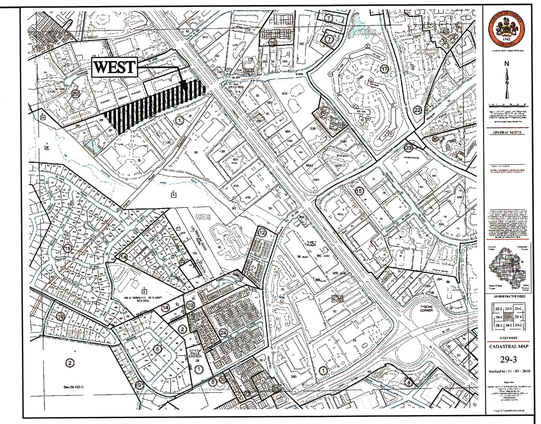
DOMINION SQUARE
WEST LANDBAY RZ-2011-HM-012
CONCEPTUAL DEVELOPMENT PLAN

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 1, 2011
MARCH 7, 2011
MAY 18, 2011
JULY 16, 2013
MAY 7, 2014
JUNE, 27 2016
SEPTEMBER 16, 2016
NOVEMBER 07, 2016



VICINITY MAP
1"=1000'

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CONCEPTUAL DEVELOPMENT RENDERING

EXHIBITS

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TAX MAP NO.
29-3 ((1)) 2C1, 2C2, 2D (RZ 2011-HM-102)

COMMONWEALTH OF VIRGINIA
11/7/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

APPLICANT
CARS – DBI, LLC
8270 GREENSBORO DRIVE, SUITE 950
McLEAN, VIRGINIA 22102

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ALEXANDRIA, VIRGINIA 22314
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TYSONS CORNER, VIRGINIA 22102
MIKE PINKOSKE
(703) 971-6620

VIKA NUMBER VV7096C
SHEET C-1

FILE P:\projects\7096\7096C(WEST)\CADD - PV\PLANNING\PLANNING DRAWINGS\7096C-WEST C-01 COVER.dwg USER:walsh DATE:Nov, 07 2016 TIME: 09:28 am

NOTES

1. THE PROPERTY SUBJECT TO RZ 2011-HM-012 AND SE 20A-HM IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 29-3 ((1)) 2C1, 2C2 AND 2D. PARCELS 2C1 AND 2C2 ARE CURRENTLY ZONED C-7, HC AND SC. THE PURPOSE OF THESE APPLICATIONS IS TO REZONE TO THE PTC, HC AND SC TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. SEE SHEET C-4, NOTE 5 FOR SOURCE OF TOPOGRAPHIC INFORMATION.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM, UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE, AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. ALL SUBJECT PROPERTIES ARE LOCATED WITHIN A RMA ZONE. THERE IS NOT MINOR FLOODPLAIN ON THE WEST LAND BAY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, AND SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND SHEET S-1.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS IT IS CONSISTENT WITH DEVELOPMENT TABULATIONS ON SHEETS C-3.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE IS PROPOSED WITH THIS APPLICATION.
18. THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER NON-RESIDENTIAL USES, AND THE ACTUAL NUMBER OF DWELLING UNITS.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN THE ZONING ORDINANCE SECTION 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES AS APPROVED ON THE CDP AND/OR FDP.
24. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS GREATER THAN TWENTY-FIVE FEET (25') WITHIN THE APPLICATION AREA.
25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, WITHIN THE RANGES SHOWN ON THE DEVELOPMENT TABULATIONS SHEETS C-3, AND AS SET FORTH IN THE PROFFERS.
26. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
27. THE SUBJECT PROPERTIES MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWE&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
28. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
    7. BAY WINDOWS, ORIELS AND CHIMNEYS
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
    9. OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE THE FINISHED GRADE
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
29. PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
30. ALL STREET STRIPING SHOWN HEREON IN CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
31. PHASING OF PROPOSED IMPROVEMENTS MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS STAND ALONE OPTION(S).
32. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.
33. ALL ELECTRICAL TRANSFORMERS TO BE LOCATED BEHIND THE PUBLIC SIDEWALKS (ABOVE OR BELOW GROUND).
34. TRANSFER OF DENSITY BETWEEN RZ 2011-HM-012 AND RX 2011-HM-013 WILL NOT OCCUR.

EXISTING BUILDING CHART:

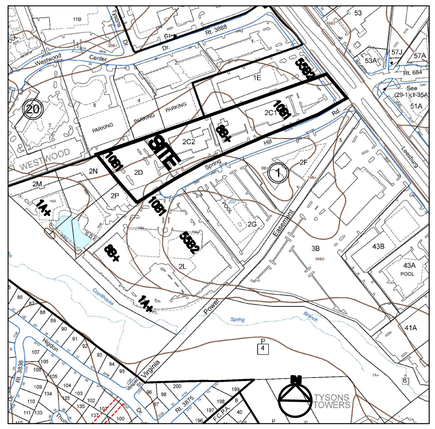
TAX MAP/PARCEL NO.	YEAR BUILT	BUILDING TO BE REMOVED
1. 29-3((1)) 2C1	1981	YES
2. 29-3((1)) 2C2	1981	YES
3. 29-3((1)) 2D	N/A	VEHICLE SALES LOT

(SEE EXISTING CONDITIONS SHEETS FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

WORK FORCE HOUSING NOTE:

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

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATIONS:

1. 8B+ WORSHAM SILT LOAM
2. 10B1 GLENVILLE SILT LOAM
3. 55B2 GLENELG SILT LOAM

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET BUT NOT MORE THAN 12 FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDPS.
2. THE APPLICANT REQUESTS A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS THAT MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
    A. STREETSCAPE ALONG ROUTE 7 AT THE WMATA PLAZA FRONTAGE
    B. STREETSCAPE ALONG SPRING WAY ALONG THE NORTHWEST SIDE OF THE APPLICANT'S PROPERTY LINE
    C. STREETSCAPE ALONG C3 / C4 PRIVATE PLAZA (EXCEEDS THE BUILDING ZONE MAX.)
    D. STREETSCAPE ALONG DOMINION STREET (PRIVATE), UNDERNEATH C1 / C2 SKYPARK
4. A WAIVER OF SECTION 6-505 PARAGRAPH 14 PROHIBITING OUTDOOR DISPLAY AND OUTDOOR STORAGE OF VEHICLES ASSOCIATED WITH EXISTING VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENTS
5. A WAIVER OF SECTION 6-506 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN (10) ACRES.

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

6. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN (7) FEET TO FOURTEEN (14) FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP, LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

7. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY (40) FEET OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON APPROVED FDPS AT TIME OF FINAL SITE PLAN.
8. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF SIX HUNDRED (600) FEET IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

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

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

12. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
13. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 REQUIRING ALL TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
14. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.
15. THE APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROLS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
17. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

PFM WAIVERS REQUESTED*

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

1. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1300 TO ALLOW INSTALLATION OF BIORETENTION FACILITIES (TREE PITS AND PLANTERS) IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
    B) A 4'X4' ACCESS DOOR OR APPROVED EQUAL SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.
    C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2D 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.

PFM SECTION 7 - STREETS, PARKING AND DRIVEWAYS

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

2. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF THIRTY (30) FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPW&ES AT THE TIME OF SITE PLAN.
3. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT EIGHTEEN (18) FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.
4. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

PFM SECTION 8 - SIDEWALKS, TRAILS AND RECREATION

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

PFM SECTION 12 - TREE PRESERVATION

6. MODIFICATION OF SECTION 12-0501.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
7. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A) IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0510 IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
    B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
8. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN (10) PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS. TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
9. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS IF APPROPRIATE MAINTENANCE AND REPLACEMENT OF SAID TREES ARE PROFFERED.

* ALL PFM WAIVERS SHALL BE SUBMITTED TO THE DIRECTOR OF DPWPES AT TIME OF FINAL SITE PLAN SUBMISSION.

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

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, WAIVERS AND MODIFICATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11

DATE: FEB. 01, 2011

DES.	DWN.
RRC	KEA/RMC

SCALE: AS NOTED

PROJECT/FILE NO. V7096G

SHEET NO. C-2

WEST LANDBAY

DEVELOPMENT TABULATIONS - WEST LAND BAY - RZ 2011-HM-012

Building	Building Height [1]			Podium Height	Range of Stories [2]	Use	GFA by Use [3]	Building GFA [4]	Dwelling Units	Required Parking < 1/8 mile [6]		Permitted Parking 1/8-1/4 mile [6]		Total Permitted Parking		Loading Spaces Provided [7]
	Min.	Max.	Shown	Max.						Min.	Max.	Min.	Max.	Min.	Max.	
C1	**300'**	**400'**	**400'**	**40'**	**23 - 33**			**360,000 - 470,000**						0	810	2
						office	350,000 - 450,000			0	560 - 720					
						retail	10,000 - 20,000			0	30 - 90					
C2	**260'**	**360'**	**360'**	**40'**	**19 - 29**			**255,000 - 410,000**						0	714	2
						office	250,000 - 390,000			0	400 - 624					
						retail	5,000 - 20,000				0 - 90					
C3	**180'**	**280'**	**280'**	**50'**	**17 - 28**			**275,000 - 435,000**						250	657	2
						residential	275,000 - 420,000		250 - 420			250-420	355-597			
						retail	0 - 15,000					0	60			
C4	**170'**	**270'**	**270'**	**50'**	**16 - 27**			**270,000 - 445,000**						250	671	2
						residential	270,000 - 430,000		250 - 430			250-430	355-611			
						retail	0 - 15,000					0	60			
C5																
Option 1	**170'**	**260'**	**260'**	**50'**	**16 - 25**			**225,000 - 335,000**						200	515	2
						residential	225,000 - 320,000		200 - 320			200-320	284-455			
						retail	0 - 15,000					0	60			
Option 2	**60'**	**95'**	**85'**	**na**	**6 - 8**			**125,000 - 190,000**						125	309	2
						residential	125,000 - 175,000		125 - 175			125 - 175	150 -249			
						retail	0 - 15,000					0	60			
C6																
Option 1	**170'**	**260'**	**260'**	**50'**	**16 - 25**			**235,000 - 335,000**						200	469	2
						residential	235,000 - 330,000		200 - 330			200-330	284-469			
						retail	0 - 5,000					0	0			
Option 2	**60'**	**95'**	**85'**	**na**	**6 - 8**			**125,000 - 180,000**								2
						residential	125,000 - 175,000		125 - 175			125 - 175	150 -249	125	249	
						retail	0 - 5,000					0	0			
TOTALS				**Base**		office	600,000 - 840,000			0	960 - 1,344					
						residential	545,000 - 880 000	**1,160,000 - 1,790,000**	**500 - 850**			500 - 850	710 - 1,208	**500 - 2,852**		**12**
						retail	15,000 - 70,000			0	30 - 180	0	120			
				Option 1		office	600,000 -840,000			0	960 - 1,344					
						residential	1,005,000 -1,500,000	**1,620,000 - 2,430,000**	**900 - 1,500**			900 - 1,500	1,278-2,312	**900 - 3,972**		**12**
						retail	15,000 - 90,000			0	30 - 180	0	180			
				Option 2		office	600,000 -840,000			0	960 - 1,344					
						residential	795,000 - 1,230,000	**1,410,000 - 2,160,000**	**750 - 1,100**			750 - 1,200	1,010 - 1,706	**750 - 3,410**		**12**
						retail	15,000 - 90,000			0	30 - 180	0	180			

[1] Building heights are measured from average grade. Minimum and maximum heights do not do not include mechanical penthouses and architectural features. See proffers. The building heights "shown" identify the various building heights illustrated on the CDP.

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

[3] Retail use as indicated in this tabulation includes retail sales establishments and a variety of other commenrcail uses such as eating establishments, personal service establishments, fast food restaurants; see Proffers. GFA associated with residential buildings includes both dwelling units and associated amenity spaces.

[4] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GSF are not exceeded and the minimum GFA and minimum units for an individual building are maintained. (See Proffers.)

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

Primary Use	Parking Permitted/Provided < ⅛ Mile to Metro		Parking Permitted/Provided ⅛ - ¼ Mile to Metro	
	Min	Max	Min	Max
Office	0	1.6 / 1,000 GFA	0.0	2.0 / 1,000 GFA
Hotel	0	1.0 / key	0.0	1.0 / key
Retail/ Service	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Res.				
0-1 BR	1 /Unit	1.3/Unit	1/Unit	1.3/Unit
2 BR	1 /Unit	1.6/Unit	1/Unit	1.6/Unit
3 BR	1 /Unit	1.9/Unit	1/Unit	1.9/Unit

[6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Section 6-509 of the Zoning Ordinance, which is restated below for the primary uses on the CDP. Buildings C1 and C2 are parked utilizing the ratios for land within 1/8 mile of a Metro Station. Buildings C3, C4, C5 and C6 are parked using the ratios for land located between 1/8 and 1/4 mile from a Metro Station. Residential parking requirements were calculated assuming (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of final site plan, parking will be provided based on the specific GFA, uses, number of units, mix of bedroom types and the minimum and maximum ratios set forth in Section 6-509 of the Zoning Ordinance. The Applicants reserve the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[7] Additional loading may be provided as identified at time of FDP and/or final site plan provided the revision does not negatively impact the streetscape or substantially increase the width of the loading entrance.

MAXIMUM FAR CALCULATIONS

	RZ 2011-HM-012 West Land Bay Base	RZ 2011-HM-012 West Land Bay Option 1	RZ 2011-HM-012 West Land Bay Option 2
Land Area for Density Calculations	335,201 SF (7.69 ac.)	335,201 SF (7.69 ac.)	335,201 SF (7.69 ac.)
GFA	1,790,000	2,430,000	2,160,000
FAR	5.34	7.25	6.44

LAND USE MIX, GFA AND FAR

Use	GSF	Percentage of Total	FAR
Base			
--Office	840,000	47 %	2.50
--Residential	880,000	49 %	
--Retail	70,000	4 %	
Total	1,790,000	100 %	5.34
Option 1			
--Office	840,000	35 %	2.50
--Residential	1,500,000	62 %	
--Retail	90,000	3 %	
Total	2,430,000	100 %	7.25
Option 2			
--Office	840,000	39 %	2.50
--Residential	1,230,000	57 %	
--Retail	90,000	4 %	
Total	2,160,000	100 %	6.44

INTENSITY TIERS AND FAR

Intensity Tier	Land Area and Density Credits	Base Plan GFA	Base Plan FAR	Option 1 GFA	Option FAR	Option 2 GFA	Option 2 FAR
< ⅛ mile	135,048 SF 40%	880,000[1]	6.52	880,000[1]	6.52	880,000[1]	6.52
⅛ - ¼ mile	200,153 SF 60%	910,000[2]	4.55	1,550,000[3]	7.74	1,280,000[3]	6.40
TOTAL	**335,201 SF**	**1,790,000**	**5.34**	**2,430,000**	**7.25**	**2,160,000**	**6.44**

[1] Includes Buildings C1 and C2.
[2] Includes Buildings C3 and C4.
[3] Includes Buildings C3, C4, C5, and C6.

SITE TABULATIONS*

EXISTING ZONING:.....C-7, HC AND SC
PROPOSED ZONING:.....PTC, HC AND SC

RZ 2011-HM-012 WEST SITE AREA: TOTAL SPACE (INCLUDING DENSITY CREDITS): 335,201 S.F. OR 7.69515 AC.

PARCEL 2C1: 153,089 S.F. OR 3.51444 AC.
PARCEL 2C2: 92,277 S.F. OR 2.11839 AC.
PARCEL 2D: 87,115 S.F. OR 1.99988 AC.

TOTAL LAND SPACE: 332,481 S.F. OR 7.63271 AC.
DENSITY CREDIT (ONLY PARCEL 2C1): 2,720 S.F. OR 0.06244 AC.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT TABULATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. | DWN. DLK

SCALE: AS SHOWN

PROJECT/FILE NO. V7096G

SHEET NO. C-3

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029–3 ((01)) AS PARCELS 2C1, 2C2, 2D. PARCELS 2C1 AND 2C2 ARE ZONED C–7, H–C & S–C, PARCEL 2D IS ZONED C–7,
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON MAY 11, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF CARS DB1 LLC BY THE FOLLOWING TWO (2) CONVEYANCES: A.) DEED BOOK 19680 AT PAGE 0814 (PARCELS 2C1 & 2C2); AND B.) DEED BOOK 11116 AT PAGE 0191 (PARCEL 2D); ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO–METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'.

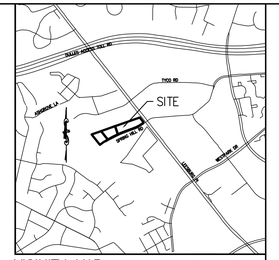
LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EXISTING 2–FT CONTOUR
- EXISITING 10–FT CONTOUR

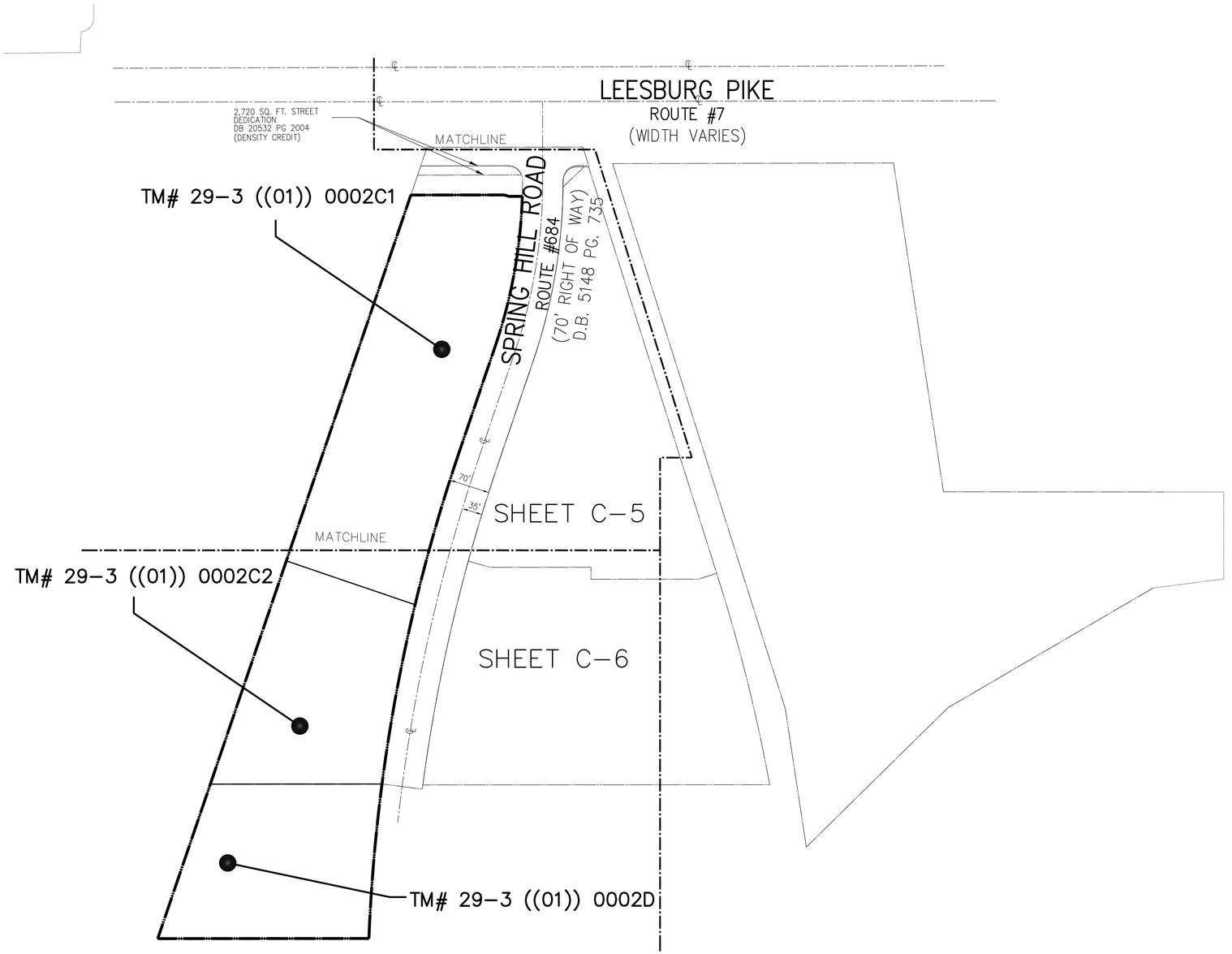
- CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CABLE TV UTILITY BOX

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- PK NAIL FOUND
- VERIZON UTILITY BOX

- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRV ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT–OF–WAY
- (R) ..... RECORD INFORMATION
- H.C. .....HANDICAP RAMP
- DH .....DRILL HOLE
- IPF .....IRON PIPE FOUND
- APROX.....APPROXIMATE
- LOC .....LOCATION
- STM .....STORM
- HDPE .....HIGH DENSITY POLYETHYLENE
- SHC .....SEWER HOUSE CONNECTION
- DS .....DOWN SPOUT



VICINITY MAP SCALE: 1"= 2000'



PROPERTY TABULATION (APPLICATION AREAS):

RZ 2011–HM–012

WEST	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 2C1	153,089 SQ. FT. OR 3.51444 ACRES	C–7, H–C, S–C	PTC, H–C, S–C
• PARCEL 2C2	92,277 SQ. FT. OR 2.11839 ACRES	C–7, H–C, S–C	PTC, H–C, S–C
• PARCEL 2D	87,115 SQ. FT. OR 1.99988 ACRES	C–7	PTC, H–C, S–C
WEST SUBTOTAL	332,481 SQ. FT. OR 7.63271 ACRES		

DENSITY TABULATION:

(INCLUDES STREET DEDICATION WITH DENSITY CREDIT)

RZ 2011–HM–012

WEST	AREA	DEED BOOK/PAGE
• DENSITY CREDIT (PARCEL 2C1)	2,720 SQ. FT. OR 0.06244 ACRES	DB 20532 PG 2004

RZ 2011–HM–012 APPLICATION AREA INCLUDING DENSITY CREDITS: 335,201 SF OR 7.69515 ACRES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	263.16'	881.61'	17°06'09"	132.56'	S62°15'06"W	262.18'
C2	856.16'	2965.00'	16°32'40"	431.08'	S62°31'49"W	853.19'
C3	11.27'	25.50'	25°18'57"	5.73'	S25°24'24"E	11.18'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442–7800 ■ FAX (703) 761–2787
W W W . V I K A . C O M

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL EXISTING CONDITIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

SCALE: 1"=100'

PROJECT/FILE NO. V7096G

SHEET NO. C–4

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Sht 804

LEESBURG PIKE ROUTE #7
(WIDTH VARIES)

SERVICE ROAD

2,720 SQ. FT. PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 20532 PG 2004 (DENSITY CREDIT)

506 SQ. FT. FEE SIMPLE DB 20825 PG 0397 (NO DENSITY CREDIT)

506 SQ. FT. FEE SIMPLE DB 20463 PG 1311 (NO DENSITY)

POB

S38°03'52"E 157.34'

S38°05'02"E 23.71'

TEMP CONSTRUCTION ESMT DB 20825 PG 397
EX VERIZON ESMT DB 20825 PG 403
EX PERMANENT UTILITY ESMT DB 20825 PG 391
TEMP BORE PIT CONSTRUCTION ESMT DB 20825 PG 397
EX FCWA ESMT DB 20825 PG 403

EX 10' FCWA ESMT DB 13687 PG 2059

BITUMINOUS PAVEMENT
409 SQ FT OR 0.00939 AC.
"RESIDUE AREA" QUITCLAIMED TO CARS-DB1, L.L.C.
DB 23851 PG 12

N70°48'04"E 1352.29'

TM# 29-3 ((01)) 2C1
THE PROPERTY OF
CARS DB1 LLC
(DB 19680, PG. 0814)
153,089 SQ. FT. OR 3.51444 AC.
EXISTING ZONE: C-7
PROPOSED ZONE: PTC

#1592

EX 10' FCWA ESMT DB 13687 PG 2059

S70°48'09"W 191.02'

APPROX. LOCATION C/L EX. 15' VEPCO ESMT DB 5504 PG 1910

TM# 029-3-01-0001F
GEORGE ANDREAS, TRUSTEE AND URSULA ANDREAS, TRUSTEE
DB 10040 PG 1963
ZONE: C-7
USE: MOTOR VEHICLE SALES

SPRING HILL ROAD
ROUTE #684
DB 5148 PG 735
(70' R/W)

EX 15' STORM DRAIN ESMT DB 5868 PG 461

EX 10' SANITARY SEWER ESMT DB 5505 PG 20

1 STORY
34.0'

BITUMINOUS PAVEMENT

APPROX. LOCATION C/L EX. 15' VEPCO ESMT DB 5733 PG 661

EX. STORM DRAINAGE ESMT DB 5654 PG 1426

EX. VERIZON ESMT DB 20463 PG 1306

EX. VEPCO ESMT DB 20463 PG 1299

EX. TEMP CONSTRUCTION ESMT DB 20463 PG 1311

EX. JOINT USE UTILITY ESMT DB 20463 PG 1317

EX. TRAFFIC CONTROL ESMT DB 20463 PG 1311

BLDG HEIGHT =75.6'

#1577
6 STORY
CONCRETE & GLASS

FF=393.21'
(@ OUTSIDE OF DOOR)

Q R SPRING HILL LLC
DB 15943 PG. 2085
ZONE: C-7

NOT INCLUDED

APPROX. LOC. EX. 15' VEPCO ESMT DB 5733 PG 661

APPROX. AREA OF BUILDING FOOTPRINT AT GROUND LEVEL=17,950 S.F.

EX. 10' STORM DRAINAGE ESMT DB 5654 PG 1426

EX. METAL POLE

EX. 15' FCWA ESMT DB 5654 PG 1426

MATCHLINE – SEE SHEET C-6

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

VICINITY MAP

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DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

SCALE: 1"=30'

PROJECT/FILE NO. V7096G

SHEET NO. C-5

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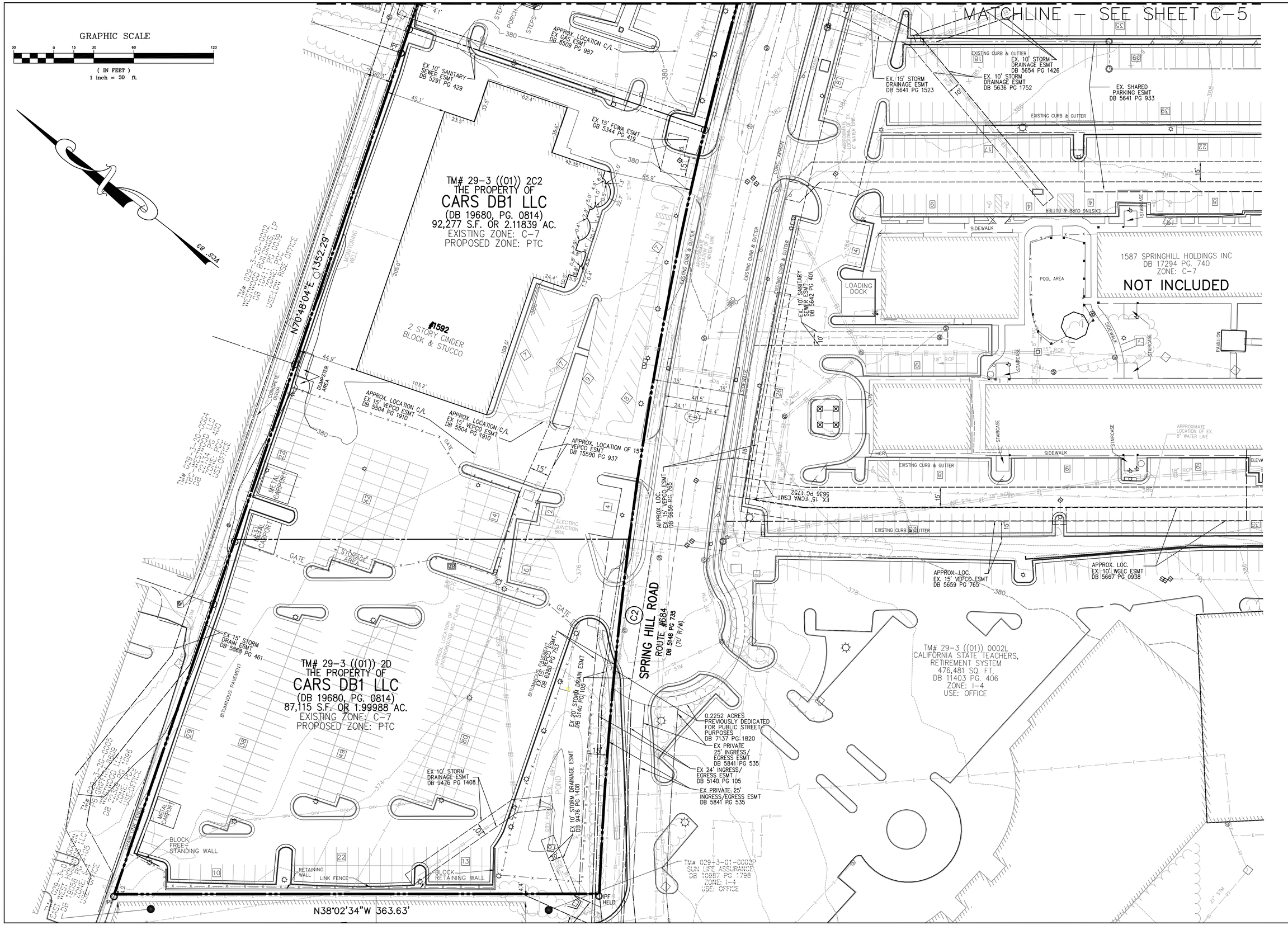

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CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

SCALE: 1"=30'

PROJECT/FILE NO. V7096G

SHEET NO. C-6

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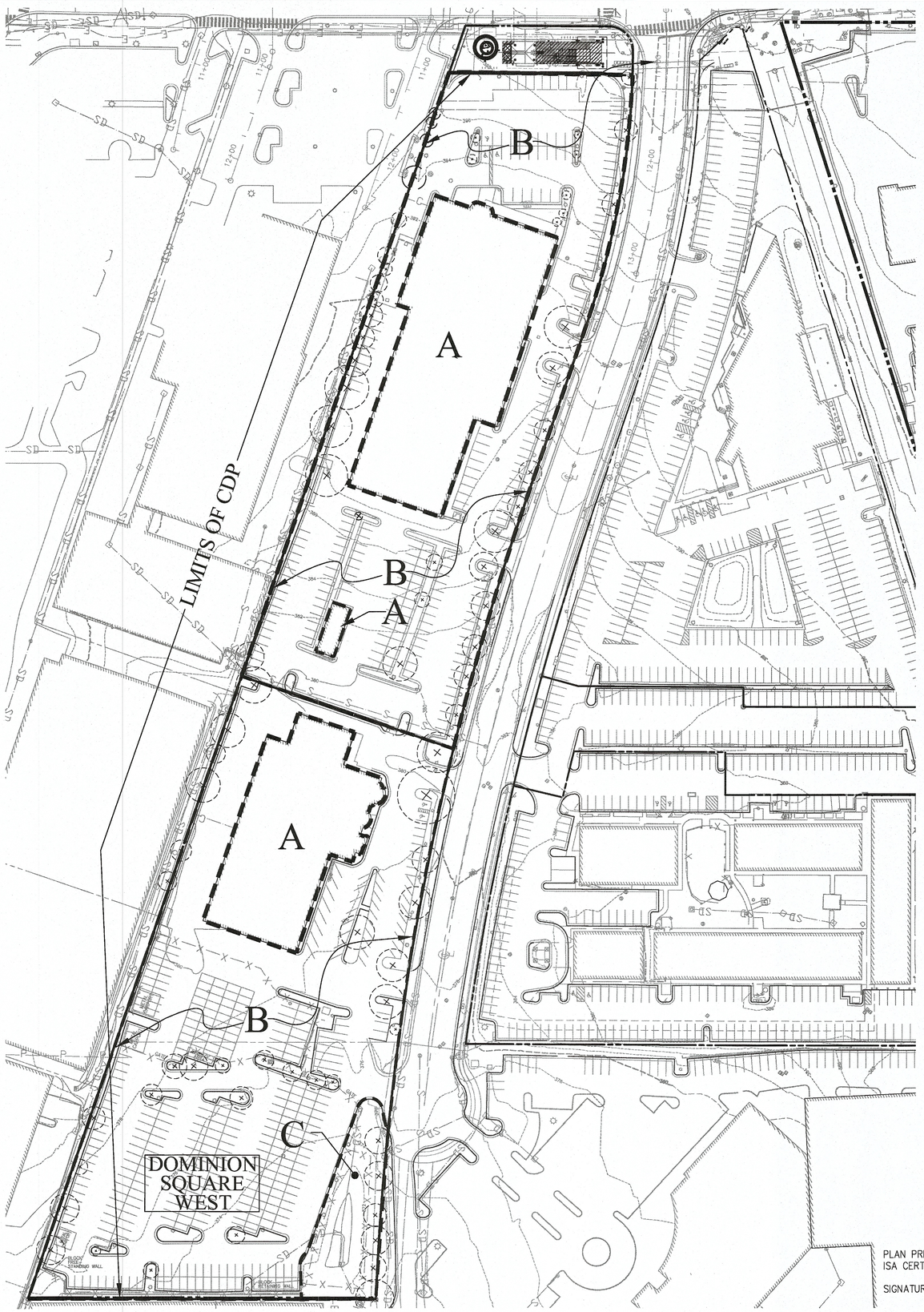

DOMINION SQUARE WEST – CDP VEGETATION COVER TYPES

Acer carpinifolium – Hornbeam Maple
Acer rubrum– Red Maple
Ilex opaca – American Holly
Lagerstroemia indica – Crapemyrtle
Liquidambar styraciflua – Sweetgum
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Pyrus calleryana – Callery Pear
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Tilia – Linden

DOMINION SQUARE WEST – CDP EVM NARRATIVE

AREA "A": THIS PORTION OF THE DOMINION SITE IS DEVELOPED AS THOSE BUILDINGS ASSOCIATED WITH AUTOMOBILE RETAIL AND SERVICE.

AREA "B": THIS PORTION OF THE DOMINION WEST SITE IS DEVELOPED AS PARKING COMPOUND FOR AUTOMOBILE STORAGE AND THE PARKING OF THE RETAIL PORTION OF THE SITE. THE ON-SITE EXISTING VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE SITE. THE SITE LANDSCAPING IS MAINTAINED THOUGH THE LEVEL MAINTENANCE DOES NOT SHOW CONSISTENCY. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 3.5" TO 18". THE ON-SITE VEGETATION IS HARDWOOD. THIS VEGETATION SHOWS AVERAGE HEALTH FOR FOR THE AGE AND LEVEL OF MAINTENANCE. THE VEGETATION IN AREA "B" SHOULD NOT BE CONSIDERED A PRIORITY AREA FOR PRESERVATION.

AREA "C": AREA "D" HAS BEEN DEVELOPED TO PROVIDE STORMWATER MANAGEMENT FOR THE THE CARS WEST SITE. OTHER THAN THE WILLOW OAKS ALONG SPRING HILL ROAD THERE IS NO VEGETATION ASSOCIATED WITH THIS STORMWATER FACILITY.

IN ACCORDANCE WITH THE FAIRAX COUNTY ZONING ORDINANCE, PART 5, 6-500 AND THE COMPREHENSIVE PLAN, THE DOMINION WEST APPLICATION SEEKS TO REZONE THE SUBJECT PROPERTY WITHIN THE TYSONS WEST DISTRICT TO THE PLANNED TYSONS CORNER URBAN DISTRICT (PTC). THE SUBJECT SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE ALL BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. AS A RESULT THIS APPLICATION WILL NOT MEET THE TREE PRESERVATION TARGET REQUIREMENT AS OUTLINE IN PUBLIC FACILITIES MANUAL 12-0508. WITH THIS APPLICATION A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQIESTED, FOR REVIEW AND APPROVAL, IN LEIU OF PROVIDING ON-SITE TREE PRESERVATION.

DOMINION SQUARE WEST - CDP Table 12.3 Tree Preservation Target Calculations and Statement			November 7, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	42,626	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	12.8%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10.0%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	12.8%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-7	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

P:\projects\7096\7096G(WEST)\DATA -X\Landscape & Trees\EVM\CDP\[10-Yr Canopy Reqmts - CDP (2016.11.04).xls]Sheet1 (2)

November 7, 2016
Dominion Square West - CDP (VV7096G)

Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 332,481 SF
   a. Minus Dedication Area(s) = 0 SF
   b. Minus Exemption Area(s) = 0 SF
2. Adjusted Gross Site Area = 332,481 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4)= 10%
4. **Required 10-Year Tree Canopy Coverage = 33,248 SF** (#2 x #3 = 33,248 SF)
5. Area of Existing Tree Canopy (See EVM Sheet 23.5) = 42,626 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 12.821% (#5 / #1 = 12.821%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 4,263 SF (#4 x #6 = 4,263 SF)**
8. Area of Existing Tree Canopy to be Preserved = 0.00 SF (see EVM & Landscape Computations)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 0.00 SF (0.00 SF x 1.25 = 0.00 SF)
10. **Total Area of Existing Tree Canopy to be Preserved = 0.00 SF**
11. **Tree Preservation Target Met? NO (0.00 SF < 805.65 SF)** If "NO" See Target Deviation Request & Narrative)
12. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 8,712 SF (#4 minus #10 = 8,712 SF)
13. 10-Year Canopy Area of Proposed Tree Planting = 33,925 SF
14. **Total Tree Canopy Provided = 33,925 SF (#10 + #13)**
15. **Required 10-Year Tree Canopy Coverage Met? = YES 33,925 SF > 33,248 SF (#14 > #4)**

p:\projects\7096\7096g(west)\data -x\landscape & trees\evm\cdp\10-yr canopy supplemental comps (2016.11.04).docx

EXISTING VEGETATION TABLE – DOMINION SQUARE WEST – CDP

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	66,441 SF (1.525 AC)	N/A	–	DEVELOPED BUILDINGS THAT AREA ASSOCIATED WITH CAR RETAIL & SERVICE.
"B"	DEVELOPED/ MAINTAINED	EARLY SUCCESSIONAL WITH SUB-CLIMAX	254,183 SF (5.835 AC)	FAIR	SEE COVER TYPE TABLE & NARRATIVE	PARKING AND SITE LANDSCAPING AS PART OF THE SITE DEVELOPMENT AND PARKING COMPOUND.
"C"	DEVELOPED/ MAINTAINED	N/A	12,150 SF (0.287 AC)	N/A	SEE COVER TYPE TABLE & NARRATIVE	THIS AREA HAS BEEN DEVELOPED AS A SWM FACILITY WHICH IS ASSOCIATED THE SITE AUTO RETAIL DEVELOPMENT.
TOTAL AREA	–	–	332,481 SF (7.633 AC)	–	–	–

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November 7, 2016

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

RE: Tree Preservation Target Deviation Request
Dominion Square
West Landbay CDP/RZ-2011- HM - 012
VIKA # V7096G

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner. The Planned Tysons Urban District, the PTC District. The referenced site is located within the South Subdistrict of the Tysons Central – 7 District of the Tysons Corner Urban Center as specified in the Fairfax County Comprehensive Plan. This subject application submittal is associated with two designated sites which are identified as Dominion East and Dominion West. This deviation is requested in whole for both sites and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

The existing vegetation on the referenced sites had been planted with the development of these properties. Both Dominion East and West will be entirely razed of all existing features when these sites are redeveloped. There is no existing vegetation that is scheduled or designed to be preserved. Both of these properties are directly adjacent to the WMATA Metro improvements that are located within the Route 7 right-of way. The subject site re-development will include major redesign of street grids, both on and off-site, as well a variety urban design aspects such as pedestrian parks and plazas, various building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted due to the site development proposed along with the site engineering necessary. Additionally, preservation of the existing vegetation in Dominion East or West will not fulfill the TPT requirements. Therefore it is requested here that UFMD deem the tree preservation requirement is hereby satisfied with the planting of the 10-year tree canopy requirements as specified in this application. Please refer to the attached landscape plans and details.

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

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

Sincerely,
VIKA, Inc.

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

NPK/npk

cc: Stephanie Pankiewicz, RLA - LDI
Robert R. Cochran, Associate Principal – VIKA VA, Inc
Jay Banks, Urban Forrester II, Fairfax County UFMD

P:\projects\7096\7096G(WEST)\DATA -X\Landscape & Trees\EVM\CDP\Cline (Tree Perserve Target Deviate) (2016.11.07).doc

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 11/7/2016

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

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
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DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

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CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011
DES. NPK | DWN. NPK
SCALE: 1"=60'
PROJECT/FILE NO. V7096G
SHEET NO. C-7

SEE SHEET C-27 FOR ROUTE 7 IMPROVEMENT

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

SHEET C-9 SPRING HILL ROAD STATION

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

OFF-SITE IMPROVEMENTS (SEE PROFFERS)

DOMINION STREET
(PRIVATE LOCAL STREET)

POTENTIAL 12' BUS LANE

C1
OFFICE
GFA 450,000
BUILDING HEIGHT: 400'-0"

PUBLIC SKYPARK HEIGHT: 40'-0" (I.E. CLEAR)

C2
OFFICE
GFA 390,000
BUILDING HEIGHT: 360'-0"

SPRING WAY
(PRIVATE SERVICE STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

C3
RESIDENTIAL
GFA 435,000
BUILDING HEIGHT: 280'-0"

PRIVATE SKYPARK HEIGHT: 50'-0"

C4
RESIDENTIAL
MAX GFA 445,000
MAX BUILDING HEIGHT: 270'-0"

BOONE BOULEVARD
(PUBLIC AVENUE)

ESMT RESERVATION
(FUTURE SPRING WAY)

R-O-W RESERVATION
(FUTURE MERIDIAN STREET)

MERIDIAN STREET
(PUBLIC LOCAL STREET)

SPRING HILL ROAD EXTENSION
(PUBLIC LOCAL STREET)

SPRING HILL ROAD
(PUBLIC AVENUE)

C7

C8

C10

C9

C12

C11

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

INFINITY WAY
(PRIVATE SERVICE STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

DOMINION SQUARE
EAST LANDBAY
NOT INCLUDED IN APPLICATION
SEE
2011-HM-013

SUBSTATION DEDICATON AREA
15,718 S.F. +/-

DOMINION SUBSTATION

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

BOONE BOULEVARD
(PUBLIC AVENUE)

OLD COURTHOUSE SPRING BRANCH
(STREAM VALLEY PARK)

RZ 2011-HM-012
APPLICATION AREA
DOMINION SQUARE
WEST LANDBAY CDP
LIMITS
335,201 SF
OR 7.69515 AC.
(INCLUDING
DENSITY CREDIT)

NOT INCLUDED IN APPLICATION
SEE RZ-2011-HM-027

SHEET C-10

ALTERNATE SUBSTATION DEDICATION AREA

CARS PROPERTY=29,808 S.F.

COUNTY PROPERTY=12,788 S.F.

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

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WEST LANDBAY
HUNTER MILL DISTRICT
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OVERALL CONCEPTUAL DEVELOPMENT PLAN

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CDP REVISION 06/27/16
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CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

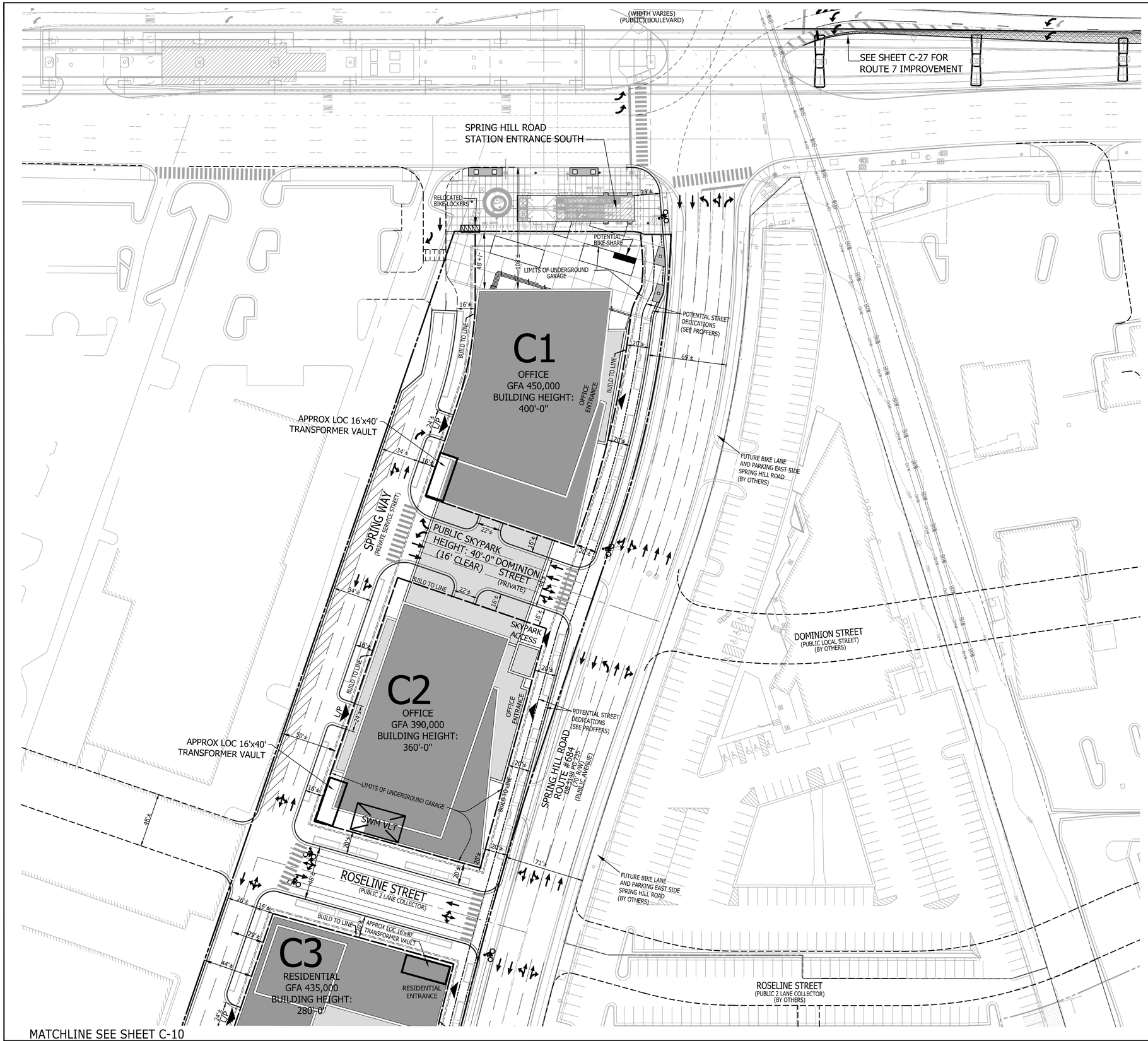
DES.	DWN.

