SCOTTS RUN NORTH

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

RZ/CDP 2011-PR-009

SCOTTS RUN

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82 TOTAL SHEETS

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
COVER SHEET

N/A
SCALE

PROJECT NUMBER

C1.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RUN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-CDV.dwg, 4/1/2015 3:04:36 PM, kfant

NOTES:

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

TAX MAP #	OWNER	DEED BOOK / PAGE	APPROXIMATE ACREAGE
029-4-((5))-9,9A,10A	CLEVELAND 1820 DOLLEY MADISON LLC	21145/100	9.40 AC
029-4 (SCOTTS CROSSING ROAD R.O.W.)	BOARD OF SUPERVISORS FAIRFAX COUNTY VIRGINIA		0.47 AC

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

2. THE HORIZONTAL DATUM IS VIRGINIA COORDINATE SYSTEM 1983.

3. THE SUBJECT PROPERTY LIES WITHIN THE SCOTTS RUN CROSSING SUB-DISTRICT OF THE TYSONS EAST PLANNING DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE 2010 COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE 2010 COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (OFFICE) SUBJECT TO PROFFERS, WITH HC (HIGHWAY CORRIDOR) OVERLAY. PROPOSED ZONING CATEGORY IS PTC (PLANNED TYSON CORNER URBAN CENTER), WITH HC OVERLAY, SUBJECT TO PROFFERS.

5. THERE ARE NO EXISTING STRUCTURES ON THE SITE. THE SUBJECT PROPERTY CURRENTLY CONSISTS OF A SURFACE PARKING LOT.

6. THE COUNTY TRAILS MAP IDENTIFIES A MAJOR PAVED TRAIL ALONG THE DOLLEY MADISON BLVD PROPERTY FRONTAGE, AND A STREAM VALLEY AND NATURAL SURFACE TRAIL ALONG THE SCOTT'S RUN. TRAILS AND SIDEWALKS SHALL BE PROVIDED AS SHOWN ON THE CDP AND IN ACCORDANCE WITH THE PROFFERS.

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

8. THERE IS A PORTION OF FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY. IMPROVEMENTS PROPOSED WITHIN THIS RPA WILL BE PROCESSED FOR APPROVAL THROUGH DPWES UNDER SEPARATE APPLICATION, UNLESS OTHERWISE WAIVED OR MODIFIED BY DPWES. REFER TO SHEET C11.0 FOR SUMMARY OF FLOODPLAIN DELINEATION.

9. THERE IS AN EXISTING SANITARY SEWER EASEMENT OF 25 FEET IN WIDTH LOCATED ON THE SITE. A PORTION OF THIS EASEMENT WILL BE VACATED AND ASSOCIATED PIPE SYSTEM WILL BE RELOCATED IN ORDER TO FACILITATE THIS DEVELOPMENT.

10. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF DELINEATION, PROTECTION OR PRESERVATION.

11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

12. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES, CAUSED BY THIS PROPOSED DEVELOPMENT.

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

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

15. STORMWATER MANAGEMENT AND BMP FACILITIES FOR 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 STORMWATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PONDS, 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.

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

17. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS. A CONCEPTUAL PHASING SEQUENCE HAS BEEN PRESENTED WITHIN THE CDP. PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.

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

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

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

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

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

22. DEDICATION OF THE APPLICATION AREA IS PROPOSED FOR THE WIDENING OF SCOTTS CROSSING DRIVE, A PORTION OF THE CONNECTOR ROAD, AND PROPOSED NORTH DARTFORD DRIVE (REFER TO CDP). APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE. FINAL AREAS OF DEDICATION/VACATION OF RIGHTS OF WAY IS SUBJECT TO CHANGE WITH FINAL SITE PLANS.

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

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

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

26. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING AS INTERIM PARKING, COMMERCIAL COMMUTER PARKING, CONSTRUCTION STAGING OR THE LIKE, IN AREAS RESERVED FOR FUTURE DEVELOPMENT, SEE PHASING PLAN WITHIN CDP AND PROFFERS.

27. FINAL GFA ALLOCATION TO INDIVIDUAL BUILDINGS AS WELL AS FINAL PROPOSED BUILDING HEIGHTS AND PARKING GARAGE/PODIUM HEIGHTS, WILL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND FINAL SITE PLAN APPLICATIONS, SEE PROFFERS.

28. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, OR JOINT VENTURE WITHOUT REQUIRING MODIFICATION OR AMENDMENT OF THIS REZONING, THE CDP OR SUBSEQUENT FDP(S).

NOTES (CONTINUED):

29. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, LANE USE, STRIPING, CROSSWALKS ETC) MAY REQUIRE EXCEPTION/DEVIATION FROM THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER DATED SEPTEMBER 13, 2011 AS AMENDED. APPROVAL OF ANY EXCEPTION/WAIVERS SHALL NOT REQUIRE AMENDMENT TO THIS REZONING THE CDP OR SUBSEQUENT FDP(S).

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

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

    CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FINAL DEVELOPMENT PLAN OR SPECIAL EXCEPTION PLAT.

32. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "SCOTTS RUN NORTH" AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING.

33. CDP APPROVAL IS BEING REQUESTED FOR ALTERNATIVE OFFICE, HOTEL AND RESIDENTIAL LAYOUTS AND BUILDING HEIGHTS. FINAL FOOTPRINT AND HEIGHT SHALL BE DETERMINED BY THE APPLICANT AT THE TIME OF FDP APPLICATION.

34. FINAL LOCATION AND DESIGN OF PROPOSED CROSSWALKS, TRAFFIC CONTROLS, AND LANE DESIGNATION IS SUBJECT TO CHANGE WITH VDOT APPROVAL OF A FINAL SITE PLAN. APPROVAL OF SUCH CHANGES SHALL NOT REQUIRE AMENDMENT TO CDP OR SUBSEQUENT FDPs.

35. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.

36. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
    a. ACCESSORY STRUCTURES
    b. FLAG POLES
    c. FENCES
    d. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
    e. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
    f. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
    g. BAY WINDOWS, ORIELS AND CHIMNEYS
    h. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
    i. OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE FINISHED GRADE.
    j. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
    k. OUTDOOR CAFÉ SEATING AREAS

37. ALL PRIVATE STREETS, IF ANY, SHALL BE DESIGNED TO MEET PFM CRITERIA, INCLUDING MATERIALS AND DEPTH OF PLACEMENT. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP APPLICATION(S).

38. PUBLIC ACCESS AND MAINTENANCE EASEMENT SHALL BE PROVIDED OVER ALL PRIVATE STREETS AND PARKING SPACES WHERE APPLICABLE.

INFORMATION/DATA SOURCE NOTES:

1. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
2. THE FEMA FLOODPLAIN IS PER EFFECTIVE FIRM PANEL #51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010. REFER TO SHEET C11.0 FOR ADDITIONAL INFORMATION.
3. THE TOPOGRAPHY SHOWN ON THE CDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON AN AERIAL SURVEY COMPLETED BY VIKA ENGINEERING IN 2002. ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT # DT 00-029-108, RW201.
4. THE BOUNDARY INFORMATION SHOWN ON THE CDP WAS OBTAINED FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED JULY 16, 2010 AND IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970S AND MAY BE ADJUSTED BASED ON INFORMATION FROM FIELD SURVEYS AT THE TIME OF SITE PLAN.
5. RPA LIMIT IS BASED ON APPROVED PLAN #7788-RPA-003-2 APPROVED OCTOBER 12, 2012 AS PREPARED BY VIKA INC. RPA LIMIT WILL BE AMENDED BASED ON THE PROPOSED CONNECTOR ROAD CONSTRUCTION AND ULTIMATE EXTENSION.
6. WETLAND DELINEATION PROVIDED BY PASSAGE CREEK ENVIRONMENTAL, INC.

Stormwater Management Design – PFM Deviation Narrative

(To Be Processed at the time of Site Plan Application(s))

In keeping with the 2010 Comprehensive Plan's policy and objectives of the 'Environmental Stewardship Guidelines' for stormwater management, and the acknowledgement that such goals will require a 'progressive approach' and 'innovative design techniques' for the redevelopment of land in the Tyson Corner Urban Center, the following deviations from the strict adherence to the Public Facilities Manual (PFM) may be necessary in order to implement such objectives:

- Deviation of PFM Section 6-1304.2(c) to allow for the installation of permeable pavement systems that utilize infiltration to be constructed on in-situ fill material provided field tests show adequate infiltration rates exist for in-situ material.
- Deviation of PFM Section 6-1304.2(f) to allow the minimum horizontal setback of both infiltrating and non-infiltrating permeable paving systems from building foundations to be reduced to zero (0) feet, in order to allow for this type system in an urban environment.
- Deviation of PFM Section 6-1304.4(i) to allow utilization of infiltration rates less than 0.52 in / hr for design of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff onsite.
- Deviation of PFM Section 6-1306.3 .3(f) to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.
- Deviation of PFM Section 6-1307.2(c) to allow for installation of Bio-retention facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.
- Deviation of PFM Section 6-1307.2(e) to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of bio-retention systems in an urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2(f) to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2(g) to allow for the maximum drainage areas to bio-retention filters utilized for retention of the first 1" of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.
- Deviation of PFM Section 6-1309.2(c) to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.

WAIVER / MODIFICATION REQUESTS:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

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

- WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 2-506.1(A) AND (C) TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25% OF THE TOTAL ROOF AND TO EXCLUDE AIR CONDITIONING AND COOLING TOWERS, LOCATED OUTSIDE THE PENTHOUSE OR SCREENED AREA, FROM BEING INCLUDED IN THE MAXIMUM BUILDING HEIGHT IF, SAID STRUCTURE, AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSE OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION.

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

- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 2-903.(4)(7)&(9) "PERMITTED USES WITHIN A FLOODPLAIN", APPLICANT REQUESTS THE BOARD APPROVE PUBLIC RECREATIONAL USES AND STREAM STABILIZATION IN A MAJOR FLOODPLAIN AS SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

- WAIVERS/MODIFICATION OF ZONING ORDINANCE SECTION 6-501-7, THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN, INCLUDING THE BOULEVARD STANDARDS OF RTE 123. IN FAVOR OF THAT SHOWN WITH THE CDP APPLICATION.

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

- WAIVER OF ZONING ORDINANCE SECTION 6-506 REQUIRING TEN (10) ACRE MINIMUM LOT SIZE.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

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

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

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

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

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

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

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

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

    b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE. LANDSCAPING MAY ALSO INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.

ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 -SITE PLAN

- A MODIFICATION/WAIVER OF ZONING ORDINANCE SECTION 17-201-(2) FOR:
    a. WAIVER OF THE MAJOR PAVED TRAIL ALONG DOLLEY MADISON BLVD RTE 123, AS THE PROPOSED TEN FOOT (10') WALK IS TO BE PROVIDED BY OTHERS AS PART OF THE RTE 123 SUPER STREET;

    b. WAIVER OF THE STREAM VALLEY AND NATURAL SURFACE TRAIL WITHIN SCOTT'S RUN CREEK, AS THE APPLICATION PROPOSES THE EXTENSION OF THE EXISTING STREAM VALLEY TRAIL FROM THE GATES OF MCLEAN PROPERTY TO, AND THRU, THE APPLICATION PROPERTY, THUS SATISFYING THIS REQUIREMENT.

    c. WAIVER OF THE ON STREET PARKING AND ON STREET BIKE LANE WITHIN NORTH DARTFORD DRIVE, AS THAT ROAD IS PROPOSED AS A LOCAL STREET;

- WAIVER OF ZONING ORDINANCE SECTION 17-201-(3) OF THE SERVICE DRIVE ALONG ROUTE 123 (DOLLEY MADISON BOULEVARD).

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

- WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201-(4) TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF 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.

- WAIVER OF ZONING ORDINANCE SECTION 17-201-(7) WHICH REQUIRES THE INSTALLATION OF 'NO PARKING' SIGNS ALONG TRAVEL WAYS AT 15m INTERVALS. IN ADDITION, APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROL SIGNS AND PARKING METERS ALONG PUBLIC STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.

- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201-(12)(13)(14), APPLICANT REQUESTS THAT THE IMPROVEMENTS BE PROVIDED AS DEMONSTRATED ON THE CDP.

PUBLIC FACILITIES MANUAL

- WAIVER OF SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BUILDING SITES OF THE PROPOSED DEVELOPMENT. WAIVER REFERENCED AS 6835-WPFM-007-1.

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

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

- WAIVER OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1)-(3).

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

- MODIFICATION OF PFM STANDARD 12-0510-4E(5) 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) FEET TO A MINIMUM OF FOUR (4) FEET AS SHOWN WITH THE CDP.

- MODIFICATION OF PFM SECTION 12-0515.6(B) TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH OR BIORETENTION AREAS TO BE COUNTED TOWARDS TREE COVER REQUIREMENTS.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
GENERAL NOTES AND WAIVERS

N/A
SCALE

PROJECT NUMBER

C2.0
DRAWING NUMBER

TABLE 1-SITE TABULATIONS:

Base Plan Tabulation

Building	Allowable Building Height (Tier 1&2)	Proposed Building Height(1)(2) (Min-Max)	Proposed Building Height(1)(2)	Maximum Penthouse Height (2)	Proposed Stories /Floors Range(1) (Min-Max)	Use (3)(7)	Proposed GFA by Use (4)	Building GFA (4) (Min-Max)	Dwelling Units (5)	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Min	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Max	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Parking Provided (6)	Proposed Parking Ratio Per Use
A1	225'-400'	222'-400'	322'	N/A	18-36	Residential	359,000	244,000-440,000	337			337	641	449	1.3 / DU
A2		232'-322'	292'		19-28	Retail/Services	8,000					0	18	18	6/1000 GFA
B	175'-225'	103'-183'	103'	N/A	6-14	Residential	138,000	138,000-239,000	130			130	247	201	1.5 / DU
						Retail/Services	8,000					0	18	0	
C	225'-400'	202'-386'	325'	30'	16-29	Office	432,000	254,000-510,000		0	692			585	1.3/1,000 GFA
						Retail/Services	17,000			0	72			72	6/1000 GFA
D	225'-400'	137'-280'	215'	30'	11-22	Office	293,000	150,000-401,000				0	586	467	1.6/1,000 GFA
						Retail/Services	9,000					0	24	24	6/1000 GFA
E	175'-225'	115'-219'	154'	30'	9-17	Office	229,000	150,000-355,000				0	466	346	1.5/1,000 GFA
						Retail/Services	7,000					0	12	12	6/1000 GFA
TOTAL							1,500,000		467					2,174	

Hotel Alternative Tabulation

Building	Allowable Building Height (Tier 1&2)	Proposed Building Height(1)(2) (Min-Max)	Proposed Building Height(1)(2)	Maximum Penthouse Height (2)	Proposed Stories /Floors Range(1) (Min-Max)	Use (3)(7)	Proposed GFA by Use (4)	Building GFA (4) (Min-Max)	Dwelling Units (5)	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Min	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Max	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Parking Provided (6)	Proposed Parking Ratio Per Use
A1	225'-400'	222'-400'	322'	N/A	18-36	Residential	359,000	244,000-440,000	337			337	641	449	1.3 / DU
A2		182'-322'	292'		19-28	Retail/Services	8,000					0	18	18	6/1000 GFA
B	175'-225'	103'-183'	103'	N/A	6-14	Residential	138,000	138,000-239,000	130			130	247	183	1.4 / DU
						Retail/Services	8,000					0	18	18	6/1000 GFA
C	225'-400'	202'-386'	325'	30'	16-29	Office	432,000	254,000-510,000		0	692			585	1.3/1,000 GFA
						Retail/Services	17,000			0	72			72	6/1000 GFA
D	225'-400'	137'-280'	215'	30'	11-22	Office	293,000	150,000-401,000				0	586	467	1.6/1,000 GFA
						Retail/Services	9,000					0	24	24	6/1000 GFA
E	175'-225'	137'-217'	167'	N/A	13-21	Hotel	229,000	180,000-305,000	218			0	218	218	1.0 / Keys
						Retail/Services	7,000					0	12	0	
TOTAL							1,500,000		685					2,034	

Building A/B Alternative Tabulation

Building	Allowable Building Height (Tier 1&2)	Proposed Building Height(1)(2) (Min-Max)	Proposed Building Height(1)(2)	Maximum Penthouse Height (2)	Proposed Stories /Floors Range(1) (Min-Max)	Use (3)(7)	Proposed GFA by Use (4)	Building GFA (4) (Min-Max)	Dwelling Units (5)	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Min	Requried Parking < 1/8 mile (Per Unit or 1000 GFA) Max	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Requried Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Parking Provided (6)	Proposed Parking Ratio Per Use
A1	225'-400'	262'-382'	232'	N/A	19-31	Residential	258,000	244,000-440,000	258			258	491	335	1.3 / DU
A2		202'-322'	192'		13-25	Retail/Services	8,000					0	18	18	6/1000 GFA
B1	175'-225'	133'-183'	183'	N/A	9-14	Residential	239,000	146,000-239,000	239			239	454	311	1.3 / DU
B2		133'-183'	183'		9-14	Retail/Services	8,000					0	18	18	6/1000 GFA
C	225'-400'	202'-386'	325'	30'	16-29	Office	432,000	254,000-510,000		0	692			585	1.3/1,000 GFA
						Retail/Services	17,000			0	72			72	6/1000 GFA
D	225'-400'	137'-280'	215'	30'	11-22	Office	293,000	150,000-401,000				0	586	467	1.6/1,000 GFA
						Retail/Services	9,000					0	24	24	6/1000 GFA
E	175'-225'	115'-219'	154'	30'	9-17	Office	229,000	150,000-355,000				0	458	346	1.5/1,000 GFA
						Retail/Services	7,000					0	12	12	6/1000 GFA
TOTAL							1,500,000		497					2,188	

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed by the Building Owners provided that the maximum building height is not exceeded and minimum height is not reduced as demonstrated on this CDP . (Refer to Architectural Site Sections for Average Grade Elevations).

(2) Building Height: For Residential Buildings, the building height includes penthouse and mechanical screens (to be shown on FDP). For Non-Residential Buildings, the building height does not include penthouses. Penthouses may be up to 30 foot in height.

(3) Retail and/or Service use may include a variety of commercial and community type uses (see Note # 32 sheet C2.0) as determined by the individual Building Owners at time of final site plan.

(4) The square footage for individual uses and buildings shown is conceptual. The Building Owners reserve the right to increase, decrease or transfer square footage within buildings (i.e. office, residential, retail) provided that the primary ues of the building is retained and the total overall FAR is not exceeded. See Proffers.

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

(6) Parking required and provided is estimated. Number of required parking spaces may be changed by the Building Owners based on the final dwelling unit count, bedroom mix, final and specific building uses, and final GFA, and will be determined at the time of final site plan. The Building Owners reserve the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development. Parking podiums may also decrease, or increase, but shall not exceed eighty (80') feet in height.

7) Any building indicated as office on this CDP application may be replaced with a hotel use, subject to parking requirements in accordance with the Zoning Ordinance and approval of a FDP.

Parking Rates Required (Per Z. O. Section 6-509):

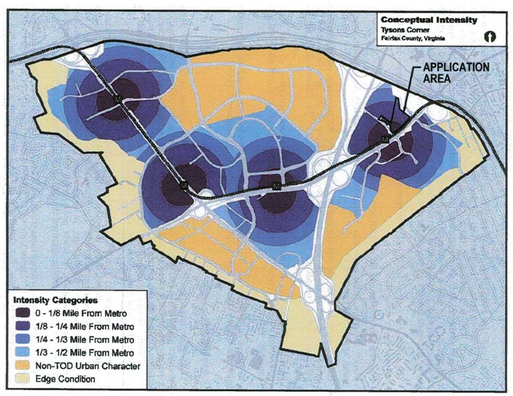
Commercial: < 1/8 Mile : Min=0 Sp ; Max 1.6 SP / 1,000 GFA

1/8-1/4 Mile : Min=0 Sp ; Max 2.0 SP / 1,000 GFA

Residential: (<1/8 mile - 1/4 mile) Min 1.0 SP / DU and Max 1.9 SP / DU (Based on Unit range of 1-3 Bedroom)

Retail / Services: Max 6 SP / 1,000 GFA (Per Section 6-509.B.(1) - the first 5,000 square feet of ground floor retail has been subtracted prior to retail parking calculation). Other uses may be provided per Note #32 on sheet C 2.0.

8) Work Force Housing to be provided either onsite or offsite as determined with FDP(s) and described in the Proffers. Provision of WDUs allows for a 20% building height increase above the maximum.



