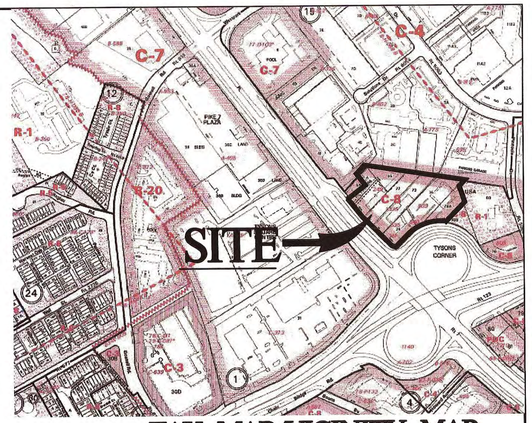
TYSONS CENTRAL
RZ 2011-PR-005
RE: SEA 2008-MD-036
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 22, 2011
JANUARY 25, 2012
MARCH 30, 2012
JUNE 20, 2012
NOVEMBER 19, 2012
MARCH 11, 2013
APRIL 18, 2013
MAY 13, 2013
JULY 10, 2013
AUGUST 15, 2013
OCTOBER 28, 2013
NOVEMBER 11, 2013

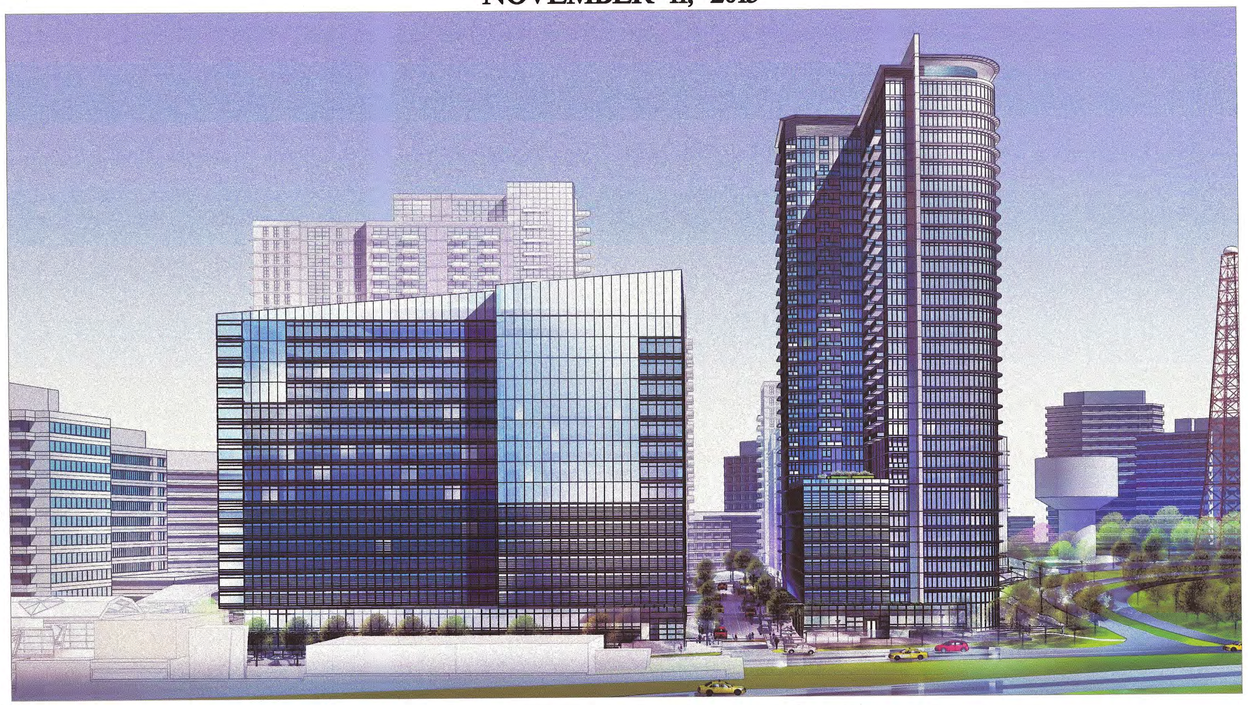


TAX MAP/VICINITY MAP
SCALE: 1" = 500'

Application No: RZ 2011-PR-005 Staff: S. Lin
APPROVED DEVELOPMENT PLAN
(_GDP) (X)CDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 1 of 93

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CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 ((1)) 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A

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COMMONWEALTH OF VIRGINIA
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11/11/13
PROFESSIONAL ENGINEER

VIKA NUMBER V7148C
SHEET C-1

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CDP NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((1)) PARCELS 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A. THE PROPERTY IS CURRENTLY ZONED C-8, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-8 TO PTC, SC AND HC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN (CDP).

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS NOT FIELD VERIFIED BY VIKA, INC. THE CONTOUR INTERVAL IS TWO (2) FEET.

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.

5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

7. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPS, BIORETENTION, VEGETATED ROOFS TEMPORARY ABOVE GROUND DRY PONDS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN APPROVAL FOR THE SPECIFIED FACILITY.
SEE SHEETS C-13 THRU C-20. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.

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

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

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

11. THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. THERE IS NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY AS SHOWN ON SHEET C-4.

12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET, SHEETS S-3 & S-4 AND IN THE APPLICATION.

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

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CDP AS OUTLINED IN THE PROFFERS.
SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; THE MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MAXIMUM AND MINIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MAXIMUM AND MINIMUM BUILDING HEIGHTS FOR EACH BUILDING COMPLY WITH THOSE SHOWN ON DEVELOPMENT TABULATION CHART, SEE SHEET C-3.

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

17. THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C-5 AND C-6. NO ADDITIONAL DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE OR TYSONS CENTRAL STREET ADJACENT TO THE PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.

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

19. THE DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE REFINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES, BUILDING HEIGHT OR NUMBER OF STORIES SHALL NOT BE INCREASED TO PROVIDE ADDITIONAL ABOVE GRADE PARKING.

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

21. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 6-510.C.

22. AS PROVIDED FOR IN THE PROFFERS THE APPLICANT RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR EXISTING AND FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMMUTER PARKING AND/OR CONSTRUCTION STAGING. SEE ARCHITECTURAL PHASING PLANS. IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING, FOR MORE THAN EIGHTEEN MONTHS, THEN TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARDS FOR PERMANENT STREET TREES. INTERIOR PARKING LOT LANDSCAPING SHALL BE REQUIRED OR PROVIDED FOR THESE AREAS, AS SPECIFIED IN THE PROFFERS.

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

24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE GFA AND UNIT COUNT OF EACH BUILDING WITH THE FDP (WITHIN THE RANGES SHOWN ON SHEET C-3) OF THIS CDP.
ALLOCATION OF GFA AND UNITS BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP TABULATIONS.

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

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

27. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET TYSONS URBAN STREET STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.

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

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

30. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE P I PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS LIMITS SHALL BE DETERMINED AT FDP.

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

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

33. SOME OF THE PROPOSED ROADWAY IMPROVEMENTS, INCLUDING INTERIM IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. SUCH EXCEPTIONS/DEVIATIONS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN (FDP)/FINAL SITE PLAN. THE GRANTING AND COMPLIANCE WITH SUCH APPROVED EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP. SEE SHEETS S-3 AND S-4.

34. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING USES MAY BE PERMITTED WITHIN THE DEVELOPMENT WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE.

35. SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF THE PROPERTY AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.

36. PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'STREETS' AND MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN. AS SHOWN ON THE CDP AND APPROVED BY THE PLANNING COMMISSION AND FCDOT WITH AN FDP.

37. CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN, SUBJECT TO VDOT APPROVAL.

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

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

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

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

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

43. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPERTY IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.

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

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

46. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY MODIFY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

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

48. PERMANENT AND TEMPORARY RETAINING WALLS SHALL BE INDICATED ON THE FDP FOR EACH BUILDING.

49. ALL IMPROVEMENTS IN VDOT SERVICE ROAD RIGHT OF WAY AREA ARE SUBJECT TO VDOT APPROVAL AND PERMIT CONDITIONS.

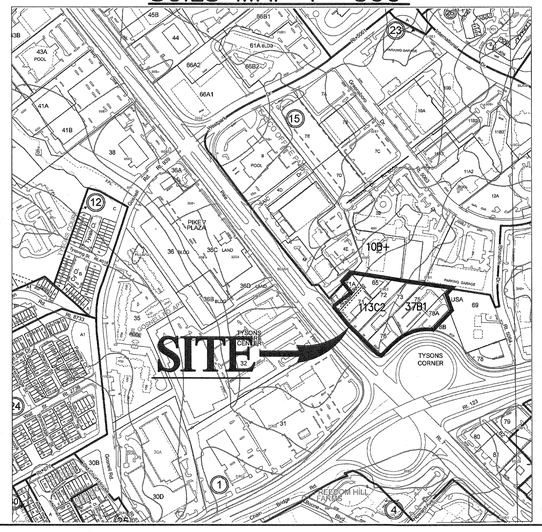
Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 2 of 93

SOILS MAP 1"=500'



PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE DEVELOPMENT. (SEPARATE WAIVER FILED 001682-WSWD-001-1)

2. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, WITH SUCH SPACES COUNTING TOWARD REQUIRED PARKING.

3. MODIFICATION OF SECTION 12-0510 TO PERMIT:

   A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO SIX (6) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

   B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.

4. MODIFICATION OF SECTION 12-511 FOR TO ALLOW FOR TREE PRESERVATION TARGET AND 10 PERCENT CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

5. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

6. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.

7. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 8 THRU 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

8. WAIVER OF PFM SECTION 7 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN DENTER.

9. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

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

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

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

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

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

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

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

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

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

SEE SHEET S-3 AND S-4 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-15 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUEST S A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.

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

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE AND THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:

   A. STREET LINE ON NORTH SIDE OF RTE. 7 AND ADJACENT TO PARK. INCLUDING THE REQUIREMENT FOR THE BUILDING ZONE

   B. EAST SIDE TYSONS CENTRAL STREET ADJACENT TO THE ROUTE 123 RAMP.

   C. EAST SIDE STATION PLACE ALONG METRO PLAZA.

   D. NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERIM ROAD SECTION AND AT THE BUILDING B ENTRANCE.

   E. SOUTH SIDE CENTER STREET ALONG THE USA PROPERTY FRONTAGE.

   F. EAST AND WEST SIDE OF PRIVATE SERVICE ALLEY AT BUILDING "D."

   G. CENTRAL PIAZZA

4. APPLICANT REQUESTS A WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

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

5. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

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

7. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

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

9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP OR AS MAY BE SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

10. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN - 2-505

11. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.

12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 AS APPROPRIATE FOR ALL REQUIRED TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.

13. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROADS ALONG ROUTE 7 AND ROUTE 123.

14. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROLS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.

SEE PFM WAIVERS/MODIFICATIONS 1-7 AS REQUESTED FROM THE BOARD OF SUPERVISORS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
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W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
INSERT AUGUST 21, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. ENG	DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-2

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DEVELOPMENT TABULATIONS

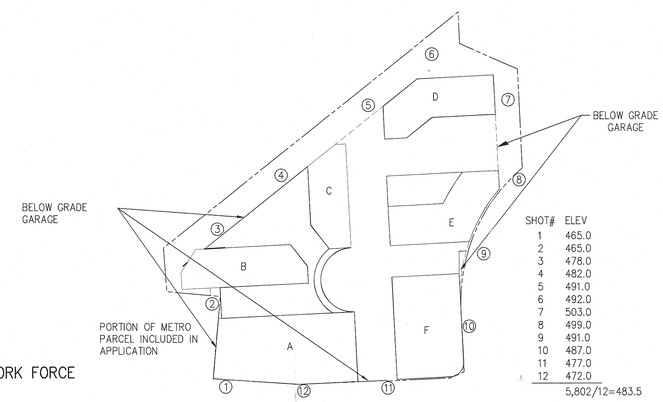
Building	Option	Building Height [1] Min.	Max.	Shown	Range of Stories [2]	Use [3]	GFA by Use [4]	Building GFA [4]	Number of Dwelling Units/Hotel Rooms [5]	Number of WDUs	Parking Permitted < 1/8 Mile to Metro Station Entrance [6] Min.	Max.	Loading Spaces [7]
A	Options 1 & 2	210'	300'	210'	15 - 25	Office	200,000 - 320,000	240,000 - 382,000			0	320 - 512	2
						Retail	40,000 - 62,000				0	210 - 342	
B	Options 1 & 2	250'	330'	300'	22 - 29	Hotel	100,000 - 155,000	220,000 - 358,000	150 - 200		0	150 - 200	2
						Residential	100,000 - 170,000		100 - 175	20 - 35	100 - 175	142 - 249	
						Retail	20,000 - 33,000				0	90 - 168	
C	Options 1 & 2	290'	380'	330'	28-38	Residential	230,000 - 335,000	233,000 - 343,000	250 - 350	50 - 70	250 - 350	355 - 497	2
						Retail	3,000 - 8,000				0	0 - 18	
						Public Facility [10]	5,400 - 14,500				0	TBD [10]	
D	Options 1 & 2	190'	290'	215'	20 - 26	Residential	245,000 - 343,000	245,000 - 363,000	260 - 360	52 - 72	260 - 360	370 - 512	2
				270'		Retail	0 - 20,000				0	0 - 90	
E	Option 1 Office	125'	195'	170'	10 - 13	Office	190,000 - 212,000	200,000 - 245,000			0	304 - 339	2
						Retail	10,000 - 33,000				0	30 - 168	
	Option 1 Hotel	75'	160'	Not Shown	8-16	Hotel	96,000 - 192,000	106,000 - 225,000	150 - 300		0	150 - 300	2
						Retail	10,000 - 33,000				0	30 - 168	
	Option 2	140'	210'	175'	14 - 16	Residential	165,000 - 195,000	175,000 - 228,000	170 - 210	34 - 42	170 - 210	241 - 298	2
						Retail	10,000 - 33,000				0	30 - 168	
F	Option 1	185'	265'	185'	15 - 19	Office	140,000 - 240,000	150,000 - 257,000			0	224 - 384	2
						Retail	10,000 - 17,000				0	30 - 72	
	Option 2	300'	400'	340'	27 - 34	Residential	300,000 - 398,000	310,000 - 415,000	262 - 414	52 - 83	262 - 414	372 - 588	2
						Retail	10,000 - 17,000				0	30 - 72	
Option 1 Totals [8]						Office	530,000 - 631,000						
						Residential	575,000 - 848,000		610 - 885				
						Hotel	100,000 - 155,000	**1,288,000 - 1,807,000**	150 - 200	122 -177	610 - 885	2,225 - 3,551	12
						Retail	83,000 - 173,000						
						Public Facility [10]	5,400 - 14,500						
Option 2 Totals [9]						Office	200,000 - 320,000						
						Residential	1,040,000 - 1,441,000		1,042 - 1,509				
						Hotel	100,000 - 155,000	**1,423,000 - 2,029,000**	150 - 200	208 - 302	1,042 - 1,509	2,310 - 3,714	12
						Retail	83,000 - 173,000						
						Public Facility [10]	5,400 - 14,500						

PARKING RATES

Primary Use	Parking Permitted < 1/8 Mile to Metro Station Entrance Minimum	Maximum
Office	0	1.6/1000 GFA
Retail	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
Hotel	0	1/hotel room

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SEE PROFFERS.



AVERAGE GRADE EXHIBIT

TABULATION NOTES

[1] Building heights are measured from average grade; the average grade is estimated at 483.50 feet for Buildings A through F on a common garage. Minimum and maximum building heights do not include penthouses and architectural embellishments. Minimum and maximum building heights do include above grade parking levels. See proffers for details on architectural treatment of above grade parking levels. The building heights "shown" identify the various building heights illustrated in the CDP.

[2] The numbers of stories shown are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum building heights shown hereon.

[3] Retail 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). Office use as indicated in this tabulation may include other accessory uses.

[4] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded and the minimum and maximum building heights shown for individual buildings are maintained (see Proffers).

[5] The number of hotel rooms is conceptual and may be adjusted at FDP and/or site plan.

[6] The minimum required and maximum permitted parking spaces were calculated for the primary uses proposed in accordance with Section 6-509 of the Ordinance, which is re-stated hereon. For the purposes of this tabulation, the residential parking was calculated by assuming an average mix of 60% 0-1 bedroom units and 40% 2 bedroom units. At the time of site plan, the mix of uses, number of hotel rooms, dwelling units, mix of bedroom types and specific parking provided will be determined. The Applicants reserve the right to provide more or less parking for each building at the time of FDP approval and/or site plan approval than required by Section 6-509 provided the minimum parking rates are met and the maximum parking rates are not exceeded at the build-out of the overall development.

[7] Additional loading spaces inside the buildings may be provided with FDPs and/or site plans.

[8] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. The Option 1 "GFA by Use" column provide the GFA range or both the office/retail and hotel/retail alternatives, thus the Option 1 "GFA by Use" for individual buildings do not mathematically add up to the Option1 "GFA by Use" Totals and the individual Option 1 "Building GFAs" do not mathematically add up the Option 1 "Building GFA" Totals. In addition, GFA for office uses has been set at the maximum 2.50 FAR permitted (631,000 SF) which is less than the sum of the office uses shown in Buildings A, E and F for Option 1. (See Proffers for limitations on overall GFA and office GFA).The Total Building GFA and minimum and maximum parking numbers reported for Option 1 in the tabulation reflect the Building E office/retail option, not the hotel/retail option.

[9] Option 2 Total GFA is less than the sum of the Option 2 office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However, Total Option 2 GFA is 2,029,000 (See Proffers for limitations on overall GFA).

[10] Up to 14,500 gross SF of proposed public facility space will be provided in Building C in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus up to 14,500 gross SF is not included in the building or overall GFA or FAR. Parking associated with the public facility use to be determined at site plan and in accordance with the proffers.

LAND USE MIX AND FAR

Use	GFA [1]	Percentage of Total	FAR [2]
OPTION 1 [3]			
--Office	631,000	35%	2.50 [2]
--Residential	848,000	47%	
--Hotel	155,000	9%	
--Retail	173,000	9%	
TOTAL	1,807,000	100%	7.17
OPTION 2 [4]			
--Office	320,000	15%	1.27
--Residential	1,441,000	69%	
--Hotel	155,000	8%	
--Retail	173,000	8%	
TOTAL	2,029,000	100%	8.05

[1] The Development Tabulations provide for a minimum and maximum GFA. The maximum GFAs were utilized in this chart.

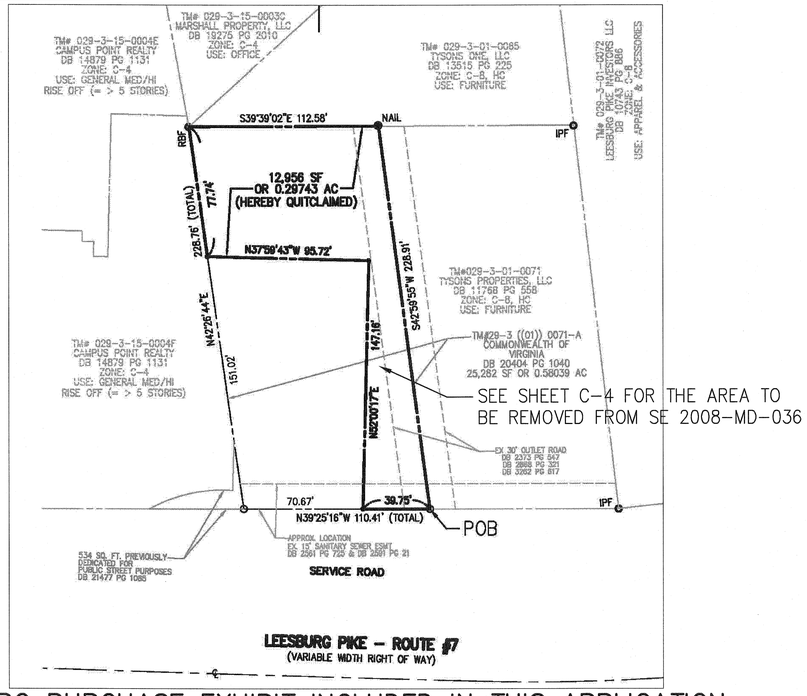
[2] Based on a land area of 252,291 SF.

[3] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. For the purposes of the comparisons in this chart the Building E – office/ retail use was utilized.

[4] Option 2 Total GFA is less than the sum of the office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However Total GFA is 2,029,000 (See Proffers).

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
PLANNING & ZONING
Sheet 3 of 93



METRO PURCHASE EXHIBIT INCLUDED IN THIS APPLICATION

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
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W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

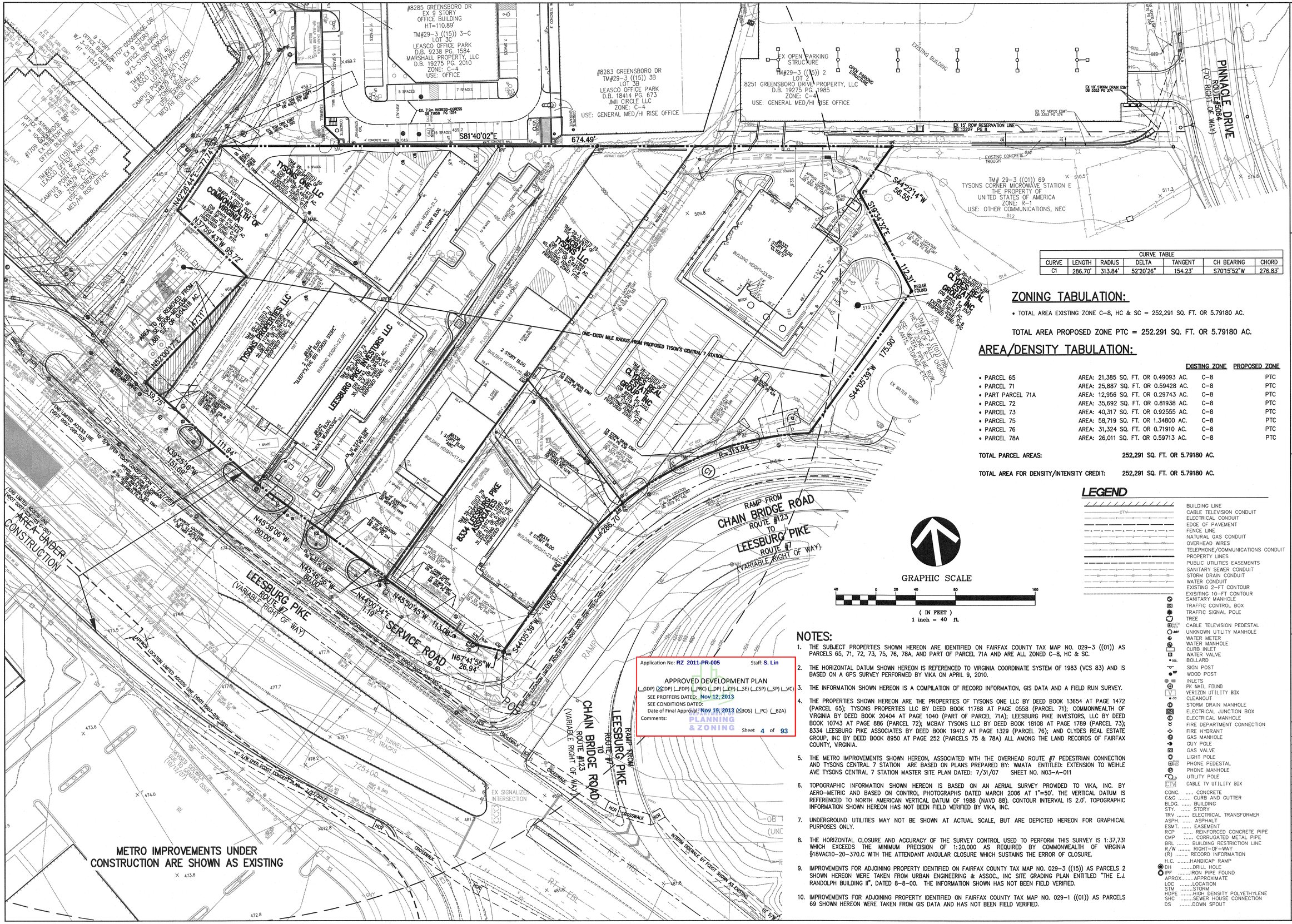
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/4/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

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DES. ENG	DWN. RMC
SCALE: N/A	
PROJECT/FILE NO. V7148C	
SHEET NO. C-3	

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#8285 GREENSBORO DR
EX 9 STORY
OFFICE BUILDING
HT=110.89'
TM#29-3 ((15)) 3-C
LOT 3C
LEASCO OFFICE PARK
D.B. 9238 PG. 1584
MARSHALL PROPERTY, LLC
D.B. 19275 PG. 2010
ZONE: C-4
USE: OFFICE
#8283 GREENSBORO DR
TM#29-3 ((15)) 3B
LOT 3B
LEASCO OFFICE PARK
D.B. 18414 PG. 673
JMII CIRCLE LLC
ZONE: C-4
USE: GENERAL MED/HI RISE OFFICE
6X OPEN PARKING STRUCTURE
TM#29-3 ((15)) 2
LOT 2
8251 GREENSBORO DRIVE PROPERTY, LLC
D.B. 19275 PG. 1985
ZONE: C-4
USE: GENERAL MED/HI RISE OFFICE
PINNACLE DRIVE
(70' RIGHT OF WAY)
ROUTE #5064
EX 15' ROW RESERVATION LINE
DB 12227 PG 8
EX 10' VERIZON ESMT
DB 3353 PG 374
EX 10' STORM DRAIN ESMT
DB 3353 PG 374
TM# 29-3 ((01)) 69
TYSONS CORNER MICROWAVE STATION E
THE PROPERTY OF
UNITED STATES OF AMERICA
ZONE: R-1
USE: OTHER COMMUNICATIONS, NEC
S81°40'02"E
674.49'
S44°22'14"W
56.55'
S19°34'32"E
112.31'
S44°05'39"W
175.90'
R=313.84'
L=286.70'
RAMP FROM
CHAIN BRIDGE ROAD
ROUTE #123
TO
LEESBURG PIKE
ROUTE #7
(VARIABLE RIGHT OF WAY)
LEESBURG PIKE
ROUTE #7
(VARIABLE RIGHT OF WAY)
SERVICE ROAD
N67°41'56"W
26.94'
N44°00'34"E
1.19'
N45°50'45"W
113.06'
N45°39'06"W
80.00'
N45°46'56"W
80.00'
N30°25'16"W
151.69'
111.94'
N52°00'47"E
47.11'
N37°39'43"W
95.72'
N42°26'44"E
77.44'
TYSONS ONE LLC
TM 29-3 ((01)) 68
40,353 SQ. FT. OR 0.92638 AC.
PROPOSED ZONE: PTC
TYSONS PROPERTIES LLC
TM 29-3 ((01)) 71
TM 29-3 ((01)) 71A
TM 29-3 ((01)) 72
25,887 SQ. FT. OR 0.59428 AC.
12,956 SQ. FT. OR 0.29743 AC.
35,692 SQ. FT. OR 0.81938 AC.
PROPOSED ZONE: PTC
LEESBURG PIKE INVESTORS LLC
TM 29-3 ((01)) 73
40,317 SQ. FT. OR 0.92555 AC.
PROPOSED ZONE: PTC
MCBAY TYSONS LLC
TM 29-3 ((01)) 74
58,719 SQ. FT. OR 1.34800 AC.
PROPOSED ZONE: PTC
CLYDES REAL ESTATE GROUP, INC
TM 29-3 ((01)) 75
31,324 SQ. FT. OR 0.71910 AC.
PROPOSED ZONE: PTC
8334 LEESBURG PIKE ASSOCIATES
TM 29-3 ((01)) 76
26,011 SQ. FT. OR 0.59713 AC.
PROPOSED ZONE: PTC
CLYDES REAL ESTATE GROUP, INC
TM 29-3 ((01)) 78A
PROPOSED ZONE: PTC
TM 29-3 ((01)) 78B
THE CITY OF FAIRFAX, VA
ZONE: R-1
USE: WATER PIPE ROW
PLANTS, STORAGE, ETC.
CHURCH
AREA TO BE REMOVED FROM
LEESBURG PIKE ROW
1,881 SQ. FT. OR 0.04318 AC.
AREA UNDER CONSTRUCTION
ONE-EIGHTH MILE RADIUS FROM PROPOSED TYSON'S CENTRAL 7 STATION
METRO IMPROVEMENTS UNDER
CONSTRUCTION ARE SHOWN AS EXISTING
EX SIGNALIZED INTERSECTION
725+00
POB
POE
APPROX LOCATION LIMITED ACCESS LINE (VDOT 0007-029-103, RSC-2001)
2ND LIMITED ACCESS LINE (VDOT 0007-029-103)
INTERNAL SIDEWALK BY FOOT SHOWN AS EXISTING
EX WATER TOWER
EX 2.5m INGRESS-EGRESS DB 11058 PG 1014
EX 15' SAN ESMT DB 4624 PG 1871
EX 15' STM ESMT DB 4624 PG 1871
EX 15' SAN ESMT DB 9238 PG 1584
EX 15' STM ESMT DB 9238 PG 1584



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 5 of 93

SEE SHEET C-6, C-6A, AND C-12 FOR THE LIMITED ACCESS LINE WITH BREAKS AND SHIFTS

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA INCORPORATED

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787

20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262

W W W . V I K A . C O M

TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LIMITED ACCESS EXHIBIT

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/4/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
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DATE: FEBRUARY 22, 2011

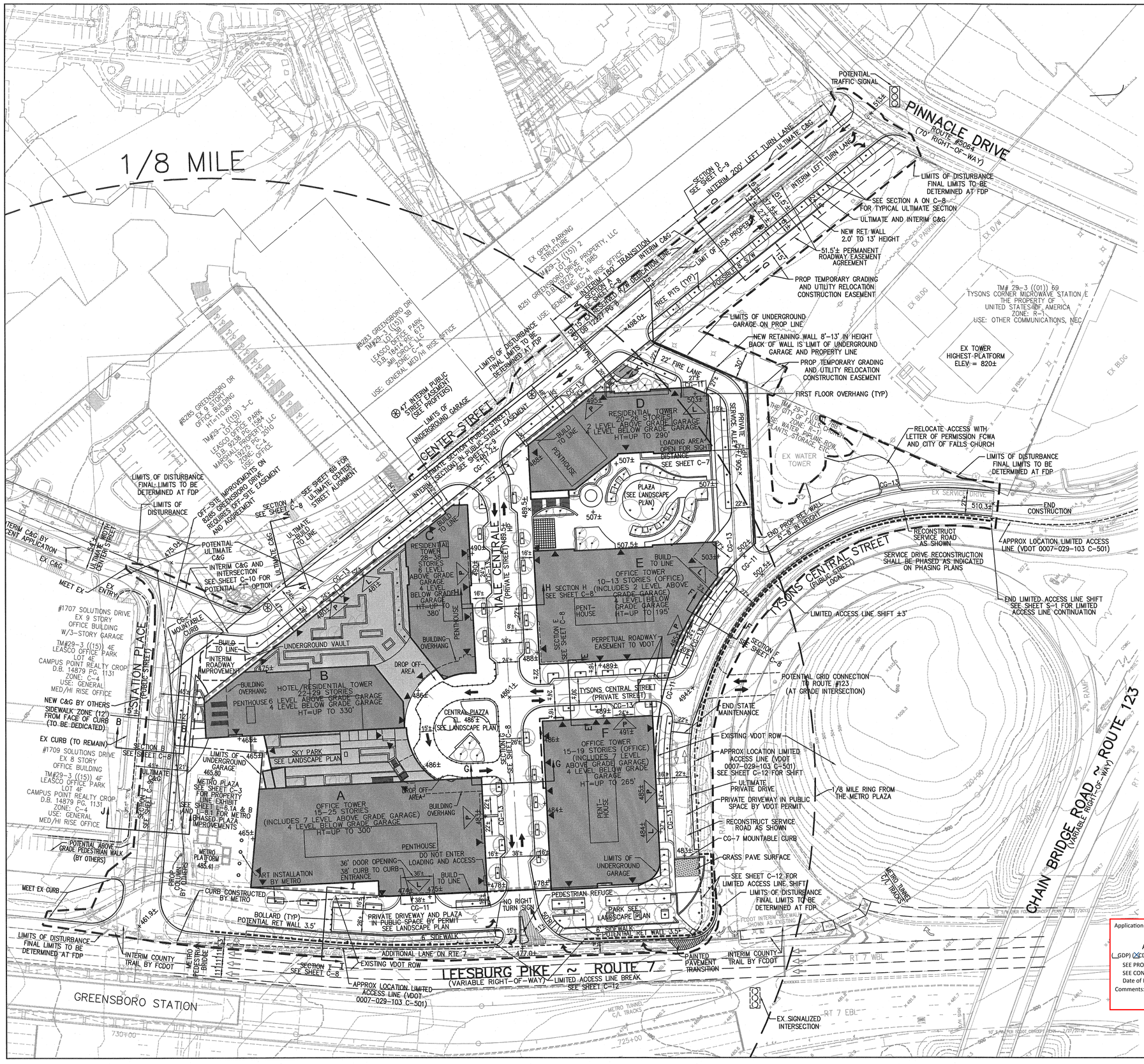
DES. SURVEYS	DWN. LMG

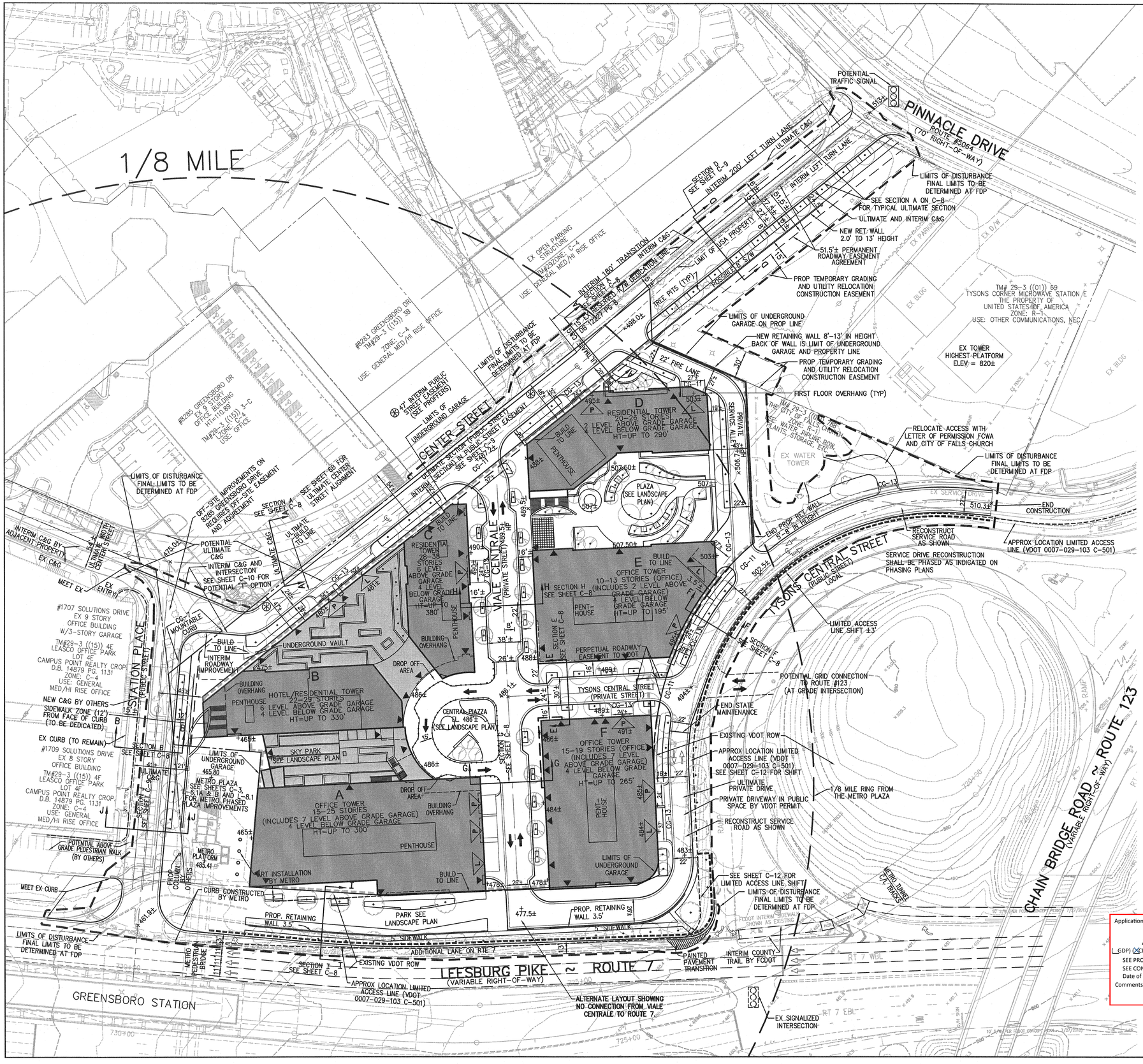
SCALE: 1"=80'

PROJECT/FILE NO. V7148C

SHEET NO. C-5

P:\Surveys\LD03-PROJECTS\V7148-SV\dwg\EXHIBITS\V7148- LIMITED ACCESS EXHIBIT.dwg 11/1/2013 11:52:27 AM EST


1/8 MILE
PINNACLE DRIVE
ROUTE #3064
(70' RIGHT-OF-WAY)
POTENTIAL TRAFFIC SIGNAL
SECTION D
SEE SHEET C-9
INTERIM 200' LEFT TURN LANE
ULTIMATE C&G
INTERIM LEFT TURN LANE
LIMITS OF DISTURBANCE FINAL LIMITS TO BE DETERMINED AT FDP
SEE SECTION A ON C-8 FOR TYPICAL ULTIMATE SECTION
ULTIMATE AND INTERIM C&G
NEW RET WALL 2.0' TO 13' HEIGHT
51.5'± PERMANENT ROADWAY EASEMENT AGREEMENT
PROP TEMPORARY GRADING AND UTILITY RELOCATION CONSTRUCTION EASEMENT
LIMITS OF UNDERGROUND GARAGE ON PROP LINE
NEW RETAINING WALL 8'-13' IN HEIGHT BACK OF WALL IS LIMIT OF UNDERGROUND GARAGE AND PROPERTY LINE
PROP TEMPORARY GRADING AND UTILITY RELOCATION CONSTRUCTION EASEMENT
FIRST FLOOR OVERHANG (TYP)
RELOCATE ACCESS WITH LETTER OF PERMISSION FCWA AND CITY OF FALLS CHURCH
LIMITS OF DISTURBANCE FINAL LIMITS TO BE DETERMINED AT FDP
END CONSTRUCTION
END PROP RET WALL 5'-8' IN HEIGHT
RECONSTRUCT SERVICE ROAD AS SHOWN
SERVICE DRIVE RECONSTRUCTION SHALL BE PHASED AS INDICATED ON PHASING PLANS
APPROX LOCATION LIMITED ACCESS LINE (VDOT 0007-029-103 C-501)
END LIMITED ACCESS LINE SHIFT SEE SHEET S-1 FOR LIMITED ACCESS LINE CONTINUATION
LIMITED ACCESS LINE SHIFT ±3'
TYSONS CENTRAL STREET
(PUBLIC STREET)
LOCAL
CHAIN BRIDGE ROAD ~ ROUTE 123
(VARIABLE RIGHT-OF-WAY)
POTENTIAL GRID CONNECTION TO ROUTE #123 (AT GRADE INTERSECTION)
END STATE MAINTENANCE
EXISTING VDOT ROW
APPROX LOCATION LIMITED ACCESS LINE (VDOT 0007-029-103 C-501) SEE SHEET C-12 FOR SHIFT
ULTIMATE PRIVATE DRIVE
PRIVATE DRIVEWAY IN PUBLIC SPACE BY VDOT PERMIT
RECONSTRUCT SERVICE ROAD AS SHOWN
CG-7 MOUNTABLE CURB
GRASS PAVE SURFACE
SEE SHEET C-12 FOR LIMITED ACCESS LINE SHIFT
LIMITS OF DISTURBANCE FINAL LIMITS TO BE DETERMINED AT FDP
1/8 MILE RING FROM THE METRO PLAZA
METRO DINNER CART TRACKS
PAINTED PAVEMENT TRANSITION
INTERIM COUNTY TRAIL BY FCDOT
EX SIGNALIZED INTERSECTION
LEESBURG PIKE ~ ROUTE 7
(VARIABLE RIGHT-OF-WAY)
LIMITED ACCESS LINE BREAK SEE SHEET C-12
RT 7 WBL
RT 7 EBL
ADDITIONAL LANE ON RTE 7
EXISTING VDOT ROW
APPROX LOCATION LIMITED ACCESS LINE (VDOT 0007-029-103 C-501)
SECTION I SEE SHEET C-8
GREENSBORO STATION
METRO PEDESTRIAN BRIDGE
METRO TUNNEL C/L TRACKS
TYSONS CENTRAL STREET (PRIVATE STREET)
VIALE CENTRALE (PRIVATE STREET)
STATION PLACE (PUBLIC STREET)
CENTER STREET
SECTION A SEE SHEET C-8
SECTION B SEE SHEET C-8
SECTION C SEE SHEET C-8
SECTION E SEE SHEET C-8
SECTION F SEE SHEET C-8
SECTION H SEE SHEET C-8
SECTION J SEE SHEET C-8
INTERIM LBG TRANSITION
INTERIM C&G
TEMP TURNAROUND
47' INTERIM PUBLIC STREET EASEMENT (SEE PROFFERS)
LIMITS OF UNDERGROUND GARAGE
22' FIRE LANE
PRIVATE SERVICE ALLEY
LOADING AREA OPEN FOR SIGHT DISTANCE SEE SHEET C-7
PLAZA (SEE LANDSCAPE PLAN)
BUILD TO LINE
PENTHOUSE
BUILDING OVERHANG
UNDERGROUND VAULT
INTERIM ROADWAY IMPROVEMENT
DROP OFF AREA
CENTRAL PIAZZA EL. 486.2± (SEE LANDSCAPE PLAN)
SKY PARK SEE LANDSCAPE PLAN
METRO PLAZA SEE SHEET C-3 FOR PROPERTY LINE EXHIBIT SEE SHEET L-8.1A & B AND L-8.1 FOR METRO PHASED PLAZA IMPROVEMENTS
METRO PLATFORM 485.41
ART INSTALLATION BY METRO
DO NOT ENTER LOADING AND ACCESS
36' DOOR OPENING 38' CURB TO CURB ENTRANCE
CURB CONSTRUCTED BY METRO
PROP COLUMNS BY OTHERS
POTENTIAL ABOVE GRADE PEDESTRIAN WALK (BY OTHERS)
NO RIGHT TURN SIGN
PEDESTRIAN REFUGE
PARK SEE LANDSCAPE PLAN
6' SIDEWALK
POTENTIAL RET WALL 3.5'
PRIVATE DRIVEWAY AND PLAZA IN PUBLIC SPACE BY PERMIT SEE LANDSCAPE PLAN
BOLLARD (TYP)
POTENTIAL RET WALL 3.5'
MEET EX CURB
MEET EX ENTRY
EX CURB (TO REMAIN)
NEW C&G BY OTHERS
SIDEWALK ZONE (12') FROM FACE OF CURB (TO BE DEDICATED)
CG-6 MOUNTABLE CURB
INTERIM C&G BY DEVELOPMENT APPLICATION
EX C&G
POTENTIAL ULTIMATE C&G
INTERIM C&G AND INTERSECTION SEE SHEET C-10 FOR POTENTIAL 1ST OPTION
ULTIMATE BUILD TO LINE
OFF-SITE IMPROVEMENTS ON 8285 GREENSBORO DRIVE REQUIRES OFF-SITE EASEMENT AND AGGREMENT
SEE SHEET 6B FOR ULTIMATE CENTER STREET ALIGNMENT
LIMITS OF DISTURBANCE FINAL LIMITS TO BE DETERMINED AT FDP
LIMITS OF DISTURBANCE
#8283 GREENSBORO DR TM#29-3 ((15)) 3B LEASCO OFFICE PARK D.B. 1844 PG. 573 MILL CREEK, LLC ZONE: C-4 USE: GENERAL MED/HI RISE OFFICE
#8285 GREENSBORO DR EX 9 STORY OFFICE BUILDING HT=110.89 TM#29-3 ((15)) 3-C LEASCO OFFICE PARK D.B. 9236 PG. 1584 MARSHALL PROPERTY, LLC D.B. 9276 PG. 2010 ZONE: PC-4 USE: OFFICE
#1707 SOLUTIONS DRIVE EX 9 STORY OFFICE BUILDING W/3-STORY GARAGE TM#29-3 ((15)) 4E LEASCO OFFICE PARK LOT 4E CAMPUS POINT REALTY CROP D.B. 14879 PG. 1131 ZONE: C-4 USE: GENERAL MED/HI RISE OFFICE
#1709 SOLUTIONS DRIVE EX 8 STORY OFFICE BUILDING TM#29-3 ((15)) 4F LEASCO OFFICE PARK LOT 4F CAMPUS POINT REALTY CROP D.B. 14879 PG. 1131 ZONE: C-4 USE: GENERAL MED/HI RISE OFFICE
8251 GREENSBORO DRIVE, PROPERTY, LLC D.B. 18276 PG. 1985 ZONE: C-4 USE: GENERAL MED/HI RISE OFFICE
EX GREEN PARKING STRUCTURE
TM# 29-3 ((01)) 69 TYSONS CORNER MICROWAVE STATION E THE PROPERTY OF UNITED STATES OF AMERICA ZONE: R-1 USE: OTHER COMMUNICATIONS, NEC
EX TOWER HIGHEST PLATFORM ELEV = 820±
EX WATER TOWER
TM# 29-3 ((01)) 4 THE CITY OF FALLS CHURCH ZONE: R-1 USE: WATER PIPELINE ROW, TANKS, STORAGE, ETC.
EX BLDG
EX D/W
EX PARKING
EX SERVICE DRIVE
A OFFICE TOWER 15-25 STORIES (INCLUDES 7 LEVEL ABOVE GRADE GARAGE) 4 LEVEL BELOW GRADE GARAGE HT=UP TO 300'
B HOTEL/RESIDENTIAL TOWER 22-29 STORIES PENTHOUSE 6 LEVEL ABOVE GRADE GARAGE 4 LEVEL BELOW GRADE GARAGE HT=UP TO 330'
C RESIDENTIAL TOWER 25-35 STORIES 6 LEVEL ABOVE GRADE GARAGE 4 LEVEL BELOW GRADE GARAGE HT=UP TO 380'
D RESIDENTIAL TOWER 20-26 STORIES 2 LEVEL ABOVE GRADE GARAGE 4 LEVEL BELOW GRADE GARAGE HT=UP TO 290
E OFFICE TOWER 10-13 STORIES (OFFICE) (INCLUDES 2 LEVEL ABOVE GRADE GARAGE) 4 LEVEL BELOW GRADE GARAGE HT=UP TO 195
F OFFICE TOWER 15-19 STORIES (OFFICE) (INCLUDES 7 LEVEL ABOVE GRADE GARAGE) 4 LEVEL BELOW GRADE GARAGE HT=UP TO 265'
G
H
J
PENT-HOUSE
PENTHOUSE
TOWER
BUILD TO LINE
LIMITS OF UNDERGROUND GARAGE
TYSONS CENTRAL STREET (PRIVATE STREET)
PERPETUAL ROADWAY EASEMENT TO VDOT
TREE PITS (TYP)
FOSSIBLE 8" S/W
LIMIT OF VSA PROPERTY
EX D/W
EX BLDG
EX RAMP
EX SIGN
EX CONC
EX GUARDRAIL
EX INLET
EX MANHOLE
EX WATER VALVE
EX WATER METER
EX FIRE HYDRANT
EX LIGHT
EX POWER POLE
EX TELEPHONE PEDESTAL
EX GAS VALVE
EX GAS METER
EX GAS LINE
EX WATER LINE
EX STORM SEWER
EX SANITARY SEWER
EX CONTOUR
EX SPOT ELEVATION
EX TREE LINE
EX FENCE
EX GUARDRAIL
EX BUILDING
EX PAVEMENT
EX CURB
EX SIDEWALK
EX TRAIL
EX TRANSFORMER
EX UTILITY POLE
EX LIGHT POLE
EX TRAFFIC SIGNAL
EX TRAFFIC SIGNAL BOX
EX TRAFFIC SIGNAL CONTROLLER
EX TRAFFIC SIGNAL CABINET
EX TRAFFIC SIGNAL CONDUIT
EX TRAFFIC SIGNAL MAST ARM
EX TRAFFIC SIGNAL POLE
EX TRAFFIC SIGNAL SIGN
EX TRAFFIC SIGNAL SIGN POST
EX TRAFFIC SIGNAL SIGN POST BASE
EX TRAFFIC SIGNAL SIGN POST BASE COVER
EX TRAFFIC SIGNAL SIGN POST BASE COVER
EX TRAFFIC SIGNAL SIGN POST BASE COVER



LEGEND:

ENTRANCE (TYP)

DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

ENTRANCE (TYP)

DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

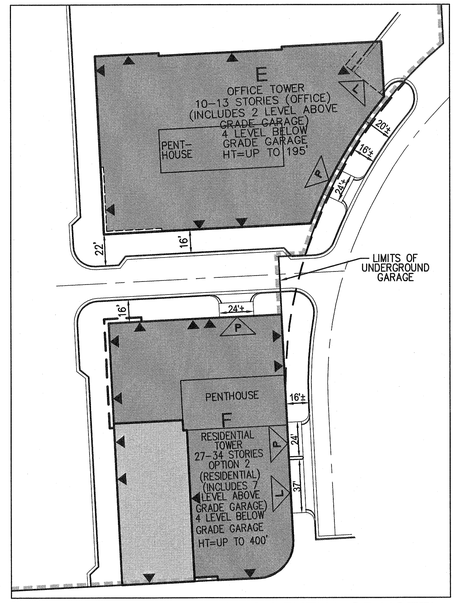
DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153

L LOADING ENTRANCE

P PARKING ENTRANCE

TREE PITS

DENOTES BUILDING ENTRANCE



ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

CDP SHEET NOTES:

1. SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
2. SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CDP LAYOUT.
3. SEE SHEET C-6A FOR ALTERNATE VIALE CENTRALE AND TYSONS CENTRAL STREET WITHOUT LIMITED ACCESS BREAK.
4. SEE SHEET C-6B FOR ULTIMATE CENTER STREET PLAN.
5. SEE SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS.
6. SEE SHEET C-8 FOR ULTIMATE TYPICAL STREET SECTIONS
7. SEE SHEET C-9 FOR INTERIM ROAD CROSS-SECTIONS C,D, & J.
8. SEE SHEET C-13 THRU C-20 FOR SWM PLANS.
9. SEE SHEET L-3.1 AND L-3.2 FOR OPEN SPACE PLAN.
10. SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN.
11. SEE SHEET L-5.1 FOR TYPICAL STREET SECTIONS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 7 of 93

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA

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VIKA INCORPORATED

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262

W W W . V I K A . C O M

TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN WITHOUT LIMITED ACCESS LINE BREAK

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
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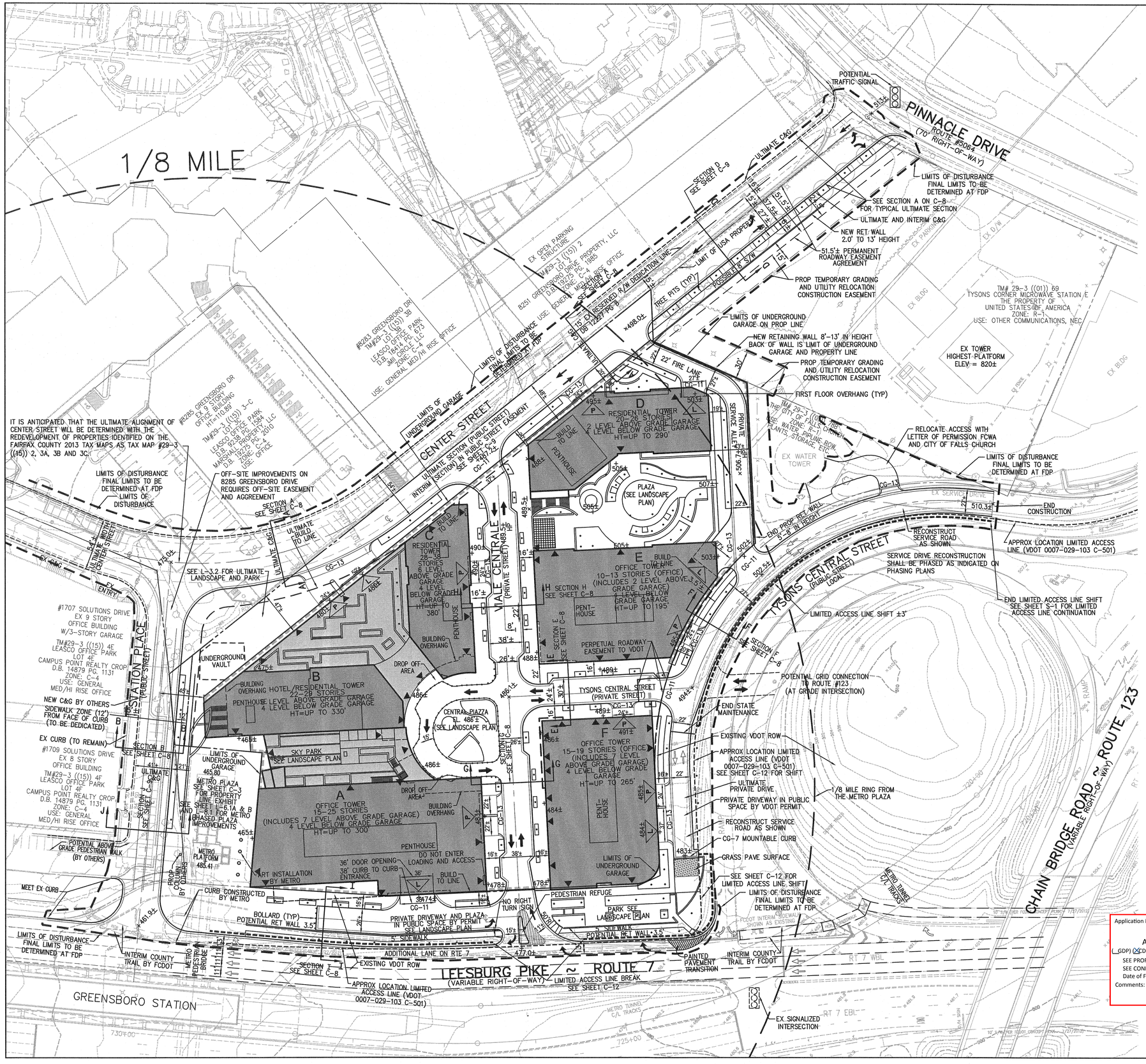
DES.	DWN.
JFA	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-6A

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LEGEND:

ENTRANCE (TYP)

DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

ENTRANCE (TYP)

DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

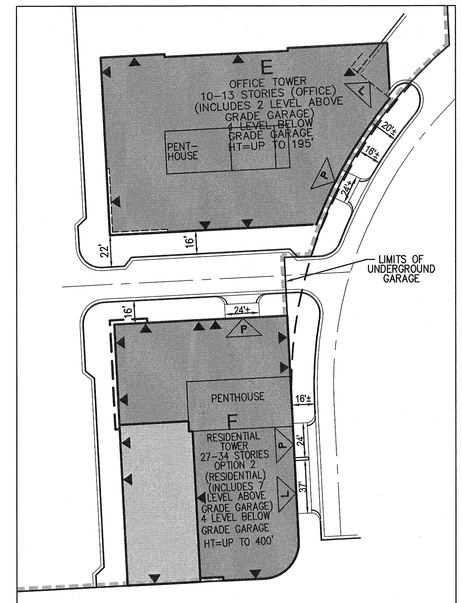
DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153

L — LOADING ENTRANCE

P — PARKING ENTRANCE

TREE PITS

DENOTES BUILDING ENTRANCE



ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

CDP SHEET NOTES:

1. SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
2. SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CDP LAYOUT.
3. SEE SHEET C-6A FOR ALTERNATE VIALE CENTRALE AND TYSONS CENTRAL STREET.
4. SEE SHEET C-6B FOR ULTIMATE CENTER STREET PLAN.
5. SEE SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS.
6. SEE SHEET C-8 FOR UTLTIMATE TYPICAL STREET SECTIONS
7. SEE SHEET C-9 FOR INTERIM ROAD CROSS-SECTIONS C,D, & J.
8. SEE SHEET C-13 THRU C-20 FOR SWM PLANS.
9. SEE SHEET L-3.1 AND L-3.2 FOR OPEN SPACE PLAN.
10. SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN.
11. SEE SHEET L-5.1 FOR TYPICAL STREET SECTIONS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: Nov 12, 2013

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Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 8 of 93

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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VIKA INCORPORATED

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W W W . V I K A . C O M

TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN WITH ULTIMATE CENTER STREET ALIGNMENT

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/1/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
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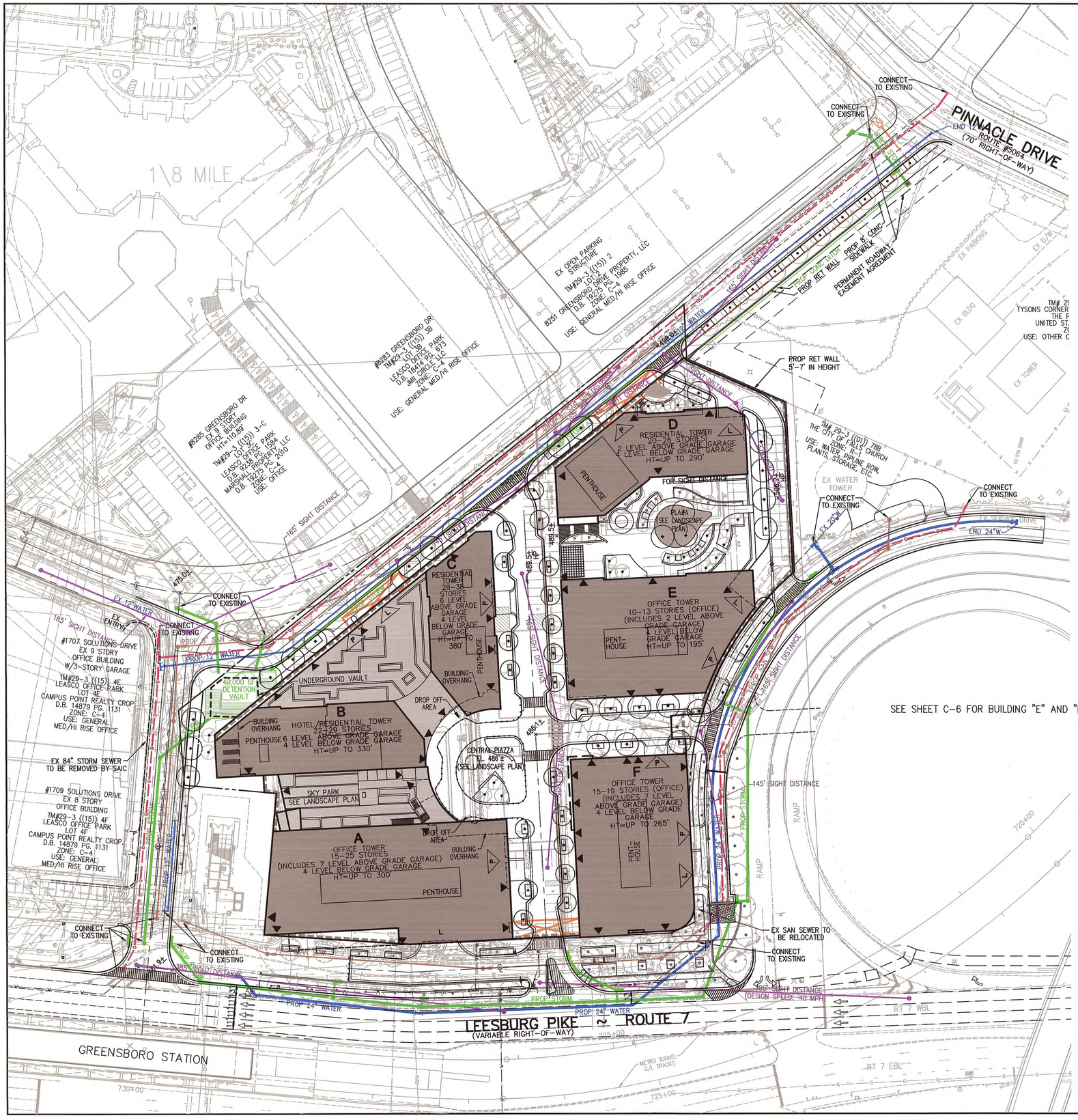
DES.	DWN.
JFA	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-6B

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SEE SHEET C-6 FOR BUILDING "E" AND "F" ALTERNATIVE LAYOUTS

LEGEND

WATER	-	BLUE
STORM SEWER	-	GREEN
SANITARY SEWER	-	BROWN
ELECTRIC	-	ORANGE
GAS	-	RED
SIGHT DISTANCE	-	PINK
STREET TREES	-	◯

NOTE:
POWER VAULTS ARE SHOWN IN PROPOSED LOCATIONS. DUCT BANK ALIGNMENT HAS NOT BEEN DETERMINED AT THIS POINT. ALL OTHER DRY UTILITIES WILL RUN PARALLEL TO POWER DUCT BANK IN SAME TRENCH.