SCALE: 1"=80'

PROJECT/FILE NO. V7096G

SHEET NO. C-8

FILE: P:\projects\7096\7096G(WEST)\CADD - PLANNING\PLANNING DRAWINGS\V7096G-WEST C-08 OVERALL CDP.dwg USER: walsh DATE: November 7, 2016 TIME: 8:41:26 AM



MATCHLINE SEE SHEET C-10

NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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WEST LANDBAY

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FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN RZ-2011-HM-012 (WEST)

VIKA REVISIONS

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CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-9

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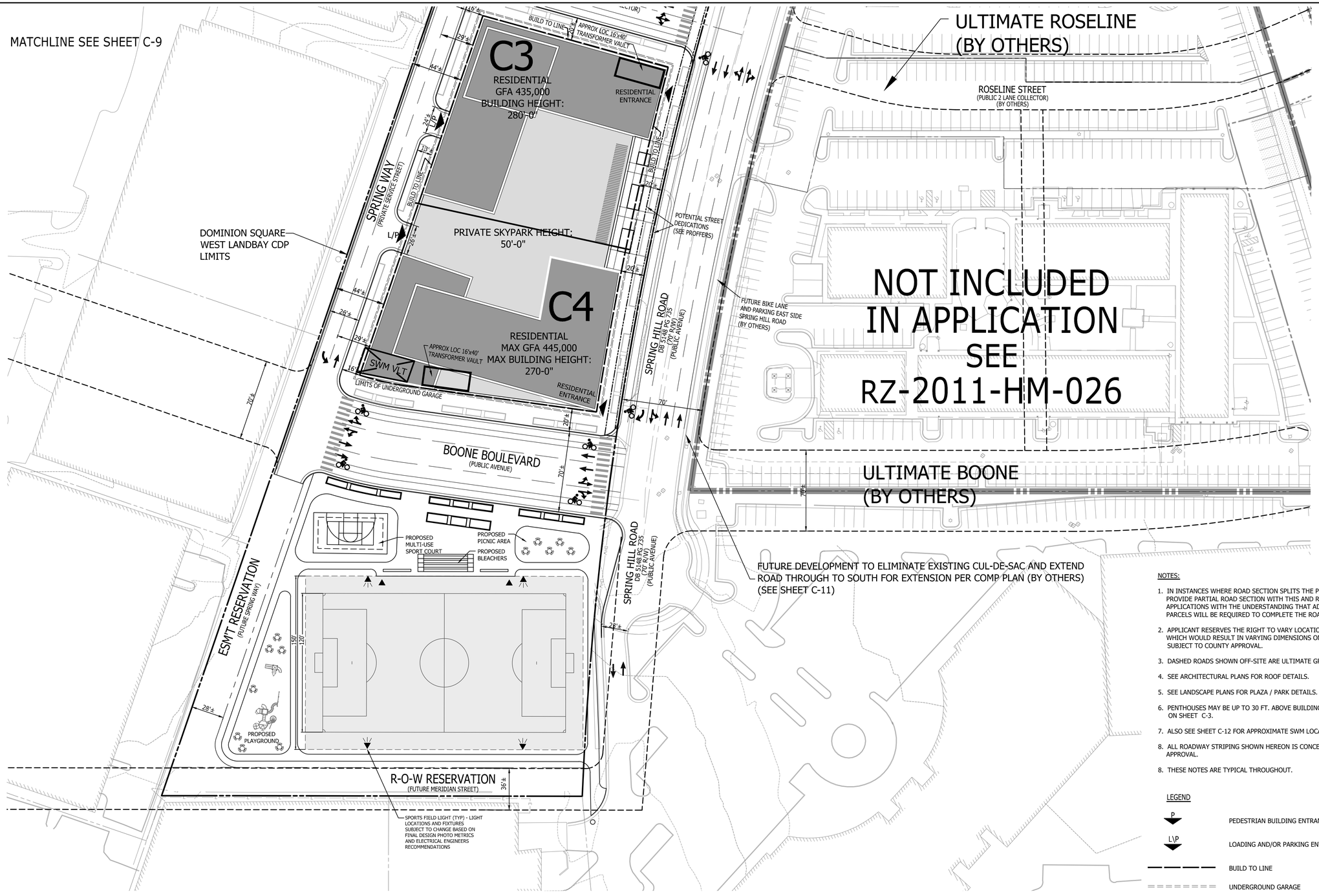

NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
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5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
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7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CONCEPTUAL DEVELOPMENT PLAN RZ-2011-HM-012 (WEST)

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CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

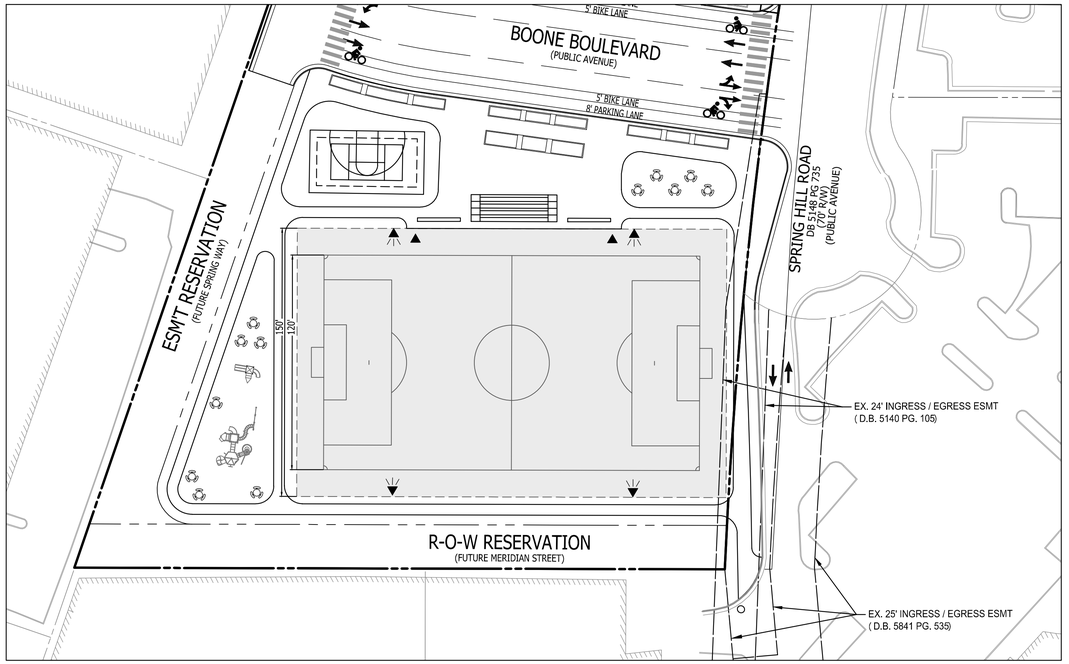
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-10

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-09 C-10 CDP.dwg USER: mekonnen DATE: November 4, 2016 TIME: 5:35:13 AM



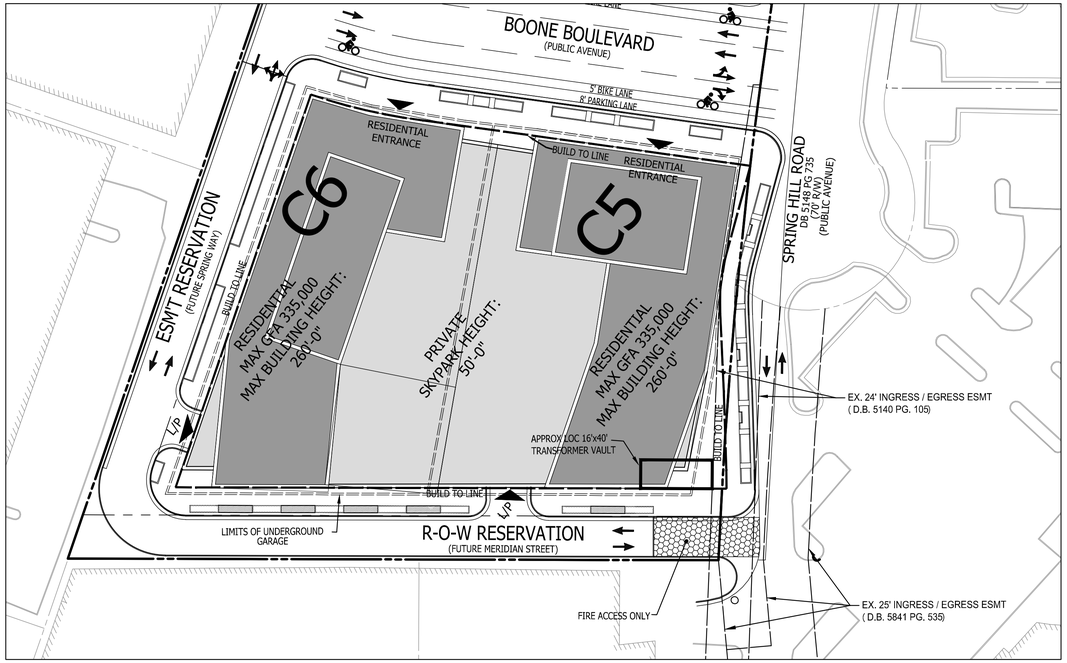
BASE PLAN - PARK

NOTES:

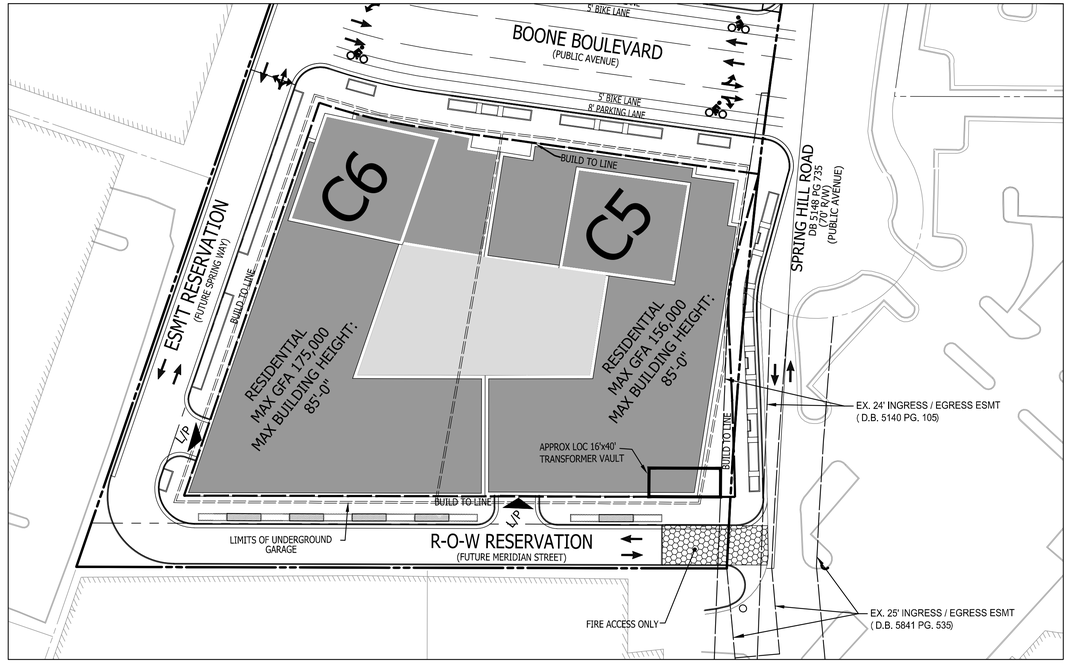
1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS



OPTION 1 - RESIDENTIAL HIGH-RISE



OPTION 2 - RESIDENTIAL LOW-RISE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN (OPTIONS)

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CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

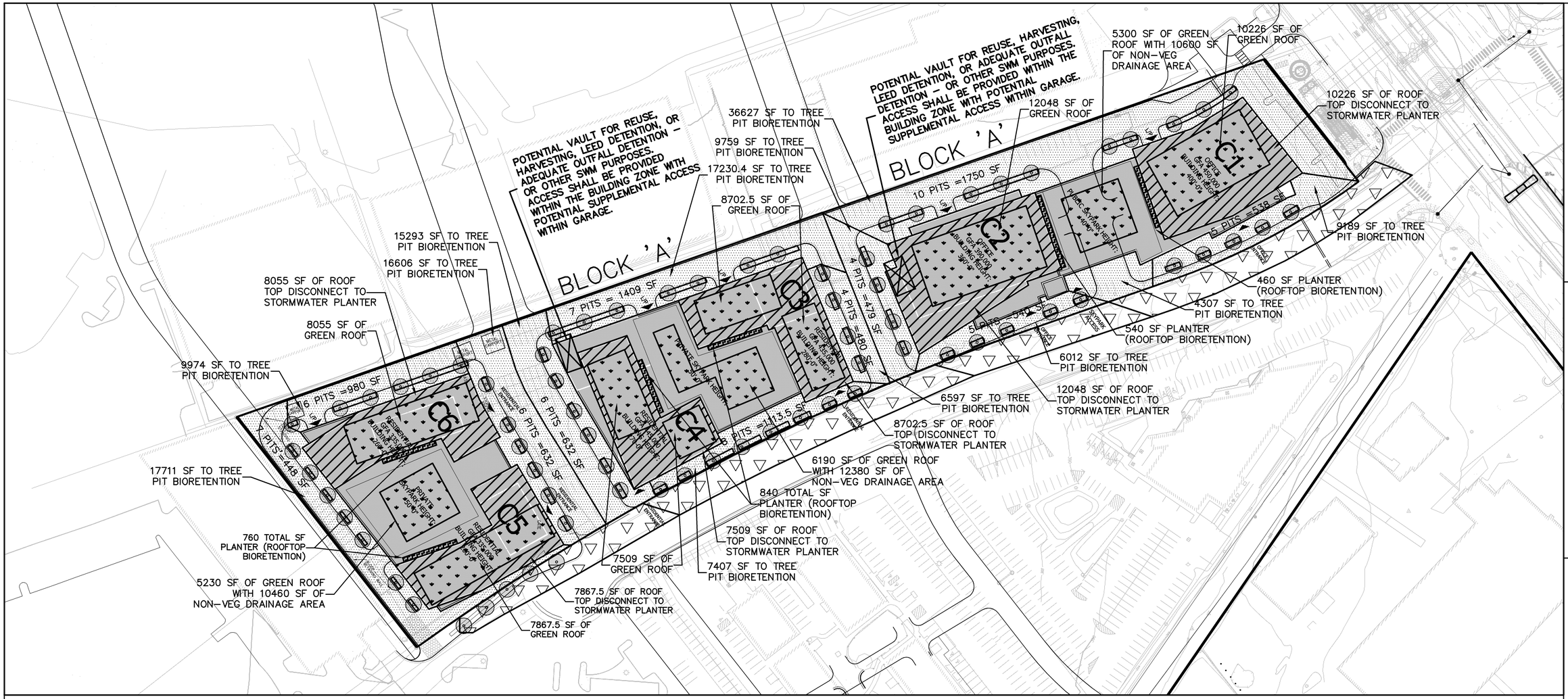
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-11

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-11 CDP-OPTIONS.dwg USER: walsh DATE: November 6, 2016 TIME: 4:15:41 AM



NOTES:

1. GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.
2. LOCATION OF PLANTERS FOR ROOFTOP DISCONNECTION ARE APPROXIMATE – FINAL DESIGN AND FDP DESIGN WILL FURTHER REFINE AND DEFINE PLANTER LOCATIONS
3. ALL ROOFTOP GREEN ROOF LOCATIONS ARE SHOWN FOR REFERENCE ONLY – THE AREA LISTED IS REPRESENTATIVE OF THE AREA DEPICTED, AND IS CONSISTENT WITH THE AREAS IN THE TABULATIONS. UPON FINAL DESIGN AND FDP DESIGN, THE ACTUALY GREEN ROOF SHAPE / LOCATION WILL BE REFINED AND FURTHER DETAILED, BUT THIS PLAN REPRESENTS THE AREA REQUIRED TO ACHIEVE THE CALCULATED DEPTH OF RUNOFF REDUCTION.
4. TREE PIT LOCATIONS ARE COORDINATED WITH LANDSCAPE PLAN – OTHER TREES ARE PLANNED FOR THE DEVELOPMENT, BUT THOSE SHOWN ON THIS PLAN ARE FOR BIORETENTION TREE PITS ONLY.

STORMWATER LEGEND:

- SITE OVERALL DRAINAGE DIVIDE
- POTENTIAL OFF–SITE DRAINAGE AREA TO BIORETENTION
- BIO–RETENTION DRAINAGE AREA
- APPROXIMATE LOCATION OF BIO–RETENTION TREE PIT
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- NON–VEGATATIVE AREA TO INTENSIVE GREEN ROOF (TIER II)
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- STORM WATER PLANTERS

STORMWATER DESIGN NOTE:

THE STORMWATER DESIGN AND COMPUTATIONS SHOWN HEREON HAVE BEEN COMPLETED ASSUMING THE ULTIMATE 'BUILD–OUT' CONDITION, WHICH IS THE MOST DIFFICULT OPTION TO ACHIEVE THE 1" ON–SITE RETENTION. THE BUILDING LAYOUT SHOWN ON THIS PLAN INCLUDES BUILDINGS C5 AND C6 AS SHOWN IN OPTION 1 ON SHEET C–11 OF THIS PLAN. ALL COMPUTATIONS PROVIDED WITH THIS CDP ARE ASSOCIATED WITH THIS EXHIBIT.

A STORMWATER EXHIBIT HAS BEEN PROVIDED FOR THE 'BASE' OR ATHLETIC FIELD OPTION ON SHEET C–12A OF THIS PLAN. THIS EXHIBIT UTILIZES THE SWM DESIGN PROVIDED WITH THE ASSOCIATED DOMINION SQUARE FDP (RZ–2011–HM–012). SEE FDP FOR SWM EXHIBIT AND ADDITIONAL DETAILS/COMPUTATIONS.

IT SHALL BE UNDERSTOOD THAT WITH APPROVAL OF THIS CDP, AN ALTERNATE VERSION OF THE SWM CALCULATIONS WILL BE ALLOWED AT TIME OF FINAL SITE PLAN IN ACCORDANCE WITH APPROVED FDPS.

NORTH

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DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ULTIMATE CDP
SWM EXHIBIT

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: 1"=60'

PROJECT/FILE NO. V7096G

SHEET NO. C–12

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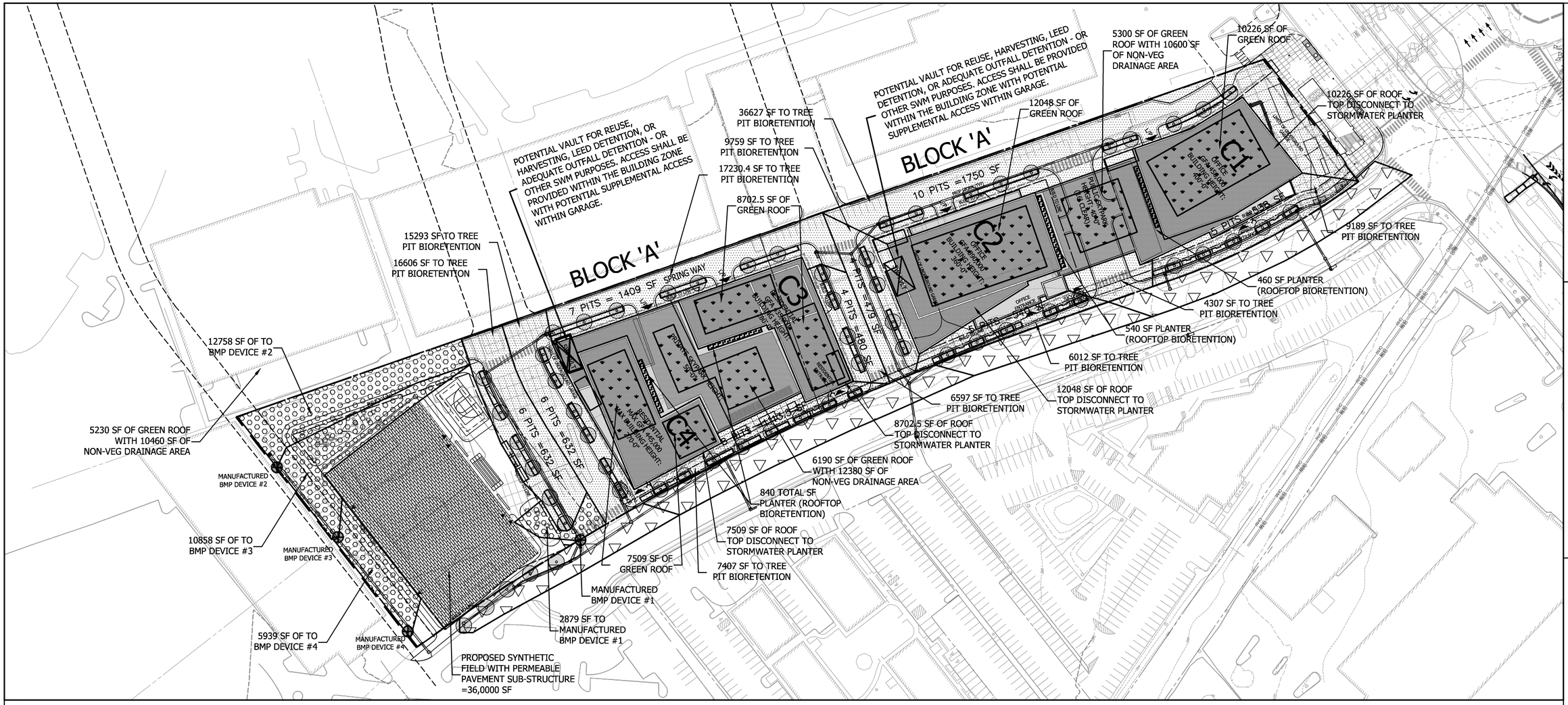

NOTES:

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

2. LOCATION OF PLANTERS FOR ROOFTOP DISCONNECTION ARE APPROXIMATE - FINAL DESIGN AND FDP DESIGN WILL FURTHER REFINE AND DEFINE PLANTER LOCATIONS

3. ALL ROOFTOP GREEN ROOF LOCATIONS ARE SHOWN FOR REFERENCE ONLY - THE AREA LISTED IS REPRESENTATIVE OF THE AREA DEPICTED, AND IS CONSISTENT WITH THE AREAS IN THE TABULATIONS. UPON FINAL DESIGN AND FDP DESIGN, THE ACTUALY GREEN ROOF SHAPE / LOCATION WILL BE REFINED AND FURTHER DETAILED, BUT THIS PLAN REPRESENTS THE AREA REQUIRED TO ACHIEVE THE CALCULATED DEPTH OF RUNOFF REDUCTION.

4. TREE PIT LOCATIONS ARE COORDINATED WITH LANDSCAPE PLAN - OTHER TREES ARE PLANNED FOR THE DEVELOPMENT, BUT THOSE SHOWN ON THIS PLAN ARE FOR BIORETENTION TREE PITS ONLY.

STORMWATER LEGEND:

- SITE OVERALL DRAINAGE DIVIDE
- POTENTIAL OFF-SITE DRAINAGE AREA TO BIORETENTION
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- BIO-RETENTION DRAINAGE AREA
- STORM WATER PLANTERS
- APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
- APPROXIMATE MANUFACTURED BMP DEVICE
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA TO MANUFACTURED BMP DEVICE
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- AREA OF PERMEABLE PAVEMENT
- NON-VEGATATIVE AREA TO INTENSIVE GREEN ROOF (TIER II)

STORMWATER DESIGN NOTE:

THE STORMWATER EXHIBIT SHOWN HEREON HAS BEEN COMPLETED ASSUMING THE 'BASE' OR ATHLETIC FIELD CONDITION, SHOWN AS THE BASE OPTION ON SHEET C-11. THIS EXHIBIT IS BASED ON THE ASSOCIATED DOMINION SQUARE FDP (RZ-2011-HM-012). SEE FDP FOR SWM EXHIBIT AND ADDITIONAL DETAILS/COMPUTATIONS.

AS STATED ON SHEET C-12, THE 'ULTIMATE' CONDITION REPRESENTS THE MOST CHALLENGING OPTION FOR THE TYSONS STORMWATER DESIGN. THE COMPUTATIONS PROVIDED WITH THIS CDP ARE REPRESENTED BY THE EXHIBIT PROVIDED ON SHEET C-12.

IT SHALL BE UNDERSTOOD THAT WITH APPROVAL OF THIS CDP, AN ALTERNATE VERSION OF THE SWM CALCULATIONS WILL BE ALLOWED AT TIME OF FINAL SITE PLAN IN ACCORDANCE WITH APPROVED FDPS.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BASE CDP SWM EXHIBIT

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=80'

PROJECT/FILE NO. V7096G

SHEET NO. C-12A

FILE: P:\projects\V7096\V7096G(WEST)\CADD - PVP\PLANNING\PLANNING DRAWINGS\V7096G-WEST C-12A BASE SWM PLAN.dwg USER: oconnor DATE: November 3, 2016 TIME: 9:02:32 AM

SWM NARRATIVE

EXISTING CONDITIONS:
THE 7.63 ACRE APPLICATION AREA CURRENTLY CONSISTS OF EXISTING CAR DEALERSHIPS AND PARKING LOTS. IN THE CURRENT CONDITION, THE SUBJECT CDP AREA GENERALLY DRAINS TO THE SOUTHWEST. A PORTION OF THIS LAND BAY DRAINS INTO AN EXISTING ON-SITE DRY POND. THE REMAINING AREA IS CONVEYED VIA CLOSED CONDUIT TO THE EXISTING OFF-SITE WET POND (WP0072), WHICH PROVIDES 2-YEAR AND 10-YEAR DETENTION IN THE EXISTING CONDITION. AS SHOWN IN THE FOLLOWING STORMWATER COMPUTATIONS THE PROVIDE FACILITIES WILL REDUCE THE RUNOFF VOLUME AND RELEASE RATES, THUS REDUCING THE IMPACT ON WP0072. FROM THIS POND, WATER IS PIPED INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-19 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS:
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION (TREE PITS, STORMWATER PLANTERS), AND GREEN ROOF AS SHOWN ON SHEET C-12. AS NEEDED, AT THE TIME OF FINAL DESIGN, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT UNDERGROUND VAULTS FOR MEETING QUANTITY AND/OR QUALITY REQUIREMENTS. POTENTIAL LOCATIONS FOR THESE FACILITIES ARE SHOWN ON THE PLAN.

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

QUANTITY REQUIREMENTS:
THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF GREEN ROOFS, URBAN BIO-RETENTION, AND AS NEEDED UNDERGROUND VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT IN ADDITION TO CONVENTIONAL STORMWATER MANAGEMENT SYSTEMS. THIS STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-14 FOR FULL NARRATIVE

PART II: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. SEE SHEETS C-14 TO C-16 FOR NARRATIVE DETAILING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETENTION VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART III: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. SEE CALCULATIONS ON SHEETS C-14 TO C-16. IT SHOULD BE NOTED THAT A PORTION OF THE APPLICATION AREA DRAINS TO AN EXISTING ON-SITE DRY POND, WHICH IS TO BE REMOVED WITH THE SUBJECT PLAN. TO RECOGNIZE THE FACT THAT THE PEAK REDUCTION IN THIS EXISTING POND WILL BE LOST UPON ITS REMOVAL, THE PRE-DEVELOPED TARGET PEAKS IN THIS PLAN HAVE CONSIDERED THE AREA DRAINING TO THIS POND TO BE GRASS IN FAIR CONDITION.

BMP NARRATIVE
SEE COMPUTATIONS ON SHEET C-17.

NOTE:

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

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

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

PART I: CONTROL/ CAPTURE THE FIRST 1 INCH OF RAINFALL

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Dominion Square - CDP

Description: Mixed Use - Dominion Square West CDP

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				7.63	7.63
				Total	7.63

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	7.63
Rv (impervious)	0.95
% Impervious	100%
Total Site Area (acres)	**7.63**
Site Rv	**0.95**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**27,697**
Volume Not Converted to Runoff (cf)	**1,385**
1-inch Runoff Volume for entire site (cf)	**26,312**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	26,312
Runoff Reduction Volume Achieved (cf)	25,206
Total Runoff Volume Retained (cf)	26,591
Total Area of Site Captured in a BMP (acres)	7.31

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **96%**

Rainfall Depth Retained Onsite (inch) **0.96** THIS VALUE DOES NOT INCLUDE OFF-SITE AREAS

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

TOTAL RUNOFF REDUCTION REQUIRED	**26,312 CFT**	**SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)**
TOTAL RUNOFF REDUCTION PROVIDED	**25,206 CFT**	
RAINFALL DEPTH RETAINED ONSITE	**0.96 IN**	
SITE AREA	**7.63**	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Springhill	1.00	0.95	3440	3515	1.00	3440	0.13
BIORETENTION (TREES) - Route 7	0.00	0.95	0	0	0.00	0	0.00
					TOTAL VOLUME	**3440**	**0.13**

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.25	0.95	4307	6121	1.42	1814	0.07
INTENSIVE GREEN ROOF	1.15	0.95	3971	5016	1.26	1045	0.04
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	3.60	0.95	12406	13588	1.10	1181	0.04
DISCONNECTION TO SWM PLANTER	1.31	0.95	4513	4940	1.09	427	0.02
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					**TOTAL EXCESS VOL**	**4467**	**0.17**

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.16	IN	**TIER I CONTROLS 0.86**
INTENSIVE GREEN ROOF (Vegetative areas)	0.05	IN	
PERMEABLE PAVEMENT	0.00	IN	
BIORETENTION (ON-SITE TREE PITS)	0.47	IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.01	IN	
RAINWATER HARVESTING	0.00	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.00	IN	
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.16	IN	**TIER II CONTROLS 0.10**
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.10	IN	
TOTAL	**0.96**	**IN**	

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
A	0.96

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL
STORMWATER MANAGEMENT
COMPUTATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. KMO | DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-13

FILE: P:\projects\V7096\V7096G(WEST)\CADD - PP\ANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: oconnor DATE: November 3, 2016 TIME: 10:59:18 AM

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION HAS NOT BEEN PROPOSED WITH THE SUBJECT APPLI AREAS ON SITE AVAIALBLE FOR INFILTRATION ARE LIMITED DUE TO SIGNIFICANT PROPOSED UNDERGROUND GARAGE AREA, UTILITY VA AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. ON ALL OF THE SUB AREAS THE UNDERGROUND GARAGE AND/OR FUTURE ROW COVER ALMOST THI SUB-AREA.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAP AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THRE STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLA HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TR ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF A AS THE SURROUNDING STREETSCAPE. • THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOU BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABL SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE RE STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THES PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE TO THEM. THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 0.96 INCHES. ALL AREAS OF THE DEVELOPED THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZ SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY T STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. A TOTAL CONTROLLED AREA 96% OF SITE HAS BEEN CAPTURED. BY USING OFF-SITE AREA TO MITIGATE SHORTFALL, THE RETENTION DEPTH CAN BE BROUGHT TO 1". WE H THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REI FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. SIMILARILY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS	THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS
ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

[illegible] THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION, AND POTENTIAL MODIFICATION FOR INFILTRATION RATES BELOW THE MINIMUM STATED.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS. SHEET C-2 INCLUDES ADDITIONAL WAIVERS THAT MAY BE USED FOR FUTURE FLEXIBILITY:

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

  INFILTRATION FACILITIES ARE NOT PROPSOED WITH THE SUBJECT APPLICATION.

- RAINWATER HARVESTING

  CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION – HOWEVER IT MAY BE POSSIBLE TO BE USED ON THE TURF FIELDS WITH RUNOFF FROM THE SUBSTATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERE IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT SITE PLAN SUBMISSION. ANY HARVESTING OF SUBSTATION RUNOFF WILL BE DETERMINED BY FINAL DEMANDS FOR TURF IRRIGATION WITH FINAL PLANS FOR THE BALL FIELD FACILITIES.

OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9 AND SPEC #7.
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.96" – BUT THIS NUMBER RISES TO 1" WHEN CONSIDERING OFF-SITE MITIGATION.

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

  PORTIONS OF THE INTENSIVE GREEN ROOF SYSTEM AND STORMWATER PLANTER SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 2 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON THE PLAN, 0.86 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THE TIER 1 PRACTICES AND 0.10 INCHES BY THE TIER 2. THE STORMWATER PLANTERS ARE A DCR DESIGN (SPEC #9 URBAN BIORETENTION) MODIFIED TO DISCONNECT TOWER ROOF WATER TO A PODIUM OR AT GRADE. IT IS REQUESTED THAT OFFSITE TREATMENT BE ALLOWED TO TREAT EXISTING ROW TO PARTIALLY OFF-SET THE ON-SITE SHORTFALL OF 1" RETENTION. THIS AREA WILL BRING THE TOTAL RETENTION DEPTH TO 1 INCH

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
- THERE ARE NO TIER 3 OR NON-APPROVED BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, THE TREE PITS ALONG SPRINGHILL AND ROUTE 7 CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW. AS CAN BE SEEN ON THE PLANS THIS WILL ALLOW RAINFALL DEPTH CONTROLLED.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

  - AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CAPTURE THE ENTIRE 1" IF OFF-SITE MITIGATION IS ALLOWED TO TREAT EXISTING ROW.
  - THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 96% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.96" OF THE FIRST 1 INCH OF RAINFALL.
  - AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION ETC.)
  - THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF [illegible] REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
  - STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
  - STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
  - THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–14

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: rcormor DATE: November 3, 2015 TIME: 11:08:45 AM

PART I: CONTROL/CAPTURE THE FIRST INCH OF RAINFALL

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'

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

Site Name: Dominion Square - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	0.00	0.00	7.63	**7.63**
				D.A. Total (acres)	**7.63**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 26,312

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Estimate RWH RR % Credit: Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	2.40	N/A	8,278	Subtract 100% of provided storage vol.	100%	N/A	8,278	N/A	11,137	8,278	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	PLANTERS = 1.31 ACRES TREE PITS = 3.60 ACRES	4.91	N/A	16,927	Subtract 100% of provided storage vol.	100%	0	16,927	N/A	18,528	16,927	0	
	Totals:	**7.31**	**0.00**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 7.31

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 25,206

SIZING COMPUTATIONS FOR ON–SITE PRACTICES

Tyson's Corner Tree Pit Sizing chart (CDP) - ONSITE

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Area A	156712	6203	0.95	12406	7151.5	9	3	1	1	0.25	0.4	**13588**
TOTALS =	**156712**	**6203**		**12406**	**7151.5**							**13588**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Tree Pit Sizing - ONSITE

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

Tyson's Corner SWM Planter Sizing chart (CDP)

SWM Planter	DA TO planter (Ac.) (Veg.)	DA TO planter (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
BLOCK A	0.06	1.25	2257	0.95	4513	2600	9	3	1	1	0.25	0.4	**4940**
TOTALS =	**0.06**	**1.25**	**2257**		**4513**	**2600**							**4940**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]SWM PLANTERS

Note: Sizing based on DCR Spec# 9-A (2013)
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE AREA) (SQ. FT.)	DA (NON-VEGETATIVE) (SQ. FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
BLOCK A	EXTENSIVE	54408.0	0	0.95	4307	54408	4.5	0.30	6121
BLOCK A	INTENSIVE-PODIUM	16720.0	33440	0.95	4368	16720	12	0.30	5016
Total		**71128.0**	**33440.0**		8675	71128			**11137**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Green Roof Sizing

Note: Sizing based on DCR Spec# 5
EXTENSIVE Tv Tv(RED'Q)=1"*Rv*DA/12
INTENSIVE Tv Tv(RED'Q)=1.1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

SIZING COMPUTATIONS FOR OFF–SITE PRACTICES

Tyson's Corner Tree Pit Sizing chart (CDP) - OFFSITE - EXCLUDED FROM 1" COMPS

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
SPRINGHILL	43451	1720	0.95	3440	1850	9	3	1	1	0.25	0.4	**3515**
TOTALS =	**43451**	**1720**		**3440**	**1850**							**3515**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Tree Pit Sizing - OFF SITE

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

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FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS
DRAINAGE AREA 'A'

VIKA REVISIONS

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CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. KMO | DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–15

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: rconnor DATE: November 3, 2016 TIME: 11:08:45 AM

PART II: LEED CREDIT 6.1 COMPLIANCE

EXISTING DP-0174 NOTE:
THE EXISTING ON-SITE FACILITY (DP01474) TO BE REMOVED WITH THE SUBJECT APPLICATION, REDUCED THE EXISTING PEAK RELEASE RATE HOWEVER DID NOT REDUCE THE TOTAL RUNOFF VOLUME FROM THE SITE. THEREFORE; THE LEED 6.1 (VOLUME) COMPUTATIONS DO NOT TAKE INTO ACCOUNT THE EXISTING FACILITY. FOR THE PFM (PEAK FLOW) COMPUTATIONS THE 2.80 ACRES TREATED BY THIS FACILITY HAVE BEEN TREATED AS A FOREST CONDITION.

LEED BOUNDARY NOTE:
IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE SUBJECT APPLICATION AREA: TOTALING 7.63 ACRES. THE LEED BOUNDARY HAS BEEN SHOWN ON THE KEY MAP BELOW. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

EX. CONDITIONS 2-YEAR RUNOFF DEPTH

KMO
DOMINION SQUARE CDP
PREDEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. CONDIT	Open space; grass cover 50% to 75% (fair)	D	.73	84
	Paved parking lots, roofs, driveways	D	6.9	98
	Total Area / Weighted Curve Number		7.63	97
			====	==

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX. CONDIT	0.012		2.824		11.93	30.16	2530.32

2-YEAR 24 HOUR STORM EX. CONDITION RUNOFF DEPTH

PR. CONDITIONS 2-YEAR RUNOFF DEPTH

KMO
DOMINION SQUARE CDP
POST DEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PR. CONDIT	Paved parking lots, roofs, driveways	D	7.63	98
	Total Area / Weighted Curve Number		7.63	98
			====	==

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR. CONDIT	0.012		2.936		11.93	30.64	2570.71

2-YEAR 24 HOUR STORM PR. CONDITION RUNOFF DEPTH

TOTAL RUNOFF VOL. (EX. CONDITIONS)
2-YEAR STORM: 7.63 AC X 2.824 IN. X 1FT/12 IN.
X 43,560 SF/AC = 78,216.05 CFT

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

78,216.05 SF X 0.75 = 58,662.04 CFT

TOTAL RUNOFF VOL. (PROPOSED CONDITIONS)
2-YEAR STORM: 7.63 AC X 2.936 IN. X 1FT/12 IN.
X 43,560 SF/AC = 81,318.10 CFT

RUNOFF REDUCTION PRACTICES (ON-SITE ONLY)
RETENTION VOLUME: SEE CURVE NUMBER REDUCTION COMPS BELOW
DRAINAGE AREA 'A' = 14,178 CFT
DETENTION VAULT VOLUME PROVIDED = 12,000 CFT

TOTAL RETENTION VOLUME = 26,178 CFT

LEED PROVIDED RUNOFF REDUCTION VOLUME:
81,318.10 CFT - 26,178 CFT = 55,140.10 CFT

55,140.10 CFT (POST. DEV. VOL.) < 58,662.04 CFT (0.75 X PRE-DEV. VOL.)

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING THE SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YEAR STORM.

PART III: PFM 2 YEAR AND 10 YEAR DETENTION COMPLIANCE

CURVE NUMBER REDUCTION COMPUTATIONS

	1-year storm	2-year storm	10-year storm	
$RV_{Developed}$ (in) with no Runoff Reduction	2.39	2.94	4.63	*From RRM*
$RV_{Developed}$ (in) with Storage Provided	**1.88**	**2.43**	**4.12**	*Based on RR Volume Provided (See below)*
CN adjusted	**93**	**93**	**93**	*SEE FORMULA BELOW*

	Storage Volume	RR Credit	Runoff Reduction	
URBAN BIO-RETENTION	13,588	40%	**5,435**	*RR Credit Based on VRRM*
SWM PLANTERS	4,940	40%	**1,976**	*RR Credit Based on VRRM*
INFILTRATION	0	90%	**0**	*RR Credit Based on VRRM*
EXTENSIVE GREEN ROOF	6,121	45%	**2,754**	*RR Credit Based on VRRM*
INTENSIVE GREEN ROOF	5,016	80%	**4,013**	*RR Credit Based on VRRM*
	Total RR Volume Provided		**14,178**	

EX. CONDITIONS PEAK FLOW COMPUTATIONS

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PREDEVELOPED WEST
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. CONDIT	Open space; grass cover 50% to 75% (fair)	D	3.53	84
	Paved parking lots, roofs, driveways	D	4.1	98
	Total Area / Weighted Curve Number		7.63	92
			====	==

INCLUDES 2.80 ACRES TREATED BY DP-0174

PFM PROVIDED RELEASE RATE
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE DETENTION VOLUME PROVIDE BY THE VAULTS AND THE STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES EXCLUDING THE NON-VEGATIVE DRAINAGE AREA TO THE INTENSIVE GREEN ROOF

TOTAL RETENTION PROVIDED BY RUNOFF REDUCTION PRACTICES = 14,178 CF (CURVE NUMBER REDUCTION COMPS)

TOTAL RETENTION PROVIDED BY INTENSIVE GREEN ROOF = 5,016 CF
INTENSIVE GREEN ROOF TREATMENT AREAS (16,720 SF VEG. AND 33,440 SF NON-VEG.) = 50,160 SF
33,440 SF / 50,160 SF = 66.6% X 5,016 CF = 3,344 CF

14,178 CF - 3,344 CF = 10,834 CF PROVIDED BY RR PRACTICES FOR PFM CALCULATIONS

AS SHOWN THE TR-55 SHORTCUT METHOD THE MINIMUM ADDITIONAL STORAGE REQUIRED TO MEET THE PFM RELEASE RATE REQUIREMENTS IS 11,073 CFT. THE TOTAL DETENTION VOLUME PROVIDED BY VAULTS = 12,000 CFT

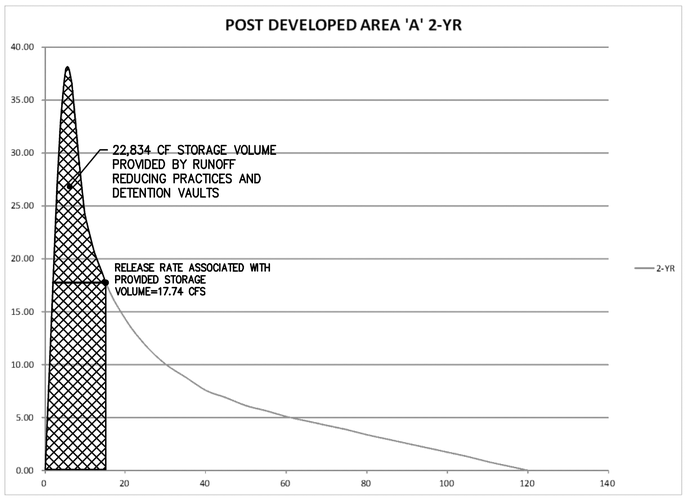
TOTAL STORAGE VOLUME PROVIDED FOR PFM CALCULATIONS = 22,834 CFT

AS SHOWN IN THE HYDROGRAPHS PROVIDED BELOW, THE POST-DEVELOPED PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORM EVENTS ARE BELOW THE ALLOWABLE RELEASE RATES.

