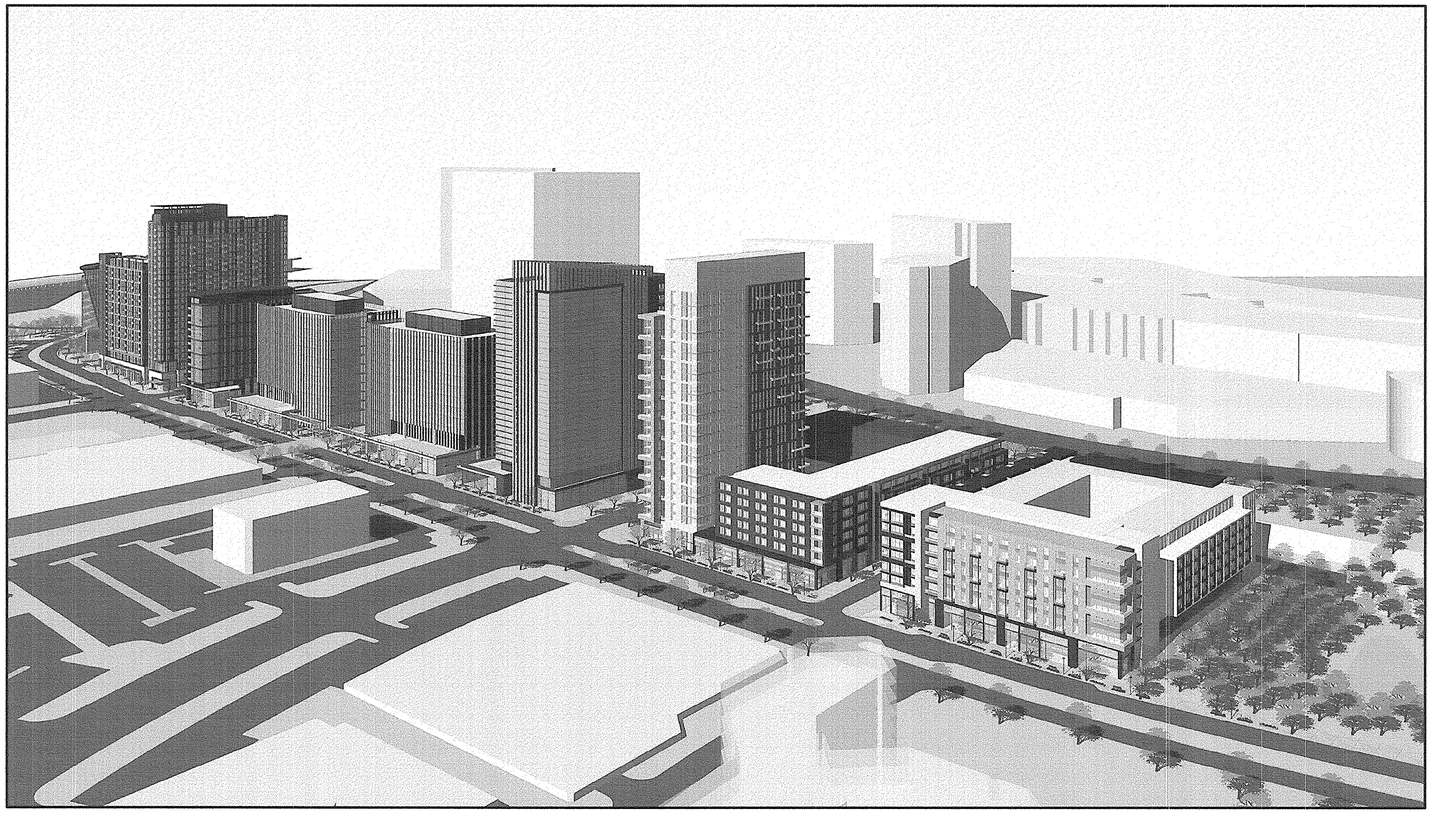
ARBOR ROW

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

RZ/CDP 2011-PR-023



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

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OCTOBER 5, 2012
AUGUST 29, 2012
JULY 23, 2012
MAY 25, 2012
APRIL 20, 2012
FEBRUARY 24, 2012
DECEMBER 7, 2011
JULY 22, 2011
APRIL 26, 2011

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	APPROXIMATE ACREAGE
029-4-((7))-0001	Franklin 7903 Westpark LLC	21145/0045	2.00 AC
029-4-((7))-0002	Grayson 7913 Westpark LLC	21145/0060	2.01 AC
029-4-((7))-0003	Campbell-Scott Westpark LLC	21145/0030	3.68 AC
029-4-((7))-0009	Essex 7929 Westpark LLC	21145/0040	4.40 AC
029-4-((7))-0010	Frederick 8003 Westpark LLC	21145/0050	5.39 AC
029-4-((7))-0005A	AMT-The Association For Manufacturing Technology	3286/490	1.84 AC
029-4 (Westbranch Drive ROW)	Board of Supervisors Fairfax County Virginia		0.08 AC

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL SITE AREA IS APPROXIMATELY +/-19.40 ACRES, INCLUDING APPROXIMATELY 3,428 SF OF R.O.W. PROPOSED TO BE VACATED/ABANDONED ON WESTBRANCH DRIVE.

3. THE SUBJECT PROPERTY LIES WITHIN SUBAREA TWO (SOUTH WEST PARK) OF THE NORTH SUBDISTRICT OF THE TYSONS CENTRAL 123 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (OFFICE) SUBJECT TO PROFFERS, WITH PORTIONS OF HC (HIGHWAY CORRIDOR) AND SC (SIGN CONTROL). PROPOSED ZONING CATEGORY IS PTC, WITH HC AND SC OVERLAY, SUBJECT TO PROFFERS.

5. THE TOPOGRAPHY SHOWN ON THE CDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON AN AERIAL SURVEY COMPLETED BY VIKA ENGINEERING IN 2002 AND SUPPLEMENTED WITH FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING AND WALTER L. PHILLIPS IN 2011.

6. THE BOUNDARY INFORMATION SHOWN ON THE CDP IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970S AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT THE TIME OF SITE PLAN.

7. THERE ARE EXISTING OFFICE BUILDINGS OF APPROXIMATELY 277,431 S.F. (WITHOUT CELLAR, PER CONCURRENT PCA CHART) AND ASSOCIATED SURFACE PARKING LOTS ON THE SUBJECT PROPERTY.

8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL WITHIN WESTPARK DRIVE ALONG A PORTION OF THE FRONTAGE OF PARCELS 1, 2 AND 5A. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE CDP AND IN ACCORDANCE WITH THE PROFFERS.

9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.

10. THERE IS A PORTION OF FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) LOCATED ON LOT 10 OF THE SUBJECT PROPERTY. RPA LIMIT IS BASED ON APPROVED PLAN #000312-RPA-002-1. AS SET FORTH IN THE PROFFERS, IMPROVEMENTS PROPOSED WITHIN THIS RPA WILL BE PROCESSED FOR APPROVAL THROUGH DPW&ES UNDER SEPARATE APPLICATION.

11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT, UTILITY COMPANY, COUNTY,VDOT, OR OTHERS AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION, SURVEY, AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.

16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.

17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF BOTH EXISTING OFF SITE SWM/BMP SURFACE PONDS AND ON-SITE UNDERGROUND FACILITY AS CONCEPTUALLY SHOWN ON THE CDP. APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. SEE "SWM DEVIATION NARRATIVE" ON THIS SHEET.

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

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS. A CONCEPTUAL PHASING SEQUENCE HAS BEEN DESCRIBED WITHIN THE CDP.

20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

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

23. a. PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE. THE APPLICANT AND/OR BLOCK OWNERS RESERVE THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE.

b. APPLICANT REQUESTS APPROVAL TO PROVIDE TANDEM/VALET PARKING SPACES IN SOME INSTANCES AS DEMONSTRATED ON THE CDP AND SUBSEQUENT FDP APPLICATIONS.

24. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN. 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.

25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE WIDENING OF WEST PARK DRIVE AND WEST BRANCH DRIVE, REFER TO CDP. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE. FINAL AREAS OF DEDICATION/VACATION OF RIGHT OF WAYS IS SUBJECT TO CHANGE WITH FINAL SITE PLANS.

NOTES (CONTINUED):

26. PROPOSED JONES BRANCH DRIVE EXTENSION SHALL BE DESIGNED TO VDOT STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS IT MAY BE EXTENDED BY OTHERS THRU THE ADJACENT PROPERTY TO THE SOUTH (LERNER PROPERTY) FOR CONNECTION TO TYSONS BOULEVARD. AT SUCH TIME, THIS APPLICATION'S PORTION OF JONES BRANCH DRIVE WILL BE DEDICATED TO VDOT, REFER TO PROFFERS FOR ADDITIONAL INFORMATION.

27. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGN PLANS, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

28. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.

29. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING AS INTERIM PARKING COMMERCIAL COMMUTER PARKING, CONSTRUCTION STAGING OR THE LIKE, IN AREAS RESERVED FOR FUTURE DEVELOPMENT, SEE PROFFERS.

30. FINAL GFA ALLOCATION TO INDIVIDUAL BUILDINGS WITHIN BLOCKS A,B,C,D,E, AS WELL AS FINAL PROPOSED BUILDING HEIGHTS AND PARKING GARAGE HEIGHTS, WILL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND FINAL SITE PLAN APPLICATIONS, SEE PROFFERS.

31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE CDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAT.

32. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS' AND P.F.M., (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN), IN ORDER TO CONFORM WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER DATED SEPTEMBER 13, 2011 AS AMENDED. APPROVAL OF SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP/FDP.

33. PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'STREETS', AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.

34. PURSUANT TO SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON THE SHEET C-2.1 TABULATIONS, THE FOLLOWING ADDITIONAL USES SHALL BE PERMITTED WITHIN ARBOR ROW WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE and SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS and similar COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC and QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.

DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE.

PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".

35. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

36. CDP APPROVAL IS BEING REQUESTED FOR TWO ALTERNATIVE HOTEL LAYOUTS AND BUILDING HEIGHTS FOR BLOCK 'D' AS SHOWN ON SHEET A-3.4 AND A-4.0. FINAL FOOTPRINT AND HEIGHT SHALL BE DETERMINED BY THE APPLICANT AT THE TIME OF FDP APPLICATION.

37. FINAL LOCATION AND DESIGN OF PROPOSED CROSSWALKS IS SUBJECT TO CHANGE WITH VDOT APPROVAL OF FINAL SITE PLAN.

38. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITHIN EACH BLOCK AS FURTHER DESCRIBED IN THE PROFFERS.

Stormwater Management Design – PFM Deviation Narrative

In keeping with the Comprehensive Plan's policy and objectives of the 'Environmental Stewardship Guidelines' for stormwater management, and the acknowledgement that such goals will require a 'progressive approach' and 'innovative design techniques' for the redevelopment of land in the Tysons Corner Urban Center, the following deviations from the strict adherence to the Public Facilities Manual (PFM) will be necessary in order to implement such objectives:

- Deviation of PFM Section 6-1304.4.I 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 onsite.
- Deviation of PFM Section 6-1306.3 to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.
- Deviation 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.
- Deviation 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.
- Deviation of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation 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.
- Deviation 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.

WAIVER / MODIFICATION REQUESTS:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

- 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.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

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

- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E AND G APPLICANT REQUESTS A MODIFICATION 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 THE PROPOSED SPORTS COURTS AND URBAN PLAZA AS INDICATED ON THE CDP.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION.

- MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.

- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO TRAVEL WAYS OR STREETS, AS PERTAINS TO BLOCK A, TO THAT AS DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

- MODIFICATION/WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS SECTION 13-202-8, FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW :

  a. 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.

  b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.

  C. WITHIN BLOCK 'E'- WAIVER OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR THE EXPOSED PARTIAL UPPER LEVEL, AS THE ELEVATION OF THE DECK IS APPROXIMATELY TEN (10') FEET BELOW THE SURROUNDING COURTYARD AND IS SCREENED FROM VIEW OF ADJACENT PROPERTIES BY ARCHITECTURAL ELEMENTS.

- MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS SECTION 13-203-5, FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:

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

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

ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

- WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.

ZONING ORDINANCE ARTICLE 17 -SITE PLAN

- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

- WAIVER OF SECTION 17-201-(1) REQUIRING STREETSCAPE IMPROVEMENTS WITHIN THE R.P.A ALONG WESTPARK DRIVE NEAR THE WESTERN PORTION OF BLOCK A, AND IN RETURN, PROVISION OF CONCRETE SIDEWALK AS SHOWN ON THE CDP.

- MODIFICATION OF SECTION 17-201-(2) AND (4) TO PROVIDE INTERIM ROAD AND TRAIL CONDITIONS ALONG THE WESTPARK DRIVE FRONTAGE OF BLOCK 'F' (AS SHOWN ON THE CDP), AS A RESULT OF THE CONSTRUCTION OF THE I-495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

WITH REGARD TO HANOVER PARCEL (T.M. #29-2-((15))-B-2)
-WAIVER OF SECTIONS 17-201-3(B),4,12-14 REQUIRING THE CONSTRUCTION OR INSTALLATION OF THE FOLLOWING, BUT NOT LIMITED TO,: INTER-PARCEL ACCESS, ROADWAY FRONTAGE IMPROVEMENTS, UTILITY RELOCATIONS, DRIVEWAYS, STREET LIGHTS OR OTHER IMPROVEMENTS OTHER THAN THOSE IDENTIFIED ON EXHIBIT 'A' OF THE PROFFERS.

PUBLIC FACILITIES MANUAL

- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.

- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.

- MODIFICATION OF SECTION 7-0802.2 (PARKING GEOMETRIC STANDARDS), TO ALLOW FOR UP TO 1.5 FEET OF PROJECTION OF STRUCTURAL COLUMNS INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES FOR UP TO 10% OF THE TOTAL SPACES PROVIDED.

- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED ON SHEET C-2.2

- MODIFICATION OF SECTION 12-0511-4 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 2 of 78

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A SUBSIDIARY OF DLJ Real Estate Capital Partners

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

GENERAL NOTES AND WAIVERS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE PROP NOTES
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DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C2.0

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001-NTS.dwg, 10/5/2012 1:50:10 PM, kf

TABLE 1- CDP - SITE TABULATIONS:

Block/ Building	Allowable Building Height (Tier 2)	Proposed Building Height(1)(2) (Min-Max)	Maximum Proposed Penthouse Height (1)(2)	Proposed Stories /Floors (1)	Use (3)	Proposed GFA by Use (4)	Proposed Maximum Building GFA (4)(13)	Dwelling Units (5)(12)	Hotel Rooms (5)	Requried Parking 1/4 - 1/2 mile (Per Unit or 1000 GFA) Min	Requried Parking 1/4 - 1/2 mile (Per Unit or 1000 GFA) Max	Total Required Parking (6) Min	Total Required Parking (6) Max	Parking Provided (6)	Proposed Parking Ratio Per Use	Block Land Area (SF) (4)	Maximum Proposed GFA (4)	Maximum FAR
Block A																		
A1	175'-225'	70'-120'	N/A	6 (11)	Residential	279,405	279,405	450 - 694		1.1	1.7	495 - 763	765 - 1180	902	1.3/ D.U.	238,161 (8)(10)	744,800 (9)	
A2	175'-225'	70'-275'	N/A	22	Residential	457,395	465,395											
					Retail/Services	8,000 (12)				0	6	0	18	40	(7)			
Block B																		
B	175'-225'	175'-225'	30'	13-17	Retail/Services	8,500	392,785			0	6	0	21	50	(7)			
					Office	384,285				0	2.2	0	845	690	1.8/1,000 GFA			
Block C																		
C1	175'-225'	105'-180'	30'	8-13	Retail/Services	12,500	275,650			0	6	0	45	Office:		389,863 (8)	1,114,085	
					Office	263,150				0	2.2	0	579	941	1.8/1,000 GFA			
C2	175'-225'	105'-180'	30'	8-13	Retail/Services	12,500	275,650			0	6	0	45	Retail:				
					Office	263,150				0	2.2	0	579	149	(7)			
Block D																		
D	175'-225'	108'-200'	22'	9-17	Hotel	162,000	170,000		250	0	1.05	0	263	184	.74/Room			
					Retail/Services	8,000				0	6	0	18	47	(7)			
Block E																		
E	175'-225'	270'-300'	N/A	20 & 27	Residential	509,800	516,800	430 - 480		1.1	1.7	473 - 528	731 - 816	710	1.54/ D.U.			
					Retail/Services	7,000 (12)				0	6	0	12	12	(7)	136,788 (8)	516,800 (9)	
Block F																		
F	175'-225'	135'-175'	30'	10	Office	197,844	200,000			0	2.2	0	435	435	2.2/1,000 GFA			
					Retail/Services	2,156				0	6	0	0	0	(7)	80,001 (8)	200,000	
TOTAL							2,575,685	880 - 1174	250					4160		844,813 (10)	2,575,685(9)	3.05

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed by the Block Owners provided that the building height demonstrated on this CDP (either allowable and/or proposed) for each building is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)

(2) Building Height: Within Residential Blocks the building height includes penthouse and mechanical screens. Within Non-Residential Blocks (Office/Commercial/Hotel) the building height does not include penthouses. Penthouses may be up to 30 foot in height.

(3) Retail and/or Service use may include a variety of commercial and community type uses (see Note # 34 sheet C2.0) as determined by the Block Owners at time of final site plan.

(4) The square footage for individual uses, buildings and blocks shown is conceptual. The Block Owners reserve the right to increase, decrease or transfer square footage between and within uses (i.e. office, residential, retail), buildings and blocks provided the total overall FAR is not exceeded. See Proffers.

(5) Number of dwelling units/bedroom types/hotel rooms may be changed and will be determined at the time of FDP and final site plan.

(6) Parking required and provided is estimated. Number of required parking spaces may be changed by the Block Owners based on the final Dwelling Unit count, bedroom mix, final and specific building uses, and final GFA, and will be determined at the time of final site plan. The Block Owners reserve the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development.

(7) Per Section 6-509.B.(1) - the first 5,000 square feet of ground floor retail has been subtracted prior to retail parking calculation. Retail parking based on 6 Spaces per 1,000 SF (after the first 5,000 SF). Other uses may be provided per Note #34 on sheet C 2.0.

(8) Includes square footage reserved from proposed Right of Way Dedication of Westpark Drive and West Branch Drive as allowed per Z.O. Section 2-308-4. See Right of Way Density Allocation Tabulation Table 4.

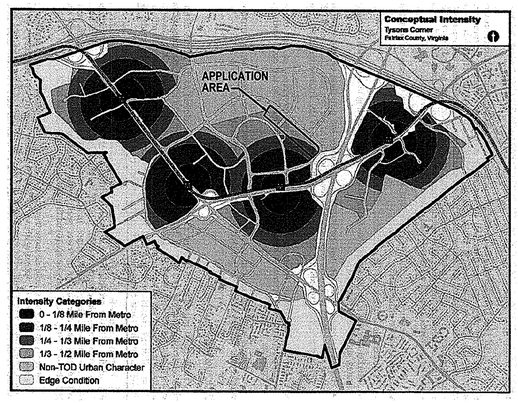
(9) Density includes 200,778 GFA for Superlative contribution for public facilities from Hanover Parcel (TM # 29-2-((15))-B2) as recommended by the Tysons Urban Center Comprehensive Plan. See Residential Density Tabulation Table 6.

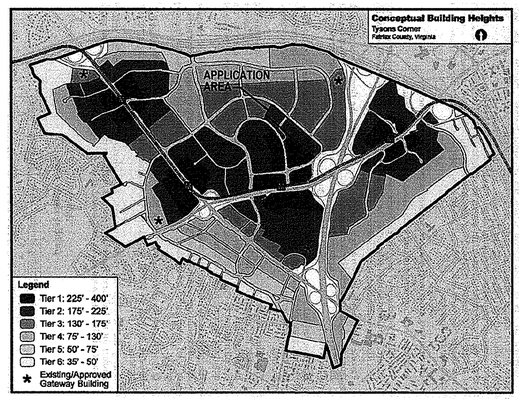
(10) Includes square footage of future potential right of way vacation/abandonment of Westbranch Drive. See Right of Way Density Allocation Tabulation Table 4.

(11) Up to six (6) stories including possible mezzanine.

(12) In Residential Blocks, "Retail/Service" uses may be converted to up to ten (10) "Live-Work Units" provided within each respective Block in accordance with the Proffers. In the event this conversion occurs, a maximum of 704 total dwelling units shall be permitted within Block A.

(13) Proposed minimum GFA shall be fifty percent (50%) of proposed maximum GFA, in accordance with the proffers.





INTENSITY AREAS-DEVELOPMENT RADIUS ZONE EXHIBIT :

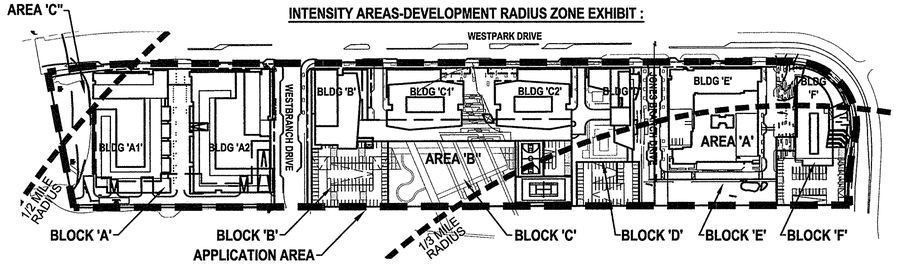


TABLE 2 - INTENSITY AREAS-DEVELOPMENT RADIUS ZONE TABULATION:

INTENSITY RING AREA	AREA 'A' (<1/3 MILE)	AREA 'B' (1/3 MILE TO 1/2 MILE)	AREA 'C' (>1/2 MILE)	TOTAL
Area Acreage	240,079 SF (5.51 AC)	590,122 SF (13.55 AC) (3)	14,612 SF (.34 AC)	844,813 SF (19.40 AC)
COMPREHENSIVE PLAN DISTRICT RECOMMENDATIONS	2.0 F.A.R. 480,158 GFA	2.0 F.A.R. 1,180,244 GFA	1.5 F.A.R. 21,918 GFA	1,682,320 GFA
Proposed Development (2)				
	Proposed GFA	Proposed GFA	Proposed GFA	
CDP PLAN	Bldg D: 34,000 GFA Bldg E: 143,280 GFA (1) Bldg F: 143,583 GFA	Bldg A1/A2: 696,670 GFA (1) Bldg B: 392,785 GFA Bldg C1/C2: 551,300 GFA Bldg D: 136,000 GFA Bldg E: 373,520 GFA (1) Bldg F: 56,417 GFA	Bldg A1: 48,130 GFA (1)	
TOTAL GFA	320,863 GFA	2,206,692 GFA	48,130 GFA	2,575,685 GFA (1)
AREA F.A.R				3.05

(1) GFA includes superlative GFA for public facilities contribution allocated from 'Hanover Site' (TM # 29-2-((15))-B-2) as recommended by the Tysons Urban Center Comprehensive Plan -See Residential Density Tabulation Table 6

(2) Final building square footage assignments are subject to change by the applicant/block owners at time of FDP and Final Site Plan. See Proffers.

(3) Includes square footage of future potential right of way vacation/abandonment of Westbranch Drive.

TABLE 3- WESTPARK OFFICE ALLOCATION TABULATION:

Tax Map	New Land Bay	Site	Built Office GFA (1)	Built/Proffered and/or Proposed Office GFA
0294 07 0001A1	A-1	Rappahannock	158,440	158,440
0294 07 0001A2	A-1	Warren	138,694	138,694
0294 07 A4	A-1	Russell	175,940	185,696
0294 07 0006	A-3	Amherst	111,430	111,430
0294 07 0007A1	A-3	Culpeper	74,548	74,548
0294 07 0007B	A-3	Brunswick	72,082	72,082
0294 07 0008	A-3	Dickenson	53,092	53,092
0294 07 0011A	A-3	Gloucester	111,430	111,430
0294 07 C1	A-3	Lancaster	111,430	111,430
0294 07 C2	A-3	Northampton	157,800	157,800
0294 07 0005A	B	AMT	32,000	197,844
0292 15 B1	D-2	WestMac Phase 4	385,263 (2)	385,263
0294 07 0004	F	Shenandoah	204,321	204,321
0294 07 A5	F	Stafford	123,492	123,492
0292 15 B2	G	Hanover	0	0
0294 07 1,2,3,9	G	Essex Block	170,833	910,585
0294 07 0010	G	Frederick	74,548	0
TOTAL			2,155,343	2,996,147

Notes

(1) Built office GFA is based on Exhibit E within PCA 88-D-005-7 -Statement of Justification (column titled "GFA Built, Cellar Not Included")

(2) WestMac Phase 4 : GFA obtained from Site Plan # 9698-SP-002-5 and PCA 88-D-005-7 associated with this application

TABLE 4 - CDP - RIGHT OF WAY DENSITY ALLOCATION TABULATION:

Existing Site Area	841,385 Sq. Ft.	19.32 AC
Proposed ROW -Dedication		
Westpark Drive	+/-32,558 Sq. Ft.	+/-0.75 AC
West Branch Drive	+/- 872 Sq Ft.	+/-0.02 AC
Area of ROW Dedication Used for Density Purposes	+/-33,430 Sq Ft	+/-0.77 AC
Proposed ROW -Vacation		
West Branch Drive	+/-3,428 Sq. Ft.	+/-0.80 AC
Area of ROW Vacation Used for Density Purposes	+/-3,428 Sq. Ft.	+/-0.08 AC
Total Area for Density Purpose:	844,813 Sq. Ft. (1)	19.40 AC (1)

(1) Includes square footage and density credit reserved from proposed ROW "Dedication" and "Vacation/Abandonment" (as allowed per Z.O. Section 2-308-4). Final area of dedication and vacation/abandonment to be determined at time of final site plan.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

& ZONING Sheet 3 of 78

TABLE 5 - LAND USE RATIO TABULATION:

Use	GFA (1)	Percentage of Total	FAR
Office	1,108,429	43.0%	
Residential	1,246,600	48.4%	
Hotel	162,000	6.3%	
Retail/Services	58,656	2.3%	
Overall Total	2,575,685	100.0%	3.05

(1) GFA for individual uses is conceptual. Applicant reserves the right to transfer GFA between buildings and uses provided the overall proposed FAR is not exceeded. Refer to Proffers.

TABLE 6: RESIDENTIAL DENSITY TABULATION

1,682,320 GFA AVAILABLE 'OVERALL' SITE AREA GFA PER COMP PLAN-(Table 2)

- **1,108,429 GFA (PROPOSED OFFICE BLOCKS B-C, & F)**
- **162,000 GFA (PROPOSED HOTEL BLOCK D)**
- **58,656 GFA (PROPOSED RETAIL– BLOCKS A-F)**

= 353,235 GFA AVAILABLE RESIDENTIAL GSF 'ON-SITE'

+ 518,283 GFA AVAILABLE FROM HANOVER SITE (345,522 SF@ 1.5 F.A.R)

= 871,518 GFA 'BASE' RESIDENTIAL AVAILABLE (353,235 SF + 518,283 SF)

+ 174,304 GFA WFDU BONUS (871,518 SF x 20%)

= 1,045,822 GFA TOTAL RESIDENTIAL AVAILABLE

+ 200,778 GFA REQUESTED FROM SUPERLATIVE CONTRIBUTION

= 1,246,600 GFA TOTAL RESIDENTIAL PROPOSED (BLOCKS A and E)

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SITE TABULATIONS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C2.1

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001-NTS.dwg, 10/4/2012 3:08:34 PM, kf

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 31, 2011

Mr. Thomas D. Fleury
Executive Vice President
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, Virginia 22102

Dear Mr. Fleury:

In response to your letter of September 12, 2011, the Fairfax County Department of Transportation (FCDOT) has determined that participation in a Consolidated Traffic Impact Analysis (CTIA) is not required for the Arbor Row rezoning applications (RZ 2011-PR-23, PCA 88-D-005-07). The decision of CTIA applicability is made on a case-by-case basis. The Arbor Row development will be counted as background traffic in any future TIAs and/or CTIAs.

In the provisions of the aforementioned zoning applications, FCDOT expects that site traffic produced by the Arbor Row redevelopment shall be accurately depicted in the TIAs submitted to VDOT and FCDOT and that site traffic shall be appropriately mitigated through methods including, but not limited to: well executed site design, a robust transportation demand management (TDM) program, a mix of land uses that conforms to the County's Comprehensive plan, and proffer commitments.

If you have any questions, please call Dan Rathbone at (703) 877-5675 or me at (703) 877-5663.

Sincerely,

Tom Biesiadny
Director

cc: Dan Rathbone, FCDOT
Jeff Hermann FCDOT
Fred Selden, DPZ
Jim Zook, DPZ
Matt Ladd, DPZ

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
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Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
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July 23, 2012

Mike Knapp - Director
Fairfax County Urban Forest Management Division
12000 Government Center Parkway
Fairfax, VA 22035

Re: Arbor Row Tree Preservation Target Deviation Request
RZ/CDP-2011-PR-023

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site, Fairfax County tax assessment map numbers 0294-07-0001, 0294-07-0002, 0294-07-0003, 0294-07-0009, 0294-07-0010 & 0294-07-0005A. The subject property lies within Sub-Area Two (South West Park) of the North Sub-District of the Tysons Central 123 District of the Tysons Corner Urban Center Planning District within Area II of the Fairfax County Comprehensive Plan. The subject property is currently zoned C-3 (Office), with portions of HC (Highway Corridor) and SC (Sign Control). Proposed zoning category is PTC.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (19.32 acres) is currently covered by approximately 7.29 acres or 38% tree/shrub cover. The conceptual development plan proposes to clear approximately 6.74 acres for proposed grading and construction improvements. Per the Comprehensive Plan the 10-year tree canopy goal, 10% (1.93 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of .73 acres (1.93 acres x 38%). Since only .50 acres of preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is hereby requested.

The deviation is based on the following three allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

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

(2) Section 12-0508.3A(2): Meeting the tree preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

(3) Section 12-0508.3A(3): 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 for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property while other portions of the existing vegetation on the site are remnant wooded areas that were not cleared during the previous development process. Attempting to save any of these onsite trees would adversely impact development potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer.
Per field observation, the many of the existing trees and shrubs proposed to be removed are in fair/poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to either life or property, including unhealthy crowns, exaggerated leans, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-.4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

In addition, proposed grading and construction improvements (roads, structures, utility infrastructure, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per PFM Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

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

Thank you for your assistance and cooperation in this matter. Please contact me at 703-464-1000 if you should have any questions regarding this matter.

Sincerely,

Gregg Ebesty – Applicant Representative
RLA, ISA Certified Arborist, MA-4616A
Bowman Consulting Group

Application No: RZ 2011-PR-023 Staff: M. Ladd

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DEPARTMENT OF PLANNING & ZONING

Sheet 4 of 78

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CORRESPONDENCE

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C2.2

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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 5 of 78

LEGEND:

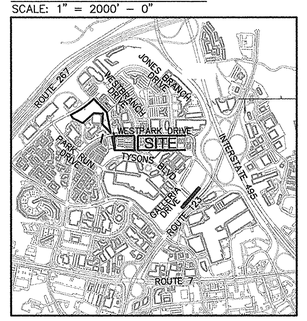
EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:
PROPOSED BLOCK ALIGNMENTS AND DESIGNATIONS ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

JONES BRANCH DRIVE
WESTPARK DRIVE
PARK RUN DRIVE
TYSONS BLVD
GALLERIA DRIVE
INTERNATIONAL DRIVE
GREENSBORO DRIVE
GALLERIA DRIVE RTE 7400
CHAIN BRIDGE ROAD ROUTE 123
EX. 4 STORY OFFICE
EX. 6 STORY OFFICE
HANOVER PARCEL T.M. 29-2-((15))-B-2
EX. PARKING STRUCTURE
EX. POND
EX. 7 STORY OFFICE
EX. 8 STORY HOTEL
EX. 9 STORY OFFICE
EX. 12 STORY OFFICE
EX. 14 STORY OFFICE
EX. 18 STORY OFFICE
EX. 23 STORY HOTEL
EX. 13 STORY OFFICE
1/2 MILE RADIUS
1/3 MILE RADIUS
1/4 MILE RADIUS
1/8 MILE RADIUS
BLOCK 'A'
BLOCK 'B'
BLOCK 'C'
BLOCK 'D'
BLOCK 'E'
BLOCK 'F'
APPLICATION AREA
PROPOSED JONES BRANCH DRIVE EXTENSION
FUTURE BUILDING
AVALON CRESCENT APARTMENTS
LILIAN COURT RESIDENTIAL
TYSON II GALLERIA MALL
TYSON CENTRAL 123 NORTH ENTRANCE PAVILION (ESCALATOR ENTRANCE)
TYSON CENTRAL 123 SOUTH ENTRANCE PAVILION
TYSON I REGIONAL MALL
CURVE TABLE

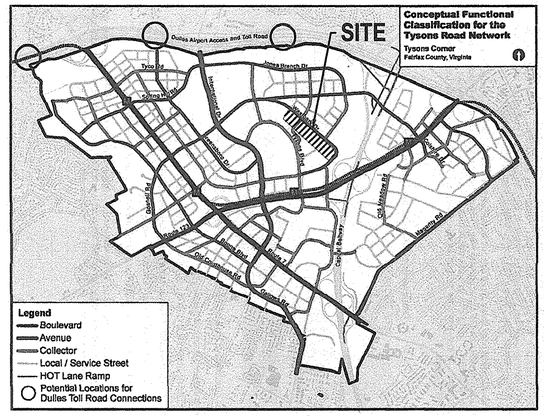
VICINITY MAP

SCALE: 1" = 2000' – 0"



VA STATE PLANE NAD 83 NORTH ZONE

TYSONS ROAD NETWORK

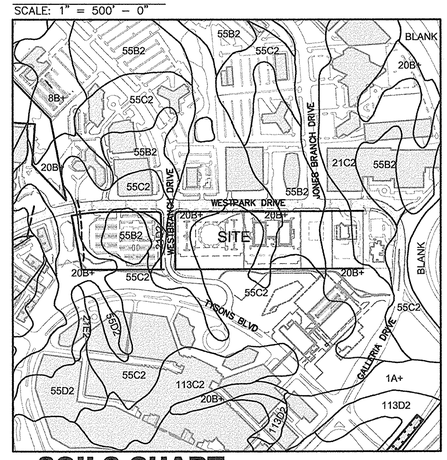


Note: The Tysons Road Network is subject to change pending results from more detailed analyses of the connections to the Dulles Toll Road and the Grid of

MAP 7

SOILS MAP

SCALE: 1" = 500' – 0"



SOILS CHART

FAIRFAX COUNTY SOILS DATA 2008

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
21D2	MANOR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

CONTEXT PLAN AND VICINITY MAP

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1"=200'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C3.0

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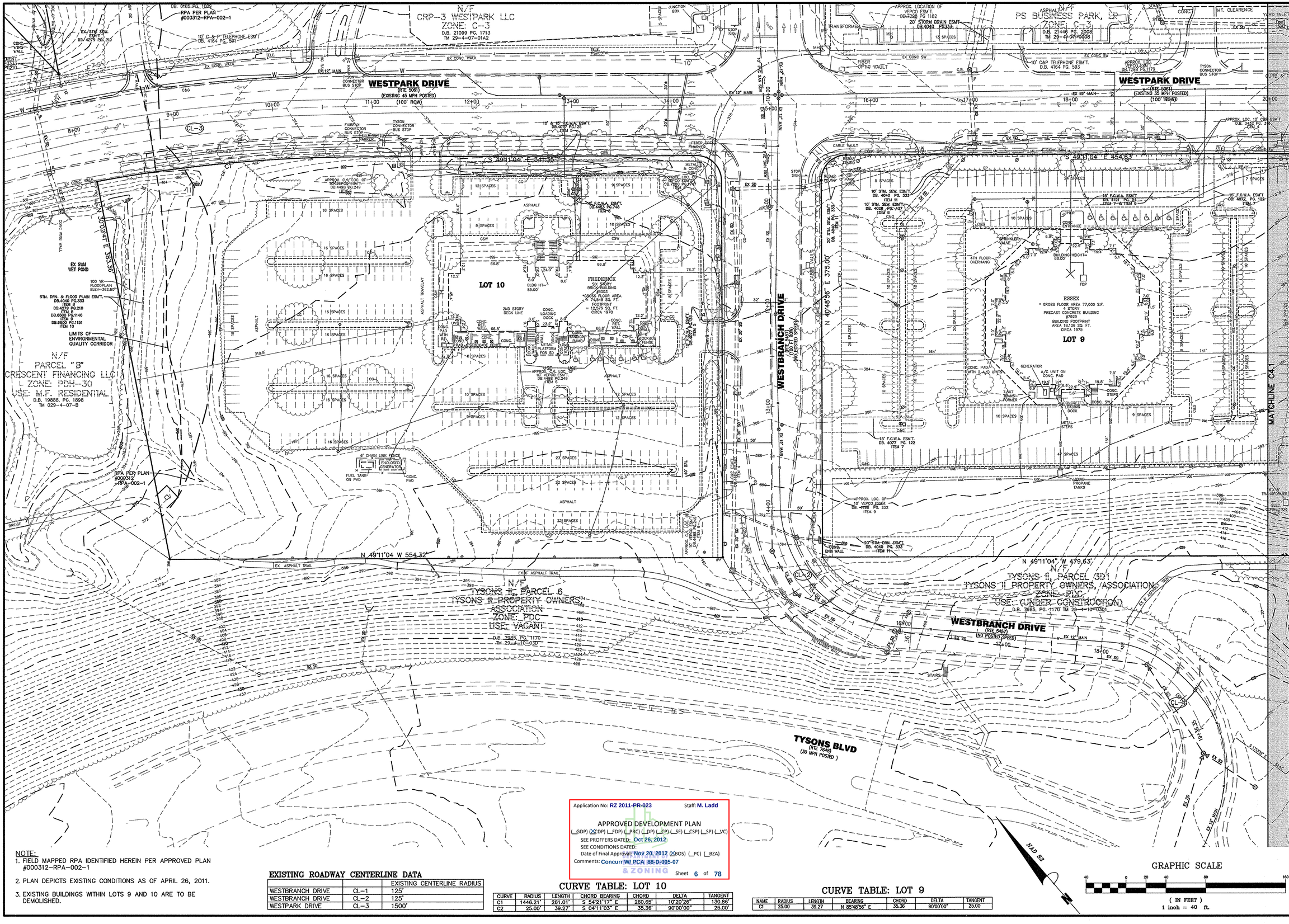

NOTE:
1. FIELD MAPPED RPA IDENTIFIED HEREIN PER APPROVED PLAN #000312-RPA-002-1
2. PLAN DEPICTS EXISTING CONDITIONS AS OF APRIL 26, 2011.
3. EXISTING BUILDINGS WITHIN LOTS 9 AND 10 ARE TO BE DEMOLISHED.

EXISTING ROADWAY CENTERLINE DATA

		EXISTING CENTERLINE RADIUS
WESTBRANCH DRIVE	CL-1	125'
WESTBRANCH DRIVE	CL-2	125'
WESTPARK DRIVE	CL-3	1500'

CURVE TABLE: LOT 10

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1446.21'	261.01'	S 54°21'17" E	260.65'	10°20'26"	130.86'
C2	25.00'	39.27'	S 04°11'03" E	35.36'	90°00'00"	25.00'

CURVE TABLE: LOT 9

NAME	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	25.00	39.27	N 85°48'56" E	35.36	90°00'00"	25.00

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
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Sheet 6 of 78

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

NAD 83

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10/5/12
LANDSCAPE ARCHITECT

EXISTING CONDITIONS PLAN
(SHEET 1 OF 2)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1" = 40'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C4.0

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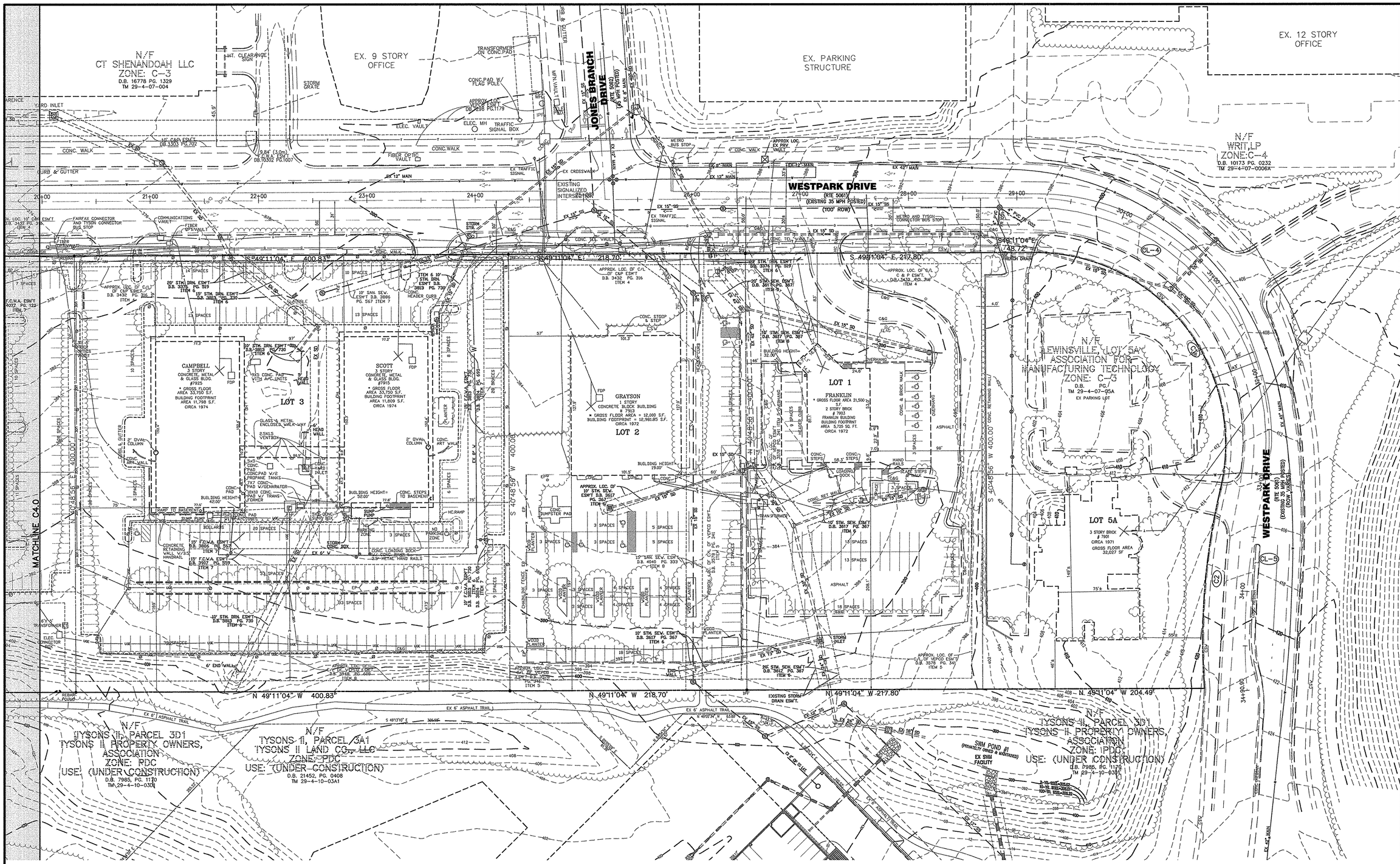
N/F
CT SHENANDOAH LLC
ZONE: C-3
D.B. 16778 PG. 1329
TM 29-4-07-004
EX. 9 STORY OFFICE
EX. PARKING STRUCTURE
EX. 12 STORY OFFICE
JONES BRANCH DRIVE
(RTE. 5062)
(45 MPH POSTED)
WESTPARK DRIVE
(RTE 5061)
(EXISTING 35 MPH POSTED)
(100' ROW)
N/F
WRITLP
ZONE:C-4
D.B. 10173 PG. 0232
TM 29-4-07-0006A
LOT 1
FRANKLIN
* GROSS FLOOR AREA 21,500 S.F.
2 STORY BRICK
7903
FRANKLIN BUILDING
BUILDING FOOTPRINT
AREA 5,725 SQ. FT.
CIRCA 1972
LOT 2
GRAYSON
1 STORY
CONCRETE BLOCK BUILDING
7913
* GROSS FLOOR AREA = 12,000 S.F.
BUILDING FOOTPRINT = 12,981.85 S.F.
CIRCA 1972
LOT 3
CAMPBELL
3 STORY
CONCRETE, METAL
& GLASS BLDG.
#7925
* GROSS FLOOR
AREA 33,750 S.F.
BUILDING FOOTPRINT
AREA 11,798 S.F.
CIRCA 1974
SCOTT
3 STORY
CONCRETE, METAL
& GLASS BLDG.
#7915
* GROSS FLOOR
AREA 33,750 S.F.
BUILDING FOOTPRINT
AREA 11,809 S.F.
CIRCA 1974
LOT 5A
3 STORY BRICK
7900
CIRCA 1971
GROSS FLOOR AREA
32,027 SF
N/F
EWINGVILLE, LOT 5A
ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
ZONE: C-3
D.B.
TM 29-4-07-05A
EX PARKING LOT
N/F
TYSONS II, PARCEL 3D1
TYSONS II PROPERTY OWNERS,
ASSOCIATION
ZONE: PDC
USE: (UNDER CONSTRUCTION)
D.B. 7985, PG. 1170
TM 29-4-10-030
N/F
TYSONS II, PARCEL 3A1
TYSONS II LAND CO., LLC
ZONE: PDC
USE: (UNDER CONSTRUCTION)
D.B. 21452, PG. 0408
TM 29-4-10-03A1
N/F
TYSONS II, PARCEL 3D1
TYSONS II PROPERTY OWNERS,
ASSOCIATION
ZONE: PDC
USE: (UNDER CONSTRUCTION)
D.B. 7985, PG. 1170
TM 29-4-10-030
SWM POND #1
(PRIVATELY OWNED & MAINTAINED)
EX SWM
FACILITY
MATCHLINE C4.0
S 49°11'04" E 400.83'
S 49°11'04" E 218.70'
S 49°11'04" E 217.80'
N 49°11'04" W 400.83'
N 49°11'04" W 218.70'
N 49°11'04" W 217.80'
N 49°11'04" W 204.49'
S 40°48'56" W 400.00'
N 40°48'56" E 400.00'
S 49°13'10" E 306.66'
N 49°00'34" W 430.01'
EX 6' ASPHALT TRAIL
EX 42" MAIN
EX 12" MAIN
EX 8" MAIN
EX 6" MAIN
EX 15" SS
EX 12" SS
EX 8" SS
EX 6" W
EX 4" FORCE MAIN
EX 10" SAN. SEW.
EX 8" SAN. SEW.
EX 6" SAN. SEW.
EX 4" SAN. SEW.
EX 18" SD
EX 15" SD
EX 12" SD
EX 10" SD
EX 8" SD
EX 6" SD
EX 4" SD
EX 24" RCP
EX 18" RCP
EX 15" RCP
EX 12" RCP
EX 10" RCP
EX 8" RCP
EX 6" RCP
EX 4" RCP
EX 24" CMP
EX 18" CMP
EX 15" CMP
EX 12" CMP
EX 10" CMP
EX 8" CMP
EX 6" CMP
EX 4" CMP

WEST GROUP PROPERTIES LLC PARCEL "A-1-B-1" D.B. 18933, Pg. 1978 Tax Map 29-2-((1))-A-1-B-1

WEST GROUP PROPERTIES LLC PARCEL "A-1-C-1" D.B. 14751, Pg. 742 Tax Map 29-2-((1))-A-1-C-1

6 STORY BRICK & CONCRETE OFFICE BUILDING #8000

4 LEVEL CONC. PARKING STRUCTURE * ROOF TOP ELEV. = 399.50' *HEIGHT = 46.5'

3 LEVEL CONCRETE PARKING GARAGE 388 STANDARD SPACES 5 HANDICAP SPACES 393 TOTAL SPACES

EX. POND

EX. 6 STORY OFFICE

EX. 7 STORY OFFICE

EX. PARKING STRUCTURE

EX. 9 STORY OFFICE

EX. 12 STORY OFFICE

3 STORY OPEN PARKING STRUCTURE HEIGHT = 39' FT. FOOTPRINT AREA = 79,500 S.F. GROSS FLOOR AREA = 321,525 S.F.

3,7713 sq. DEMOLITION BELOW 4 STORY MARRIOTT OFFICE #1700 WESTBRANCH DRIVE

6,824 S.F. (SHOD) ON EXTERIOR DIMENSIONS OF FIRST FLOOR

N/F CRP-3 WESTPARK LLC ZONE: C-3 Tax Map 29-2-((1))-022

N/F PS BUSINESS PARK, LP ZONE: C-3 Tax Map 29-2-((1))-009

N/F CT SHENANDOAH LLC ZONE: C-3 D.B. 18778 Pg. 1326 Tax Map 29-2-((1))-024

N/F WSG LP ZONE: C-4 Tax Map 29-2-((1))-022

WESTPARK DRIVE (VIE 6067) (EXISTING 70' RPA WIDTH)

WESTBRANCH DRIVE (VIE 6065) (EXISTING 70' RPA WIDTH)

JONES BRANCH DRIVE (VIE 6066) (EXISTING 70' RPA WIDTH)

±305' ±250' ±560' ±205' ±325'

BUILDING 'A-1' BUILDING 'A-2' BUILDING 'B' BUILDING 'C-1' BUILDING 'C-2' HOTEL BUILDING 'D' BUILDING 'E' BUILDING 'F'

NOTE: REFER TO SHEET C8.3 FOR BLOCK 'A' PHASING SEQUENCE

NOTE: REFER TO SHEET C8.3 FOR BLOCK 'C' PHASING SEQUENCE

BLOCK 'A' BLOCK 'B' BLOCK 'C' BLOCK 'D' BLOCK 'E' BLOCK 'F'

PROPOSED JONES BRANCH DRIVE EXTENSION (VIE 6066) (EXISTING 70' RPA WIDTH)

N/F PARCEL "B" CRESCENT FINANCING LLC ZONE: PDH-30 USE: M.F. RESIDENTIAL D.B. 19855, PG. 1906 Tax Map 029-4-((1))-B

N/F TYSONS II, PARCEL 6 TYSONS II PROPERTY OWNERS' ASSOCIATION ZONE: PDC USE: VACANT D.B. 20800, PG. 1447 Tax Map 29-2-((1))-6

WESTBRANCH DRIVE (VIE 6065) (NO PUBLIC SPEED)

N/F TYSONS II, PARCEL 3D1 TYSONS II PROPERTY OWNERS' ASSOCIATION ZONE: PDC USE: (UNDER CONSTRUCTION) D.B. 20800, PG. 1447 Tax Map 29-2-((1))-3D1

N/F TYSONS II, PARCEL 3A1 TYSONS II LAND CO2, LLC ZONE: PDC USE: (UNDER CONSTRUCTION) D.B. 20800, PG. 1447 Tax Map 29-2-((1))-3A1

TYSONS BLVD (VIE 6062) (NO PUBLIC SPEED)

FUTURE PROPOSED URBAN PLAZA (BY OTHERS)

FUTURE PROPOSED BUILDING (BY OTHERS) (UNDER CONSTRUCTION)

EX. 14 STORY OFFICE

EX. PARKING STRUCTURE

EX. PARKING STRUCTURE

EX. 18 STORY OFFICE

EX. 18 STORY OFFICE

EX. 23 STORY HOTEL

EX. PARKING STRUCTURE

GALLERIA DRIVE

TYSON CENTRAL 123 METRO STATION

NAD 83

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET) 1 inch = 80 ft.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

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LANDSCAPE ARCHITECT

OVERALL CONCEPTUAL DEVELOPMENT PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE APP AREA
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 80'

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C5.0

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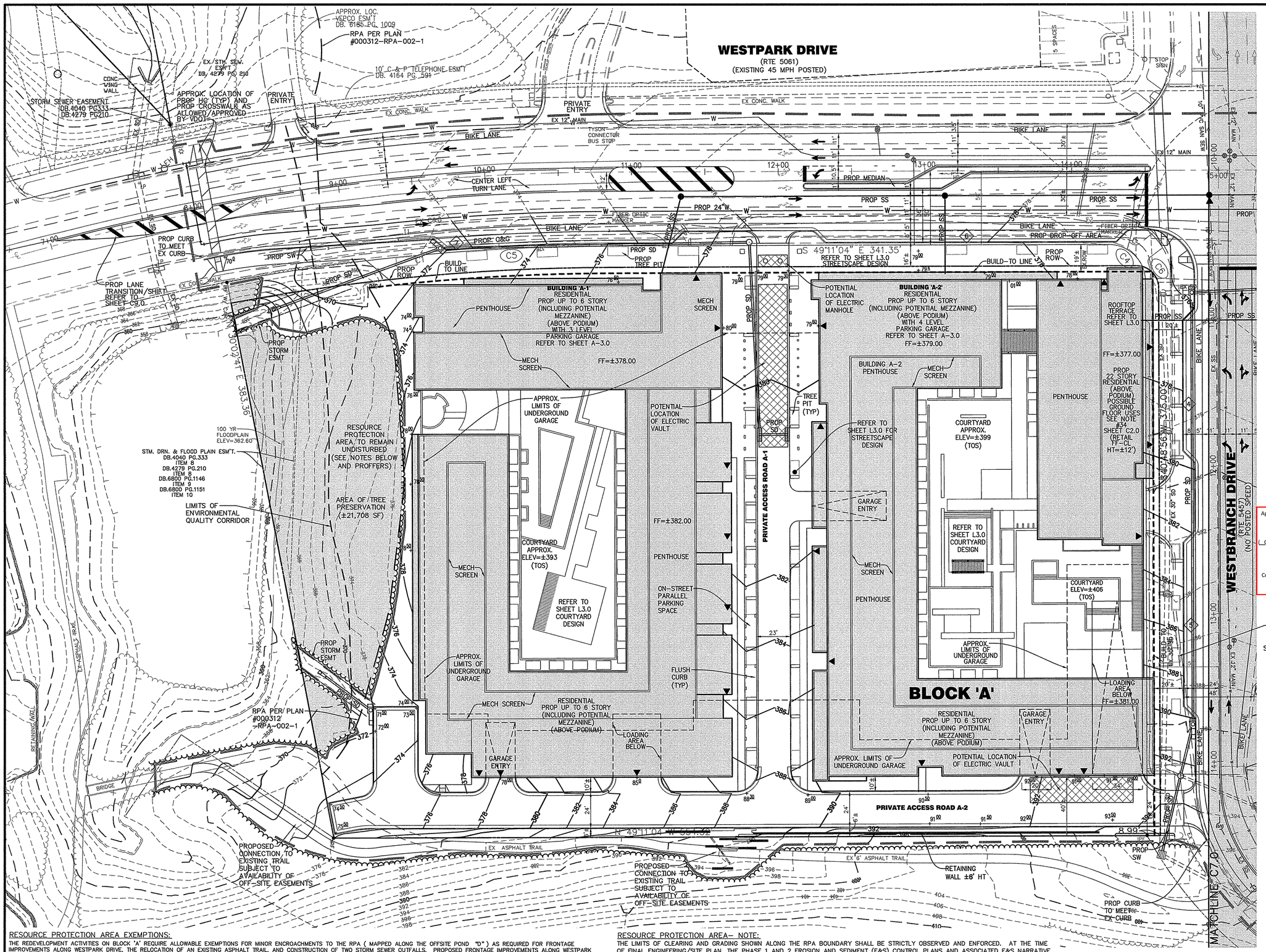

NOTES:

1. REFER TO SHEET C9.0 AND C9.3 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATION SAND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.
5. REFER TO SHEET C8.3 FOR BLOCK A PHASING SEQUENCE.