⊠ – DENOTES TYPICAL UNDERGROUND DOMINION VIRGINIA POWER VAULT

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 9 of 93

VA STATE GRID NORTH (VSC 83)

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

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
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(301) 916-4100 ■ FAX (301) 916-2262
WWW.VIKA.COM

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL DRAWING AND UTILITY PLAN

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

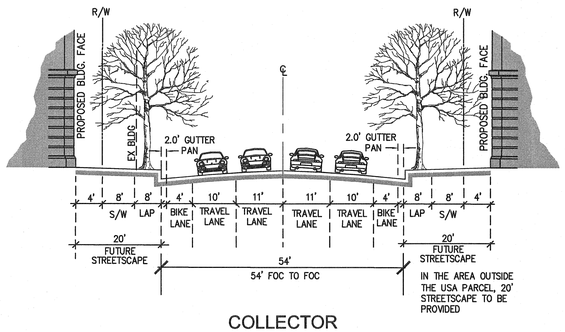
VIKA REVISIONS

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DATE: FEBRUARY 22, 2011

DES.	DWN.
JFA	RMC

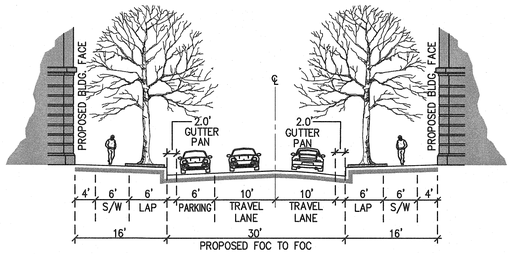
SCALE: 1"=50'
PROJECT/FILE NO. V7148C
SHEET NO. C-7

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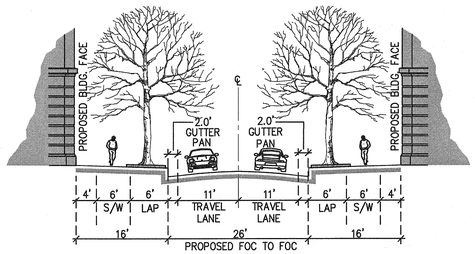


COLLECTOR
ULTIMATE SECTION CENTER STREET
(PUBLIC STREET)
SECTION A

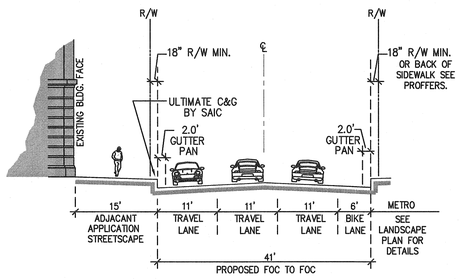
SEE SECTIONS "C" AND "D" SHEET C-7 FOR INTERIM SECTION.



LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PRIVATE STREET)
SECTION E

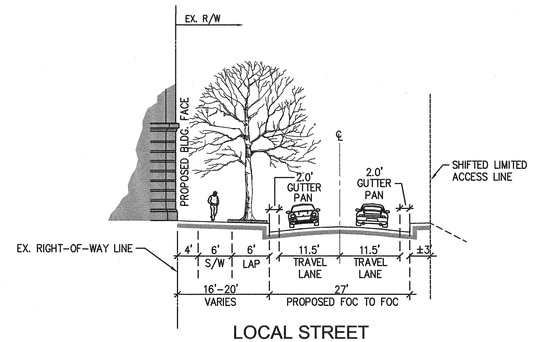


LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION G

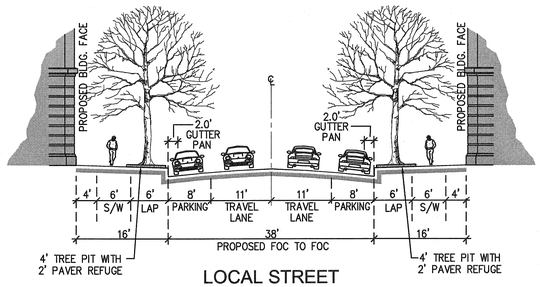


COLLECTOR
ULTIMATE SECTION STATION PLACE
(PUBLIC STREET)
SECTION B

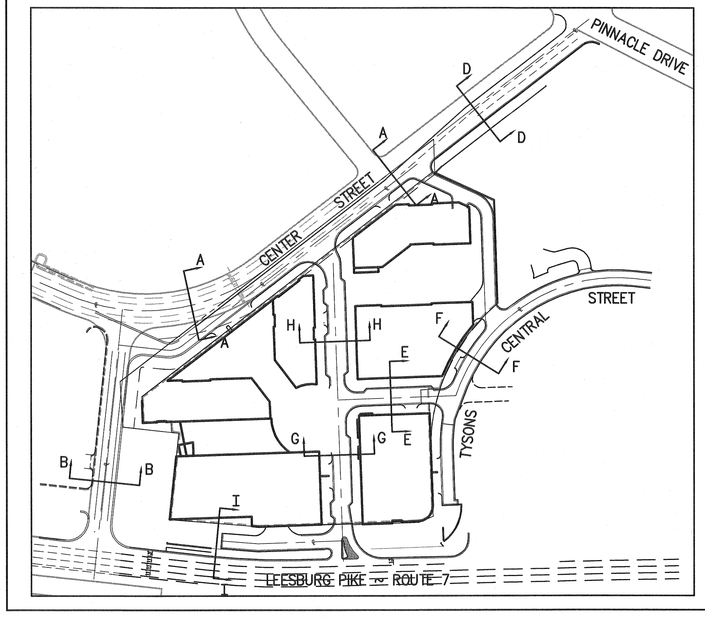
SEE SECTION "J" SHEET C-7 FOR INTERIM SECTION.



LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PUBLIC STREET)
SECTION F



LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION H



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY
PLANNING & ZONING

Sheet 10 of 93

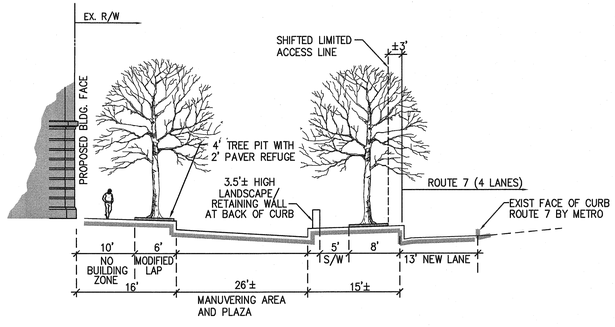
SECTION NOTES:

1. RIGHT-OF-WAY MAY BE MINIMUM 18" FROM FACE OF CURB SEE PROFFERS

2. LAP - LANDSCAPE AMENITY PANEL INCLUDING 2 FOOT REFUGE IN STREET PARKING AREAS.

3. SEE SHEET C-9 FOR INTERIM SECTIONS C, D & J.

4. SEE SHEET C-12 FOR LIMITED ACCESS LIMITS.



BOULEVARD
ULTIMATE SECTION LEESBURG PIKE~ROUTE 7
(PUBLIC STREET)
SECTION I

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ULTIMATE TYPICAL STREET SECTIONS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
JFA	RMC

SCALE: NTS

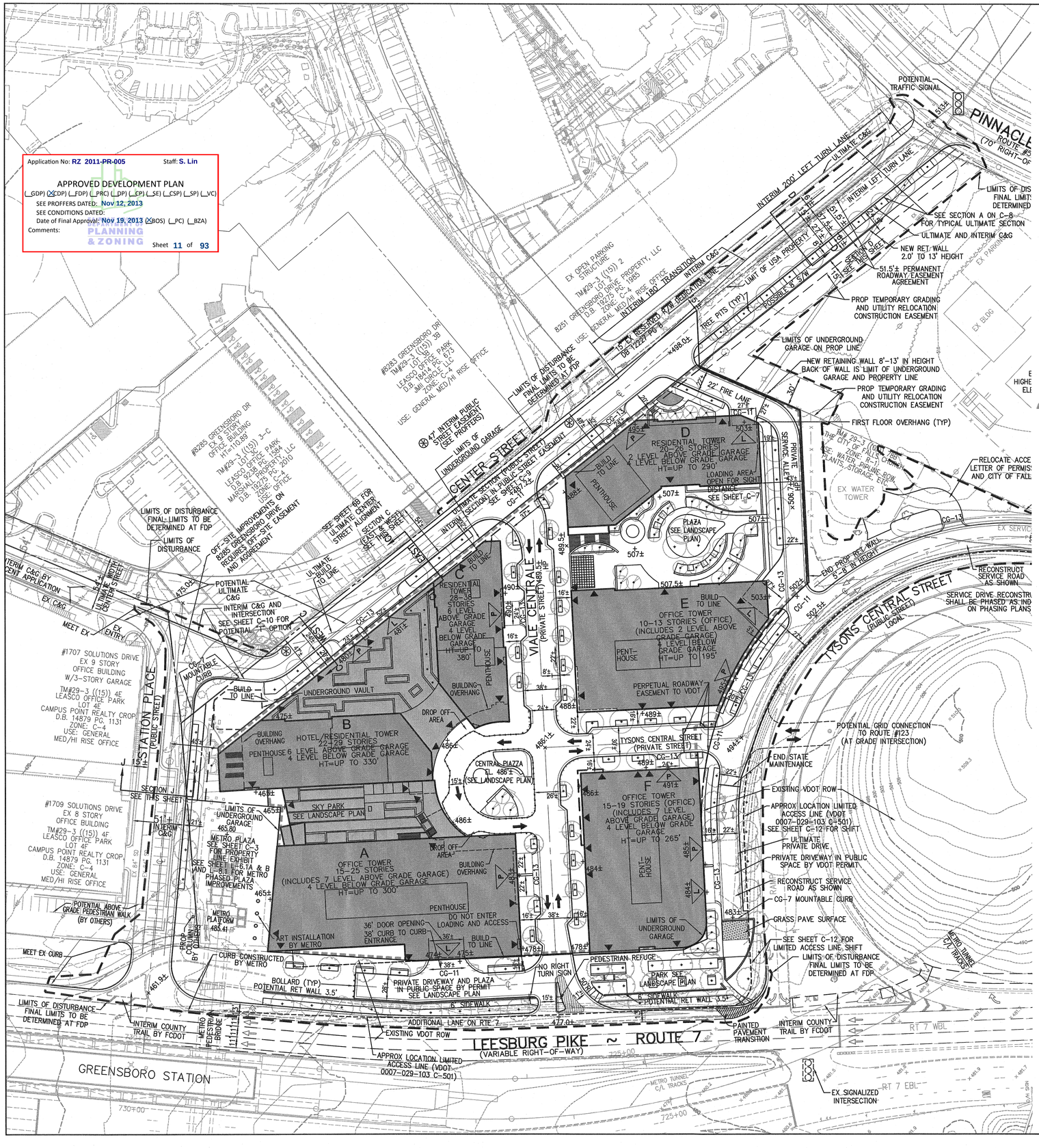
PROJECT/FILE NO. V7148C

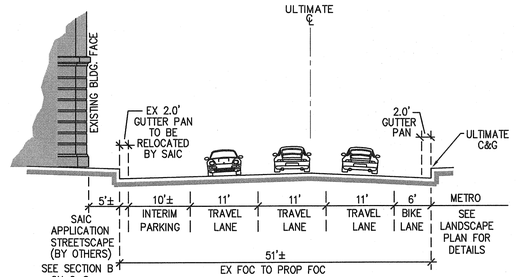
SHEET NO. C-8

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Application No: RZ 2011-PR-005 Staff: S. Lin

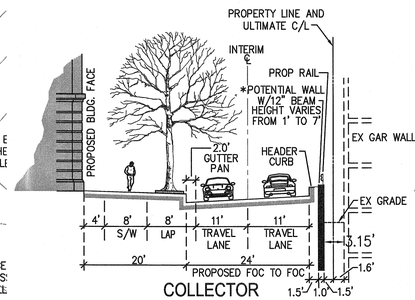
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:
PLANNING & ZONING
Sheet 11 of 93





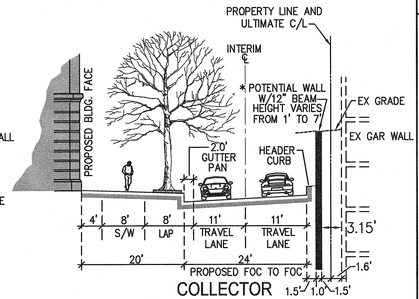
COLLECTOR
INTERIM SECTION STATION PLACE
(PUBLIC STREET)
SECTION J

J — SEE SECTION B, SHEET C-8 FOR ULTIMATE CONDITION — J



COLLECTOR
INTERIM SECTION CENTER STREET (WEST)
(PUBLIC STREET)
SECTION C

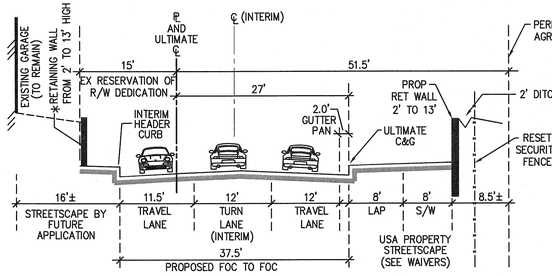
C — SEE SECTION A, SHEET C-8 FOR ULTIMATE CONDITION — C



COLLECTOR
INTERIM SECTION CENTER STREET (EAST)
(PUBLIC STREET)
SECTION C

C — SEE SECTION A, SHEET C-8 FOR ULTIMATE CONDITION — C

* WALLS NOT REQUIRED WITH ADJACENT GRADING ESMT.



COLLECTOR
INTERIM SECTION CENTER STREET
(PUBLIC STREET)
SECTION D

D — SEE SECTION A, SHEET C-8 FOR ULTIMATE CONDITION — D

*RETAINING WALL REQUIRED IF AN AGREEMENT CAN NOT BE OBTAINED BETWEEN ADJACENT PROPERTIES AND N.V. COMMERCIAL.

LEGEND:

ENTRANCE (TYP)

DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

ENTRANCE (TYP)

DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153

L — LOADING ENTRANCE

P — PARKING ENTRANCE

TREE PITS

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

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

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN WITH INTERIM ROAD SECTIONS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/4/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
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DATE: FEBRUARY 22, 2011

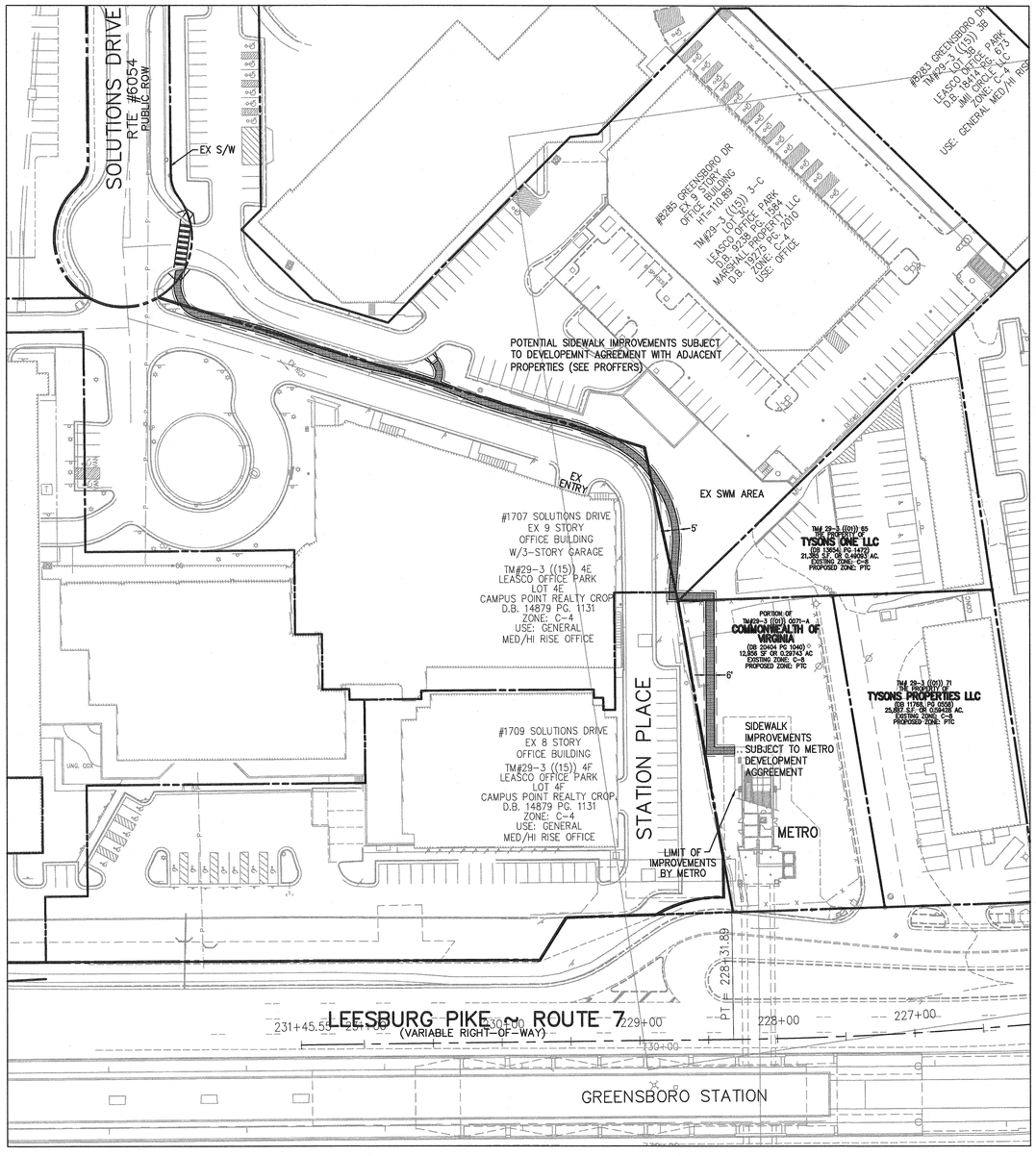
DES.	DWN.
JFA	RMC

SCALE: 1"=50'

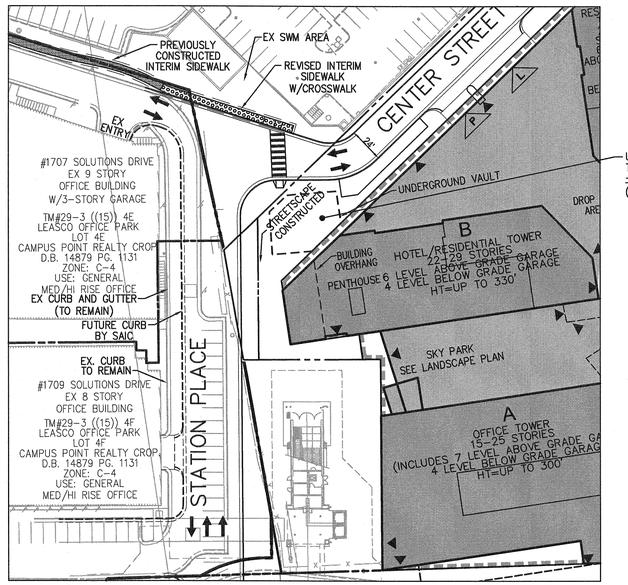
PROJECT/FILE NO. V7148C

SHEET NO. C-9

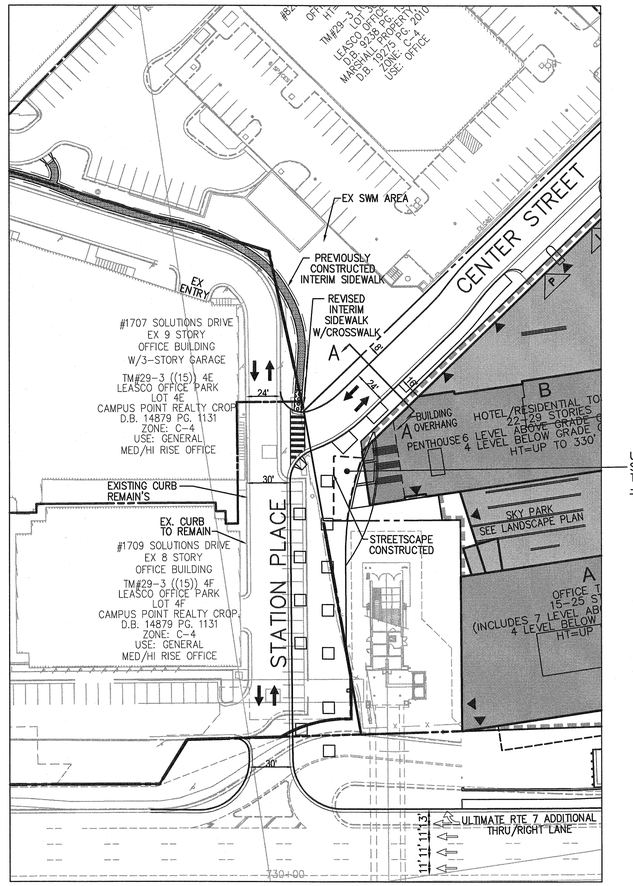
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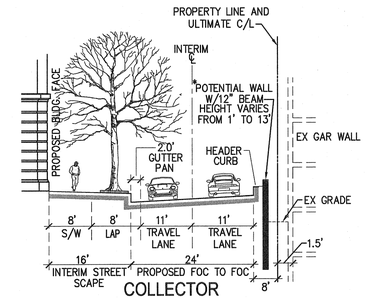
INTERIM PEDESTRIAN PLAN PHASE I
SCALE: 1"=50'



STATION PLACE / CENTER STREET "T" INTERSECTION AND PHASE II PEDESTRIAN PLAN
INTERIM OPTION #1 AGREEMENT WITH ADJACENT PROPERTY FOR TEMPORARY INTERSECTION IS APPROVED
SCALE: 1"=50'



MODIFIED "T" INTERSECTION
STATION PLACE / CENTER STREET AND PHASE II PEDESTRIAN PLAN INTERIM
OPTION #2 AGREEMENT WITH ADJACENT PROPERTY FOR TEMPORARY INTERSECTION IS NOT APPROVED
SCALE: 1"=50'



COLLECTOR
INTERIM SECTION CENTER STREET (EAST)
(PUBLIC STREET)
SECTION A

VA STATE
GRID NORTH
(VSC 83)

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

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
FAIRFAX COUNTY
PLANNING
& ZONING
Sheet 12 of 93

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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(301) 916-4100 ■ FAX (301) 916-2262
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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM SIDEWALK AND STATION PLACE / CENTER STREET INTERSECTION OPTIONS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 11447
11/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
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REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
JFA	RMC

SCALE: 1"=50'
PROJECT/FILE NO. V7148C
SHEET NO. C-10

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ENGINEERS ◆ PLANNERS ◆ LANDSCAPE ARCHITECTS ◆ SURVEYORS ◆ SUSTAINABLE DESIGN

May 13, 2013

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: ***Tysons Central***
Conceptual Development Plan (CDP)
Tree Preservation Target Deviation Request
RZ 2011-PR-005
VIKA No: V7148C

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, Tysons Central, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2011-PR-005. 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.

The total existing on-site canopy is 43,412 SF. A significant portion of the existing vegetation as shown had been planted with the development of the subject site. However, there is also a portion of this vegetation that is remnant vegetation that was not removed during site development. This site will be razed of all existing features. The 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. With the result of the redevelopment of this site the TPT vegetation requirements cannot be fulfilled. This site requires 10% canopy or 25,229 SF. With this CDP application two landscape plan options are included both of which proposed new landscape canopy which will exceed the canopy required. Option-I provides 35,525 SF of new canopy and Option-II provides 31,825 SF of new canopy. For reference, those proposed trees within the right-of-way have been includes in the canopy computation. It should be noted that in the proffers associated with this plan application (RZ2011-PR-005)

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

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
RE: Tysons Central
Concept Development Plan (CDP)
Target Deviation Request
RZ 2011-PR-005
VIKA # V7148C
May 13, 2013
Page 2 of 2

outline that the applicant shall be responsible for the maintenance and replacement "in-kind" for all pedestrian realm elements. This includes all plantings of trees, shrubs, perennials and annuals. See proffer language Section 21. G (i). Additionally, with this CDP application a modification to PFM Section 12-0510 has been requested where trees located within the existing or proposed dedicated right-of-way area shall count toward the 10-year canopy requirements. See plan sheet C-2. Public Facilities Manual Waivers / Modification Requests, note 4,B. Both Options I and II have been prepared in accordance with the Tysons Corner Urban Design Guidelines.
It is hereby requested here that UFMD deem the outlined TPT conditions, and the provided landscape design, will hereby provide and satisfied the 10-year tree canopy requirements. Please refer to the concept landscape planting plans (L-2.1 & l-2.2) for the landscape design, tabulations and computations proposed with this submittal.

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.

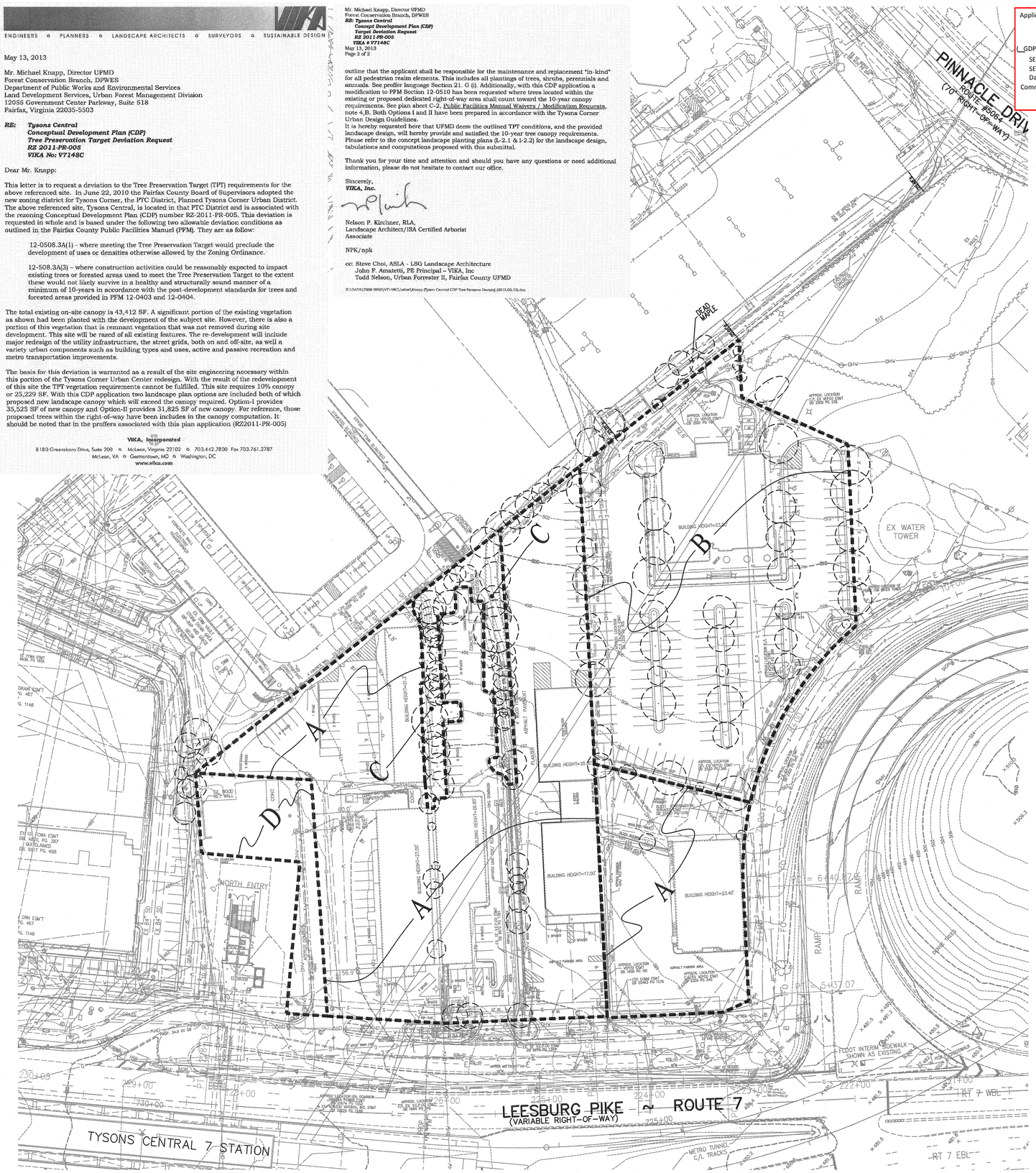
Sincerely,
VIKA, Inc.

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

NPK/npk

cc: Steve Choi, ASLA - LSG Landscape Architecture
John F. Amatetti, PE Principal – VIKA, Inc
Todd Nelson, Urban Forrester II, Fairfax County UFMD

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
PLANNING & ZONING
Sheet 13 of 93

TYSONS CENTRAL
EXISTING VEGETATION COVER TYPES

"A" PRIMARY COVER
Euonymus alantus–Burning Bush
Ilex opaca–American Holly
Nandina domestica–Nandina
Lagerstroemia–Crapemyrtle
Pinus mugo–Mugo Pine
Tilia cordata–Littleleaf Linden

"B" PRIMARY COVER
Acer rubrum–Red Maple
Morus alba–White Mulberry
Robinia pseudoacia–Black Locust

"C" PRIMARY COVER
Acer rubrum–Red Maple
Ilex opaca–American Holly
Liriodendron tulipifera–Yellow Poplar
Pinus strobus–Eastern White Pine
Pinus thundbergii–Japanese Black Pine
Quercus montana–Chestnut Oak
Robinia pseudoacia–Black locust
Prunus serotina–Black Cherry

"D" PRIMARY COVER
No canopy vegetation

TYSONS CENTRAL
EXISTING VEGETATION SUMMERY

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	125,367.43 SF (2.8780 AC)	FAIR	SEE COVER TYPE TABLE	DEVELOPED RETAIL WITH SURFACE PARKING AND NO INTERIOR PARKING LOT LANDSCAPING.
"B"	DEVELOPED/ MAINTAINED	N/A	84,783.84 SF (1.9464 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED RESTAURANT SITE WITH SURFACE PARKING AND INTERIOR PARKING LOT LANDSCAPING.
"C"	DEVELOPED W/ UPLAND FOREST REMNANT	SUB–CLIMAX	10,815.73 SF (0.2483 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA WITH DECIDUOUS AND CONIFER TREES.
"D"	EX DEVELOPMENT HAS BEEN RAZED. NO VEGETATION.	N/A	31,324.00 SF (0.7191 AC)	GOOD	SEE COVER TYPE TABLE	NO CANOPY VEGETATION.
		TOTAL AREA	252,291.00 SF (5.7918 AC)			

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED AS RETAIL COMMERCIAL AND RESTAURANT. THERE ARE CULTIVARS ON THIS DEVELOPED PROPERTY THAT ARE PLANTED LANDSCAPE, REMNANT VEGETATION FROM THE TIME OF DEVELOPMENT AND VOLUNTEER PLANT GERMINATIONS THAT THRIVED INTO SEMI–MATURE VEGETATION.

COVER TYPE–A: THIS AREA HAS BEEN DEVELOPED AS RESTAURANT COMMERCIAL WITH SURFACE PARKING COMPOUND. THE PARKING COMPOUND HAS INTERIOR AND PERIPHERAL PARKING LANDSCAPING. ALL THE DECIDUOUS TREES PLANTED ARE OF ONE GENUS/SPECIES (LINDEN). FROM A BIOTIC STAND POINT, BECAUSE ALL THESE TREES ARE OF ONE SPECIES, THIS CAN BE PROBLEMATIC SHOULD THERE BE A DISEASE OR PEST PROBLEM. THE AGE CLASS IS SEMI–MATURE. GENERALLY THIS VEGETATION IS OF GOOD TO FAIR HEALTH. THIS VEGETATION APPEARS TO HAVE AN MODERATE LEVEL OF MAINTENANCE. THIS VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE–B: THIS AREA HAS BEEN DEVELOPED AS RETAIL COMMERCIAL. APPROXIMATELY 95% (+/–) OF THIS AREA IS IMPERVIOUS WITH NO SIGNIFICANT VEGETATION. THE VEGETATION THAT IS WITHIN THIS AREA IS PLANTED LANDSCAPE (MAPLE) WITH SOME VOLUNTEER GERMINATED VEGETATION (MAPLE, LOCUST, MULBERRY). THE AGE CLASS IS SUB TO SEMI–MATURE. IT DOES NOT APPEAR THAT THIS VEGETATION IS REGULARLY MAINTAINED. THE GENERAL HEALTH CONDITION OF THIS VEGETATION IS FAIR TO GOOD. HOWEVER, THIS VEGETATION SHOWS AVERAGE, TO BELOW AVERAGE VIGOR AND VITALITY. THE VEGETATION IN THIS AREA SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE–C: THIS ENTIRE AREA IS VEGETATED AND PERVIOUS. A PORTION OF THIS THIS VEGETATION APPEARS TO HAVE BEEN INSTALLED AT THE TIME THE SITE WAS DEVELOPED (JAPANESE BLACK PINE, MAPLE, HOLLY). HOWEVER, THE MAJOR PORTION OF THIS AREA APPEARS TO BE REMNANT OR VOLUNTEER VEGETATION (LOCUST, OAK, MAPLE, BLACK CHERRY). THERE IS AN EXTENSIVE AMOUNT OF INVASIVE ENGLISH IVY THAT IS ROOTED THROUGH A LARGE PORTION OF THIS AREA. THIS IVY IS EMBEDDED AT THE EXISTING GROUND PLANE, ON A NUMBER OF THE EXISTING TRUNK STEMS AND THROUGH TREE CANOPIES. THE GENERAL HEALTH CONDITION OBSERVED WAS FAIR TO GOOD. OVERALL THE TREES IN THIS AREA SHOWED GOOD COLOR AND VIGOR. HOWEVER, THE ON–SITE SAMPLING OF THE CONDITION, STRUCTURE AND TYPE OF VEGETATION OBSERVED IN THIS AREA DOES INDICATE THAT THIS VEGETATION SHOULD BE CONSIDERED FOR PRESERVATION..

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12–0508.4.

Table 12.3: Tree Preservation Target Calculations and Statement			**May 13, 2013**
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	43,412	see § 12-0506
B	Percentage of gross site area covered by existing tree canopy =	17.21%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17%	
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 Tre	C-11	Provide sheet number, see § 12-0508.3A(1)
H	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	L-2.3	

NOTE:
FOR PFM WAIVERS / MODIFICATIONS REQUESTS SEE SHEET C–2.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
CERTIFIED ARBORIST NO. MA–4720AM
APRIL 17, 2013

VA STATE GRID NORTH (VSC 83)

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

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP AND CALCULATIONS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
5/14/13
PROFESSIONAL ENGINEER

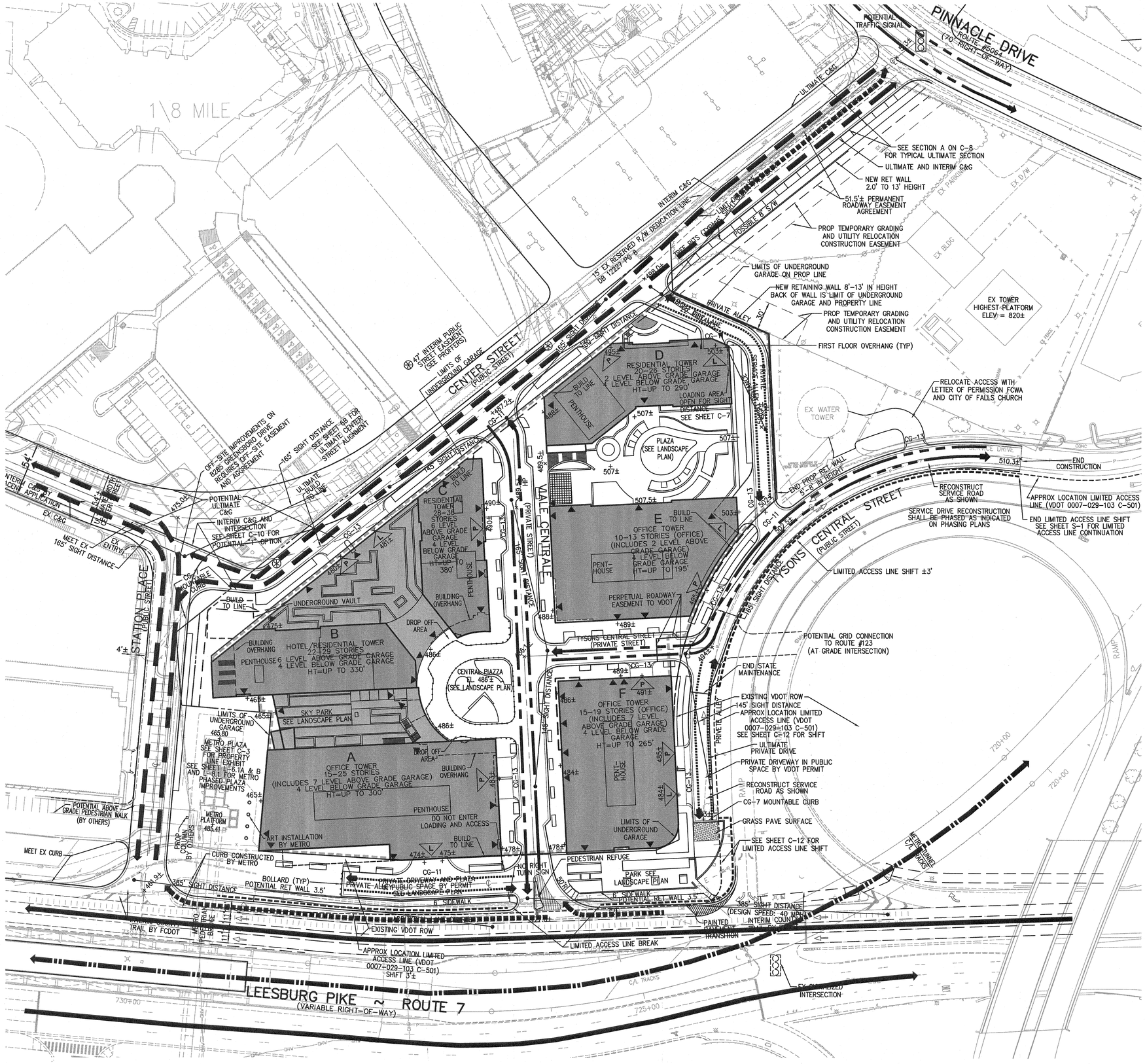
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DATE: FEBRUARY 22, 2011

DES.	DWN.
JFA	RMC

SCALE: 1"=50'
PROJECT/FILE NO. V7148C
SHEET NO. C–11

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 14 of 93

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TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION, LIMITED ACCESS AND SIGHT DISTANCE PLAN

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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11/11/13
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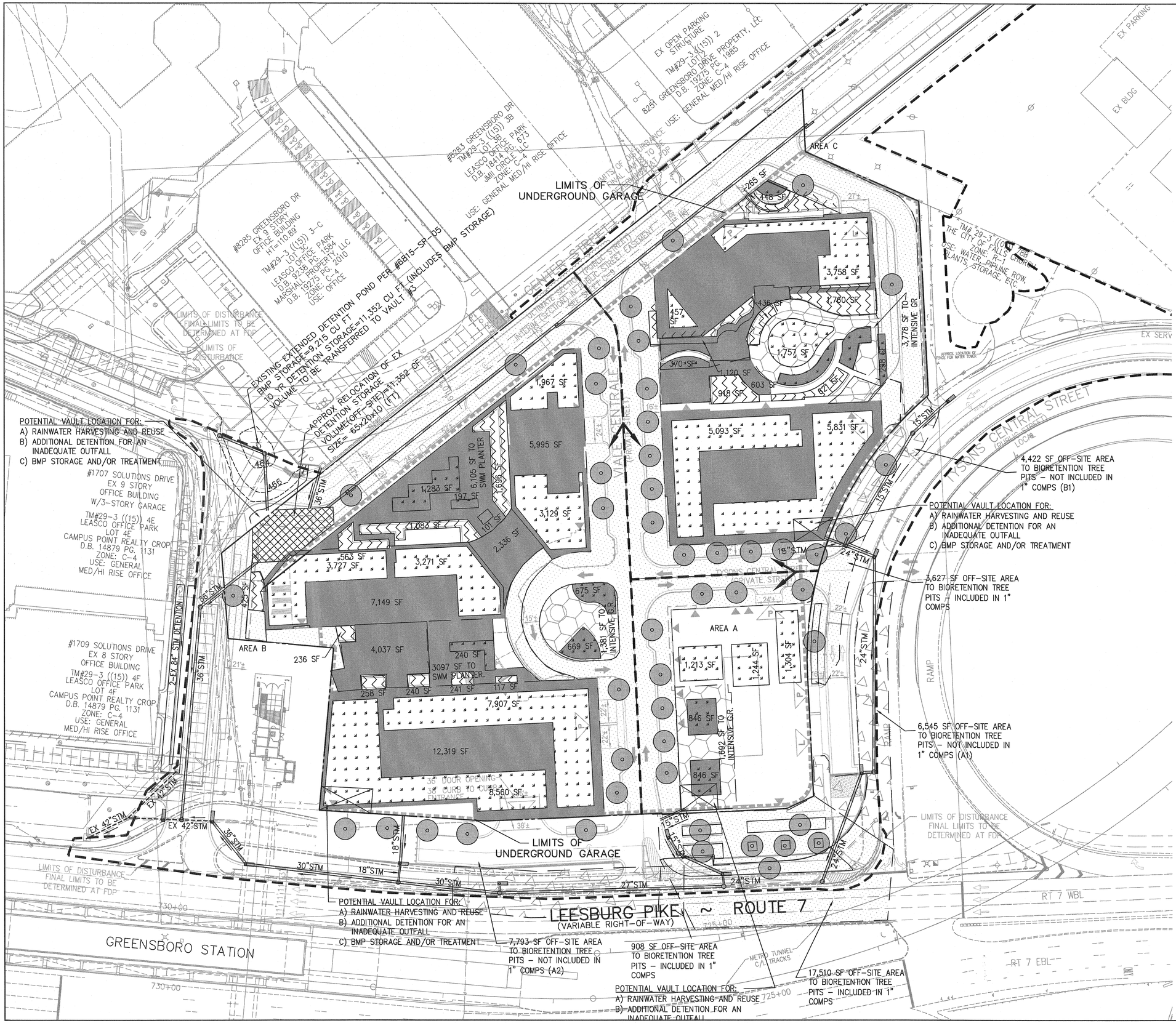
DES.	DWN.
JFA	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-12

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 15 of 93

NOTE:
GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.

LEGEND

- SITE OVERALL DRAINAGE DIVIDE
- AREA CAPTURED BY GREEN ROOF
- POTENTIAL OFF-SITE DRAINAGE AREA TO BIORETENTION – NOT IN COMPS
- BIO-RETENTION DRAINAGE AREA (OFF-SITE AREA INCLUDED IN COMPS)
- APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- STORM WATER PLANTERS
- INTENSIVE GREEN ROOF NON-VEGETATED DRAINAGE AREA

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL STORMWATER MANAGEMENT PLAN

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 11447
11/1/13
PROFESSIONAL ENGINEER

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DES.	DWN.
JFA	RMC

SCALE: 1"=40'

PROJECT/FILE NO. V7148C

SHEET NO. C-13

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
FAIRFAX COUNTY PLANNING & ZONING
Sheet 16 of 93

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: NVC - CDP

Description: Mixed Use

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				0.77	0.77
				Total	0.77

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				0.04	0.04
Impervious Cover (acres)				2.84	2.84
				Total	2.88

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				0.02	0.02
Impervious Cover (acres)				2.13	2.13
				Total	2.15

Drainage Area D

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

Drainage Area E

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

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.06
Weighted Rv (turf)	0.25
% Managed Turf	1%
Impervious Cover (acres)	5.74
Rv (impervious)	0.95
% Impervious	99%
Total Site Area (acres)	**5.80**
Site Rv	**0.94**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**21,054**
Volume Not Converted to Runoff (cf)	**1,205**
1-inch Runoff Volume for entire site (cf)	**19,849**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	19,849
Runoff Reduction Volume Achieved (cf)	19,796
Total Runoff Volume Retained (cf)	21,001
Total Area of Site Captured in a BMP (acres)	5.78

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 100%

Rainfall Depth Retained Onsite (inch) 1.00 WITH OFF-SITE CREDITS

APPLICATION OVERALL SWM COMPUTATIONS – ADDITIONAL RETENTION (OFF-SITE AND LARGER STORMS)

TOTAL RUNOFF REDUCTION REQUIRED	21,054 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	21,001 CFT	
RAINFALL DEPTH RETAINED ONSITE	1.00 IN	
SITE AREA	5.80	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Tysons Central Street (A)	0.08	0.95	287	832	1.00	287	0.01
BIORETENTION (TREES) - Tysons Central Street (C)	0.07	0.95	245	752	1.00	245	0.01
BIORETENTION (TREES) - Route 7 (A)	0.22	0.95	772	3097	1.00	772	0.04
					TOTAL VOLUME	1304	0.06

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.09	0.95	3757	5530	1.47	1772	0.08
INTENSIVE GREEN ROOF	0.28	0.95	962	2098	2.18	1136	0.05
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	2.46	0.95	8477	13840	1.63	5363	0.25
DISCONNECTION TO SWM PLANTER	1.05	0.95	3634	9232	2.54	5599	0.27
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	13870	0.66

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.18	IN	TIER I CONTROLS 0.73"
INTENSIVE GREEN ROOF (Vegetative areas)	0.03	IN	
PERMEABLE PAVEMENT	0.00	IN	
BIORETENTION (TREES)	0.41	IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.04	IN	
RAINWATER HARVESTING	0.00	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN	
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.26	IN	Tier III Controls 0.28"
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.02	IN	
TOTAL	1.00	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
A	1.00
B	1.00
C	1.00

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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11/1/13
PROFESSIONAL ENGINEER

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DES. BC | DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-14

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TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION SHALL NOT BE USED ON THE PROJECT DUE TO ITS IMPRACTICALITY. AREAS ON SITE AVAIALBLE FOR INFILTRATION ARE VERY LIMITED DUE TO A LARGE PROPOSED UNDERGROUND GARAGE, UTILITY VAULTS AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. THE APPLICATION AREA TOTALS 5.80 ACRES BEFORE FUTURE ROW DEDICATIONS TOTALING APPROXIMATELY 0.43 ACRES. THIS LEAVES 5.37 ACRES OF SITE AREA, 5.09 ACRES OF WHICH ARE COVERED BY THE EXTENTS OF THE UNDERGROUND GARAGE. THE 0.28 ACRES REMAINING ON SITE POTENTIALLY AVAILABLE FOR INFILTRATION IS A 12.5 FOOT LINEAR BAND ALONG CENTER STREET BETWEEN THE ROW DEDICATION AND THE UNDERGROUND GARAGE AND THE SMALL STREETSCAPE AREA AT THE WESTERN END OF CENTER STREET. THESE AREAS ARE FURTHER CONSTRAINED BY BUILDING SETBACKS AND PROPOSED SITE INFRASTRUCTURE (UTILITIES, VAULTS, TREES, ETC.).
	INFILTRATION FACILITIES ARE NOT FEASIBLE ON APPROXIMATELY 95% OF THE APPLICATION AREA. IN THE REMAINING 5% OF THE APPLICATION AREA INFILTRATION IS IMPRACTICABLE DUE TO THE VARIOUS SITE CONSTRAINTS DESCRIBED.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, URBAN BIO-RETENTION (TREE PITS) AND STORMWATER PLANTERS. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. • THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOUS BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABLE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE ON THIS SHEET). EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. DURING THE SCHEMATIC DESIGN THE TEAM EVALUATED THE POTENTIAL FOR RAINWATER CAPTURE WITHIN THE BUILDING, WITH REUSE BEING TARGETED FOR COOLING TOWER MAKEUP. DURING THIS EVALUATION, SEVERAL STATE OF THE ART HVAC SYSTEMS WERE EVALUATED INCLUDING VARIABLE REFRIGERANT MANAGEMENT. ALL OF WHICH SIGNIFICANTLY DECREASE AND/OR ELIMINATE THE NEED FOR MAKEUP WATER. THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 1.00 INCHES (WITH OFFSITE CREDIT). ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF
	HAVE BEEN UTILIZED FOR SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY THE STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. AT THE LOWER END OF CENTER STREEET AND VALE CENTRALE, ON SITE AREAS ARE TREATED BY OFFSITE FACILITIES PROPOSED WITH THE APPLICATION DUE TO GRADING AND INFRASTRUCTURE CONSTRAINTS. A TOTAL CONTROLLED AREA OF 5.78 ACRES OR 100% OF THE SITE (INCLUDING OFFSITE AREAS) HAS BEEN CAPTURED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF AND THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. A WAIVER SHALL BE SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT AS THIS APPLICATION HAS RESIDENTIAL OPTIONS. SIMILARILY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ON SHEETS C-13 THRU C-15 ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-14 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS. SHEET C-2 INCLUDES ADDITIONAL WAIVERS THAT MAY BE USED FOR FUTURE FLEXIBILITY:
  1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
  2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM. A WAIVER SHALL BE SUBMITTED UNDER A SEPARATE COVER.
  3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  5. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

THERE ARE NO INFILTRATION BMP'S PROPOSED WITH THIS APPLICATION. THIS IS DUE TO THE FACT THAT INFILTRATION IS NOT FEASIBLE ON 95% OF THE DEVELOPED SITE DUE TO UNDERGROUND GARAGES AND ROW DEDICATION. INFILTRATION IS IMPRACTICABLE BECAUSE OF LIMITED CONTIGIOUS AREAS ON

THE REMAINING 5% OF THE SITE AREA FOR PRACTICES DUE TO PROPOSED UTILITIES, VAULTS, AND STREETSCAPES. ALL RUNOFF REDUCTION SHALL BE CONTROLLED BY URBAN BIO-RETENTION AND VEGETATIVE ROOF SYSTEMS.

- RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERS IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT SITE PLAN SUBMISSION.

- RUNOFF REDUCTION PRACTICES

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

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED ONSITE FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 1.00" (WITH OFFSITE CREDIT SEE SHEET C-14).

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

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

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

1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-19 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS. IN ADDTION, IT SHOULD BE NOTED THIS TEQNAWSOME OF DISCONNECTING A TOWER ROOF TO A LOWER PODIUM INTO A SWM PLANTER WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.
2. FURTHER, IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDTION, IT SHOULD BE NOTED THIS TEQNAWSOME OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

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

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

3. AS CAN BE SEEN ON SHEETS C-14, 0.28 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THESE TIER 3 TECHNIQUES. IN THE EVENT A TIER III APPROACH IS NOT FEASIBLE AT SITE PLAN, THE APPLICANT SHALL WORK WITH DPWES TO RETAIN THE FIRST INCH OF RAINFALL TO THE EXTENT PRACTICABLE.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. THE TREE PITS ALONG TYSONS CENTRAL STREET AND ROUTE 7 SERVICE DRIVE CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW (APPROXIMATLY 0.37 AC). AS CAN BE SEEN ON SHEET C-14 THIS WILL YIELD AN ADDITIONAL 0.06 INCH TOWARDS THE 1.00 INCH RAINFALL DEPTH CONTROLLED.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL ON SITE. THIS SUBJECT APPLICATION PROPOSES TO CONTROL, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 1.00" (WITH OFFSITE CREDIT).
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 100% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 1.00" OF RAINFALL INCLUDING OFFSITE AREAS (THE ACTUAL AMOUNT CONTROLLED IS 1.66" WHEN CONSIDERING A LEED RAINFALL EVENT - 3.2INCHES).
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS. THE LEED STORMS WILL RESULT IN A GREATER VOLUME REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-13 THRU C-20 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 17 of 93

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
BC	BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C–15

P:\JOB\Projects\V7148C\dwg\V7148C-300.dwg 11/11/2013 10:18:33 AM EST

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details

ID	15	Notes
Label	NVC DETENTION	

2YR DETENTION VOLUME REQUIRED = 1,045 CF

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	3.57	2.45	0.005	0.015	0.011	0.031	0.121
10	4.76	4.37	0.000	0.005	0.000	0.024	0.160

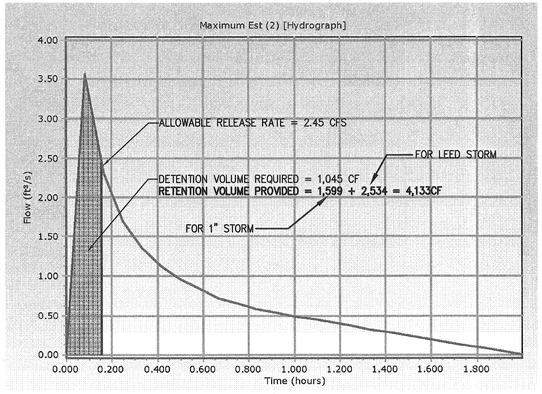
10YR DETENTION VOLUME REQUIRED = 1,350 CF

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.057	0.157	0.000	0.157	0.000	0.157	0.000	0.157	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

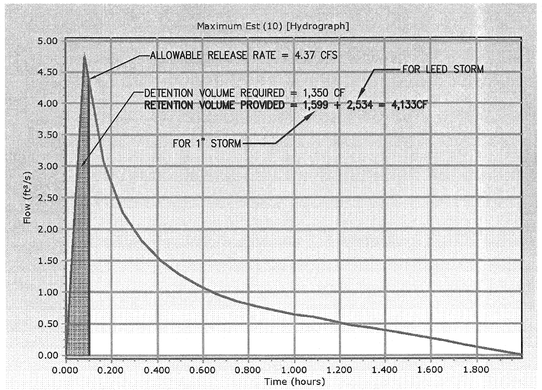
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2 YEAR RELEASE RATE =3.27 CFS

75% OF EXISTING RELEASE RATE = 3.27 X 75% = 2.45 CFS 2YR ALLOWABLE RELEASE RATE
4.37 CFS 10YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 4,133 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 5,506 CF – 4,133 CF = **1,373 CF < 75% OF EX VOLUME**
2YR STORM: 6,848 CF – 4,133 CF = **2,715 CF < 75% OF EX VOLUME**

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ___ Date: _____
Subtitle: DRAINAGE AREA [A]

Data: Drainage Area : .77 Acres
Runoff Curve Number : 90
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	0.08	0.07	0.04
Used	0.10	0.10	0.10
Runoff (in)	1.71	2.17	4.07
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	5

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 0.77 AC X 1.71 (IN) X 1FT/12IN X 43,560 SF = 4,780 CF
2YR STORM: 0.77 AC X 2.17 (IN) X 1FT/12IN X 43,560 SF = 6,065 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

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

1YR STORM: 4,780 CF X 75% = **3,585 CF**
2YR STORM: 6,065 CF X 75% = **4,549 CF**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ___ Date: _____
Subtitle: DRAINAGE AREA [A]

Data: Drainage Area : .77 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	5

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 0.77 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 5,506 CF
2YR STORM: 0.77 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 6,848 CF

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME
EXTENSIVE GREEN ROOF	0.09	0.95	298	613	2.06	316
INTENSIVE GREEN ROOF	0.08	0.95	268	508	1.89	240
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0
BIORETENTION (TREES)	0.48	0.95	1671	4887	2.92	3216
DISCONNECTION TO SWM PLANTER	0.00	0.95	0	0	0.00	0
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"				TOTAL EXCESS VOL		3771

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

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

Site Name: NVC - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	0.00	0.00	0.77	**0.77**
				D.A. Total (acres)	**0.77**

Rv (turf) 0.00
Rv (impervious) 0.95

[ ] data input cells highlighted

Runoff from 1" Rainfall (cf) = 2,655

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.20	N/A	700	Subtract 100% of provided storage vol.	100%	N/A	700	N/A	7,145	700	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetscape & road)	0.57	0.00	1,958	Subtract 100% of provided storage vol.	100%	0	1,958	N/A	4,887	1,958	0	
	Totals:	**0.77**	**0.00**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 0.77

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,658

DRAINAGE AREA 'A'

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING
Sheet 18 of 93

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
BC	BC

SCALE: N/A
PROJECT/FILE NO. V7148C
SHEET NO. C–16

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BUILDINGS A, B, AND C–DRAINAGE AREA 'B' SWM SUMMARY

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

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
8,830 CF – 0.90 IN

TOTAL RETENTION VOLUME PROVIDED FOR 1.4" RAIN EVENT
11,708 CF – 1.12 IN

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details

ID	15	Notes
Label	NVC DETENTION	

2YR DETENTION VOLUME REQUIRED = 6,708 CF

10YR DETENTION VOLUME REQUIRED = 6,926 CF

Detention Storage Estimates -- Target Peak Outflow Rate

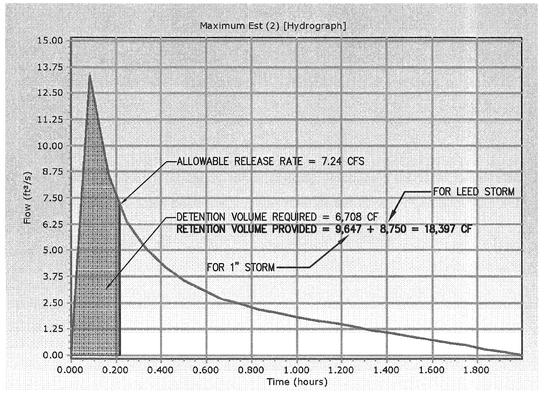
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	13.34	7.24	0.038	0.089	0.102	0.154	0.451
10	17.80	11.73	0.027	0.080	0.065	0.159	0.600

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.045	0.217	0.000	0.217	0.000	0.217	0.000	0.217	0.000	2.000
10	0.055	0.163	0.000	0.163	0.000	0.163	0.000	0.163	0.000	2.000

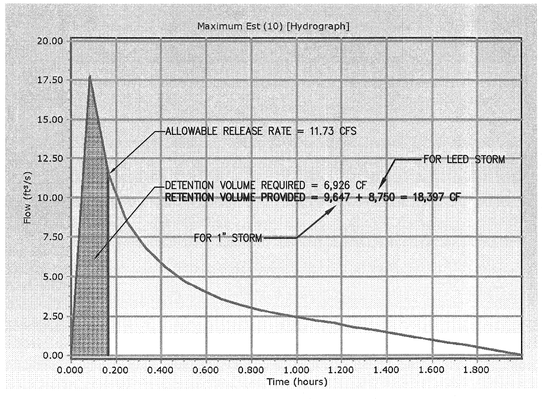
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1 – FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST–DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25% FOR SITES LESS THAN 50% IMPERVIOUS THE 1 AND 2 YEAR, 24 HOUR STORM POST–DEVELOPED RELEASE RATE MUST NOT INCREASE THE EXISTING CONDITIONS.

THIS DRAINAGE AREA IS COMPRISED OF 5 SITES, TWO OF WHICH HAVE DETENTION FACILITIES EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITES WITH DETENTION IS GREATER THAN 50%, HOWEVER THE EXISTING DETENTION FACILITIES MAKE THE PARCELS MIMIC A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDETAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDETAINED AREAS
1.38 AC X 0.85 X 5.45 IN/HR = 6.39CFS X 75% = 4.79 CFS
EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
1.50 AC X 0.30 X 5.45 IN/HR = 2.45

2 YEAR ALLOWABLE RELEASE RATE = 7.24 CFS
10 YEAR ALLOWABLE RELEASE RATE = 11.73 CFS

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 18,397 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 20,595 CF – 18,397 CF = **2,198 CF < 75% OF EX VOLUME**
2YR STORM: 25,613 CF – 18,397 CF = **7,216 CF < 75% OF EX VOLUME**

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.66	0.95	2261	3213	1.42	952	0.10
INTENSIVE GREEN ROOF	0.11	0.95	364	965	2.65	601	0.06
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	1.00	0.95	3460	5493	1.59	2032	0.21
DISCONNECTION TO SWM PLANTER	0.73	0.95	2513	11240	3.20	5529	0.56
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	9114	0.93

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ___ Date: _____
Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.88 Acres
Runoff Curve Number : 78
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	0.21	0.18	0.11
Runoff (in)	0.92	1.27	2.88
Unit Peak Discharge (cfs/acre/in)	1.515	1.534	1.573
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	4	6	13

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 2.88 AC X 0.92 (IN) X 1FT/12IN X 43,560 SF = 9,618 CF
2YR STORM: 2.88 AC X 1.27 (IN) X 1FT/12IN X 43,560 SF = 13,277 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

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

1YR STORM: 9,618 CF X 75% = **7,214 CF**
2YR STORM: 13,277 CF X 75% = **9,958 CF**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ___ Date: _____
Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.88 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	11	20

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 2.88 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 20,595 CF
2YR STORM: 2.88 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 25,613 CF

Application No: RZ 2011-PR-005 Staff: S. Lin
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 19 of 93

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'–BUILDINGS A, B, AND C

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

Site Name: NVC - CDP

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.04	**0.04**
Impervious Cover	0.00	0.00	0.00	2.84	**2.84**
				D.A. Total (acres)	**2.88**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 9,830

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.76	N/A	2,625	Subtract 100% of provided storage vol.	100%	N/A	2,625	N/A	4,178	2,625	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetscape & road)	1.00	0.06	3,511	Subtract 100% of provided storage vol.	100%	0	3,511	N/A	4,619	3,511	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes Planter Area with Direct Rainfall and Rooftop Area Piped to Planter	1.05	N/A	3,634	Subtract 100% of provided storage vol.	100%	0	3,634	N/A	9,232	3,634	0	
	Totals:	**2.82**	**0.06**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 2.87

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 9,770

DRAINAGE AREA 'B'

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
JOHN T. AMATETTI
Lic. No. 11447
11/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
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REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
BC	BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C–17

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PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details

ID	15	Notes
Label	NVC DETENTION	

2YR DETENTION VOLUME REQUIRED = 3,790 CF

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	9.96	6.71	0.014	0.043	0.033	0.087	0.337
10	13.29	11.72	0.002	0.021	0.002	0.074	0.448

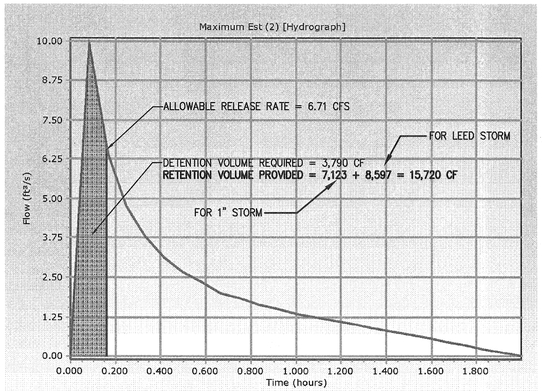
10YR DETENTION VOLUME REQUIRED = 3,223 CF

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.056	0.160	0.000	0.160	0.000	0.160	0.000	0.160	0.000	2.000
10	0.073	0.111	0.000	0.111	0.073	0.111	0.000	0.111	0.000	2.000

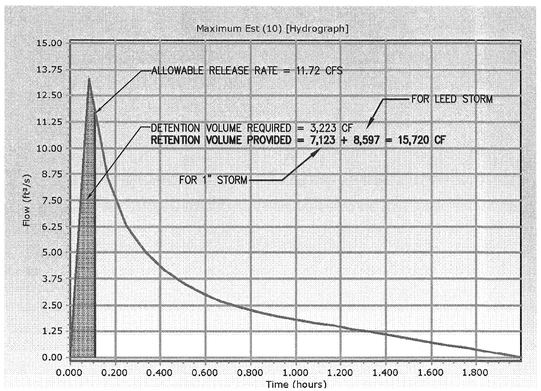
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1 – FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST–DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%. FOR SITES LESS THAN 50% IMPERVIOUS THE 1 AND 2 YEAR, 24 HOUR STORM POST–DEVELOPED RELEASE RATE MUST NOT INCREASE THE EXISTING CONDITIONS.

THIS DRAINAGE AREA IS COMPRISED OF 3 SITES, ONE OF WHICH HAS A DETENTION FACILITY EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITE WITH DETENTION IS GREATER THAN 50%, HOWEVER THE EXISTING DETENTION FACILITY MAKES THE PARCEL MIMIC A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDETAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDETAINED AREAS
1.95 AC X 0.80 X 5.45 IN/HR = 8.50CFS X 75% = 6.38 CFS
EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
0.20 AC X 0.30 X 5.45 IN/HR = 0.33

2 YEAR ALLOWABLE RELEASE RATE = 6.71 CFS
10 YEAR ALLOWABLE RELEASE RATE = 11.72 CFS

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 15,720 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE. THIS DOES NOT ACCOUNT FOR ANY ADDITIONAL VOLUME BEYOND THE 1" STORM THAT WOULD ACTUALLY BE CAPTURED IN THE LEED EVENT.

1YR STORM: 15,375 CF – 15,720 CF = **0 CF < 75% OF EX VOLUME**
2YR STORM: 19,121CF – 15,720 CF = **3,401 CF < 75% OF EX VOLUME**

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME
EXTENSIVE GREEN ROOF	0.35	0.95	1199	1703	1.42	505
INTENSIVE GREEN ROOF	0.17	0.95	598	1133	1.89	535
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0
BIORETENTION (TREES)	0.89	0.95	3058	5086	1.66	2028
DISCONNECTION TO SWM PLANTER	0.73	0.95	2513	11240	3.20	5529
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	8597

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA C

Data: Drainage Area : 2.15 Acres
Runoff Curve Number : 88
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.10	0.09	0.05
Used	0.10	0.10	0.10
Runoff (in)	1.55	2.00	3.86
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	13

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 2.15 AC X 1.55 (IN) X 1FT/12IN X 43,560 SF = 12,097 CF
2YR STORM: 2.15 AC X 2.00 (IN) X 1FT/12IN X 43,560 SF = 15,609 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

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

1YR STORM: 12,097 CF X 75% = **9,073 CF**
2YR STORM: 15,609 CF X 75% = **11,707 CF**

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
Project : NVC REZONING User: BC Date:
County : FAIRFAX State: Checked: ____ Date: _____
Subtitle: DRAINAGE AREA C

Data: Drainage Area : 2.15 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.39
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	8	15

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 2.15 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 15,375 CF
2YR STORM: 2.15 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 19,121 CF

Application No: RZ 2011-PR-005 Staff: S. Lin
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
FAIRFAX COUNTY PLANNING & ZONING
Sheet 20 of 93

DRAINAGE AREA 'C'

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'–BUILDINGS D AND E

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

Site Name: NVC - CDP

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.02	**0.02**
Impervious Cover	0.00	0.00	0.00	2.13	**2.13**
			D.A. Total (acres)		**2.15**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 7,363

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.52	N/A	1,797	Subtract 100% of provided storage vol.	100%	N/A	1,797	N/A	2,837	1,797	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetscape & road)	0.89	0.00	3,058	Subtract 100% of provided storage vol.	100%	0	3,058	N/A	5,086	3,058	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes Planter Area with Direct Rainfall and Rooftop Area Piped to Planter	0.73	N/A	2,513	Subtract 100% of provided storage vol.	100%	0	2,513	N/A	11,240	2,513	0	
	Totals:	**2.14**	**0.00**										

Total Drainage Area Treated (acres): 2.14

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,368

VIKA
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VIKA INCORPORATED
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(703) 442–7800 ■ FAX (703) 761–2787
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
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W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

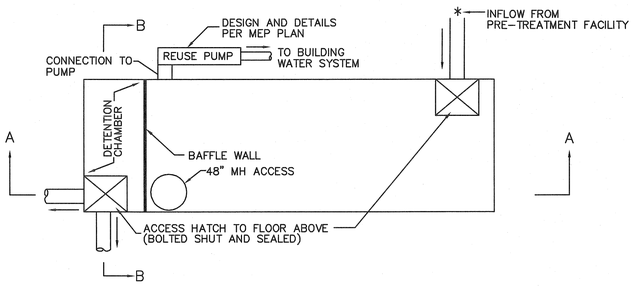
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/11/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

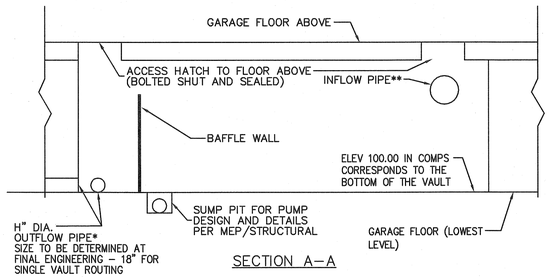
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REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. BC DWN. BC
SCALE: N/A
PROJECT/FILE NO. V7148C
SHEET NO. C–18

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PLAN VIEW



SECTION A–A

TYPICAL RETENTION/DETENTION VAULT DETAIL

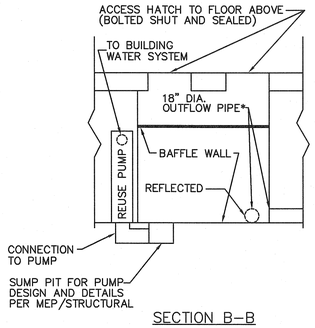
NOT TO SCALE

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED

** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

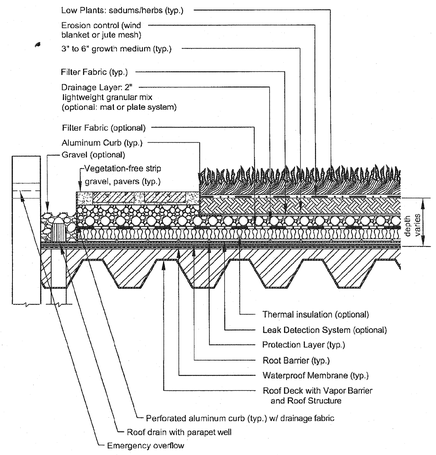
NOTES:

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



SECTION B–B

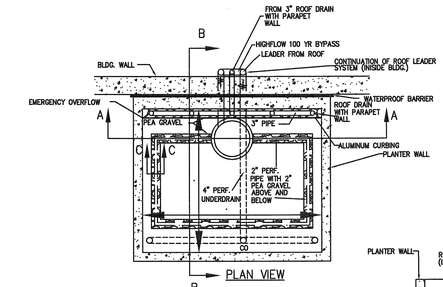
VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**



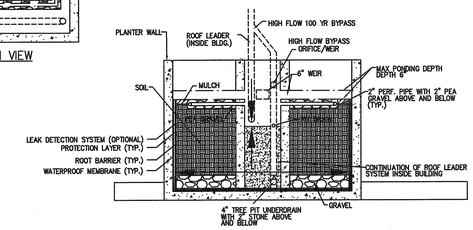
CROSS SECTION VIEW (NTS)

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

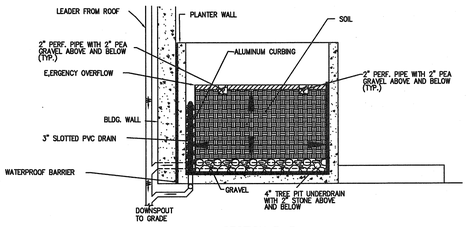
EXTENSIVE GREEN ROOF



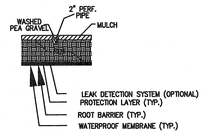
PLAN VIEW



SECTION A–A



SECTION B–B



SECTION C–C

STORMWATER PLANTER DETAIL

NOT TO SCALE

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X)CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (X)BOS) (_PC) (_BZA)

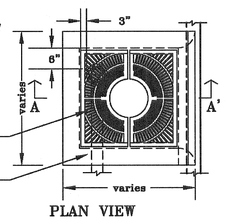
Comments:

DEPARTMENT OF PLANNING & ZONING

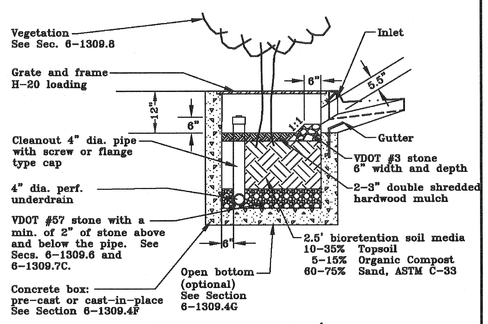
Sheet 21 of 93

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

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



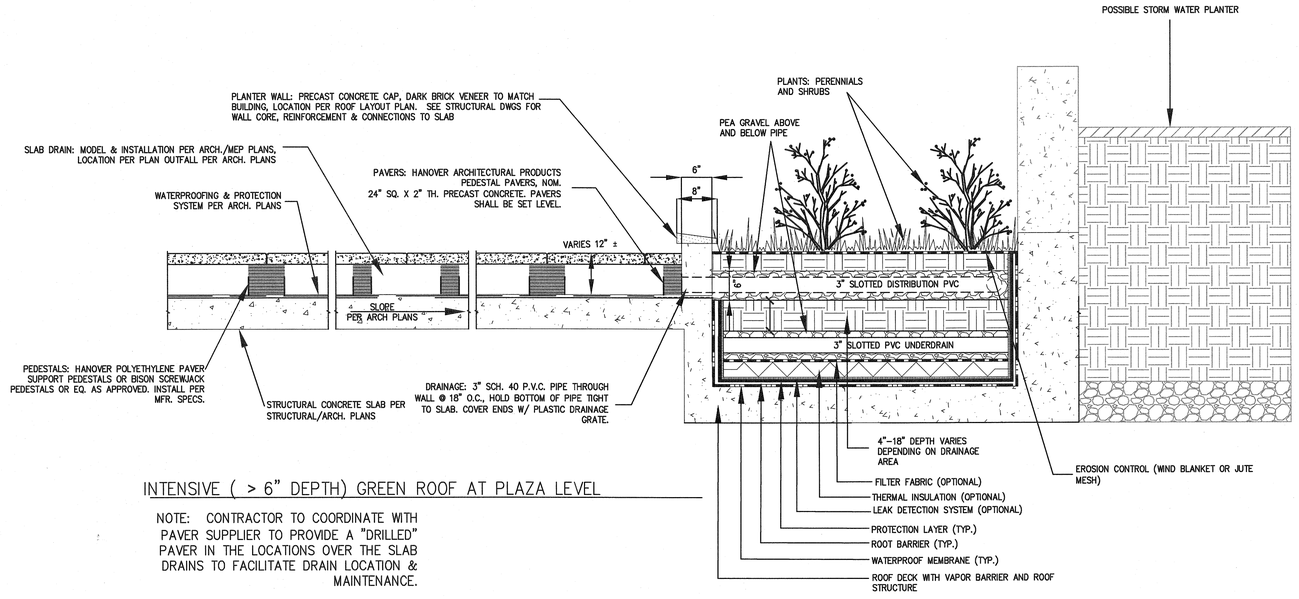
PLAN VIEW



CROSS SECTION A–A'

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

TREE BOX FILTER DETAIL



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

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

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442–7800 ■ FAX (703) 761–2787
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916–4100 ■ FAX (301) 916–2262
W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM VAULT AND BMP DETAILS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/1/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

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REV OCTOBER 28, 2013
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DATE: FEBRUARY 22, 2011

DES. BC	DWN. BC
SCALE: N/A	
PROJECT/FILE NO. V7148C	
SHEET NO. C–19	

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-8.

☒ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond #, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
GREEN ROOF	1.81 AC	0	1.81 AC	57,433 SF	8,014 CF	N/A
BIO-RETENTION	2.01 AC	0.59 AC	2.60 AC	7,274 SF	13,142 CF	N/A
PLANTERS	1.51 AC	0	1.51 AC	10,775 SF	9,232 CF	N/A
Totals	5.33 AC	0.59 AC	5.92 AC		30,388 CF	

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-8
Pond inlet and outlet pipe systems are shown on Sheet N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-8.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

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

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-8 & C-10

☒ 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 C-17

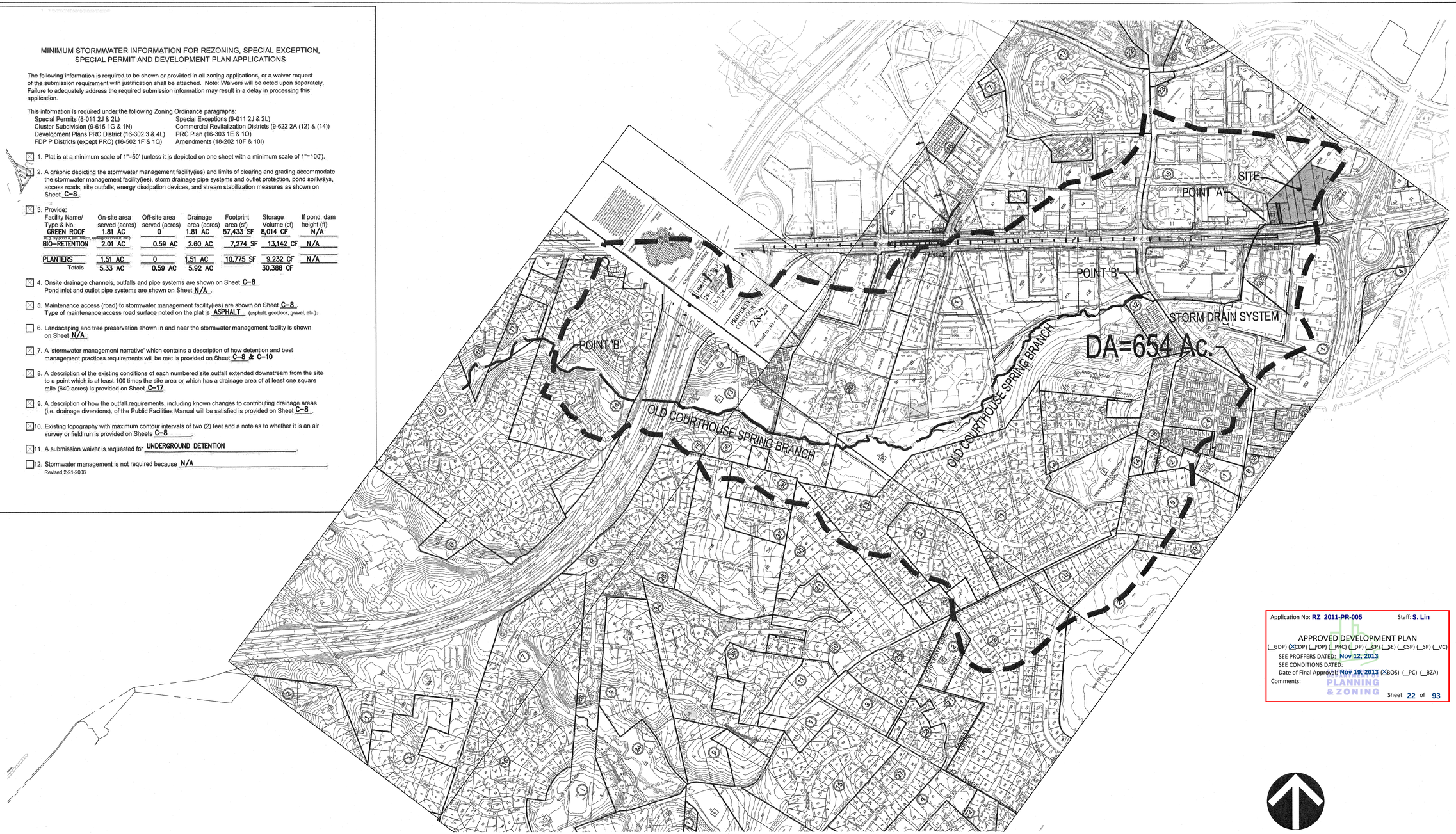
☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-8.

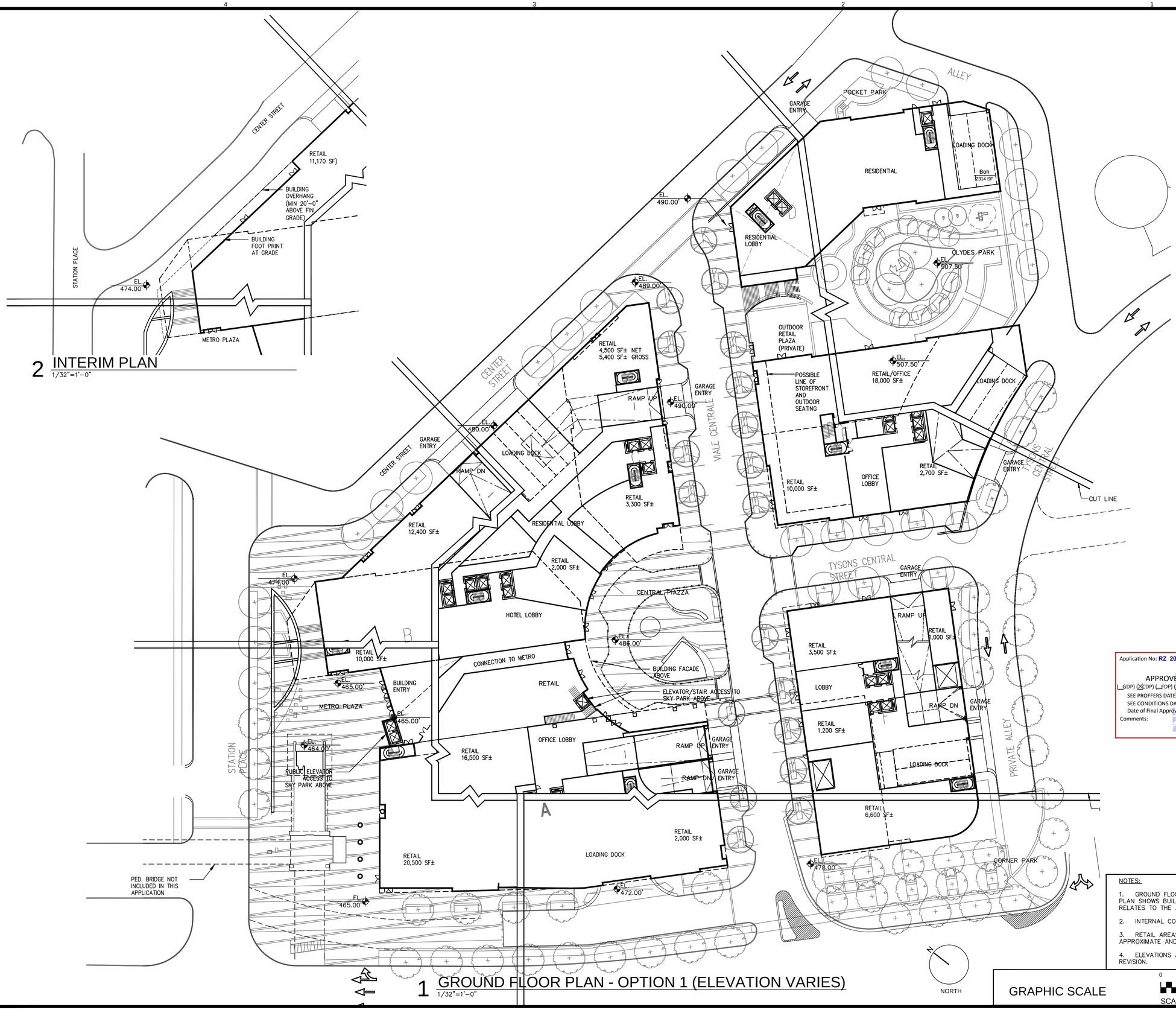
☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-8.

☒ 11. A submission waiver is requested for UNDERGROUND DETENTION.

☐ 12. Stormwater management is not required because N/A

Revised 2-21-2006


POINT 'A'
SITE
POINT 'B'
POINT 'B'
STORM DRAIN SYSTEM
DA=654 Ac.
OLD COURTHOUSE SPRING BRANCH
OLD COURTHOUSE SPRING BRANCH
PROPERTY CONTOUR MAP
28-2
Revised as of: 11-1-2009
GOSNELL ROAD
LEESBURG PIKE
WESTPARK DRIVE
WESTPARK ELEMENTARY SCHOOL
SPRING HILL ROAD
SPRING HILL RD.
SPRING HILL RD.
Dulles Toll Road
Dulles Toll Road
Dulles Toll Road



2 INTERIM PLAN
1/32"=1'-0"

1 GROUND FLOOR PLAN - OPTION 1 (ELEVATION VARIES)
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

NOTES:

1. GROUND FLOOR VARIES ACROSS THE SITE. THIS PLAN SHOWS BUILDING PLAN AS IT RELATES TO THE ADJACENT SIDEWALK.
2. INTERNAL CORE AREAS ARE SCHEMATIC ONLY
3. RETAIL AREAS ARE CONCEPTUAL AND APPROXIMATE AND WILL BE REFINED AT FDP.
4. ELEVATIONS ARE APPROXIMATE AND SUBJECT TO REVISION.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 23 of 93

DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
GROUND FLOOR PLAN

OPTION 1

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DATE	JUNE 20, 2012
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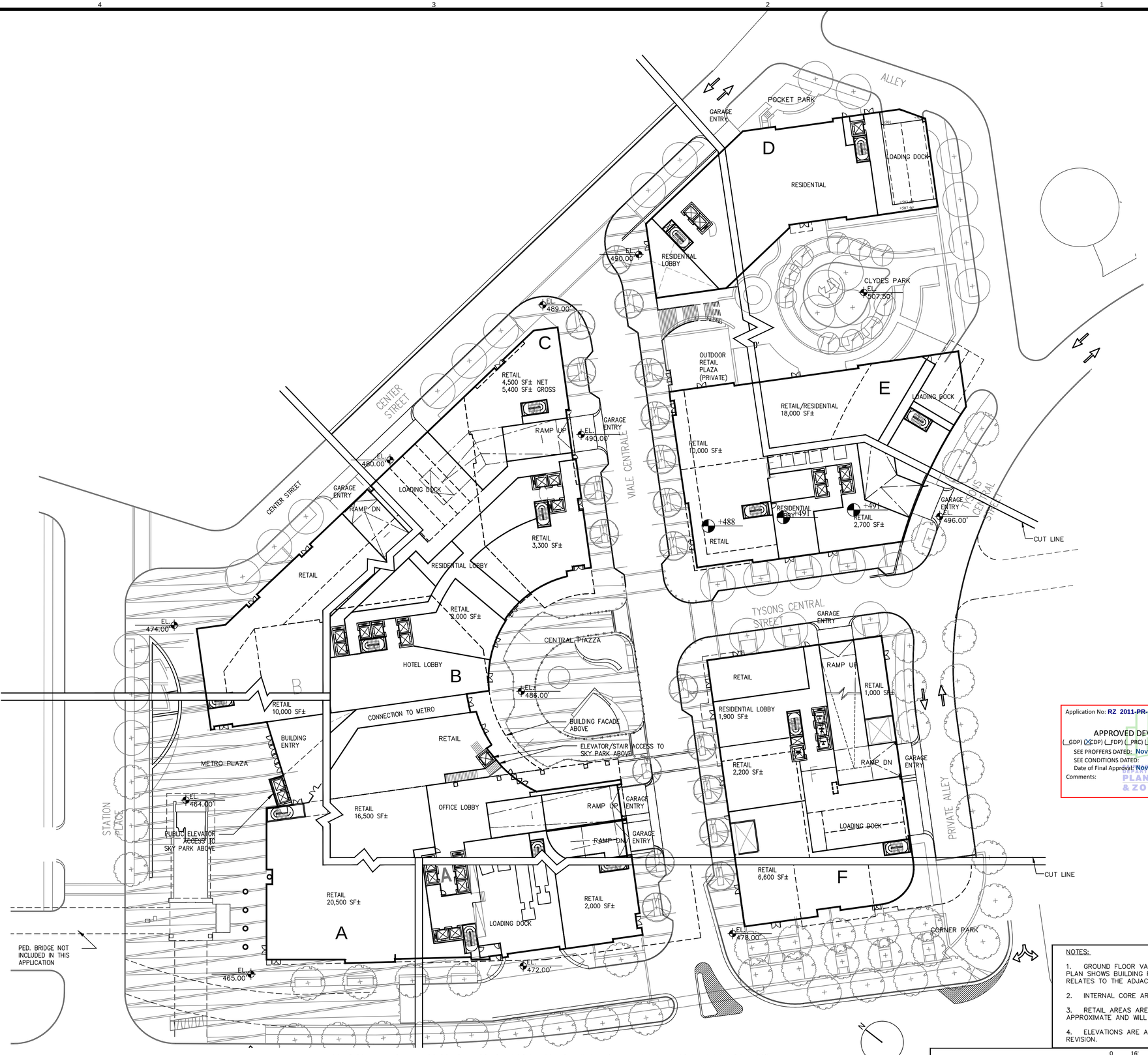
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1 GROUND FLOOR - OPTION 2 PLAN (ELEVATION VARIES)
1/32"=1'-0"

NOTES:

1. GROUND FLOOR VARIES ACROSS THE SITE. THIS PLAN SHOWS BUILDING PLAN AS IT RELATES TO THE ADJACENT SIDEWALK.

2. INTERNAL CORE AREAS ARE SCHEMATIC ONLY

3. RETAIL AREAS ARE CONCEPTUAL AND APPROXIMATE AND WILL BE REFINED AT FDP.

4. ELEVATIONS ARE APPROXIMATE AND SUBJECT TO REVISION.

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
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REVISIONS

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CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
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CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Sheet 24 of 93

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
GROUND FLOOR PLAN

OPTION 2

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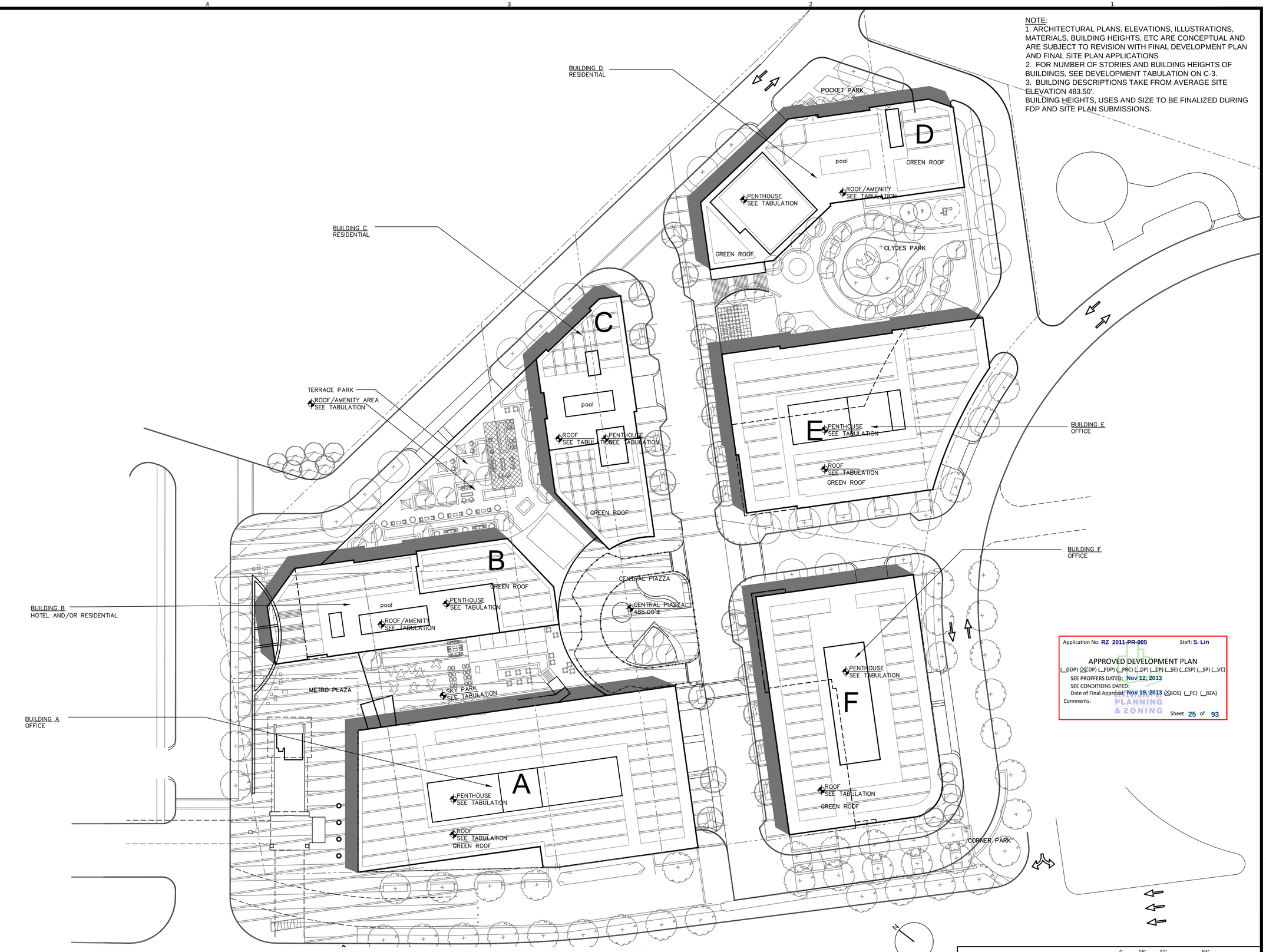
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NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 483.50'.
BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

Sheet 25 of 93

1 ROOF PLAN - AERIAL VIEW - OPTION 1
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

dcs DESIGN

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	05/13/13
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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ROOF PLAN AERIAL VIEW

OPTION 1

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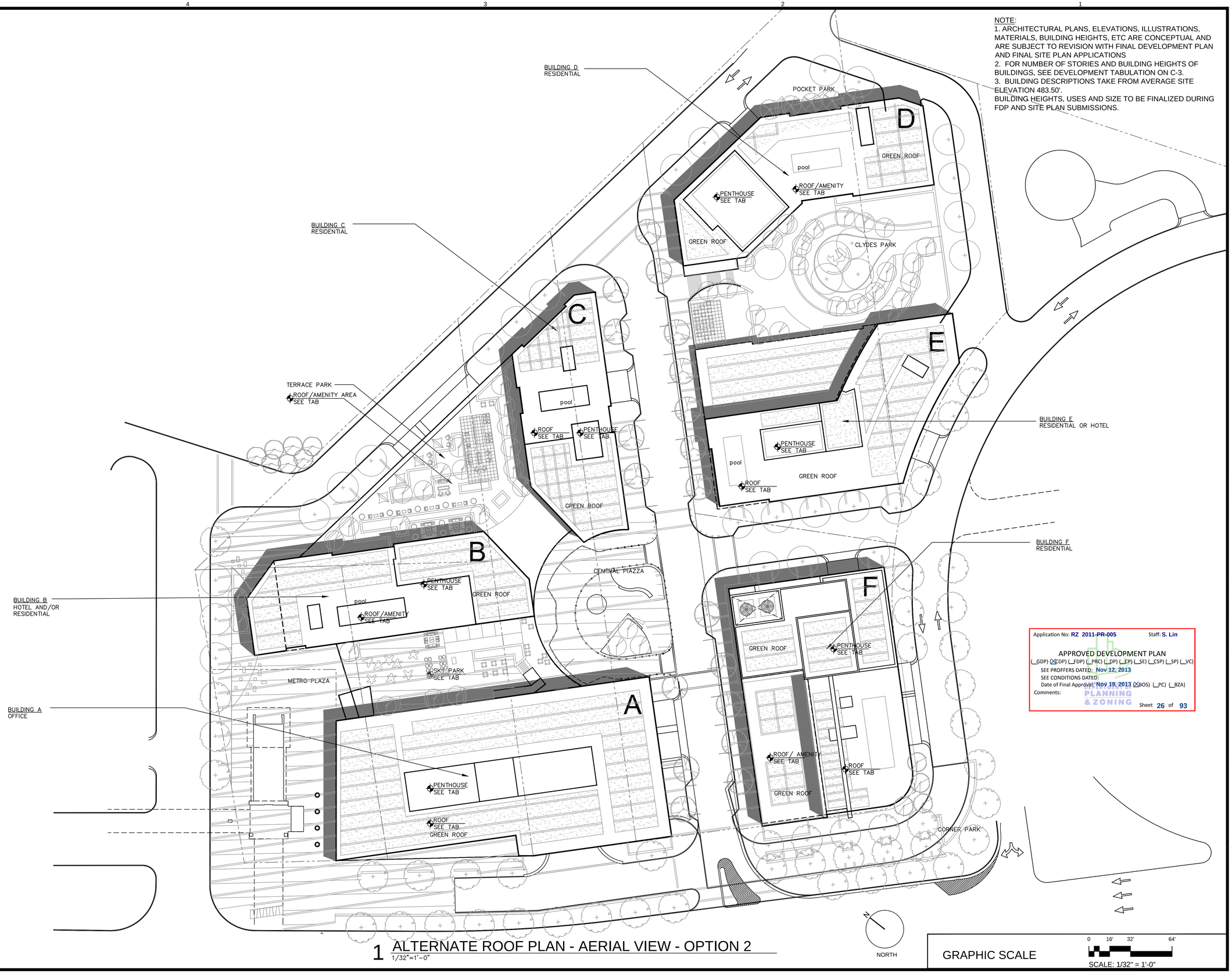
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NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 483.50'.
BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.