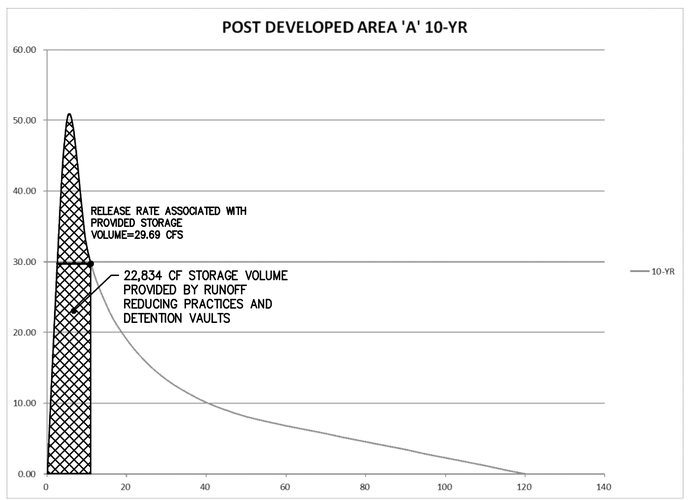
ALLOWABLE RELEASE RATES
Q(2-PRE) = 26.54 CFS
Q(10-PRE) = 44.01 CFS

PROVIDED RELEASE RATES
Q(2-POST) = 17.74 CFS
Q(10-POST) = 29.69 CFS

PFM 2YR DETENTION COMPLIANCE



PFM 10YR DETENTION COMPLIANCE



PRELIMINARY SWM SIZING TR-55 SHORTCUT METHOD

	SITE AREA (acre)	7.63				
	1-year		2-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.62	2.62	3.17	3.17	4.87	4.87
CN	92	93	92	93	92	93
S=1000/CN-10	0.87	0.77	0.87	0.74	0.87	0.70
0.2S	0.17	0.15	0.17	0.15	0.17	0.14
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.80	1.88	2.32	2.43	3.96	4.12
POST (adjusted) from CN reduction computations; PRE CN can be computed using same computations on this tab						

1-YR TR-55 SHORT PRELIM. SIZING		2-YR TR-55 SHORT PRELIM. SIZING		10-YR TR-55 SHORT PRELIM. SIZING	
Qpre-development	20.85	Qpre-development	26.54	Qpre-development	44.01
QPost Development	21.69	QPost Development	27.37	QPost Development	44.75
RVPost Development (with runoff reduction)	1.88	RVPost Development (with runoff reduction)	2.43	RVPost Development (with runoff reduction)	4.12
Qallowable	20.85	Qallowable	26.54	Qallowable	44.01
Qallowable/QPost Development	0.96	Qallowable/QPost Development	0.97	Qallowable/QPost Development	0.98
Vs/Vr	**0.11**	Vs/Vr	**0.10**	Vs/Vr	**0.10**
Vs	0.20	Vs	0.25	Vs	0.40
Storage required (cf)	**5,652**	**Storage required (cf)**	**7,018**	**Storage required (cf)**	**11,073**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\CDP\SWM (WEST) 2016-09-12\SWM\PFM Computations\[TR-55 CDP ADJUSTED RR.xlsx]PRELIM SWM SIZING

Figure B.2 can also be used to estimate V_s/V_r. For a Type II or Type III rainfall distribution, V_s/V_r can also be calculated using the following equation:

$$V_s/V_r = 0.682 - 1.43\,(q_o/q_i) + 1.64\,(q_o/q_i)^2 - 0.804\,(q_o/q_i)^3 \qquad (2.1.16)$$

Where: V_s = required storage volume (acre-feet)
V_r = runoff volume (acre-feet)
q_o = peak outflow discharge (cfs)
q_i = peak inflow discharge (cfs)

The required storage volume can then be calculated by:

$$V_s = \frac{(V_s/V_r)(Q_d)(A)}{12} \qquad (2.1.17)$$

Where: V_s and V_r are defined above
Q_d = the post-developed runoff for the design storm (inches)
A = total drainage area (acres)

PART II: LEED CREDIT 6.2 COMPLIANCE

LEED 2009 for New Construction and Major Renovations
SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL
Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

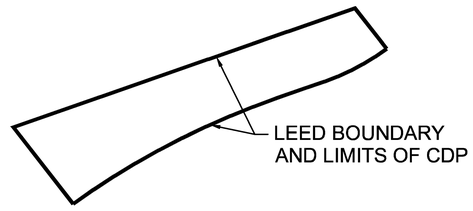
Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)		
CDS	VORTECHNIC	N/A	0.27	80	Manufacturer	0.22	+	-
EXT. GR.	ROOF	Yes	0.16	70	National or regional source	0.02	+	-
INT. GR	ROOF	No	0.15	80	National or regional source	0.12	+	-
SW PLNTRS	ROOF	No	0.17	70	National or regional source	0.12	+	-
TREE PITS	BIORETENTION	No	0.47	70	National or regional source	0.33	+	-
Total weighted average TSS removal efficiency (must be at least 80%)						0.81		

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

LEED CREDIT 6.2 COMPLIANCE NARRATIVE
LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPED SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS ABOVE, THIS SITE SHALL COMPLY WITH THE LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE APPLICATION AREA. THE LEED BOUNDARY HAS BEEN SHOWN ON THE KEY MAP BELOW. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.



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STORMWATER MANAGEMENT COMPUTATIONS

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CDP REVISION 05/18/11
CDP REVISION 03/07/11

DATE: FEB. 01, 2011
DES. KMO | DWN. KMO
SCALE: N/A
PROJECT/FILE NO. V7096G
SHEET NO. C–16

FILE: P:\projects\7096\7096G(WEST)\CADD - PP-LANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: oconnor DATE: November 3, 2016 TIME: 11:08:45 AM

BMP COMPLIANCE (VRRM)

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: **2013 Draft Stds & Specs**

Site Summary

Total Rainfall (in):	**43**
Total Disturbed Acreage:	**7.63**

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	3.53	3.53	46
Impervious Cover (acres)	0.00	0.00	0.00	4.10	4.10	54
					7.63	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	7.63	7.63	100
					7.63	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.95	0.95	0.95	0.95
Treatment Volume (ft^3)	26,312	14,139	12,173	14,139
TP Load (lb/yr)	16.53	8.88	7.65	8.88

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.17	**2.17**	**2.17**

Total TP Load Reduction Required (lb/yr)	**7.98**	1.78	6.20

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	118.27	77.95

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	10,301
Total TP Load Reduction Achieved (lb/yr)	8.06
Total TN Load Reduction Achieved (lb/yr)	64.49
Remaining Post Development TP Load (lb/yr)	8.47
Remaining TP Load Reduction (lb/yr) Required	**0.00**

** TARGET TP REDUCTION EXCEEDED BY 0.08 LB/YEAR **

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	7.63	0.00	0.00	0.00	0.00	7.63
Total Area (acres)	**7.63**	**0.00**	**0.00**	**0.00**	**0.00**	**7.63**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	8.06	0.00	0.00	0.00	0.00	8.06
TN Load Reduced (lb/yr)	64.49	0.00	0.00	0.00	0.00	64.49

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	7.63	7.63	100
					7.63	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft^3)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1.a. Vegetated Roof #1 (Spec #5)		**1.25**	**4,310.63**		**2.71**	**1.22**	**1.49**	
1.b. Vegetated Roof #2 (Spec #5)		**0.767676768**	**2,647.33**		**1.66**	**1.00**	**0.66**	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		**4.91**	**16,932.14**	**0.00**	**10.63**	**5.84**	**4.78**	

Total Impervious Cover Treated (acres)	6.93
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. (lb/yr)	8.06
Total TN Load Reduction Achieved in D.A. (lb/yr)	64.49

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		98	0	0	0	0
RR (ft^3)		10,301	0	0	0	0
1-year return period	**RV wo RR (ws-in)**	2.39	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.02	0.00	0.00	0.00	0.00
	CN adjusted	94	0	0	0	0
2-year return period	**RV wo RR (ws-in)**	2.94	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.57	0.00	0.00	0.00	0.00
	CN adjusted	94	0	0	0	0
10-year return period	**RV wo RR (ws-in)**	4.63	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	4.26	0.00	0.00	0.00	0.00
	CN adjusted	95	0	0	0	0

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DES. KMO | DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-17

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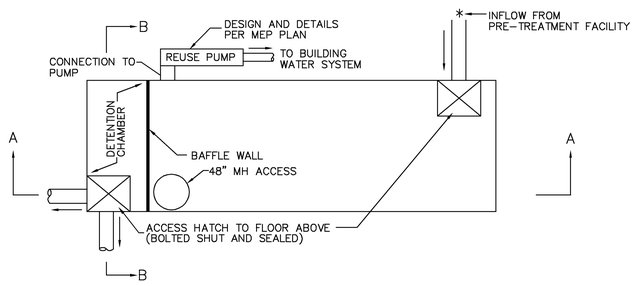
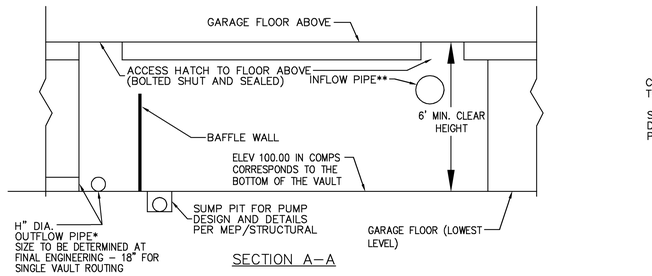


PLAN VIEW

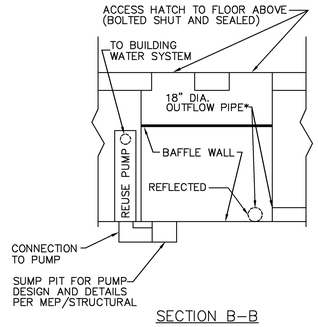


SECTION A–A

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

NOTES:

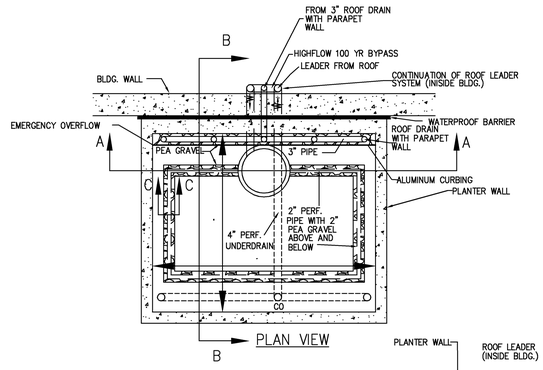
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



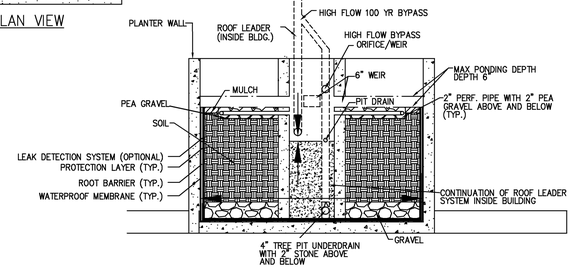
SECTION B–B

TYPICAL RETENTION/DETENTION VAULT DETAIL

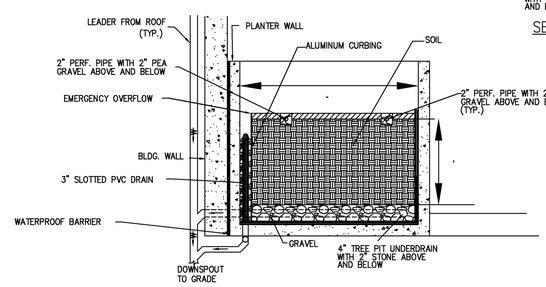
NOT TO SCALE



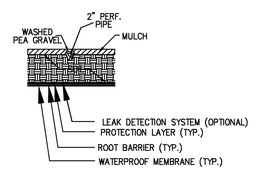
PLAN VIEW



SECTION A–A



SECTION B–B



SECTION C–C

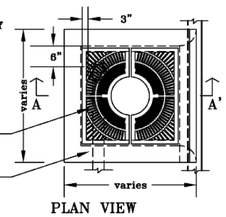
STORMWATER PLANTER DETAIL

NOT TO SCALE

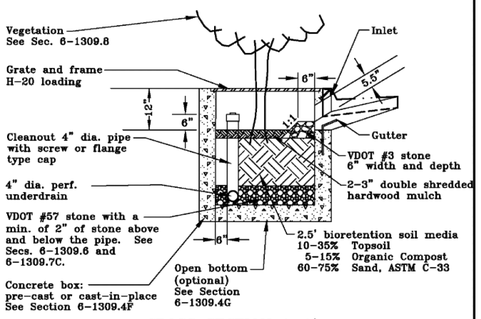
NOTE: SWM PLANTER DETAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

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



PLAN VIEW

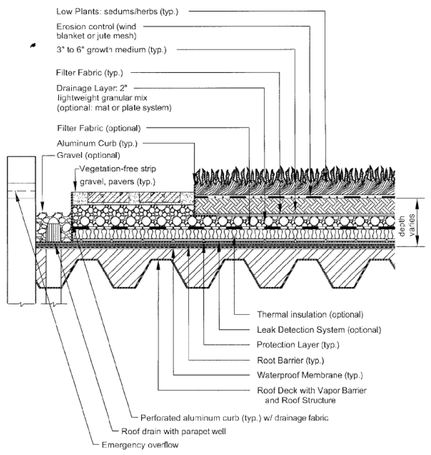


CROSS SECTION A–A'

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

TREE BOX FILTER DETAIL

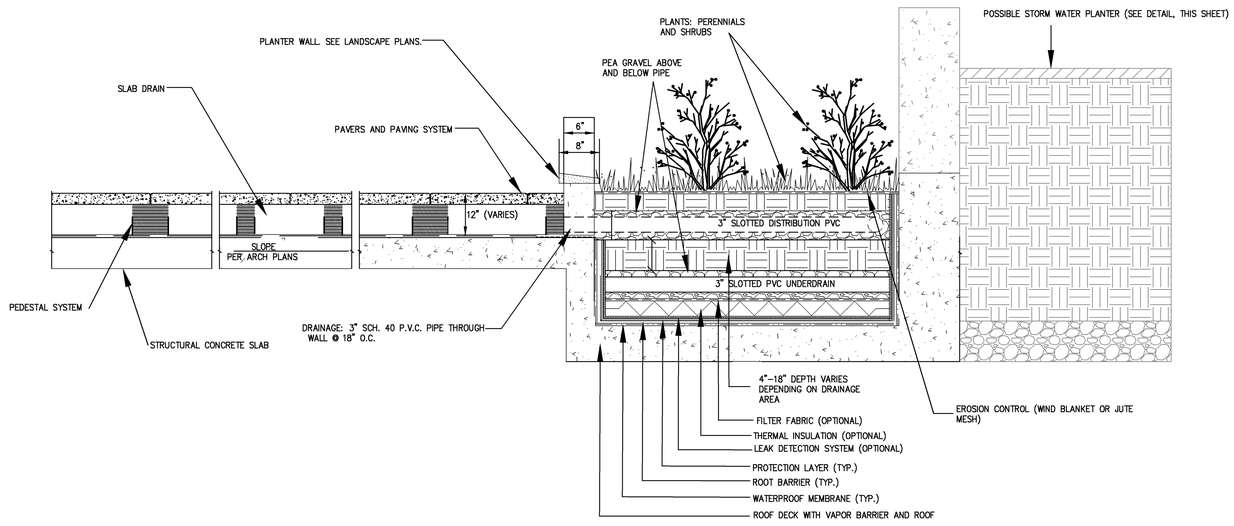
VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF



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

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STORMWATER VAULT AND BMP DETAILS

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DES. KMO	DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–18

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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C-12. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☑ 3. Provide:

Facility Name/ Type & No. (E.g dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-16	N/A
Totals:						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-6 TO C-11 & C-12. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-12. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☐ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-5.0.

☐ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-13, C-14, C-17.

☐ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C-19. If the outfall is proposed to be improved off-site it should be specifically noted.

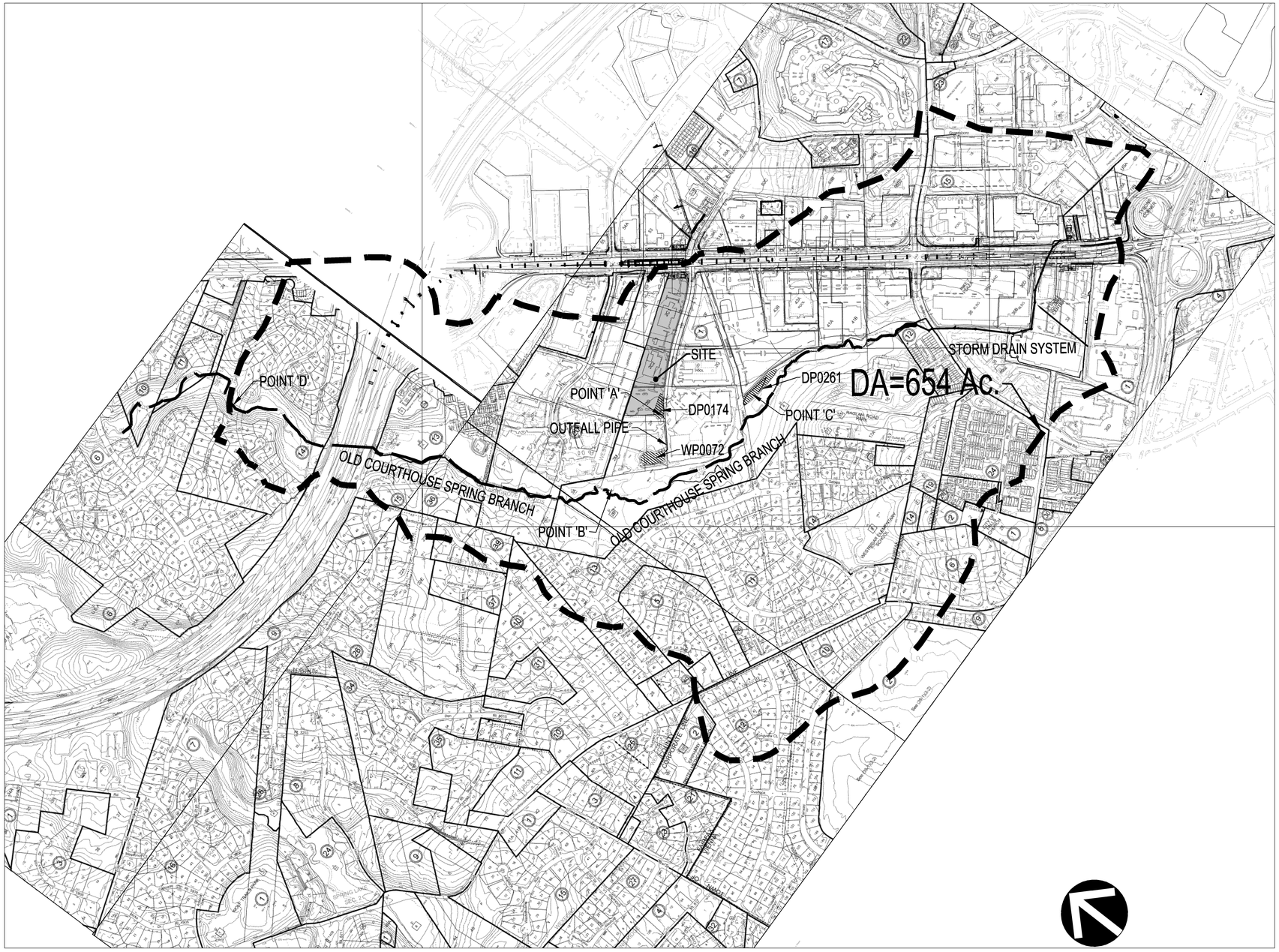
☐ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-19. (GRANDFATHERED SITE)

☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-6 TO C-11.

☐ 11. A submission waiver is required for _____.

☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL FROM THE SUBJECT APPLICATION AREA IS PARTIALLY THROUGH AN EXISTING DRY POND (DP0174), AND PARTIALLY THROUGH AN EXISTING CLOSED CONDUIT SYSTEM. ULTIMATELY ALL RUNOFF FROM THIS LAND BAY ENTERS AN EXISTING CLOSED CONDUIT SYSTEM, WHICH CONVEYS RUNOFF IN A SOUTHERLY DIRECTION THROUGH THE ADJACENT SITE, DISCHARGING INTO EXISTING POND WP0072. FROM THIS FACILITY FLOW WILL DISCHARGE INTO OLD COURTHOUSE SPRING BRANCH (POINTS 'A' TO 'B'). OLD COURTHOUSE SPRING BRANCH FLOWS IN A WESTERLY DIRECTION, SUCH THAT FLOW FROM DP0261 (POINT 'C') WILL COMBINE WITH FLOW AT POINT 'B'. THIS OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) CONVEYS FLOW TO THE TO THE WEST UNDER THE DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET (POINT 'D') IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC.) – THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

A PRELIMINARY REVIEW WOULD INDICATE THAT THE EXISTING CLOSED CONDUIT SYSTEMS ADEQUATELY CONVEY THE FLOWS FROM THEIR CONTRIBUTING AREAS – INCLUDING THE SUBJECT SITE. THE EXISTING NATURAL CHANNEL APPEARS TO POSSESS SUFFICIENT CAPACITY FOR CONVEYANCE OF THE FLOWS EXPERIENCED BY THE CHANNEL. A VISUAL INSPECTION OF THE CHANNEL INDICATES EROSION HAS OCCURRED IN THE CHANNEL PREVIOUSLY. AN INITIAL REVIEW OF THE ANTICIPATED VELOCITIES OF FLOW IN THE CHANNEL INDICATES THAT PRESENT VELOCITIES MAY OR MAY NOT BE EROSIVE – THAT PAST EROSION MAY HAVE BROUGHT THE CHANNEL TO ITS CURRENT CONDITION. AT FINAL SITE PLAN A DETAILED ANALYSIS WILL VERIFY THE ADEQUACY OF THE CHANNEL, WITH ON-SITE SWM CONTROLS PROVIDED TO ADDRESS ANY INADEQUATE AREAS.

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DESCRIPTION

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

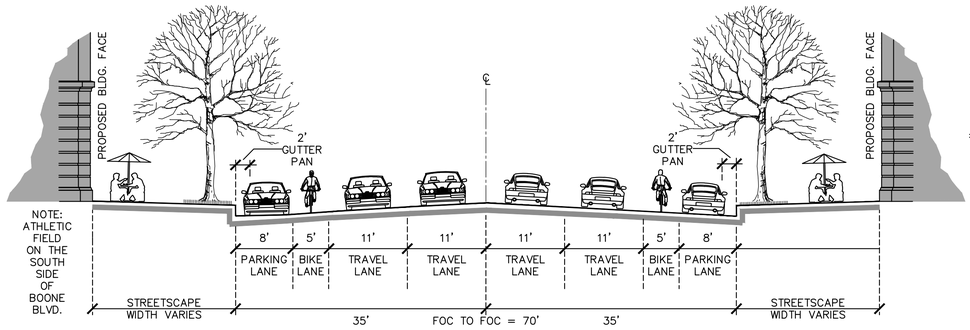
DES.	DWN.
SEC	SEC

SCALE: 1"=500'

PROJECT/FILE NO. V7096G

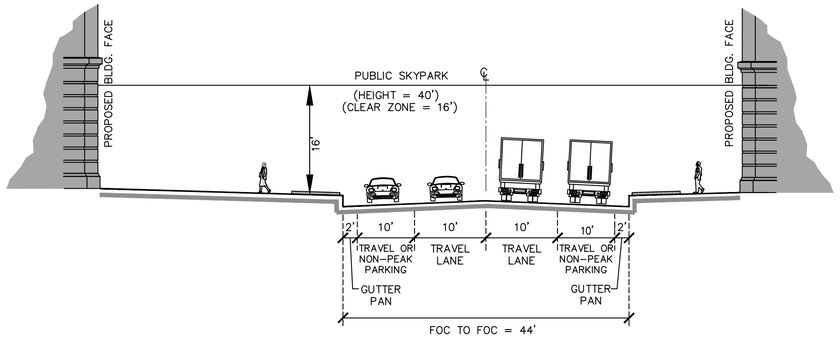
SHEET NO. C-19

FILE: P:\projects\7096\7096G(WEST)\CADD - PVPLANNING\PLANNING DRAWINGS\7096G-WEST C-19 OUTFALL.dwg USER: oconnor DATE: November 3, 2016 TIME: 11:23:34 AM

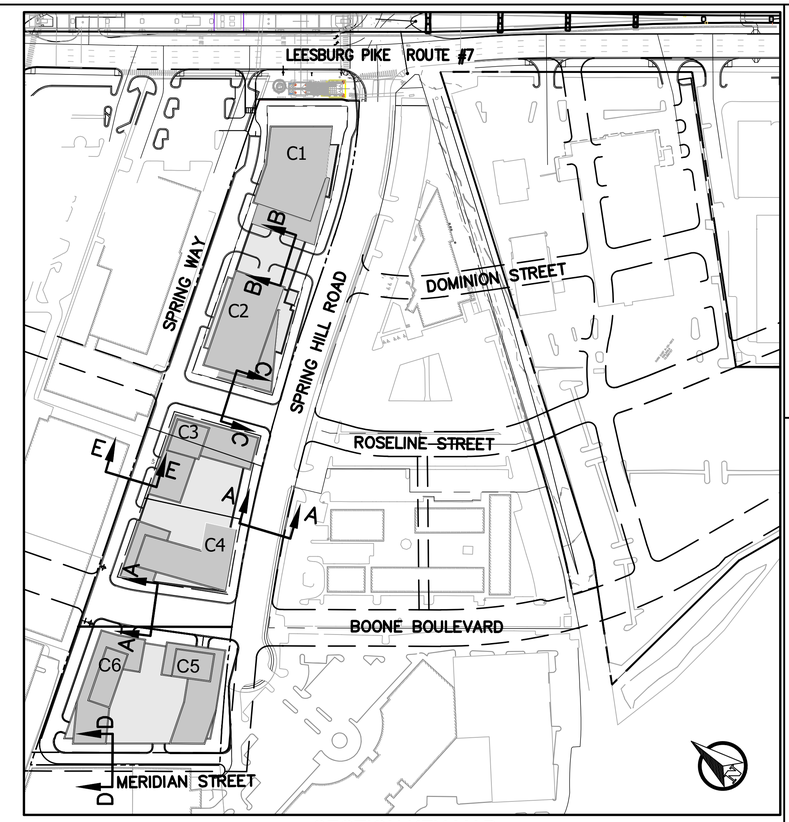


*BICYCLE AND PARKING LANES ON THE NORTHBOUND (EAST) SIDE OF SPRING HILL ROAD BY OTHERS WITH FUTURE DEVELOPMENT.

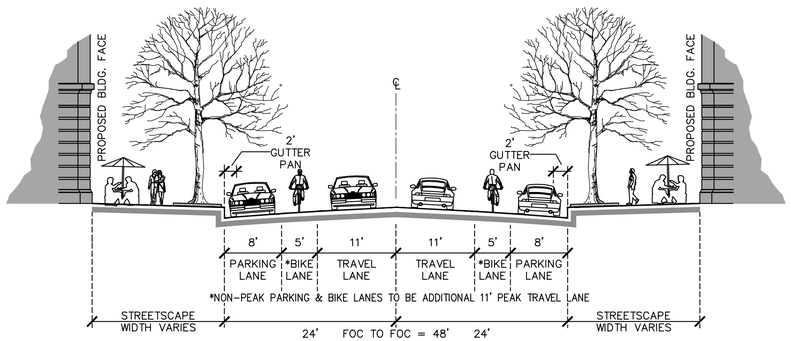
AVENUES
BOONE BOULEVARD, SPRING HILL ROAD (PARKING ON BOTH SIDES)
SECTION A-A



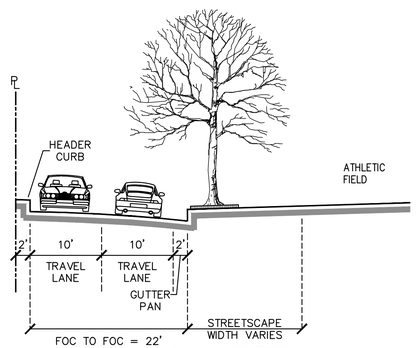
LOCAL STREET
SECTION B-B
DOMINION STREET



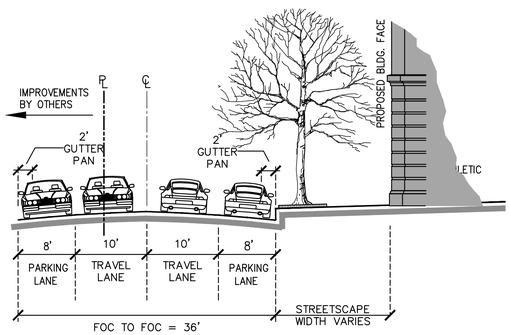
SECTION KEY MAP
NOT TO SCALE



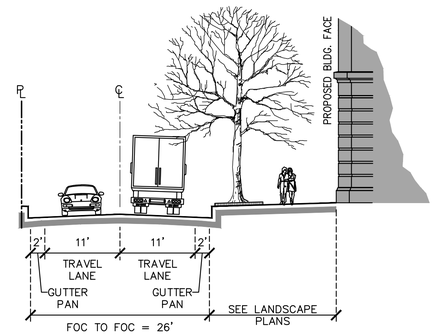
2 LANE COLLECTOR
ROSELINE STREET
SECTION C-C



LOCAL STREET
MERIDIAN STREET - INTERIM
SECTION D-D



LOCAL STREET
MERIDIAN STREET - ULTIMATE
SECTION D-D



PRIVATE ALLEY
SPRING WAY
SECTION I E-E

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-20

C1
OFFICE
GFA 450,000
BUILDING HEIGHT:
400'-0"

C2
OFFICE
GFA 390,000
BUILDING HEIGHT:
360'-0"

C3
RESIDENTIAL
GFA 435,000
BUILDING HEIGHT:
280'-0"

C4
RESIDENTIAL
MAX GFA 445,000
MAX BUILDING HEIGHT:
270-0"

C5
RESIDENTIAL
MAX GFA 335,000
MAX BUILDING HEIGHT:
260'-0"

C6
RESIDENTIAL
MAX GFA 335,000
MAX BUILDING HEIGHT:
280'-0"

PRIVATE
SKYPARK HEIGHT:
30'-0"

RESIDENTIAL ENTRANCE

BUILD TO LINE

DOMINION STREET
(PRIVATE LOCAL STREET)

SPRING WAY
(PRIVATE SERVICE STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

BOONE
BOULEVARD
(PUBLIC AVENUE)

SPRING HILL ROAD
(PUBLIC AVENUE)

DOMINION STREET
(PUBLIC LOCAL STREET)

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

INFINITY WAY
(PRIVATE SERVICE STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

BOONE
BOULEVARD
(PUBLIC AVENUE)

DOMINION SUBSTATION

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

OLD COURTHOUSE
SPRING BRANCH
(STREAM VALLEY PARK)

SPRING HILL ROAD
EXTENSION
(PUBLIC LOCAL STREET)

MERIDIAN STREET
(PUBLIC LOCAL STREET)

LEGEND

- AVENUE
- COLLECTOR WITH NON-PEAK PARKING AND BIKE LANE
- LOCAL STREET
- PRIVATE SERVICE STREET
- MINIMUM STOPPING SIGHT DISTANCE — SSD

NOTE:
PRIVATE STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE PFM. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF THE FDP. SPRING HILL SECTION AND SOUTH-WESTERN TERMINUS TO BE COORDINATED WITH FCDOT AND/OR VDOT.

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

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HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

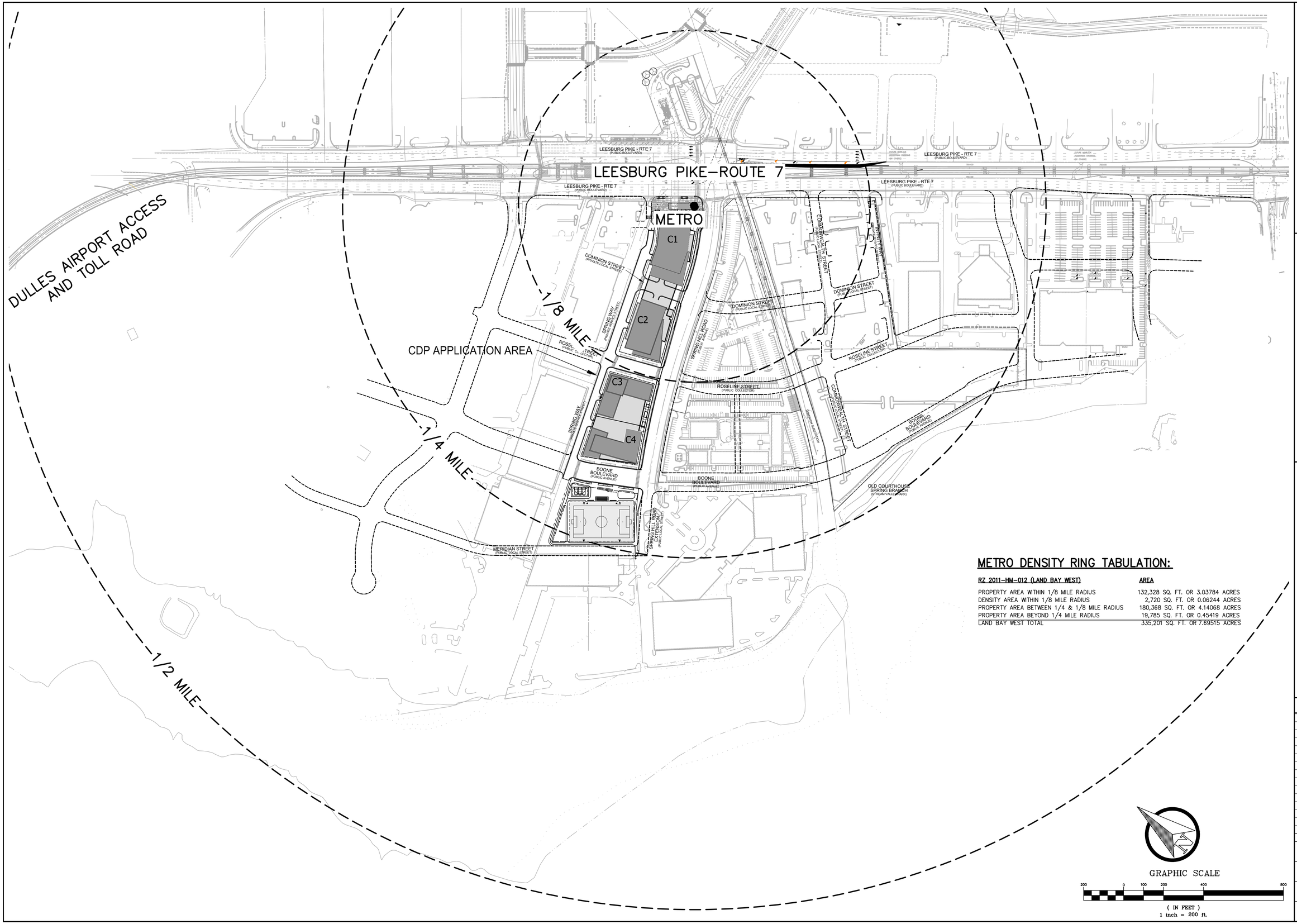
DES.	DWN.

SCALE: 1"=60'

PROJECT/FILE NO. V7096G

SHEET NO. C-21

FILE: P:\projects\7096\7096G\WEST\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-21 TCP.dwg USER: mekonnen DATE: November 6, 2016 TIME: 4:35:59 AM



METRO DENSITY RING TABULATION:

RZ 2011-HM-012 (LAND BAY WEST)	AREA
PROPERTY AREA WITHIN 1/8 MILE RADIUS	132,328 SQ. FT. OR 3.03784 ACRES
DENSITY AREA WITHIN 1/8 MILE RADIUS	2,720 SQ. FT. OR 0.06244 ACRES
PROPERTY AREA BETWEEN 1/4 & 1/8 MILE RADIUS	180,368 SQ. FT. OR 4.14068 ACRES
PROPERTY AREA BEYOND 1/4 MILE RADIUS	19,785 SQ. FT. OR 0.45419 ACRES
LAND BAY WEST TOTAL	335,201 SQ. FT. OR 7.69515 ACRES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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WEST LANDBAY

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FAIRFAX COUNTY, VIRGINIA

METRO CONTEXT EXHIBIT

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CDP REVISION 06/27/16
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CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

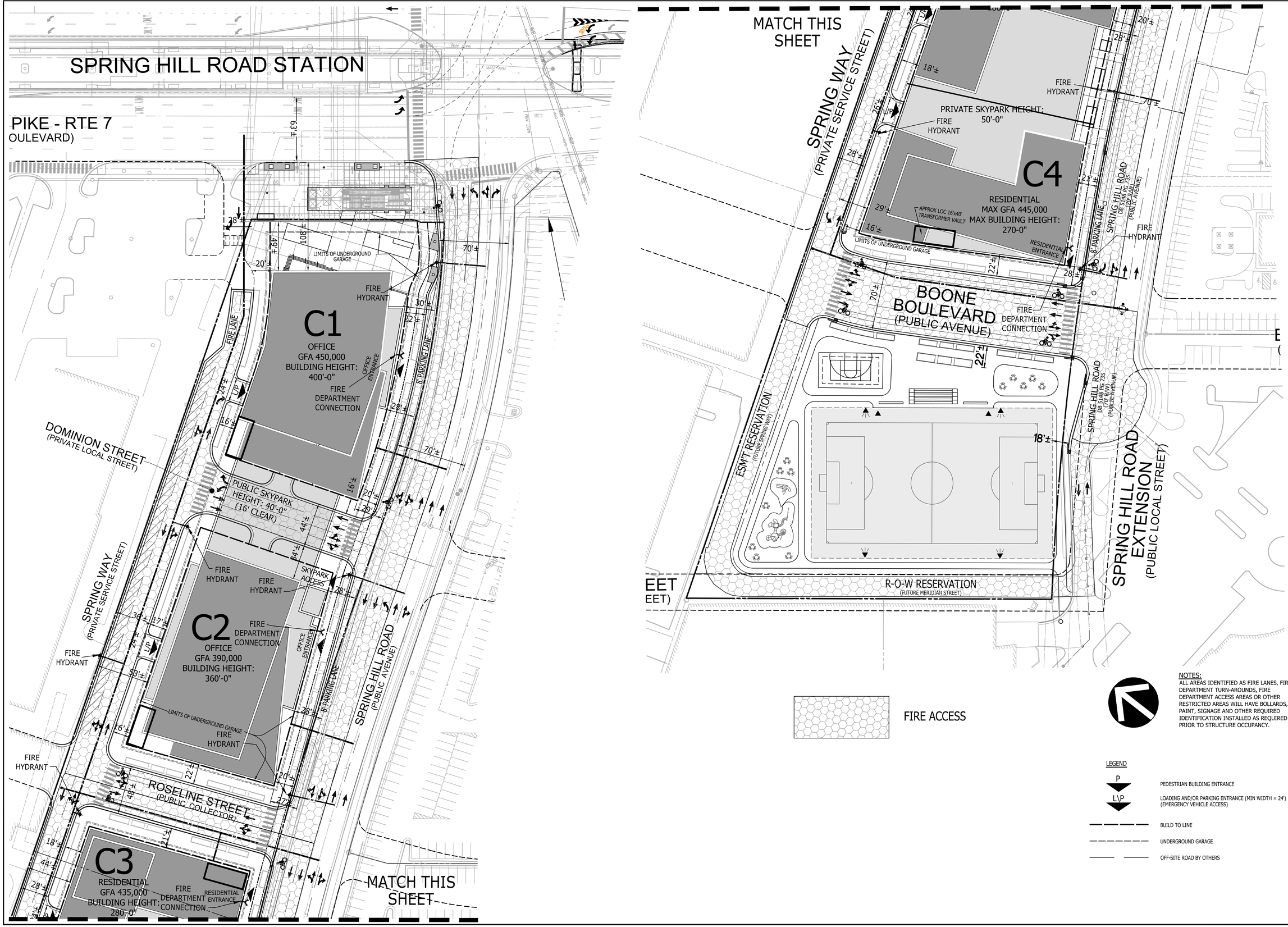
DES.	DWN.

