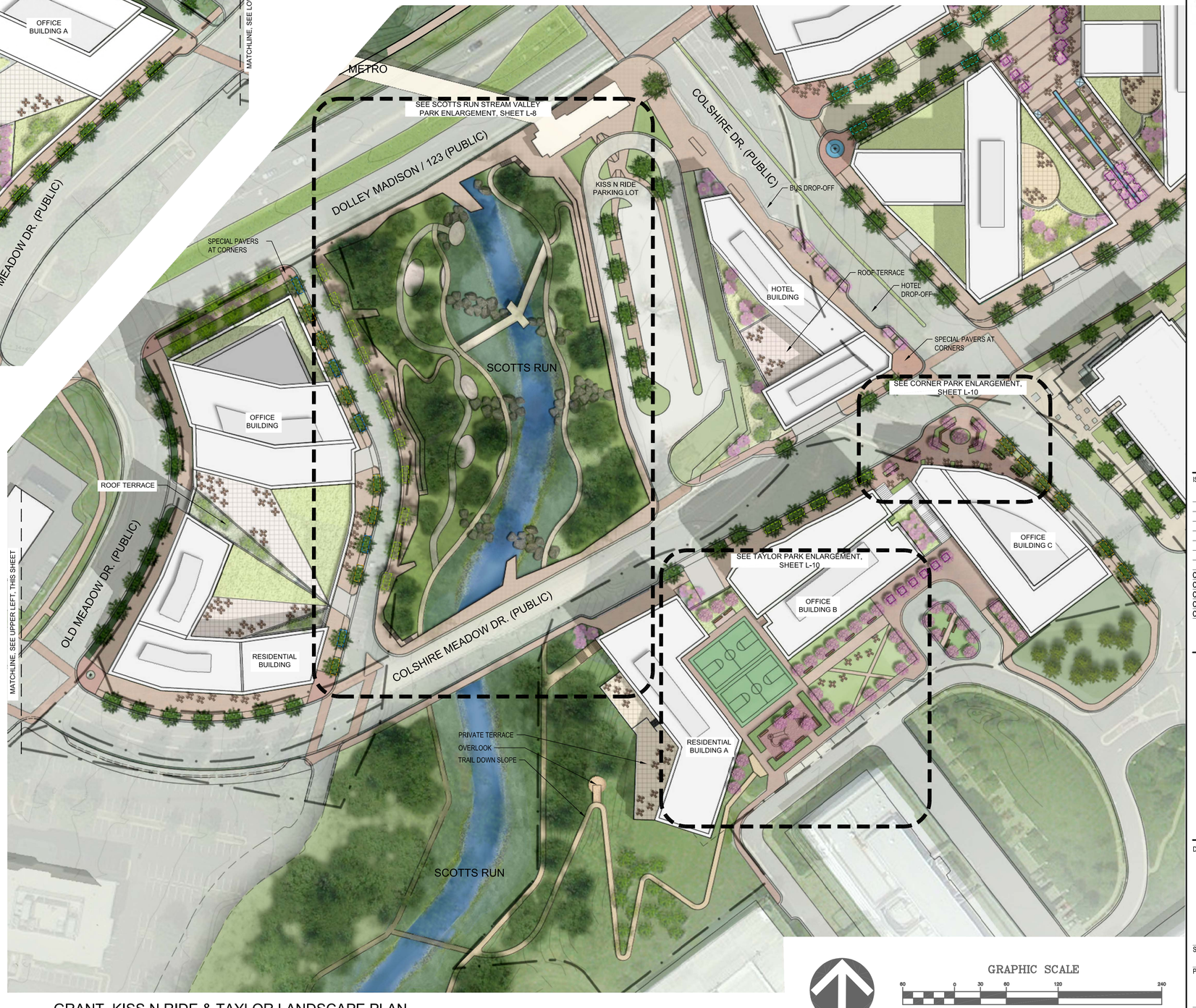
FILE:P:\26758\x00\CAD\Project Phase\WIP\sheet\L-5 GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN.dwg USER:sleonard DATE:Feb, 01 2013 TIME: 06:18 pm



LINCOLN LANDSCAPE PLAN

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- SEE SHEET L-23 FOR LANDSCAPE DETAIL NOTES.
- STREET TREE LOCATIONS WITHOUT DASHED BOX HAVE OPEN SOIL WIDTH 8 FEET OR GREATER.
- SEE SHEET L-26 FOR LOCATIONS OF ALL URBAN BIO-RETENTION TREE PIT LOCATIONS



GRANT, KISS N RIDE & TAYLOR LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Focal Element
- Tables and Chairs
- Water Feature

- TREE PIT - SEE DETAIL 2, SHEET L-23
- URBAN BIO-RETENTION TREE PIT - SEE DETAIL 3, SHEET L-23
- TREE PIT WITH REFUGE STRIP - SEE DETAIL 5, SHEET L-23
- URBAN BIO-RETENTION TREE PIT WITH REFUGE STRIP - SEE DETAIL 6, SHEET L-23
- PLAZA TREE PIT - SEE DETAIL 2, SHEET L-24

Landscape Legend

- Tree/ Street Tree
- Ornamental Tree
- Landscape Bed
- Naturalized Landscape
- Scotts Run

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-6

FILE:P:\26758\JOD\CAD\Project Phase\WIP\sheet\L-6 TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN.dwg USER:aleonard DATE:Feb, 01 2013 TIME: 06:20 pm

ANDREW WAY ENLARGEMENT

ANDREW WAY

CENTRALLY LOCATED CIVIC GATHERING PLAZA INCLUDING PUBLIC ART AND LARGE ENOUGH TO SUPPORT CASUAL UNPROGRAMMED USE AS WELL AS COMMUNITY EVENTS. SERVES AS A FOCAL POINT AND UNIQUE PLACEMAKING PLAZAS FOR CIVIC PURPOSES AND COMMERCIAL SUPPORTING ACTIVITIES.

UPPER PLAZA
- QUIET PLAZA AREA WITH TREES, VEGETATION, BENCHES
- SHOPS/RESTAURANTS WITH ENTRIES ON UPPER PLAZA
- OUTDOOR CAFE SEATING OVERLOOKING STAIRS AND LOWER PLAZA
- WATER RUNNEL WITH ROCKS AND VEGETATION

LOWER EVENT PLAZA
- PROGRAMMABLE SPACE WITH OPEN CENTRAL PLAZA
- SURROUNDED BY TREES AND VEGETATION
- SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- GLASS ELEVATORS TO PARKING BELOW AND UPPER PLAZA

TERRACING STAIR PLAZA
- TERRACING STAIRS TO NAVIGATE TOPOGRAPHY FROM COLSHIRE MEADOW TO STATION STREET
- ACTS AS AMPHITHEATER DURING PERFORMANCES IN LOWER PLAZA
- GREEN WALL AND/OR STOREFRONT ALONG STAIR EDGES
- WATER RUNNEL CASCADES DOWN STAIRS
- OUTDOOR CAFE SEATING ALONG EDGES OVERLOOKS STAIRS AND LOWER PLAZA

FOUNTAIN PLAZA
- ACTIVE POCKET PARK WITH TREES AND NATIVE PLANTINGS
- BACKDROP OF WATERFALL
- PLAY FOUNTAIN
- SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- PUBLIC ART

NOTE:
- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL DESIGN.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHARACTER IMAGES

STEPPED TERRACE

SPLASH PAD

POCKET PARK AND WATER WALL

NATURALIZED WATER RUNNEL

VEGETATION INTERSPERSED WITH STAIRS

PERSPECTIVE RENDERINGS

VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHWEST

VIEW LOOKING SOUTHEAST

VIEW LOOKING SOUTHEAST

VIEW LOOKING SOUTHEAST

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ANDREW WAY ILLUSTRATIVE DRAWINGS

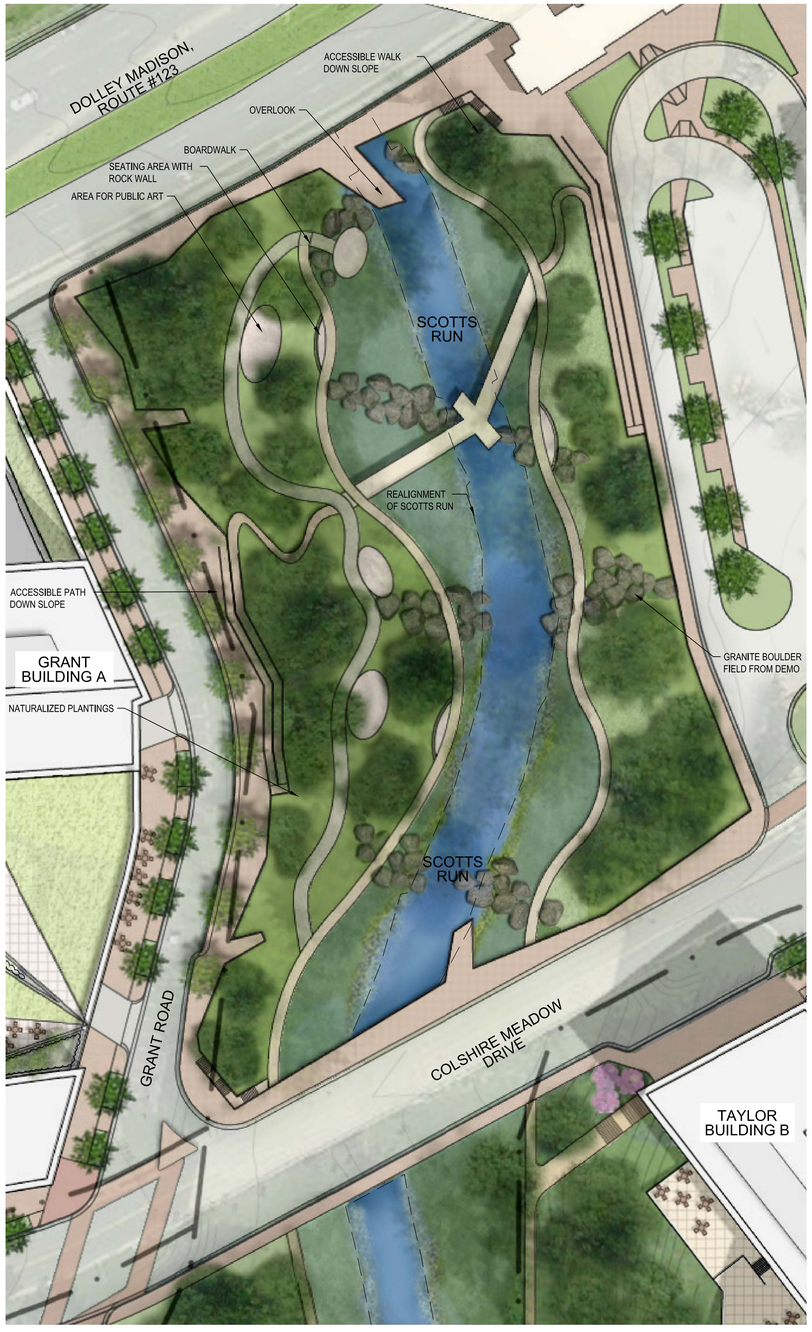
SCALE 26758.005

PROJECT NUMBER

DRAWING NUMBER L-7

FILE: P:\26758\L00\CAD\Project Phase\WIP\sheet\L-7 ENLARGEMENTS.dwg USER:sleonard DATE:Jan, 30 2013 TIME: 07:05 pm

SCOTTS RUN STREAM VALLEY PARK ENLARGEMENT



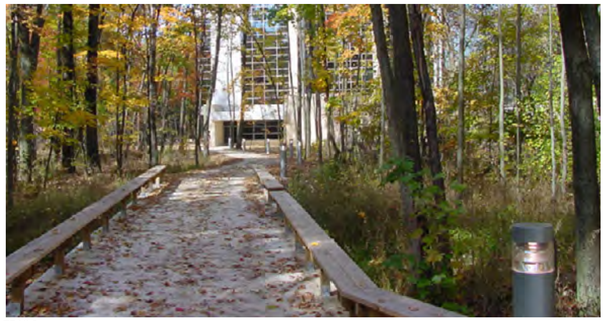
SCOTTS RUN STREAM VALLEY PARK

SCOTTS RUN, A NATURAL STREAM VALLEY, WILL BE ENHANCED TO PROVIDE A NATURAL LINEAR URBAN PARK WITH TRAIL CONNECTIVITY THROUGHOUT TYSONS FOR THE ENJOYMENT OF RESIDENTS, VISITORS AND WORKERS.

POTENTIAL ACTIVITIES AND AMENITIES:

- WALKING / HIKING
- JOGGING
- DOG WALKING
- BIKING
- BIRD WATCHING
- ENJOYMENT OF NATURE
- ENVIRONMENTAL INTERPRETATION
- QUIET CONTEMPLATION / MEDITATION
- TRAILS
- BRIDGE
- PUBLIC ART
- BENCHES
- SEATING
- INTERPRETIVE EXHIBITS

CHARACTER IMAGES


TRAILS

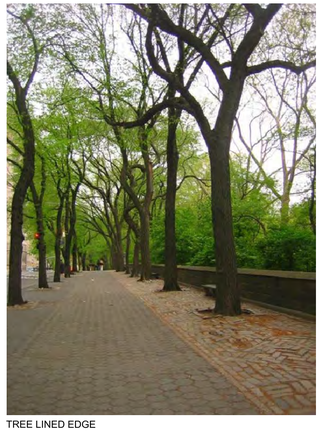
ENHANCED GREEN AREAS AROUND STREAM BANK

BRIDGES

REVITALIZED STREAM

BOARDWALK

CONCEPTUAL VIEW FROM SCULPTED EDGE ALONG SCOTTS RUN LOOKING TOWARDS STATION STREET


TREE LINED EDGE

NOTE:

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SCOTTS RUN ENLARGEMENT

SCALE 26758.005

PROJECT NUMBER

L-8

DRAWING NUMBER

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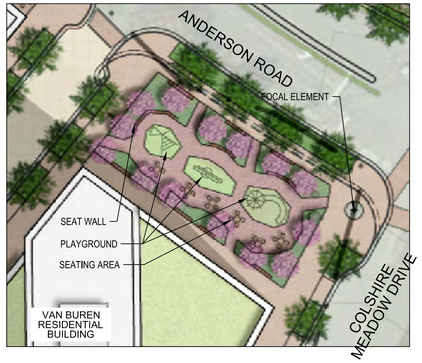
VAN BUREN GATEWAY PARK ENLARGEMENT



VAN BUREN GATEWAY PARK

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

POTENTIAL ACTIVITIES AND AMENITIES:

- SEATING AREAS
- LANDSCAPE AREAS
- PLAY SPACE
- PICNICKING
- QUIET OASIS
- PICNIC TABLES
- BENCHES AND SEATING
- FOUNTAIN FEATURE
- PLAY EQUIPMENT

CHARACTER IMAGES

PLAYGROUND

OUTDOOR SEATING

SEAT WALL

RETAIL IN PARK SETTING

PERSPECTIVE RENDERINGS

VIEW LOOKING NORTHEAST

VIEW LOOKING NORTHEAST

NOTE:

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

VAN BUREN GATEWAY PARK ENLARGEMENT

SCALE 26758.005

PROJECT NUMBER

L-9

DRAWING NUMBER

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TAYLOR PARK ENLARGEMENT

TAYLOR PARK

PROVIDES FOR ACTIVE RECREATIONAL SPACE FOR NEARBY RESIDENTS AND WORKERS.

POTENTIAL ACTIVITIES AND AMENITIES:

- ATHLETIC FIELDS
- TENNIS COURTS
- BASKETBALL COURTS
- PLAYGROUNDS
- PICNIC AREAS
- SEATING AREAS
- INTERACTIVE WATER FEATURES
- OUTDOOR EXERCISE CLASSES
- FRISBEE AND KITE FLYING
- OUTDOOR MOVIE LAWN
- SKATE PARKS
- OFF-LEASH DOG AREAS
- BENCHES AND SEATING
- FOUNTAIN
- PUBLIC ART
- PATHS/TRAILS

NOTE:

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHARACTER IMAGES

PLAYGROUND

BASKETBALL COURTS

PERSPECTIVE RENDERINGS

VIEW LOOKING NORTHEAST

VIEW LOOKING NORTHWEST

CORNER PARK ENLARGEMENT

CORNER PARK

CORNER PLAZA INCLUDING PUBLIC ART AND LARGE ENOUGH TO SUPPORT CASUAL UNPROGRAMMED USE AS WELL AS SMALL COMMUNITY EVENTS. SERVES AS A FOCAL POINT AND UNIQUE PLACEMAKING PLAZA FOR CIVIC PURPOSES AND COMMERCIAL SUPPORTING ACTIVITIES.

