SPRING HILL STATION
DEMONSTRATION PROJECT - PART A
REZONING / CONCEPTUAL DEVELOPMENT PLAN
RZ/CDP 2010-PR-014-A
FINAL DEVELOPMENT PLAN
FDP 2010-PR-014-A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JUNE 22, 2010
AUGUST 24 2010
OCTOBER 20, 2010
JANUARY 7, 2011
APRIL 25, 2011
APRIL 29, 2011
MAY 6, 2011
MAY 27, 2011
JULY 6, 2011
AUGUST 5, 2011
AUGUST 22, 2011

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet 1 of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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Zoning Evaluation Division

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8/22/11
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Submission 8/24/10
Rev 10/20/10
Rev 1/07/11
Rev 4/25/11
Rev 4/29/11
Rev 5/06/11
Rev 5/27/11
Rev 7/06/11
Rev 8/05/11
Rev 8/22/11

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CDP/FDP
COVER SHEET
PART A

Scale:

C-1

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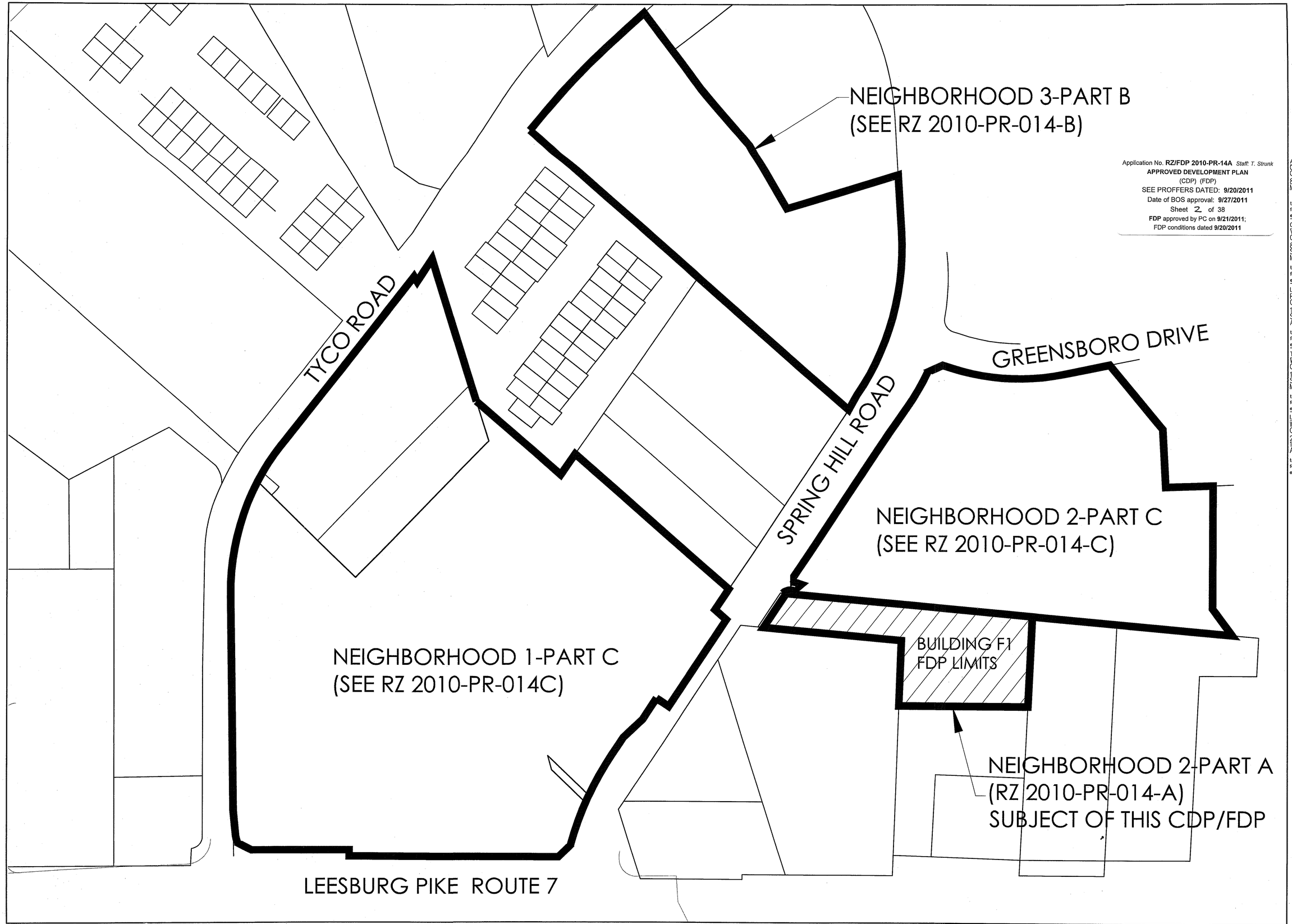

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
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Rev 8/22/11

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REZONING
KEY MAP

SCALE: 1"=80'

C-2

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CDP/FDP GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED IN THE FAIRFAX COUNTY LAND RECORDS AS TAX MAP 29-3 ((1)) 48D AND IS 1.56162 ACRES OR 68,024 SQUARE FEET IN SIZE, THE OWNERS OF THE SUBJECT PROPERTY ARE TYSONS TELECOM CENTER, L.C., JBD SPRINGHILL, LLC, AND TSD SPRINGHILL, LLC AS RECORDED AT DEED BOOK 17932 ON PAGE 641. THE APPLICANT IS THE AGENT FOR THE OWNERS. THE SUBJECT PROPERTY IS ZONED I-5 (GENERAL INDUSTRIAL DISTRICT AND H-C). THE APPLICANT REQUESTS REZONING TO THE PTC (PLANNED TYSONS CORNER URBAN) DISTRICT AND H-C. THIS REZONING IS PART A OF THE LARGER SPRING HILL STATION DEMONSTRATION PROJECT REZONING.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY AND THE CONTOUR INTERVAL IS TWO (2) FEET. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY VIKA, INC.
4. THE BOUNDARY INFORMATION WAS PREPARED FROM RECORD INFORMATION.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED AS NEEDED TO SERVE THE DEVELOPMENT.
6. STORM WATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN A PRIVATELY OWNED AND MAINTAINED BELOW GROUND SYSTEM. THE SYSTEM WILL EITHER BE IN A CONCRETE BOX CULVERT OR IN VAULTS WITHIN A PARKING STRUCTURE AS GENERALLY SHOWN ON THESE PLANS. THE SYSTEM SHALL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE QUALITY SYSTEMS WILL BE IN A COMBINATION OF UNDERGROUND STORM FILTERS AND SHALL BE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL DESIGN CRITERIA. STORM WATER COMPUTATIONS WILL BE BASED ON REDEVELOPMENT REQUIREMENTS AS APPROVED BY DPW&ES AT THE TIME OF SITE PLAN SUBMISSION AND THE ASSOCIATED STORMWATER MANAGEMENT PROFFERS.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING BURIAL SITES ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY AND FURTHER, TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE,TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OFVIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VA. 672.10-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.
9. THE SITE IS CURRENTLY IMPROVED WITH A PARKING LOT.
10. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY DESIGNATED R.P.A. ZONE. THERE IS NO FLOOD PLAIN MAPPED ON THE SUBJECT PROPERTY.
11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
12. LIMITS OF CLEARING AND GRADING SHOWN ON SHEET C-6 MAY BE ADJUSTED AT FINAL SITE PLAN.
13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS AND SUBJECT TO MARKET TIMING.
14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THOSE WAIVERS AND MODIFICATIONS REQUESTED HEREIN.
15. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, BUT THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREET RIGHT OF WAY IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL.
16. THE FOOTPRINT REPRESENTED HEREON IS APPROXIMATE AND MAY BE MODIFIED; THE SIZE AND SHAPE OF THE BUILDING IS PRELIMINARY AND MAY VARY AS A RESULT OF FINAL ENGINEERING AND DESIGN, PROVIDED THE BUILDING REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES ARE GRAPHICALLY SHOWN AND ARE PRELIMINARY IN NATURE. MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPW&ES, VDOT, AND/OR FCDOT APPROVAL. BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR GRAPHICALLY ON THE SHEETS ARE TO BE CONSIDERED MAXIMUM HEIGHTS.
17. RECREATIONAL AMENITIES PROVIDED FOR THE OVERALL PROPOSED DEVELOPMENT MAY INCLUDE, BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AND PEDESTRIAN/BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND/OR ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.
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 ARTICLE 6-509 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND ON-STREET SPACES TO THE EXTENT AUTHORIZED. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
21. TRANSITIONAL SCREENING WITHIN THE TYSONS URBAN CENTER IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 6-510-4-C.
22. TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW&ES.
23. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF UNITS WITHIN THE RANGE SHOWN AND MIX OF USES WITH THE FINAL SITE PLAN. THE BUILDING FOOTPRINT AND ASSOCIATED PARKING MAY BE MODIFIED ACCORDINGLY.
24. MINOR MODIFICATIONS MAY BE MADE AT TIME OF SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
25. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALE TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF THE FAIRFAX COUNTY ORDINANCE.
26. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH USES PERMITTED IN THE PTC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN PTC DISTRICT SHALL BE PERMITTED AS APPROVED.
27. ALL PRIVATE OR PUBLIC STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE DESIGN STANDARDS FOR TYSONS CORNER DEVELOPED BY FCDOT IN PARTNERSHIP WITH VDOT DATED MARCH 28, 2011, OR AS MODIFIED IN CONSULTATION WITH FCDOT/VDOT. ALL PRIVATE STREETS WILL COMPLY WITH THE FIRE MARSHALL REQUIREMENTS.
28. THE SUBJECT PROPERTY IS WITHIN A TOD DISTRICT. SEE SHEET C-5 FOR DELINEATION FROM THE METRO STATION ENTRANCE.
29. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS ON THE SITE WHICH WERE CREATED AFTER THE EFFECTIVE DATE OF THE ZONING ORDINANCE PER SECTION 2-308.
30. EXISTING ENTRANCES TO EXISTING LAND USES SHALL BE PERMITTED TO REMAIN UNTIL SUCH TIME AS THIS PROPERTY REDEVELOPS.

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP/FDP.
2. WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP/FDP.
3. WAIVER OF SECTION 17-201 PARAGRAPH 3 OF THE ZONING ORDINANCE TO PROVIDE ANY ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP.
4. MODIFICATION OF SECTION 17-201 PARAGRAPH 4 OF THE ZONING ORDINANCE REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP/FDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP/FDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
5. WAIVER OF SECTION 6-506 PARAGRAPH 1 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN (10) ACRES.

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PFM WAIVERS REQUESTED

1. THE APPLICANT REQUESTS MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
2. A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR RESIDENTIAL AND NON-RESIDENTIAL USES. SUCH STACKED\ PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE.
3. A WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
4. THE APPLICANT REQUESTS A WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-0509 DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS IT RELATES TO STREETSCAPE DESIGN. THESE GUIDELINES LAYOUT THE INTENT OF TREES, LANDSCAPING AND STREETSCAPES IN TYSONS CORNER AND ARE SPECIFIED WITH THIS CDP/FDP APPLICATION.
5. THE APPLICANT REQUESTS A MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS SECTION 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS § 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN SECTION 12-0403."
6. 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 PLANTER OPENING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF SIX (6) FEET AS SHOWN WITH THE CDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST.

SITE TABULATIONS

Site Area	**1.56162 ac or 68,024 SF**
Area of Density Credit	**861 SF**
Total Area for Density Purposes	**1.58138 ac or 68,885 SF**
Existing Zoning	**I-5 (General Industrial District) and HC (Highway Corridor Overlay District)**
Proposed Zoning	**PTC (Planned Tysons Corner Urban District) HC (Highway Corridor Overlay District)**
Gross Floor Area	**436,000**
Floor Area Ratio	**6.33**
Open Space	**See Sheet L-1.03**
Tree Canopy	**See Sheets C-8 and L-1.03**

DENSITY CHART

Development Tabulation

Building	Maximum Building Height/ Podium Height [1]	Floors [2]	Use [3]	GFA by Use	Building GFA [4]	Total Dwelling Units	WDUs [5]	Parking Permitted/Provided < 1/4 Mile to Metro [6] Min.	Parking Permitted/Provided < 1/4 Mile to Metro [6] Max.	Loading Spaces [7]
F1	300/60	26	Residential	430,000	436,000	307-478	62-96	307-478	437-682	2
			Retail/Service	6,000				0	6	

[1] Maximum building height is measured from average grade and includes mechanical penthouse and architectural features. Podium height is included within the maximum building height.

[2] The number of floors shown is conceptual and may be adjusted provided the maximum building height is not exceeded.

[3] Retail/Service use as indicated in this tabulation may include a variety of other commercial uses such as, but not limited to, eating establishments and fast food restaurants. (See Proffers.)

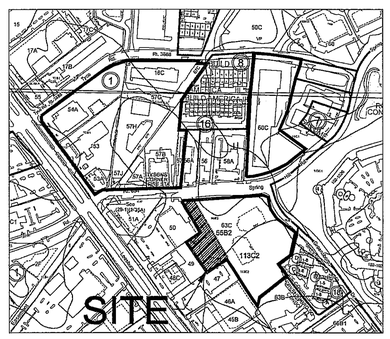
[4] GFA includes cellar space as specified in the Zoning Ordinance.

[5] Twenty (20) percent of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.

[6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Zoning Ordinance, which is restated below for the primary uses proposed on the CDP/FDP. It is understood that some commercial uses have different parking rates than the retail/service category shown below. Residential parking was based on an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of site plan, parking will be provided based on the specific uses, GFA, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance.

Primary Use	Parking Permitted/Provided < 1/4 Mile to Metro: Min	Max
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential		
0-1 BR	1	1.3/Unit
2 BR	1	1.6/Unit

[7] Additional loading spaces may be provided as identified at the time of final site plan.



SOILS MAP
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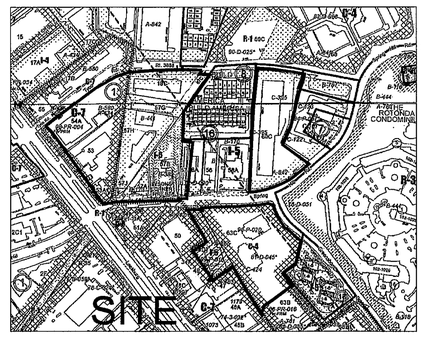

VICINITY MAP
SCALE: 1"=500'

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Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
Mclean, VA 22102

Submission 8/24/10
Rev 10/20/10
Rev 1/07/11
Rev 4/25/11
Rev 4/29/11
Rev 5/06/11
Rev 5/27/11
Rev 7/06/11
Rev 8/05/11
Rev 8/22/11

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CDP/FDP NOTES. TABS, & WAIVERS

Scale:

C-3

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 29-3 AS TAX MAP NUMBER 29-3-01-0048D AND IS ZONED I-5 & HC.
2. THE HORIZONTAL DATUM SHOWN HEREON IS TIED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NORTH ZONE) AND IS BASED ON A FIELD RUN SURVEY USING ACCEPTED GPS SURVEYING METHODS AND PRACTICES AND PERFORMED BY VIKA, INC.
3. THE SUBJECT PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TYSONS TELECOM CENTER, L.C., JBD SPRINGHILL, LLC, AND TSD SPRINGHILL, LLC BY DEED RECORDED IN D.B. 17932 AT PG. 641 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515525-0100-D, DATED MARCH 5, 1990.

LEGAL DESCRIPTION: (PART A – NEIGHBORHOOD 2)

029-3-01-0048D

BEING ALL OF PARCEL A, TYSONS PROMENADE AS SHOWN ON A PLAT PREPARED BY VIKA. INC. ENTITLED, 'PLAT SHOWING PARCEL A, TYSONS PROMENADE", RECORDED IN DEED BOOK 17854 AT PAGE 659 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING HILL ROAD, ROUTE 684, (VARIABLE WIDTH), SAID POINT BEING THE NORTHWESTERN CORNER OF THE PROPERTY OF TYSONS 3 PARTNERSHIP AS RECORDED IN DEED BOOK 8494 AT PAGE 1360 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID NORTHWESTERN CORNER OF TYSONS 3 PARTNERSHIP (DB 8494 PG 1360) AND RUNNING WITH A PORTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SPRING HILL ROAD, ROUTE 684

1. NORTH 85°03'30" EAST, 81.99 FEET TO A POINT LYING ON THE SOUTHWESTERLY LINE OF LOT 63A, GREENSBORO CORPORATE CENTER AS RECORDED IN DEED BOOK 11214 AT PAGE 1067; THENCE LEAVING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF SPRING HILL ROAD, ROUTE 684 AND RUNNING WITH SAID SOUTHWESTERLY LINE OF LOT 63A, GREENSBORO CORPORATE CENTER (DB 11214 PG 1067)
2. SOUTH 32°56'12" EAST, 494.35 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF THE PROPERTY OF CG TEXAS, INC. AS RECORDED IN DEED BOOK 10943 AT PAGE 1652 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING THE AFORESAID SOUTHWESTERLY LINE OF LOT 63A, GREENSBORO CORPORATE CENTER (DB 11214 PG 1067) AND RUNNING WITH THE SOUTHWESTERLY LINE OF SAID PROPERTY OF CG TEXAS, INC. (DB 10943 PG 1652)
3. SOUTH 54°36'04" WEST, 180.04 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THE PROPERTY OF MCDONALD CORPORATION AS RECORDED IN DEED BOOK 8837 AT PAGE 951 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING THE AFORESAID SOUTHWESTERLY LINE OF SAID PROPERTY OF CG TEXAS, INC. (DB 10943 PG 1652) AND RUNNING WITH THE SOUTHEASTERLY LINE OF SAID PROPERTY OF MCDONALD CORPORATION (DB 8837 PG 951)
4. NORTH 37°58'13" WEST, 258.02 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THE AFORESAID PROPERTY OF TYSON 3 PARTNERSHIP (DB 8494 PG 1360); THENCE LEAVING THE AFORESAID SOUTHEASTERLY LINE OF MCDONALD CORPORATION (DB 8837 PG 951) AND RUNNING WITH SAID SOUTHEASTERLY LINE OF THE PROPERTY OF TYSON 3 PARTNERSHIP (DB 8494 PG 1360)
5. NORTH 32°55'01" WEST, 276.46 FEET TO THE POINT OF BEGINNING CONTAINING 68,024 SQUARE FEET OR 1.56162 ACRES OF LAND.

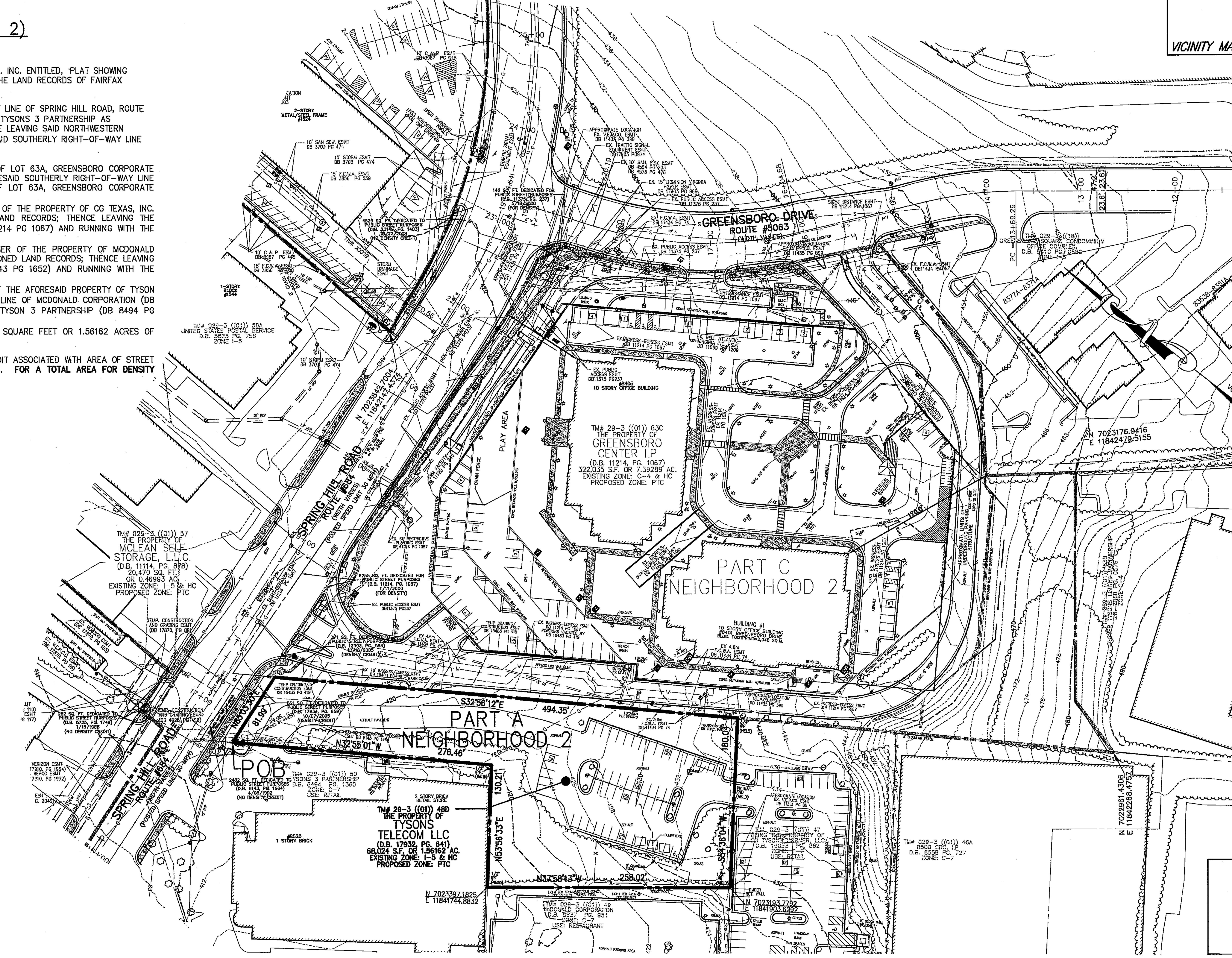
AN ADDITIONAL 861 SQUARE FEET OR 0.01977 ACRES HAS BEEN RESERVED FOR DENSITY CREDIT ASSOCIATED WITH AREA OF STREET DEDICATION RECORDED IN D.B. 17854 AT PAGE 659 AMONG THE AFORESAID LAND RECORDS. **FOR A TOTAL AREA FOR DENSITY PURPOSES OF 68,885 SQUARE FEET OR 1.58139 ACRES.**

PROPERTY TABULATION
PART A - NEIGHBORHOOD 2

TAX MAP #	AREA (SF)	AREA (AC)	DEED BOOK/PAGE
TAX MAP # 29-3 (01) 0048D	68,024	1.56162	
TOTAL PART A - NEIGHBORHOOD 2:	68,024	1.56162	

DENSITY TABULATION
(INCLUDES STREET DEDICATION WITH DENSITY)
PART A - NEIGHBORHOOD 2

TAX MAP #	AREA (SF)	AREA (AC)	DEED BOOK/PAGE
TAX MAP # 29-3 (01) 0048D	68,024	1.56162	
DENSITY CREDIT:	861	0.01977	(D.B. 17854 PG. 659)
TOTAL APPLICATION AREA WITH DENSITY CREDITS			
PART A - NEIGHBORHOOD 2:	**68,885**	**1.58139**	



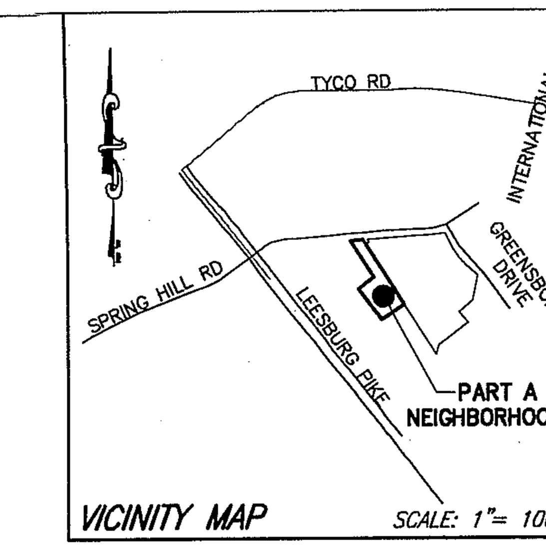
LEGEND

BUILDING LINE	SANITARY CLEANOUT
CABLE TELEVISION CONDUIT	STORM DRAIN MANHOLE
ELECTRICAL CONDUIT	ELECTRICAL JUNCTION BOX
EDGE OF PAVEMENT	ELECTRICAL MANHOLE
FENCE LINE	FIRE DEPARTMENT CONNECTION
NATURAL GAS CONDUIT	FIRE HYDRANT
OVERHEAD WIRES	GAS MANHOLE
TELEPHONE/COMMUNICATIONS CONDUIT	GUY POLE
PROPERTY LINES	GAS VALVE
PUBLIC UTILITIES EASEMENTS	LIGHT POLE
SANITARY SEWER CONDUIT	PHONE PEDESTAL
STORM DRAIN CONDUIT	PHONE MANHOLE
WATER CONDUIT	UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS

CONC. ..... CONCRETE
C&G .... CURB AND GUTTER
BLDG. ...... BUILDING
STY. .... STORY
TRV .... ELECTRICAL TRANSFORMER
ASPH. ...... ASPHALT
ESMT. ...... EASEMENT
RCP ...... REINFORCED CONCRETE PIPE
CMP ...... CORRUGATED METAL PIPE
BRL .... BUILDING RESTRICTION LINE
R/W .... RIGHT-OF-WAY
(R) .... RECORD INFORMATION
H.C. .... HANDICAP RAMP

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



Application No. **RZ/FDP 2010-PR-14A** Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet 4 of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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Spring Hill Station

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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (ACCEPTED)	10.14.10
CDP (REVISION)	12.20.10
CDP (REVISION)	3.18.11
CDP (REVISION)	4.25.11
CDP (REVISION)	4.29.11
CDP (REVISION)	5.6.11
CDP (REVISION)	5.27.11
CDP (REVISION)	7.6.11
CDP (REVISION)	8.5.11
CDP (REVISION)	8.22.11

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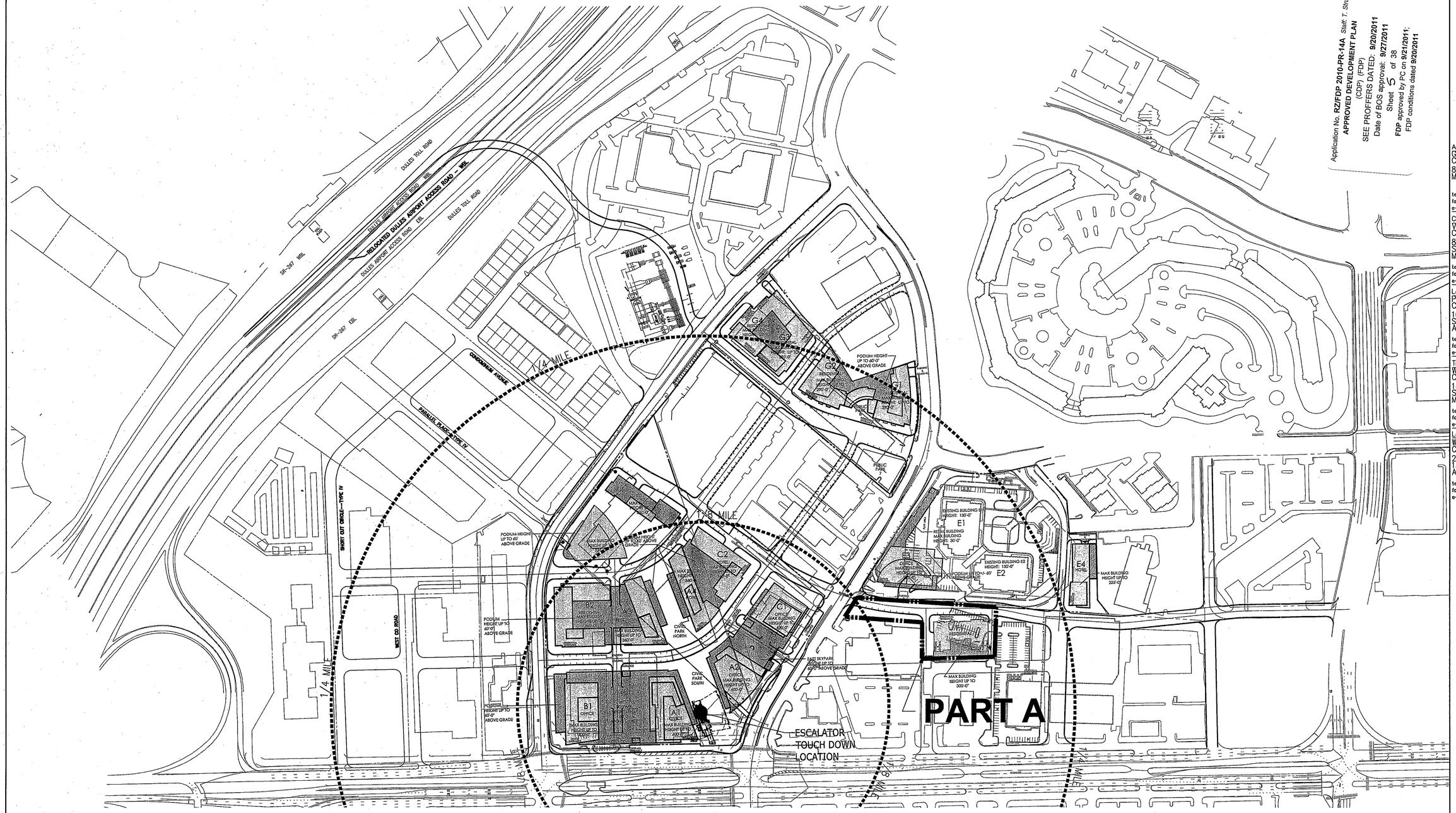
PART A
NEIGHBORHOOD 2
EXISTING CONDITIONS PLAN
Scale: 1"=60'