SCALE: 1"=200'

PROJECT/FILE NO. V7096G

SHEET NO. C-22

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-22 CONTEXT.dwg USER: walsh DATE: November 4, 2016 TIME: 9:43:30 AM



FIRE ACCESS

NOTES:
ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN-AROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE (MIN WIDTH = 24') (EMERGENCY VEHICLE ACCESS)
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

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WEST LANDBAY

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FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-23

P:\PLANNING\PLANNING DRAWINGS\7096G-WEST C-23 C-24 FIRE ACCESS.dwg USER: mekonnen DATE: November 6, 2016 TIME: 5:12:24 AM
P:\7096G(WEST)\CADD -

RZ-2011-HM-012

FIRE ACCESS SHEET REQUIREMENTS

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS.(PROVIDED)
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FAÇADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (PROVIDED)
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8) LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (PROVIDED)
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (TO BE PROVIDED WITH FDP)

NOTES:
1.) ALL BUILDINGS TO BE MADE OF NON-COMBUSTIBLE SKIN MATERIAL
2.) ALL ROOFS TO BE CLASS A

BLDG. C1

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	33
BUILDING HEIGHT	400'-0"
BUILDING SF	495,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	B, M, S-2

BLDG. C2

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	29
BUILDING HEIGHT	360'-0"
BUILDING SF	470,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	B, M, S-2

BLDG. C3

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	28
BUILDING HEIGHT	280'-0"
BUILDING SF	435,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	R-2, M, S-2

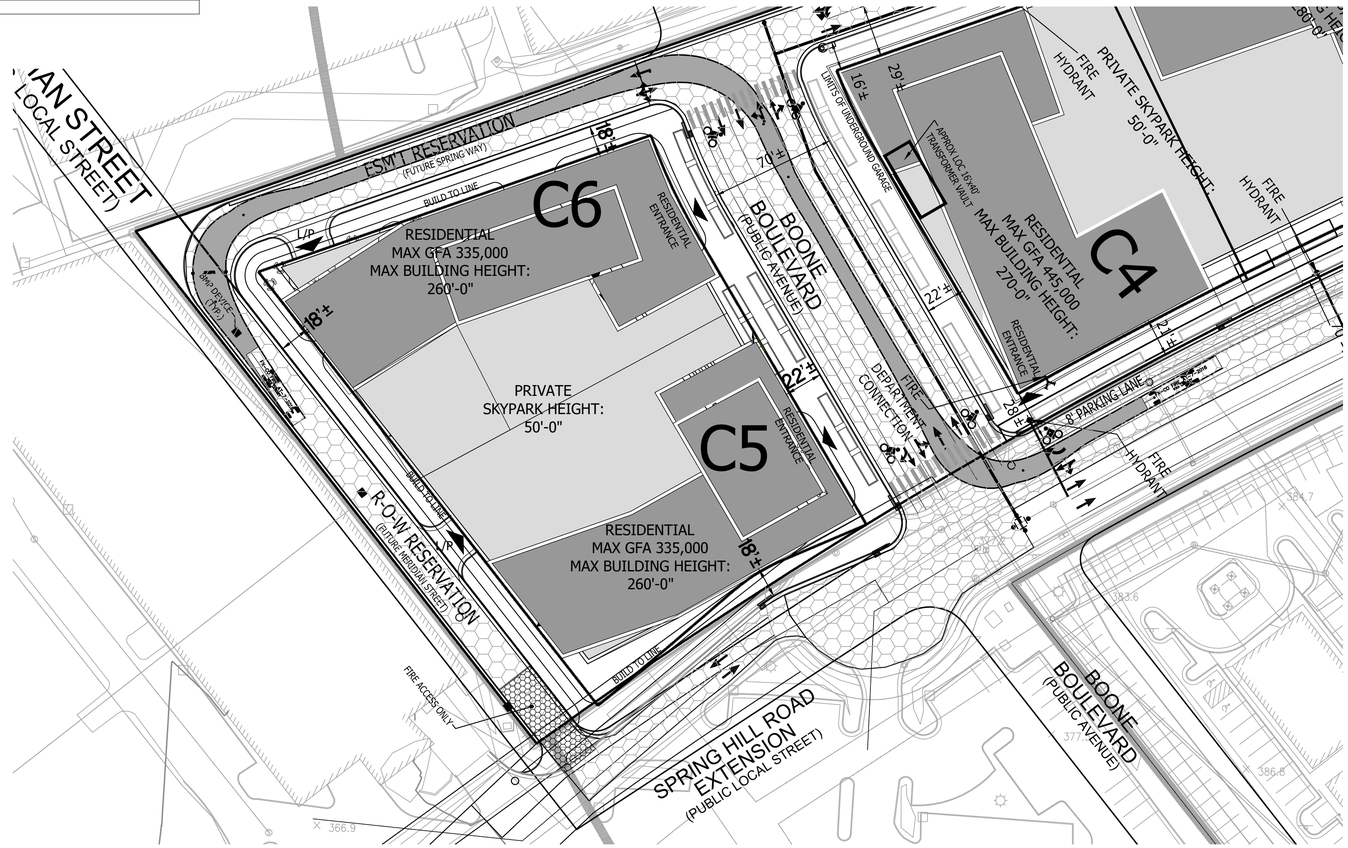
BLDG. C4

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	27
BUILDING HEIGHT	270'-0"
BUILDING SF	445,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	R-2, M, S-2

NOTES:
ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN-AROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L/P — LOADING AND/OR PARKING ENTRANCE (MIN WIDTH = 24') (EMERGENCY VEHICLE ACCESS)
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS



AUTO TURN DETAIL
1"=40'

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN/TABS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
RRC	DLK/RMC

SCALE: 1"=40'

PROJECT/FILE NO.
V7096G

SHEET NO.
C-24

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-23 C-24 FIRE ACCESS.dwg USER: mekonnen DATE: November 6, 2016 TIME: 5:46:59 AM



NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-2.
7. SEE SHEET 19 FOR APPROXIMATE SWM LOCATIONS.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY/ GRADING PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
RRC	DM

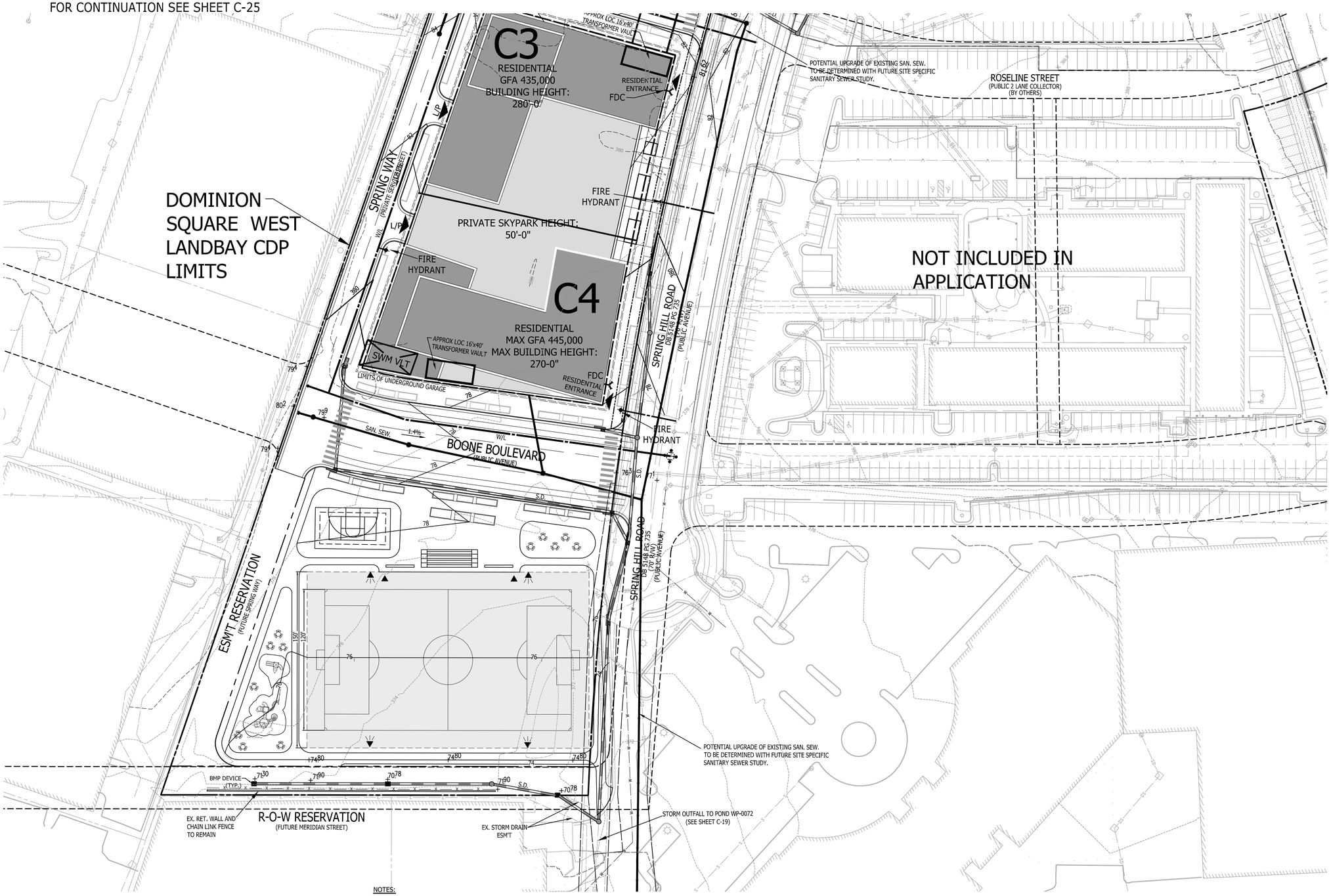
SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-25

G:\V7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-25 C-26 UTIL-GRADE.dwg USER: walsh DATE: November 7, 2016 TIME: 10:13:06 AM

FOR CONTINUATION SEE SHEET C-25



NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS. SWM VAULT AND TRANSFORMER VAULT LOCATIONS SUBJECT TO CHANGE WITH FDP AND /OR SITE PLAN.
8. SEE SHEET C-11 FOR OPTIONAL C-5/C-6 LAYOUTS.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY/ GRADING PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=40'

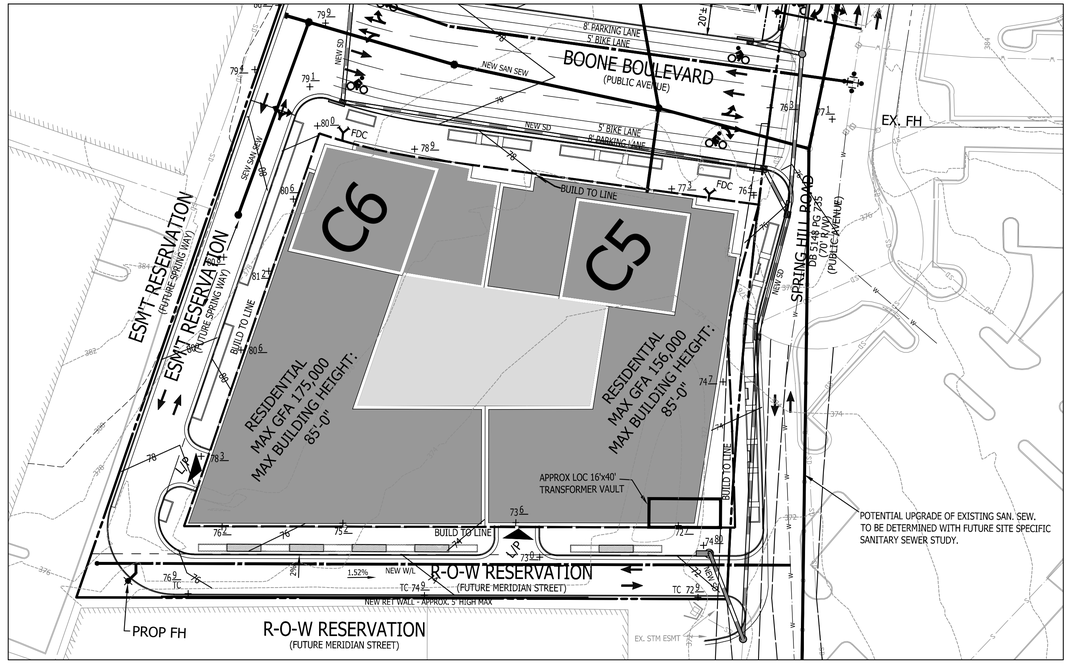
PROJECT/FILE NO. V7096G

SHEET NO. C-26

I:\V7096G\WEST\CADD-P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-25 C-26 UTIL-GRADE.dwg USER: walsh DATE: November 7, 2016 TIME: 10:13:06 AM



UTILITY AND GRADING: OPTION 1
RESIDENTIAL HIGH-RISE



UTILITY AND GRADING: OPTION 2
RESIDENTIAL LOW-RISE

NOTES:

1. ALL GRADING ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DEVELOPMENT AND SITE PLANS.
2. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
3. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
4. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
5. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
6. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
7. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-2.
8. SEE SHEET 19 FOR APPROXIMATE SWM LOCATIONS.
9. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY AND GRADING PLAN (OPTIONS)

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

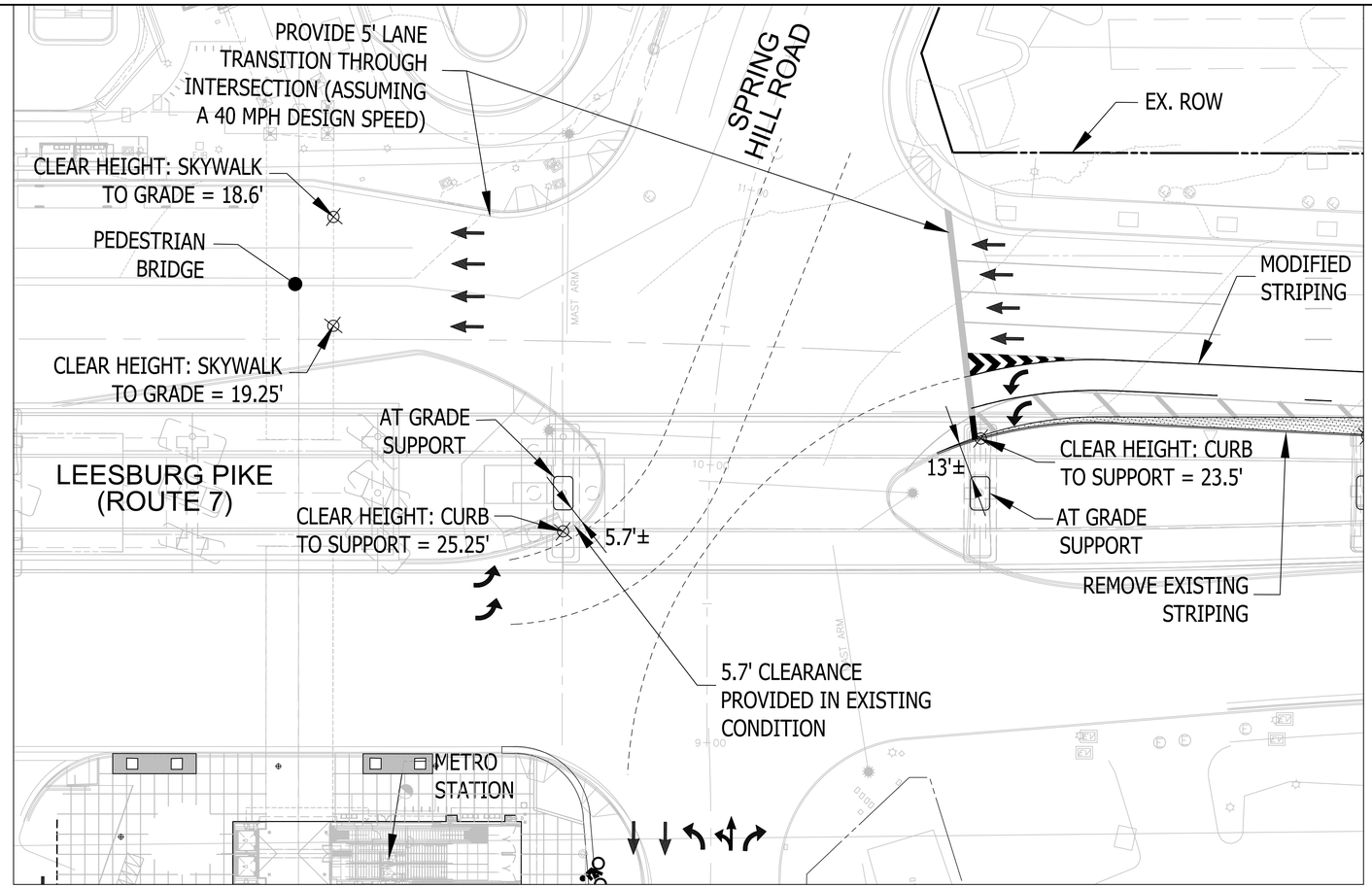
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-26A

FILE: P:\projects\7096\7096G(WEST)\CADD - PLANNING\PLANNING DRAWINGS\7096G-WEST C-26A CDP-OPTIONS.dwg USER: walsh DATE: November 3, 2016 TIME: 5:38:07 PM



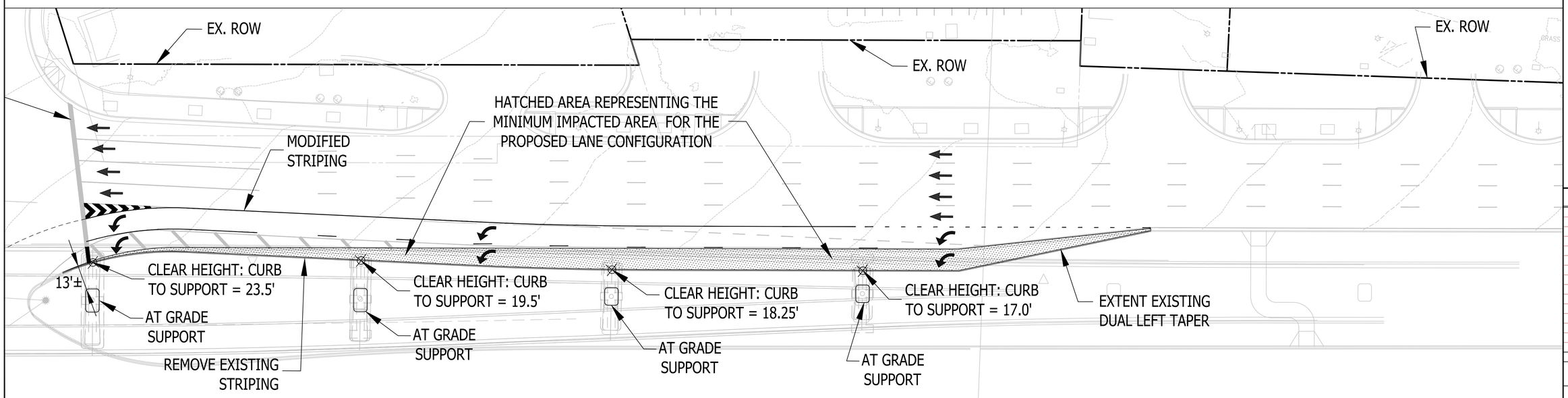
ROUTE 7 AT SPRING HILL ROAD INTERSECTION: DUAL LEFT EXHIBIT

SCALE: 1"=25'

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.



WESTBOUND ROUTE 7 IMPROVEMENTS

SCALE: 1"=25'

VIKA
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TURN LANE EXHIBIT
DUAL TURN LANES
AT SPRING HILL ROAD

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11

DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: 1"=25'

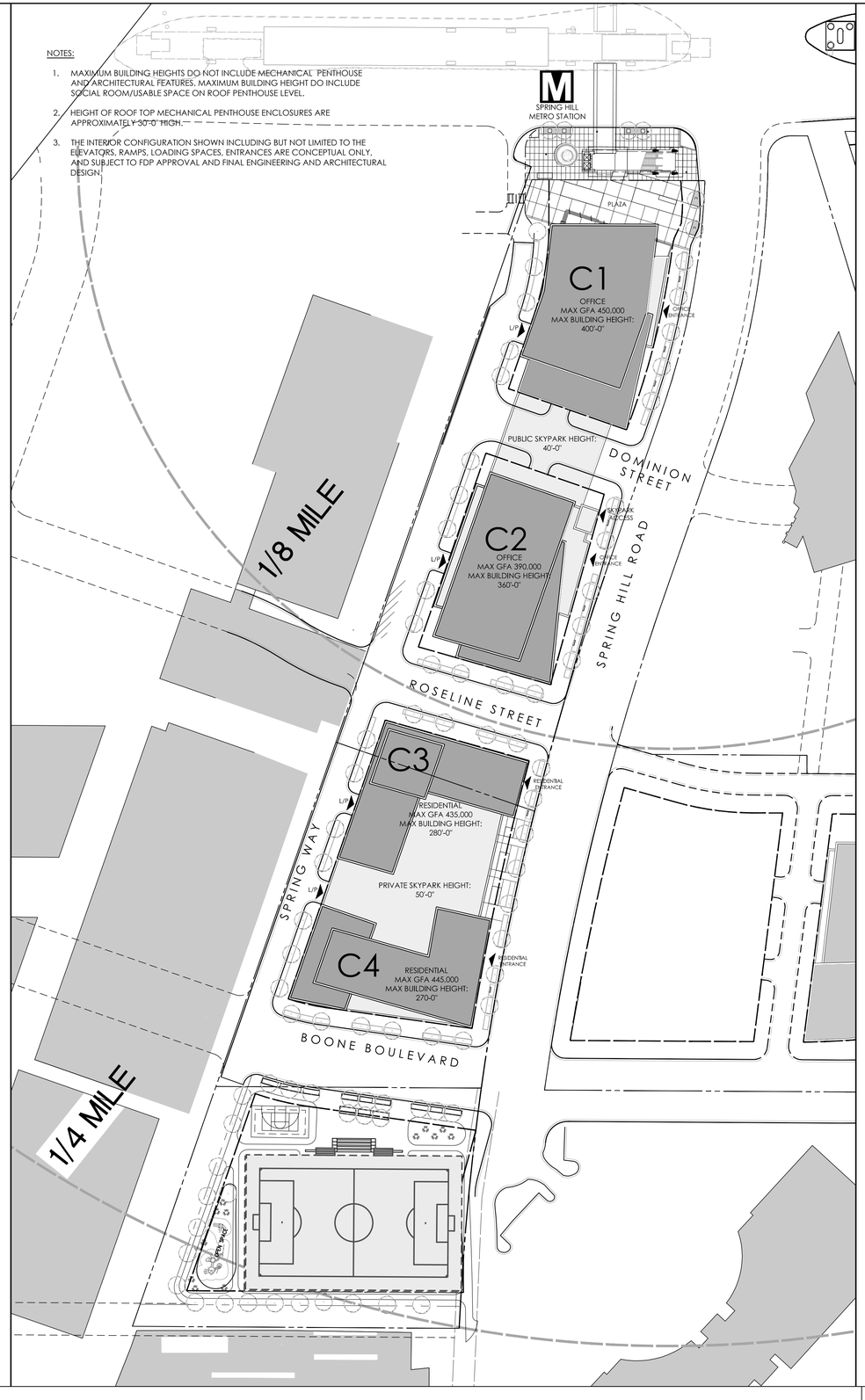
PROJECT/FILE NO. V7096G

SHEET NO. C-27

FILE: P:\projects\V7096\V7096G(WEST)\CADD- PV\PLANNING\PLANNING DRAWINGS\V7096G-WEST C-27 ROUTE 7 TURN LANE EXHIBIT.dwg USER: oconnor DATE: November 2, 2016 TIME: 9:17:59 AM

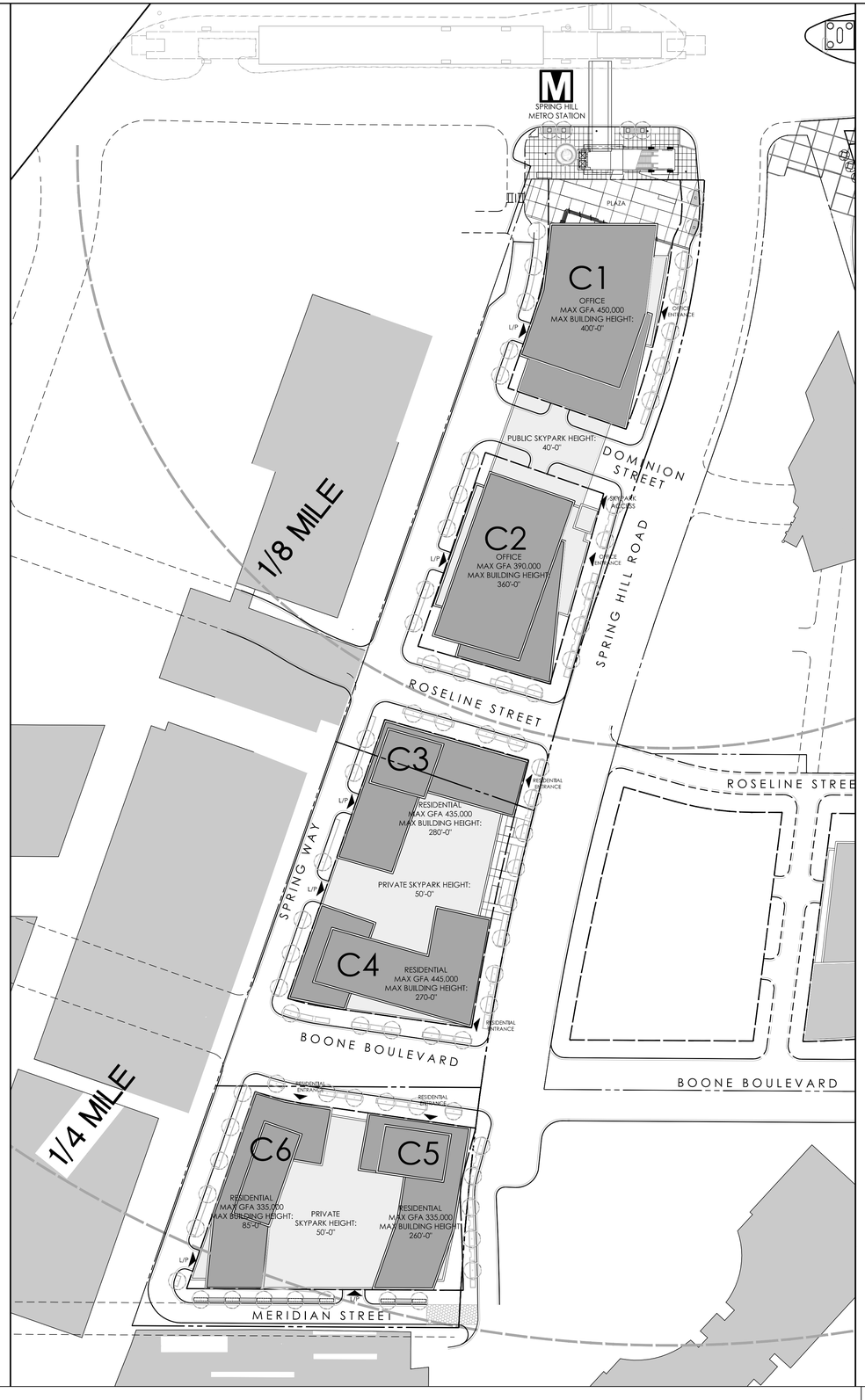
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL MASTER PLAN - BASE PLAN

1



OVERALL MASTER PLAN - OPTION 1

2

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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL MASTER PLAN - BASE PLAN AND OPTION 1

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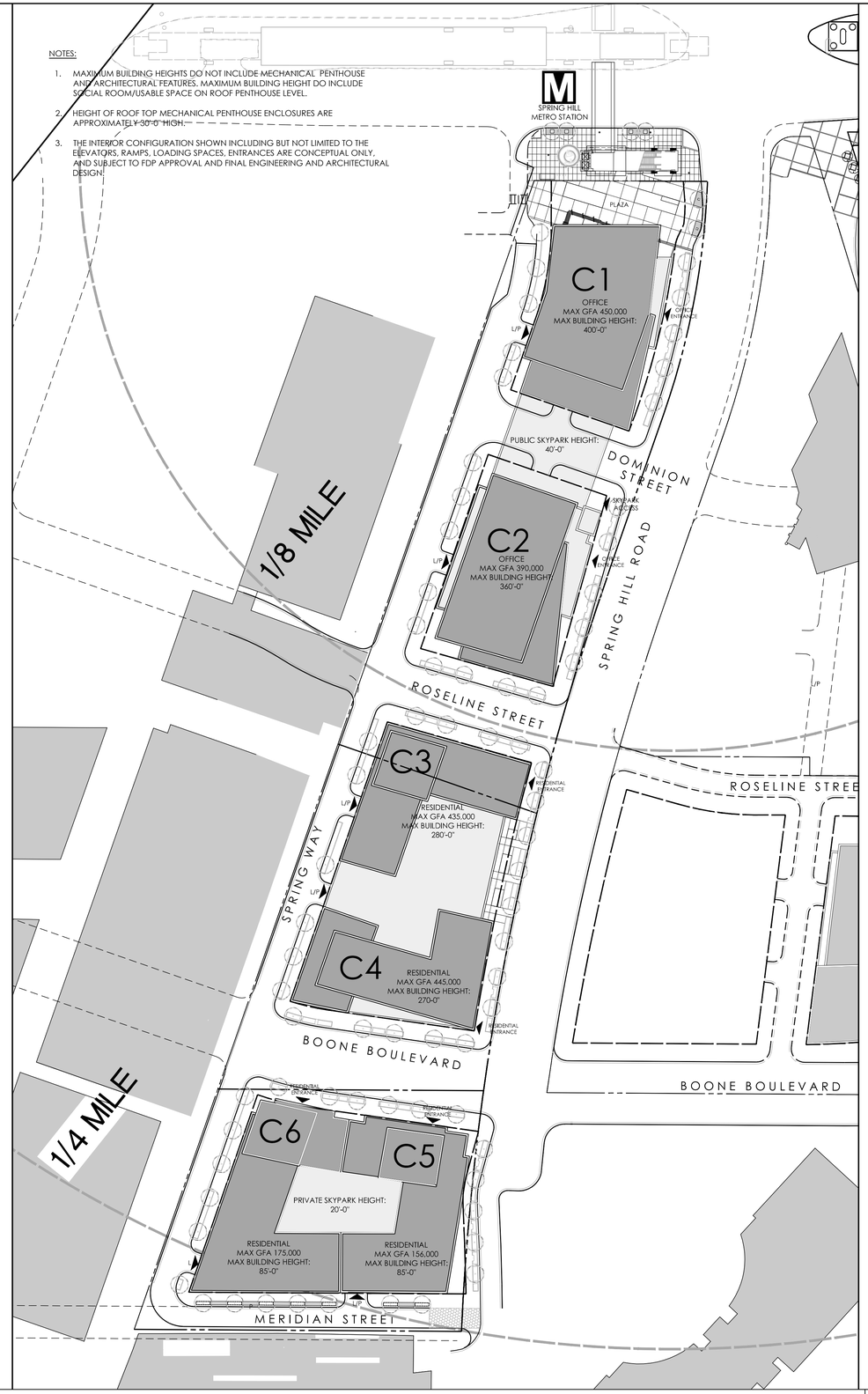
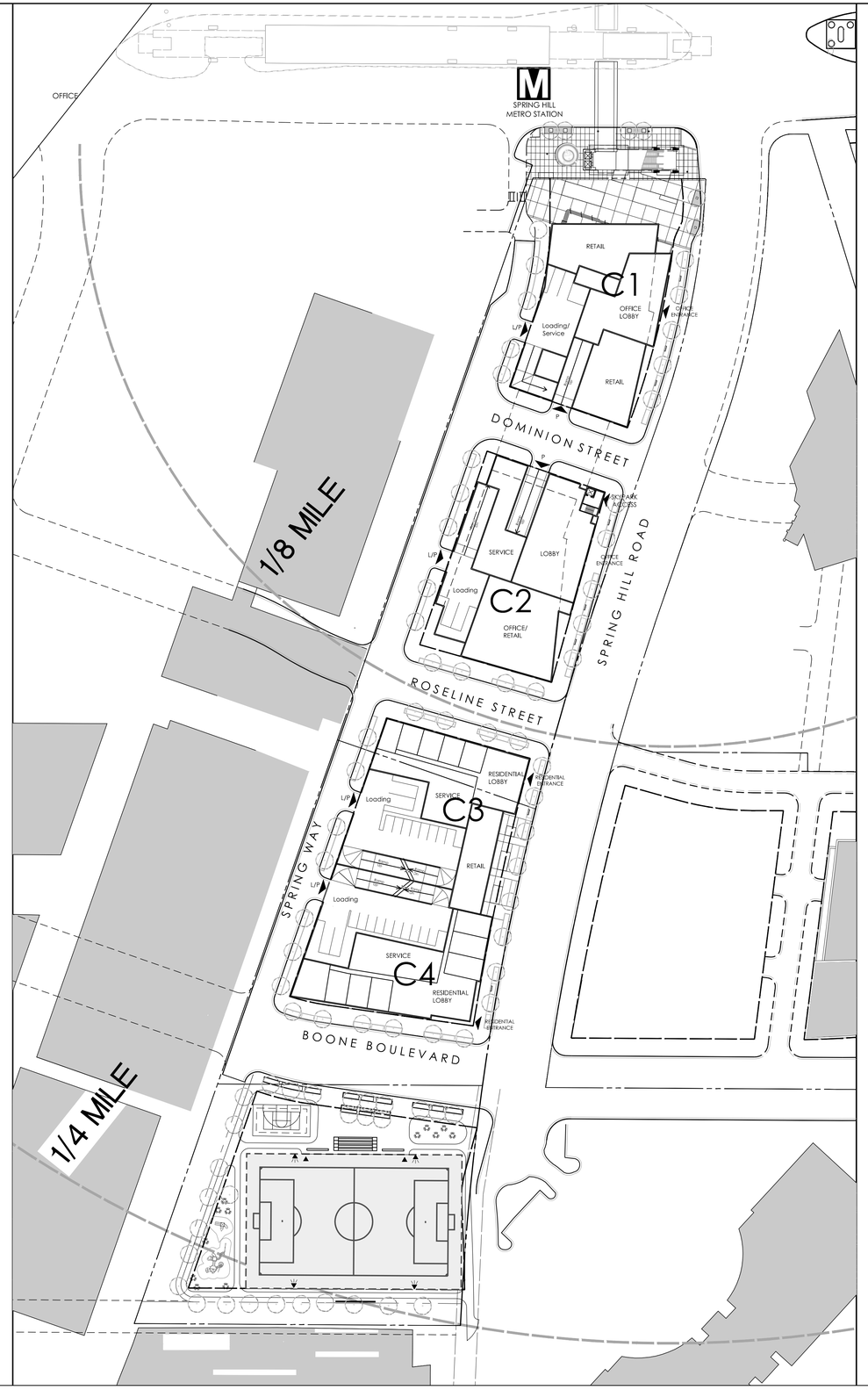
A-1.0

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL MASTER PLAN - OPTION 2 | 1



OVERALL GROUND FLOOR PLAN - BASE PLAN | 2

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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL MASTER PLAN OPTION 2 AND OVERALL GROUND FLOOR PLAN - BASE PLAN

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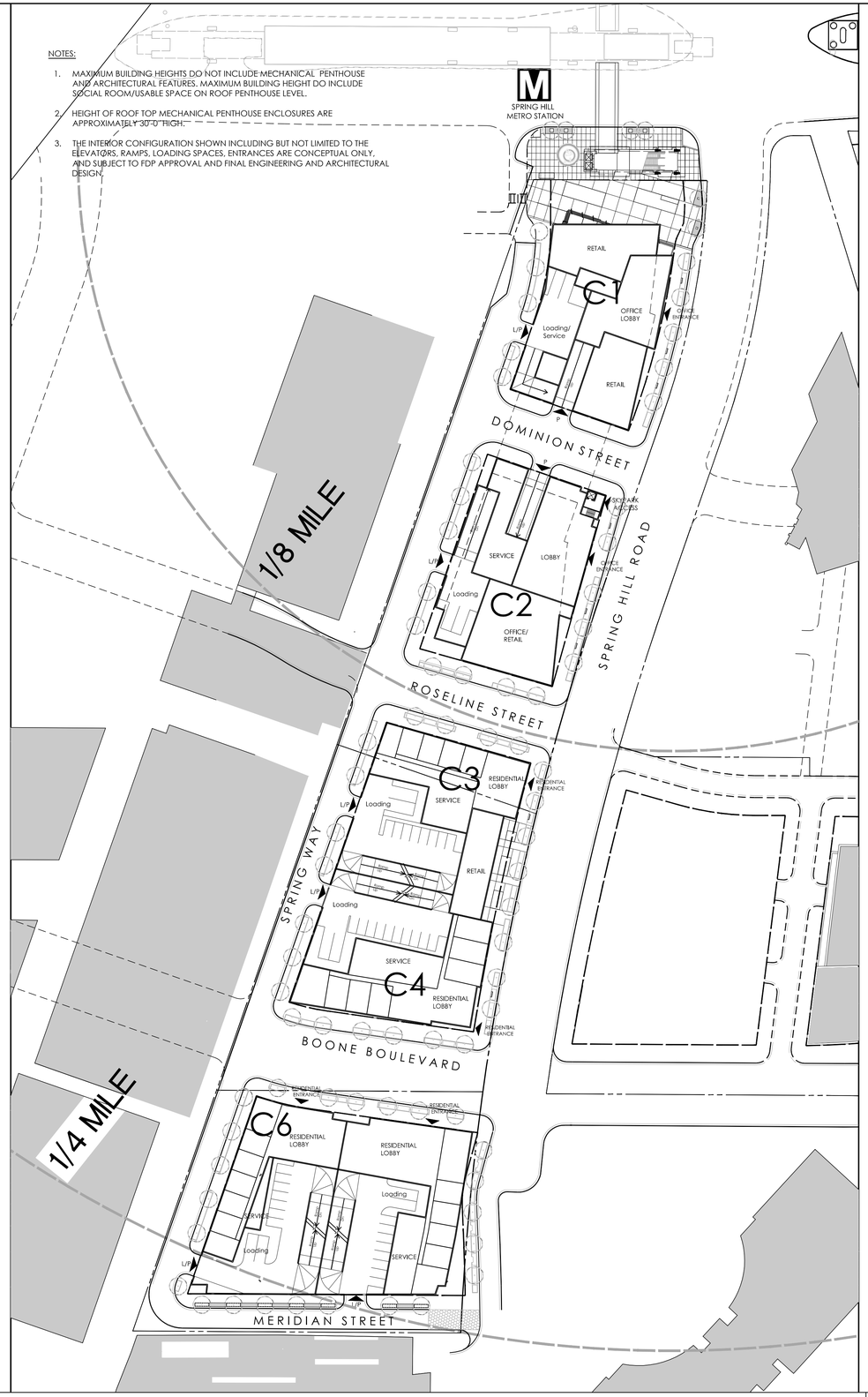
A-2.0

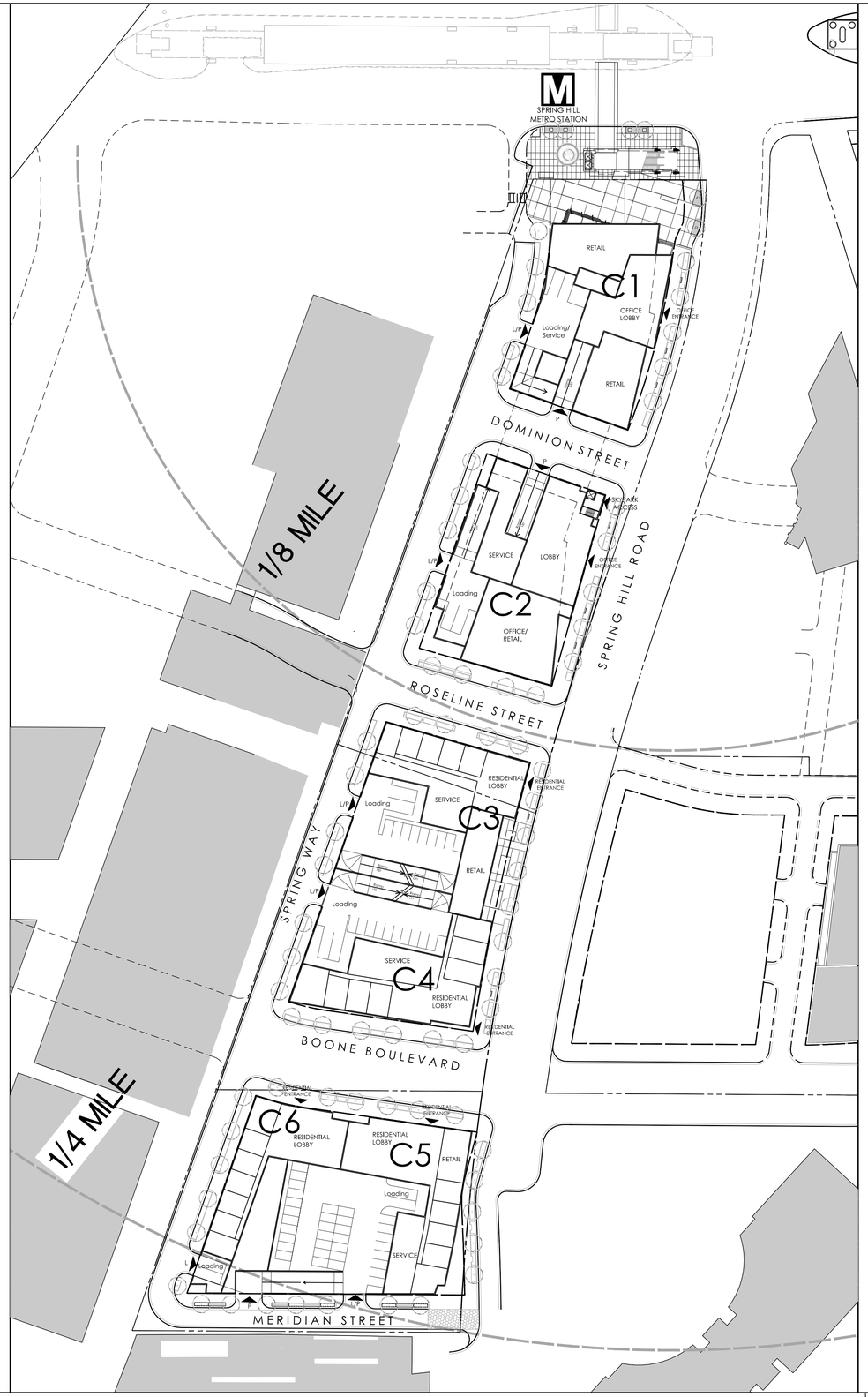
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL GROUND FLOOR PLAN - OPTION 1

1



OVERALL GROUND FLOOR PLAN - OPTION 2

2

WDG

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e-mail

Civil Engineer
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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL GROUND FLOOR PLAN OPTION 1 AND 2

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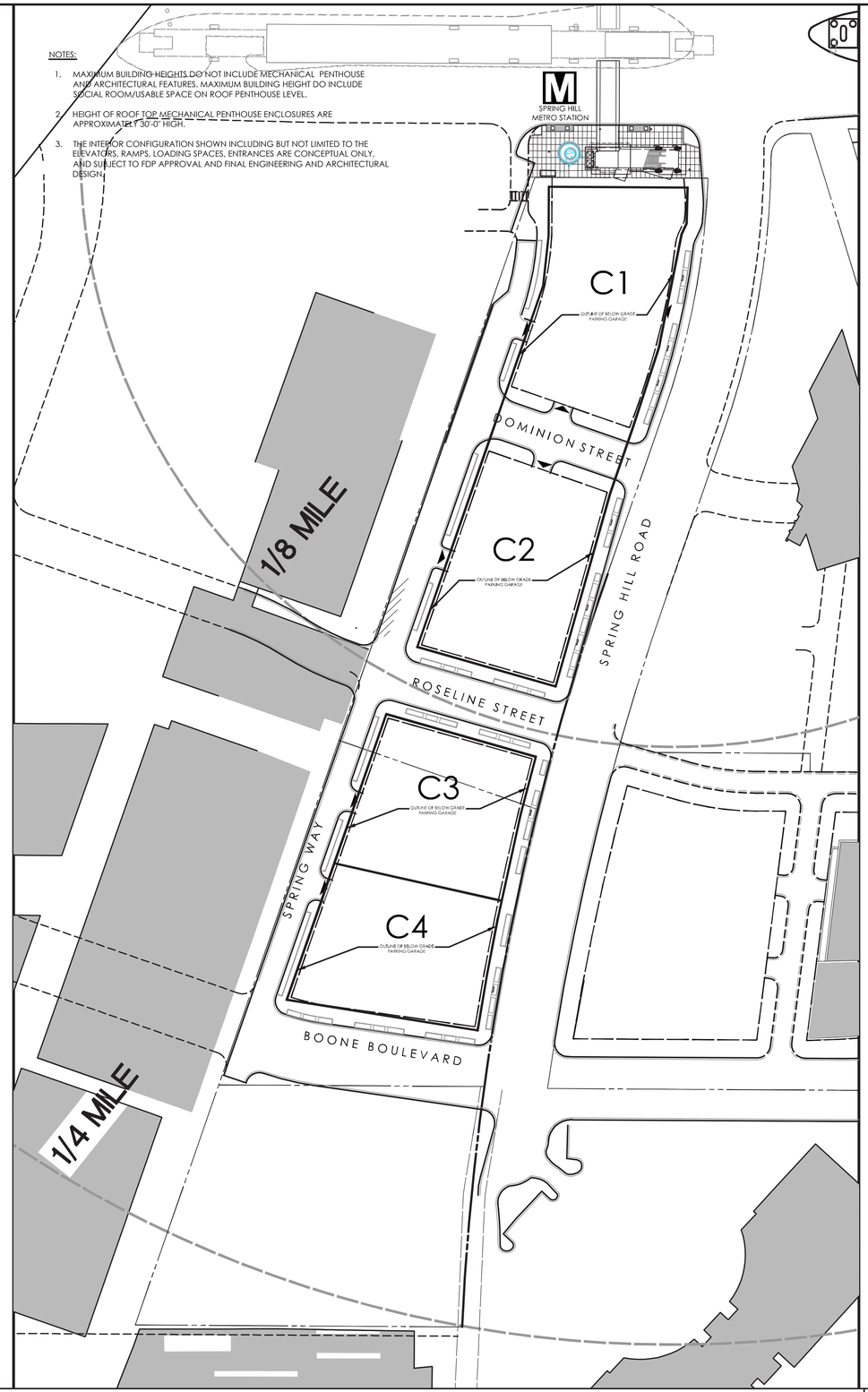
A-3.0

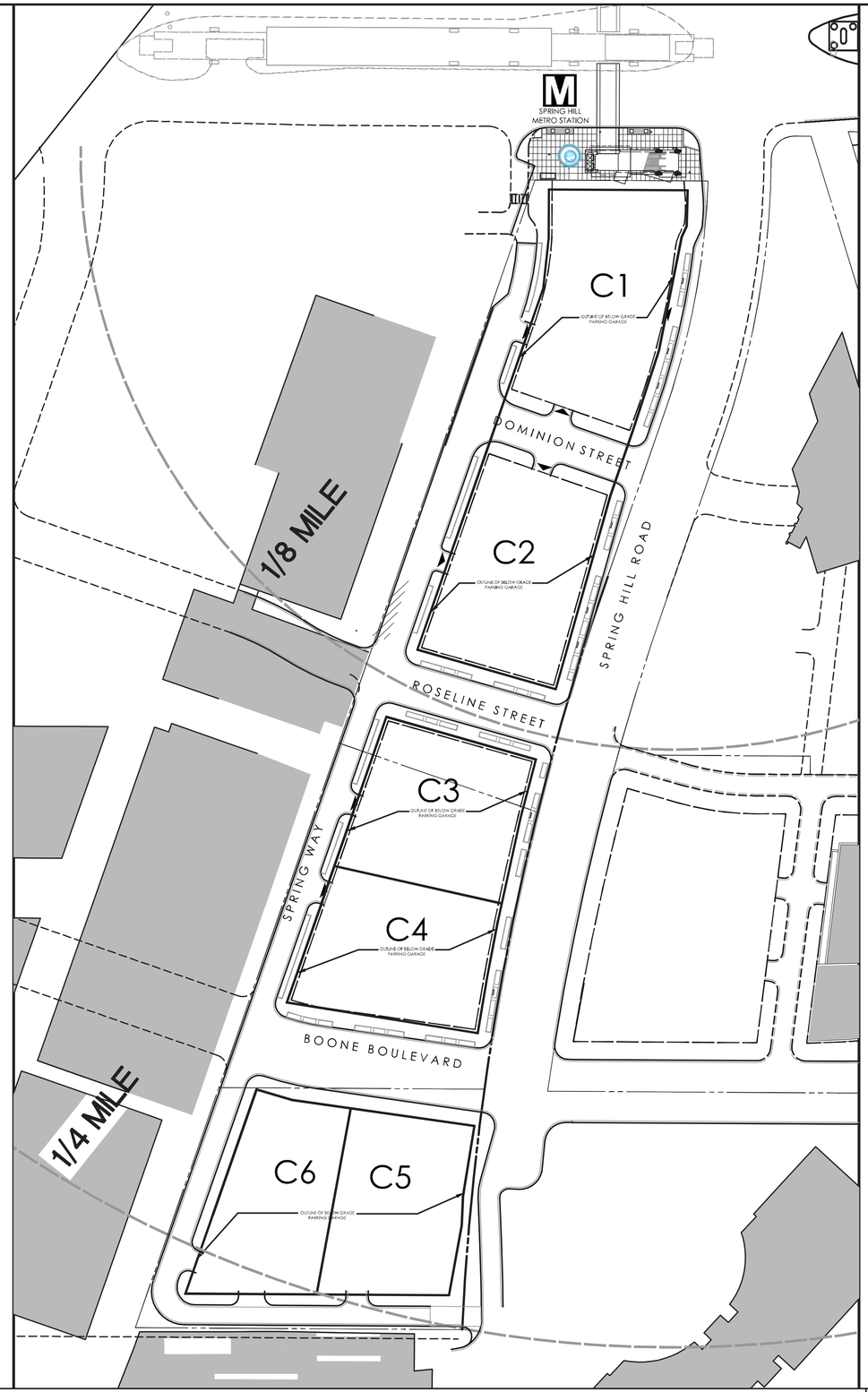
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OUTLINE OF BELOW GRADE PARKING PLAN - BASE PLAN