POTENTIAL ACTIVITIES AND AMENITIES:

- SEATING AREAS
- OUTDOOR DINING
- INTERACTIVE ART INSTALLATIONS
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VIEW LOOKING SOUTH

VIEW LOOKING SOUTH

VIEW LOOKING NORTHEAST

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CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TAYLOR AND CORNER PARK ENLARGEMENTS

SCALE 26758.005

PROJECT NUMBER

L-10

DRAWING NUMBER

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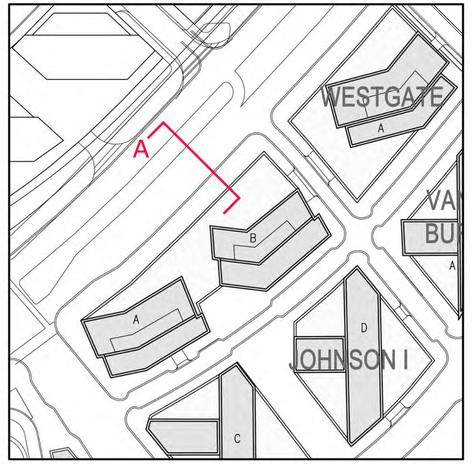

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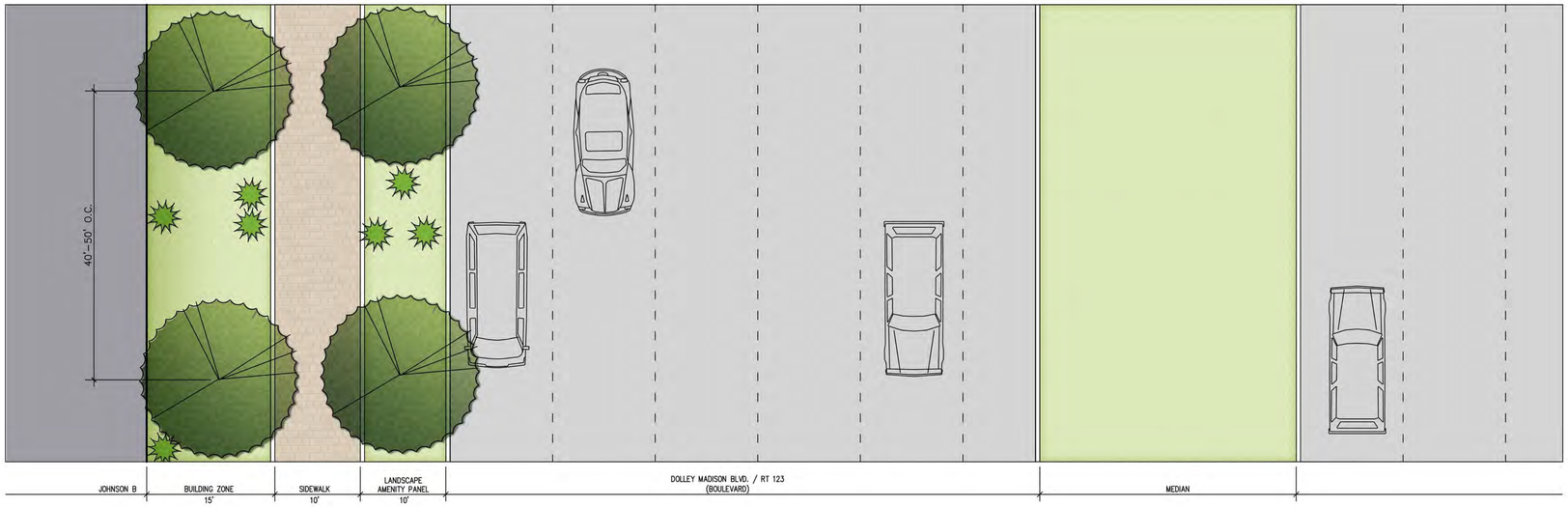

(A) SECTION THROUGH DOLLEY MADISON PUBLIC/BOULEVARD AT JOHNSON B BUILDING
1/8"= 1'-0"

NOTE:
- FOR STREET WIDTHS SEE CIVIL DRAWINGS
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CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L—11

DRAWING NUMBER

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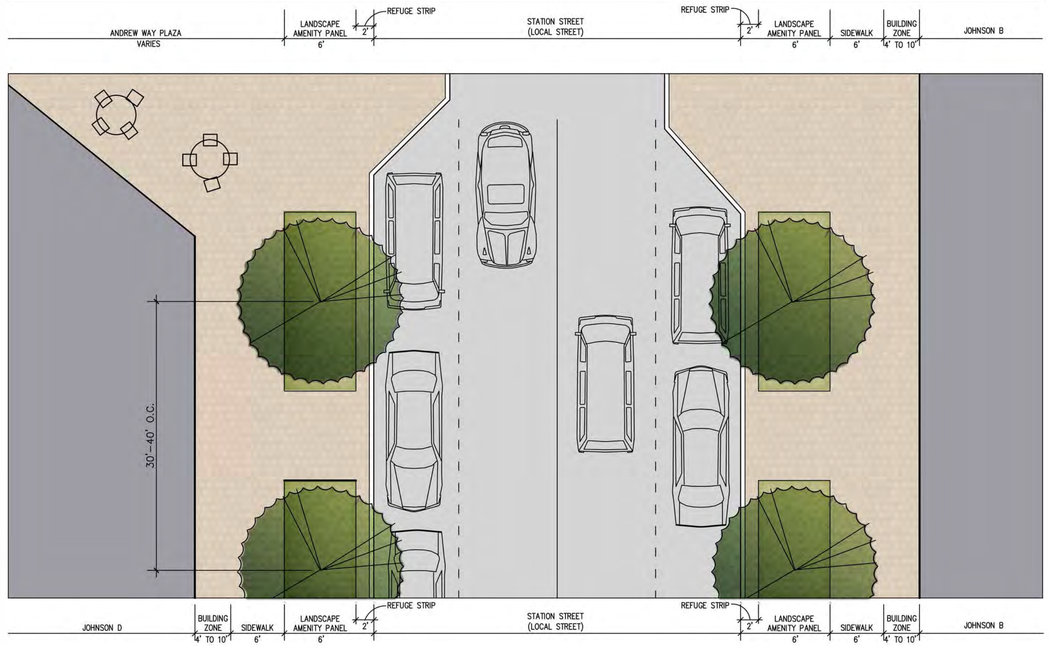
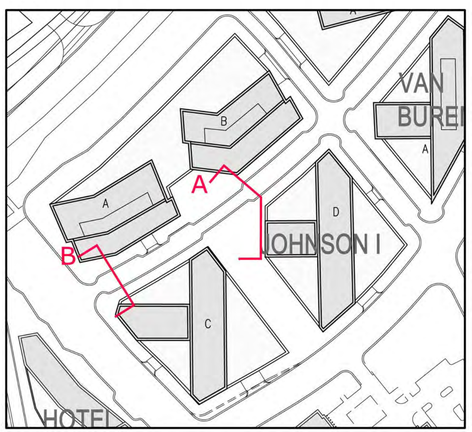


ANDREW WAY PLAZA VARIES | LANDSCAPE AMENITY PANEL 6' | REFUGE STRIP 2' | STATION STREET (LOCAL STREET) | REFUGE STRIP 2' | LANDSCAPE AMENITY PANEL 6' | SIDEWALK 6' | BUILDING ZONE 4' TO 10' | JOHNSON B

JOHNSON D | BUILDING ZONE 4' TO 10' | SIDEWALK 6' | LANDSCAPE AMENITY PANEL 6' | REFUGE STRIP 2' | STATION STREET (LOCAL STREET) | REFUGE STRIP 2' | LANDSCAPE AMENITY PANEL 6' | SIDEWALK 6' | BUILDING ZONE 4' TO 10' | JOHNSON B

A SECTION THROUGH PRIVATE/LOCAL STATION STREET AT ANDREW WAY
1/8"= 1'-0"



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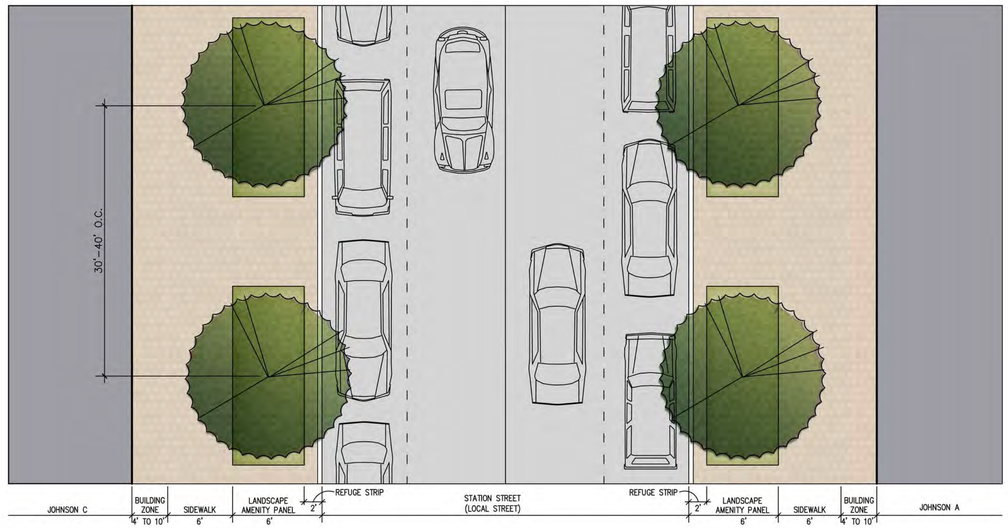

JOHNSON C | BUILDING ZONE 4' TO 10' | SIDEWALK 6' | LANDSCAPE AMENITY PANEL 6' | REFUGE STRIP 2' | STATION STREET (LOCAL STREET) | REFUGE STRIP 2' | LANDSCAPE AMENITY PANEL 6' | SIDEWALK 6' | BUILDING ZONE 4' TO 10' | JOHNSON A

B SECTION THROUGH PRIVATE/LOCAL STATION SHEET AT JOHNSON A AND C BUILDINGS
1/8"= 1'-0"

NOTE:
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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L-12

DRAWING NUMBER

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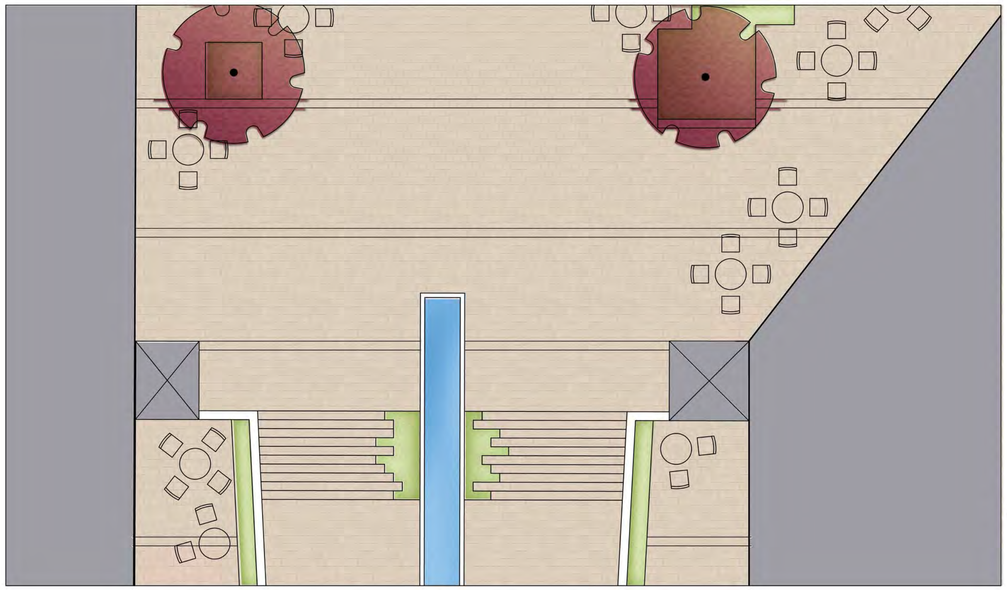
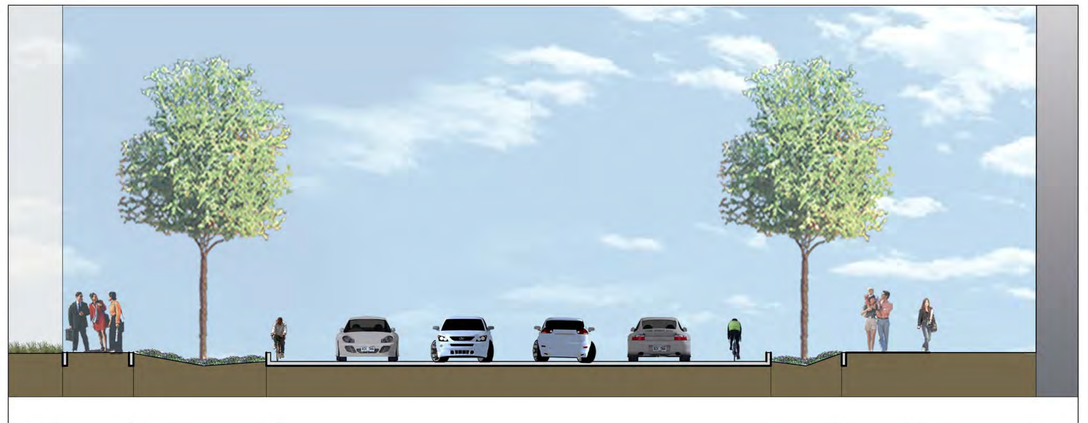
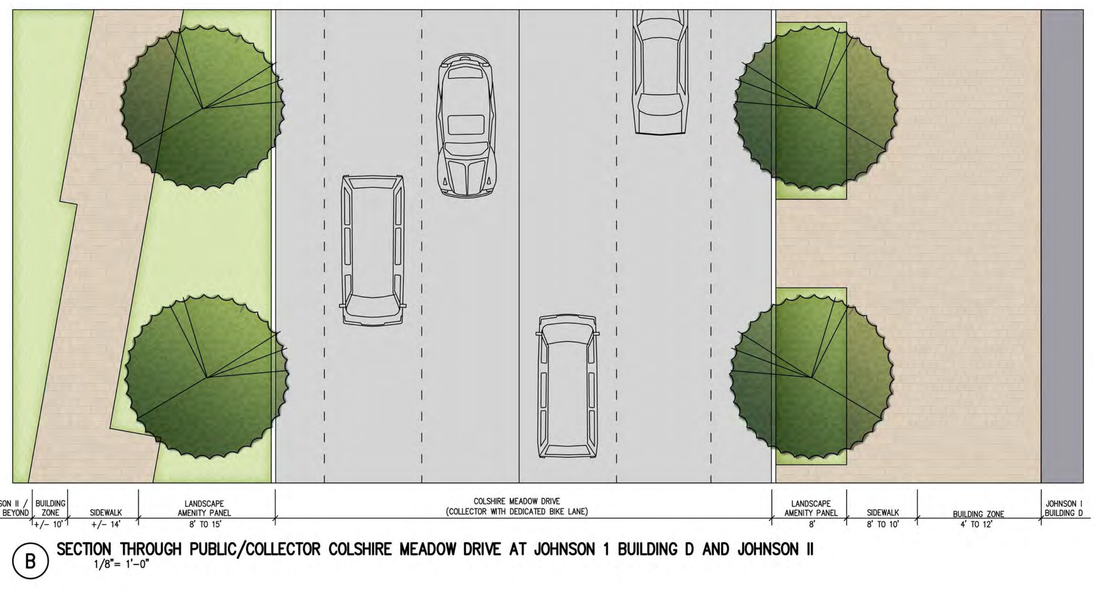


JOHNSON C | ANDREW WAY (PLAZA) 70' TO 128' | JOHNSON D

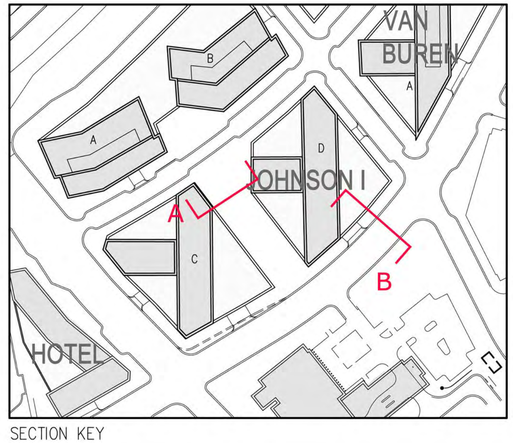
A SECTION THROUGH ANDREW WAY AT JOHNSON C AND D BUILDINGS
1/8"= 1'-0"





JOHNSON II / MITRE BEYOND | BUILDING ZONE +/- 10' | SIDEWALK +/- 14' | LANDSCAPE AMENITY PANEL 8' TO 15' | COLSHIRE MEADOW DRIVE (COLLECTOR WITH DEDICATED BIKE LANE) | LANDSCAPE AMENITY PANEL 8' | SIDEWALK 8' TO 10' | BUILDING ZONE 4' TO 12' | JOHNSON I BUILDING D

B SECTION THROUGH PUBLIC/COLLECTOR COLSHIRE MEADOW DRIVE AT JOHNSON 1 BUILDING D AND JOHNSON II
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L-13