C-4

P:\Surveys\LDD3-PROJECTS\7018-SV1\DWG\V7018-CP.dwg 8/22/2011 10:06:50 AM EDT



Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet **5** of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

TOD DENSITY RING TABULATION:	AREA		
PART A	SQ. FT.	ACRES	GFA
APPLICATION AREA WITHIN 1/8 MILE RADIUS	3,527	0.080969	0
APPLICATION AREA WITHIN 1/8 AND 1/4 MILE RADIUS	65,358	1.500413	436,000
APPLICATION AREA WITHIN 1/4 AND 1/3 MILE RADIUS			
APPLICATION AREA WITHIN 1/3 AND 1/2 MILE RADIUS	0	0	0
TOTAL AREAS WITH DENSITY CREDIT	68,885	1.581382	436,000

TOTAL OVERALL SITE AREA FOR DENSITY PURPOSES
ALL OF RZ 2010-PR-014: 1,394,342 SQ. FT. (OR 32.0097 ACRES)
SITE AREA WITHIN 1/4 MILE OF METRO: 1,236,408 SQ. FT. OR (28.38402 ACRES)
SITE AREA BEYOND 1/4 MILE OF METRO: 157,934 SQ. FT. OR (3.62567 ACRES)

RECEIVED
Department of Planning & Zoning
MAY 08
Zoning Evaluation Division

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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10
CDP (Revised)	12.20.10
CDP (Revised)	03.18.11
CDP (Revised)	04.25.11
CDP (Revised)	04.29.11
CDP (Revised)	05.06.11
CDP (Revised)	05.27.11
CDP (Revised)	07.06.11
CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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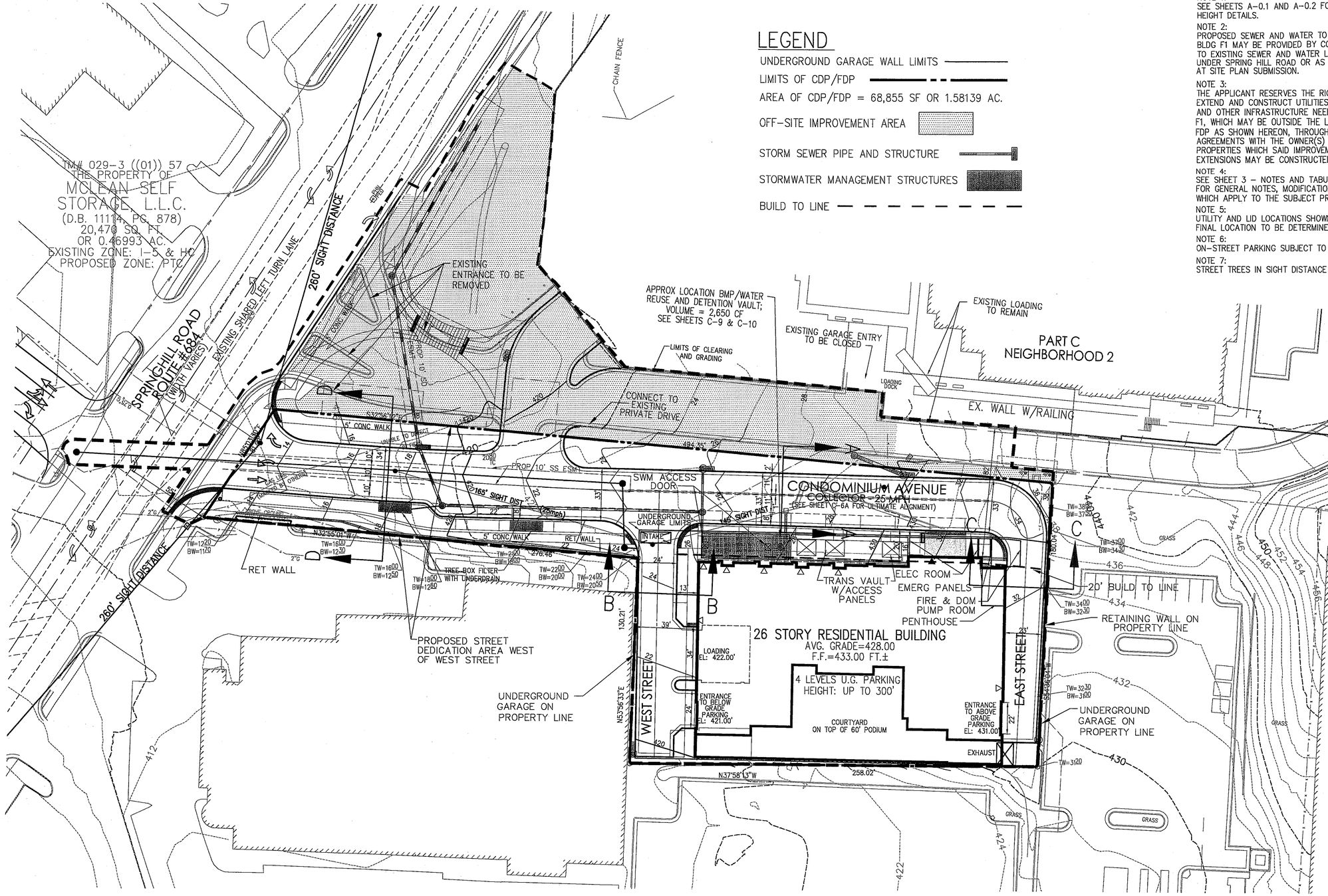
OVERALL CONTEXT PLAN

SCALE: 1"=160'

C-5



INTERIM CONDITION

LEGEND

- UNDERGROUND GARAGE WALL LIMITS
- LIMITS OF CDP/FDP
- AREA OF CDP/FDP = 68,855 SF OR 1.58139 AC.
- OFF-SITE IMPROVEMENT AREA
- STORM SEWER PIPE AND STRUCTURE
- STORMWATER MANAGEMENT STRUCTURES
- BUILD TO LINE

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

NOTE 2:
PROPOSED SEWER AND WATER TO SERVE BLDG F1 MAY BE PROVIDED BY CONNECTION TO EXISTING SEWER AND WATER LATERALS UNDER SPRING HILL ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.

NOTE 3:
THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR BLDG. F1, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE PROPERTIES WHICH SAID IMPROVEMENTS OR EXTENSIONS MAY BE CONSTRUCTED.

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

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

NOTE 6:
ON-STREET PARKING SUBJECT TO VDOT APPROVAL.

NOTE 7:
STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.

Application No. RZ/FDP 2010-PR-14A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 6 of 38
FDP approved by PC on 9/21/2011;
FDP conditions dated 9/20/2011

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Rev 8/05/11
Rev 8/22/11

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CDP/FDP
PART A
INTERIM

SCALE: 1"=30'

C-6

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

NOTE 2:
PROPOSED SEWER AND WATER TO SERVE BLDG F1 MAY BE PROVIDED BY CONNECTION TO EXISTING SEWER AND WATER LATERALS UNDER SPRING HILL ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.

NOTE 3:
THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR BLDG. F1, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE PROPERTIES WHICH SAID IMPROVEMENTS OR EXTENSIONS MAY BE CONSTRUCTED.

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

NOTE 5:
UTILITY LOCATION FOR ULTIMATE ALIGNMENT TO BE SHOWN WITH FDP FOR BUILDING E3 IN PART C.

NOTE 6:
STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.

LEGEND

UNDERGROUND GARAGE WALL LIMITS

LIMITS OF CDP/FDP

AREA OF FDP = 68,855 SF OR 1.58139 AC.

STORMWATER MANAGEMENT STRUCTURES

BUILD TO LINE

TM# 029-3 ((01)) 57
THE PROPERTY OF
MCLEAN SELF STORAGE, L.L.C.
(D.B. 11114, PG. 878)
20,470 SQ. FT.
OR 0.46993 AC.
EXISTING ZONE: I-5 & HC
PROPOSED ZONE: PTC

SPRING HILL ROAD IMPROVEMENTS BY OTHERS

APPROX LOCATION BMP/WATER REUSE AND DETENTION VAULT; VOLUME = 2,650 CF SEE SHEETS C-9 & C-10

PART C NEIGHBORHOOD 2

SPRING HILL ROAD ROUTE #684 (WIDTH VARIES)

CONDOMINIUM AVENUE COLLECTOR - 25 MPH

ON-STREET PARKING PENDING VDOT APPROVAL

RETAINING WALL

SIDEWALK

165' SIGHT DIST (25mph)

145' SIGHT DIST (25 mph)

UNDERGROUND GARAGE LIMITS

SWM ACCESS DOOR

INTAKE

ULTIMATE ROAD BY OTHERS

TRANS VAULT W/ACCESS PANELS

ELEC ROOM

EMERG PANELS

FIRE & DOM PUMP ROOM

PENTHOUSE

26 STORY RESIDENTIAL BUILDING
AVG. GRADE=428.00
F.F.=433.00 FT.±

4 LEVELS U.G. PARKING
HEIGHT: UP TO 300'

COURTYARD ON TOP OF 60' PODIUM

LOADING EL: 422.00'

ENTRANCE TO BELOW GRADE PARKING EL: 421.00'

ENTRANCE TO ABOVE GRADE PARKING EL: 431.00

EXHAUST

WEST STREET

EAST STREET

20' BUILD TO LINE

RETAINING WALL ON PROPERTY LINE

UNDERGROUND GARAGE ON PROPERTY LINE

EX. WALL W/RAILING

EX. RET. WALL

FUTURE ROAD BY OTHERS

OFF-SITE ROAD BY OTHERS

2 STORY BRICK RETAIL STORE

UNDERGROUND GARAGE ON PROPERTY LINE

SPRING HILL ROAD IMPROVEMENTS BY OTHERS

ROAD BY OTHERS

MEETS GRADE AT ADJACENT PROPERTY

260' SIGHT DISTANCE

CHAIN FENCE

N 7023397.1825
E 11841744.8832

N 7023193.7792
E 11841903.6292

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

ULTIMATE CONDITION

Application No. RZ/FDP 2010-PR-14A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN (CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 7 of 38
FDP approved by PC on 9/21/2011;
FDP conditions dated 9/20/2011

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Rev 7/6/11
Rev 8/05/11
Rev 8/22/11

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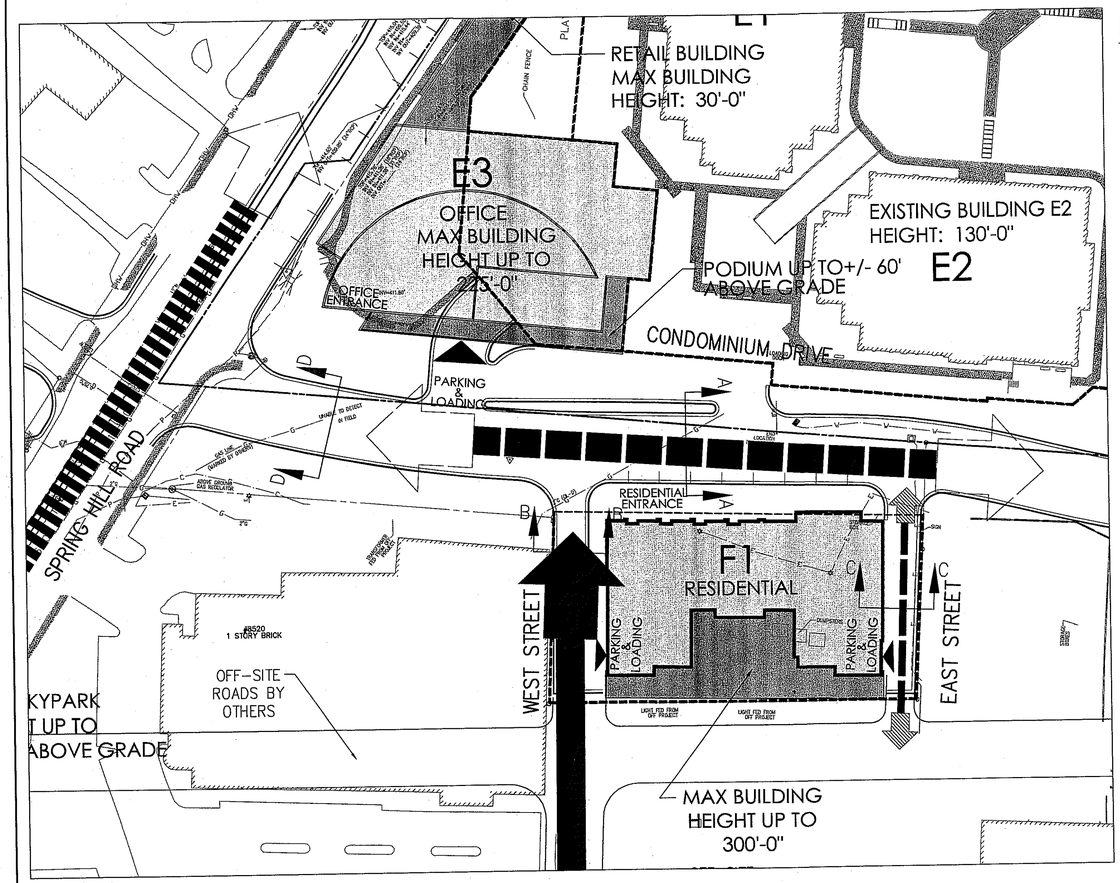
CDP/FDP
PART A
ULTIMATE

SCALE: 1"=30'

C-6A



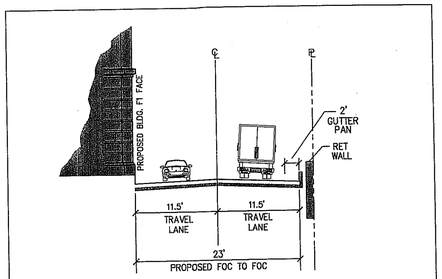
LEGEND:

PUBLIC AVENUE

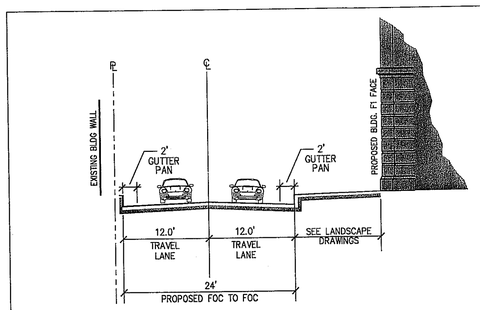
PUBLIC COLLECTOR

LOCAL STREET (PRIVATE STREET)

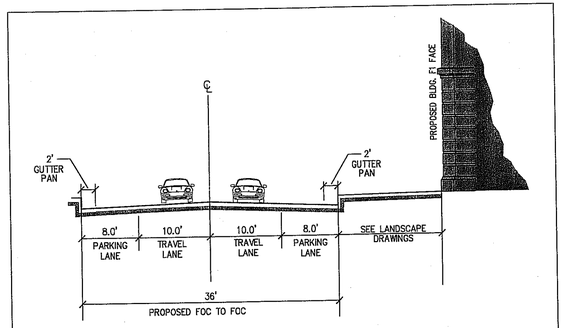
SERVICE ALLEY



EAST STREET (PRIVATE)
SECTION C-C
SEE SHEET C-6
SCALE: 1"=10'



WEST STREET (PRIVATE)
INTERIM SECTION B-B
SEE SHEET C-6
SCALE: 1"=10'



WEST STREET (PRIVATE)
ULTIMATE SECTION
SEE SHEET C-6A
SCALE: 1"=10'

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
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Sheet 8 of 38
FDP approved by PC on **9/21/2011**;
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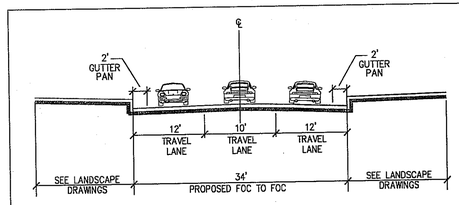
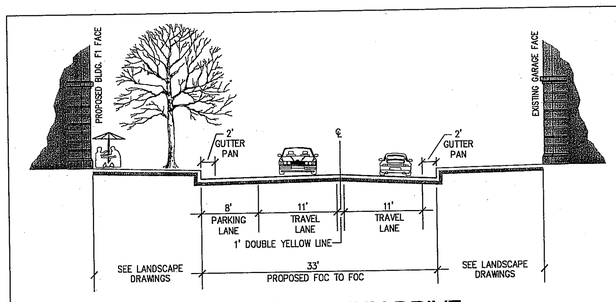
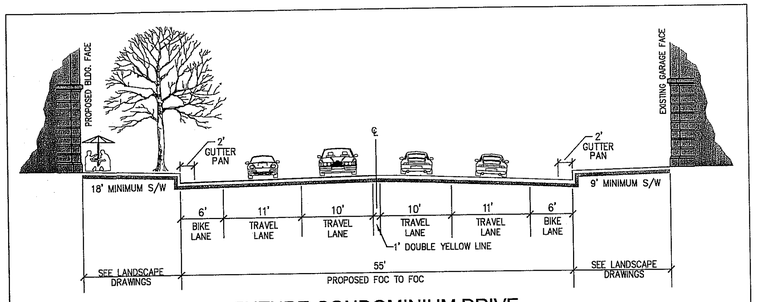


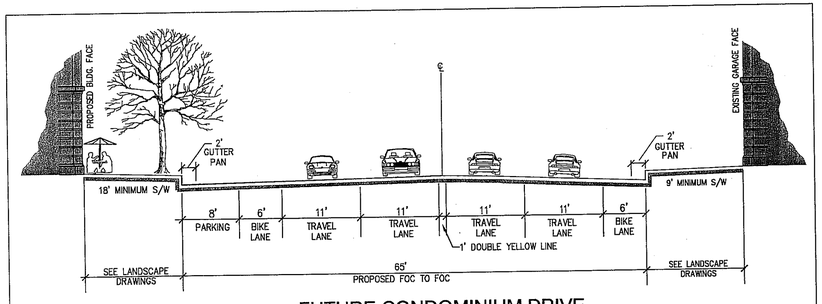
INTERIM CONDOMINIUM DRIVE
INTERIM SECTION D-D
SEE SHEET C-6
SCALE: 1"=10'



INTERIM CONDOMINIUM DRIVE
INTERIM SECTION A-A
SEE SHEET C-6
SCALE: 1"=10'



FUTURE CONDOMINIUM DRIVE
BETWEEN WEST STREET AND EAST STREET
SEE SHEET C-6A
SCALE: 1"=10'



FUTURE CONDOMINIUM DRIVE
SEE SHEET C-6A
SCALE: 1"=10'

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
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Submission 8/24/10
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Rev 4/25/11
Rev 5/06/11
Rev 5/27/11
Rev 7/06/11
Rev 8/05/11
Rev 8/22/11

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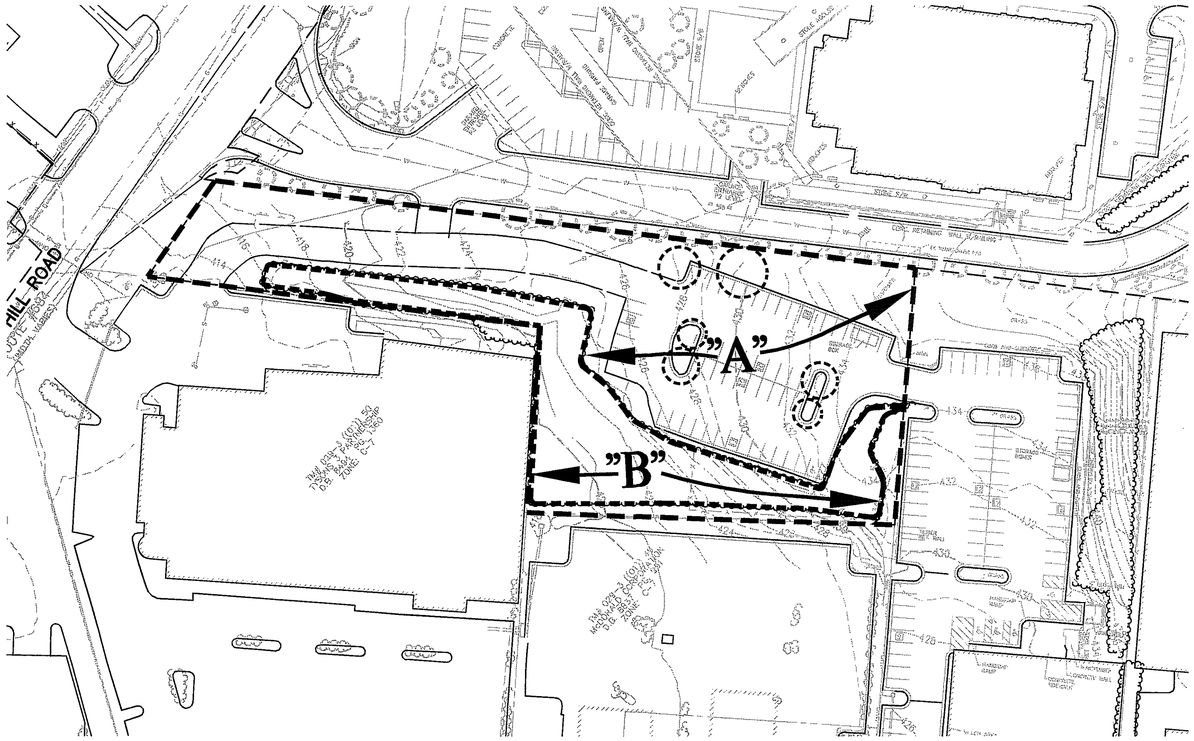
FDP STREET SECTION/ CIRCULATION PLAN BLDG F1

SCALE: 1"=50'

C-7



EXISTING VEGETATION TABLE – FDP F-1

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED LAND/ LANDSCAPED TREE CANOPY	N/A	47,139 SF (1.0822 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED AS ASPHALT PARKING AREA WITH TURF LAWN, LANDSCAPED AREAS / OPEN SPACE AREAS.
"B"	UPLAND FOREST	LONG-TERM SUB-CLIMAX	20,885 SF (0.47945 AC)	FAIR	SEE COVER TYPE TABLE	SEMI-MATURE WOOD STAND BORDERED BY PUBLIC ROW AND LAWN/PARKING AREA.
TOTAL AREA	–	–	68,024 SF (1.5616 AC)	–	–	–

FDP F-1 VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Acer rubrum – Red Maple
Quercus palustris –Pin Oak

"B" PRIMARY SPECIES
Acer rubrum – Red Maple
Carya glabra – Pignut Hickory
Liriodendron tulipfera – Yellow Poplar
Pinus virginiana – Virginia Pine
Prunus – Cherry
Quercus palustris – Pin Oak
Robinia pseudoacacia – Black Locust

FDP F-1 EVM NARRATIVE

FDP F-1: THIS SITE AREA HAS BEEN DEVELOPED AS A PARKING LOT WHICH ACCOMMODATES THE ADJACENT RETAIL BUSINESSES. APPROXIMATELY 40% OF THE 68,024SF OF THE F-1 PARCEL IS PAVED ASPHALT. THE REMAINDER IS LAWN/ TURF LANDSCAPE AND/OR REMNANT WOODED AREA FROM WHEN THE PROPERTY WAS DEVELOPED. THE REMNANT WOODED AREA (AREA B) WOULD BE IDENTIFIED AS HARDWOOD TREE SPECIES AT A SUB-CLIMAX SUCCESSIONAL STAGE. THIS VEGETATION SHOWS FAIR TO GOOD HEALTH WITH GOOD TO FAIR VIGOR. THIS AREA HAS NOT BEEN MAINTAINED AND THERE IS AN ESTABLISHED LEVEL OF INVASIVE PLANT MATERIAL (POISON IVY, WILD GRAPE VINE, AILANTHUS). THE BALANCE OF THE EXISTING TREES (AREA A) HAD BEEN PLANTED WITH THE CONSTRUCTION OF THE PARKING AREA. THE PTC ZONING CALLS FOR A COMPLETE REDEVELOPMENT OF THIS SITE WHERE THE EXISTING ASPHALT PARKING AREA AND VEGETATION WILL BE REMOVED.

THIS PLANT MATERIAL WILL NOT BE CONSIDERED FOR PRESERVATION AND THE SITE WILL NOT PROVIDE AREA TO SATISFY THE TREE PRESERVATION TARGET AREA REQUIREMENTS. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0507.4.

FDP F-1

Table 12.3 Tree Preservation Target Calculations and Statement Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	24,277	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	36%	
C	Percentage of 10-year tree canopy required for site =	6,806	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	36%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Target cannot be met. Provide a sheet number where deviation request is located.	C-8	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	Yes	see § 12-0508.4

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A
SIGNATURE _____ DATE 8/22/11

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

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

Application No. RZ/FDP 2010-PR-14A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN (CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
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Rev	8/22/11

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FDP EXISTING VEGETATION MAP N2–F1

Scale: 1"=50'

C–8

P:\Planning\Projects\7018\dwg\FDP F1\V7018107-NN2A EVM.dwg 8/22/2011 9:13:35 AM EDT

ENGINEERS ✿ PLANNERS ✿ LANDSCAPE ARCHITECTS ✿ SURVEYORS ✿ SUSTAINABLE DESIGN

March 29, 2011

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: Tree Preservation Target Deviation Request
Spring Hill Station Demonstration Project
Neighborhood 2 Part A
FDP/RZ 2010-PR-014
VIKA # V7018C

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In the Fairfax County Comprehensive Plan, adopted on June 22, 2010, the referenced site is located within the Tysons Corner Urban Center. The referenced FDP plan submittal is associated with Neighborhood 2, Part A. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

12-508.3A(3) – where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

Portions of the existing vegetation on the referenced site had been planted with the development of the property while portions of the existing vegetation on these sites are remnant wooded areas that were not cleared during the development process. Neighborhood 2, Part A razed of all existing features. This re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of Neighborhood 2 Part A. Therefore, it is requested here that UFMD deem the tree preservation requirement will be hereby satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the redevelopment. Please refer to the project landscape plans.

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ✿ McLean, Virginia 22102 ✿ 703.442.7800 Fax 703.761.2787
McLean, VA ✿ Germantown, MD ✿ Washington, DC
www.vika.com

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
RE: Spring Hill Station
Target Deviation Request
Neighborhood 2 Part A
RZ 2010-PR-014
VIKA # V7018C
March 29, 2011
Page 2 of 2

Sincerely,
VIKA, Inc.

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

NPK/nek

cc: Dan Avrit, RLA, - Parker Rodriguez
Robert R. Cochran, Associate Principal – VIKA, Inc
Todd Nelson, Urban Forrester II, Fairfax County UFMD

X:\DATA\7000-9000\V7018C\Letter\Knapp (RH-2 Part A-Tree Perserve Deviate)-[11.04.29].doc

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF A GREEN ROOF, TREE BOX FILTER, AS WELL AS THE STORING OF WATER IN VAULTS FOR REUSE (E.G. IRRIGATION, AIR CONDITIONING, ETC.) AND DETAINING WATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT. THIS STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: LEED

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED REQUIREMENTS. ALTHOUGH THE PROPERTY THAT IS SUBJECT TO THIS REDEVELOPMENT PLAN IS LESS THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, BECAUSE THE TYSONS WIDE AVERAGE IMPERVIOUSNESS IS GREATER THAN 50%, WE HAVE UTILIZED THE LEED REQUIREMENT (THE TARGET FOR THIS PLAN) TO REDUCE THE POST DEVELOPED 1-YR AND 2-YR, 24 HOUR DESIGN STORMS TOTAL VOLUME RUNOFF SO AS TO NOT EXCEED 75% OF THE EXISTING CONDITION. FOR THIS CALCULATION, A LEED BOUNDARY HAS BEEN ESTABLISHED CONSISTING OF THE BUILDING AND GARAGE FOOTPRINTS (0.85 AC). SEE SHEET C-12 FOR AREA.

PART II: CAPTURE/CONTROL 1" RAINFALL

THE SECOND GOAL OF THE COMPREHENSIVE PLAN IS TO CONTROL/CAPTURE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE. COMPUTATIONS HAVE BEEN PROVIDED USING THE RUNOFF REDUCTION METHOD THAT DEMONSTRATES THAT THE PROPOSED RUNOFF VOLUME FOR A 1" RAINFALL FROM THE ENTIRE SITE (INCLUDING FUTURE PUBLIC R.O.W.) REPRESENTS A 15% DECREASE FROM THE EXISTING CONDITION RUNOFF VOLUME. BMP REDUCTIONS FOR THE GREEN ROOF, TREE BOX FILTER, AND CISTERN HAVE BEEN FACTORED INTO THIS CALCULATION. FOR THE LEED BOUNDARY (0.85 AC), THE ENTIRE FIRST INCH OF RAINFALL IS CAPTURED BY THE GREEN ROOF AND CISTERN.