1



OUTLINE OF BELOW GRADE PARKING PLAN - OPTION 1 AND OPTION 2

2

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

PARKING PLAN - BASE PLAN AND PARKING PLAN OPTION 1 AND 2

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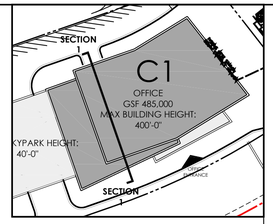
A-4.0

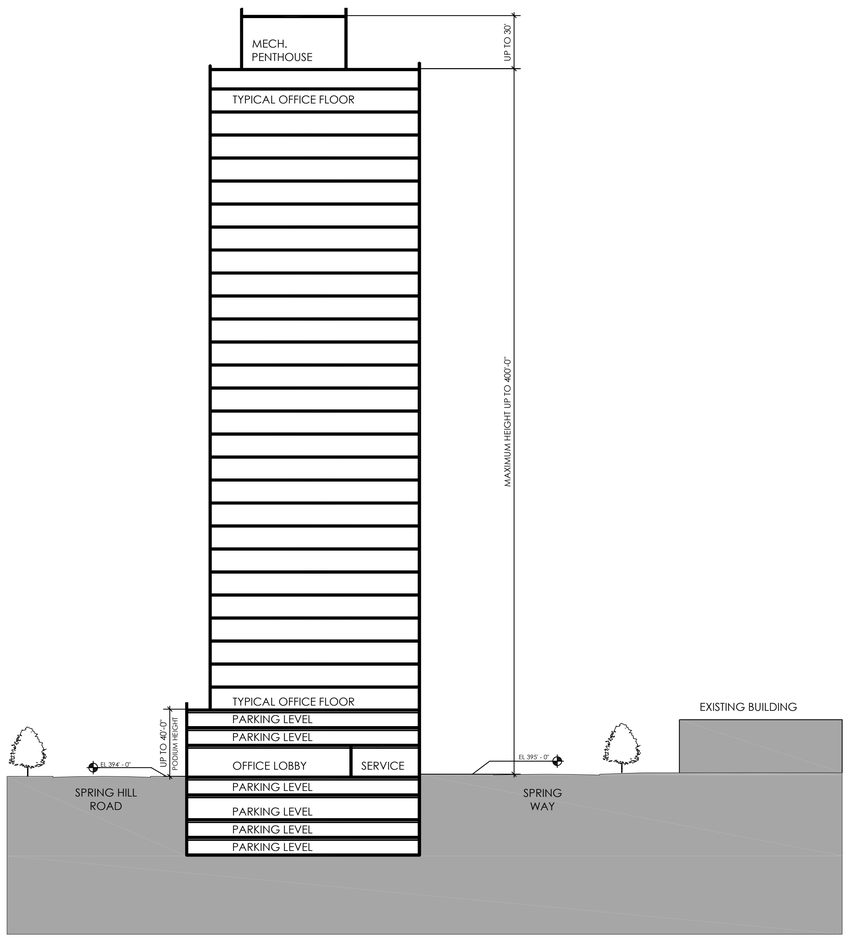
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



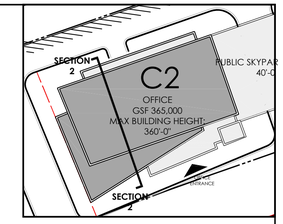
KEYPLAN

OFFICE C1



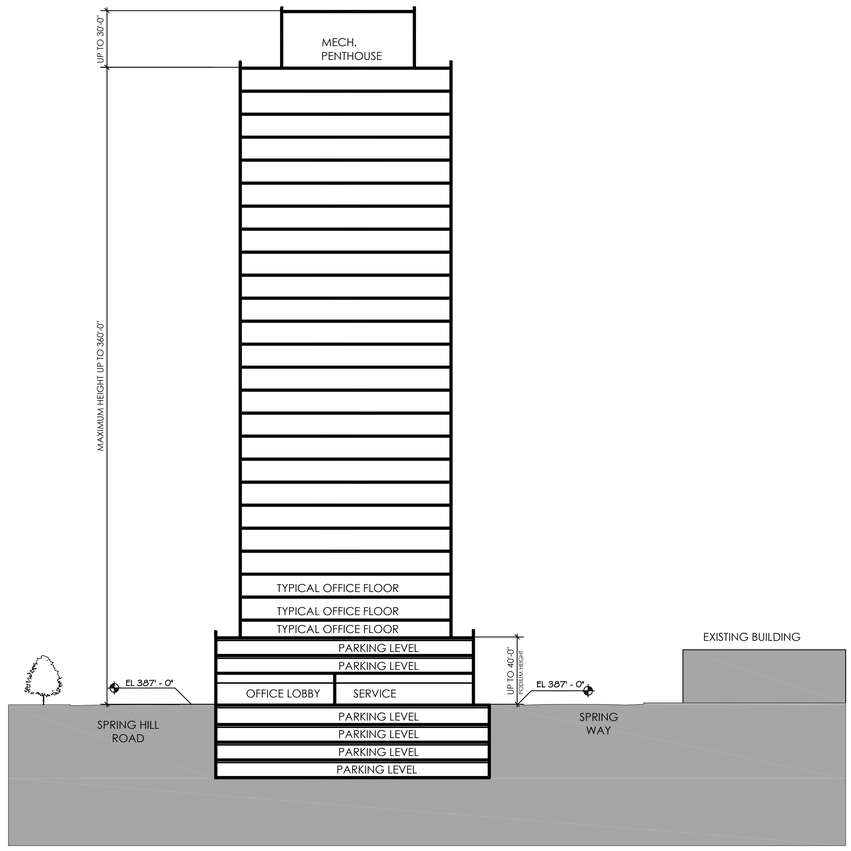
OFFICE BUILDING C1
Scale: 1" = 40'-0"

1



KEYPLAN

OFFICE C2



OFFICE BUILDING C2
Scale: 1" = 40'-0"

2

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Suite 300
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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	6.27.12016
CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016

SECTIONS

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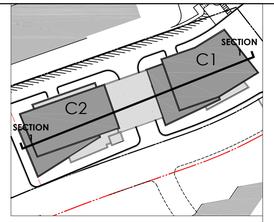
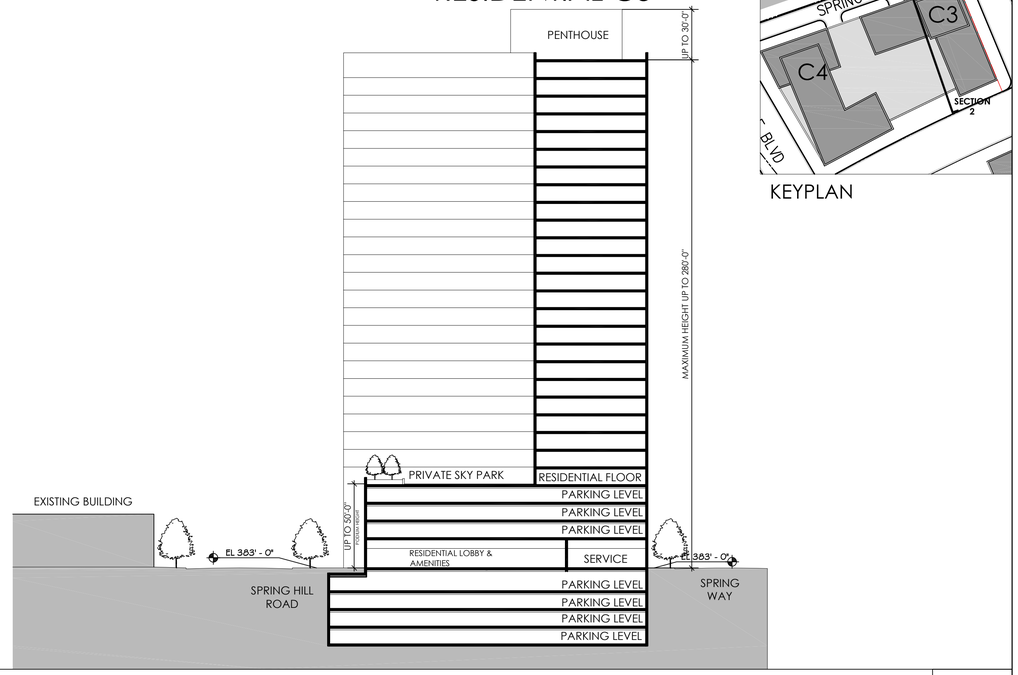
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



KEYPLAN

RESIDENTIAL C3



KEYPLAN

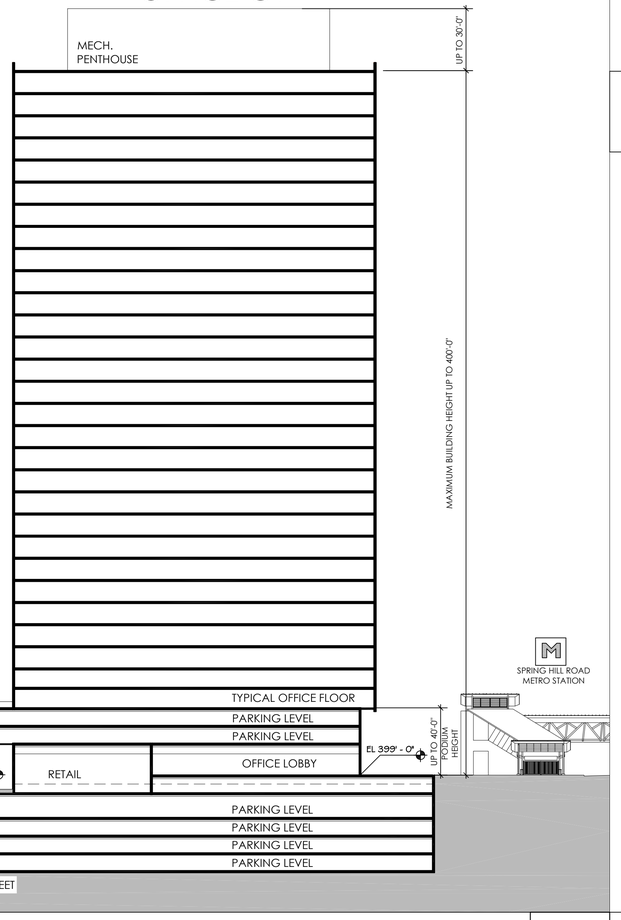
RESIDENTIAL BUILDING C3
Scale: 1" = 40'-0"

2

OFFICE C2



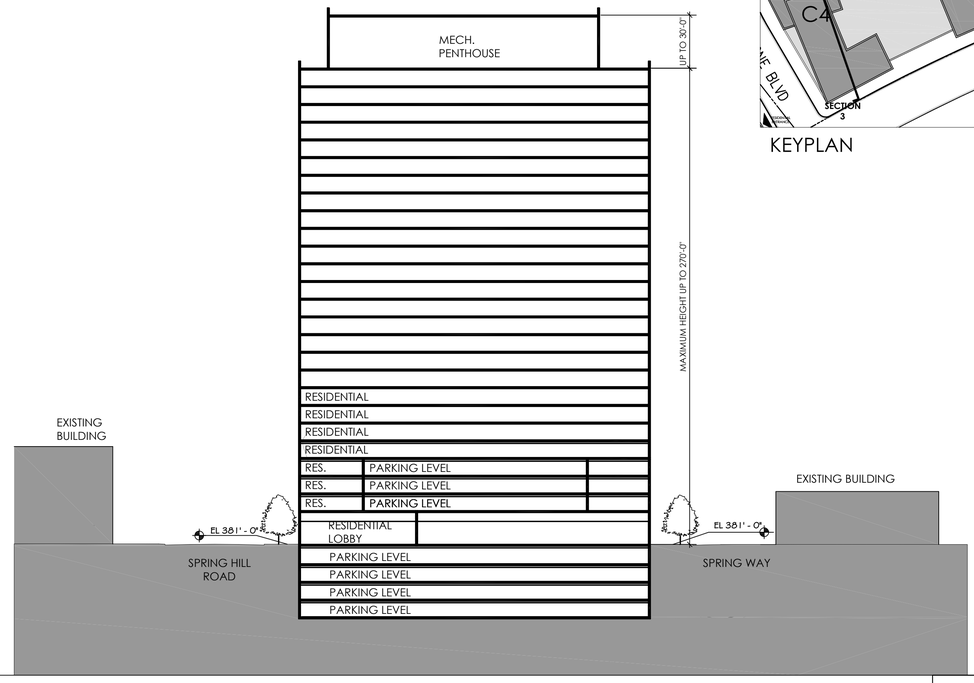
OFFICE C1

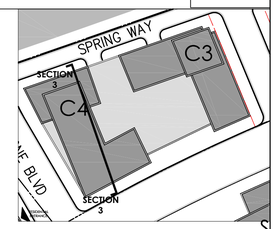


OFFICE BUILDING C2 AND C1
Scale: 1" = 40'-0"

1

RESIDENTIAL C4





KEYPLAN

RESIDENTIAL BUILDING C4
Scale: 1" = 40'-0"

3

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SECTIONS

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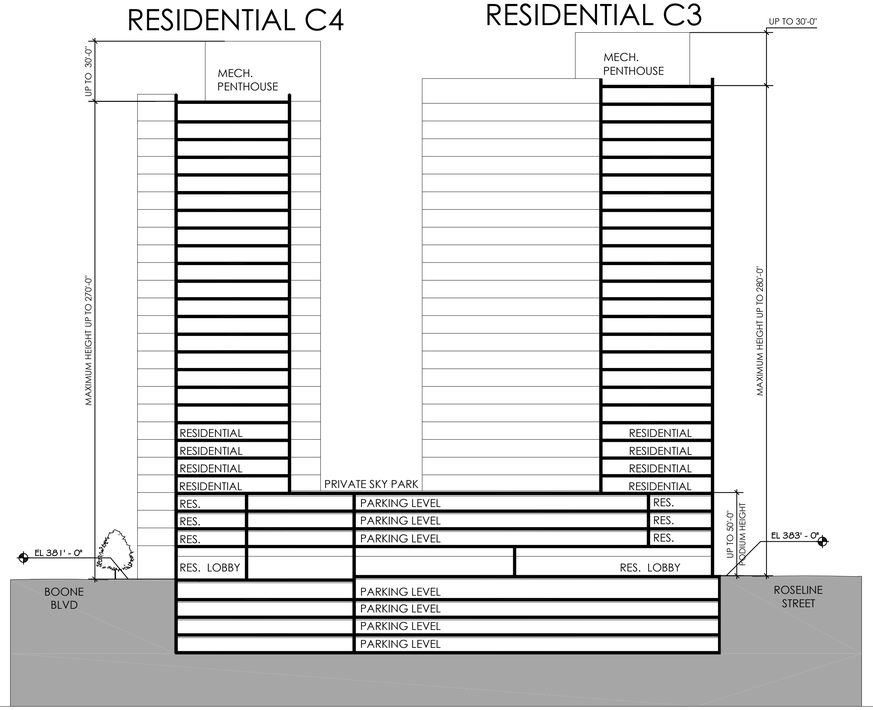
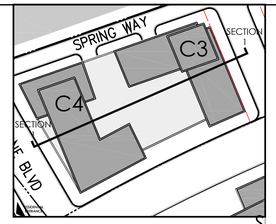
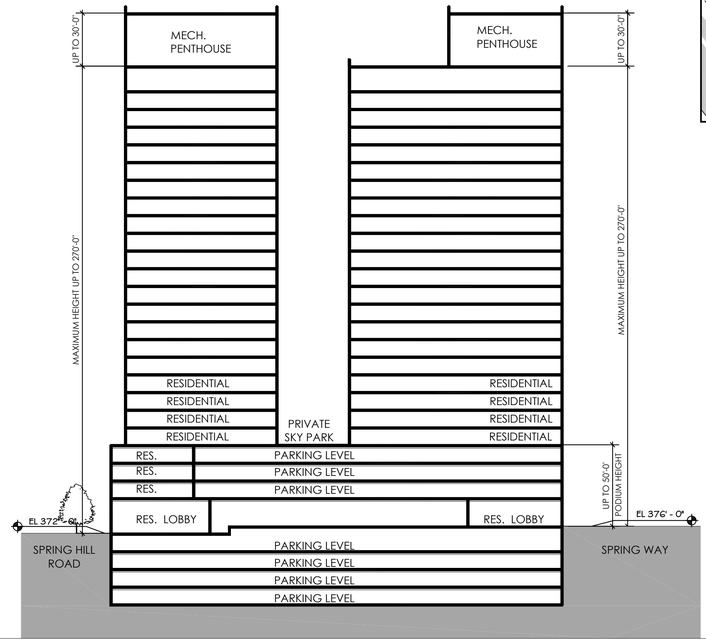


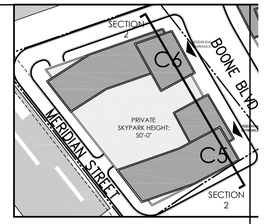


KEYPLAN

RESIDENTIAL BUILDINGS C4 AND C3 **1**

Scale: 1" = 40'-0"

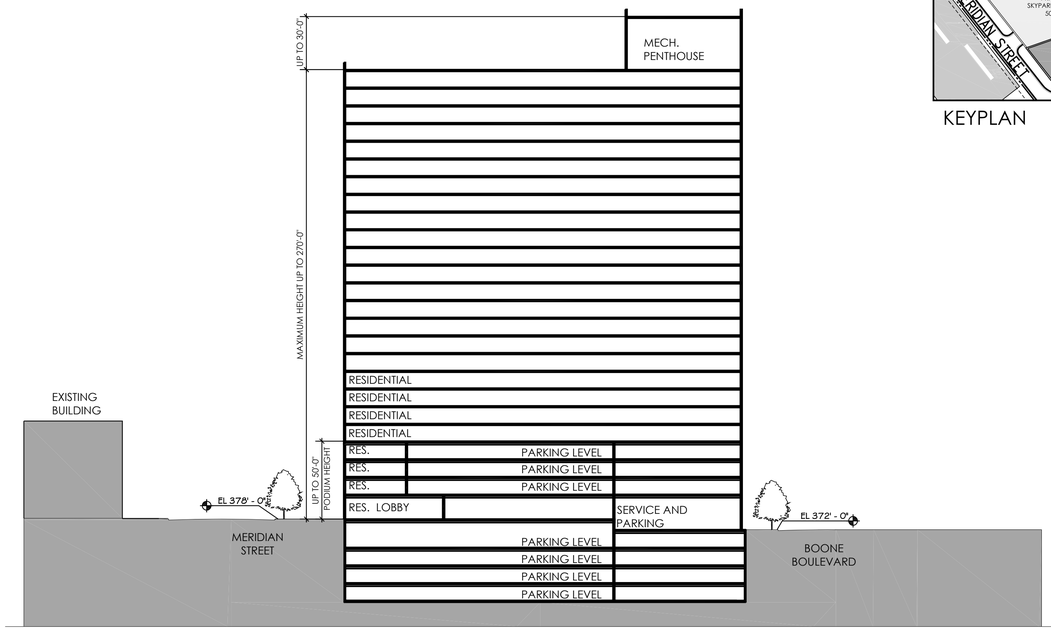


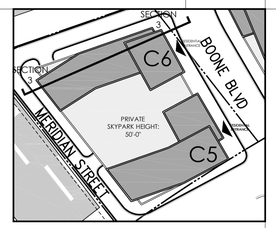


KEYPLAN

RESIDENTIAL BUILDINGS C5 AND C6 - OPTION 1 **2**

Scale: 1" = 40'-0"





KEYPLAN

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

RESIDENTIAL BUILDING C6 - OPTION 1 **3**

Scale: 1" = 40'-0"

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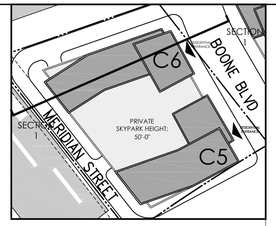

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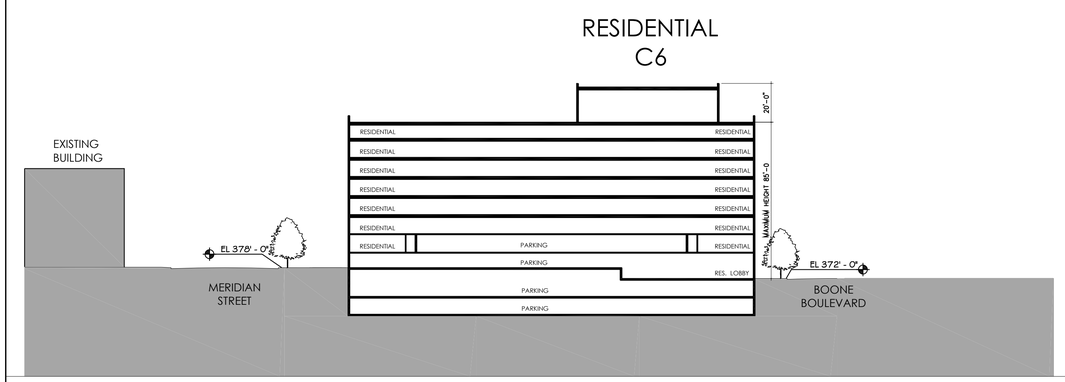
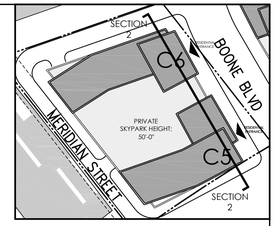


RESIDENTIAL BUILDINGS C6 - OPTION 2

Scale: 1" = 40'-0"

1



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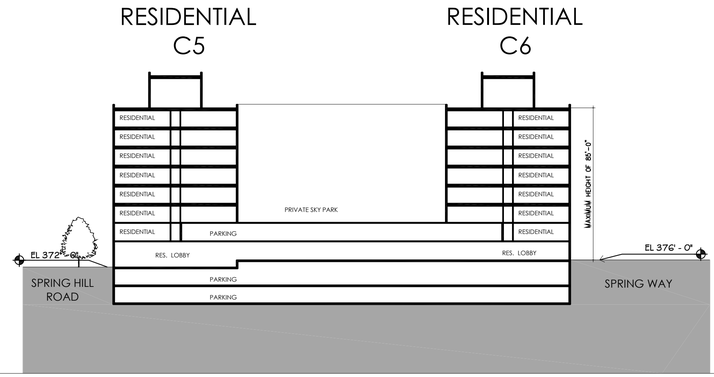

RESIDENTIAL BUILDINGS C5 AND C6 - OPTION 2

Scale: 1" = 40'-0"

2

NOTES:

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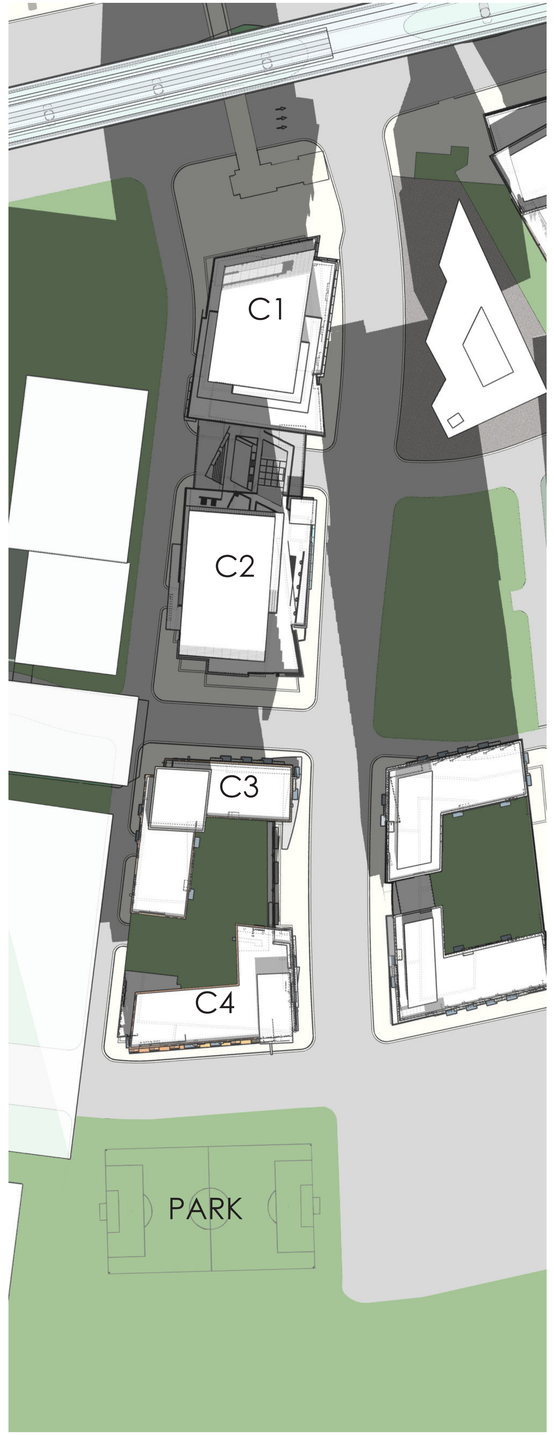

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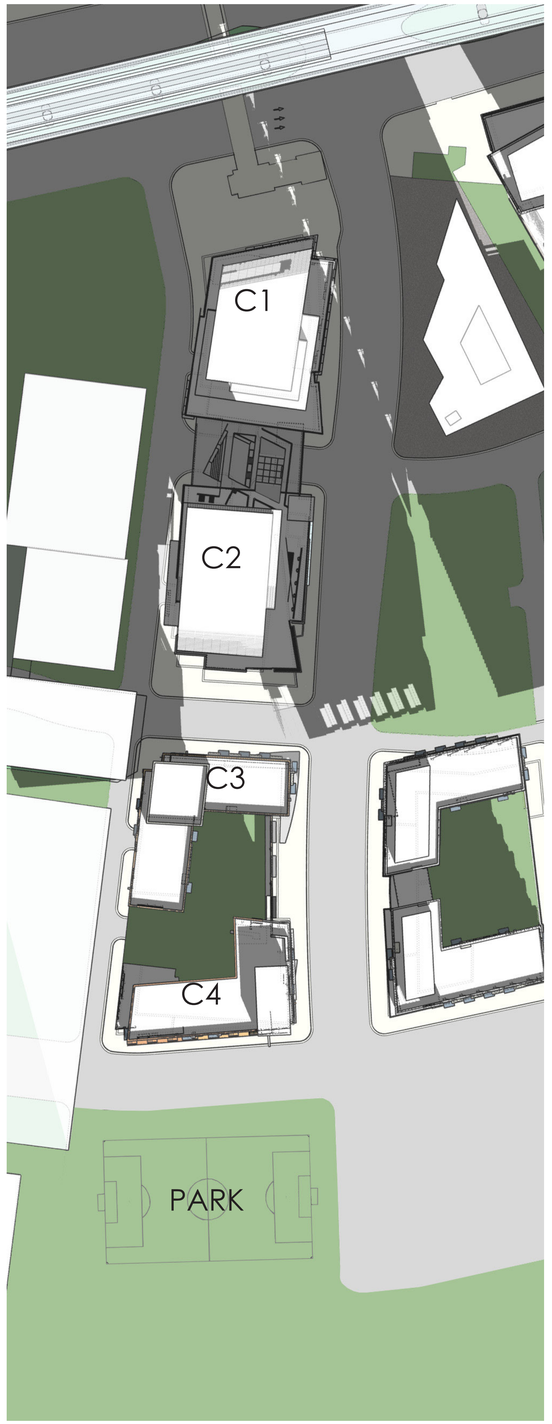

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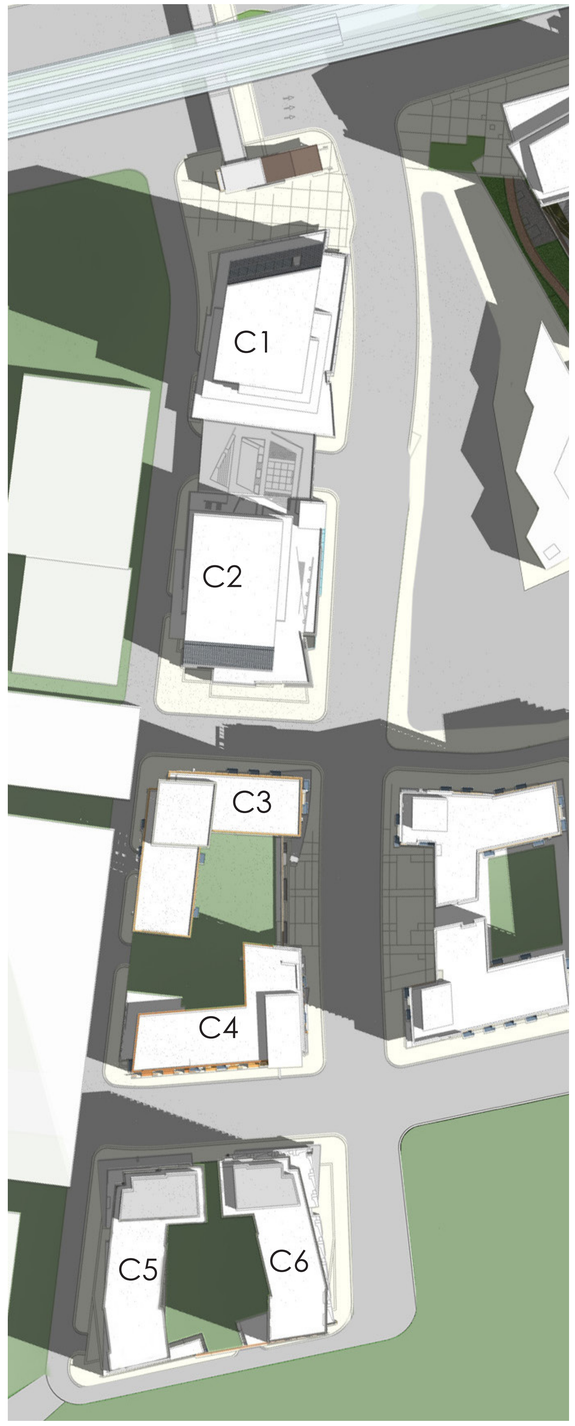

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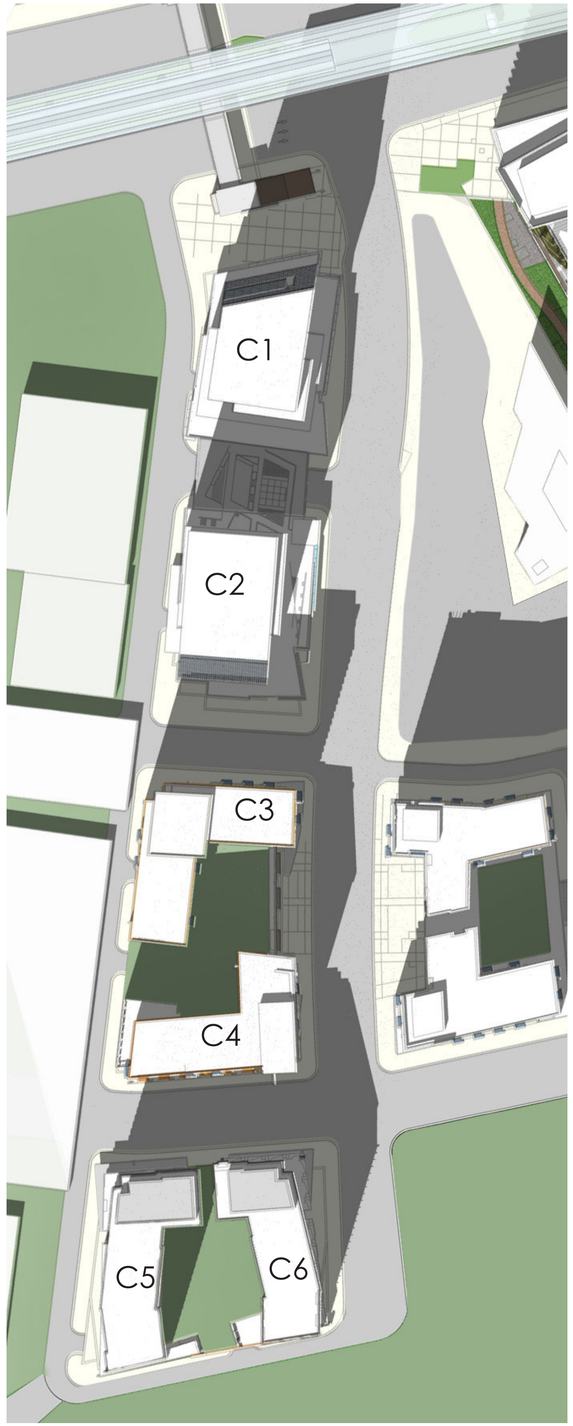

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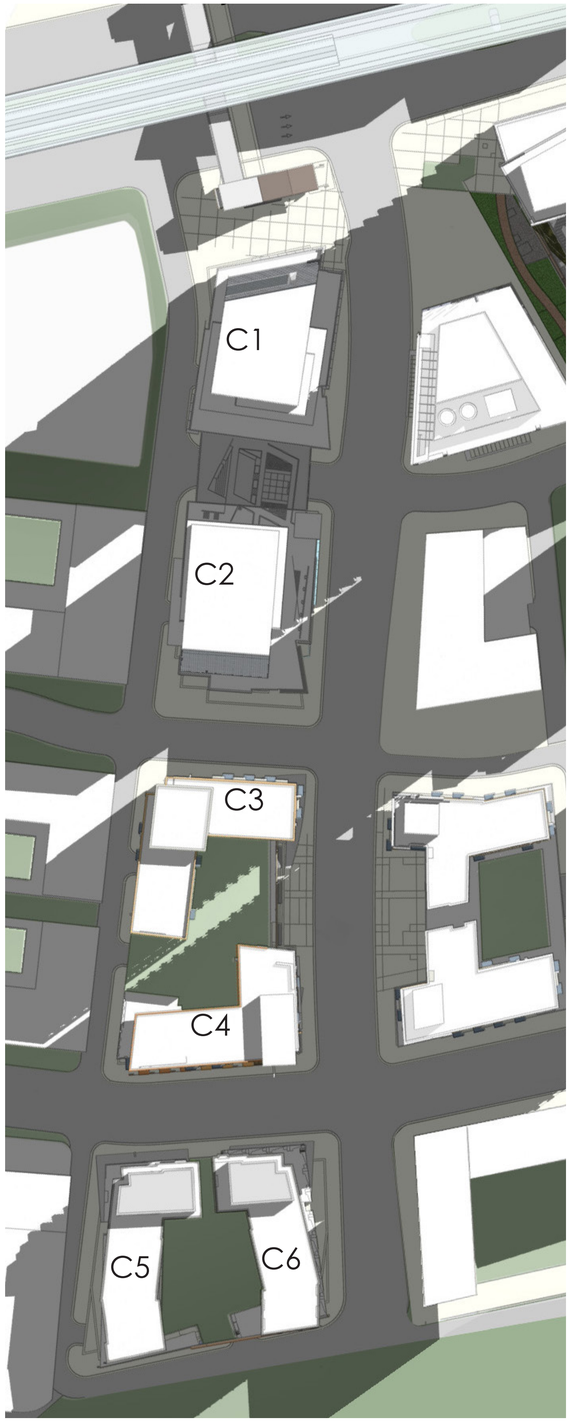

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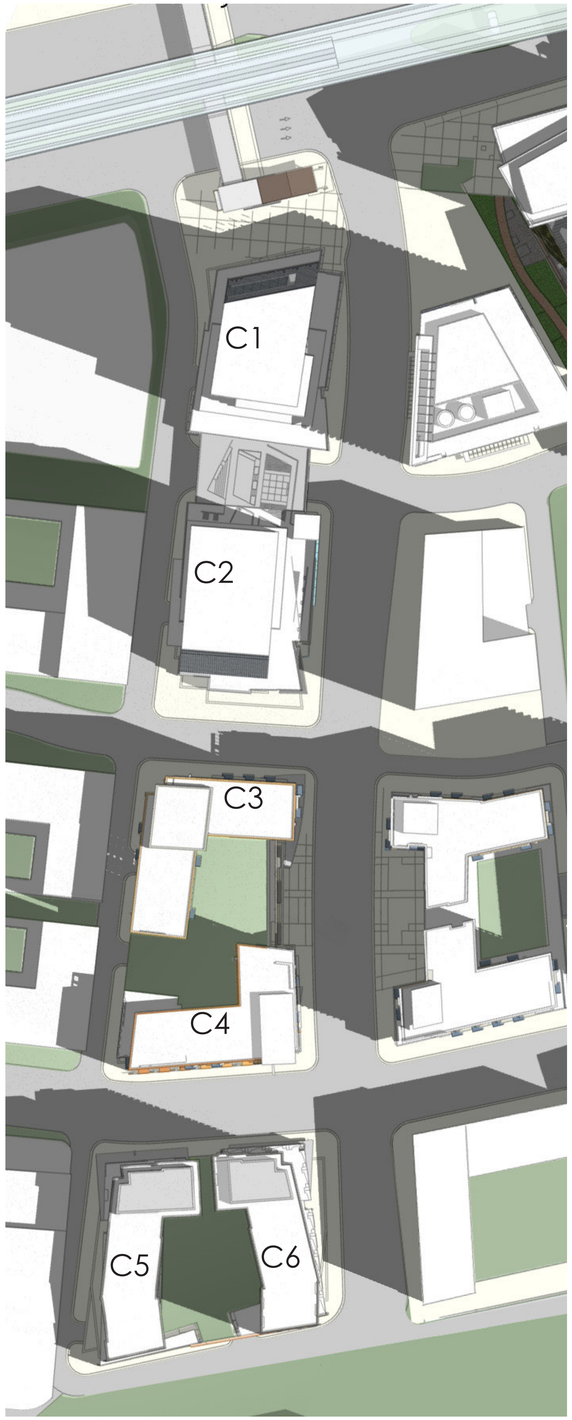

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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	6.27.12016
CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016

SHADOW STUDY
PROPOSED CONTEXT
OPTION 1

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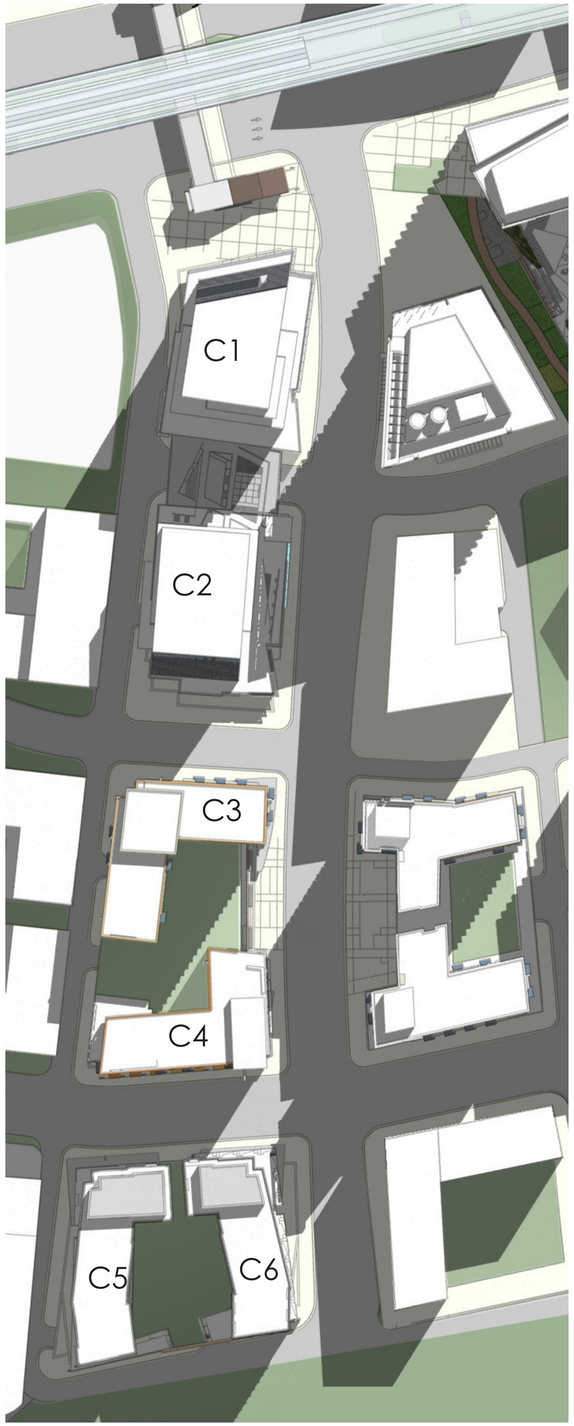

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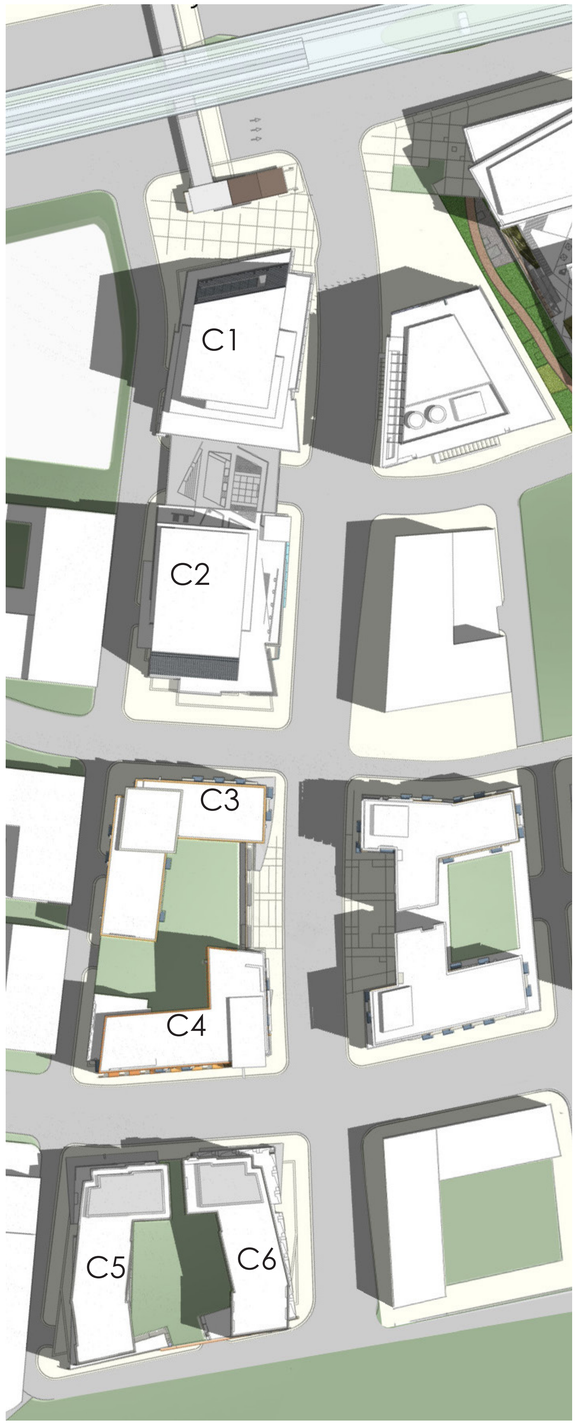