INTENSITY AREAS-DEVELOPMENT RADIUS ZONE EXHIBIT :

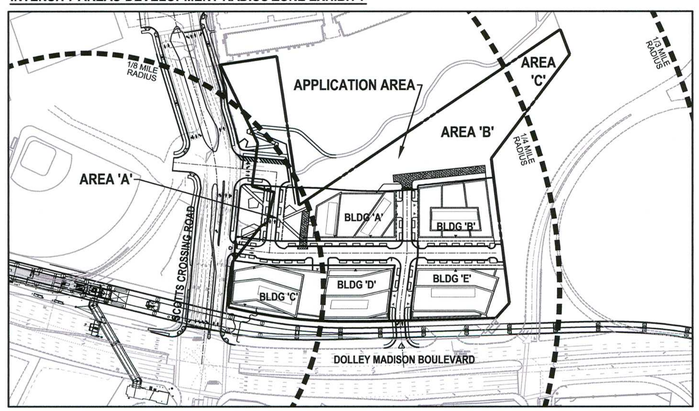


TABLE 2 - LAND USE RATIO AND INTENSITY:

INTENSITY CREDIT LAND AREA TABULATION

Property Tabulation (Application Area):

SITE NAME	TAX MAP #	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
SCOTTS RUN NORTH	029-4 ((05)) 0009	76,427	1.75452	C-3	9789	768	
	029-4 ((05)) 0009A	48,258	1.10785	C-3	9789	768	
	029-4 ((05)) 0010A	285,161	6.54640	C-3	9789	768	
TOTAL APPLICATION AREA		**409,846**	**9.40877**				

Prior Dedication Areas Reserved for Intensity Credit :

TYPE	DESCRIPTION	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
STREET DEDICATION	INTENSITY/DENSITY	79,572	1.82672	---	9789	768	
STREET DEDICATION	INTENSITY/DENSITY	17,152	0.39376	---	9789	768	
STREET DEDICATION	INTENSITY/DENSITY	701	0.01609	---	11772	1910	
TOTAL RESERVED INTENSITY CREDIT AREA:		**97,425**	**2.23657**				

TOTAL AREA FOR INTENSITY CALCULATION:
(INCLUDING APPLICATION AREA & PRIOR DEDICATION INTENSITY CREDITS **507,271** **11.64534**

Use	GFA (1)	Percentage of Total	FAR (2)
Base Plan			
Office	954,000	63.6%	1.88
Residential	497,000	33.1%	0.98
Retail/Services	49,000	3.3%	0.097
Overall Total	1,500,000	100.0%	2.96
Hotel Alternate			
Office	725,000	48.3%	1.43
Residential	497,000	33.1%	0.98
Hotel	229,000	15.3%	0.45
Retail/Services	49,000	3.3%	0.097
Overall Total	1,500,000	100.0%	2.96
Buildings A/B Massing Alternate			
Office	954,000	63.6%	1.88
Residential	497,000	33.1%	0.98
Retail/Services	49,000	3.3%	0.097
Overall Total	1,500,000	100.0%	2.96

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

(2) F.A.R. is based on total 'Intensity Credit Land Area' (11.64 AC), See Tabulation this sheet.

TABLE 3 - PROPOSED RIGHT OF WAY DEDICATION / VACATION ALLOCATION:

Existing Site Area	409,846 Sq. Ft.	9.40 AC
Proposed ROW -Dedication (2) Scotts Crossing Road: North Dartford Drive: Grover Street: Connector Road-Entry Segment:	± 53,611 Sq. Ft.	± 1.23 AC
(A) Total Area of Dedication for ROW	± 53,611 Sq. Ft.	± 1.23 AC
Proposed ROW -Reservation (2) Future Connector Road: North Dartford Drive	± 40,090 Sq. Ft.	± 0.92 AC
(B) Total Area of Reservation for ROW	± 40,090 Sq. Ft.	± 0.92 AC
Area of ROW Dedication/Reservation for Intensity Purposes (A+B)	± 93,701 Sq. Ft. (1)	± 2.15 AC (1)
Proposed ROW -Vacation (2) Scotts Crossing Road	± 18,346 Sq. Ft.	± 0.42 AC
Area of ROW 'Vacation' Used for Intensity Purposes	0 Sq. Ft.	0 AC

(1) Square footage reserved from proposed ROW "Dedication" and "Reservation" (as allowed per Z.O. Section 2-308-4).
(2) Refer to sheet S-1.0 for area descriptions. Final area of dedication, reservation and vacation/abandonment to be determined at time of Final Development Plan (FDP) and final site plan.

TABLE 4 - INTENSITY AREAS-DEVELOPMENT RADIUS ZONE:

INTENSITY RING AREA	AREA 'A' (< 1/8 MILE)	AREA 'B' (1/8 MILE TO 1/4 MILE)	AREA 'C' (> 1/4 MILE)	TOTAL	T.O.D. OFFICE FAR (0 - 1/4 MILE)
Area Acreage	83,718 SF (1.92 AC)(1)(2)	306,644 SF (7.04 AC)(1)(2)	19,484 SF (0.44 AC)	409,846 SF (9.40 AC)	390,362 SF (8.96 AC)
Base Plan (3)					
	Proposed GFA	Proposed GFA	Proposed GFA		Office GFA
CDP 'Base' PLAN	Bldg C: 449,000 GFA	Bldg A: 367,000 GFA Bldg B: 146,000 GFA Bldg D: 302,000 GFA Bldg E: 236,000 GFA	Open Space		BLDGS C/D/E: 954,000 GFA
TOTAL GFA	449,000 GFA	1,051,000 GFA	0.0 GFA	1,500,000 GFA	
AREA F.A.R	2.48 (4)	3.43	0		2.44 (5)
Hotel Alternative (3)					
	Proposed GFA	Proposed GFA	Proposed GFA		Office GFA
CDP 'Alternative' PLAN	Bldg C: 449,000 GFA	Bldg A: 367,000 GFA Bldg B: 146,000 GFA Bldg D: 302,000 GFA Bldg E: 236,000 GFA	Open Space		BLDGS C/D: 725,000 GFA
TOTAL GFA	449,000 GFA	1,051,000 GFA	0.0 GFA	1,500,000 GFA	
AREA F.A.R	2.48 (4)	3.43	0		1.86 (5)
Building A/B Massing Alternative (3)					
	Proposed GFA	Proposed GFA	Proposed GFA		Office GFA
CDP 'Alternative' PLAN	Bldg C: 449,000 GFA	Bldg A: 266,000 GFA Bldg B: 247,000 GFA Bldg D: 302,000 GFA Bldg E: 236,000 GFA	Open Space		BLDGS C/D: 954,000 GFA
	449,000 GFA	1,051,000 GFA	0.0 GFA	1,500,000 GFA	
AREA F.A.R	2.48 (4)	3.43	0		2.44 (5)

(1) Does not include square footage of future potential right of way vacation/abandonment of Scotts Crossing Road
(2) Includes square footage of proposed right of way dedication for Connector Road and Scotts Crossing Road.
(3) Final building square footage assignments are subject to change by the applicant/building owners at time of FDP and Final Site Plan. See Proffers.
(4) Includes Prior Reserved Dedication area (97,425 SF). See tabulation on this sheet
(5) Does not include Prior Reserved Dedication area

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SCOTTS RUN NORTH

DRAWING TITLE
SITE TABULATIONS

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SCALE

PROJECT NUMBER

C2.1
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-NOTES.dwg, 4/3/2015 1:55:59 PM, kilant

LEGEND:

PROPOSED PUBLIC ROADWAY

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

GATES OF MCLEAN, LLC

EX. CAPITAL ONE DRIVE (PRIVATE)

EXISTING PARKING

EXISTING BUILDING

EXISTING BUILDING

1/3 MILE RADIUS

1/4 MILE RADIUS

1/8 MILE RADIUS

NOTE:
PROPOSED "JONES BRANCH CONNECTOR" ALIGNMENT SHOWN IS PER VDOT PROJECT #6102-029-065 DOCUMENTS DATED JULY 21, 2014 AND IS SUBJECT TO CHANGE WITH FINAL APPROVAL BY VDOT (CONSTRUCTION TO BE BY OTHERS)

CAPITAL ONE PROPERTIES
ZONED: PTC
USE: MIXED USE

GATES OF MCLEAN
ZONED: PDH-30
USE: MULTIFAMILY RESIDENTIAL
TAX MAP: 029-4-((12))
COMMON AREA

APPLICATION AREA

N/F
METROPOLITAN WASHINGTON AIRPORT AUTHORITY

DULLES AIRPORT ACCESS ROAD

CONNECTOR ROAD (COLLECTOR)

FRANCES DRIVE (LOCAL)

BUILDING SITE 'A'

BUILDING 'A-1'

BUILDING 'A-2'

BUILDING SITE 'B'

GROVER STREET (LOCAL)

NORTH DARTFORD DRIVE (LOCAL)

BUILDING SITE 'C'
BUILDING 'C'

BUILDING SITE 'D'
BUILDING 'D'

BUILDING SITE 'E'
BUILDING 'E'

MCLEAN STATION ENTRANCE PAVILION
(ESCALATOR ENTRANCE)

SCOTTS CROSSING ROAD
ROUTE #6102

SILVER LINE METRO RAIL ELEVATED TRACKS

DOLLEY MADISON BOULEVARD (ROUTE 123)

NORTH DARTFORD DRIVE CONNECTION (SUBJECT TO VDOT APPROVAL)

WMATA TB#3 DRIVEWAY

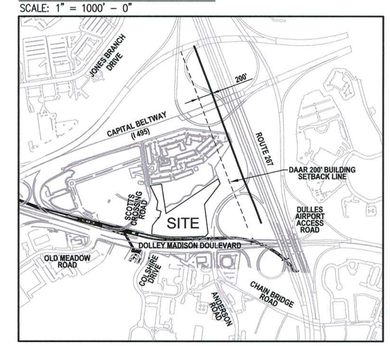
COLSHIRE DRIVE

SCOTTS RUN SOUTH
ZONED: PTC
USE: MIXED USE

ANDERSON ROAD

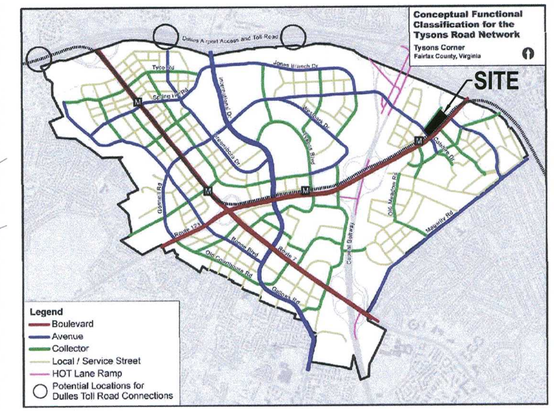
VICINITY MAP

SCALE: 1" = 1000' – 0"



TYSONS ROAD NETWORK

(PER 2013 COMPREHENSIVE PLAN)

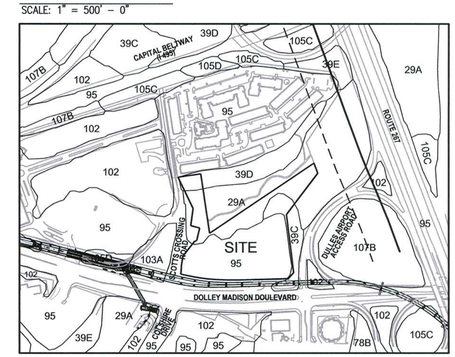


Note: The Tysons Road Network is subject to change pending results from more detailed analyses of the connections to the DAAR and the Grid of Streets.

MAP 7

SOILS MAP

SCALE: 1" = 500' – 0"



SOILS CHART

FAIRFAX COUNTY SOILS DATA 2011

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	FOUNDATION SUPPORT	EROSION POTENTIAL
29A	CONDORUS SILT LOAM	III	POOR f,w	POOR b,f,w	LOW
39C	GLENELG SILT LOAM	I	GOOD	GOOD	HIGH
39D	GLENELG SILT LOAM	I	GOOD	GOOD	HIGH
95	URBAN LAND	IVB	NA	NA	NA

A = 0–2 PERCENT SLOPE
C = 7–15 PERCENT SLOPE
C = 15–25 PERCENT SLOPE
b – LOW BEARING VALUES FOR FOUNDATION SUPPORT.
f – FLOOD HAZARD FOLLOWING STORM EVENT
w – HIGH SEASON GROUNDWATER TABLE IN DRAINAGE WAY OR LOW LYING AREAS.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
CONTEXT PLAN AND VICINITY MAP

1"=80'
SCALE

7403-07-007
PROJECT NUMBER

C3.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (PLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-CON PLAN.dwg, 4/3/2015 2:17:21 PM, kfleint

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	8043.89'	106.19'	S 43°39'03" W	106.19'	0°45'23"	53.10'
C2	3209.09'	65.49'	S 45°01'08" W	65.49'	1°10'09"	32.75'
C3	1606.87'	76.52'	S 47°09'02" W	76.51'	2°43'42"	38.27'
C4	1323.14'	115.99'	S 51°09'08" W	115.95'	5°01'21"	58.03'
C5	1868.41'	131.17'	S 55°59'31" W	131.14'	4°01'21"	65.61'

LINE TABLE

LINE	LENGTH	BEARING
L1	23.39'	N39°45'55"W
L2	29.81'	N43°13'24"W
L3	72.71'	N36°20'49"W

NOTE:
1. PLAN DEPICTS EXISTING CONDITION AS OF JUNE, 2014.
2. EXISTING PARKING LOT WITHIN APPLICATION AREA TO BE REMOVED AS DEVELOPMENT OCCURS.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

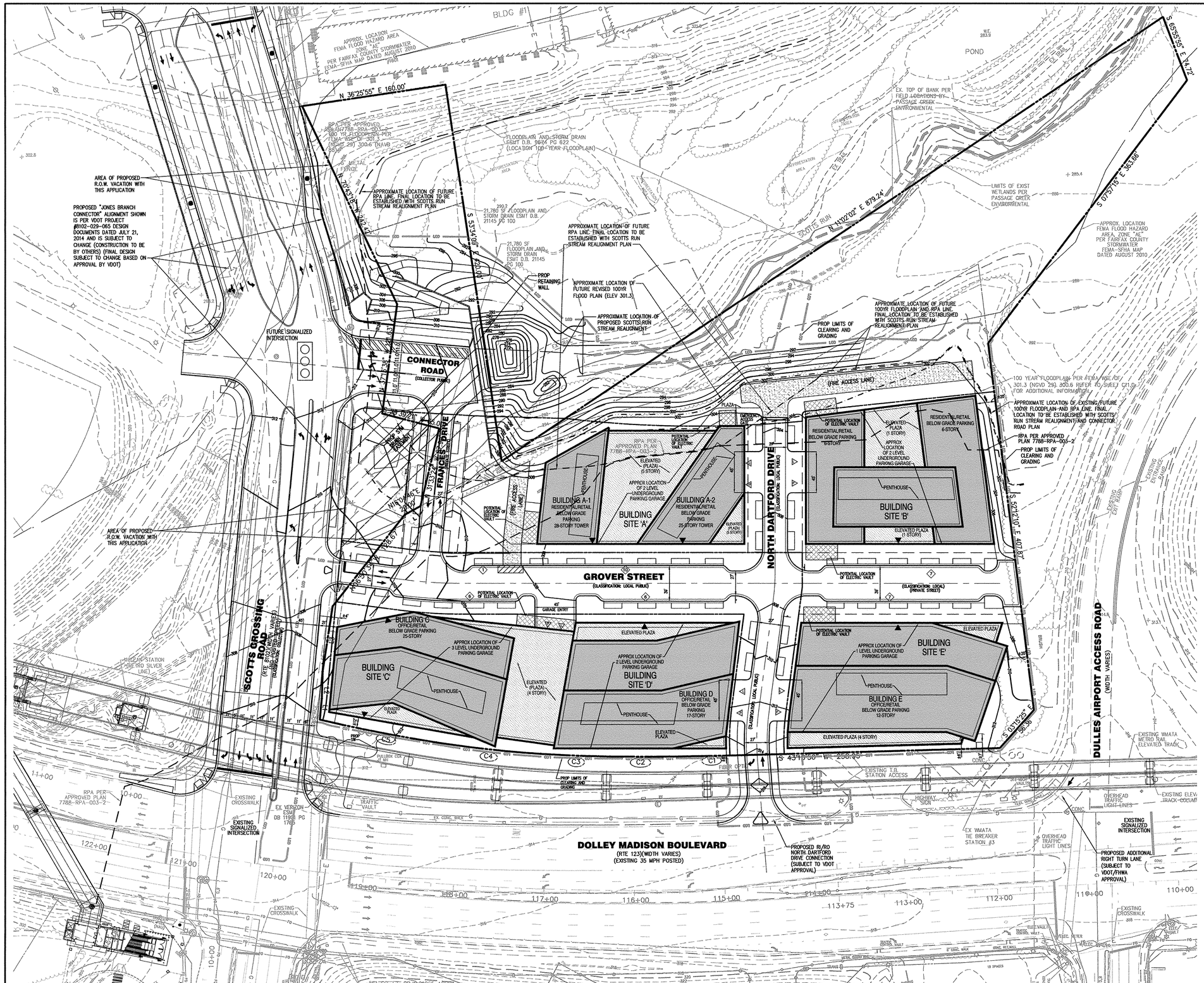
SCOTTS RUN NORTH

DRAWING TITLE
EXISTING CONDITIONS PLAN

1"=50'
SCALE
7403-07-007
PROJECT NUMBER

C4.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RUN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-XCD.dwg, 4/3/2015 2:18:28 PM, kfeint



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L3	72.71'	N36°20'49"W

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY (GROUND LEVEL)
- PROPOSED VEHICULAR LOADING ENTRY
- PROPOSED VEHICULAR PARKING ENTRY
- LOD — PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN
- RPA PER APPROVED PLAN 7788-RPA-003-2
- EXISTING 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE REVISED 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE RPA LIMITS

NOTE:

1. PROPOSED ADDITIONAL TURN LANE ON DAAR EXIT RAMP IS SUBJECT TO VDOT/MWAA/FHWA APPROVAL
2. EXISTING PARKING LOT WITHIN APPLICATION AREA TO BE REMOVED AS DEVELOPMENT OCCURS.
3. REFER TO SHEET C12.1 FOR POTENTIAL FUTURE DTR CONNECTOR ROAD EXTENSION.
4. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

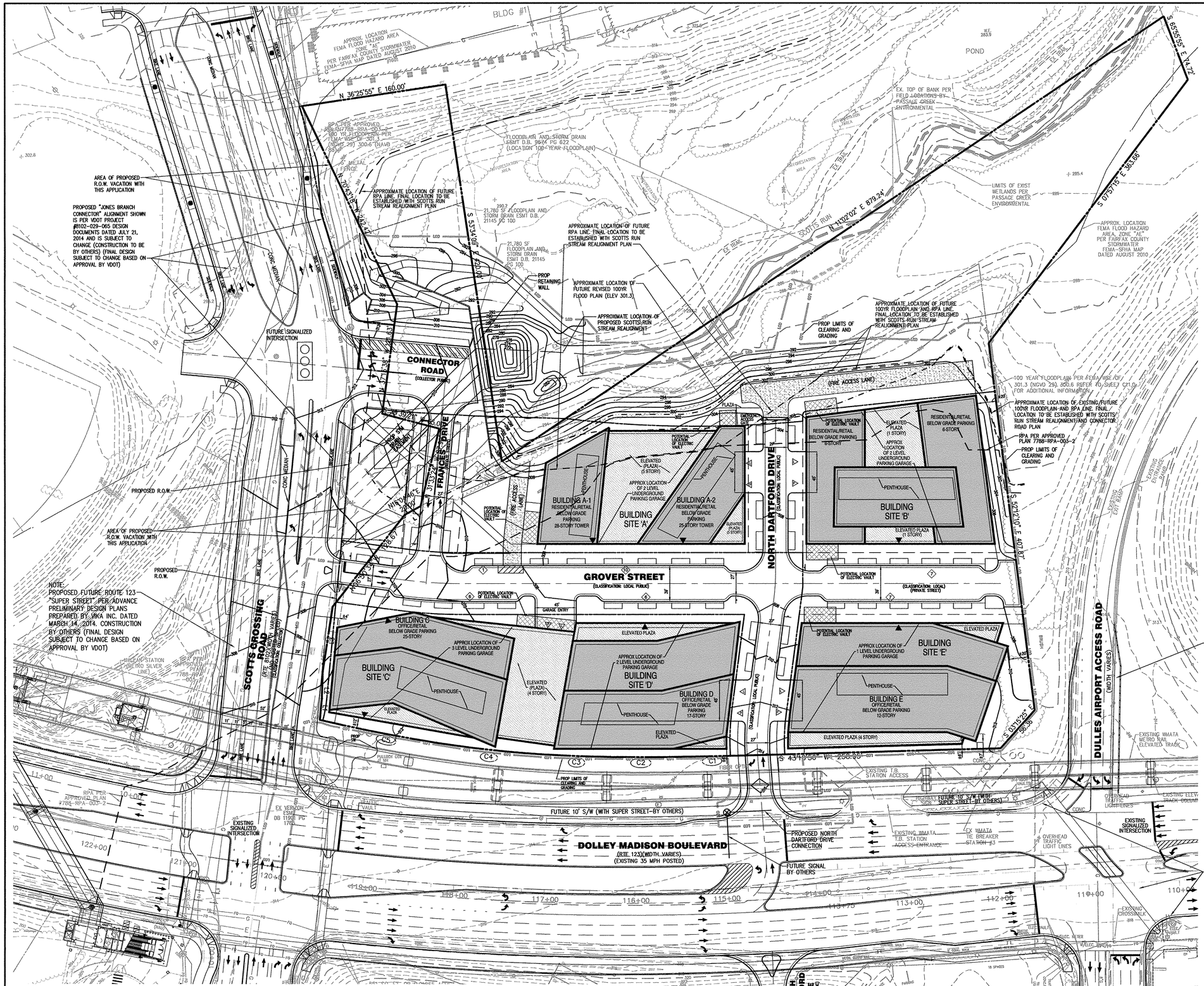
DRAWING TITLE
CONCEPTUAL DEVELOPMENT PLAN-PRIOR TO RTE 123 SUPER STREET

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C5.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (PLAN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-DVP.dwg, 4/6/2015 2:28:54 PM, kfant



NOTE:
PROPOSED FUTURE ROUTE 123 "SUPER STREET" PER ADVANCE PRELIMINARY DESIGN PLANS PREPARED BY VIKA INC. DATED MARCH 14, 2014. CONSTRUCTION BY OTHERS (FINAL DESIGN SUBJECT TO CHANGE BASED ON APPROVAL BY VDOT)

PROPOSED MODIFICATION TO D.A.A.R. RAMP IS SUBJECT TO FHWA/MWAA APPROVAL

NOTE:
PROPOSED FUTURE ROUTE 123 "SUPER STREET" PER ADVANCE PRELIMINARY DESIGN PLANS PREPARED BY VIKA INC. DATED MARCH 14, 2014. CONSTRUCTION BY OTHERS (FINAL DESIGN SUBJECT TO CHANGE BASED ON APPROVAL BY VDOT)

LEGEND:

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- PROPOSED VEHICULAR PARKING ENTRY
- LOD — PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN
- RPA PER APPROVED PLAN 7788-RPA-003-2
- EXISTING 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE REVISED 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE RPA LIMITS

NOTE:
1. EXISTING PARKING LOT WITHIN APPLICATION AREA TO BE REMOVED AS DEVELOPMENT OCCURS.
2. REFER TO SHEET C12.1 FOR POTENTIAL FUTURE DTR CONNECTOR ROAD EXTENSION.
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN.