PART III: PFM COMPLIANCE

ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-YR STORM PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE AFOREMENTIONED REUSE VOLUME (SIMPLY STORING ALL OF THIS RUNOFF WILL REDUCE THE POST DEVELOPED PEAK RATE), AND THROUGH ADDITIONAL DETENTION IN THE VAULT "DOWNSTREAM" OF THE REUSE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR THE 10-YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION 10-YR STORM. THE PEAK RELEASE RATE CONTROL FOR THE 10-YR STORM WILL BE ACCOMPLISHED IN THE SAME MANNER AS THE 2-YR PEAK RELEASE RATE CONTROL, WITH ADDITIONAL STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

CISTERN/RAINWATER HARVESTING FACILITY

THE SUBJECT APPLICATION PROPOSES A SINGLE VAULT ON TOP OF AND ADJACENT TO THE PROPOSED GARAGE. THE VAULT WILL BE LOCATED ON THE NORTH FACE OF THE BUILDING ABOVE THE CEILING OF THE B2 LEVEL AND OUTSIDE OF THE B1 LEVEL. THIS VAULT HAS BEEN SIZED TO PROVIDE STORAGE FOR THE SITE RUNOFF VOLUME REDUCTION REQUIRED AS EXPLAINED ABOVE. A 4'X4' CONTROL STRUCTURE ACTING AS AN 8' WEIR, PROVIDES RELIEF THE 2-YR AND 10-YR STORM EVENTS; WHICH HAVE A RELEASE RATE WELL BELOW THE PEAK ALLOWABLE RELEASE RATE (SIMPLY STORING ALL OF THIS RUNOFF WILL REDUCE THE POST DEVELOPED PEAK RATE). SITE BMP'S ARE ALSO PROVIDED IN THIS VAULT WITH THE USE OF VORTECHNICS FOR TOTAL SUSPENDED SOLIDS REMOVAL (TSS) TO ACT AS A PRETREATMENT FOR THE REUSE WATER. THE REUSE OF THE WATER CAPTURED IN THE VAULT PROVIDES 100% EFFICIENCY FOR PHOSPHOROUS REMOVAL OF WATER LEAVING THE SITE. THE REUSE VAULT IN ITSELF PROVIDES GREATER THAN A 40% REDUCTION OF PHOSPHORUS FOR THE STORM WATER LEAVING THE SITE. ADDITIONAL TO THE REUSE VAULT A TREE BOX FILTER IS PROVIDED FOR ADDITIONAL PHOSPHORUS AND TSS REMOVAL ON SITE. THE TOTAL PHOSPHORUS AND TSS REDUCTION ON SITE IS GREATER THAN 80% FOR EACH WITH THE COMBINED EFFORTS FOR THE REUSE VAULT AND THE TREE BOX FILTER. THIS SATISFIES THE MINIMUM REQUIRED 40% REDUCTION FOR PHOSPHORUS REMOVAL AND THE MINIMUM 80% REDUCTION FOR TOTAL SUSPENDED SOLIDS REMOVAL.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.

ALL STORMWATER MANAGEMENT FACILITIES INCLUDING THE REUSE AND DETENTION CHAMBER, THE VORTECH 5000 PRE TREATMENT, AND THE TREE BOX FILTER ARE TO BE PRIVATELY MAINTAINED. A MAINTENANCE AGREEMENT WITH FAIRFAX COUNTY WILL BE REQUIRED PRIOR TO PLAN APPROVAL.

RAINWATER HARVESTING:

THE RAINWATER TO BE CAPTURED IS RUNOFF FROM THE BUILDING ROOFTOP AND THE IMPERVIOUS DRIVE AISLES SURROUNDING THE BUILDING. BEFORE THE RAINWATER ENTERS THE VAULT THERE IS A PRE-TREATMENT FACILITY WHICH REMOVES 80% OF THE TSS PRIOR TO USE BY THE COOLING TOWERS.

COOLING TOWER DEMAND:
COOLING TOWER TONNAGE: 800 TONS
COOLING TOWER PEAK DEMAND (SUMMER): 13.35 GALLONS PER MINUTE (GPM)
COOLING TOWER MINIMUM DEMAND (WINTER): 1.45 GPM

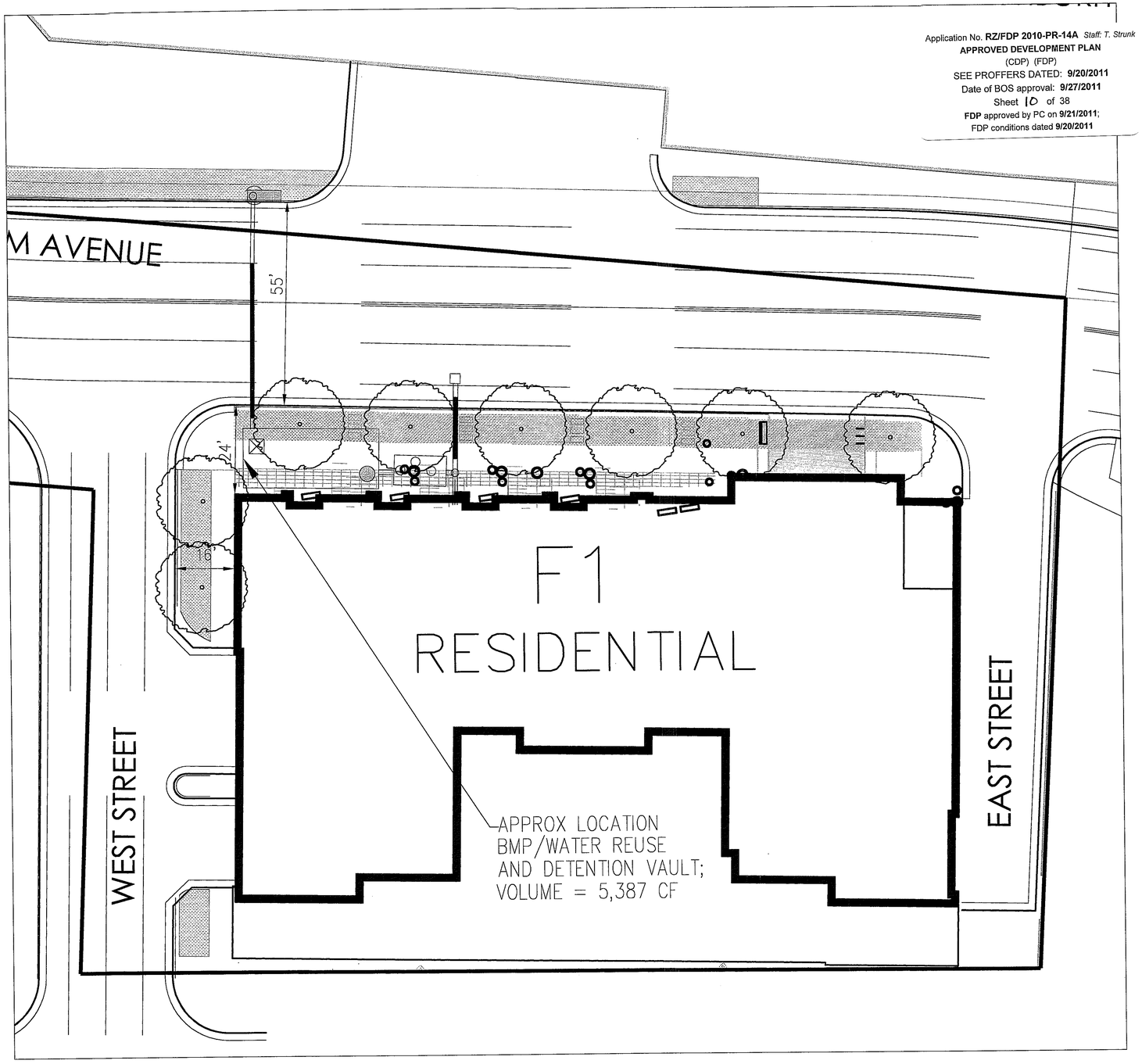
ANALYSIS:
ASSUMPTIONS: RE-USE VAULT IS FILLED COMPLETELY WHEN DRAW DOWN BEGINS; DRAW DOWN RATE IS AN AVERAGE AND REMAINS CONSTANT.
MAXIMUM RE-USE VAULT DRAW DOWN TIME (HOURS) =
FOR LEED REQUIREMENT, (26,891 GALLONS)/(60 MIN X COOLING TOWER DEMAND GPM)
FOR 1" REQUIREMENT, (18,476 GALLONS)/(60 MIN X COOLING TOWER DEMAND GPM)

SUMMER
MAX. RE-USE VAULT DRAW DOWN TIME (HOURS) =
FOR LEED REQUIREMENT= 34 HOURS
FOR 1" REQUIREMENT= 23 HOURS

WINTER
MAX. RE-USE VAULT DRAW DOWN TIME (HOURS) =
FOR LEED REQUIREMENT= 309 HOURS (13 DAYS)
FOR 1" REQUIREMENT= 212 HOURS (9 DAYS)

AMOUNT THAT CAN BE DRAINED IN 48 HOURS= 558 CF – SEE SHEET 11 FOR STORAGE VOLUME CALCULATIONS

IN A TYPICAL YEAR THE DISTRIBUTION OF RAINFALL EVENTS IS MORE HEAVILY POPULATED IN THE SPRING AND SUMMER TIME WHICH IS WHEN THE COOLING TOWERS HAVE A HIGHER DEMAND. WHILE HISTORICALLY NOAA DAILY RAINFALL IN FORMATION INDICATES THAT IN THE WINTER THE RE-USE VAULT WILL FILL UP LESS FREQUENTLY (THAN THAT OF THE SPRING OR SUMMER), TO BE CONSERVATIVE THE RE-USE VAULT WAS CONSIDERED TO BE FILLED COMPLETELY FOR EACH DRAW DOWN CALCULATION. THESE COOLING LOADS ARE PRELIMINARY AND NOT BASED ON A FINAL ENERGY MODEL. ALL STORMWATER FACILITIES ARE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.



GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.

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CDP (Revised)	07.06.11
CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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CDP
PART A-N2
SWM PLAN
Scale: 1"=15'

C-9

PART I: LEED COMPUTATIONS

PRE-DEVELOPED CONDITION

TAX MAP # 29-3((01))48D

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SPRINGHILL STATION User: KB Date: 08-11-2011
County : FAIRFAX State: VA Checked: ____ Date: ____
Subtitle: EXISTING CONDITIONS

Data: Drainage Area : .85 Acres
Runoff Curve Number : 91
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	0.07	0.06	0.04
Used	0.10	0.10	0.10
Runoff (in)	1.79	2.26	4.18
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	6

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 0.85 AC X 1.79 (IN) X 1FT/12IN X 43,560 = 5,523 CU. FT.
2 YR STORM: 0.85 AC X 2.26 (IN) X 1FT/12IN X 43,560 = 6,973 CU. FT.

POST-DEVELOPED CONDITION

TAX MAP # 29-3((01))48D

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SPRINGHILL STATION User: KB Date: 08-11-2011
County : FAIRFAX State: VA Checked: ____ Date: ____
Subtitle: PROPOSED CONDITIONS

Data: Drainage Area : .85 Acres
Runoff Curve Number : 97
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	0.02	0.02	0.01
Used	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.85
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)	3	4	7

RUNOFF VOLUME PROPOSED CONDITIONS

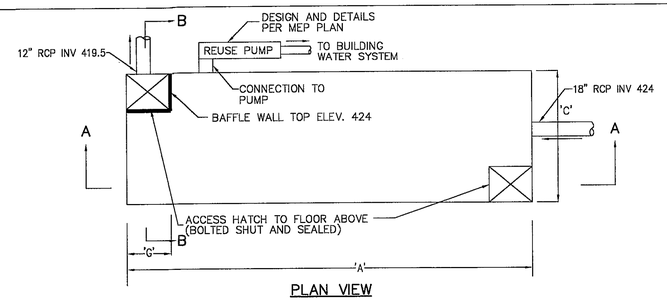
1 YR STORM: 0.85 AC X 2.36 (IN) X 1FT/12IN X 43,560 = 7,282 CU FT
2 YR STORM: 0.85 AC X 2.86 (IN) X 1FT/12IN X 43,560 = 8,825 CU FT

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

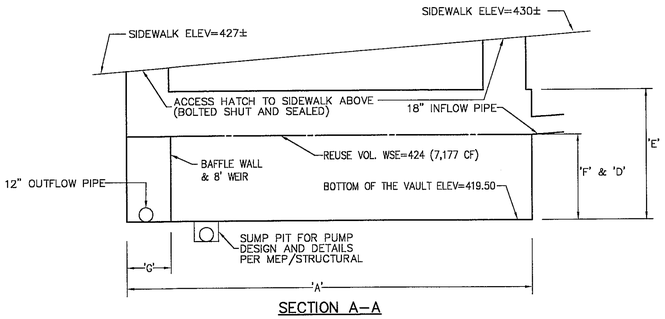
PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 0.75 OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM: 7,282 CU FT – (0.75) * 5,523 CU FT = 3,140 CU FT

2-YEAR STORM: 8,825 CU FT – (0.75) * 6,973 CU FT = 3,595 CU FT



PLAN VIEW



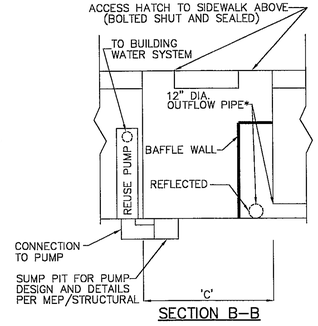
SECTION A-A

FACILITY DETAIL
NOT TO SCALE

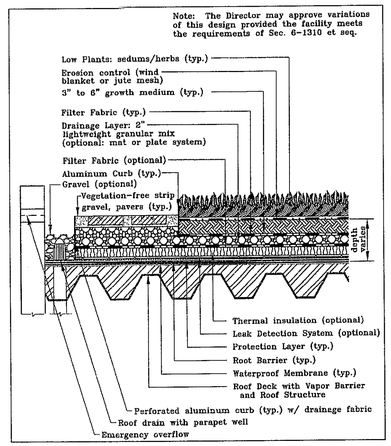
* FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

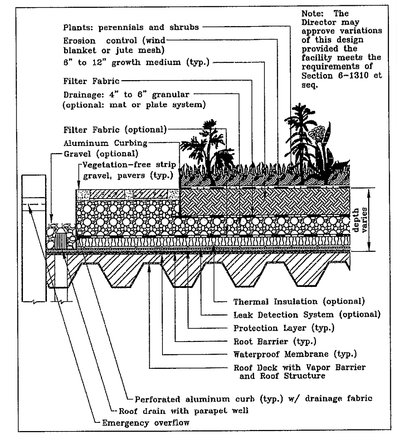
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



SECTION B-B



GREEN ROOF CROSS SECTION
NOT TO SCALE



ALTERNATIVE GREEN ROOF CROSS SECTION
NOT TO SCALE

PART II: FIRST INCH OF RAINFALL

1" RAINFALL DEPTH RUNOFF CHECK USING THE RUNOFF REDUCTION METHOD (ENTIRE SITE):

Existing Conditions

	Ac	%	Rv
Impervious	0.61	39.1	0.95
Disturbed Soils	0.31	19.87	0.2
Forested	0.64	41.03	0.03
Total	1.56		

	Tv (Ac-ft)	Tv (cf)
	0.0551	**2400**

soil type= B

P(in) = 1

SOIL	Rv (Forest)
A	0.02
B	0.03
C	0.04
D	0.05

SOIL	Rv (Disturbed Soils)
A	0.15
B	0.2
C	0.22
D	0.25

Proposed Conditions

	Ac	%	Rv
Impervious	1.51	96.79	0.95
Disturbed Soils	0.05	3.21	0.2
Forested	0	0	0.03
Total	1.56		

	Tv (Ac-ft)	Tv (cf)
	0.1204	**5245**

Reduction from BMPs

BMP	Ac	Rv	Tv (Ac-ft)	Tv (cf)	% Reduction	Reduction Volume (cf)
Green Roof	0.27	0.95	0.0214	932	50	**466**
Cistern/Rainwater Harvesting	0.85	0.8	0.0567	2470	100	**2470**
Tree Box Filter	0.17	0.86	0.0122	531	50	**266**
Adjusted Proposed Tv		**2043**				

Difference in Volume= Adjusted Proposed Tv - Existing Tv
-357 *

* The proposed runoff volume represents a 15% decrease from existing runoff volume

1" RAINFALL DEPTH RUNOFF CHECK USING THE RUNOFF REDUCTION METHOD (LEED BOUNDARY):

Proposed Conditions

	Ac	%	Rv
Impervious	0.85	100	0.95
Disturbed Soils	0	0	0.2
Forested	0	0	0.03
Total	0.85		

	Tv (Ac-ft)	Tv (cf)
	0.0673	**2932**

Reduction from BMPs

BMP	Ac	Rv	Tv (Ac-ft)	Tv (cf)	% Reduction	Reduction Volume (cf)
Green Roof	0.27	0.95	0.0214	932	50	**466**
Cistern/Rainwater Harvesting	0.85	0.8	0.0567	2470	100	**2470**
Adjusted Proposed Tv		**-4**				

*The entire first inch of rainfall is captured for the LEED boundary

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet **11** of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10
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CDP (Revised)	07.06.11
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CDP (Revised)	08.22.11

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CDP
PART A-N2
SWM PLAN

Scale: N/A

C-10

PART III: PFM COMPLIANCE

	Amount of Site Area (Ac) Per Hydrologic Soil Group*			
Total Site Area (Ac)	Type A	Type B	Type C	Type D
1.56	0	0.16	1.40	0

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

EXISTING CONDITIONS

TAX MAP # (29-3((01))48D)

Land Use = Ex Conditions (39% Imp) No Existing Detention Provided

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

Weighted CN for site: 77

S for CN to C Calcs.	Design Storm 24-hr Rainfall Depth (in)		
	2-yr	10-yr	1-yr
2.99	3.2	5.2	2.7

Equivalent C		
2-yr	10-yr	1-yr
0.38	0.54	0.32

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 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	
3.22	*6.09*	*1.64*	

PROPOSED CONDITIONS

Land Use = Proposed Conditions (89% Imp)

TAX MAP # (29-3((01))48D)

Site Area Used (Ac)	Curve Number (CN) For Soil Type Per Land Use			
1.56	Type A	Type B	Type C	Type D
	89	92	94	95

Weighted CN for site: 93

S for CN to C Calcs.	Design Storm 24-hr Rainfall Depth (in)		
	2-yr	10-yr	1-yr
0.75	3.2	5.2	2.7

Equivalent C		
2-yr	10-yr	1-yr
0.76	0.85	0.73

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 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	
6.50	*9.58*	*3.72*	

ALLOWABLE RELEASE COMPUTATION

1) PREDEVELOPMENT RUNOFF
TOTAL SITE AREA = 1.56 AC
C = 0.54
i2 = 5.45, i10=7.27
Q2 = 4.59 cfs
Q10= 6.12 cfs

2) POST DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 1.03 AC
C = 0.90
i2 = 5.45, i10=7.27
Q2= 5.05 cfs
Q10 = 6.74 cfs

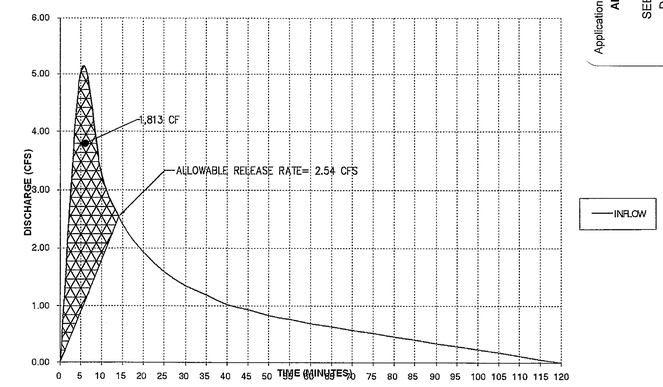
3) POST DEVELOPMENT ONSITE UNDETAINED
AREA = 1.56 – 1.03 = 0.53 AC
C = 0.71
i2 = 5.45, i10=7.27
Q2= 2.05 cfs
Q10 = 2.74 cfs

4) ALLOWABLE RELEASE RATE COMPUTATION
Q Allowable = (Predeveloped runoff) – (Onsite Undetained)
Q2 Allowable = 4.59 cfs – 2.05 cfs = 2.54 cfs
Q10 Allowable = 6.12 cfs – 2.74 cfs = 3.38 cfs

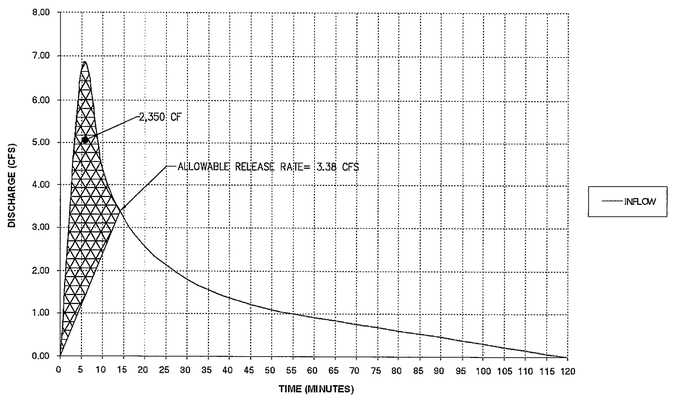
5) SWM VAULT RELEASE RATE
Q2 Peak Out = 0.14 cfs
Q10 Peak Out = 1.05 cfs

THE RELEASE RATE FROM THE SWM/REUSE VAULT IS LOWER THAN THE ALLOWABLE RELEASE RATE FOR THE SITE, AS SUCH THE ALLOWABLE RELEASE RATE HAS BEEN MET. ADDITIONALLY IMPROVEMENTS OFFSITE PROPOSE A DECREASE IN IMPERVIOUSNESS; WHICH WILL DECREASE THE TOTAL AND PEAK RUNOFF FOR THE OUTFALL. NO CREDIT HAS BEEN TAKEN ONSITE FOR THIS REDUCTION IN IMPERVIOUS AREA OFF SITE.

2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE

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

BEST MANAGEMENT PRACTICES AND TOTAL SUSPENDED SOLIDS COMPUTATIONS

PART 1-LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP/TSS COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	ACRES
1. ONSITE CONTROLLED	.86	1.02
2. ONSITE UNCONTROLLED	.70	0.54

NOTE: RATIONAL FORMULA "C" FACTORS ARE TAKEN FROM THE GENERAL ZONING VALUES LISTED IN PFM CHART A6-19.

PART 2 – COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

AREA OF SITE SUBAREA DESIGNATION	"C"	X	ACRES	=	ACRES PRODUCT
1. ONSITE CONTROLLED	.86		1.02		0.88
2. ONSITE UNCONTROLLED	.70		0.54		0.38
			TOTAL	=	1.26
WEIGHTED AVERAGE "C" FACTOR			1.26/1.56	=	0.81

PART 3 – COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

AREA OF SITE	BMP TYPE	REMOVAL EFF. %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1. ONSITE CONTROLLED	REUSE	100	0.54	1.10	59.4
2. ONSITE CONTROLLED	TREE FILTER	50	0.11	0.88	4.84
3. ONSITE UNCONTROLLED		0	0.35	0.89	0
				TOTAL	64.24

PART 4 – COMPUTE THE TOTAL SUSPENDED SOLIDS REMOVAL FOR THE SITE

AREA OF SITE	BMP TYPE	REMOVAL EFF. %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1. ONSITE CONTROLLED	REUSE	100	0.54	1.14	61.56
2. ONSITE CONTROLLED	TREE FILTER	80	0.11	0.88	7.74
3. ONSITE UNCONTROLLED		0	0.35	0.89	0
				TOTAL	69.3

OVERALL SWM SUMMARY

VAULT IDENT	A LENGTH FT	B TOTAL WIDTH FT	C REUSE WIDTH FT	D REUSE DEPTH FT	E DEPTH (W/ SLAB) FT	F STORAGE DEPTH FT	G DETENTION CHAMBER SIZE (FT)	H OUTLET PIPE DIA IN	PART I-LEED REUSE VOLUME REQUIRED (CF)	PART II-1" RAINFALL VOL. REQUIRED (CF)	PART III-PFM REUSE VOLUME REQUIRED (CF)	REUSE VOLUME PROVIDED (CF)
N2-F1	110	15	14.5	4.5	6.5	4.5	4	12	3,595*	2,470*	2,350*	5,387**

* PART I: 2 YR STORM EX RUNOFF: 0.85 AC X 2.26 (IN) X 1FT/12IN X 43,560 = 6,973 CU. FT.
2 YR STORM PROP RUNOFF: 0.85 AC X 2.86 (IN) X 1FT/12IN X 43,560 = 8,825 CU FT
ALLOWABLE RELEASE: 8,825 CU FT – (0.75) * 6,973 CU FT = 3,595 CU FT ← CONTROLS REQUIRED REUSE VOLUME

PART II: RUNOFF FROM FIRST INCH OF RAINFALL
CISTERN REDUCTION/CAPTURE VOLUME = 2,470 CF

PART III: 10 YR PEAK RELEASE RATE
Q10 ALLOWABLE RELEASE= 3.38 CFS
PEAK RELEASE VOLUME = 2,350 CF

** TO ENSURE THAT STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WE HAVE SIZED THE CHAMBER AS FOLLOWS:

MAX VOLUME FOR REUSE (LEED) = 3,595 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 558 CF
VOLUME FOR 10-YEAR (PFM) = 2,350

3,595-558+2,350= 5,387 CF OF STORAGE NEEDED

Application No. RZ/FDP 2010-PR-14A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN (CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 12 of 38
FDP approved by PC on 9/21/2011;
FDP conditions dated 9/20/2011

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Spring Hill Station
PROVIDENCE DISTRICT
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CDP (Resubmission)	08.24.10
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CDP (Revised)	05.06.11
CDP (Revised)	05.27.11
CDP (Revised)	07.06.11
CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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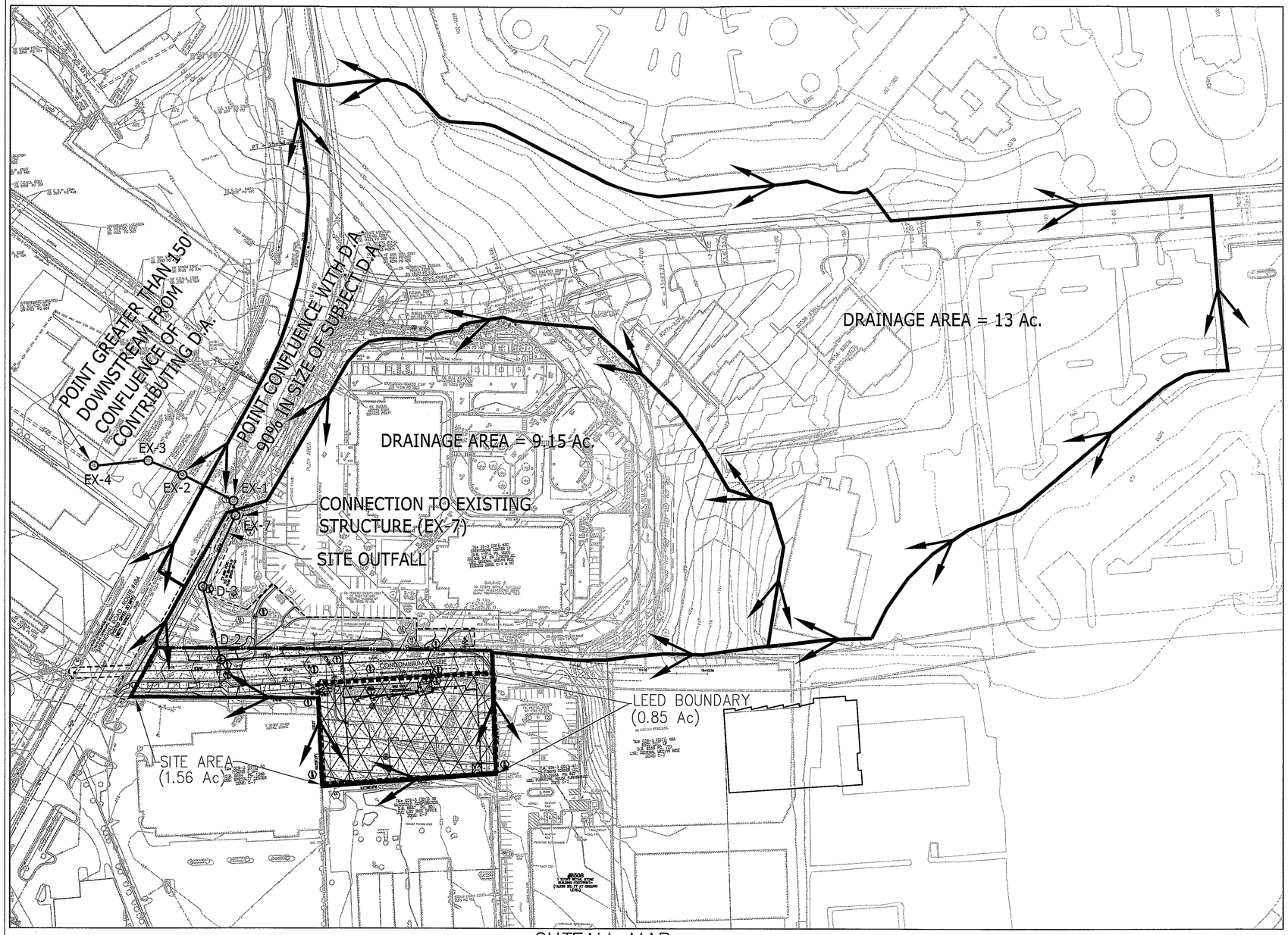
CDP
PART A-N2
SWM PLAN

Scale: N/A

C-11



OUTFALL MAP
SCALE: 1"=80'

ADEQUATE OUTFALL NARRATIVE

THIS OUTFALL IS A CLOSED SYSTEM THAT CONVEYS FLOW NORTHWESTERLY ACROSS SPRINGHILL ROAD (RTE 684) AND THROUGH THE US POSTAL OFFICE SITE. ULTIMATELY THIS SYSTEM DAYLIGHTS ON THE NORTH SIDE OF THE DULLES TOLL ROAD (RTE 267). THE AREA CONTRIBUTING TO THE POINT WHERE THE SITE STORM OUTFALL TIES TO THE EXISTING STORM SYSTEM CONSISTS OF THE SITE AREA AND THE ADJACENT GREENSBORO CORPORATE CENTER SITE. THE TOTAL DRAINAGE AREA FOR THESE TWO SITES IS 9.15 ACRES. PER PFM SECTION 6-0203.2A THE ANALYSIS OF THE DOWNSTREAM DRAINAGE SYSTEM CAN TERMINATE 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE WITH A CONTRIBUTING DRAINAGE AREA THAT IS 90% OF THE SIZE OF THE SUBJECT DRAINAGE AREA. AT STRUCTURE 1 , A DRAINAGE AREA OF 13 ACRES JOINS THE STORM DRAINAGE SYSTEM. FROM THIS POINT , 150 FEET FALLS BETWEEN EXISTING STRUCTURES 3 AND 4. SO THE ANALYSIS ENDS AT STRUCTURE #4. THE PROPOSED AND EXISTING PIPES ARE ADEQUATE THROUGHOUT THE OUTFALL. SEE THE CLOSED SYSTEM STORM SEWER COMPUTATIONS ON SHEET 18 DEMONSTRATING ADEQUACY OF THE STORM OUTFALL PIPES. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT AN ADEQUATE OUTFALL IS PROVIDED FOR THIS SITE DEVELOPMENT.