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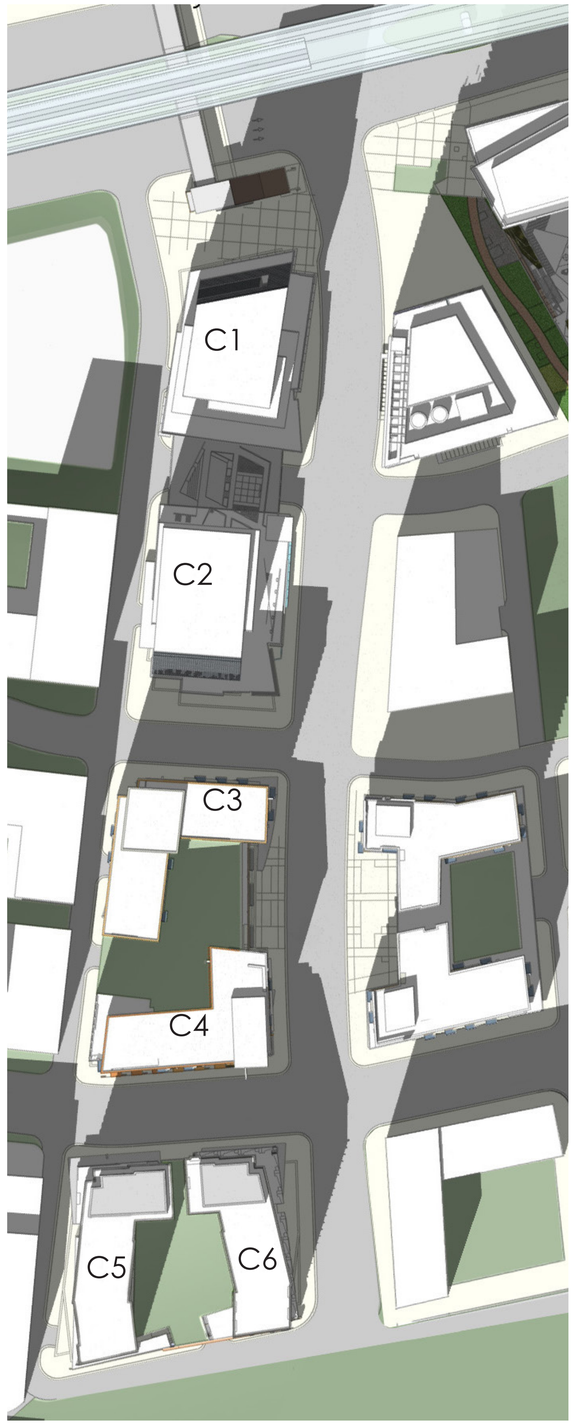

JUNE 21 - 3:00 PM

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SHADOW STUDY
PROPOSED CONTEXT
OPTION 1

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DECEMBER 21 - 9:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 3:00 PM

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SHADOW STUDY
PROPOSED CONTEXT
OPTION 1

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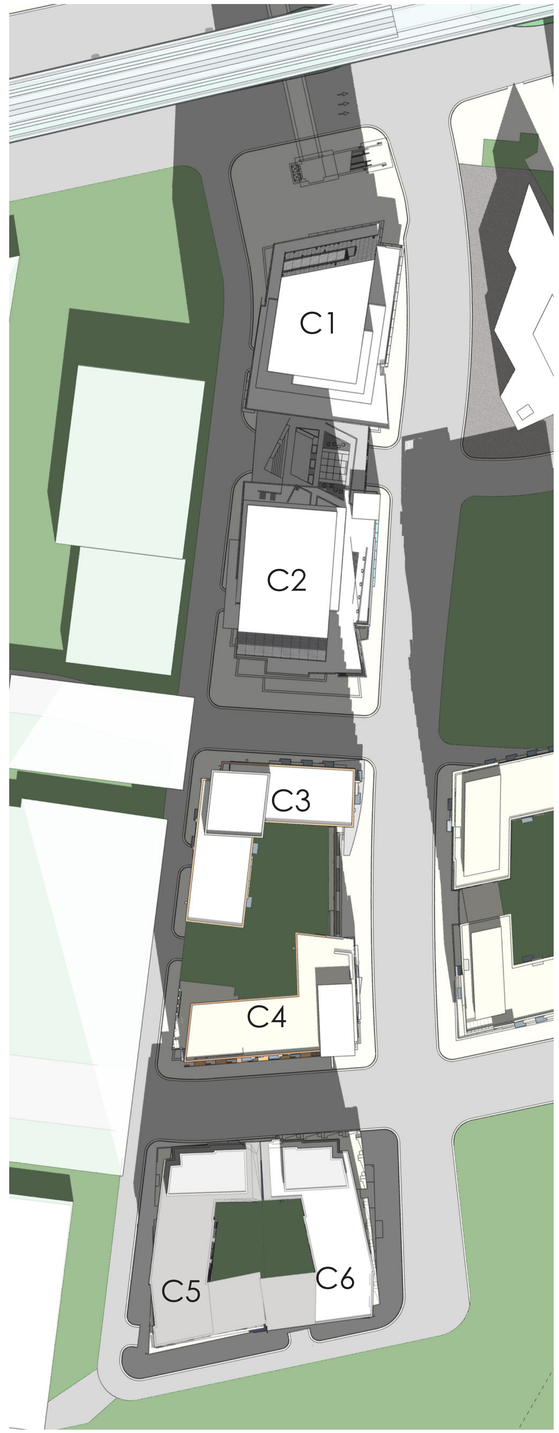
MARCH AND SEPTEMBER 21 - 9:00 AM



MARCH AND SEPTEMBER 21 - 12:00 PM



MARCH AND SEPTEMBER 21 - 3:00 PM

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CDP RESUBMISSION	11.07.2016

SHADOW STUDY
EXISTNG CONTEXT
OPTION 2

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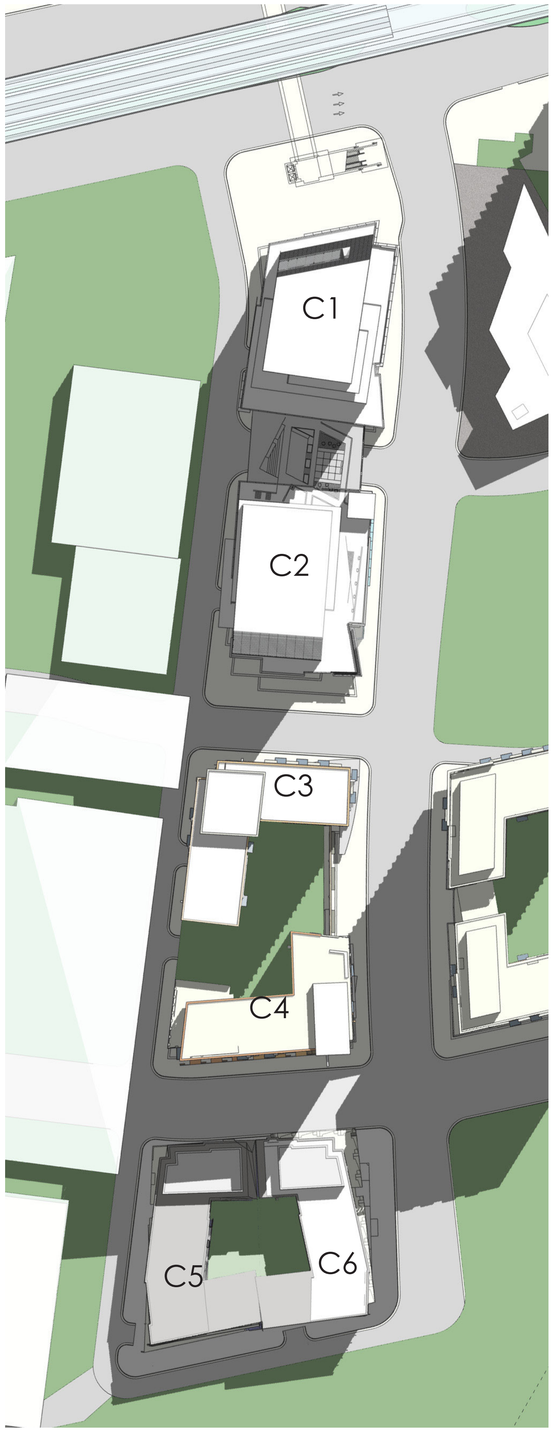
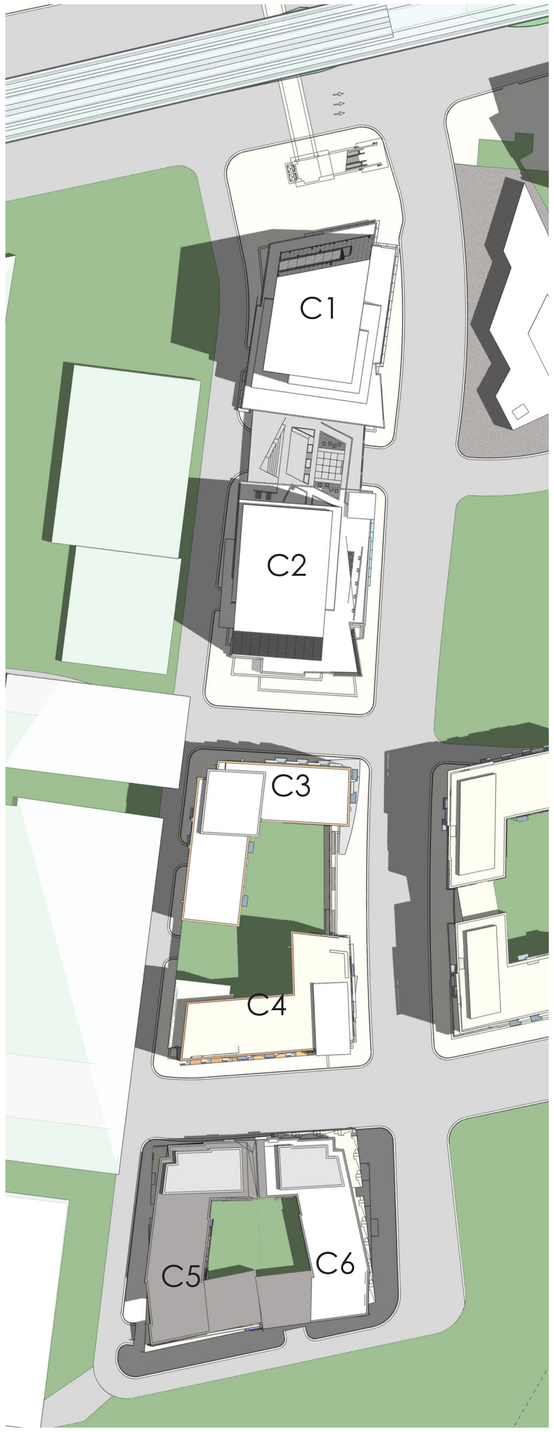


JUNE 21 - 9:00 AM



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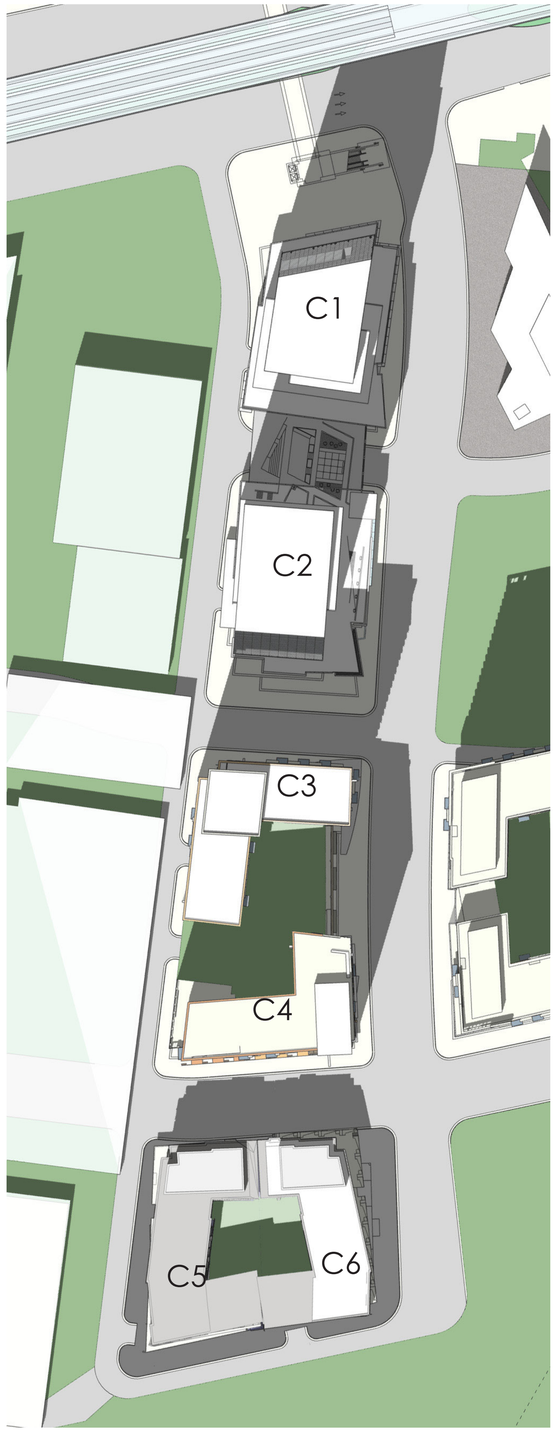

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SHADOW STUDY
EXISTNG CONTEXT
OPTION 2

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DECEMBER 21 - 9:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 3:00 PM

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SHADOW STUDY
EXISTNG CONTEXT
OPTION 2

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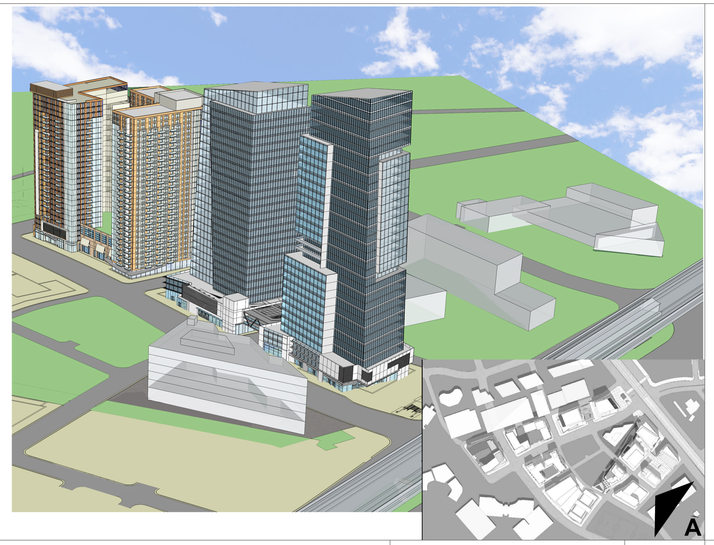

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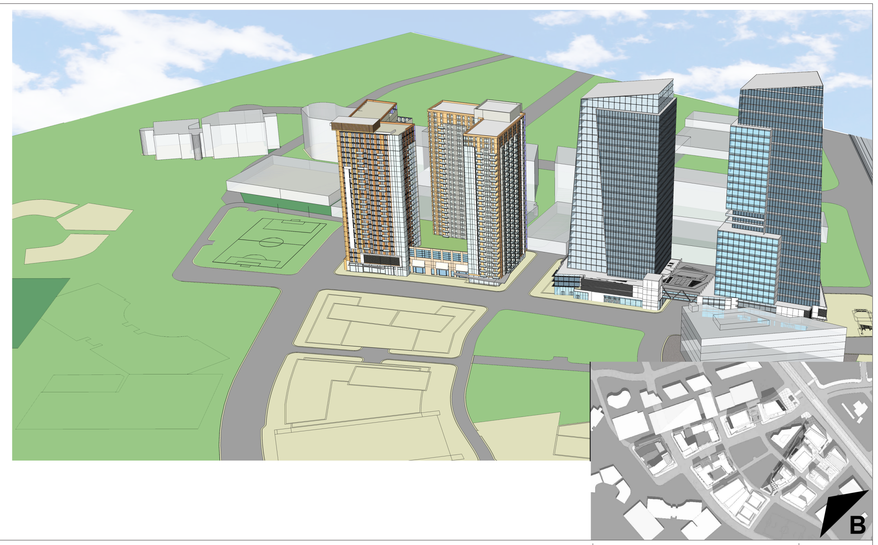
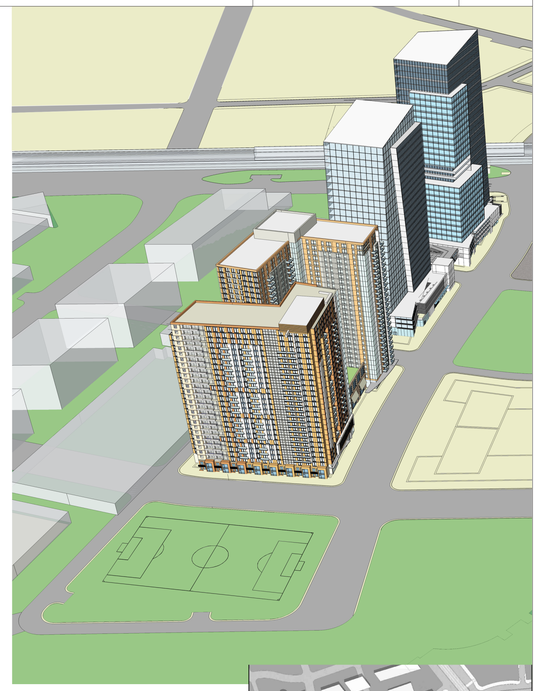


VIEW FROM D **B**



VIEW FROM C **C**



VIEW FROM D **D**

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DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

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CDP RESUBMISSION	11.07.2016

OVERALL VIEW
BASE PLAN
EXISTING CONTEXT

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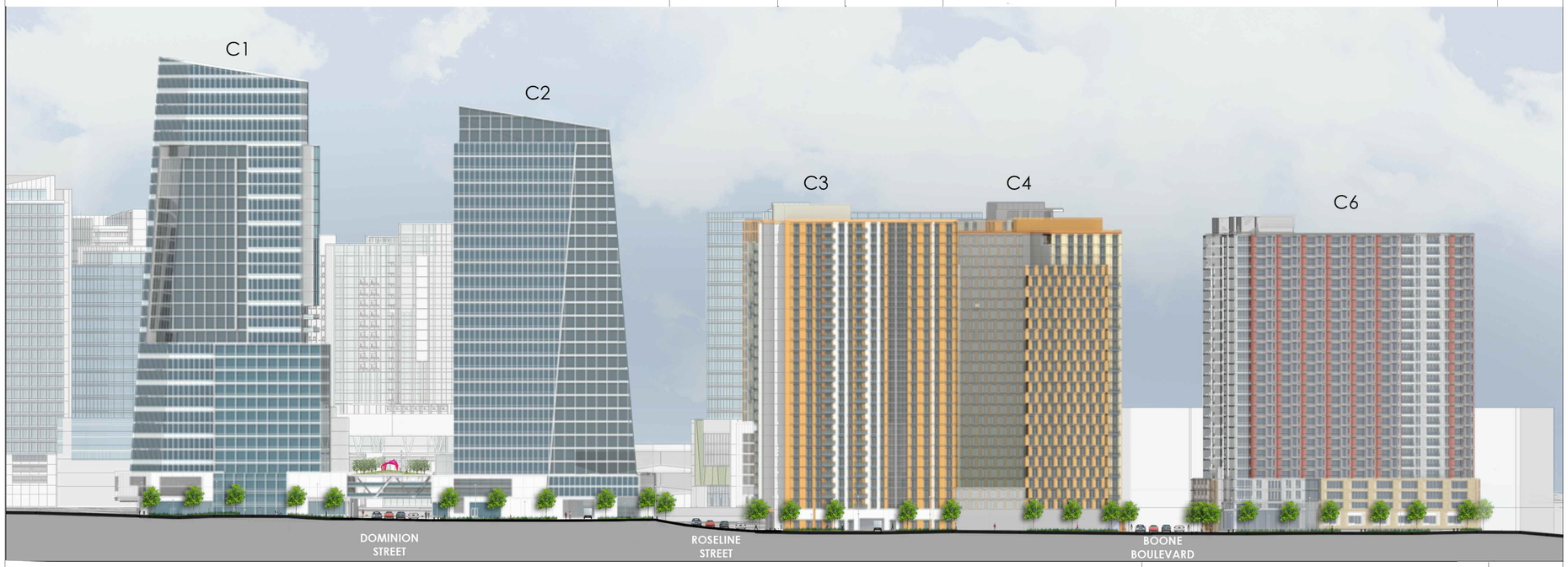
VIEW E **1**



BUILDING ELEVATION ALONG LEESBURG PIKE **2**



BUILDING ELEVATION ON SPRING WAY
(OPTION 1) **3**

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VIEWS

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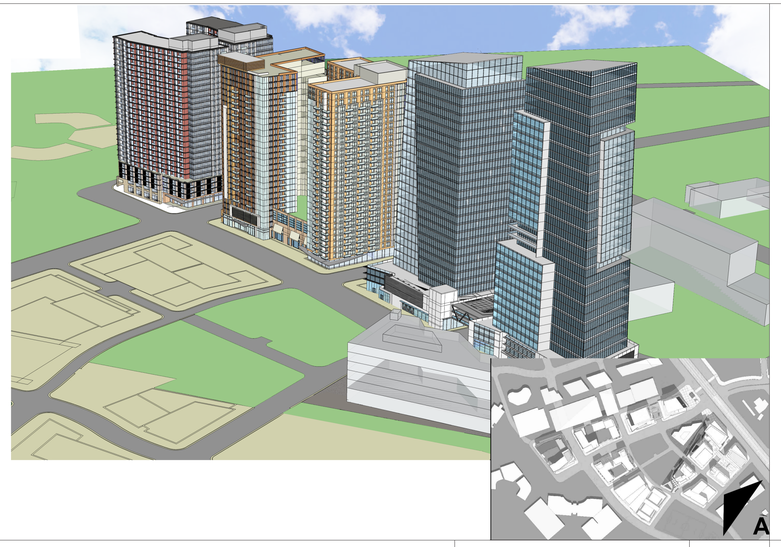


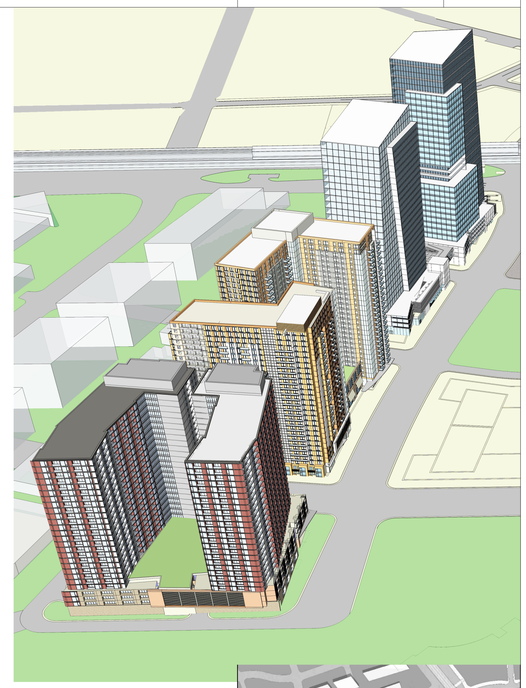
VIEW FROM A **A**



VIEW FROM D **B**



VIEW FROM C **C**



VIEW FROM D **D**

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DOMINION SQUARE

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Fairfax County, Virginia

ESUBMISSION	07.16.2013
ESUBMISSION	05.07.2014
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OVERALL VIEWS WITH EXISTING CONTEXT OPTION 1

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MASTERPLAN WITH PROPOSED CONTEXT

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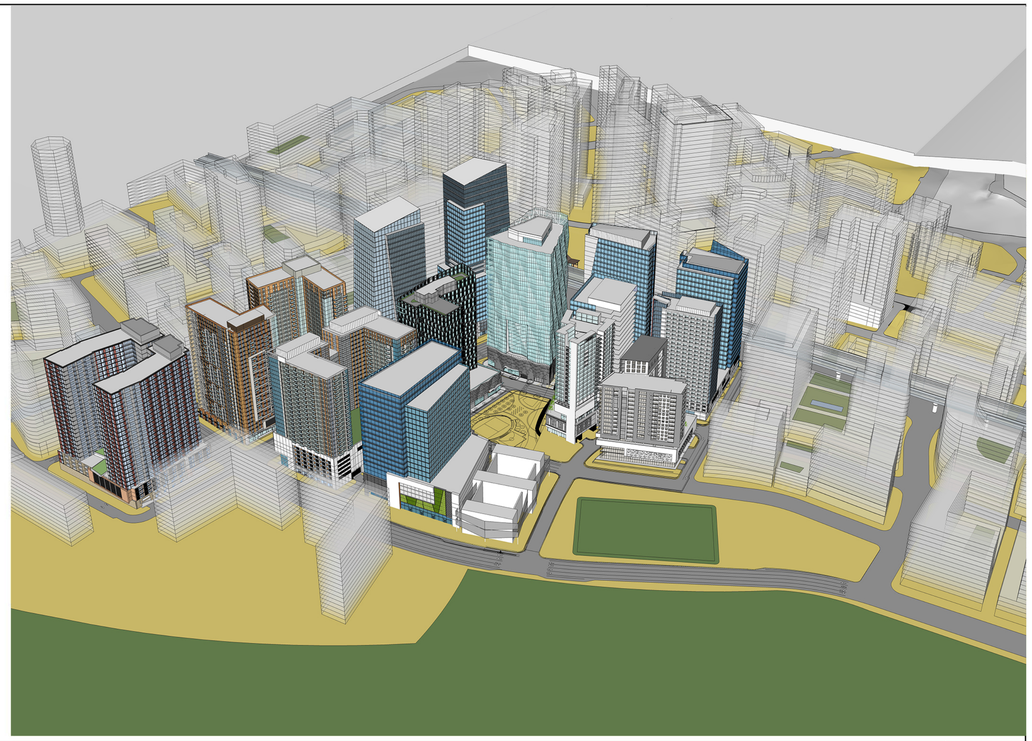
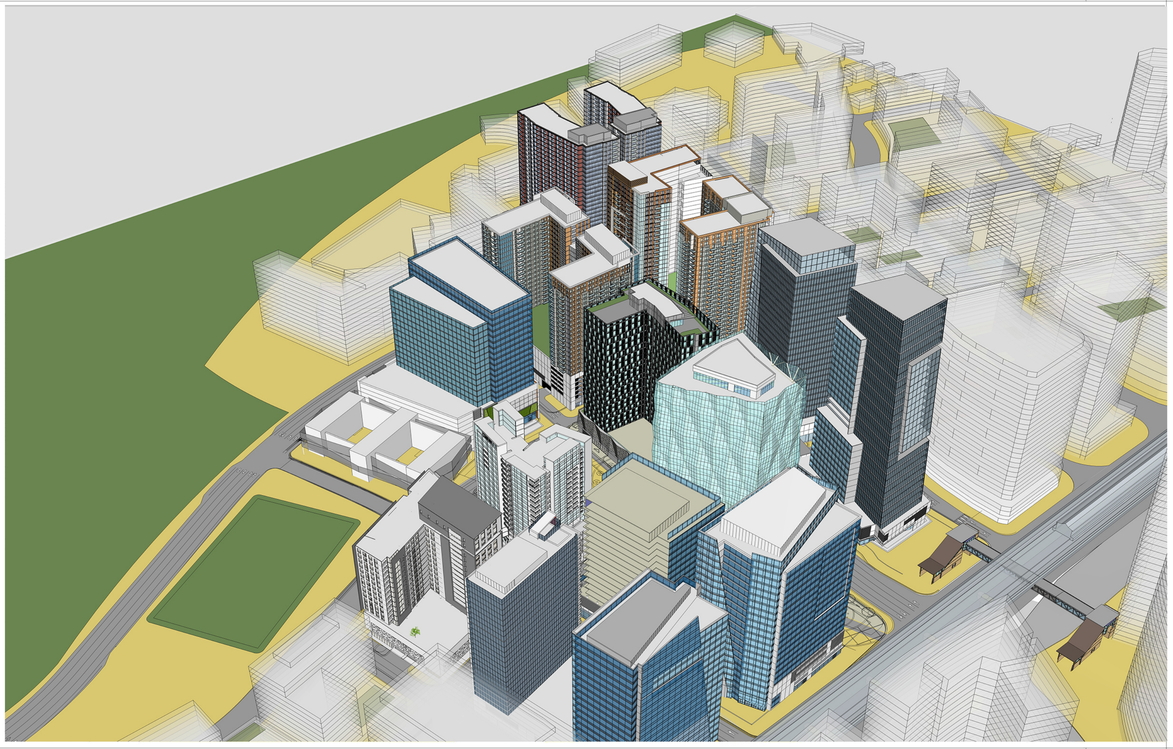
VIEW FROM EAST 1



VIEW FROM SOUTH 2



VIEW FROM NORTH 3



VIEW FROM WEST 4

WDG

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CDP RESUBMISSION	11.07.2016

OVERALL VIEW
OPTION 1
WITH PROPOSED
CONTEXT

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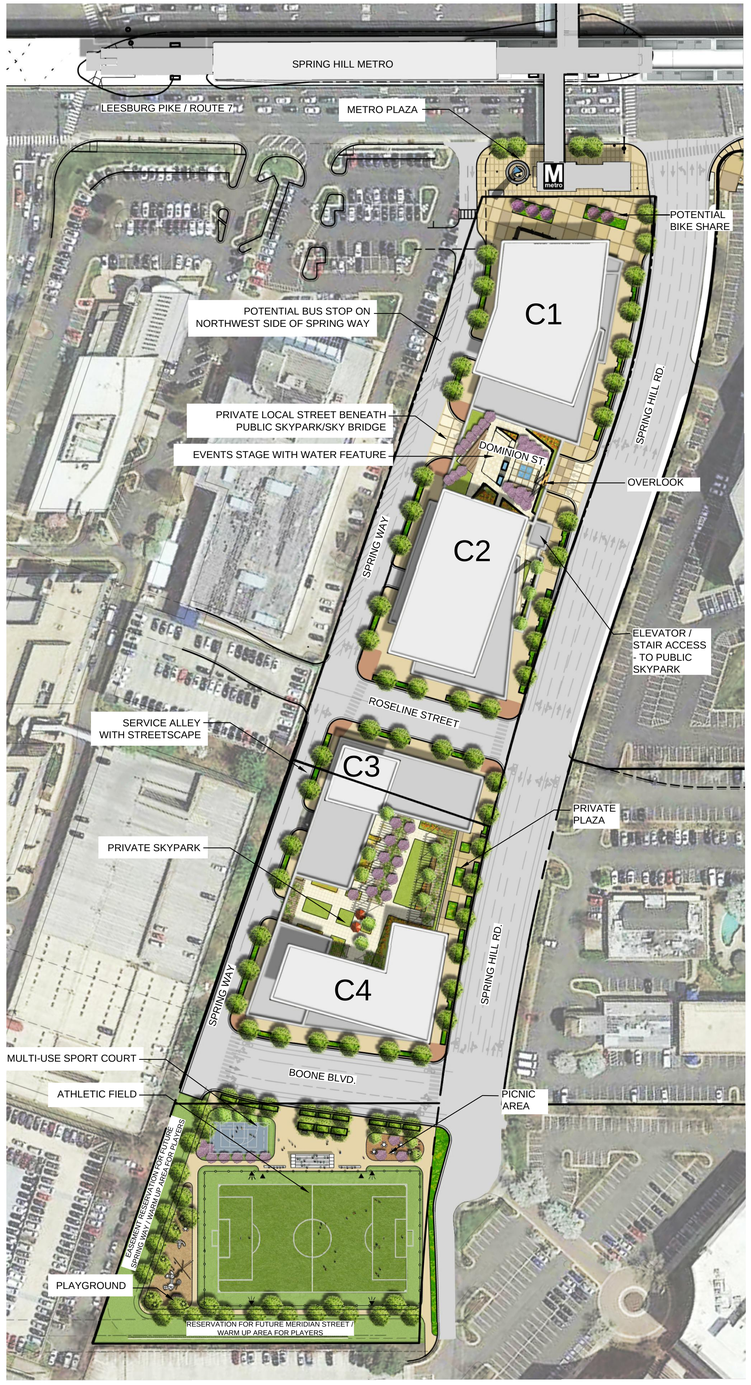

BASE **BASE PLAN**



OPT 1 **OPTION 1**



OPT 2 **OPTION 2**

SCALE: 1" = 80'

40' 0' 40' 80' 160'

NORTH

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Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

ILLUSTRATIVE PLAN

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L1-000

Nov 03, 2016 - 9:17am
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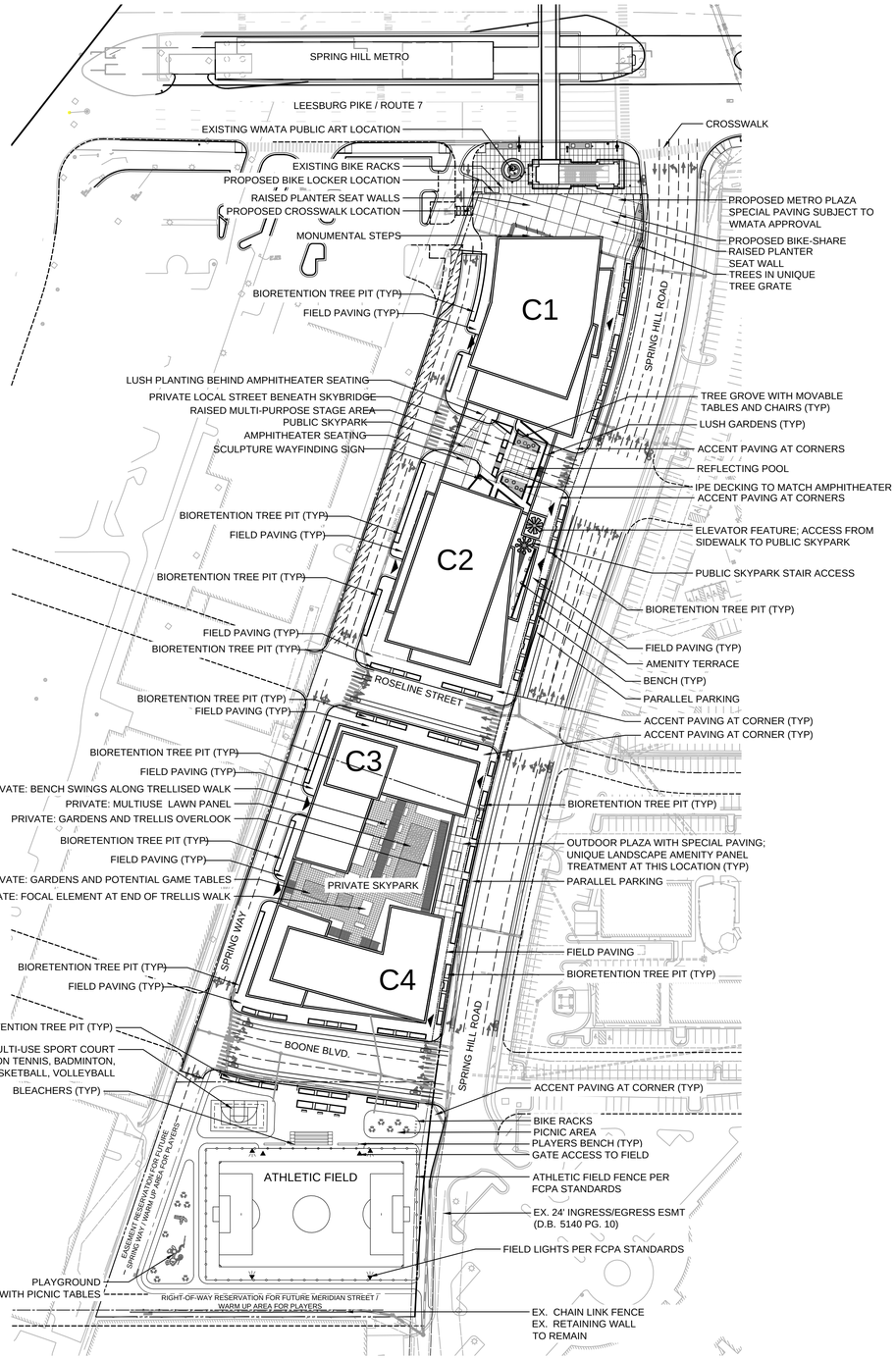

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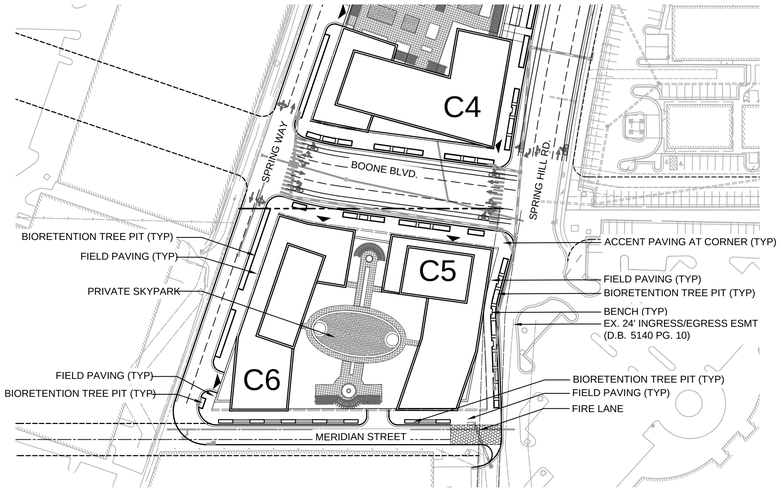
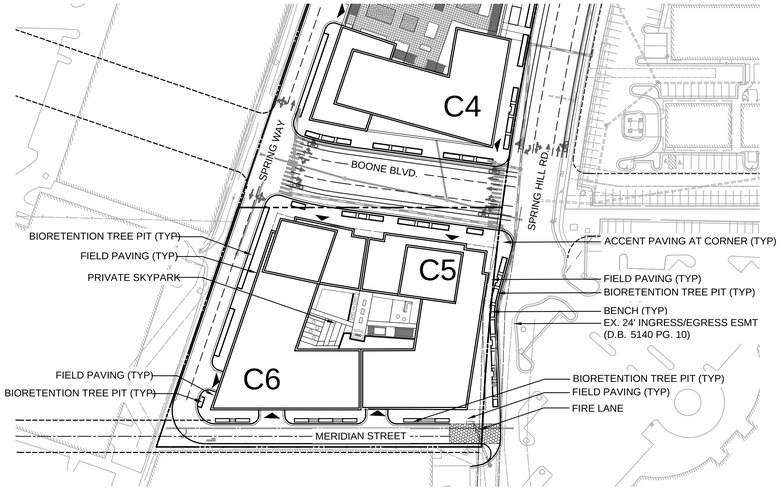


OPT 1 **OPTION 1**



OPT 2 **OPTION 2**

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40' 0' 40' 80' 160'

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Dominion Square West Landbay

Conceptual Development Plan

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OVERALL PLAN

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 20100073

SHEET NUMBER:
L1-001

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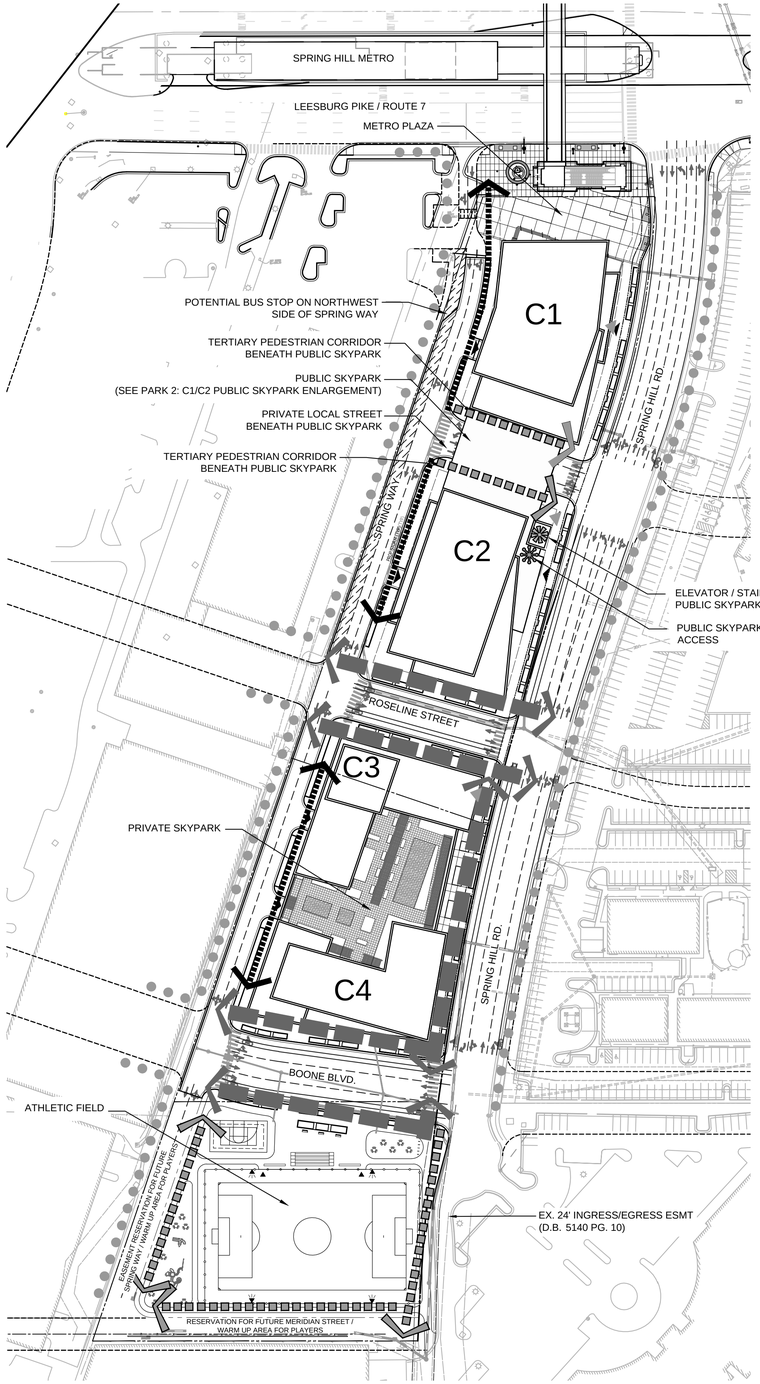
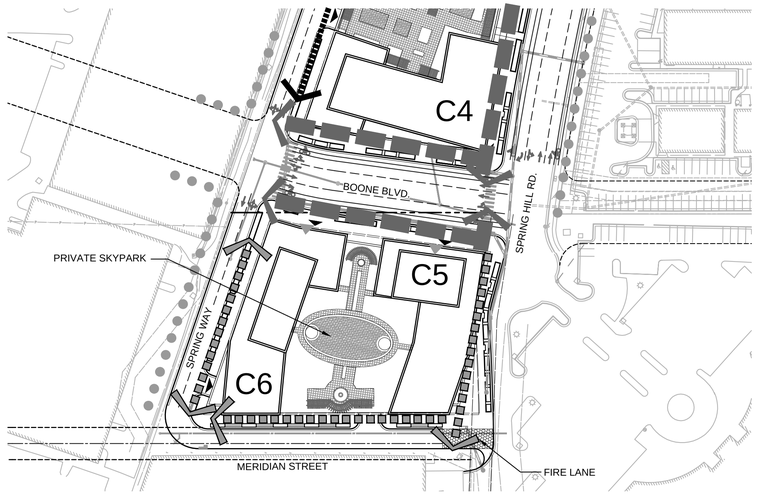
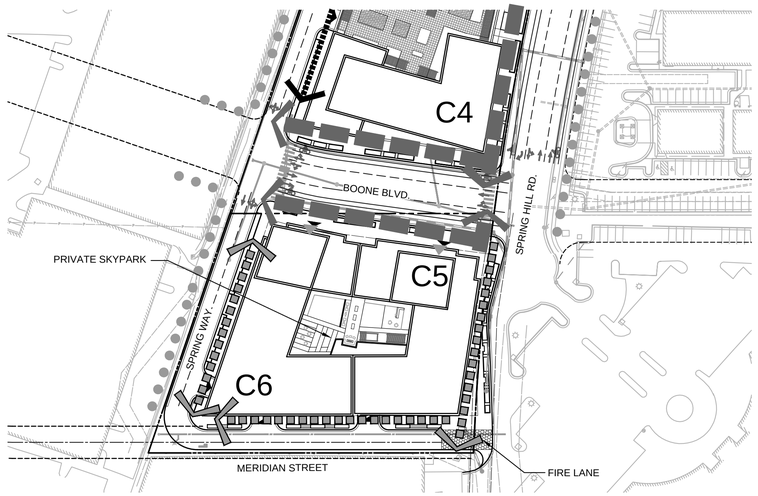


BASE **BASE PLAN**



OPT 1 **OPTION 1**



OPT 2 **OPTION 2**

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- LANDMARK ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40' 0' 40' 80' 160'

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PEDESTRIAN HIERARCHY

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SPIKG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER: L2-001

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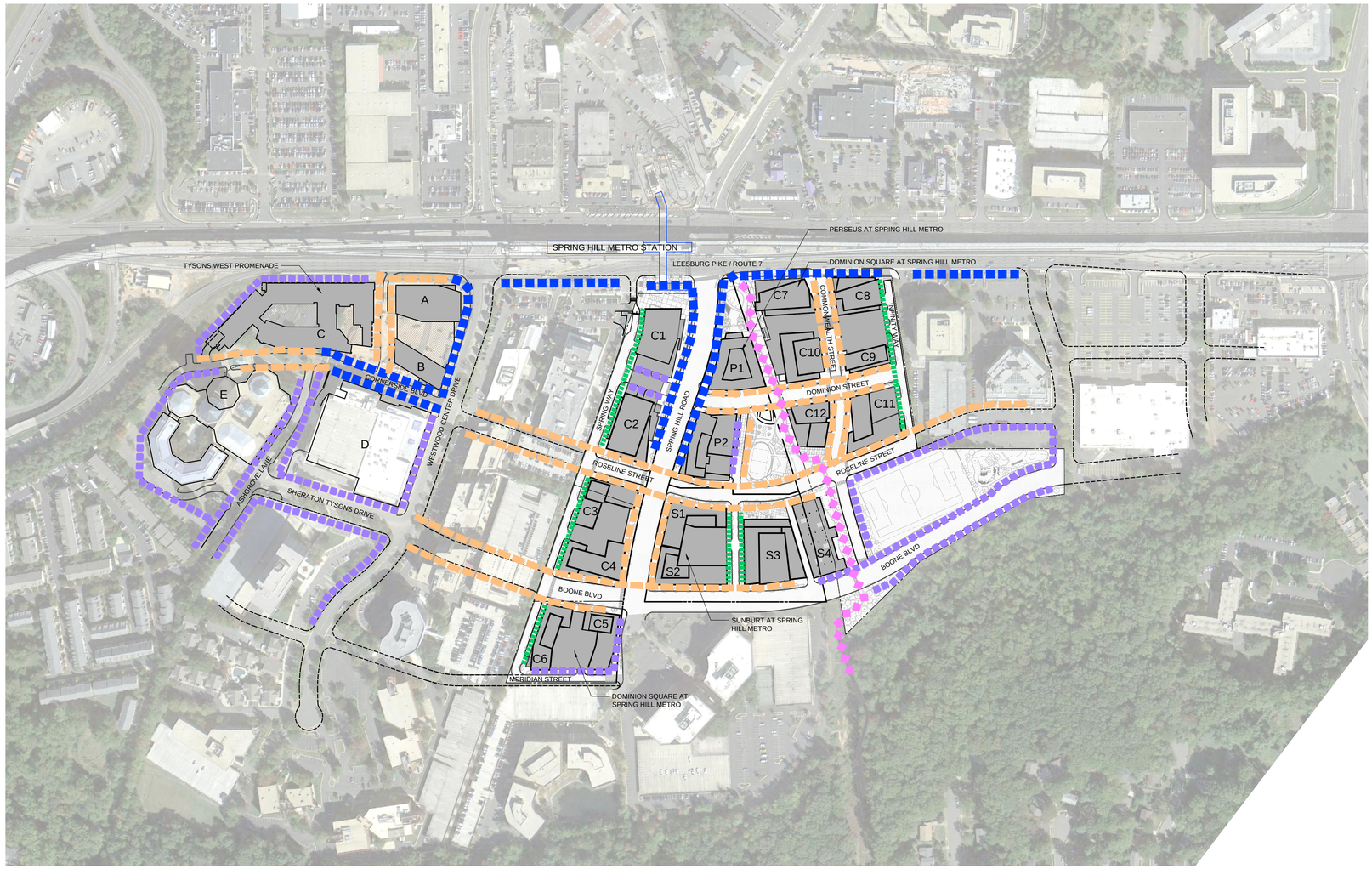

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- MULTI-MODAL PATH (PRIMARY PEDESTRIAN CORRIDOR)
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- LANDMARK ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 200'

100' 0' 100 200 400

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PEDESTRIAN HIERARCHY - CONTEXT

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. | . . . .