CURVE TABLE

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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
CONCEPTUAL DEVELOPMENT PLAN-WITH RTE 123 SUPER STREET

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C5.1
DRAWING NUMBER

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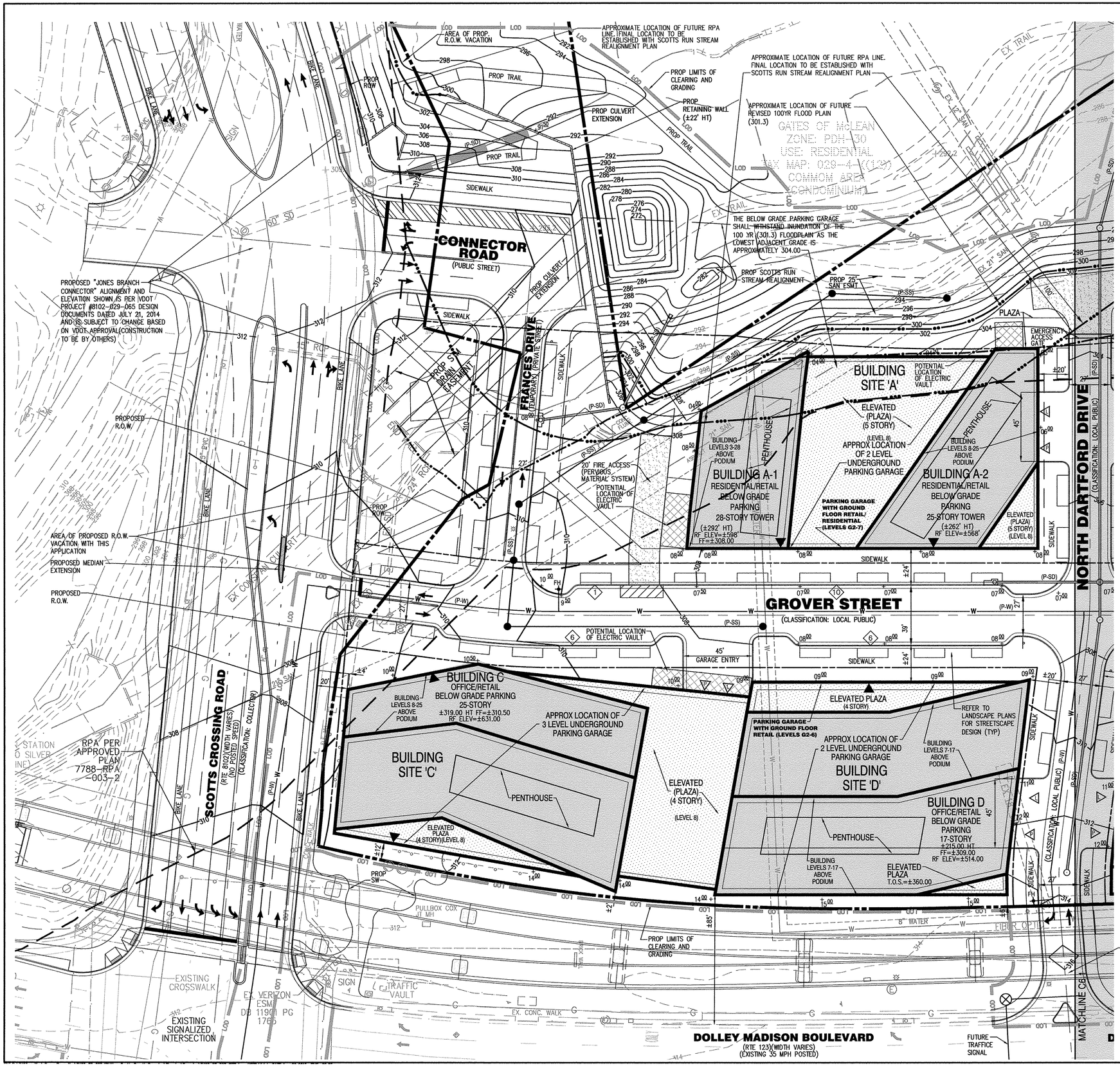

NOTES:

1. REFER TO SHEET C7.0 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE, AND IS SUBJECT TO CHANGE WITH F.D.P. APPLICATION.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT AT FINAL SITE PLAN.
5. REFER TO ARCHITECTURAL PLAN FOR BLOCK PHASING SEQUENCE.
6. REFER TO SHEET C4.0 FOR OVERALL PROPERTY/APPLICATION BOUNDARY.
7. REFER TO SHEET C11.0-C11.1 FOR FLOODPLAIN DELINEATION SUMMARY AND ENVIRONMENTAL IMPACT NARRATIVE.

LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PROPOSED LOADING ENTRY
- PROPOSED PARKING ENTRY
- (P-SD) PROPOSED STORM DRAIN
- (P-SS) PROPOSED SANITARY SEWER
- (P-W) PROPOSED WATER LINE/F.H.
- LOD PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN
- 308 PROPOSED CONTOUR
- +08.00 PROPOSED SPOT ELEVATION
- RPA PER APPROVED PLAN 7788-RPA-003-2
- LOCATION EXISTING 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE REVISED 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE RPA LIMITS

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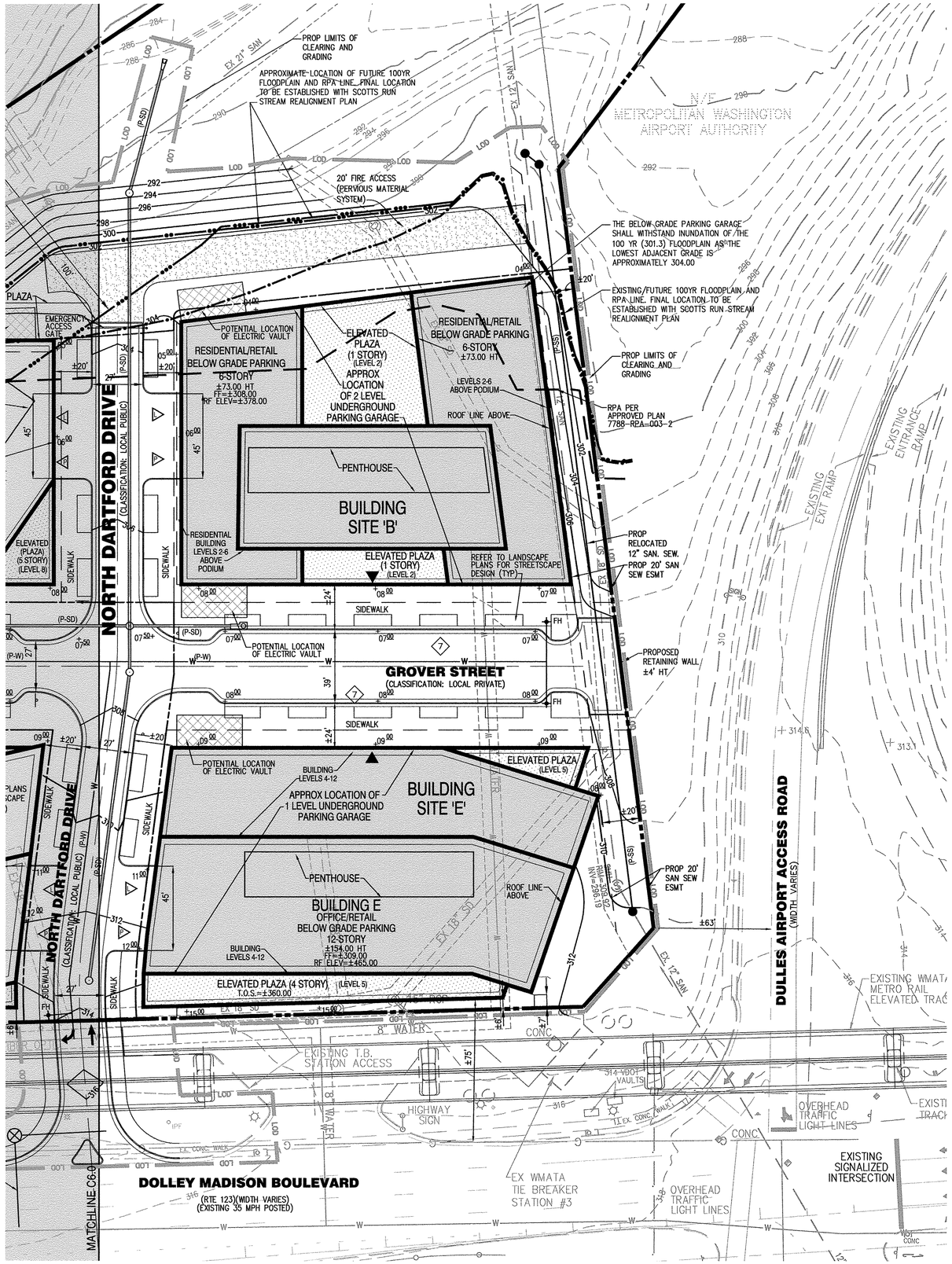
SCOTTS RUN NORTH

DRAWING TITLE
CONCEPTUAL DEVELOPMENT PLAN ENLARGEMENT

1"=30'
SCALE
7403-07-007
PROJECT NUMBER

C6.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (PLAN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007 SITE.dwg, 4/6/2015 3:25:07 PM, kfaint

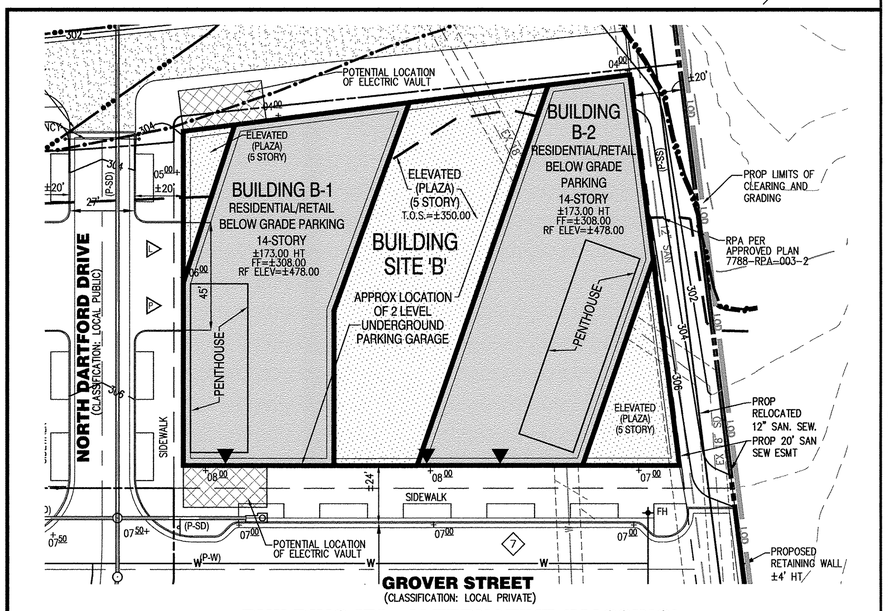


LEGEND:

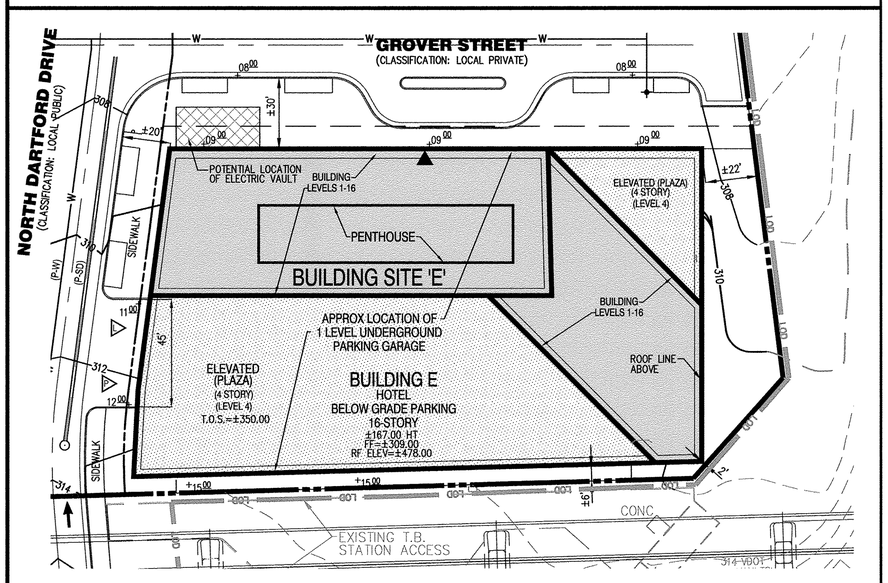
- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PROPOSED LOADING ENTRY
- PROPOSED PARKING ENTRY
- (P-SD) PROPOSED STORM DRAIN
- (P-SS) PROPOSED SANITARY SEWER
- RPA PER APPROVED PLAN 7788-RPA-003-2
- LOCATION EXISTING 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE REVISED 100YR FLOODPLAIN (301.3)
- APPROXIMATE LOCATION FUTURE RPA LIMITS
- (P-W) PROPOSED WATER LINE/F.H.
- LOD PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

NOTES:

1. REFER TO SHEET C7.0 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.
5. REFER TO ARCHITECTURAL PLAN FOR BLOCK PHASING SEQUENCE.
6. REFER TO SHEET C4.0 FOR OVERALL PROPERTY/APPLICATION BOUNDARY.
7. REFER TO LANDSCAPE PLANS FOR STREETSCAPE, PARK AREAS AND BUILDING PLAZA DESIGN.



BUILDING "B" - ALTERNATIVE (MASSING)



BUILDING "E" - ALTERNATIVE (HOTEL)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SEALS AND SIGNATURES

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LANDSCAPE ARCHITECT
4-3-15

SCOTTS RUN NORTH

DRAWING TITLE
CONCEPTUAL DEVELOPMENT PLAN ENLARGEMENT

1"=30'
SCALE

7403-07-007
PROJECT NUMBER

C6.1
DRAWING NUMBER

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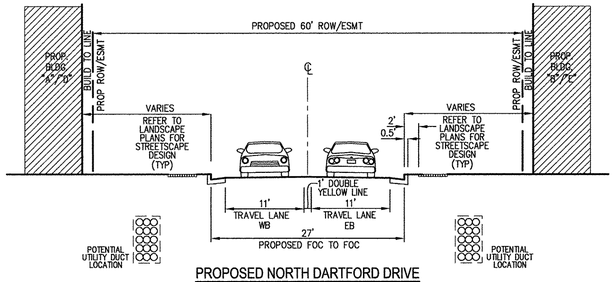
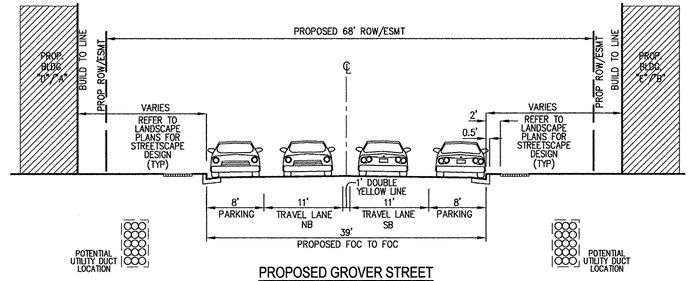
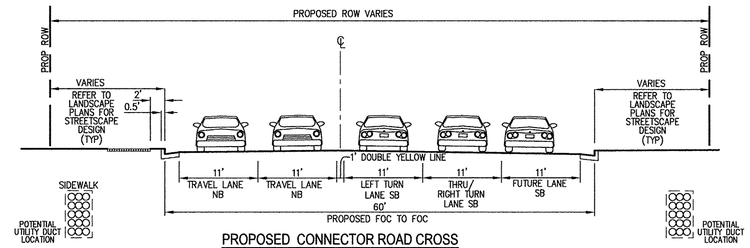


PROPOSED NORTH DARTFORD DRIVE
CROSS SECTION A-A
(LOCAL STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 25 MPH)
(PROPOSED POSTED SPEED 25 MPH)
SCALE: 1"=10'

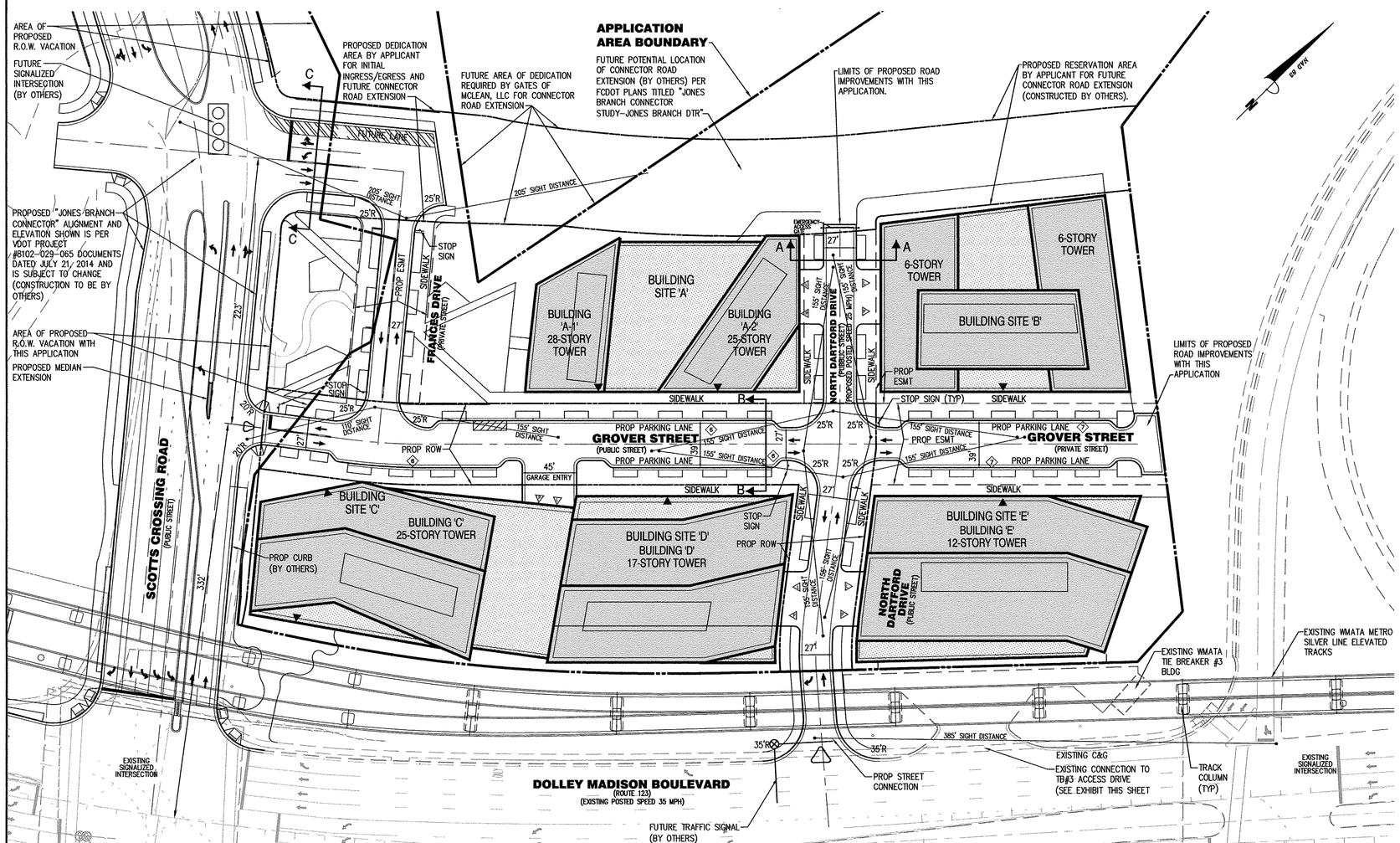


PROPOSED GROVER STREET
CROSS SECTION B-B
(LOCAL STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 25 MPH)
(PROPOSED POSTED SPEED 25 MPH)
SCALE: 1"=10'



PROPOSED CONNECTOR ROAD CROSS
SECTION C-C
(COLLECTOR STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 30 MPH)
(PROPOSED POSTED SPEED 25 MPH)
SCALE: 1"=10'

PROPOSED ROAD DESIGNATIONS

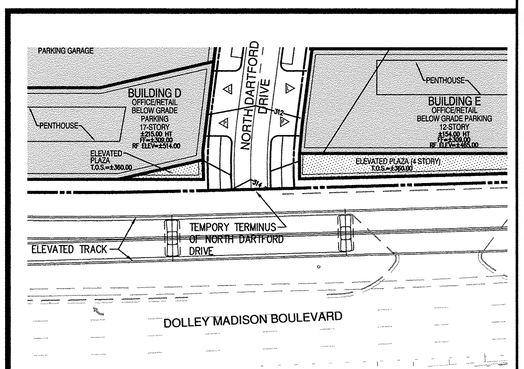


NOTES:

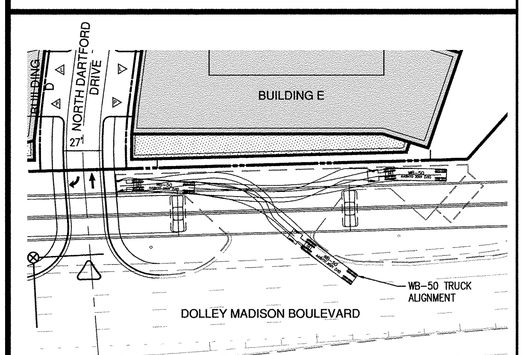
1. FINAL ROAD, CURB, CROSSWALK, TRAFFIC CONTROL (INCLUDING CURB CUT, TURN LANES, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION/RESERVATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS AND LOCATION OF STREET RIGHT OF WAY DEDICATION, VACATION, RESERVATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
5. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
6. POTENTIAL SIGNAL CONTROL APPARATUS MAY REQUIRE EASEMENTS FROM ADJACENT PROPERTY OWNERS IF INSTALLATION OCCURS OUTSIDE OF VDOT ROW
7. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..
8. CENTERLINE RADIUS OF GROVER STREET EXTENSION FROM SCOTTS CROSSING ROAD WILL REQUIRE DESIGN EXCEPTION FROM TYSON T.D.S.
9. REFER TO SHEET C12.1 FOR FUTURE POTENTIAL D.T.R. CONNECTOR ROAD ALIGNMENT.