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet 13 of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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 (6-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

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

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
F1 CISTERN	0.85	0	0.85	584	5,387	N/A
(e.g. dry pond #, wet pond, underground vault, etc.)						
GREEN ROOF	0.27	0	0.27	11,761	490	N/A
TREE BOX FILTER	0.17	0	0.17	240	309	N/A
Totals	1.29	0	1.29	12,585	6,186	N/A

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 12. Pond inlet and oulet pipe systems are shown on Sheet 12.

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

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

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.

☒ 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 12.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.

☒ 11. A submission waiver is requested for ALLOW STORM VAULTS TO SERVE RESIDENTIAL UNITS.

☐ 12. Stormwater management is not required because _____.

INLET NUMBER	INLET TYPE	INLET LENGTH(FT)	STATION	DRAINAGE AREA (AC)	C	CA	SUM CA	I (IN/HR)	Q INCR (CFS)	Qb CARRYOVER (CFS)	QT GUTTER FLOW	S GUTTER SLOPE (FT/FT)	Sx CROSS SLOPE (FT/FT)	T (SPREAD)	W (FT)	W/T	Sw(FT/FT)	Sw /Sx	Eo(#10)	a=12W(Sw-Sx)+Loc Dep	S'w=a/(12W)	Se(FT/FT)=Sx+SwEo	LT(FT)15	L SPECIFIED LENGTH(FT)	L/LT	E(#16)	Q, INTERCEPTED CFS	Qb CARRYOVER CFS	SUMP ONLY P. EFFEC. LENGTH (FT)	SUMP ONLY d(FT)	SUMP ONLY h(FT)	SUMP ONLY dh	SUMP ONLY T SPREAD @ SAG FT	REMARKS
D1	DI-3B	4	.	0.09	0.65	0.06	0.06	4.00	0.23	0.00	0.23	0.030	0.021	1.29	2.00	1.55	0.083	4.00	1.00	7.50	0.313	0.333	3.00	4	1.33	1.00	0.23	0.00	-	-	-	-	-	-
D2	DI-3B	6	.	0.12	0.70	0.08	0.08	4.00	0.34	0.00	0.34	0.066	0.021	1.28	2.00	1.56	0.083	4.00	1.00	7.50	0.313	0.333	4.40	6	-	1.00	0.34	0.00	-	-	-	-	-	-
D4	DI-12	-	.	0.11	0.70	0.08	0.08	4.00	0.31	0.00	0.31	0.030	0.021	1.43	2.00	1.40	0.083	4.00	1.00	-	-	-	-	2X4	-	1.00	0.77	0.05	-	-	-	-	-	-
D5	DI-12	-	.	0.11	0.70	0.08	0.08	4.00	0.31	0.00	0.31	0.030	0.021	1.43	2.00	1.40	0.083	4.00	1.00	-	-	-	-	2X4	-	1.00	0.77	0.05	-	-	-	-	-	-
D7	DI-3B	12	.	1.39	0.45	0.63	0.63	4.00	2.50	0.00	2.50	0.057	0.021	4.81	2.00	0.42	0.083	4.00	0.90	7.50	0.313	0.302	10.40	12	1.15	1.00	2.50	0.00	-	-	-	-	-	-
D8	DI-3C	6	.	0.35	0.80	0.28	0.28	4.00	1.12	0.00	1.12	0.020	0.053	2.79	2.00	0.72	0.083	1.57	-	-	-	-	-	6	-	1.00	1.12	0.00	9.60	0.14	0.50	0.28	2.58	-
D9	DI-3B	6	.	0.23	0.70	0.16	0.16	4.00	0.64	0.00	0.64	0.066	0.021	1.63	2.00	1.23	0.083	4.00	1.00	7.50	0.313	0.333	5.80	6	1.03	1.00	0.64	0.00	-	-	-	-	-	-
D-10	DI-3B	4	.	0.10	0.85	0.09	0.09	4.00	0.34	0.00	0.34	0.007	0.021	1.96	2.00	1.15	0.083	4.00	1.00	7.50	0.313	0.333	2.30	4	1.74	1.00	0.34	0.00	-	-	-	-	-	-
D-11	DI-3B	4	.	0.13	0.90	0.12	0.12	4.00	0.47	0.00	0.47	0.005	0.021	3.32	2.00	0.60	0.083	4.00	0.98	7.50	0.313	0.327	2.40	4	1.67	1.00	0.47	0.00	-	-	-	-	-	-

SITE AREA= 1.56 Ac
LEED BOUNDARY= 0.85 Ac

VA STATE GRID NORTH (VSC 83)

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

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CDP	06.22.10
CDP (Resubmission)	08.24.10
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CDP (Revised)	05.27.11
CDP (Revised)	07.06.11
CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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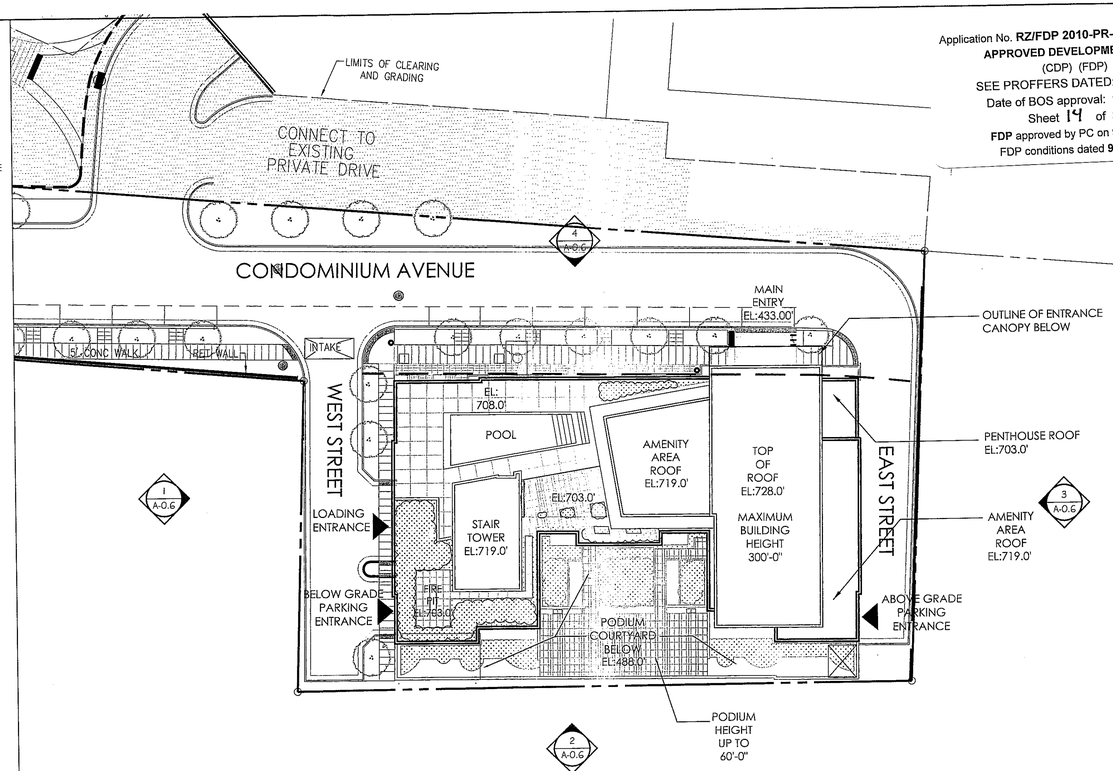
CDP
PART A-N2
SWM PLAN

Scale: N/A

C-12

NOTES:

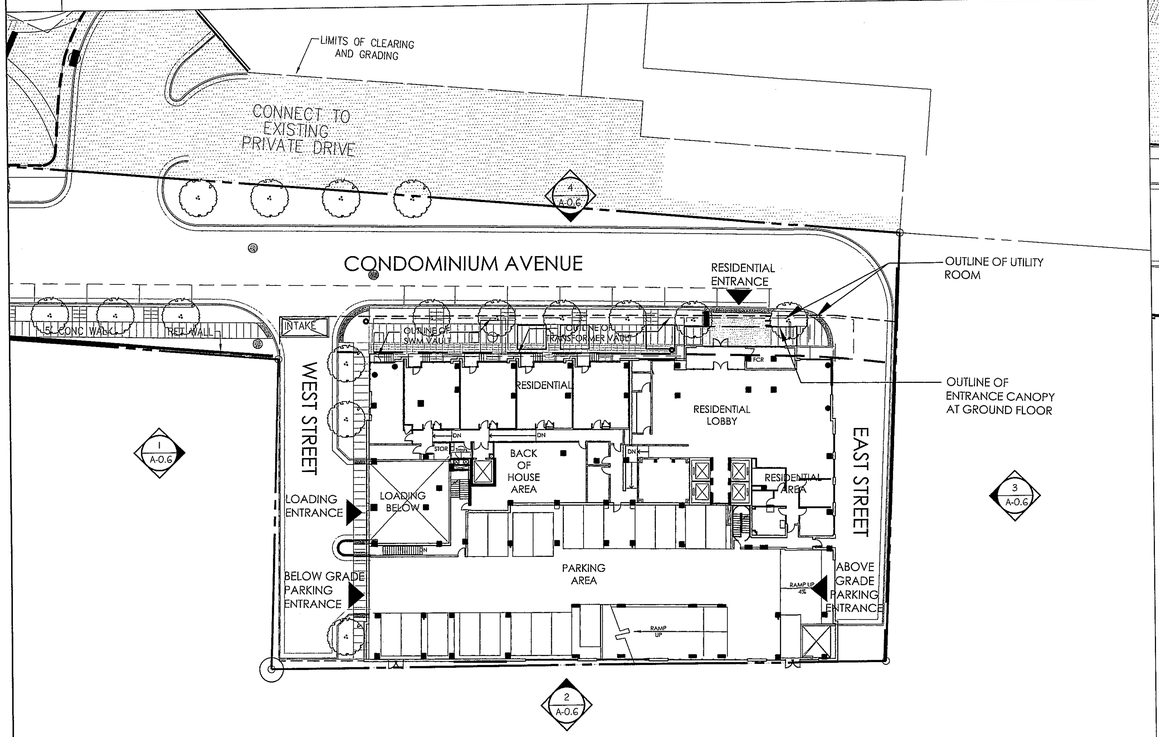
1. MAXIMUM BUILDING HEIGHTS INCLUDE PENTHOUSE AND ARCHITECTURAL FEATURES.
2. REFER TO LANDSCAPE DRAWINGS FOR THE EXTENT OF DESIGN FOR THE ROOF AREA AND STREETSCAPES.
3. REFER TO CIVIL DRAWINGS FOR THE SWM DESIGN, STREET DESIGN AND SECTIONS.
4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT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



ROOF PLAN

1" = 30'-0"

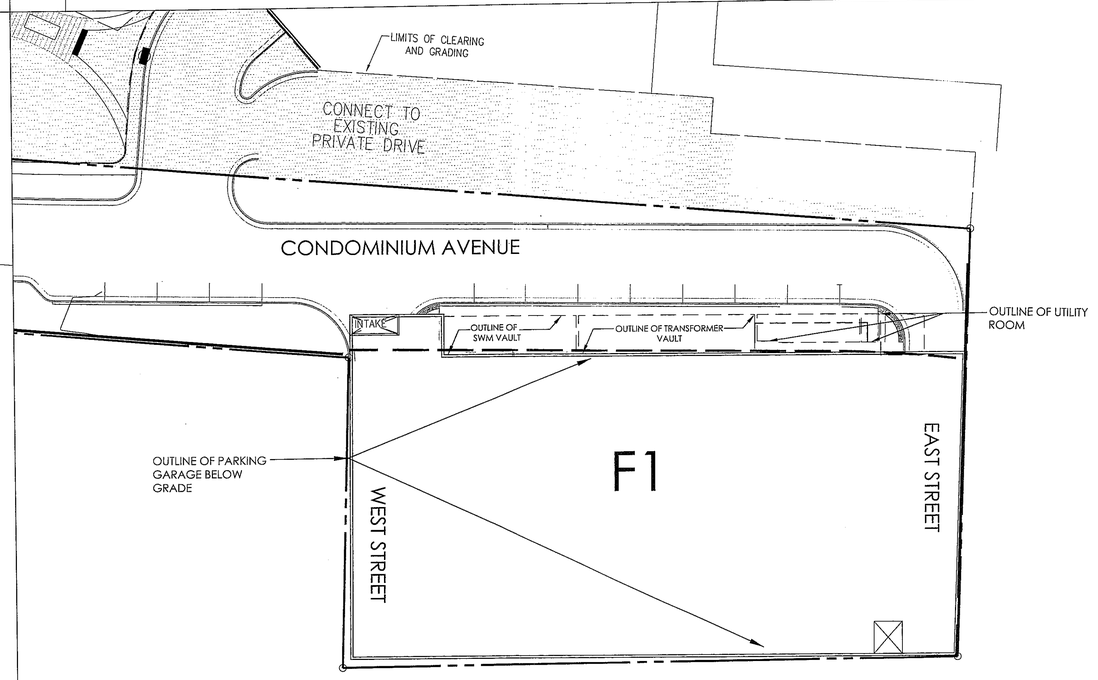
3



GROUND FLOOR

1" = 30'-0"

2



BELOW GRADE PARKING

1" = 30'-0"

1

Application No. **RZ/FDP 2010-PR-14A** *Staff: T. Strunk*
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Sheet 14 of 38
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FDP conditions dated **9/20/2011**

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CDP (Resubmission)	08.22.11

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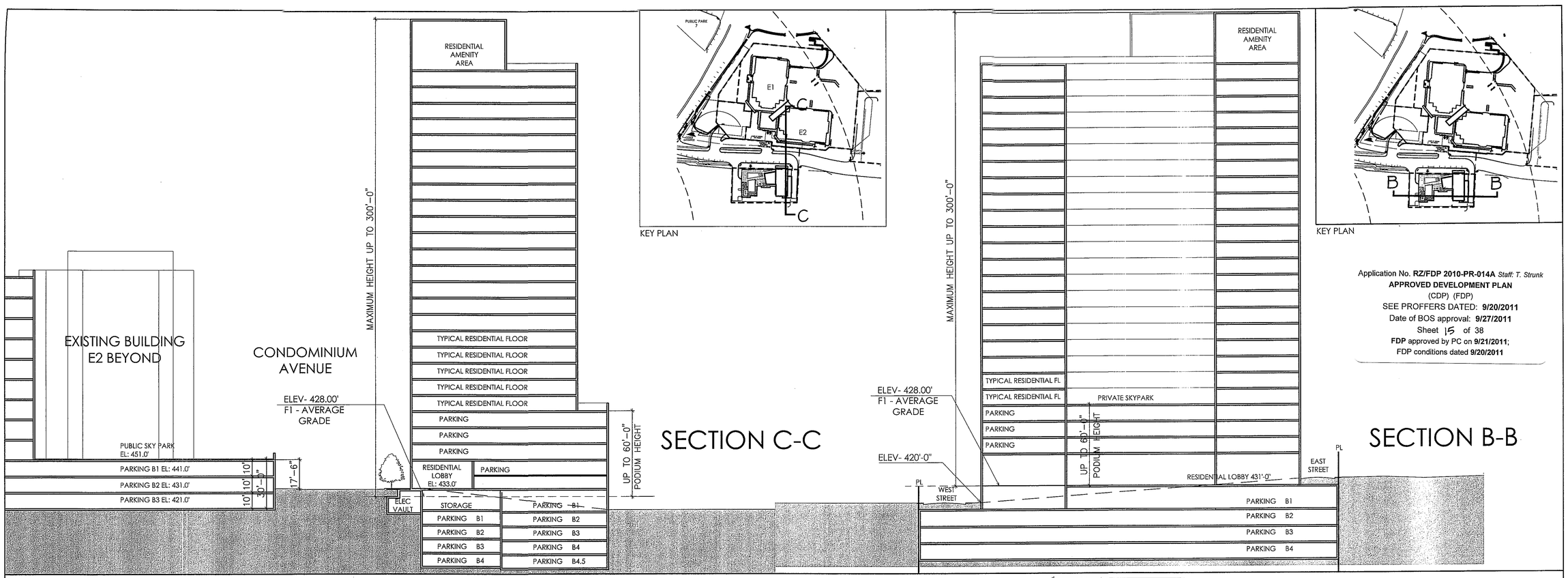
PART A - PLANS
BUILDING F1
NEIGHBORHOOD 2

Scale: 1" = 30'-0"

A-0.1



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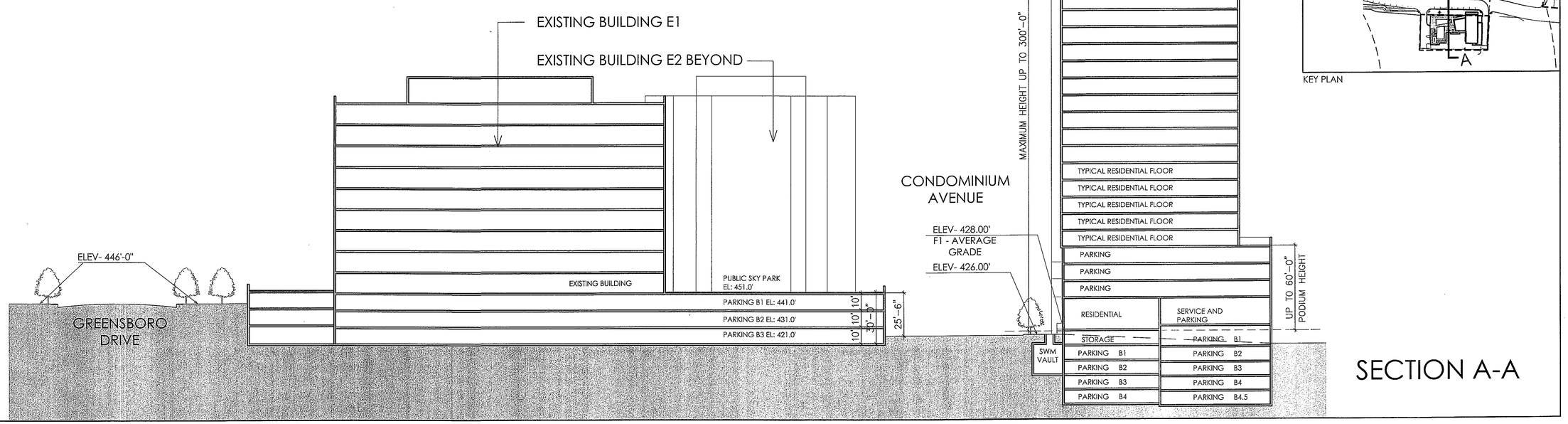

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CDP (Resubmission)	07.06.11
CDP (Resubmission)	08.05.11
CDP (Resubmission)	08.22.11

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PART A - SECTIONS A-A, SECTION B -B AND SECTION C-C

Scale: 1"=30'-0"

A-0.2

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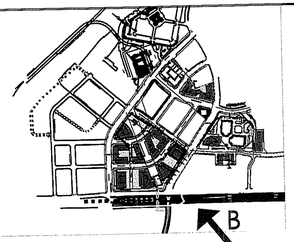

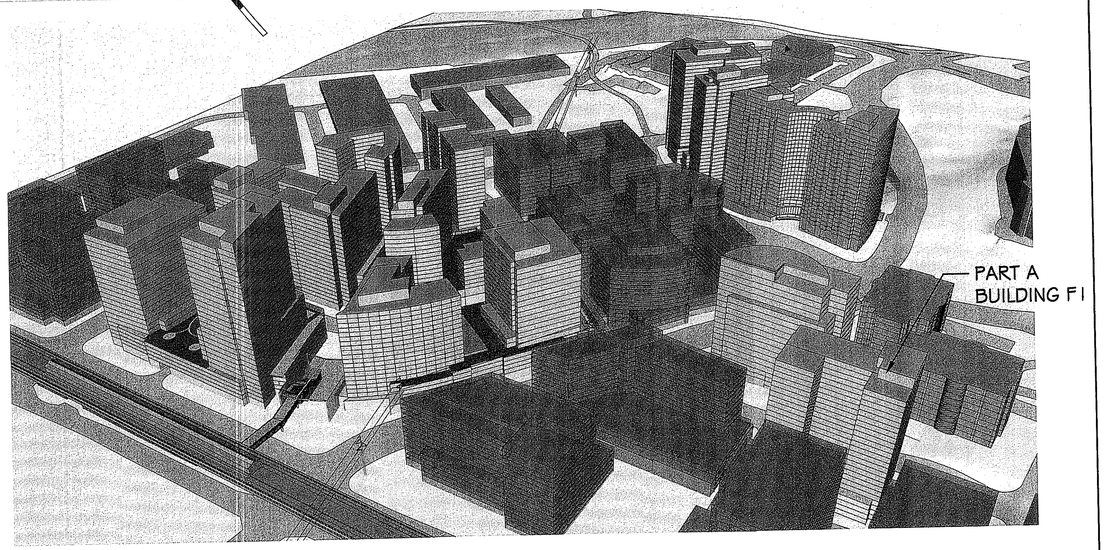

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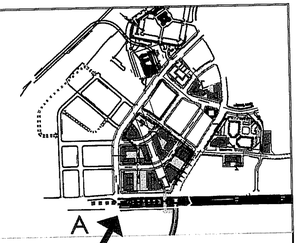

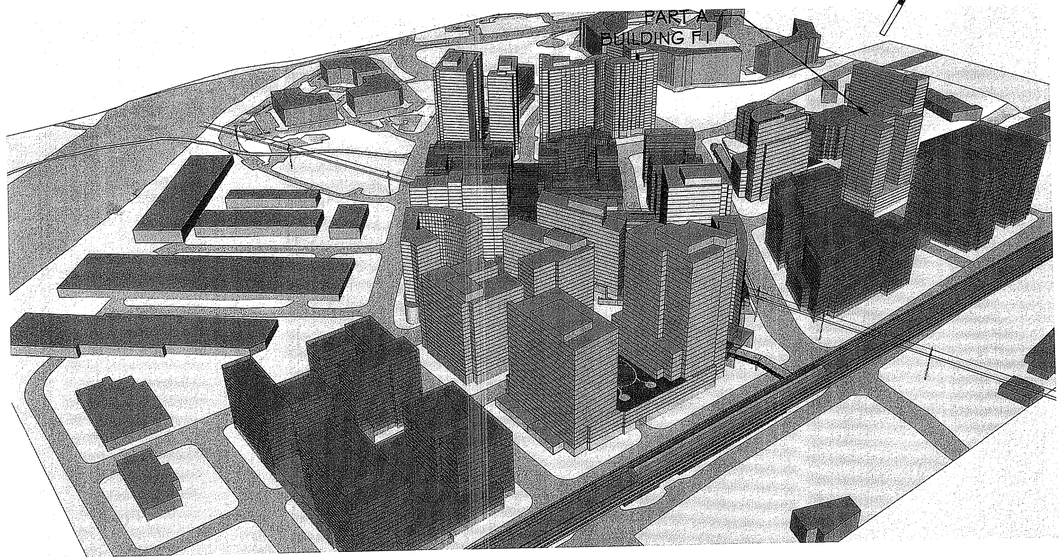

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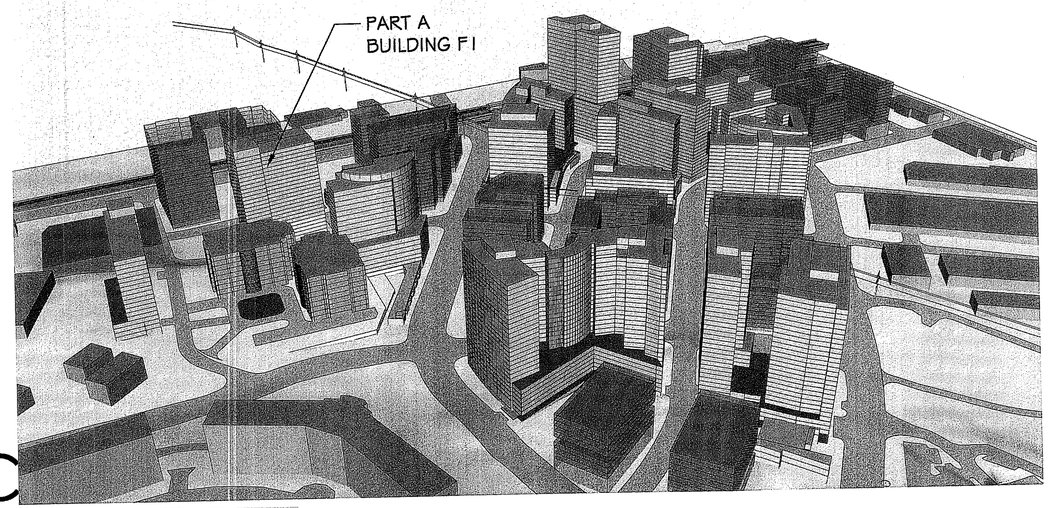

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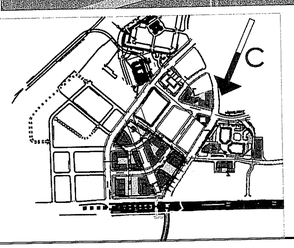

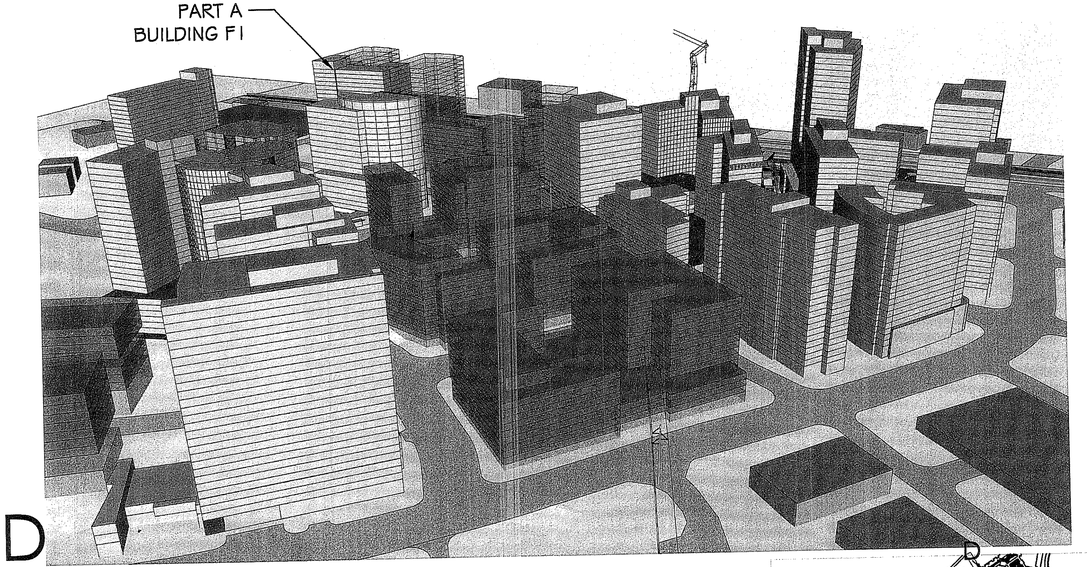

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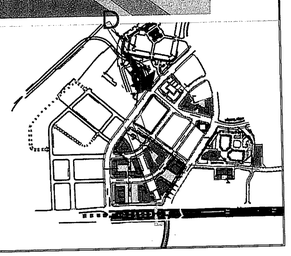

NOTE:

THE BIRD EYE VIEW MASSING SHOWN ARE ILLUSTRATIVE, AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHT PROPOSED FOR EACH BUILDING.