LEGEND:

(6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.

▶ PROPOSED BUILDING ENTRY

PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

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& ZONING

Sheet 9 of 78

RESOURCE PROTECTION AREA EXEMPTIONS:

THE REDEVELOPMENT ACTIVITIES ON BLOCK 'A' REQUIRE ALLOWABLE EXEMPTIONS FOR MINOR ENCROACHMENTS TO THE RPA (MAPPED ALONG THE OFFSITE POND "D") AS REQUIRED FOR FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, THE RELOCATION OF AN EXISTING ASPHALT TRAIL, AND CONSTRUCTION OF TWO STORM SEWER OUTFALLS. PROPOSED FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, WHICH INCLUDE TURN LANES, STORM DRAIN IMPROVEMENTS AND OTHER STREETSCAPE IMPROVEMENTS ALONG THE PUBLIC ROAD, ARE CONSIDERED EXEMPT FROM THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) UNDER SECTION 118-5-3(A). THE ASPHALT TRAIL RELOCATION IS ALSO CONSIDERED AN EXEMPTION WITHIN THE RPA UNDER SECTION 118-5-3(A) OF THE CBPO, PROVIDED THAT IT COMPLIES WITH ITEMS (1) THROUGH (6) OF THAT SUBSECTION, INCLUDING APPROVAL OF A WRITTEN REQUEST FOR THE EXEMPTION BY THE DIRECTOR OF DPWES. THE TWO STORM SEWER OUTFALLS THAT WILL CONVEY STORMWATER FROM WESTPARK DRIVE AND BLOCK 'A' TOWARDS THE OFFSITE POND "D" ARE CONSIDERED "WATER-DEPENDENT DEVELOPMENT", WHICH IS AN ALLOWED USE OR DEVELOPMENT WITHIN THE RPA UNDER SECTION 118-2-1(A) PROVIDED IT COMPLIES WITH THE PERFORMANCE CRITERIA IN ARTICLE 3, INCLUDING SUBMISSION AND APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT (WQIA). AT THE TIME OF SITE PLAN FOR BLOCK 'A', A WQIA WILL BE SUBMITTED IN ACCORDANCE WITH ARTICLE 4 OF THE CPBO FOR THE PROPOSED STORM SEWER OUTFALLS, AND WILL INCLUDE THE COMPONENTS LISTED IN SECTION 118-4-3(A) THROUGH (G) OF THE CNPO, INCLUDING A DESCRIPTION OF THEIR CONFORMANCE WITH APPLICABLE PERFORMANCE CRITERIA LISTED IN ARTICLE 3. THE WQIA WILL ALSO INCORPORATE THE WRITTEN REQUEST FOR APPROVAL OF THE RELOCATED TRAIL WITHIN THE RPA AS AN EXEMPTION UNDER SECTION 118-5-3(A) OF THE CBPO.

RESOURCE PROTECTION AREA- NOTE:

THE LIMITS OF CLEARING AND GRADING SHOWN ALONG THE RPA BOUNDARY SHALL BE STRICTLY OBSERVED AND ENFORCED. AT THE TIME OF FINAL ENGINEERING/SITE PLAN, THE PHASE 1 AND 2 EROSION AND SEDIMENT (E&S) CONTROL PLANS AND ASSOCIATED E&S NARRATIVE SHALL REQUIRE THE INSTALLATION OF TREE PROTECTION FENCING WITH SIGNAGE AND SUPER SILT FENCE ALONG THE LIMITS OF CLEARING AND GRADING THAT ABUT THE RPA BOUNDARY. THE ONLY AUTHORIZED ENCROACHMENTS INTO THE RPA ARE THOSE DEPICTED ON THIS PLAN AND SET FORTH IN THE PROFFERS, SUBJECT TO APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT AND THOSE ALLOWED BY, OR EXEMPT FROM, THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO), AS APPROVED BY DPWES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS TO ENSURE THAT THE BUILDING CONSTRUCTION DOES NOT ENCROACH INTO THE RPA. ANY UNAUTHORIZED ENCROACHMENT INTO, OR DISTURBANCE OF, THE RPA IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CONCEPTUAL DEVELOPMENT PLAN
BLOCK 'A'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C6.0

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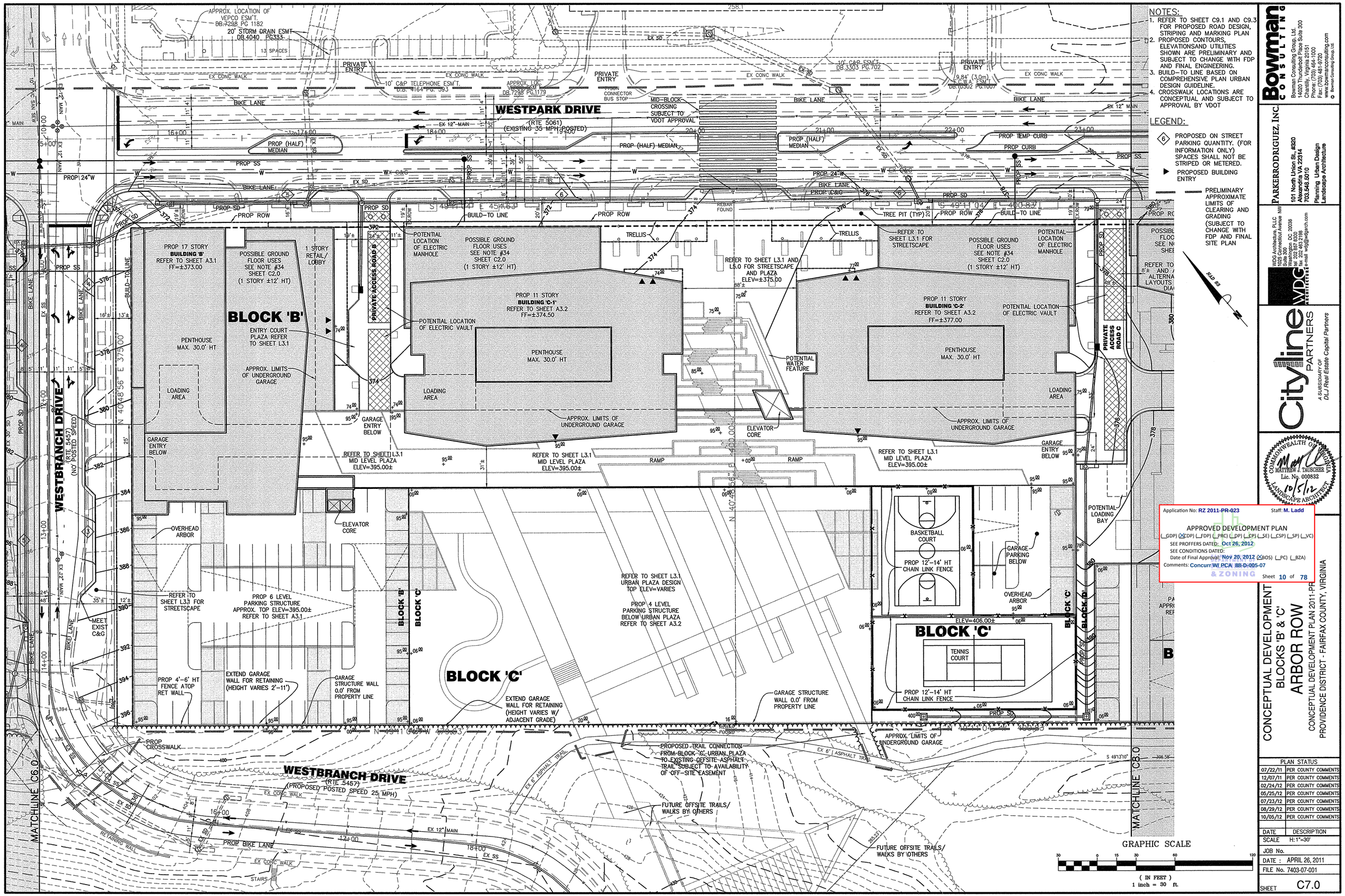

NOTES:

1. REFER TO SHEET C9.1 AND C9.3 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONSAND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- ▶ PROPOSED BUILDING ENTRY
- PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

N AD 83

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

Application No: RZ 2011-PR-023 Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
DEPARTMENT OF PLANNING & ZONING
Sheet 10 of 78

CONCEPTUAL DEVELOPMENT
BLOCKS 'B' & 'C'
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C7.0

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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

& ZONING

Sheet 11 of 78

NAD 83

JONES BRANCH DRIVE

WESTPARK DRIVE (RTE 5061) (EXISTING 35 MPH POSTED)

JONES BRANCH DRIVE EXTENSION

PROPOSED 73' PUBLIC ACCESS EASEMENT FOR JONES BRANCH DRIVE EXTENSION (LOCAL STREET)

PRIVATE ACCESS ROAD E-1

PRIVATE ACCESS ROAD E-2

PRIVATE ACCESS ROAD C

BLOCK 'D'

BLOCK 'E'

BLOCK 'F'

POSSIBLE GROUND FLOOR USES SEE NOTE # 34 SHEET C2.0

REFER TO SHEET A3.4 8'± AND A4.0 FOR ALTERNATIVE HOTEL LAYOUTS AND HEIGHT DIAGRAMS

FF=±383.50

PENTHOUSE MAX. 22.0' HT

PROP 13 STORY HOTEL BUILDING 'D' REFER TO SHEET A3.3

*NO2 STORIES MAY VARY, SEE TABS AND SHEET A4.0

LOADING AREA

POTENTIAL LOADING BAY

PROPOSED GROUND LEVEL COVERED PEDESTRIAN CONNECTION REFER TO SHEET L3.2 COURTYARD DESIGN

5 LEVEL PARKING STRUCTURE APPROX. TOP ELEV=405.00 REFER TO SHEET A3.3

GARAGE STRUCTURE WALL 0.0' FROM PROPERTY LINE

OVERHEAD ARBOR

REFER TO SHEET L3.2 FOR STREETSCAPE DESIGN

POSSIBLE GROUND FLOOR USES SEE NOTE # 34 SHEET C2.0

BUILDING 'E'

PROP 20 STORY RESIDENTIAL (GROUND FLOOR RETAIL WITH PARKING AND RESIDENTIAL ABOVE)

REFER TO SHEET A3.3 FF=±388.00

PROP 27 STORY RESIDENTIAL (GROUND FLOOR LOBBY/AMENITY WITH GARAGE AND RESIDENTIAL ABOVE) FF=±385.00

REFER TO SHEET L3.2 FOR COURTYARD DESIGN APPROX. TOP ELEV ±434.50'

BATH HOUSE (1 STORY)

ON GRADE PATIO

PATIO

REFER TO SHEET L3.2 FOR POCKET PARK DESIGN

POTENTIAL LOCATION OF ELECTRIC MANHOLE

POTENTIAL LOCATION OF ELECTRIC VAULT

LOADING AREA

SERVICE ENTRY

BLDG. ENTRY

GARAGE EXIT

GARAGE ENTRY

PROP PARKING STRUCTURE BELOW (BLDG HT=±40')

LOADING AREA BELOW

GARAGE ENTRY BELOW

PROP 6 LEVEL PARKING STRUCTURE REFER TO SHEET A3.3 APPROX. TOP ELEV = ±422.00

RAMP

PLAZA

DROP-OFF PLAZA

1ST LEVEL RETAIL ENTRY FF=396.3

PROP. ROOF LEVEL OVERHANG

UNDERGROUND SWM

THIRD FLOOR ROOF TERRACE HT=±30'

TYPICAL BLDG FOOTPRINT ABOVE THIRD FLOOR BUILDING 'F'

PROP. 10-STORY OFFICE WITH PARKING GARAGE (REFER TO SHEET A3.3)

POSSIBLE SECONDARY USES SEE NOTE #34 SHEET C2.0

2ND LEVEL BLDG. ENTRY FF=409.6

1ST LEVEL BLDG. ENTRY FF=396.0 LOBBY

2ND LEVEL BLDG. ENTRY FF=412.6

PROP. 15' WATERLINE EASEMENT

PROPOSED PENTHOUSE MAX. 30' HT

PROPOSED WATERLINE

LIMITS OF BELOW GRADE BUILDING FOOTPRINT

PROP. 24' W

PROP MEDIAN

PRIVATE ENTRY

OVERHEAD ARBOR

POTENTIAL LOCATION OF ELECTRIC VAULT

MEET EXISTING CONC. MEDIAN

PROPOSED TRAIL CONNECTION FROM BLOCK 'E' TO EXISTING OFFSITE ASPHALT TRAIL SUBJECT TO AVAILABILITY OF OFF-SITE-EASEMENT

SWM POND #1 (PRIVATELY OWNED & MAINTAINED)

EXISTING STORM DRAIN ESM'T.

MATCHLINE C7.0

LEGEND:

6 PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.

▶ PROPOSED BUILDING ENTRY

PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

NOTES:

1. REFER TO SHEET C9.2, C9.4 AND C9.5 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN.
2. PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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LANDSCAPE ARCHITECT
10/5/12

CONCEPTUAL DEVELOPMENT PLAN BLOCKS 'D', 'E' & 'F' ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SCALE H:1"=30'

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C8.0

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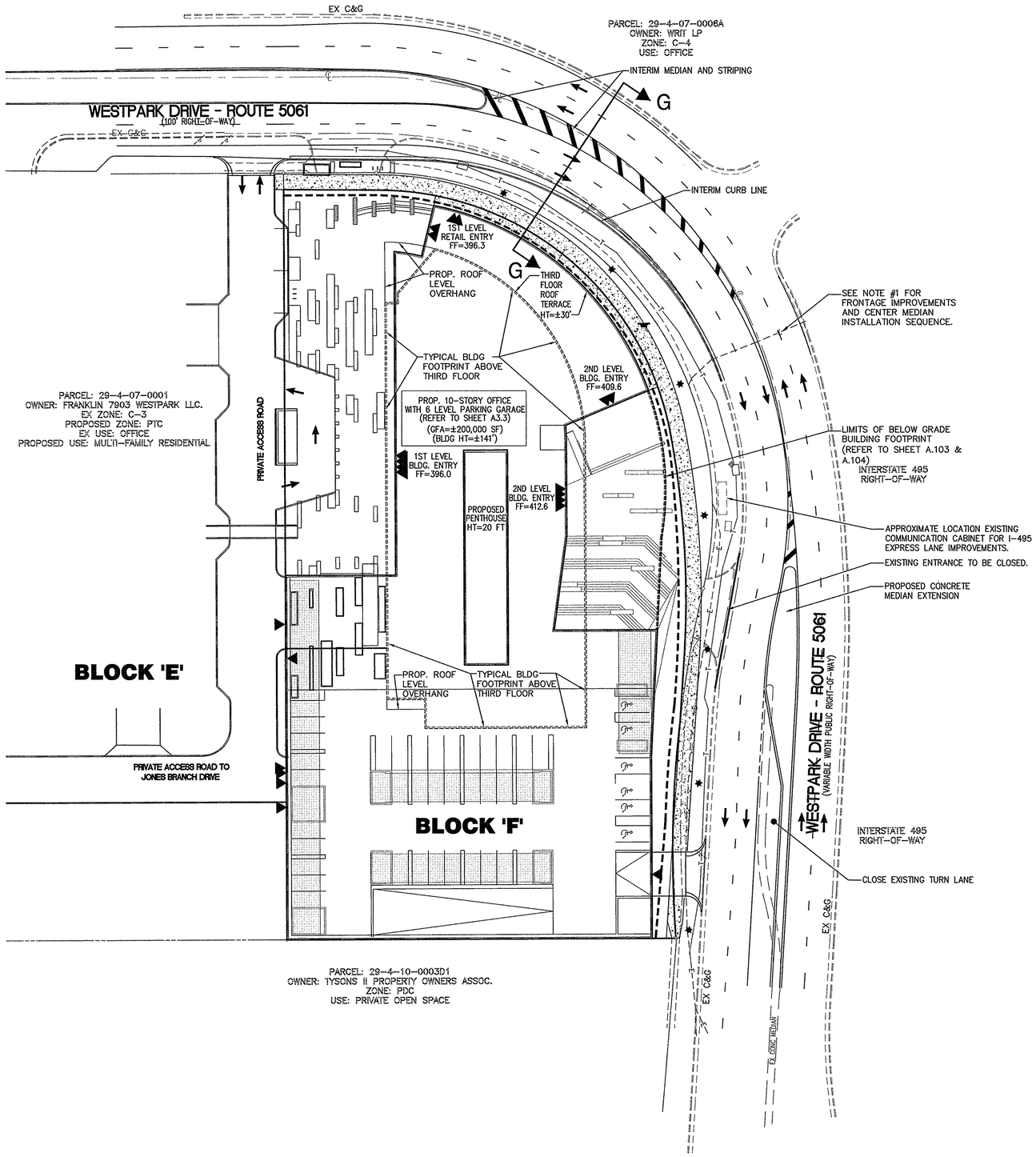
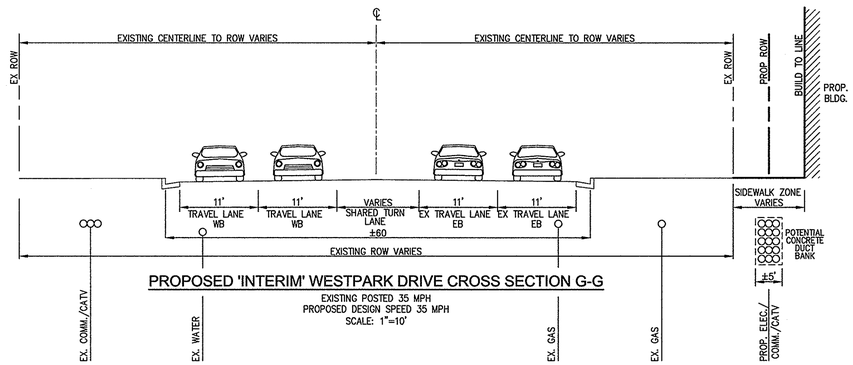
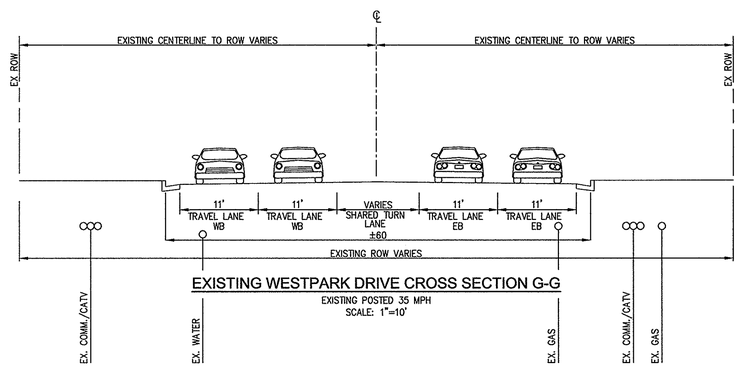




PROPOSED 'INTERIM' WESTPARK DRIVE CROSS SECTION G-G

EXISTING POSTED 35 MPH
PROPOSED DESIGN SPEED 35 MPH
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION G-G

EXISTING POSTED 35 MPH
SCALE: 1"=10'

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 12 of 78

NOTE:

1. THE INTERIM CONDITIONS SHOWN ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET FOR INTERSTATE 495 EXPRESS LANE IMPROVEMENTS HAS NOT BEEN RELOCATED AT THE TIME OF CONSTRUCTION OF BLOCK 'F'.
2. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
3. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NAD 83

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LANDSCAPE ARCHITECT

BLOCK 'F' INTERIM FRONTAGE IMPROVEMENTS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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DATE	DESCRIPTION
SCALE	H: 1"=30'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C8.1

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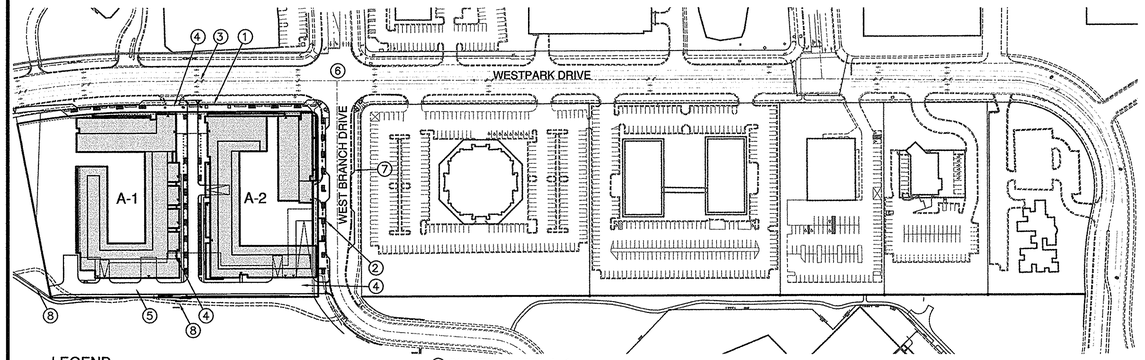
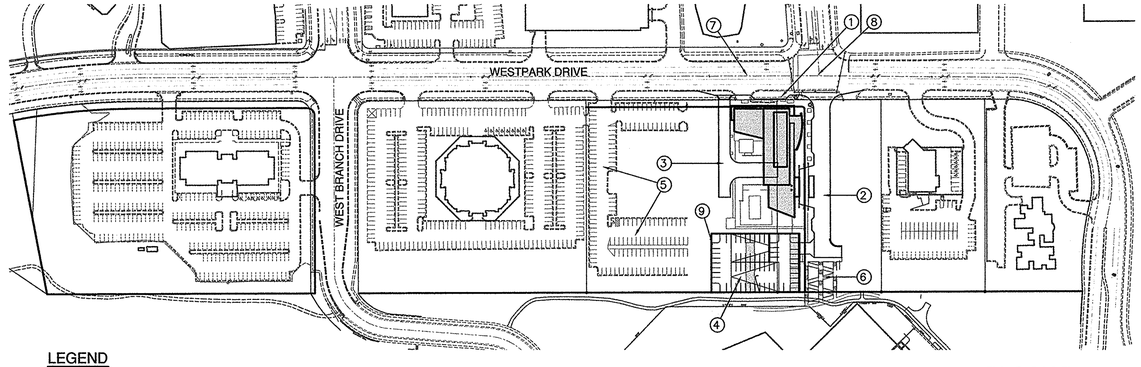


LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WEST BRANCH DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT WITH A-1 OR A-2.
5. CONSTRUCT WITH A-1.
6. PREPARE TRAFFIC SIGNAL WARRANT STUDY. INSTALL SIGNAL, BASED ON RESULTS OF STUDY, AND AS DESCRIBED IN PROFFERS.
7. CONSTRUCT WESTBRANCH DRIVE EASTERN CURB (DOES NOT INCLUDE STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
8. CONSTRUCT OFF SITE TRAIL IMPROVEMENTS WITH A-1 AND A-2 (SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS). REFER TO SHEET C8.3 FOR ADDITIONAL INFORMATION.

BLOCK A

NOTES:
1. A-1 AND A-2 MAY BE BUILT IN ANY ORDER OR AT SAME TIME.
2. CONSTRUCTION OF BLOCK 'A' MAY BE PHASED PER BUILDING A-1 AND A-2(REFER TO SHEET C8.3). EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN.
3. EXISITNG PARKING LOT MAY BE UTILIZED IN INTERIM CONDITION BASED ON BUILDING DEVELOPMENT PHASING.



LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT JONES BRANCH EXTENSION (ROADWAY) AND WESTERN STREETSCAPE.
3. CONSTRUCT PRIVATE DRIVE TO SERVICE ACCESS.
4. CONSTRUCT PARKING GARAGE.
5. EXISTING SURFACE PARKING LOT TO REMAIN.
6. CONSTRUCT PEDESTRIAN CONNECTION TO ADJACENT SOUTH PARCEL.
7. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL)
8. EXISTING TRAFFIC SIGNAL MODIFICATIONS, PER WARRANT STUDY A AS DESCRIBED IN PROFFERS.
9. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.

BLOCK D

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
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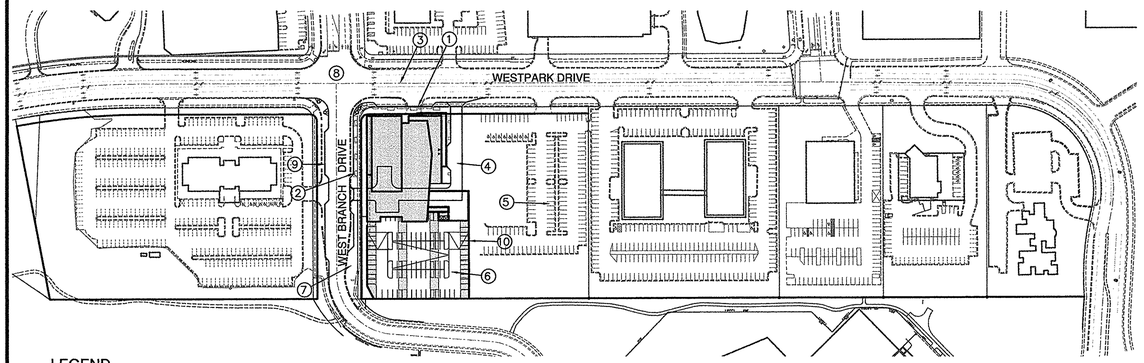
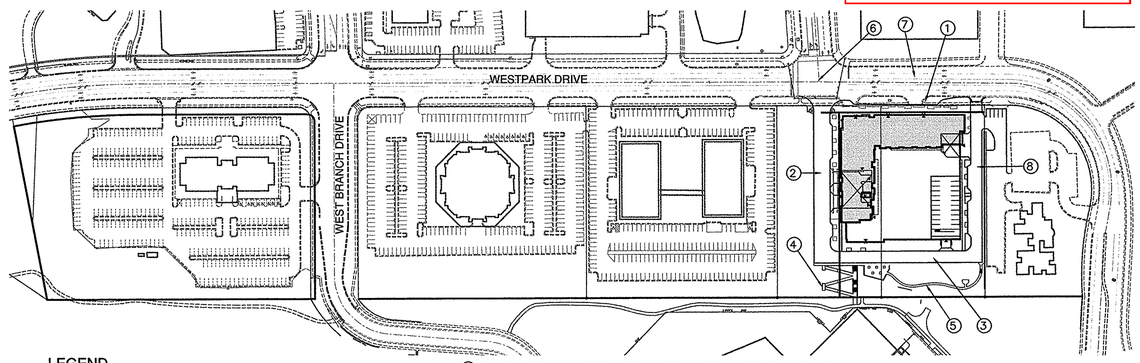
Sheet 13 of 78



LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WEST BRANCH DRIVE EASTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT PRIVATE DRIVE TO GARAGE ACCESS.
5. EXISTING SURFACE PARKING LOT TO REMAIN.
6. CONSTRUCT PARKING GARAGE.
7. CONSTRUCT OPEN SPACE IMPROVEMENTS.
8. PREPARE TRAFFIC SIGNAL WARRANT STUDY. INSTALL SIGNAL, BASED ON RESULTS OF STUDY, AND AS DESCRIBED IN PROFFERS.
9. CONSTRUCT WESTBRANCH DRIVE WESTERN CURB (DOES NOT INCLUDE STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
10. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.

BLOCK B

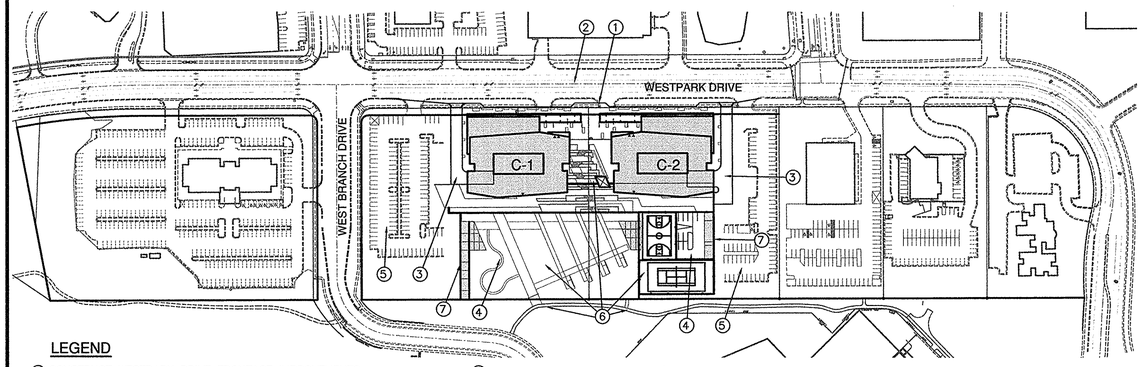


LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT JONES BRANCH EXTENSION (ROADWAY) AND EASTERN STREETSCAPE.
3. CONSTRUCT PRIVATE CONNECTION TO JONES BRANCH DR EXTENSION.
4. CONSTRUCT PEDESTRIAN CONNECTION TO ADJACENT SOUTH PARCEL.
5. CONSTRUCT OPENSPACE/PARK IMPROVEMENTS.
6. TRAFFIC SIGNAL MODIFICATIONS, PER WARRANT STUDY AND AS DESCRIBED IN PROFFERS.
7. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
8. CONSTRUCT PRIVATE DRIVE FOR ACCESS TO SERVICE/LOADING AREA (NOT INCLUDING EASTERN STREETSCAPE OR DROP-OFF AREAS).

NOTE:
NOT WITHSTANDING THE CONDITION SHOWN HEREON, THE EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK F SHALL BE RETAINED UNTIL CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK F IS COMPLETED, IF VDOT PERMITS THE EXISITNG ENTRANCE AND A NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK E TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.

BLOCK E



LEGEND

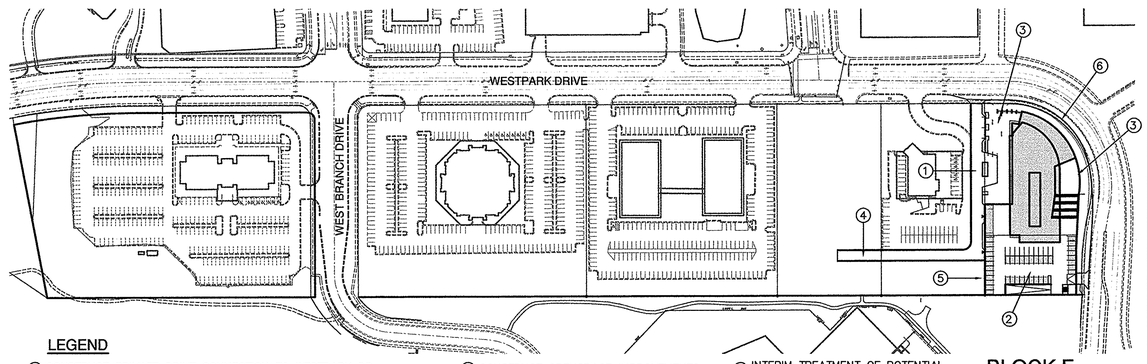
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
3. CONSTRUCT PRIVATE DRIVE TO GARAGE.

NOTE:
CONSTRUCTION OF BLOCK 'C' MAY BE PHASED PER BUILDING C-1 AND C-2 (REFER TO SHEET C8.3). EXTENT OF WESTPARK DR FRONTAGE IMPROVEMENTS AND URBAN PARK IMPROVEMENTS ASSOCIATED WITH EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN.

4. CONSTRUCT PARKING GARAGE (FINAL BUILD OUT OF GARAGE TO BE BASED ON PARKING REQUIRED AND MARKET/TENANT REQUIREMENTS.
5. EXISTING SURFACE PARKING LOT TO REMAIN AND BE UTILIZED IN INTERIM CONDITIONS BASED ON BUILDING DEVELOPMENT PHASING.
6. CENTRAL URBAN PARK, PLAZA, AND CONNECTION TO OFF-SITE TRAIL MAY BE CONSTRUCTED IN PHASES PER BLDG C-1/C-2 DEVELOPMENT. (TRAIL CONNECTION IS SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS). REFER TO SHEET C8.3 AND PROFFERS FOR ADDITIONAL PHASING DESCRIPTION.
7. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.

NOTE:
1. C-1 AND C-2 MAY BE BUILT IN ANY ORDER OR AT THE SAME TIME.

BLOCK C



LEGEND

1. CONSTRUCT PRIVATE DRIVE CONNECTION TO WESTPARK DR. (NOT INCLUDING WESTERN STREETSCAPE).
2. CONSTRUCT PARKING GARAGE.
3. CONSTRUCT OPENSPACE IMPROVEMENTS.
4. CONSTRUCT PRIVATE DRIVE CONNECTION TO FUTURE JONES BRANCH DRIVE EXTENSION.
5. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.
6. CONSTRUCT WESTPARK FRONTAGE IMPROVEMENTS AS INDICATED ON SHEETS C8.0 AND C8.1 AND AS DESCRIBED IN PROFFERS.

BLOCK F

GENERAL NOTES:
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. EXTENT OF FRONTAGE IMPROVEMENTS THAT MAY BE CONSTRUCTED WITH INDIVIDUAL BLOCKS WILL BE DETERMINED WITH FINAL ENGINEERING AND VDOT APPROVAL INCLUDING LANE WIDENING, MEDIANS, TRANSITIONS, MARKINGS, STREETSCAPE, BIKE LANE ETC.
3. SEE PROFFERS FOR ADDITIONAL PHASING INFORMATION.

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LANDSCAPE ARCHITECT

OVERALL DEVELOPMENT PHASING EXHIBIT
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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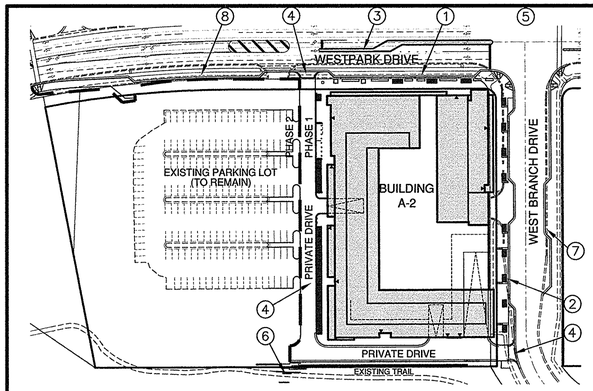
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=150'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C8.2

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 PHASING PLAN.dwg, 10/4/2012 9:57:58 AM, kf

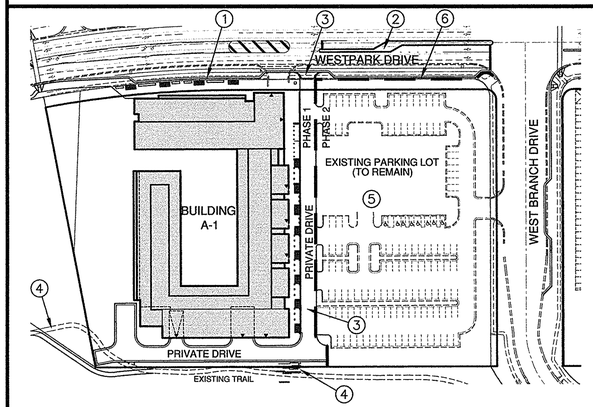


PHASE 1 - OPTION 'A'

(CONSTRUCT BUILDING A-2)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTBRANCH DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY, AND AS DESCRIBED IN PROFFERS.
6. CONSTRUCT OFF-SITE TRAIL, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT.
7. CONSTRUCT WESTBRANCH DRIVE EASTERN CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
8. CONSTRUCT WESTPARK DRIVE CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.

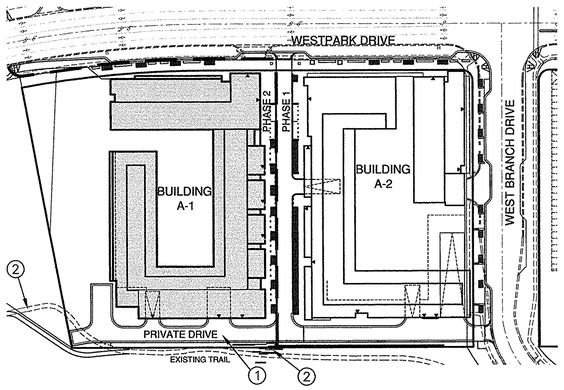


PHASE 1 - OPTION 'B'

(CONSTRUCT BUILDING A-1)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
3. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
4. CONSTRUCT OFF-SITE TRAIL, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT.
5. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELPMENT
6. CONSTRUCT WESTPARK DRIVE CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.

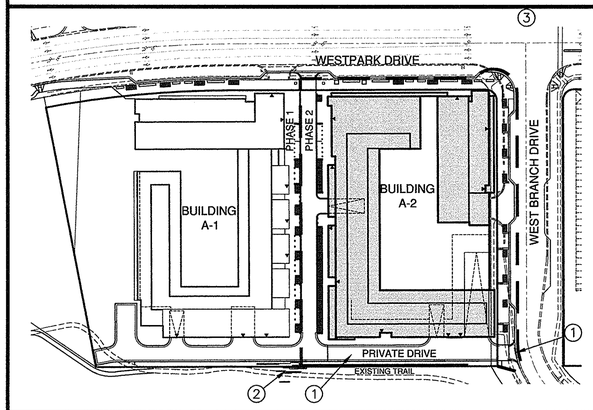


PHASE 2 - OPTION 'A'

(BUILDING A-2 COMPLETE
CONSTRUCT BUILDING A-1)

LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

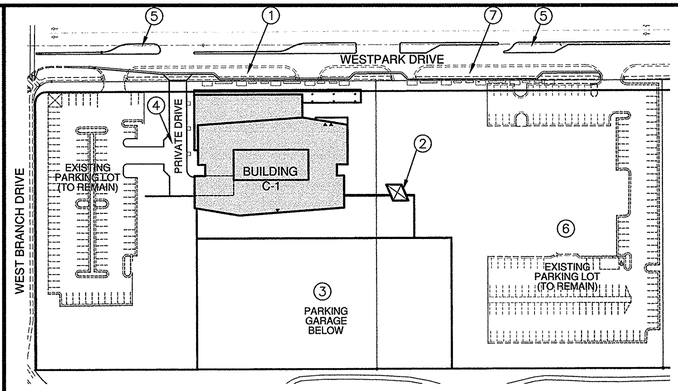


PHASE 2 - OPTION 'B'

(BUILDING A-1 COMPLETE
CONSTRUCT BUILDING A-2)

LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.
3. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY, AND AS DESCRIBED IN PROFFERS.

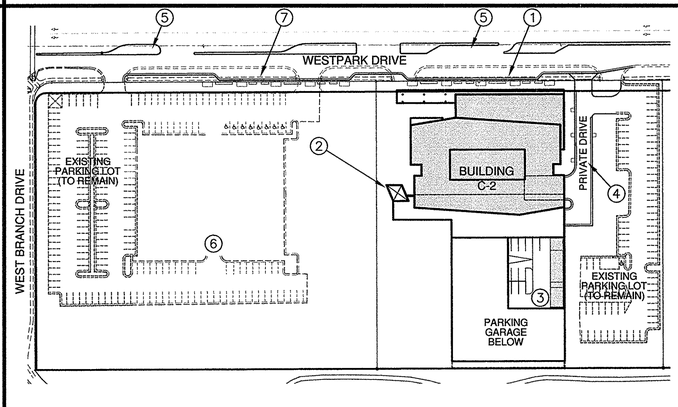


PHASE 1 - OPTION 'A'

(CONSTRUCT BUILDING C-1)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT ELEVATOR CORE.
3. CONSTRUCT PARKING GARAGE.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
6. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELOPMENT.
7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE).

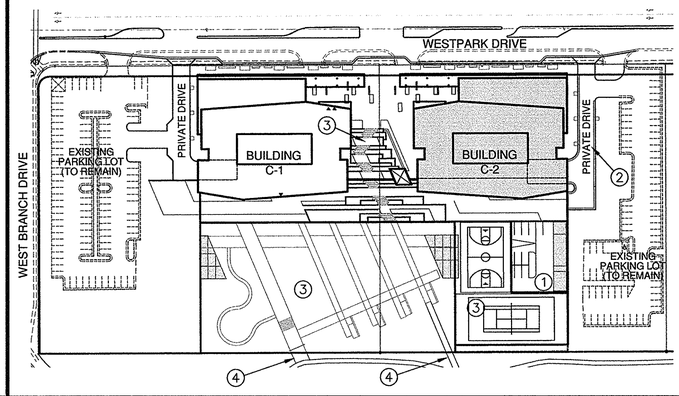


PHASE 1 - OPTION 'B'

(CONSTRUCT BUILDING C-2)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT ELEVATOR CORE.
3. CONSTRUCT PARKING GARAGE.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
6. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELOPMENT.
7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE).



PHASE 2 - OPTION 'A'

(BUILDING C-1 COMPLETE
CONSTRUCT BUILDING C-2)

LEGEND

1. CONSTRUCT PARKING GARAGE.
2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
3. CONSTRUCT URBAN PLAZA, STAIRS AND SPORTS COURTS. OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 1st NON-RUP FOR THE 2nd BUILDING IN BLOCK 'C'.
4. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

(_GDP) (X)DP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Oct 26, 2012

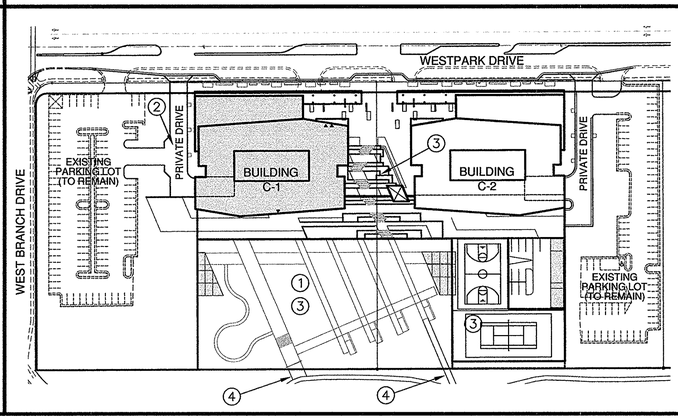
SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 14 of 78



PHASE 2 - OPTION 'B'

(BUILDING C-2 COMPLETE
CONSTRUCT BUILDING C-1)

LEGEND

1. CONSTRUCT PARKING GARAGE.
2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
3. CONSTRUCT URBAN PLAZA, STAIRS AND SPORTS COURTS. OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 1st NON-RUP FOR THE 2nd BUILDING IN BLOCK 'C'.
4. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

GENERAL NOTES:

1. DEVELOPMENT PHASING OF BLOCKS "A&C" MAY BE REVERSED BASED ON MARKET CONDITIONS AT THE TIME OF FDP AND FINAL SITE PLAN.
2. EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN AND APPROVED BY VDOT.
3. EXISTING PARKING LOT MAY BE UTILIZED IN INTERIM CONDITION FOR COMMUTER COMMERCIAL PARKING LOT,CONSTRUCTION PHASING AND SIMILAR USES BASED ON BUILDING DEVELOPMENT PHASING.
4. EXISTING VEGETATION ALONG PERIMETER AND WITHIN THE EXISTING PARKING LOTS SHALL BE UTILIZED IN LIEU OF PARKING LOT LANDSCAPE REQUIREMENTS TO THE EXTENT POSSIBLE.