DATE: 10/11/2016
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DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 200'
PROJECT #: 20100073

SHEET NUMBER:
L2-002

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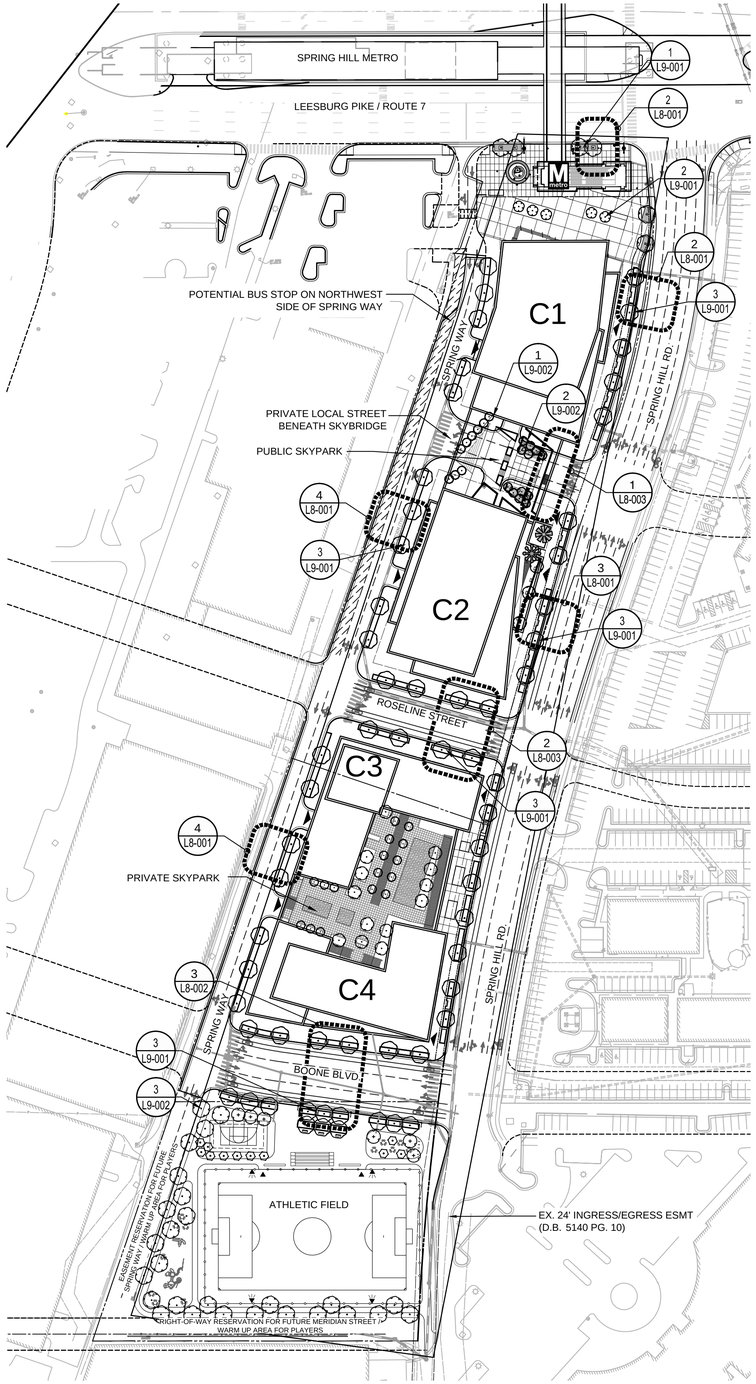

BASE **BASE PLAN**

CONCEPTUAL PLANT SCHEDULE				
Table 12.12 Plant Schedule (Wthin Site)				
STREET TREES - BIORETENTION (CATEGORY IV)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		61	Street Tree - Bioretention (Category IV)	(Options Below)
			Acer rubrum 'October Glory'	October Glory Maple
			Platanus Acerifolia	London Plane Tree
			Quercus Phellos	Willow Oak
			Ulmus parvifolia	Allee Lacebark Elm
STREET TREES - STANDARD TREE PIT (CATEGORY IV)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		33	Street Tree - Standard Tree Pit (Category IV)	(Options Below)
			Acer rubrum 'October Glory'	October Glory Maple
			Platanus Acerifolia	London Plane Tree
			Quercus Phellos	Willow Oak
			Ulmus parvifolia	Allee Lacebark Elm
LANDSCAPE TREE - TREE PLANTING ON STRUCTURE (CATEGORY III)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		5	Landscape Tree - Tree Planting on Structure (Category III)	(Options Below)
			Cercidiphyllum japonicum	Katsura Tree
			Gleditsia triacanthos inermis	Thornless Common Honeylocust
			Prunus x yedoensis	Yoshino Cherry
LANDSCAPE TREE - STANDARD TREE PIT AT GRADE (CATEGORY III)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		6	Landscape Tree - Standard Tree Planting at Grade (Category III)	(Options Below)
			Cercidiphyllum japonicum	Katsura Tree
			Gleditsia triacanthos inermis	Thornless Common Honeylocust
			Prunus x yedoensis	Yoshino Cherry
ORNAMENTAL TREE - SILVA CELL OR CANTILEVERED SIDEWALK (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		16	Ornamental Tree - Silva Cell or Cantilevered Sidewalk (Category II)	(Options Below)
			Amalanchier alnifolia	Serviceberry
			Cercis canadensis	Eastern Redbud
			Cornus kousa	Kousa Dogwood
			Halesia carolina	Snowdrop Tree
			Prunus x yedoensis	Yshino Cherry
ORNAMENTAL; TREE - STANDARD TREE IN PLANTER ON STRUCTURE (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		37	Ornamental Tree - Standard Tree in Planter on Structure (Category II)	(Options Below)
			Acer palmatum	Japanese Maple
			Cornus kousa	Kousa Dogwood
			Cornus mas	Cornelian Cherry Dogwood
ORNAMENTAL TREE - STANDARD TREE PIT AT GRADE (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		11	Ornamental Tree - Standard Tree Pit at Grade (Category II)	(Options Below)
			Acer palmatum	Japanese Maple
			Cornus kousa	Kousa Dogwood
			Cornus mas	Cornelian Cherry Dogwood

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

X L8-00X — STREETSCAPE ENLARGEMENT (SHEETS L8-001 TO L8-003)

X L9-00X — TREE DETAILS (SHEETS L9-001 TO L9-002)

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40 0' 10 80 160

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TREE PLAN

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: SW
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L3-001

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BASE

BASE PLAN

CONCEPTUAL PLANT SCHEDULE

Table 12.12 Plant Schedule (Within Site)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
STREET TREES - BIORETENTION (CATEGORY IV)									
		61	Street Tree - Bioretention (Category IV)	(Options Below)	3" Cal.	250 s.f.	15,250 s.f.	N/A	15,250 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV BIORETENTION STREET TREES						**15,250** s.f.
STREET TREES - STANDARD TREE PIT (CATEGORY IV)									
		33	Street Tree - Standard Tree Pit (Category IV)	(Options Below)	3" Cal.	250 s.f.	8,250 s.f.	N/A	8,250 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV STANDARD TREE PIT						**8,250** s.f.
LANDSCAPE TREE - TREE PLANTING ON STRUCTURE (CATEGORY III)									
		5	Landscape Tree - Tree Planting on Structure (Category III)	(Options Below)	2" Cal.	175 s.f.	875 s.f.	N/A	875 s.f.
			Cercidiphyllum japonicum	Katsura Tree	2" Cal.	175 s.f.	0 s.f.	N/A	0 s.f.
			Gleditsia triacanthos inermis	Thornless Common Honeylc	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yoshino Cherry	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY III LANDSCAPE TREE ON STRUCTURE						**875** s.f.
LANDSCAPE TREE - STANDARD TREE PIT AT GRADE (CATEGORY III)									
		6	Landscape Tree - Standard Tree Pit at Grade (Category III)	(Options Below)	2" Cal.	175 s.f.	1,050 s.f.	N/A	1,050 s.f.
			Cercidiphyllum japonicum	Katsura Tree	2" Cal.	175 s.f.	0 s.f.	N/A	0 s.f.
			Gleditsia triacanthos inermis	Thornless Common Honeylc	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yoshino Cherry	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY III LANDSCAPE TREE AT GRADE						**1,050** s.f.
ORNAMENTAL TREE - SILVA CELL OR CANTILEVERED SIDEWALK (CATEGORY II)									
		16	Ornamental Tree - Silva Cell or Cantilevered Sidewalk (Category II)	(Options Below)	2" Cal.	125 s.f.	2,000 s.f.	N/A	2,000 s.f.
			Amalanchier alnifolia	Serviceberry	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cercis canadensis	Eastern Redbud	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Halesia carolina	Snowdrop Tree	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yshino Cherry					
			TOTAL ON-SITE CATEGORY II ORANMENTAL TREE SILVA CELL OR CANTILEVERED						**2,000** s.f.
ORNAMENTAL TREE - STANDARD TREE IN PLANTER ON STRUCTURE (CATEGORY II)									
		37	Ornamental Tree - Standard Tree in Planter on Structure (Category II)	(Options Below)	2" Cal.	125 s.f.	4,625 s.f.	N/A	4,625 s.f.
			Acer palmatum	Japanese Maple	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus mas	Cornelian Cherry Dogwood	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY II ORNAMENTAL TREE ON STRUCTURE						**4,625** s.f.
ORNAMENTAL TREE - STANDARD TREE PIT AT GRADE (CATEGORY II)									
		11	Ornamental Tree - Standard Tree at Grade (Category II)	(Options Below)	2" Cal.	125 s.f.	1,375 s.f.	N/A	1,375 s.f.
			Acer palmatum	Japanese Maple	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus mas	Cornelian Cherry Dogwood	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY II ORNAMENTAL TREE AT GRADE						**1,375** s.f.
			TOTAL ON-SITE TREE PLANTING CANOPY REQUIRED:						**33,248 s.f.**
			TOTAL ON-SITE TREE PLANTING CANOPY PROVIDED:						**33,425 s.f.**

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	42,626	see § 12-0507.2
A2	Percentage of gross site area covered by existing tree canopy =	12.8%	
A3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	12.8%	
A5	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
A6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 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.	C-7	Provide sheet number, see § 12-0507.3
A8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	SEE SHEET C-7	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	332,481	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	332,481	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	33,248	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	4,263	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C3	C 2 x 1.25(SF) =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B 7-C10) =	33,248	Square feet
D2	Area of canopy planted for air quality benefits =	0	Square feet
D3	D 2 x 1.5 (SF) =	0	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	Square feet
D9	D 8 x 1.5 (SF) =	0	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	33,425	Square feet
D18	Total of canopy area provided through tree planting =	33,425	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	No	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	33,425	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	33,425	Total of E1 through E3, area should meet or exceed area in B7

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10/11/2016

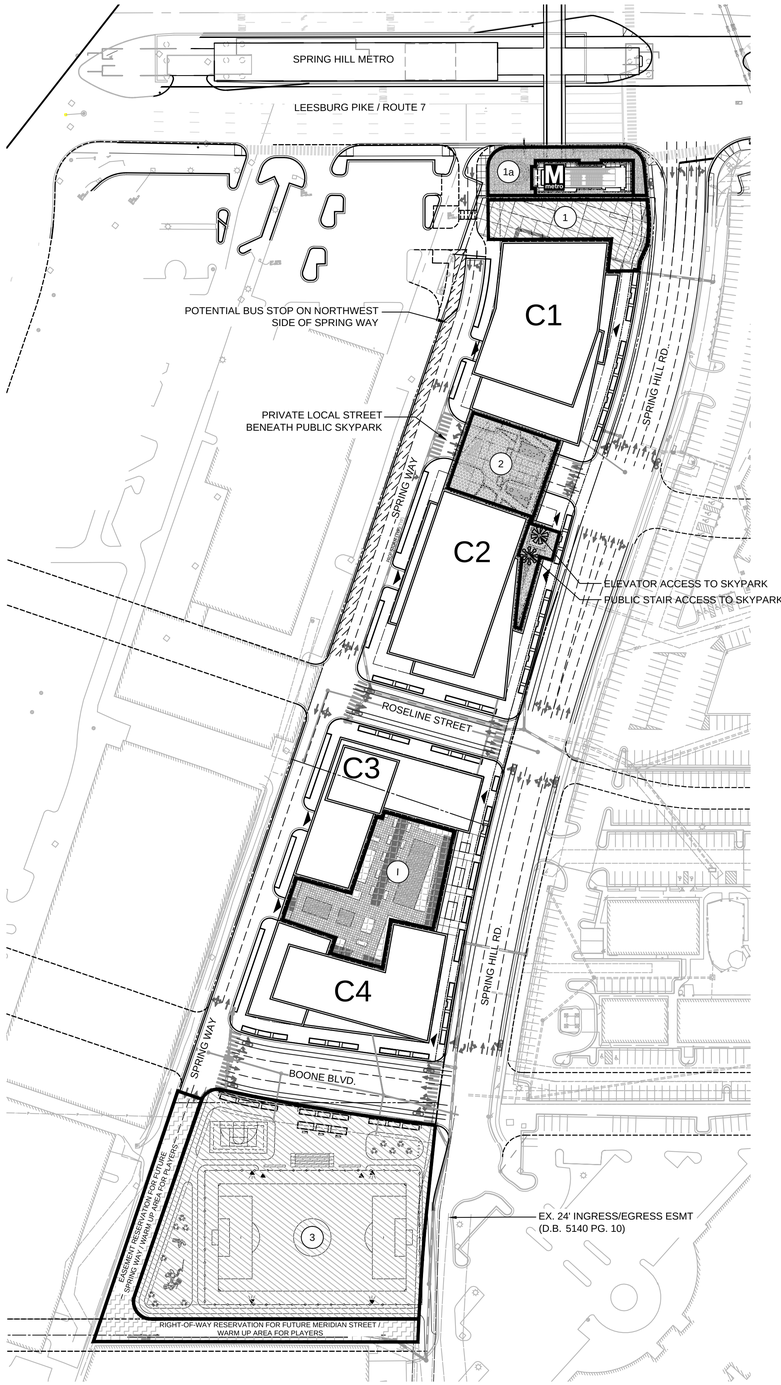
Dominion Square West Landbay

Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TREE CANOPY CALCULATIONS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION
- | - - - -

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: NTC
PROJECT #: 20100073

SHEET NUMBER:
L3-002



BASE **BASE PLAN**

BASE **BASE**
PUBLIC PARK PROGRAMMING

Park 1: METRO STATION PLAZA
Urban Park Type: Civic Plaza
Features
- Public Art
- Transit Stop
- Monumental Steps

Activities
- Outdoor Seating
- Public Transit Waiting Area
- Newspaper/Magazine Reading

Furnishings
- Benches
- Bike Racks and Lockers
- Newspaper/Magazine Vending Machines

Park 2: C1 / C2 PUBLIC SKYPARK
Urban Park Type: Pocket Park
Features
- Sculptural Feature Visible from Street Level
- Reflecting Pool (optional Event Tent location)
- Multi-purpose Raised Stage
- Water Feature as Stage Background
- Amphitheater
- Variety of Seating Options
- Tree Grove
- Lush Garden Landscaping
- Northern Virginia Plants
- Unique Hardscape Paving Pattern(s)
- Variety of Hardscape Materials
- Elevator Landmark Feature
- Amenity Terrace
- Wayfinding
- Raised SWM Planters

Activities
- Public Overlooks - Skyline Viewing
- Unique Mid-rise Destination
- Plant Species Education
- Entertainment on Stage
- Available for Reserved Private Events / Fundraising
- Retreat from Street Level Activity
- Respite for Office Employees / General Public
- Informal Outdoor Meeting Space
- Place to Have Enjoy Outdoor Meals
- Evening Rooftop Movies

Furnishings
- Movable Tables and Chairs
- Planters
- Lighting
- Signage

Park 3: ATHLETIC FIELD
Urban Park Type: Active Recreation
Features
- Recreational Field
- Playground
- Wayfinding
- Sidewalks
- Off-Street Parking
- Lush Garden Landscaping
- Multi-Use Sports Court (Tennis, Badminton, Basketball, Volleyball)

Activities
- Youth recreation
- Playground
- School Field Trips

Furnishings
- Natural Playground Equipment
- Benches
- Bleachers
- Fencing (Field and Playground)
- Lighting (Pedestrian and Sports)
- Signage
- Picnic Tables

BASE **BASE**
URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	METRO STATION PLAZA (Public Urban Park - At Grade)	10,454 SF
1a	METRO STATION PLAZA UPGRADES (Public Urban Park - At Grade)	3,346 SF
2	C1 / C2 PUBLIC SKYPARK (Public Urban Park - Elevated)	13,045 SF
I	C3 /C4 SKYPARK (Private Skypark - Elevated)	18,437 SF
3	ATHLETIC FIELD (Public Urban Park - At Grade)	69,634 SF

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - AT GRADE	83,434 SF
	PUBLIC URBAN PARK - ELEVATED	13,045 SF
	PUBLIC URBAN PARK - AT GRADE (Subject to Owner / Agency Agreement)	3,346 SF
	PRIVATE SKYPARK - ELEVATED	18,437 SF
	PARK IN RESERVATION AREA	16,676 SF

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40 0' 40 80 160

NORTH

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URBAN PARKS PLAN AND CALCULATIONS

REVISIONS:
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DATE: 10/11/2016
DESIGNED BY: SPIKG
DRAWN BY: MW
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
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PARK 1: METRO STATION PLAZA

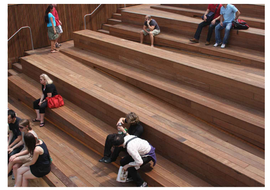





PARK 2: C1/C2 PUBLIC SKYPARK





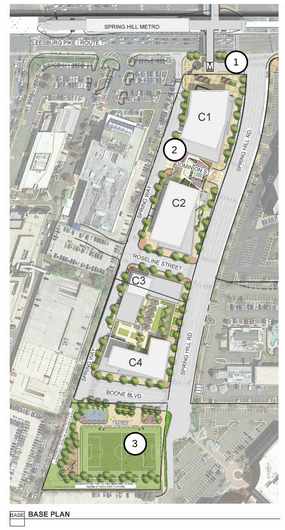




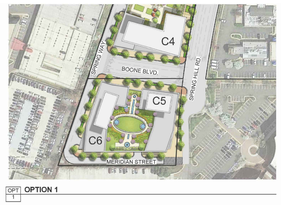








KEY PLAN: N.T.S





PARK 3: ATHLETIC FIELD





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PARK AND OPEN SPACE CHARACTER IMAGES

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Q.C. BY: XX
SCALE: NA
PROJECT #: 20100073

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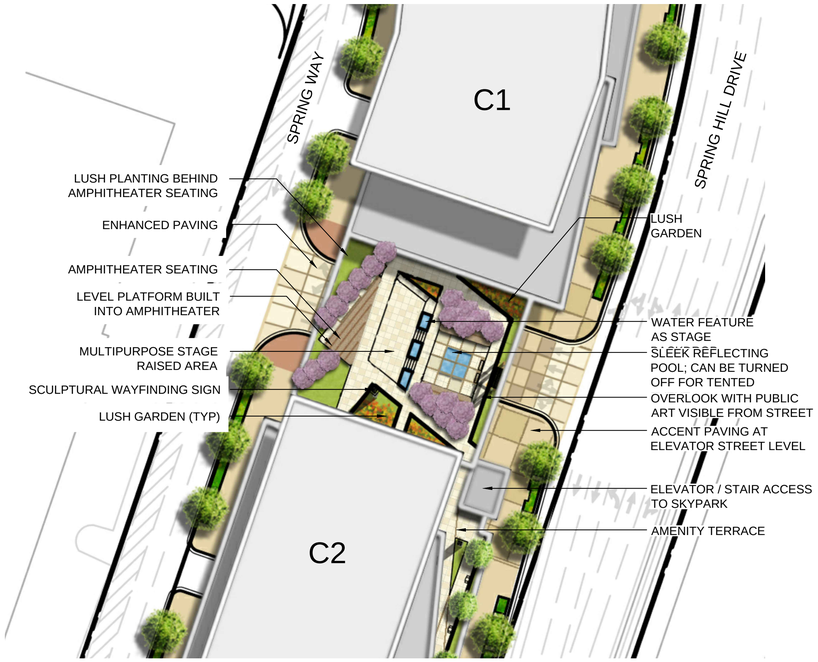

PARK 2: C1 / C2 PUBLIC SKYPARK



PARK 3: ATHLETIC FIELD



PARK 3: ATHLETIC FIELD PLAN

SCALE: 1" = 40'

20' 0' 20' 40' 80'

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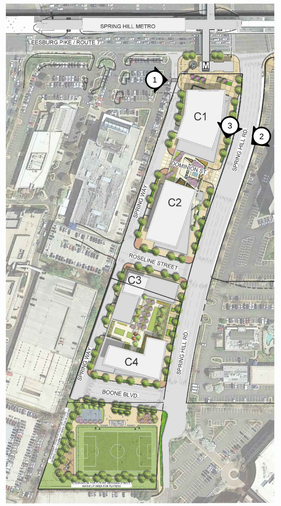
1 L5-001 SPRING WAY AT METRO & BUILDING C1 METRO PLAZA (PARK 1)
PERSPECTIVE



BASE BASE PLAN



OPT 1 OPTION 1



OPT 2 OPTION 2

KEY PLAN: N.T.S



2 L5-001 SPRING HILL ROAD STREETSCAPE AT BUILDING C1
PERSPECTIVE



3 L5-001 SPRING HILL ROAD STREETSCAPE AT BUILDINGS C1 & C2
PERSPECTIVE

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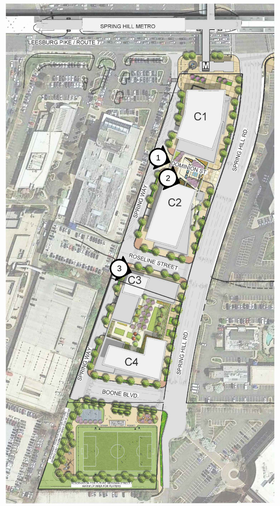
1 / L5-002 SKYPARK (PARK 2) AT BUILDINGS C1 & C2
PERSPECTIVE



BASE BASE PLAN



OPT 1 OPTION 1



OPT 2 OPTION 2

KEY PLAN: N.T.S



2 / L5-002 DOMINION ST. STREETSCAPE BENEATH BUILDINGS C1 & C2 SKYPARK (PARK 2)
PERSPECTIVE



3 / L5-002 ROSELINE ST. STREETSCAPE AT BUILDING C3
PERSPECTIVE

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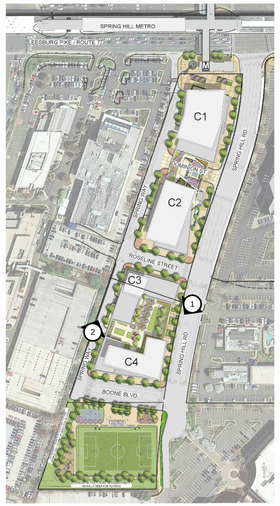
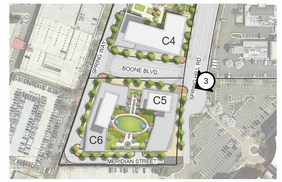
1 L5-003 SPRING HILL ROAD STREETSCAPE AT BUILDING C3 & C4
PERSPECTIVE



BASE BASE PLAN



OPT 1 OPTION 1



OPT 2 OPTION 2

KEY PLAN: N.T.S



2 L5-003 SPRING WAY STREETSCAPE AT BUILDING C3
PERSPECTIVE



3 L5-003 SPRING HILL ROAD STREETSCAPE AT BUILDING C5 (OPTION 1)
PERSPECTIVE

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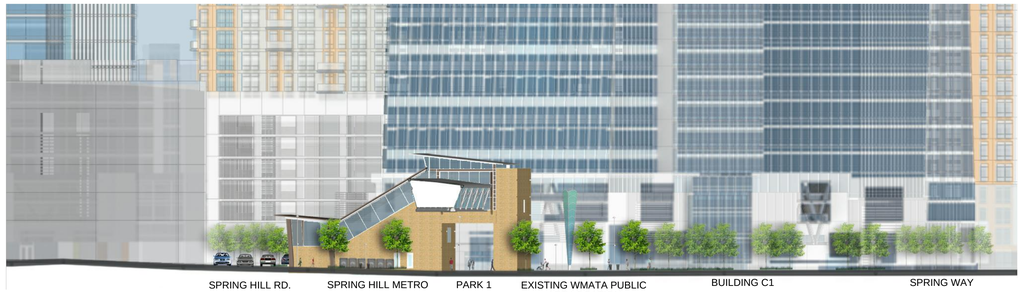
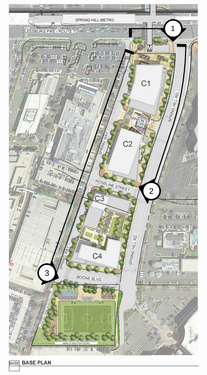
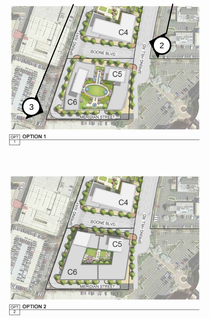


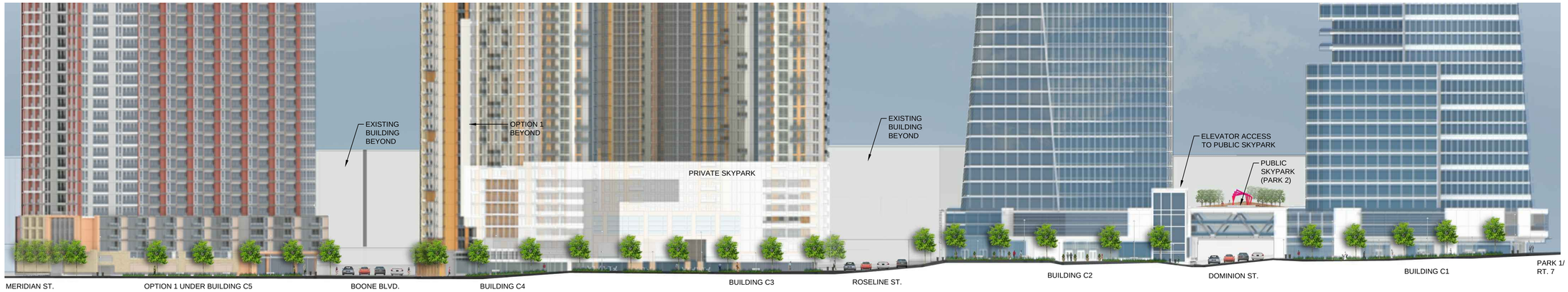
1 L6-001 ROUTE 7
ELEVATION

1" = 40'



KEY PLAN: N.T.S





2 L6-001 SPRING HILL ROAD (OPTION 1)
ELEVATION

1" = 40'



3 L6-001 SPRING WAY (OPTION 1)
ELEVATION

1" = 40'

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ELEVATIONS

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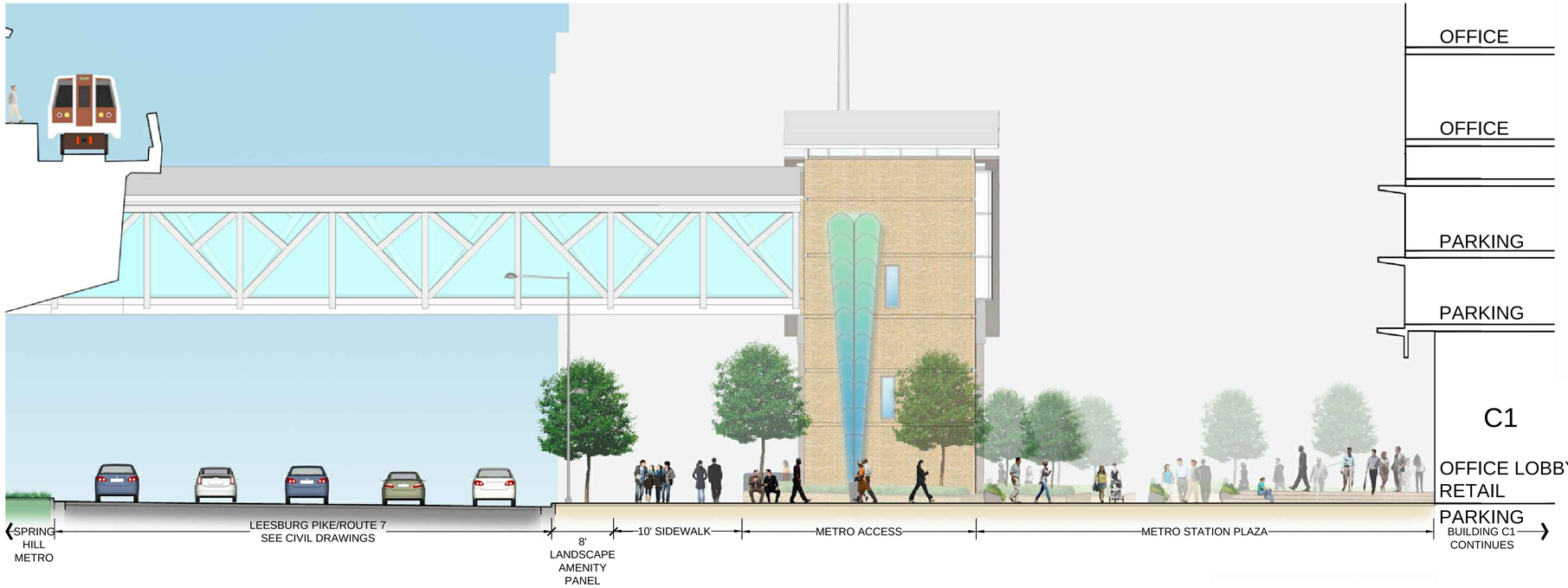
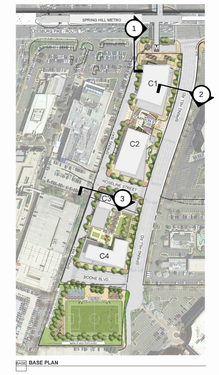


1 L7-001 SECTION

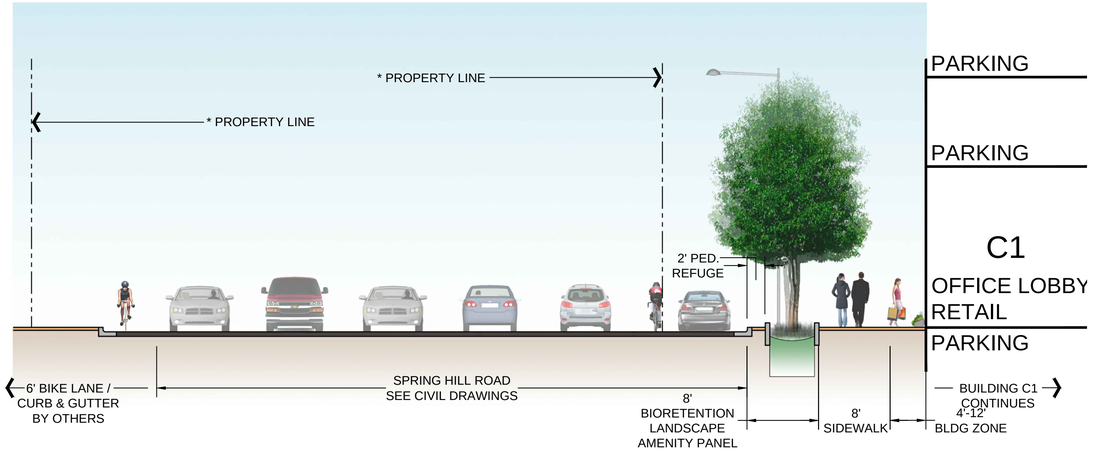
ROUTE 7 AT METRO & BUILDING C1

1/8" = 1'



KEY PLAN: N.T.S

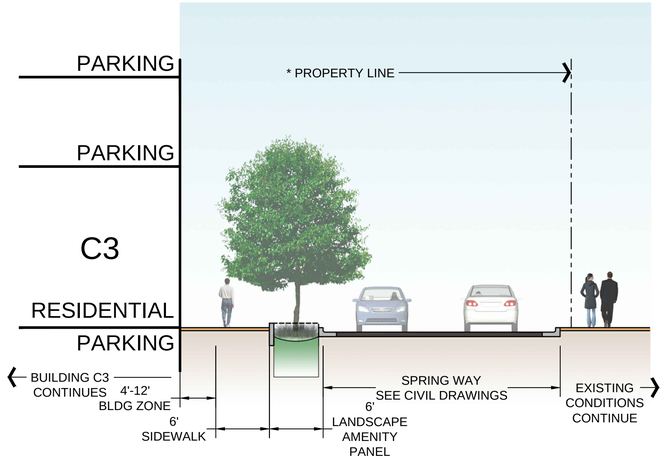




2 L7-001 SECTION

SPRING HILL ROAD AT C1

1/8" = 1'



3 L7-001 SECTION

SPRING WAY AT C3

1/8" = 1'

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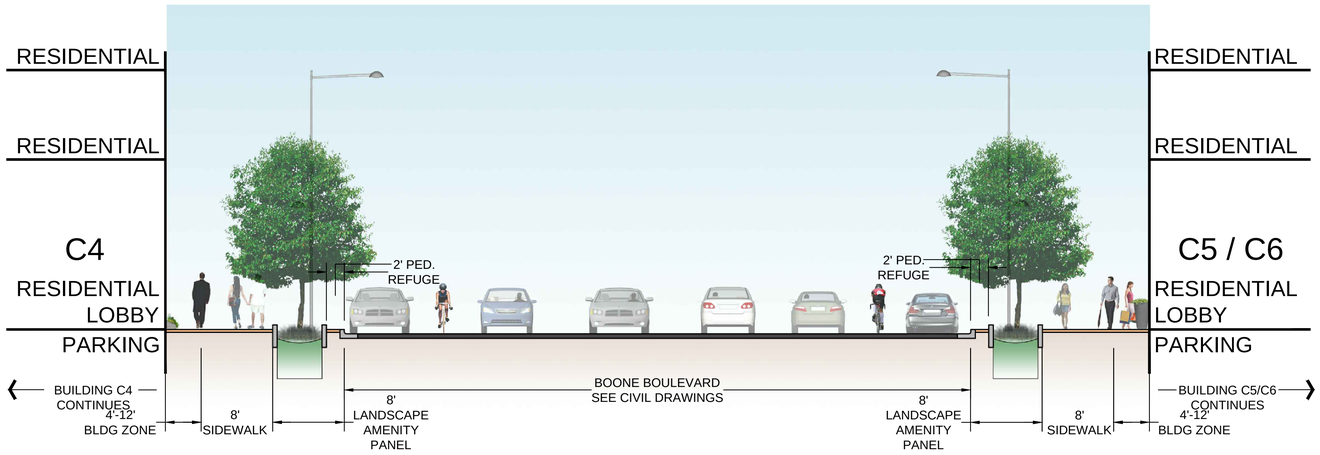
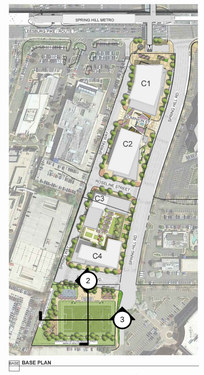


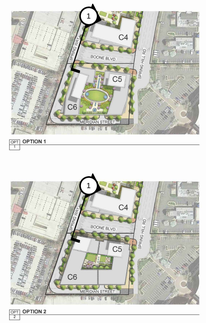
1 BOONE BOULEVARD AT BUILDINGS C4 & C5/C6 (OPTION 1)

L7-002 SECTION

1/8" = 1'



KEY PLAN: N.T.S





2 BOONE BOULEVARD AT ATHLETIC FIELD

L7-002 SECTION

1/8" = 1'



3 SPRING WAY AT ATHLETIC FIELD

L7-002 SECTION

3/32" = 1'

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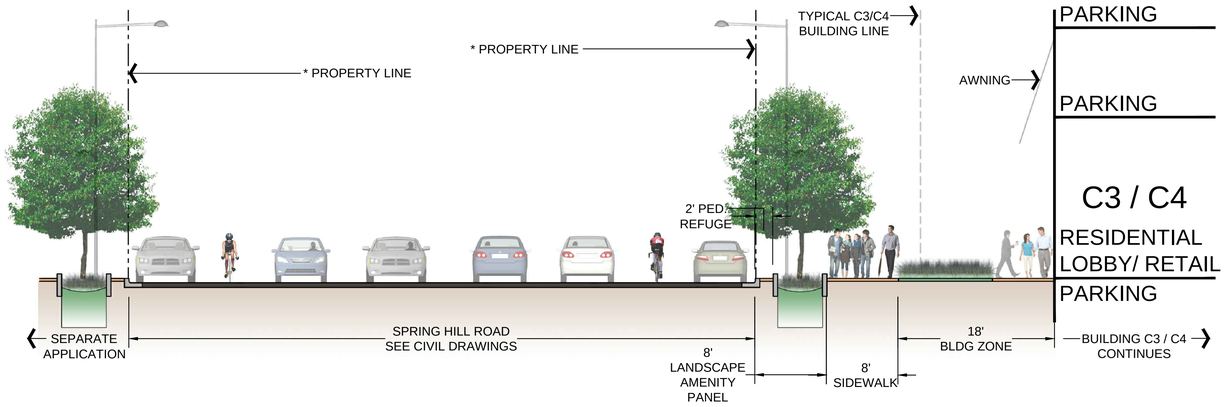
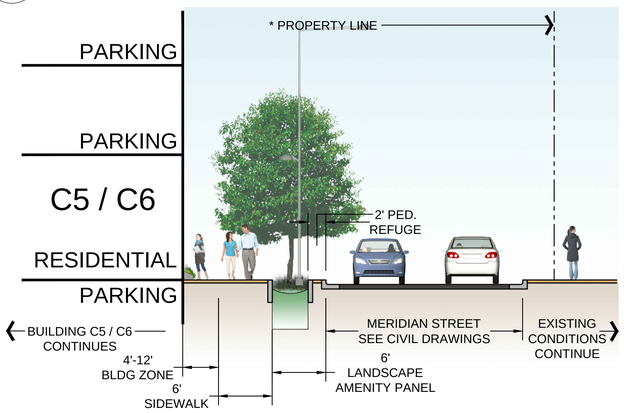


1 L7-003 SPRING HILL ROAD AT C3 & C4

SECTION

1/8" = 1'



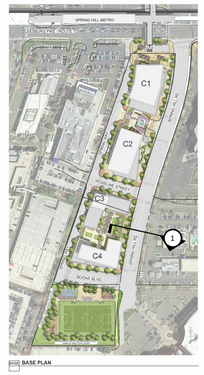
2 L7-003 MERIDIAN STREET AT BUILDINGS C5 & C6 (OPTION 1 AND OPTION 2)

SECTION

1/8" = 1'

SECTION

3/32" = 1'



KEY PLAN: N.T.S





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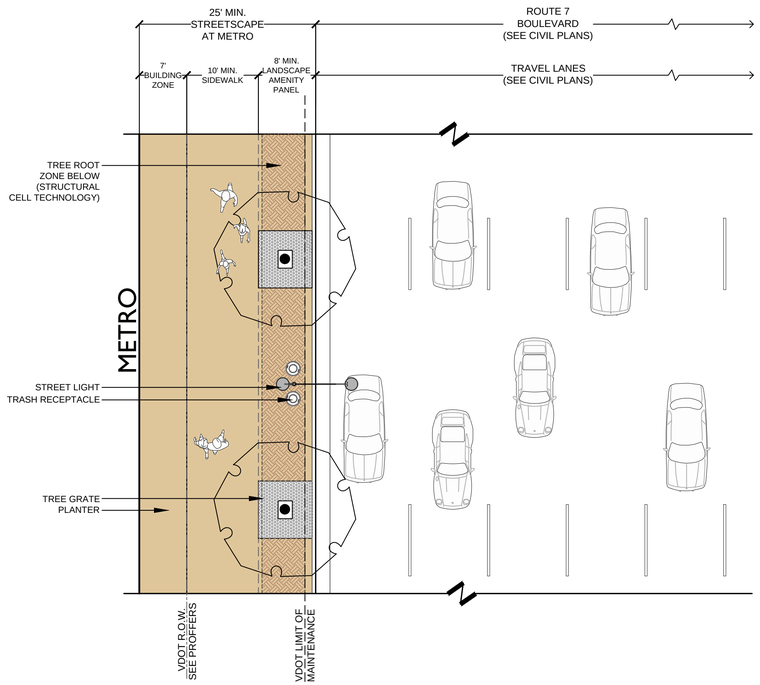
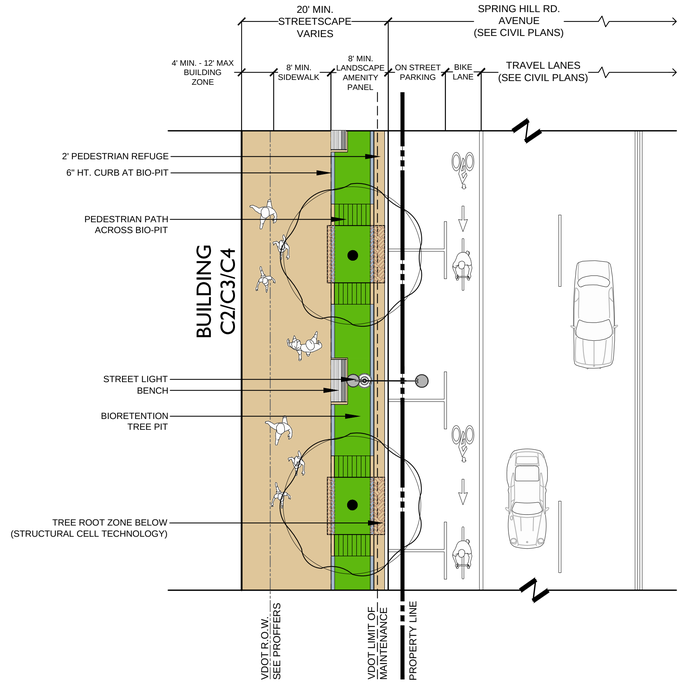