LEGEND:

← PROPOSED LANE DIRECTION



NORTH DARTFORD DRIVE/ROUTE 123
CONNECTION: INTERIM CONDITION



WMATA TIE BREAKER STATION #3
ACCESS AUTO-TURN EXHIBIT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

SCOTTS RUN NORTH

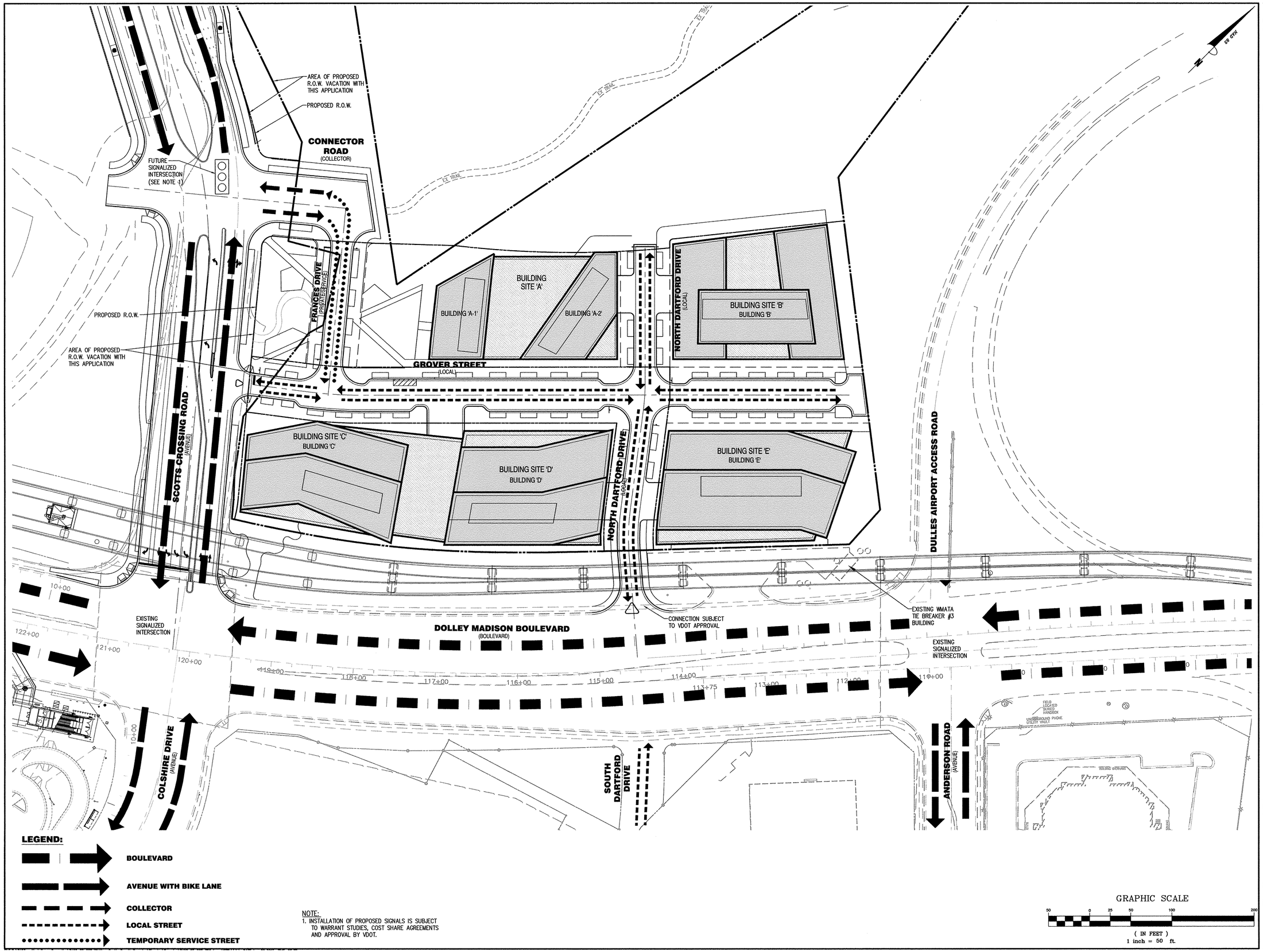
DRAWING TITLE
ROADWAY MARKING PLAN AND SECTIONS

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C7.0
DRAWING NUMBER

P:\7403 - Wiet Group Properties\7403-07-007 (RLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-RD SECT.dwg, 4/6/2015 2:36:33 PM, kfelt



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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-2-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

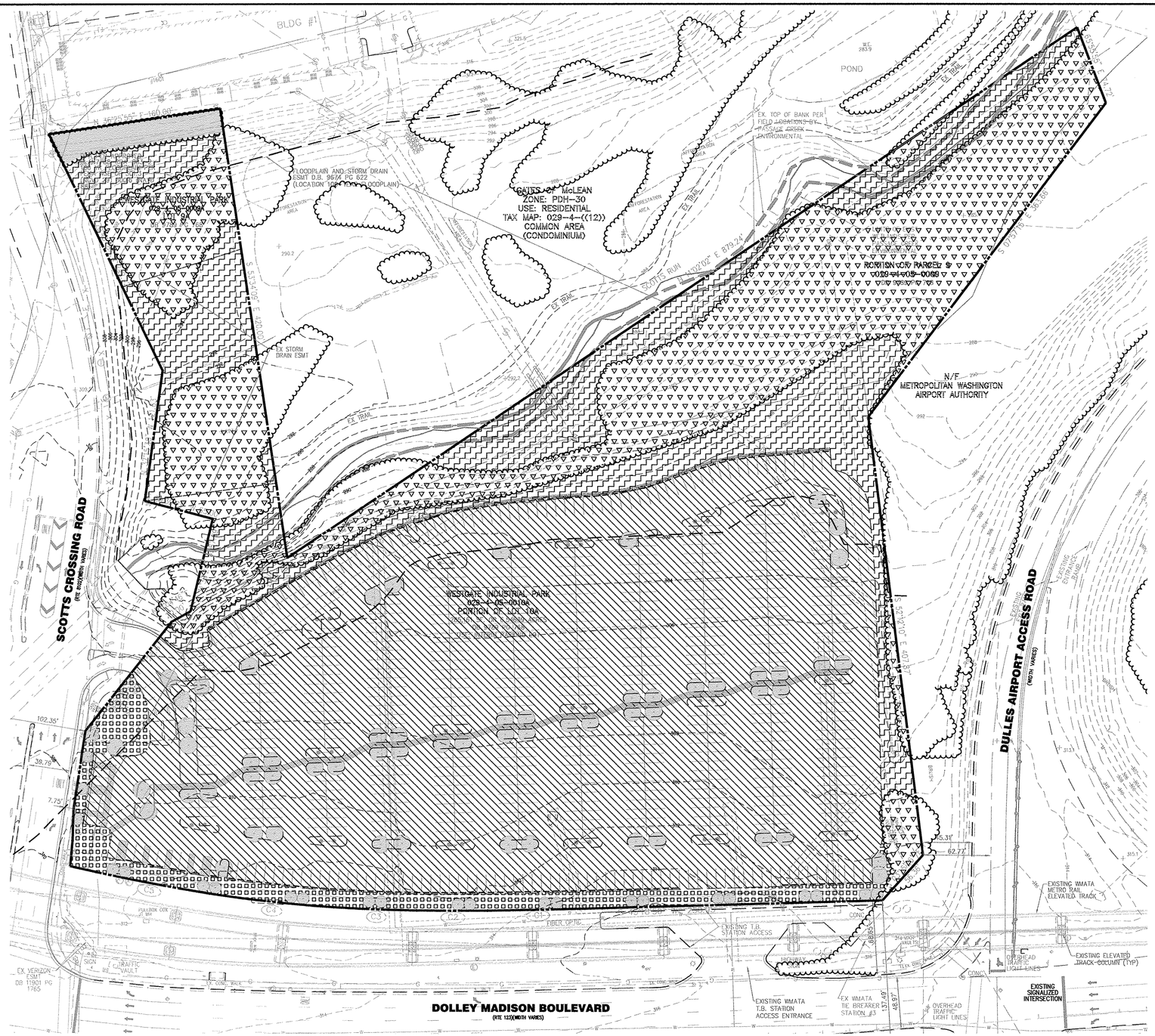
DRAWING TITLE
TRAFFIC CIRCULATION PLAN

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C8.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RJA) Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-TRC.dwg, 4/6/2015 3:37:25 PM, kflatt



EXISTING COVER TYPES NARRATIVE

COVER TYPE A:

AREA "A" IS CLASSIFIED AS DEVELOPED AREA AND CONSISTS OF AN IMPERVIOUS PARKING LOT.

COVER TYPE B:

AREA "B" IS CLASSIFIED AS UNDEVELOPED BOTTOMLAND HARDWOOD FOREST LOCATED WITHIN THE SCOTT'S RUN FLOODPLAIN. PRIMARY SPECIES INCLUDE ACER RUBRUM (RED MAPLE), PRUNUS SEROTINA (BLACK CHERRY), JUNIPERUS VIRGINIANA (EASTERN REDCEDAR), MACLURA POMIFERA (OSAGE ORANGE), MORUS ALBA (WHITE MULBERRY), ROBINIA PSEUDOACACIA (BLACK LOCUST), PLATANUS OCCIDENTALIS (SYCAMORE), LIRIODENDRON TULIPIFERA (TULIP POPLAR), ACER SACCHARINUM (SILVER MAPLE), PYRUS CALLERYANA (BRADFORD PEAR), SALIX NIGRA (BLACK WILLOW), AILANTHUS ALTISSIMA (TREE OF HEAVEN), PINUS STROBUS (WHITE PINE) AND ULMUS AMERICANA (AMERICAN ELM).

THE EXISTING UNDERSTORY CONSISTS OF A SIGNIFICANT AMOUNT OF INVASIVE COVER, SPECIFICALLY GREENBRIAR.

COVER TYPE C:

AREA "C" IS CLASSIFIED AS UNDEVELOPED BOTTOMLAND AREA (WITHOUT TREE CANOPY) LOCATED WITHIN THE SCOTT'S RUN FLOODPLAIN. THE EXISTING UNDERSTORY CONSISTS OF A SIGNIFICANT AMOUNT OF INVASIVE COVER, SPECIFICALLY GREENBRIAR.

COVER TYPE D:

AREA "D" IS CLASSIFIED AS LANDSCAPED TREE CANOPY INCLUDING INDIVIDUAL TREES THAT ARE LOCATED INSIDE AND OUTSIDE OF THE EXISTING PARKING LOT. PRIMARY SPECIES INCLUDE QUERCUS PHELLOS (WILLOW OAK), ACER RUBRUM (RED MAPLE), PYRUS CALLERYANA (BRADFORD PEAR), GLEDITSIA TRIACANTHOS (HONEY LOCUST), TILIA AMERICANA (BASSWOOD), ZELKOVA SERRATA (JAPANESE ZELKOVA), CERCIS CANADENSIS (REDBUD) AND ILEX X NELLIE STEVENS (NELLIE STEVENS HOLLY).

COVER TYPE E:

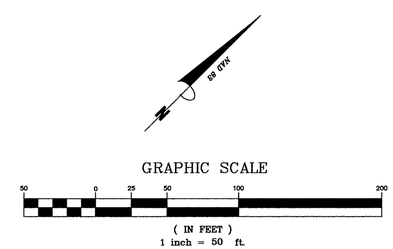
AREA "E" IS CLASSIFIED AS MAINTAINED GRASSLANDS INCLUDING THE TURF AREAS THAT SURROUND THE EXISTING PARKING LOT.

EXISTNG COVER TYPES

EVM INDEX AREA	SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA
A		DEVELOPED AREA	(SEE EXISTING COVER TYPE NARRATIVE)	N/A	N/A	5.00 AC
B		UNDEVELOPED BOTTOMLAND HARDWOOD FOREST	(SEE EXISTING COVER TYPE NARRATIVE)	LONG-TERM SUB-CLIMAX	FAIR-POOR	2.01 AC
C		UNDEVELOPED BOTTOMLAND AREA (WITHOUT TREE CANOPY)	(SEE EXISTING COVER TYPE NARRATIVE)	PIONEER	POOR	1.69 AC
D		LANDSCAPED TREE CANOPY	(SEE EXISTING COVER TYPE NARRATIVE)	N/A	GOOD	0.40 AC
E		MAINTAINED GRASSLANDS	(SEE EXISTING COVER TYPE NARRATIVE)	N/A	GOOD	0.30 AC

TOTAL SITE AREA: 9.40 ACRES

EXISTING TREE COVER: 2.41 ACRES



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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-9-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
EXISTING VEGETATION MAP

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C9.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (PLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-EVM.dwg, 4/3/2015 2:22:43 PM, kfant

APPROXIMATE VAULT LOCATION FOR:
- RAINWATER HARVESTING AND REUSE,
- ADDITIONAL DETENTION TO INDUCE AN ADEQUATE OUTFALL
- BMP STORAGE AND/OR TREATMENT
- APPROX. STORAGE VOLUME 5,000 CF

APPROXIMATE VAULT LOCATION FOR:
- RAINWATER HARVESTING AND REUSE,
- ADDITIONAL DETENTION TO INDUCE AN ADEQUATE OUTFALL
- BMP STORAGE AND/OR TREATMENT
- APPROX. STORAGE VOLUME 5,500 CF

AREA OF PROPOSED R.O.W. VACATION

DA = 7,359 SF TO BIORETENTION

DA = 10,106 SF TO BIORETENTION

PARCEL A

2,337 SF

4,436 SF

2,723 SF

3,424 SF

1,087 SF

NORTH DARTFORD DRIVE

2,881 SF

1,343 SF

3,046 SF

PARCEL B

1,454 SF

GROVER STREET

DA = 18,748 SF TO BIORETENTION

DA = 21,485 SF TO BIORETENTION

DA = 13,023 SF TO BIORETENTION

DA = 13,329 SF TO BIORETENTION

SCOTTS CROSSING ROAD
(RTE 8102)(WIDTH VARIES)
(NO POSTED SPEED)

4,909 SF

PARCEL C

20,625 SF

3,484 SF

1,426 SF

2,453 SF

22,737 SF

843 SF

26,152 SF

PARCEL E

PARCEL D

1,753 SF

1,948 SF

1,852 SF

411 SF

2,906 SF

1,756 SF

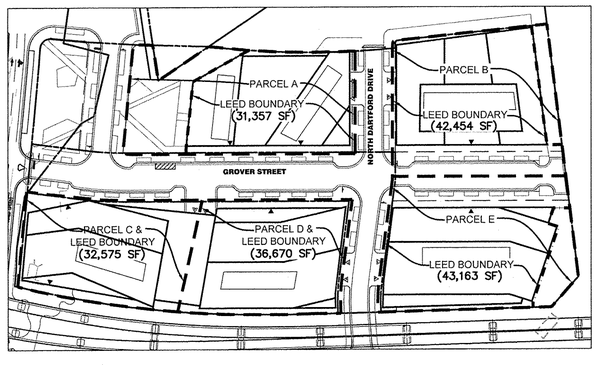
2,415 SF

1,779 SF

APPROXIMATE VAULT LOCATION FOR:
- RAINWATER HARVESTING AND REUSE,
- ADDITIONAL DETENTION TO INDUCE AN ADEQUATE OUTFALL
- BMP STORAGE AND/OR TREATMENT
- APPROX. STORAGE VOLUME 5,000 CF

APPROXIMATE VAULT LOCATION FOR:
- RAINWATER HARVESTING AND REUSE,
- ADDITIONAL DETENTION TO INDUCE AN ADEQUATE OUTFALL
- BMP STORAGE AND/OR TREATMENT
- APPROX. STORAGE VOLUME 5,500 CF

DOLLEY MADISON BOULEVARD
(RTE 123)(WIDTH VARIES)
(EXISTING 35 MPH POSTED)



OVERALL PARCEL AND LEED BOUNDARY MAP
1"=100'

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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

N
88 DYR

LEGEND
- CISTERN/RE-USE COVERAGE
- STORMWATER PLANTER
- URBAN BIORETENTION/TREE PIT (5'x15'x5')
- BIORETENTION DRAINAGE DIVIDE
- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF (VEGETATED AREA)
- INTENSIVE GREEN ROOF (PLAZA AREA)
- NON-GREEN ROOF AREA TO DRAIN TO GREEN ROOF AREAS

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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
SWM BMP CONCEPT PLAN - OVERALL

1"=30'
SCALE

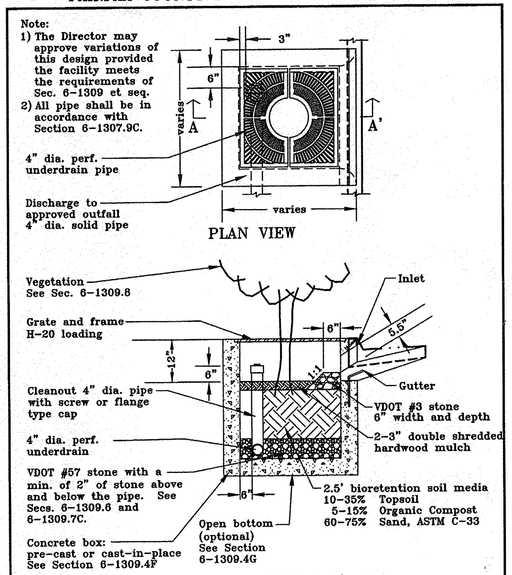
PROJECT NUMBER

C10.00
DRAWING NUMBER

FILE:P:\7403 - West Group Properties\7403-07-007 (FUN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-SWM.dwg USER:kfahl DATE:Apr, 01 2015 TIME: 02:09 pm

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

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

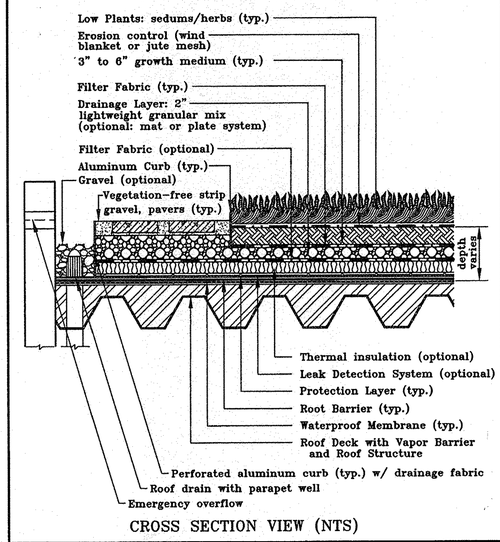


Ref. Sec. 6-1309 et seq.	TREE BOX FILTER	PLATE NO.	STD. NO.
Rev. 3-07		90-6	

TREE BOX FILTER DETAIL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note: The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1310 et seq.

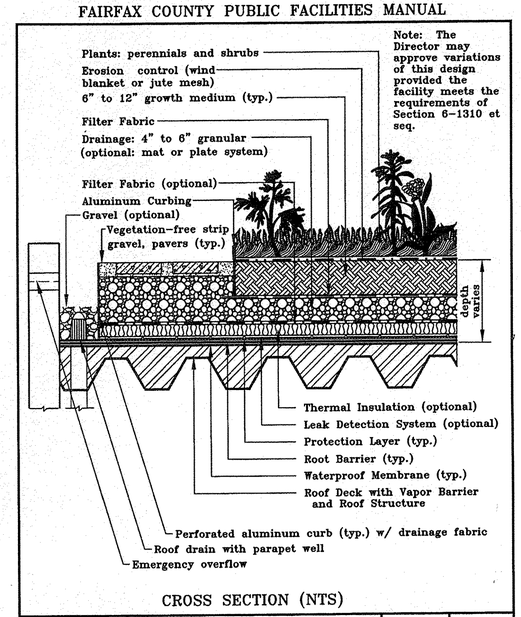


Ref. Sec. 6-1310 et seq.	VEGETATED ROOF EXTENSIVE	PLATE NO.	STD. NO.
Rev. 3-07		91-6	

EXTENSIVE VEGITATIVE ROOF DETAIL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note: The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1310 et seq.