1 ALTERNATE ROOF PLAN - AERIAL VIEW - OPTION 2
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

Application No: RZ 2011-PR-005 Staff: S. Lin
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
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Sheet 26 of 93

DAVIS CARTER SCOTT Ltd
Architecture
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Land Planning
1676 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.9275
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CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ROOF PLAN AERIAL VIEW

OPTION 2

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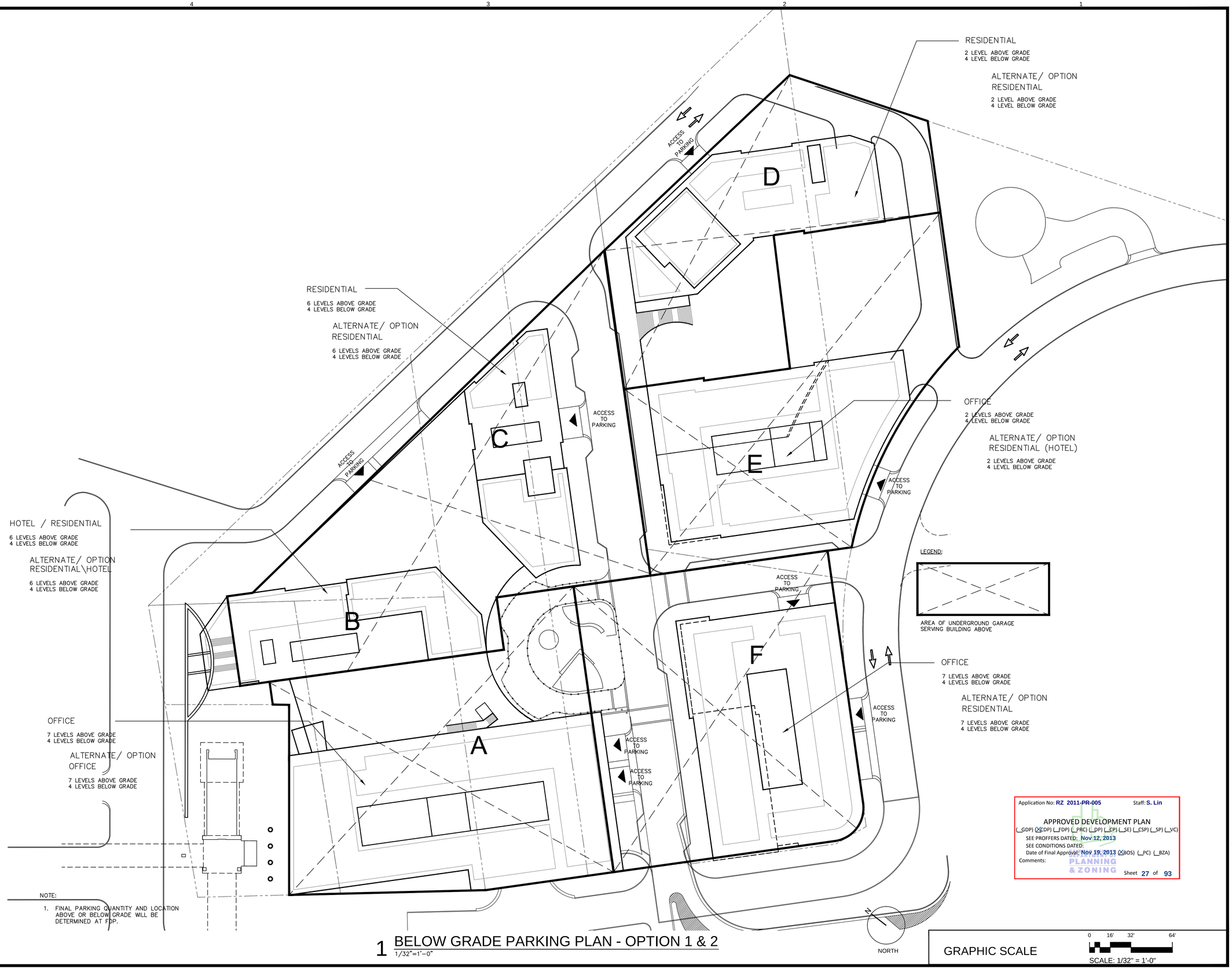
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1 BELOW GRADE PARKING PLAN - OPTION 1 & 2
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

Application No: RZ 2011-PR-005 Staff: S. Lin
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:
Sheet 27 of 93

FAIRFAX COUNTY VIRGINIA
DEPARTMENT OF
PLANNING
& ZONING

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
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P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	10/28/13
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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
BELOW GRADE PARKING PLAN

OPTION 1 & 2

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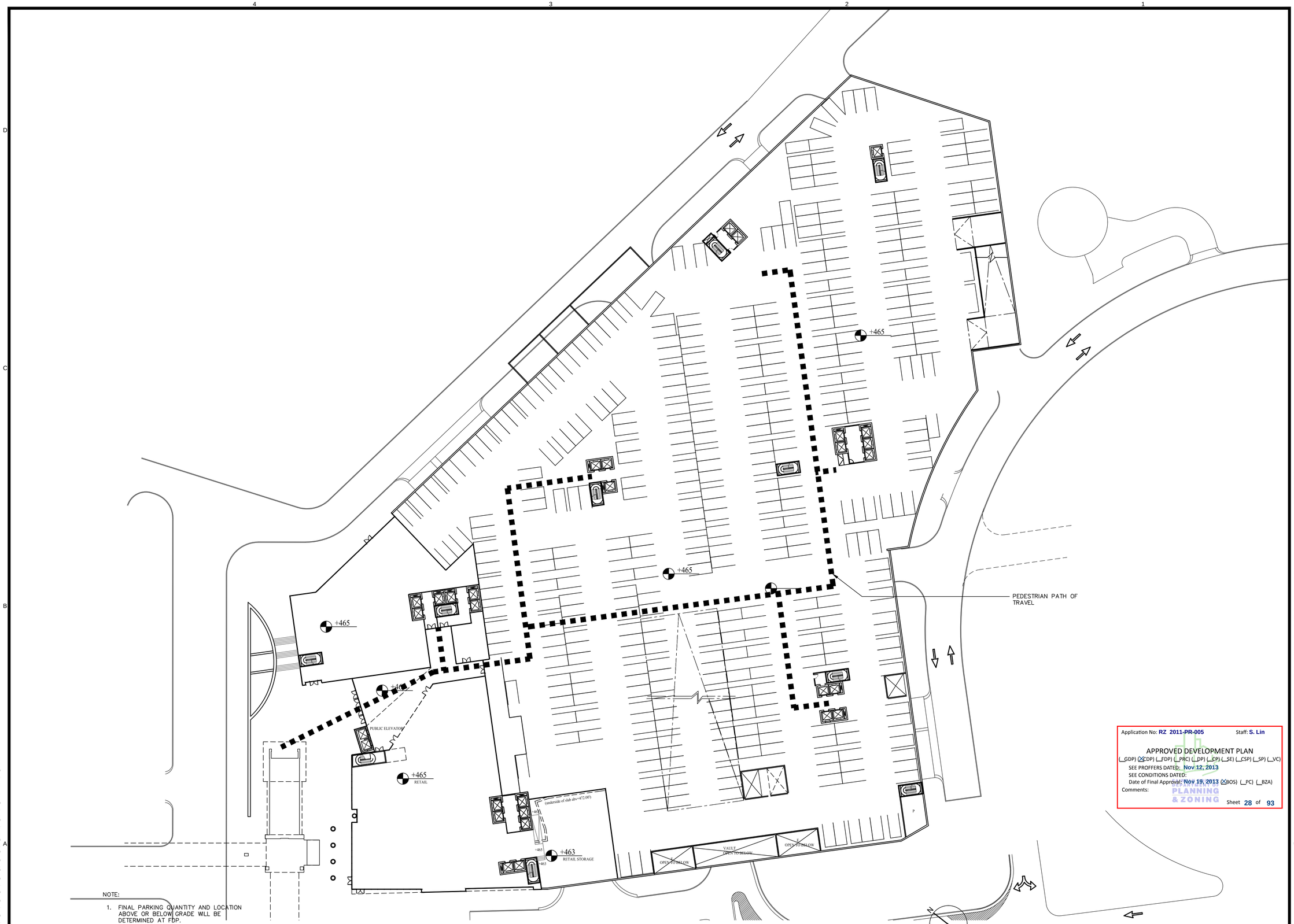
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NOTE:

1. FINAL PARKING QUANTITY AND LOCATION ABOVE OR BELOW GRADE WILL BE DETERMINED AT FDP.

1 METRO / PEDESTRIAN ACCESS PLAN - OPTION 1 & 2
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
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FAIRFAX COUNTY PLANNING & ZONING

Sheet 28 of 93

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CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
METRO / PEDESTRIAN ACCESS PLAN

OPTION 1 & 2

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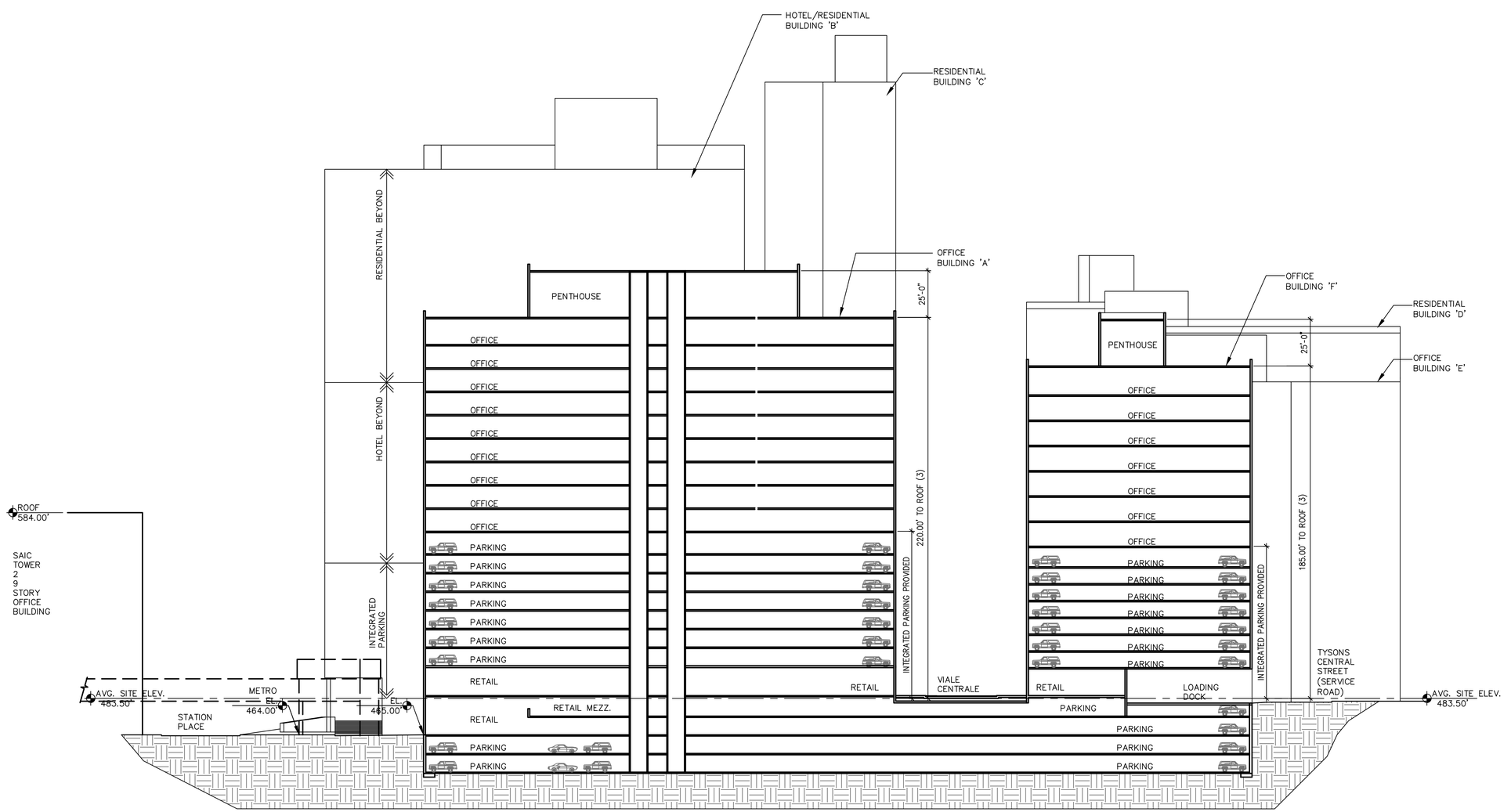
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1 SITE SECTION - OPTION 1

1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

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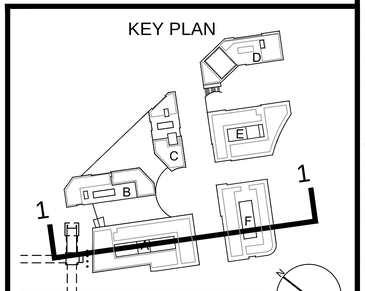
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

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Sheet 29 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

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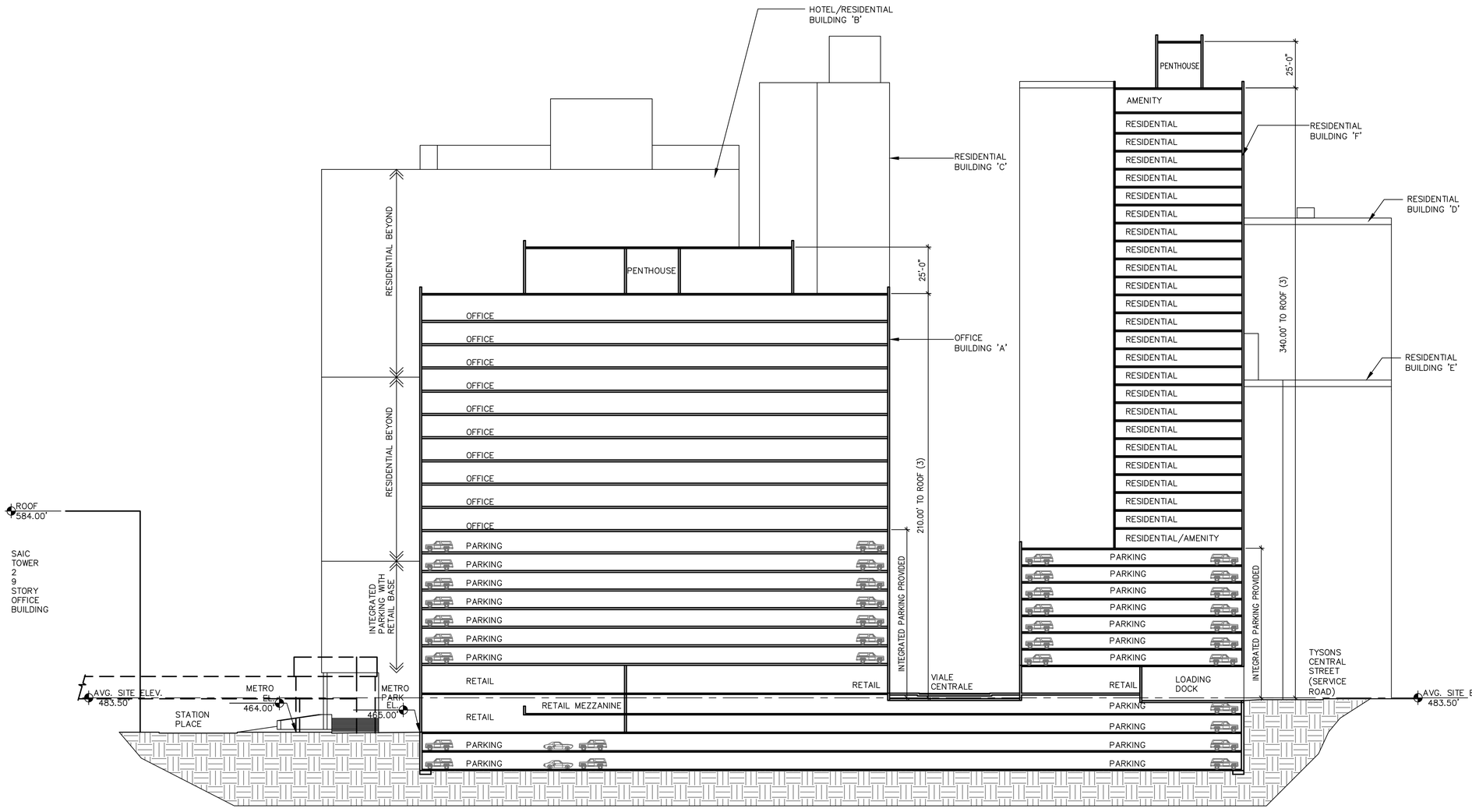
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Xrefs: 778_CD1ALIGN-Ali-Design-v_778_EPDA_778_SECT-1AND3-364_778_Sections_778_masterline_778_SECT-NOTES



1 SITE SECTION - OPTION 2

1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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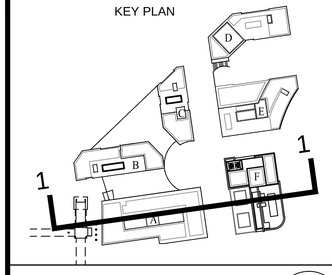
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

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DEPARTMENT OF PLANNING & ZONING

Sheet 30 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

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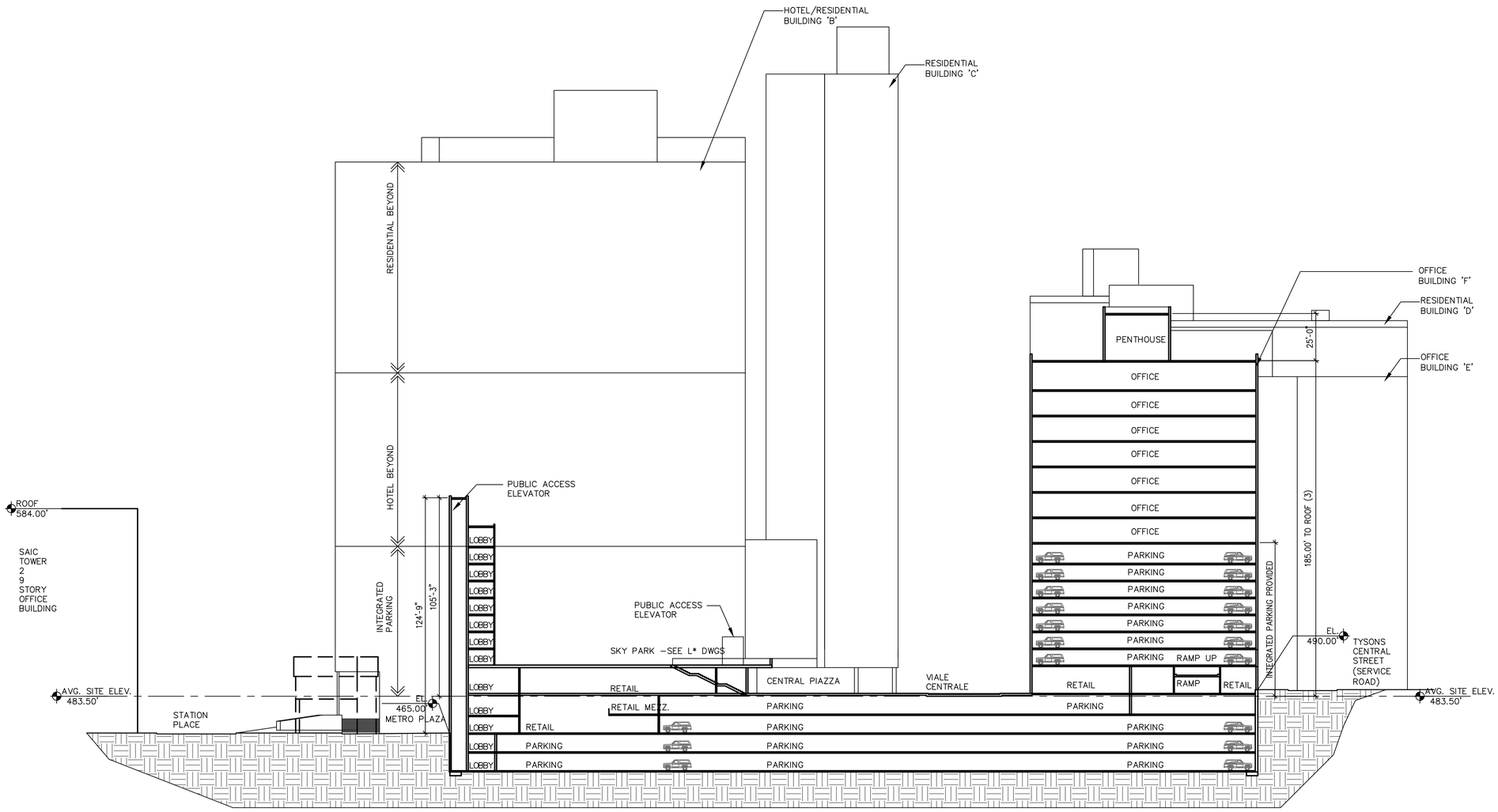
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Xrefs: 778_CD2430X1.dwg; 778_SECT-ENVELOPE4A_778_Options_ALT.dwg; 778_SECTIONS3_778_A1185-4810; 778_masterline



1 SITE SECTION - OPTION 1

1/32"=1'–0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

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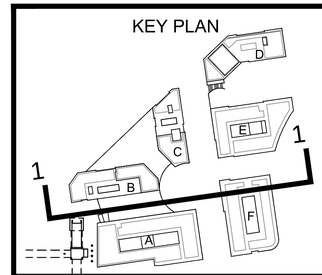
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

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Sheet 31 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

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PROJECT TITLE

TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE

SITE SECTION

OPTION 1

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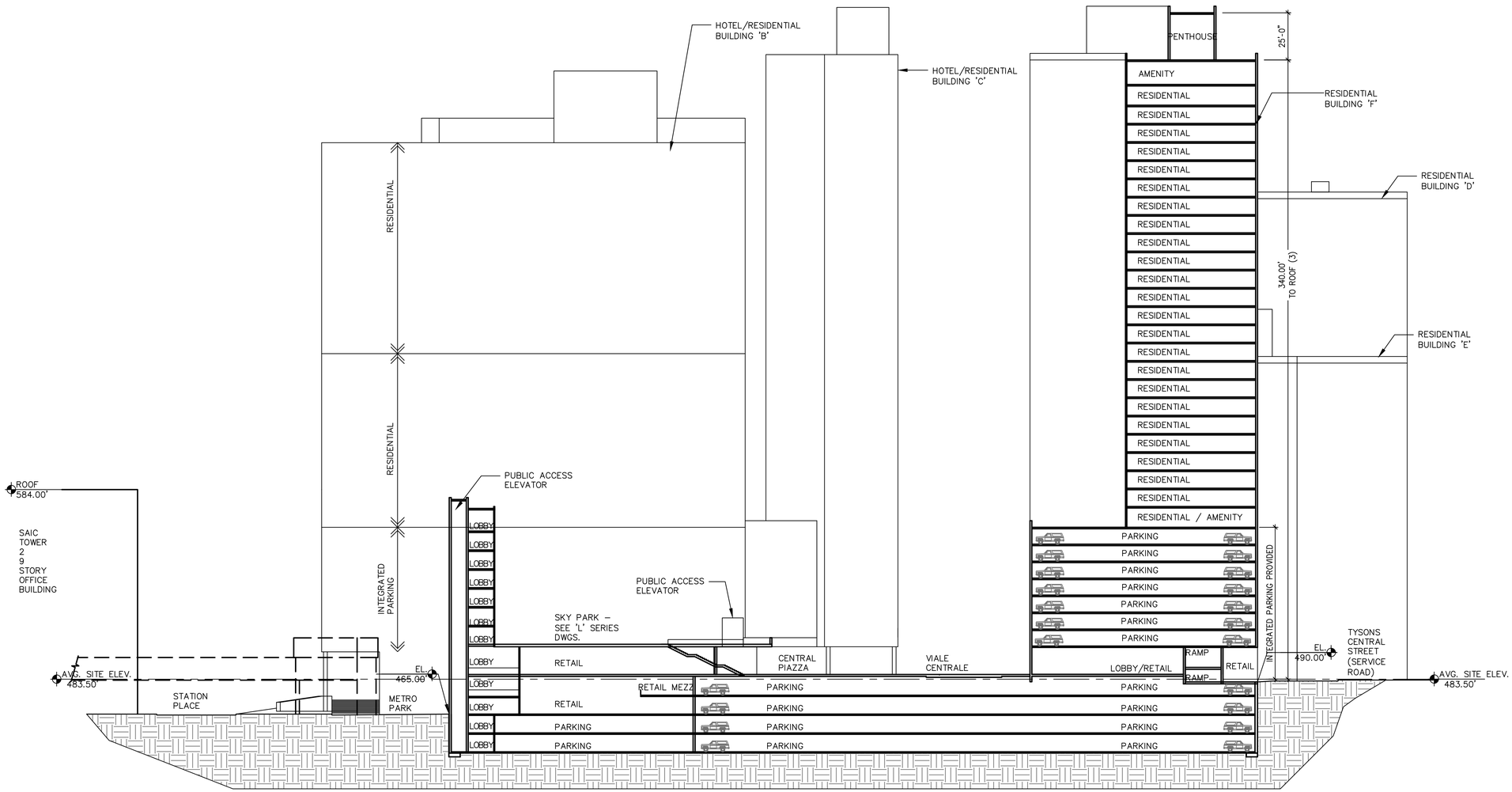
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Xrefs: 778_CDADEFG.dwg(x_), 778_BASE_778_SECT-ANNO-X64, 778_Sections, 778_xsaddleur, 778_SECT-NOTES



1 SITE SECTION - OPTION 2

1/32"=1'-0"

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Application No: RZ 2011-PR-005 Staff: S. Lin

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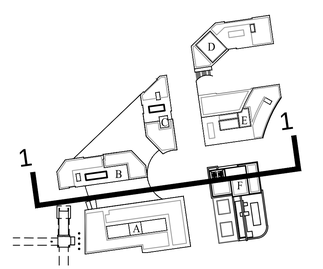
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Sheet 32 of 93



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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SITE SECTION

OPTION 2

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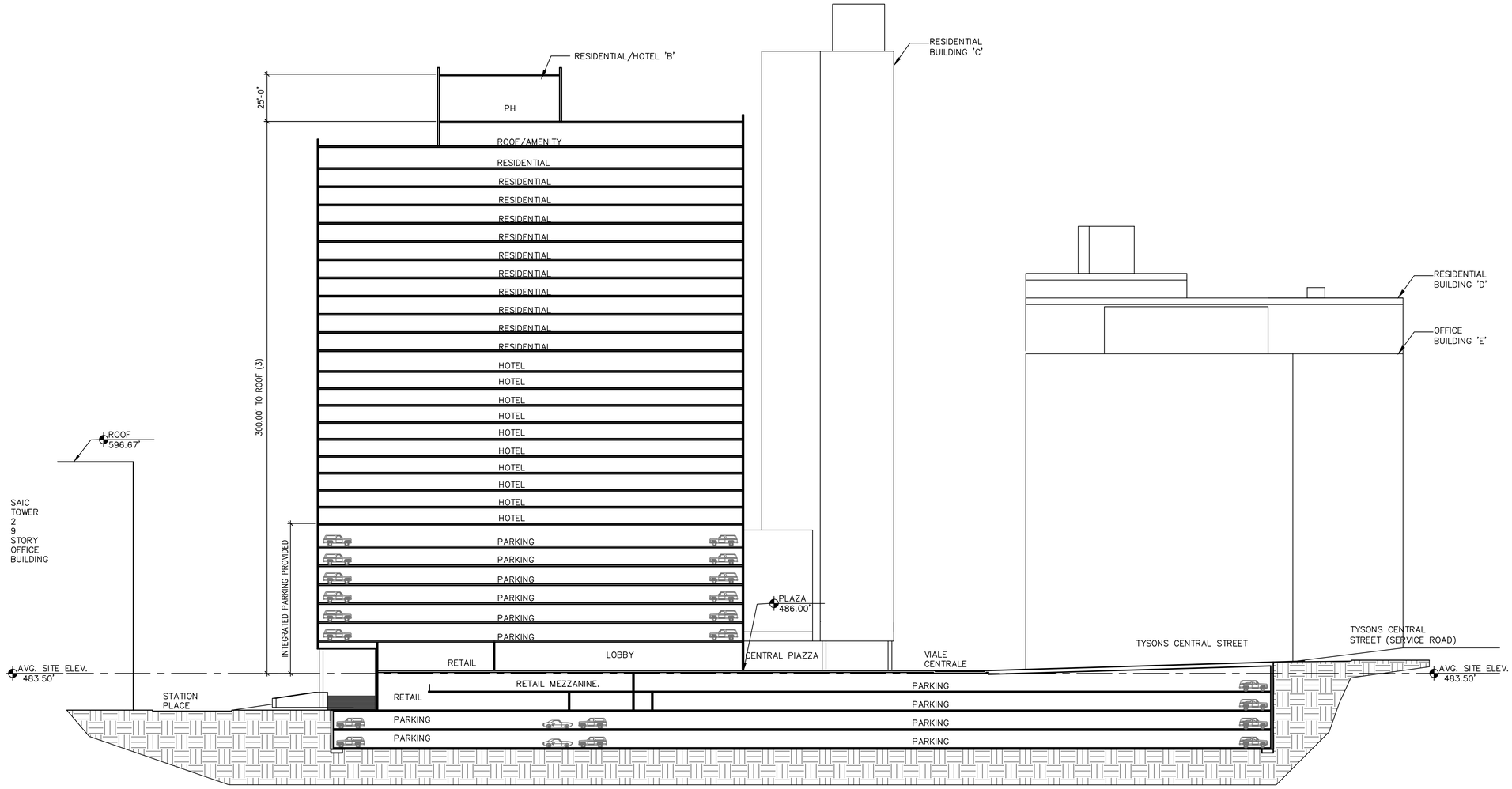
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Refs: 778_CD1A3DN.dwg(x-c_778_SECTAXNO.3dv)A, 778_Sections_ALT.Rev. 778_SECTAXNO3dv)A, 778_ALT-SIES-KEY)-778_masterline



1 SITE SECTION - OPTION 1

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Application No: RZ 2011-PR-005 Staff: S. Lin

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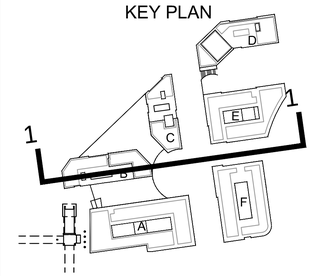
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Comments:

FAIRFAX COUNTY PLANNING & ZONING

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KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

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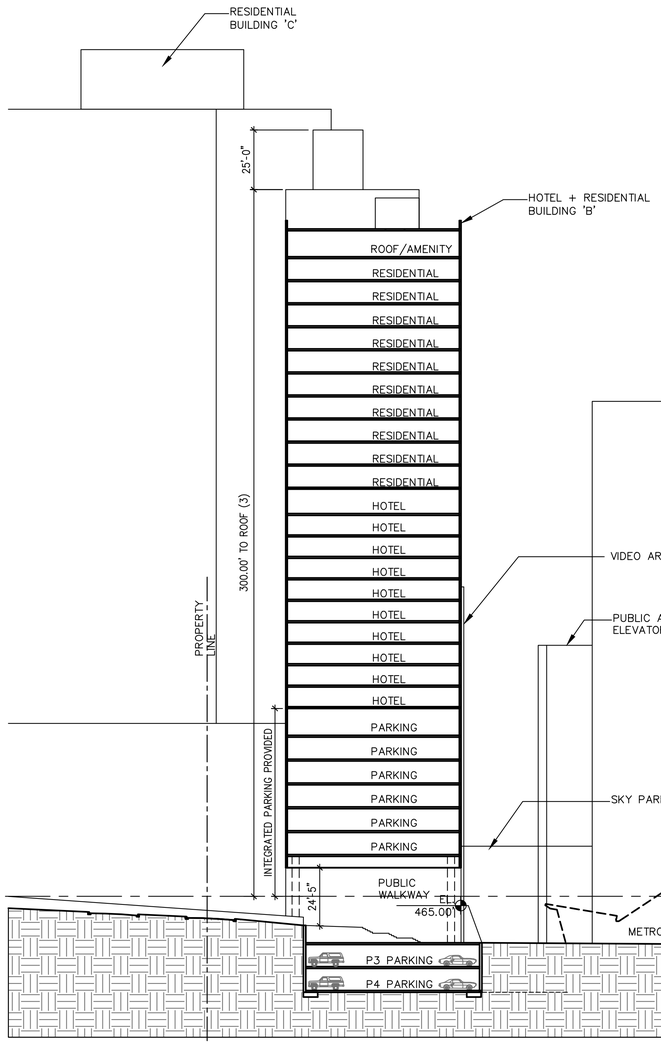
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A-156

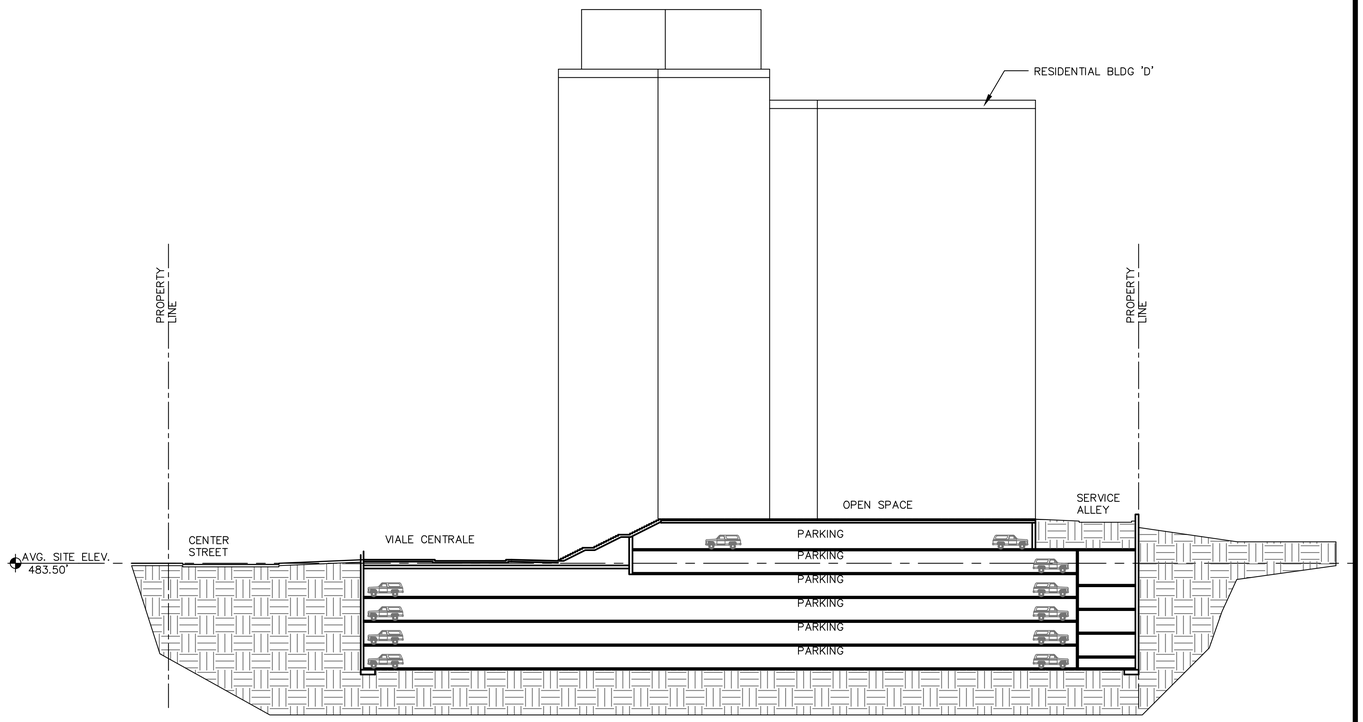
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Xrefs: 778_CDA(ESRI) 4-Image_1; 778_ARCH_778_SECT-XINOI-364_778_Sections; 778_modelbase; 778_SECT-NOTES



2 SITE SECTION - OPTION 2
1/32"=1'-0"



1 SITE SECTION - OPTION 1 (OPT 2 SIMILAR)
1/32"=1'-0"

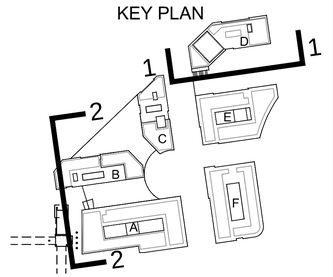
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X DP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

Fairfax County, Virginia
PLANNING & ZONING

Sheet 34 of 93

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Architecture
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Land Planning
1676 International Drive
Suite 580
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P 703.556.9275
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www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
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CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1 & 2

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DRAWN BY	RC, IA
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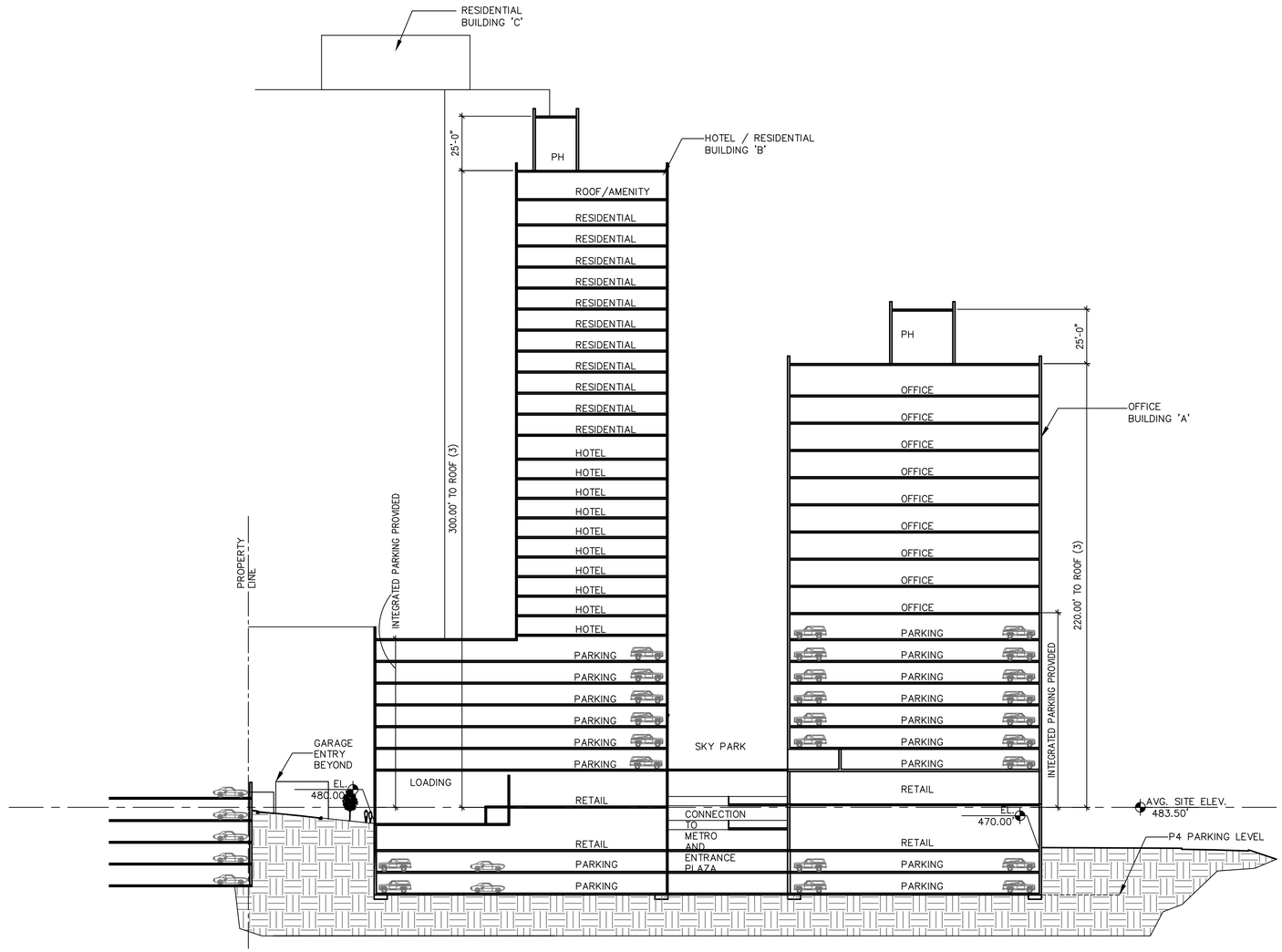
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Xrefs: 778_CD1AERV.dwg(x-), 778_EP3X.778_SECT-AMNO-364.778_Section_778_(mathieu 778_SECT-NOTES



1 SITE SECTION - OPTION 2

1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_FP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

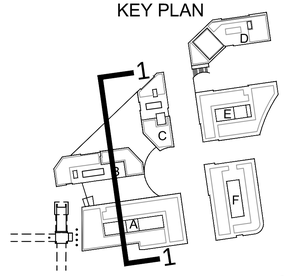
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 35 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH

DAVIS CARTER SCOTT Ltd

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1676 International Drive
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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

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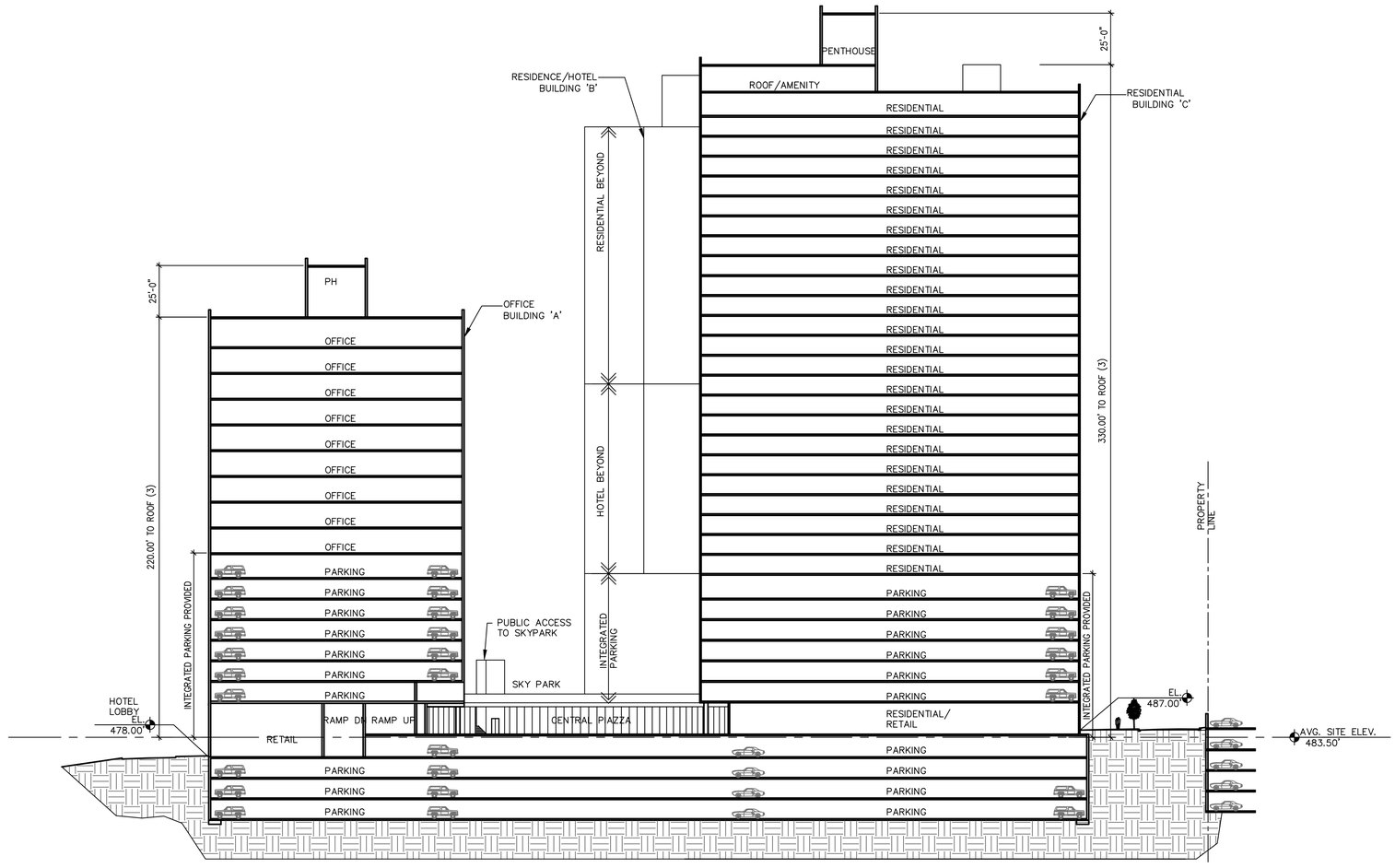
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Xrefs: 778_CDA(ESX) -A-Image: 778_ARCH_778_SECT-ENVIR-SKA_778_Sections_778_Autodesk_778_SECT-NOTES



1 SITE SECTION - OPTION 1

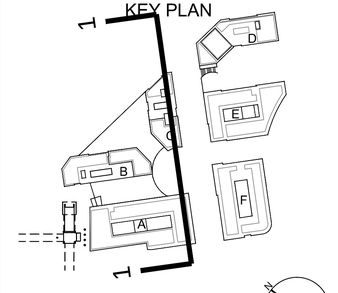
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4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

Fairfax County Department of Planning & Zoning

Sheet 36 of 93

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CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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SITE SECTION

OPTION 1

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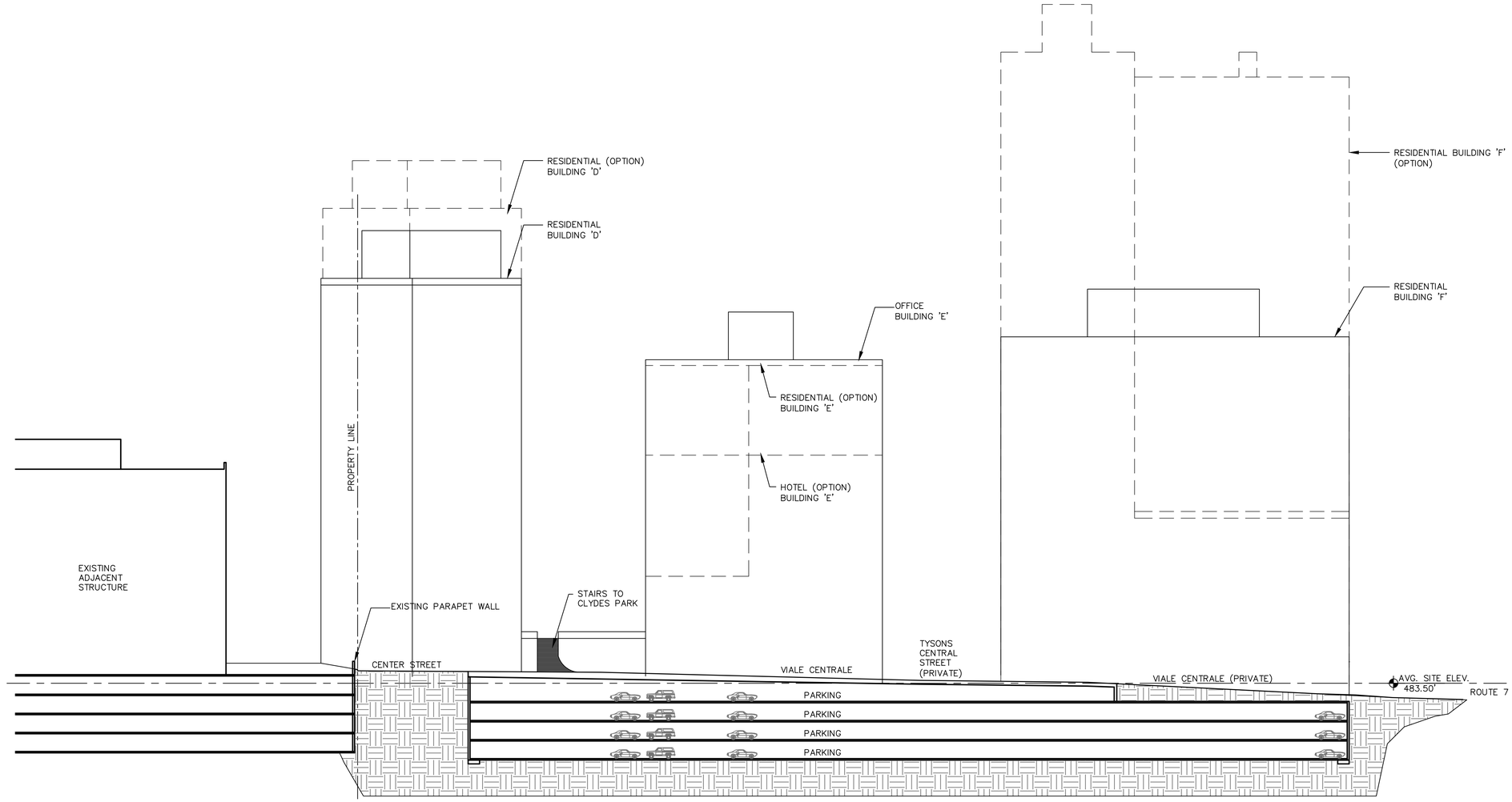
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Xrefs: 778_CEILEXC-drwgs-v1.778_EATX; 778_SECT-KNX-SK4; 778_Sections; 778_matchline; 778_SECT-NOTES



1 SITE SECTION - OPTION 1 & 2

1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

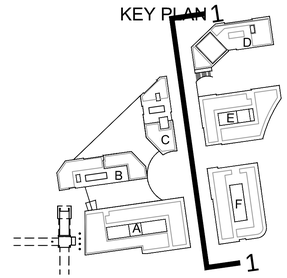
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 37 of 93

KEY PLAN 1



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE

TYSONS CENTRAL

PROJECT NO. 308-778.00

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SITE SECTION

OPTION 1 & 2

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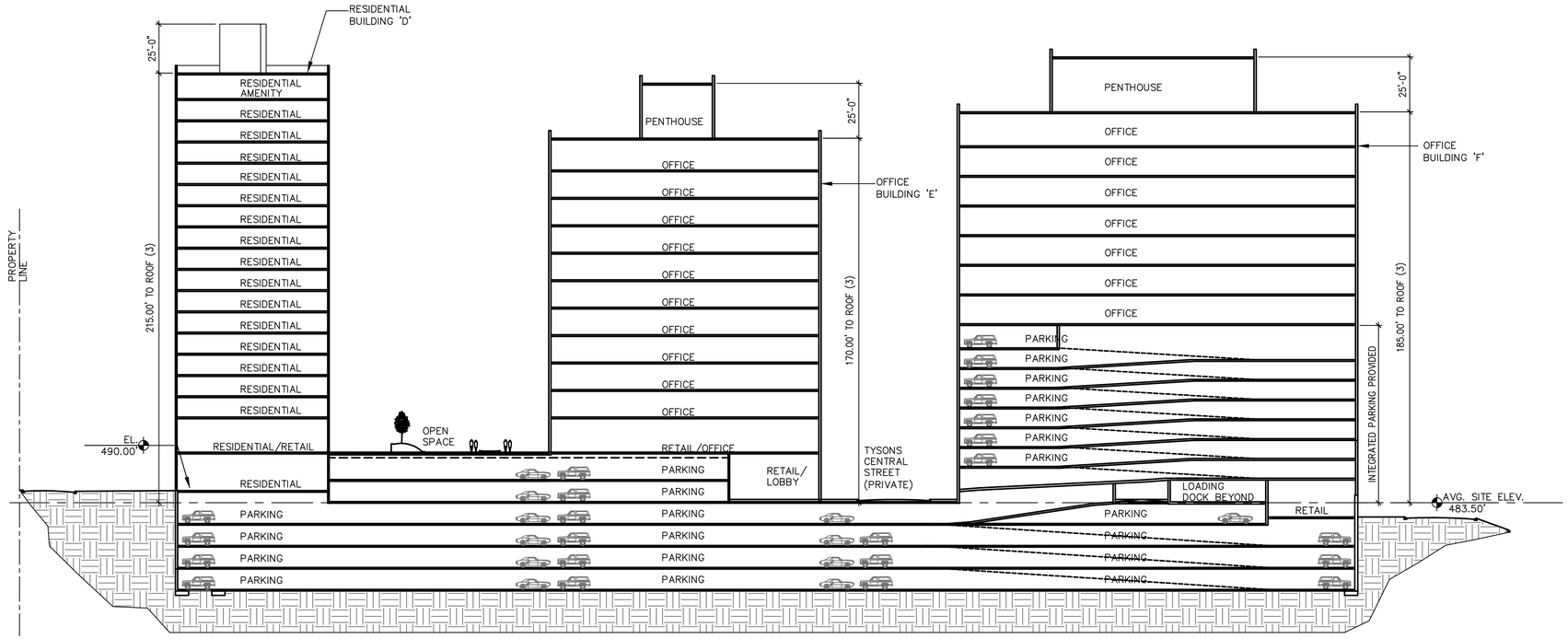
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Xrefs: 778_CEILEIN1.dwg(bnd), 778_EPEX_778_SECT-ANNO-364_778_Sections(bnd), 778_Xsections(bnd), 778_SECT-NOTES



1 SITE SECTION - OPTION 1
1/32"=1'-0"

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4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

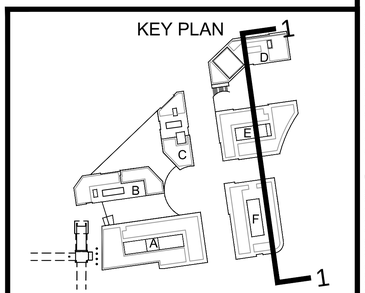
Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

PLANNING & ZONING

Sheet 38 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

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CDP	1/25/12
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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

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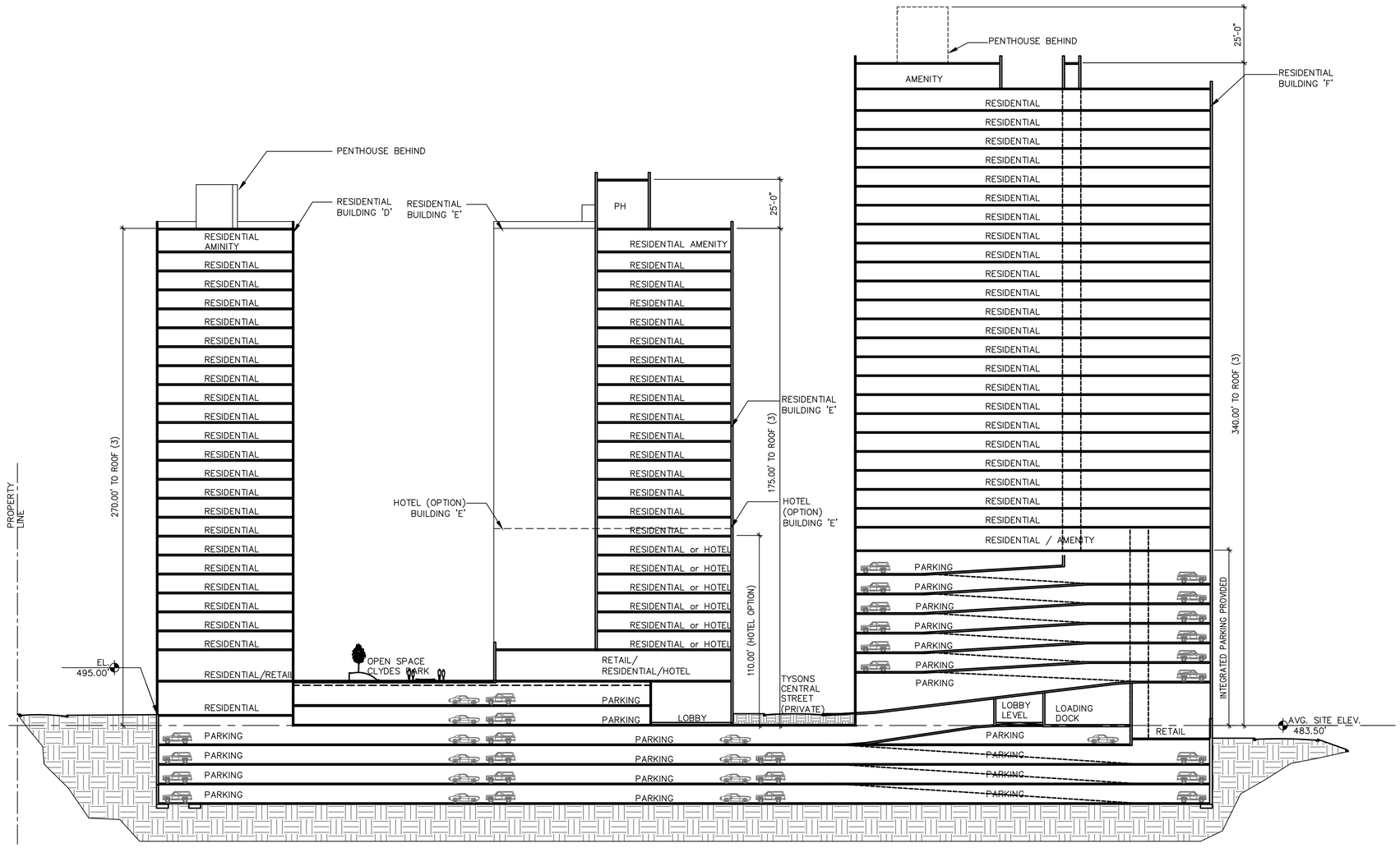
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Xrefs: 778_CSXA0001-design_v_778_MP3N, 778_SECT-SXNS1-364, 778_Sections 778_Axonfinal, 778_SECTNOTES



1 SITE SECTION - OPTION 2
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X)CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
PLANNING & ZONING
Sheet 39 of 93

KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION
OPTION 2

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Xref: 778_CD(ASK)(C) 778_SECT(ANNO)4x6.778_SECT-NOTES.778_ALT-RES-841TP-4.dwg>, 778_Section_A11Rev, 778_matchline

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

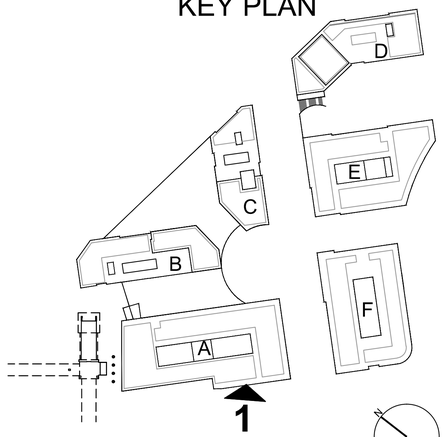
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Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 40 of 93

KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH



1 ROUTE 7 ELEVATION - OPTION 1
1/32" = 1'-0"

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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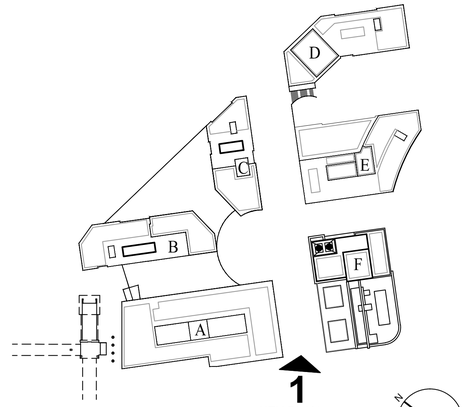
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2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 41 of 93



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS



1 ROUTE 7 ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
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CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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Xrefs: 778_CEGADD1.dwgpc, 778_ALT-RES-REV.778_Autoline

NOTE:
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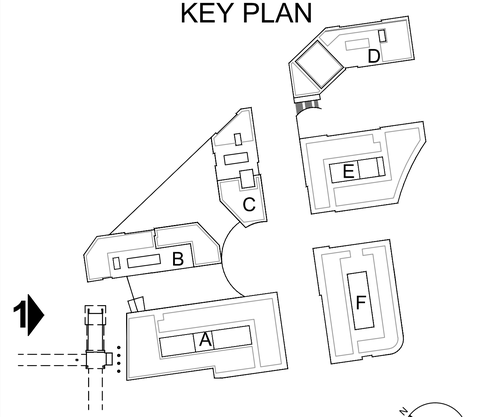
Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 42 of 93

KEY PLAN



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

N
NORTH



1 STATION PLACE ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

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McLean, Virginia 22102

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www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	08/16/13
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CDP	05/13/13
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CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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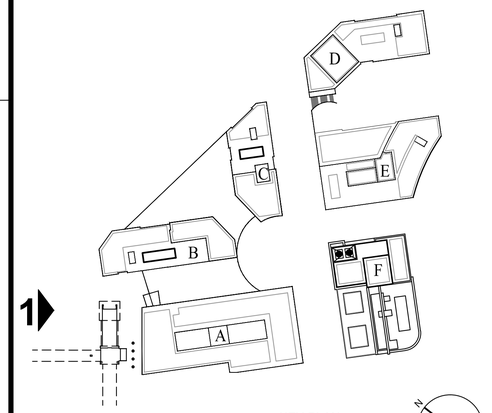
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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 43 of 93



KEY PLAN

NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH



1 STATION PLACE ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

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Architecture
Interior Architecture
Land Planning

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Suite 580
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www.dcsdesign.com

Developer:
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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	07/10/13
CDP	05/13/13
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CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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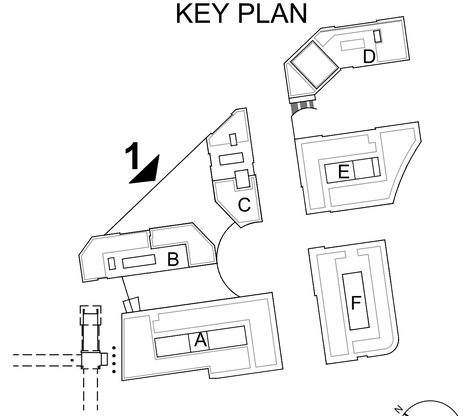
Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 44 of 93

KEY PLAN

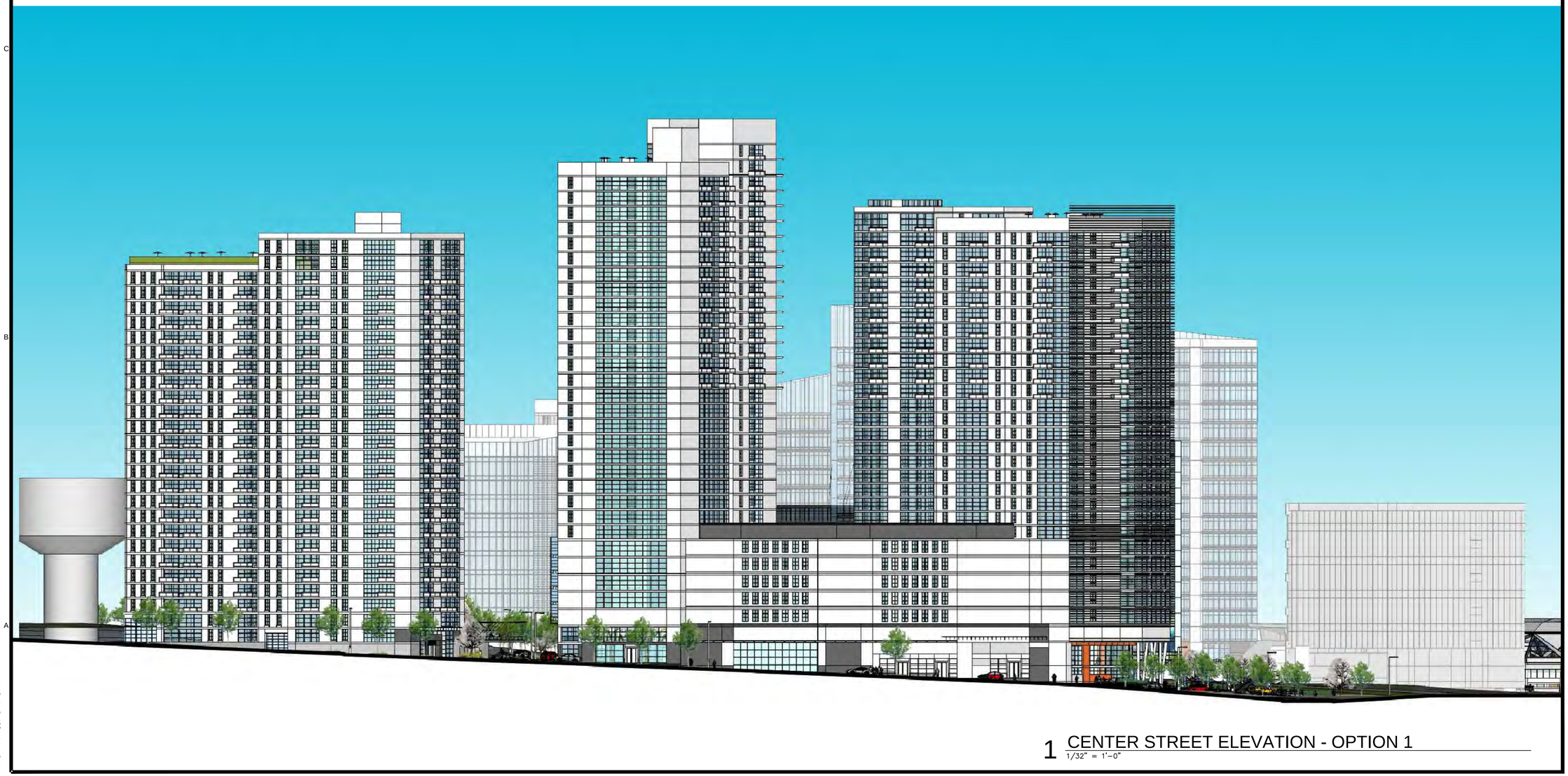


KEY PLAN

N

NORTH

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS



1 CENTER STREET ELEVATION - OPTION 1
1/32" = 1'-0"

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www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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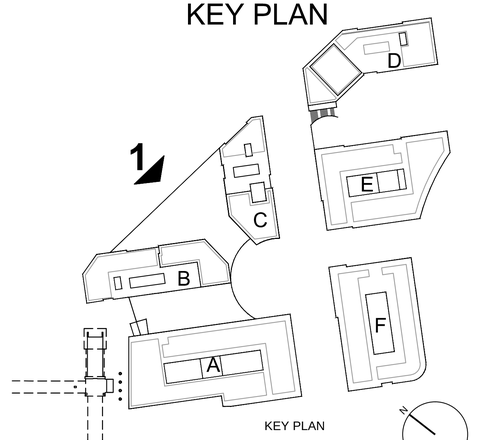
Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 45 of 93

KEY PLAN



KEY PLAN

NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH



1 CENTER STREET ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 580
McLean, Virginia 22102

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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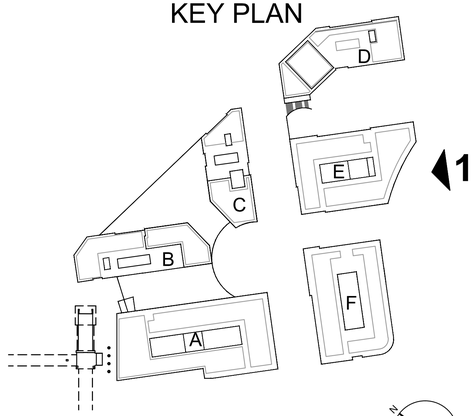
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Xrefs:778_CDADEN1:4/dwgs\..\..\778_northline~778_SP1.9

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KEY PLAN



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

N
NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 46 of 93



1 TYSON CENTRAL ST. ELEVATION - OPTION 1
1/32"=1'-0"

dcs DESIGN

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Land Planning

1676 International Drive
Suite 580
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www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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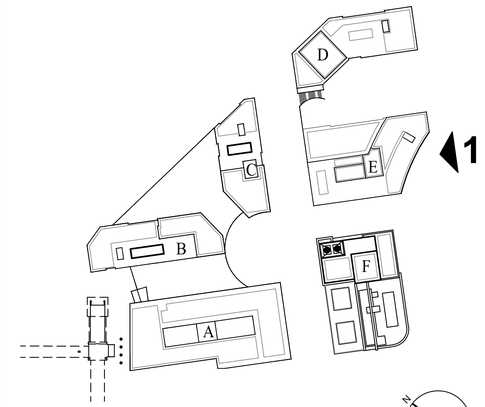
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Xrefs: 778_CD1ASK9.dcl;dcs_v_778_XP15_778_master.dwt

NOTE:
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KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

PLANNING & ZONING

Sheet 47 of 93



1 TYSON CENTRAL ST. ELEVATION - OPTION 2
1/32" = 1'-0"

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www.dcsdesign.com

Developer:
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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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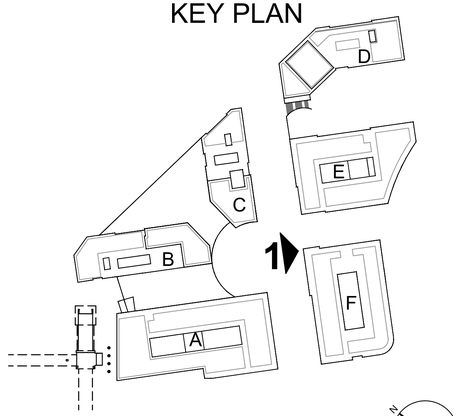
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Xref: 778_CDADCR's &Image_s: 778_standblue: 778_A1 8/5/2013 4:07 P

NOTE:
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KEY PLAN



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
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FAIRFAX COUNTY PLANNING & ZONING

Sheet 48 of 93



1 VIALE CENTRALE EAST ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

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Land Planning

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Suite 580
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202-821-2045

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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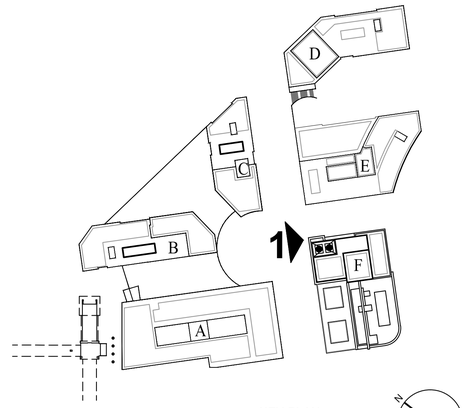
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NOTE:
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2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.