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CDP (Resubmission)	08.22.11

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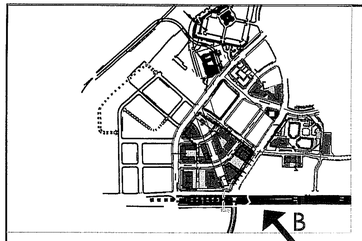
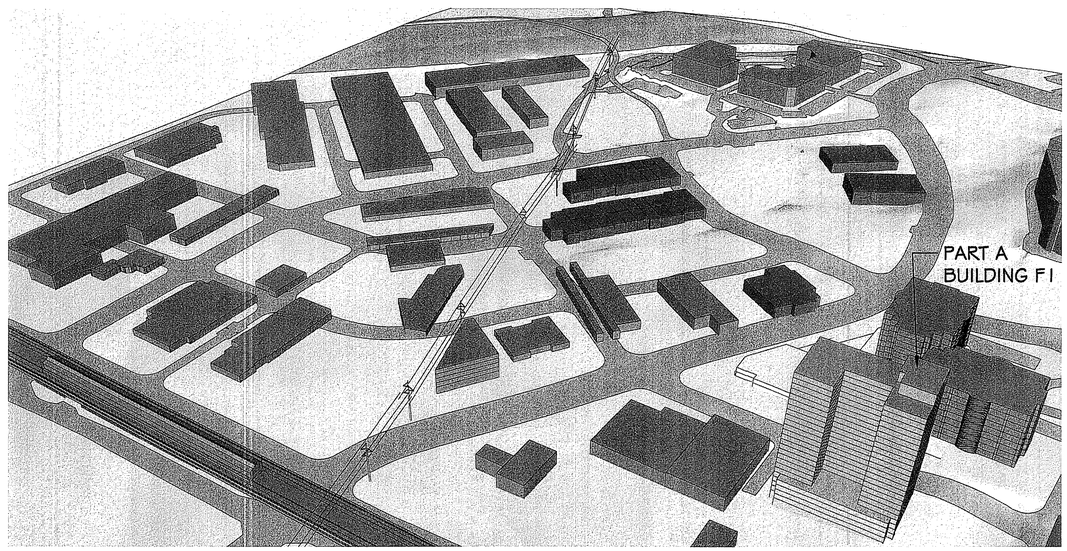
PART A

PROPOSED DEVELOPMENT WITH PROPOSED NEIGHBORING PROPERTIES

Scale:

A-0.3





B

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SEE PROFFERS DATED: **9/20/2011**
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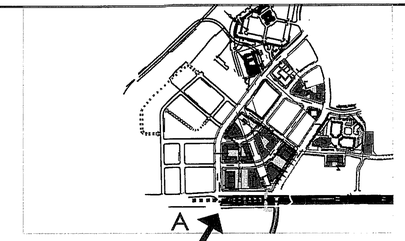

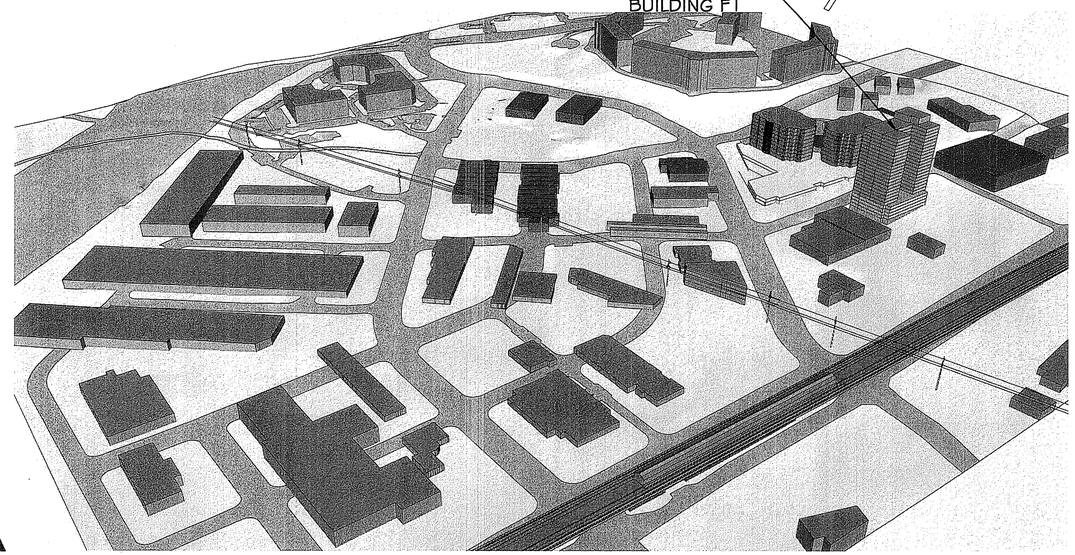

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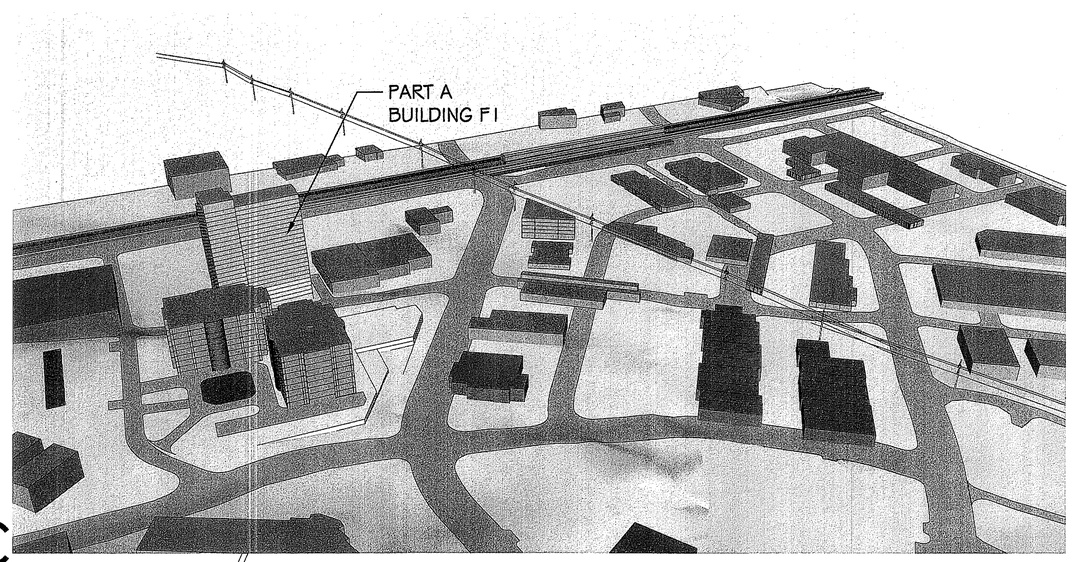

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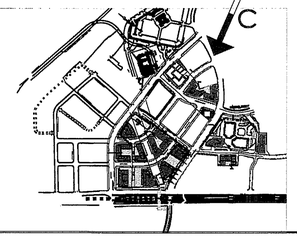

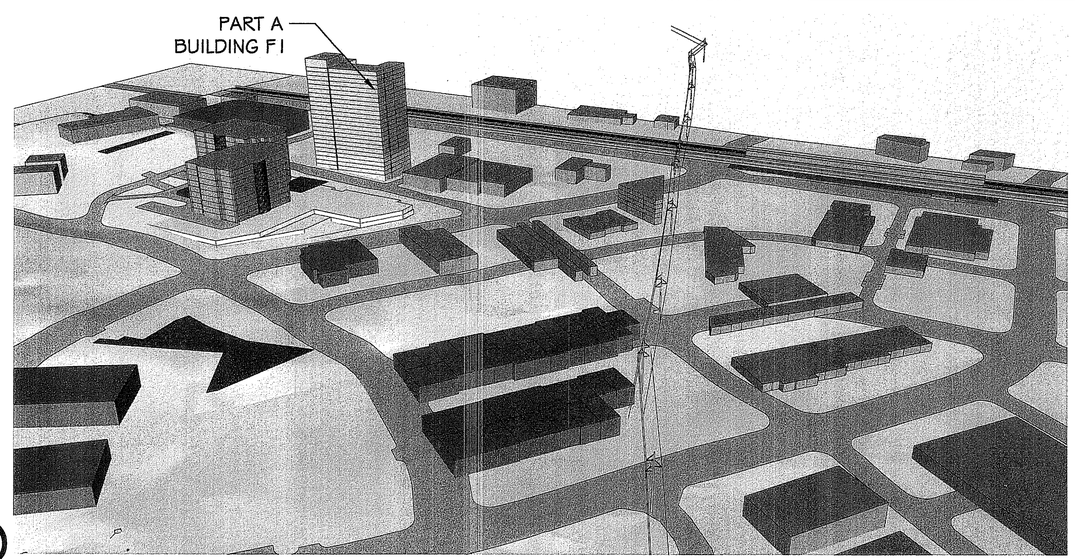

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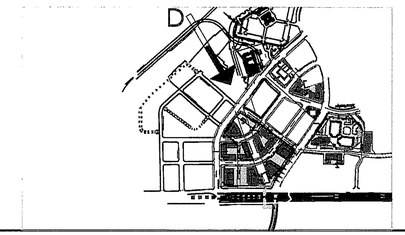

NOTE:

THE BIRD EYE VIEW MASSING SHOWN ARE ILLUSTRATIVE, AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHT PROPOSED FOR EACH BUILDING.

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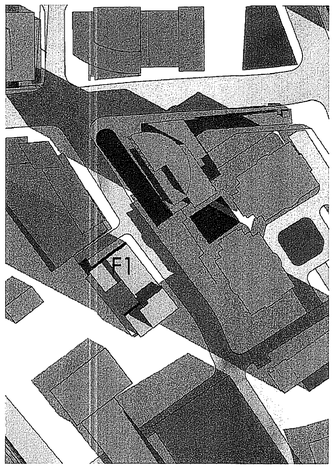
PART A

PROPOSED DEVELOPMENT
WITH EXISTING
NEIGHBORING PROPERTIES

Scale: NTS

A-0.4



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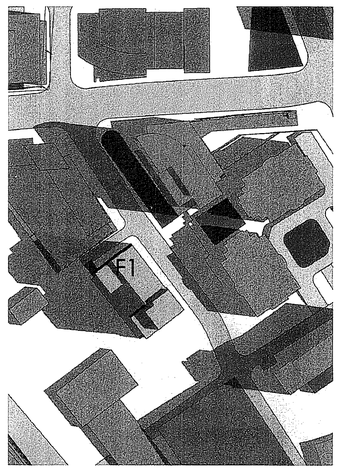

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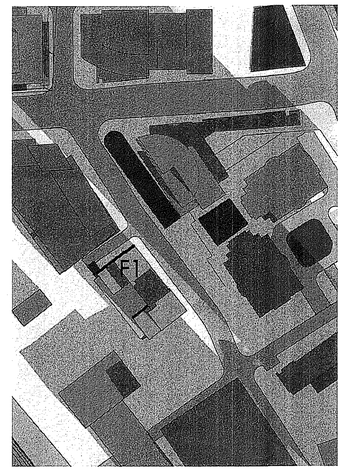

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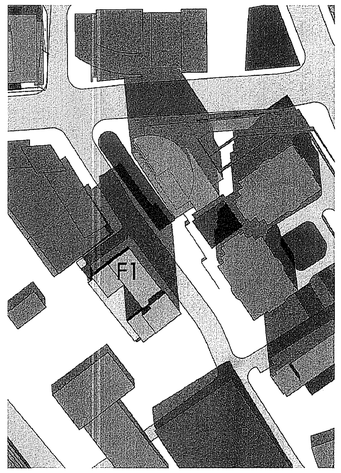

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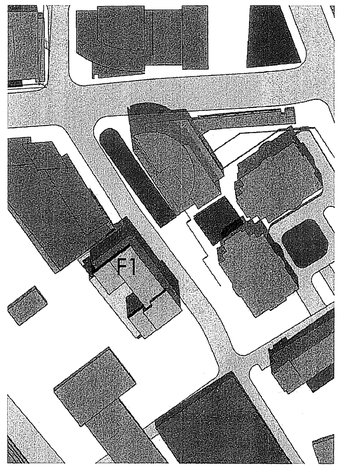

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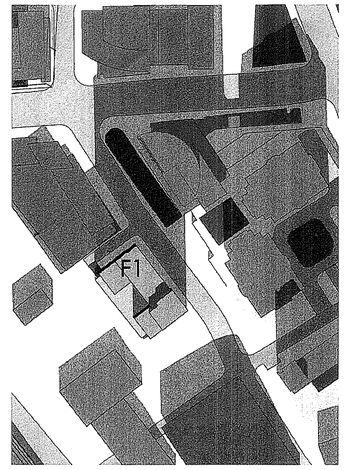

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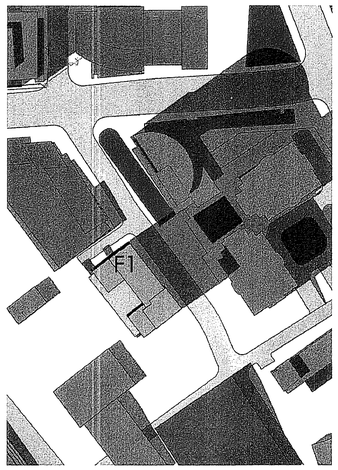

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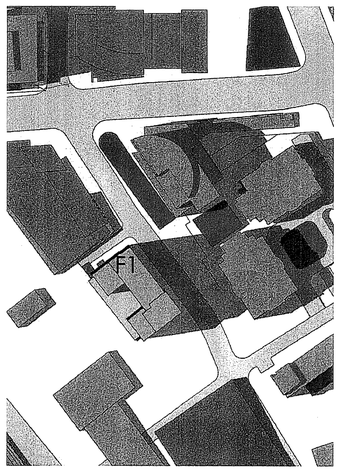

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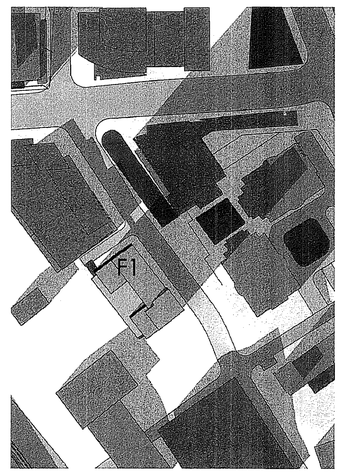

DECEMBER 21 - 3:00PM

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Sheet 18 of 38
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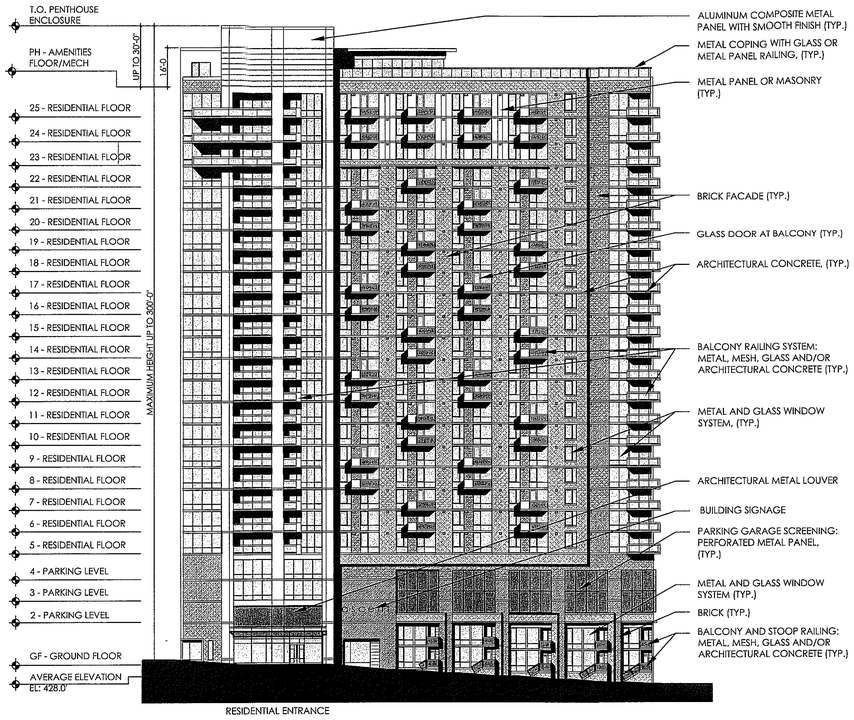
PART A

SHADOW STUDY

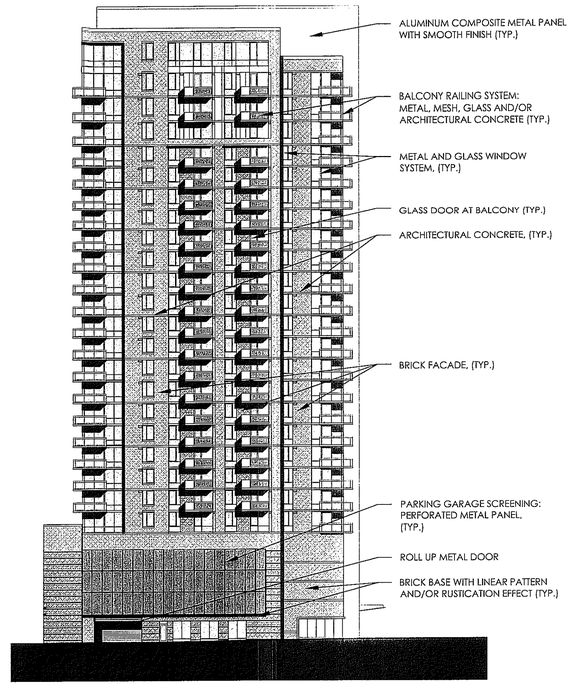
Scale: NTS

A-0.5



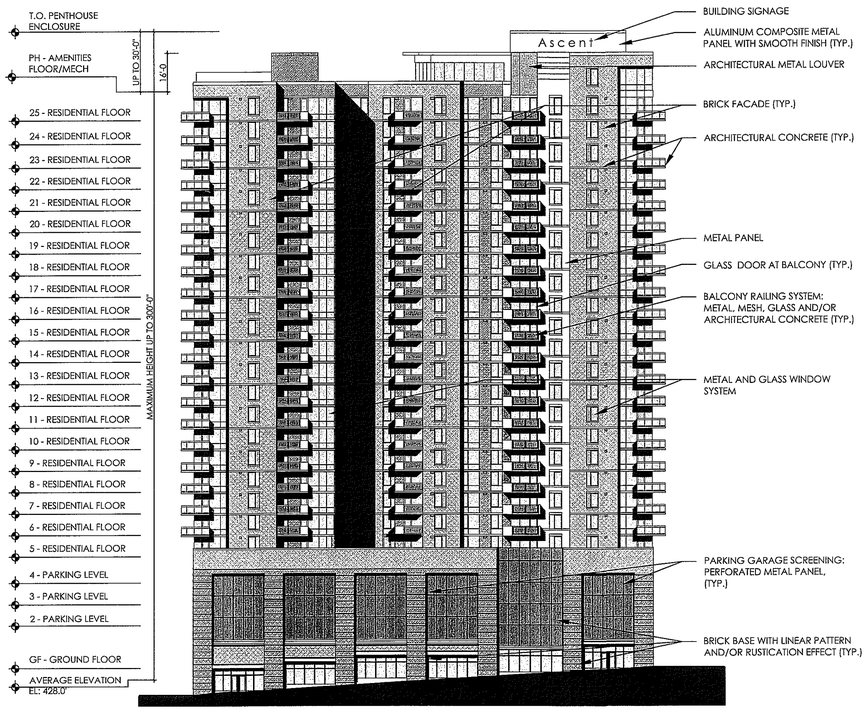
NORTH ELEVATION 4

1" = 30'-0"



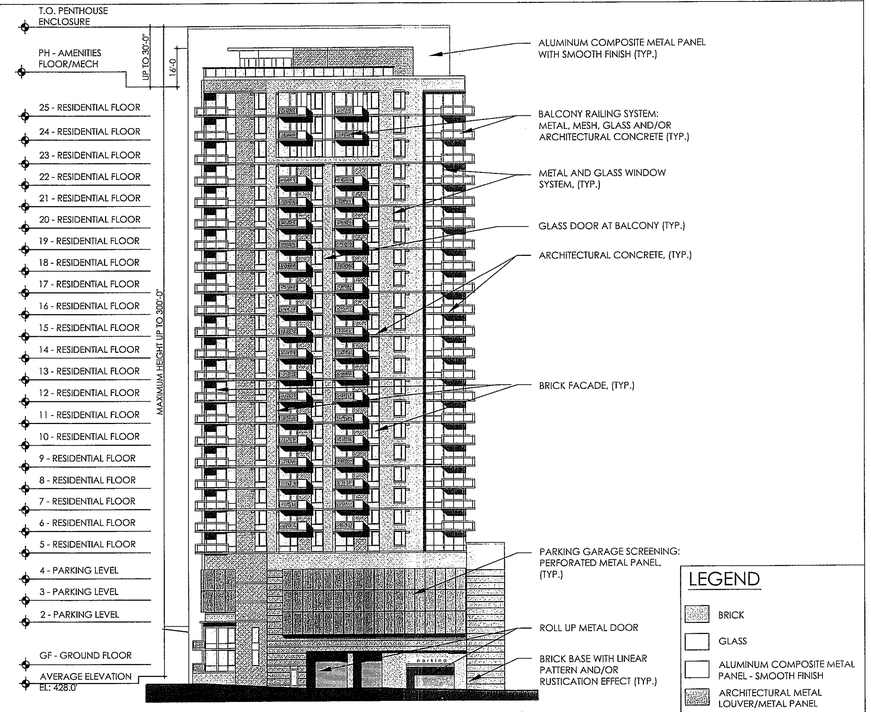
EAST ELEVATION 3

1" = 30'-0"



SOUTH ELEVATION 2

1" = 30'-0"



NOTE:
ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.

WEST ELEVATION 1

1" = 30'-0"

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CDP (Resubmission)	08.22.11

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PART A - ILLUSTRATIVE ELEVATIONS BUILDING F1 (NEIGHBORHOOD 2)

Scale: 1" = 30' - 0"

A-0.6

Application No. **RZ/FDP 2010-PR-014A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
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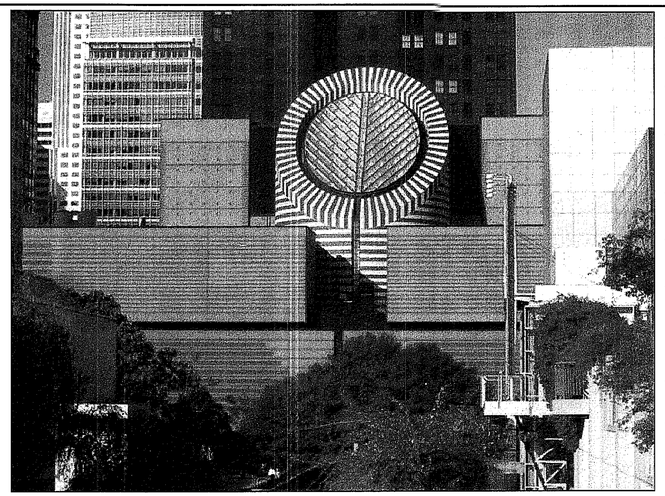
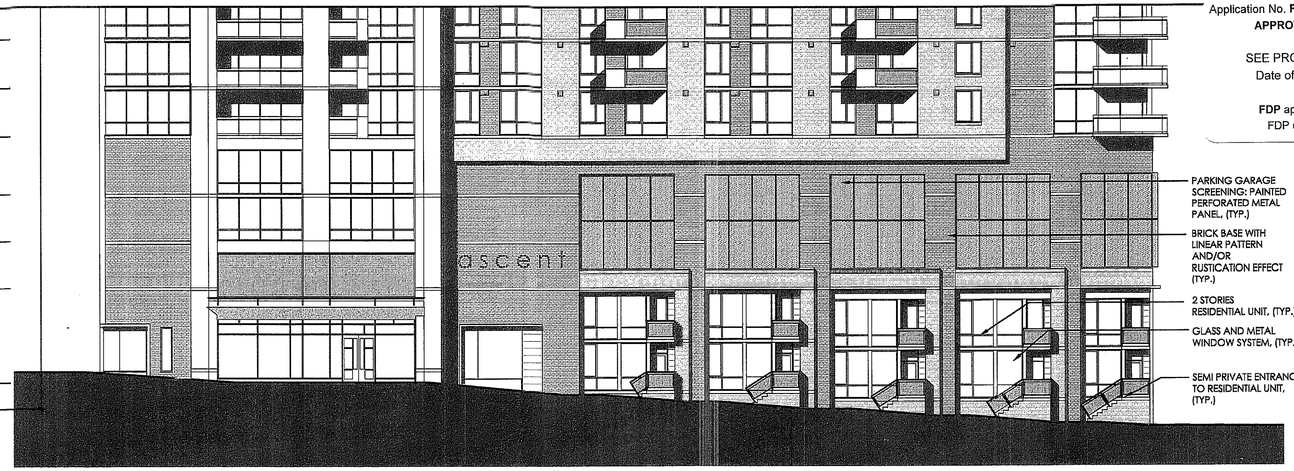


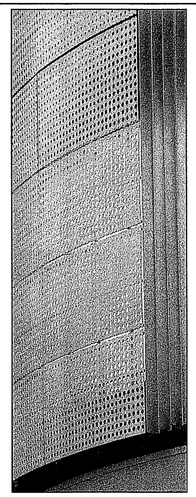
BRICK WITH LINEAR PATTERN AND RUSTICATION EFFECT



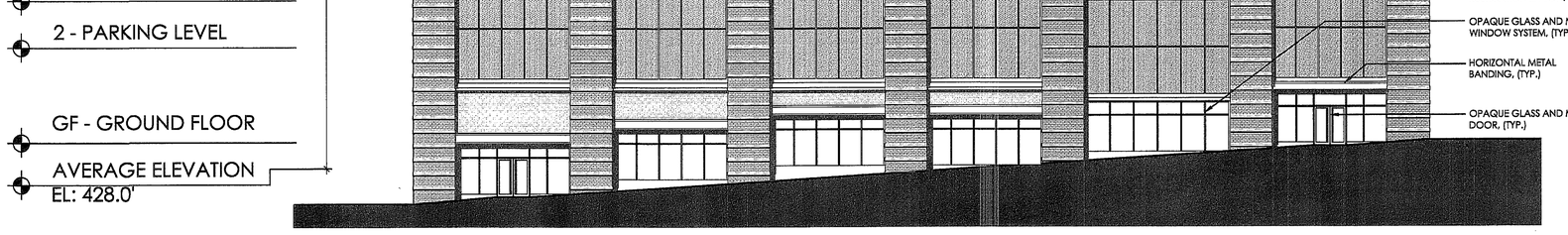
ENLARGED BASE - NORTH ELEVATION

1/16"= 1'-0"

1



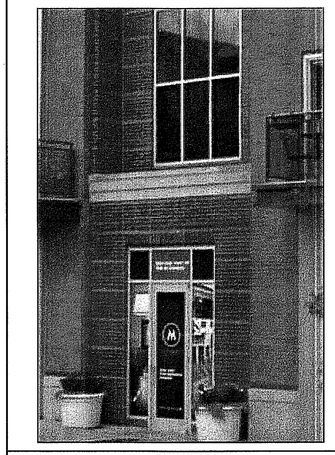
PERFORATED METAL PANEL FOR GARAGE SCREENING APPLICATION



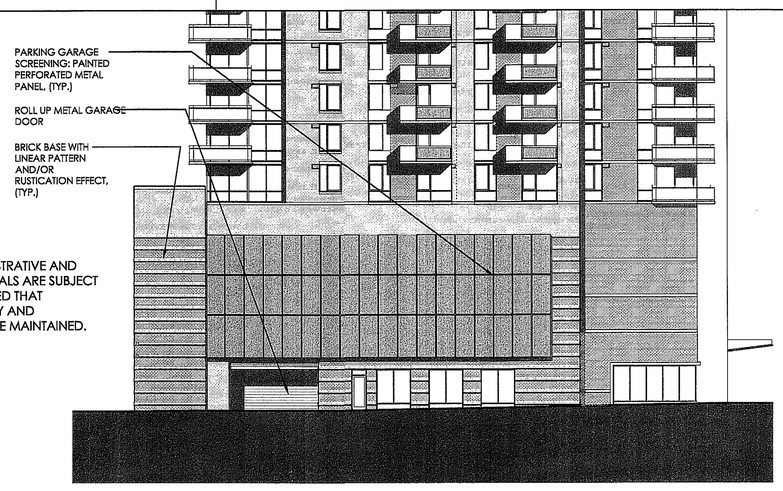
ENLARGED BASE - SOUTH ELEVATION

1/16"= 1'-0"

2



BRICK WITH LINEAR PATTERN AND RUSTICATION EFFECT



NOTE:
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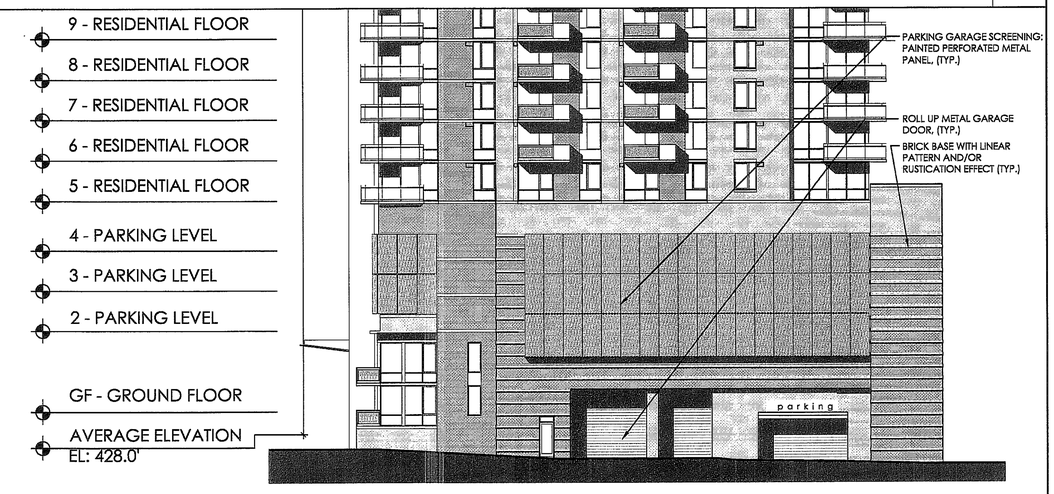
ENLARGED BASE - EAST ELEVATION

1/16"= 1'-0"

4



ENLARGED BASE - WEST ELEVATION

1/16"= 1'-0"

3

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CDP (Resubmission)	08.22.11

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PART A - ILLUSTRATIVE ELEVATIONS BUILDING F1 (NEIGHBORHOOD 2)

Scale: 1" = 30' - 0"

A-0.7

NOTE:

- THESE VIEWS ARE ILLUSTRATIVE EXAMPLES AND ARE SUBJECT TO FINAL ENGINEERING & DESIGN.