Ref. Sec. 6-1310 et seq.	VEGETATED ROOF INTENSIVE	PLATE NO.	STD. NO.
Rev. 3-07		92-6	

INTENSIVE VEGITATIVE ROOF

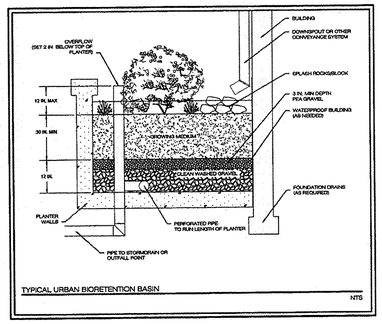


Figure 9-A.4. Stormwater Planter Cross-Section

STORMWATER PLANTER DETAIL

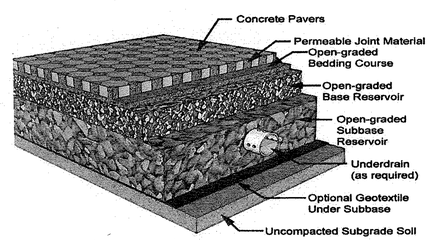


Figure 7.2. Typical Detail (Source: Smith, 2009)

PERVIOUS PAVER DETAIL

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SEALS AND SIGNATURES

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MATTHEW J. TAUSCHER
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4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
SWM/BMP DETAILS

N/A
SCALE

PROJECT NUMBER

C10.01
DRAWING NUMBER

FILE:P:\7403 - West Group Properties\7403-07-007 (PLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-SIM DET.dwg USER:KJoint DATE:Apr, 01 2015 TIME: 02:09 pm

PFM 2- AND 10- YEAR DETENTION COMPLIANCE

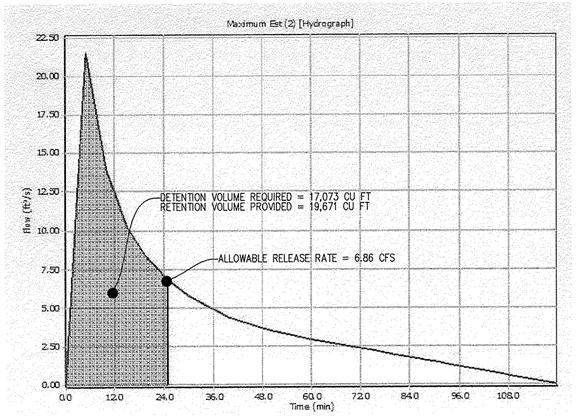
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	21.52	6.86	(N/A)	(N/A)	(N/A)	17,073	(N/A)
10	40.32	20.08	(N/A)	(N/A)	(N/A)	21,988	(N/A)

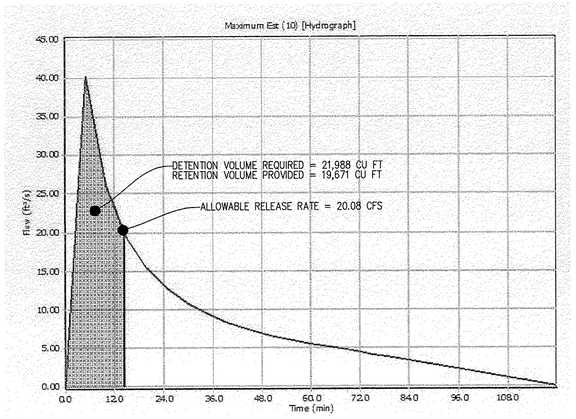
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	24.8	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	14.3	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(UNCONTROLLED):
DA = 3.85 AC
C = 0.43

Q2(UNCONTROLLED) = (3.85 AC)*(0.43)*(5.45 IN/HR) = 9.02 CFS
Q10(UNCONTROLLED) = (3.85 AC)*(0.43)*(7.27 IN/HR) = 12.04 CFS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 15.88 CFS – 9.02 CFS = 6.86 CFS
Q10(ALLOWABLE) = 32.12 CFS – 12.04 CFS = 20.08 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = RETENTION VOLUME (19,671 CF) IS SUFFICIENT TO RETAIN 17,073 CF
(10 YEAR) = 21,988 CF – 19,671 CF = 2,317 CF OF DETENTION REQUIRED

LEED SS6.2 COMPLIANCE COMPUTATIONS

PER LEED SS6.2, 90% OF RUNOFF MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

UNCONTROLLED AREA WITHIN LEED BOUNDARY = 0.59 ACRES
(1–(0.59 AC/6.24 AC LEED BOUNDARY)) X 100% = 90.5% CONTROLLED

THE SITE CAPTURES 90.5% OF THE RUNOFF WITHIN THE LEED BOUNDARY INTO BMPS. THESE PRACTICES INCLUDE TREE PITS, , VEGETATIVE ROOFS, STORMWATER PLANTERS, AND RAINWATER HARVESTING. EACH ONE OF THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Overall Site

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
9.40	0	9.40	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

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

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
7.68	15.88	32.12

Proposed Flow Rates

**Land Use = Proposed Conditions (64% Imp)

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

Weighted CN for site: 84

S for CN to C Calcs.: 1.90

Design Storm 24-hr Rainfall Depth (in)

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

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

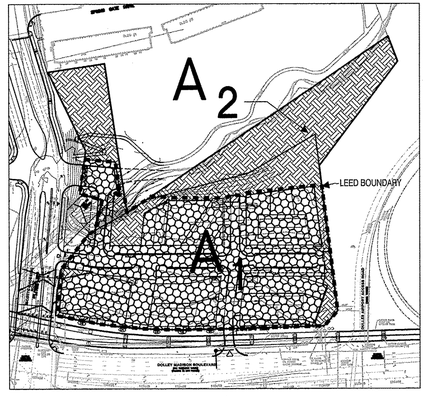
1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

1-yr	2-yr	10-yr
0.47	0.53	0.68

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
14.45	27.15	46.47



ONSITE CONTROLLED/UNCONTROLLED MAP

SCALE: 1" = 200'

A1 — ON-SITE, CONTROLLED (5.55 ACRES)
A2 — ON-SITE, UNCONTROLLED (3.85 ACRES)
PARCEL BOUNDARY
LEED BOUNDARY
N — SE OFFN

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS

Existing Conditions

DA 6.24 ac
CN 91
Tc 0.08333 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.99

$$Ia = 0.2S$$

Ia= 0.20

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P= 2.7 in P= 3.2 in

Q_1= 1.79 in Q_2= 2.26 in

Proposed Conditions

DA 6.24 ac
CN 94
Tc 0.08333 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.64

$$Ia = 0.2S$$

Ia= 0.13

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P= 2.7 in P= 3.2 in

Q_1= 2.06 in Q_2= 2.54 in

Total Runoff volume (Existing Conditions)
2YR=AxQ2 51,152 CF

Total Runoff volume Proposed Conditions)
2YR=AxQ2 57,621 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
38,364 CF
0.88 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
11.91 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST–DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 19,671 CF.

2 YEAR STORM: 57,621 CF – 19,671 CF = 37,950 CF < 38,364 CF (75% EXISTING RUNOFF)

6.86 CFS (ALLOWABLE RELEASE RATE PER DETENTION COMPUTATIONS) < 11.91 CFS (75% EXISTING RATE)

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS OVERALL

N/A
SCALE

PROJECT NUMBER

C10.10
DRAWING NUMBER

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	2.73
Weighted Rv (forest)	0.03
% Forest	29%
Managed Turf (acres)	0.97
Weighted Rv (turf)	0.20
% Managed Turf	10%
Impervious Cover (acres)	5.70
Rv (impervious)	0.95
% Impervious	61%
Total Site Area (acres)	**9.40**
Site Rv	**0.61**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**34,122**
Volume Not Converted to Runoff (cf)	**13,464**
1-inch Runoff Volume for entire site (cf)	**20,658**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	20,658
Runoff Reduction Volume Achieved (cf)	21,016
Total Runoff Volume Retained (cf)	34,480
Total Area of Site Captured in a BMP (acres)	5.37

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**57%**
Rainfall Depth Retained Onsite (inch)	**1.00**

VIRGINIA RUNOFF REDUCTION SUMMARY – OVERALL SITE

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	3.67	3.31
Composite Rv(forest)	0.03	0.03
% Forest	39%	37%
Managed Turf Cover (acres)	0.39	0.39
Composite Rv(turf)	0.20	0.20
% Managed Turf	4%	4%
Impervious Cover (acres)	5.34	5.34
Rv(impervious)	0.95	0.95
% Impervious	57%	59%
Total Site Area (acres)	9.40	9.04
Site Rv	0.56	0.58
Pre-Development Treatment Volume (acre-ft)	0.4384	0.4375
Pre-Development Treatment Volume (cubic feet)	19,098	19,059
Pre-Development Load (TP) (lb/yr)	12.00	11.97

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Pre-Development Load (TN) (lb/yr)	85.84

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	2.73
Composite Rv(forest)	0.03
% Forest	30%
Managed Turf Cover (acres)	0.97
Composite Rv(turf)	0.20
% Managed Turf	11%
ReDev. Impervious Cover (acres)	5.34
Rv(impervious)	0.95
% Impervious	59%
Total ReDev. Site Area (acres)	9.04
ReDev. Site Rv	0.59
Post-ReDevelopment Treatment Volume (acre-ft)	0.4457
Post-ReDevelopment Treatment Volume (cubic feet)	19,417
Post-ReDevelopment Load (TP) (lb/yr)	12.20

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	2.62
Total Load Reduction Required (lb/yr)	**3.25**
Post-Development Load (TN) (lb/yr)	92.85

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.36
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.36
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0285
Post-Development Treatment Volume (cubic feet)	1,241
Post-Development Load (TP) (lb/yr)	0.78

TP Load Reduction Required for New Impervious Area (lb/yr)	0.63

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	2.73	0.00	0.00	2.73	*29.04*
Turf (acres)	0.00	0.97	0.00	0.00	0.97	*10.32*
Impervious (acres)	0.00	5.70	0.00	0.00	5.70	*60.64*
					9.40	*100.00*

Site Rv	0.61
Post Development Treatment Volume (ft^3)	20658
Post Development TP Load (lb/yr)	12.98
Post Development TN Load (lb/yr)	92.85
Total TP Load Reduction Required (lb/yr)	3.25

Total Runoff Volume Reduction (ft^3)	11182
Total TP Load Reduction Achieved (lb/yr)	8
Total TN Load Reduction Achieved (lb/yr)	56.65
Adjusted Post Development TP Load (lb/yr)	5.27
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	2.65	0.00	0.00	0.00	0.00	*2.65*
Turf (acres)	0.69	0.00	0.00	0.00	0.00	*0.69*
Impervious (acres)	6.06	0.00	0.00	0.00	0.00	*6.06*
						9.40

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	7.71	0.00	0.00	0.00	0.00	*7.71*
TN Load Red. (lb/yr)	56.65	0.00	0.00	0.00	0.00	*56.65*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	2.65	0.00	0.00	2.65	*28.19*
Turf (acres)	0.00	0.69	0.00	0.00	0.69	*7.34*
Impervious (acres)	0.00	6.06	0.00	0.00	6.06	*64.47*
					9.40	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	**acres of green roof**	**0.78**	**2.i. To Stormwater Planter (Urban Bioretention)**
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**1.6**	**6.b. Bioretention #2**
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	**impervious acres disconnected**	**0.14**	
6.b. Bioretention #2 (Spec #9)	**Impervious:**	**1.53**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	4.05
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	7.71
Total TN Load Reduction Achieved in D.A. A (lb/yr)	56.65

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

Site Name: Scotts Run

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	2.73	0.00	0.00	**2.73**
Managed Turf	0.00	0.97	0.00	0.00	**0.97**
Impervious Cover	0.00	5.70	0.00	0.00	**5.70**
			D.A. Total (acres)		**9.40**

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 20,658

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Residential Bldgs "A", "B"; Office Blds "C", "D", and "E"	1.60	1.40	7,725	Estimate Runoff Reduction % Using Spreadsheet		95%	0	7,725	25,000	50,000	7,326	689	Disconnection to Stormwater Planter

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)	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 & Extensive, plus non-vegetated plaza area and storage	1.71	N/A	5,897	Subtract 100% of provided storage vol.	100%	N/A	5,897	N/A	8,102	5,897	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes potential off-site public street areas to be managed in Tree Pits	2.06	N/A	7,104	Subtract 100% of provided storage vol.	100%	689	7,793	N/A	9,390	7,793	0	
	Totals:	**5.37**	**0.00**										

Total Drainage Area Treated (acres): 5.37

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 21,016

See Site Data and Summary Tab for Site Results

NOTE:

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

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COMMONWEALTH OF VIRGINIA
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SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS OVERALL

N/A
SCALE

PROJECT NUMBER

C10.11
DRAWING NUMBER

PFM 2– AND 10– YEAR DETENTION COMPLIANCE

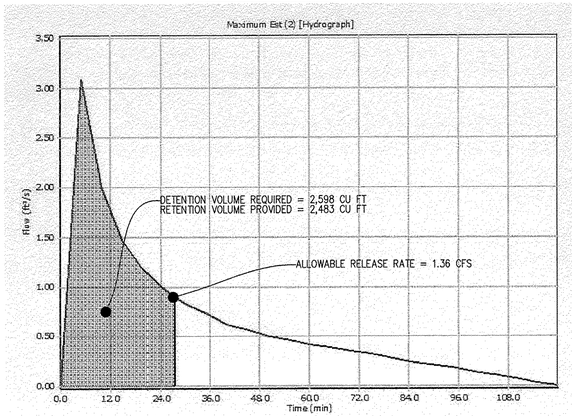
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	3.09	0.91	(N/A)	(N/A)	(N/A)	2.598	(N/A)
10	5.29	2.41	(N/A)	(N/A)	(N/A)	3.151	(N/A)

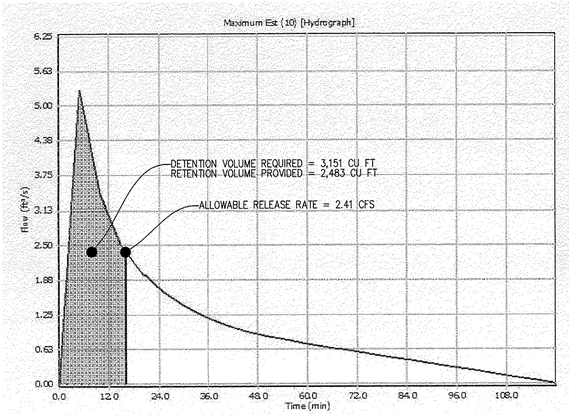
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	27.3	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	16.1	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(UNCONTROLLED):
DA = 0.31 AC
C = 0.48

Q2(UNCONTROLLED) = (0.31 AC)*(0.48)*(5.45 IN/HR) = 0.81 CFS
Q10(UNCONTROLLED) = (0.31 AC)*(0.48)*(7.27 IN/HR) = 1.08 CFS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 1.72 CFS – 0.81 CFS = 0.91 CFS
Q10(ALLOWABLE) = 3.49 CFS – 1.08 CFS = 2.41 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = 2,598 CF – 2,483 CF = 115 CF OF DETENTION REQUIRED
(10 YEAR) = 3,151 CF – 2,483 CF = 668 CF OF DETENTION REQUIRED

LEED SS6.2 COMPLIANCE

PER LEED SS6.2, 90% OF RUNOFF MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

THE SITE CAPTURES 100% OF THE RUNOFF WITHIN THE LEED BOUNDARY THROUGH THE USE OF VEGETATIVE ROOFS. THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Parcel A

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
1.02	0	1.02	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

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

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

Existing Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
0.83	1.72	3.49

Proposed Flow Rates

**Land Use = Proposed Conditions (80% Imp)

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

Weighted CN for site: 90

S for CN to C Calcs.: 1.11

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

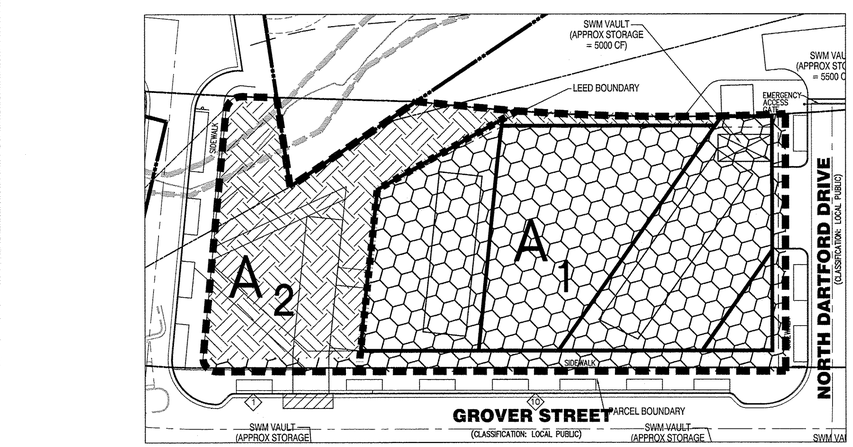
1-yr	2-yr	10-yr
0.63	0.68	0.79

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

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

Proposed Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
2.10	3.78	5.86



A1 — ON-SITE, CONTROLLED (0.71 ACRES)

A2 — ON-SITE, UNCONTROLLED (0.31 ACRES)

PARCEL BOUNDARY

LEED BOUNDARY

ONSITE CONTROLLED/UNCONTROLLED MAP

SCALE: 1" = 40'

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS - Parcel A

Existing Conditions

DA 0.72 ac
CN 94
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.64

$$Ia = 0.2S$$

Ia= 0.13

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 2.06 in Q_2= 2.54 in

Proposed Conditions

DA 0.72 ac
CN 95
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.53

$$Ia = 0.2S$$

Ia= 0.11

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 2.16 in Q_2= 2.64 in

Total Runoff volume (Existing Conditions)
2YR=AxQ2 6,649 CF

Total Runoff volume Proposed Conditions)
2YR=AxQ2 6,913 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
4,986 CF
0.11 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
1.36 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST–DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 2,483 CF.