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Landscape Architecture

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email: wdg@wdgarch.com

Cityline PARTNERS
A SUBSIDIARY OF
DLJ Real Estate Capital Partners

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

BLOCKS A & C PHASING EXHIBIT

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
4/20/12	REV PER COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=100'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C8.3

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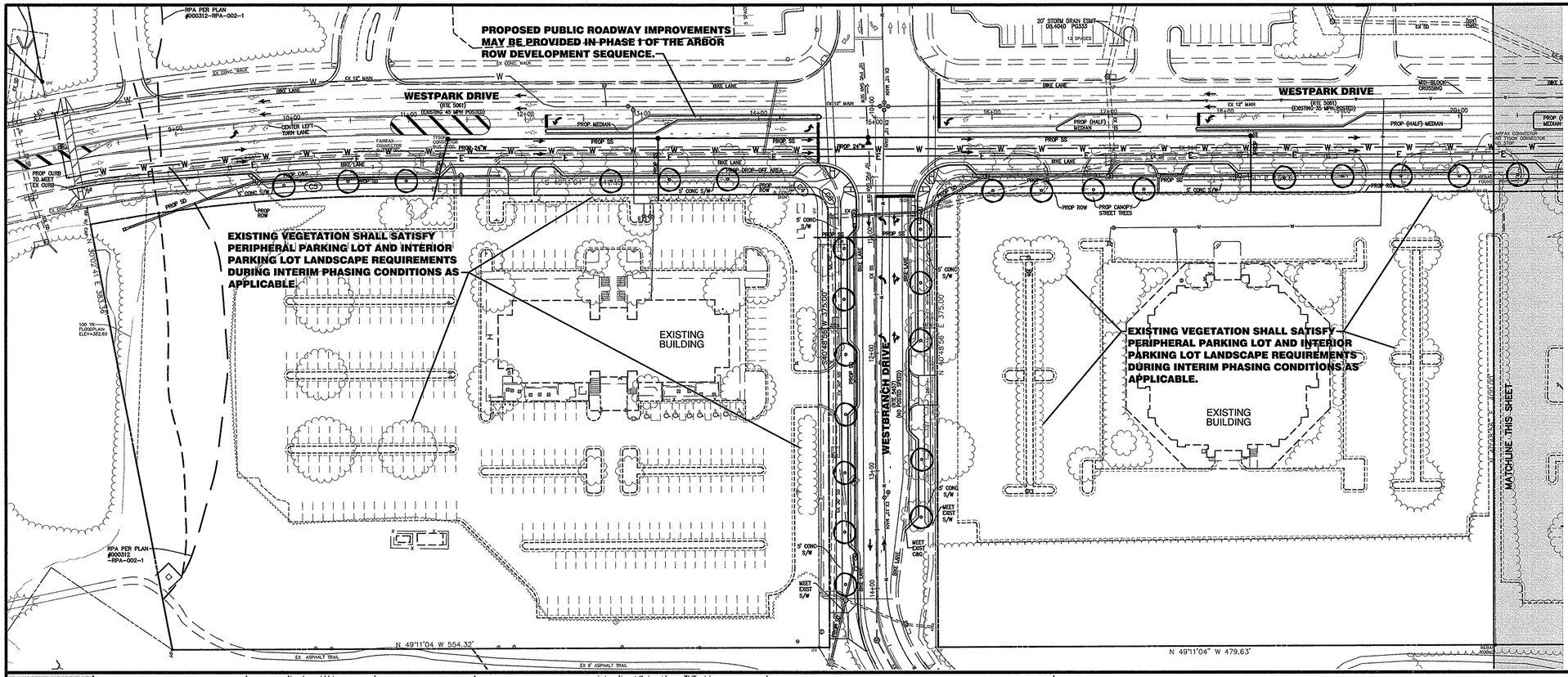

NAD 83

LEGEND

- PROPOSED CANOPY STREET TREE (2"CAL–APPROXIMATELY 50 O.C.) WHERE REQUIRED SIGHT DISTANCE, EXISTING AND PROPOSED UTILITY ALLOW AND AS NECESSARY IN ORDER TO SUPPLEMENT EXISTING STREET TREES
- PROP SS — PROPOSED SANITARY SEWER
- W PROP 24"W W — PROPOSED WATER MAIN
- E — PROPOSED DRY UTILITY DUCT BANK(MAY BE LOCATED BEHIND PROPOSED CURB LINE/PARKING LANE)

NOTE:
1. IMPROVEMENTS SHOWN HEREON INCLUDE THOSE PUBLIC ROADWAY AND ASSOCIATED UTILITY INFRASTRUCTURE THAT MAY BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF ARBOR ROW DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, ROADWORK, STORM DRAIN, SANITARY SEWER, WATERMAIN AND DRY UTILITY IMPROVEMENTS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING
Sheet 15 of 78

Bowman CONSULTING
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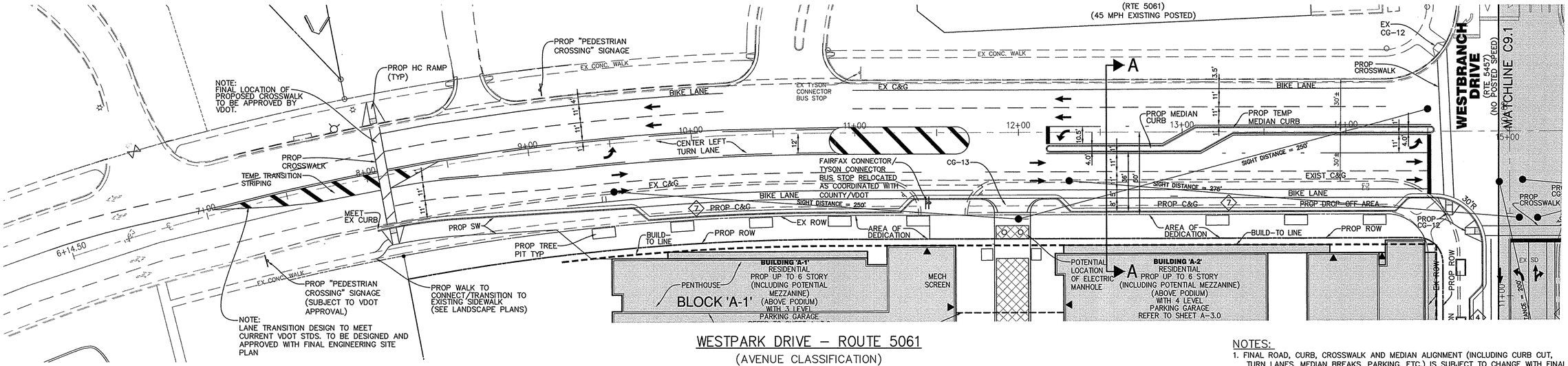
COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

PUBLIC ROADWAY PHASING EXHIBIT
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1"=50'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C8.4

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\7403-07-001 Road Exhibit.dwg, 10/4/2012 10:15:03 AM, kf



WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 45 MPH
PROPOSED DESIGN SPEED = 35 MPH

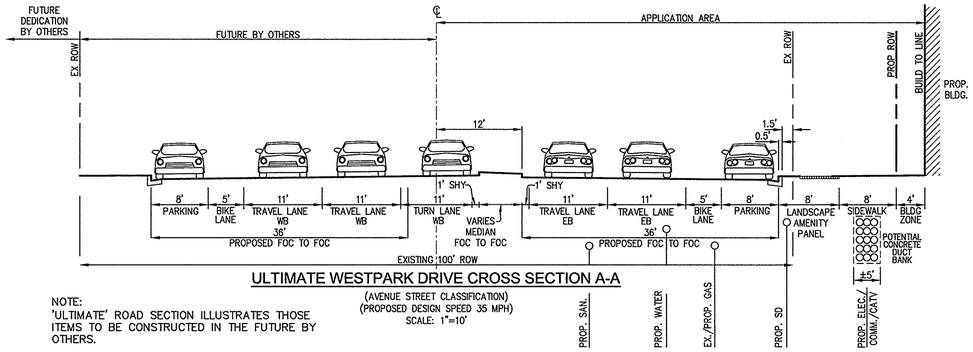
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'A' FRONTAGE = ±8,938s.f.

LEGEND:

<=2=2=2= EXISTING LANE DIRECTION
➡ PROPOSED LANE DIRECTION

NOTES:

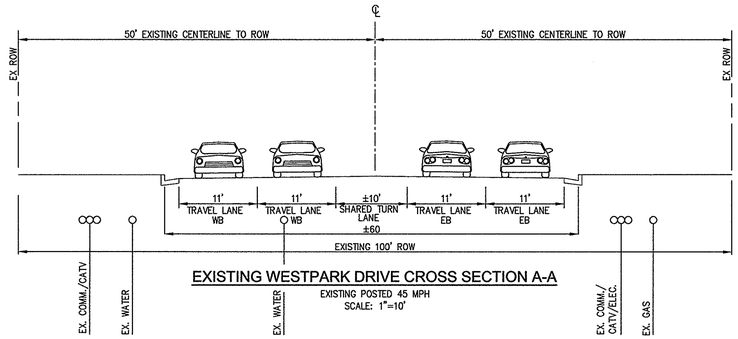
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON–STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.
9. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..



ULTIMATE WESTPARK DRIVE CROSS SECTION A-A

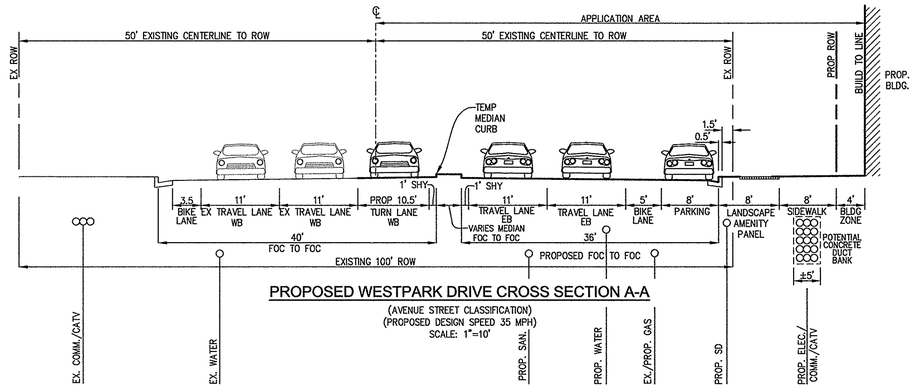
(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



EXISTING WESTPARK DRIVE CROSS SECTION A-A

EXISTING POSTED 45 MPH
SCALE: 1"=10'



PROPOSED WESTPARK DRIVE CROSS SECTION A-A

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_FP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
&ZONING
Sheet 16 of 78

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NAD 83

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A SUBSIDIARY OF DLJ Real Estate Capital Partners

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
(SHEET 1 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.0

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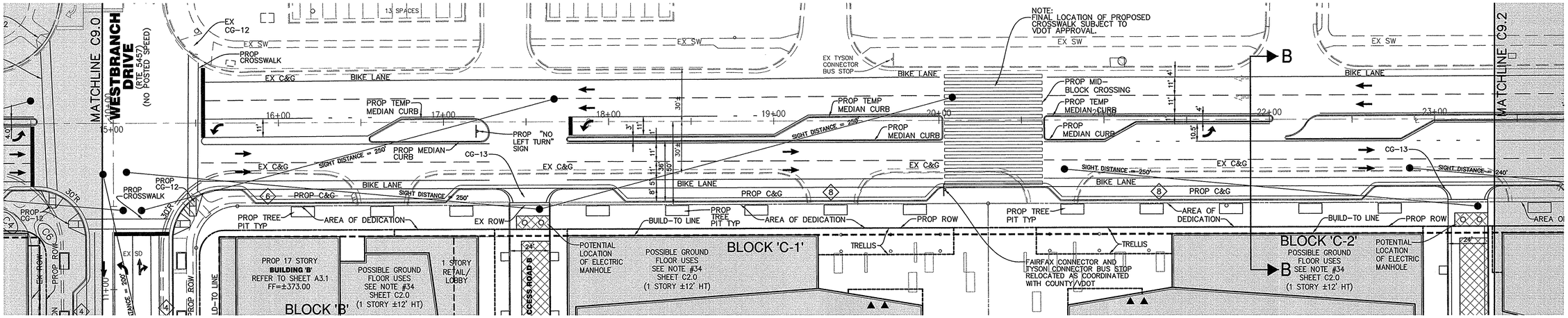


WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

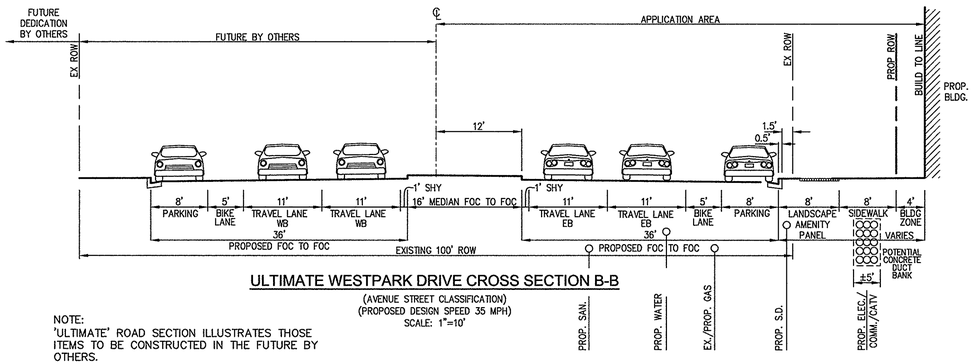
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'B,C,D&E' FRONTAGE = ±18,920s.f.

LEGEND:

- <2'min EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:

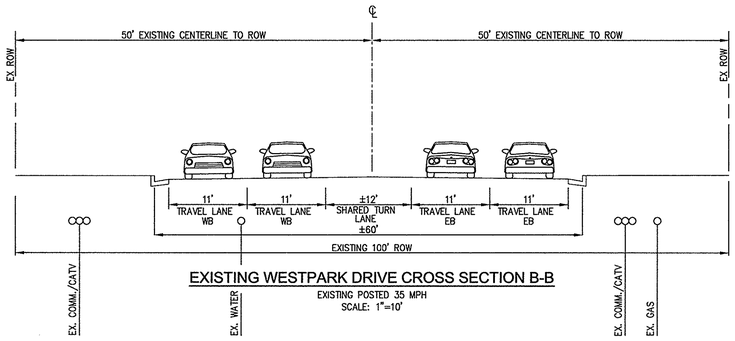
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON–STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.
9. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..



ULTIMATE WESTPARK DRIVE CROSS SECTION B-B

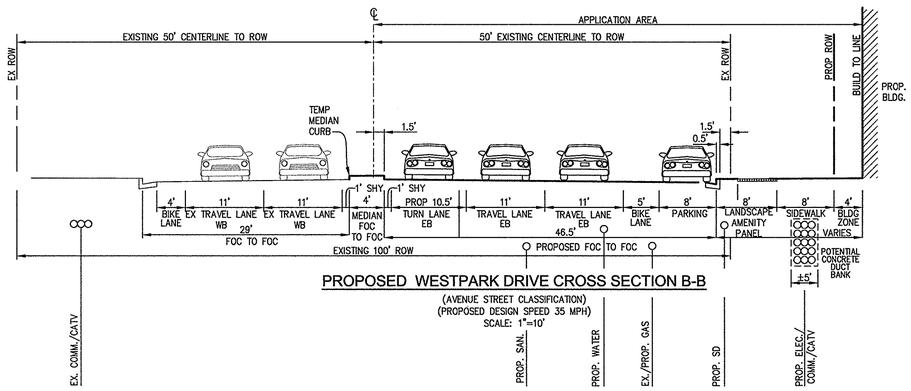
(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



EXISTING WESTPARK DRIVE CROSS SECTION B-B

EXISTING POSTED 35 MPH
SCALE: 1"=10'



PROPOSED WESTPARK DRIVE CROSS SECTION B-B

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 17 of 78

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NAD 83

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN (SHEET 2 OF 6)

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.1

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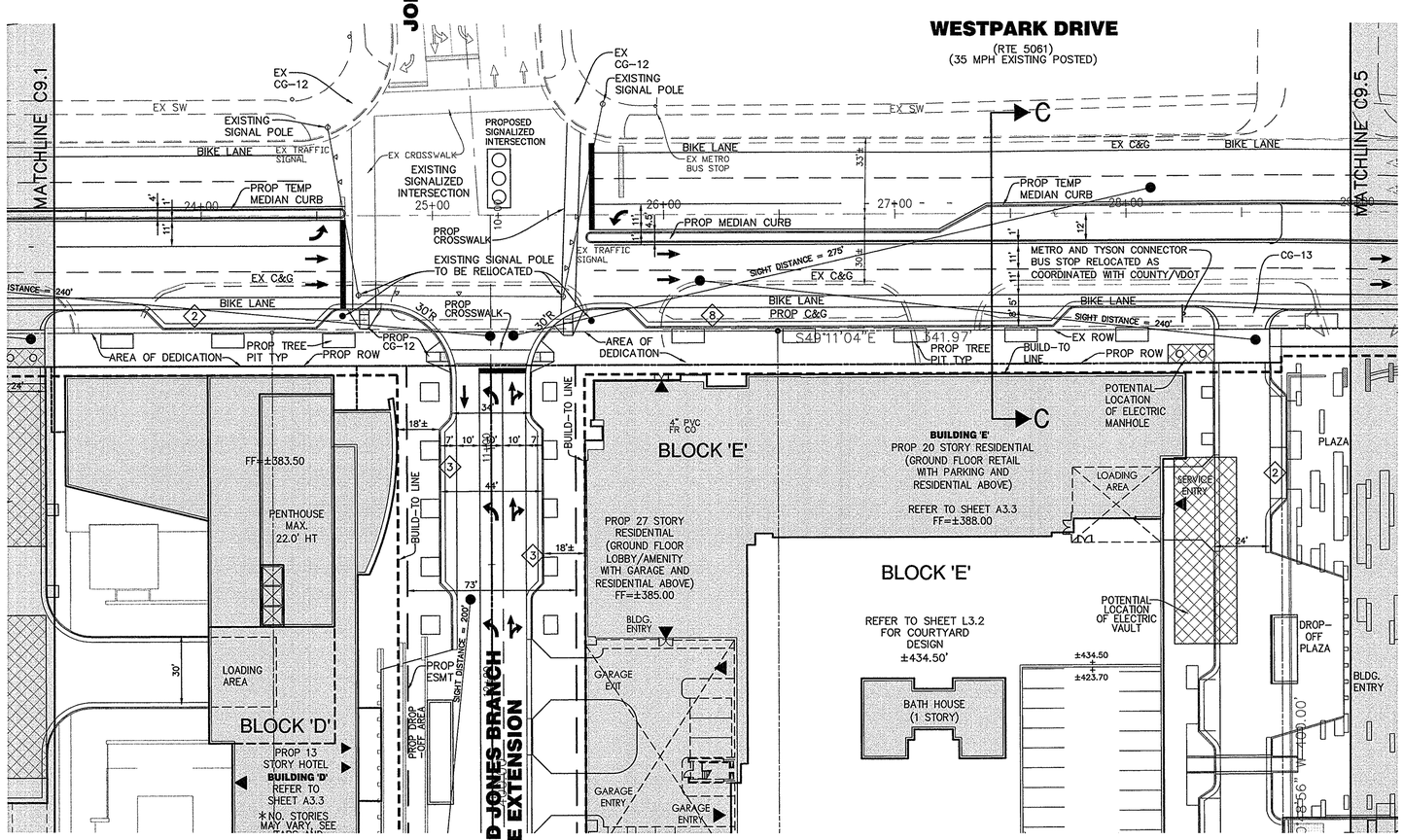


NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 – L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.
9. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..

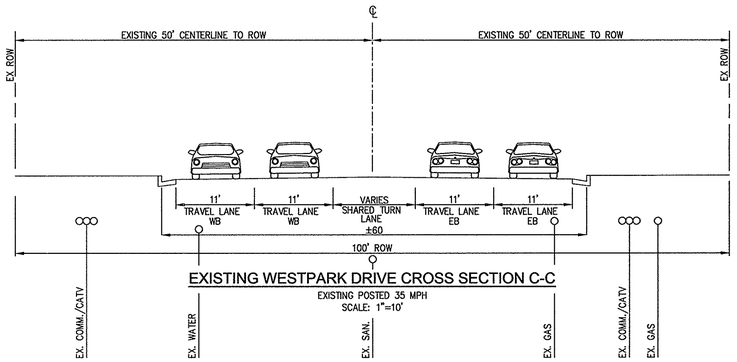
NAD 83

LEGEND:

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



EXISTING WESTPARK DRIVE CROSS SECTION C-C

EXISTING POSTED 35 MPH
SCALE: 1"=10'

WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

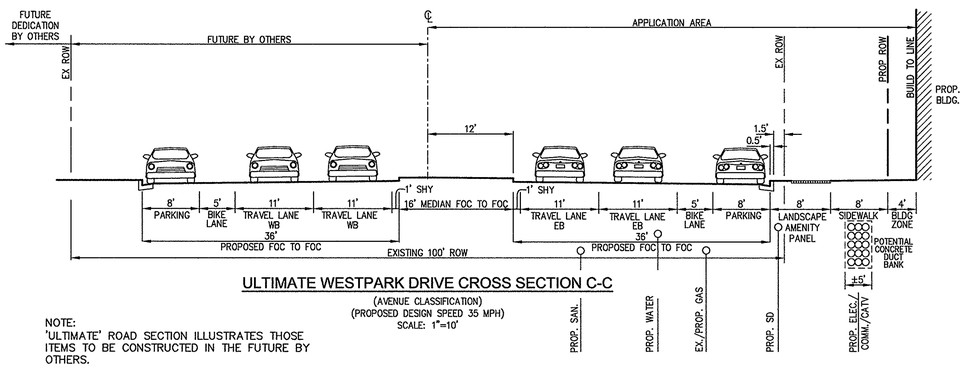
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'B,C,D&E' FRONTAGE = ±18,920s.f.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

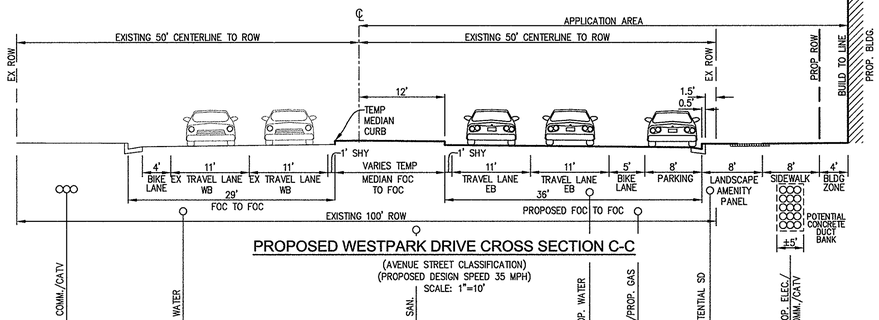
Sheet 18 of 78



ULTIMATE WESTPARK DRIVE CROSS SECTION C-C

(AVENUE CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



PROPOSED WESTPARK DRIVE CROSS SECTION C-C

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.

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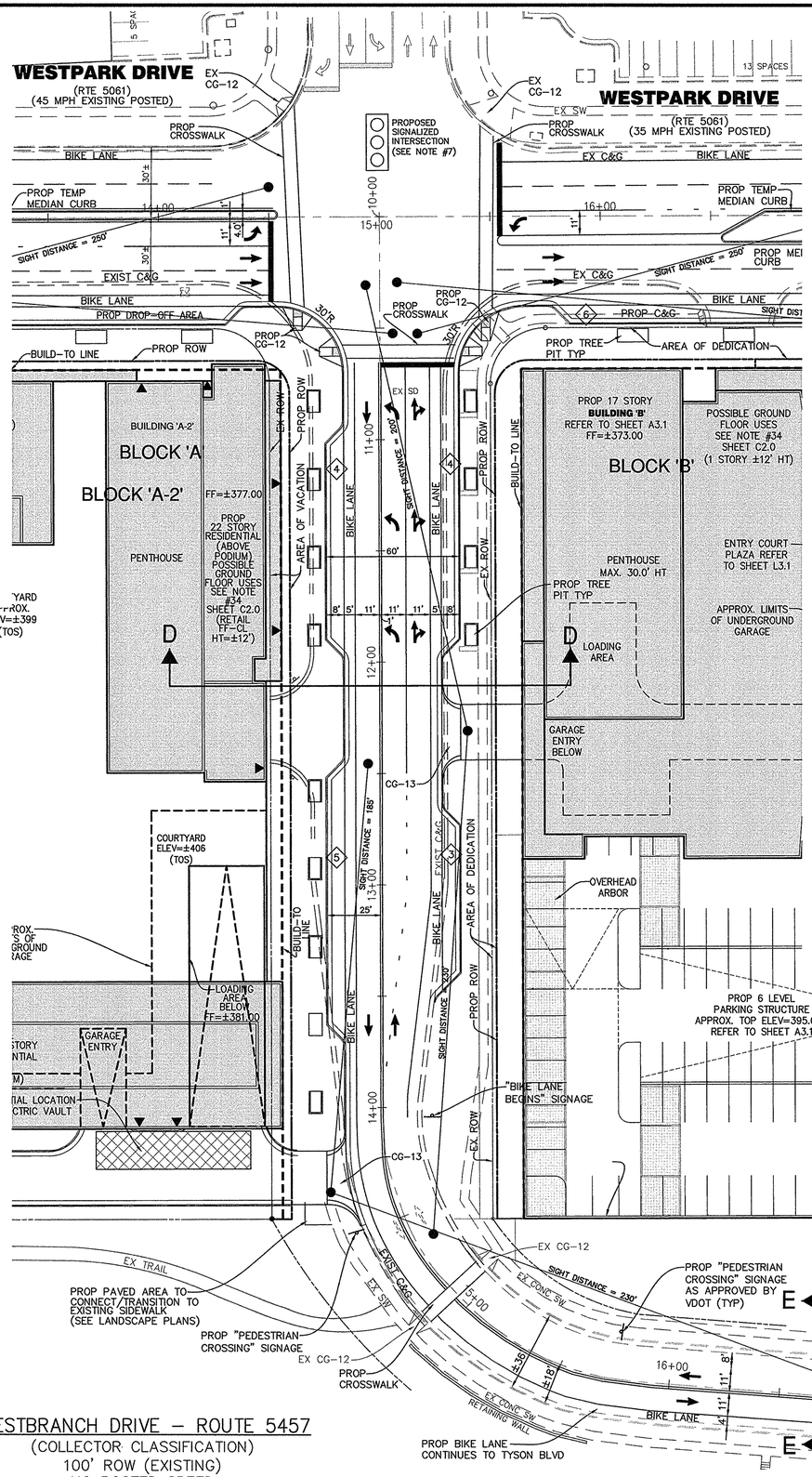
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
(SHEET 3 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

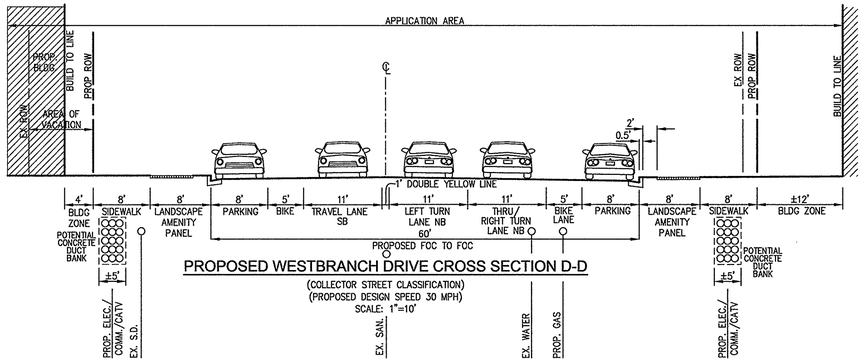
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1"=30'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C9.2

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 RD STRP.dwg, 10/4/2012 10:16:41 AM, kf



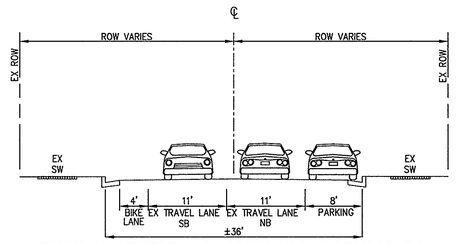
WESTBRANCH DRIVE – ROUTE 5457

(COLLECTOR CLASSIFICATION)
100' ROW (EXISTING)
NO POSTED SPEED
PROPOSED DESIGN SPEED = 30 MHP



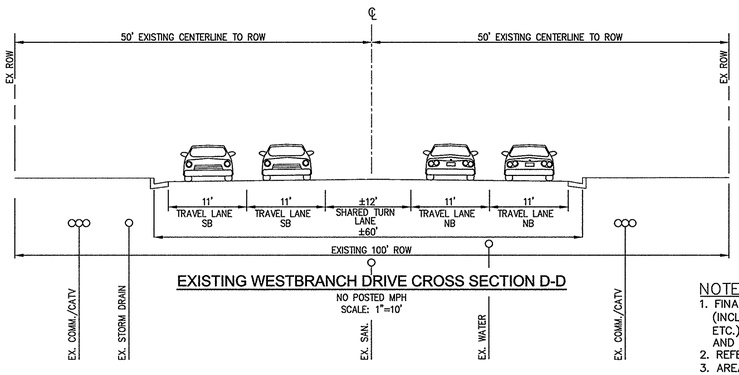
PROPOSED WESTBRANCH DRIVE CROSS SECTION D-D

(COLLECTOR STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 30 MPH)
SCALE: 1"=10'



EXISTING WESTBRANCH DRIVE CROSS SECTION E-E (WITH PROPOSED BIKE LANE)

PROPOSED DESIGN SPEED 30 MPH
SCALE: 1"=10'



EXISTING WESTBRANCH DRIVE CROSS SECTION D-D

NO POSTED MPH
SCALE: 1"=10'

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
7. SIGNAL CONTROL APPARATUS MAY REQUIRE EASEMENTS FROM ADJACENT PROPERTY OWNERS IF INSTALLATION OCCURS OUTSIDE OF VDOT ROW
8. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..

LEGEND:

<-==> EXISTING LANE DIRECTION
➔ PROPOSED LANE DIRECTION

WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. VACATION:
BLOCK 'A' FRONTAGE = ±3,428s.f.

WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'B' FRONTAGE = ±872s.f.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_FP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 19 of 78

NAD 83

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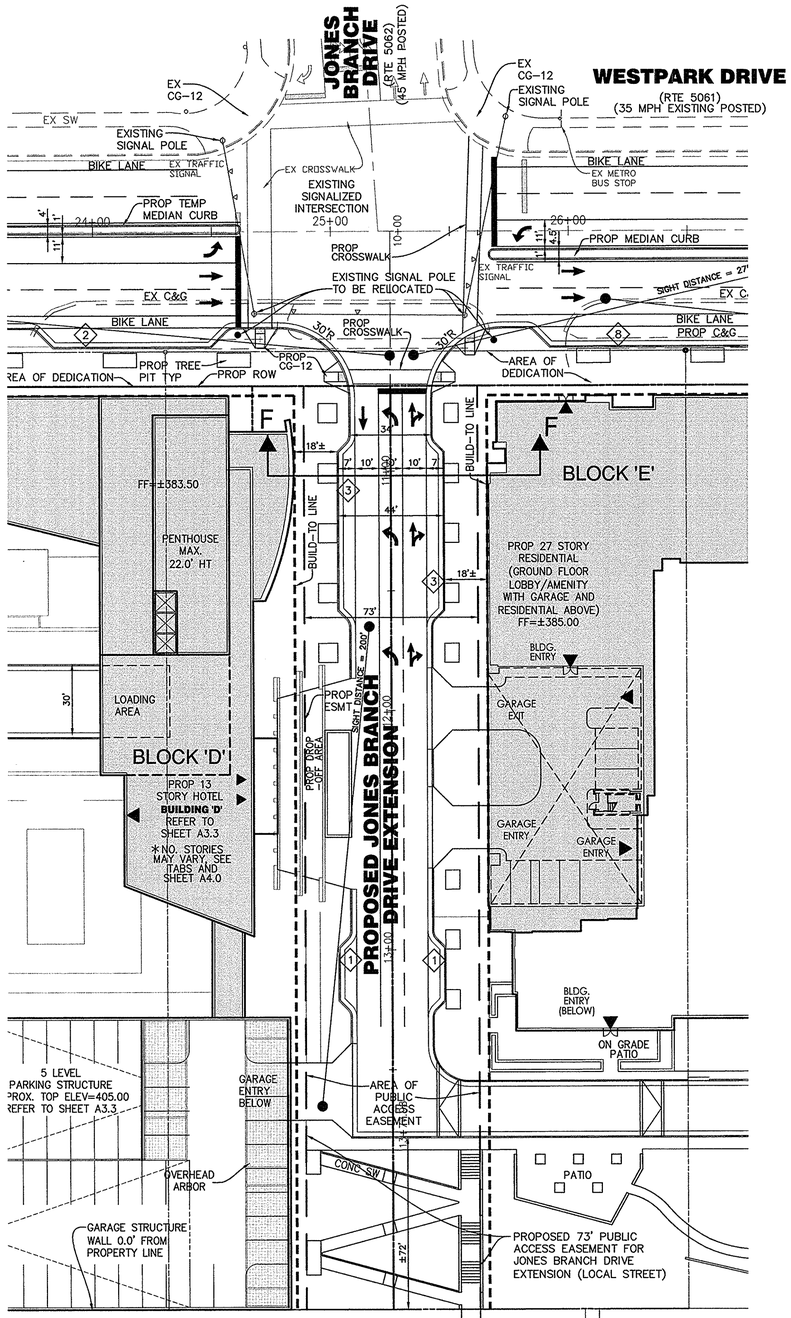
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

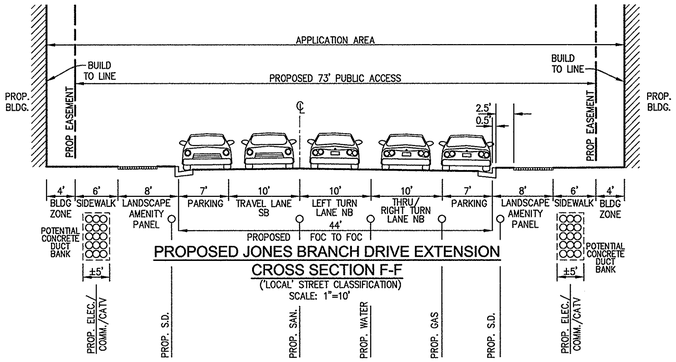
ROADWAY STRIPING AND MARKING PLAN (SHEET 4 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE ROW TABS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.3

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 RD STRP.dwg, 10/4/2012 10:16:53 AM, kf





NAD 83

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
7. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..

JONES BRANCH DRIVE EXTENSION

(LOCAL CLASSIFICATION)

PROPOSED PUBLIC ACCESS EASEMENT 73'

PROPOSED DESIGN SPEED = 30 MPH

Application No: **RZ 2011-PR-023** Staff: **M. Ladd**

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: **Oct 26, 2012**

SEE CONDITIONS DATED:

Date of Final Approval: **Nov 20, 2012** (X BOS) (_PC) (_BZA)

Comments: **Concurr W/ PCA 88-D-005-07**

DEPARTMENT OF PLANNING & ZONING

Sheet **20** of **78**

LEGEND:

EXISTING LANE DIRECTION

PROPOSED LANE DIRECTION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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10/5/12
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN (SHEET 5 OF 6)

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE ROW TABS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:1"=30'

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C9.4

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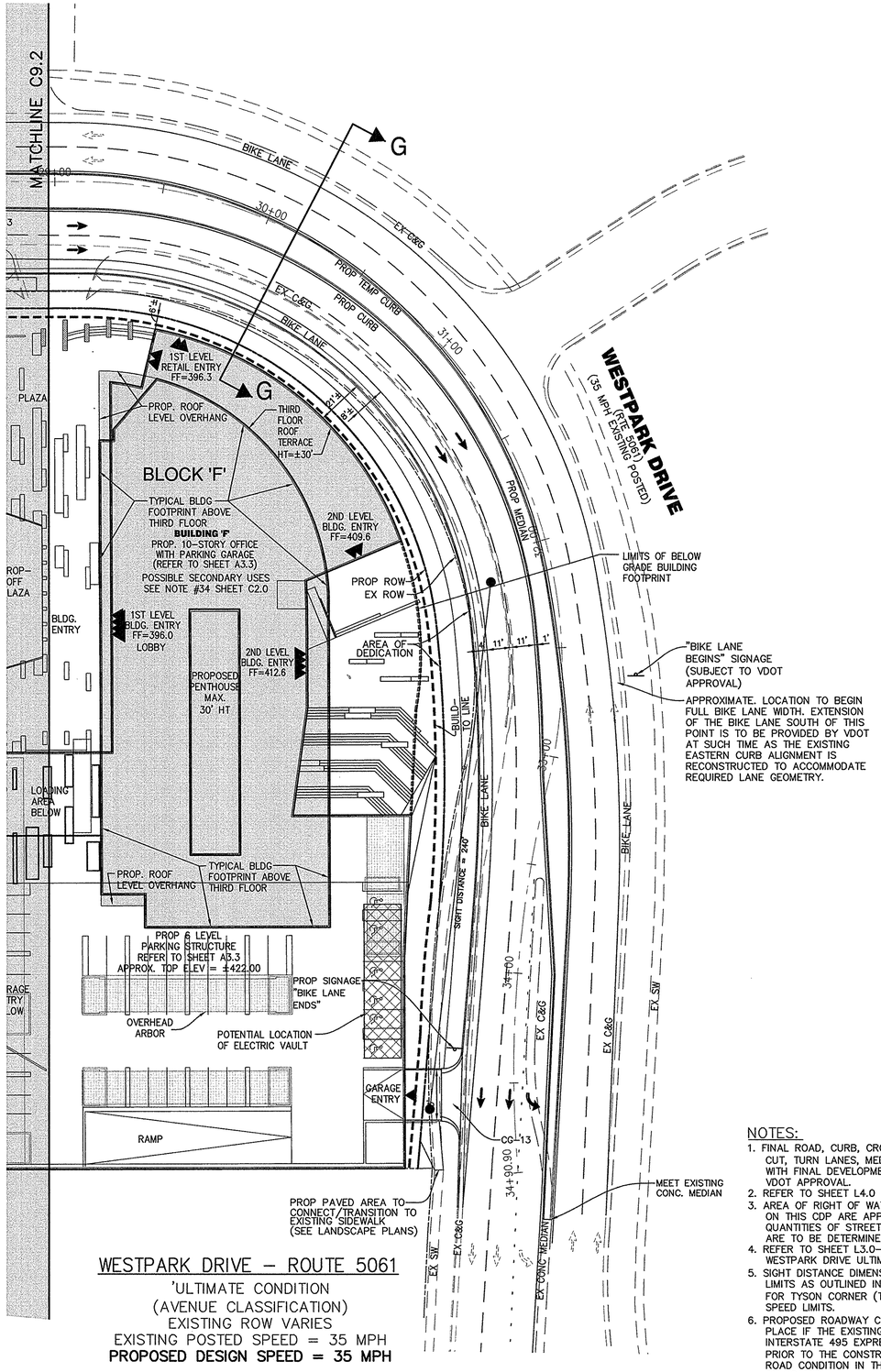
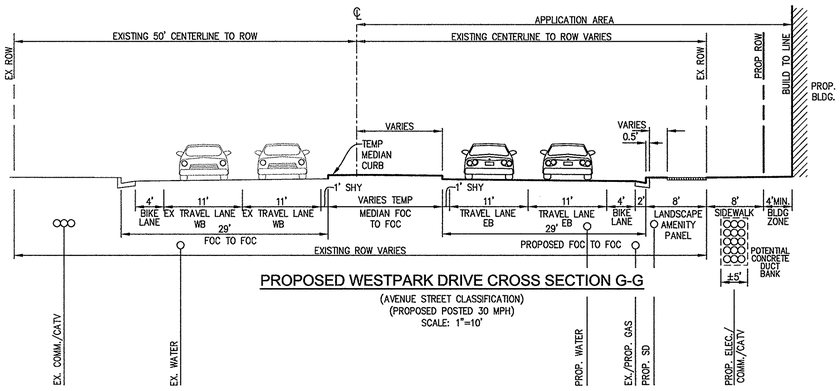


WESTPARK DRIVE – ROUTE 5061

'ULTIMATE CONDITION
(AVENUE CLASSIFICATION)
EXISTING ROW VARIES
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

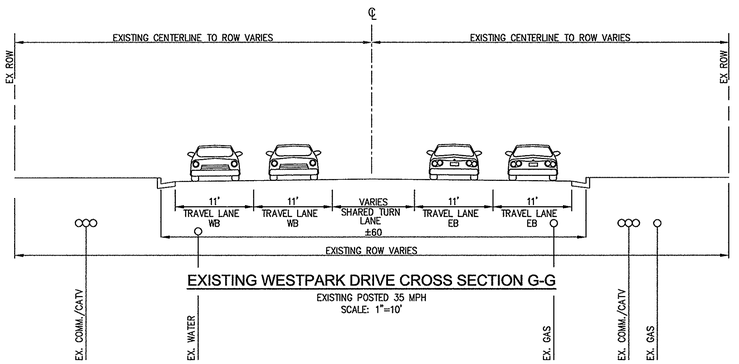
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'F' FRONTAGE = ±4,700 s.f.

NAD 83



PROPOSED WESTPARK DRIVE CROSS SECTION G-G

(AVENUE STREET CLASSIFICATION)
(PROPOSED POSTED 30 MPH)
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION G-G

EXISTING POSTED 35 MPH
SCALE: 1"=10'

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 – L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED ROADWAY CONDITIONS REPRESENTED HEREON ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET ASSOCIATED WITH THE INTERSTATE 495 EXPRESS LANE IMPROVEMENTS HAS BEEN RELOCATED PRIOR TO THE CONSTRUCTION OF BLOCK 'F'. SEE SHEET C8.1 FOR INTERIM ROAD CONDITION IN THE EVENT THE REFERED CABINET HAS NOT BEEN RELOCATED..
7. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
8. ON–STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
9. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 21 of 78

LEGEND:

EXISTING LANE DIRECTION
PROPOSED LANE DIRECTION

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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10/5/12
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
(SHEET 6 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
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08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.5

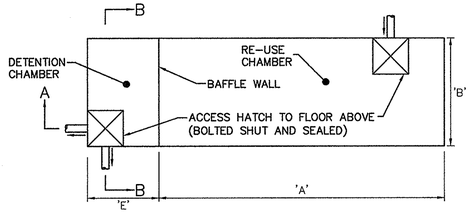
P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 RD STRP.dwg, 10/4/2012 10:19:24 AM, kf

*ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

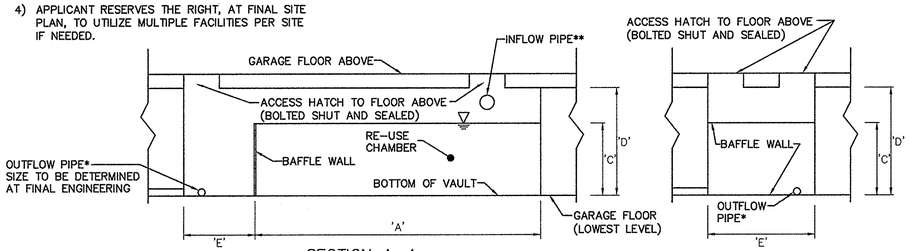
**FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP.

NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.
4) APPLICANT RESERVES THE RIGHT, AT FINAL SITE PLAN, TO UTILIZE MULTIPLE FACILITIES PER SITE IF NEEDED.



PLAN VIEW



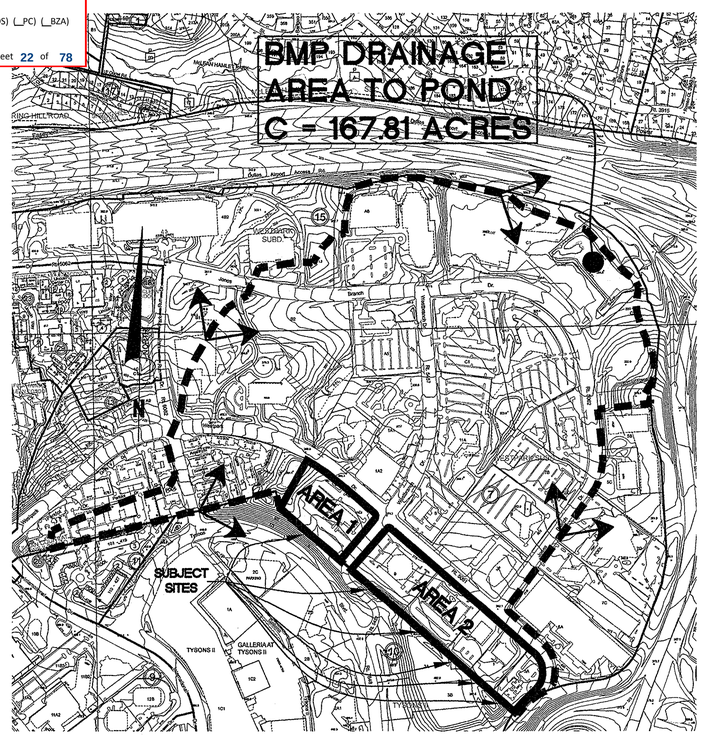
SECTION A–A

SECTION B–B

SWM SUMMARY

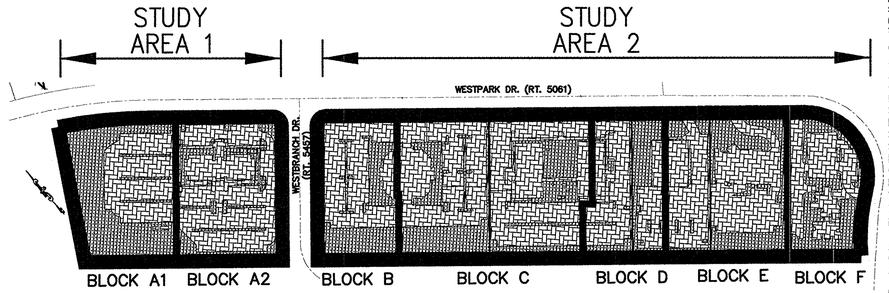
VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	RE-USE DEPTH (FT) C	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK A1	13,229	56	24	10	12	4	13,440
BLOCK A2	13,577	58	24	10	12	4	13,920
BLOCK B	10,295	62	18	10	12	4	11,160
BLOCK C	24,368	68	36	10	12	4	24,480
BLOCK D	9,847	56	18	10	12	4	10,080
BLOCK E	15,615	41	17	24	26	4	16,728

1 C10.0 CONCEPTUAL FACILITY DETAIL
NOT TO SCALE

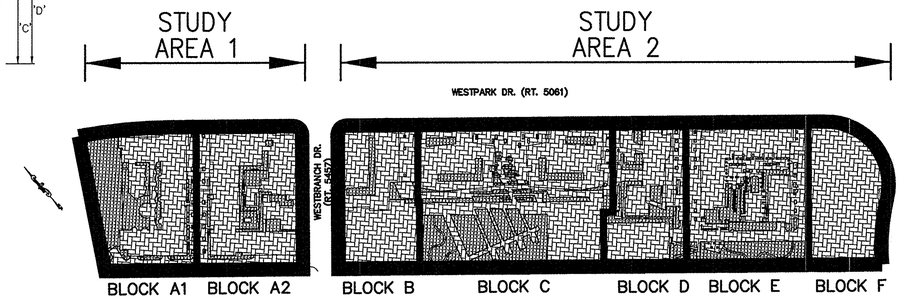


4 C10.0 BMP MAP
SCALE: 1"=500'

PER PLAN #6377–PI–01, POND C WAS DESIGNED TO TREAT A DRAINAGE AREA OF 167.81 ACRES, WITH A C–FACTOR OF 0.80.



2 C10.0 EXISTING IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'

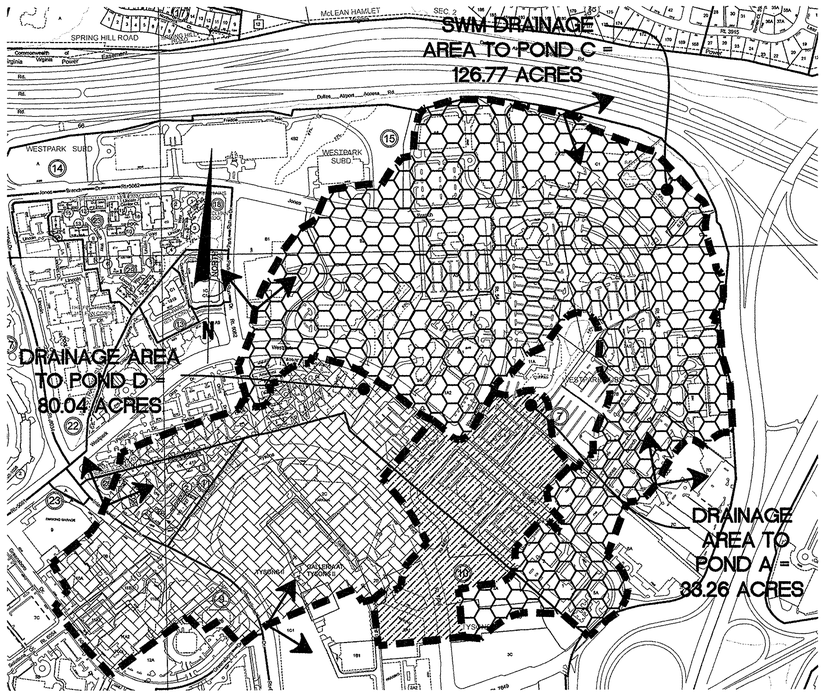


3 C10.0 PRELIMINARY PROPOSED IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'

IMPERVIOUS AREA =
PERVIOUS AREA =

Area 1	
Area =	5.388 Ac
Ex. Impervious %	55%
Ex. C-Factor =	0.63
Prop. Impervious %	72%
Prop. C-Factor =	0.73

Area 2	
Area =	13.926 AC
Ex. Impervious %	62%
Ex. C-Factor =	0.67
Prop. Impervious %	78%
Prop. C-Factor =	0.77



5 C10.0 SWM MAP
SCALE: 1"=500'

SWM NARRATIVE:

GENERAL INFO:

THE SUBJECT SITES OF THIS APPLICATION, THE FREDERICK, ESSEX, CAMPBELL, SCOTT, GRAYSON, FRANKLIN, AND AMT BUILDINGS ARE LOCATED ON FFX. CO. TAX MAP PARCELS #0294((7))–0010, 0294((7))–0009, 0294((7))–0003, 0294((7))–0002, 0294((7))–0001, AND 0294((7))–0005A, RESPECTIVELY. SEE VICINITY MAPS ON SHEET C10.7. THESE SITES COMPRISE THE PROPOSED BLOCKS ASSOCIATED WITH THIS APPLICATION: BLOCKS A1, A2, B, C, D, E, AND F. BLOCKS A1 AND A2 MAKE UP STUDY AREA 1. BLOCKS B–F MAKE UP STUDY AREA 2. SWM DETENTION FOR THESE BLOCKS IS CURRENTLY PROVIDED FOR BY EXISTING PONDS "A", "B", "C", AND "D". PONDS "A", "B", AND "D" ARE USED FOR THE SOLE PURPOSE OF DETENTION AND RETENTION. POND "A" IS COUNTY OWNED AND SITUATED BETWEEN THE DICKENSON, GLOUCESTER, AND BRUNSWICK & CULPEPER BUILDINGS. POND "B" IS COUNTY OWNED AND LOCATED NORTHEAST OF POND "A" BETWEEN THE GLOUCESTER, BRUNSWICK & CULPEPER, LANCASTER, AND NORTHHAMPTON BUILDINGS. POND "D" IS OWNED BY AVALON CRESCENT ASSOCIATION AND LOCATED SOUTH OF WESTPARK DR. (RT. 5061) BETWEEN AVALON CRESCENT AND THE FREDERICK BUILDING, WITHIN AVALON CRESCENT'S PROPERTY LINES. POND "C" WAS REDESIGNED IN 1994 AS PART OF REZONING CASE NO. RZ–88–D–005 TO SUPPLY BMP (WATER QUALITY) TREATMENT FOR THE ENTIRE 167.81 ACRE WESTPARK AREA, AS WELL AS DETENTION FOR AREAS WHERE DETENTION IS NOT PROVIDED BY PONDS "A", "B", OR "D". SEE SWM MAP ON THIS SHEET. HOWEVER, ADDITIONAL STORMWATER MANAGEMENT SHALL BE PROVIDED, AS DESCRIBED BELOW.

LEED COMPLIANCE:

THE LEED REQUIREMENT THAT IS APPLICABLE TO THE SUBJECT APPLICATION IS CREDIT SS 6.1. ITS REQUIREMENT IS TO REDUCE THE POST–DEVELOPED 1–YR AND 2–YR, 24–HOUR DESIGN STORMS' TOTAL VOLUME OF RUNOFF TO LESS THAN OR EQUAL TO 75% OF THE PRE–DEVELOPED 1–YR AND 2–YR, 24–HOUR DESIGN STORMS. FOR THE LEED CALCULATIONS, THE LEED BOUNDARY IS MOST LIKELY ANTICIPATED TO BE DEFINED AS THE LIMITS OF THE BUILDING AND GARAGE FOOTPRINTS FOR EACH BLOCK. HOWEVER, THE COMPUTATIONS SHOWN ON SHEETS C10.1–C10.6.1 USE THE SITE BOUNDARY AS THE LEED BOUNDARY BECAUSE THE LEED BOUNDARY HAS YET TO BE FORMALLY DEFINED. THE LEED COMPLIANCE COMPUTATIONS AND RESULTING REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE FOR BLOCKS A1, A2, B, C, D, E, AND F ARE SHOWN ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY.

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT) COMPLIANCE:

PER THE COMPREHENSIVE PLAN, THE GOAL OF SWM IN TYSONS CORNER IS TO CONTROL/CAPTURE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE. DUE TO THE UNIQUENESS OF EACH DEVELOPMENT BLOCK, NARRATIVES EXPLAINING HOW THIS WILL BE ACHIEVED FOR EACH BLOCK HAVE BEEN PROVIDED WITHIN THIS PLAN. SEE NARRATIVES FOR BLOCKS A1, A2, B, C, D, E, AND F ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY.