OVERALL VIEW LOOKING AT ENTRANCE 2

ENLARGED VIEW AT BASE OF BUILDING 1

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PART A

ILLUSTRATIVE NORTH ELEVATION VIEWS

Scale: NTS

A-0.8

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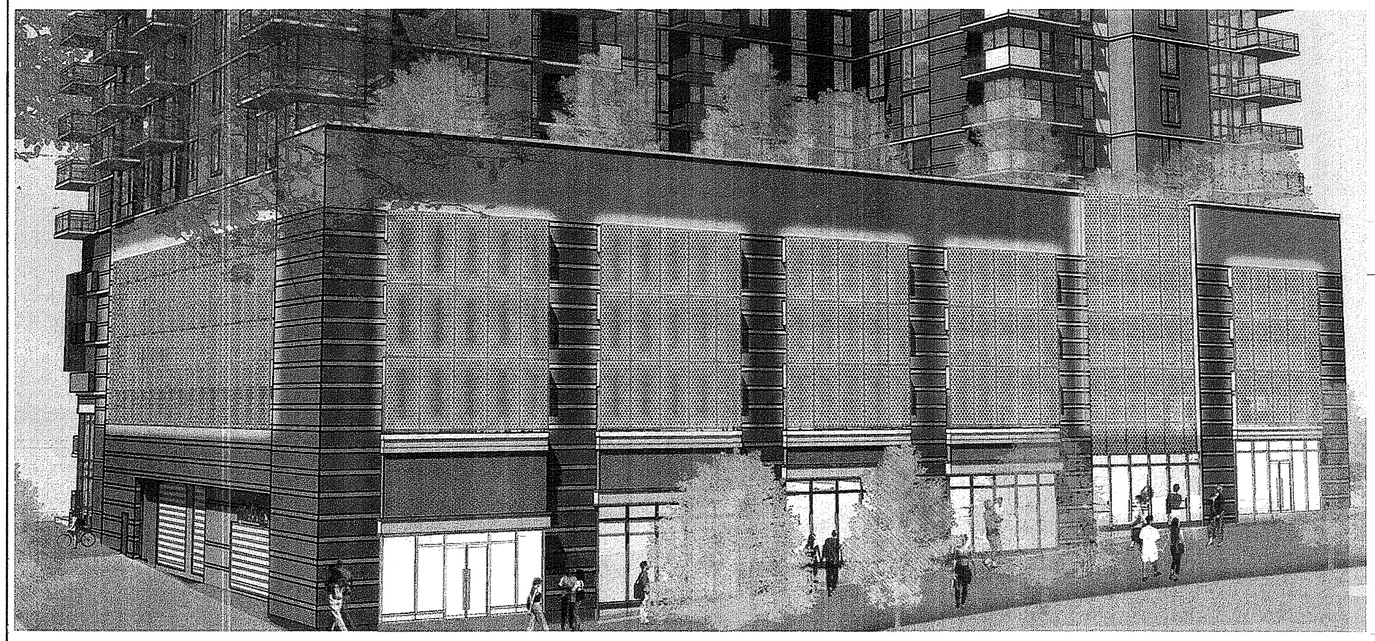
FDP conditions dated **9/20/2011**

NOTE:

- THESE VIEWS ARE ILLUSTRATIVE EXAMPLES AND ARE SUBJECT TO FINAL ENGINEERING & DESIGN.

OVERALL SOUTH-WEST VIEW 2



ENLARGED VIEW AT SOUTH BASE OF BUILDING 1

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

The Georgeles Group
8405 Greensboro Dr. Pt30
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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Resubmission)	12.20.10
CDP (Resubmission)	03.18.11
CDP (Resubmission)	04.25.11
CDP (Resubmission)	04.29.11
CDP (Resubmission)	05.06.11
CDP (Resubmission)	05.27.11
CDP (Resubmission)	07.06.11
CDP (Resubmission)	08.05.11
CDP (Resubmission)	08.22.11

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PART A

ILLUSTRATIVE SOUTH ELEVATION VIEWS

Scale: NTS

A-0.9

NOTE:

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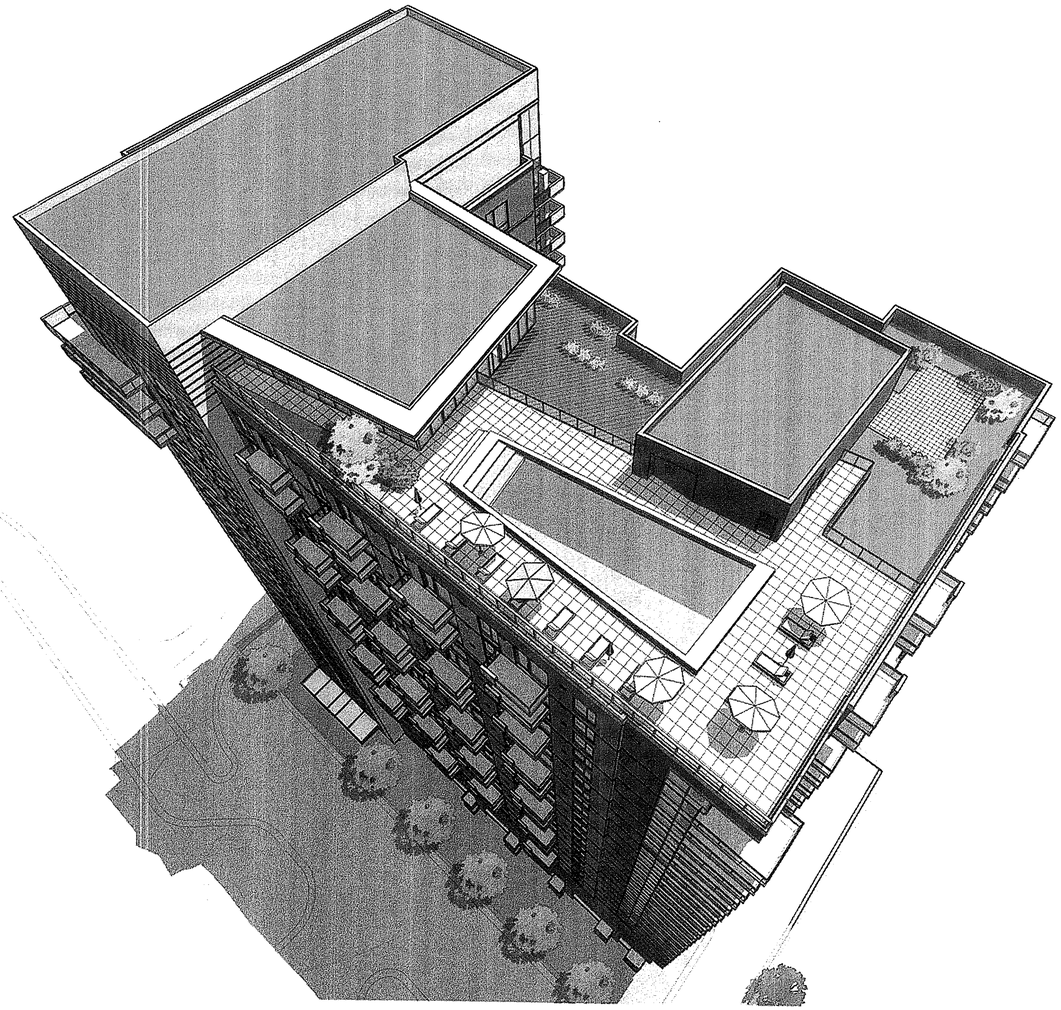
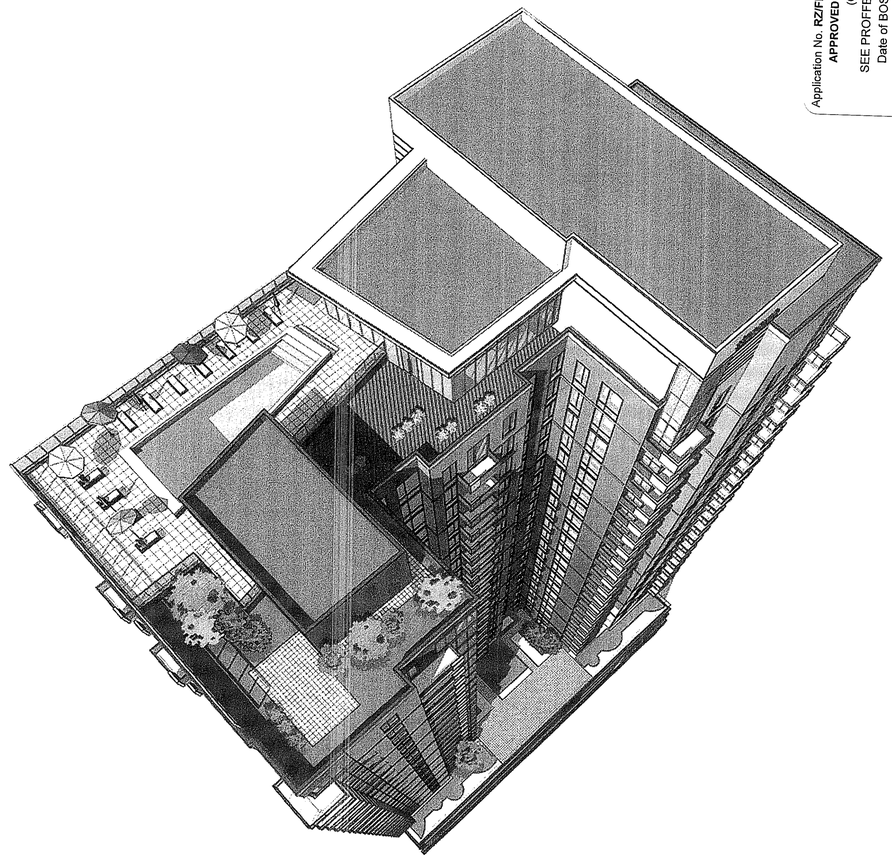


NORTH - WEST VIEW AT ROOFTOP 2



SOUTH - WEST VIEW AT ROOFTOP 1

Application No. RZ/FDP 2010-PR-014A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
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Sheet 25 of 38
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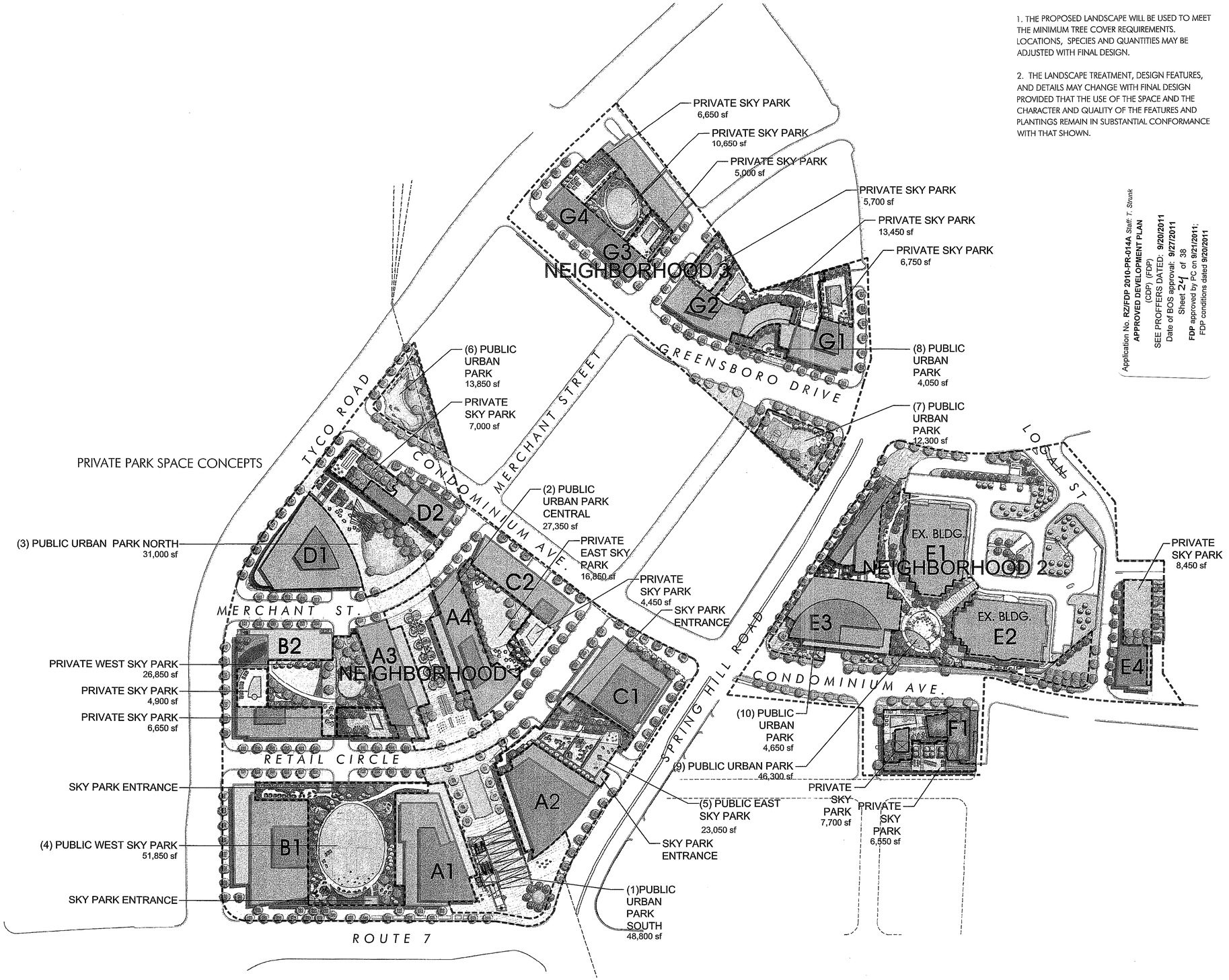
PART A
ILLUSTRATIVE
ROOF VIEWS

Scale: NTS

A-0.10

Spring Hill Station - Total Park Space Provided				
Neighborhood 1				
	Public Urban Parks		117,350	sq. ft.
	Public Sky Parks		75,500	sq. ft.
		Total	4.43	Acres
Neighborhood 2				
	Public Urban Parks		50,950	sq. ft.
		Total	1.17	Acres
Neighborhood 3				
	Public Urban Parks		20,300	sq. ft.
		Total	0.47	Acres
		Total Public Parks	**6.06**	**Acres**
Off-Site				
	Public Urban Park	**Total**	**2.81**	**Acres**
	In Addition, Spring Hill Station is providing Private Sky Parks.			
	Neighborhood 1		1.52	Acres
	Neighborhood 2		0.53	Acres
	Neighborhood 3		1.11	Acres
	Total Private Sky Parks		**3.15**	**Acres***
	*Additional Private Park space may be provided with future			
	FDP sets			
Note:				
Sky Parks denote parks above street level, built on structure. All other parks are at-grade.				
71% of Public Parks provided at Street Level				

PRIVATE PARK SPACE CONCEPTS



SCALE: 1"=100'-0" 100'-0 200'-0 400'-0

LANDSCAPE NOTES:

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

2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

Application No. **RZ/FDP 2010-PR-014A** *Staff: T. Strunk*
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Mclean, VA 22102

FDP	08.24.10
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CDP + FDP (RESUBMISSION)	08.22.11

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OVERALL LANDSCAPE PLAN AND INTERIM CONDITION
N2 - F1

Scale: 1" = 40'-0"

L-0.01

LANDSCAPE NOTES:

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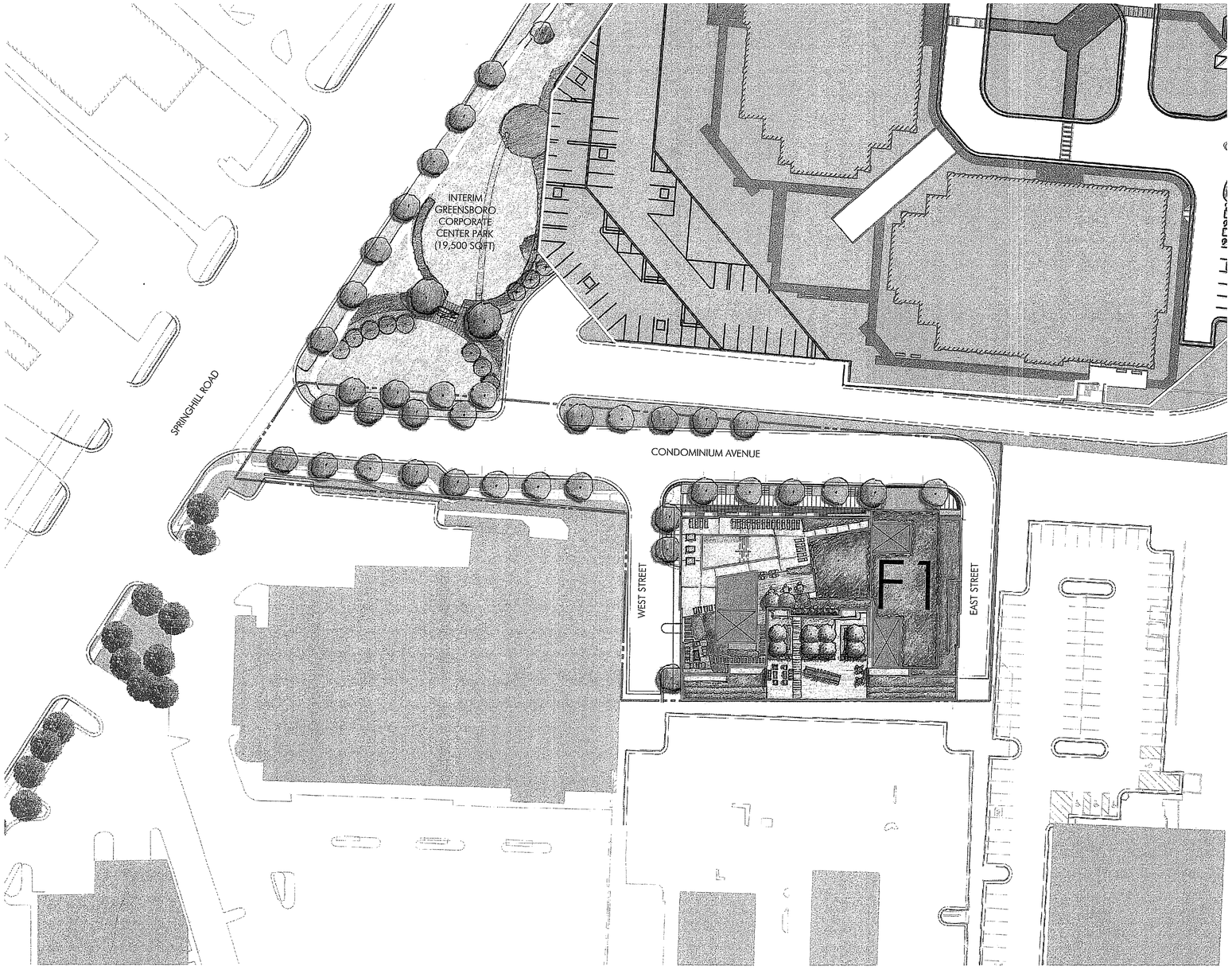

CONDOMINIUM AVENUE SHOWING INTERIM ALIGNMENT

SCALE: 1"=40'-0" 40'-0" 80'-0" 160'-0"

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CDP + FDP (RESUBMISSION)	08.22.11

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OVERALL LANDSCAPE PLAN - INTERIM CONDITION

N2 - F1

Scale: 1" = 40'-0"

L-0.02

LANDSCAPE NOTES:

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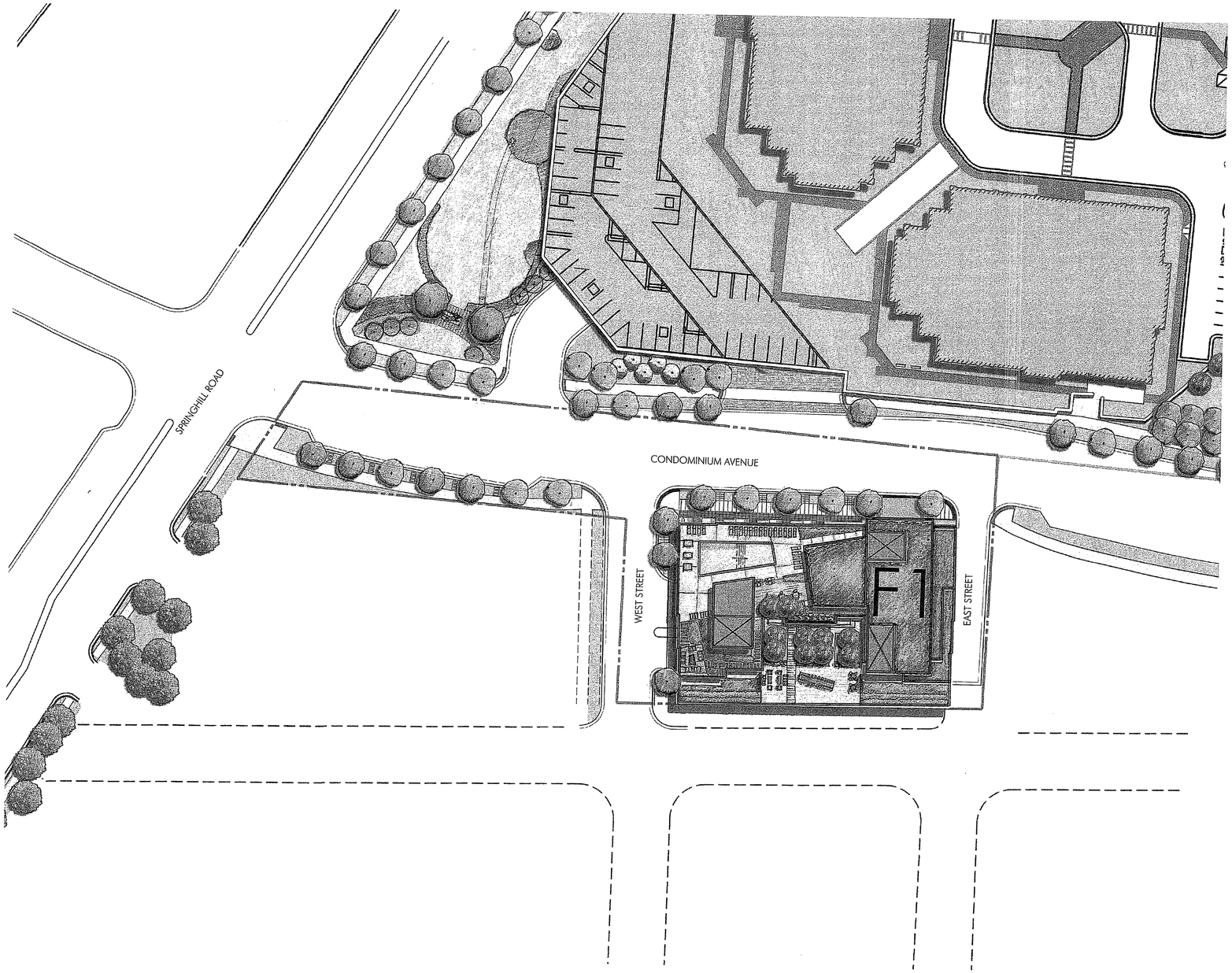

CONDOMINIUM AVENUE SHOWING ULTIMATE ALIGNMENT

SCALE: 1"=40'-0" 40'-0" 80'-0" 160'-0"

Application No. RZ/FDP 2010-PR-014A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN (CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
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Sheet 26 of 38
FDP approved by PC on 9/21/2011:
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OVERALL LANDSCAPE PLAN - ULTIMATE CONDITION

N2 - F1

Scale: 1" = 40'-0"

L-0.03

INTERIM PARK PLANT SCHEDULE						
Key	Qty.	Botanical name	Common name	Stock size	Stock type	Remarks
Canopy Trees						
AR	7	*Acer rubrum*	Red Maple	3" cal.	B&B	Single, straight trunk. Limbed up to 6'; symmetrical
PA	2	*Platanus acerifolia*	London Planetree	3" cal.	B&B	Single, straight trunk. Limbed up to 6'; symmetrical
QN	4	*Quercus nutalli*	Esplanade Nutall Oak	3" cal.	B&B	Single, straight trunk. Limbed up to 6'; symmetrical
Ornamental Trees						
LI	8	*Lagerstroemia indica*	Crapemyrtle	8-10' ht.	B&B	Multi-stem, Heavy, Full Crowns, Specimens
NOTE: Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule. Species may vary depending on final design and availability.						

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EXISTING DRAINAGE INLET
FLOOD PLAIN ORNAMENTAL GRASSES SPECIES SUCH AS PANICUM VIRGATUM 'SILVER CLOUD' AROUND STORM STRUCTURE
PLANT BED - SOME EXISTING SHRUBS TO REMAIN
EXISTING DRAINAGE CHANNEL TO REMAIN
EXISTING DRAINAGE OUTFALL
EXISTING TREES TO REMAIN
EXTENT OF INTERIM PARK
PLANT BED
7 | AR
CONCRETE PAVERS
FOCAL POINT
CONCRETE WALK
2 | PA
8 | LI
4 | QN
9 | QN
8 | QN
PLANTED AREA
TREE SOIL VOLUME AREA
DETECTABLE WARNING PAVEMENT (TYP.)
STREET LIGHT LOCATION TYP.
30'-0" O.C. TYP.
STREET LIGHT-TYP
PLANTED AREA
TRASH RECEPTACLE
GUARDRAIL ON TOP OF RETAINING WALL
F-1 FDP LIMIT OF DISTURBANCE
GARAGE WALL EXTENDED TO GUARDRAIL HEIGHT
LIMITS OF CLEARING AND GRADING
EXISTING GARAGE ENTRY TO BE CLOSED
EXISTING LOADING TO REMAIN
PLAN ENLARGEMENT- SEE L1.02/01
LANDSCAPE AMENITY PANEL
CONCRETE ACCESS WALK
8" CONCRETE WALK
CURB WALK
BUILDING ZONE (ALIGNMENT)
SPECIAL PAVING AT BUILDING ENTRY
BIKE RACK
BENCH
TREE WITHIN SIGHT DISTANCE LINE IS SUBJECT TO VDOT APPROVAL (SEE PROFFERS)
GUARDRAIL ON TOP OF RETAINING WALL AS NEEDED
ACCESS TO SWM VAULT BELOW
TRASH RECEPTACLE TYP.
ELECTRIC VAULT ACCESS PANEL W/ PAVING INLAY
SPECIAL PAVING AT BUILDING
2 | QP
1 | QP
CONDOMINIUM AVENUE
LINE OF SIGHT DISTANCE
FUTURE BUS STOP
N32°55'01"W 276.46'
N53°56'33"E 130.21'
S34°36'04"W 258.02'
N37°58'13"W
TW=1220 BW=1170
TW=1600 BW=1230
TW=1600 BW=1250
TW=1800 BW=1260
TW=1800 BW=1800
TW=2400 BW=2050
TW=3400 BW=3230
TW=3230 BW=3100
TW=3120

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

LANDSCAPE NOTES:

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3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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LANDSCAPE PLAN
GROUND LEVEL
N2 - F1
Scale: 1" = 30'-0"

L-1.01

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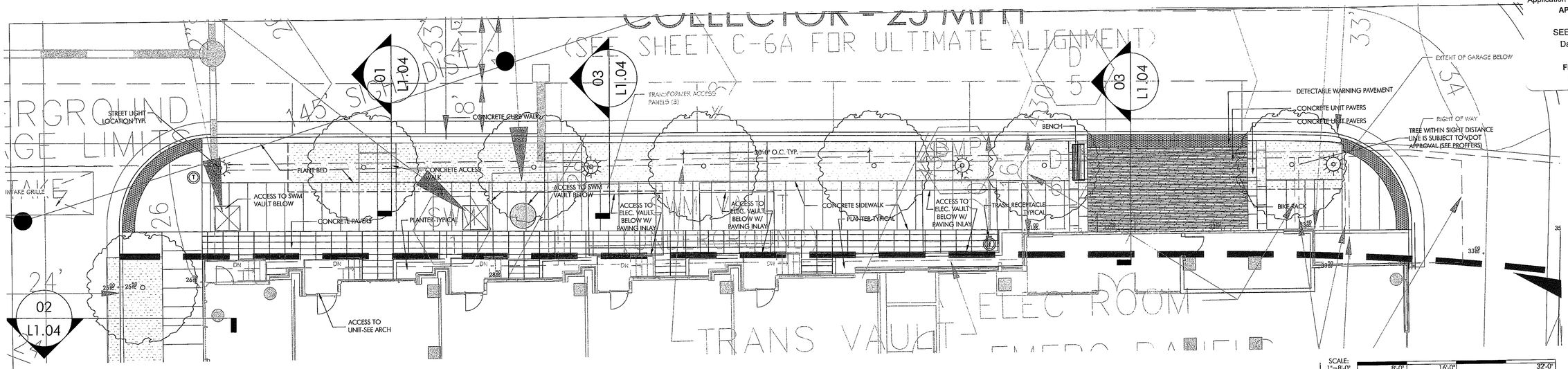
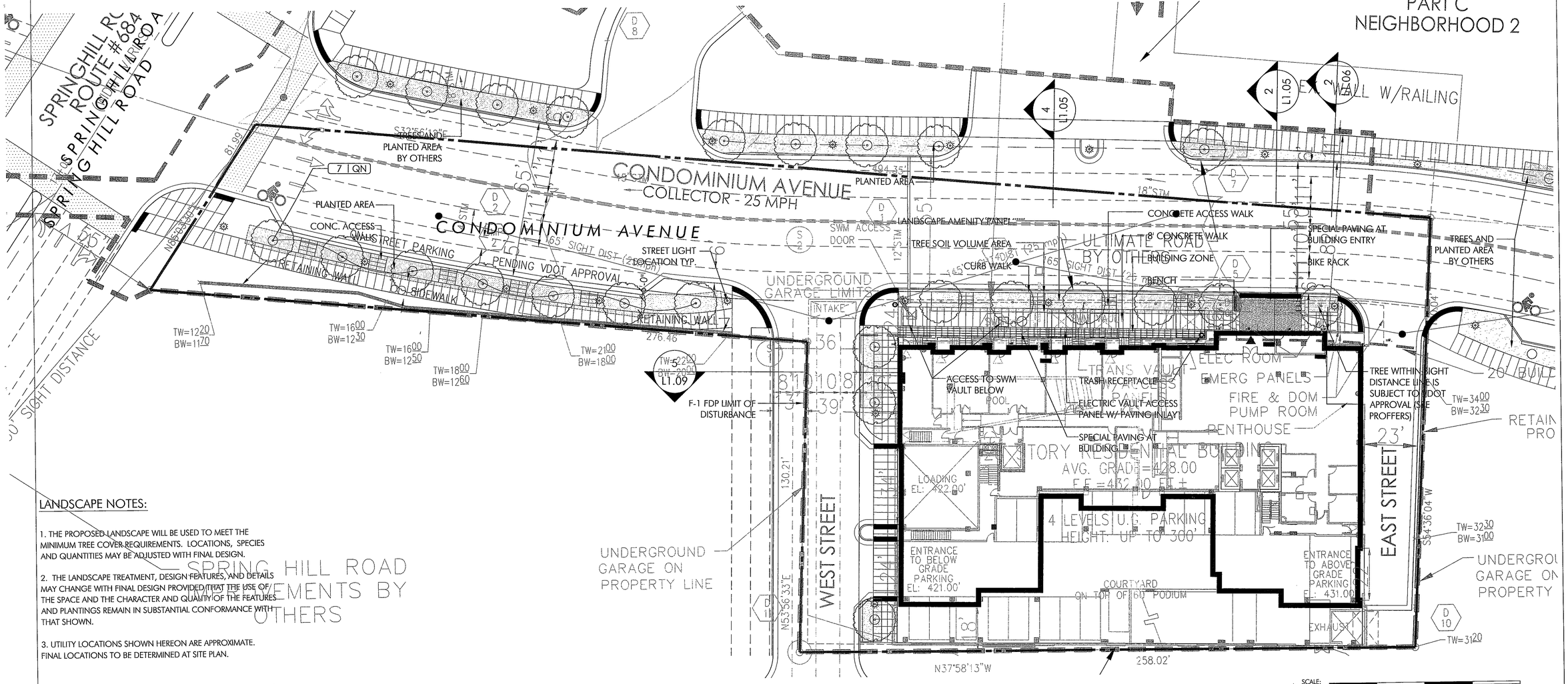


01 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1/8"=1'-0"



LANDSCAPE NOTES:

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

2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.