2 YEAR STORM: 6,913 CF – 2,483 CF = 4,430 CF < 4,986 CF (75% EXISTING RUNOFF)

0.91 CFS (ALLOWABLE RELEASE RATE PER DETENTION COMPUTATIONS) < 1.36 CFS (75% EXISTING RATE)

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS PARCEL A

N/A
SCALE

PROJECT NUMBER

C10.20
DRAWING NUMBER

VIRGINIA RUNOFF REDUCTION SUMMARY – PARCEL A

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.12	0.12
Composite Rv(forest)	0.03	0.03
% Forest	12%	12%
Managed Turf Cover (acres)	0.00	0.00
Composite Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	0.90	0.90
Rv(impervious)	0.95	0.95
% Impervious	88%	88%
Total Site Area (acres)	1.02	1.02
Site Rv	0.84	0.84
Pre-Development Treatment Volume (acre-ft)	0.0716	0.0716
Pre-Development Treatment Volume (cubic feet)	3,117	3,117
Pre-Development Load (TP) (lb/yr)	1.96	1.96
Pre-Development Load (TN) (lb/yr)	14.01	

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.03
Composite Rv(forest)	0.03
% Forest	3%
Managed Turf Cover (acres)	0.17
Composite Rv(turf)	0.20
% Managed Turf	17%
ReDev. Impervious Cover (acres)	0.82
Rv(impervious)	0.95
% Impervious	80%
Total ReDev. Site Area (acres)	1.02
ReDev. Site Rv	0.80
Post-ReDevelopment Treatment Volume (acre-ft)	0.0678
Post-ReDevelopment Treatment Volume (cubic feet)	2,954
Post-ReDevelopment Load (TP) (lb/yr)	1.86
Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.29
Total Load Reduction Required (lb/yr)	**0.29**
Post-Development Load (TN) (lb/yr)	13.28

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0000
Post-Development Treatment Volume (cubic feet)	0
Post-Development Load (TP) (lb/yr)	0.00
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

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

Site Name: Scotts Run

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	0.03	0.00	0.00	**0.03**
Managed Turf	0.00	0.17	0.00	0.00	**0.17**
Impervious Cover	0.00	0.82	0.00	0.00	**0.82**
			D.A. Total (acres)		**1.02**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 2,954

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 & Extensive, plus non-vegetated plaza area and storage	0.62	N/A	2,138	Subtract 100% of provided storage vol.	100%	N/A	2,138	N/A	2,101	2,101	37	Bioretention - DCR Level 2 Design Spec
Bioretention - DCR Level 2 Design Spec (enhanced)	Streetscape areas	0.10		345	Subtract 100% of provided storage vol.	100%	37	382	N/A	1,380	382	0	
	Totals:	**0.72**	**0.00**										

Total Drainage Area Treated (acres): 0.72

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,483

See Site Data and Summary Tab for Site Results

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.03	0.00	0.00	0.03	*2.94*
Turf (acres)	0.00	0.17	0.00	0.00	0.17	*16.67*
Impervious (acres)	0.00	0.82	0.00	0.00	0.82	*80.39*
					1.02	*100.00*

Site Rv	0.80
Post Development Treatment Volume (ft^3)	2954
Post Development TP Load (lb/yr)	1.86
Post Development TN Load (lb/yr)	13.28
Total TP Load Reduction Required (lb/yr)	0.29
Total Runoff Volume Reduction (ft^3)	1074
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	5.27
Adjusted Post Development TP Load (lb/yr)	1.13
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.03	0.00	0.00	0.00	0.00	*0.03*
Turf (acres)	0.17	0.00	0.00	0.00	0.00	*0.17*
Impervious (acres)	0.82	0.00	0.00	0.00	0.00	*0.82*
						1.02

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.73	0.00	0.00	0.00	0.00	*0.73*
TN Load Red. (lb/yr)	5.27	0.00	0.00	0.00	0.00	*5.27*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.03	0.00	0.00	0.03	*2.94*
Turf (acres)	0.00	0.17	0.00	0.00	0.17	*16.67*
Impervious (acres)	0.00	0.82	0.00	0.00	0.82	*80.39*
					1.02	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	0.26	6.b. Bioretention #2
6.b. Bioretention #2 (Spec #9)	Impervious:	0.1	
	Turf (Pervious):	0	

Total Impervious Cover Treated (acres)	0.36
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.73
Total TN Load Reduction Achieved in D.A. A (lb/yr)	5.27

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS PARCEL A

N/A
SCALE

PROJECT NUMBER

C10.21
DRAWING NUMBER

PFM 2– AND 10– YEAR DETENTION COMPLIANCE

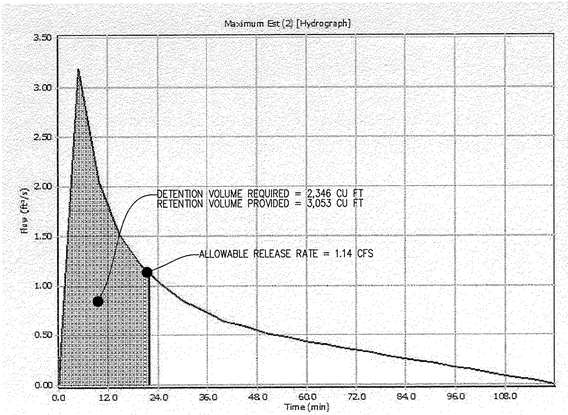
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	3.19	1.14	(N/A)	(N/A)	(N/A)	2,346	(N/A)
10	5.04	3.31	(N/A)	(N/A)	(N/A)	1,960	(N/A)

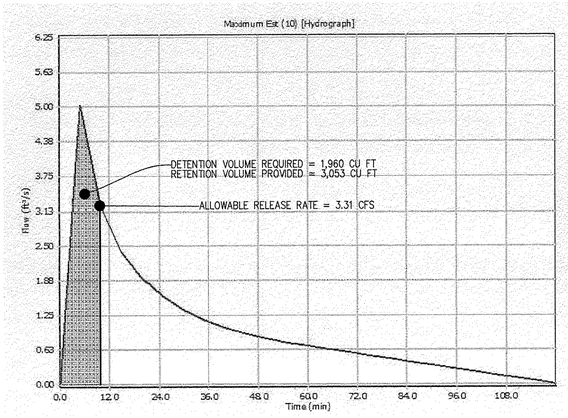
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	21.9	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	9.8	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(UNCONTROLLED):
DA = 0.12 AC
C = 0.35

Q2(UNCONTROLLED) = (0.12 AC)*(0.35)*(5.45 IN/HR) = 0.23 CFS
Q10(UNCONTROLLED) = (0.12 AC)*(0.35)*(7.27 IN/HR) = 0.31 CFS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 1.79 CFS – 0.23 CFS = 1.56 CFS, USE 1.14 CFS TO COMPLY WITH LEED 6.1 CREDIT
Q10(ALLOWABLE) = 3.62 CFS – 0.31 CFS = 3.31 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = RETENTION VOLUME (3,053 CFS) IS SUFFICIENT TO RETAIN 2,346 CFS
(10 YEAR) = RETENTION VOLUME (3,053 CFS) IS SUFFICIENT TO RETAIN 1,960 CFS

LEED SS6.2 COMPLIANCE

PER LEED SS6.2, 90% OF RUNOFF MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

UNCONTROLLED AREA WITHIN LEED BOUNDARY = 0.04 ACRES
(1–(0.04 AC/0.97 AC LEED BOUNDARY)) X 100% = 96% CONTROLLED

THE SITE CAPTURES ±96% OF THE RUNOFF WITHIN THE LEED BOUNDARY THROUGH THE USE OF VEGETATIVE ROOFS. THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Parcel B

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
1.06	0	1.06	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 73

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

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

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

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
0.87	1.79	3.62

Proposed Flow Rates

**Land Use = Proposed Conditions (94% Imp)

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

Weighted CN for site: 94

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

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

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

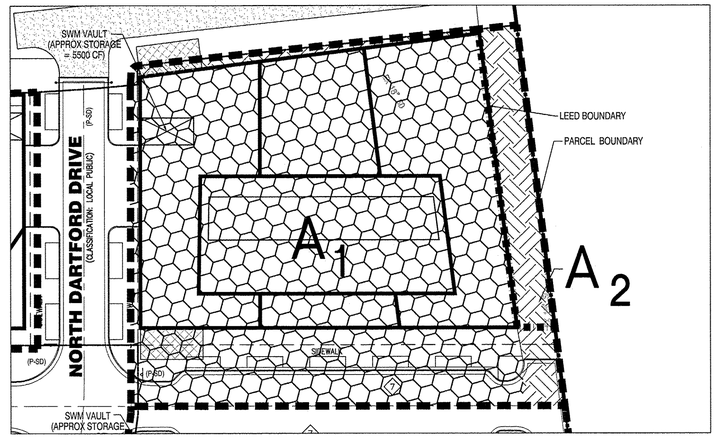
1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

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

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
2.63	4.56	6.70



A1 ON-SITE, CONTROLLED (0.94 ACRES)

A2 ON-SITE, UNCONTROLLED (0.12 ACRES)

PARCEL BOUNDARY

LEED BOUNDARY

ONSITE CONTROLLED/UNCONTROLLED MAP
SCALE: 1" = 40'

MAP 68

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS - Parcel B

Existing Conditions

DA 0.97 ac
CN 93
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.75

$$Ia = 0.2S$$

Ia= 0.15

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 1.97 in Q_2= 2.45 in

Proposed Conditions

DA 0.97 ac
CN 93
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.75

$$Ia = 0.2S$$

Ia= 0.15

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 1.97 in Q_2= 2.45 in

Total Runoff volume (Existing Conditions)
2YR=AxQ2 8,612 CF

Total Runoff volume Proposed Conditions)
2YR=AxQ2 8,612 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
6,459 CF
0.15 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
1.14 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST–DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 3,053 CF.

2 YEAR STORM: 8,612 CF – 3,053 CF = 5,559 CF < 6,459 CF (75% EXISTING RUNOFF)

ALLOWABLE RELEASE RATE TO BE 1.14 CFS FOR THE 2 YEAR STORM TO COMPLY WITH LEED 6.1 CREDIT.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL B

N/A
SCALE

PROJECT NUMBER

C10.30
DRAWING NUMBER

VIRGINIA RUNOFF REDUCTION SUMMARY – PARCEL B

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.06	0.06
Composite Rv(forest)	0.03	0.03
% Forest	6%	6%
Managed Turf Cover (acres)	0.00	0.00
Composite Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	1.00	1.00
Rv(impervious)	0.95	0.95
% Impervious	94%	94%
Total Site Area (acres)	1.06	1.06
Site Rv	0.90	0.90
Pre-Development Treatment Volume (acre-ft)	0.0793	0.0793
Pre-Development Treatment Volume (cubic feet)	3,455	3,455
Pre-Development Load (TP) (lb/yr)	2.17	2.17
Pre-Development Load (TN) (lb/yr)	15.53	

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.06
Composite Rv(turf)	0.20
% Managed Turf	6%
ReDev. Impervious Cover (acres)	1.00
Rv(impervious)	0.95
% Impervious	94%
Total ReDev. Site Area (acres)	1.06
ReDev. Site Rv	0.91
Post-ReDevelopment Treatment Volume (acre-ft)	0.0802
Post-ReDevelopment Treatment Volume (cubic feet)	3,492
Post-ReDevelopment Load (TP) (lb/yr)	2.19
Post-Development Load (TN) (lb/yr)	15.70

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.24
Total Load Reduction Required (lb/yr)	**0.24**

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0000
Post-Development Treatment Volume (cubic feet)	0
Post-Development Load (TP) (lb/yr)	0.00
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.06	0.00	0.00	0.06	*5.66*
Impervious (acres)	0.00	1.00	0.00	0.00	1.00	*94.34*
					1.06	*100.00*

Site Rv	0.91
Post Development Treatment Volume (ft^3)	3492
Post Development TP Load (lb/yr)	2.19
Post Development TN Load (lb/yr)	15.70
Total TP Load Reduction Required (lb/yr)	0.24

Total Runoff Volume Reduction (ft^3)	1034
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	5.20
Adjusted Post Development TP Load (lb/yr)	1.48
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.06	0.00	0.00	0.00	0.00	*0.06*
Impervious (acres)	1.00	0.00	0.00	0.00	0.00	*1.00*
						1.06

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.71	0.00	0.00	0.00	0.00	*0.71*
TN Load Red. (lb/yr)	5.20	0.00	0.00	0.00	0.00	*5.20*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.06	0.00	0.00	0.06	*5.66*
Impervious (acres)	0.00	1.00	0.00	0.00	1.00	*94.34*
					1.06	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	0.13	6.b. Bioretention #2
6.b. Bioretention #2 (Spec #9)	Impervious:	0.23	
	Turf (Pervious):	0	

Total Impervious Cover Treated (acres)	0.36
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.71
Total TN Load Reduction Achieved in D.A. A (lb/yr)	5.20

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

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

Site Name: Scotts Run

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.06	0.00	0.00	**0.06**
Impervious Cover	0.00	1.00	0.00	0.00	**1.00**
			D.A. Total (acres)		**1.06**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 3,492

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 & Extensive, plus non-vegetated plaza area and storage	0.70	N/A	2,414	Subtract 100% of provided storage vol.	100%	N/A	2,414	N/A	1,309	1,309	1,105	Bioretention - DCR Level 2 Design Spec
Bioretention - DCR Level 2 Design Spec (enhanced)	Streetscape areas	0.23		793	Subtract 100% of provided storage vol.	100%	1,105	1,898	N/A	1,744	1,744	154	
	Totals:	**0.93**	**0.00**										

Total Drainage Area Treated (acres): 0.93

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,053

See Site Data and Summary Tab for Site Results

NOTE:

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MATTHEW J. TAUSCHER
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4-3-15
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SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL B

N/A
SCALE

PROJECT NUMBER

C10.31
DRAWING NUMBER

PFM 2– AND 10– YEAR DETENTION COMPLIANCE

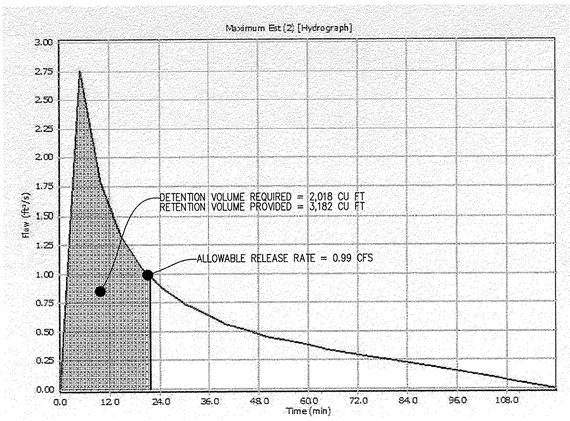
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	2.76	0.99	(N/A)	(N/A)	(N/A)	2,018	(N/A)
10	4.37	2.28	(N/A)	(N/A)	(N/A)	2,287	(N/A)

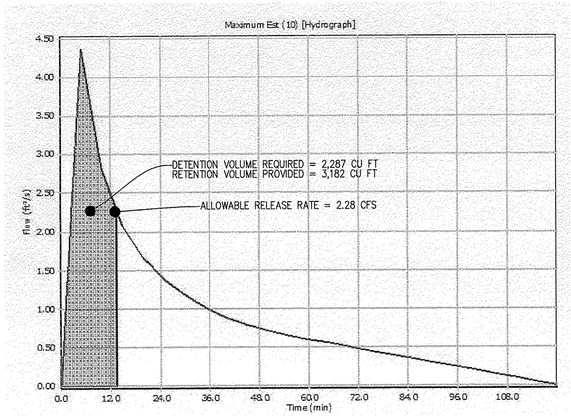
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	21.7	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	13.6	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(UNCONTROLLED):
DA = 0.06 AC
C = 0.90

Q2(UNCONTROLLED) = (0.06 AC)*(0.90)*(5.45 IN/HR) = 0.29 CFS
Q10(UNCONTROLLED) = (0.06 AC)*(0.90)*(7.27 IN/HR) = 0.39 CFS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 1.32 CFS – 0.29 CFS = 1.03 CFS, USE 0.99 CFS TO COMPLY WITH LEED 6.1 CREDIT
Q10(ALLOWABLE) = 2.67 CFS – 0.39 CFS = 2.28 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = RETENTION VOLUME (3,182 CF) IS SUFFICIENT TO RETAIN 1,950 CF
(10 YEAR) = RETENTION VOLUME (3,182 CF) IS SUFFICIENT TO RETAIN 2,287 CF

LEED SS6.2 COMPLIANCE

PER LEED SS6.2, 90% OF RUNOFF SHALL BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

UNCONTROLLED AREA WITHIN LEED BOUNDARY = 0.06 ACRES
(1–(0.06 AC/0.78 AC LEED BOUNDARY)) X 100% = 92% CONTROLLED

THE SITE CAPTURES 92% OF THE RUNOFF WITHIN THE LEED BOUNDARY INTO BMPS. THESE PRACTICES INCLUDE VEGETATIVE ROOFS, STORMWATER PLANTERS, AND RAINWATER HARVESTING. EACH ONE OF THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Parcel C

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
0.78	0	0.78	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

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

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

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

Existing Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
0.64	1.32	2.67

Proposed Flow Rates

**Land Use = Proposed Conditions (95% Imp)

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

Weighted CN for site: 94

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

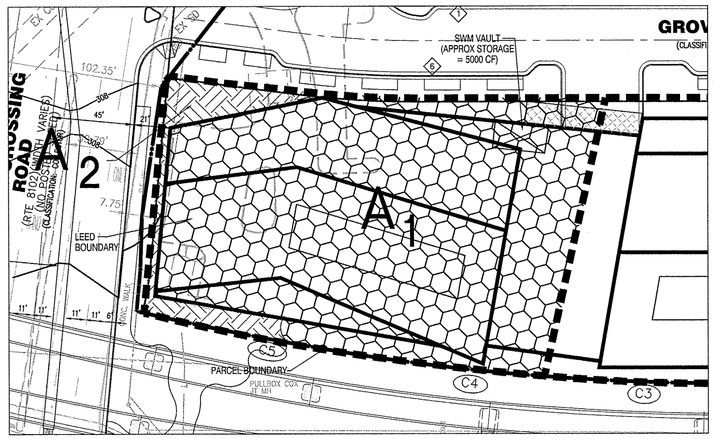
1-yr	2-yr	10-yr
0.76	0.79	0.87

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

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

Proposed Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
1.94	3.36	4.93



A1 — ON-SITE, CONTROLLED (0.72 ACRES)

A2 — ON-SITE, UNCONTROLLED (0.06 ACRES)

PARCEL BOUNDARY

LEED BOUNDARY

ONSITE CONTROLLED/UNCONTROLLED MAP
SCALE: 1" = 40'

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS - Parcel C

Existing Conditions	Proposed Conditions
DA 0.78 ac	DA 0.78 ac
CN 94	CN 94
Tc 0.083 hrs	Tc 0.083 hrs
$S = \frac{1000}{CN} - 10$	$S = \frac{1000}{CN} - 10$
S= 0.64	S= 0.64
$Ia = 0.2S$	$Ia = 0.2S$
Ia= 0.13	Ia= 0.13
$Q_{\square} = \frac{(P-0.2S)^2}{(P+0.8S)}$	$Q_{\square} = \frac{(P-0.2S)^2}{(P+0.8S)}$
P_1= 2.7 in P_2= 3.2 in	P_1= 2.7 in P_2= 3.2 in
Q_1= 2.06 in Q_2= 2.54 in	Q_1= 2.06 in Q_2= 2.54 in

Total Runoff volume (Existing Conditions)	Total Runoff volume Proposed Conditions)
2YR=AxQ2 7,203 CF	2YR=AxQ2 7,203 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
5,402 CF
0.12 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
0.99 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST–DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 3,182 CF.

2 YEAR STORM: 7,203 CF – 3,182 CF = 4,021 CF < 5,402 CF (75% EXISTING RUNOFF)

ALLOWABLE RELEASE RATE TO BE 0.99 CFS FOR THE 2 YEAR STORM TO COMPLY WITH LEED 6.1 CREDIT.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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CDP		05.10.2011

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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL C

N/A
SCALE

PROJECT NUMBER

C10.40
DRAWING NUMBER

VIRGINIA RUNOFF REDUCTION SUMMARY – PARCEL C

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.14	0.04
Composite Rv(turf)	0.20	0.20
% Managed Turf	18%	6%
Impervious Cover (acres)	0.64	0.64
Rv(impervious)	0.95	0.95
% Impervious	82%	94%
Total Site Area (acres)	0.78	0.68
Site Rv	0.82	0.91
Pre-Development Treatment Volume (acre-ft)	0.0530	0.0513
Pre-Development Treatment Volume (cubic feet)	2,309	2,236
Pre-Development Load (TP) (lb/yr)	1.45	1.40
Pre-Development Load (TN) (lb/yr)	10.38	

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.04
Composite Rv(turf)	0.20
% Managed Turf	6%
ReDev. Impervious Cover (acres)	0.64
Rv(impervious)	0.95
% Impervious	94%
Total ReDev. Site Area (acres)	0.68
ReDev. Site Rv	0.91
Post-ReDevelopment Treatment Volume (acre-ft)	0.0513
Post-ReDevelopment Treatment Volume (cubic feet)	2,236
Post-ReDevelopment Load (TP) (lb/yr)	1.40
Post-Development Load (TN) (lb/yr)	11.60

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.10
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.10
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0079
Post-Development Treatment Volume (cubic feet)	345
Post-Development Load (TP) (lb/yr)	0.22

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.28
Total Load Reduction Required (lb/yr)	**0.46**
TP Load Reduction Required for New Impervious Area (lb/yr)	0.18

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

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

Site Name: Scotts Run

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.04	0.00	0.00	**0.04**
Impervious Cover	0.00	0.74	0.00	0.00	**0.74**
			D.A Total (acres)		**0.78**

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 2,581

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Office Bldg "C"	0.47	1.40	2,269	Estimate Runoff Reduction % Using Spreadsheet		91%	0	2,269	4,776	9,553	2,064	290	Disconnection to Stormwater Planter

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive & Extensive, plus non-vegetated plaza area and storage	0.16	N/A	552	Subtract 100% of provided storage vol.	100%	N/A	552	N/A	1,078	552	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Streetscape areas	0.04		138	Subtract 100% of provided storage vol.	100%	0	138	N/A	765	138	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes potential off-site public street areas to be managed in Tree Pits	0.04	N/A	138	Subtract 100% of provided storage vol.	100%	290	428	N/A	1,830	428	0	
Totals:		**0.71**	**0.00**										

Total Drainage Area Treated (acres): 0.71

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,182

See Site Data and Summary Tab for Site Results

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.04	0.00	0.00	0.04	*5.13*
Impervious (acres)	0.00	0.74	0.00	0.00	0.74	*94.87*
					0.78	*100.00*

Site Rv	0.91
Post Development Treatment Volume (ft³)	2581
Post Development TP Load (lb/yr)	1.62
Post Development TN Load (lb/yr)	11.60
Total TP Load Reduction Required (lb/yr)	0.46

Total Runoff Volume Reduction (ft³)	1281
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	6.30
Adjusted Post Development TP Load (lb/yr)	0.77
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.04	0.00	0.00	0.00	0.00	*0.04*
Impervious (acres)	0.74	0.00	0.00	0.00	0.00	*0.74*
						0.78

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.85	0.00	0.00	0.00	0.00	*0.85*
TN Load Red. (lb/yr)	6.30	0.00	0.00	0.00	0.00	*6.30*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.04	0.00	0.00	0.04	*5.13*
Impervious (acres)	0.00	0.74	0.00	0.00	0.74	*94.87*
					0.78	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	**acres of green roof**	**0.16**	**2.i. To Stormwater Planter (Urban Bioretention)**
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.47**	
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	**impervious acres disconnected**	**0.04**	
6.b. Bioretention #2 (Spec #9)	**Impervious:**	**0.04**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	0.71
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.85
Total TN Load Reduction Achieved in D.A. A (lb/yr)	6.30