DRAWING NUMBER

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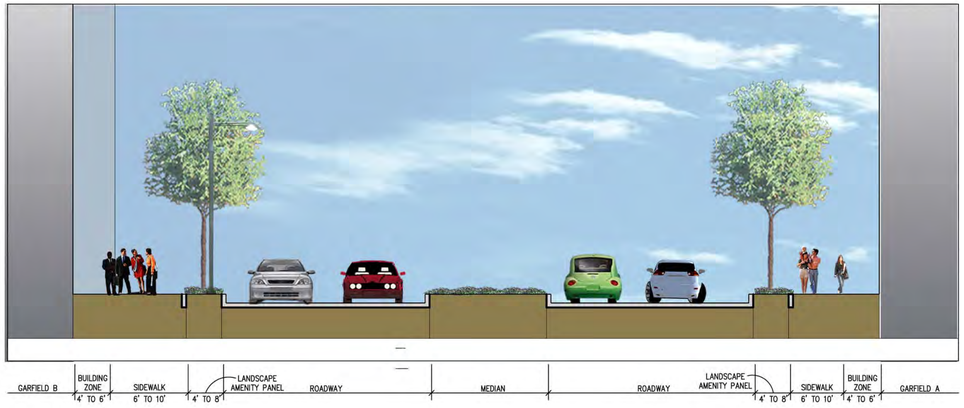
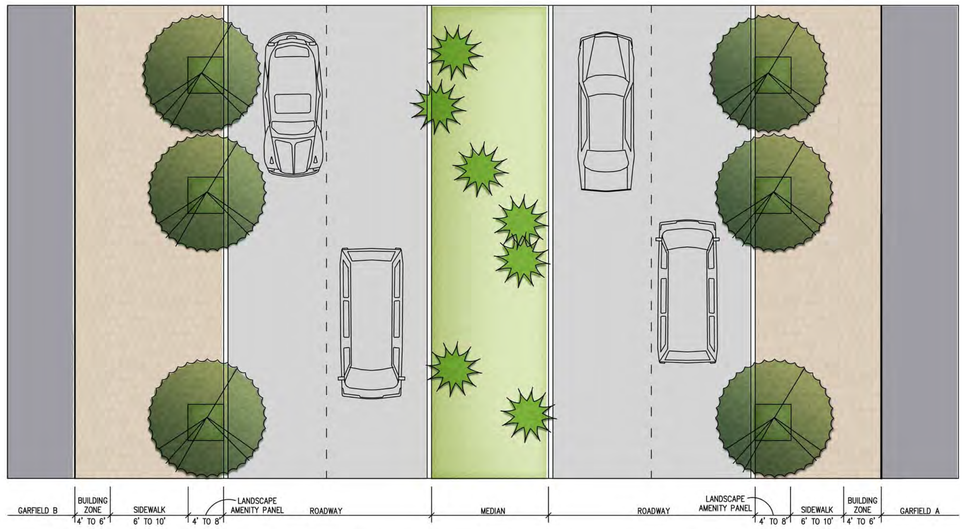
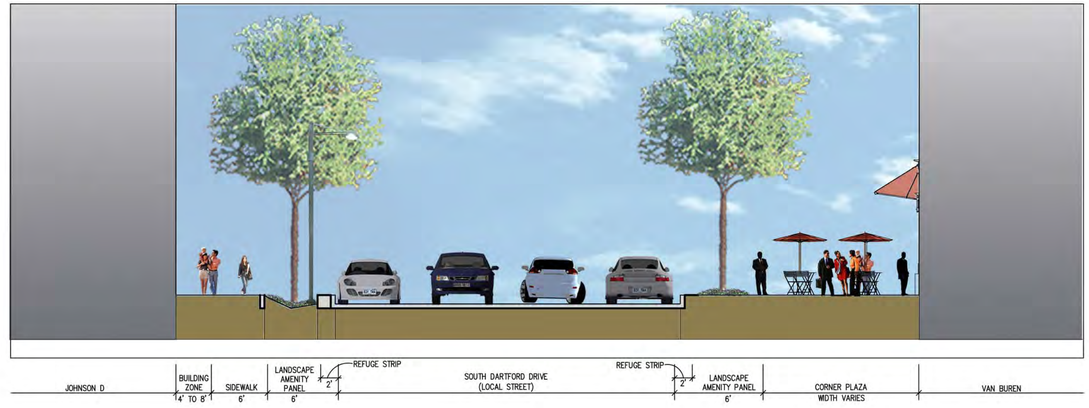
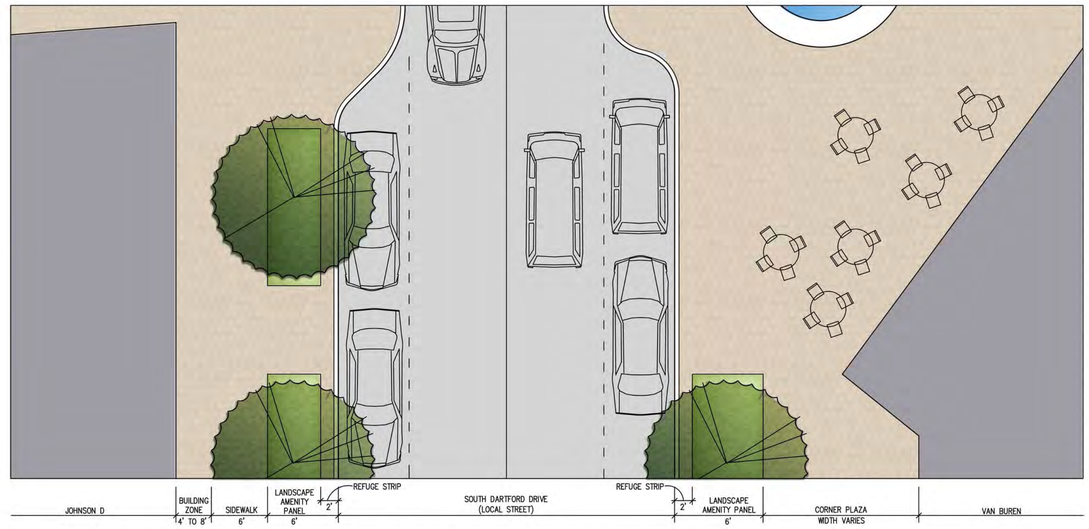


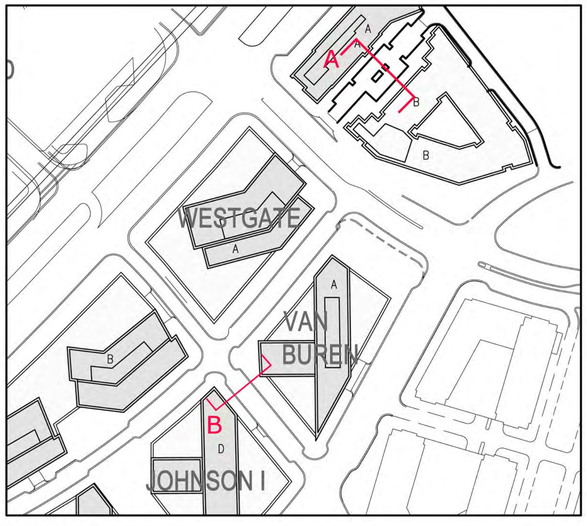


A SECTION THROUGH PRIVATE DRIVE AT GARFIELD
1/8"= 1'-0"





B SECTION THROUGH PUBLIC/LOCAL SOUTH DARTFORD DRIVE AT JOHNSON D AND VAN BUREN
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L-14

DRAWING NUMBER

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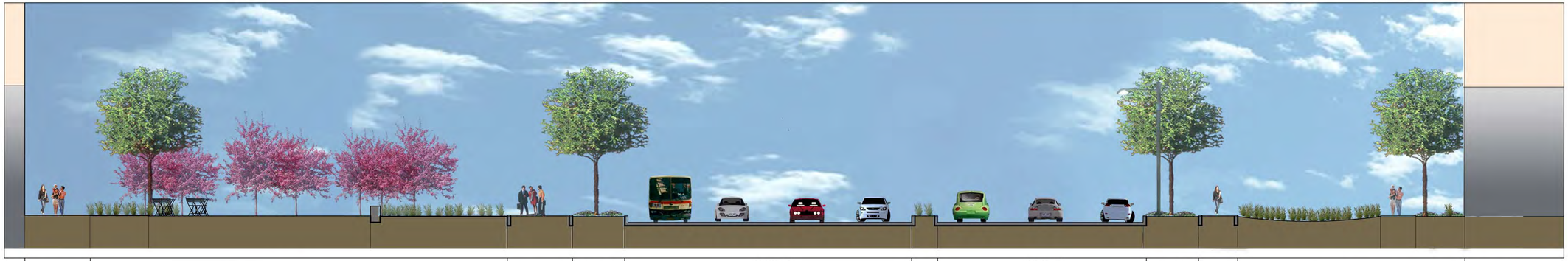
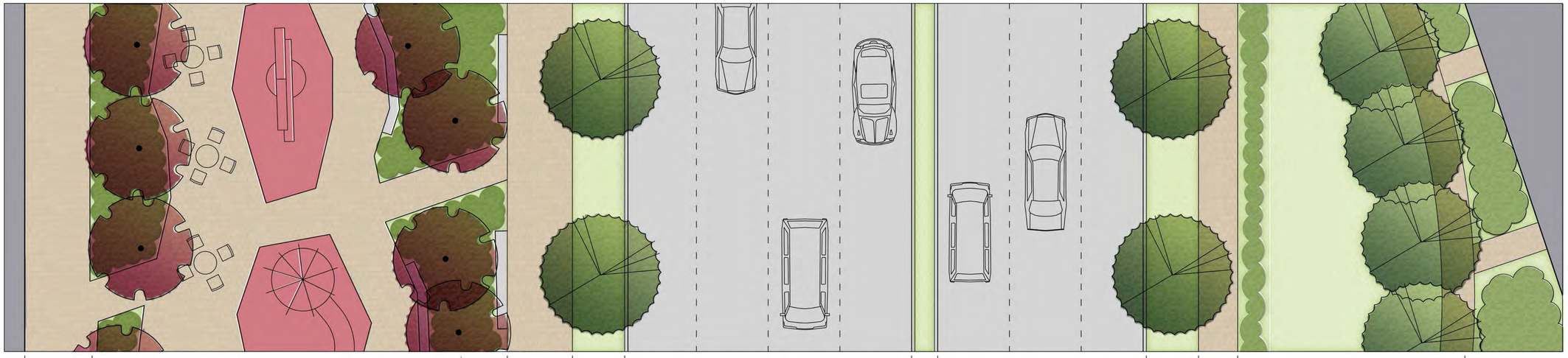
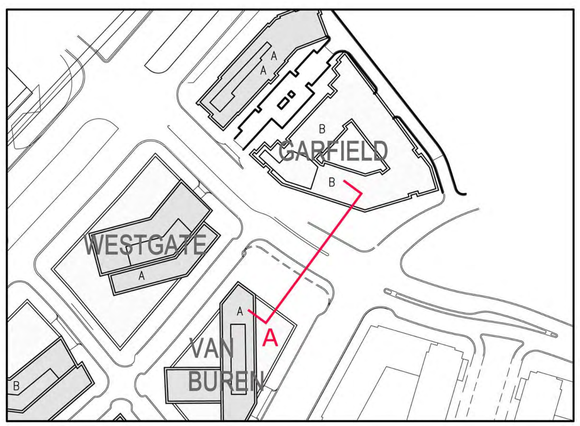


VAN BUREN	SIDEWALK 10'	NEIGHBORHOOD PARK WITH PLAYGROUND 55'	SIDEWALK 8' TO 10'	LANDSCAPE AMENITY PANEL 8'	ANDERSON ROAD (SOUTHBOUND)	MEDIAN	ANDERSON ROAD (NORTHBOUND)	LANDSCAPE AMENITY PANEL 8'	SIDEWALK 8' TO 10'	LANDSCAPE AMENITY ZONE WIDTH VARIES	GARFIELD B



VAN BUREN	SIDEWALK 10'	VAN BUREN GATEWAY PARK WITH PLAYGROUND 55'	SIDEWALK 8' TO 10'	LANDSCAPE AMENITY PANEL 8'	ANDERSON ROAD (SOUTHBOUND)	MEDIAN	ANDERSON ROAD (NORTHBOUND)	LANDSCAPE AMENITY PANEL 8'	SIDEWALK 8' TO 10'	LANDSCAPE AMENITY ZONE WIDTH VARIES	GARFIELD B

A SECTION THROUGH PUBLIC/AVENUE ANDERSON ROAD AT VAN BUREN AND GARFIELD BUILDING B
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L-15

DRAWING NUMBER

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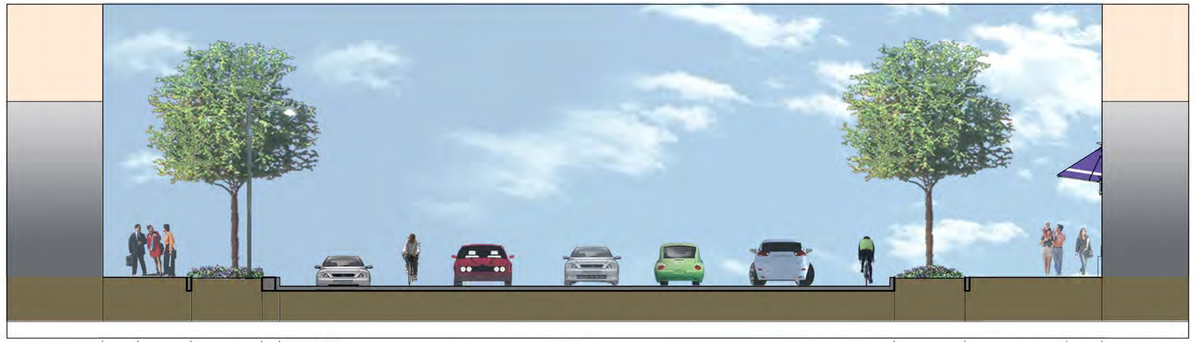
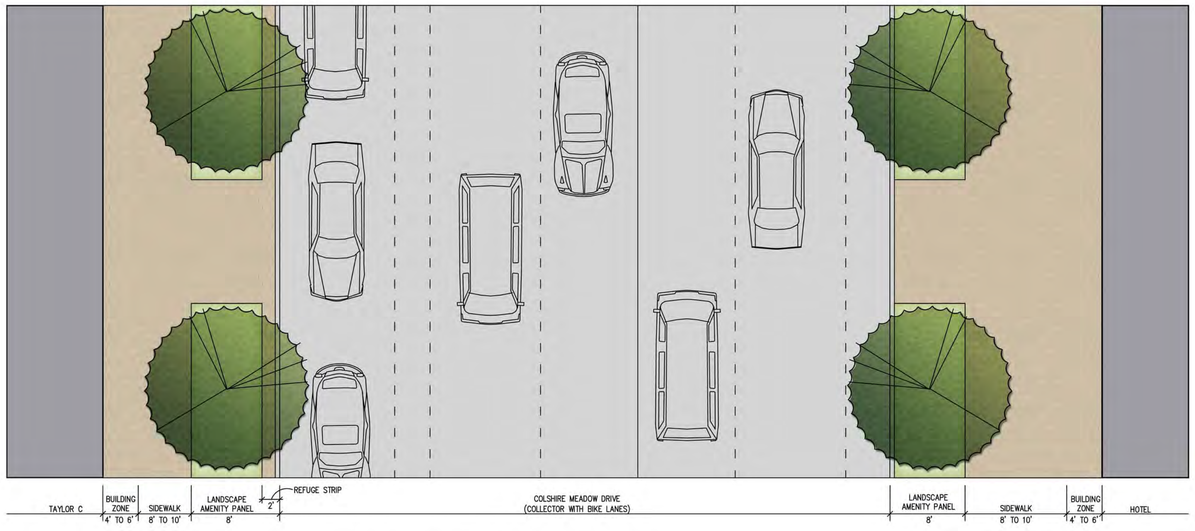
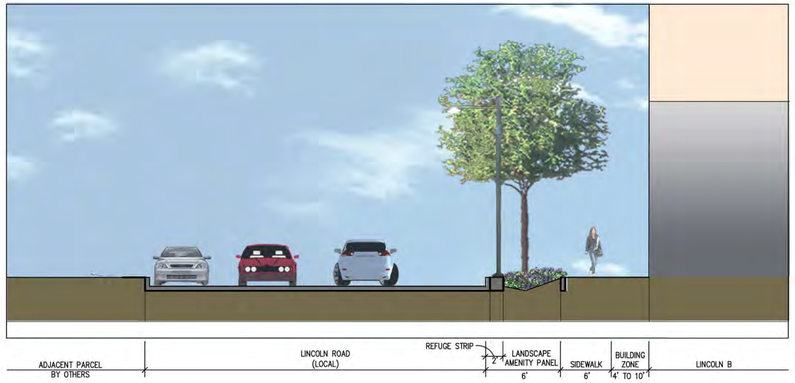
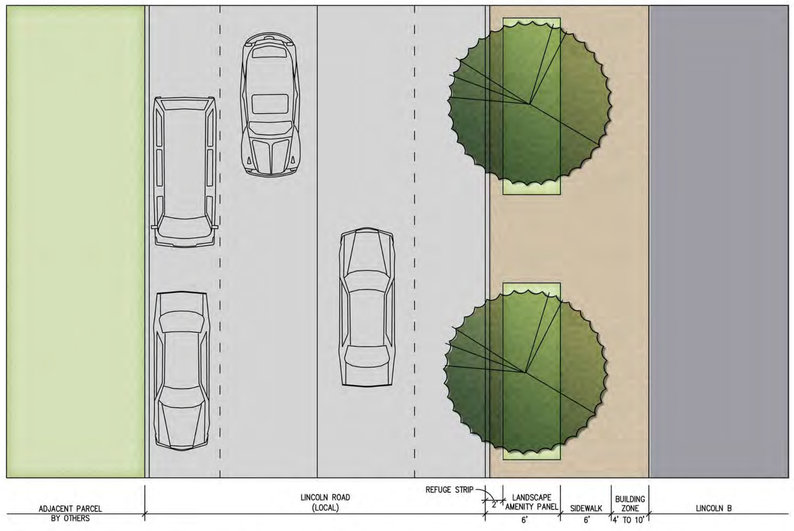


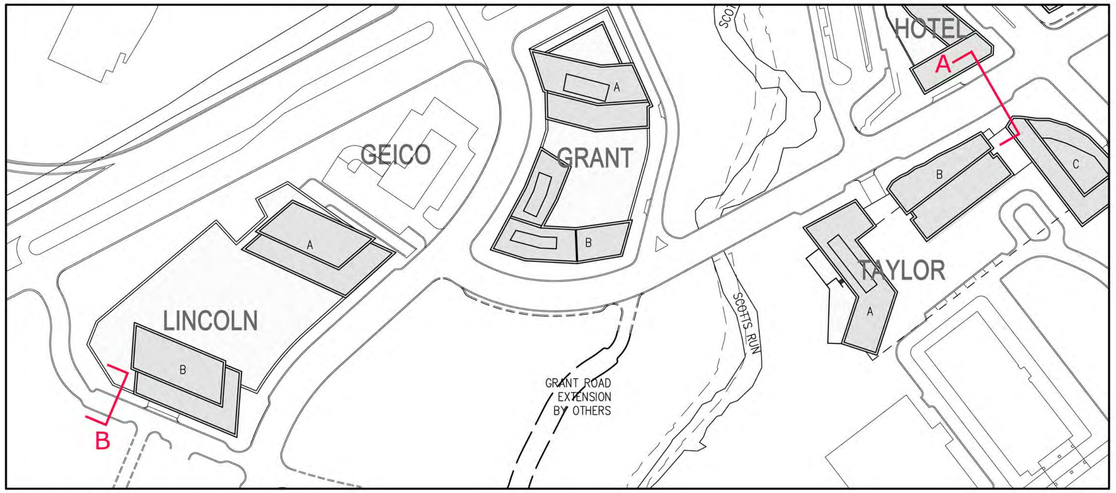


A SECTION THROUGH PUBLIC/LOCAL COLSHIRE MEADOW DRIVE AT TAYLOR C AND HOTEL
1/8"= 1'-0"