PFM DETENTION COMPLIANCE:

PER THE FAIRFAX COUNTY PUBIC FACILITIES MANUAL (PFM), THE PEAK RELEASE RATES FOR THE POST–DEVELOPED 2–YEAR AND 10–YEAR STORMS SHALL BE REDUCED TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES FOR THOSE SAME STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED MAINLY THROUGH THE DETENTION OF THE RE–USE VOLUMES NOTED ABOVE, AND THROUGH ADDITIONAL DETENTION IN THE VAULT DOWNSTREAM OF THE RE–USE PORTION OF THE VAULT. AT THE TIME OF FINAL ENGINEERING, THE STORMWATER VAULT SHALL BE ROUTED TO COMPUTE AND CONFIRM THAT THE POST–DEVELOPED PEAK FLOW RATES ARE LESS THAN THE EXISTING FLOW RATES. HOWEVER, IN ADDITION, THE COMPUTATIONS ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, AND C10.6 SHOW THAT THE SIZE OF THE VAULTS OR OTHER SWM FACILITY WILL PROVIDE ENOUGH STORAGE TO HOLD ALL OF THE 2–YR, 2–HR STORM, AND THE MAJORITY OF THE 10–YR, 2–HR STORM SUCH THAT THE RELEASE RATES WILL BE UNDER THE ALLOWABLE. FOR BLOCKS A1, A2, B, C, D, E, AND F, ALLOWABLE RELEASE RATES AND DETENTION COMPUTATIONS, SEE SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY. ADDITIONAL COMPUTATIONS FOR DETENTION WILL BE PROVIDED AT FINAL SITE PLAN IF THE EXISTING PONDS ARE USED TO SATISFY THIS REQUIREMENT.

STORMWATER CONTROLS:

THE PROPOSED STORMWATER MANAGEMENT DETENTION CONTROLS FOR THE SUBJECT APPLICATION WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF LOW IMPACT DEVELOPMENT PRACTICES, THE STORING OF STORMWATER IN VAULTS TO BE RE–USED, AND DETAINING STORMWATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST–DEVELOPED STORM EVENT. POTENTIAL STORMWATER RE–USES INCLUDE LANDSCAPE IRRIGATION, GRAY WATER USES, ETC.

AS SHOWN ON THE CONCEPTUAL SWM PLANS (SHEETS C10.1–C10.6.1), THIS APPLICATION ANTICIPATES A UTILIZATION OF VAULTS WITHIN EACH PROPOSED BLOCK, WITH THE EXCEPTION OF BLOCKS E AND F WHERE INFILTRATION IS BEING PROPOSED TO MEET THE RUNOFF REDUCTION VOLUME REQUIREMENTS. THESE VAULTS WILL HOLD A PORTION OF THE POST–DEVELOPED RUNOFF VOLUME FOR RE–USE. POST–DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE PREVIOUSLY MENTIONED RE–USE VOLUME, AND THROUGH ADDITIONAL DETENTION IN THE VAULT DOWNSTREAM OF THE RE–USE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE, AS NEEDED.

THE VAULTS WILL PROVIDE BOTH RE–USE AND DETENTION IN SEPARATE CHAMBERS. STORMWATER WILL FIRST ENTER THE RE–USE CHAMBER, WHICH WILL HAVE NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING/MECHANICAL/IRRIGATION SYSTEMS FOR RE–USE. BY DESIGNING THE HEIGHT OF THE WALL THAT SEPARATES THE TWO CHAMBERS, THE RE–USE VOLUME CAN BE SET AT THE DESIRED VALUE TO ACHIEVE THE PREVIOUSLY MENTIONED REDUCTION IN VOLUME RUNOFF. WHEN THE RE–USE CHAMBER IS FULL DURING A LARGE STORM EVENT, STORMWATER WILL OVERFLOW INTO THE DETENTION CHAMBER. OUTFLOW FROM THE DETENTION CHAMBER WILL BE CONTROLLED BY AN ENGINEERED OUTLET STRUCTURE, SUCH AS A WEIR OR ORIFICE. THE OUTFALL FROM THE DETENTION CHAMBER MAY BE PUMPED IN ORDER TO CONNECT TO THE EXISTING STORM SEWER SYSTEM. SEE CONCEPTUAL SWM VAULT DETAIL ON THIS SHEET.

SEE SHEETS C10.1–C10.6.1 FOR THE PRELIMINARY INDIVIDUAL SWM COMPUTATIONS FOR EACH BLOCK. THE PROPOSED COMPUTATIONS AND STORAGE VOLUMES FOR STORMWATER RE–USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. THE APPLICANT RESERVES THE RIGHT TO REVISE THE SWM DESIGN BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL ENGINEERING. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED SWM VAULTS AT THE TIME OF FINAL ENGINEERING.

BMP NARRATIVE:

EXISTING POND "C" IS LOCATED AT THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD. IT PROVIDES BMP (WATER QUALITY) FOR 167.81 ACRES OF THE WESTPARK WATERSHED PER PLAN #6377–PI–01. ALL OF THE SITES OF THE SUBJECT APPLICATION ARE INCLUDED WITHIN THIS WATERSHED. SEE BMP MAP ON THIS SHEET. POND "C" WAS DESIGNED FOR A 40% PHOSPHORUS REMOVAL EFFICIENCY ASSUMING THAT ALL SITES INCLUDED WITHIN THE 167.81 ACRE WATERSHED ARE DEVELOPED AND HAVE AN ASSUMED C–FACTOR OF 0.80. THIS IS DEMONSTRATED ON SHEET 6 OF FAIRFAX COUNTY PLAN, "STUDY OF THE EXISTING WEST*PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, & C" (PLAN #6377–PI–01). THEREFORE, SINCE THE PROPOSED RE–DEVELOPMENT OF THE SUBJECT SITES RESULTS IN A C–FACTOR LESS THAN OR EQUAL TO 0.80 WITH THE EXCEPTION OF BLOCK F, THE BMP REQUIREMENTS FOR ALL BLOCKS ARE SATISFIED BY POND "C" WITH THE EXCEPTION OF BLOCK F. SEE IMPERVIOUS AREA ANALYSIS ON THIS SHEET WHICH CONFIRMS THAT AREA 1 AND AREA 2 WILL HAVE A C–FACTOR OF LESS THAN 0.80. PER PFM 6–0401.2C, THE SUBJECT APPLICATION IS CURRENTLY AND ADEQUATELY SERVED BY AN OFFSITE BMP FACILITY AND THE PROJECTED PHOSPHORUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS POLLUTION LOAD. THE PROPOSED LID MEASURES FOR BLOCK F WILL EXCEED THE BMP REQUIRED BY THE COUNTY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

Application No: RZ 2011-PR-023 Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
DPZ & ZONING
Sheet 22 of 78

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

SWM & BMP NARRATIVE
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.0

Cad file name : P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current-01-001 SWM BMP NARR.dwg

BLOCK A1 LEED COMPUTATIONS:

Existing Block A1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ____
Subtitle: EXISTING CONDITIONS BLOCK A1

Data: Drainage Area : 2.66 Acres
Runoff Curve Number : 73
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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	4	11

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 2.66 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 6,566 CU. FT.
2 YR STORM: 2.66 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 9,463 CU. FT.
10 YR STORM: 2.66 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 25,878 CU. FT.

Proposed Block A1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ____
Subtitle: PROPOSED CONDITIONS BLOCK A1

Data: Drainage Area : 2.66 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	19

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 2.66 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 18,153 CU. FT.
2 YR STORM: 2.66 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 22,692 CU. FT.
10 YR STORM: 2.66 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 44,224 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
18,153 CU. FT. - 6,566 CU. FT. = 11,587 CU. FT.

2-YEAR STORM
22,692 CU. FT. - 9,463 CU. FT. = 13,229 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 2.66

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

Type A	Type B	Type C	Type D
0	2.66	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

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

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

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

Existing Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
2.17	4.49	9.48

Proposed Flow Rates

**Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

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

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

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

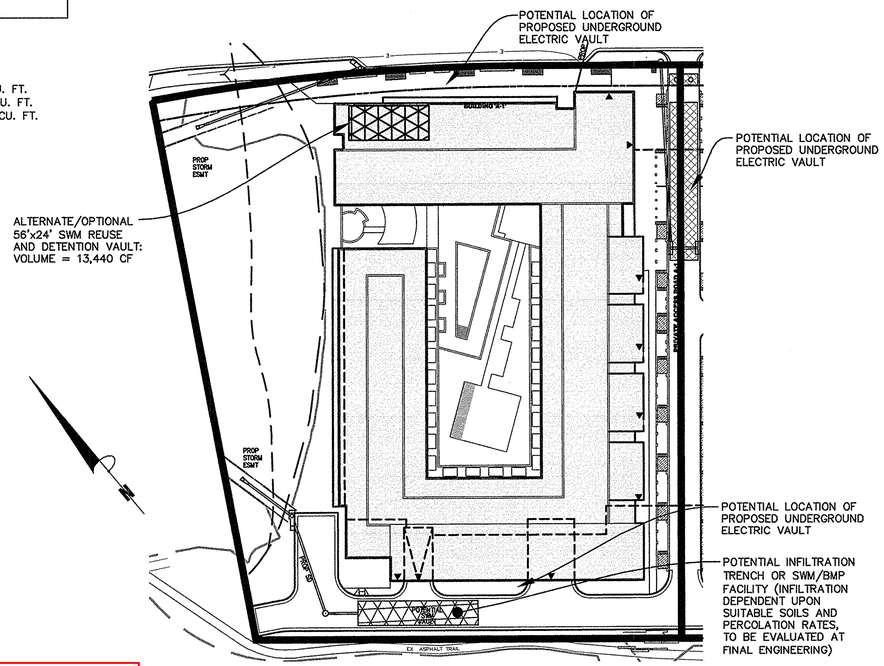
Proposed Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
6.09	10.58	16.05

ALLOWABLE RELEASE RATE

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK A1 SWM VAULT LOCATION

SCALE: 1"=50'

Application No: RZ 2011-PR-023 — Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 23 of 78

BLOCK A1 SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK A1 HAS A PROPERTY AREA OF 2.66 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMABLE PAVEMENT.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN DRIVE AISLE BETWEEN THE BUILDING AND THE SOUTHERN PROPERTY LINE. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PRIVATE STREET BETWEEN BLOCKS A1 AND A2, AND IN THE PRIVATE STREET BETWEEN THE REAR OF THE BUILDING OF BLOCK A1 AND THE SOUTHERN PROPERTY LINE. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK A1'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS A1 AND A2, AND THE REAR DRIVE AISLE; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS AND STORMWATER PLANTERS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE 'LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

A CONSERVATION AREA IS LOCATED BETWEEN THE EASTERN PROPERTY LINE AND THE PROPOSED BUILDING ON BLOCK A1. THIS AREA IS WITHIN THE RPA SO NO CONSTRUCTION OR GRADING CAN TAKE PLACE WITHIN THIS ZONE.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

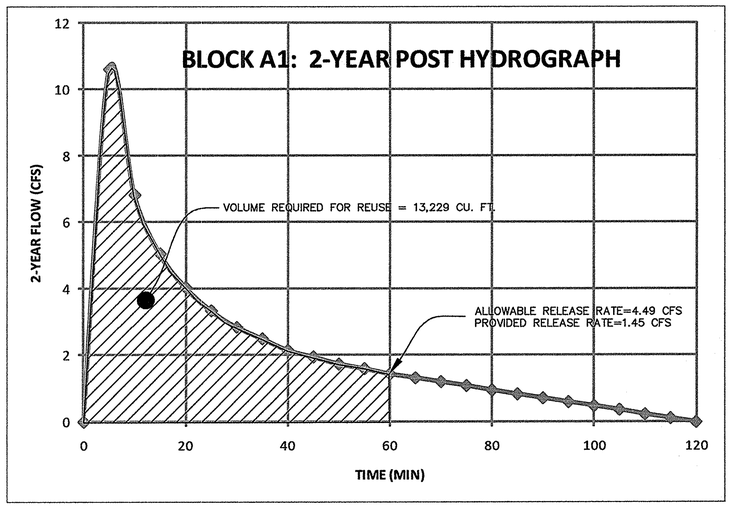
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK A1. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



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

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COMMONWEALTH OF VIRGINIA
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10/5/12
LANDSCAPE ARCHITECT

BLOCK A1 SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.1

BLOCK A2 LEED COMPUTATIONS:

```
                    Existing Block A2.PRN
           GRAPHICAL PEAK DISCHARGE METHOD            Version 2.10

Project : WESTPARK REDEVELOPMENT             User: RSD     Date: 01-31-2011
County  : FAIRFAX              State: VA  Checked: ____    Date: ________
Subtitle: EXISTING CONDITIONS BLOCK A2

  Data: Drainage Area         :  2.73   Acres
        Runoff Curve Number   :  73
        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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	4	11

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 2.73 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 6,739 CU. FT.
2 YR STORM: 2.73 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 9,712 CU. FT.
10 YR STORM: 2.73 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 26,559 CU. FT.

```
                    Proposed Block A2.PRN
           GRAPHICAL PEAK DISCHARGE METHOD            Version 2.10

Project : WESTPARK REDEVELOPMENT             User: RSD     Date: 01-31-2011
County  : FAIRFAX              State: VA  Checked: ____    Date: ________
Subtitle: PROPOSED CONDITIONS BLOCK A2