02 FUTURE LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr, Pt30
Mclean, VA 22102

FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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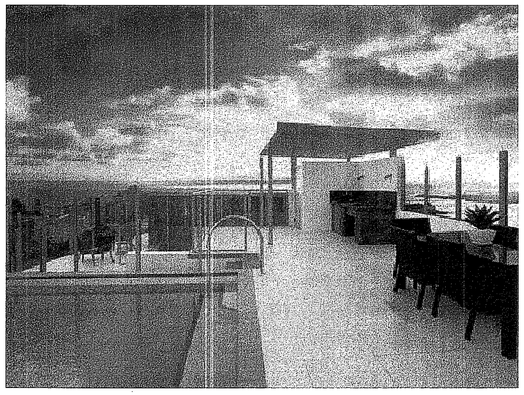
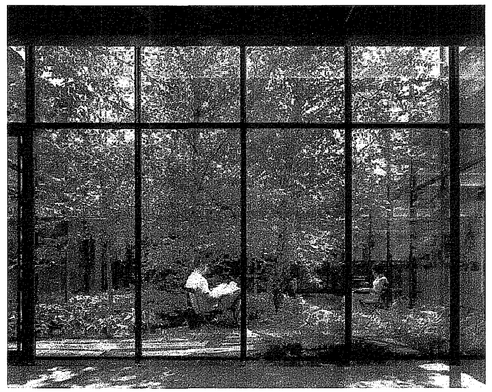
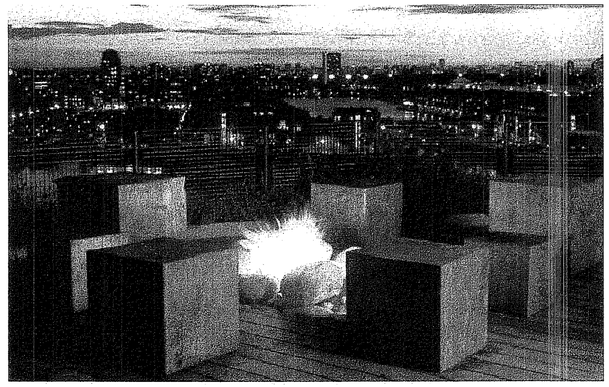
LANDSCAPE PLAN
GROUND LEVEL
N2 - F1
Scale: 1" = 30'-0"

L-1.02







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(CDP) (FDP)
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Sheet **29** of 38
FDP approved by PC on **9/21/2011**;
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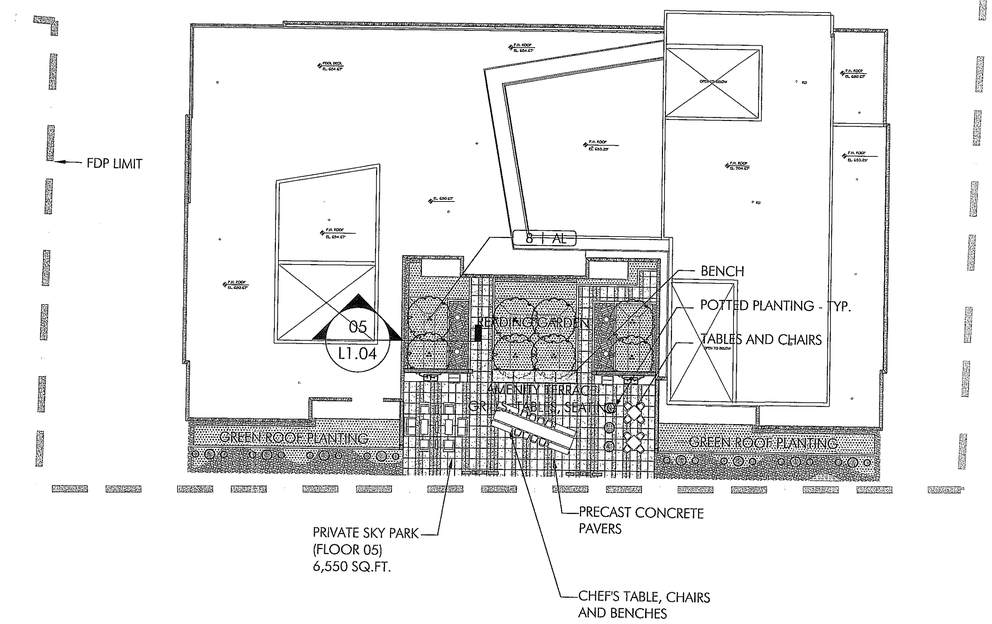
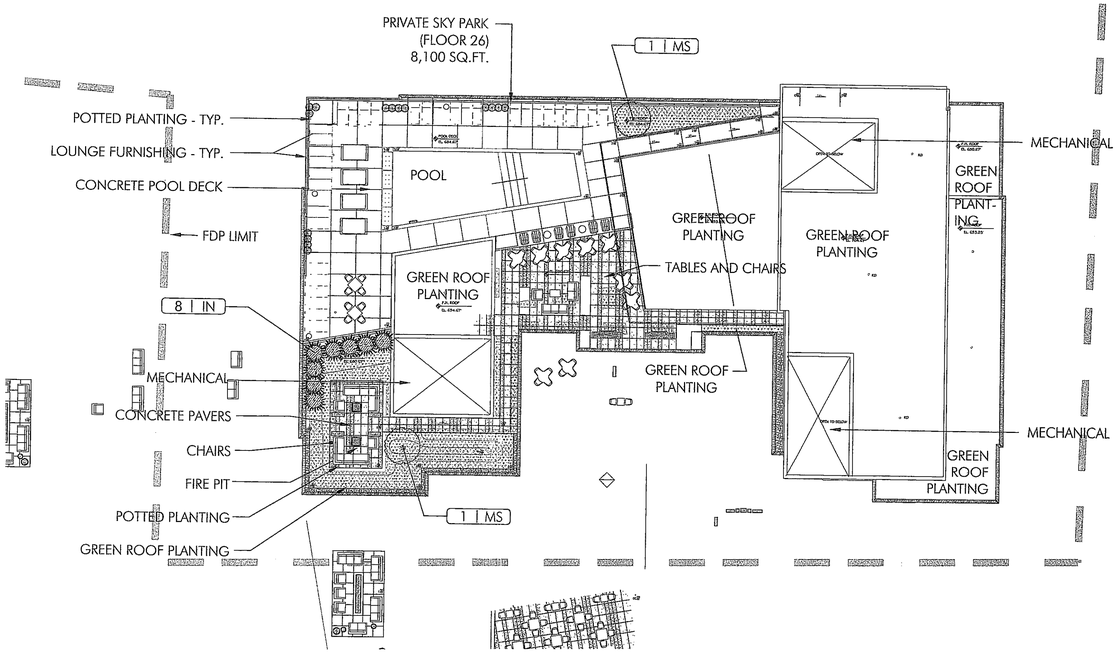


01 LANDSCAPE PLAN - FLOOR 5

SCALE: 1" = 30'-0"



02 LANDSCAPE PLAN - FLOOR 26

SCALE: 1" = 30'-0"

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

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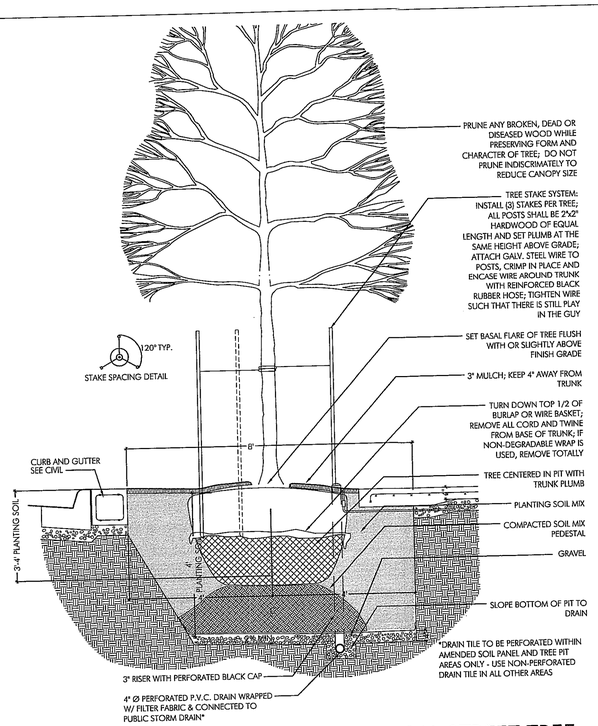
LANDSCAPE PLAN
SKY GARDEN
ROOF TOP POOL
N2 - F1

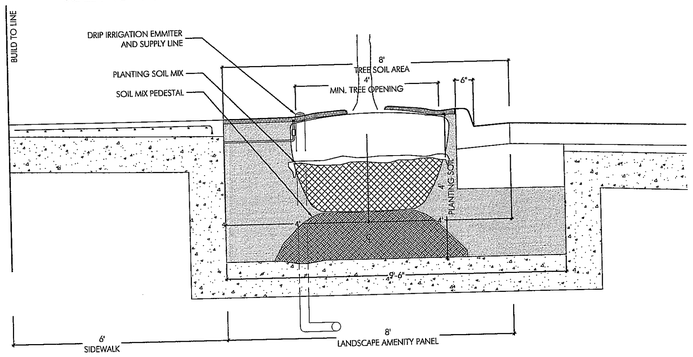
Scale: 1" = 30'-0"

L-1.03



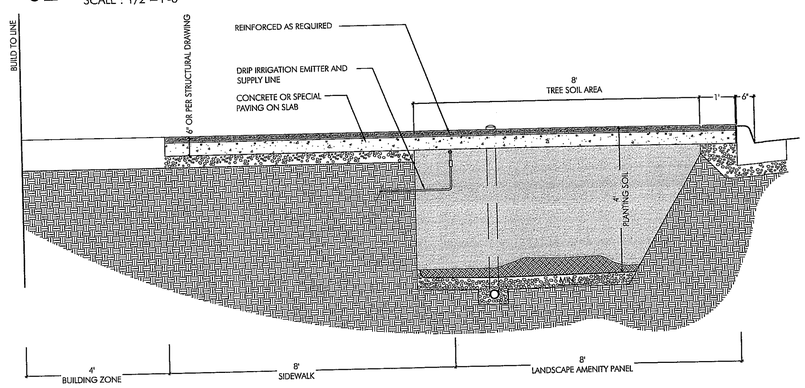
01 TREE PLANTING DETAIL - TYPICAL STREET TREE

SCALE : 1/2"=1'-0"



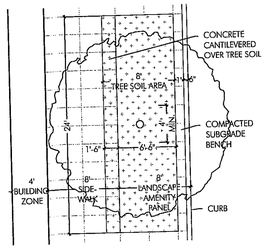
02 TREE PLANTING DETAIL - CANTILEVERED SIDEWALK

SCALE : 1/2"=1'-0"



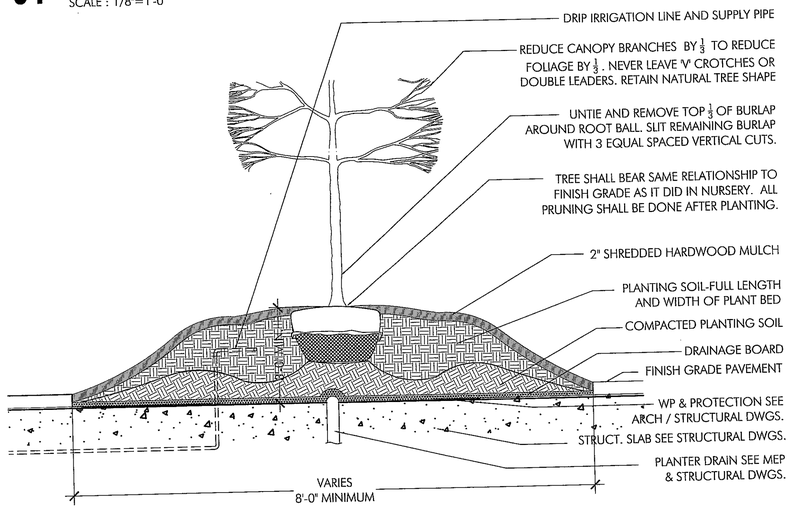
03 TREE PLANTING DETAIL - TREE SOIL BRIDGE

SCALE : 1/2"=1'-0"



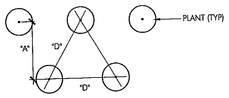
04 PLAN VIEW - CANTILEVERED SIDEWALK

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



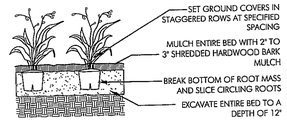
05 TREE PLANTING ON STRUCTURE DETAIL

SCALE : 1/2"=1'-0"



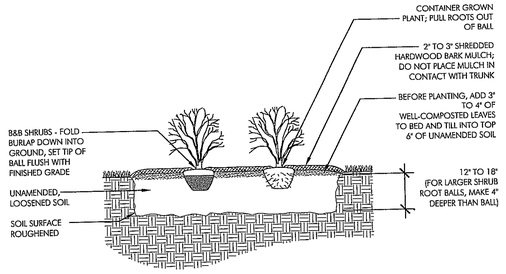
PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING



06 GROUNDCOVER / PERENNIAL PLANTING DETAIL

SCALE : 1/2"=1'-0"



07 SHRUB PLANTING DETAIL

SCALE : 1/2"=1'-0"

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LANDSCAPE COMPUTATIONS F1	
13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS	
No Surface Parking Lots	
Interior Parking Lot Landscaping Not Required	
13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS	
No Surface Parking Lots	
Peripheral Parking Lot Landscaping Not Required	
13-301: TRANSITIONAL SCREENING AND BARRIERS	
Property Zoning District: PTC/HC	
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC	
Transitional Screening and Barriers are Not Required	
13-401: TREE COVER CALCULATIONS	
Table 12.12 10 year Tree Canopy Calculation Worksheet	
Step	Totals
A. Tree Preservation Target and Statement	
A1 See Table 12.3 on Sheet C-8	

B. Tree Canopy Requirement		
B1	Gross Site Area	68,024
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	68,024
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	6,802
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	6,802
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	8,350
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	8,350

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parcel

Building F1 Tysons Spring Hill Station

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Canopy Trees							
QN	Quercus nutall	Esplanade Nuttall Oak	23	3" cal.	B&B	250	5,750	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	3	3" cal.	B&B	250	750	single leader; full branching; symmetrical
	Ornamental Trees							
AL	Amelanchier laevis	Allegheny Serviceberry	8	3" cal.	B&B	125	1,000	multistem - 3 stems minimum; full branching
MSt	Magnolia stellata	Star Magnolia	2	3" cal.	B&B	125	250	multistem - 3 stems minimum; full branching
	Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	8	3" cal.	B&B	75	600	multistem - 3 stems minimum; full branching
				TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING			8,350	

note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

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1/2"=1'-0" 1'-0" 2'-0" 4'-0"

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CDP + FDP (RESUBMISSION)	08.22.11

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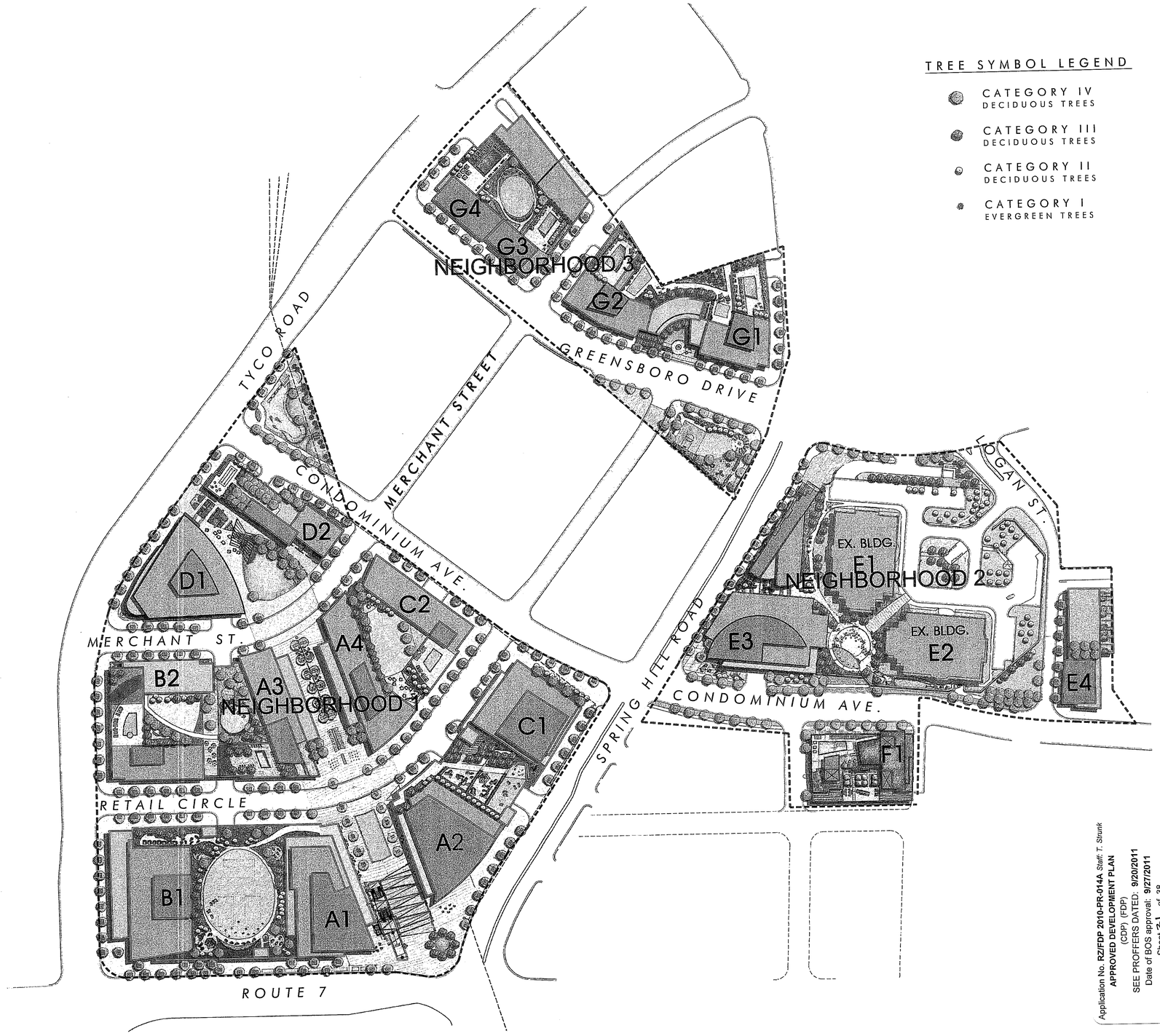
PLANTING DETAILS AND PLANT SCHEDULE
N2 - F1
Scale: 1/8" = 1'-0"

L-1.04

NEIGHBORHOOD 1, 2 & 3

LANDSCAPE PLAN



TREE SYMBOL LEGEND

- CATEGORY IV DECIDUOUS TREES
- CATEGORY III DECIDUOUS TREES
- CATEGORY II DECIDUOUS TREES
- CATEGORY I EVERGREEN TREES

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THE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

SCALE: 1"=100'-0" 100'-0 200'-0 400'-0

NOTE: THE PLANT SCHEDULES SHOWN HERE ARE FOR INFORMATIONAL PURPOSES ONLY.

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 1

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nuttalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	64500
	258	*CATEGORY IV DECIDUOUS TREES*					
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	13050
	87	*CATEGORY III DECIDUOUS TREES*					
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionathus virginicus*	Fringetree	2" cal.	B&B	100	
CY		*Chionathus virginicus*	Flowering Dogwood	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstomia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	7600
	76	*CATEGORY II DECIDUOUS TREES*					
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	0
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	1400
	14	*CATEGORY II EVERGREEN TREES*					
Category I Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	0
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	0
		CATEGORY I EVERGREEN TREES				100	0
					Total Tree Cover Provided by Planting (SF) =		86,550
					Total Tree Cover Required (SF) =		74,106
					Surplus		12,444

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 3

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nuttalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	16250
	65	*CATEGORY IV DECIDUOUS TREES*					
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	3750
	25	*CATEGORY III DECIDUOUS TREES*					
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionathus virginicus*	Fringetree	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstomia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	3400
	34	*CATEGORY II DECIDUOUS TREES*					
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	0
		CATEGORY II EVERGREEN TREES					
Category 1 Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	
	39	*CATEGORY I EVERGREEN TREES*				100	3900
					Total Tree Cover Provided by Planting (SF) =		27,300
					Total Tree Cover Required (SF) =		23,985
					Surplus		3,315

NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 2

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nuttalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	17000
	68	*CATEGORY IV DECIDUOUS TREES*					
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	6750
	45	*CATEGORY III DECIDUOUS TREES*					
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionathus virginicus*	Fringetree	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstomia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	5600
	56	*CATEGORY II DECIDUOUS TREES*					
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	0
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	600
	6	*CATEGORY II EVERGREEN TREES*					
Category 1 Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	0
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	0
		CATEGORY I EVERGREEN TREES				100	0
					Total Tree Cover Provided by Planting (SF) =		29,950
					Total Tree Cover Required (SF) =		39,006
					Shortfall		9,056

NOTE: SEE SHEET L1.04 FOR F1 PLANT SCHEDULE AND LANDSCAPE COMPUTATIONS
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

TOTALS

Total Tree Cover Provided by Planting N1 + N2+ N3(SF) =	143,800
Total Tree Cover Required N1+N2+N3(SF) =	137,097
Surplus	6,703

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Spring Hill Station
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FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. P130
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FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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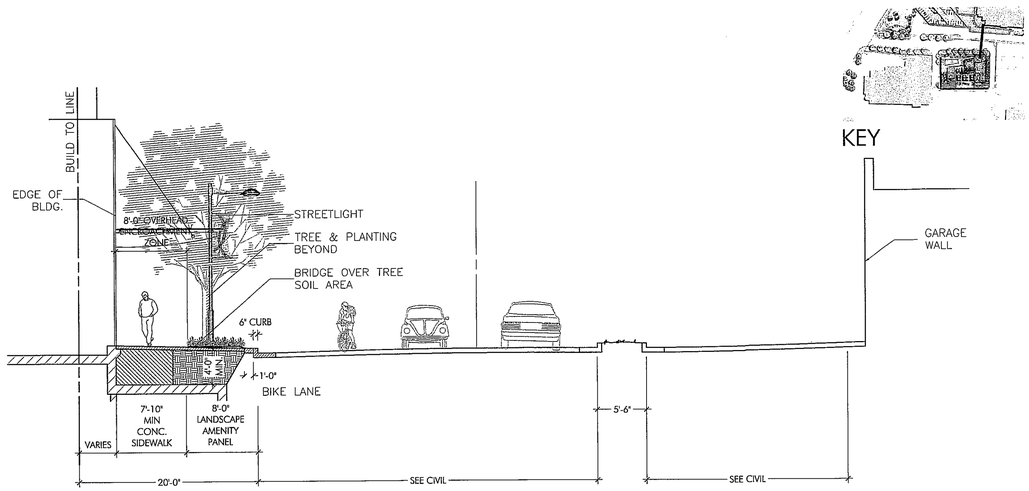
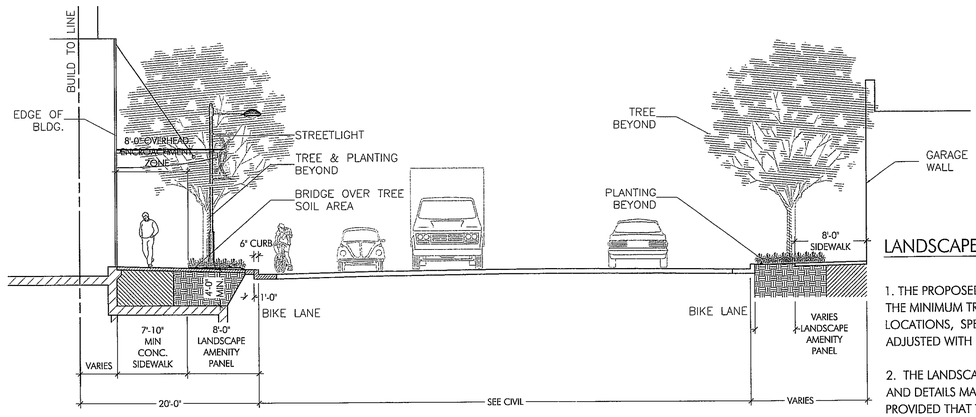
OVERALL LANDSCAPE PLAN
N2 - F1
Scale: N.T.S.

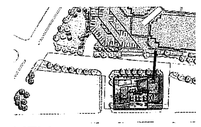
L-1.05



01 INTERIM CONDOMINIUM SECTION

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





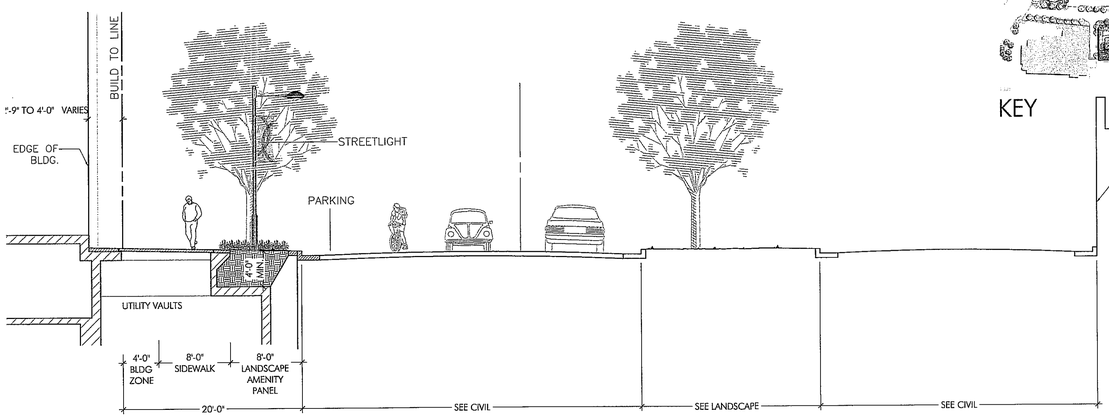
02 ULTIMATE CONDOMINIUM SECTION

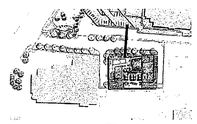
SCALE: 1/8" = 1'-0"

LANDSCAPE NOTES:

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

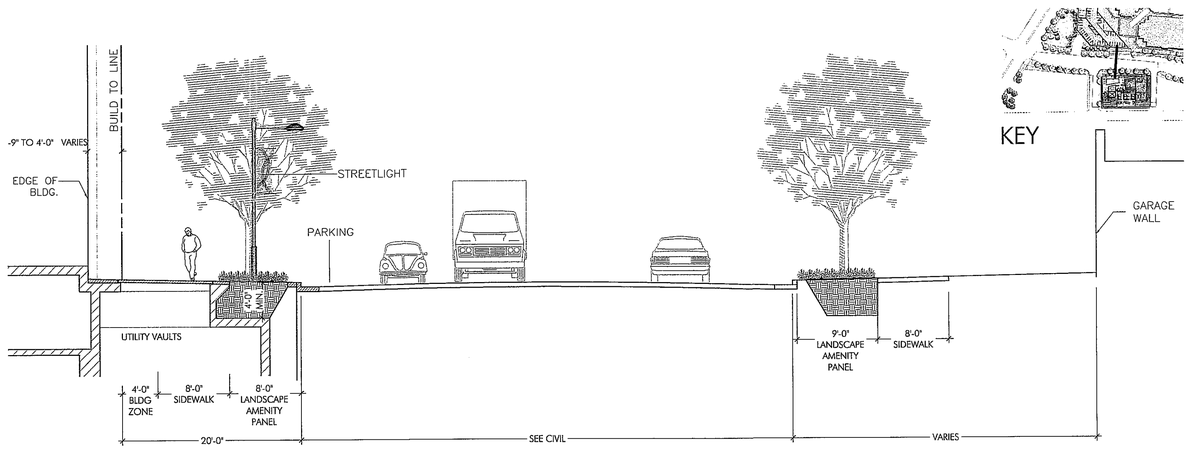
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.