B LINCOLN SECTION THROUGH PUBLIC/LOCAL ROAD AT LINCOLN BUILDING B
1/8"= 1'-0"



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CDP (REVISION)		10 DEC. 2012
CDP (REVISION)		22 OCT. 2012
CDP (REVISION)		01 AUG. 2012
CDP		10 MAY. 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

L-16

DRAWING NUMBER

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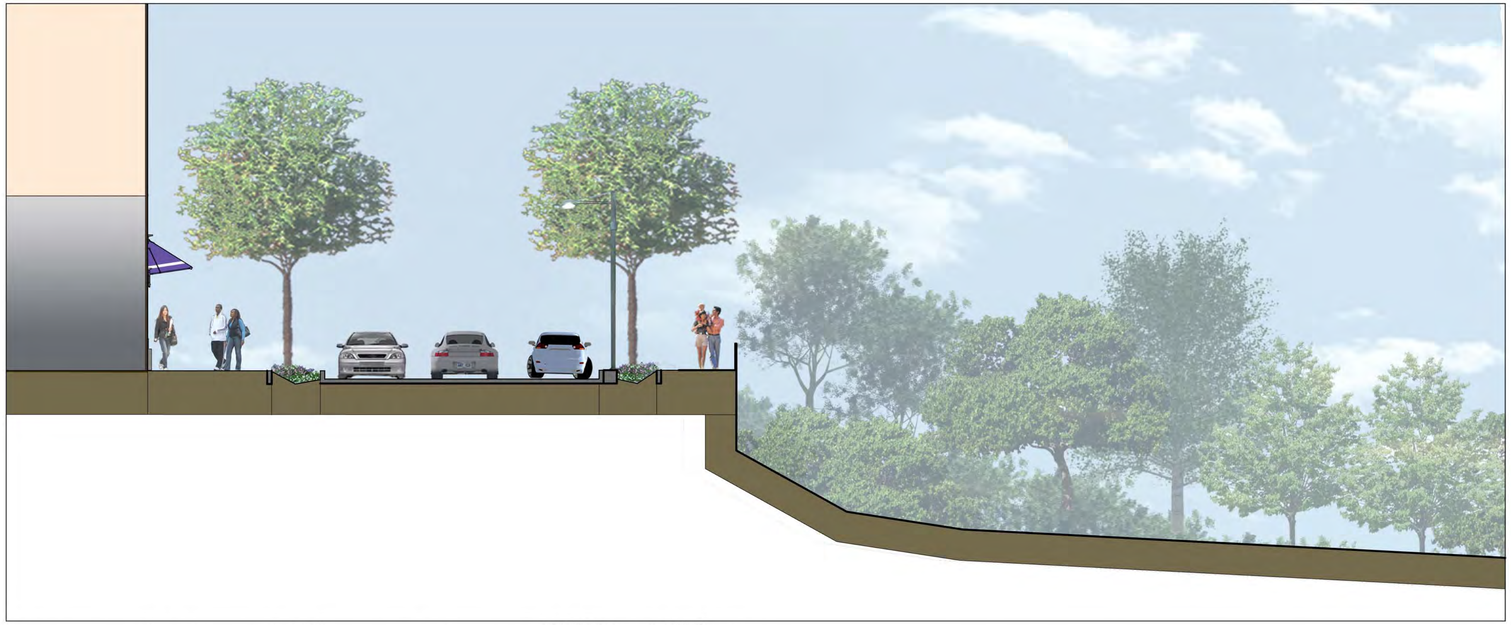

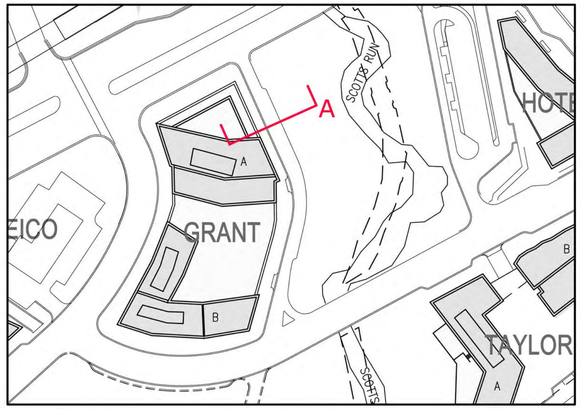

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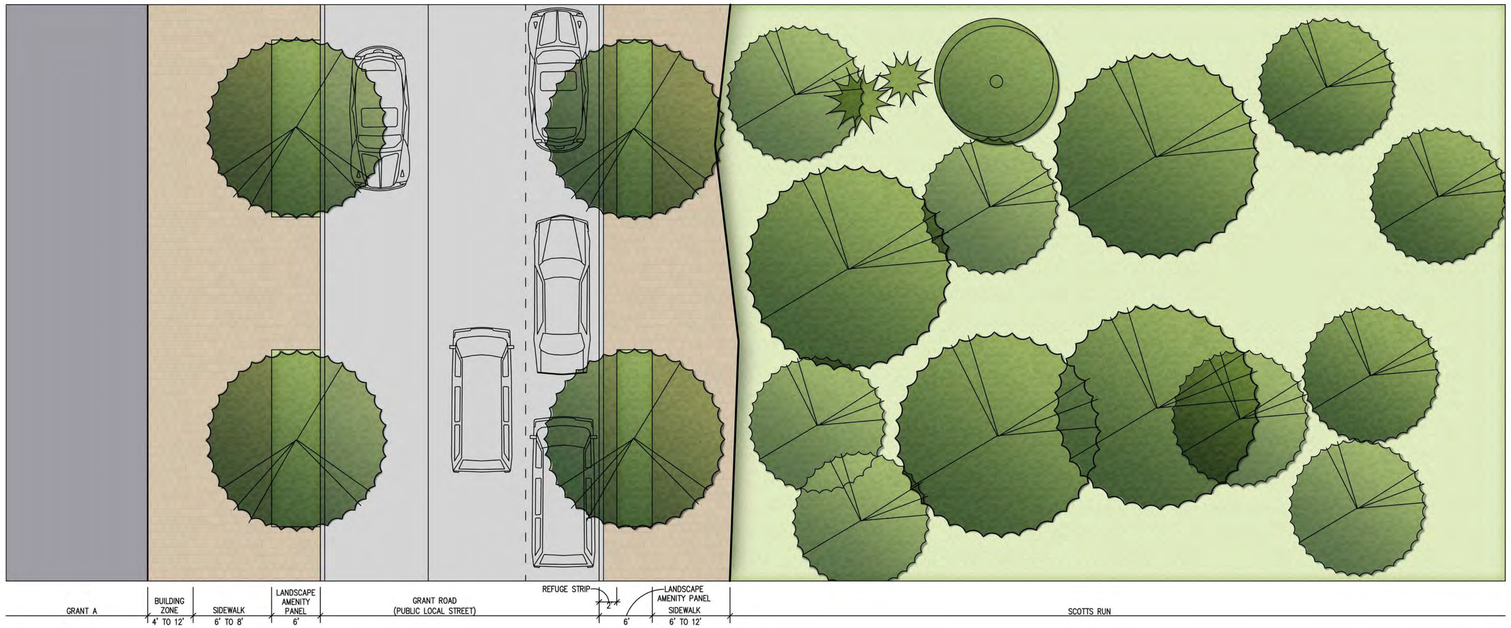

(A) SECTION THROUGH PUBLIC/LOCAL GRANT ROAD AT GRANT
1/8"= 1'-0"

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER L-17

DRAWING NUMBER

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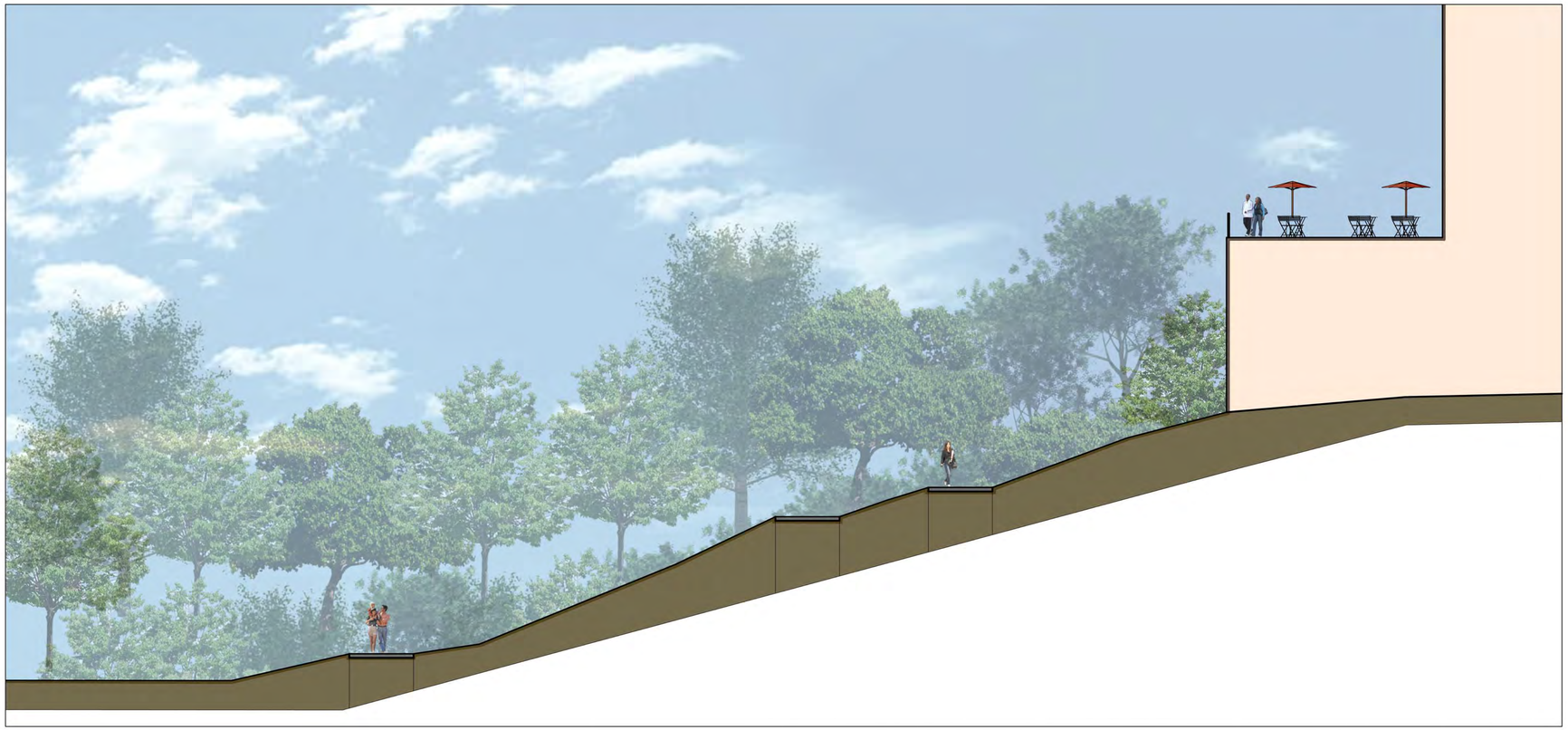
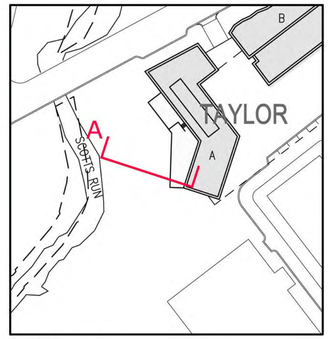


A SECTION THROUGH SCOTTS RUN AT TAYLOR A BUILDING
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

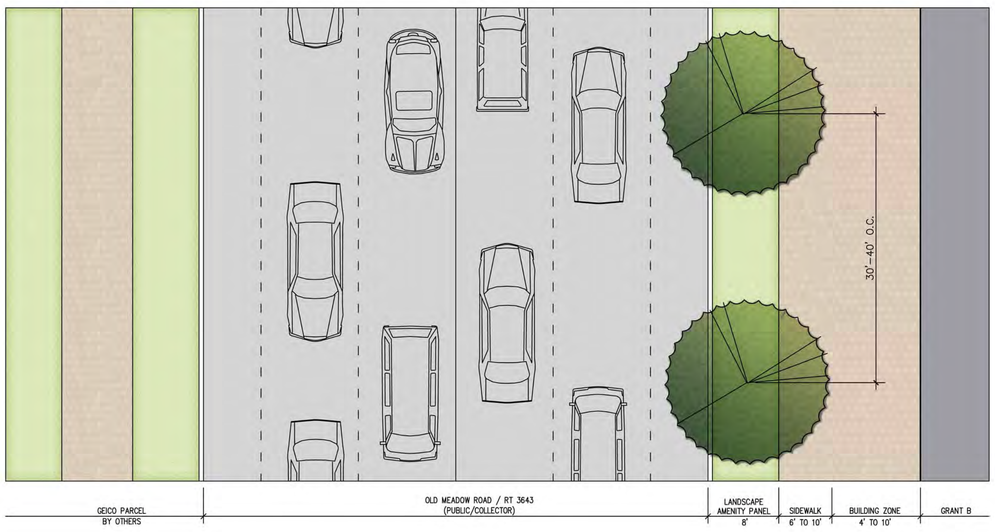
PROJECT NUMBER

L-18

DRAWING NUMBER

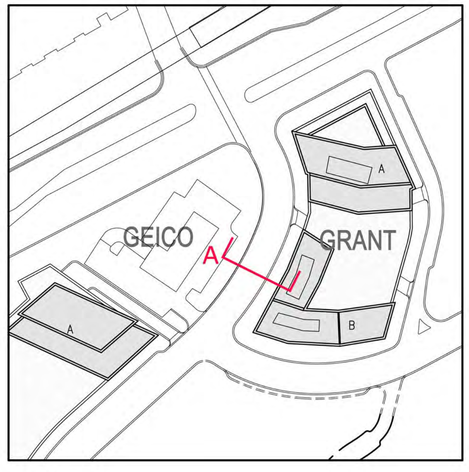
FILE:P:\26758\v00\CAD\Project Phase\WIP\sheet\L-14 STREET SECTIONS.dwg USER:sleonard DATE:Jan, 30 2013 TIME: 09:02 pm

GEICO PARCEL BY OTHERS | OLD MEADOW ROAD / RT 3643 (PUBLIC/COLLECTOR) | LANDSCAPE AMENITY PANEL 8' | SIDEWALK 6' TO 10' | BUILDING ZONE 4' TO 10' | GRANT BUILDING



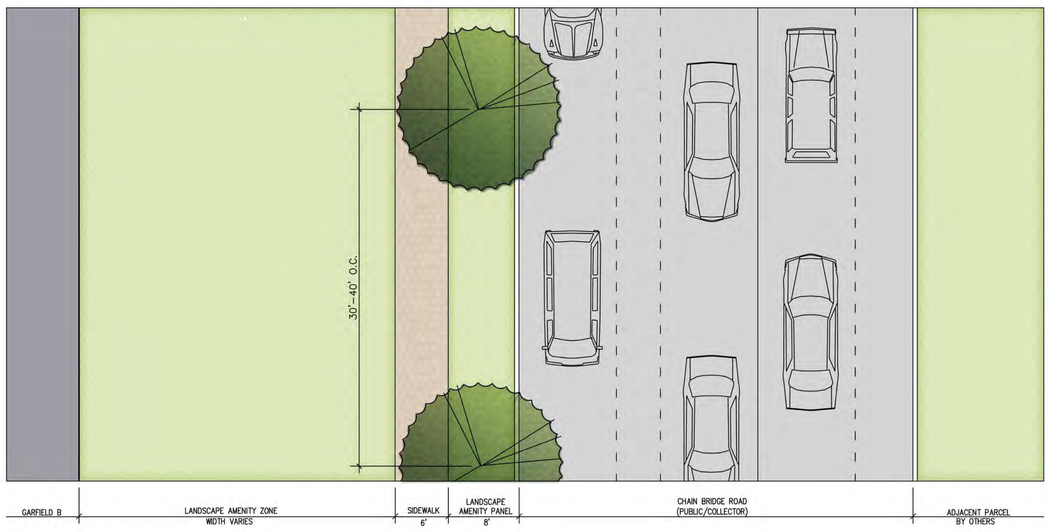
GEICO PARCEL BY OTHERS | OLD MEADOW ROAD / RT 3643 (PUBLIC/COLLECTOR) | LANDSCAPE AMENITY PANEL 8' | SIDEWALK 6' TO 10' | BUILDING ZONE 4' TO 10' | GRANT B

A SECTION THROUGH PUBLIC/COLLECTOR OLD MEADOW ROAD AT GRANT BUILDING
1/8"= 1'-0"



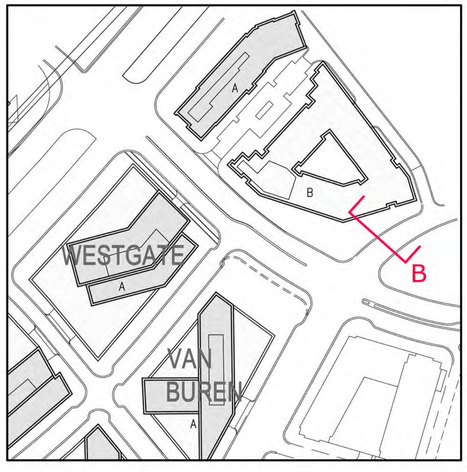
SECTION KEY

GARFIELD B | LANDSCAPE AMENITY ZONE WIDTH VARIES | SIDEWALK 6' | LANDSCAPE AMENITY PANEL 8' | CHAIN BRIDGE ROAD (PUBLIC/COLLECTOR) | ADJACENT PARCEL BY OTHERS



GARFIELD B | LANDSCAPE AMENITY ZONE WIDTH VARIES | SIDEWALK 6' | LANDSCAPE AMENITY PANEL 8' | CHAIN BRIDGE ROAD (PUBLIC/COLLECTOR) | ADJACENT PARCEL BY OTHERS