  Data: Drainage Area         :  2.73   Acres
        Runoff Curve Number   :  92
        Time of Concentration:   0.10   Hours
        Rainfall Type         :  II
        Pond and Swamp Area   :  NONE
```

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	20

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 2.73 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 18,631 CU. FT.
2 YR STORM: 2.73 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 23,289 CU. FT.
10 YR STORM: 2.73 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 45,388 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
18,631 CU. FT. - 6,739 CU. FT. = 11,892 CU. FT.

2-YEAR STORM
23,289 CU. FT. - 9,712 CU. FT. = 13,577 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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 BUILIDNGS, 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-023 Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 2.73

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

Type A	Type B	Type C	Type D
0	2.73	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

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

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

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

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
2.23	4.61	9.73

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

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

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

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

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

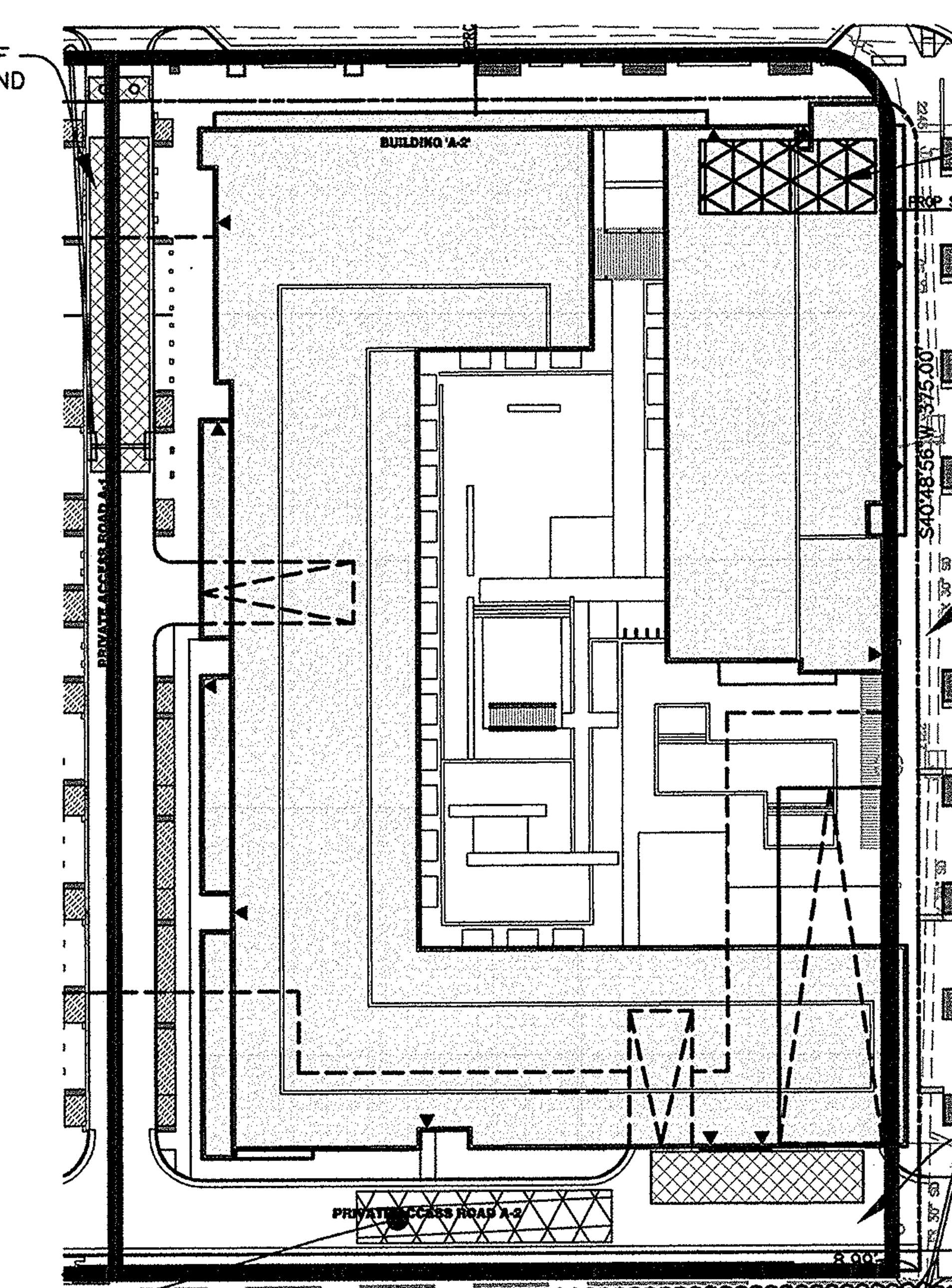
Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
6.25	10.86	16.47

ALLOWABLE RELEASE RATE

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK A2 SWM VAULT LOCATION

SCALE: 1"=50'

BLOCK A2 SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK A2 HAS A PROPERTY AREA OF 2.73 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMEABLE PAVEMENT.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN DRIVE AISLE BETWEEN THE BUILDING AND THE SOUTHERN PROPERTY LINE. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061) AND WESTBRANCH DRIVE (RT. 5457), AND IN THE PRIVATE STREET BETWEEN BLOCKS A1 AND A2. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK A2'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS A1 AND A2, AND THE REAR DRIVE AISLE; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS AND STORMWATER PLANTERS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

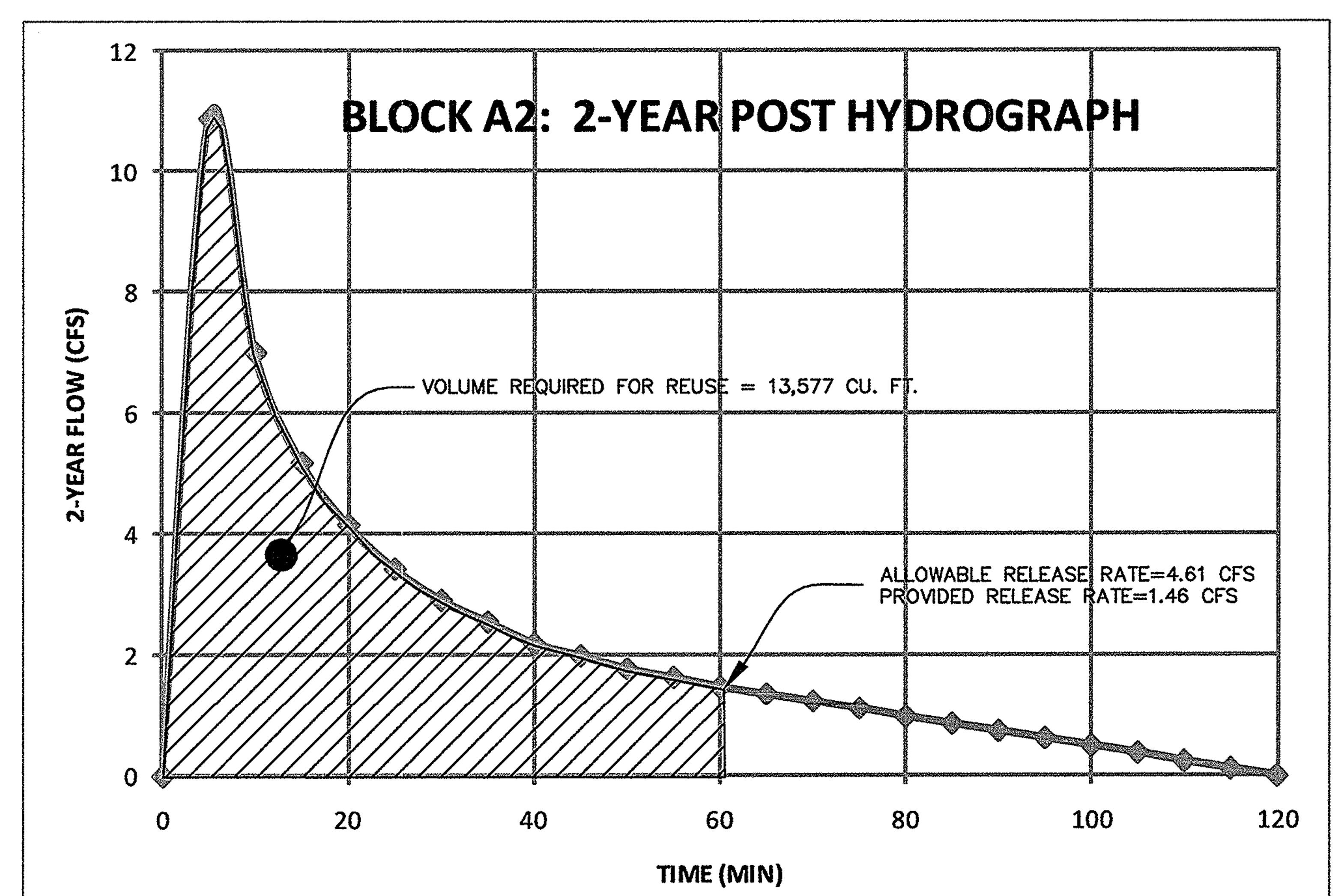
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK A2. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:

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

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

BLOCK A2 SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

SCALE H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.2

Existing Block B.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ________
Subtitle: EXISTING CONDITIONS BLOCK B

Data: Drainage Area : 2.07 Acres
Runoff Curve Number : 73
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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	9

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.07 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 5,110 CU. FT.
2 YR STORM: 2.07 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,364 CU. FT.
10 YR STORM: 2.07 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 20,138 CU. FT.

Proposed Block B.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ________
Subtitle: PROPOSED CONDITIONS BLOCK B

Data: Drainage Area : 2.07 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	15

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.07 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 14,127 CU. FT.
2 YR STORM: 2.07 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 17,659 CU. FT.
10 YR STORM: 2.07 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 34,415 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
14,127 CU. FT. – 5,110 CU. FT. = 9,017 CU. FT.

2-YEAR STORM
17,659 CU. FT. – 7,364 CU. FT. = 10,295 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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 BUILIDNGS, 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.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac) 2.07

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

Type A	Type B	Type C	Type D
0	2.07	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
1.69	3.50	7.37

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

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

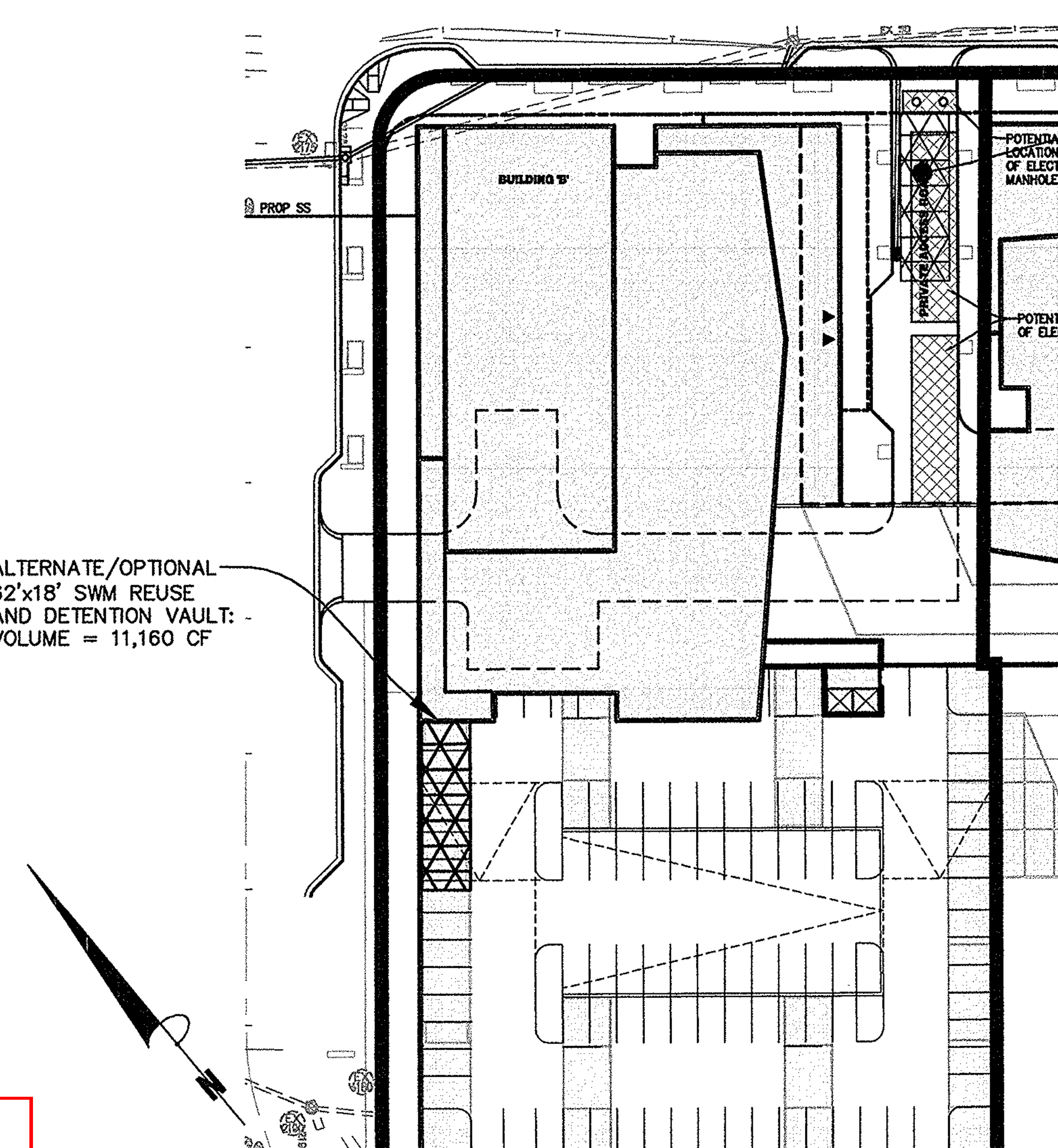
1-yr	2-yr	10-yr
0.70	0.73	0.83

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
4.74	8.24	12.49

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK B SWM VAULT LOCATION
SCALE: 1"=50'

BLOCK B SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK B HAS A PROPERTY AREA OF 2.07 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, AND VEGETATED GREEN ROOF.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT. DUE TO THE SIZE OF THE BUILDING AND GARAGE THERE IS NOT ENOUGH GREEN/PERVIOUS SPACE AVAILABLE FOR THE INFILTRATION PRACTICE.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), AND WESTBRANCH DRIVE (RT. 5457), AND THE PRIVATE STREET BETWEEN BLOCKS B AND C. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS B AND C; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

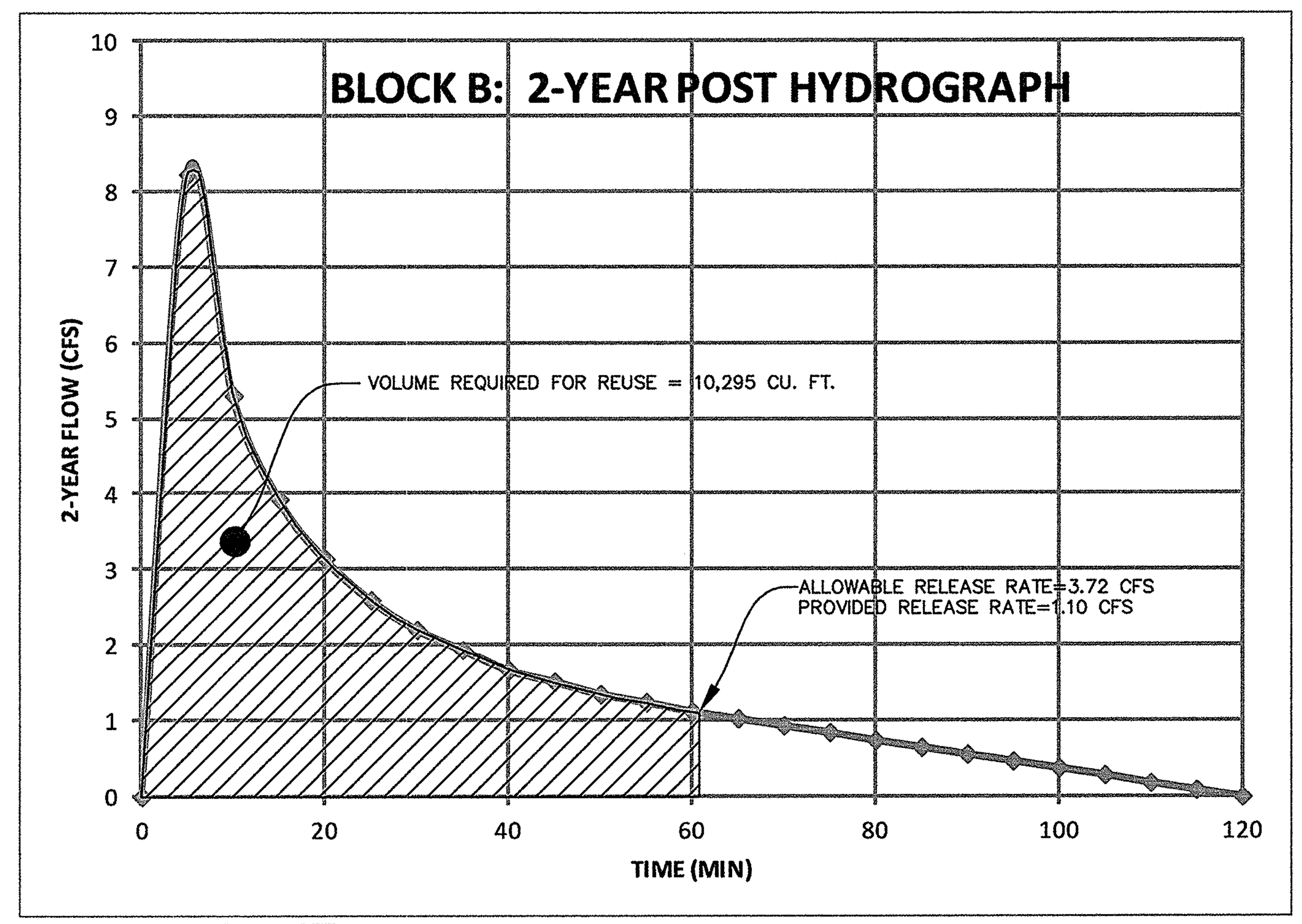
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK B. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



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

Application No: RZ 2011-PR-023   Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
DEPARTMENT OF PLANNING & ZONING
Sheet 25 of 78

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

BLOCK B SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

SCALE H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.3

BLOCK C LEED COMPUTATIONS:

Existing Block C.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ________
Subtitle: EXISTING CONDITIONS BLOCK C

Data: Drainage Area : 4.9 Acres
Runoff Curve Number : 73
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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	20

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 4.90 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 12,096 CU. FT.
2 YR STORM: 4.90 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 17,432 CU. FT.
10 YR STORM: 4.90 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 47,670 CU. FT.

Proposed Block C.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ________
Subtitle: PROPOSED CONDITIONS BLOCK C

Data: Drainage Area : 4.9 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
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)	15	18	35

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 4.90 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 33,440 CU. FT.
2 YR STORM: 4.90 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 41,800 CU. FT.
10 YR STORM: 4.90 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 81,465 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
33,440 CU. FT. - 12,096 CU. FT. = 21,344 CU. FT.

2-YEAR STORM
41,800 CU. FT. - 17,432 CU. FT. = 24,368 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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 BUILIDNGS, 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-023   Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING
Sheet 26 of 78

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 4.90

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

Type A	Type B	Type C	Type D
0	4.90	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
4.01	8.28	17.46

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

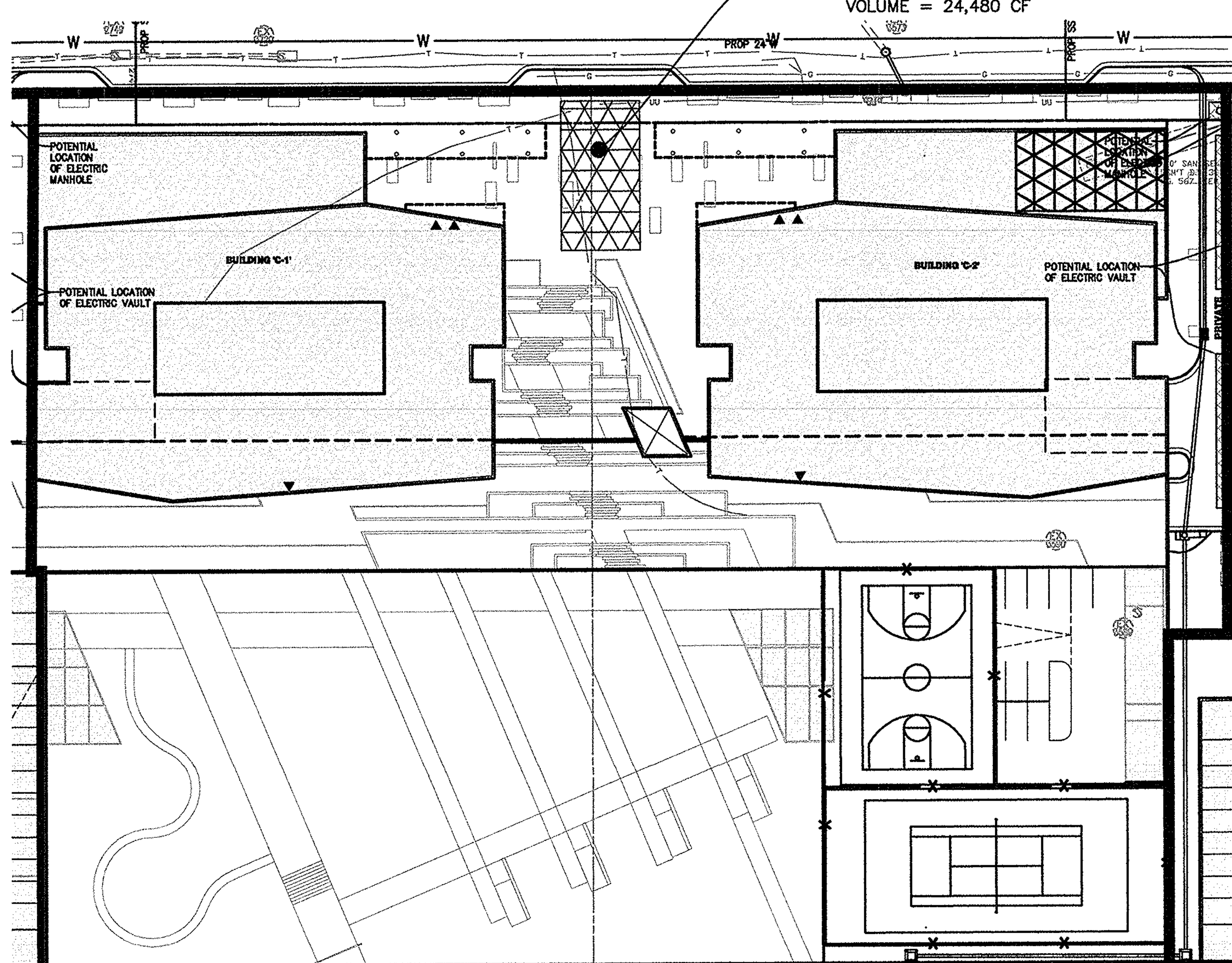
Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
11.22	19.49	29.57

ALLOWABLE RELEASE RATE

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK C SWM VAULT LOCATION
SCALE: 1"=50'

BLOCK C SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK C HAS A PROPERTY AREA OF 4.90 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, AND VEGETATED GREEN ROOF.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT AND THE MAJORITY OF PROPOSED GREEN SPACE IS ABOVE THE GARAGE IN THE FORM OF GREEN ROOF WHERE INFILTRATION DOES NOT FUNCTION.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PLAZA AREA BETWEEN THE TWO (2) BUILDINGS PROPOSED ON BLOCK C, AND THE PRIVATE STREET BETWEEN BLOCKS C AND D. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS C AND D; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

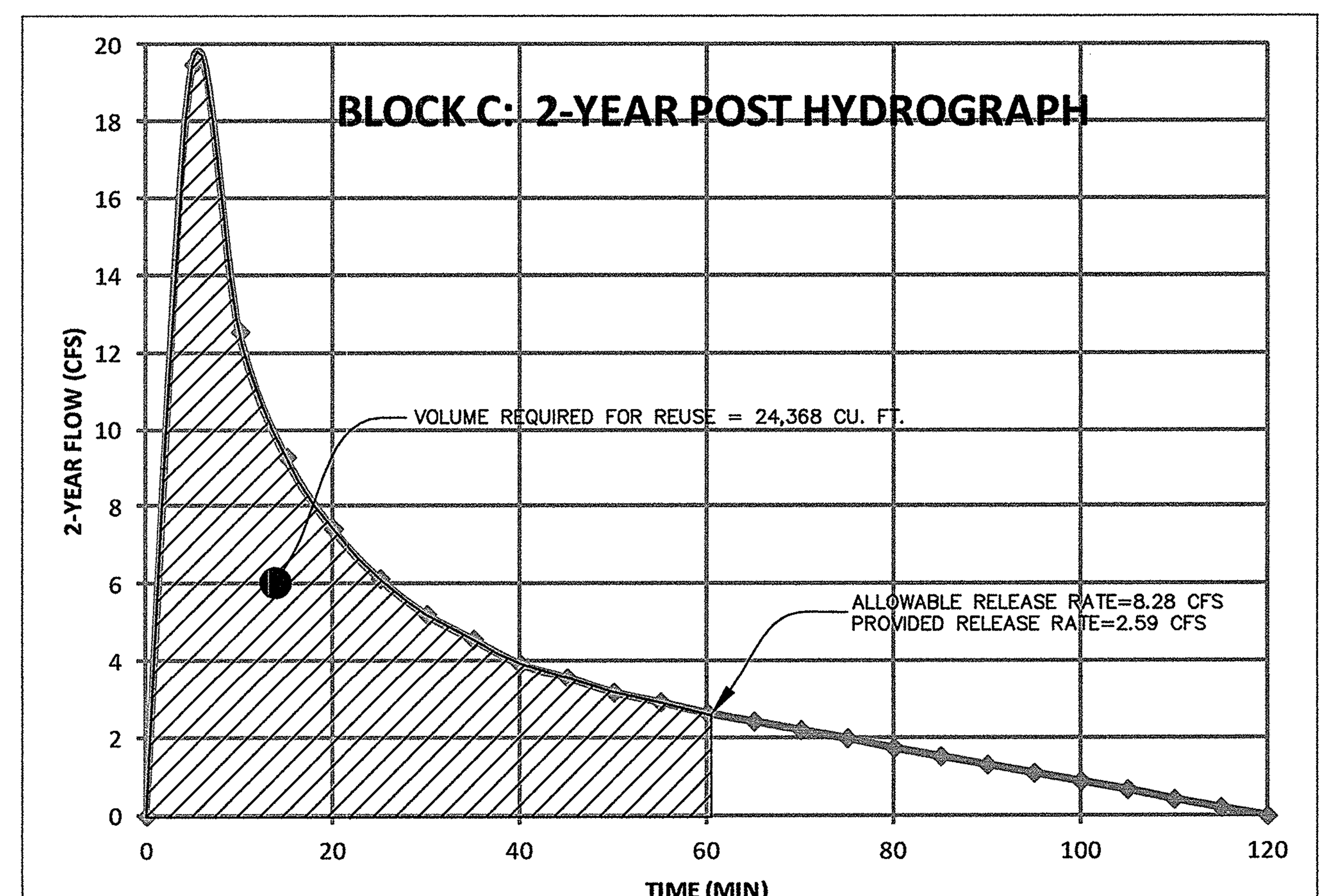
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK C. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



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

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MATTHEW J. TAUSCHER
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10/5/12
LANDSCAPE ARCHITECT

BLOCK C SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

SCALE: H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.4

RUNOFF FLOWRATE COMPUTATIONS:

Existing Block D.PRN
GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : WESTPARK REDEVELOPMENT User: RSD Date: 01-31-2011
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK D

Data: Drainage Area : 1.98 Acres
Runoff Curve Number : 73
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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	8

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 1.98 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 4,888 CU. FT.
2 YR STORM: 1.98 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,044 CU. FT.
10 YR STORM: 1.98 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 19,263 CU. FT.

Proposed Block D.PRN
GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : WESTPARK REDEVELOPMENT User: RSD Date: 01-31-2011
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK D

Data: Drainage Area : 1.98 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	14

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 1.98 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 13,513 CU. FT.
2 YR STORM: 1.98 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 16,891 CU. FT.
10 YR STORM: 1.98 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 32,919 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
13,513 CU. FT. - 4,888 CU. FT. = 8,625 CU. FT.

2-YEAR STORM
16,891 CU. FT. - 7,044 CU. FT. = 9,847 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING
Sheet 27 of 78

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

Total Site Area (ac)	Type A	Type B	Type C	Type D
1.98	0	1.98	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

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

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

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

Existing Conditions Peak Flow Rates cfs

1-yr	2-yr	10-yr
1.62	3.35	7.05

Proposed Flow Rates

**Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

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

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

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

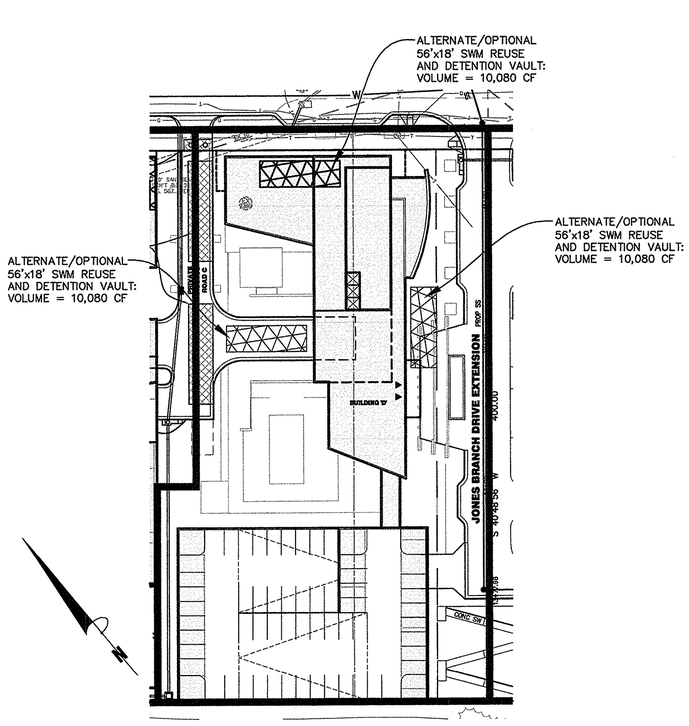
Proposed Conditions Peak Flow Rates cfs

1-yr	2-yr	10-yr
4.53	7.88	11.95

ALLOWABLE RELEASE RATE

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK D SWM VAULT LOCATION

SCALE: 1"=50'

BLOCK D SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK D HAS A PROPERTY AREA OF 1.98 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMEABLE PAVEMENT.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT. DUE TO THE SIZE OF THE BUILDING AND GARAGE THERE IS NOT ENOUGH GREEN/PERVIOUS SPACE AVAILABLE FOR THE INFILTRATION PRACTICE.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET BETWEEN BLOCKS C AND D. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK D'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS C AND D; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK D. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

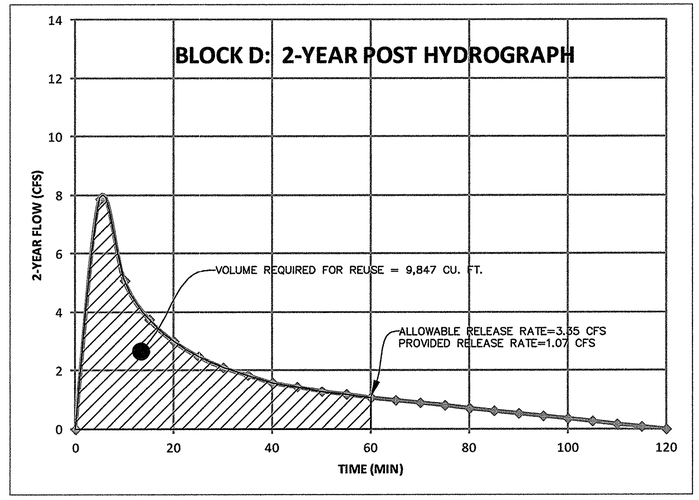
SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.

2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



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

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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10/5/12
LANDSCAPE ARCHITECT

BLOCK D SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.5

Existing Block E.PRN
GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : WESTPARK REDEVELOPMENT User: RSD Date: 01-31-2011
County : FAIRFAX State: VA Checked: ____ Date: ________
Subtitle: EXISTING CONDITIONS BLOCK E

Data: Drainage Area : 3.14 Acres
Runoff Curve Number : 73
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	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	5	13

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.14 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,751 CU. FT.
2 YR STORM: 3.14 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 11,171 CU. FT.
10 YR STORM: 3.14 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 30,548 CU. FT.

Proposed Block E.PRN
GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : WESTPARK REDEVELOPMENT User: RSD Date: 01-31-2011
County : FAIRFAX State: VA Checked: ____ Date: ________
Subtitle: PROPOSED CONDITIONS BLOCK E

Data: Drainage Area : 3.14 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	12	23

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.14 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 21,429 CU. FT.
2 YR STORM: 3.14 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 26,786 CU. FT.
10 YR STORM: 3.14 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 52,204 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
21,429 CU. FT. – 7,751 CU. FT. = 13,678 CU. FT.

2-YEAR STORM
26,786 CU. FT. – 11,171 CU. FT. = 15,615 CU. FT.

1" COMPREHENSIVE PLAN NOTE:

THE INFILTRATION VOLUME IS TO BE DETERMINED AT FDP. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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 BUILIDNGS, 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-023 Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
DEPARTMENT OF PLANNING & ZONING
Sheet 28 of 78

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac) 3.14

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

Type A	Type B	Type C	Type D
0	3.14	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
2.57	5.31	11.19

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

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

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

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

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

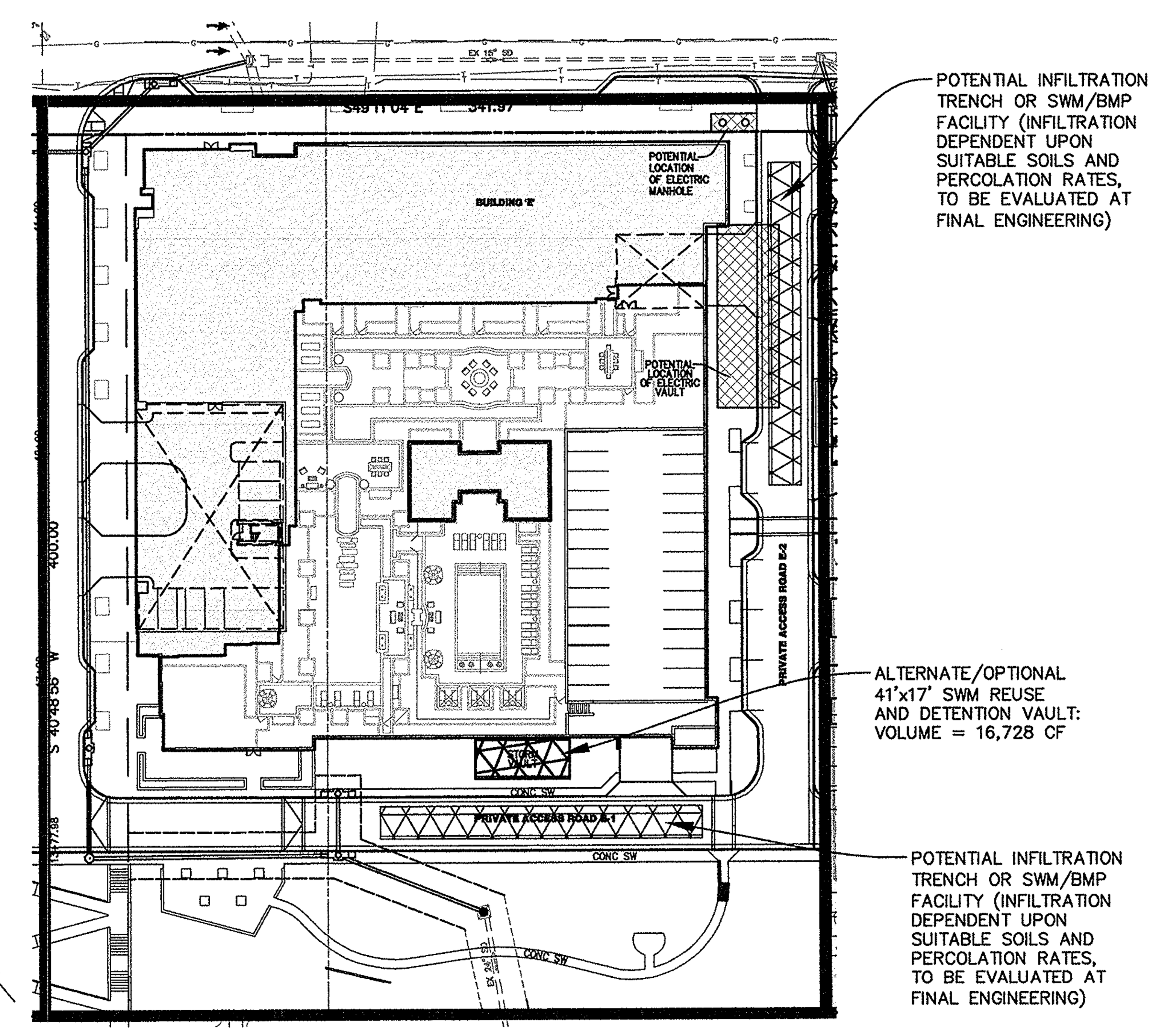
Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
7.19	12.49	18.95

ALLOWABLE RELEASE RATE

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

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK E SWM VAULT LOCATION

SCALE: 1"=50'

BLOCK E SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK E HAS A PROPERTY AREA OF 3.14 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: INFILTRATION (PENDING SOIL ANALYSIS RESULTS), RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND BIORETENTION.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN THE GREEN SPACE BETWEEN THE BUILDING AND THE PRIVATE CONNECTOR STREET AND THE GREEN SPACE BETWEEN THE CONNECTOR STREET AND THE PROPOSED WALKING TRAIL. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET SURROUNDING THE BUILDING. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

BIORETENTION COULD BE USED AS A VIABLE OPTION AT THE REAR OF THE SITE IN THE MANAGED TURF AREA. THIS APPEARS TO BE THE IDEAL LOCATION IF INFILTRATION RESULTS DO NOT MEET THE MINIMUM INFILTRATION RATE OF 0.52 INCHES PER HOUR.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE SURROUNDING THE BUILDING; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'A' AND 'B'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, AND DRY SWALE.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK E. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

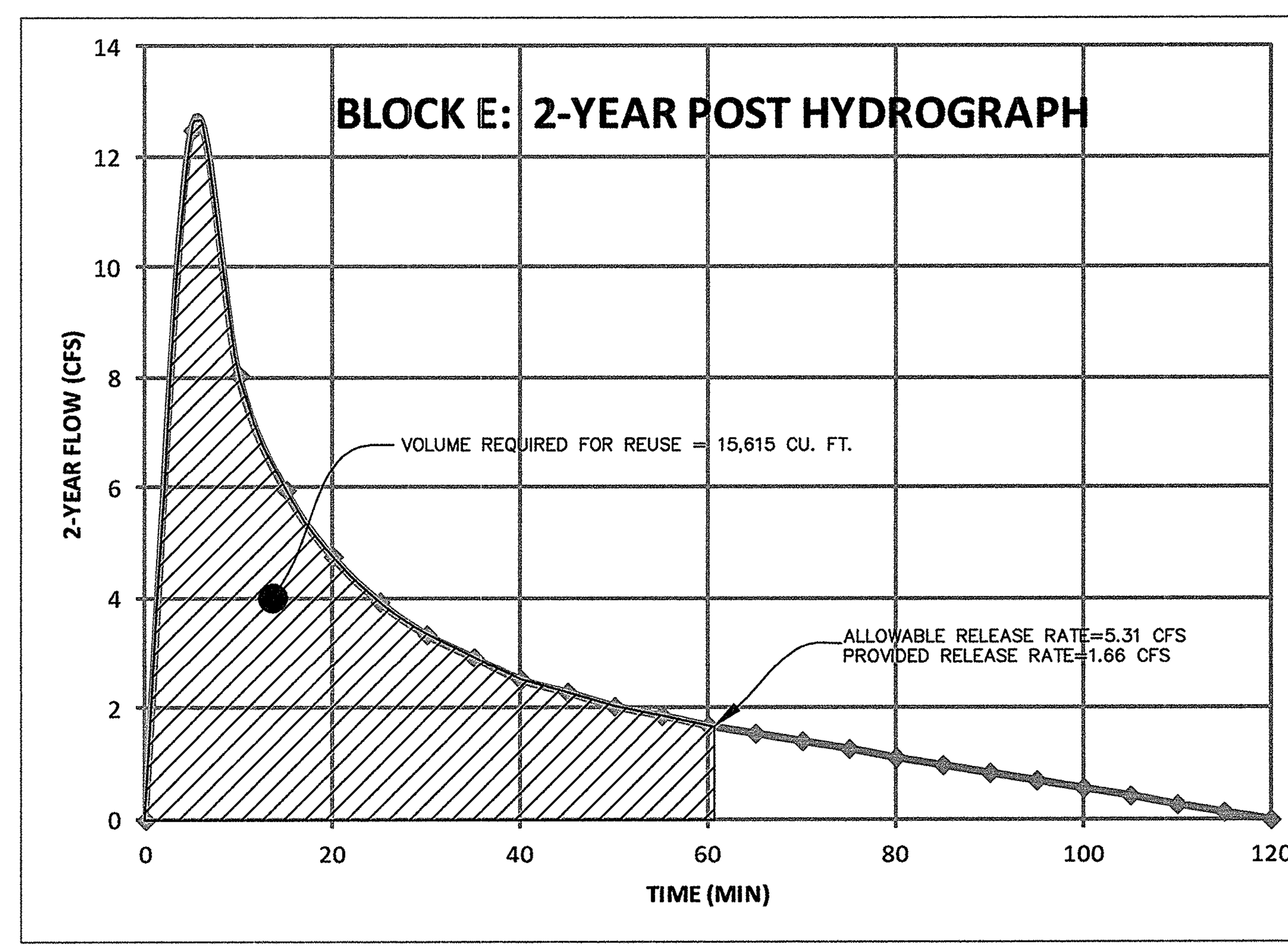
SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOWN THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.

2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



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

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

BLOCK E SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

SCALE H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.6

GENERAL INFORMATION:

THE SUBJECT SITE OF THIS APPLICATION IS THE AMT PROPERTY AND IS LOCATED ON TAX MAP PARCEL 029-4-07-0005A. THIS SITE COMPRISES THE PROPOSED BLOCK "F" AS NOTED IN THE RECENTLY FILED CDP APPLICATION FOR ARBOR ROW.

EXISTING CONDITIONS:

THE STORMWATER QUANTITY AND QUALITY (BMP) REQUIREMENTS FOR THE EXISTING SITE ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE AS SHOWN IN PLAN NO. 6377-PI-01.

PROPOSED CONDITIONS:

ADDITIONAL STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED ON SITE TO COMPLY WITH THE PFM REQUIREMENTS AND TYSONS CORNER URBAN CENTER (TCUC) STORMWATER GOALS ASSOCIATED WITH THIS APPLICATION.

GENERALLY, THESE ADDITIONAL MEASURES WILL BE ACHIEVED BY THE USE OF VEGETATED ROOF, VEGETATED SWALES, INFILTRATION, AND DETENTION MEASURES.

SWM REQUIREMENTS AND GOALS:

IN ADDITION TO THE STANDARD STORMWATER REQUIREMENTS IN THE COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR BOTH WATER QUANTITY AND WATER QUALITY (BMP), THERE ARE TWO STORMWATER MANAGEMENT GOALS INCLUDED IN THE AREA'S COMPREHENSIVE PLAN. GENERALLY, THESE GOALS ARE THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL AND ACHIEVING THE LEED CREDITS SS 6.1 AND 6.2 WHICH ARE DESCRIBED IN GREATER DETAIL BELOW.

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER PFM REQUIREMENTS AND TYSONS COMPREHENSIVE PLAN GOALS SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS TO THE MINIMUM EXTENT DEPICTED IN THIS APPLICATON THROUGH A COMBINATION OF LID MEASURES, HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGE DUE TO POTENTIAL CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES. THIS APPLICATION DEPICTS THE USE OF VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE. THESE VEGETATED SWALES MAY BE ENTIRELY OR PARTLY REPLACED WITH URBAN BIORETENTION IF IT IS DETERMINED TO BE MORE APPROPRIATE DURING THE PREPARATION OF THE PROJECT SITE PLAN. THE TERM VEGETATED SWALES IS USED IN THE COUNTY'S PFM, HOWEVER, THEY ARE ESSENTIALLY THE SAME THING AS DRY SWALES AS SPECIFIED BY THE VIRGINIA DCR. THE SWALES WILL BE CONSTRUCTED USING THE MATERIAL SPECIFICATIONS FROM THE COUNTY PFM AND/OR DCR, HOWEVER, OTHER DESIGN AND CONSTRUCTION DETAILS SUCH AS FREEBOARD MAY VARY FROM THESE STANDARDS AS APPROVED BY THE COUNTY DPWES DUE TO THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLCATION WITHOUT THE NEED FOR A WAIVER FROM THE COUNTY. URBAN BIORETENTION, IF USED, WILL COMPLY WITH THE DCR DESIGN AND CONSTRUCTION SPECIFICATIONS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENT:

IN ACCORDANCE WITH THE STANDARD COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

AS PREVIOUSLY MENTIONED, THE STORMWATER QUANTITY CONTROL FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE.

THE PROPOSED CONDITIONS WILL RESULT IN A NOMINAL INCREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION AND THEREFORE ADDITIONAL DETENTION WILL BE PROVIDED IN THE INFILTRATION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503.

STANDARD BMP NARRATIVE:

REQUIREMENT:

THE EXISTING DEVELOPMENT'S WATER QUALITY REQUIREMENTS ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" DISCUSSED IN THE GENERAL INFORMATION SUMMARY ABOVE. THIS POND IS DESIGNED TO PROVIDE 40% PHOSPHOROUS REMOVAL FOR ITS DRAINAGE AREA WHICH INCLUDES OUR SITE, PARCEL F. THIS IS DOCUMENTED IN FAIRFAX COUNTY PLAN "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, &C" (PLAN NO. 6377-PI-01).

COMPLIANCE:

THE REGIONAL POND IS DESIGNED ASSUMING THAT THE POST DEVELOPMENT "C" FACTOR FOR ALL PROPERTIES WITHIN ITS DRAINAGE AREA WOULD BE 0.80 AT ULTIMATE DEVELOPMENT. THE DEVELOPMENT BEING PROPOSED WITH THIS APPLICATION HAS AN APPROXIMATE PROPOSED DEVELOPED "C" FACTOR OF 0.82 (DISREGARDING THE EFFECT OF THE INFILTRATION). THEREFORE, ADDITONAL BMP IS REQUIRED.

BY PROVIDING A PARTIAL GREEN ROOF, VEGETATED SWALES AND AN INFILTRATION FACILITY WITH THE PROPOSED DEVELOPMENT WE WILL BE PROVIDING ADDITIONAL BMP MEASURES BEYOND WHAT IS REQUIRED.

COMPREHENSIVE PLAN NARRATIVE:

A. QUANTITY (VOLUME) REDUCTION GOAL:

THERE ARE TWO RECOMMENDED STORMWATER PARAMETERS IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN THAT PERTAIN TO CONTROLLING THE VOLUME OF STORMWATER RUNOFF RELEASED FROM THE SITE AS FOLLOWS:

1. THE COMPREHENSIVE PLAN RECOMMENDS COMPLYING WITH LEED CREDIT SS 6.1 WHICH REQUIRES THAT THE POST DEVELOPMENT VOLUME OF RUNOFF BE AT LEAST 25% LESS THAN THE EXISTING RUNOFF VOLUME FOR A 2-YEAR 24 HOUR STORM.
2. THE COMPREHENSIVE PLAN RECOMMENDS RETAINING ON SITE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.

COMPLIANCE:

THIS PROJECT PROPOSES TO REDUCE RUNOFF VOLUME THROUGH THE USE OF VEGETATED ROOF ON THE OFFICE BUILDING, VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE AND INFILTRATION AS DESCRIBED BELOW:

1. **VEGETATED (GREEN) ROOF** - . A PORTION OF THE OFFICE BUILDING ROOF IS BEING PROPOSED AS A GREEN ROOF WHICH WILL REDUCE THE OVERALL RUNOFF VOLUME FROM THE SITE.

2. **VEGETATED SWALES** – VEGETATED SWALES (AKA DRY SWALES) ARE PROPOSED FOR THE WESTPARK DRIVE STREETSCAPE AMENITY PANEL AND WILL CONSIST OF A SYSTEM OF SHALLOW SWALES DESIGNED TO TREAT STORMWATER RUNOFF. THE VEGETATED SWALES WILL BE INTERSPERSED WITH STREET TREES. THE VEGETATED SWALES WILL COLLECT WATER FROM MUCH OF THE NARROW STRIP OF LAND THAT LIES BETWEEN THE PROPOSED BUILDING/PARKING GARAGE WALL AND THE STREET AS WELL AS THE RUNOFF FROM THE EAST ENTRANCE PLAZA. ACCORDING TO THE RECENT FAIRFAX COUNTY GUIDANCE FOR DESIGNING STORMWATER FACILITIES TO COMPLY WITH THE TYSONS STORMWATER GOALS, DRY SWALES CAN REDUCE THE VOLUME OF STORMWATER RUNOFF BY UP TO 100%.

3. **RAINWATER HARVESTING –** RAINWATER FROM THE OFFICE BUILDING ROOF WILL BE DIRECTED TO A CISTERN. SOME OF THIS COLLECTED RAINWATER RUNOFF WILL BE USED FOR ON-SITE IRRIGATION. THE UNUSED BALANCE OF THE RAINWATER IN THE CISTERN WILL BE DIRECTED TO THE INFILTRATION FACILITY DISCUSSED BELOW.

4. **INFILTRATION** - MOST OF THE SITE'S RUNOFF WILL BE DIRECTED TOWARDS THE INFILTRATION FACILITY (SEE PLAN ON SHEET P.502). THESE AREAS INCLUDE THE RUNOFF FROM THE ROOFS AND MUCH OF THE WESTERN PLAZA. THE VOLUME OF RUNOFF REDUCTION FOR A 2-YEAR STORM REQUIRED BY LEED AS WELL AS THE RUNOFF FROM A 1" RAIN EVENT FROM THE INFILTRATION AREA'S DRAINAGE AREA WILL BE RETAINED ON SITE AND INFILTRATED THROUGH A PERCOLATION TRENCH.

THE RESULTS ARE SUMMARIZED BELOW.

COMPLIANCE SUMMARY

REQUIRED VOLUME REDUCTION FOR THE 2-YEAR STORM ROUTED TO INFILTRATION TO SATISFY LEED CREDIT 6.1	9,032 CF
NET RUNOFF VOLUME FROM A 1" RAIN EVENT (AFTER RUNOFF REDUCTION) ROUTED TO INFILTRATION TO SATISFY 1" RETENTION	5,364 CF
RUNOFF INFILTRATION VOLUME TO COMPLY WITH COMPREHENSIVE PLAN GOALS	9,032 CF
ESTIMATED RUNOFF INFILTRATION VOLUME (TO BE INFILTRATED WITHIN 3 DAYS PER NOVA BMP HANDBOOK, DESIGN RATE OF 0.52"/HR)	9,032 CF

THE INFILTRATION VOLUME PROVIDED IS APPROXIMATELY 9,036 CF WHICH EXCEEDS THE REQUIRED VOLUME TO MEET THE COMPREHENSIVE PLAN GOALS. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH 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, SHOULD THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN 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 BUILIDNGS, 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.

B. PEAK REDUCTION GOAL:

TO COMPLY WITH THE LEED CREDIT SS 6.1, AS RECOMMENDED BY THE COMPREHENSIVE PLAN, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM A 2-YEAR STORM EVENT MUST BE AT LEAST 25% LESS THAN THE EXISTING PEAK RATE.

COMPLIANCE:

FOR THIS PROJECT, THIS GOAL WILL BE ACHIEVED BY DETAINING RUNOFF IN A COMBINED UNDERGROUND PERCOLATION TRENCH AND DETENTION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503 AND ASSOCIATED COMPUTATIONS ON THIS SHEET.

AMT DRAINAGE AREA SUMMARY

	ENTIRE SITE		LEED BOUNDARY	
Pre-Development:				
Area (Acres)	1.84		1.73	
Existing Condition Imperviousness (%)	59		62	
Hydrologic Soil Group *	B		B	
Runoff Curve Number (CN)	83		84	
Post-Development:	**Acres**	**%**	**Acres**	**%**
Area Of Vegetated Roof (Some of Third Floor Terrace)	0.06	3.3	0.06	3.5
Area of Landscaped Areas	0.10	5.4	0.07	4.0
Remaining Areas	1.68	91.3	1.60	92.5
Total	1.84	100.0	1.73	100.0
CN Factors				
Green Roof (Extensive)	70		70	
Landscaped Areas	61		61	
Remaining Surfaces	98		98	
Weighted Average	95		96	
On-site Drainage Area That is Treated By Off-site Vegetated Swale **	0.22	12	0	0

* HSG B soil is based on 1990 Fairfax County soil map. The 2011 County soil map lists the soil as number 9S - Urban Land which lacks a specific HSG. Use of the HSG B is conservative for these SWM computations.

** The vegetated swales will consist of a depressed streetscape area located in the Westpark Drive landscape amenity panel modified to treat stormwater runoff. Vegetated swales provide runoff reduction according to the recent County guidance on designing stormwater management for development in the Tysons Corner Urban Center area. The runoff reduction provided by the vegetated swales in the streetscape is accounted for in the runoff volume computations for the

PEAK RUNOFF RATE COMPUTATIONS

	ENTIRE SITE (To comply with PFM)	LEED BOUNDARY (To comply with Comp. Plan)
Pre-Development:		
Site Area (Ac)	1.84	1.73
Avg. Site Runoff CN	83	84
Time of Concentration	6 Min.	6 Min.
Q_2 (cfs)	4.99	4.90
Q_{10} (cfs)	10.20	N/A
Post-Development:		
Avg. Site Runoff CN	95	96
Time of Concentration	6 Min.	6 Min.
Site Area (Ac)	1.84	1.73
Q_2 (cfs) Before infiltration and detention	7.54	7.24
Q_2 (cfs) Allowable	4.99	3.68
Q_{10} (cfs) Before infiltration and detention	12.71	N/A
Q_{10} (cfs) Allowable	10.20	N/A

The peak flow Q values computed using Hydraflow software and the NRCS TR-55 method and a 24-Hr Storm

An underground detention facility combined with the percolation trench will be used to reduce post-development runoff below the allowable runoff peak rates.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 29 of 78

LEED STORMWATER QUANTITY CREDIT COMPUTATIONS

Note: See SWM Limits map for 1.73 Ac. LEED boundary.

Using Graphical Peak Discharge Method
NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY FAIRFAX COUNTY.

Project: AMT WHP 2/2/2012

Existing Conditons

Data:

Drainage Area:	1.73	Acres
Runoff Curve Number:	84	
S=1000/CN - 10 =	1.90	
Time of Concentration:	0.1	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
Runoff (in.)	1.27	1.68	3.45

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 1.73 AC X 1.27 IN X 1FT/12IN X 43560 = 7,996 CF
2 YR STORM: 1.73 AC X 1.68 IN X 1FT/12IN X 43560 = 10,565 CF

Project: AMT WHP 2/2/2012

Proposed Conditons

Data:

Drainage Area:	1.73	Acres
Runoff Curve Number:	96	
S=1000/CN - 10 =	0.47	
Time of Concentration:	0.1	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
Runoff (in.)	2.21	2.70	4.68

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 1.73 AC X 2.21 IN X 1FT/12IN X 43560 = 13,878 CF
2 YR STORM: 1.73 AC X 2.70 IN X 1FT/12IN X 43560 = 16,955 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, FOR SITES THAT HAVE GREATER THAN 50% IMPERVIOUS COVER IN THE EXISTING CONDITION, THE POST-DEVELOPED STORMWATER RUNOFF VOLUME FOR THE 2 YEAR STORM CANNOT EXCEED THE EXISTING CONDITIONS VOLUME LESS 25%.

2-YEAR STORM REQUIRED VOLUME REDUCTION:
16,955 CF LESS 75% OF 10,565 CF = 9,032 CF

NOTES

1. LOCATIONS AND LIMITS OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
2. STORMWATER BMP'S TO BE PRIVATELY MAINTAINED.

LEGEND

LEED BOUNDARY

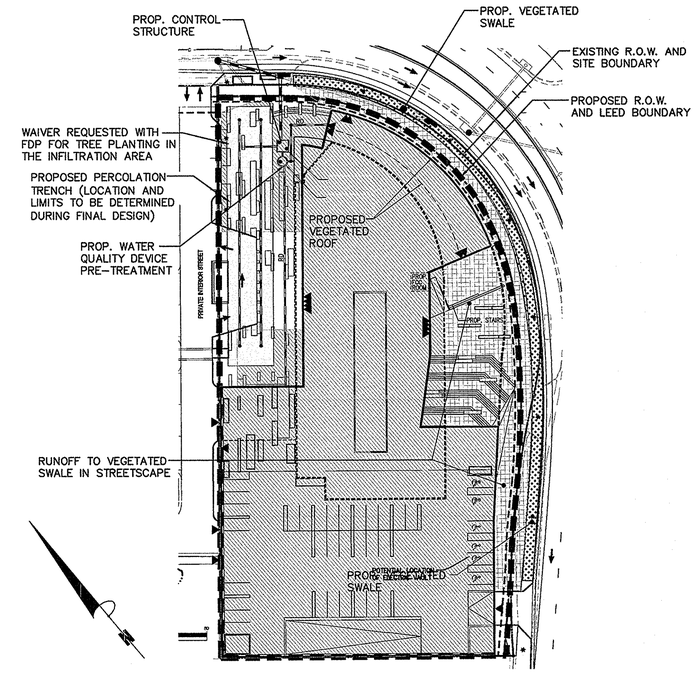
VEGETATED SWALE

AREA CONTROLLED BY PERCOLATION TRENCH

AREA CONTROLLED BY VEGETATED SWALE

OVERLAND RELIEF NARRATIVE

THE WEST PLAZA WILL DRAIN TO THE PRIVATE INTERIOR STREET AND FROM THERE TO WESTPARK DRIVE. THE EAST PLAZA AND NARROW STRIP BETWEEN THE PARKING GARAGE AND BUILDING AND THE SIDEWALK WILL DRAIN TOWARDS WESTPARK DRIVE. THE BUILDING WILL NOT FLOOD IN A 100-YEAR STORM AND OVERLAND RELIEF IS PROVIDED.



BLOCK F SWM VAULT LOCATION
SCALE: 1"=50'

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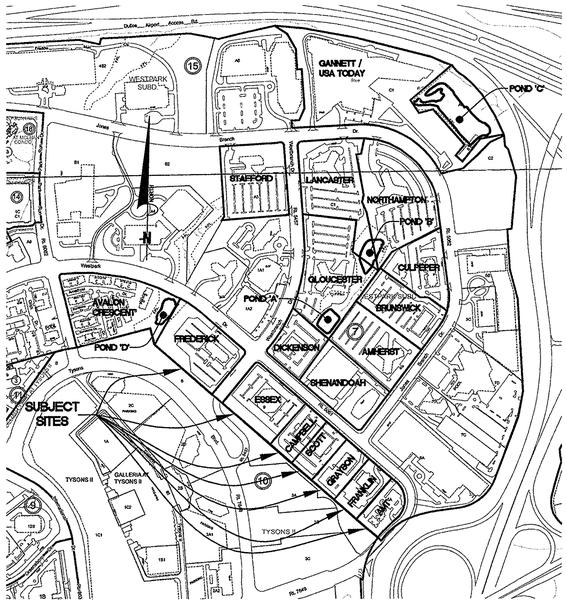
A SUBSIDIARY OF DLJ Real Estate Capital Partners

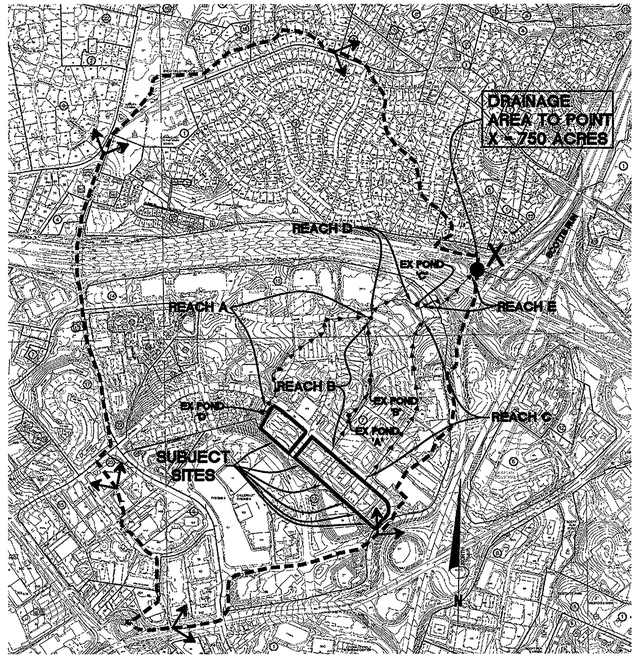
COMMONWEALTH OF VIRGINIA
COL MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

BLOCK F SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.6.1



1 C10.7 EX VICINITY MAP
SCALE: 1"=500'



3 C10.7 OUTFALL MAP
SCALE: 1"=1,000'

Application No: RZ 2011-PR-023 Staff: M. Ladd

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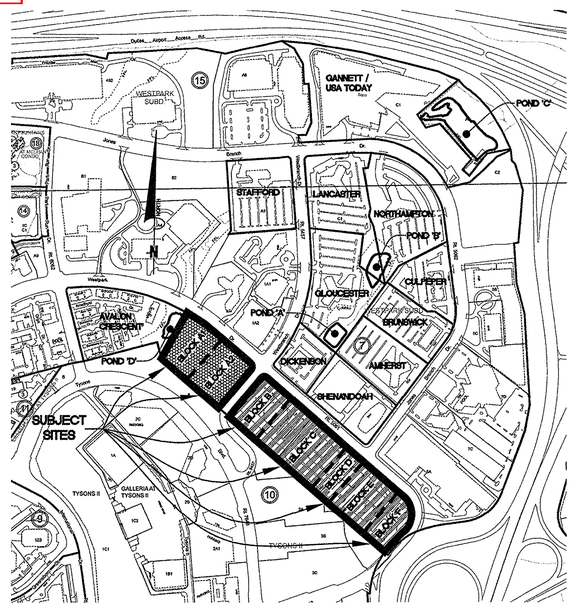
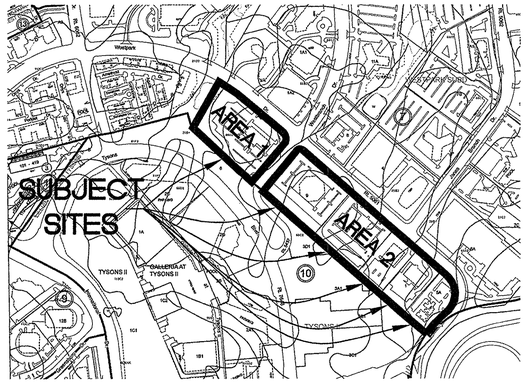


2 C10.7 PROP VICINITY MAP
SCALE: 1"=500'

AREA 1
AREA 2



4 C10.7 SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITES ARE LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I–495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITES INCLUDE THE FREDERICK, ESSEX, CAMPBELL, SCOTT, GRAYSON, FRANKLIN, AND AMT BUILDINGS WHICH ARE LOCATED ON FFX. CO. TAX MAP PARCELS #0294((7))–0010, 0294((7))–0009, 0294((7))–0003, 0294((7))–0002, 0294((7))–0001, 0294((7))–005A, RESPECTIVELY. SEE VICINITY MAPS ON THIS SHEET. ALL SUBJECT SITES HAVE EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. ALL SITES ARE FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH AND ALL SITES ARE WOODED ALONG THEIR SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THESE PARCELS IS APPROXIMATELY 19.32 ACRES. THE EXISTING SITES PROPOSES NEW PROPERTY LINES TO CREATE BLOCKS A1, A2, B, C, D, E, AND F. SEE VICINITY MAP ON THIS SHEET.

OUTFALL DESCRIPTION:

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT, AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR A DETAILED DESCRIPTION OF THE STORM OUTFALLS FROM THE SUBJECT SITES TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS. AREA 1 IS MADE UP OF BLOCKS A1 AND A2. AREA 2 IS MADE UP OF BLOCKS B, C, D, E, AND F.

BLOCK A1 (WESTERN HALF OF FREDERICK SITE) – REACH A TO REACH D TO REACH E TO POINT 'X'.

BLOCK A2 (EASTERN HALF OF FREDERICK SITE) – APPROXIMATELY 40% (WESTERN PORTION) OF THE SITE'S STORM WATER IS PART OF THE REACH A FLOW PATH AND APPROXIMATELY 60% (EASTERN PORTION) OF THE SITE'S STORM WATER IS PART OF REACH A. THE WESTERN PORTION OF THE SITE TRAVELS TO REACH A TO REACH D TO REACH E TO POINT 'X'. THE EASTERN PORTION OF THE SITE TRAVELS TO REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK B (WESTERN HALF OF ESSEX SITE) – REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK C (EASTERN HALF OF ESSEX SITE, CAMPBELL SITE, AND WESTERN HALF OF SCOTT SITE) – REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK D (EASTERN HALF OF SCOTT SITE AND GRAYSON SITE) – REACH C TO REACH E TO POINT 'X'.

BLOCK E (FRANKLIN SITE) – REACH C TO REACH E TO POINT 'X'.

BLOCK F (AMT SITE) – REACH C TO REACH E TO POINT 'X'.

REACH DESCRIPTIONS:

REACH A– THE STORM WATER FLOW PATH OF REACH A TRAVELS FROM POND "D" TO REACH D. WATER LEAVES POND "D" THROUGH A 48" DIAMETER PIPE AND FLOWS NORTHEAST TO A WOODED AND HEAVILY VEGETATED NATURAL OPEN CHANNEL WHERE WATER CONTINUES NORTHEAST AND ENTERS INTO AN UNDERGROUND 54" PIPE. WATER THEN FLOWS NORTHEAST WITHIN THE UNDERGROUND STORM SEWER SYSTEM FOR APPROXIMATELY 500 FEET AND DAYLIGHTS SOUTHWEST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND JONES BRANCH DR. (RT. 5062) ON THE STAFFORD SITE. WATER THEN ENTERS THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM WHICH RUNS EAST, PARALLEL TO JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH B AND TOGETHER FORM REACH D.

REACH B– THE STORM WATER FLOW PATH OF REACH B TRAVELS FROM THE SUBJECT SITES TO POND "A". STORM WATER EXITS POND "A" AND FLOWS NORTHEAST TO POND "B" VIA AN OPEN CHANNEL. FROM POND "B" WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER SYSTEM UNDER JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH A AND TOGETHER FORM REACH D. STORM WATER FROM THE SITES ENTER UNDERGROUND STORM SEWER SYSTEMS UNDER WESTBRANCH DR. (RT. 5457), WESTPARK DR. (RT. 5061), AND AN UNDERGROUND STORM SEWER SYSTEM FOUND ON THE CAMPBELL SITE. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEMS OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061) CONVERGE TOGETHER ON THE ESSEX SITE AT A LOCATION SOUTHEAST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061). FROM THIS POINT, WATER FLOWS IN A SUBSURFACE 42" PIPE NORTHEAST UNDER WESTPARK DR. (RT. 5061) AND CONTINUES UNDER THE DICKENSON SITE UNTIL IT OUTFALLS INTO POND "A". ADDITIONALLY, STORM WATER LEAVES THE CAMPBELL SITE IN AN UNDERGROUND STORM SEWER SYSTEM LOCATED WITHIN THE CAMPBELL SITE. WATER IN THIS SYSTEM FLOWS NORTHWEST, CROSSES UNDER WESTPARK DR. (RT. 5061), AND CONTINUES NORTHWEST UNDER THE SHENANDOAH SITE UNTIL IT OUTFALLS INTO POND "A". PRELIMINARY ANALYSIS OF THE EXISTING DOWNSTREAM PIPE SYSTEM INTO POND "A" HAS BEEN COMPUTED AND HIS INCLUDED AS SHEET C10.7.2. THE COMPUTATIONS SHOW THAT THE Qcap IS GREATER THAN THE Qinflow IN ALL EXISTING PIPES DOWNSTREAM OF OUR IMPROVEMENTS. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH C– THE STORM WATER FLOW PATH OF REACH C TRAVELS FROM THE SUBJECT SITES TO POND "C" AND REACH E. STORM WATER FROM THE SITES ENTER TWO (2) UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE SCOTT, GRAYSON, FRANKLIN, AND AMT SITES. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE SCOTT SITE FLOWS EAST, UNDER WESTPARK DR. (RT. 5061), AND INTERSECTS WITH THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE GRAYSON, FRANKLIN, AND AMT SITES FLOWS NORTHEAST ALONG THE APPROXIMATE PROPERTY BORDER OF THE RESPECTIVE SITES. ONCE THE SYSTEM REACHES WESTPARK DR. (RT. 5061) IT THEN TRAVELS NORTH WHERE IT INTERSECTS WITH THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). AT THIS POINT, THE TWO (2) UNDERGROUND STORM SEWER SYSTEMS LEAVING THE SUBJECT SITES CONVERGE AND FLOW INTO THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). ONCE IN THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM, WATER FLOWS NORTHEAST FOR APPROXIMATELY 1100 FEET UNTIL THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". FROM POND "C" WATER OUTFALLS INTO REACH E. SEE ATTACHED STORM DRAINAGE COMPUTATIONS INCLUDED AS SHEET C10.7.1 FROM FFX COUNTY PLAN #6028–SP–018–2 WHICH SHOW THAT THE DOWNSTREAM DRAINAGE PIPE SYSTEM IS MORE THAN ADEQUATE TO ACCOMMODATE THE WATER LEAVING THE PROPOSED SITES. THE SYSTEM WAS ORIGINALLY DESIGNED TO ACCOMMODATE THE BUILD OUT OF THE WATER SHED AND OUR IMPROVEMENTS DO NOT INCREASE THE C–FACTOR OF THIS WATER SHED BEYOND THAT OF THE BUILD OUT C–FACTOR USED FOR THESE COMPUTATIONS. THE COMPUTATIONS SHOW THAT THE Qcap IS APPROXIMATELY 60% GREATER THAN THE Qinflow. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH D– THE STORM WATER FLOW PATH OF REACH D BEGINS WHERE REACHES A AND B CONVERGE AND ENDS WHEN WATER TRAVELS TO POND "C" AND THEN ENTERS REACH E. REACHES A AND B COMBINE AT THE NORTHERN MOST END OF THE NORTHAMPTON SITE PROPERTY LINE, JUST SOUTH OF JONES BRANCH DR. (RT. 5062). FROM THIS POINT, WATER FLOWS NORTH UNDER JONES BRANCH DR. (5062) IN AN UNDERGROUND STORM SEWER SYSTEM. ONCE NORTH OF JONES BRANCH DR. (RT. 5062) THE STORM SEWER SYSTEM TURNS NORTHEAST DIRECTLY TOWARDS POND "C" WHERE IT OUTFALLS. IN POND "C" REACHES C AND D COMBINE TO FORM REACH E.

REACH E– THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I–495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X– THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 750 ACRES, AND ENCOMPASSES THE SUBJECT SITES. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I–495.

STORMWATER LEAVES THE SUBJECT SITES VIA EXISTING CLOSED CONDUIT SYSTEMS, TRAVELS TO VARIOUS PONDS, THEN OUTFALLS INTO SCOTT'S RUN STREAM AT POINT 'X'. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 750 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST.

PFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR EACH SUBJECT SITE TO BE INCLUDED IN EACH SITE'S INDIVIDUAL SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF EACH SITE'S OUTFALL. THE DOWNSTREAM EXTENT OF ANALYSIS SHALL MOST LIKELY BE DETERMINED BY PFM SECTION 6–0203.2A, WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS–SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE, PER PFM SECTION 6–0203.3B(1).

SUMMARY:

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM SEWER OUTFALLS HAVE BEEN SUFFICIENTLY DESCRIBED PER THE REZONING CHECKLIST. ADDITIONALLY, AT THE TIME OF FINAL SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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LANDSCAPE ARCHITECT
10/5/12

ADEQUATE OUTFALL
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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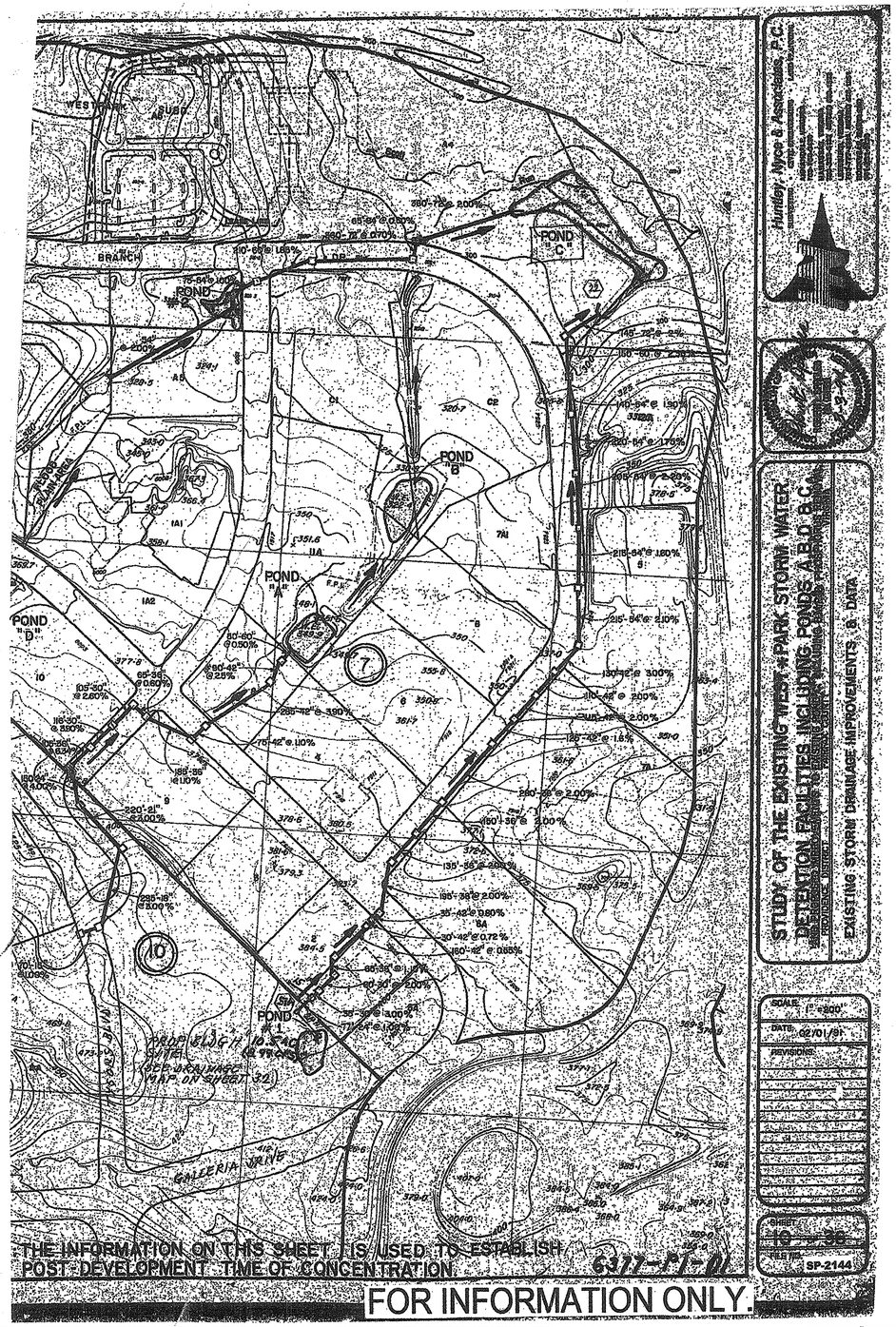
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.7



STORM DRAINAGE COMPUTATIONS

FROM STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS
Pond #1,51B	51A	10.50	10.50						8.99	8.99						
51A	51	0.00	10.50		0.00		5	7.27	0.00	8.99	18					
site2	51	0.54	0.54	0.83	0.45	0.45	5	7.27	3.26	3.26						
60	51	0.67	0.67	0.80	0.54	0.54	5	7.27	3.90	3.90						
51	C	0.00	11.71	0.00	0.00	0.98	5	7.27	0.00	16.15	30	2.00%		0.013	57.99	10.31
C	D	0.30	12.01	0.85	0.26	1.24	5	7.27	1.85	18.00	36	1.70%		0.013	86.93	9.65
D	E	0.51	12.52	0.85	0.43	1.67	5	7.27	3.15	21.15	42	0.55%		0.013	74.59	6.77
E	F	0.51	13.03	0.85	0.43	2.11	5	7.27	3.15	24.30	42	0.90%		0.013	95.41	8.34
F	G	0.00	13.03	0.00	0.00	2.11	5	7.27	0.00	24.30	48	1.00%		0.013	143.59	8.49
G	6	3.80	16.83	0.83	3.15	5.26	5	7.27	22.93	47.23	42	0.99%		0.013	100.07	10.31
6	7	1.35	18.18	0.85	1.15	6.41	5	7.27	8.34	55.57	36	2.74%		0.013	110.37	15.74
7	8	0.13	18.31	0.85	0.11	6.52	5	7.27	0.80	56.38	36	3.20%		0.013	119.27	16.72
8	8A	0.33	18.64	0.85	0.28	6.80	5	7.27	2.04	58.42	36	3.73%		0.013	128.77	17.87
8A	9	1.59	20.23	0.89	1.42	8.21	5	7.27	10.29	68.70	36	3.73%		0.013	128.77	18.49
9	10	0.99	21.22	0.54	0.53	8.75	5	7.27	3.89	72.59	36	3.76%		0.013	129.63	18.87
10	11	0.72	21.94	0.80	0.58	9.32	5	7.27	4.19	76.78	36	3.40%		0.013	122.94	18.38
11	12	0.73	22.67	0.55	0.40	9.73	5	7.27	2.92	79.70	36	4.17%		0.013	136.15	19.95
12	20	1.98	24.65	0.72	1.43	11.15	5	7.27	10.36	90.06	42	2.62%		0.013	162.79	17.41
20	ex13,(8)	1.17	25.82	0.76	0.89	12.04	5	7.27	6.46	96.53	42	2.62%		0.013	162.79	17.65
ex13, (8)	15	1.13	26.95	0.80	0.90	12.94	5	7.27	6.57	103.10	42	3.01%		0.013	174.49	18.91
15	15A	2.53	29.48	0.72	1.82	14.77	5	7.27	13.24	116.34	42	4.02%		0.013	201.65	21.71
15A	14	0.45	29.93	0.72	0.32	15.09	5	7.27	2.36	118.70	42	3.00%		0.013	174.20	19.48
14	13	0.00	29.93	0.00	0.00	15.09	5	7.27	0.00	118.70	54	2.09%		0.013	284.19	17.17
13	16, (ex22)	3.59	33.52	0.67	2.41	17.50	5	7.27	17.49	136.18	54	2.09%		0.013	284.19	17.70
16, (ex22)	17	1.60	35.12	0.73	1.17	18.66	5	7.27	8.49	144.67	54	2.02%		0.013	279.39	17.83
17	18	1.90	37.02	0.81	1.54	20.20	5	7.27	11.19	155.86	54	2.05%		0.013	281.46	16.21
18	19	1.19	38.21	0.80	0.95	21.15	5	7.27	6.92	162.78	54	1.84%		0.013	266.65	17.60
19	20	3.15	41.36	0.82	2.58	23.74	5	7.27	18.78	181.56	54	2.02%		0.013	279.39	18.69
20	21	2.05	43.41	0.83	1.70	25.44	5	7.27	12.37	193.93	60	2.46%		0.013	408.35	20.61
21	22	2.00	45.41	0.84	1.68	27.12	5	7.27	12.21	206.15	72	1.63%		0.013	523.67	17.50

Information of the existing storm outfall storm pipe is obtained from available site plan as built information and Fairfax County Storm Sewer Inventory. The system was originally designed to accommodate the total build out of the shed. These computations show the system to be more than adequate.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 31 of 78

Dewberry

Dewberry & Davis LLC
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX:703.849.0518

TYSONS II
BUILDING "H"
ROUGH GRADING PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 28112
4-1-08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
AS NOTED

No.	DATE	BY	Description

REVISIONS

DRAWN BY VC
APPROVED BY TCC
CHECKED BY DGM
DATE JULY, 2008
TITLE

OUTFALL ANALYSIS

PROJECT NO. 6028-RGP-008
(6028-SP-018)

32A OF 83
SHEET NO. ~~15B~~ OF ~~33~~
SP-2152

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

ADEQUATE OUTFALL
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

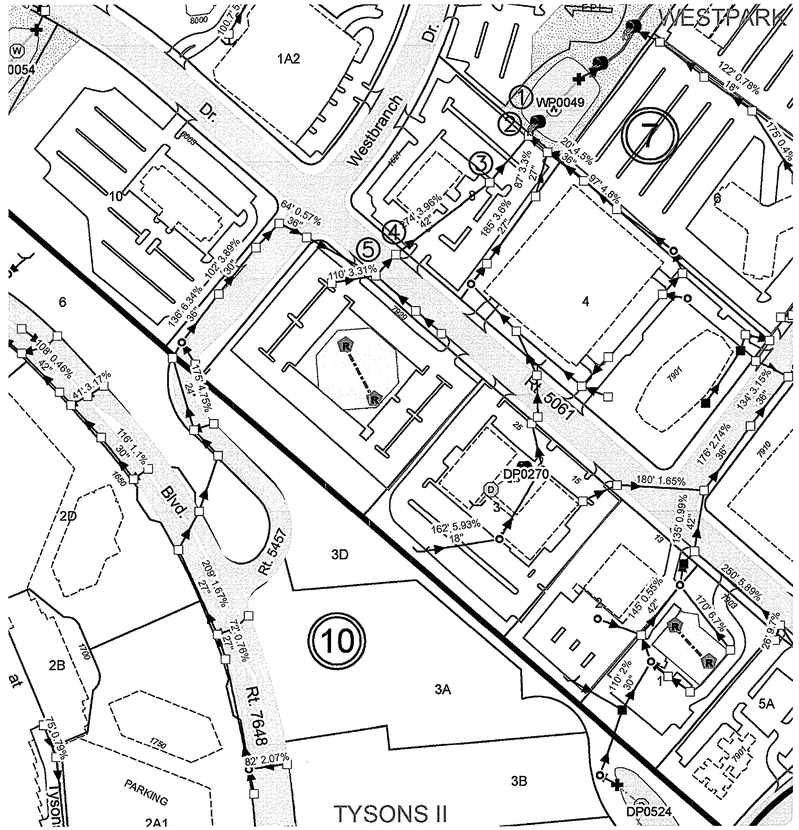
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.7.1

PROVIDED FOR INFORMATION ONLY! FROM FFX PLAN #6028-SP-018-2

REACH B EXISTING PIPE COMPUTATIONS

FROM POINT	TO POINT	AREA DRAIN "A" (ACRES) INCRE-MENT	AREA DRAIN "A" (ACRES) ACCUM-ULATED	RUN-OFF COEF.	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME	RAIN FALL	RUN-OFF Q	INVERT ELEVATIONS LOWER END	INVERT ELEVATIONS UPPER END	LENGTH	n	ACTUAL SLOPE	MIN. SLOPE	DIA.	CAPA-CITY	FULL FLOW VEL.	ACTUAL VEL.
							MIN-UTES	IN. / HR.	C.F.S.			FT.		%	%	IN.	C.F.S.	F.P.S.	F.P.S.
(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)		(13)		(14)	(15)		(16)
5	4	20.92	20.92	0.69	14.43	14.43	5.00	7.27	104.94	-	-	73	0.013	1.10	1.09	42	105.52	10.97	12.60
4	3	0.31	21.23	0.85	0.26	14.70	5.10	7.27	106.86	-	-	274	0.013	3.96	1.13	42	200.21	20.81	21.20