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL C

N/A
SCALE

PROJECT NUMBER

C10.41
DRAWING NUMBER

PFM 2- AND 10- YEAR DETENTION COMPLIANCE

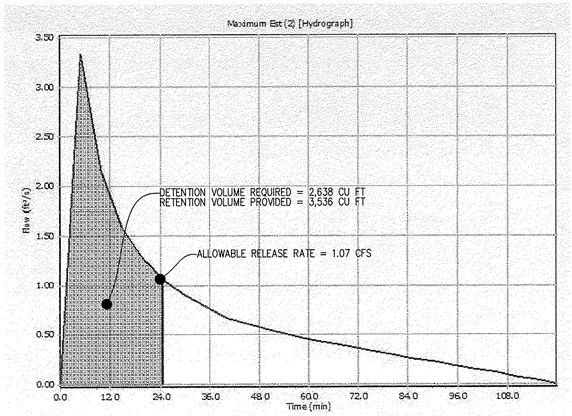
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	3.34	1.07	(N/A)	(N/A)	(N/A)	2,638	(N/A)
10	5.07	2.70	(N/A)	(N/A)	(N/A)	2,599	(N/A)

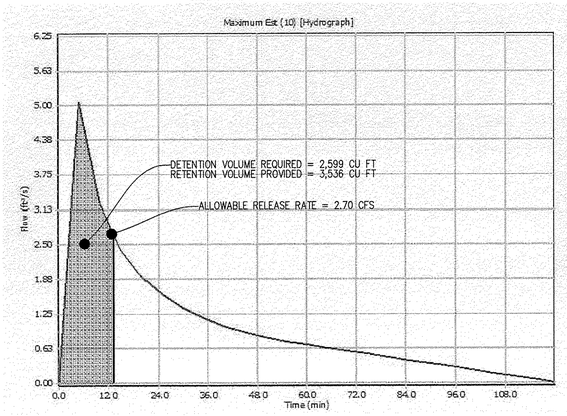
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	24.6	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	13.3	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 1.33 CFS, USE 1.07 CFS TO COMPLY WITH LEED 6.1 CREDIT
Q10(ALLOWABLE) = 2.70 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = RETENTION VOLUME (3,536 CF) IS SUFFICIENT TO RETAIN 2,638 CF
(10 YEAR) = RETENTION VOLUME (3,536 CF) IS SUFFICIENT TO RETAIN 2,599 CF

LEED SS6.2 COMPLIANCE

PER LEED SS6.2, 90% OF RUNOFF MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

THE SITE CAPTURES 100% OF THE RUNOFF WITHIN THE LEED BOUNDARY INTO BMPS. THESE PRACTICES INCLUDE VEGETATIVE ROOFS, STORMWATER PLANTERS, AND RAINWATER HARVESTING. EACH ONE OF THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Parcel D

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
0.79	0	0.79	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

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

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

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

Existing Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
0.65	1.33	2.70

Proposed Flow Rates

**Land Use = Proposed Conditions (83% Imp)

Weighted CN for site: 91

S for CN to C Calcs.: 0.99

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

1-yr	2-yr	10-yr
0.66	0.71	0.81

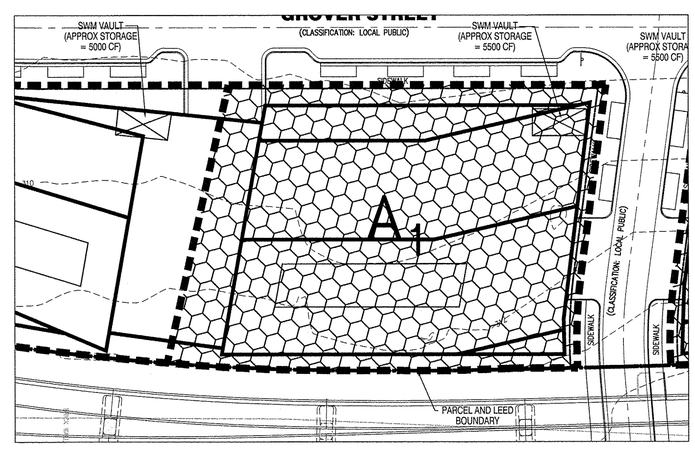
Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [{S x [1.2 - (S/ (P + 0.8S))]} / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

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

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

Proposed Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
1.70	3.06	4.65



A_1 ON-SITE, CONTROLLED (0.79 ACRES)

A_2 ON-SITE, UNCONTROLLED (0.00 ACRES)

PARCEL BOUNDARY

LEED BOUNDARY

ONSITE CONTROLLED/UNCONTROLLED MAP
SCALE: 1" = 40'

NORTH

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
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3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS - Parcel D

Existing Conditions		Proposed Conditions	
DA	0.79 ac	DA	0.79 ac
CN	94	CN	95
Tc	0.083 hrs	Tc	0.083 hrs
$S = \frac{1000}{CN} - 10$		$S = \frac{1000}{CN} - 10$	
S=	0.64	S=	0.53
$Ia = 0.2S$		$Ia = 0.2S$	
Ia=	0.13	Ia=	0.11
$Q_{\square} = \frac{(P-0.2S)^2}{(P+0.8S)}$		$Q_{\square} = \frac{(P-0.2S)^2}{(P+0.8S)}$	
P_1= 2.7 in	P_2= 3.2 in	P_1= 2.7 in	P_2= 3.2 in
Q_1= 2.06 in	Q_2= 2.54 in	Q_1= 2.16 in	Q_2= 2.64 in

Total Runoff volume (Existing Conditions)	Total Runoff volume Proposed Conditions)
2YR=AxQ2 7,295 CF	2YR=AxQ2 7,585 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
5,471 CF
0.13 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
1.07 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST-DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%, STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 3,536 CF.

2 YEAR STORM: 7,585 CF – 3,536 CF = 4,049 CF < 5,471 CF (75% EXISTING RUNOFF)

ALLOWABLE RELEASE RATE TO BE 1.07 CFS FOR THE 2 YEAR STORM TO COMPLY WITH LEED 6.1 CREDIT.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL D

N/A
SCALE

PROJECT NUMBER

C10.50
DRAWING NUMBER

VIRGINIA RUNOFF REDUCTION SUMMARY – PARCEL D

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.09	0.04
Composite Rv(turf)	0.20	0.20
% Managed Turf	11%	5%
Impervious Cover (acres)	0.70	0.70
Rv(impervious)	0.95	0.95
% Impervious	89%	95%
Total Site Area (acres)	0.79	0.74
Site Rv	0.86	0.91
Pre-Development Treatment Volume (acre-ft)	0.0569	0.0561
Pre-Development Treatment Volume (cubic feet)	2,479	2,443
Pre-Development Load (TP) (lb/yr)	1.56	1.53
Pre-Development Load (TN) (lb/yr)	11.14	

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.04
Composite Rv(turf)	0.20
% Managed Turf	5%
ReDev. Impervious Cover (acres)	0.70
Rv(impervious)	0.95
% Impervious	95%
Total ReDev. Site Area (acres)	0.74
ReDev. Site Rv	0.91
Post-ReDevelopment Treatment Volume (acre-ft)	0.0561
Post-ReDevelopment Treatment Volume (cubic feet)	2,443
Post-ReDevelopment Load (TP) (lb/yr)	1.53
Post-ReDevelopment Load (TN) (lb/yr)	11.76

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.05
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.05
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0040
Post-Development Treatment Volume (cubic feet)	172
Post-Development Load (TP) (lb/yr)	0.11

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.31
Total Load Reduction Required (lb/yr)	**0.39**
TP Load Reduction Required for New Impervious Area (lb/yr)	0.09

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.04	0.00	0.00	0.04	*5.06*
Impervious (acres)	0.00	0.75	0.00	0.00	0.75	*94.94*
					0.79	*100.00*

Site Rv	0.91
Post Development Treatment Volume (ft^3)	2615
Post Development TP Load (lb/yr)	1.64
Post Development TN Load (lb/yr)	11.76
Total TP Load Reduction Required (lb/yr)	0.39

Total Runoff Volume Reduction (ft^3)	2103
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	10.49
Adjusted Post Development TP Load (lb/yr)	0.22
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.04	0.00	0.00	0.00	0.00	*0.04*
Impervious (acres)	0.75	0.00	0.00	0.00	0.00	*0.75*
						0.79

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	1.43	0.00	0.00	0.00	0.00	*1.43*
TN Load Red. (lb/yr)	10.49	0.00	0.00	0.00	0.00	*10.49*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.04	0.00	0.00	0.04	*5.06*
Impervious (acres)	0.00	0.75	0.00	0.00	0.75	*94.94*
					0.79	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	**acres of green roof**	**0.14**	**2.i. To Stormwater Planter (Urban Bioretention)**
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.52**	**6.b. Bioretention #2**
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	**impervious acres disconnected**	**0.06**	
6.b. Bioretention #2 (Spec #9)	**Impervious:**	**0.03**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	0.75
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	1.43
Total TN Load Reduction Achieved in D.A. A (lb/yr)	10.49

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

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

Site Name: Scotts Run

Drainage Area D Post-Development Land Cover	**HSG A soils**	**HSG B Soils**	**HSG C Soils**	**HSG D Soils**	**Totals**
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.04	0.00	0.00	**0.04**
Impervious Cover	0.00	0.75	0.00	0.00	**0.75**
			D.A Total (acres)		**0.79**

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 2,615

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Office Bldg "D"	0.52	1.40	2,511	Estimate Runoff Reduction % Using Spreadsheet		93%	0	2,511	5,691	11,382	2,326	279	Disconnection to Stormwater Planter

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)	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 & Extensive, plus non-vegetated plaza area and storage	0.14	N/A	483	Subtract 100% of provided storage vol.	100%	N/A	483	N/A	921	483	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Streetscape areas	0.07		241	Disconnection to Bioretention	100%	0	241	N/A	1,148	241	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes potential off-site public street areas to be managed in Tree Pits	0.06	N/A	207	Subtract 100% of provided storage vol.	100%	279	486	N/A	1,830	486	0	
	Totals:	**0.79**	**0.00**										

Total Drainage Area Treated (acres): 0.79

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,536

See Site Data and Summary Tab for Site Results

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-8-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL D

N/A
SCALE

PROJECT NUMBER

C10.51
DRAWING NUMBER

PFM 2- AND 10- YEAR DETENTION COMPLIANCE

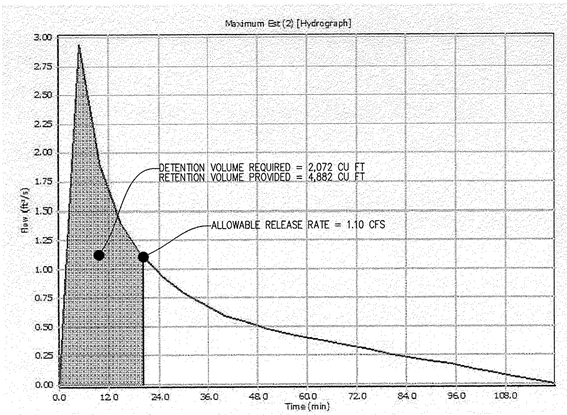
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ft³)	Linear (ft³)	Curvilinear (ft³)	Upper (ft³)	Total (ft³)
2	2.94	1.10	(N/A)	(N/A)	(N/A)	2.072	(N/A)
10	4.74	3.33	(N/A)	(N/A)	(N/A)	1.721	(N/A)

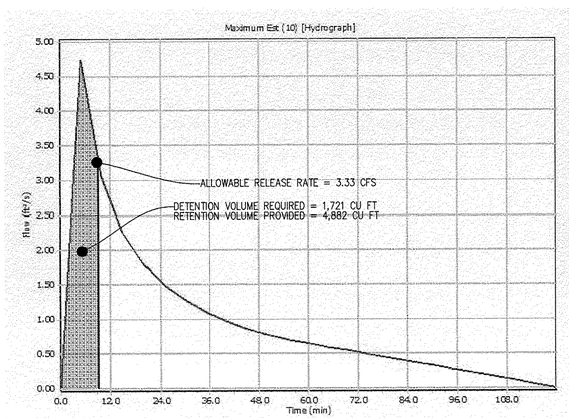
Calculation Time Ranges

Return Event	Lower (From) (min)	Lower (To) (min)	Linear (From) (min)	Linear (To) (min)	Curvilinear (From) (min)	Curvilinear (To) (min)	Upper (From) (min)	Upper (To) (min)	Total (From) (min)	Total (To) (min)
2	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	20.5	(N/A)	(N/A)
10	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	0.0	9.2	(N/A)	(N/A)

2 YEAR HYDROGRAPH



10 YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE COMPUTATIONS

Q(UNCONTROLLED):
DA = 0.13 AC
C = 0.45

Q2(UNCONTROLLED) = (0.13 AC)*(0.45)*(5.45 IN/HR) = 0.32 CFS
Q10(UNCONTROLLED) = (0.13 AC)*(0.45)*(7.27 IN/HR) = 0.43 CFS

Q(ALLOWABLE) = Q(PRE) – Q(POST,UNCONTROLLED)

Q2(ALLOWABLE) = 1.86 CFS – 0.32 CFS = 1.54 CFS
Q10(ALLOWABLE) = 3.76 CFS – 0.43 CFS = 3.33 CFS

DETENTION COMPUTATIONS

DETENTION VOLUME REQUIRED = RV(POST) – RETENTION VOLUME

(2 YEAR) = RETENTION VOLUME (4,882 CF) IS SUFFICIENT TO RETAIN 2,072 CF
(10 YEAR) = RETENTION VOLUME (4,882 CF) IS SUFFICIENT TO RETAIN 1,721 CF

LEED SS6.2 COMPLIANCE

PER LEED SS6.2, 90% OF RUNOFF MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY. BMPS MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

UNCONTROLLED AREA WITHIN LEED BOUNDARY = 0.02 ACRES
(1–(0.02 AC/0.99 AC)) X 100% = 98% CONTROLLED

THE SITE CAPTURES ±98% OF THE RUNOFF WITHIN THE LEED BOUNDARY INTO BMPS. THESE PRACTICES INCLUDE VEGETATIVE ROOFS, STORMWATER PLANTERS, AND RAINWATER HARVESTING. EACH ONE OF THESE BMPS REMOVE AT LEAST 80% OF THE TSS LOAD. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRE AND POST DEVELOPMENT RUNOFF COMPUTATIONS

Parcel E

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

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Type A	Type B	Type C	Type D
1.10	0	1.10	0	0

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.47

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

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

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

Existing Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
0.90	1.86	3.76

Proposed Flow Rates

**Land Use = Proposed Conditions (86% Imp)

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

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

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

Equivalent C

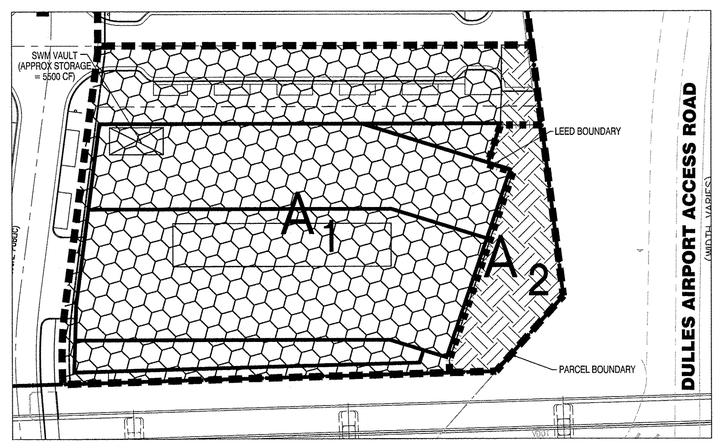
1-yr	2-yr	10-yr
0.70	0.73	0.83

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

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

Proposed Conditions Peak Flow Rates — cfs

1-yr	2-yr	10-yr
2.52	4.38	6.64



A_1 ON-SITE, CONTROLLED (0.97 ACRES)

A_2 ON-SITE, UNCONTROLLED (0.13 ACRES)

PARCEL BOUNDARY

LEED BOUNDARY

ONSITE CONTROLLED/UNCONTROLLED MAP
SCALE: 1" = 40'

LEED CREDIT 6.1 COMPLIANCE

LEED CREDIT 6.1 COMPUTATIONS - Parcel E

Existing Conditions

DA 0.99 ac
CN 93
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.75

$$Ia = 0.2S$$

Ia= 0.15

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 1.97 in Q_2= 2.45 in

Proposed Conditions

DA 0.99 ac
CN 95
Tc 0.083 hrs

$$S = \frac{1000}{CN} - 10$$

S= 0.53

$$Ia = 0.2S$$

Ia= 0.11

$$Q_{\square} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P_1= 2.7 in P_2= 3.2 in

Q_1= 2.16 in Q_2= 2.64 in

Total Runoff volume (Existing Conditions)
2YR=AxQ2 8,789 CF

Total Runoff volume Proposed Conditions)
2YR=AxQ2 9,505 CF

Total Runoff Volume (Allowable Release)

Per LEED, the post-developed volume for the 2- year storm must not exceed 75% of the existing conditions volume.

2 YR Storm
75% of 2Yr existing volume
6,592 CF
0.15 AC-FT

Peak Discharge (Allowable Release)

Per LEED, the post-developed discharge for the 2- year storm must not exceed 75% of the existing conditions runoff rate

2 YR Storm
75% of 2Yr existing rate.
1.10 CFS

LEED COMPLIANCE COMPUTATIONS

PER LEED 6.1, POST-DEVELOPMENT VOLUME FOR A 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME IF EXISTING IMPERVIOUSNESS IS MORE THAN 50%. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 4,882 CF.

2 YEAR STORM: 9,505 CF – 4,882 CF = 4,623 CF < 6,592 CF (75% EXISTING RUNOFF)

ALLOWABLE RELEASE RATE TO BE 1.10 CFS FOR THE 2 YEAR STORM TO COMPLY WITH LEED 6.1 CREDIT.

NOTE:

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS
PARCEL E

N/A
SCALE

PROJECT NUMBER

C10.60
DRAWING NUMBER

VIRGINIA RUNOFF REDUCTION SUMMARY – PARCEL E

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.09	0.04
Composite Rv(forest)	0.03	0.03
% Forest	8%	4%
Managed Turf Cover (acres)	0.11	0.11
Composite Rv(turf)	0.20	0.20
% Managed Turf	10%	10%
Impervious Cover (acres)	0.90	0.90
Rv(impervious)	0.95	0.95
% Impervious	82%	86%
Total Site Area (acres)	1.10	1.05
Site Rv	0.80	0.84
Pre-Development Treatment Volume (acre-ft)	0.0733	0.0732
Pre-Development Treatment Volume (cubic feet)	3,193	3,188
Pre-Development Load (TP) (lb/yr)	2.01	2.00
Pre-Development Load (TN) (lb/yr)	14.35	

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.15
Composite Rv(turf)	0.20
% Managed Turf	14%
ReDev. Impervious Cover (acres)	0.90
Rv(impervious)	0.95
% Impervious	86%
Total ReDev. Site Area (acres)	1.05
ReDev. Site Rv	0.84
Post-ReDevelopment Treatment Volume (acre-ft)	0.0738
Post-ReDevelopment Treatment Volume (cubic feet)	3,213
Post-ReDevelopment Load (TP) (lb/yr)	2.02
Post-Development Load (TN) (lb/yr)	15.21

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.05
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.05
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0040
Post-Development Treatment Volume (cubic feet)	172
Post-Development Load (TP) (lb/yr)	0.11

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.42
Total Load Reduction Required (lb/yr)	**0.50**
TP Load Reduction Required for New Impervious Area (lb/yr)	0.09

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.15	0.00	0.00	0.15	*13.64*
Impervious (acres)	0.00	0.95	0.00	0.00	0.95	*86.36*
					1.10	*100.00*

Site Rv	0.85
Post Development Treatment Volume (ft³)	3385
Post Development TP Load (lb/yr)	2.13
Post Development TN Load (lb/yr)	15.21
Total TP Load Reduction Required (lb/yr)	0.50
Total Runoff Volume Reduction (ft³)	2732
Total TP Load Reduction Achieved (lb/yr)	2
Total TN Load Reduction Achieved (lb/yr)	13.57
Adjusted Post Development TP Load (lb/yr)	0.27
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.15	0.00	0.00	0.00	0.00	*0.15*
Impervious (acres)	0.95	0.00	0.00	0.00	0.00	*0.95*
						1.10

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	1.86	0.00	0.00	0.00	0.00	*1.86*
TN Load Red. (lb/yr)	13.57	0.00	0.00	0.00	0.00	*13.57*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.15	0.00	0.00	0.15	*13.64*
Impervious (acres)	0.00	0.95	0.00	0.00	0.95	*86.36*
					1.10	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	**acres of green roof**	**0.09**	**2.i. To Stormwater Planter (Urban Bioretention)**
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.6**	**6.b. Bioretention #2**
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	**impervious acres disconnected**	**0.04**	
6.b. Bioretention #2 (Spec #9)	**Impervious:**	**0.22**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	0.95
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	1.86
Total TN Load Reduction Achieved in D.A. A (lb/yr)	13.57

TYSONS CORNER COMPREHENSIVE PLAN CONFORMANCE COMPLIANCE

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.15	0.00	0.00	**0.15**
Impervious Cover	0.00	0.95	0.00	0.00	**0.95**
			D.A. Total (acres)		**1.10**

Rv (turf) 0.20
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 3,385

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Office Bldg "E"	0.60	1.40	2,897	Estimate Runoff Reduction % Using Spreadsheet		90%	0	2,897	5,793	11,585	2,598	407	Disconnection to Stormwater Planter

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive vegetated roof	0.09	N/A	310	Subtract 100% of provided storage vol.	100%	N/A	310	N/A	562	310	0	
Bioretention - DCR Level 2 Design Spec (enhanced)		0.24		828	Subtract 100% of provided storage vol.	100%	0	828	N/A	1,339	828	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes potential off-site public street areas to be managed in Tree Pits	0.04	N/A	138	Subtract 100% of provided storage vol.	100%	407	545	N/A	1,220	545	0	
	Totals:	**1.20**	**0.00**										