B SECTION THROUGH PUBLIC/COLLECTOR CHAIN BRIDGE ROAD AT GARFIELD B BUILDING
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER L-19

DRAWING NUMBER

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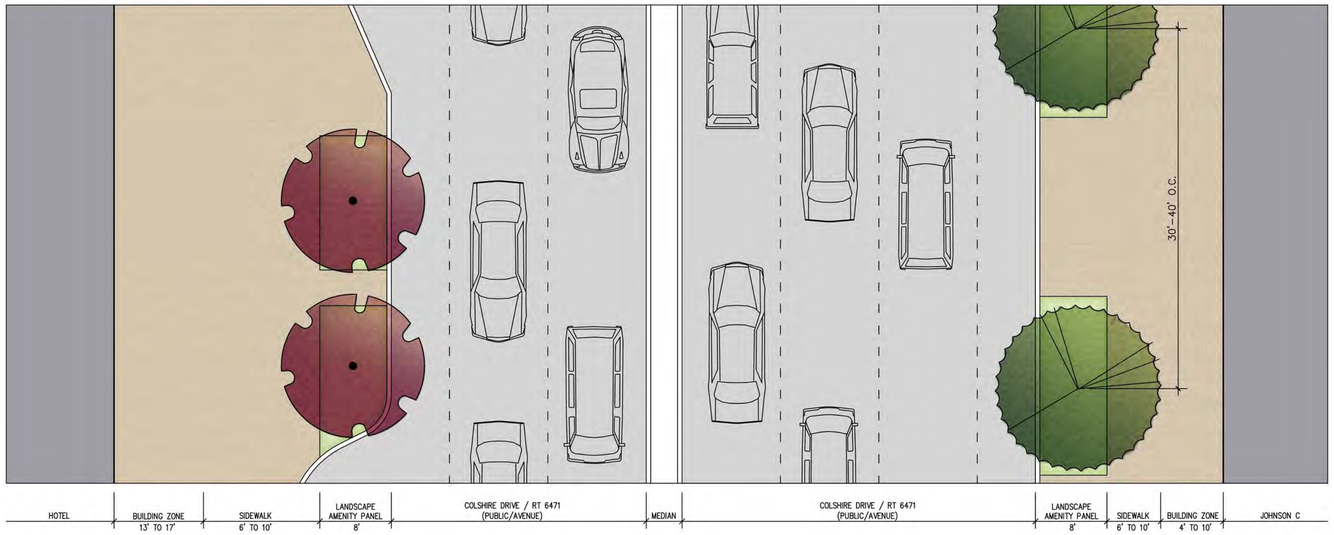
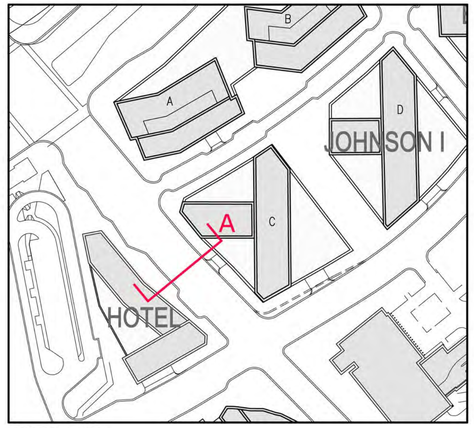


A SECTION THROUGH (PUBLIC/AVENUE) COLSHIRE DRIVE AT HOTEL AND JOHNSON C BUILDINGS
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE
PROJECT NUMBER 26758.005

DRAWING NUMBER L-20

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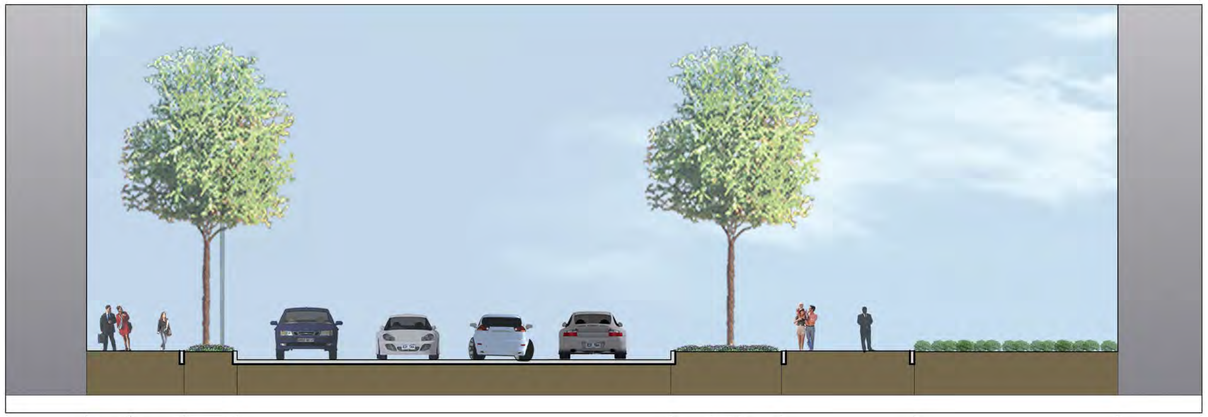
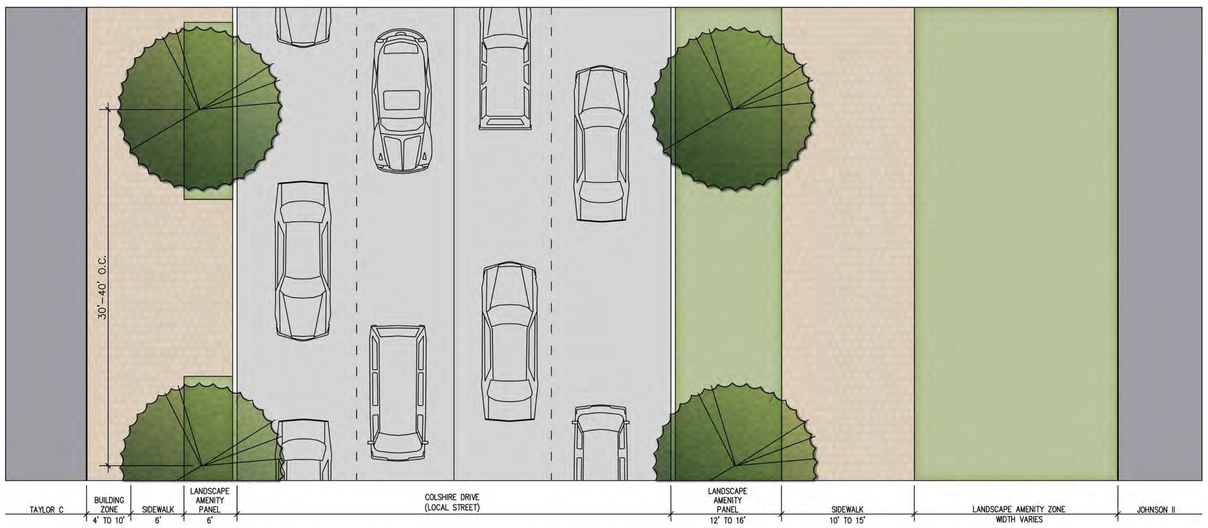
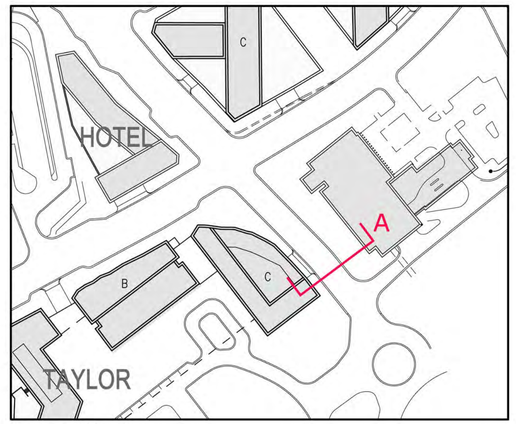




(A) SECTION THROUGH PUBLIC/LOCAL COLSHIRE DRIVE AT TAYLOR C AND JOHNSON II BUILDINGS
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-21

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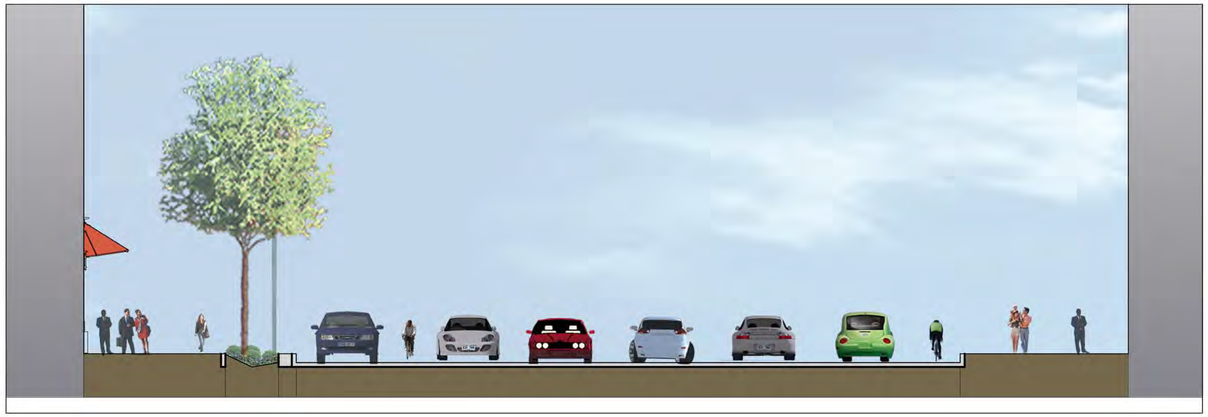
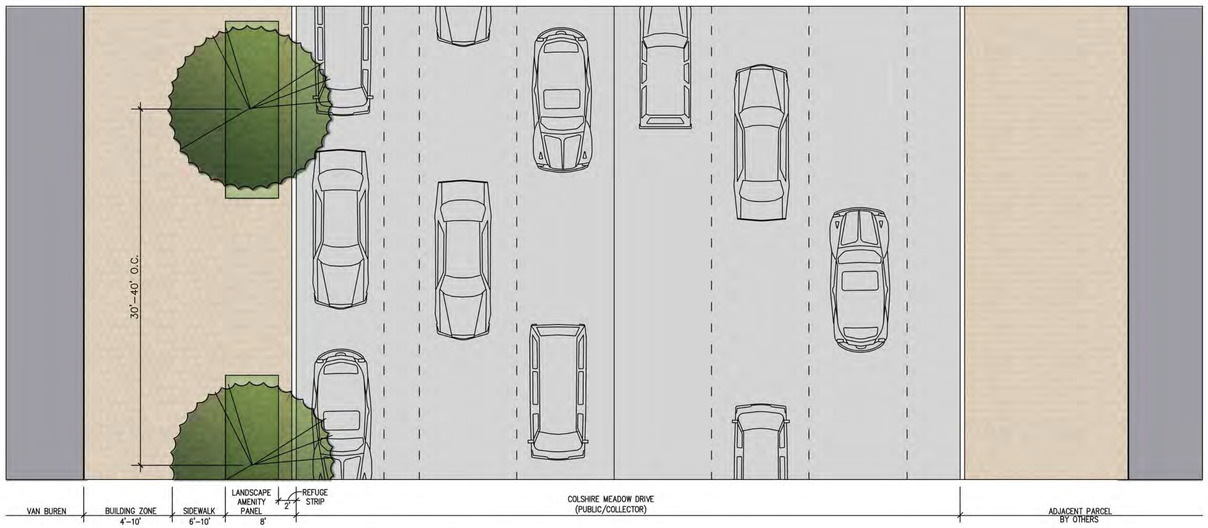
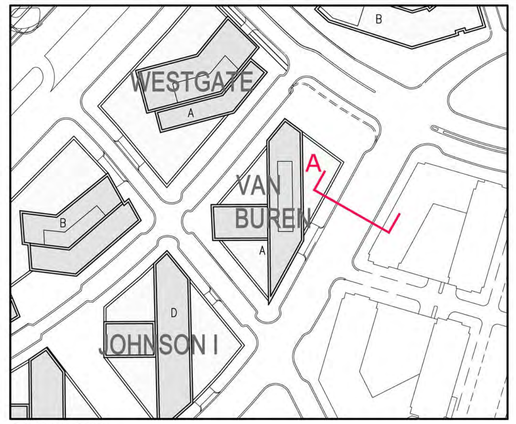




A SECTION THROUGH PUBIC/COLLECTOR COLSHIRE MEADOW DRIVE AT VAN BUREN BUILDING
1/8"= 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE
PROJECT NUMBER 26758.005

DRAWING NUMBER L-22

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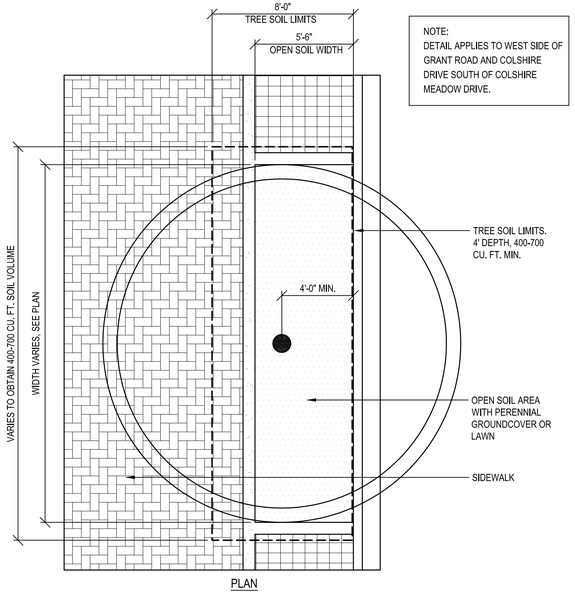
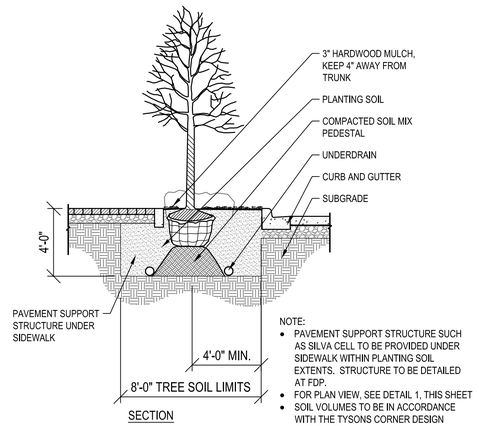
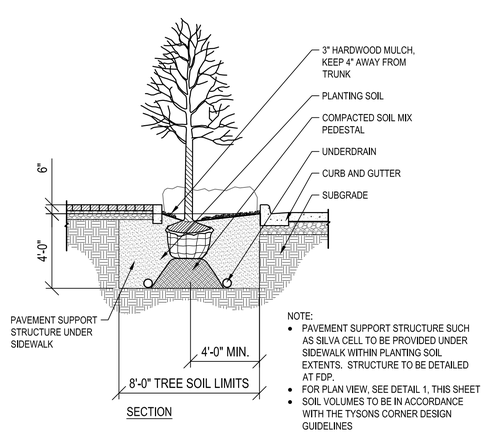


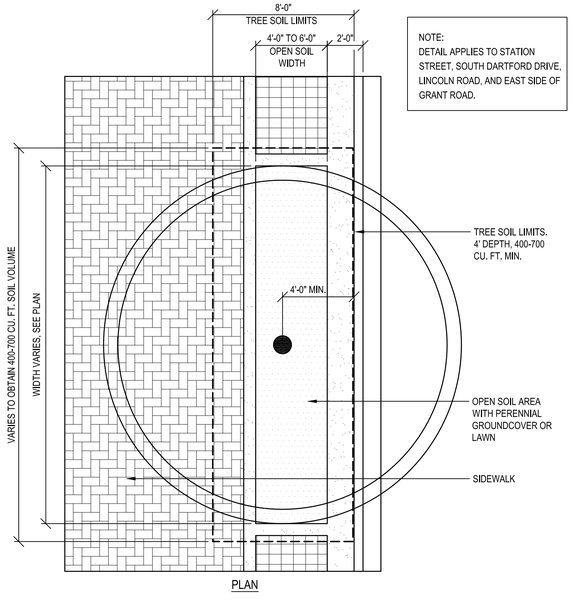
1 Landscape Amenity Panel
1/4" = 1'-0"



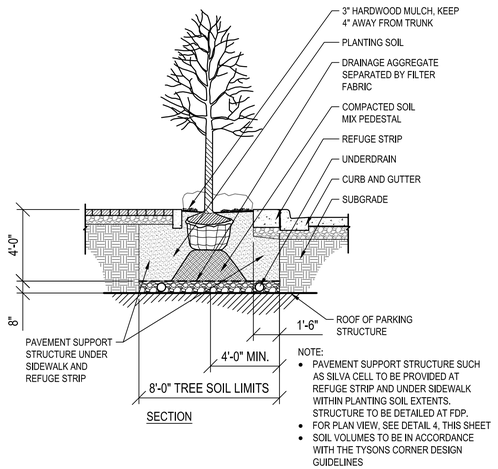
2 Tree Pit
1/4" = 1'-0"



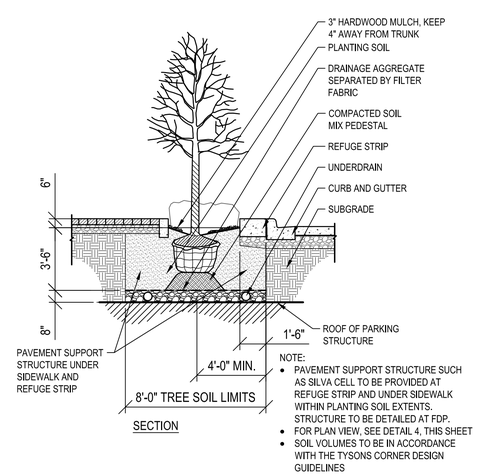
3 Urban Bio-Retention Tree Pit
1/4" = 1'-0"