KEY PLAN

NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

Sheet 49 of 93



1 VIALE CENTRALE EAST ELEVATION - OPTION 2
1/32" = 1'-0"

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 580
McLean, Virginia 22102

P 703.556.9275
F 703.821.6978
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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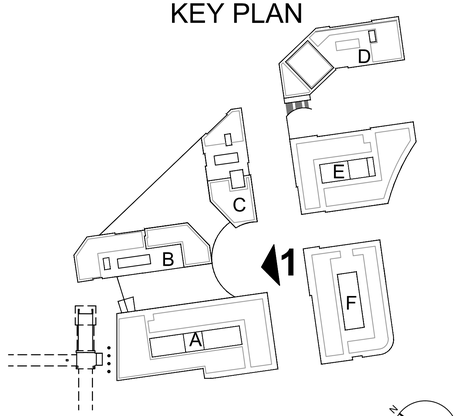
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Xrefs: 778_CDADEN1-R.dwgx; 778_ALT-SECSAD3V-778_masthead

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KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
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Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 50 of 93



1 VIALE CENTRALE WEST ELEVATION - OPTION 1
1/32" = 1'-0"

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Architecture
Interior Architecture
Land Planning
1676 International Drive
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McLean, Virginia 22102
P 703.556.9275
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703-448-4308

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202-821-2045

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CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

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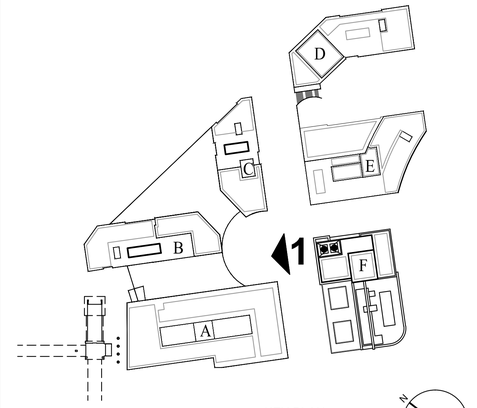
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KEY PLAN

NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY VIRGINIA PLANNING & ZONING

Sheet 51 of 93



1 VIALE CENTRALE WEST ELEVATION - OPTION 2
1/32" = 1'-0"

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DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
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McLean, Virginia 22102

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202-821-2045

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CDP	1/25/12
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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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1 ILLUSTRATIVE VIEW ALTERNATE - OPTION 2
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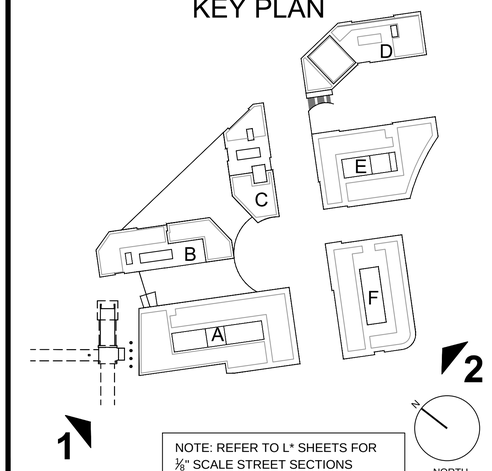


2 ILLUSTRATIVE VIEW - - OPTION 1
NTS



2 ILLUSTRATIVE VIEW ALTERNATE - OPTION 2
NTS

KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NOTE:
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Landscape Architecture:
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202-821-2045

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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

OPTION 1 & 2

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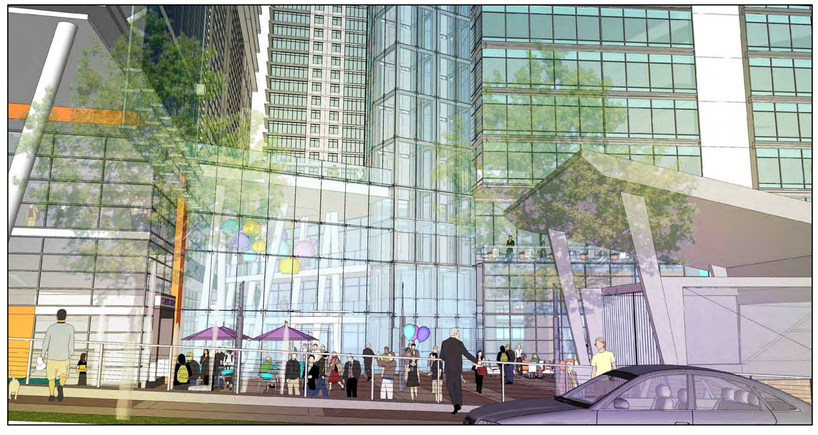
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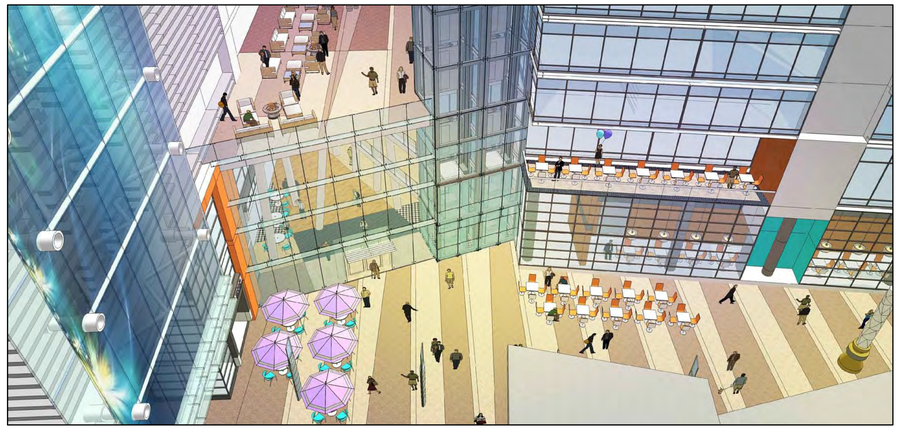
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NTS
(OPTION 1 SIM)



02 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS

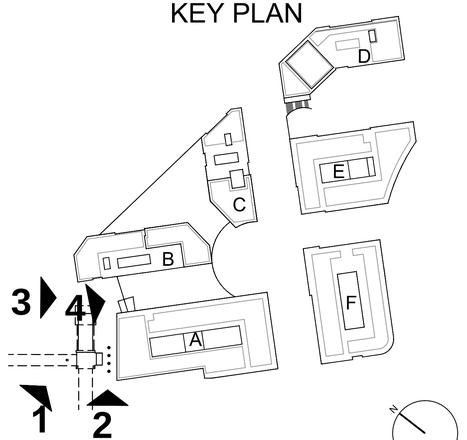


03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS

KEY PLAN



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NOTE:
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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 53 of 93

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
Suite 580
McLean, Virginia 22102
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

REVISIONS

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

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01 ILLUSTRATIVE VIEW - OPTION 1 & 2
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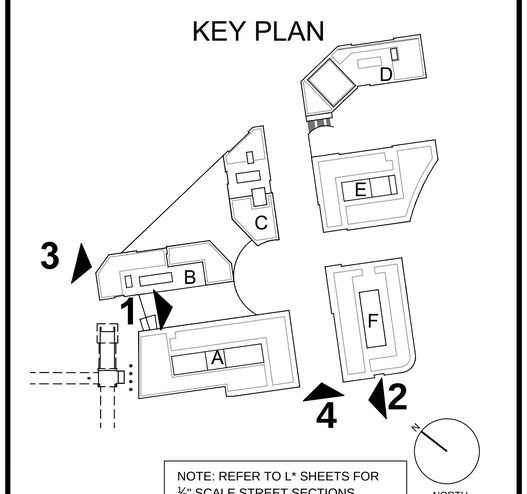
02 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 2 (OPTION 1 SIM)
NTS



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

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Application No: RZ 2011-PR-005 Staff: S. Lin

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SEE PROFFERS DATED: Nov 12, 2013
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Sheet 54 of 93

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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01 ILLUSTRATIVE VIEW - OPTION 2
NTS
(OPTION 1 SIM)



02 ILLUSTRATIVE VIEW - OPTION 2
NTS
(OPTION 1 SIM)



03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS

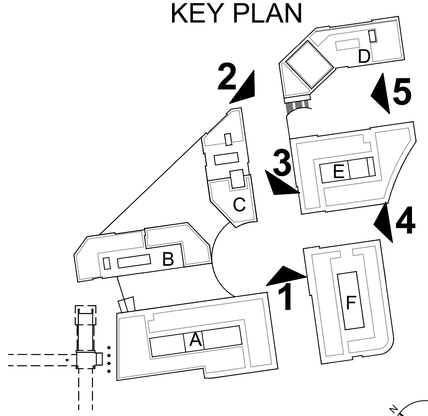


04 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



05 ILLUSTRATIVE VIEW - OPTION 2
NTS
(OPTION 1 SIM)

KEY PLAN



NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH

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Application No: RZ 2011-PR-005 Staff: S. Lin

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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 55 of 93

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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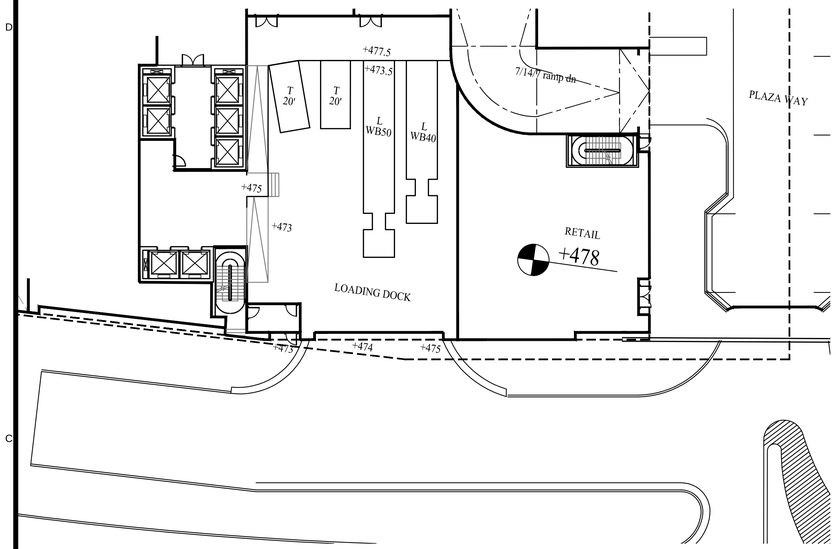
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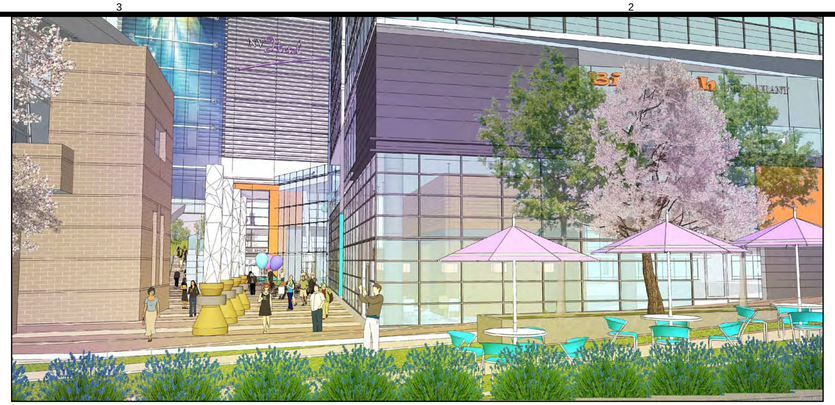
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4 BUILDING 'A' LOADING DOCK PLAN
1"=20'-0"



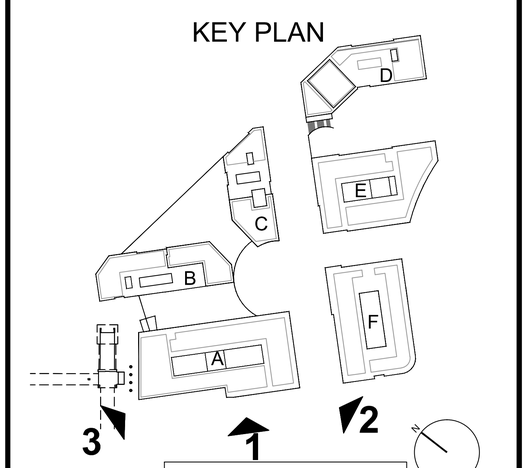
3 ILLUSTRATIVE VIEW
NTS



2 ILLUSTRATIVE VIEW
NTS



1 BUILDING A LOADING DOCK DOOR
1/10" = 1'-0"



NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS

2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

3. THIS SUBMISSION SHOWS THE GENERAL CHARACTER & QUALITY OF THE PROPOSED DEVELOPMENT.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:
PLANNING & ZONING
Sheet 56 of 93

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Developer:
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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045

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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

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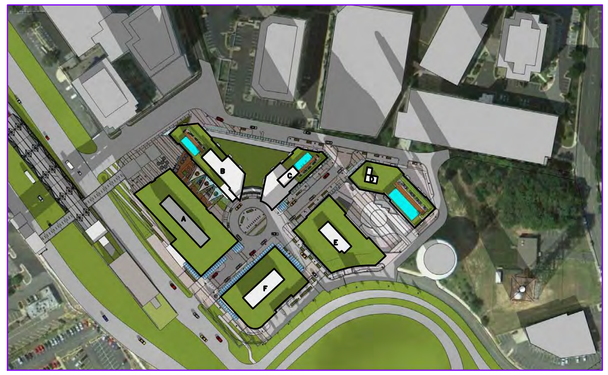
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DATE JUNE 20, 2012
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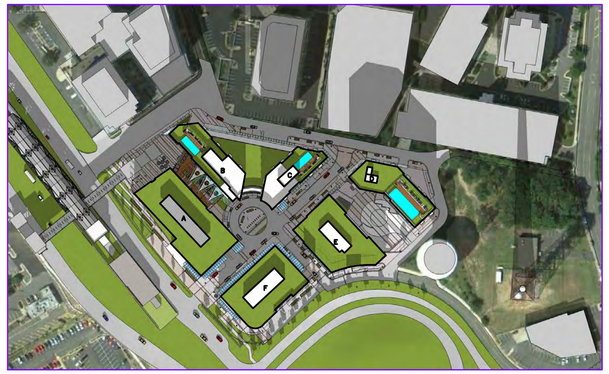
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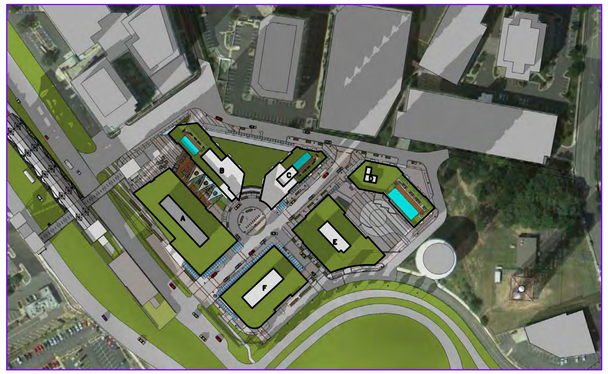
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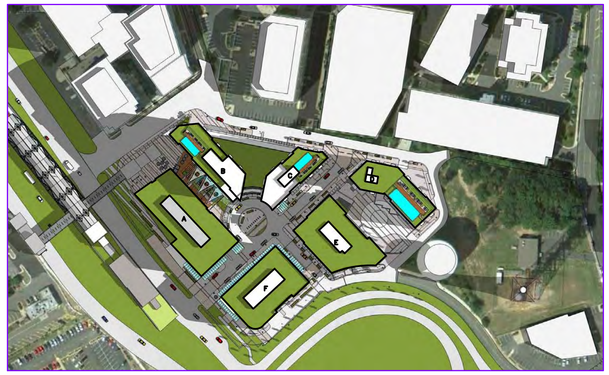
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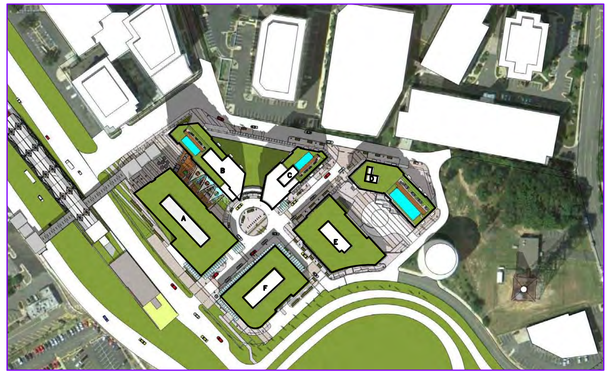
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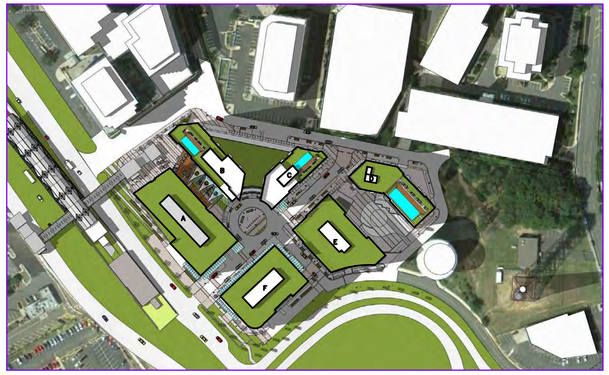
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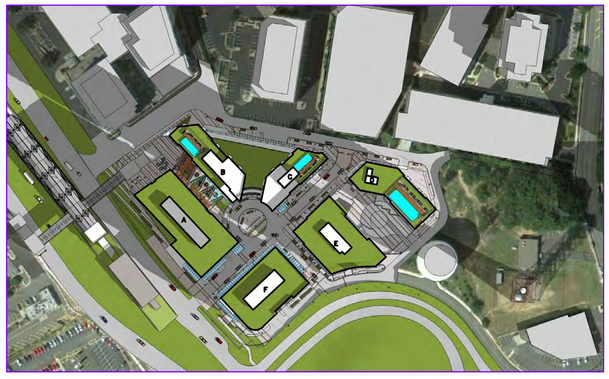
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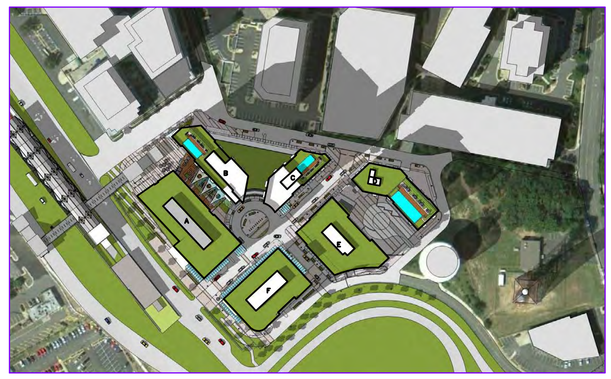
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SPRING SOLSTICE - 9:00 AM



SPRING SOLSTICE - 12:00 PM



SPRING SOLSTICE - 3:00 PM

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
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Sheet 57 of 93

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SHADOW STUDY

OPTION 1

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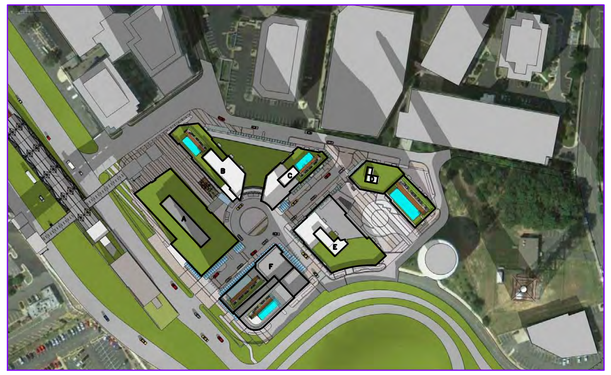
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DRAWING NUMBER
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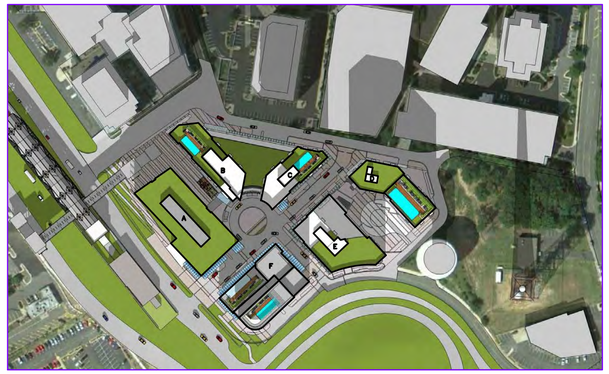
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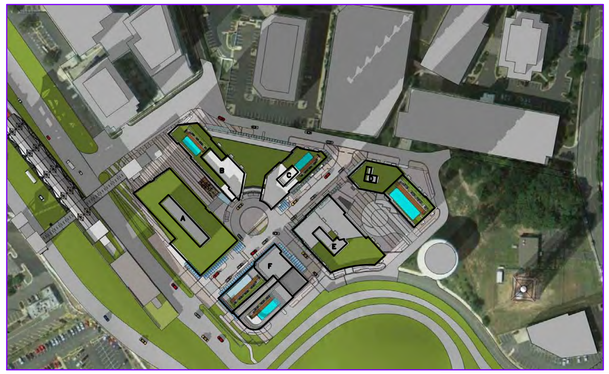
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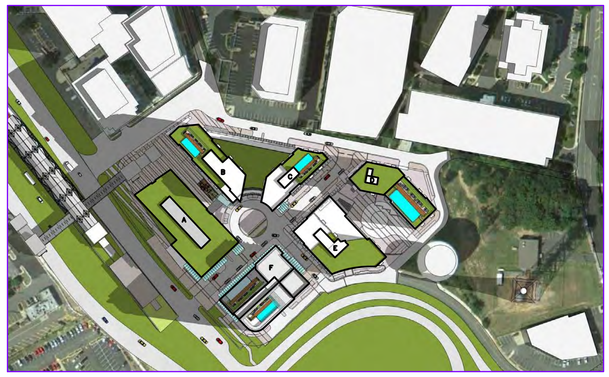
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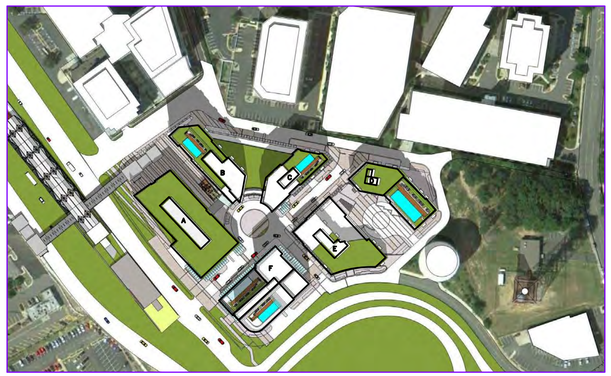
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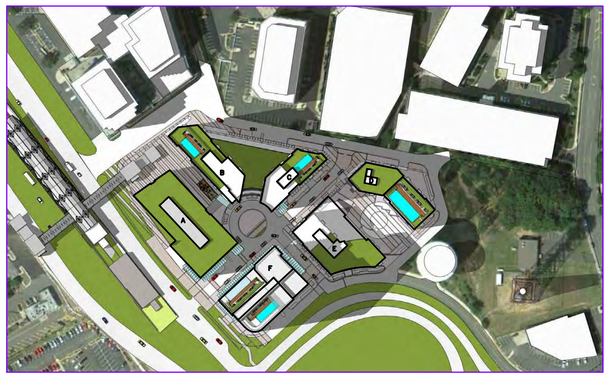
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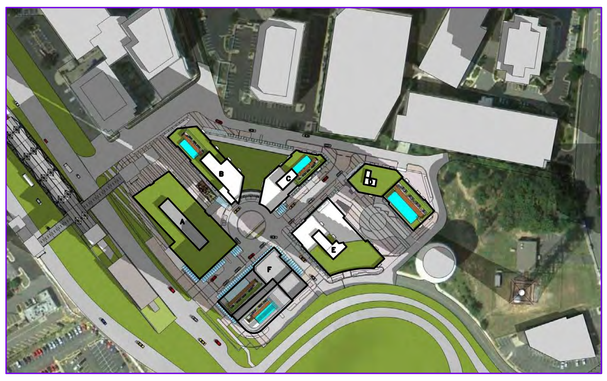
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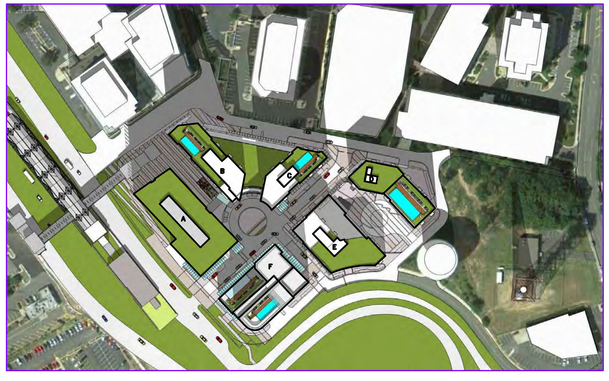
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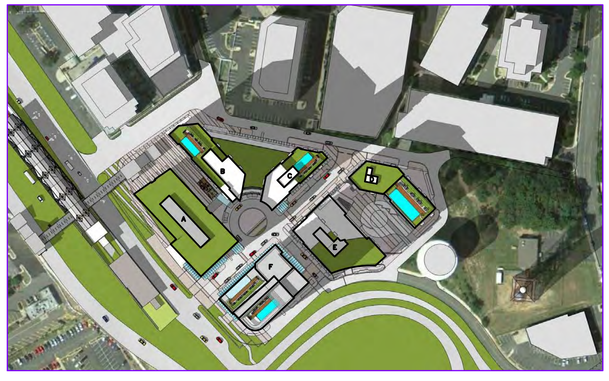
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SPRING SOLSTICE - 9:00 AM



SPRING SOLSTICE - 12:00 PM



SPRING SOLSTICE - 3:00 PM

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 58 of 93

DAVIS CARTER SCOTT Ltd

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SHADOW STUDY

OPTION 2

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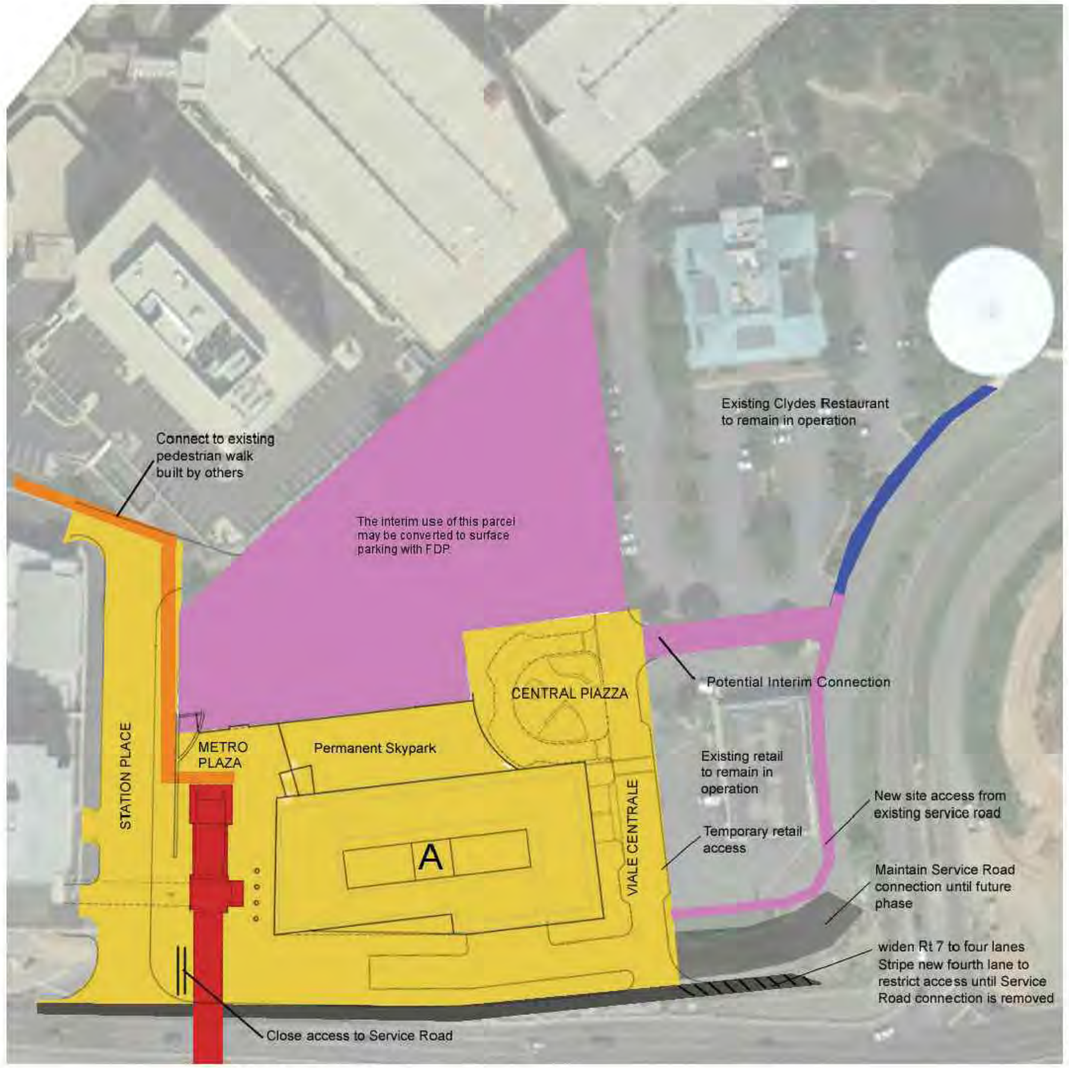
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PHASE A

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building A, with below grade parking, at grade retail, above grade parking and office
3. Build retail base north to the edge of future Phase B
4. Construct the Skypark, with access from the Metro Plaza and Central Piazza.
5. Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
6. Construct Station Place
7. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
8. Construct Viale Centrale from Rt 7 to Central Piazza, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place
9. Construct permanent condition of Service Road south of Building A from Viale Centrale to Station Place with closure of vehicular connection at Station Place all subject to item # 8 above.
10. Widen Route 7 with new fourth travel lane along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
11. Service Road east of Viale Centrale will remain open until Phase F is complete.
12. Construct Central Piazza in an interim condition to the border of adjacent future phases
13. Areas directly north of Building A will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.
14. Construct interim site access construction between Viale Centrale and existing Tysons Central Street, re-using existing curb cut .

LEGEND

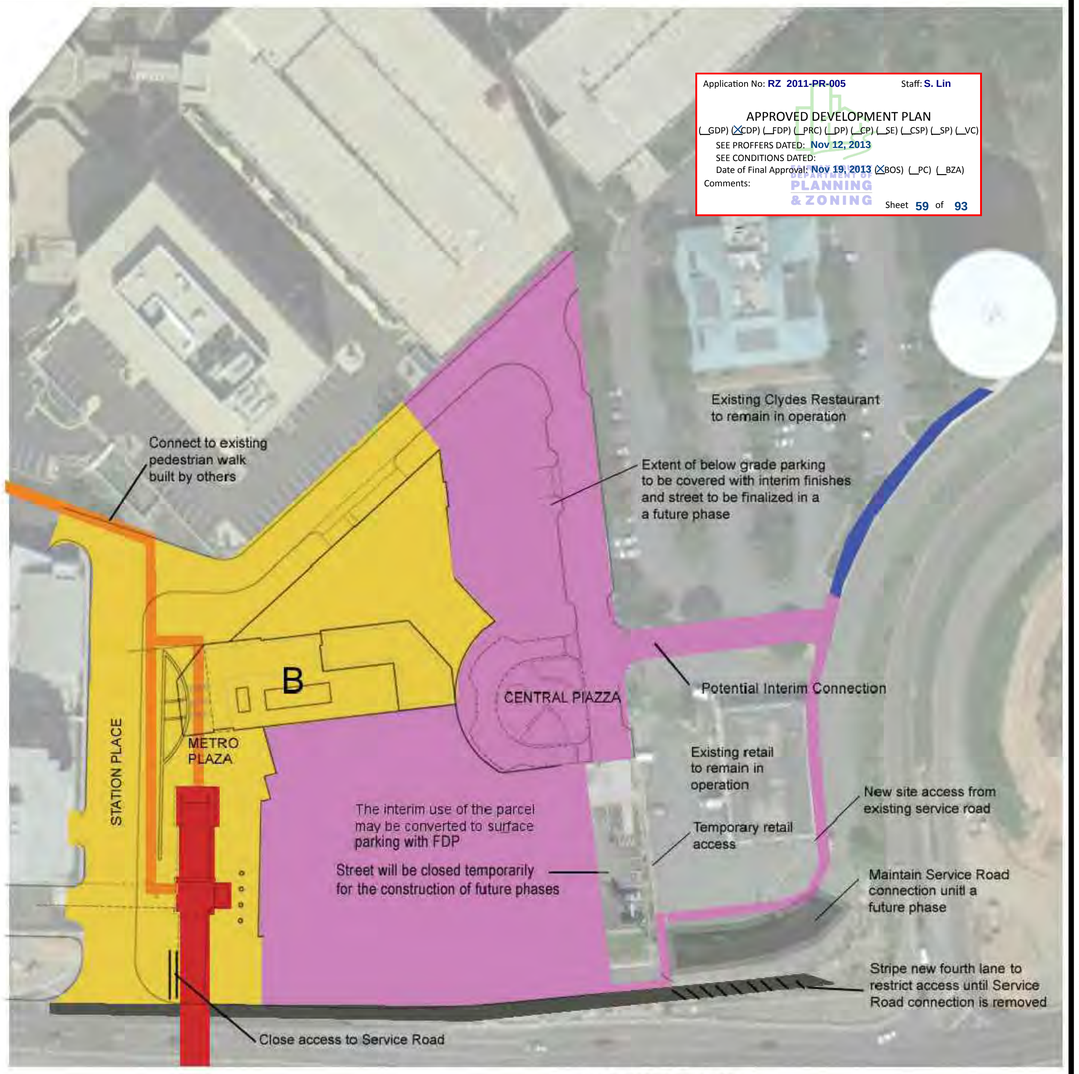
- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

- PROPOSED IMPROVEMENTS



PHASE B

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building B, with below grade parking, at grade retail, above grade parking, hotel and/or residential uses
3. Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
4. Construct Station Place
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
6. Construct Center Street from Station Place to Viale Centrale
7. Construct Viale Centrale from Center Street to Central Piazza. Street will be finished with interim finishes to allow for future adjacent construction. Final finishes to be installed with future phases.
8. Maintain existing Service Road for site access, with closure of vehicular connection at Station Place, or provide interim connection between Central Piazza and existing Tysons Central Street.
9. Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
10. Service Road east of Viale Centrale will remain open until Phase F is complete.
11. Construct Central Piazza in an interim condition to the border of adjacent future phases
12. Areas directly to the south of Building B will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

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Architecture
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PHASING PLAN

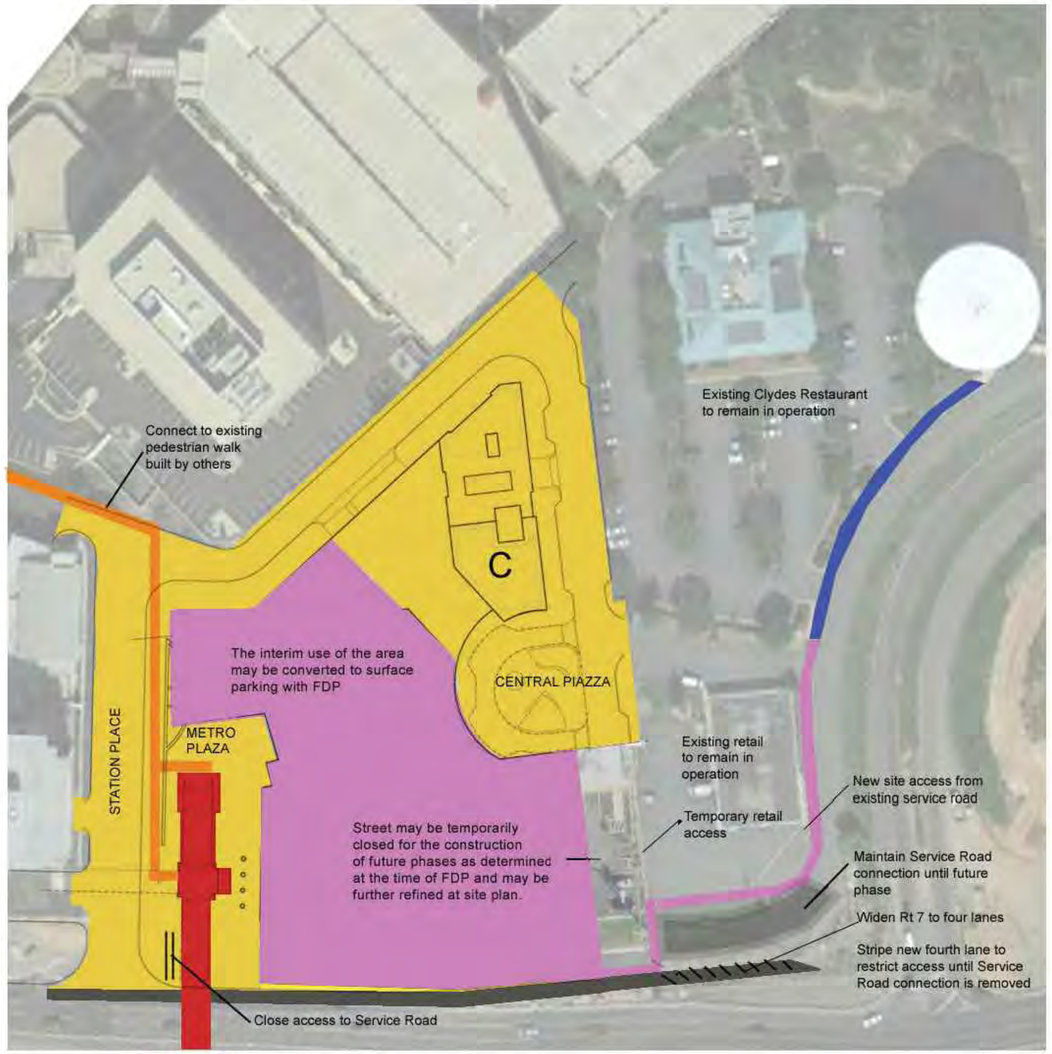
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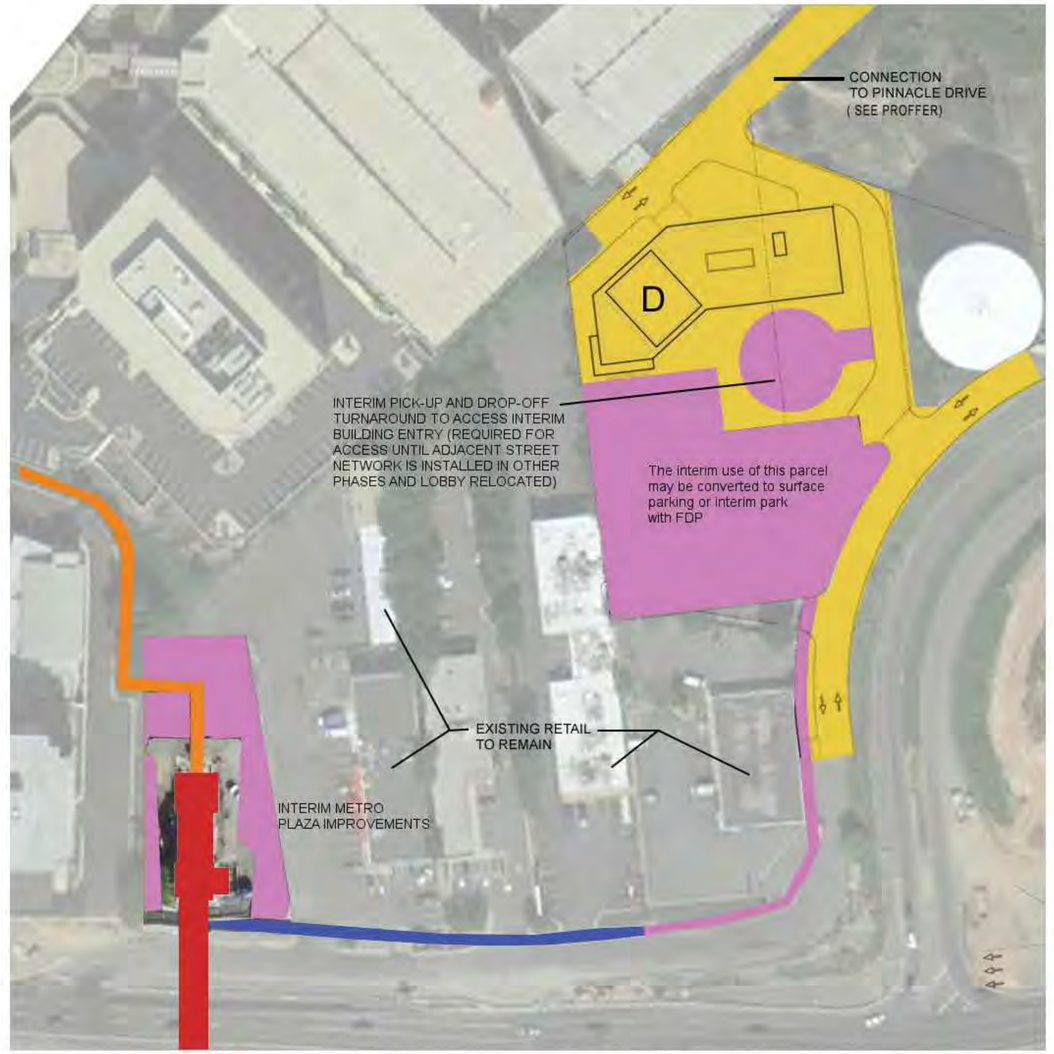
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A-176

SHEET OF





PHASE C

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building C, with below grade parking, at grade retail, above grade parking and residential uses
3. Upgrade Metro Plaza to the border of future Phase A and B
4. Construct Station Place
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
6. Construct Center Street from Station Place to Viale Centrale
7. Construct Viale Centrale from Rt 7 to Center Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place. Street south of Central Piazza will be interim to allow for future Phase (A or F) construction of below grade parking and final streetscape.
8. Maintain existing Service Road for site access, with closure of vehicular connection at Station Place.
9. Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
10. Service Road east of Viale Centrale will remain open until Phase F is complete.
11. Construct Central Piazza in an interim condition to the border of adjacent future phases.
12. Areas directly to the south and west of Building C will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

- PROPOSED IMPROVEMENTS

PHASE D

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building D, with below grade parking, and residential uses
3. Construct Center Street at north edge of site for connections to Pinnacle Drive during future Phases.
4. Rebuild Existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
5. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
6. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
7. Area to the south to be regraded and have interim park / open space uses.
8. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected to these streets, and the interim turnaround will be replaced with Clyde's Park.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

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Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 60 of 93

dcs DESIGN

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PROJECT TITLE
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DRAWING TITLE
PHASING PLAN

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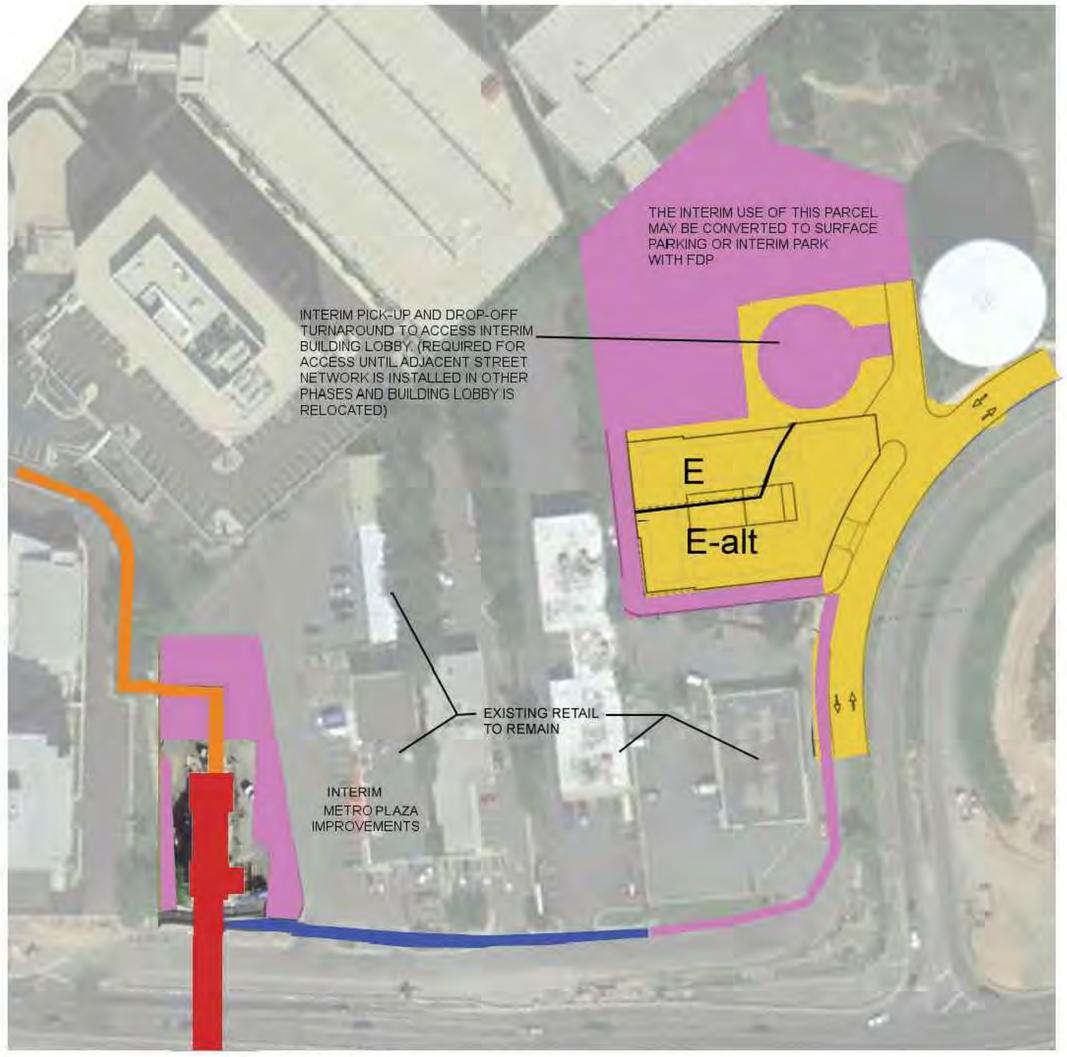
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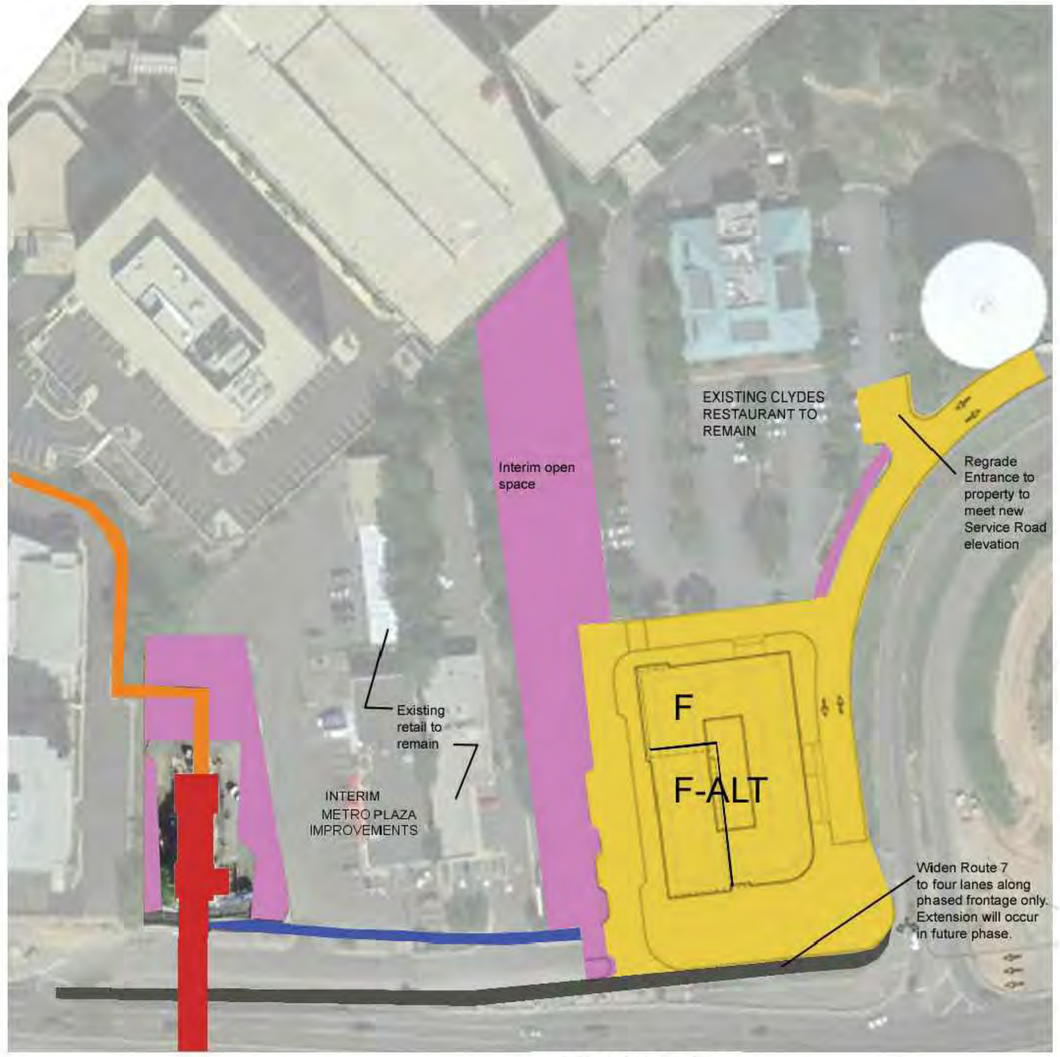
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PHASE E

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building E, with below grade parking, at grade retail, and office or residential or hotel uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
6. Area to the north will be regraded and have interim park / open space uses.
7. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected to these streets, and the interim turnaround will be replaced with Clyde's Park.
8. See Proffer for connection of Center Street and Pinnacle Drive.

LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

- PROPOSED IMPROVEMENTS

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY VIRGINIA PLANNING & ZONING

Sheet 61 of 93

PHASE F

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building F, with below grade parking, at grade retail, and office or residential uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Construct Viale Centrale from Rt 7 to Tysons Central Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place.
5. Construct Tysons Central Street from Viale Centrale to Service Road.
6. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
7. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
8. Widen Route 7 with new fourth travel lane from Route 123 off-ramp to Viale Centrale. The lane will be extended with a future phase that included the construction of Station Place.
9. Service Road east of Viale Centrale to be converted to fire lane access integrated with pedestrian plaza and park.
10. Areas north of Building F will be regraded and have interim park and open space. Design to be determined at FDP.
11. Construct new vehicular entrance to existing Clyde's Restaurant to connect to new, regraded Service Road. Construct pedestrian connection from Clyde's Restaurant to Tysons Central Street.

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

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Civil Engineer:
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Landscape Architecture:
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202-821-2045

REVISIONS

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PHASING PLAN

Printed On: 11/11/13, 11:40 am

CA REVIEWED BY	
DATE	JUNE 20, 2012
DRAWN BY	MM
CHECKED BY	AM

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DRAWING NUMBER
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PRIMARY PEDESTRIAN CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but also include spaces for outdoor gathering, sidewalk cafes and browsing areas, As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

SECONDARY PEDESTRIAN CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

TERTIARY PEDESTRIAN CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may high level of pedestrian activity associated with access to a transit station, but may have reduced retail and place-making opportunities.

ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking are indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, pubilc art, special architecture and / or other elements which create an identifiable destination.

- METRO STATION
- ELEVATOR TOWER
- BUILDING ENTRANCE
- BUILDING ENTRANCE UNDER THE BUILDING CANOPY
- GARAGE ENTRANCE
- LOADING DOCKS

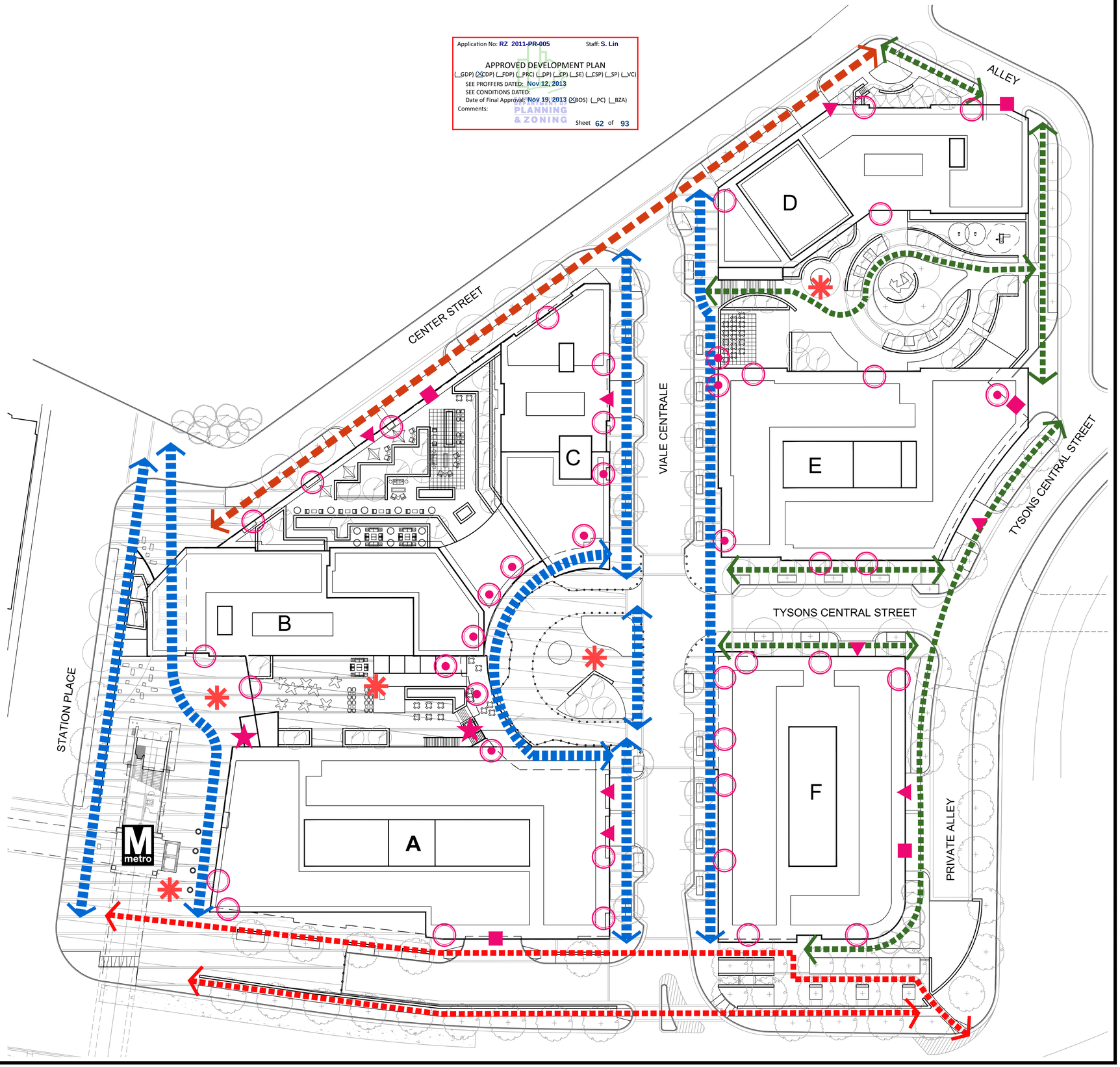
NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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Application No: RZ 2011-PR-005 Staff: S. Lin

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Sheet 62 of 93



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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

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Xrefs: L-SHD_L_SC_TYC_CEILEVEL.dwg; drawings; c:\CL_TYC\01000_-_AS_BASE_to_AD_Jun

CDP TREE SCHEDULE (option 1, limits of CDP site)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
STREET TREES (CATEGORY I)						
		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425
STREET TREES (CATEGORY IV)						
		Acer rubrum "October Glory'	October Glory Red Maple	3" cal.	B&B	250
		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total	28					7000
ORNAMENTAL TREES (CATEGORY II)						
		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	5					625
ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)						
		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

GROSS SITE AREA:	252,291 sf
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site)	25,229 sf
TOTAL TREE COVER PROVIDED BY PLANTING (SF)	14,550

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.

CDP TREE SCHEDULE (option 1: included off-site improvement)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
STREET TREES (CATEGORY I)						
		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425
STREET TREES (CATEGORY IV)						
		Acer rubrum "October Glory'	October Glory Red Maple	3" cal.	B&B	250
		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total	72					18000
ORNAMENTAL TREES (CATEGORY II)						
		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	16					2000
ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)						
		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

TOTAL TREE COVER PROVIDED BY PLANTING (SF)	26,925

GENERAL NOTE:

1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

LEGEND

PROPOSED ON SITE TREES

OFF SITE TREES

LEGEND

EXTENSIVE GREEN ROOF

BIO-RETENTION TREE PIT

DETENTION VAULT

BIO-RETENTION PLANTER

UTILITY VAULT

STORM WATER LINE

WATER LINE

SANITARY LINE

LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)

PROPERTY LINE

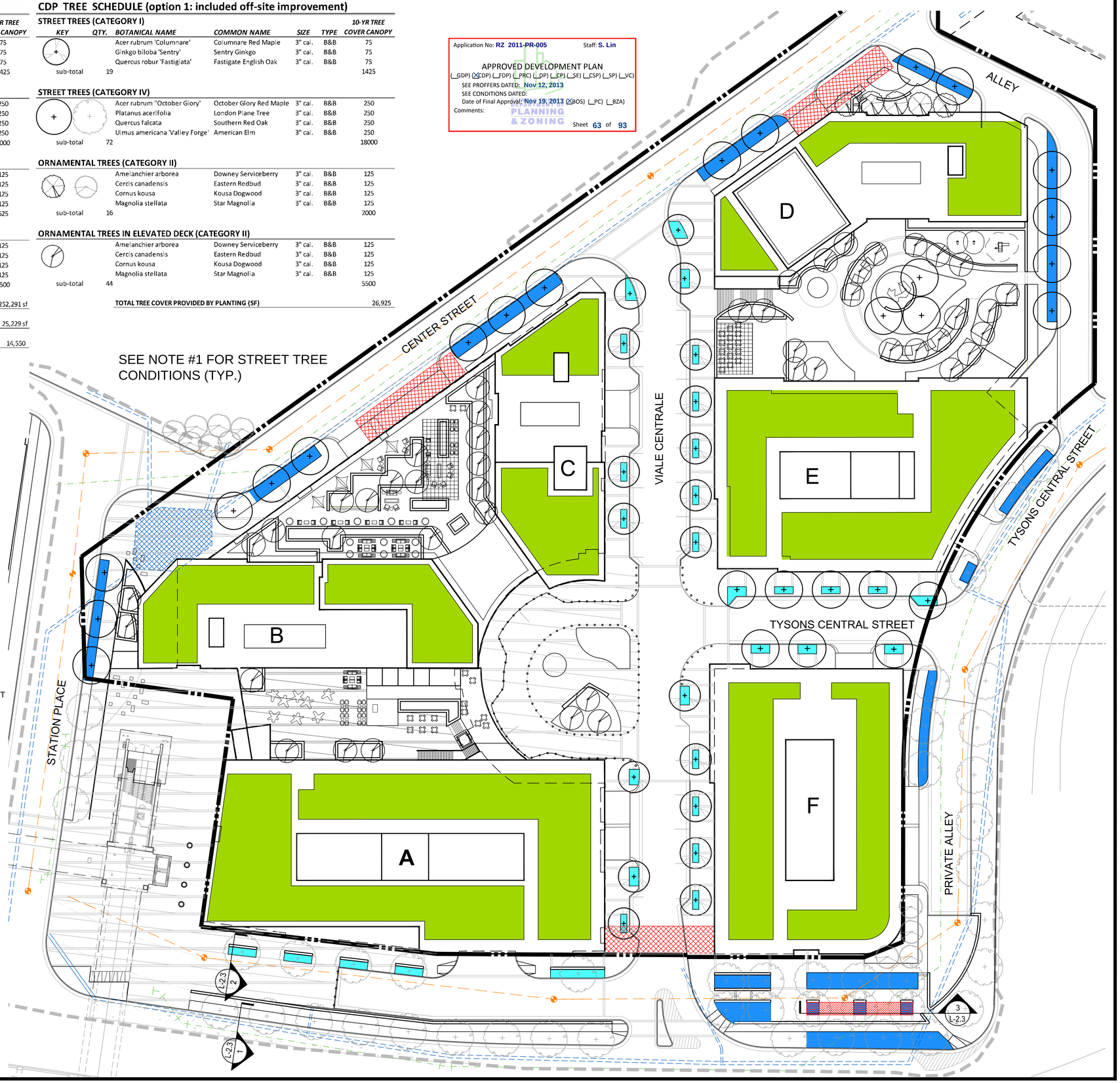
NOTE:

1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS. (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMES IN ACCORDANCE WITH THE PROFFERS:

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

0 15 30 60 90

SEE NOTE #1 FOR STREET TREE CONDITIONS (TYP.)



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
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Sheet 63 of 93

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
CONCEPT LANDSCAPE PLANTING PLAN

OPTION 1

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Xrefs: L-SHH_L_CPL_CV_FY14B1BC_1X_BASE_TYP_CDP.dwg, L-SHH_L_CPL_FY14B1BC_1X_BASE_TYP_CDP-XREF-Xbridge_c_ex_sky_power

CDP TREE SCHEDULE (option 2, limit of CDP site)

STREET TREES (CATEGORY I)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
+		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
+		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425

STREET TREES (CATEGORY IV)

+		Acer rubrum "October Glory'	October Glory Red Maple	3" cal.	B&B	250
+		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
+		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
+		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total	27					6750

ORNAMENTAL TREES (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	5					625

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

GROSS SITE AREA:	252,291 sf
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site)	25,229 sf
TOTAL TREE COVER PROVIDED BY PLANTING (SF)	14,300

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.

GENERAL NOTE:

1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

CDP TREE SCHEDULE (option 2*: included off-site improvement)

STREET TREES (CATEGORY I)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
+		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
+		Quercus robur 'Fastigiata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425

STREET TREES (CATEGORY IV)

+		Acer rubrum "October Glory'	October Glory Red Maple	3" cal.	B&B	250
+		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
+		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
+		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total	78					19500

ORNAMENTAL TREES (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	12					1500

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)

		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

TOTAL TREE COVER PROVIDED BY PLANTING (SF)	27,925

**** based on the ultimate center street and station place road alignment***

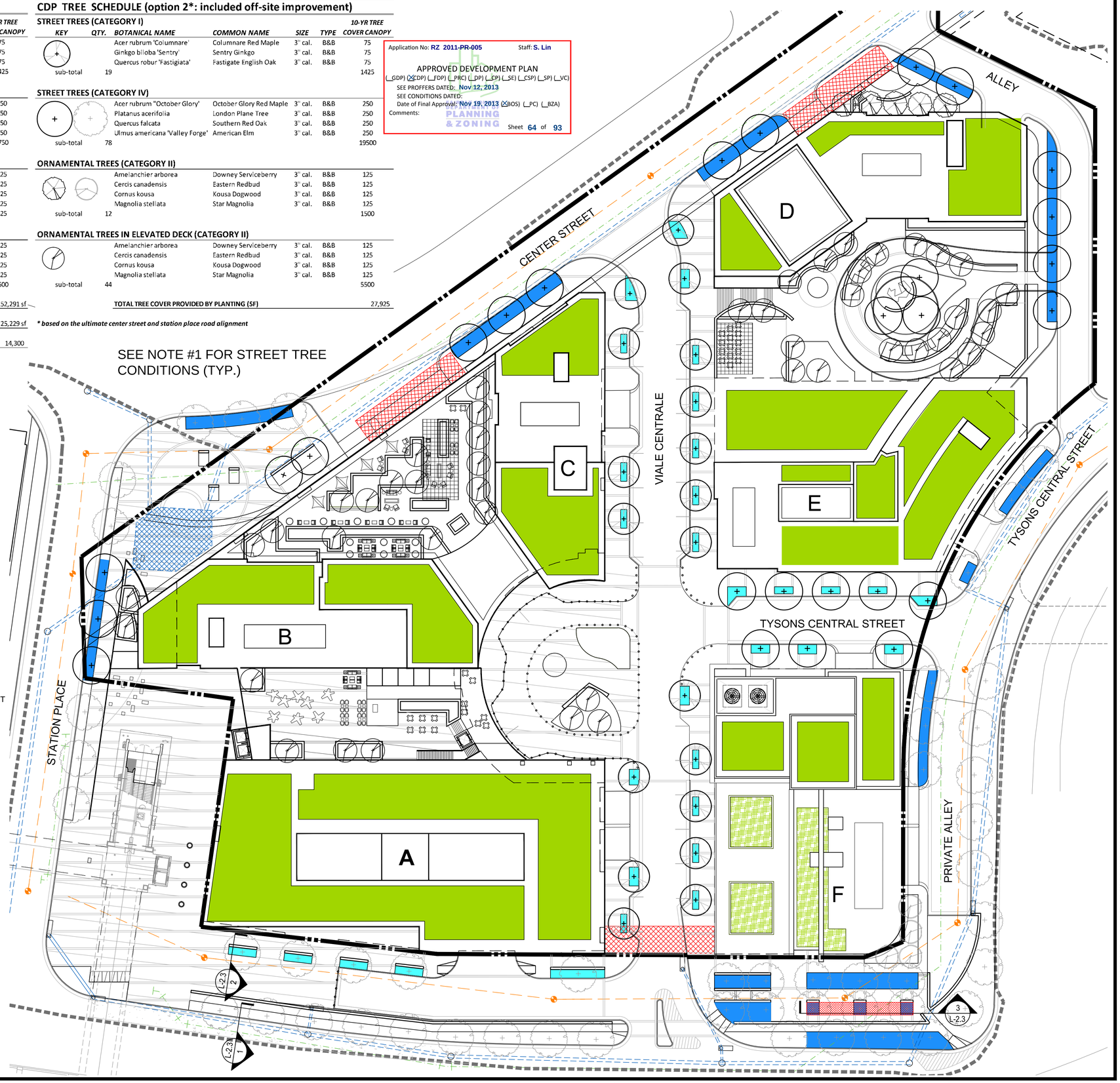
Application No: RZ 2011-PR-005 Staff: S. Lin

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PLANNING & ZONING

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SEE NOTE #1 FOR STREET TREE CONDITIONS (TYP.)



LEGEND

PROPOSED ON SITE TREES

OFF SITE TREES

LEGEND

EXTENSIVE GREEN ROOF
INTENSIVE GREEN ROOF
BIO-RETENTION TREE PIT
DETENTION VAULT
BIO-RETENTION PLANTER
UTILITY VAULT
STORM WATER LINE
WATER LINE
SANITARY LINE
LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)
PROPERTY LINE

NOTE:

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TYSONS CENTRAL

PROJECT NO. 308-778.00

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CONCEPT LANDSCAPE PLANTING PLAN (ALT.)

OPTION 2

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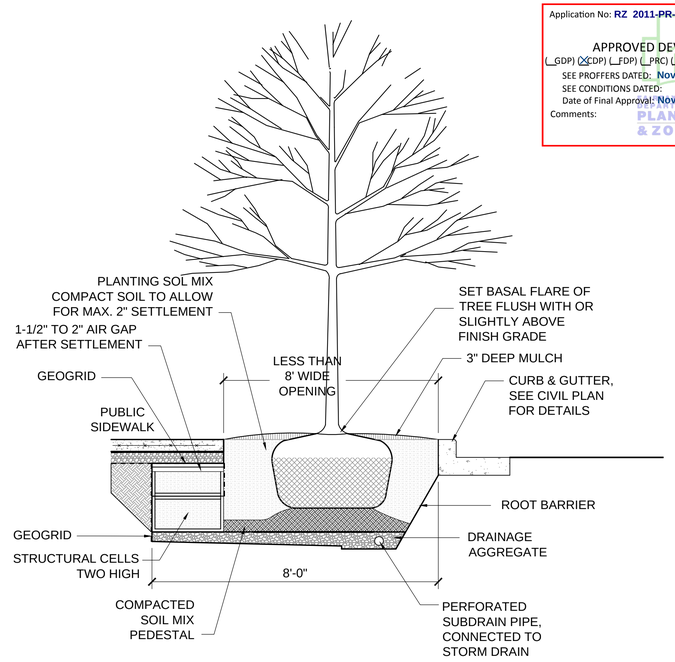
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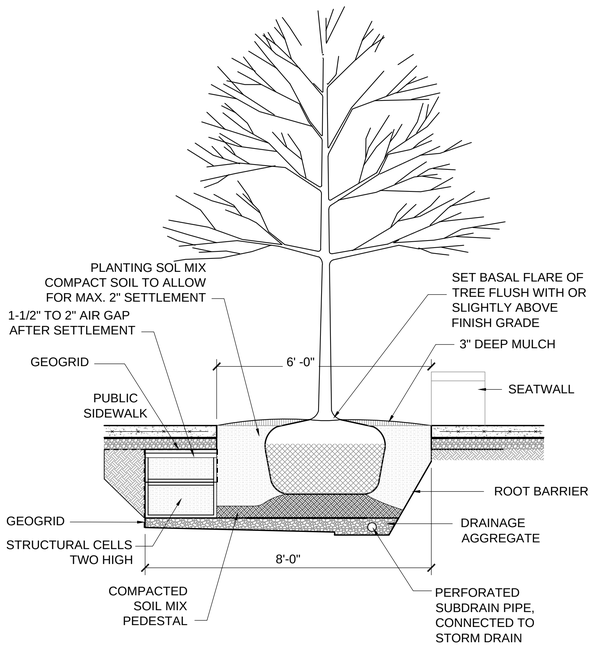
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PLANNING & ZONING
Sheet 65 of 93



1 STREET TREE ON ROUTE 7

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



2 TREE PIT DETAIL

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

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet (OPT-1)

Step		Totals	
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	C-4	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	252,291	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	252,291	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	25,229	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	YES	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	C-11	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	4,341	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or		Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =		Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =		Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	25,229	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =		Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =		Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =		Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)(a)
D 15	D 14 x 1.0 =	0	Square feet
D 16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	26,925	Square feet
D 18	Total of canopy area provided through tree planting =	26,925	Square feet
D 19	Is an offsite planting relief requested?	NO	Yes or No
D 20	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite	0	Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation	0	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	26,925	Square feet
E 3	Total of canopy area provided through offsite mechanism	0	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	26,925	Total of E 1 through E 3, area should meet or exceed area in B 7

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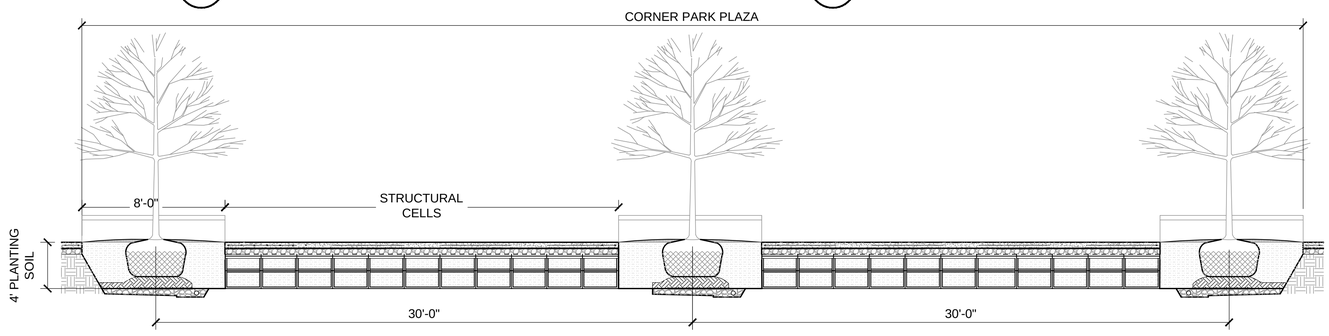
CANOPY CAL. OPTION 1

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet (OPT-2)

Step		Totals	
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	C-8	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	252,291	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	252,291	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	25,229	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	YES	Yes or No
B9	If B8 is yes, then list plan sheet where modification request	C-11	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	4,341	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or		Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial,"		Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and		Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	25,229	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =		Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =		Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =		Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties		Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =		§ 12-0510.4D(1)(a)
D 15	D 14 x 1.0 =	0	Square feet
D 16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	27,925	Square feet
D 18	Total of canopy area provided through tree planting =	27,925	Square feet
D 19	Is an offsite planting relief requested?	NO	Yes or No
D 20	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	27,925	Square feet
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	27,925	Total of E 1 through E 3, area should meet or exceed area in B 7

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CANOPY CAL. OPTION 2



3 CORNER PARK TREE PANEL

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

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 400 CUBIC FEET SOIL PER TREE.

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Landscape Architecture:
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REVISIONS

CDP	11/11/13
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CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TREE CANOPY COMPUTATIONS

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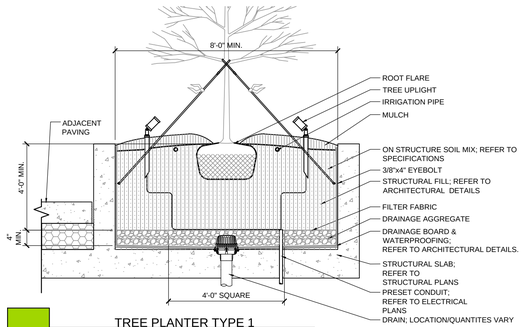
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Xrefs: dcsmgn_C-TTL2.DTA;DEV

Application No: RZ 2011-PR-005 Staff: S. Lin

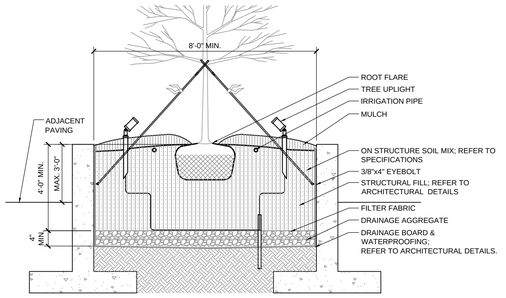
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
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Sheet 66 of 93

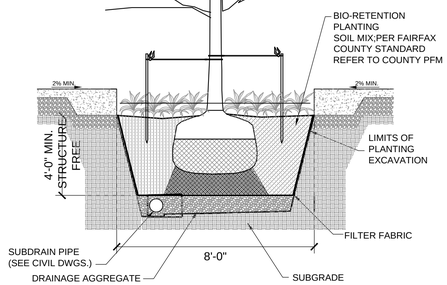


TREE PLANTER TYPE 1
ON STRUCTURE SLAB

TREE PLANTER TYPE 3
ON STRUCTURE SLAB



TREE PLANTER TYPE 2
ON GROUND



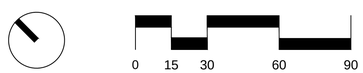
8' x 8' TREE PIT DETAIL
ON CORNER PARK

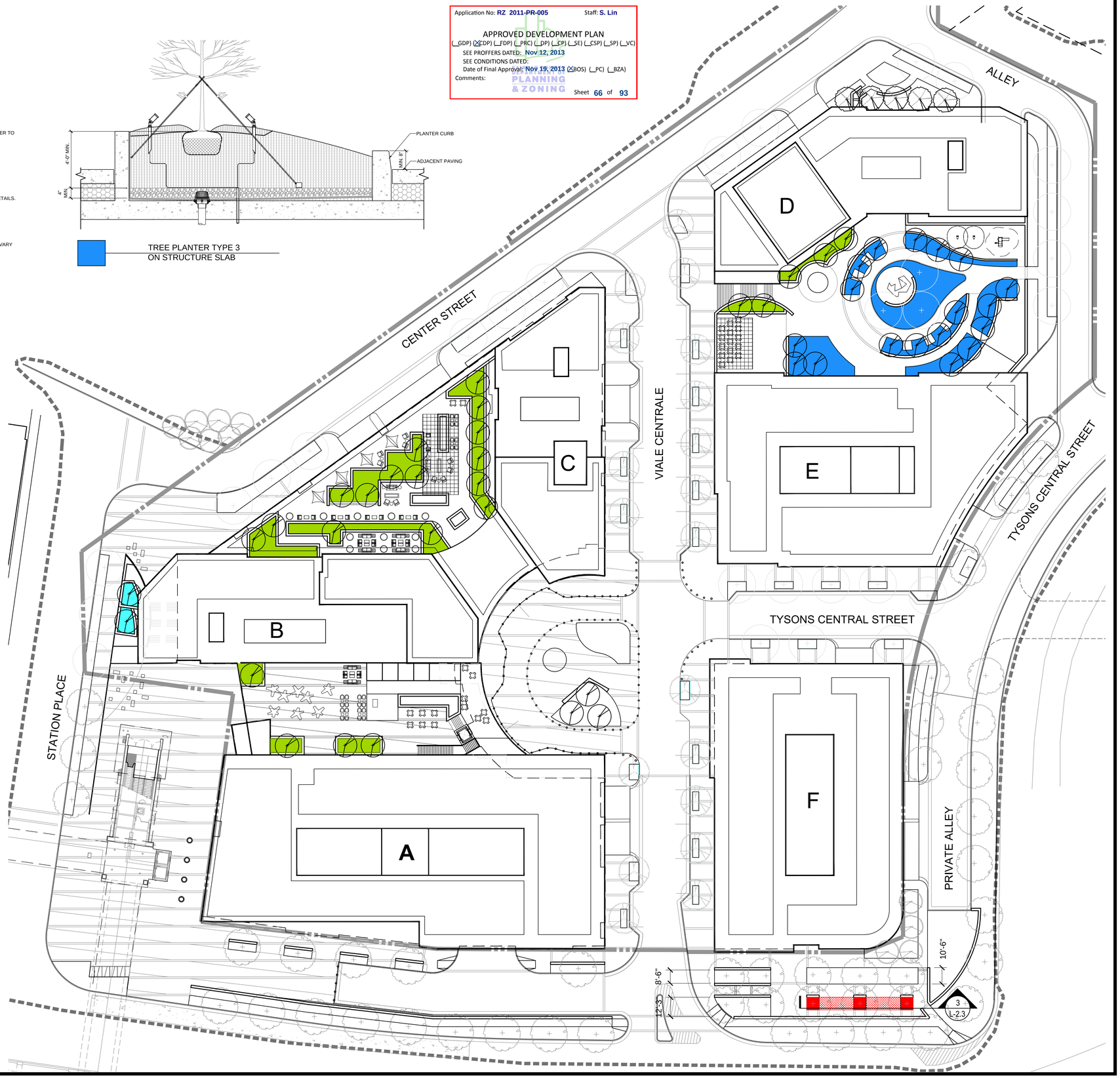
NOTE:

1. DETAILS SHOWN REPRESENT AREAS WHERE THE RAISED PLANTERS ARE MIN. 8 FT WIDE OPEN SOIL ON TERRACE BETWEEN WEST, NORTHEAST, AND SOUTH OF BUILDING B AND SOUTH OF BUILDING D.

2. THE SIZE OF TREE PLANTER LOCATED TO THE SOUTH OF BUILDING F PROVIDED 8'X8' WIDE OPEN SOIL ON PLAZA AREA.

3. MINIMUM 400 CU. FT. TREE SOIL VOLUME IN TREE PLANTER BOXES, AND MINIMUM 700 CU. FT. TREE SOIL VOLUME IN ALL OTHER INSTANCES.





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REVISIONS

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TREE PLANTER DETAILS

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Xrefs: L-1-MKT_L_EXC_TTE_2.DEA.DEV_Bridge_v-13_171.dwl;Bldg_-_XA_BASE_ex_alt_ped

PUBLIC PARK PROVIDED

TYPE	METRO PLAZA	CENTRAL PIAZZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.73	0.1	0.35	0.05	0.31	
PUBLIC OPEN SPACE - ABOVE						0.26
TOTAL OPEN SPACE PROPOSED						1.8
PRIVATE OPEN SPACE (information only)						0.26

RECREATIONAL FACILITIES RECOMMENDED

USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	0.66	1
PLAYGROUNDS	1/2800 residents	0.5	1
ATHLETIC FIELDS	1/4.5M new GFA	0.36	SEE PROFFERS

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

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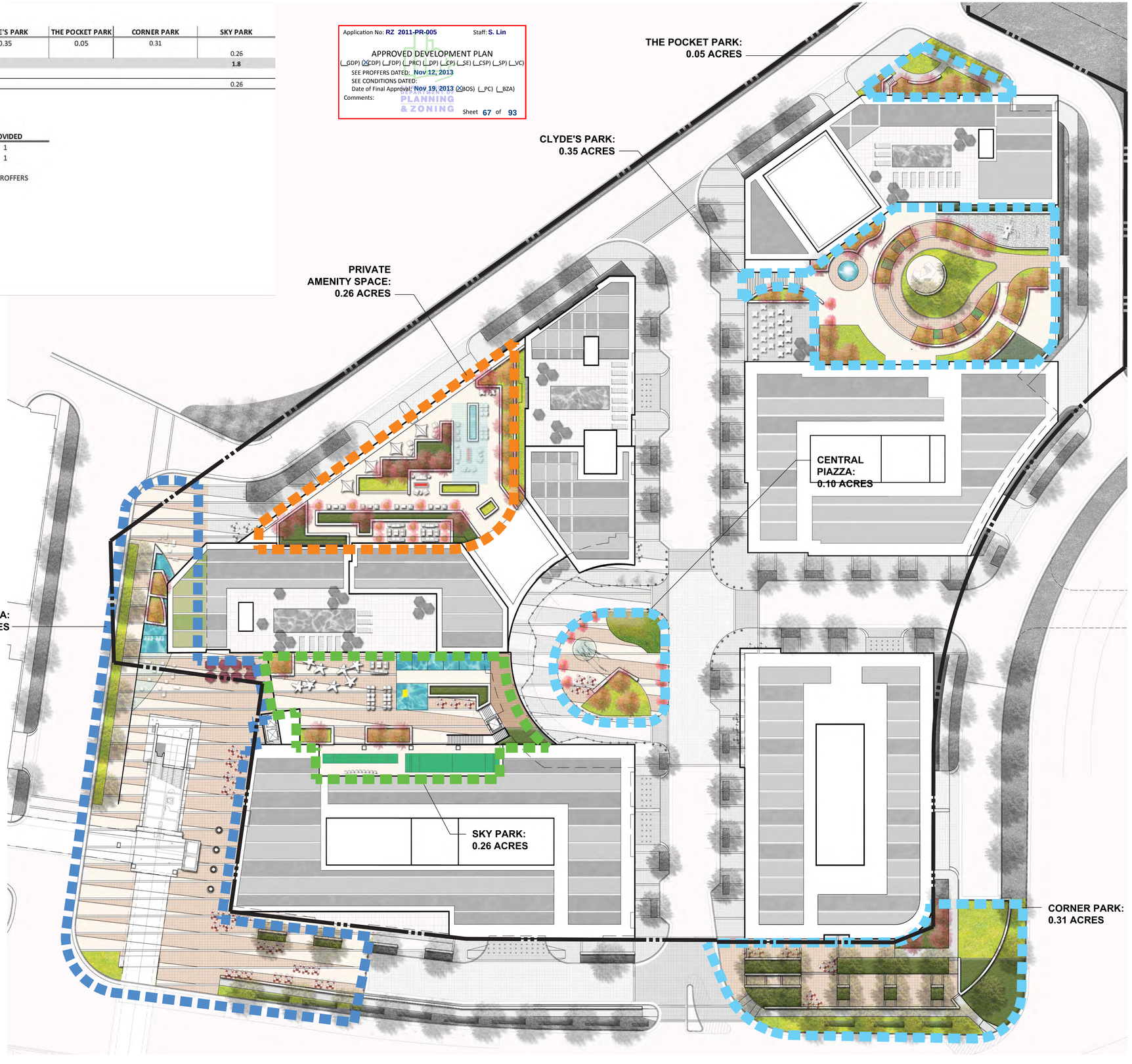
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Sheet 67 of 93



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CDP	2/22/11
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PARK & OPEN SPACE PLAN

OPTION 1

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Xrefs: TYS_CSDEXIST; dcsmgn_z-READERMAC_LSPY_A_TC; LSPY_A_TC; CA_VTASTC; _XX_BASE_m_sky_lower

PUBLIC PARK PROVIDED

TYPE	METRO PLAZA*	CENTRAL PIAZZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.86	0.1	0.35	0.05	0.31	
PUBLIC OPEN SPACE - ABOVE						0.26
TOTAL OPEN SPACE PROPOSED						**1.93**
PRIVATE OPEN SPACE (information only)						0.26

** based on the ultimate center street alignment*

RECREATIONAL FACILITIES RECOMMENDED

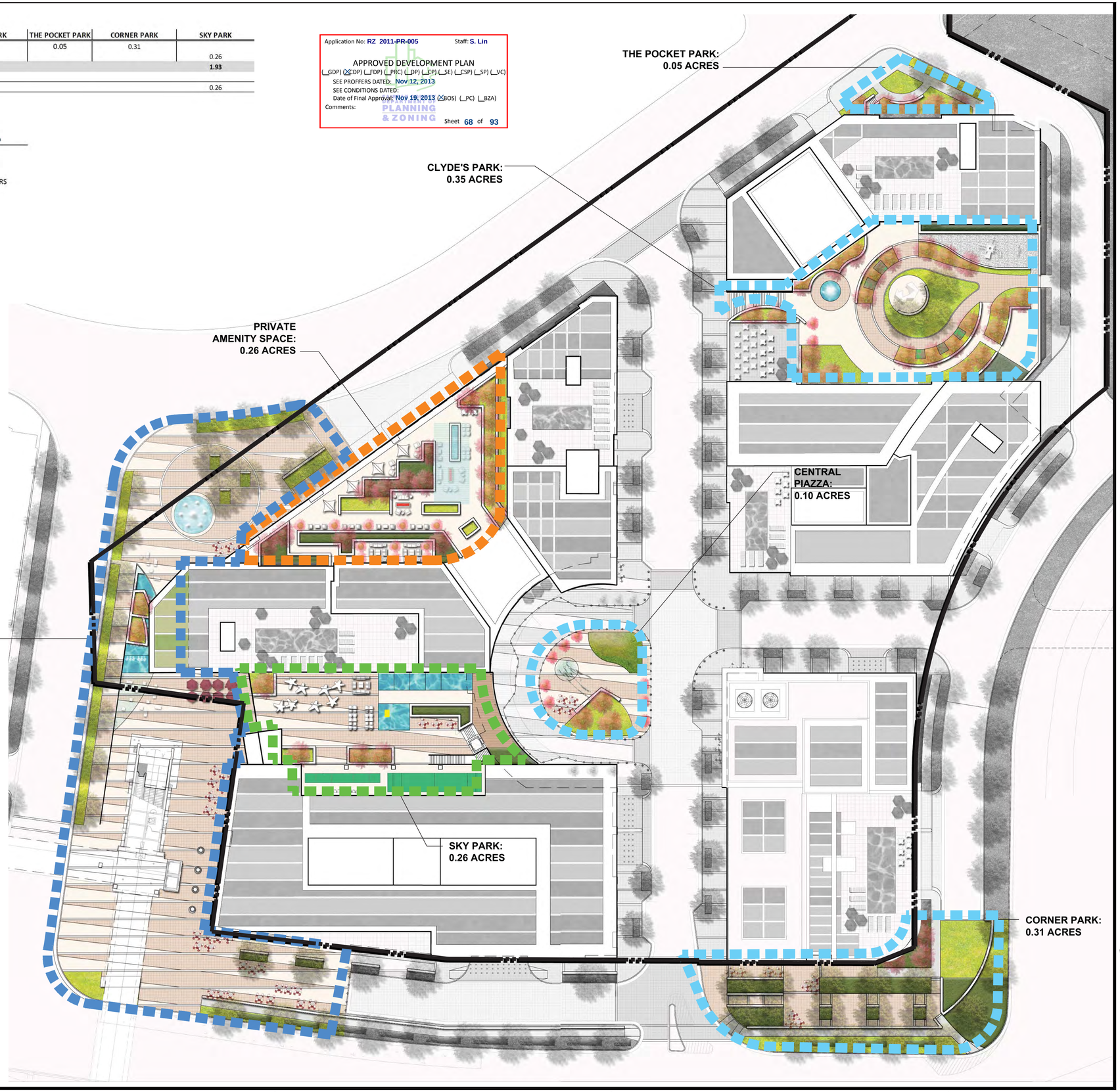
USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	1.26	1
PLAYGROUNDS	1/2800 residents	0.9	1
ATHLETIC FIELDS	1/4.5M new GFA	0.44	SEE PROFFERS

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
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Sheet 68 of 93



NOTE:
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CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PARK & OPEN SPACE PLAN

OPTION 2

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Xrefs: PW_D2X4ARC design_v_REDESIGN2_L-3(P1)_A_TC_L-SP01_A_TC_DI_VYI4000__A1_BASE_ar_sky_3.dwr

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

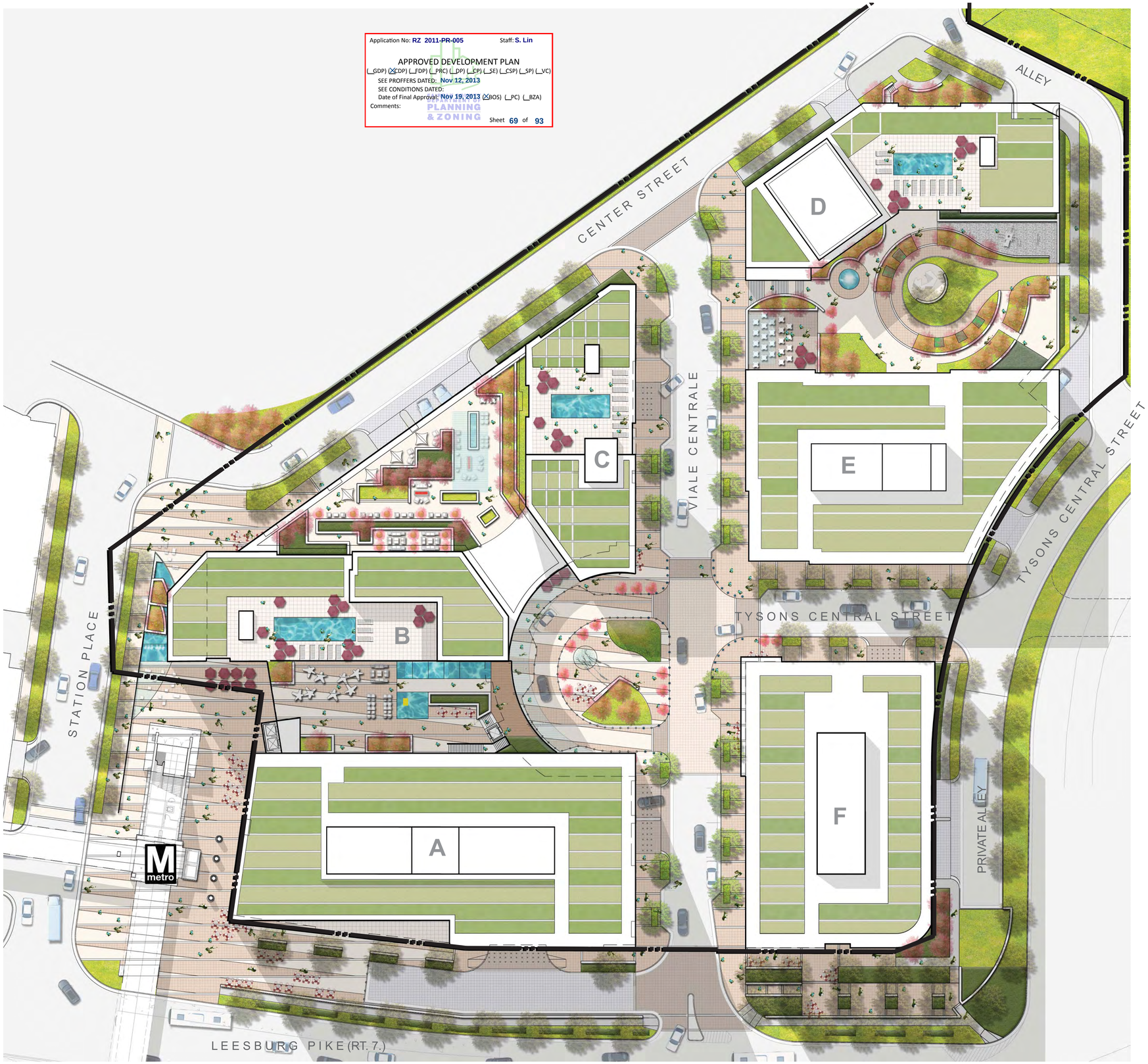
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Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 69 of 93



NOTE:

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0 30' 60' 90'

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CDP	03/11/13
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CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

OPTION 1

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Xrefs: TTE_COGO(R).dwg(gr_x_1.dwg),X_FC_CL_2Ft.dwt(R),_XX_BASE_ex_sky_lower

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

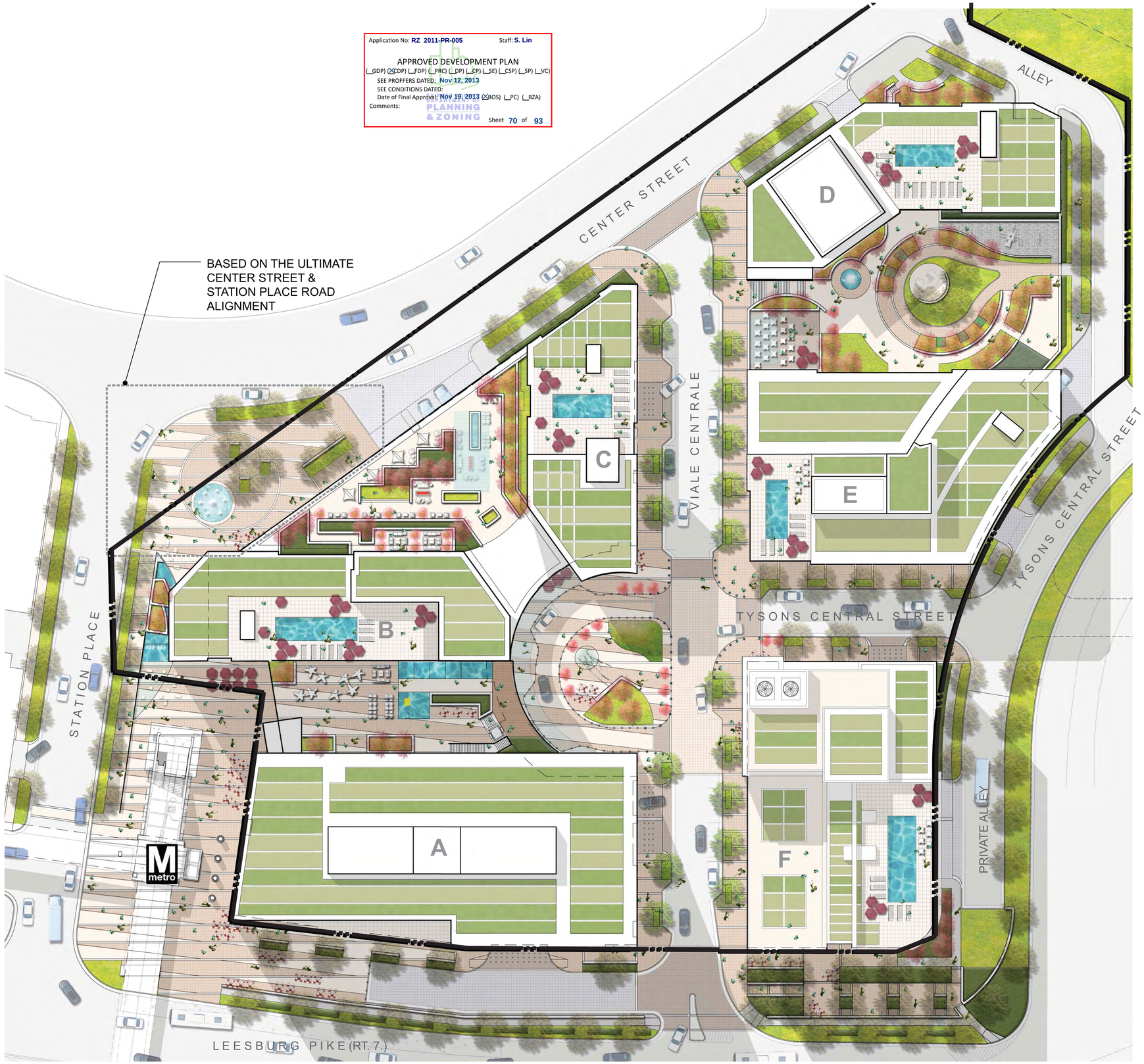
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Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 70 of 93



NOTE:

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0 30' 60' 90'

dcs DESIGN

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Architecture
Interior Architecture
Land Planning

1676 International Drive
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F 703.821.6976
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
703-821-2045

REVISIONS

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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

OPTION 2

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

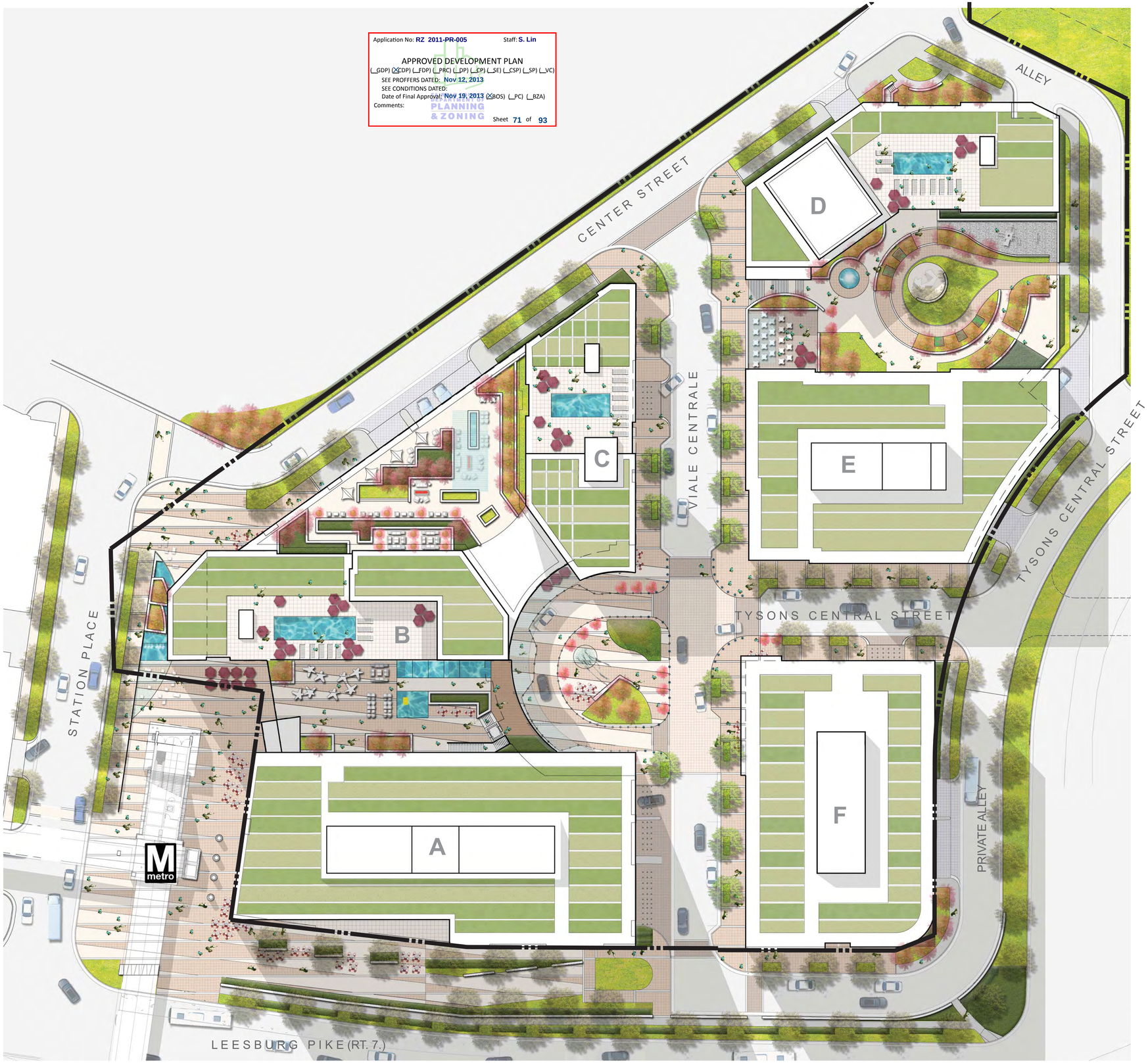
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Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

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Sheet 71 of 93



NOTE:

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0 30' 60' 90'

dcs DESIGN

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CDP	1/25/12
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