03 INTERIM CONDOMINIUM SECTION

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



04 ULTIMATE CONDOMINIUM SECTION

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

Application No. RZ/FDP 2010-PR-014A *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 22 of 38
FDP approved by PC on 9/21/2011;
FDP conditions dated 9/20/2011

1/8"=1'-0" 4'-0" 8'-0" 16'-0"

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FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
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CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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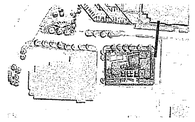
STREET SECTIONS
GROUND LEVEL
N2 - F1
Scale: 1/8" = 1'-0"

L-1.06



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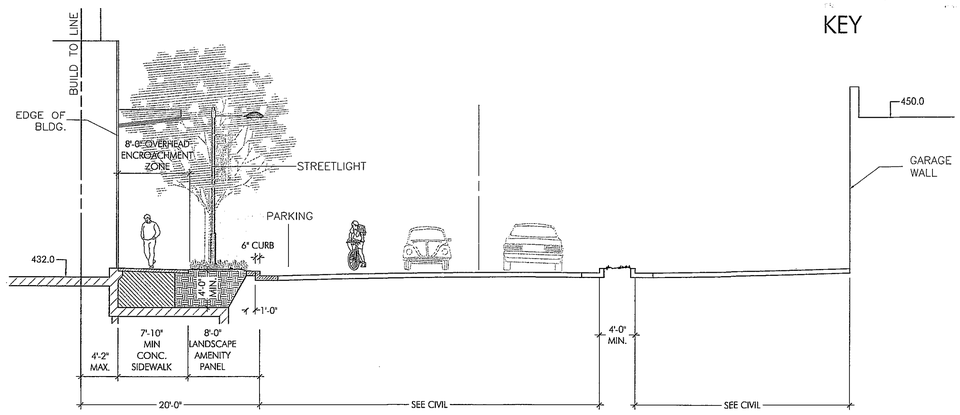
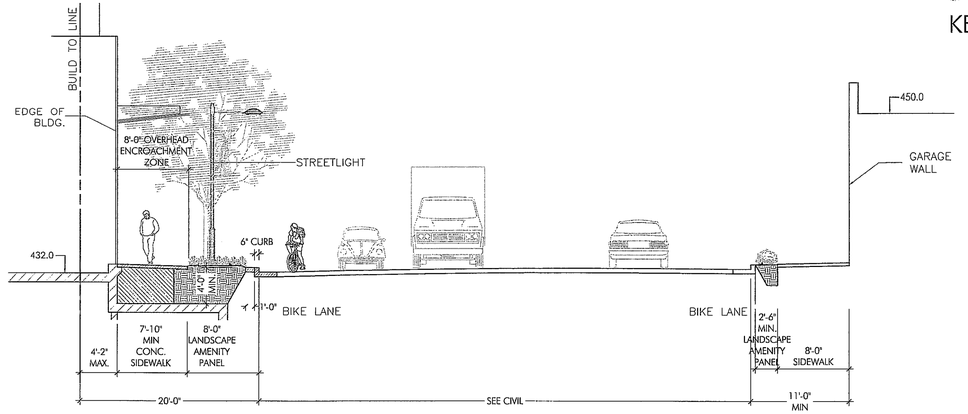


01 INTERIM CONDOMINIUM SECTION

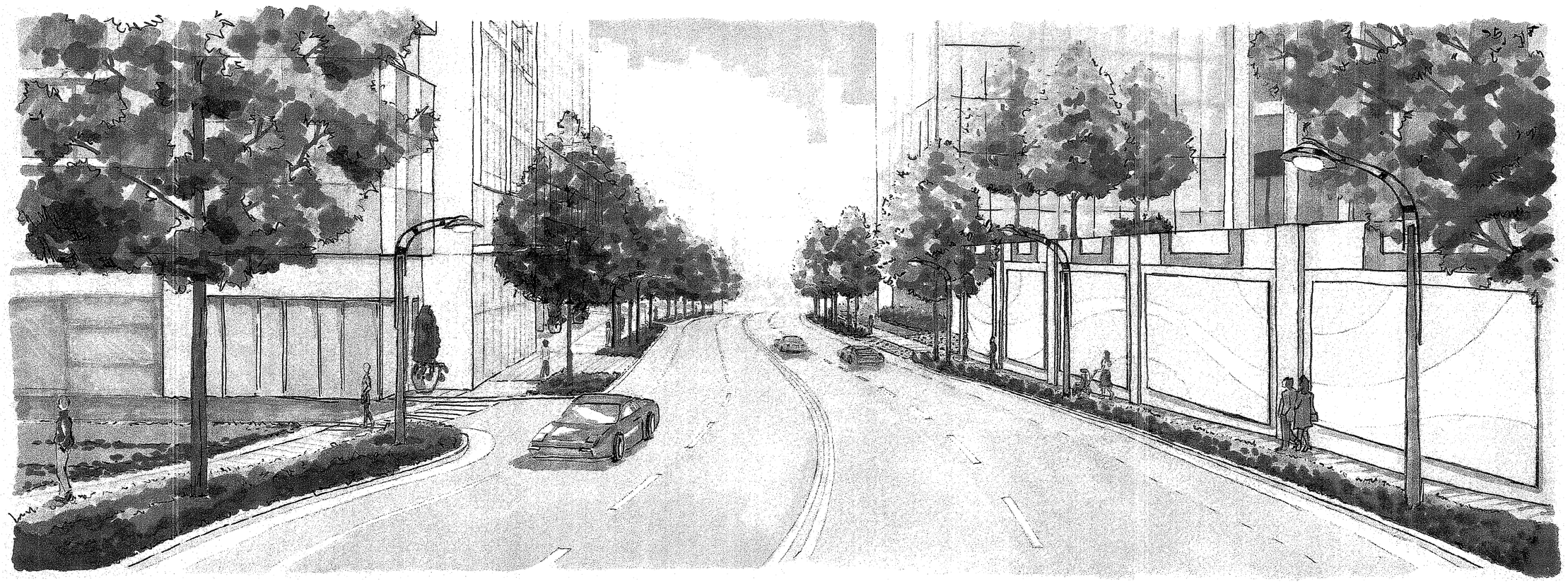
1/8"=1'-0"

KEY



02 ULTIMATE CONDOMINIUM SECTION

1/8"=1'-0"



03 PERSPECTIVE VIEW LOOKING WEST ALONG CONDOMINIUM AVENUE

Application No. **RZ/FDP 2010-PR-014A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet **23** of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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SITE SECTIONS AND PERSPECTIVE VIEW

N2 - F1

Scale: N.T.S.

L-1.07

LANDSCAPE COMPUTATIONS N1

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	

B. Tree Canopy Requirement		
B1	Gross Site Area	741,055
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	741,055
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	74,106
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	74,106
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	86,550
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	86,550

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce

LANDSCAPE COMPUTATIONS N2

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	

B. Tree Canopy Requirement		
B1	Gross Site Area	390,059
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	390,059
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	39,006
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	39,006
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	29,950
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	29,950

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce

LANDSCAPE COMPUTATIONS N3

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	

B. Tree Canopy Requirement		
B1	Gross Site Area	239,853
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	239,853
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	23,985
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	23,985
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	27,300
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	27,300

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce

Application No. RZ/FDP 2010-PR-014A Staff: T. Strunk
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 24 of 38
FDP approved by PC on 9/21/2011;
FDP conditions dated 9/20/2011

SCALE: 1/2"=1'-0" 1'-0" 2'-0" 4'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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Spring Hill Station

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The Georgelas Group
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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Resubmission)	12.20.10
CDP (Resubmission)	03.18.11
CDP (Resubmission)	04.25.11
CDP (Resubmission)	04.29.11
CDP (Resubmission)	05.06.11
CDP (Resubmission)	05.27.11
CDP (Resubmission)	07.06.11
CDP (Resubmission)	08.05.11
CDP (Resubmission)	08.22.11

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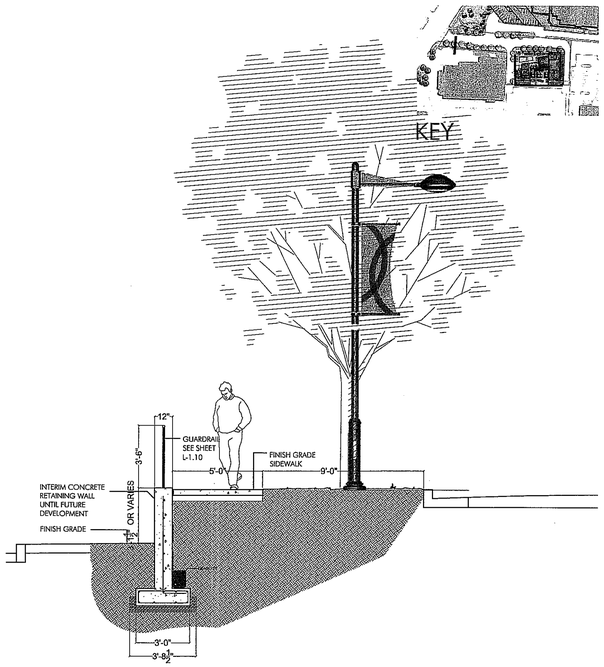
LANDSCAPE CALCULATIONS

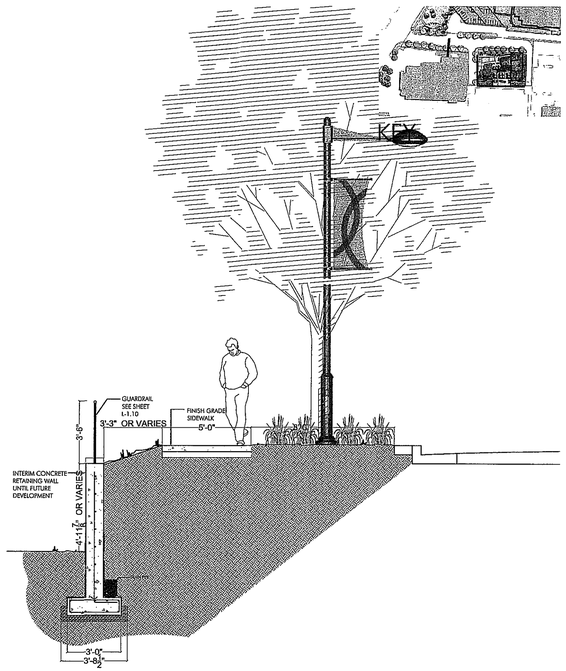
Scale: N.T.S.

L-1.08



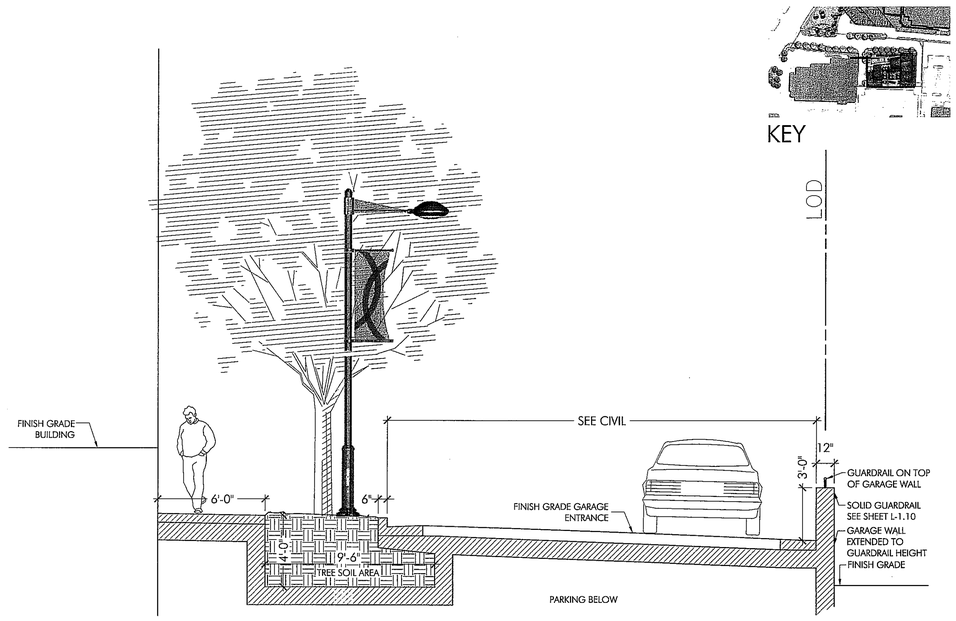
01 SECTION - RETAINING WALL

1/4"=1'-0"



02 SECTION - RETAINING WALL

1/4"=1'-0"



03 INTERIM SECTION - RETAINING WALL WEST STREET

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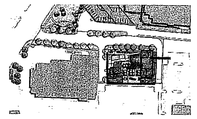
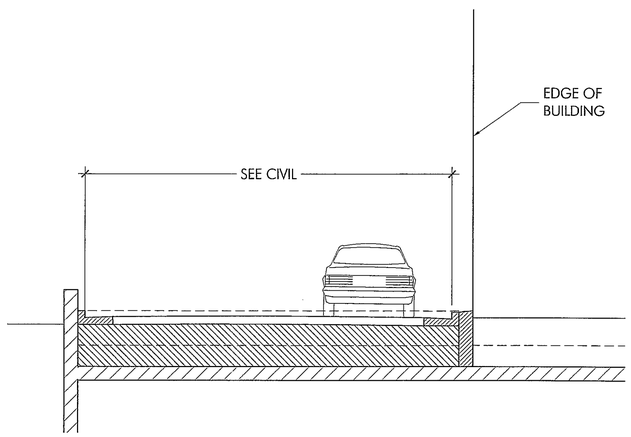
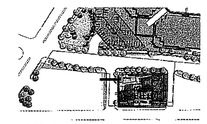
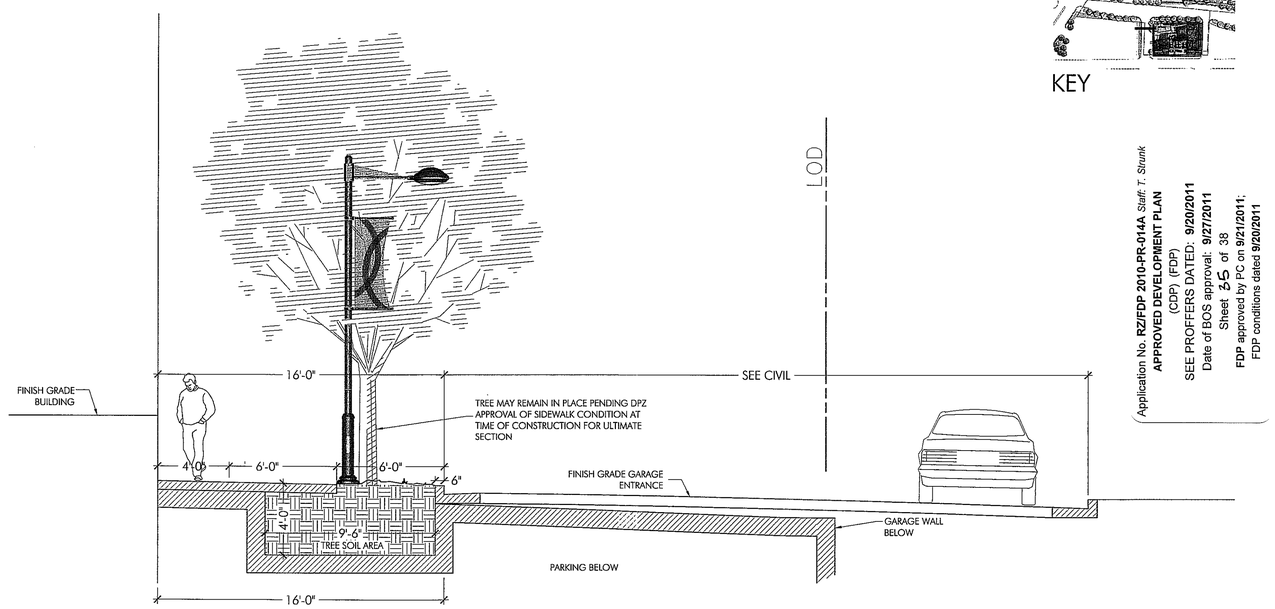




04 SECTION - RETAINING WALL EAST STREET

1/4"=1'-0"





05 ULTIMATE SECTION - WEST STREET

1/4"=1'-0"

Application No. RZ/FDP 2010-PR-014A *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN (CDP) (FDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 35 of 38
FDP approved by PC on 9/21/2011; FDP conditions dated 9/20/2011

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
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FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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SITE SECTIONS

N2 - F1

Scale: N.T.S.

L-1.09

Application No. **RZ/FDP 2010-PR-014A** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
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Date of BOS approval: **9/27/2011**
Sheet 36 of 38
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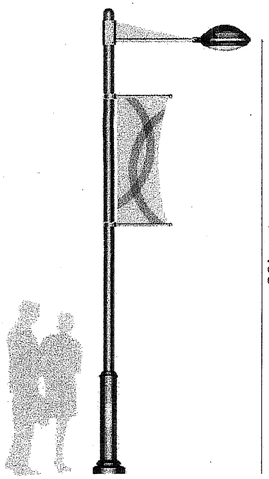

NOTE:

Lumca reserves the right to modify the elements on this technical data sheet without prior notice

PROJECT #:	NAME:	STATUS: For information

LUMCA INC
2545-A WATT SAINTE-FOY
QUEBEC - CANADA - G1P-3T2
TEL. : 418-650-1693 FAX : 418-650-1696
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CATALOGUE #: **PL70-E-18-M1A-CF23-CP0301-LR-S2**

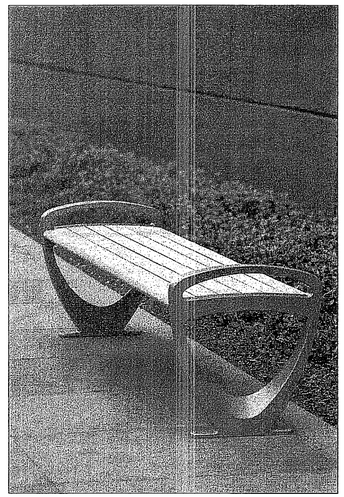
DRAWING #:	QUANTITY:	TYPE:
LAST REVISED:	SCALE:	COLOUR:

Lumca ISO 9001

01 STREETLIGHT

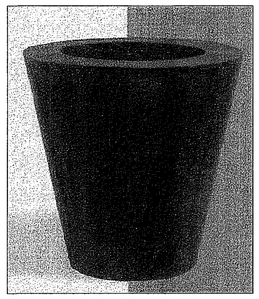
STREETLIGHT NOTE:
THE STREETLIGHT ABOVE SHALL BE THE FIXTURE AND POLE USED AT SPRING HILL STATION (SEE PROFFERS). ANY CHANGES TO THE POLE OR FIXTURE TYPE SHALL BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

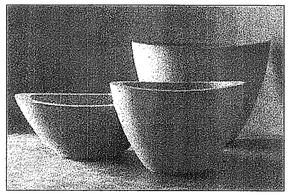
02 TRASH RECEPTACLE

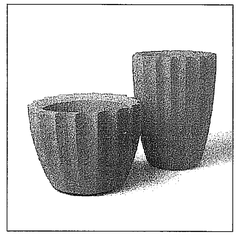


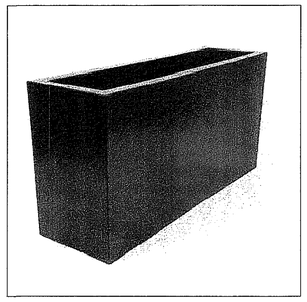
03 BENCH

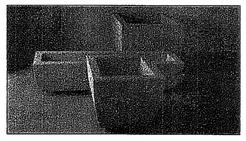
NOTE:
ALL IMAGES ARE PROVIDED TO ILLUSTRATE THE GENERAL QUALITY OF AMENITIES TO BE PROVIDED. FINAL SELECTIONS MAY VARY BASED ON FINAL DESIGN AND ENGINEERING.



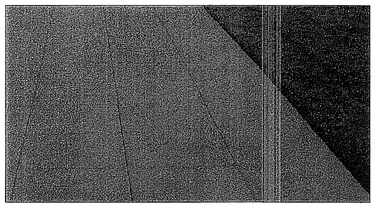


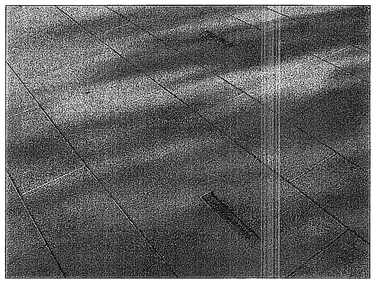




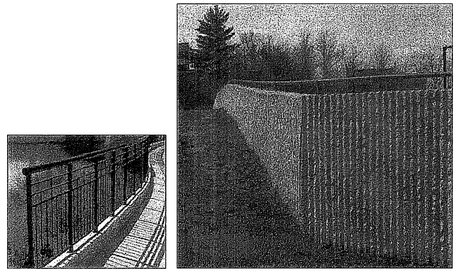


04 PLANTERS





05 PAVING



06 WALL / GUARDRAIL CONCEPT

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FAIRFAX COUNTY, VIRGINIA

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Mclean, VA 22102

FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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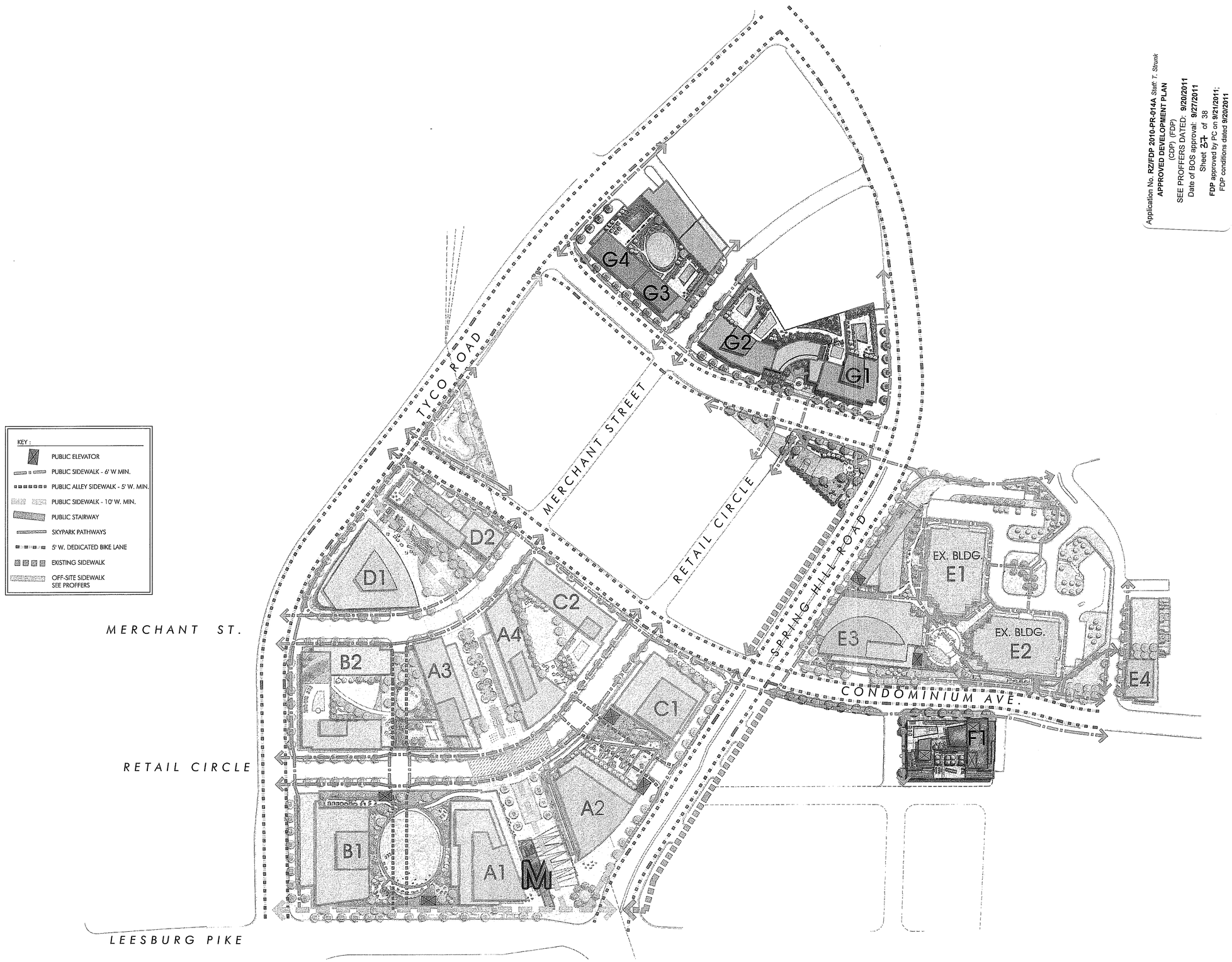
SITE FURNISHINGS AND MATERIALS
N2 - F1
Scale: N.T.S.

L-1.10



Application No. **RZ/FDP 2010-PR-014A** *Staff: T. Strunk*
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SEE PROFFERS DATED: **9/20/2011**
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Sheet 24 of 38
FDP approved by PC on **9/21/2011**;
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CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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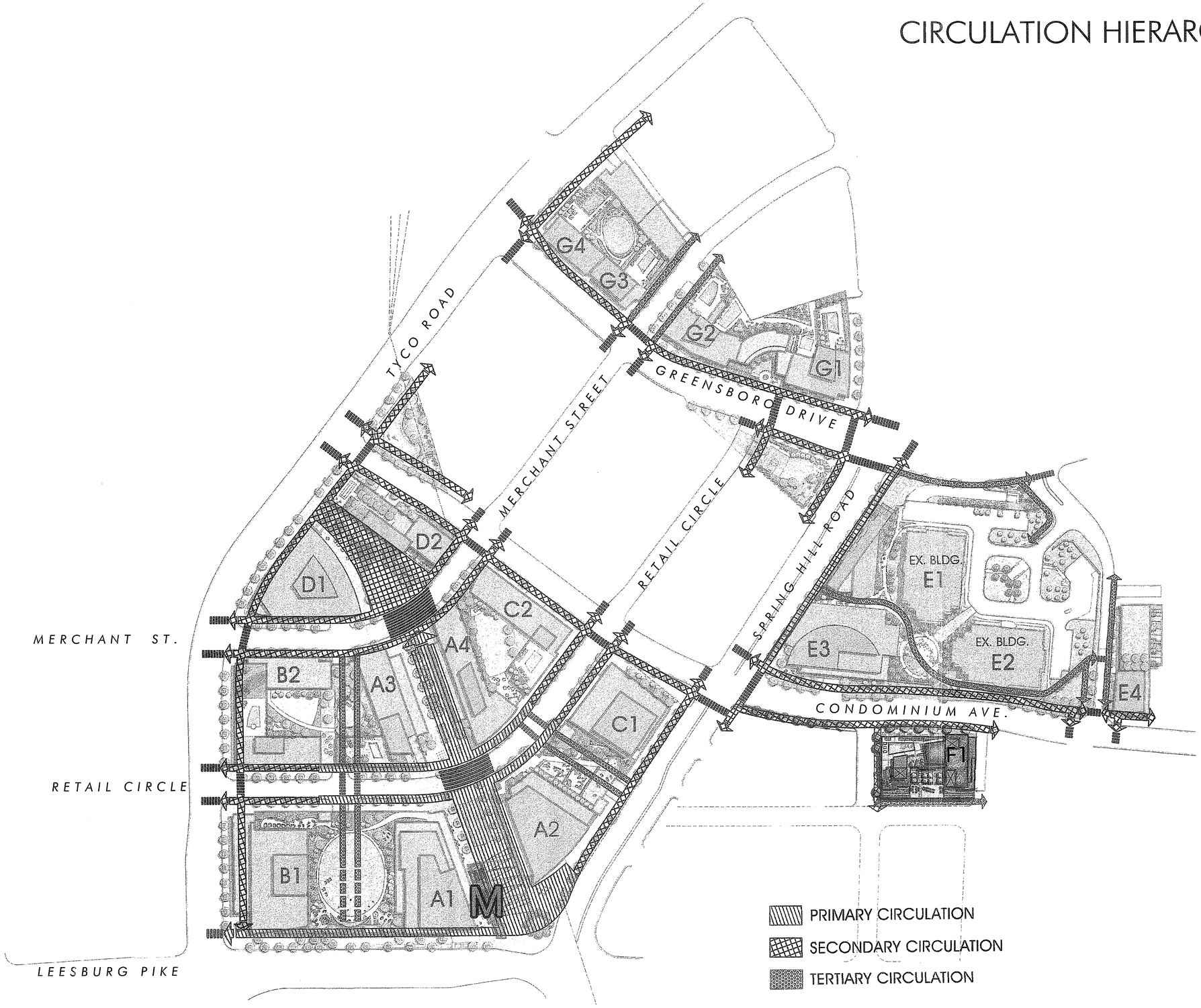
PEDESTRIAN & BICYCLE CIRCULATION PLAN
N2 - F1
Scale: 1"= 100'-0"

L-1.11

CIRCULATION HIERARCHY PLAN



SCALE: 1"=100'-0" 100'-0" 200'-0" 400'-0"

Application No. RZ/FDP 2010-PR-014A *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet 28 of 38
FDP approved by PC on **9/21/2011**;
FDP conditions dated **9/20/2011**

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FDP	08.24.10
FDP (RESUBMISSION)	04.25.11
CDP + FDP (RESUBMISSION)	04.29.11
CDP + FDP (RESUBMISSION)	05.06.11
CDP + FDP (RESUBMISSION)	05.27.11
CDP + FDP (RESUBMISSION)	07.06.11
CDP + FDP (RESUBMISSION)	08.05.11
CDP + FDP (RESUBMISSION)	08.22.11

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PEDESTRIAN CIRCULATION HEIRARCHY PLAN

N2 - F1

Scale: 1"= 100'-0"

L-1.12