3	2	1.05	22.28	0.75	0.79	15.49	5.31	7.27	112.58	-	-	110	0.013	3.52	1.25	42	188.76	19.62	20.40
2	1	1.35	29.33	0.52	4.12	19.61	5.40	7.27	142.55	-	-	27	0.013	0.55	0.30	60	193.15	9.84	10.70
-	2	5.70	5.70	0.60	3.42	3.42	5.00	7.27	24.86	-	-	110	0.013	1.00	0.14	36	66.70	9.44	8.80



1 / C10.7B REACH B OUTFALL MAP

NOT TO SCALE

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

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SEE CONDITIONS DATED:

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Comments: Concurr W/ PCA 88-D-005-07

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Sheet 32 of 78

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10/5/12
LANDSCAPE ARCHITECT

ADEQUATE OUTFALL

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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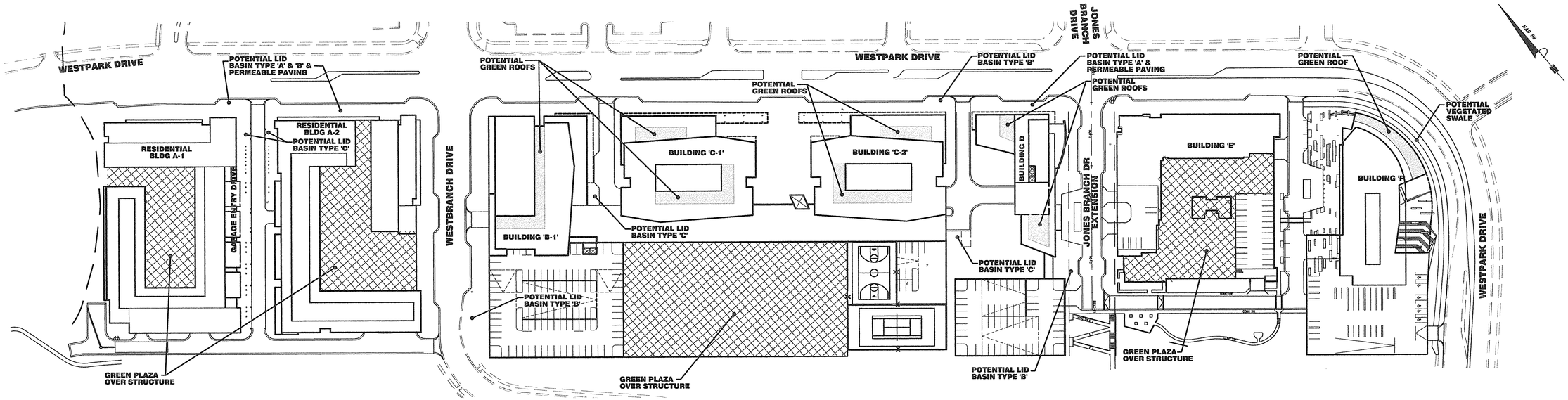
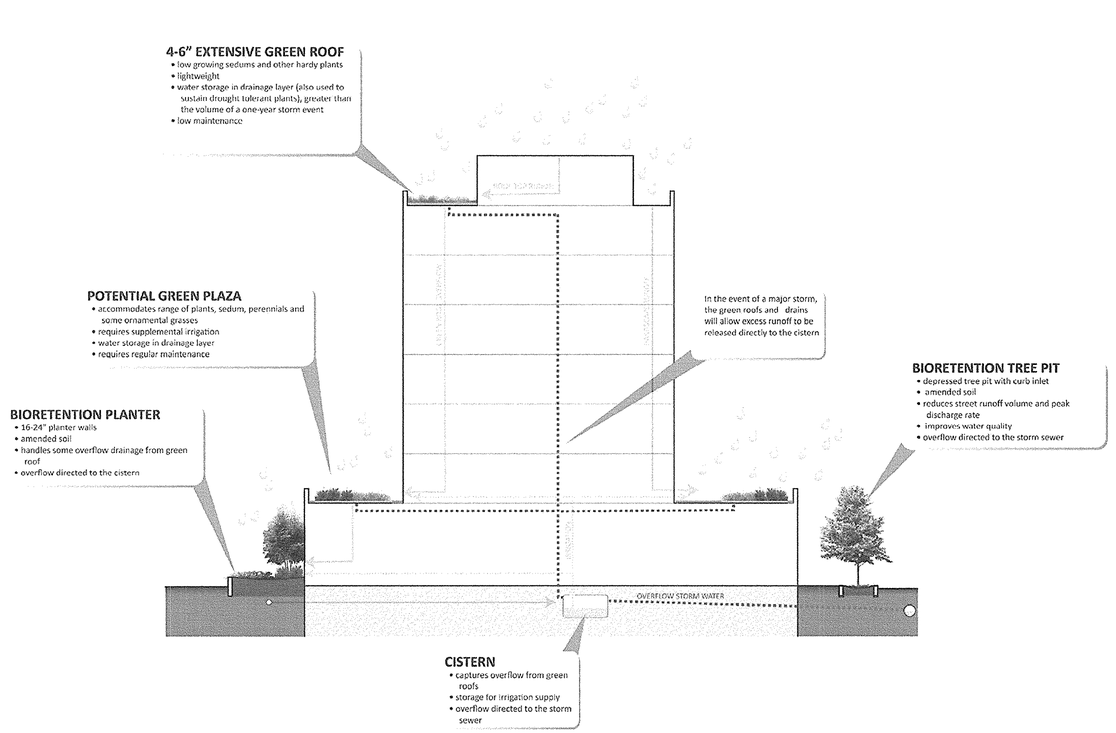
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.7.2

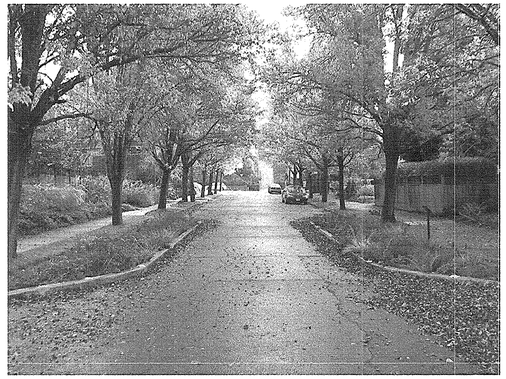


1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN

NTS



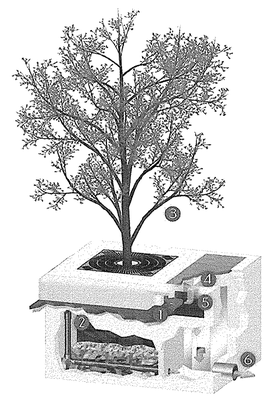
CONCEPTUAL BUILDING DIAGRAM FOR L.I.D TECHNIQUES



BASIN TYPE 'B'



BASIN TYPE 'A' & PERMEABLE PAVERS



BASIN TYPE 'C'

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DPZ & ZONING

Sheet 33 of 78

NOTE:

1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL L.I.D. METHODS OF RAINWATER REUSE IN ACKNOWLEDGEMENT OF THE TYSON URBAN CENTER COMPREHENSIVE PLAN GUIDELINES FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC L.I.D FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN.
2. REFER TO SHEET L5.2 FOR ADDITIONAL SUSTAINABILITY DESIGN INFORMATION.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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LOW IMPACT DEVELOPMENT
CONCEPT PLAN
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CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
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10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 80'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.8

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\c-01-001 LID.dwg, 10/4/2012 4:55:07 PM, kf

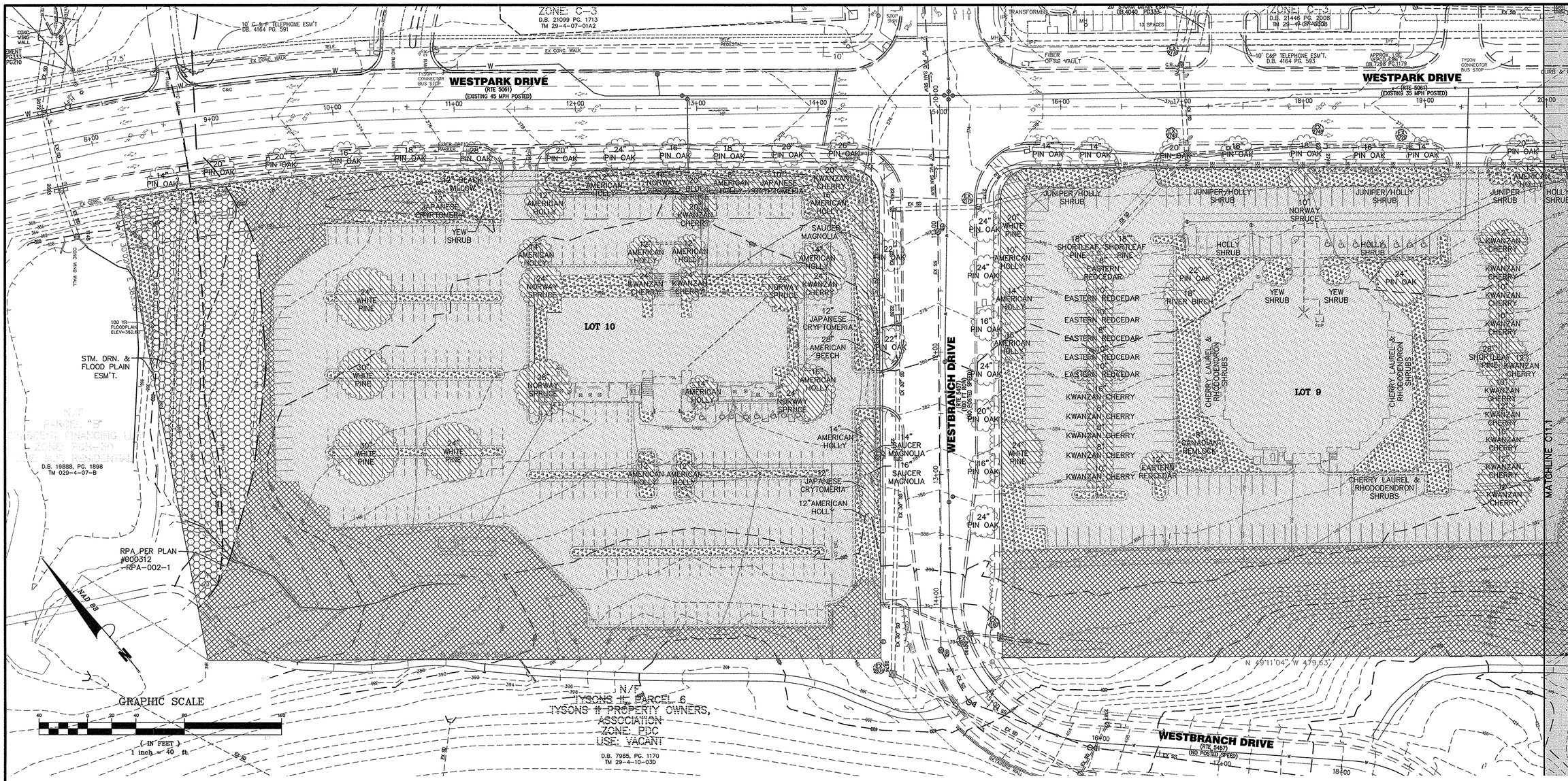

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	7.29 AC.
B	Percentage of gross site area covered by existing tree canopy =	38%
C	Percentage of 10-year canopy required for site (see Table 12.4) = (Per Comprehensive Plan Goal = 10%)	10% (1.93 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =	38% (.73 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	28% (.55 AC.)
F	Has the Tree Preservation Target minimum been met?	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 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

NOTE: A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED AS SHOWN ON ATTACHED REQUEST LETTER, SHEET C2.0.

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X DP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
& ZONING
Sheet 34 of 78

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 5.3887 AC.

EXISTING TREE CANOPY = 95,791 S.F. OR 2.20 AC. (.52 AC. OR 22,610 S.F. LANDSCAPE TREE CANOPY + 1.13 AC. OR 49,414 S.F. EARLY SUCCESSIONAL FOREST + .55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)

LOT 10 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK LOCUST, BLACK CHERRY, WHITE PINE, RED OAK, RED MAPLE, BLACK WALNUT	EARLY	FAIR	1.1344 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.7343 AC.
	BOTTOM-LAND FOREST	*TULIP POPLAR, BLACK CHERRY, AMERICAN ELM, BLACK LOCUST, WHITE PINE, RED MAPLE, AILANTHUS, CATALPA	EARLY	FAIR	.55 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.52 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.45 AC.

LOT 9 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK LOCUST, BLACK CHERRY, WHITE PINE, BLACK WALNUT, RED MAPLE	EARLY	FAIR	1.0706 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.4606 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.46 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.41 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 4.4012 AC.

EXISTING TREE CANOPY = 66,502 S.F. OR 1.53 AC. (.46 AC. OR 19,945 S.F. LANDSCAPE TREE CANOPY + 1.07 AC. OR 46,557 S.F. FOREST)

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LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP (SHEET 1 OF 2) ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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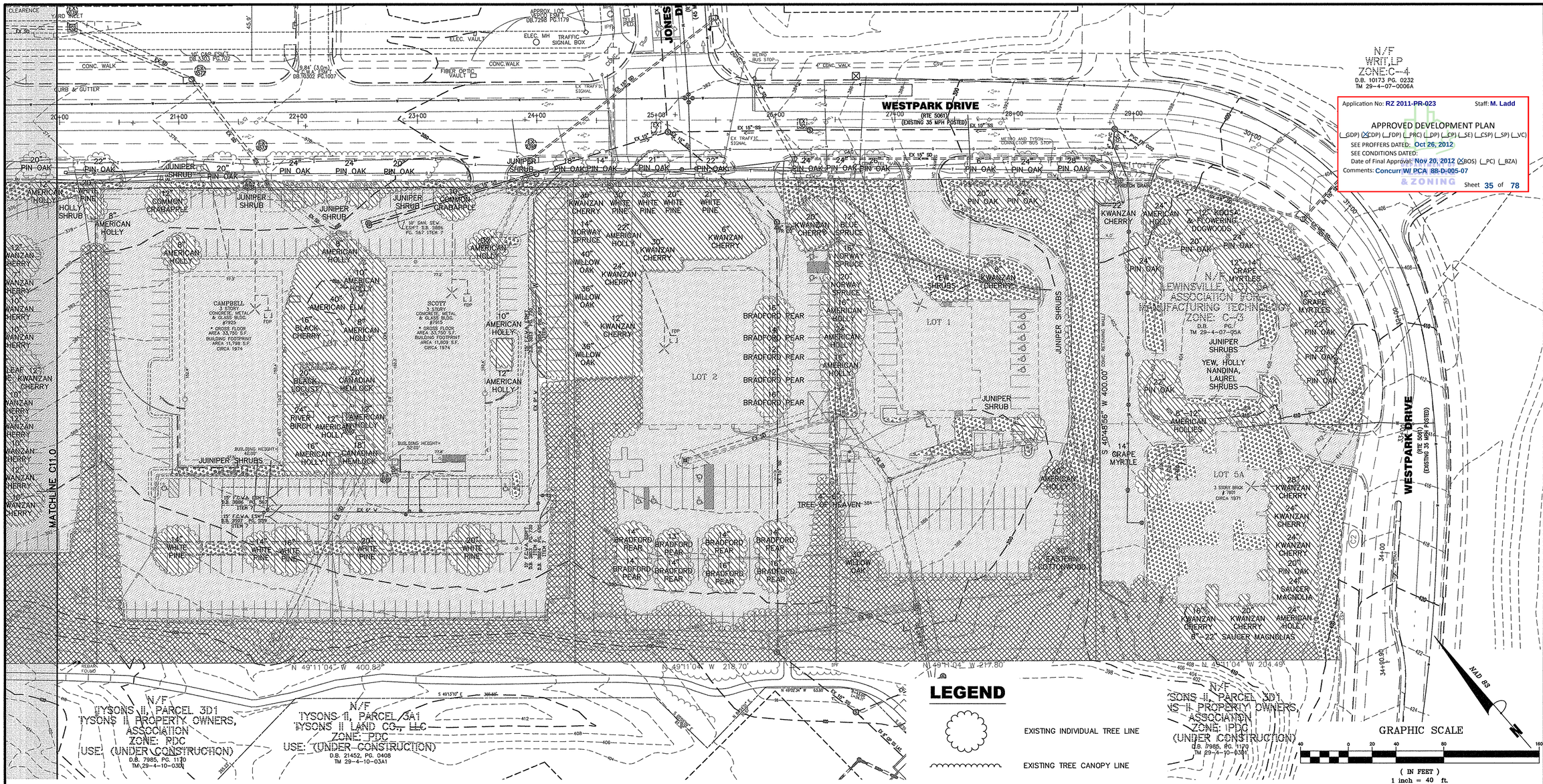
07/23/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 40'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C11.0

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 EVM.dwg, 10/4/2012 10:20:22 AM, kf



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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Comments: Concurr W/ PCA 88-D-005-07

&ZONING

Sheet 35 of 78

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

LOT 3 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK CHERRY, SASSAFRAS, OSAGE ORANGE, WHITE OAK, WHITE PINE, BLACK LOCUST, RED MAPLE	EARLY	FAIR	.52 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.3703 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.7304 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.06 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 3.6807 AC.

EXISTING TREE CANOPY = 54,635 S.F. OR 1.25 AC.
(.73 AC. OR 31,889 S.F. LANDSCAPE TREE CANOPY +
.52 AC. OR 22,746 S.F. FOREST)

LOT 2 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE ORANGE, BLACK LOCUST, BLACK CHERRY, RED MAPLE, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.4342 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.9541 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.5967 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.0233 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 2.0083 AC.

EXISTING TREE CANOPY = 44,922 S.F. OR 1.03 AC.
(.59 AC. OR 25,996 S.F. LANDSCAPE TREE CANOPY +
.43 AC. OR 18,926 S.F. FOREST)

LOT 1 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE ORANGE, BLACK LOCUST, BLACK CHERRY, NORWAY SPRUCE, PIN OAK, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.45 AC.
	DEVELOPED LAND	N/A	N/A	N/A	1.00 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.14 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.41 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 2.00 AC.

EXISTING TREE CANOPY = 25,620 S.F. OR .59 AC.
(.14 AC. OR 5,973 S.F. LANDSCAPE TREE CANOPY +
.45 AC. OR 19,647 S.F. FOREST)

LOT 5A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*BLACK LOCUST, RED MAPLE, BLACK CHERRY, TULIP POPLAR, SHORTLEAF PINE	EARLY	FAIR TO POOR	.14 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.74 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.55 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.40 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 1.83 AC.

EXISTING TREE CANOPY = 30,121 S.F. OR .69 AC.
(.55 AC. OR 23,973 S.F. LANDSCAPE TREE CANOPY +
.14 AC. OR 6,148 S.F. FOREST)

*OVERALL COVER TYPE

*OVERALL COVER INCLUDES LOTS 1, 2, 3, 5A, 9, & 10

KEY	COVER TYPE	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	3.75 AC.
	DEVELOPED LAND	10.26 AC.
	BOTTOMLAND FOREST	0.55 AC.
	LANDSCAPE TREE CANOPY	2.99 AC.
	MISCELLANEOUS (SHRUB AND GROUND COVER)	1.77 AC.

TOTAL SITE AREA = ±19.32 AC.

EXISTING TREE CANOPY = 317,591 S.F. OR 7.29 AC.
(2.99 AC. OR 130,386 S.F. LANDSCAPE TREE CANOPY +
3.75 AC. OR 163,438 S.F. EARLY SUCCESSIONAL FOREST +
.55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)

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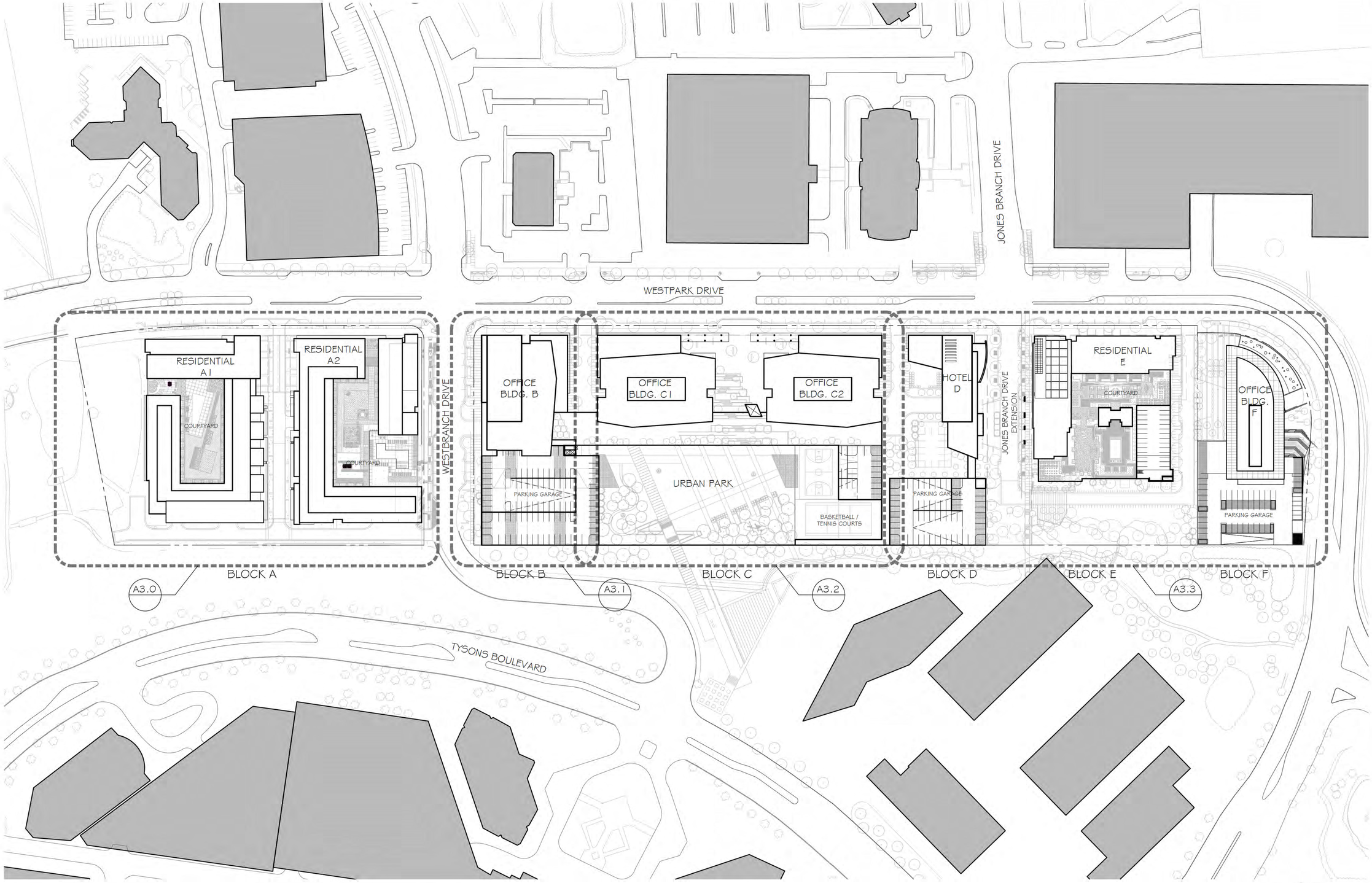
10/5/12
LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP (SHEET 2 OF 2)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 40'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C11.1

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 EVM.dwg, 10/4/2012 10:20:40 AM, kf



01 OVERALL ROOF PLAN - BLOCKS A THROUGH F

SCALE: 1" = 80'-0"

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DPZ & ZONING

Sheet 36 of 78

Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.

** See Civil/ Landscape drawings for proposed site information*

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KEY PLAN (BLOCKS A - F)

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
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05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

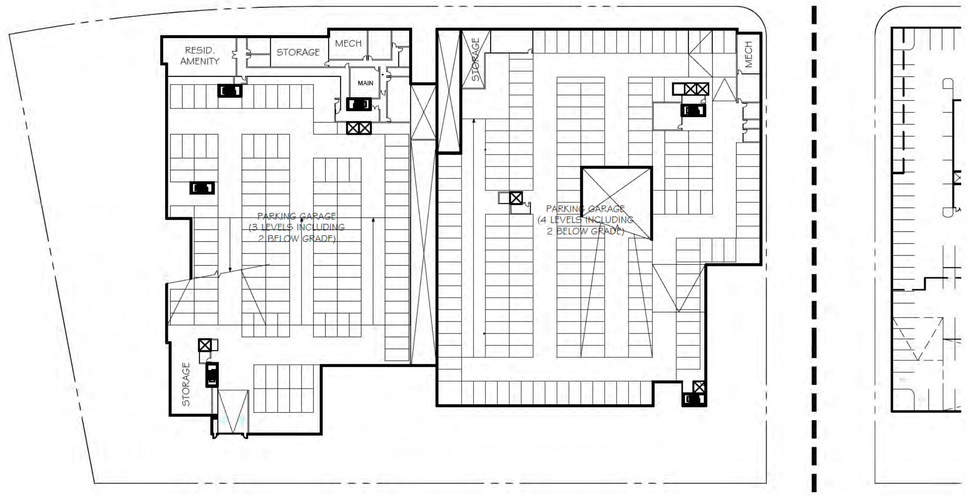
SCALE H:

JOB No.

DATE : APRIL 26, 2011

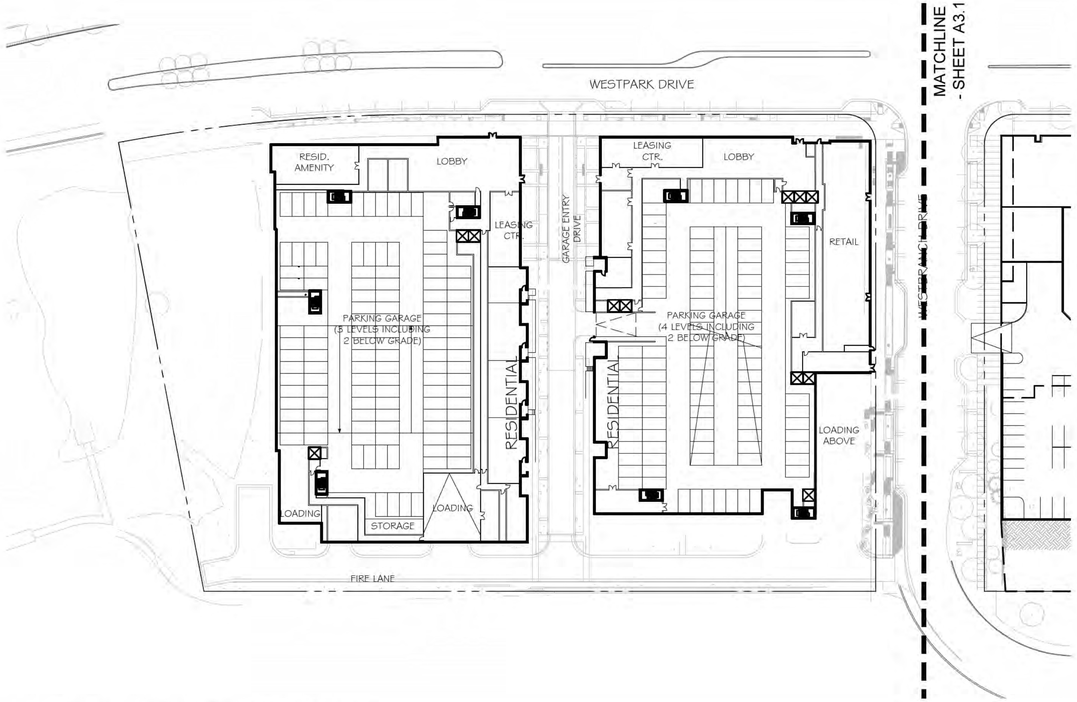
FILE No. 7403-07-001

SHEET A1.0



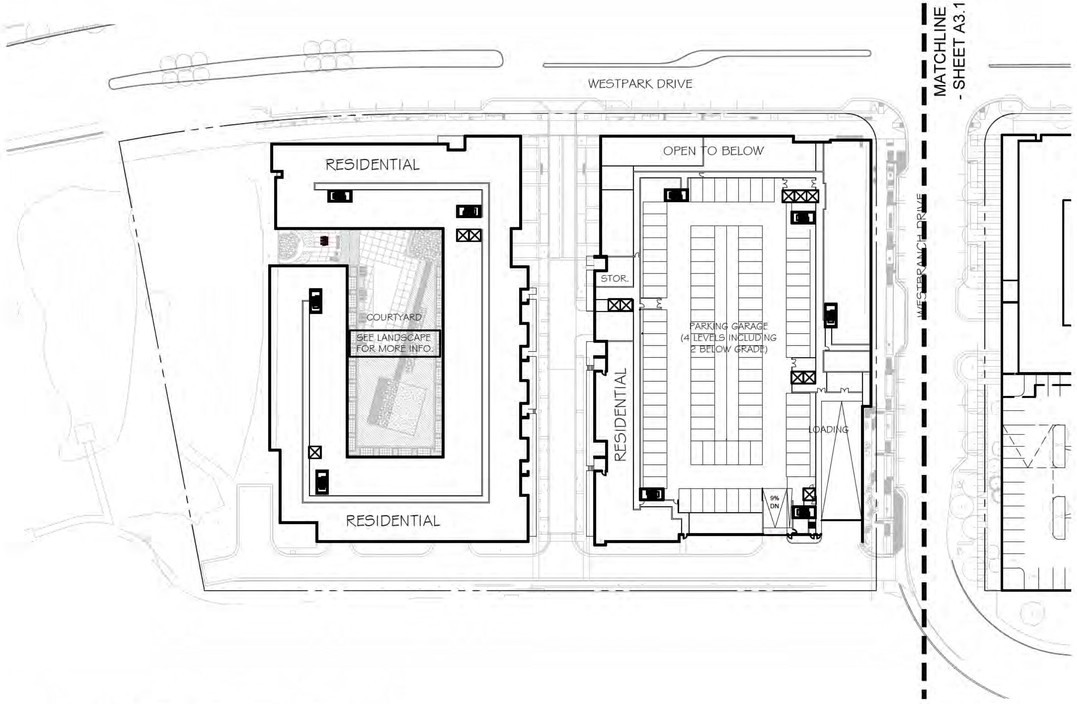
01 LEVEL B1 PLAN

SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN

SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN

SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN

SCALE: 1" = 60'-0"

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 37 of 78

*Additional full or partial below grade parking level may be possible per final parking count. See FDP for more information.

Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.

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BLOCK A PLANS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

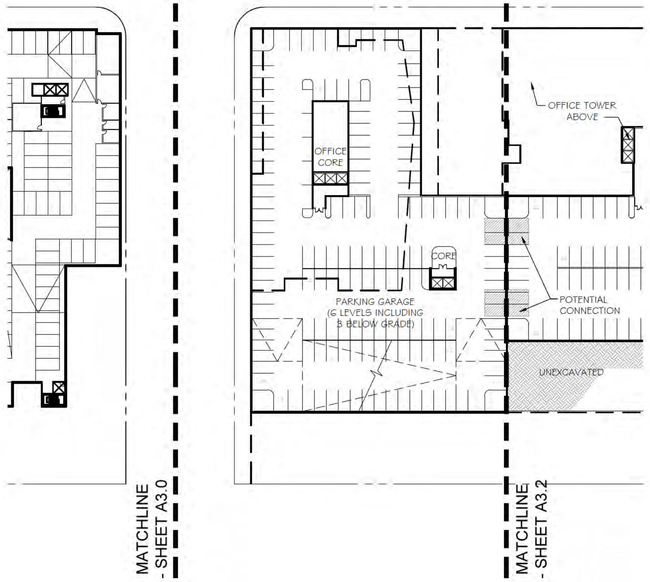
SCALE H:

JOB No.

DATE : APRIL 26, 2011

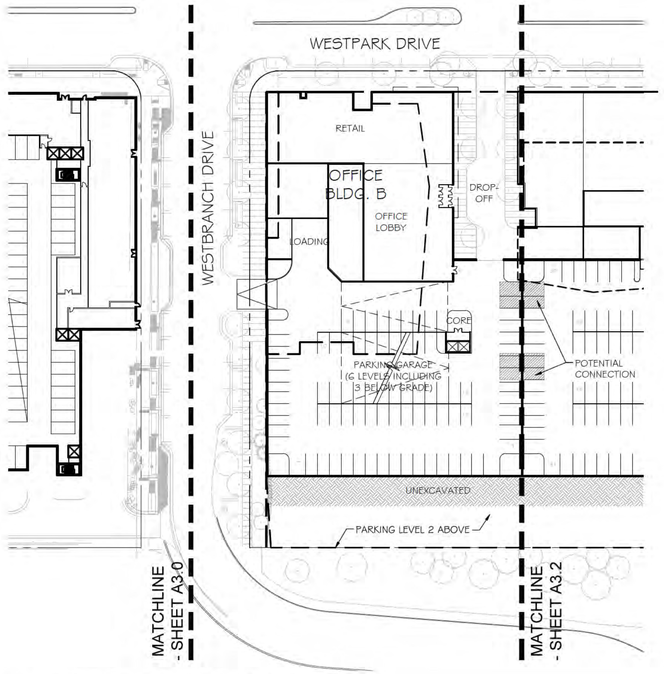
FILE No. 7403-07-001

SHEET A3.0



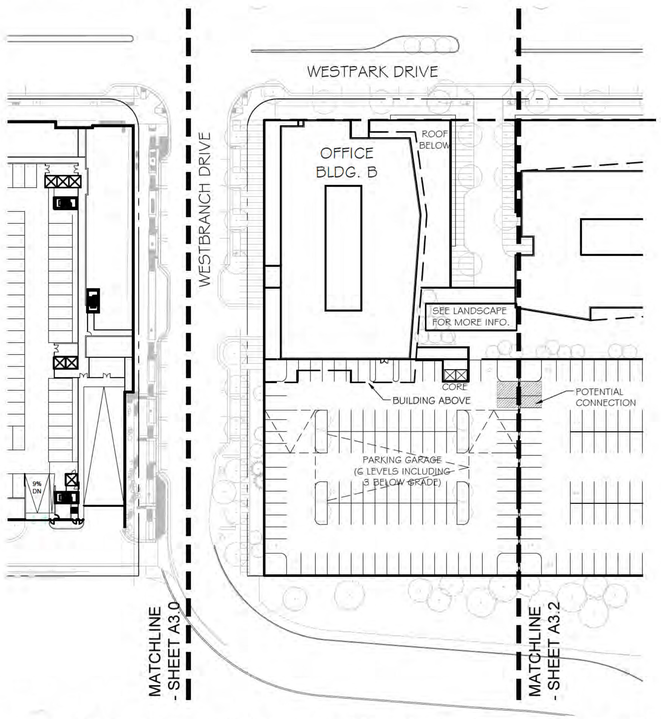
01 LEVEL B1 PLAN (LEVEL B2/B3 SIMILAR)

SCALE: 1" = 60'-0"



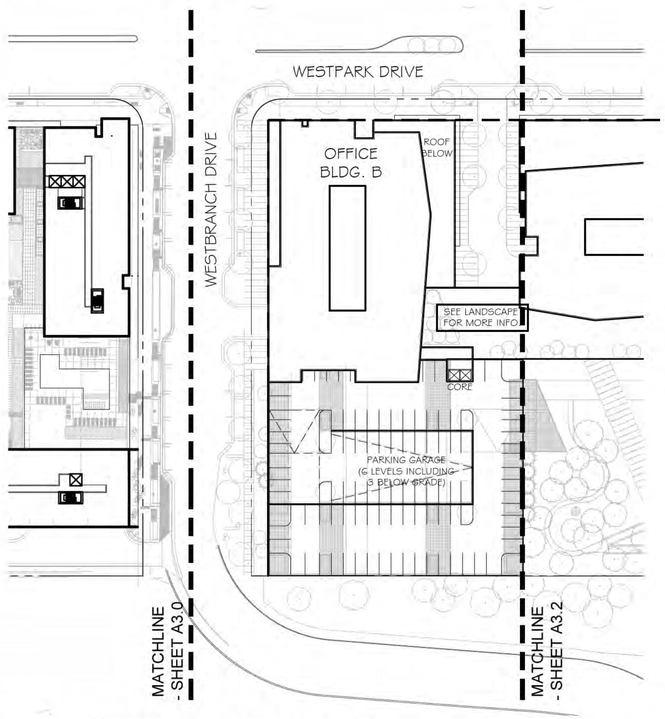
02 GROUND LEVEL PLAN

SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN (GARAGE LEVEL3)

SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN

SCALE: 1" = 60'-0"

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** See Civil/ Landscape drawings for proposed site information*

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

(_GDP) (X DP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

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Sheet 38 of 78

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BLOCK B PLANS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

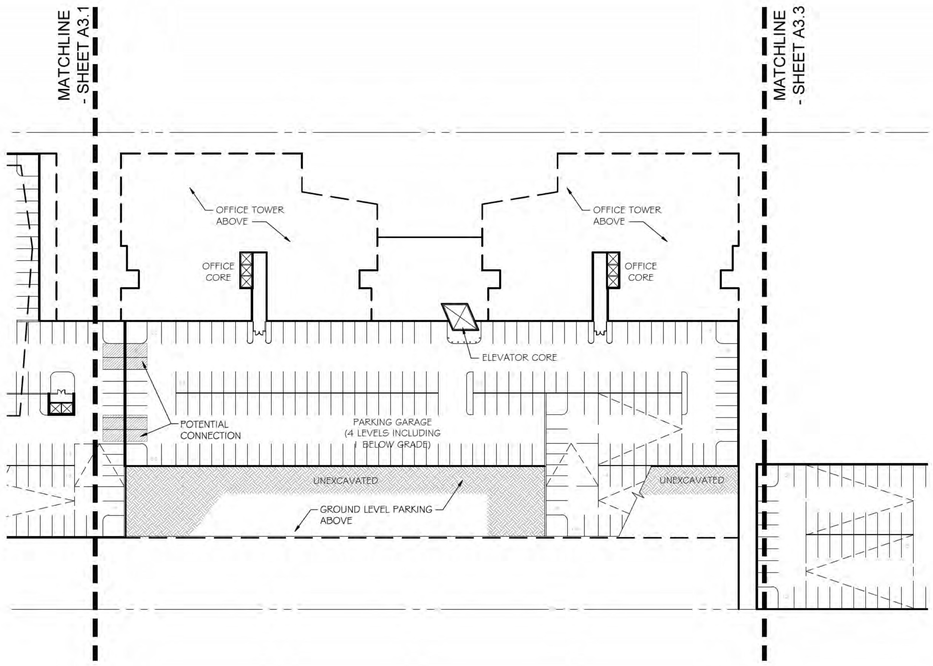
SCALE H:

JOB No.

DATE : APRIL 26, 2011

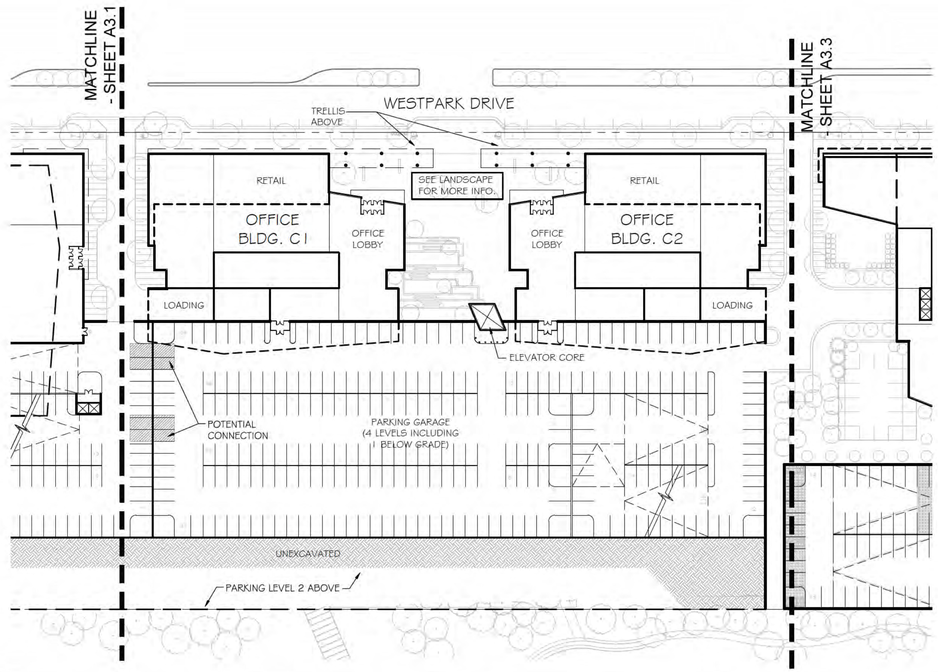
FILE No. 7403-07-001

SHEET A3.1



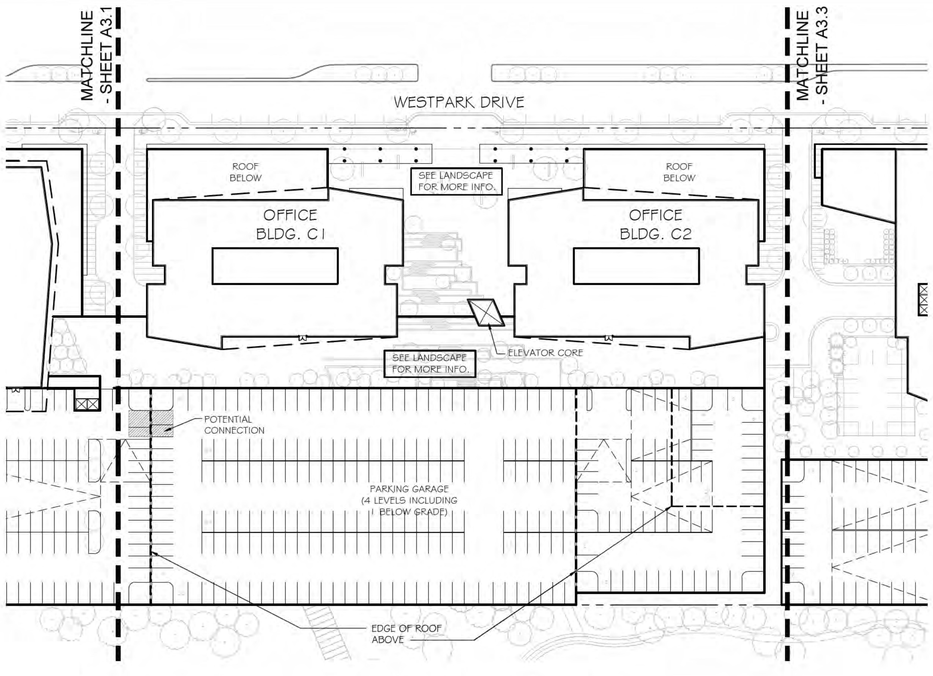
01 LEVEL B1 PLAN

SCALE: 1" = 60'-0"



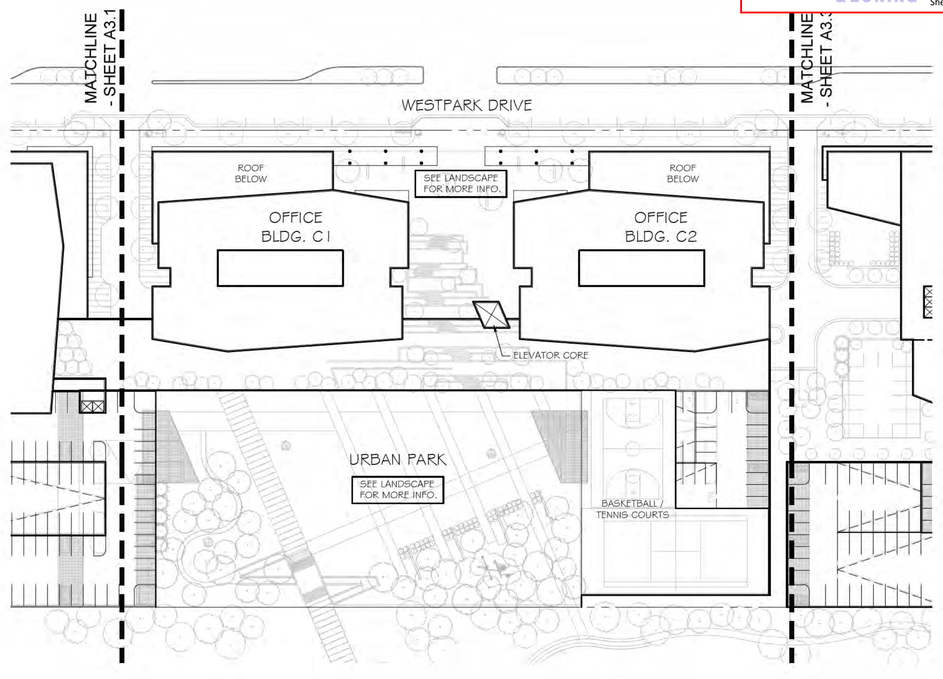
02 GROUND LEVEL PLAN

SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN (GARAGE LEVEL3)

SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN

SCALE: 1" = 60'-0"

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** See Civil/ Landscape drawings for proposed site information*

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

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& ZONING Sheet 39 of 78

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BLOCK C PLANS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET A3.2

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
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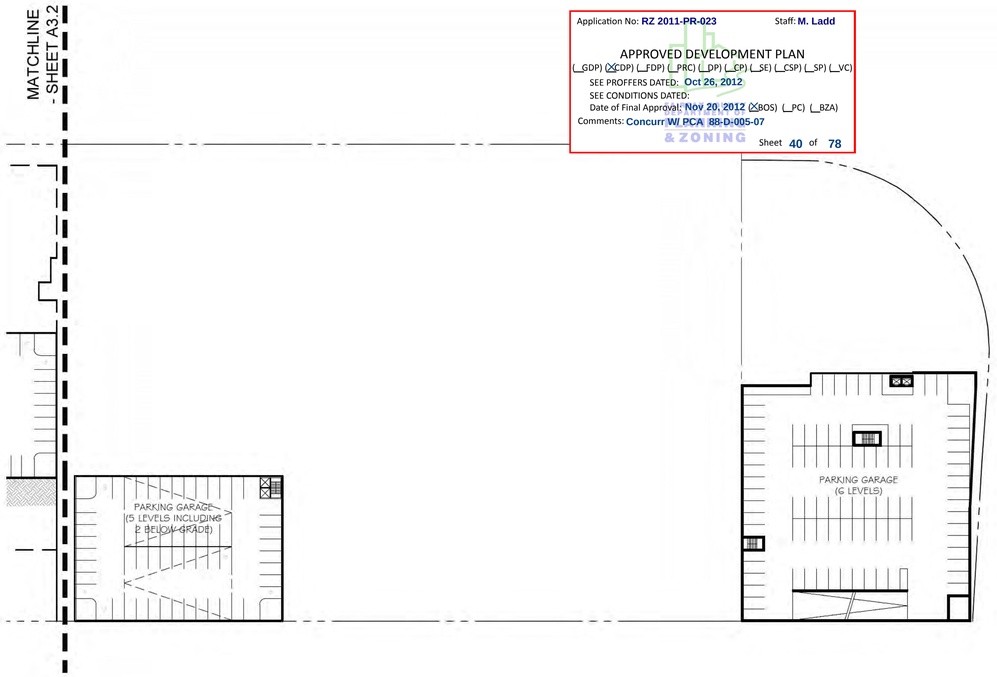
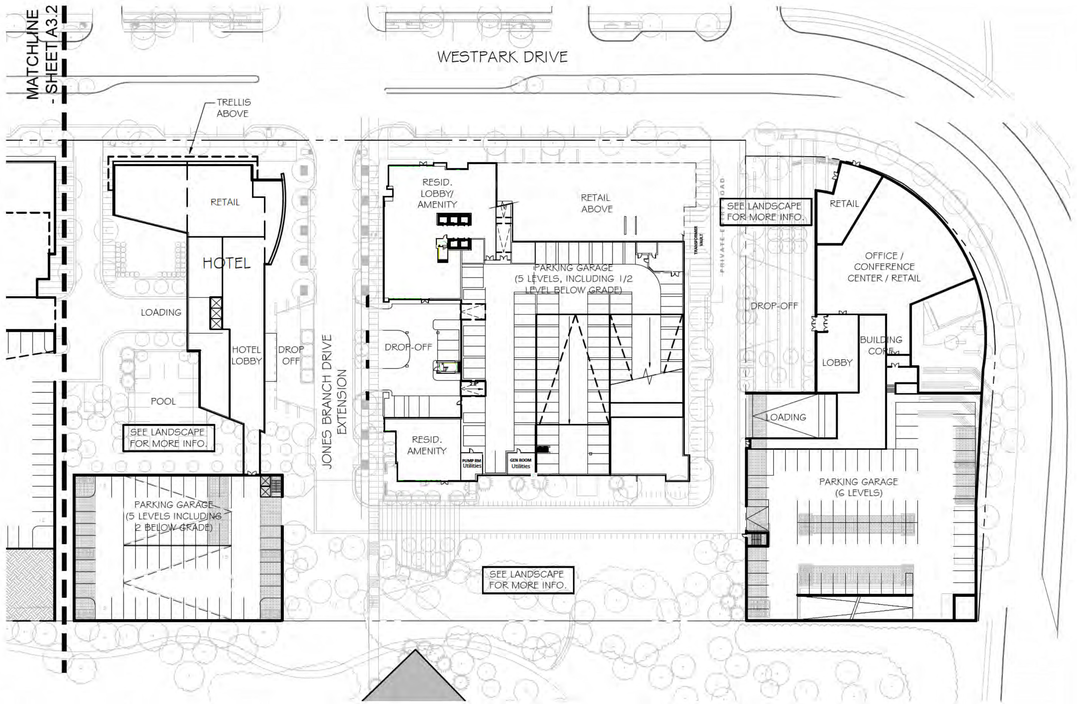
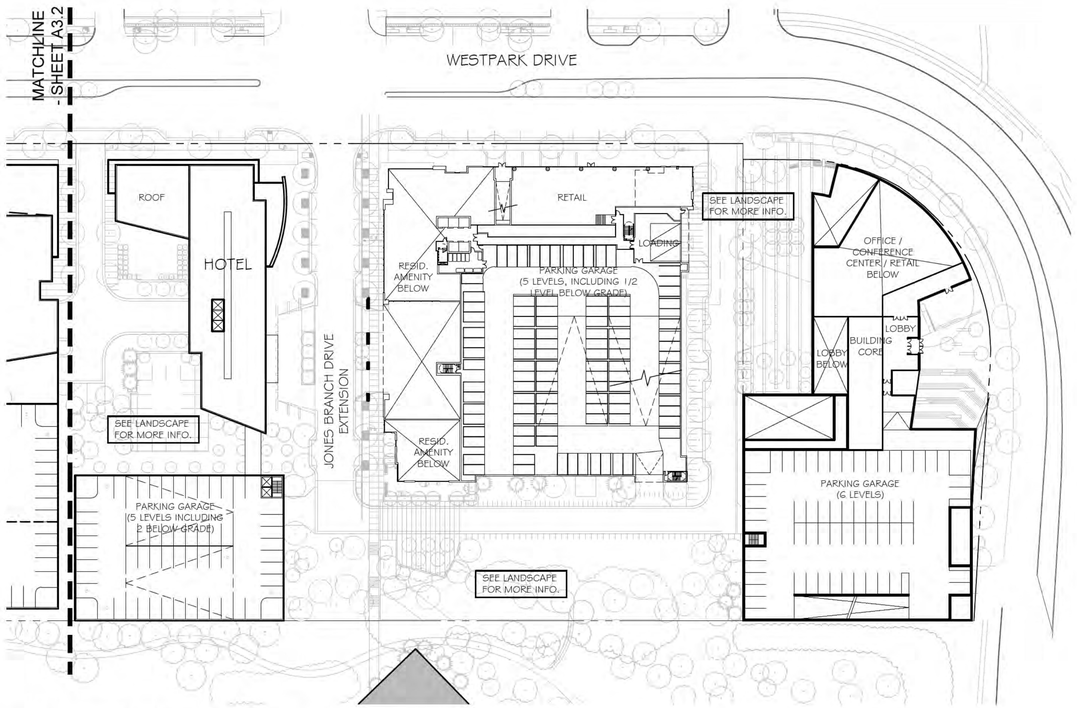
& ZONING
Sheet 40 of 78



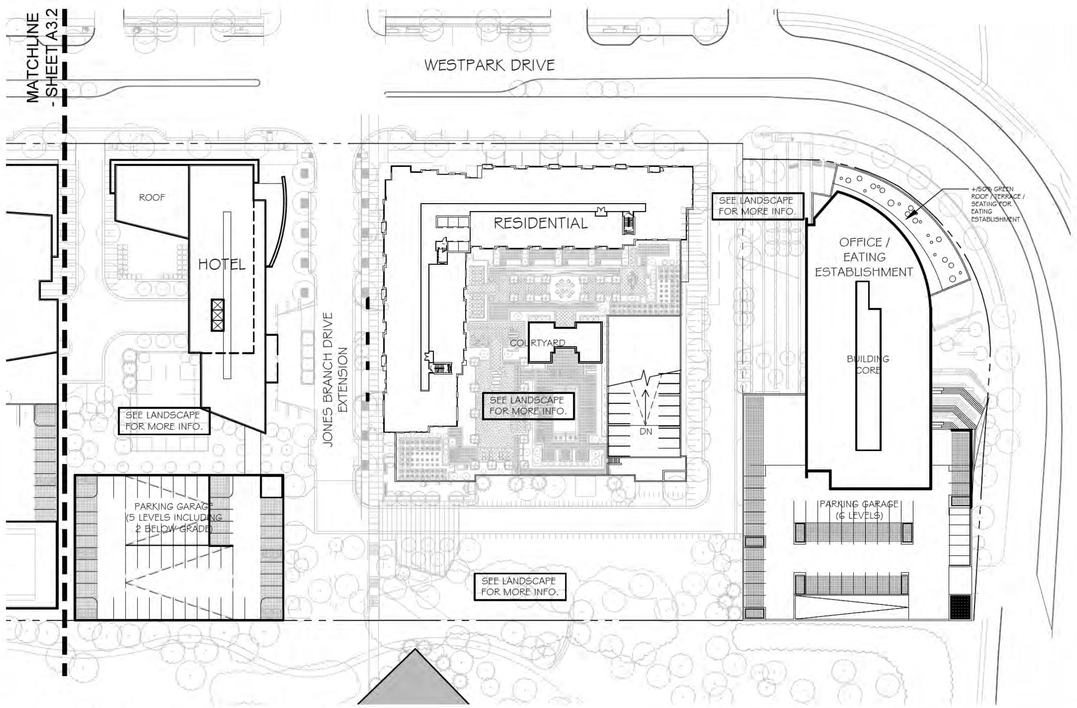
01 LEVEL B1 PLAN
SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN
SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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BLOCKS D, E, & F PLANS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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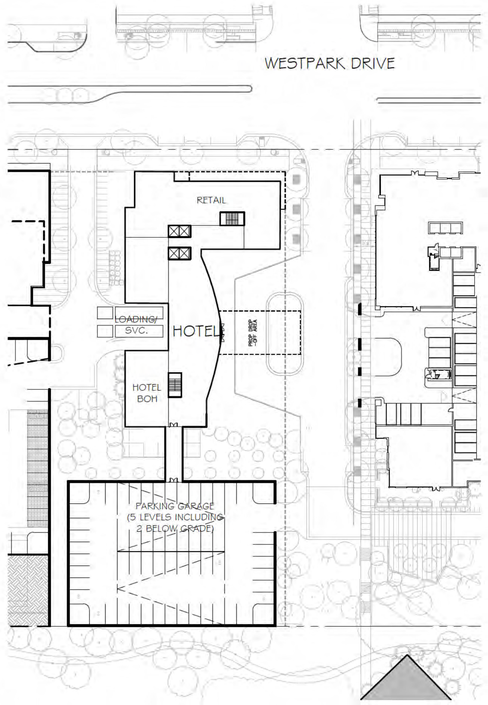
SCALE H:
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET A3.3

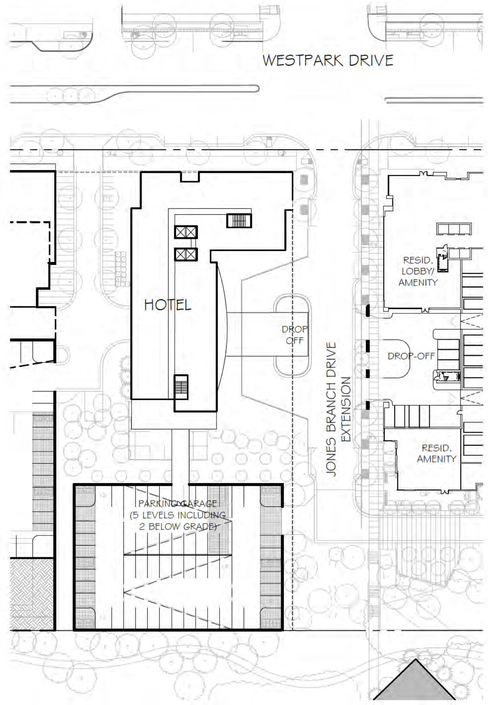
TWO ALTERNATIVE HOTEL LAY-OUTS AND ALTERNATIVE HEIGHTS PROPOSED AS SHOWN ON SHEETS A3.4 AND A4.0.

BUILDING HEIGHT : 119'-0"
NUMBER OF FLOORS: 10

ALTERNATE 1 - MASSING STUDY



01 ALTERNATE 1 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"

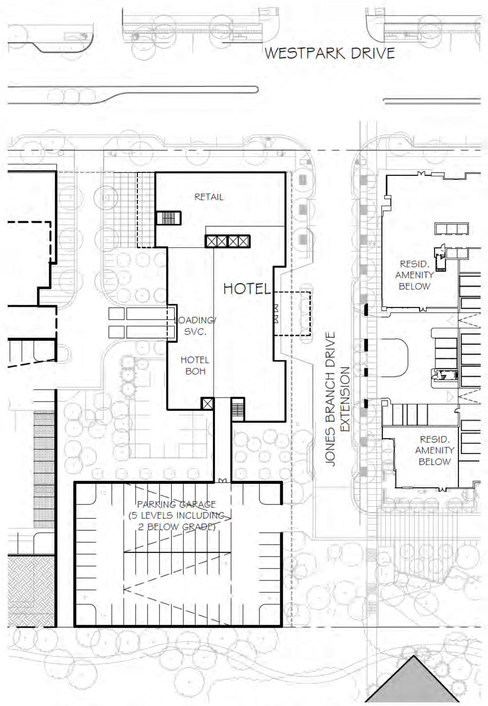


02 ALTERNATE 1 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

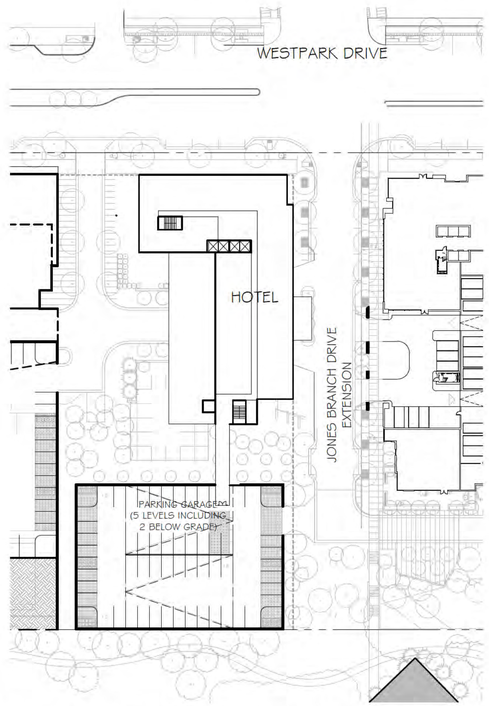
Application No: RZ 2011-PR-023 Staff: M. Ladd
APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
DEPARTMENT OF PLANNING & ZONING
Sheet 41 of 78

BUILDING HEIGHT : 119'-0"
NUMBER OF FLOORS: 10

ALTERNATE 2 - MASSING STUDY



03 ALTERNATE 2 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



04 ALTERNATE 2 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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BLOCK D ALTERNATE PLANS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
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10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET A3.4



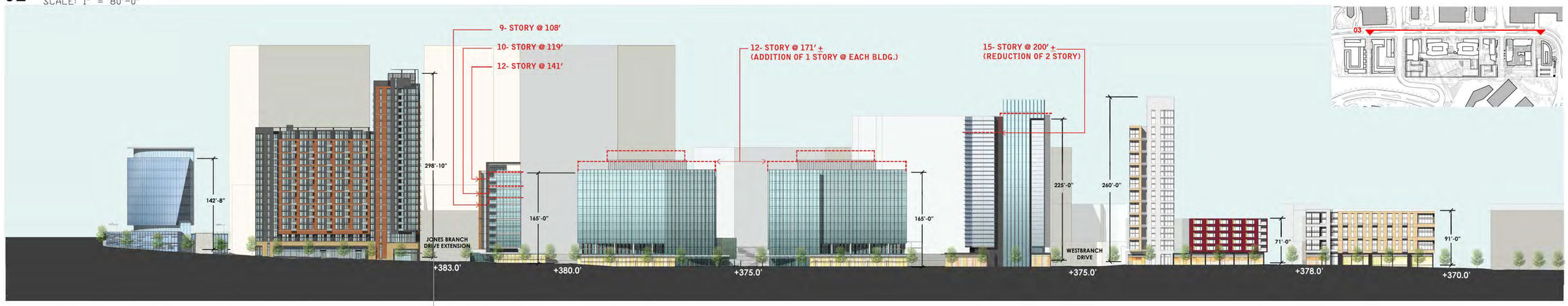
01 SITE SECTION - NORTH ALONG WESTPARK DRIVE

SCALE: 1" = 80'-0"



02 SITE SECTION - SOUTH

SCALE: 1" = 80'-0"



03 SITE SECTION - ALTERNATE/NORTH ALONG WESTPARK DRIVE

SCALE: 1" = 80'-0"

Site sections presented on this sheet are preliminary and are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

& ZONING

Sheet 42 of 78

-See FDP for Block A, E, and F for additional details.

- Proposed building height is shown on CDP sheets A4.0/4.1/4.2.
- Refer to C2.1/Table 1 for allowable building height ranges.

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SITE SECTIONS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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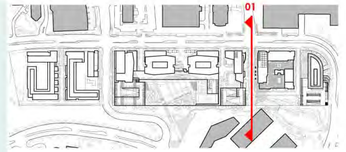
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A4.0

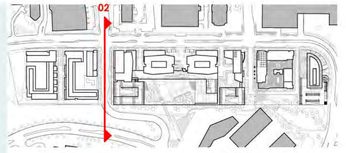




01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

SCALE: 1" = 80'-0"

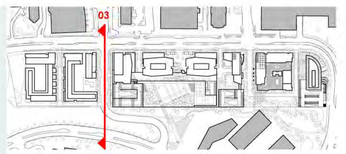




02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

SCALE: 1" = 80'-0"





03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

SCALE: 1" = 80'-0"

Site sections presented on this sheet are preliminary and are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

& ZONING

Sheet 43 of 78

-See FDP for Block A, E, and F for additional details.

. Proposed building height is shown on CDP sheets A4.0/4.1/4.2.
. Refer to C2.1/Table 1 for allowable building height ranges.

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SITE SECTIONS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET A4.1



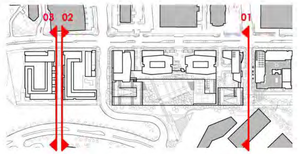
01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

SCALE: 1" = 50'-0"



02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

SCALE: 1" = 50'-0"





03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

SCALE: 1" = 50'-0"

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 44 of 78

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-See FDP for Block A, E, and F for additional details.

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ENLARGED SITE SECTIONS
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A4.2



01 9:00 AM
NTS



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NTS



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For Information Only

Application No: **RZ 2011-PR-023** Staff: **M. Ladd**

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: **Oct 26, 2012**
SEE CONDITIONS DATED:
Date of Final Approval: **Nov 20, 2012** (XBOS) (_PC) (_BZA)
Comments: **Concurr W/ PCA 88-D-005-07**
& ZONING
Sheet **45** of **78**

MARCH / SEPTEMBER 21ST SHADOW ANALYSIS

-See FDP for Block A, E, and F for additional details.

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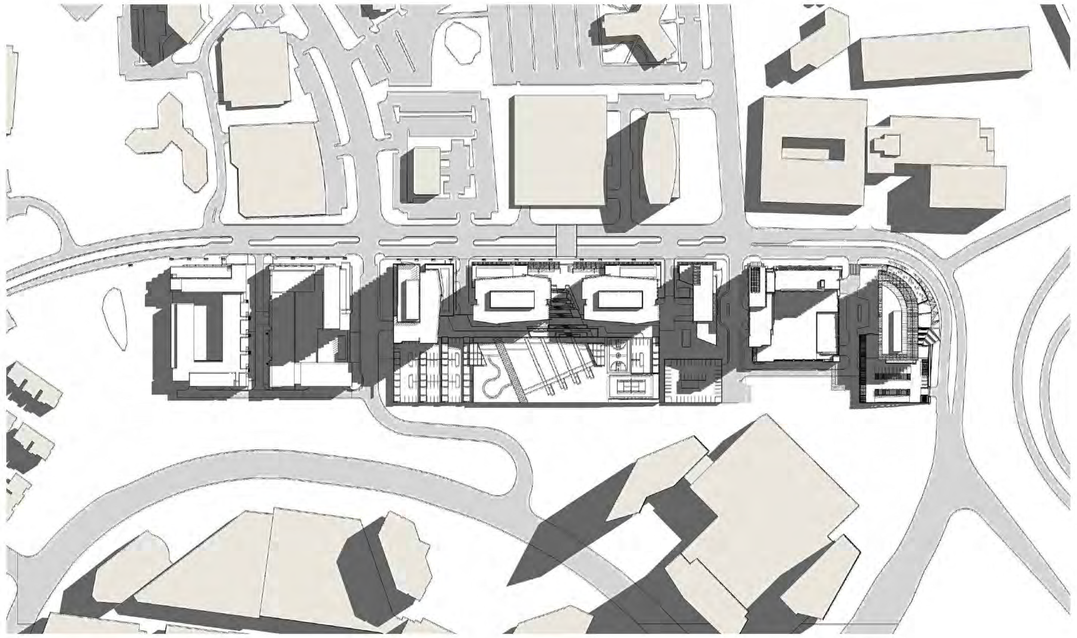
SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A5.0



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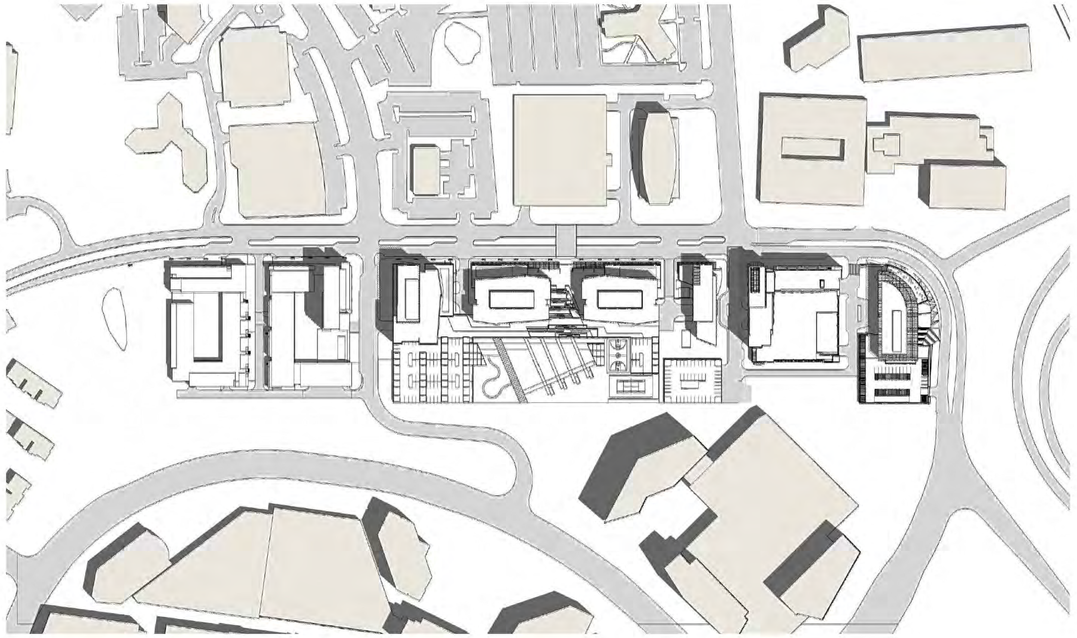

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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07
Sheet 46 of 78

JUNE 21ST
SHADOW ANALYSIS

-See FDP for Block A, E, and F for additional details.

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SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A5.1



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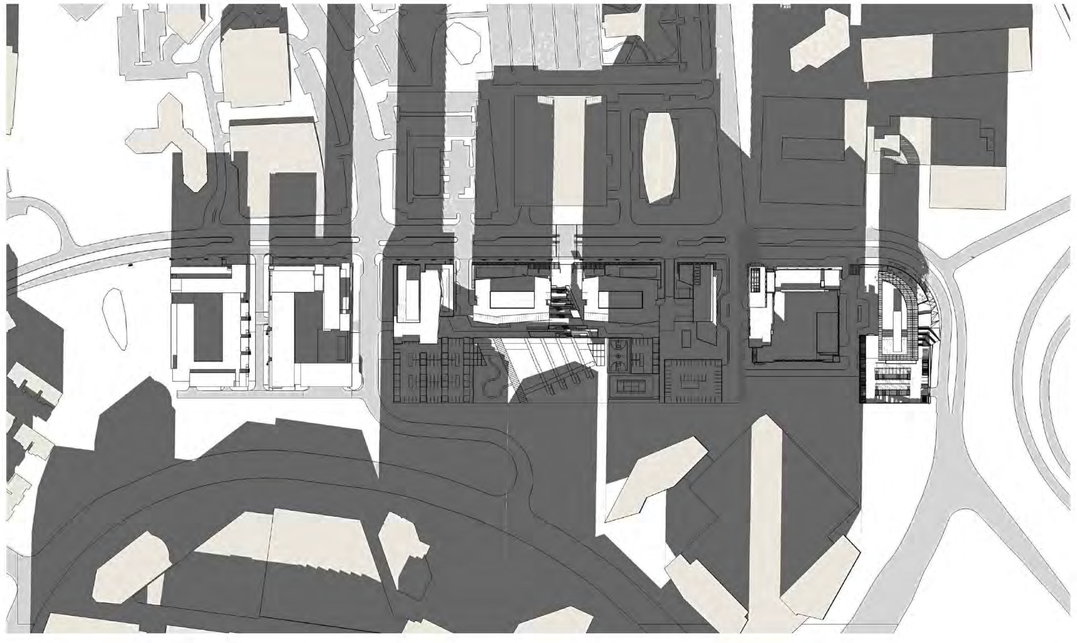

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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X DP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Oct 26, 2012
SEE CONDITIONS DATED:
Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)
Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING
Sheet 47 of 78

DECEMBER 21ST
SHADOW ANALYSIS

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SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
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05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A5.2





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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

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SEE CONDITIONS DATED:

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DPZ & ZONING

Sheet 48 of 78

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ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
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07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A6.0



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

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Sheet 49 of 78



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CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET A6.1



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

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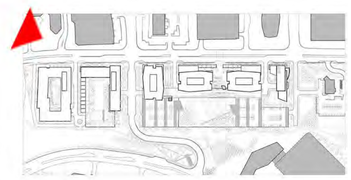
DEPARTMENT OF PLANNING & ZONING

Sheet 50 of 78



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ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET **A6.2**





Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

Sheet 51 of 78

-See FDP for Block A, E, and F for additional details.

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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

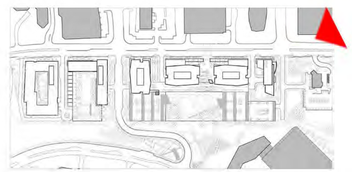
JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET A6.3





Application No: **RZ 2011-PR-023** Staff: **M. Ladd**

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: **Oct 26, 2012**

SEE CONDITIONS DATED:

Date of Final Approval: **Nov 20, 2012** (XBOS) (_PC) (_BZA)

Comments: **Concurr W/ PCA 88-D-005-07**

DEPARTMENT OF PLANNING & ZONING

Sheet **52** of **78**

-See FDP for Block A, E, and F for additional details.

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ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
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05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET **A6.4**



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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

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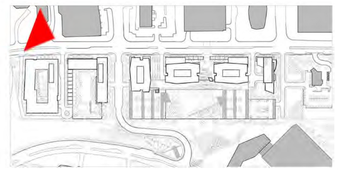
Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 53 of 78



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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET **A6.5**



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

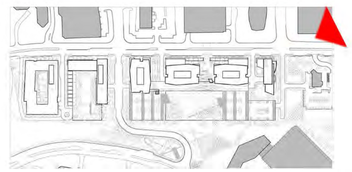
SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 54 of 78



-See FDP for Block A, E, and F for additional details.

Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.

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PERSPECTIVES
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ILLUSTRATIVE LANDSCAPE PLAN

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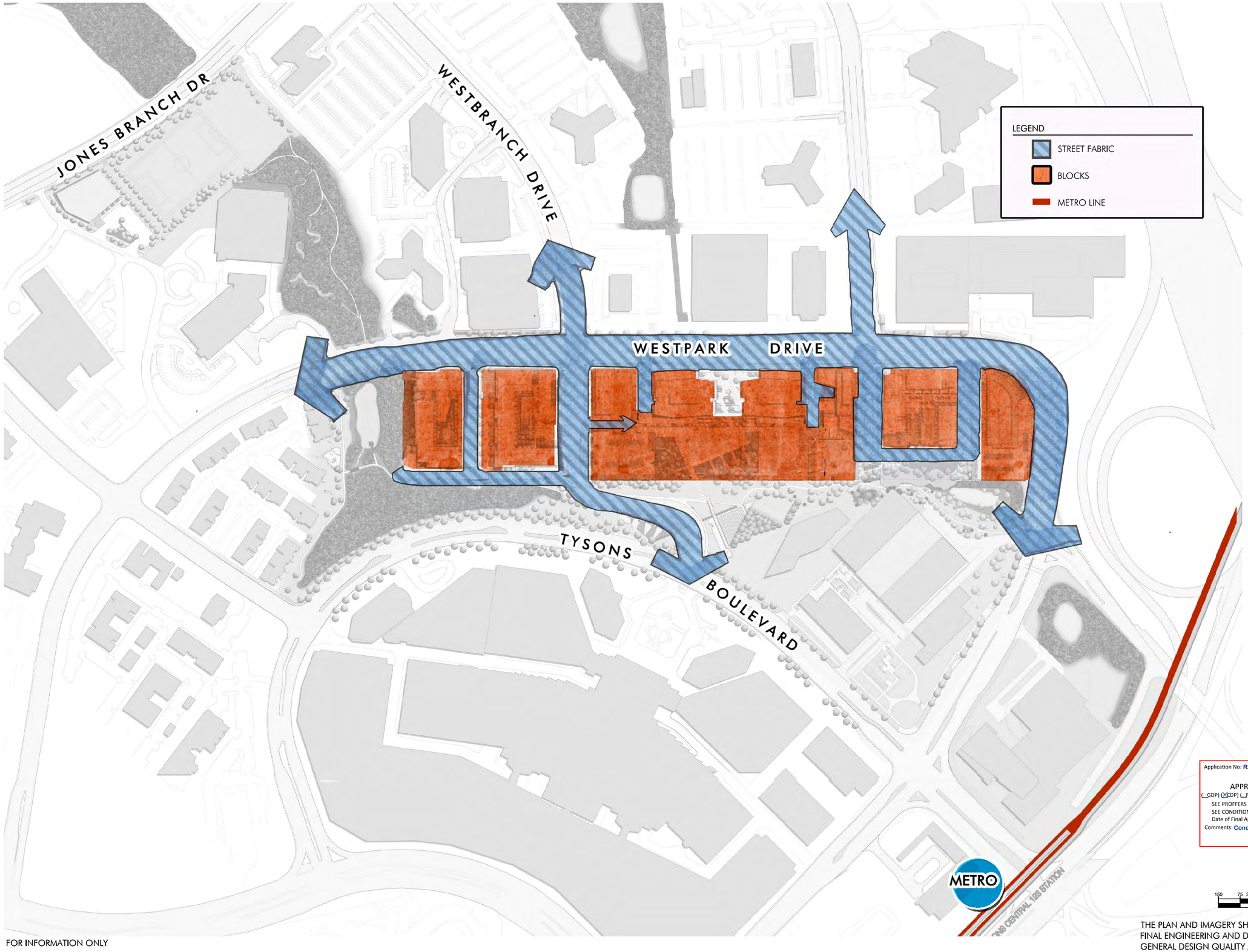

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150 75 37.5 0 150
1"=150'

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URBAN FABRIC & BLOCKS DIAGRAM

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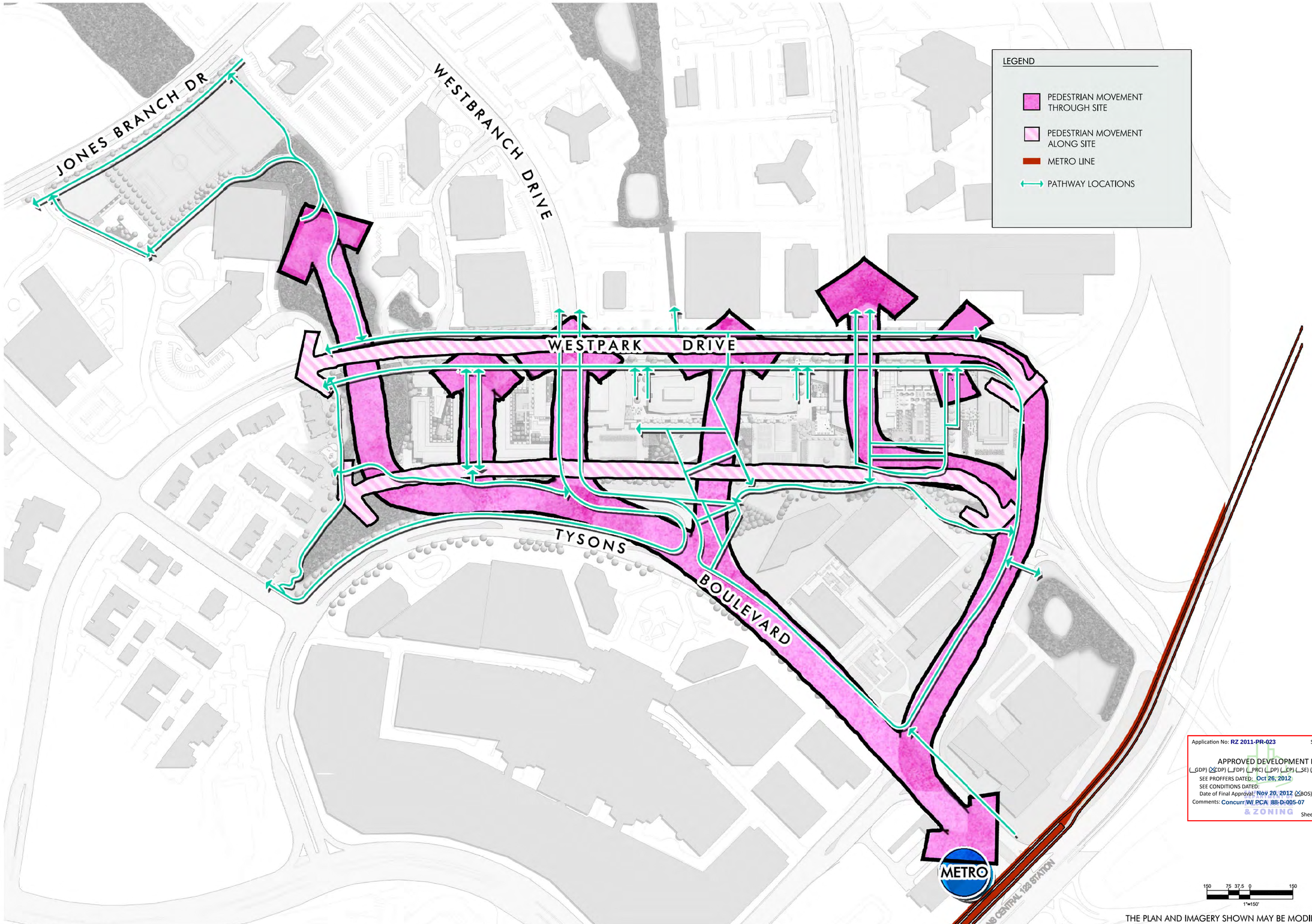

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PEDESTRIAN FLOW DIAGRAM

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OPEN SPACE CONNECTIONS DIAGRAM

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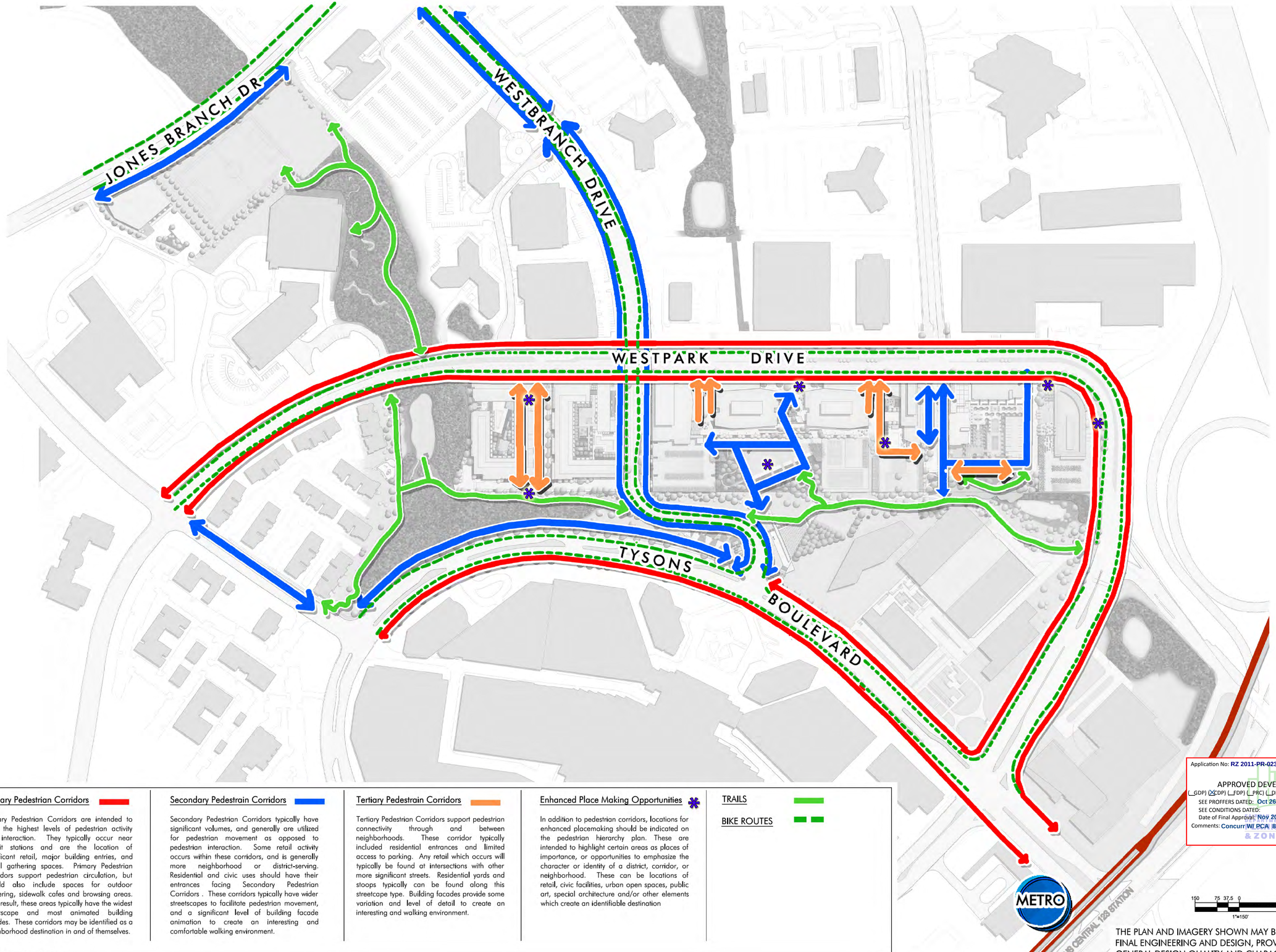

Primary Pedestrian Corridors

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 should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

Secondary Pedestrain Corridors

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

Tertiary Pedestrain Corridors

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridor typically included residential entrances and limited access to parking. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this streetcape type. Building facades provide some variation and level of detail to create an interesting and walking environment.

Enhanced Place Making Opportunities

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

TRAILS

BIKE ROUTES

FOR INFORMATION ONLY