ALT - GRID

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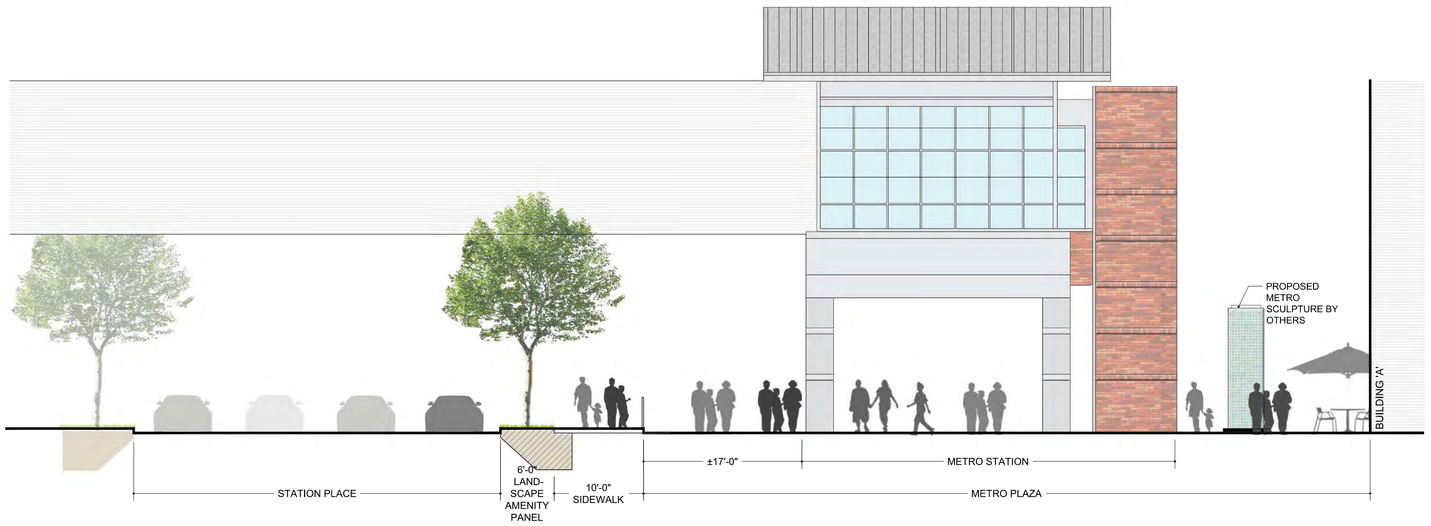
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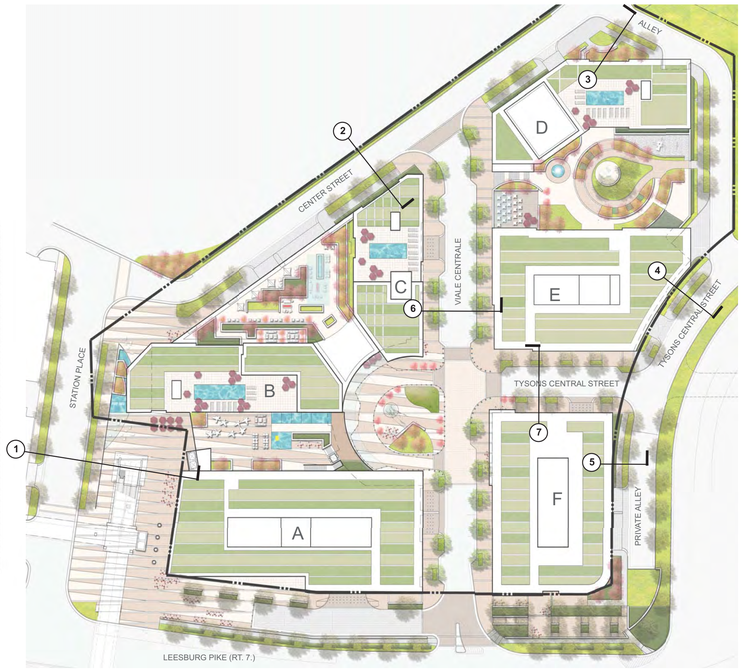
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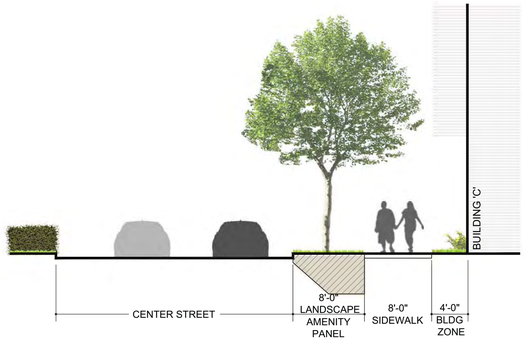


1 STREET SECTION - 1

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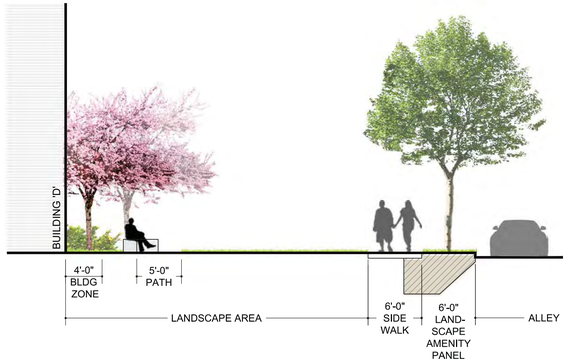


KEY MAP



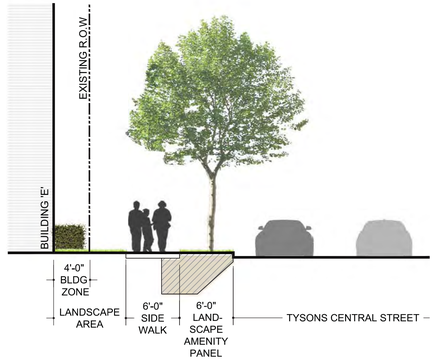
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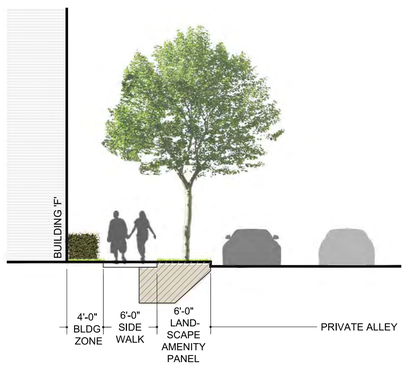
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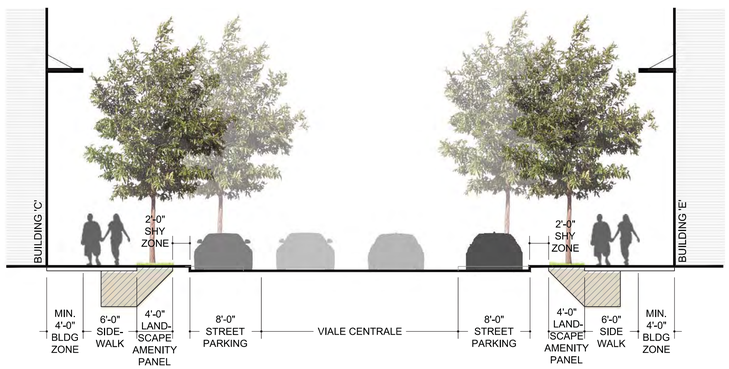
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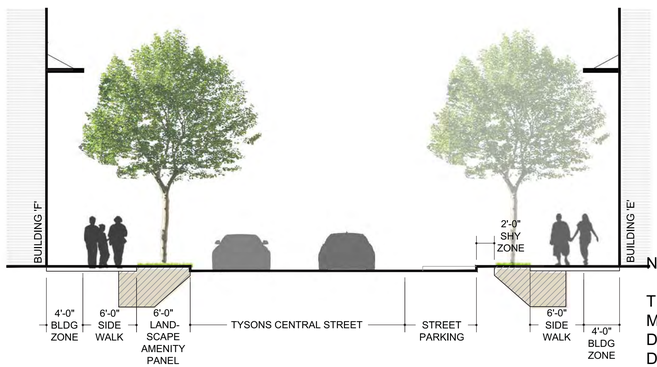
5 STREET SECTION - 5

1/8"=1'-0"



6 SECTION - 6

1/8"=1'-0"



7 SECTION - 7

1/8"=1'-0"

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 72 of 93

dcs DESIGN

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Architecture
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www.dcsdesign.com

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703-448-4308

Civil Engineer:
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Landscape Architecture:
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REVISIONS

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CDP	1/25/12
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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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TYPICAL STREET SECTIONS

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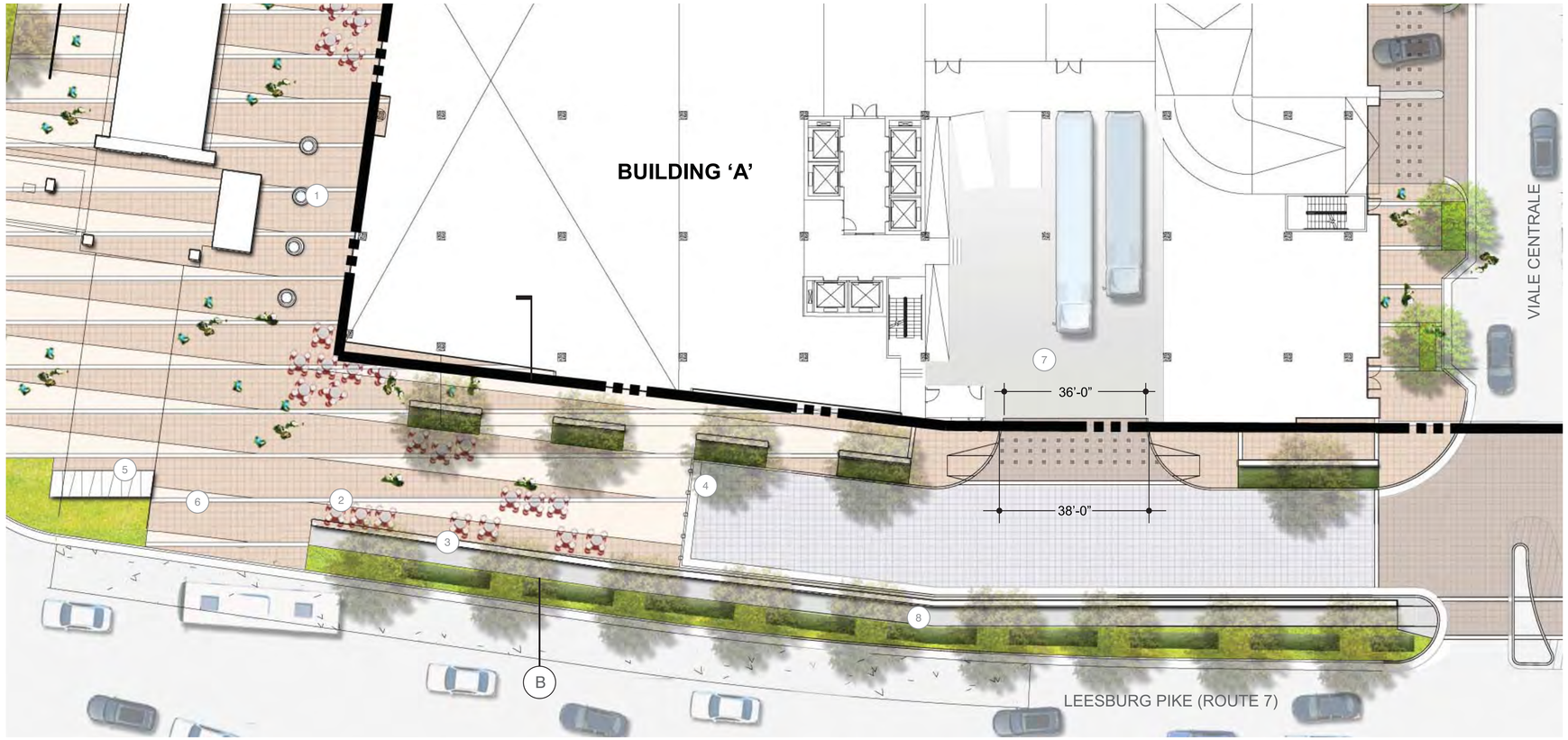
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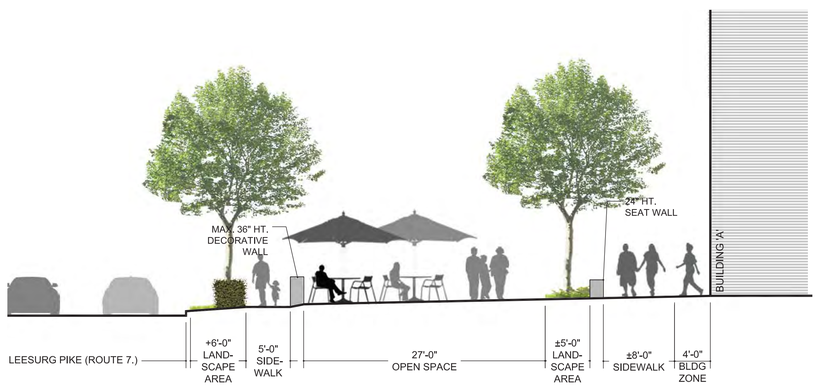
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ROUTE 7 ENLARGEMENT PLAN

0 16 32 48



ROUTE 7 SECTION

0 8 16 24

1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. BOLLARDS
5. METRO BIKE STORAGE
6. METRO PLAZA SPECIAL PAVING
7. LOADING DOCK
8. FAIRFAX CO. TRAIL

NOTE:

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REFERENCE IMAGES



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
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Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
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DEPARTMENT OF PLANNING & ZONING

Sheet 73 of 93

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Landscape Architecture:
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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ROUTE 7 STREETSCAPE

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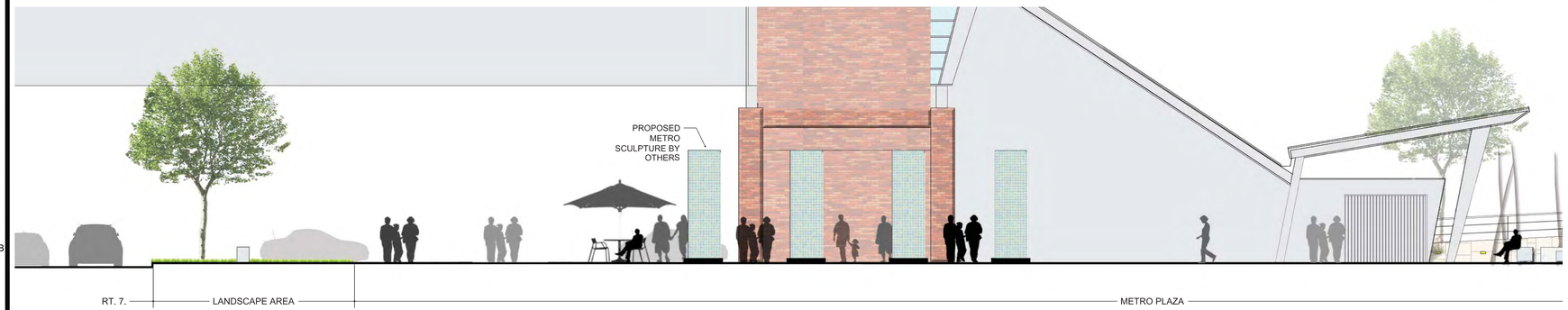
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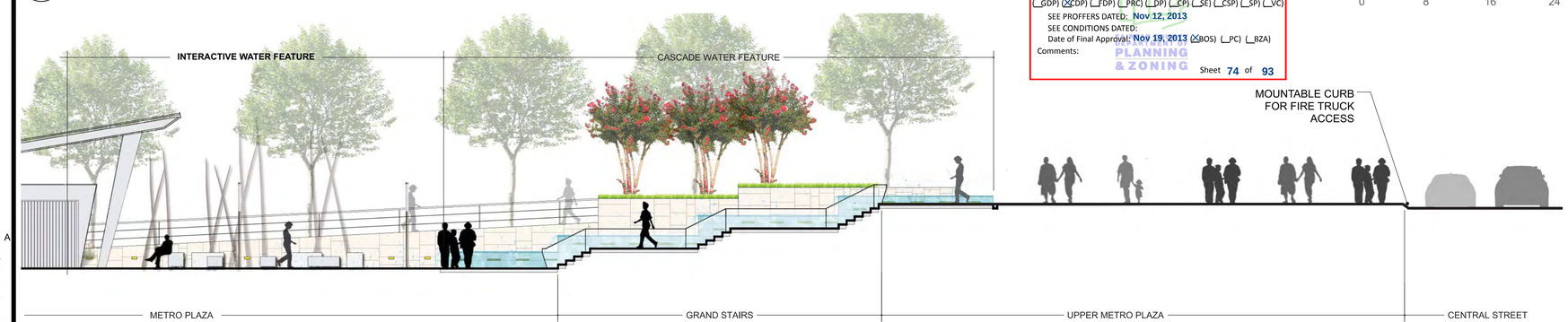
METRO PLAZA ENLARGEMENT PLAN

0 16 32 48



METRO PLAZA SECTION

0 8 16 24



METRO PLAZA SECTION

0 8 16 24

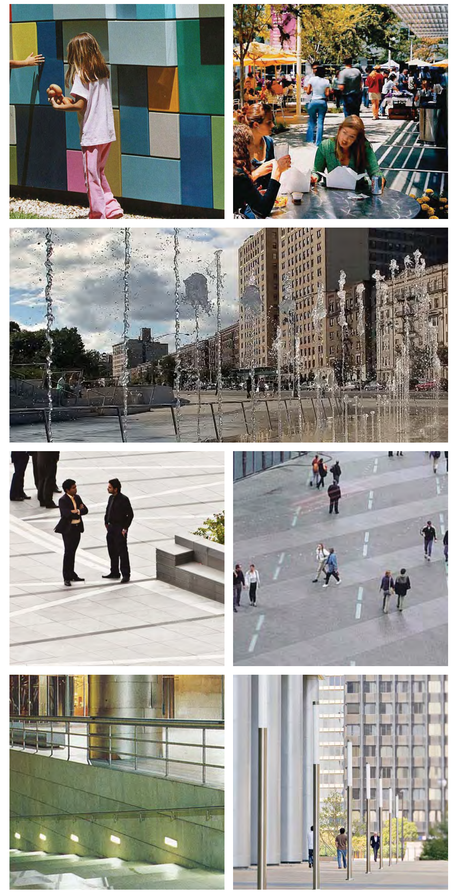
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APPROVED DEVELOPMENT PLAN
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Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)
Comments:

FAIRFAX COUNTY PLANNING & ZONING

Sheet 74 of 93

REFERENCE IMAGES



METRO PLAZA POTENTIAL ACTIVITIES:

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACE MAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. CASCADE WATER FEATURE
5. OUTDOOR RETAIL AREA
6. METRO BIKE STORAGE
7. BRIDGE COLUMN
8. INTERACTIVE WATER FOUNTAIN WITH FEATURES IN THE MIDDLE
9. METRO PLAZA SPECIAL PAVING
10. FAIRFAX CO. TRAIL
11. RETAINING WALL

NOTE:

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CDP	1/25/12
CDP	2/22/11
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: METRO PLAZA

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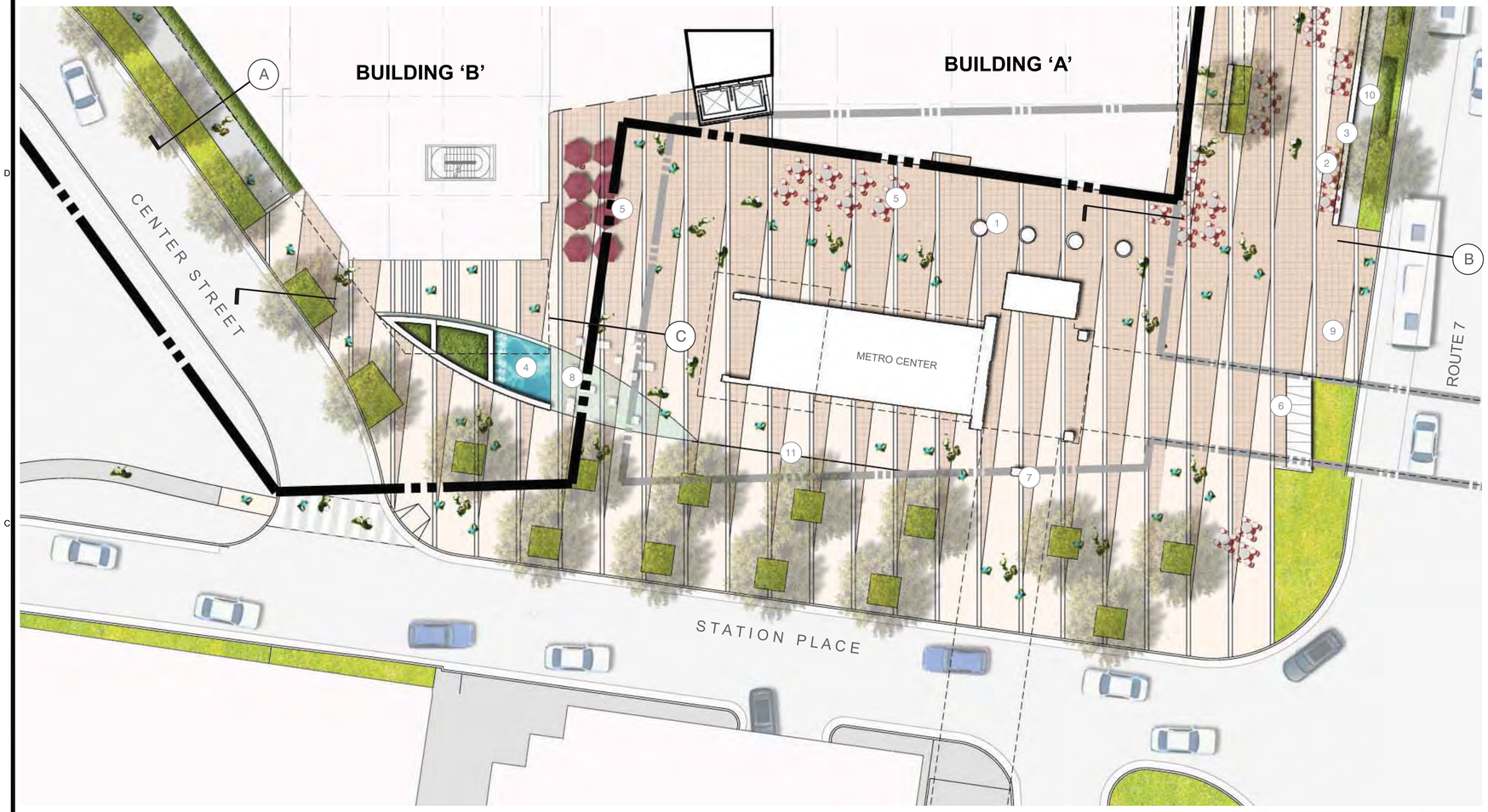
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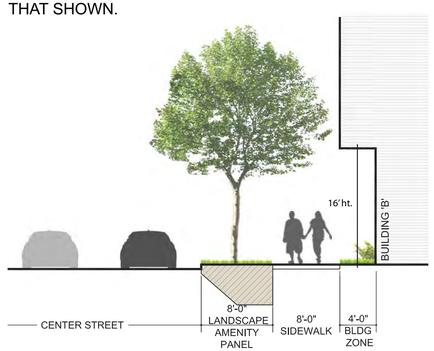
METRO PLAZA POTENTIAL ACTIVITIES:

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACEMAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

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3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. CASCADE WATER FEATURE
5. OUTDOOR RETAIL AREA
6. METRO BIKE STORAGE
7. BRIDGE COLUMN
8. INTERACTIVE WATER FOUNTAIN WITH FEATURES IN THE MIDDLE
9. METRO PLAZA SPECIAL PAVING
10. FAIRFAX CO. TRAIL
11. RETAINING WALL

NOTE:

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A STREET SECTION

0 16 32 48

METRO PLAZA 'T' INTERSECTION ENLARGEMENT PLAN

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

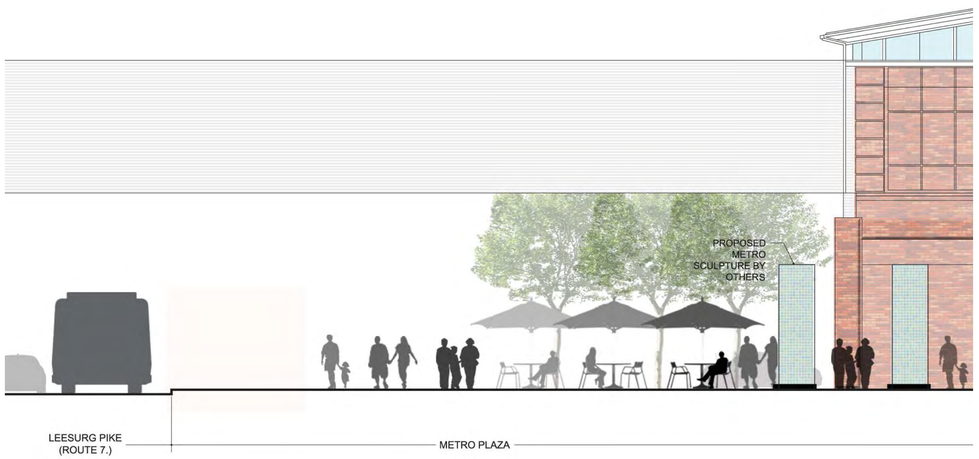
SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

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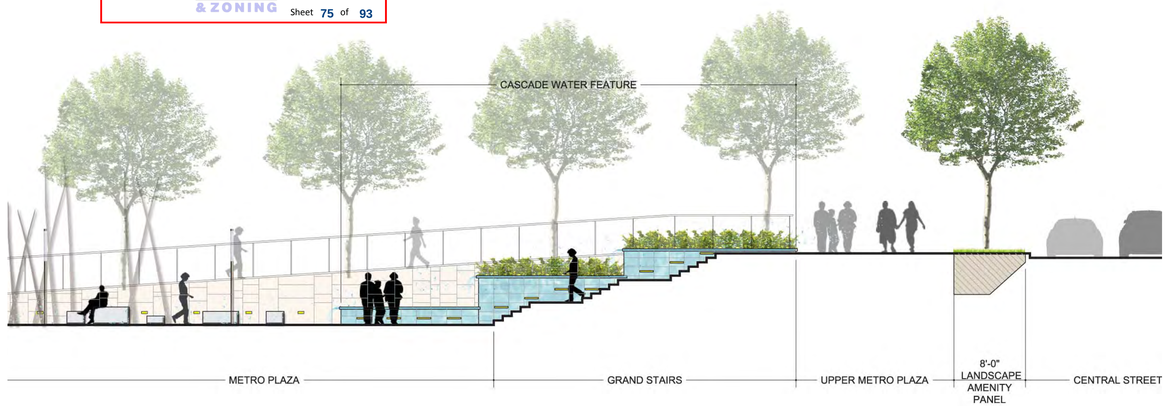
DEPARTMENT OF PLANNING & ZONING

Sheet 75 of 93



B METRO PLAZA SECTION

0 8 16 24



C METRO PLAZA SECTION

0 8 16 24

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: METRO PLAZA

MODIFIED 'T' INTERSECTION

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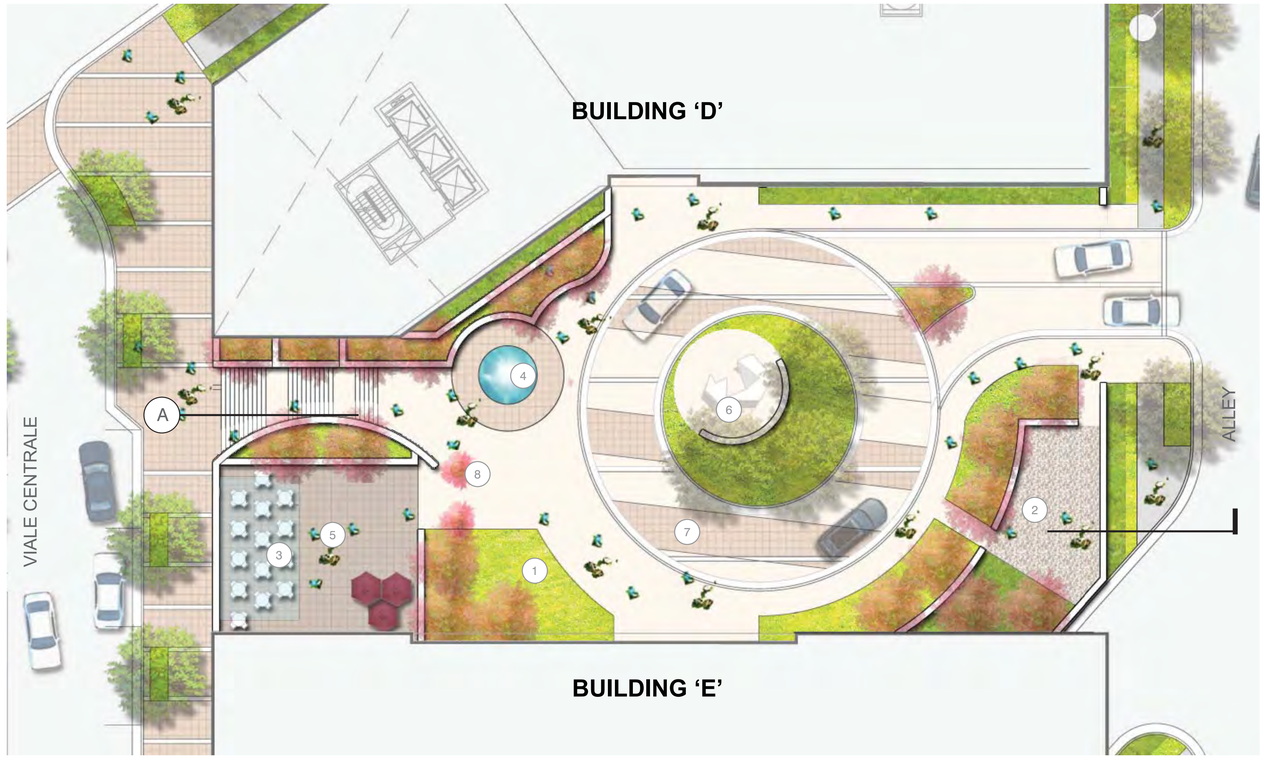
L-5.dwg

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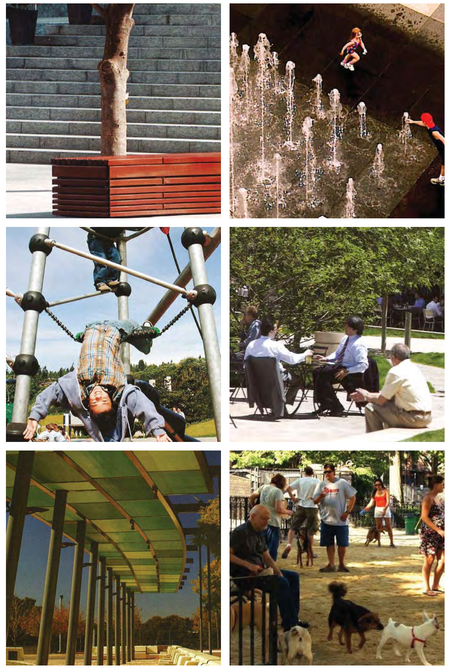


CLYDE'S PARK POTENTIAL ACTIVITIES:

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

1. MULTI-PURPOSE LAWN AREA
2. DOG PARK
3. OVERHEAD STRUCTURE
4. INTERACTIVE WATER FOUNTAIN
5. OUTDOOR DINING AREA (PRIVATE USE)
6. CLIMBABLE SCULPTURE
7. TRAFFIC CIRCLE
8. REMOVABLE POT

REFERENCE IMAGES



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: Nov 12, 2013
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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 76 of 93

0 16 32 48

CLYDE'S PARK ENLARGEMENT PLAN: INTERIM



0 8 16 24

A CLYDE'S PARK SECTION: INTERIM

dcs DESIGN

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Architecture
Interior Architecture
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1676 International Drive
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www.dcsdesign.com

Developer:
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Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
703-821-2045

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CDP	11/11/13
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CDP	6/20/12
CDP	3/30/12
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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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ENLARGEMENT: CLYDE'S PARK:

INTERIM (BUILDING D & E)

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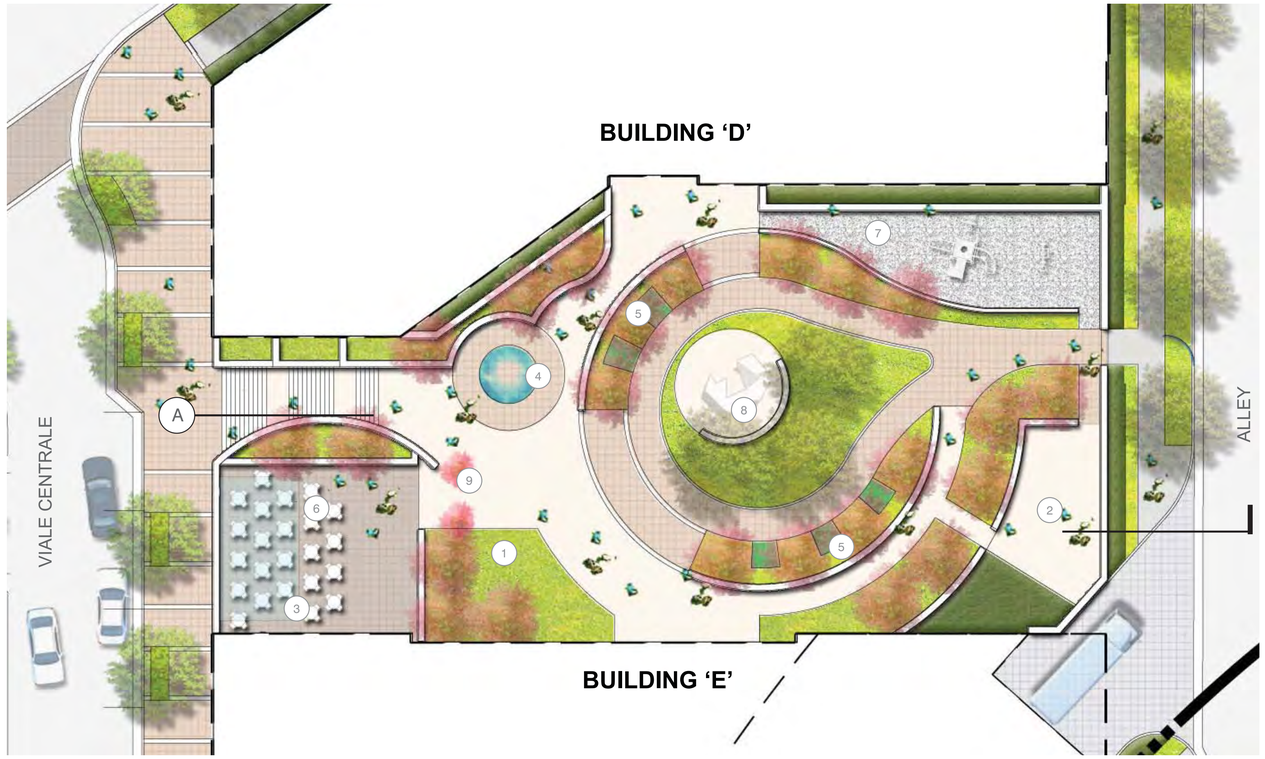
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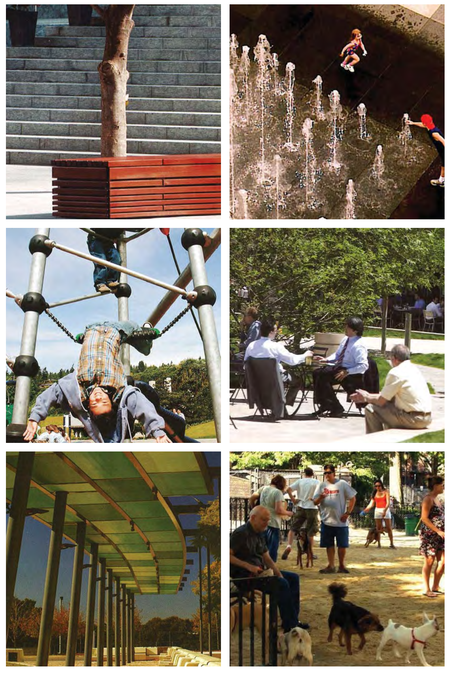
CLYDE'S PARK ENLARGEMENT PLAN

CLYDE'S PARK POTENTIAL ACTIVITIES:

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

1. MULTI-PURPOSE LAWN AREA
2. DOG PARK
3. OVERHEAD STRUCTURE
4. INTERACTIVE WATER FOUNTAIN
5. EXERCISE STATION
6. OUTDOOR DINING AREA (PRIVATE USE)
7. PLAY GROUND
8. CLIMBABLE SCULPTURE
9. REMOVABLE POT

REFERENCE IMAGES



Application No: RZ 2011-PR-005 Staff: S. Lin

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Sheet 77 of 93



A CLYDE'S PARK SECTION

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CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CLYDE'S PARK

(BUILDING D & E)

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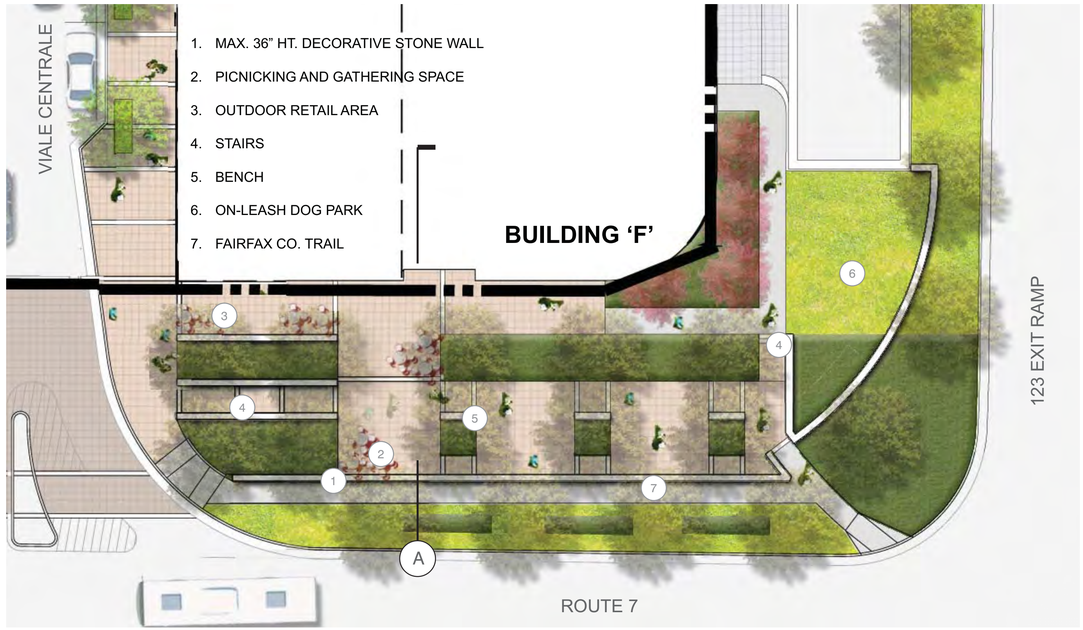
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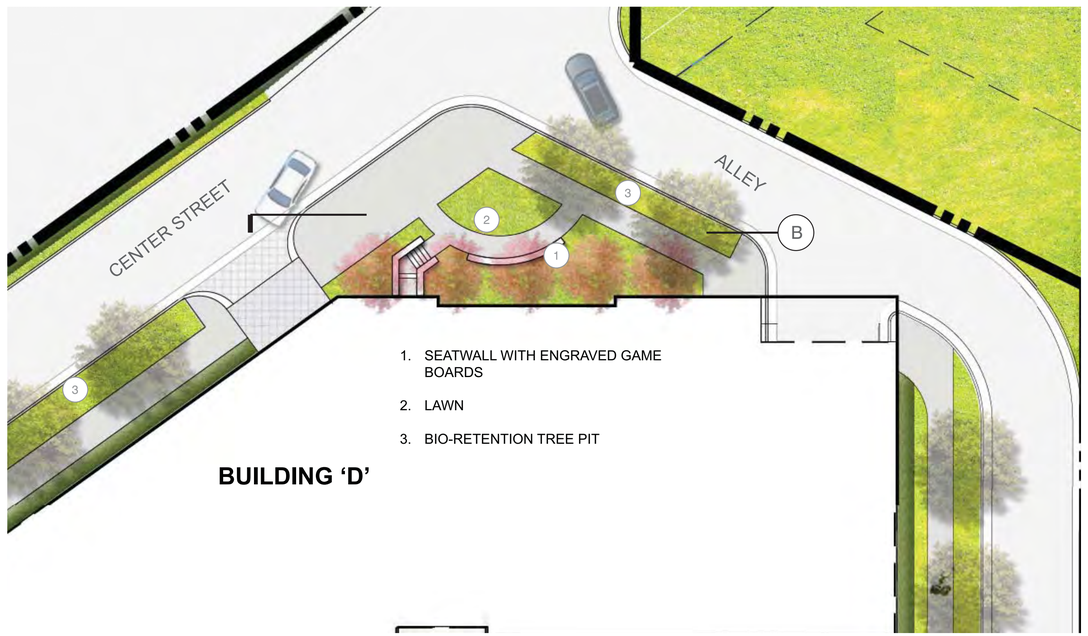
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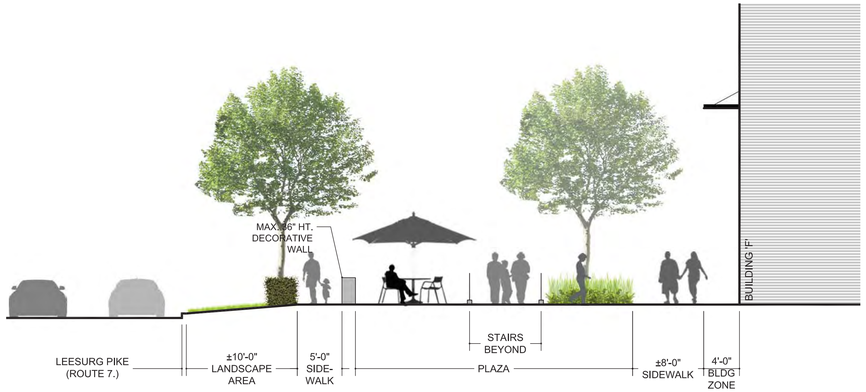
CORNER PARK ENLARGEMENT PLAN

0 16 32 48



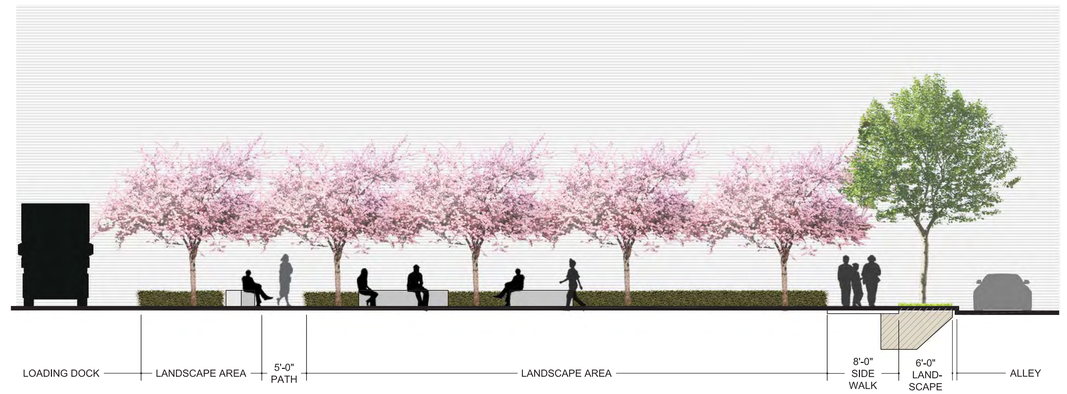
THE POCKET PARK ENLARGEMENT PLAN

0 16 32 48



A CORNER PARK SECTION

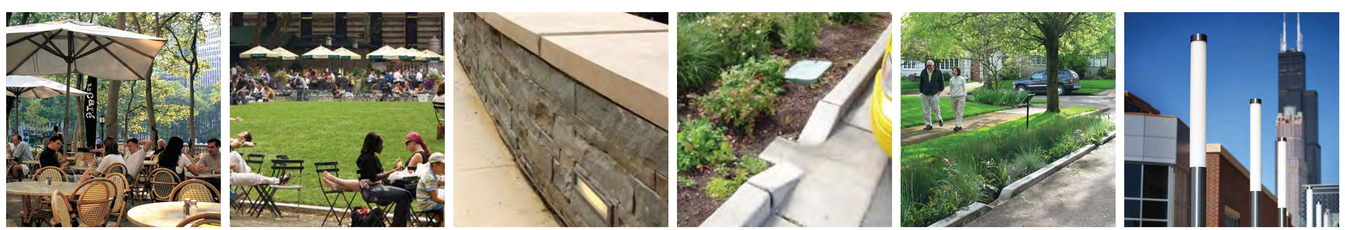
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B THE POCKET PARK SECTION

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REFERENCE IMAGES



Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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SEE CONDITIONS DATED:

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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 78 of 93

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CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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ENLARGEMENT: CORNER PARK AND THE POCKET PARK

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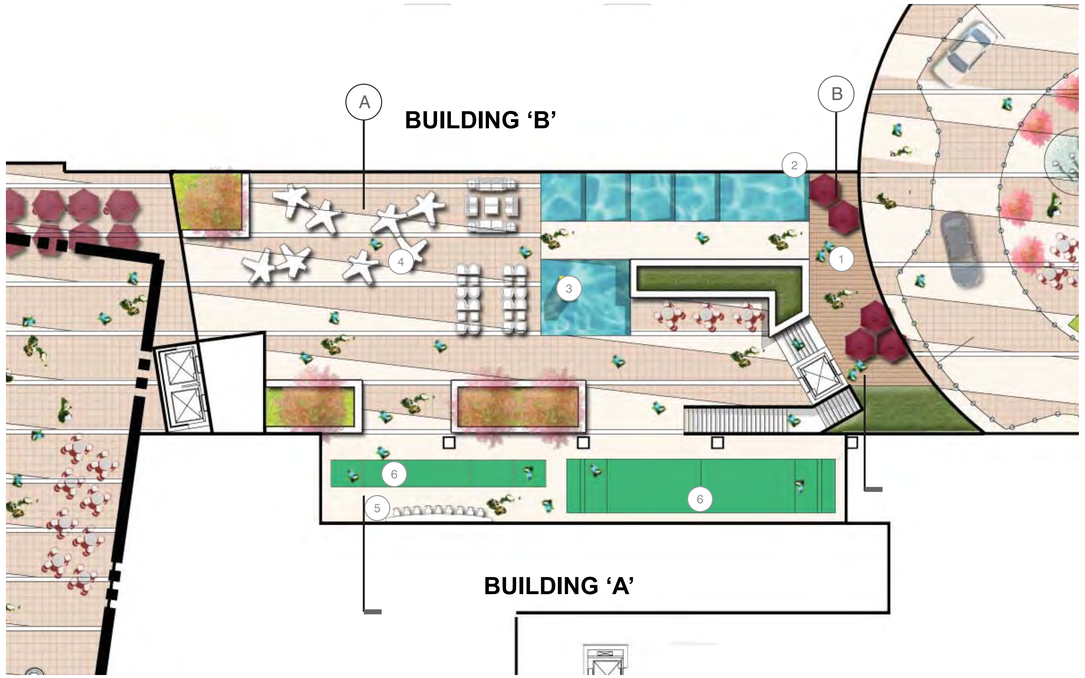
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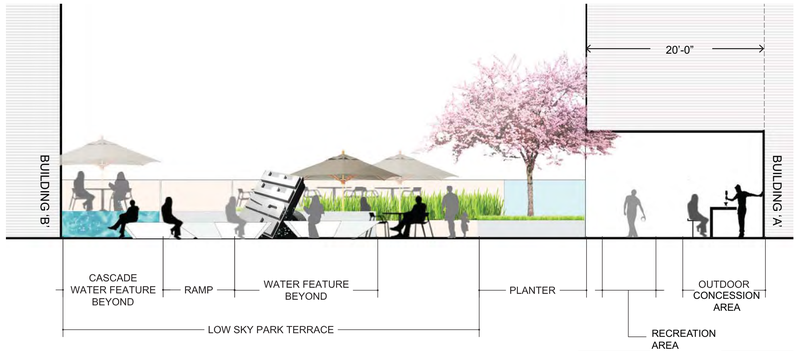
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SKY PARK (PUBLIC SPACE) ENLARGEMENT PLAN

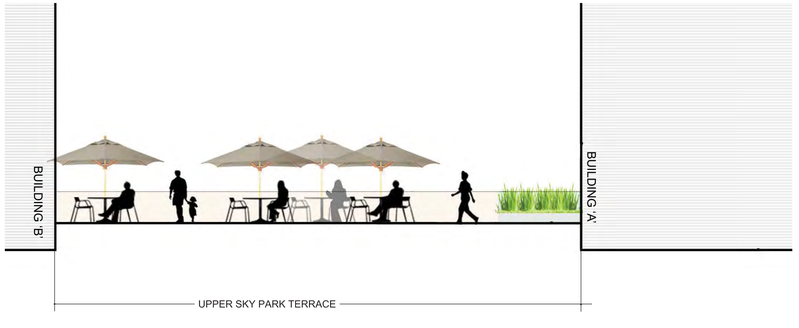
0 16 32 48

1. UPPER TERRACE
2. CASCADE WATER FEATURE
3. SCUPLTURE
4. LOWER TERRACE
5. OUTDOOR CONCESSION AREA
6. RECREATION AREA/ SPORTS COURTS
   - -BOCCE BALL
   - -HORSESHOE
   - -SHUFFLEBOARD
   - -DART STATION



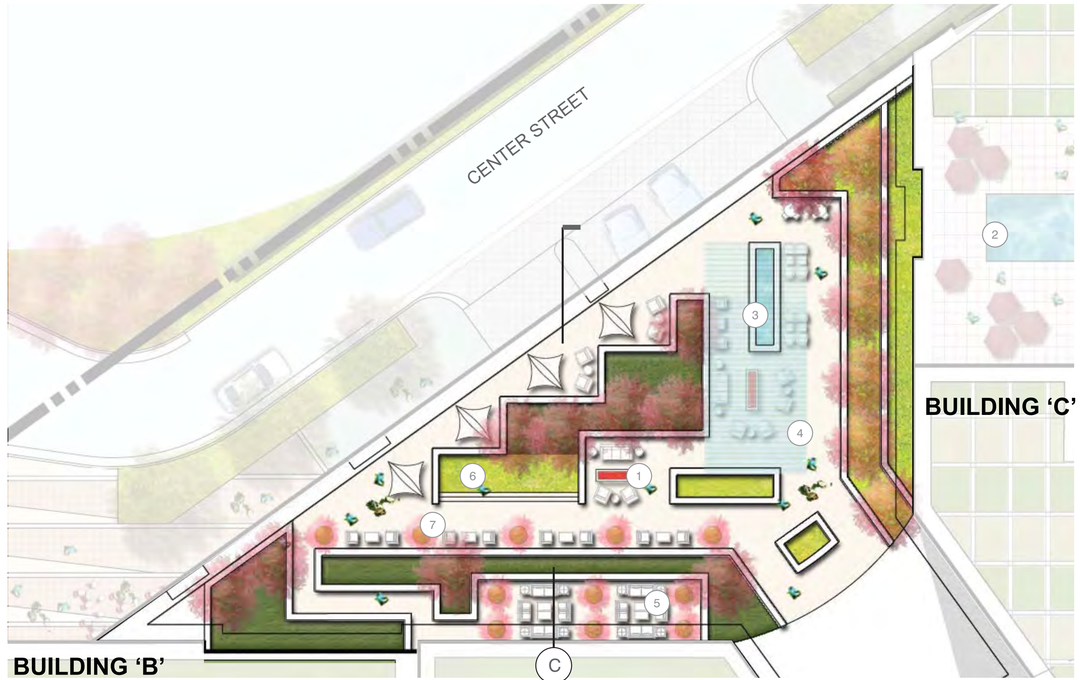
A SKY PARK SECTION

0 8 16 32



B SKY PARK SECTION

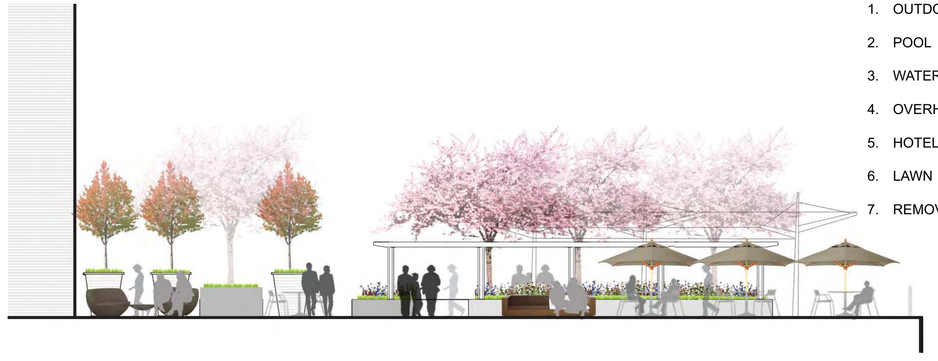
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PRIVATE AMENITY SPACE ENLARGEMENT PLAN

0 16 32 48

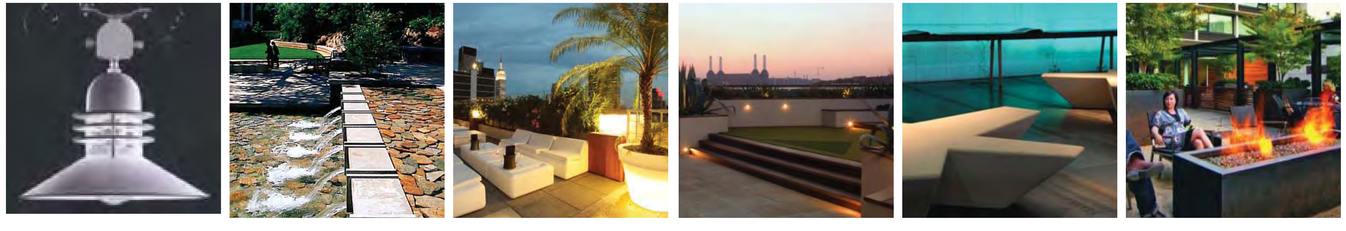
1. OUTDOOR FIRE PIT
2. POOL
3. WATER FEATURE
4. OVERHEAD STRUCTURE
5. HOTEL LOUNGE
6. LAWN
7. REMOVABLE POT



C PRIVATE AMENITY SPACE SECTION

0 8 16 32

REFERENCE IMAGES



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Application No: RZ 2011-PR-005 Staff: S. Lin

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Sheet 79 of 93

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: SKY PARK AND PRIVATE AMENITY SPACE