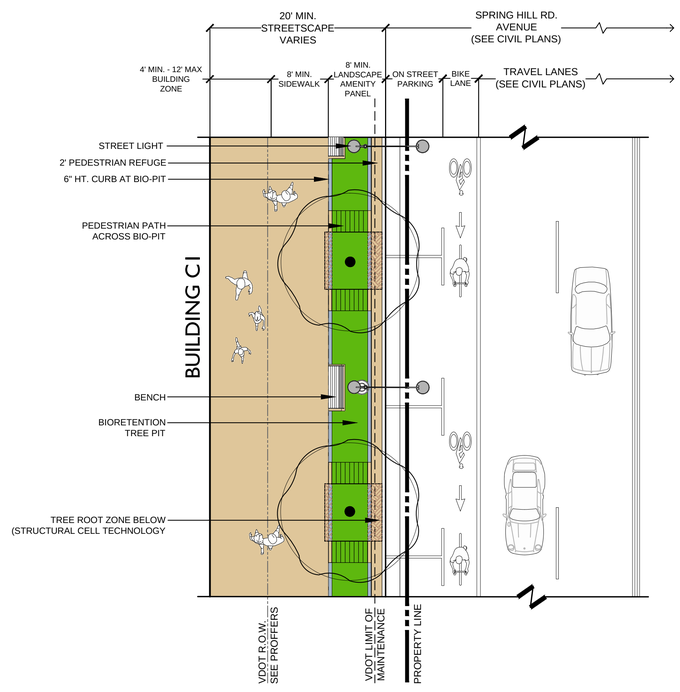
1 L8-001 **ROUTE 7 AT METRO**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



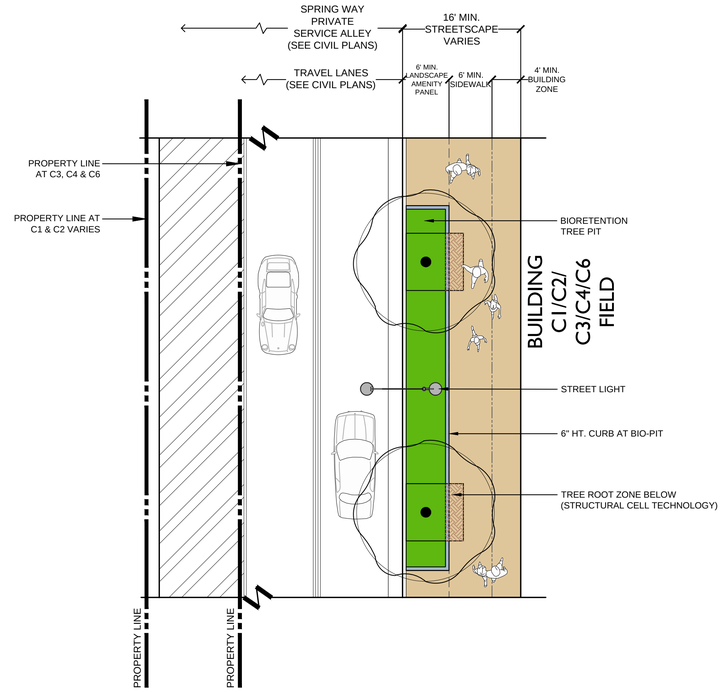
3 L8-001 **SPRING HILL ROAD AT BUILDINGS C2, C3 & C4**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



KEY PLAN: N.T.S



2 L8-001 **SPRING HILL ROAD AT BUILDING C1**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



4 L8-001 **SPRING WAY**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

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Dominion Square West Landbay
Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TYPICAL STREETSCAPE ENLARGEMENTS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION
- | - - -

DATE: 10/1/2016
DESIGNED BY: SPKG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 10'
PROJECT #: 2010073

SHEET NUMBER:
L8-001

Nov 03, 2016 - 11:43am
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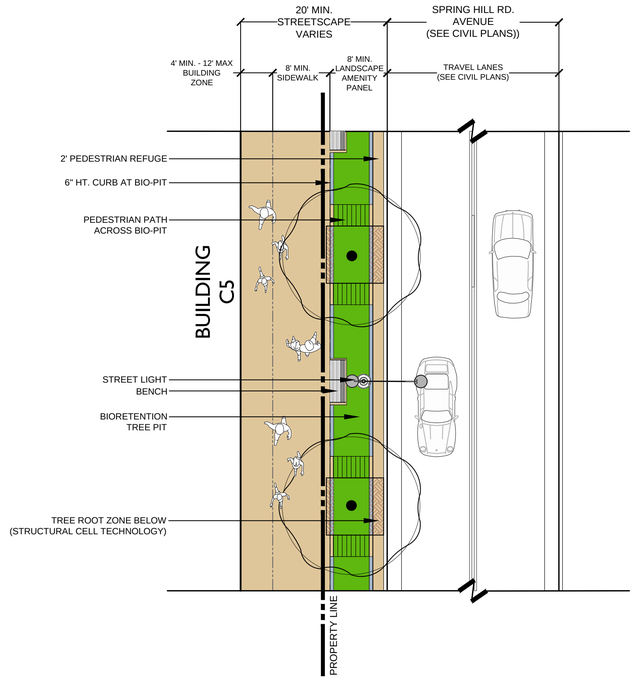
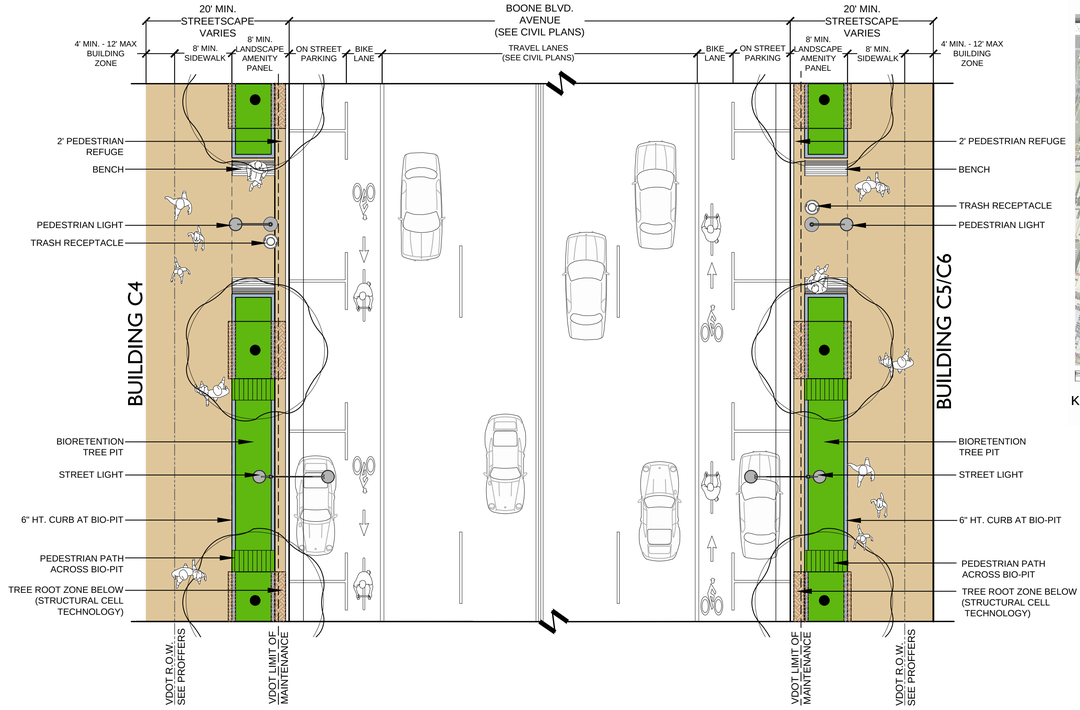
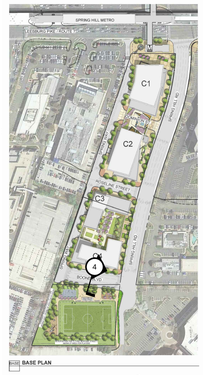
0073_L8-001 - Typical Streetscape Enlargements.dwg



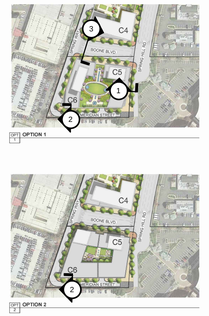
1 L8-002 SPRING HILL ROAD AT BUILDING C5 (OPTION 1)
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

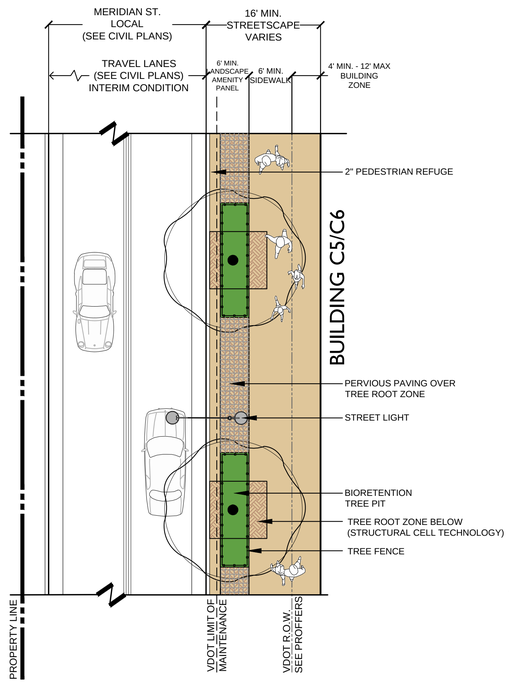


3 L8-002 BOONE BOULEVARD AT BUILDINGS C4 & C5/C6 (OPTION 1)
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

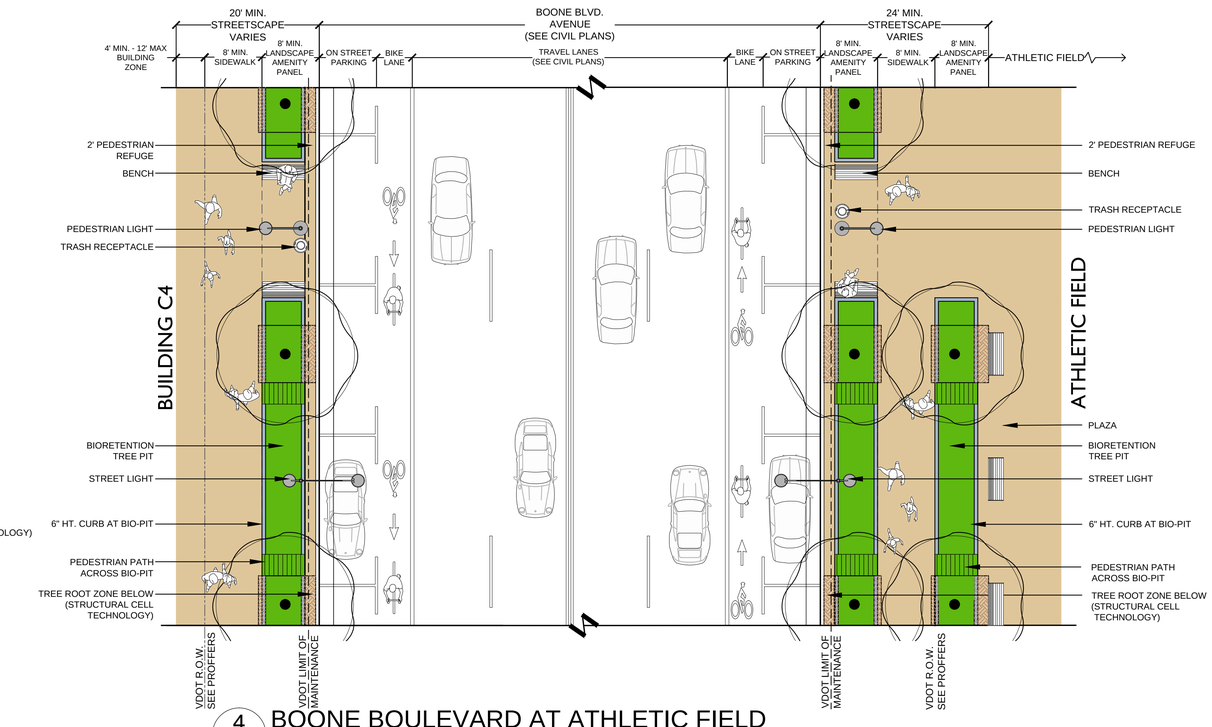


KEY PLAN: N.T.S





2 L8-002 MERIDIAN STREET
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



4 L8-002 BOONE BOULEVARD AT ATHLETIC FIELD
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

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TYPICAL STREETSCAPE ENLARGEMENTS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION
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DATE: 10/11/2016
DESIGNED BY: SPKG
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 10'
PROJECT #: 2010073

SHEET NUMBER:
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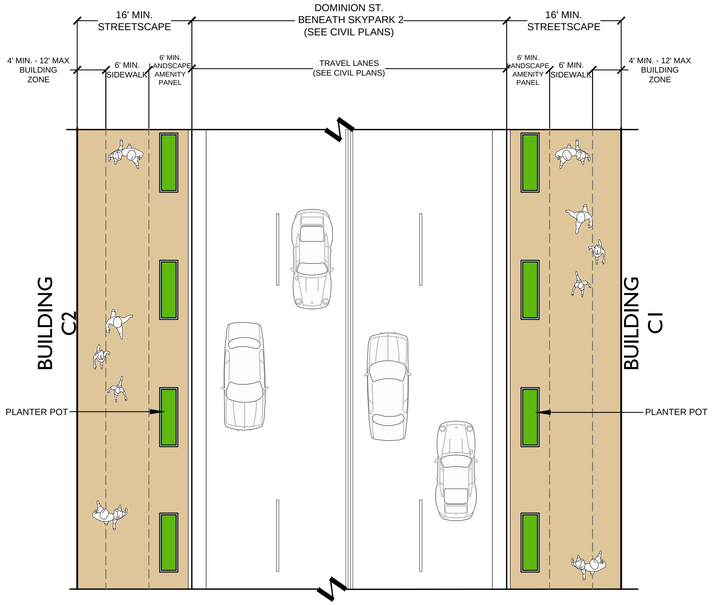
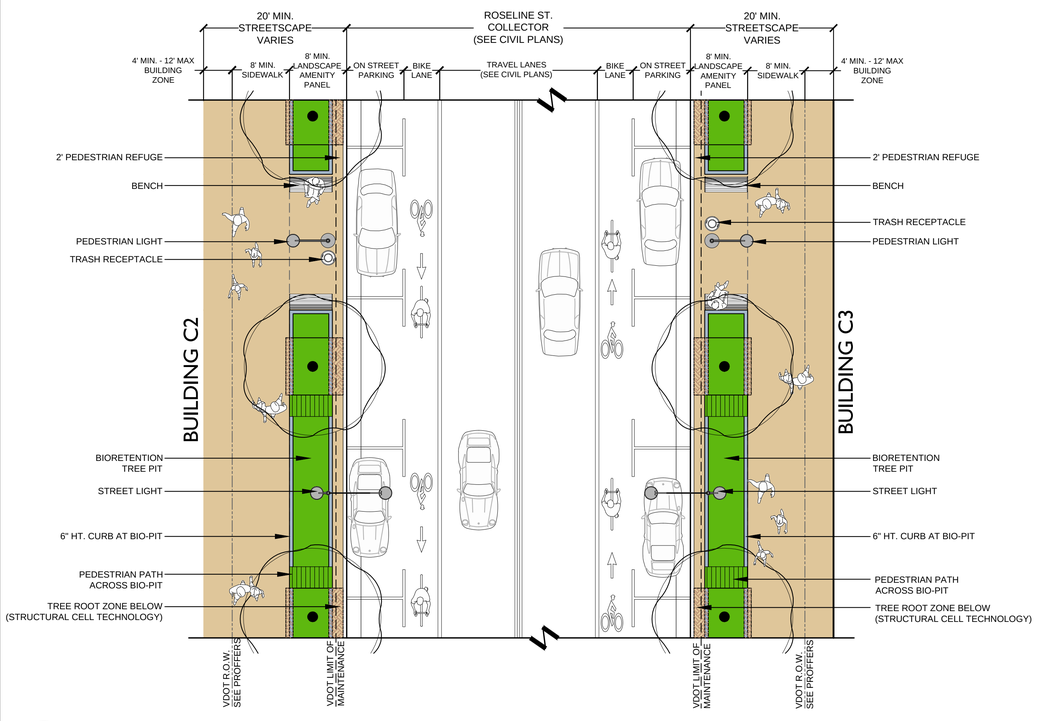


1 L8-003 DOMINION STREET BENEATH SKYPARK 2

TYPICAL STREETSCAPE ENLARGEMENT

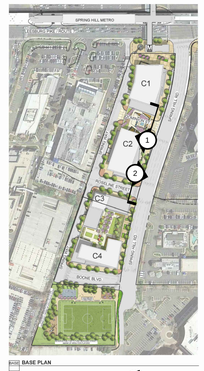
1" = 10'



2 L8-003 ROSELINE STREET AT BUILDINGS C2 & C3

TYPICAL STREETSCAPE ENLARGEMENT

1" = 10'



KEY PLAN: N.T.S





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TYPICAL STREETSCAPE ENLARGEMENTS

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1 | 07/2016 - CDP RESUBMISSION
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- | -
- | -

DATE: 10/11/2016
DESIGNED BY: SPK
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Q.C. BY: XX
SCALE: 1" = 10'
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SHEET NUMBER:
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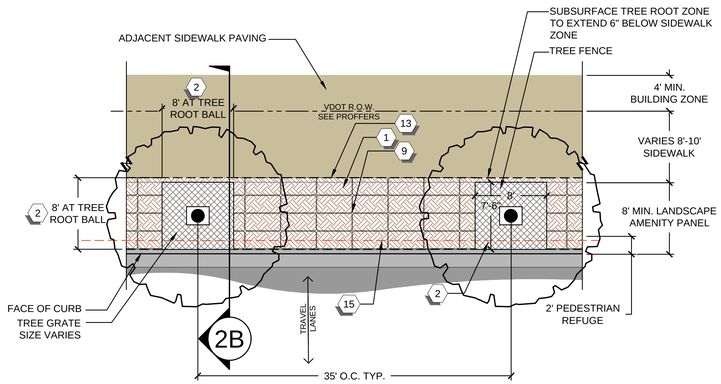
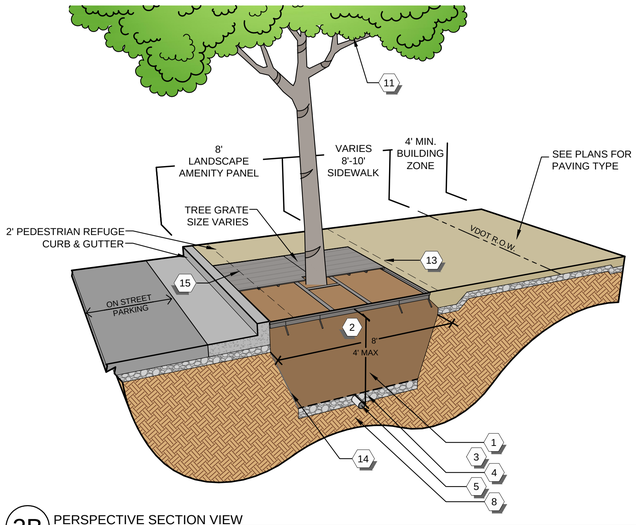


2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

8'X8' (SIZE MY VARY) TREE PIT WITH TREE GRATE.

TREE DETAIL LOCATION:

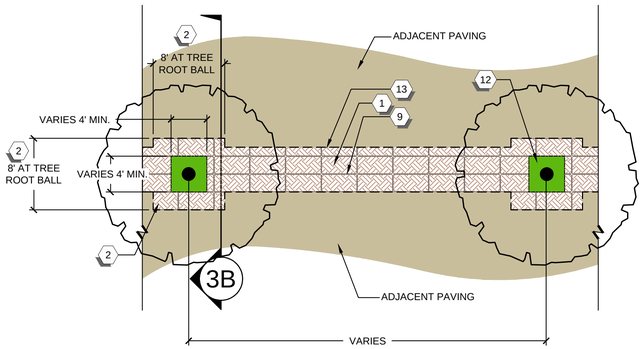
- ROUTE 7 METRO PLAZA

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

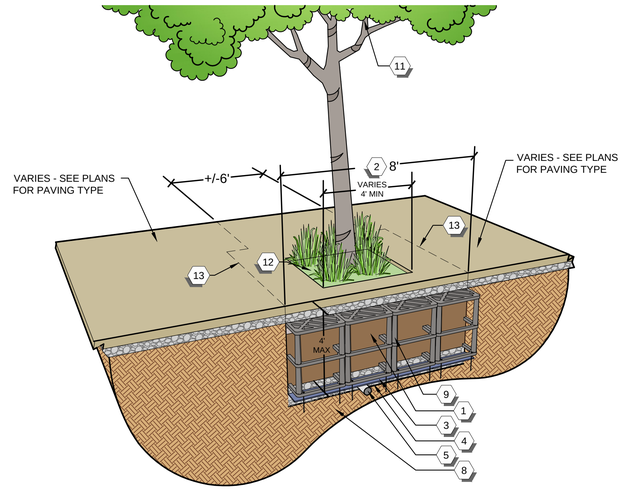
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 L9-001 STREET TREE
PLAN / PERSPECTIVE SECTION
08A-253
AS NOTED



3A PLAN VIEW
1/8" = 1'-0"



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- METRO PLAZA
- ROUTE 7

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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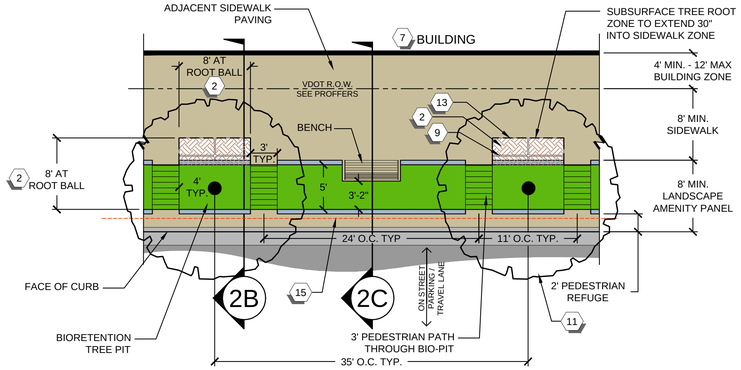
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

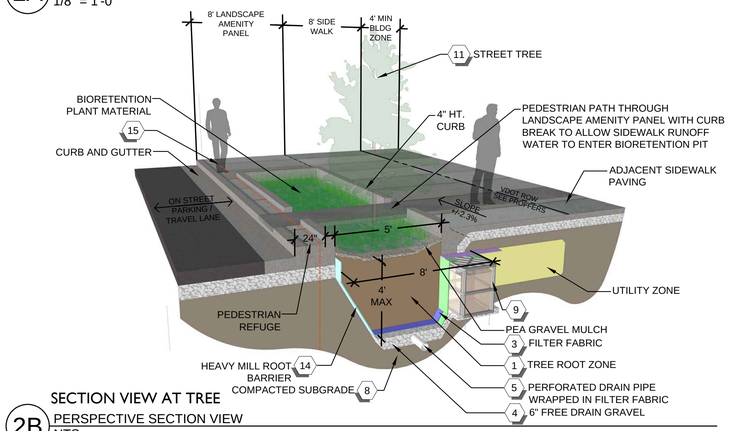
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 L9-001 PLAZA TREE
PLAN / PERSPECTIVE SECTION
08A-253
AS NOTED

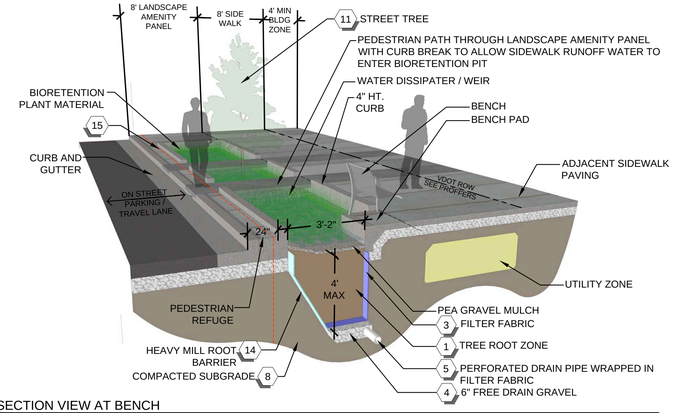


2A PLAN VIEW
1/8" = 1'-0"



SECTION VIEW AT TREE

2B PERSPECTIVE SECTION VIEW
NTS



2C SECTION VIEW AT BENCH
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE DETAIL DESCRIPTION:

CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.

TREE DETAIL LOCATION:

- SPRING HILL ROAD

3 L9-001 BIORETENTION TREE PIT
PLAN / PERSPECTIVE SECTION

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TYPICAL TREE DETAILS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SPVKG
DRAWN BY: SVK
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 201073

SHEET NUMBER:
L9-001

Nov 01, 2016 - 3:14pm
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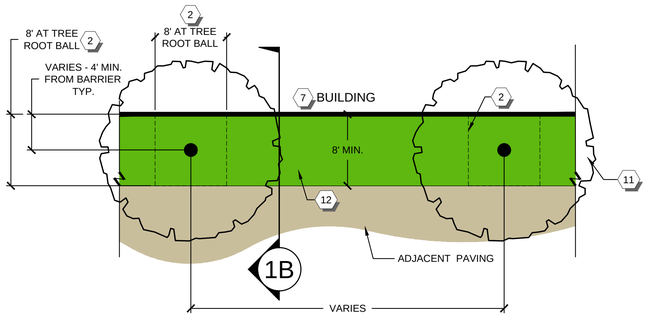
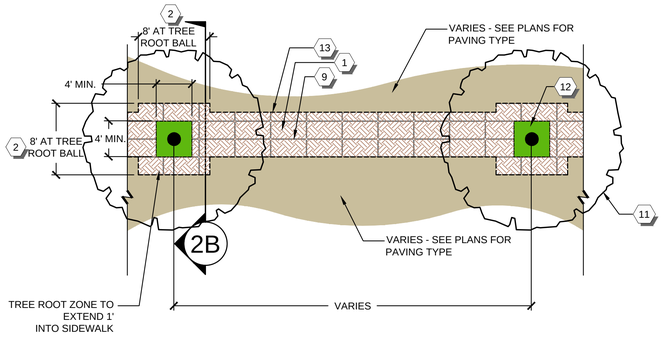
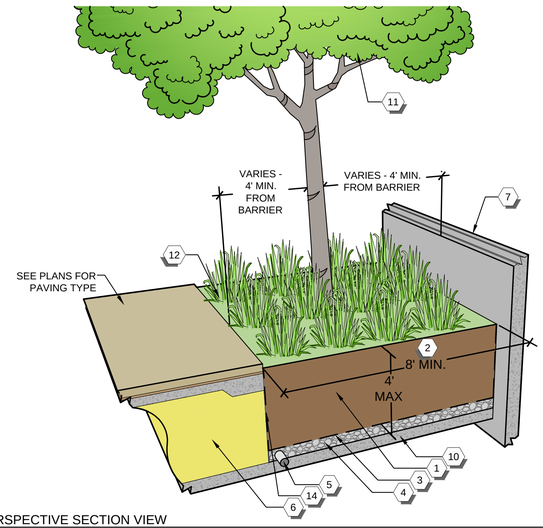
0073_L9-001 - Typical Tree Details.dwg



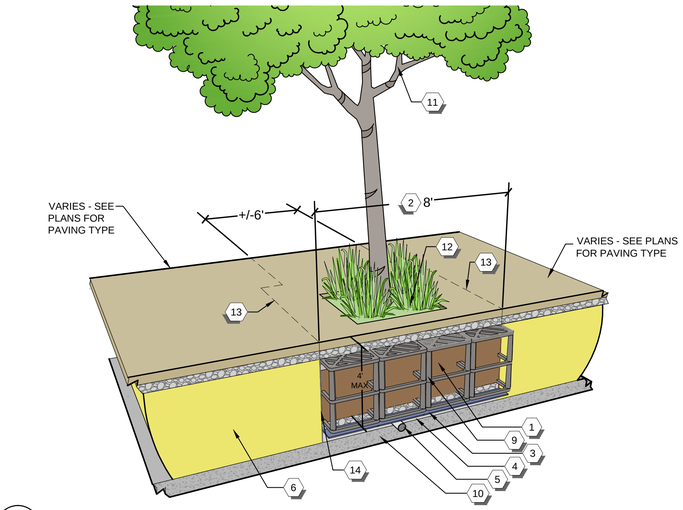
1A PLAN VIEW
1/8" = 1'-0"



2A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- SKY PARK 2, 4, I, II

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER

1 L9-002 PLAZA TREE ON STRUCTURE - TYPE 1
PLAN / PERSPECTIVE SECTION
08A-252
AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- SKY PARK 2, 4, I, II

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
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6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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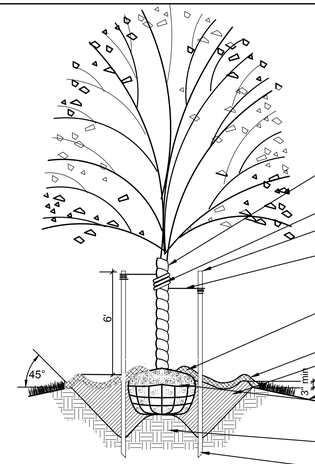
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER

2 L9-002 PLAZA TREE ON STRUCTURE - TYPE 2
PLAN / PERSPECTIVE SECTION
08A-252
AS NOTED



NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER ROOT CROWN.

TREE WRAP MAIN TRUNK RECOMMENDED FOR SMOOTH BARK TREES DURING DORMANT INSTALLATION. IT SHALL BE REMOVED WHEN CANOPY IS IN LEAF

ARBOR TIE

2" X 2" HARDWOOD GUY STAKE - 2 PER TREE

12 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED

MULCH TOP OF ROOT BALL AND SAUCER TO A MINIMUM DEPTH OF 2". NOT TO EXCEED 3". DO NOT PLACE MULCH AGAINST THE TRUNK

3" SAUCER AROUND TREE

SOIL MIX

EXISTING GRADE

REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL

COMPACTED MOUND TO PREVENT TREE SETTLING (6" MIN HEIGHT)

UPRIGHT STAKES EXTENDED TO FIRM BEARING

3 L9-002 TREE PLANTING
SECTION
08A-082
NOT TO SCALE

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TYPICAL TREE DETAILS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1 1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L9-002

Nov 01, 2016 - 3:14pm
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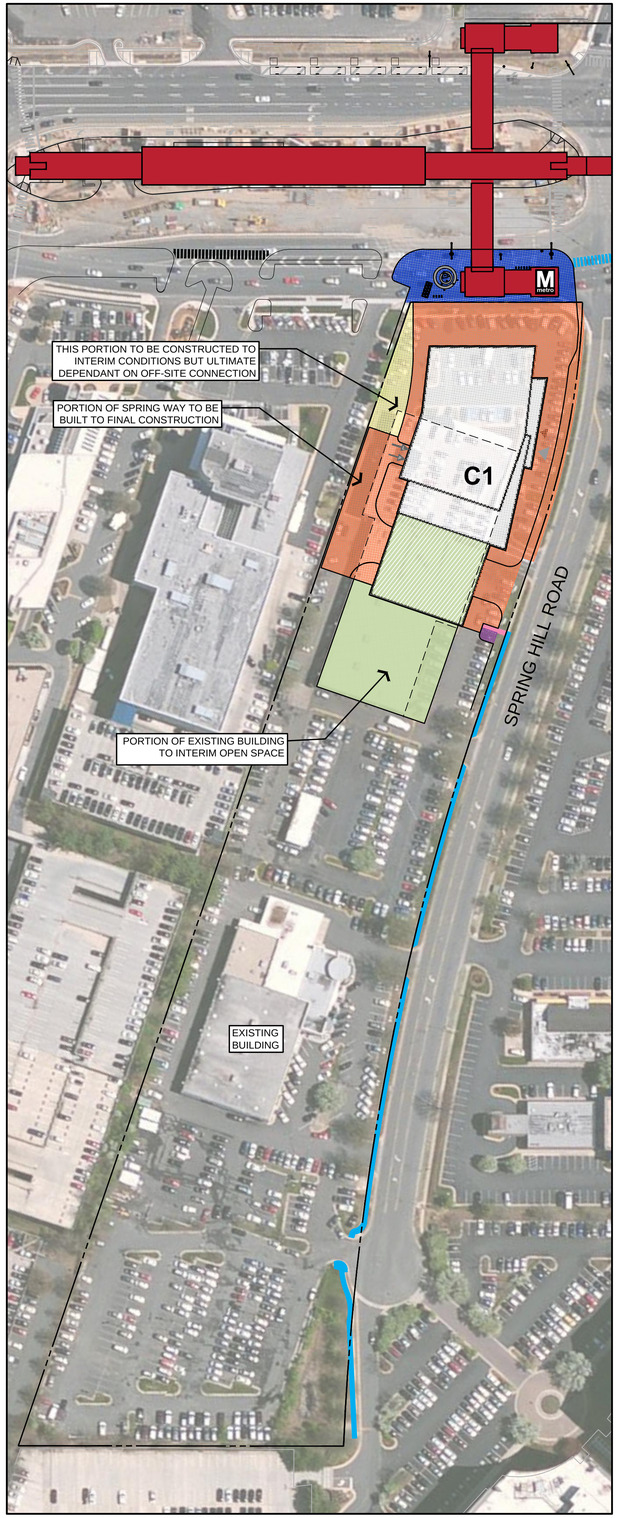
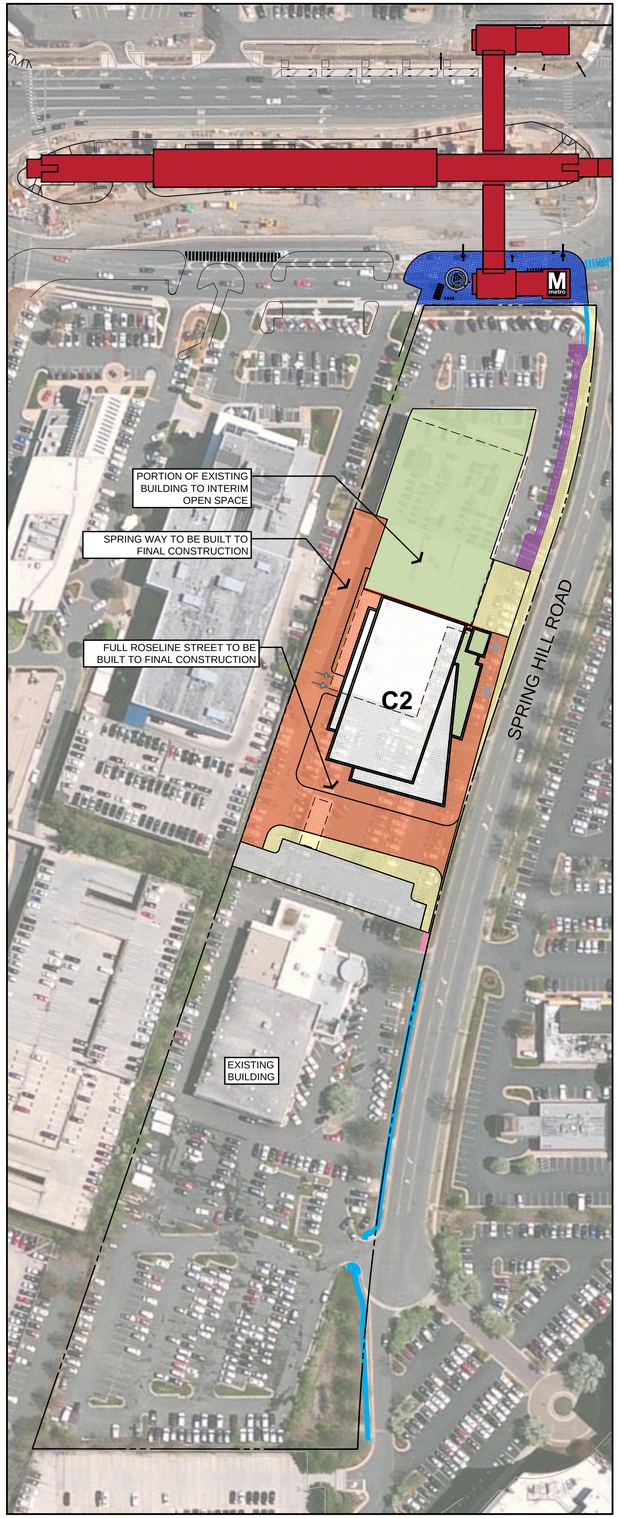
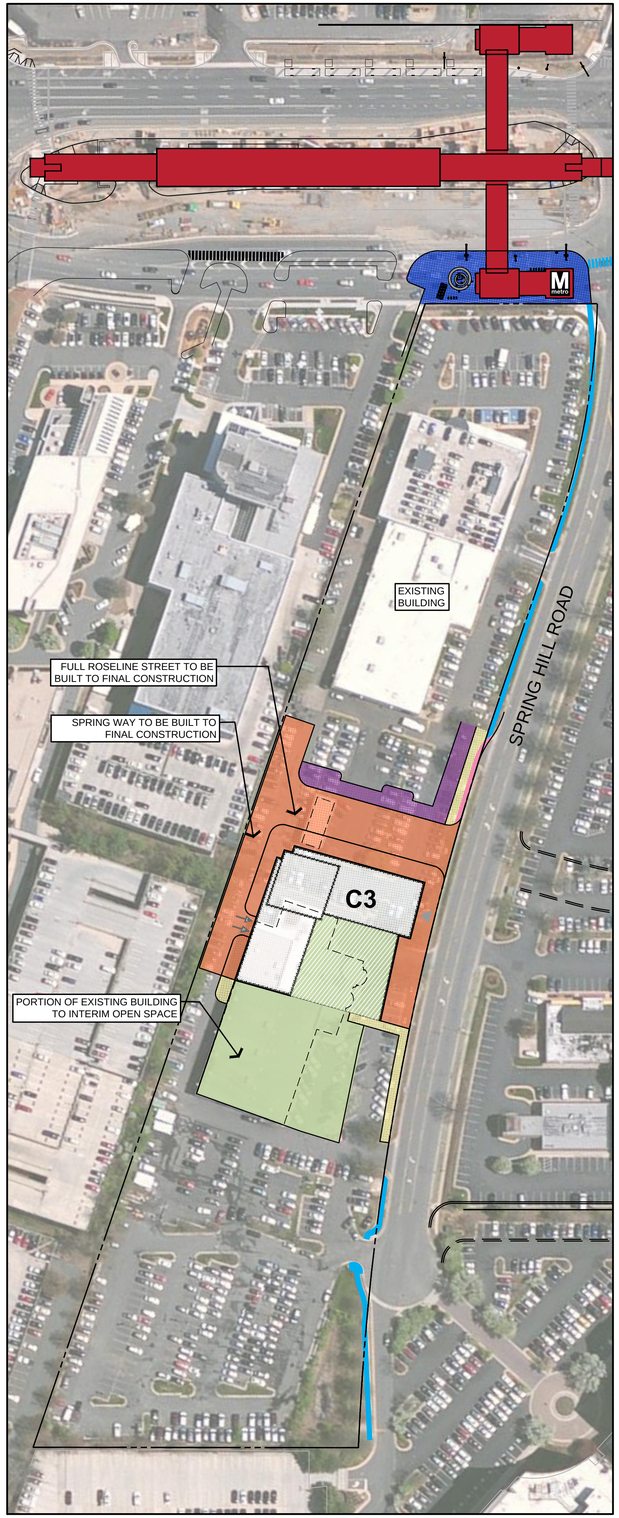
0073_L9-001 - Typical Tree Details.dwg



C1 PHASING PLAN



C2 PHASING PLAN



C3 PHASING PLAN

C1, C2, & C3 PHASING PLAN

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKYPARK
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PROPOSED SUBSTATION BY OTHERS
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP

*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS ARE REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS

**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.

***** SEE PROFFERS FOR MORE SPECIFIC PHASING DESCRIPTIONS AND ALTERNATIVES.

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Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

PHASING DIAGRAMS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L10-001

Nov 01, 2016 - 3:07pm
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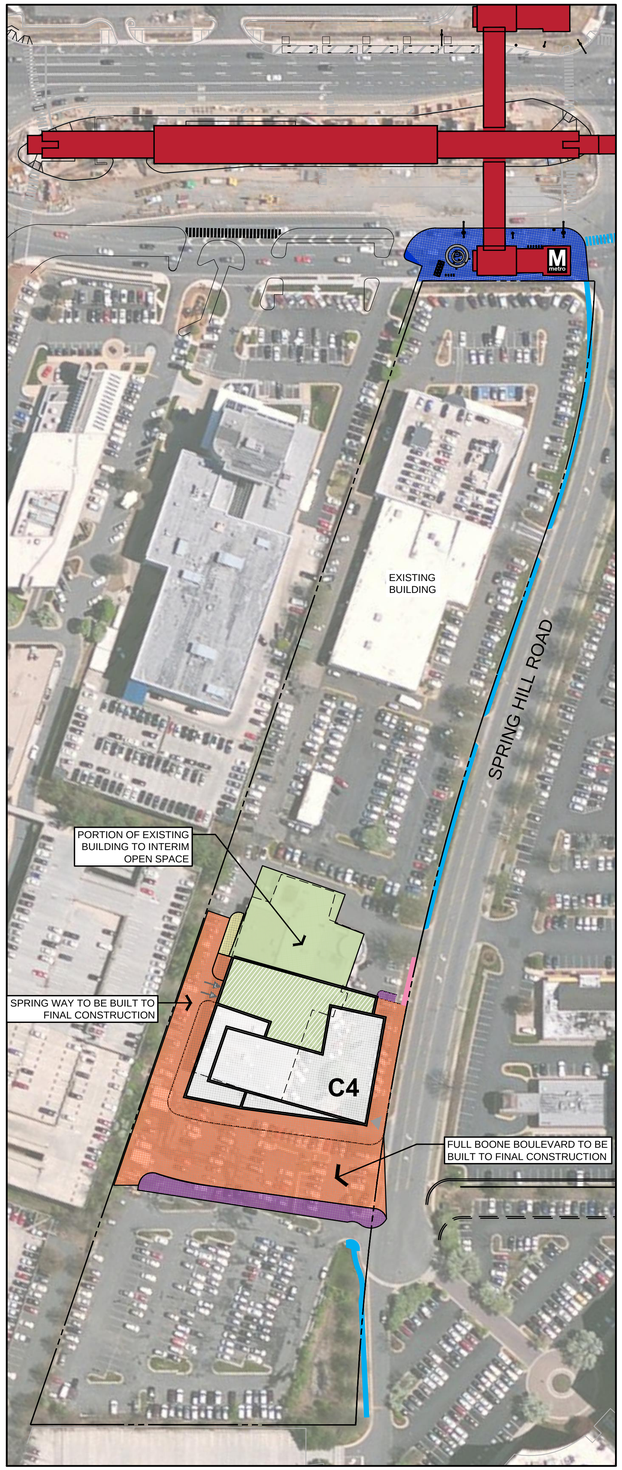

C4 PHASING PLAN



ATHLETIC FIELD PHASING PLAN

C4 & FIELD PHASING PLAN

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKYPARK
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PROPOSED SUBSTATION BY OTHERS
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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Conceptual Development Plan
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PHASING DIAGRAMS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1 1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L10-002

Nov 03, 2016 - 11:51am
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0073_L10-0011 Phasing Diagrams.dwg



C5 PHASING PLAN



C6 PHASING PLAN

C5 & C6 PHASING PLAN OPTION 1

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKYPARK
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PROPOSED SUBSTATION BY OTHERS
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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PHASING DIAGRAMS

REVISIONS:
1 | 10/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
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CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

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L10-003

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0073_L10-0011 Phasing Diagrams.dwg



C5 PHASING PLAN



C6 PHASING PLAN

C5 & C6 PHASING PLAN OPTION 2

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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- ADDITIONAL INTERIM SCREENING
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- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
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- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
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FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PROPOSED SUBSTATION BY OTHERS
- PEDESTRIAN BUILDING ENTRY
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PHASING DIAGRAMS

REVISIONS:
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SCALE: 1" = 80'
PROJECT #: 201 0073

SHEET NUMBER:
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