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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& ZONING Sheet 59 of 78

150 75 37.5 0 150

1"=150'

NORTH

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PEDESTRIAN HIERARCHY PLAN

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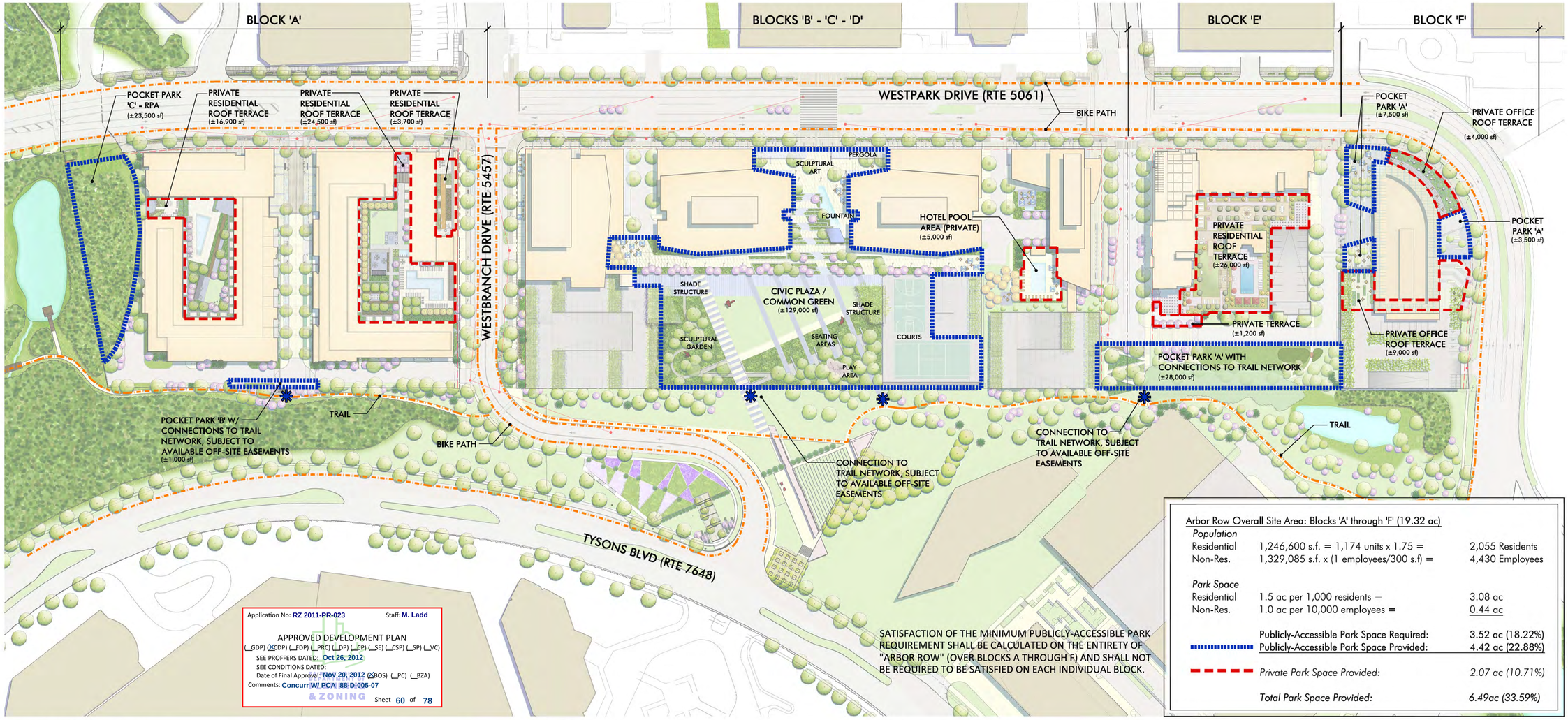
SHEET L2.3



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& ZONING Sheet 60 of 78

SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)

Population

Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (1 employees/300 s.f) =	4,430 Employees

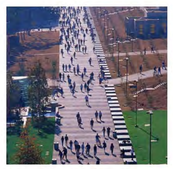
Park Space

Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.44 ac
	Publicly-Accessible Park Space Required:	3.52 ac (18.22%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	*2.07 ac (10.71%)*
	Total Park Space Provided:	*6.49ac (33.59%)*

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking plazas for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors








POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Proffers






PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Foutain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Foutain Features
- Interactive Sculpture








INDIVIDUAL BLOCK TABULATIONS

Block 'A'
Publicly-Accessible Park Space: ±24,500 sf (0.61 ac)
Private Open Space Provided: ±45,100 sf (1.04 ac)*

Blocks 'B' - 'C' - 'D'
Publicly-Accessible Park Space: ±129,000 sf (2.96 ac)
Private Open Space Provided: ±5,000 sf (0.11 ac)*

Block 'E'
Publicly-Accessible Park Space: ±28,000 sf (0.64 ac)
Private Open Space Provided: ±27,200 sf (0.62 ac)*

Block 'F'
Publicly-Accessible Park Space: ±11,000 sf (0.25 ac)
Private Open Space Provided: ±13,000 sf (0.30 ac)*

Total Open Space Provided: ±282,800 sf (6.49ac) (33.59%)*
**For reference only.*

80 40 20 0 80
1"= 80'

NORTH

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URBAN PARKS PLAN

ARBOR ROW

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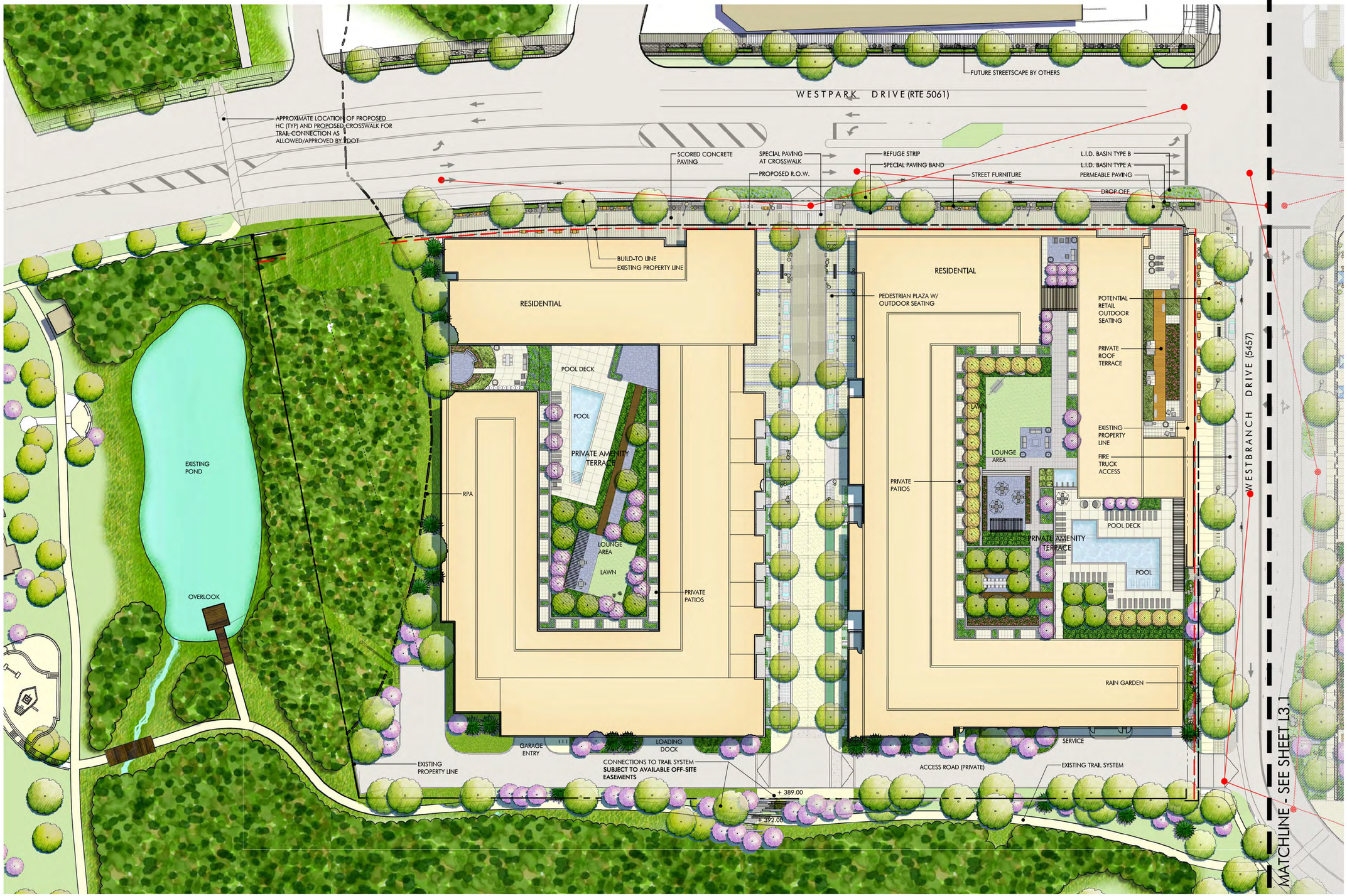

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30 15 7.5 0 30
1"= 30'

NORTH

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BLOCK 'A' ILLUSTRATIVE PLAN

ARBOR ROW

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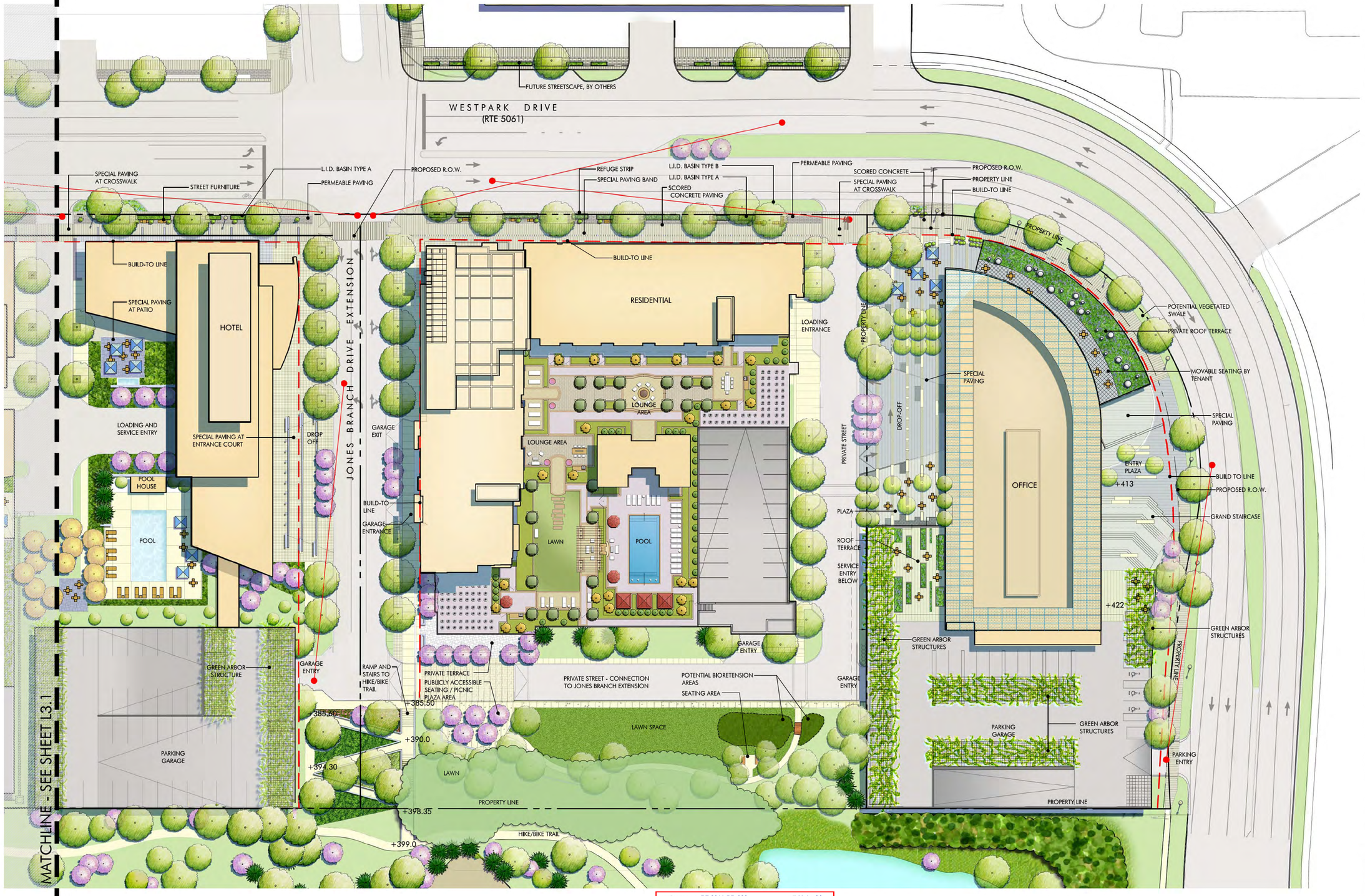
BLOCK 'B' & 'C' ILLUSTRATIVE PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 30'-0"
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L3.1



Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (X BOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

PLANNING & ZONING

Sheet 63 of 78

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.

30 15 7.5 0 30

1"= 30'

NORTH

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BLOCK 'D', 'E' & 'F' ILLUSTRATIVE PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

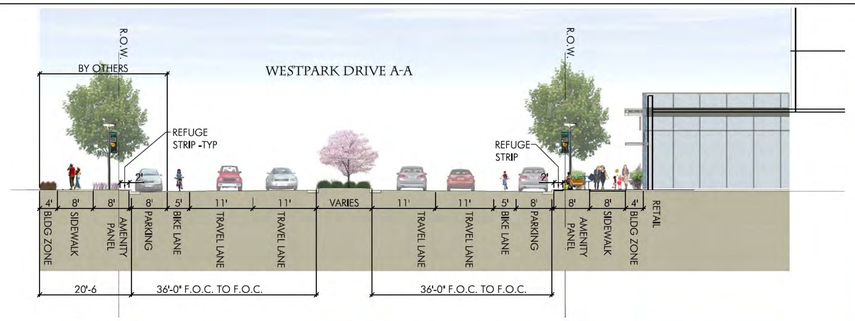
SCALE H: 1" = 30'-0"

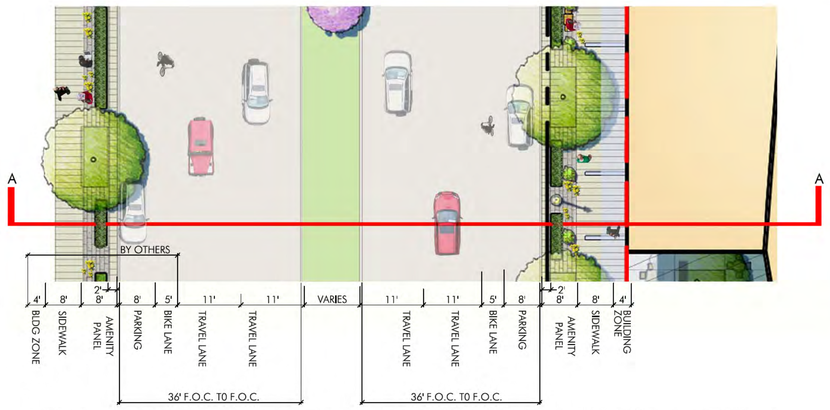
JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L3.2





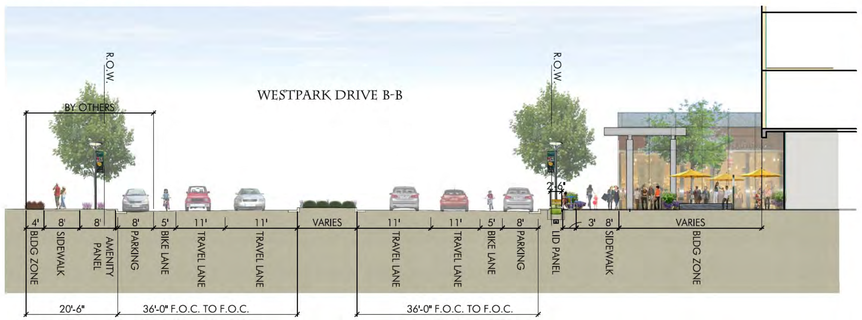
01 WESTPARK DRIVE (RTE 5061) - STREET SECTION A (AVENUE) - ULTIMATE

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











02 WESTPARK DRIVE (RTE 5061) - STREET SECTION B (AVENUE) - ULTIMATE

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









REFERENCE PLAN

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Application No: RZ 2011-PR-023 Staff: M. Ladd

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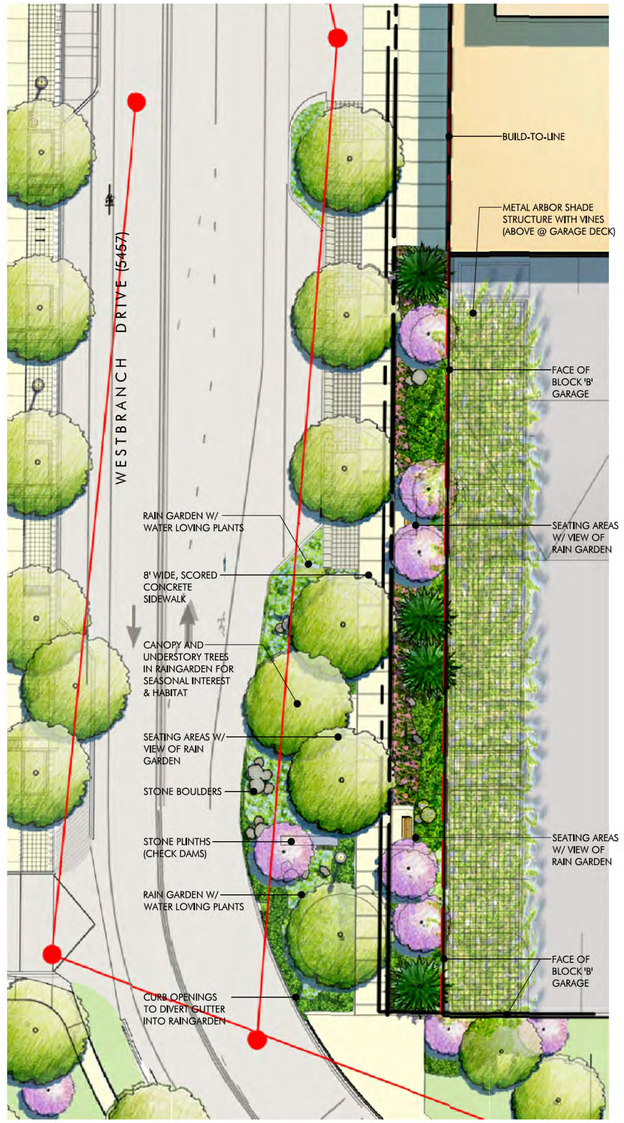
PLANNING & ZONING
Sheet 64 of 78

NORTH



03 BLOCK 'B' RAIN GARDEN PARK - PLAN ENLARGEMENT

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

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TYPICAL STREET SECTIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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DATE	DESCRIPTION
SCALE	H: AS NOTED
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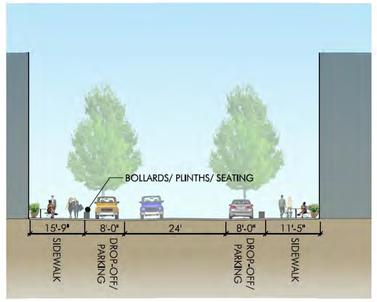
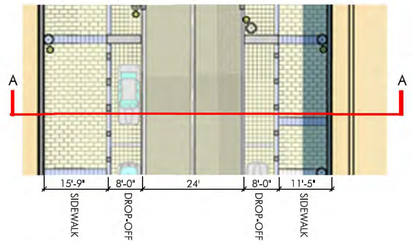
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.0

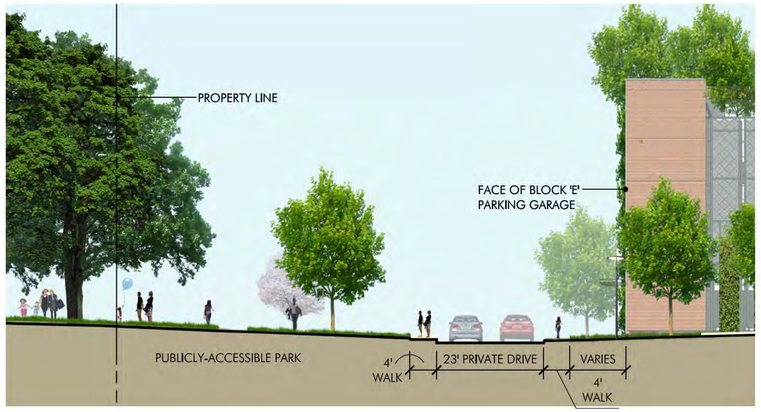




04 BLOCK 'A' - PRIVATE STREET

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

SECTION A-A



05 BLOCK 'E' - PRIVATE STREET (CONNECTOR TO JONES BRANCH)

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

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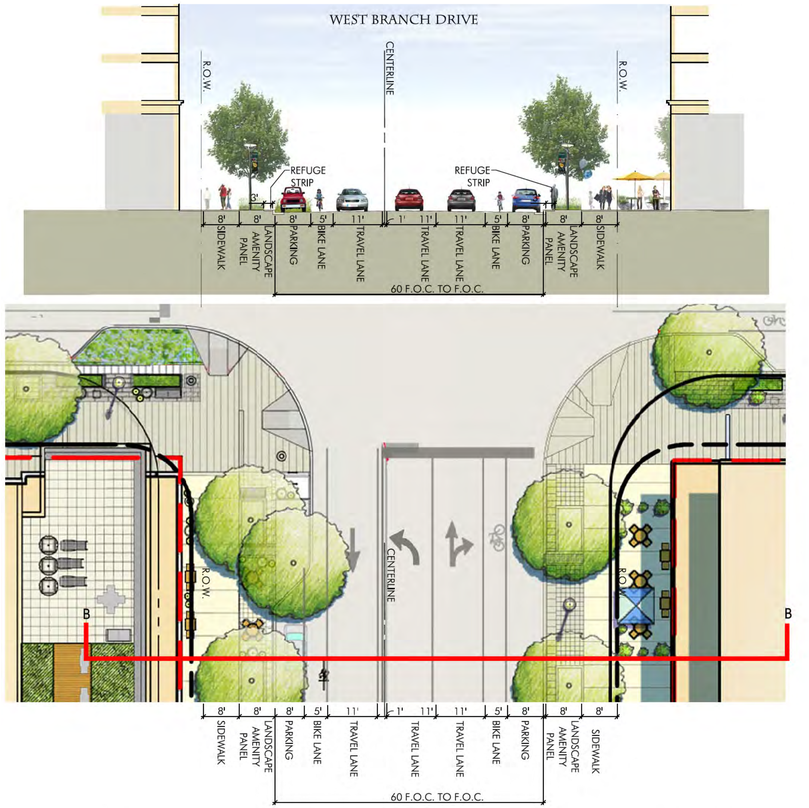
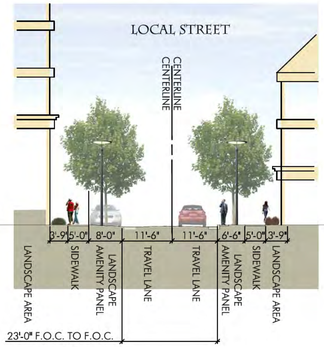


01 WEST BRANCH DRIVE (RTE 5457) - STREET SECTION (COLLECTOR)

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

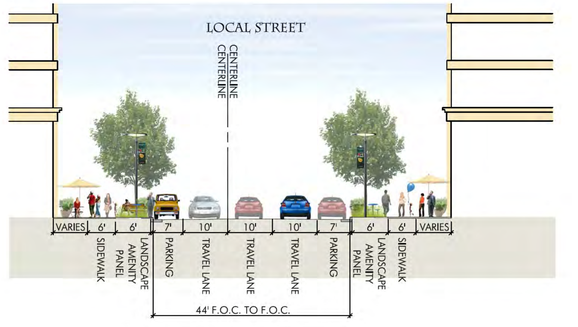
SECTION B-B



02 SERVICE STREET SECTION - TYPE 'A'

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

SECTION C-C



03 LOCAL STREET SECTION - JONES BRANCH EXT.

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

SECTION D-D

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Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

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Comments: Concurr W/ PCA 88-D-005-07

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Sheet 65 of 78

TYPICAL STREET SECTIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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DATE	DESCRIPTION

SCALE H: AS NOTED

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.1

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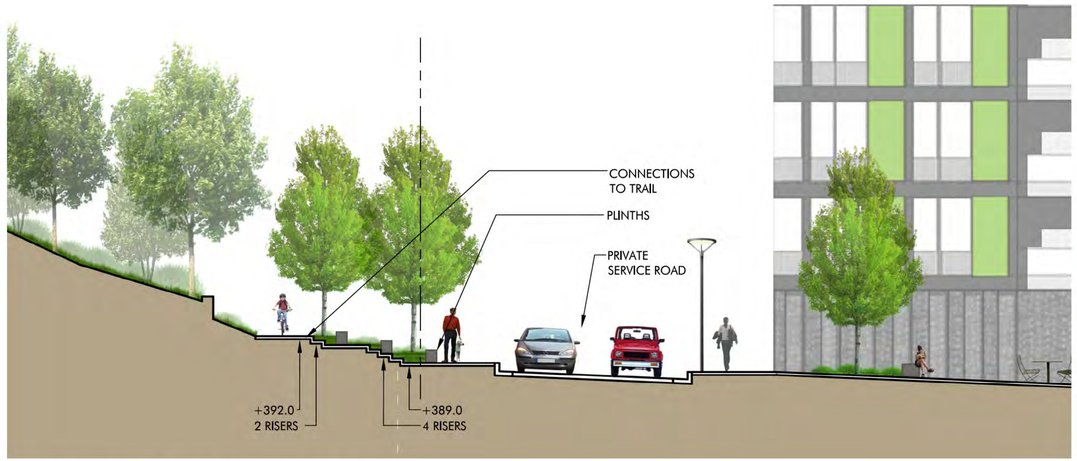

02 BLOCK A - CONNECTION TO TRAIL

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



03 BLOCK A - FLUSH PAVED LOBBY, AMENITY, AND LEASING OFFICE AREA

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (X DP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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Sheet 66 of 78



01 BLOCK A - RESIDENTIAL BUILDING SECTION ELEVATION

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

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SITE SECTION - BLOCK 'A'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1/16" = 1'-0"
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET L4.2

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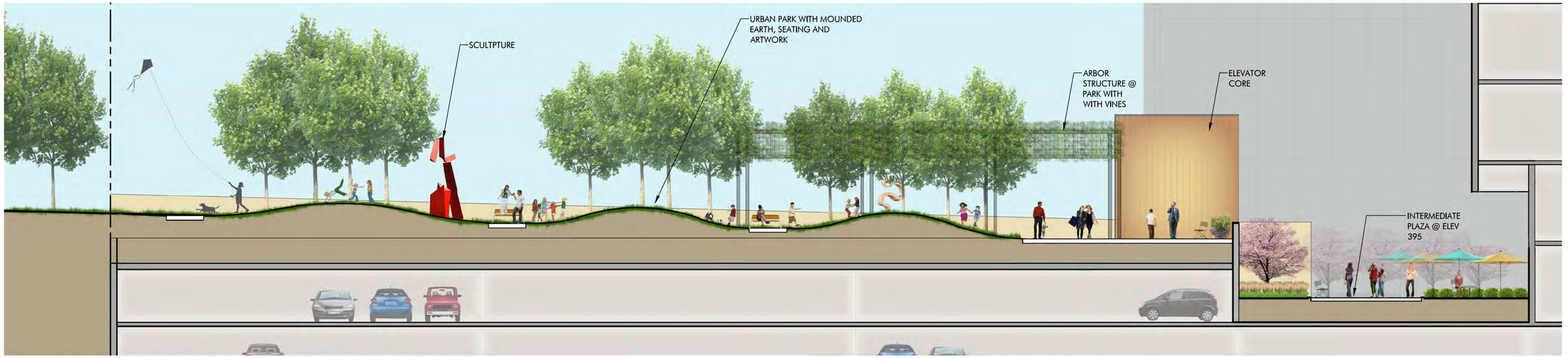
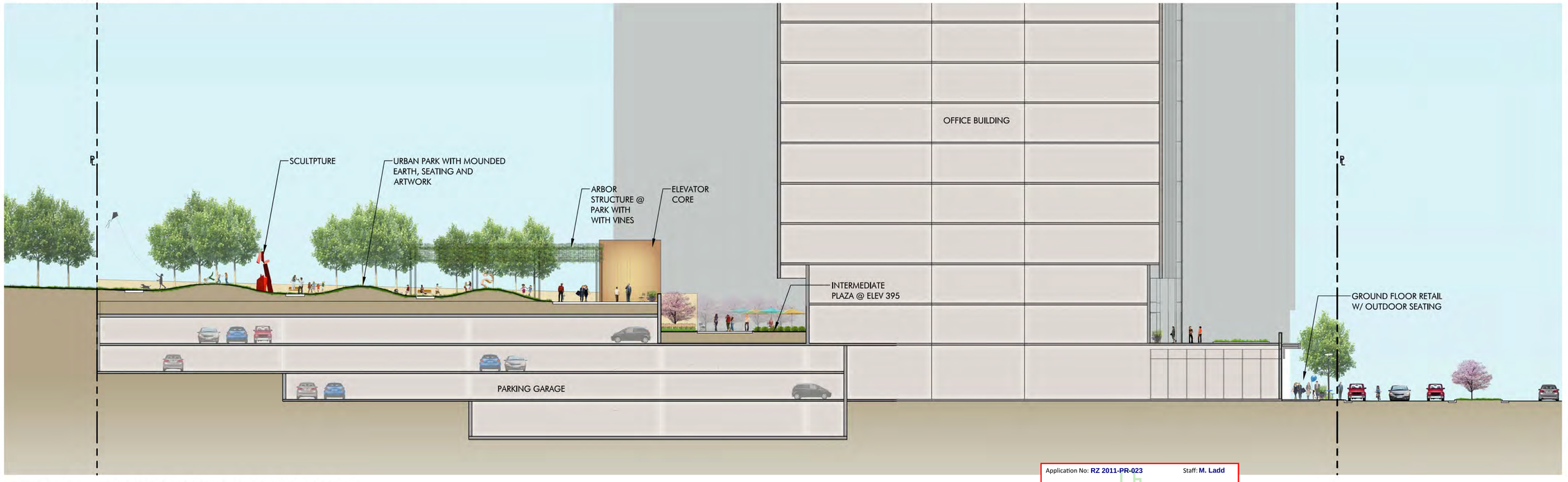


02 BLOCK C - OFFICE SECTION ELEVATION (ENLARGEMENT)

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



01 BLOCK C - OFFICE SECTION ELEVATION

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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SITE SECTION - BLOCK 'C'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
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SHEET	L4.3

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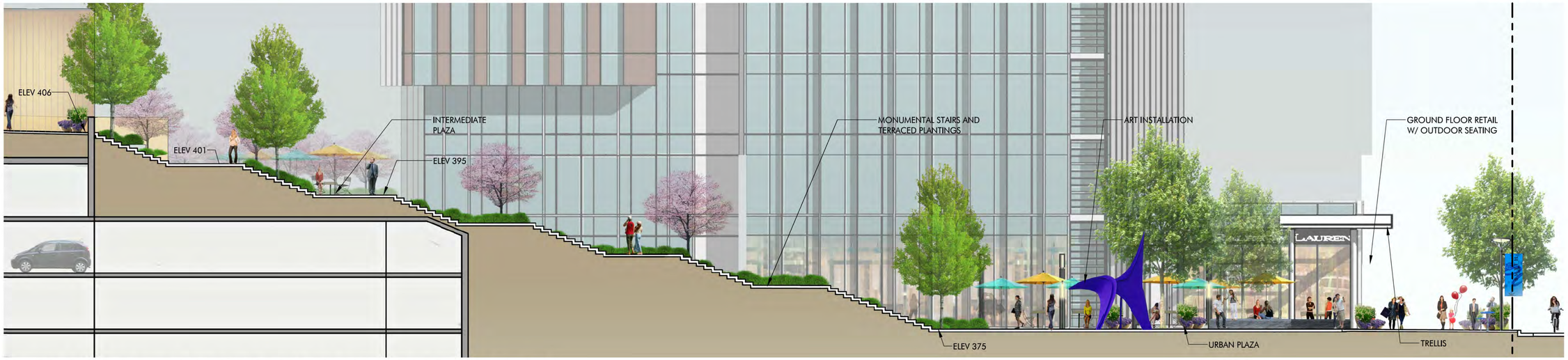
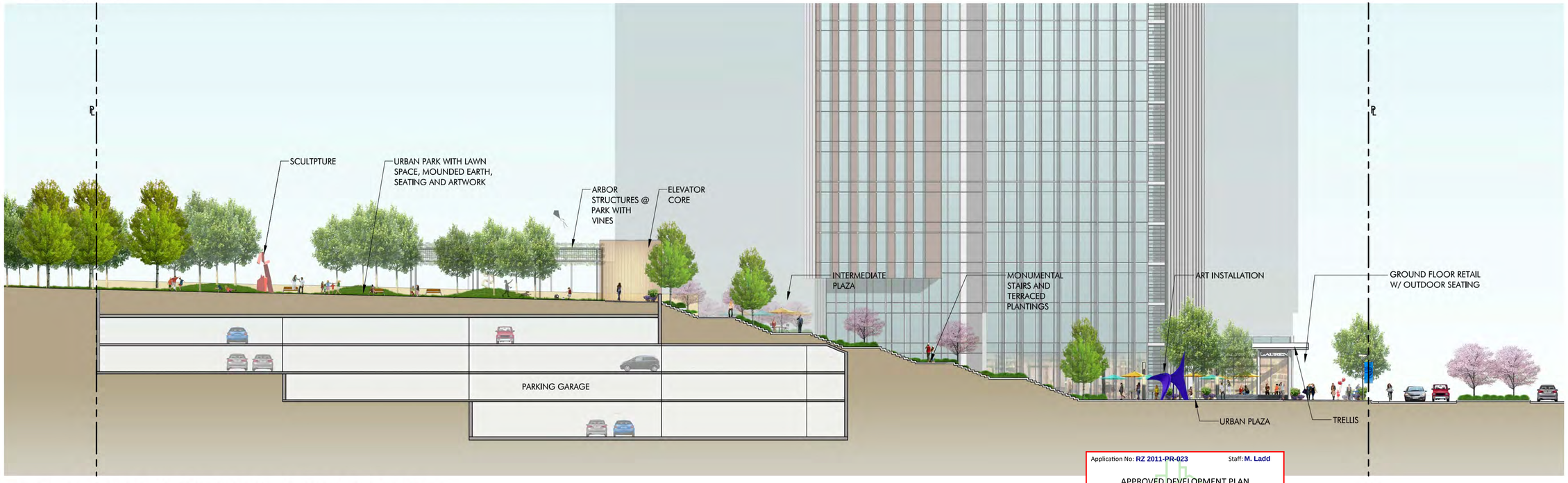


02 BLOCK C - GRAND STAIRCASE SECTION ELEVATION (ENLARGEMENT)

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



01 BLOCK C - GRAND STAIRCASE SECTION ELEVATION

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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SITE SECTION - BLOCK 'C'

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SHEET	L4.4

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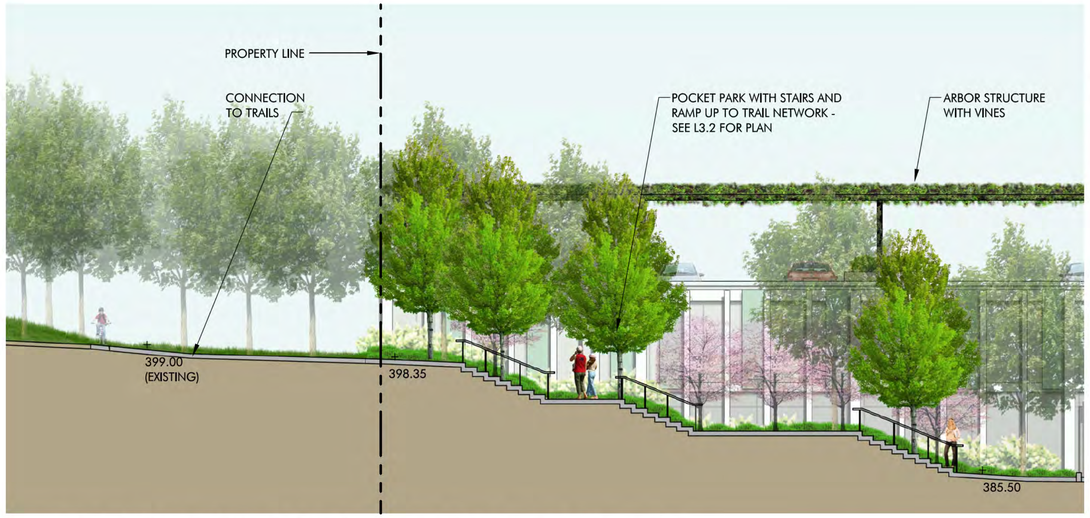
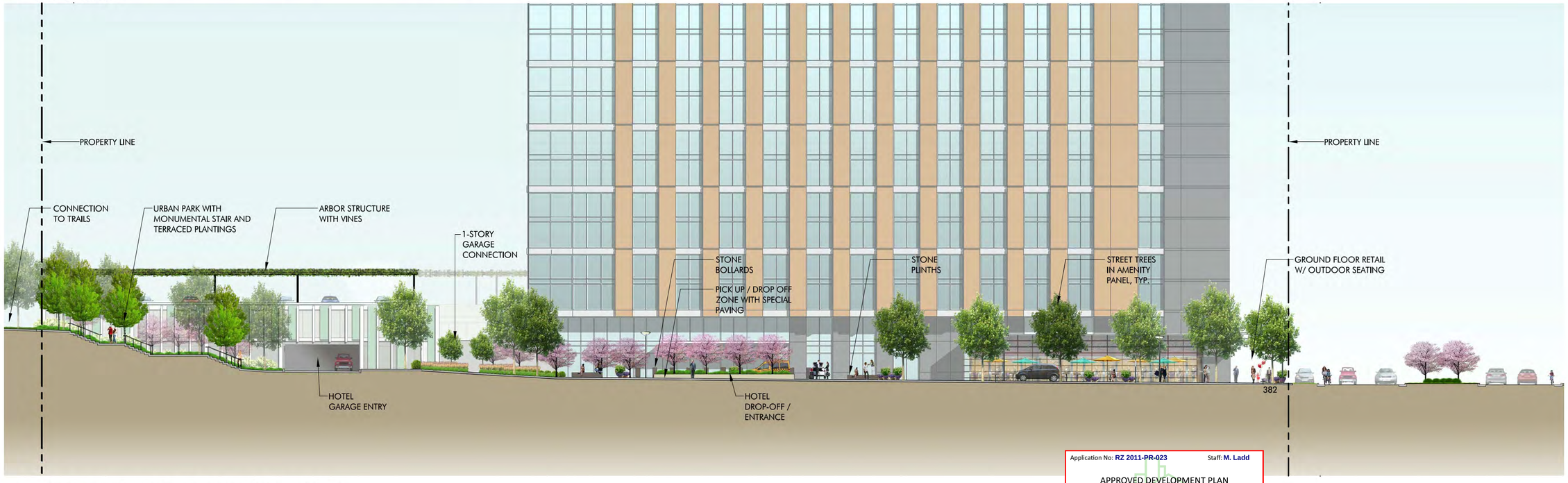




02 BLOCK D - HOTEL SECTION ELEVATION (ENLARGEMENTS)

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



01 BLOCK D - HOTEL SECTION ELEVATION

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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SITE SECTION - BLOCK 'D'

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DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.5



02 BLOCK E - SOUTH ELEVATION

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



REFERENCE PLAN

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.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



01 BLOCK E - EAST ELEVATION

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

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Sheet 70 of 78

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SITE SECTION - BLOCK 'E'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1/16" = 1'-0"
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.6

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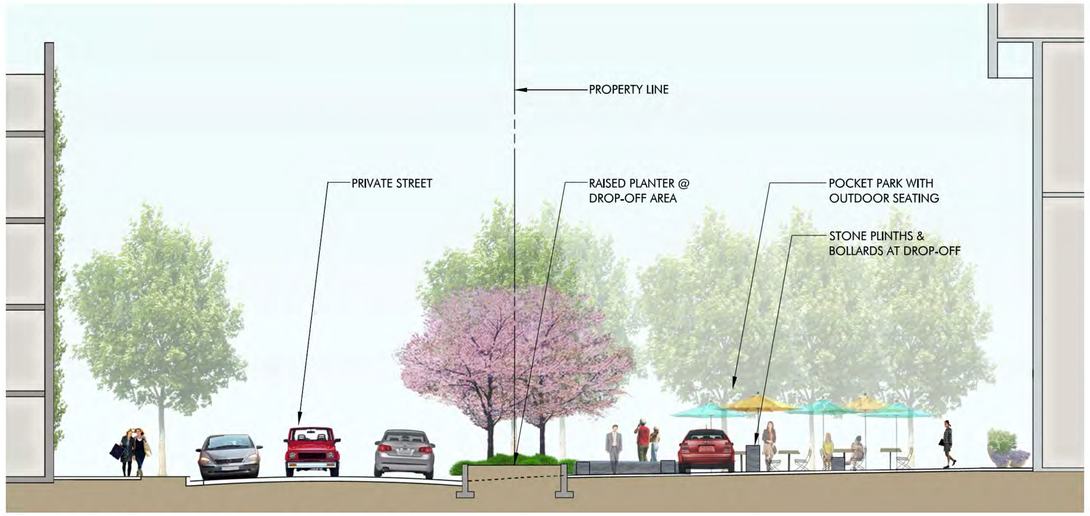

02 BLOCK E & F - PRIVATE STREET SECTION

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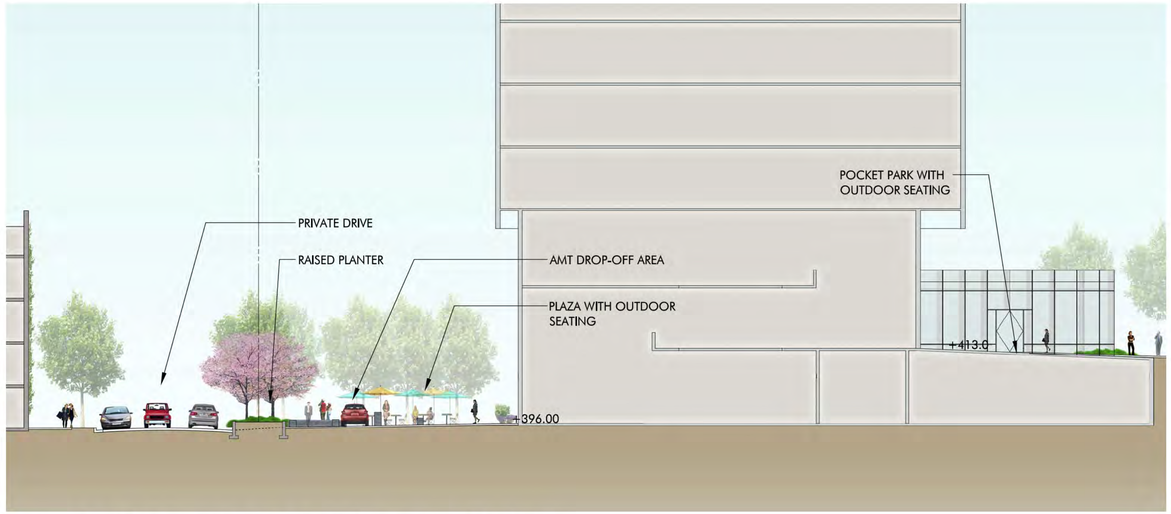
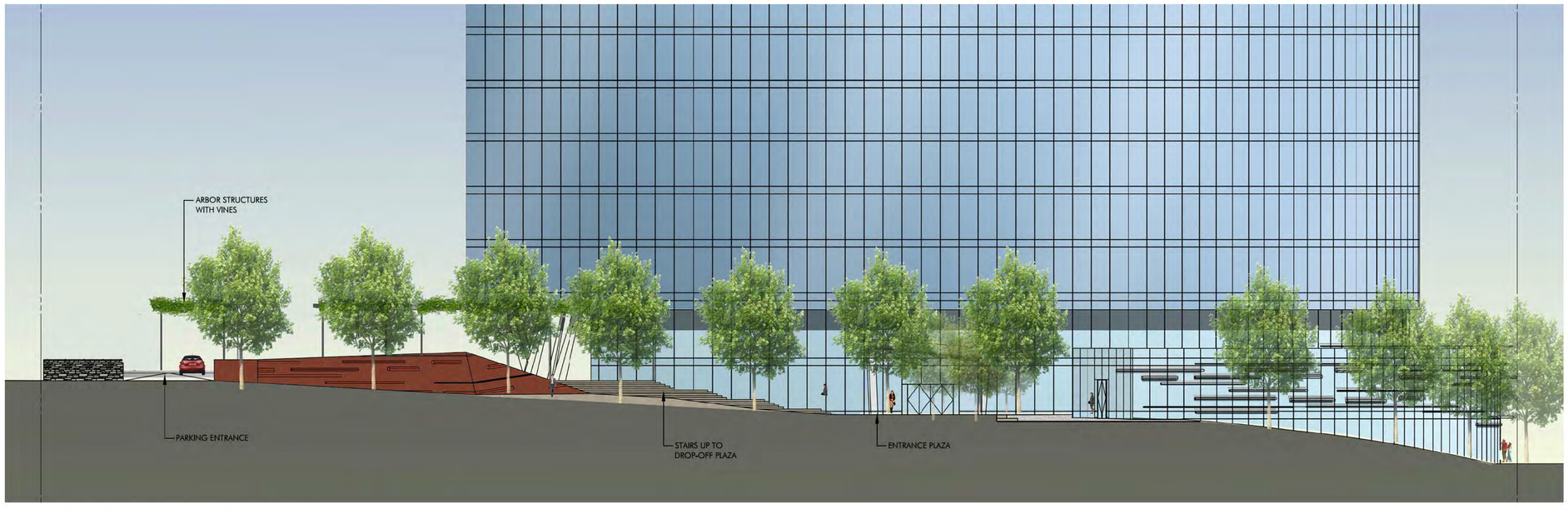


03 BLOCK F - AMT BUILDING SECTION ELEVATION

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



01 BLOCK F - EAST ELEVATION

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

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SITE SECTION - BLOCK 'F'

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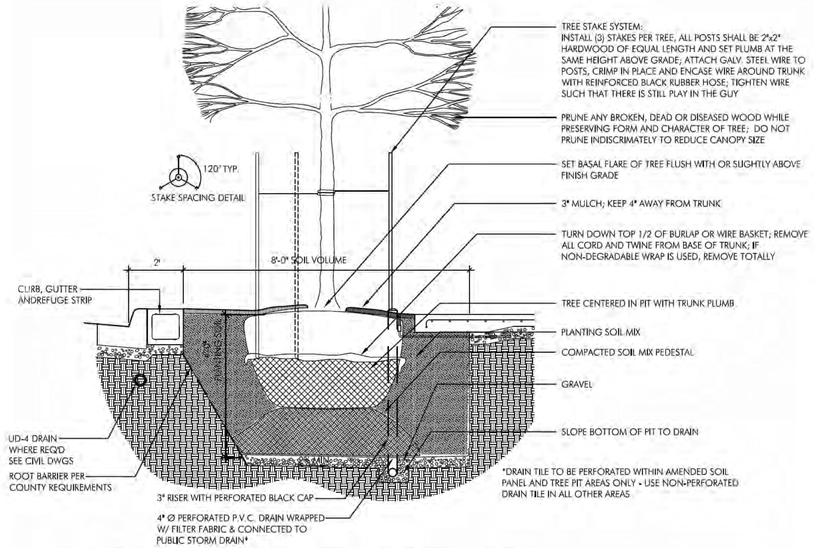
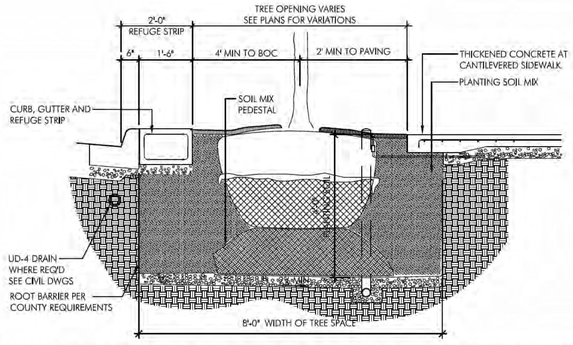


01 TREE PLANTING DETAIL - TYPICAL STREET TREE

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

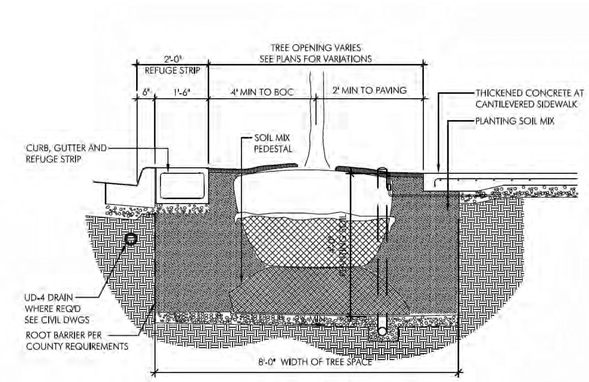


02 WESTPARK DRIVE - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE

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

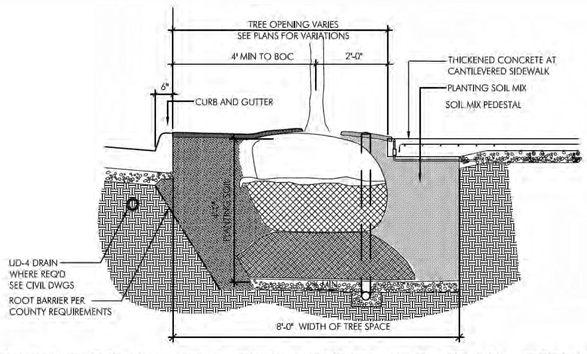
03 JONES BRANCH DRIVE - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE

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



04 WESTPARK BRANCH - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE

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

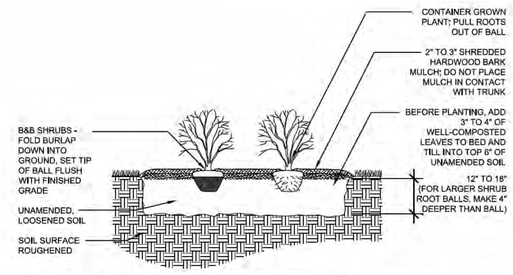


05 PRIVATE STREET - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE

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

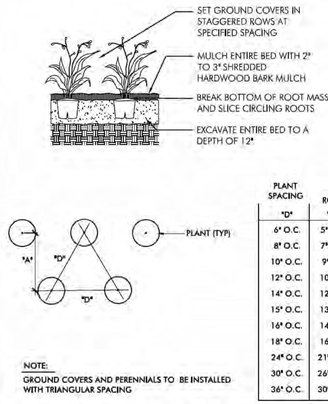
06 TREE PLT DETAIL @ PLAZA - TREE SOIL SPACE

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



07 SHRUB PLANTING DETAIL

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



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

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

08 GROUNDCOVER / PERENNIAL PLT DETAIL

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

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
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Application No: RZ 2011-PR-023 Staff: M. Ladd

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TYPICAL DETAILS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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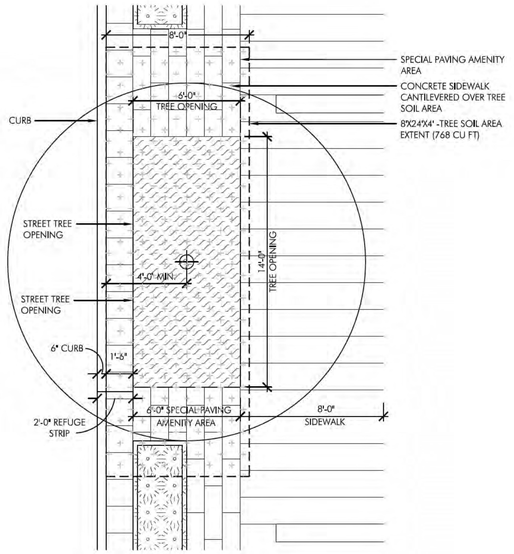
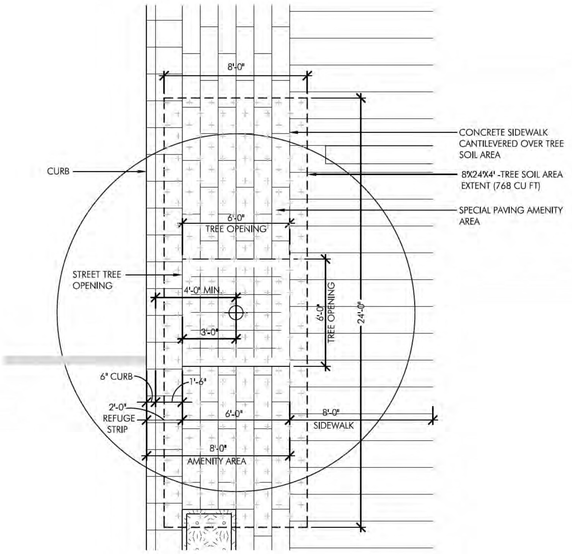


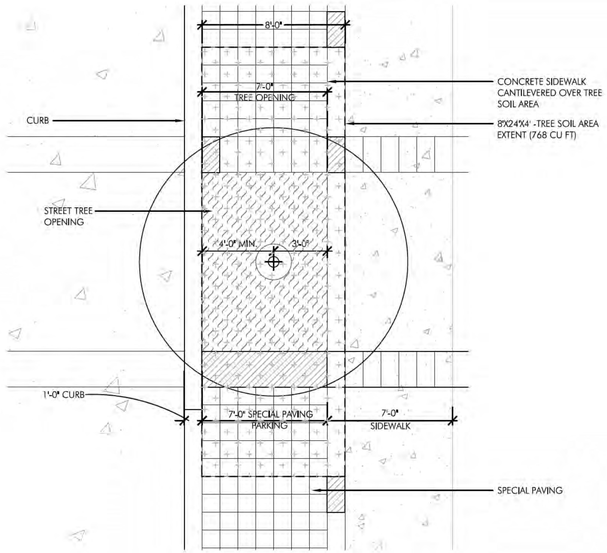
01 WESTPARK DR - TYP PL PLAN DETAIL @ REFUGE STRIP

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



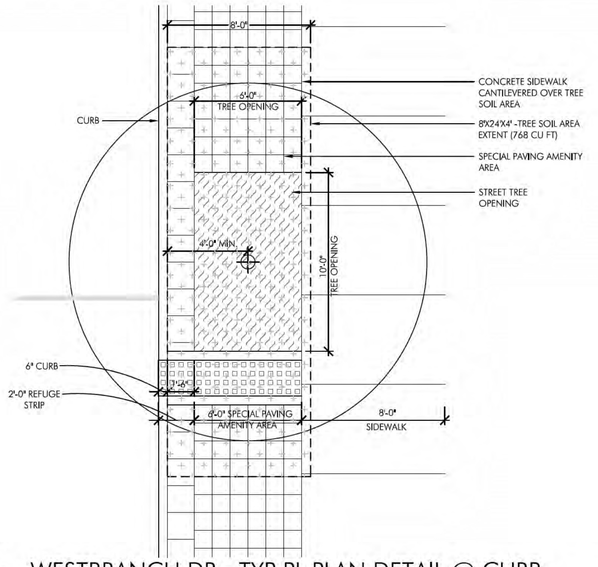
02 WESTPARK DR - TYP PL PLAN DTL @ REFUGE STRIP W/ GRATE

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



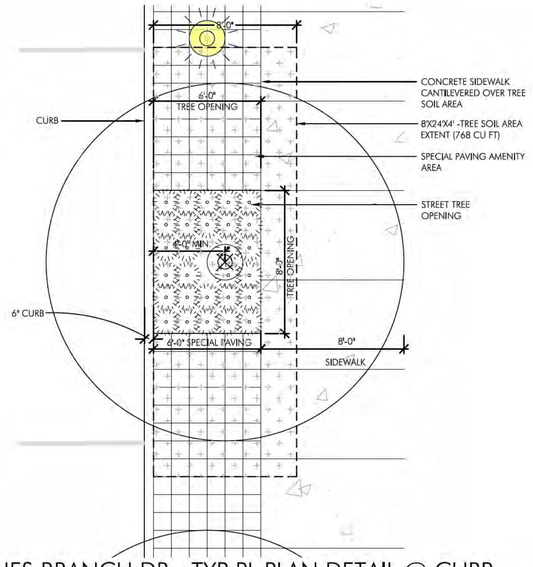
03 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB

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



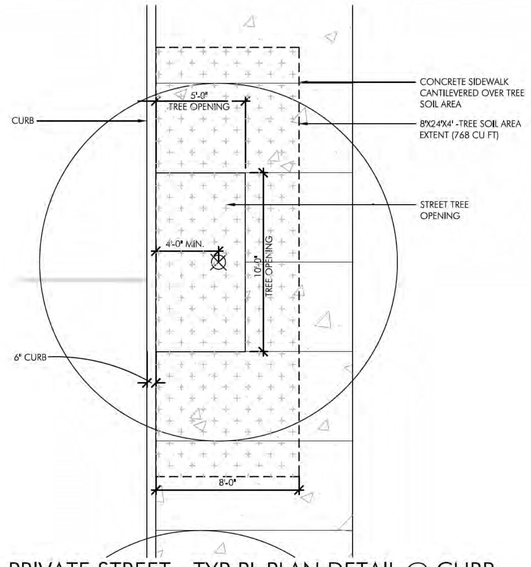
04 WESTBRANCH DR - TYP PL PLAN DETAIL @ CURB

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



05 JONES BRANCH DR - TYP PL PLAN DETAIL @ CURB

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



06 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

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PLANTING DETAILS AND SCHEDULE

ARBOR ROW

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SHEET	L4.9

LANDSCAPE COMPUTATIONS - ARBOR ROW - OVERALL CDP

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

Total Parking Area (garage)	95,300	see CDP L4.8 for
5% Percent Required	4,765	preliminary calculations
Provided: Proposed Covered Arbors w/ Vines	21,200	

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

Above-grade parking structures adjacent to public ROW (LF)	298	see CDP L4.8 for
One (1) tree per forty (40) feet required	8	preliminary calculations
Trees provided in landscape strip, rain garden or streetscape	15	

13-301: TRANSITIONAL SCREENING AND BARRIERS

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

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0508.2 for list of required elements and worksheets
B. Tree Canopy Requirement			
B1	Identify gross site area	841,385	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	33,430	§ 12-0511.1B
B3	Subtract area of exemptions		§ 12-0511.1C(1)
B4	Adjusted Gross Site Area (B1 - B2)	807,955	
B5	Identify site's zoning and/or use	PTC	
B6	Percentage of 10-year Tree Canopy Required	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Requirements requested?	80,796	
B8	Modification of 10-year tree canopy requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modifcation request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area	0	
C2	Total canopy area meeting standards of § 12-0400		
C3	C2 x 1.25		§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	0	
C5	C4 x 1.5		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	
C7	C6 x 1.5 to 3.0		§ 12-0510.3B(2) see CDP C6.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	21,708	
C9	C8 X 1.0	21,708	
C10	Total of C3, C5, C7 and C9	21,708	§ 12-0510.3C(1) If area of C10 is less than B7 then remainder of requirement must be meth through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10)	59,088	
D2	Area of canopy planted for air quality benefits	0	
D3	X 1.5		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0	
D5	X1.5		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits	0	
D7	X 1.25		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits	0	
D9	X 1.5		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees	0	
D11	X 1.5		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	0	
D13	X 1.25		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings = X1.0	0	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs = X1.0	0	§ 12-0510.4D(1) Must no exceed 33% of
D16	Percent of D14 represented by D 15	0	D14
D17	Total of canopy area provided through tree planting	83,675	see CDP 04/L4.8
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree bank or Tree Fund?		§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of Canopy Provided through tree preservation (C10)	21,708	
E2	Total of canopy area provided through tree planting (D17)	83,675	
E3	Total of canopy area provided through offsite mechanism (D19)	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	105,383	Total of E1 through E3. Area should meet or exceed are required by B7

01 LANDSCAPE COMPUTATIONS

SCALE : NTS

Application No: RZ 2011-PR-023 Staff: M. Ladd

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LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
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Arbor Row - Parking Garage Preliminary Landscape Calculation

Block	Garage Parking Area (SF)	Required 5% Coverage (1)	Arbor Coverage Provided (1)	% Coverage Provided (1)
A	0	0	0	0
B	35,800	1,790	9,500	27%
C	7,900	395	1,700	22%
D	21,300	1,065	5,000	23%
E	6,800	*Waiver - see CDP C2.0		0
F	23,500	1,175	5,000	21%

Notes :
(1) Landscape coverage required and provided is subject to change based on final layout of surface area of parking garages, but in no case shall provided coverage be less than the required 5%. Final required and provided coverage calculation shall be determined with final site and landscape plan submission.

ARBOR ROW OVERALL CDP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
CF	*Carpinus betulus 'Fastigiata'*	Columnar Hornbeam	8	3" cal.	B&B	75	600	single leader
	Category II DeciduousTrees							
AG	*Acer ginnala*	Amur Maple	40	3" cal.	B&B	125	5,000	multistem - 3 stems minimum; full branching
AL	*Amelanchier laevis*	Allegheny Serviceberry	57	2" cal.	B&B	100	5,700	multistem - 3 stems minimum; full branching
CB	Carpinus betulus	Hornbeam	20	3" cal.	B&B	125	2,500	single leader
MS	*Magnolia stellata*	Star Magnolia	43	2" cal.	B&B	100	4,300	multistem - 3 stems minimum; full branching
	Category III DeciduousTrees							
BN	*Betula nigra*	River Birch	20	3" cal.	B&B	175	3,500	multistem - 3 stems minimum; full branching
GT	*Gleditsia triacanthos inermis*	Honeylocust, thornless	20	3" cal.	B&B	175	3,500	single leader; full branching
NS	*Nyssa sylvatica*	Black Gum, Tupelo	9	3" cal.	B&B	175	1,575	single leader; full branching; symmetrical
	Category IV DeciduousTrees							
AR	*Acer rubrum*	Red Maple	38	3" cal.	B&B	250	9,500	single leader; full branching; symmetrical
PA	*Platanus × acerifolia 'Bloodgood'*	Bloodgood London Planetree	46	3" cal.	B&B	250	11,500	single leader; full branching; symmetrical
QN	*Quercus nutali*	Nuttali Oak	29	3" cal.	B&B	250	7,250	single leader; full branching; symmetrical
QP	*Quercus palustris*	Pin Oak	73	3" cal.	B&B	250	18,250	single leader; full branching; symmetrical
QR	*Quercus rubra*	Red Oak	42	3" cal.	B&B	250	10,500	single leader; full branching; symmetrical
	Cateogory I Evergreen Trees							
IN	*Ilex x Nellie Stevens*	Nellie Stevens Holly	27	8'-10'Ht.	B&B	50	1,350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING :	83,675	sf
EXISTING SITE AREA :	841,385	sf
TOTAL AREA OF R.O.W. DEDICATION :	33,430	sf
ADJUSTED GROSS SITE AREA :	807,955	sf
10% COVERAGE REQUIREMENT =	80,796	sf

02 PRELIMINARY TREE PLANTING LIST AND CANOPY COVERAGE

SCALE : NTS

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LANDSCAPE NOTES
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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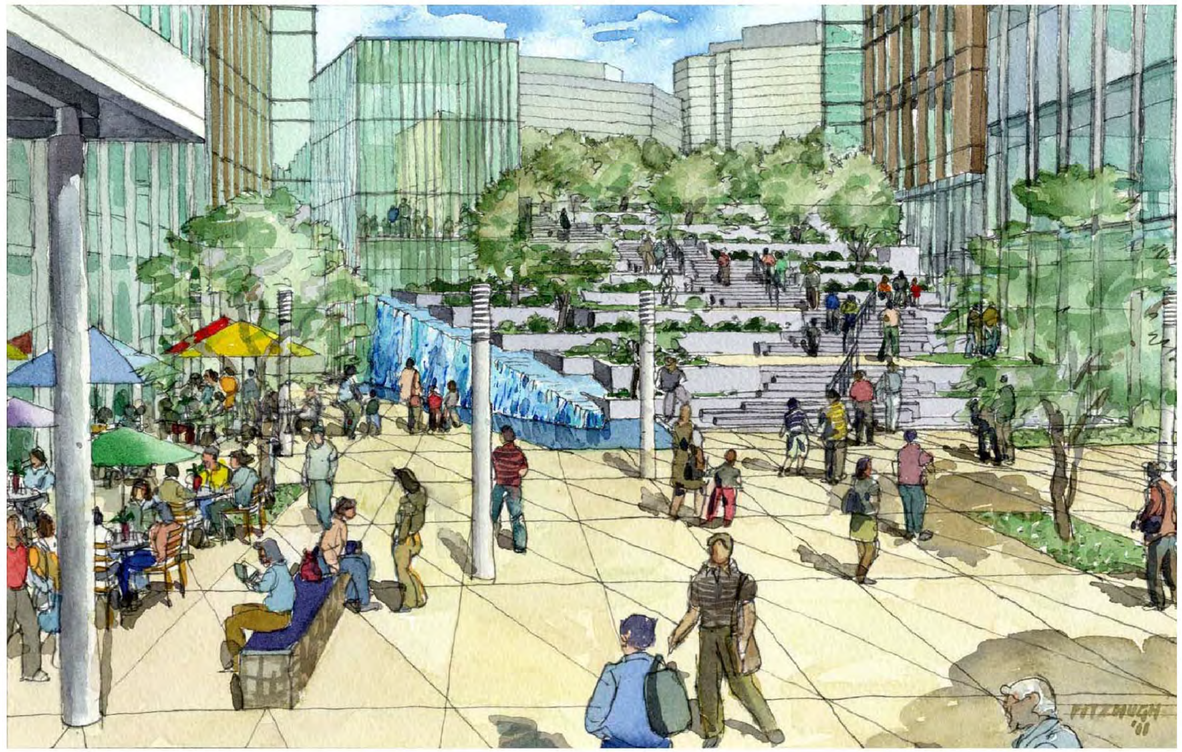
DATE	DESCRIPTION

SCALE H: VARIES
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET L4.9A







REFERENCE PLAN

Application No: RZ 2011-PR-023 Staff: M. Ladd

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED: Oct 26, 2012

SEE CONDITIONS DATED:

Date of Final Approval: Nov 20, 2012 (XBOS) (_PC) (_BZA)

Comments: Concurr W/ PCA 88-D-005-07

DEPARTMENT OF PLANNING & ZONING

Sheet 75 of 78

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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STREETSCAPE PERSPECTIVES

ARBOR ROW

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10/05/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: NTS

JOB No.

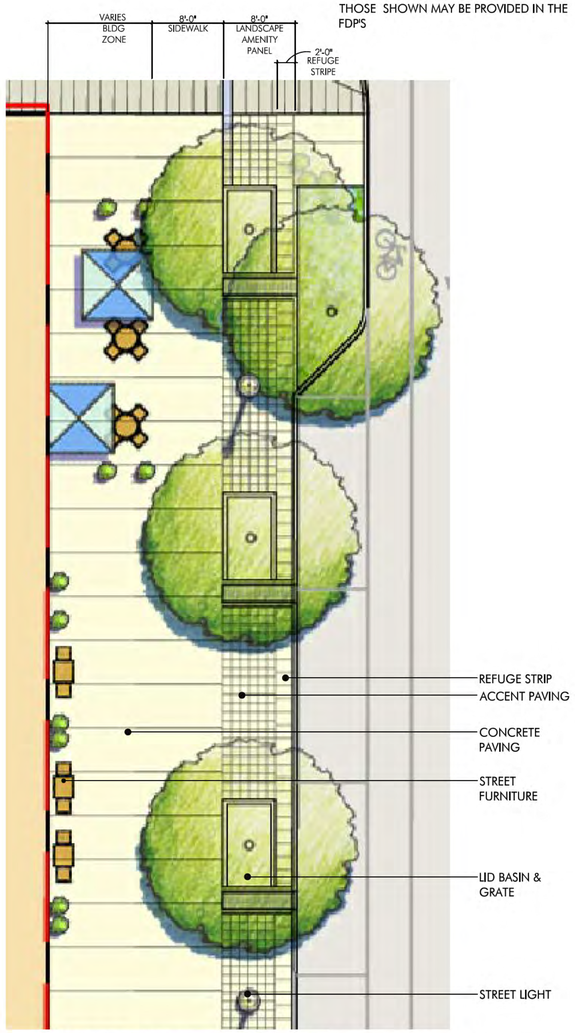
DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L5.0

NOTE :

STREETSCAPE ELEMENTS SHOWN INDICATE THE GENERAL QUALITY AND CHARACTER OF MATERIALS EXPECTED, BUT ALTERNATIVES THAT ARE GENERALLY CONSISTENT WITH THOSE SHOWN MAY BE PROVIDED IN THE FDP'S



01 WEST BRANCH DRIVE - ENLARGED PLAN

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

FURNITURE - TABLES AND CHAIRS



OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"



OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

METAL TREE GRATE



OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"



OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

VEHICULAR BOLLARDS





OPT 1
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"



OPT 2
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 3/4"

BIKE RACKS

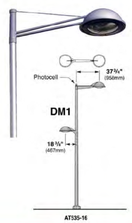


OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"



OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

STREET LIGHTS - PER TYSON'S URBAN DESIGN GUIDLINES



OPT 1
MAKE: SE'LUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS



OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

BENCHES







OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 3/4" x 33 1/4" x 80"

OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length







OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO
ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO
ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

PLANTERS



TBD BY TENANT



TBD BY TENANT



TBD BY TENANT

TRASH RECEPICLES



OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon



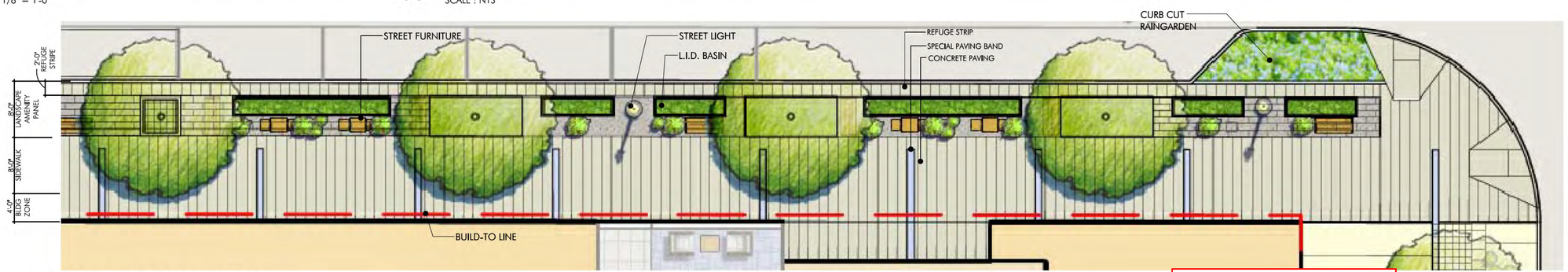
OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS



03 SITE FURNISHING EXHIBITS

SCALE : NTS



02 WESTPARK DRIVE - ENLARGED PLAN

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

Application No: RZ 2011-PR-023 Staff: M. Ladd

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PLANNING & ZONING

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STREETSCAPE ELEMENTS

ARBOR ROW

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SCALE H: 3/8" =1'-0"

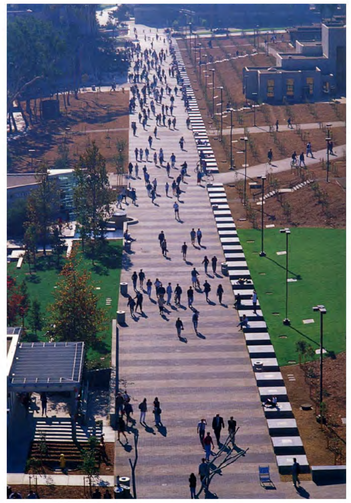
JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

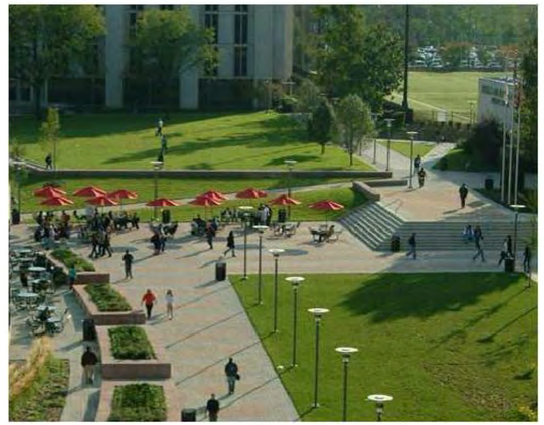
SHEET L5.1























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CONCEPT IMAGERY

ARBOR ROW

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SHEET L5.2





SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D BASINS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE











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SUSTAINABILITY STRATEGIES

ARBOR ROW

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SHEET L5.3