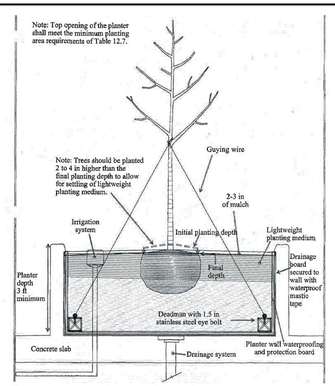
4 Landscape Amenity Panel Adjacent to Parking
1/4" = 1'-0"



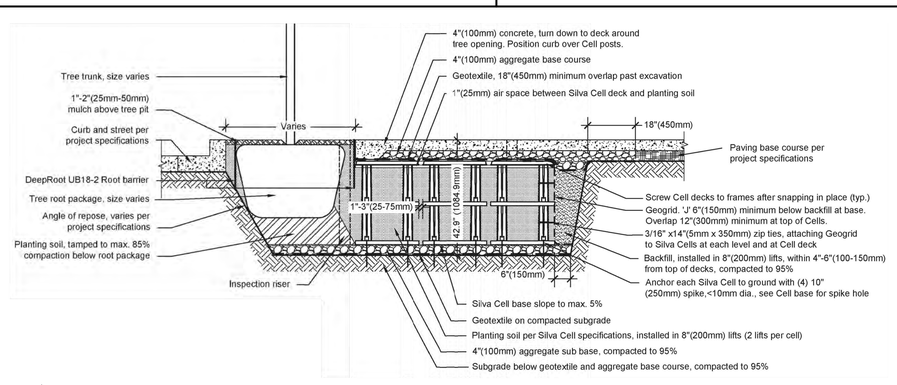
5 Tree Pit with Refuge Strip
1/4" = 1'-0"



6 Urban Bio-Retention Tree Pit with Refuge Strip
1/4" = 1'-0"



7 Tree Planter on Deck Structure
NTS



8 Pavement Support Structure
NTS

NOTES:
1. DETAILS SHOWN REPRESENT AREAS WHERE THE OPEN SOIL WIDTH IS LESS THAN 8 FT AND APPEAR ON STATION STREET, SOUTH DARTFORD DRIVE, LINCOLN ROAD, GRANT ROAD, AND COLSHIRE DRIVE SOUTH OF COLSHIRE MEADOW DRIVE. ALL OTHER LOCATIONS TO HAVE MINIMUM 8' OPEN SOIL WIDTH.
2. MINIMUM 400 CU. FT. TREE SOIL VOLUME IN PRIMARY PEDESTRIAN CORRIDORS, SECONDARY PEDESTRIAN CORRIDORS WITH RETAIL, AND WHERE UTILITIES CANNOT BE LOCATED IN THE ROADWAY OR UNDER THE SIDEWALK ZONE. MINIMUM 700 CU. FT. TREE SOIL VOLUME IN ALL OTHER INSTANCES.
3. REFER TO GARFIELD FDP DRAWINGS FOR LANDSCAPE DETAILS THAT APPLY TO GARFIELD PARCEL.
4. INSTALL LINEAR ROOT BARRIER IN TREE PIT PARALLEL TO CURBS ADJACENT TO TRAFFIC LANES

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CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
LANDSCAPE DETAILS

SCALE 26758.005

PROJECT NUMBER

L-23

DRAWING NUMBER

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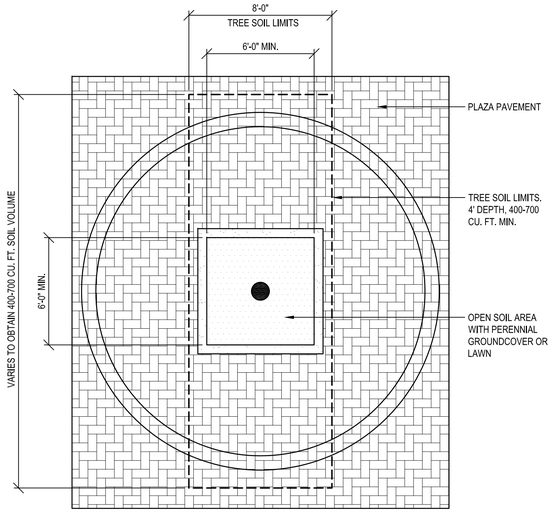
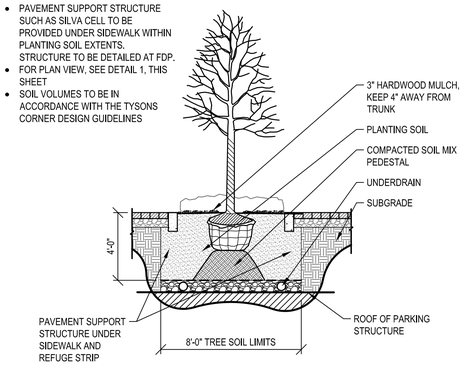


1 Plaza Tree Pit
1/4" = 1'-0"

NOTE:
- PAVEMENT SUPPORT STRUCTURE SUCH AS SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STRUCTURE TO BE DETAILED AT FDP.
- FOR PLAN VIEW, SEE DETAIL 1, THIS SHEET
- SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES



SECTION

2 Tree Pit
1/4" = 1'-0"

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
LANDSCAPE DETAILS

SCALE 26758.005

PROJECT NUMBER

L-24

DRAWING NUMBER

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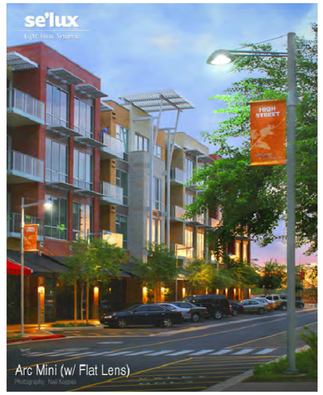
PARK VUE BENCH - LANDSCAPE FORMS

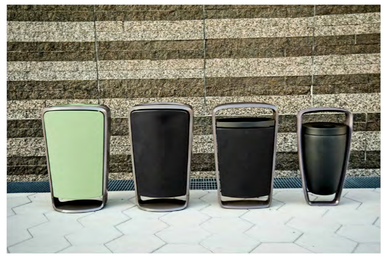
STEELSITES LITTER RECEPTACLE - VICTOR STANLEY

RING BIKE RACK - LANDSCAPE FORMS



ARC MINI LIGHT - SE'LUX

STANDARD SITE FURNISHINGS



METRO 40 LINE OF FURNISHINGS - LANDSCAPE FORMS

SPECIAL FURNISHINGS WILL BE LOCATED IN THE HIGHLIGHTED AREA ABOVE

NOTE:

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SITE FURNISHINGS

SCALE 26758.005

PROJECT NUMBER

DRAWING NUMBER L-25

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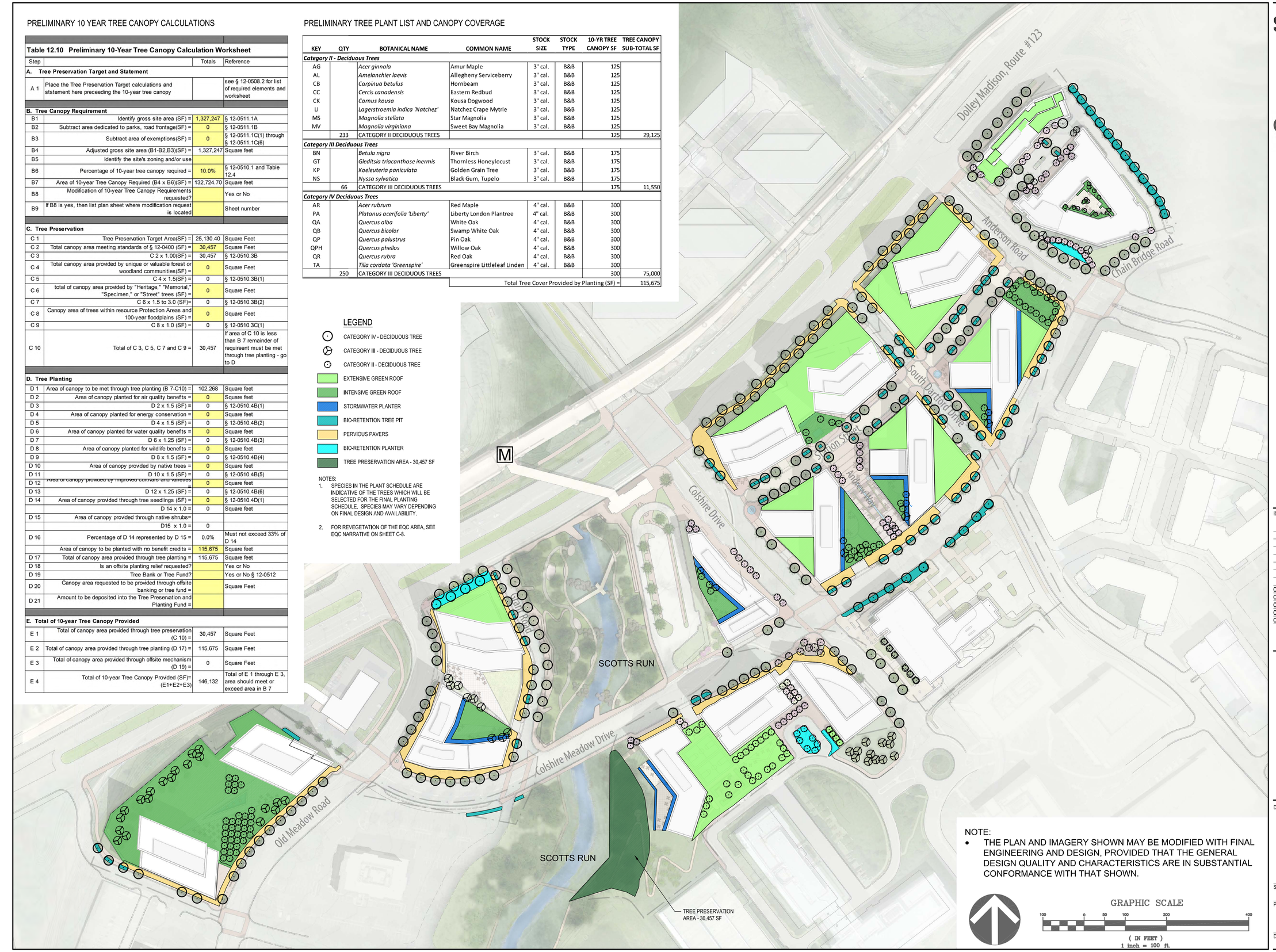
PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	1,327,247	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	1,327,247	Square feet
B5	Identify the site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	132,724.70	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	25,130.40	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	30,457	Square Feet
C 3	C 2 x 1.00(SF) =	30,457	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	30,457	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	102,268	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	115,675	Square feet
D 17	Total of canopy area provided through tree planting =	115,675	Square feet
D 18	Is an offsite planting relief requested?		Yes or No
D 19	Tree Bank or Tree Fund?		Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =		Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	30,457	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	115,675	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	146,132	Total of E 1 through E 3, area should meet or exceed area in B 7

PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AG		*Acer ginnala*	Amur Maple	3" cal.	B&B	125	
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal.	B&B	125	
CB		*Carpinua betulus*	Hornbeam	3" cal.	B&B	125	
CC		*Cercis canadensis*	Eastern Redbud	3" cal.	B&B	125	
CK		*Cornus kousa*	Kousa Dogwood	3" cal.	B&B	125	
LI		*Lagerstroemia indica 'Natchez'*	Natchez Crape Mytrle	3" cal.	B&B	125	
MS		*Magnolia stellata*	Star Magnolia	3" cal.	B&B	125	
MV		*Magnalia virginiana*	Sweet Bay Magnolia	3" cal.	B&B	125	
	233	CATEGORY II DECIDUOUS TREES				125	29,125
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal.	B&B	175	
GT		*Gleditsia triacanthose inermis*	Thornless Honeylocust	3" cal.	B&B	175	
KP		*Koeleuteria paniculata*	Golden Grain Tree	3" cal.	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal.	B&B	175	
	66	CATEGORY III DECIDUOUS TREES				175	11,550
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal.	B&B	300	
PA		*Platanus acerifolia 'Liberty'*	Liberty London Plantree	4" cal.	B&B	300	
QA		*Quercus alba*	White Oak	4" cal.	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal.	B&B	300	
QP		*Quercus palustrus*	Pin Oak	4" cal.	B&B	300	
QPH		*Quercus phellos*	Willow Oak	4" cal.	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal.	B&B	300	
TA		*Tilia cordata 'Greenspire'*	Greenspire Littleleaf Linden	4" cal.	B&B	300	
	250	CATEGORY III DECIDUOUS TREES				300	75,000
					Total Tree Cover Provided by Planting (SF) =		115,675



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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
INTEGRATED LANDSCAPE STORMWATER PLAN

1"=100'
SCALE
26758.005
PROJECT NUMBER
L-26
DRAWING NUMBER

FILE:P:\26758\x00\CAD\Project Phase\WIP\sheet\L-26 INTEGRATED LANDSCAPE STORMWATER PLAN.dwg USER:eleonard DATE:Feb, 01 2013 TIME: 06:10 pm

POTENTIAL STORMWATER STRATEGIES

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

EXAMPLES OF GREEN ROOFS

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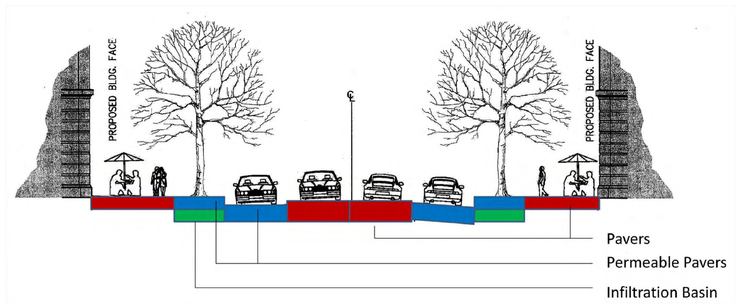
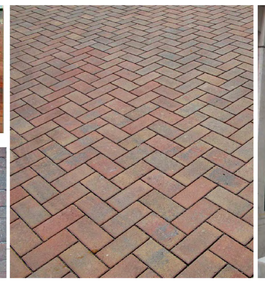
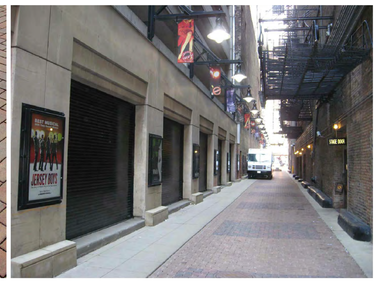
TYPICAL STREET SECTION - NTS



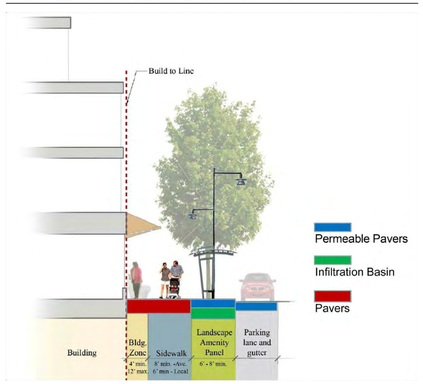
EXAMPLES OF PERMEABLE PAVERS



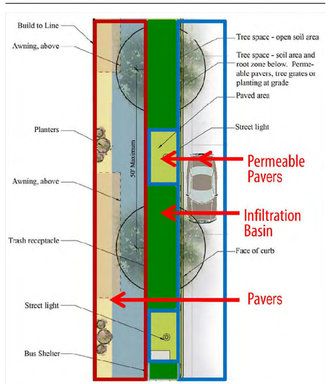


EXAMPLE OF RAISED INFILTRATION BASIN

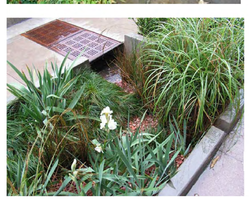
ENLARGED TYPICAL SIDEWALK SECTION - NTS

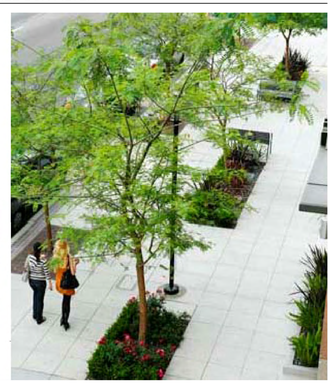


ENLARGED TYPICAL SIDEWALK PLAN - NTS

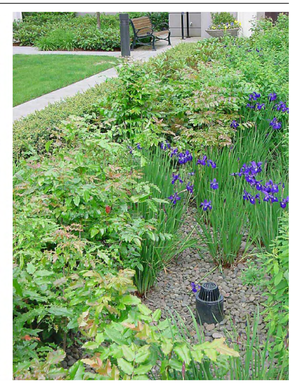


EXAMPLES OF INFILTRATION BASIN / TREE BOX FILTER





EXAMPLES OF BIOSWALE / RAIN GARDEN



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T 703.917.6620

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Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP (REVISION)		04 FEB. 2013
CDP (REVISION)		10 DEC. 2012
CDP (REVISION)		22 OCT. 2012
CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
POTENTIAL LID STORMWATER STRATEGIES

SCALE
26758.005

PROJECT NUMBER

L-27

DRAWING NUMBER

FILE:P:\26758\JOO\CAD\Project Phase\WIP\sheet\L-27 LID POTENTIAL STORMWATER STRATEGIES.dwg USER:sleonard DATE:Feb. 01 2013 TIME: 01:44 pm

ROADWAY LAYOUTS ON THIS SHEET ARE ILLUSTRATIVE.
FINAL ROAD LOCATIONS SHALL BE DETERMINED WITH RESPECTIVE FDP AND SITE PLAN APPLICATIONS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
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Arlington, VA 22201-3359
T 703.528.4700

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CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