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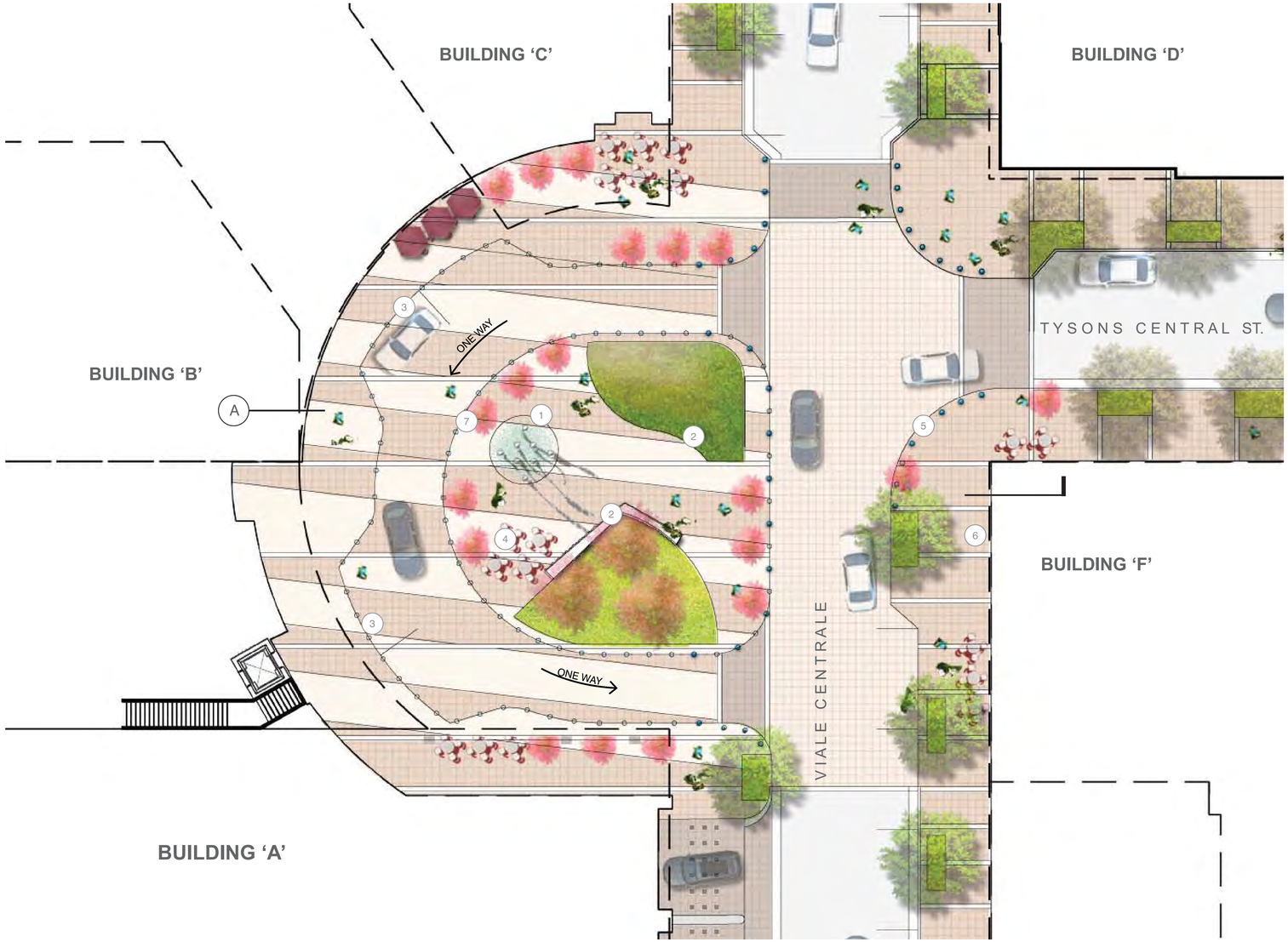
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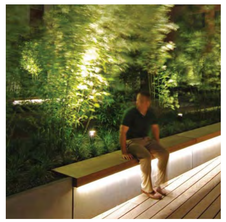
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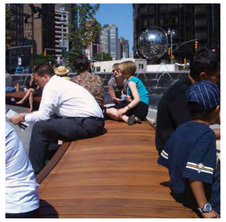


REFERENCE IMAGES









1. WATER FEATURE
2. SEAT WALL
3. DROP-OFF AREA
4. SEATING AND GATHERING SPACE
5. BOLLARDS
6. OUTDOOR RETAIL AREA
7. REMOVABLE POT

A CENTRAL PIAZZA ENLARGEMENT PLAN

0 16 32 48

A CENTRAL PIAZZA SECTION



0 8 16 32

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Application No: RZ 2011-PR-005 Staff: S. Lin

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METRO PLAZA

SKY PARK (EVENING EVENT)





METRO PLAZA

SKY PARK

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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FAIRFAX COUNTY PLANNING & ZONING

Sheet 81 of 93

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE PARK VIEWS

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CLYDE'S PARK



LEESBURG PIKE (ROUTE 7)



CENTRAL PIAZZA



CENTRAL PIAZZA (VIEW FROM ABOVE)

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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FAIRFAX COUNTY PLANNING & ZONING

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CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE PARK VIEWS

Printed On: 11/11/13, 10:21 am

CA REVIEWED BY	
DATE	JUNE 20, 2012
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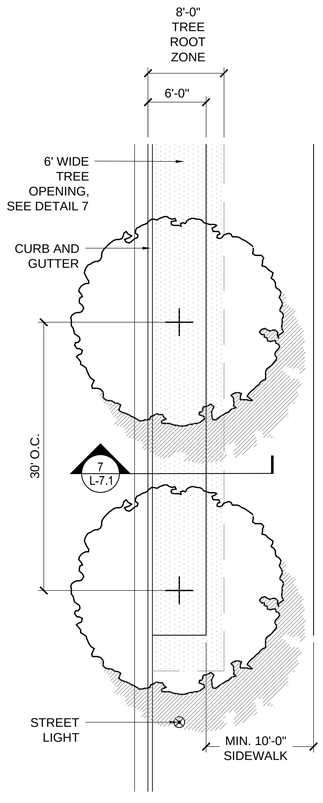
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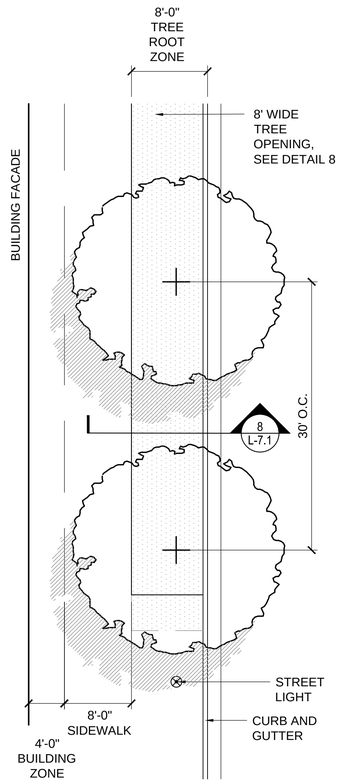
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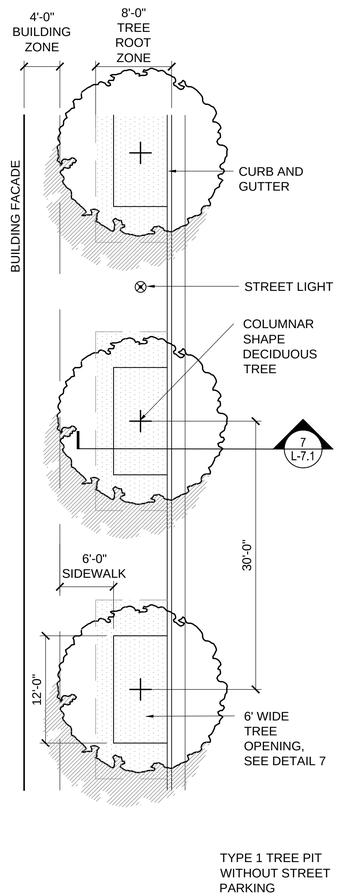
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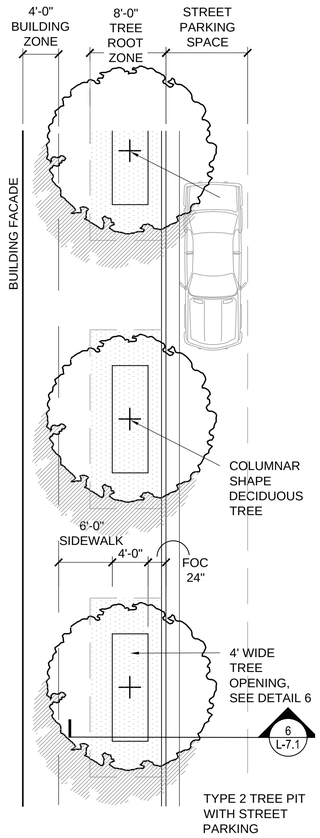
©2010/2009 Tysons Overlook Century, Ltd.p.
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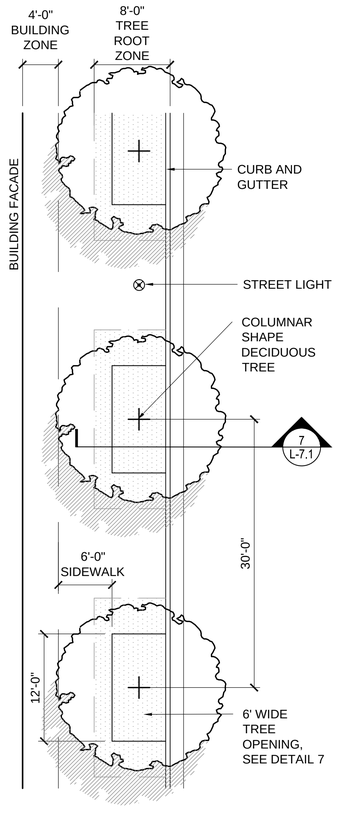


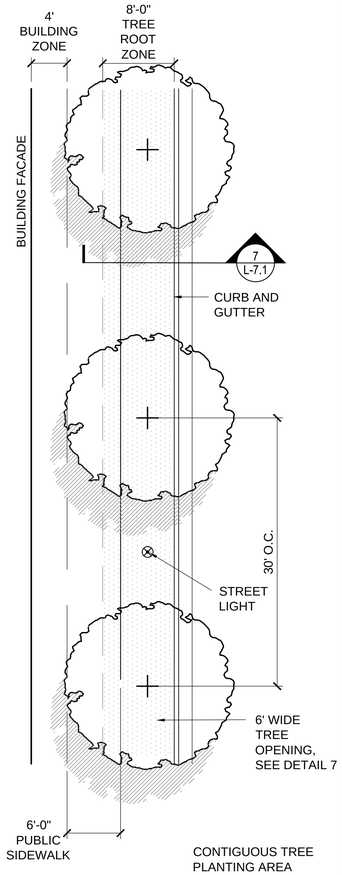


TYPE 1 TREE PIT
WITHOUT STREET
PARKING



TYPE 2 TREE PIT
WITH STREET
PARKING





CONTIGUOUS TREE
PLANTING AREA

1 STATION PLACE

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

2 CENTER STREET

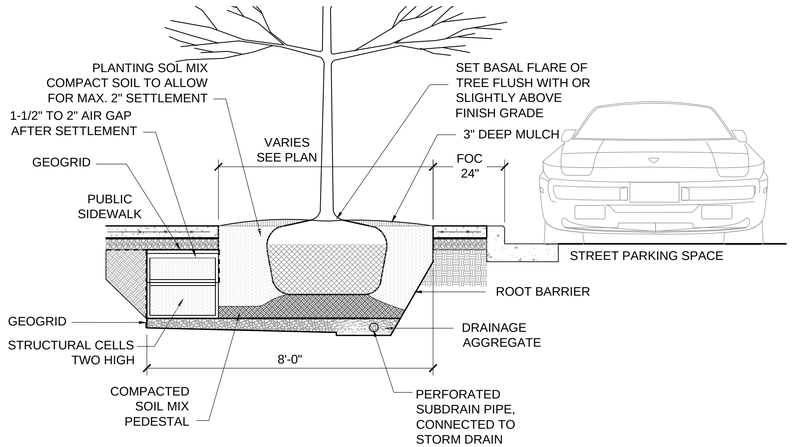
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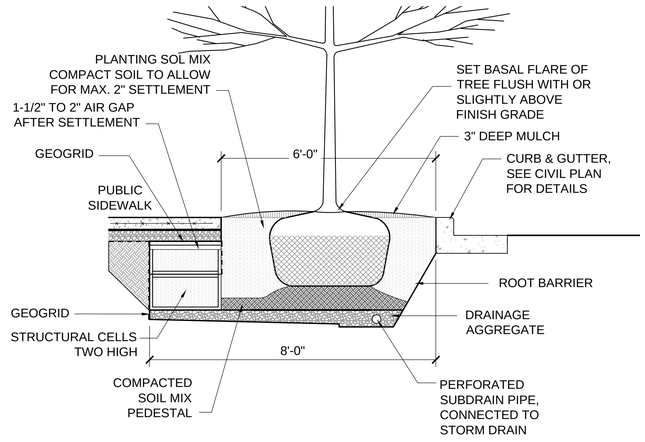
3 VIALE CENTRALE

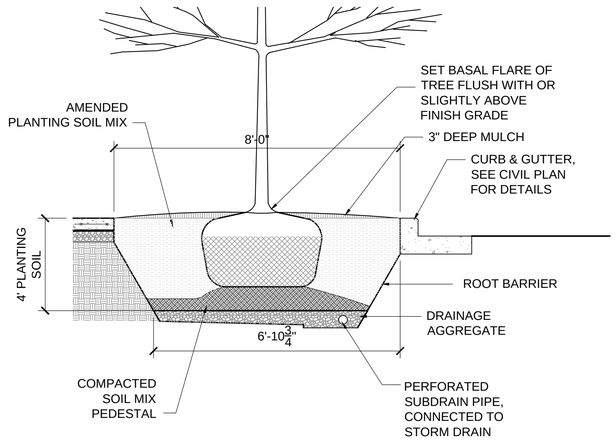
SCALE: 1/8"=1'-0"

4 TYSONS CENTRAL ST.

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







6 STREET TREE DETAIL @ STREET PARKING

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

7 STREET TREE DETAIL W/ NO STREET PARKING

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

8 8' WIDE STREET TREE DETAIL

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

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 400 CUBIC FEET SOIL PER TREE.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)
Comments:

PLANNING & ZONING

Sheet 83 of 93

NOTE:
SEE ARCHITECTURE DRAWINGS FOR STRUCTURE SLAB AND SUB-GRADE CONDITIONS.

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DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102

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www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
703-821-2045

REVISIONS

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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TYPICAL STREET TREE DETAILS

Printed On: 11/11/13, 11:20 am

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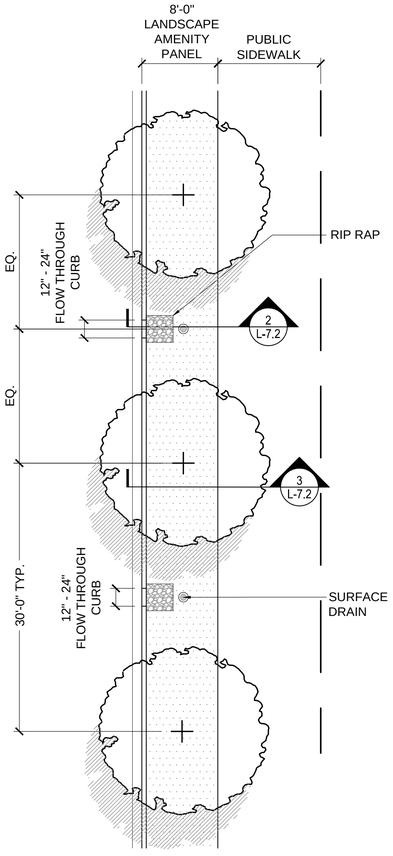
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DRAWING NUMBER
L-7.1

SHEET *OF*

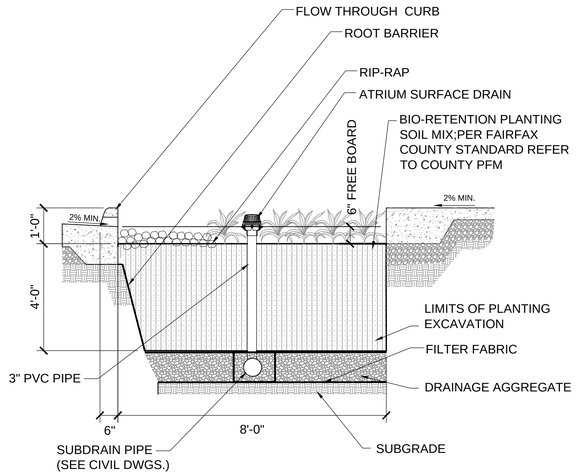
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Scots drawings, v. 7.78, 2D/14/2013



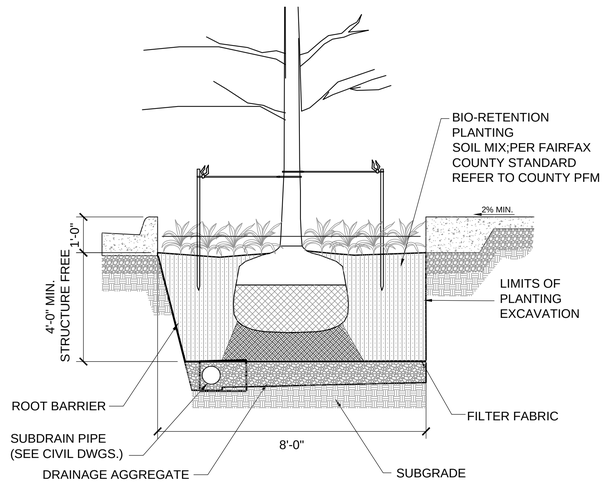
1 8' WIDE RAIN GARDEN PLAN

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



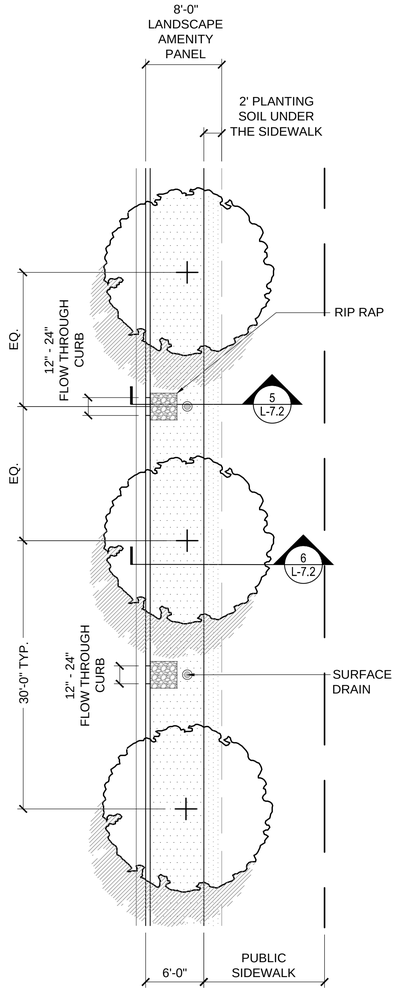
2 8' WIDE PLANTING STRIP / BIO-RETENTION

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



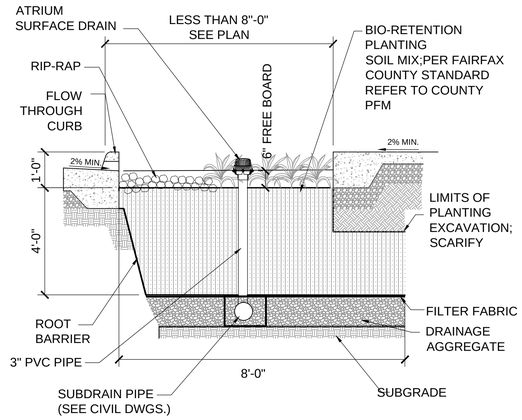
3 8' WIDE STREET TREE / BIO-RETENTION

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



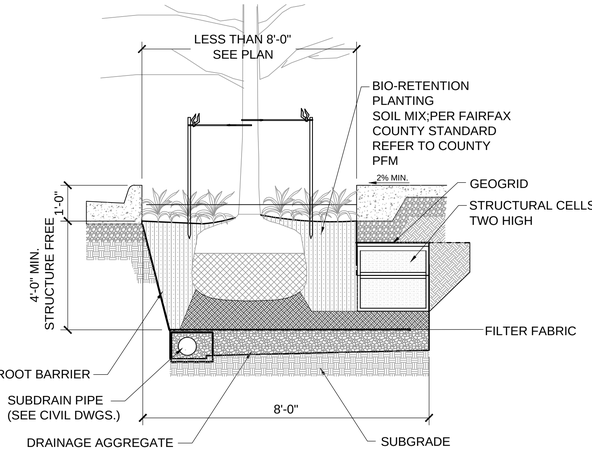
4 LESS THAN 8' WIDE RAIN GARDEN PLAN

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



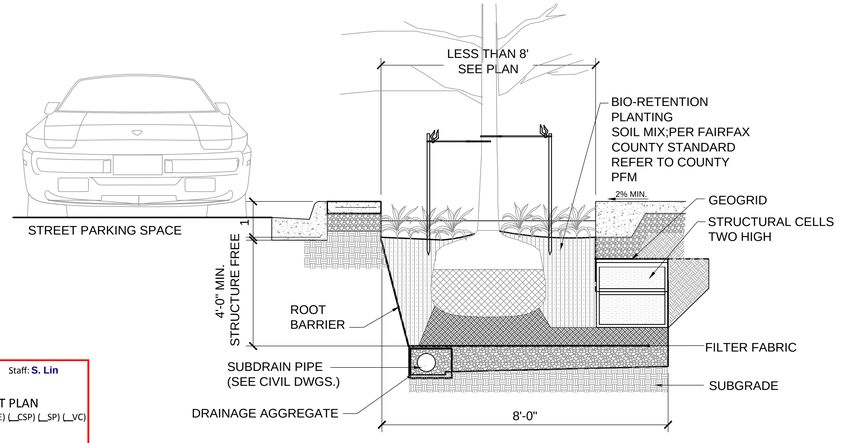
5 PLANTING STRIP / BIO-RETENTION

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



6 STREET TREE / BIO-RETENTION (TYPE I)

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



7 STREET TREE / BIO-RETENTION (TYPE II)

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

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (XBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 84 of 93

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www.dcsdesign.com

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Civil Engineer:
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703-821-2045

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TYPICAL RAIN GARDEN DETAILS

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Xrefs: dcsstgc_C-TPE_CD.DGN,N



INTERIM METRO PLAZA

0 15 30 60 90

A. POP-UP RETAIL UNITS
B. RELOCATED BIKE RACKS (10)
C. BENCHES (5)
D. TRAIL CONNECTION
E. SCORED CONCRETE PLAZA PAVING
F. METRO ART SCULPTURE










Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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Sheet 85 of 93



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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
INTERIM METRO PLAZA PLAN

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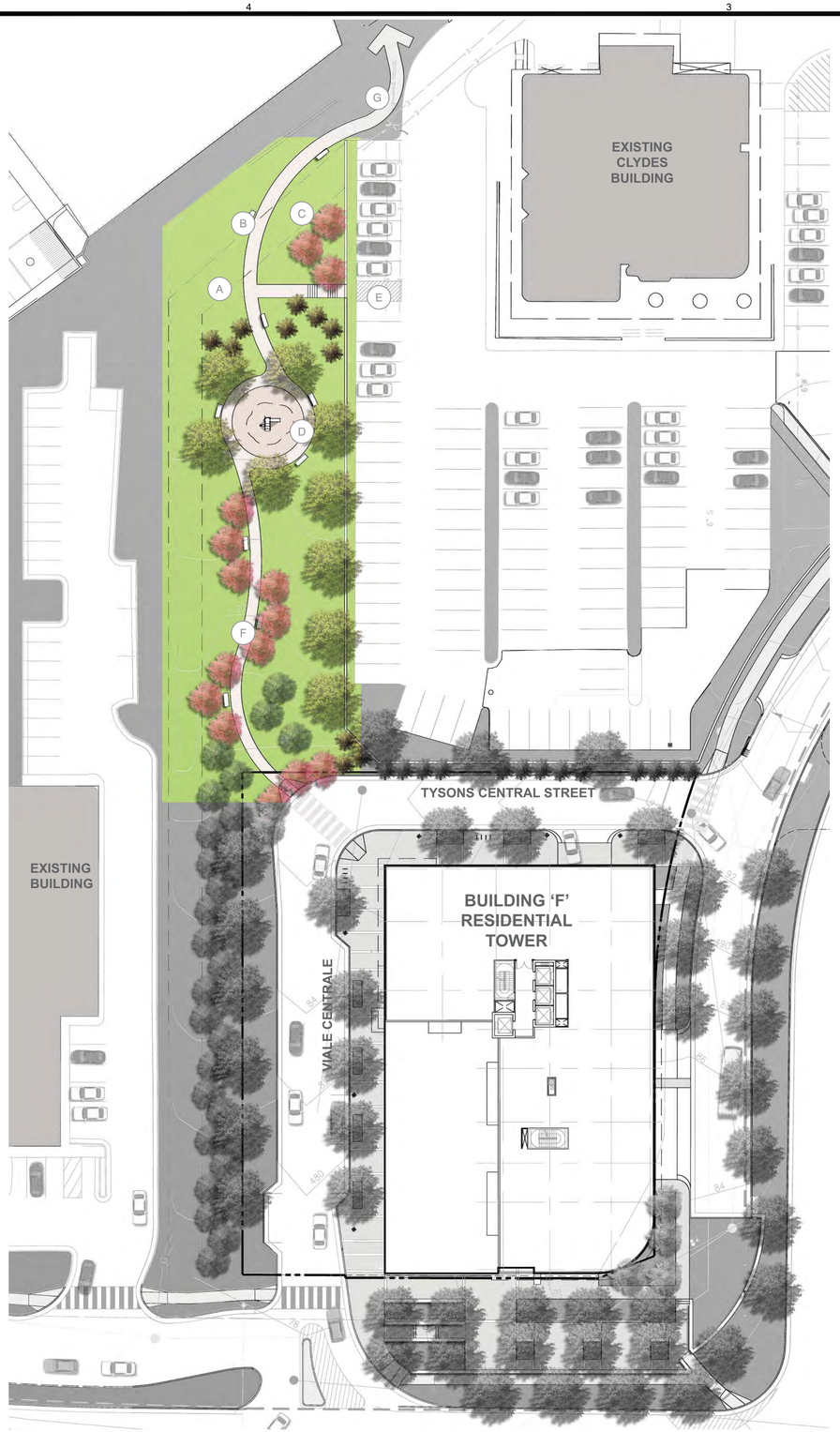
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Xrefs: dcslogo_v_FR_CENTER.dwg



INTERIM PARK

0 15 30 60 90

BENCH





LAWN AREA



PLAYGROUND EQUIPMENT

LEASH DOG PARK





PARK TRAIL

A. OPEN LAWN

B. PARK BENCH (9)

C. ON LEASH DOG WALKING AREA

D. +/- 800 SF. PLAYGROUND

E. TRAIL CONNECTION BETWEEN PARK TRAIL AND CLYDE SITE (POSSIBLE STAIRS)

F. 5' WIDE PARK TRAIL

G. TRAIL CONNECTION TO ADJACENT PROPERTY SIDEWALK

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

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Comments:

Fairfax County PLANNING & ZONING

Sheet 86 of 93

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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
OFF-SITE IMPROVEMENT INTERIM PARK

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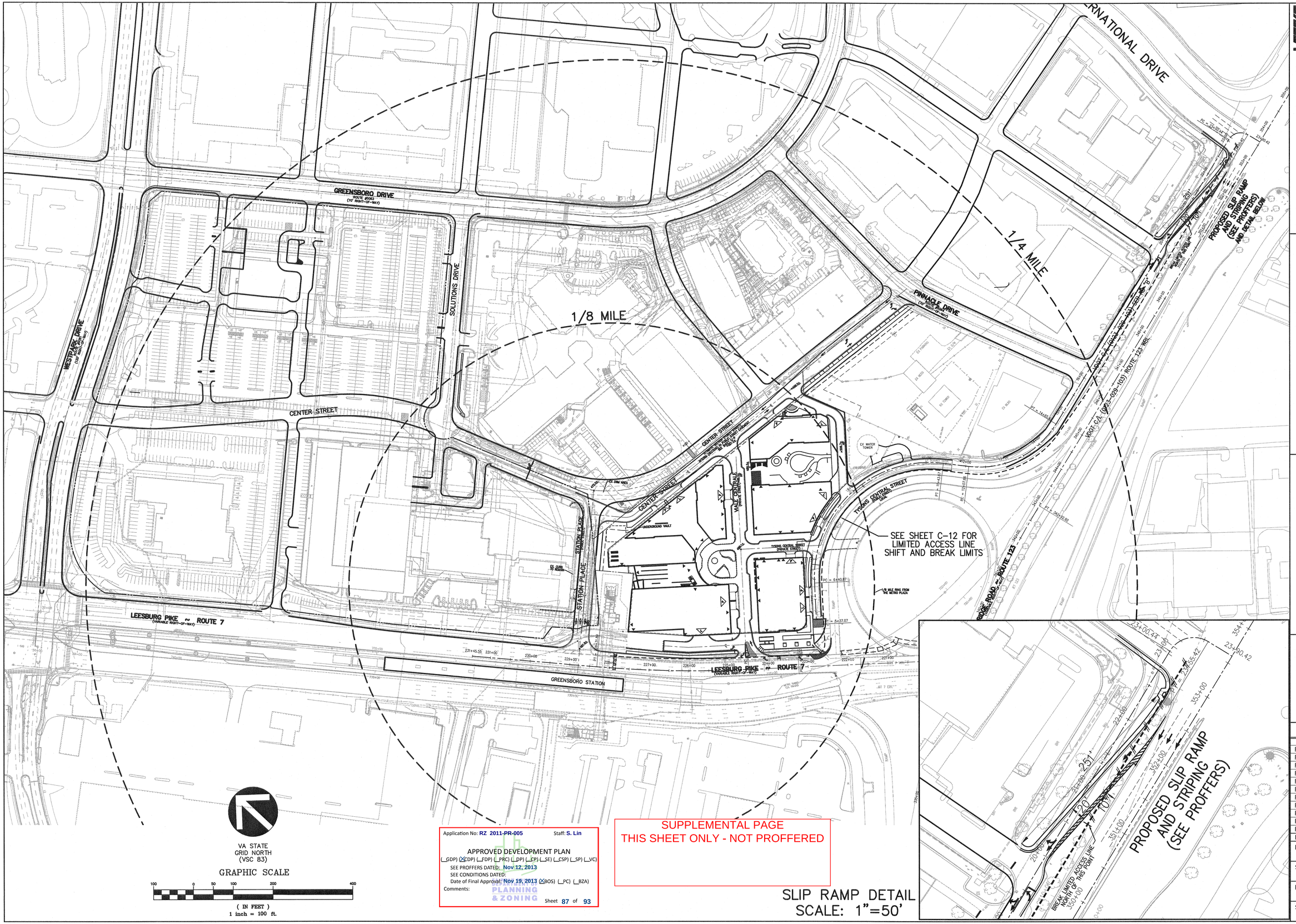
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Mark Jennings - 11/11/2013 12:22:43 PM



VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
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FAIRFAX COUNTY
PLANNING
& ZONING

Sheet 87 of 93

SUPPLEMENTAL PAGE
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SLIP RAMP DETAIL
SCALE: 1"=50'

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
W W W . V I K A . C O M

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CENTRAL 7
SUB-SECTION CONTEXT
STREET GRID PLAN

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/1/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

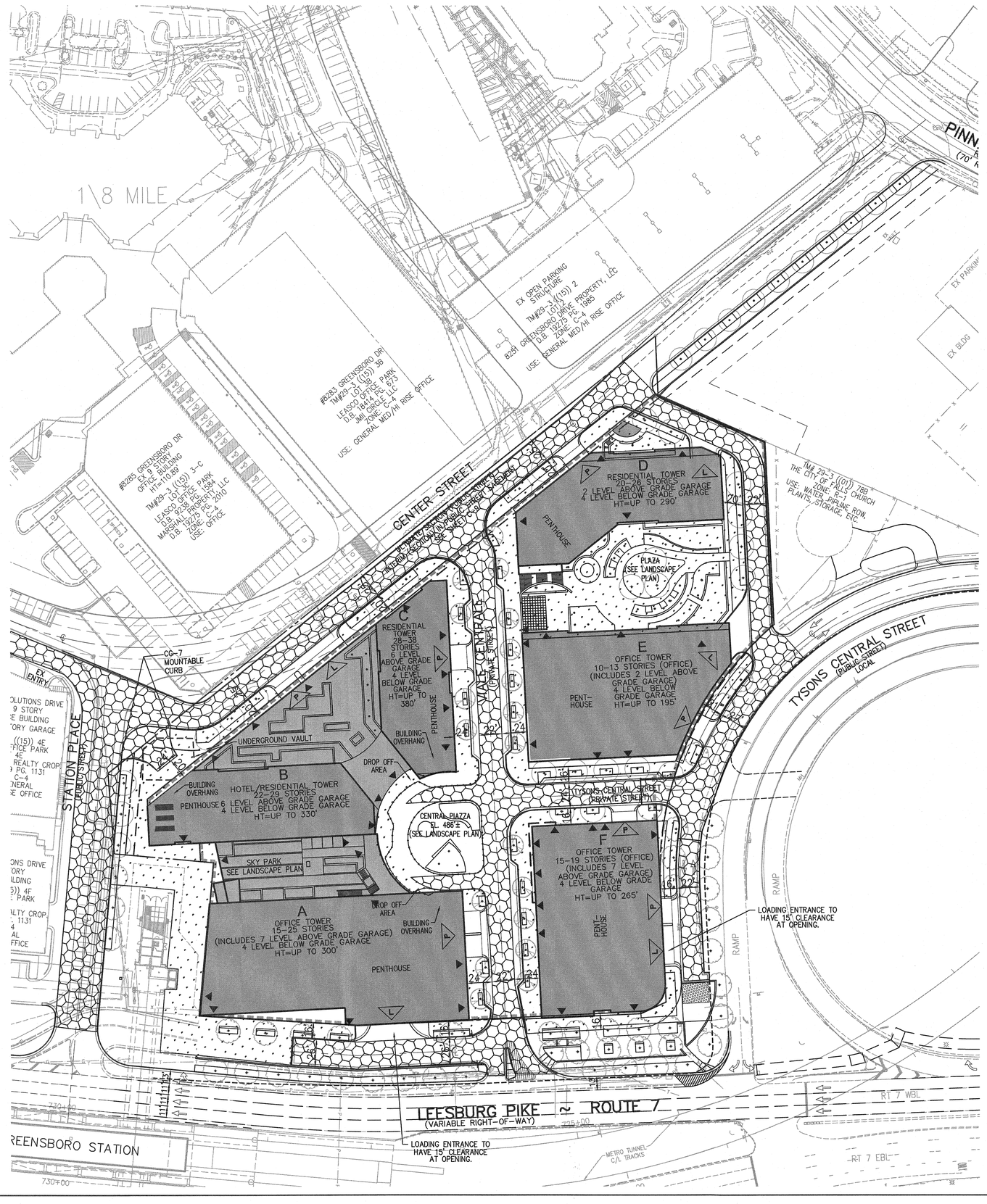
DES.	DWN.
JFA	RMC

SCALE: 1"=100'

PROJECT/FILE NO. V7148C

SHEET NO. S-1

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BUILDING DATA (RESIDENTIAL OPTION E AND F)

BUILDING	A
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	25
BUILDING HEIGHT	300.00
USE GROUP	B
BUILDING FOOT PRINT	29,915 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

BUILDING	B
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	34
BUILDING HEIGHT	400.00
USE GROUP	B
BUILDING FOOT PRINT	14,685 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

BUILDING	C
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	32
BUILDING HEIGHT	385.00
USE GROUP	B
BUILDING FOOT PRINT	11,311 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

BUILDING	D
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	26
BUILDING HEIGHT	290.00
USE GROUP	B
BUILDING FOOT PRINT	14,690 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

BUILDING	E
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	16
BUILDING HEIGHT	200
USE GROUP	B
BUILDING FOOT PRINT	21,783 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

BUILDING	F
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	34
BUILDING HEIGHT	400
USE GROUP	B
BUILDING FOOT PRINT	21,874
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

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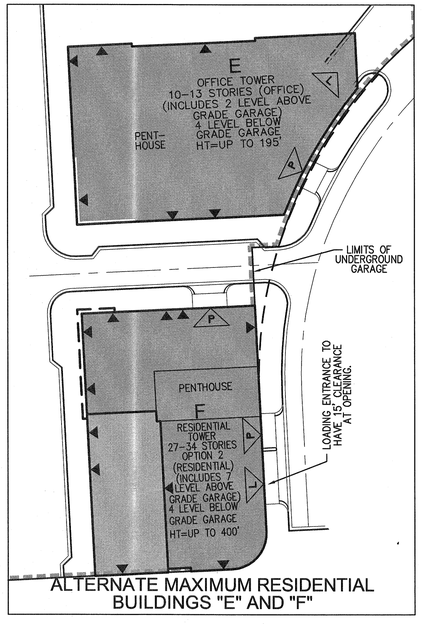
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 88 of 93

SUPPLEMENTAL PAGE
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ALTERNATE MAXIMUM RESIDENTIAL BUILDINGS "E" AND "F"

HEIGHT LEGEND

= DENOTES VEHICULAR FIRE ACCESS FOR FIRE LANES (450 PSF LIVE LOAD RATED)

= < 50'

= > 80' HEIGHT

= DENOTES ACCESSIBLE ROUTE

= DENOTES INTERIM VEHICULAR FIRE ACCESS W/PAVERS (450 PSF LIVE LOAD RATED)

FIRE ACCESS SHEET REQUIREMENTS

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. **(TO BE PROVIDED)**
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. **(PROVIDED)**
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. **(PROVIDED)**
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. **(PROVIDED)**
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. **(PROVIDED)**
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. **(TO BE PROVIDED)**
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. **(PROVIDED)**
8) LOCATION OF OVERHEAD UTILITY LINES. **(TO BE PROVIDED)**
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED – THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. **(TO BE PROVIDED)**
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). **(TO BE PROVIDED)**
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. **(TO BE PROVIDED)**
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. **(PROVIDED)**
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN – HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? **(TO BE PROVIDED)**
14) ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. **(TO BE PROVIDED)**

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/1/13
PROFESSIONAL ENGINEER

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REV NOVEMBER 11, 2013
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REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES.	DWN.
JFA	RMC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-2

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WAIVER REFERENCE & STATUS

CURB PARKING

DRIVE / INTERSECTION SPACING

STREETSCAPE

SIGHT DISTANCE

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Nov 12, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

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Sheet 89 of 93

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TYSONS CENTRAL
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FAIRFAX COUNTY, VIRGINIA

ROAD DESIGN STANDARDS SUMMARY

JOANNE AMATETTI
LIC. NO. 11447
11/11/13

VIKA REVISIONS

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REV MARCH 11, 2013
DATE: JANUARY 4, 2013

DES. ENG	DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. S-3

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

CLASSIFICATION / CRITERIA	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	COLLECTOR	Center Street	Station Place	LOCAL	Tysons Central Street	Viale Centrale	SERVICE STREET	Private Service Alley
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional[3, 7]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[9]	Restricted	✓	Required (8')	Need Waiver (FC_P2) Approved 10/15/2013	Need Waiver (FC_P3) Approved 10/15/2013	Required (7'-8')	Need Waiver (FC_P1) Approved 10/15/2013	✓	N/A	N/A
Target LOS (Table 2, DS-5)	D/E[1]	✓	E	✓	✓	E	✓	✓	N/A	N/A
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd [2]	N/A	425'-660' [5]	N/A	N/A	325'-660'	N/A	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd [2]	N/A	200'-660'	✓	N/A	100'-660'	✓	✓	N/A	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	155'	* See Below	✓	50'	✓	*See Below	50'	*See Below
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'	✓	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	Need Waiver (FC_SS1) Approved 10/15/2013	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	5' sidewalk	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	155'	✓	✓	155'	✓	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[6]	✓	✓	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

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

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

Leesburg Pike
- Viale Centrale to Route 123 westbound off ramp 220' (325') (AM-1_1) – **VDOT APPROVED 3.26.2013**

Center Street (Solutions to Station Place)
- Viale Centrale to Building D Driveway 140' (155') (AM-2_1) – **VDOT APPROVED 3.26.2013**
- Building D Driveway to Building D Alley 70' (155') (AM-2_2) – **VDOT APPROVED 3.26.2013**

Station Place
- Alley to SAIC Existing 60' (155') (AM-2_4) – **VDOT APPROVED 3.26.2013**
- Leesburg Pike to SAIC Existing (north) 125' (225') (AM-2_6) – **VDOT APPROVED 3.21.2013**

Viale Centrale
- Leesburg Pike to Private Service Alley 20' (225') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8) – **VDOT APPROVED 3.26.2013**

SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Nov 12, 2013
SEE CONDITIONS DATED:
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Sheet 90 of 93

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION TRAFFIC STANDARDS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
11/4/13
PROFESSIONAL ENGINEER

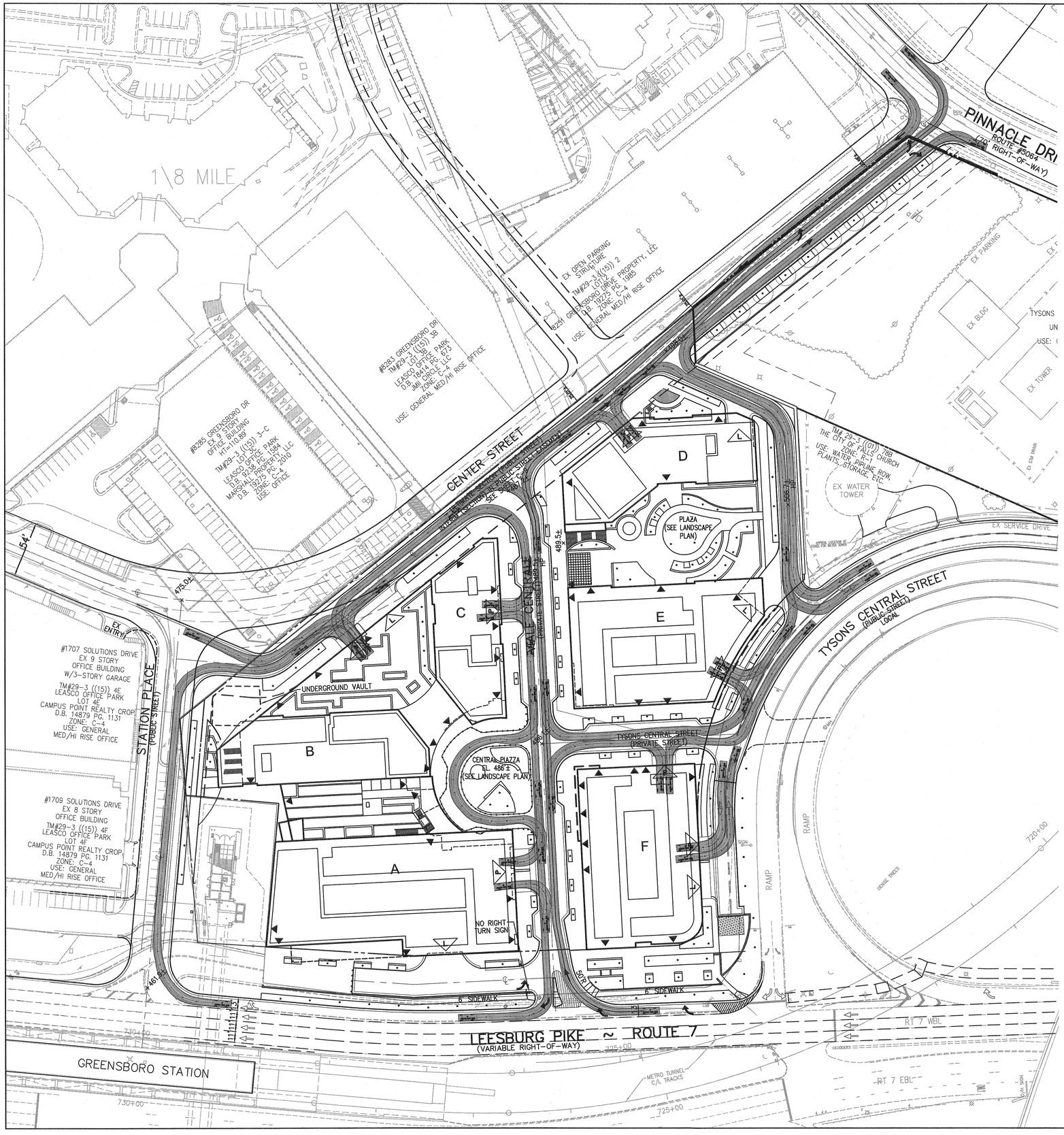
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DATE: JANUARY 4, 2013

DES.	DWN.
ENG	RMC

SCALE: N/A
PROJECT/FILE NO. V7148C
SHEET NO. S-4

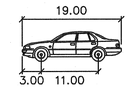
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Application No: RZ 2011-PR-005 Staff: S. Lin

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Sheet 91 of 93

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

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

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

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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN VEHICLE MOVEMENTS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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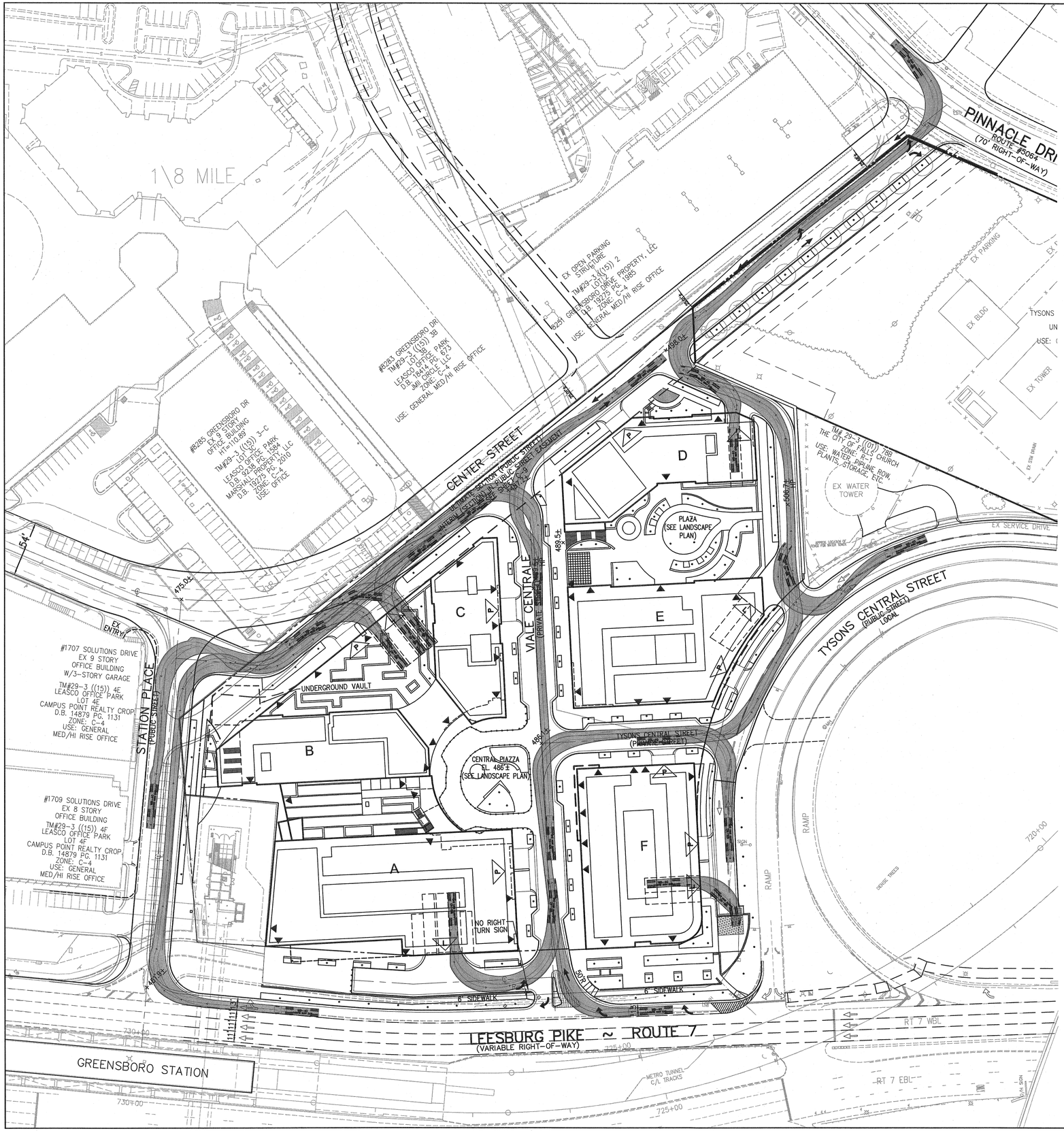
DES.	DWN.
JFA	KY

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-5

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Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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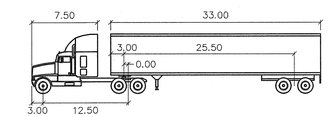
Date of Final Approval: Nov 19, 2013 (X BOS) (_PC) (_BZA)

Comments:

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Sheet 92 of 93

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WB-40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTOTURN (WB 40) CONTROL VEHICLE MOVEMENTS

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

VIKA REVISIONS

NOVEMBER 11, 2013
OCTOBER 28, 2013
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DATE: MARCH 27, 2013

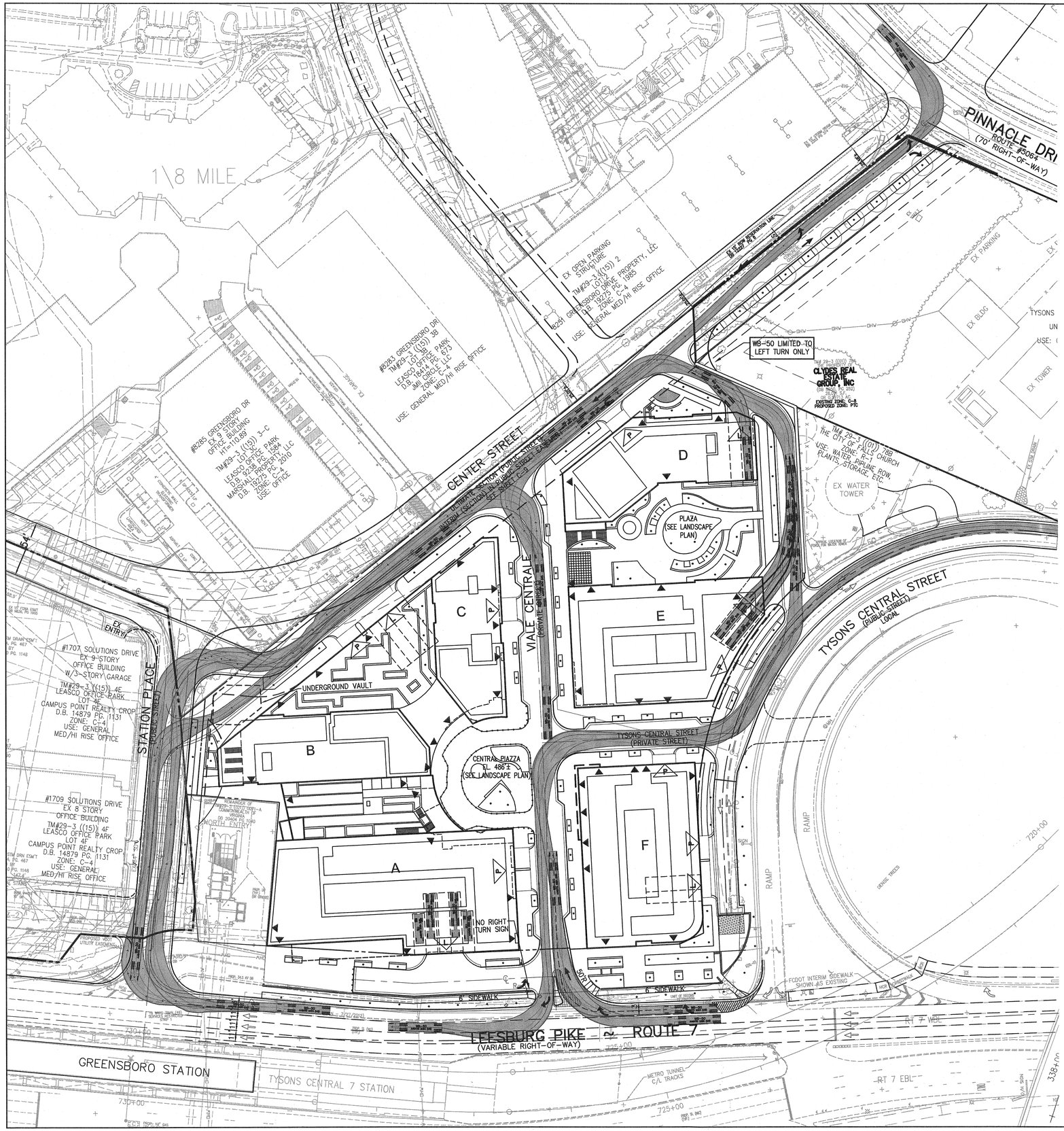
DES.	DWN.
JFA	KY

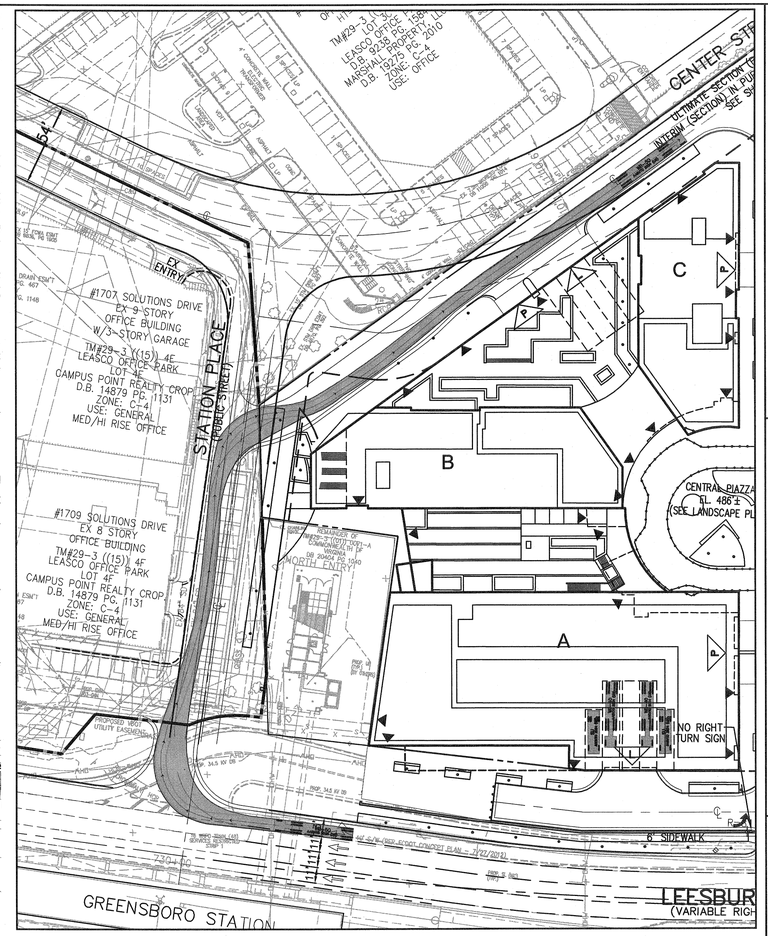
SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-6

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AUTOTURN WITH MODIFIED 'T' INTERSECTION

Application No: RZ 2011-PR-005 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

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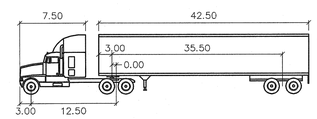
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DEPARTMENT OF PLANNING & ZONING

Sheet 93 of 93



WB-50

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

SUPPLEMENTAL PAGE
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VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTOTURN (WB 50) CONTROL VEHICLE MOVEMENTS

COMMONWEALTH OF VIRGINIA
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OCTOBER 28, 2013
AUGUST 15, 2013
JULY 10, 2013
MAY 13, 2013
APRIL 18, 2013
DATE: MARCH 27, 2013

DES.	DWN.
JFA	KY

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-7

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