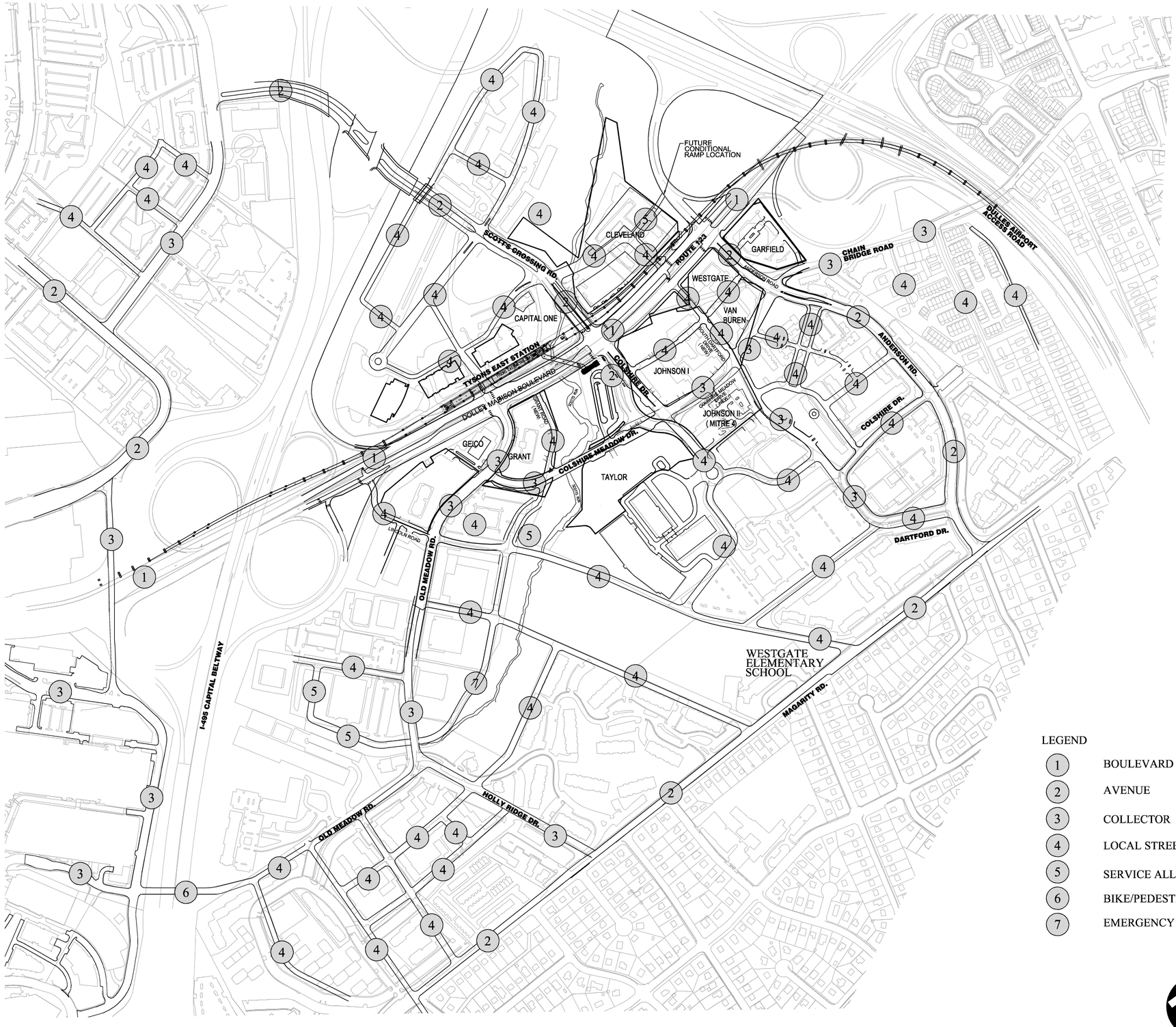
DETAILED SUB SECTION
ROAD GRID

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-1

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L-ROAD GRID PLAN DET.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 05:19 pm



LEGEND

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

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0381

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McLean, Virginia 22102
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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL
SUB SECTION
ROAD GRID

SCALE: AS NOTED

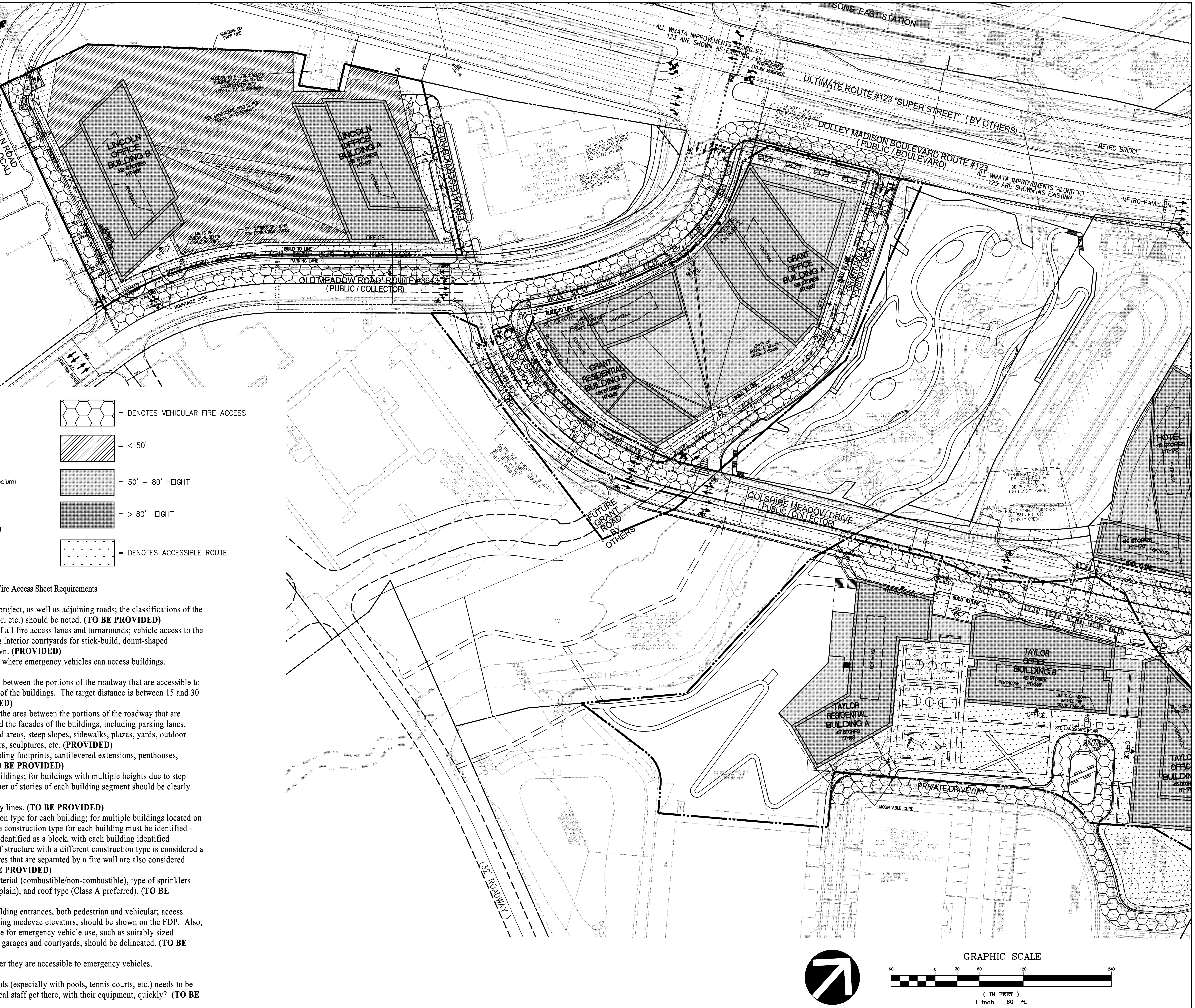
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP S-2

FILE:P:\Planning\Projects\69271\dwg\SCOTTS RUN SOUTH\69271_ROAD GRID PLAN - GIS OVERLAY.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 09:03 am

BUILDING DATA

BUILDING	- Lincoln Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 18
BUILDING HEIGHT	- 225' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 24,011 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3-HR
BUILDING	- Lincoln Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 13
BUILDING HEIGHT	- 196' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 25,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3-HR
BUILDING	- Grant Building A
TYPE OF CONSTRUCTION	-1B
NUMBER OF STORIES	- 28
BUILDING HEIGHT	- 400' MAX.
USE GROUP	-B
BUILDING FOOTPRINT	- 22,588 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3-HR
BUILDING	- Grant Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 24
BUILDING HEIGHT	- 265' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 23,892 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3HR
BUILDING	- Taylor Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 18
BUILDING HEIGHT	- 198' MAX.
USE GROUP	-R-2
BUILDING FOOTPRINT	- 20,300 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3HR
BUILDING	- Taylor Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 248' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 26,100 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3HR
BUILDING	- Taylor Building C
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 15
BUILDING HEIGHT	- 189' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 23,200 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3-HR
BUILDING	- Hotel (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 13 (13 above podium)
BUILDING HEIGHT	- 180' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 12,200 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3HR
BUILDING	- Hotel (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 16
BUILDING HEIGHT	- 180' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 7,900 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __NO
FIRE WALL RATING	- 3HR



Fire Access Sheet Requirements

1) All roads proposed by the project, as well as adjoining roads; the classifications of the roads (i.e. arterial, collector, etc.) should be noted. **(TO BE PROVIDED)**
2) Location and dimensions of all fire access lanes and turnarounds; vehicle access to the rear of buildings, including interior courtyards for stick-build, donut-shaped buildings, needs to be shown. **(PROVIDED)**
3) Arrow diagrams indicating where emergency vehicles can access buildings. **(PROVIDED)**
4) Dimensions of the distance between the portions of the roadway that are accessible to fire trucks and the façades of the buildings. The target distance is between 15 and 30 feet separation. **(PROVIDED)**
5) Improvements planned for the area between the portions of the roadway that are accessible to fire trucks and the facades of the buildings, including parking lanes, garage podiums, landscaped areas, steep slopes, sidewalks, plazas, yards, outdoor seating areas, steps, planters, sculptures, etc. **(PROVIDED)**
6) Clear identification of building footprints, cantilevered extensions, penthouses, balconies, patios, etc. **(TO BE PROVIDED)**
7) Heights of the proposed buildings; for buildings with multiple heights due to step backs, the height and number of stories of each building segment should be clearly noted. **(PROVIDED)**
8) Location of overhead utility lines. **(TO BE PROVIDED)**
9) Identification of construction type for each building; for multiple buildings located on a single garage podium, the construction type for each building must be identified - the garage podium can be identified as a block, with each building identified separately. Each portion of structure with a different construction type is considered a separate building. Structures that are separated by a fire wall are also considered separate buildings. **(TO BE PROVIDED)**
10) Type of building skin material (combustible/non-combustible), type of sprinklers (Type 13; if 13R please explain), and roof type (Class A preferred). **(TO BE PROVIDED)**
11) Location of proposed building entrances, both pedestrian and vehicular; access doors and elevators, including medevac elevators, should be shown on the FDP. Also, any interior routes available for emergency vehicle use, such as suitably sized driveways through parking garages and courtyards, should be delineated. **(TO BE PROVIDED)**
12) Loading areas and whether they are accessible to emergency vehicles. **(PROVIDED)**
13) Access to active courtyards (especially with pools, tennis courts, etc.) needs to be shown - how will the medical staff get there, with their equipment, quickly? **(TO BE PROVIDED)**

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L100.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 04:50 pm

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WASHINGTON, DC 20001
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CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

FIRE LANE ACCESS PLAN

1"=60'

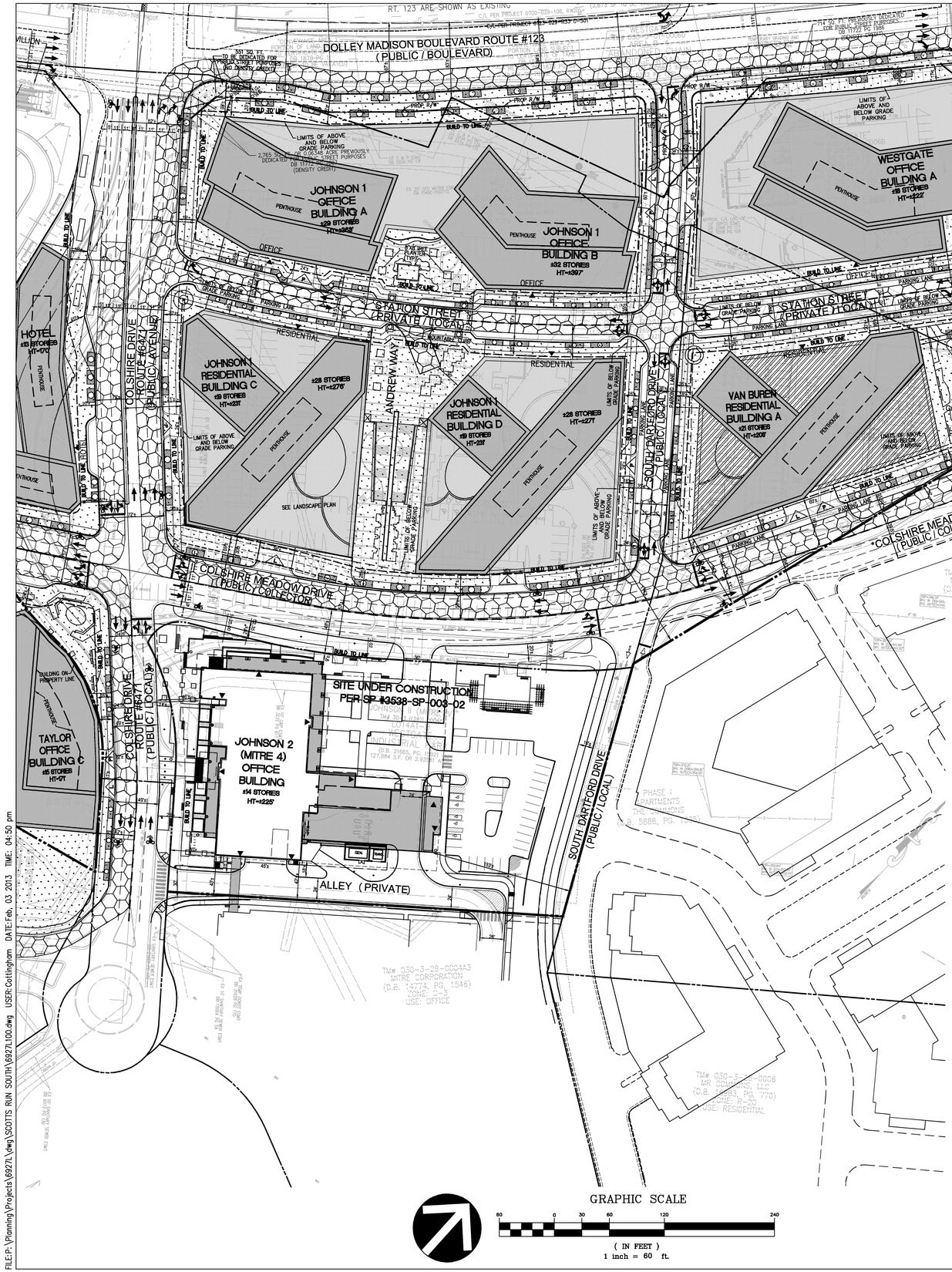
SCALE

26758.005

PROJECT NUMBER

CDP S-3

DRAWING NUMBER



FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L100.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 04:50 pm

BUILDING DATA

BUILDING	- Johnson 1 Tower A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 29
BUILDING HEIGHT	- 400' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 22,700 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Johnson 1 Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 32
BUILDING HEIGHT	- 400' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 23,700 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Johnson 1 Building C (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 7,700 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	-Johnson 1 Building C (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 28
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 16,400 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Johnson Building D (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 6,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	3-HR
BUILDING	- Johnson Building D (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 28
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 17,400 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3HR
BUILDING	- Westgate Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 18
BUILDING HEIGHT	- 225' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 26,800 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Van Buren Building A (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 21
BUILDING HEIGHT	- 270' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 6,500 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Van Buren Building A (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 21
BUILDING HEIGHT	- 270' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 18,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Garfield Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 14
BUILDING HEIGHT	- 175' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 18,450 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR
BUILDING	- Garfield Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 6
BUILDING HEIGHT	- 90' MAX.
USE GROUP	- R-2
BUILDING FOOTPRINT	- 41,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	√YES ___NO
FIRE WALL RATING	- 3-HR

Fire Access Sheet Requirements

1) All roads proposed by the project, as well as adjoining roads; the classifications of the roads (i.e. arterial, collector, etc.) should be noted. **(TO BE PROVIDED)**
2) Location and dimensions of all fire access lanes and turnarounds; vehicle access to the rear of buildings, including interior courtyards for stick-build, donut-shaped buildings, needs to be shown. **(PROVIDED)**
3) Arrow diagrams indicating where emergency vehicles can access buildings. **(PROVIDED)**
4) Dimensions of the distance between the portions of the roadway that are accessible to fire trucks and the façades of the buildings. The target distance is between 15 and 30 feet separation. **(PROVIDED)**
5) Improvements planned for the area between the portions of the roadway that are accessible to fire trucks and the facades of the buildings, including parking lanes, garage podiums, landscaped areas, steep slopes, sidewalks, plazas, yards, outdoor seating areas, steps, planters, sculptures, etc. **(PROVIDED)**
6) Clear identification of building footprints, cantilevered extensions, penthouses, balconies, patios, etc. **(TO BE PROVIDED)**
7) Heights of the proposed buildings; for buildings with multiple heights due to step backs, the height and number of stories of each building segment should be clearly noted. **(PROVIDED)**
8) Location of overhead utility lines. **(TO BE PROVIDED)**
9) Identification of construction type for each building; for multiple buildings located on a single garage podium, the construction type for each building must be identified - the garage podium can be identified as a block, with each building identified separately. Each portion of structure with a different construction type is considered a separate building. Structures that are separated by a fire wall are also considered separate buildings. **(TO BE PROVIDED)**
10) Type of building skin material (combustible/non-combustible), type of sprinklers (Type 13; if 13R please explain), and roof type (Class A preferred). **(TO BE PROVIDED)**
11) Location of proposed building entrances, both pedestrian and vehicular; access doors and elevators, including medevac elevators, should be shown on the FDP. Also, any interior routes available for emergency vehicle use, such as suitably sized driveways through parking garages and courtyards, should be delineated. **(TO BE PROVIDED)**
12) Loading areas and whether they are accessible to emergency vehicles. **(PROVIDED)**
13) Access to active courtyards (especially with pools, tennis courts, etc.) needs to be shown - how will the medical staff get there, with their equipment, quickly? **(TO BE PROVIDED)**

= DENOTES VEHICULAR FIRE ACCESS

= < 50'

= 50' – 80' HEIGHT

= > 80' HEIGHT

= DENOTES ACCESSIBLE ROUTE

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CDP–REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

FIRE LANE ACCESS PLAN

1"=60'

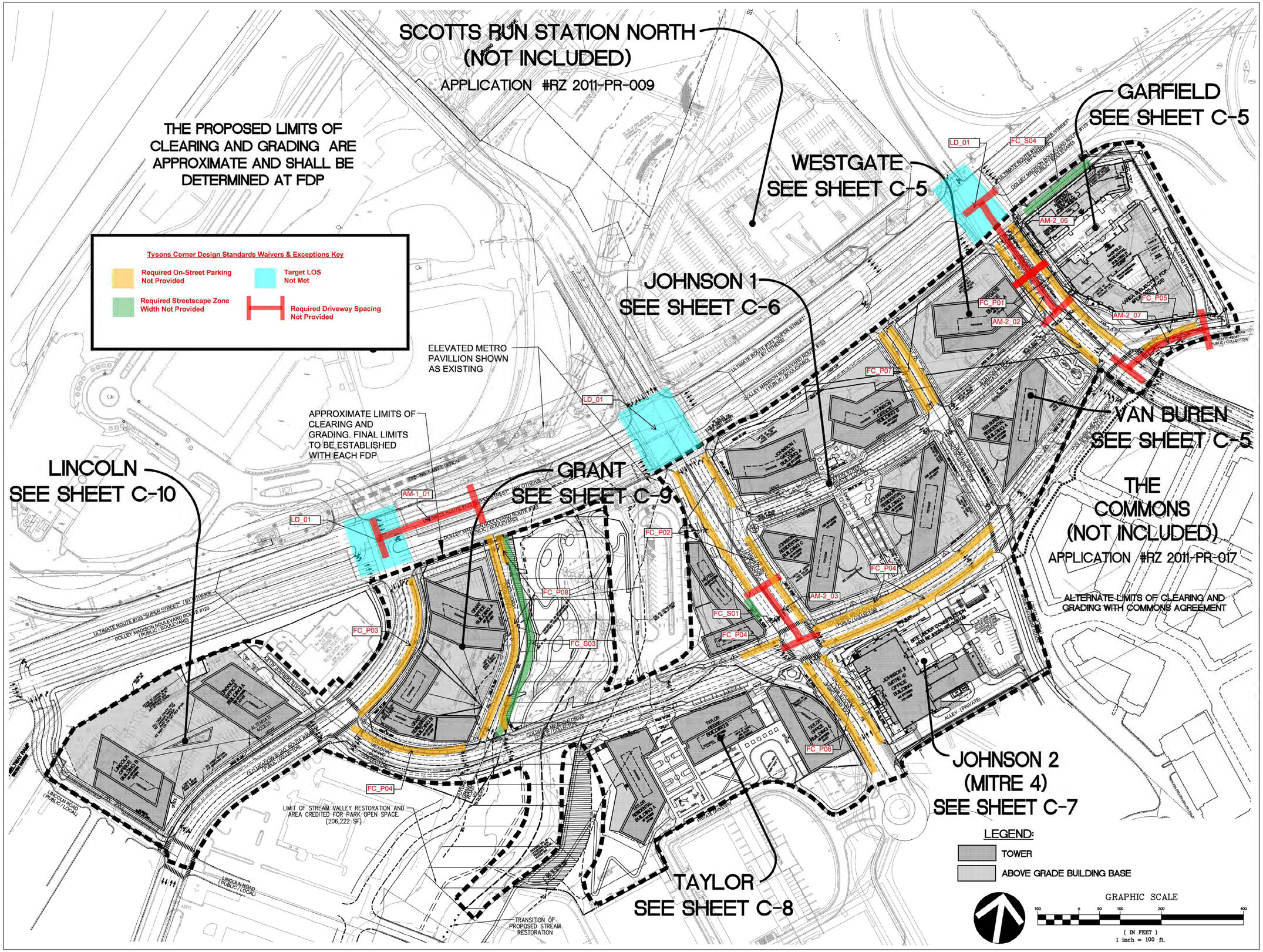
SCALE

26758.005

PROJECT NUMBER

CDP S-4

DRAWING NUMBER



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CDP-REVISION	—	10/22/2012
CDP-REVISION	—	8/01/2012
CDP	—	5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

WAIVERS/EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS
1"=100'

SCALE 26758.005

PROJECT NUMBER S-5

DRAWING NUMBER V6927L

FILE:P:\Planning Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L903.dwg USER:Cottingham DATE:Feb, 03 2013 TIME: 05:32 pm

Summary of Design Standards for Tysons Corner as Applicable to Scotts Run Station South

CLASSIFICATION / CRITERIA	LOW SPEED BOULEVARD	Dolley Madison Boulevard	AVENUE	ANDERSON ROAD	Colshire Drive (Dolley Madison Blvd to Colshire Meadow Dr)	COLLECTOR	Old Meadow Road	Colsire Meadow Drive	Chain Bridge Road	LOCAL	Colshire Drive (Colshire Meadow Dr to Terminus)	South Dartford Drive	Grant Road	Lincoln Street	Station Street (private)
Raised/Landscaped Median (Table 6, DS-15)	Required 16'-20'	✓	Optional[2]	✓	✓	Optional[2]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-26)	N/A	N/A	Yes @ certain locations	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)	Restricted	✓	Required(8')	Need Waiver (FC_P01)	Need Waiver (FC_P02)	Required (8')	Need Waiver (FC_P03)	Need Waiver (FC_P04)	Need Waiver (FC_P05)	Required (7-8')	Need Waiver (FC_P06)	Need Waiver (FC_P07)	Need Waiver (FC_P08)	✓	✓
Target LOS (Table 2, DS-5)	D/E[1]	Need Waiver (LD_01)	E	✓	✓	E	✓	✓	✓	E	✓	✓	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	✓	2-4 lanes	✓	✓	✓	2 lanes	✓	✓	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	Discretionary	✓	✓	✓	N/A	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd[2]	N/A	525'-660'[5]	✓	✓	425'-660'[5]	✓	✓	N/A	325'-660'	N/A	✓	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd[2]	N/A	200'-660'	N/A	N/A	200'-660'	✓	✓	N/A	100'-660'	N/A	✓	N/A	✓	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	*See Below	200'-660'	✓	✓	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	✓	200'	*See Below	*See Below	155'	✓	✓	*See Below	50'	✓	✓	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'-11'[4]	✓	✓	✓	10'	✓	✓	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	33' Streetscape Zone Width 0' sidewalk (Garfield frontage only) (FC_S04)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 0' landscaping panel (FC_S01)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 0' landscaping panel (FC_S02)	✓	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	16-24'= 0' Building zone 6' sidewalk 6' landscaping panel (FC_S03)	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	✓	155'	✓	✓	✓	155'	✓	✓	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[6]	✓	✓	4'-6'[6]	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

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

*Intersection spacing requiring exceptions – distances shown (required)

Dolley Madison Boulevard
- Old Meadow Road to Grant Road 250' (325'); Entrance location due to RPA (AM-1_01)

Anderson Road
- Station Street to Westgate Building A Parking Entrance 110' (200') (AM-2_02)
- Dolley Madison Boulevard to Garfield Building Site Driveway 210' (200') (AM-2_06) (within intersection influence area)

Colshire Drive (Dolley Madison Blvd to Colshire Meadow Drive)
- Johnson 1 Residential Building C to Colshire Meadow Drive 160' (200' (AM-2_03)

Chain Bridge Road
- Anderson Road to Service Street 215' (155') (AM-2_07) (within intersection influence area)

SMITHGROUPJJR
architecture engineering interiors planning

SMITHGROUPJJR, INC.
901 K STREET NW
SUITE 400
WASHINGTON, DC 20001
T 202.842.2100
F 202.974.4500
www.smithgroupjjr.com

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

OWNER/ APPLICANT
1651 Old Meadow Road, Suite 650
McLean, Virginia 22102
T 703.556.3777

VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
T 703.442.7800

DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
T 703.849.0391

WELLS + ASSOCIATES
TRAFFIC ENGINEERING
1420 Spring Hill Road Suite 600
McLean, Virginia 22102
T 703.917.6620

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

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CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ROAD DESIGN STANDARDS SUMMARY

NOT TO SCALE

SCALE

26758.005

PROJECT NUMBER

S-5A

DRAWING NUMBER V6927L

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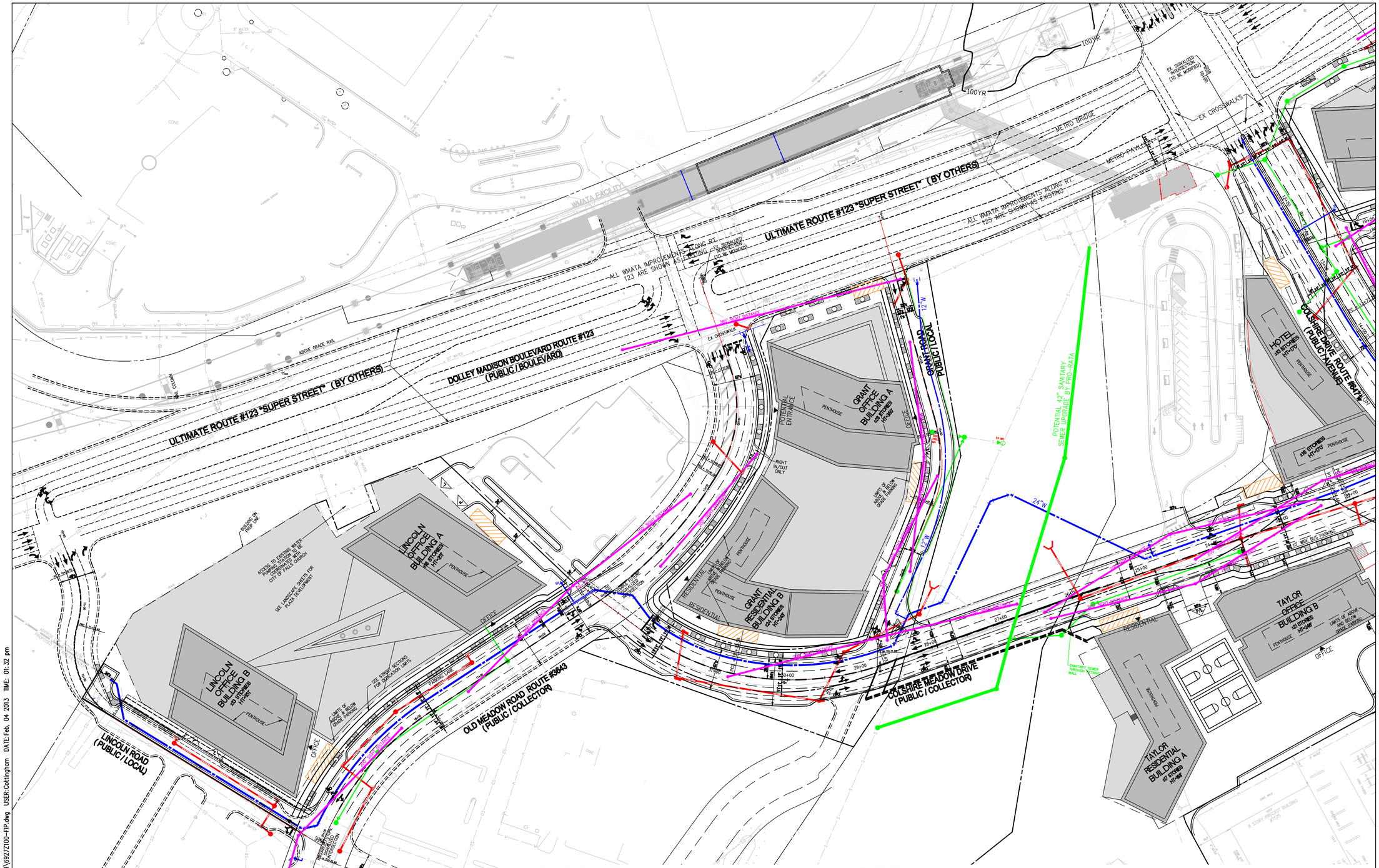

CONCEPT UTILITY NOTES:

1. NOT ALL WATER DISTRIBUTION AND APPURTENANCES ARE SHOWN. MINIMUM WATER SIZE 12".

2. NOT ALL SANITARY SEWER AND STORM SEWER LATERALS ARE SHOWN. MINIMUM SIZE 10".

3. DRY UTILITY DUCT BANKS ARE NOT SHOWN.

4. SIGHT DISTANCE EYE POSITION IS 14.5' FROM EDGE OF TRAVELED LANE.

LEGEND:

- WATER (24"TRANSMISSION BY FAIRFAX WATER)
- SANITARY SEWER
- STORM SEWER
- DRY UTILITIES
- SIGHT DISTANCE

- TOWER
- ABOVE GRADE BUILDING BASE
- POTENTIAL DRY UTILITY VAULT

ALL UTILITY LAYOUTS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FDP AND SITE PLANS

SEE SHEET 21 FOR ROADWAY SECTIONS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

FUNCTIONAL INFRASTRUCTURE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-6

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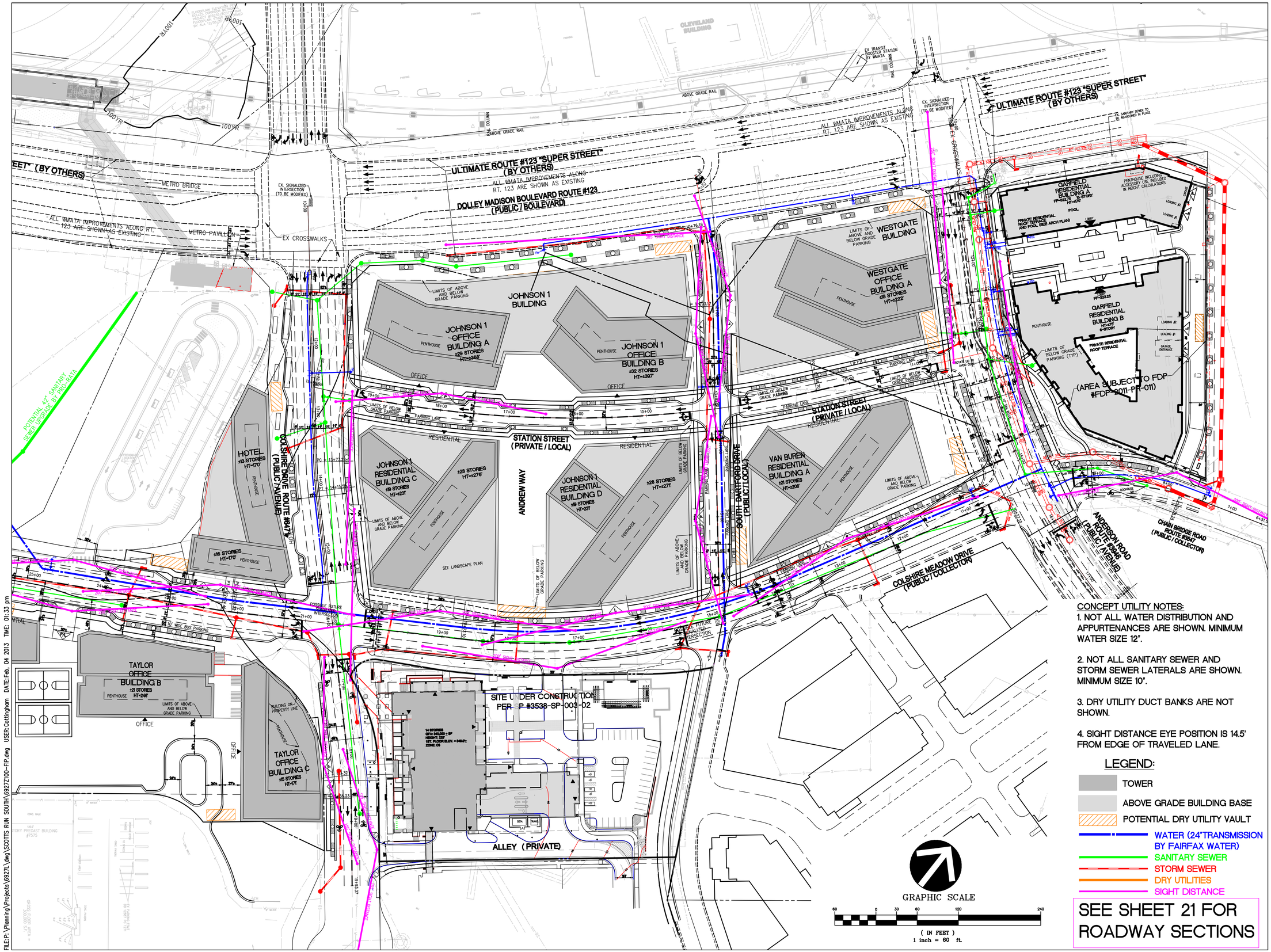

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- ABOVE GRADE BUILDING BASE
- POTENTIAL DRY UTILITY VAULT
- WATER (24"TRANSMISSION BY FAIRFAX WATER)
- SANITARY SEWER
- STORM SEWER
- DRY UTILITIES
- SIGHT DISTANCE

SEE SHEET 21 FOR ROADWAY SECTIONS

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

FUNCTIONAL INFRASTRUCTURE PLAN

1"=60'

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-7

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