Total Drainage Area Treated (acres): 1.20

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 4,882

See Site Data and Summary Tab for Site Results

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, QUANTITIES AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
3. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE PFM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPW&ES.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT

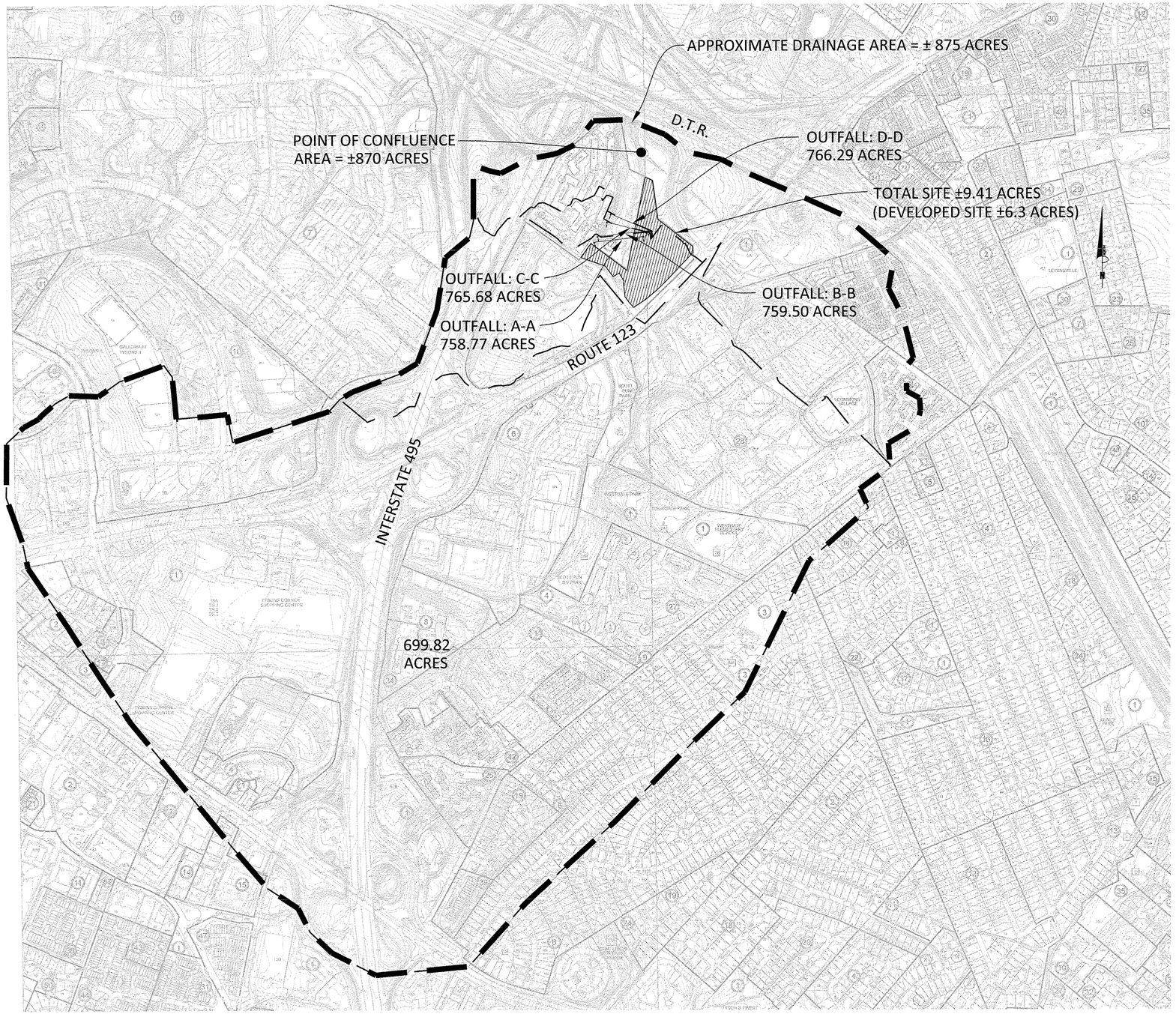
SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER COMPUTATIONS PARCEL E

N/A
SCALE

PROJECT NUMBER

C10.61
DRAWING NUMBER



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY (9.41 AC) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 029-4-((5)), PARCELS 0009, 0009A, AND 0010A AND IS LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTY IS BORDERED BY DOLLY MADISON BOULEVARD TO THE SOUTH, SCOTTS CROSSING ROAD TO THE WEST, THE DULLES AIRPORT ACCESS ROAD TO THE EAST, AND SCOTTS RUN TO THE NORTH. THE PROPOSED AREA OF DEVELOPMENT WITHIN THE SUBJECT PROPERTY IS APPROX. 6.3 ACRES.

THERE IS ONE (1) OUTFALL ASSOCIATED WITH THE PROPOSED DEVELOPMENT AS SHOWN ON THE MAP ON THIS SHEET. THAT OUTFALL IS DESCRIBED BELOW:

THE PROPOSED DEVELOPMENT WILL OUTFALL INTO EXISTING SCOTTS RUN NORTH OF THE DEVELOPMENT SITE AND IMMEDIATELY DOWNSTREAM OF AN EXISTING CULVERT UNDER SCOTTS CROSSING ROAD. THE DRAINAGE AREA TO THE EXISTING CULVERT IS APPROX. 560 ACRES. THIS CULVERT IS PROPOSED TO BE EXTENDED, AND PORTIONS OF SCOTTS RUN REALIGNED, AS PART OF A SEPARATE APPLICATION. STORMWATER RUNOFF FROM THE DEVELOPMENT AREA WILL BE MITIGATED THROUGH A COMBINATION OF RUNOFF REDUCTION WATER QUALITY FACILITIES AND UNDERGROUND DETENTION FACILITIES. ONCE COLLECTED ON SITE, STORMWATER WILL DISCHARGE INTO THE SCOTTS RUN FLOODPLAIN AND OPEN STREAM CHANNEL. ADEQUATE OUTFALL FROM THE DEVELOPMENT SITE TO THE EXISTING SCOTTS RUN OPEN STREAM CHANNEL WILL BE PROVIDED AT FINAL ENGINEERING. WHERE THE DEVELOPMENT AREA AND SITE DISCHARGE INTO SCOTTS RUN THE OVERALL DRAINAGE AREA IS APPROX. 870 ACRES. AT FINAL ENGINEERING THIS POINT WILL BE IDENTIFIED AS THE POINT OF CONFLUENCE , AND THE EXISTING CULVERT UNDER ROUTE 267, HAVING A DRAINAGE AREA OF APPROX. 875 ACRES, WILL BE IDENTIFIED AS THE EXTENT OF REVIEW. THIS SATISFIES THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT THAT AN OUTFALL HAVE A DRAINAGE AREA OF AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

AT THIS TIME, THE APPLICANT IS NOT AWARE OF ANY REPORTED DOWNSTREAM DRAINAGE CONCERNS.

EXISTING OUTFALL 1

Outfall 1 is located at the northwest of the property. This natural channel is located on Fairfax County soil type 17B (Middleburg Silt Loam & Ordinary Firm Loam) which is a well drained soils; developed from igneous and metamorphic rock. According to Tables 5-22 & 5-23 of the VESCH the permissible velocity of this natural channel is 3.0 fps and 3.5 fps. Cross sections have been analyzed to show that the channel meets the FSM velocity criteria.

Cross Section	Soil Type	Soil Description	Permissible Velocity	Post-Dev. 2 Yr. Velocity	Post-Dev. 2 Yr. Flow
A-A	17B	SILT Loam	3.0 fps	2.95 fps	762.72 cfs
B-B	17B	SILT Loam	3.0 fps	2.46 fps	762.95 cfs
C-C	17B	FIRM Loam	3.5 fps	2.71 fps	771.05 cfs
D-D	17B	FIRM Loam	3.5 fps	3.28 fps	771.17 cfs

Cross Section	Soil Type	Soil Description	Permissible Velocity	Post-Dev. 10 Yr. Velocity	Post-Dev. 10 Yr. Flow
A-A	17B	SILT Loam	3.0 fps	2.78 fps	1720.51 cfs
B-B	17B	SILT Loam	3.0 fps	2.94 fps	1721.44 cfs
C-C	17B	FIRM Loam	3.5 fps	3.32 fps	1738.22 cfs
D-D	17B	FIRM Loam	3.5 fps	3.42 fps	1738.88 cfs

Cross Section	Soil Type	Soil Description	Permissible Velocity	Post-Dev. 100 Yr. Velocity	Post-Dev. 100 Yr. Flow
A-A	17B	SILT Loam	3.0 fps	2.90 fps	3116.99 cfs
B-B	17B	SILT Loam	3.0 fps	3.45 fps	3119.06 cfs
C-C	17B	FIRM Loam	3.5 fps	3.05 fps	3147.96 cfs
D-D	17B	FIRM Loam	3.5 fps	3.32 fps	3149.55 cfs

Pursuant to section 6.1004.1A (61-98-PFM) of the Facilities Standards Manual, this outfall is adequate.

LEGEND

- WATERSHED DRAINAGE DIVIDE
- SITE AREA
- POINT OF CONFLUENCE WITH DRAINAGE AREA IN EXCESSES OF 360 ACRES

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 C10.00

[X] 3. Provide: * SEE SHEETS C10.00 – C10.60

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (c.f.)	If pond, dam height (ft.)
*	*	*	*	*	*	*
(e.g., dry pond A. infilt. trench, underground vault, etc.)						
*						
*						
*						
					Totals	

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C6.0 – C6.1
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C6.0 – C6.1
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

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

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C10.00 – C10.60

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C10.7.

[X] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C10.7.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C6.0 – C6.1

[X] 11. A submission waiver is requested for UNDERGROUND SWM WITHIN RESIDENTIAL DEVELOPMENT.

[ ] 12. Stormwater management is not required because N/A.

NATURAL CHANNEL POST-DEVELOPMENT COMPUTATIONS

Cross Section	Slope (ft/ft)	Channel n	Q_2 (cfs)	V_2 (fps)	d_2 (ft)	WSEL (ft)	Q_{10} (cfs)	V_{10} (fps)	d_{10} (ft)	Flow Top Width to Depth Ratio	Remarks	Soils / Cover	2yr Permissible Velocities From VESCH Table 5-22
A-A	0.00437	0.051	762.72	2.95	5.9	289.11	1720.51	2.78	7.6	03:1	OUTFALLS TO EXISTING SCOTTS RUN STREAM CHANNEL	17B (Middleburg Silt Loam) - Natural Channel	3.0 fps (Silt Loam Non Colloidal)
B-B	0.00437	0.056	762.95	2.46	5.76	288.76	1721.44	2.94	6.89	04:1	OUTFALLS TO EXISTING SCOTTS RUN STREAM CHANNEL	17B (Middleburg Silt Loam) - Natural Channel	3.0 fps (Silt Loam Non Colloidal)
C-C	0.00437	0.053	771.05	2.71	4.72	287.5	1738.22	3.32	6.03	04:1	OUTFALLS TO EXISTING SCOTTS RUN STREAM CHANNEL	17C (Middleburg Firm Loam) - Natural Channel	3.5 fps (Firm Loam Non Colloidal)
D-D	0.00437	0.045	771.17	3.28	3.34	285.89	1738.88	3.42	4.84	07:1	OUTFALLS TO EXISTING SCOTTS RUN STREAM CHANNEL	17C (Middleburg Firm Loam) - Natural Channel	3.5 fps (Firm Loam Non Colloidal)

NOTES:
1. For cross section location, see sheet 10.8
2. "n" values from VDOT Drainage Manual Appendix 7D-1.

POST-DEVELOPMENT OUTFALL CROSS SECTION COMPUTATIONS

CROSS SECTION	DRAINAGE AREA (ACRES)	Tc (HRS)	CN	Q_2 (CFS)	Q_{10} (CFS)	Q_{100} (CFS)
A-A	758.77	0.08	69	762.72	1720.51	3116.99
B-B	759.5	0.08	69	762.95	1721.44	3119.06
C-C	765.68	0.08	69	771.05	1738.22	3147.96
D-D	766.29	0.08	69	771.17	1738.88	3149.55

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

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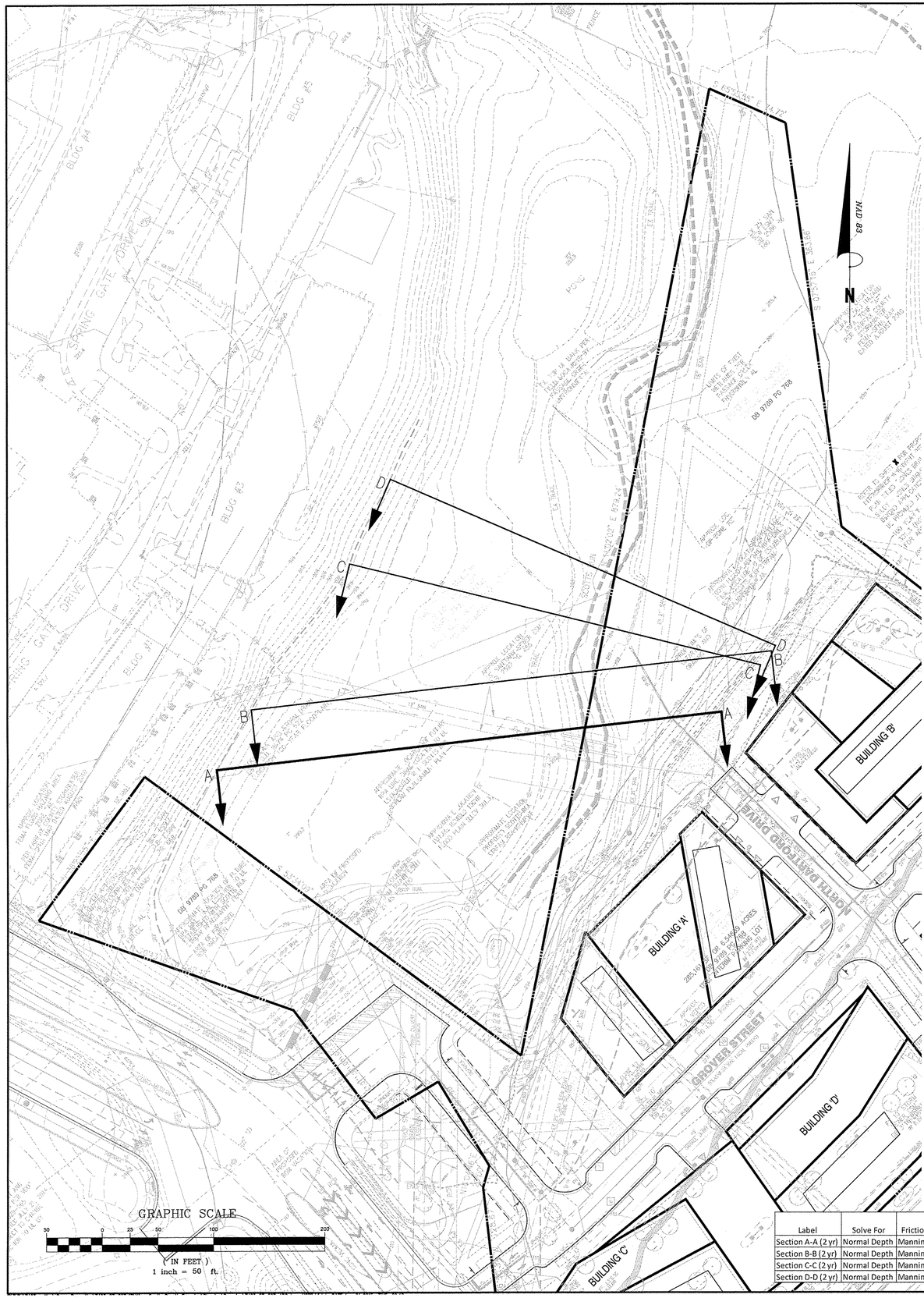
COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
ADEQUATE OUTFALL ANALYSIS

1"=500'
SCALE
7403-07-007
PROJECT NUMBER

C10.7
DRAWING NUMBER



CROSS SECTION OF SECTION A-A (2YR)

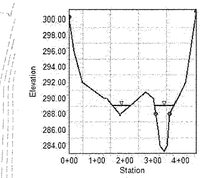
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	5.90	ft
Discharge	762.72	ft³/s

Cross Section Image



CROSS SECTION OF SECTION A-A (10YR)

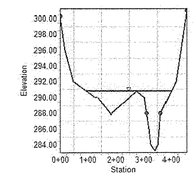
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	7.60	ft
Discharge	1720.51	ft³/s

Cross Section Image



CROSS SECTION OF SECTION A-A (100YR)

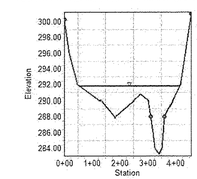
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	8.59	ft
Discharge	3116.99	ft³/s

Cross Section Image



CROSS SECTION OF SECTION B-B (2YR)

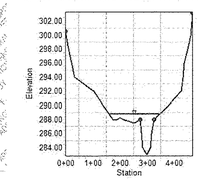
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	5.76	ft
Discharge	762.95	ft³/s

Cross Section Image



CROSS SECTION OF SECTION B-B (10YR)

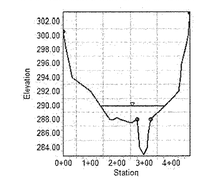
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	6.69	ft
Discharge	1721.44	ft³/s

Cross Section Image



CROSS SECTION OF SECTION B-B (100YR)

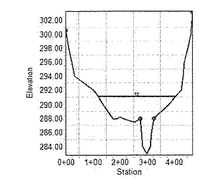
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	8.07	ft
Discharge	3119.06	ft³/s

Cross Section Image



CROSS SECTION OF SECTION C-C (2YR)

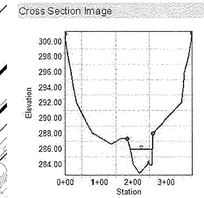
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	3.15	ft
Discharge	771.05	ft³/s

Cross Section Image



CROSS SECTION OF SECTION C-C (10YR)

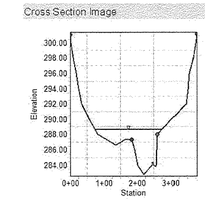
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	5.68	ft
Discharge	1738.22	ft³/s

Cross Section Image



CROSS SECTION OF SECTION C-C (100YR)

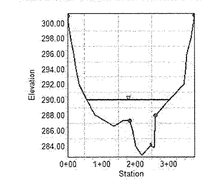
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	7.17	ft
Discharge	3147.96	ft³/s

Cross Section Image



CROSS SECTION OF SECTION D-D (2YR)

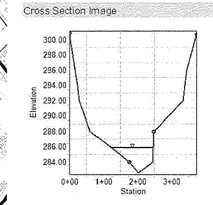
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	3.34	ft
Discharge	771.17	ft³/s

Cross Section Image



CROSS SECTION OF SECTION D-D (10YR)

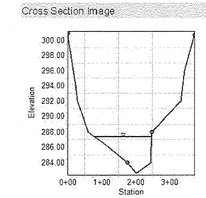
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	4.84	ft
Discharge	1738.88	ft³/s

Cross Section Image



CROSS SECTION OF SECTION D-D (100YR)

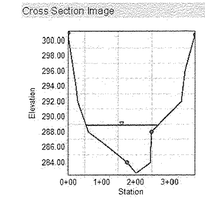
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00437	ft/ft
Normal Depth	6.29	ft
Discharge	3149.55	ft³/s

Cross Section Image



2 YEAR CHANNEL ANALYSIS COMPUTATIONS

Label	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Water Surface Elevation (ft)	Elevation Range	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width	Normal Depth	Critical Depth	Critical Slope	Velocity (ft/s)	Velocity Head (ft)	Specific Energy	Froude Number	Flow Type
Section A-A (2 yr)	Normal Depth	Manning Formula	0.051	0.00437	289.11	283.22 to 300.99 ft	762.72	258.96	136.06	1.9	134.37	5.9	3.26	0.02996	2.95	0.13	6.03	0.37	Subcritical
Section B-B (2 yr)	Normal Depth	Manning Formula	0.056	0.00437	288.76	283.00 to 303.10 ft	762.95	310.4	186.35	1.67	184.88	5.76	3.25	0.03613	2.46	0.09	5.86	0.33	Subcritical
Section C-C (2 yr)	Normal Depth	Manning Formula	0.053	0.00437	287.5	282.78 to 301.09 ft	771.05	284.37	159.9	1.78	157.44	4.72	2.57	0.03549	2.71	0.11	4.83	0.36	Subcritical
Section D-D (2 yr)	Normal Depth	Manning Formula	0.045	0.00437	285.89	282.55 to 300.95 ft	771.17	234.87	126.05	1.86	124.73	3.34	2.3	0.02783	3.28	0.17	3.51	0.42	Subcritical

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LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
CROSS SECTIONS

1"=500'
SCALE

7403-07-007
PROJECT NUMBER

C10.8
DRAWING NUMBER

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 THE MAXIMUM EXTENT PRACTIBALE, THE RUNOFF REDUCTION REQUIREMENTS OF THE 2010 TYSONS 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 (I.E., VEGETATIVE ROOF, URBAN BIO-RETENTION, COLLECTION/RE-USE, ETC.) AS WELL AS THOSE STRATEGIES EVALUATED BUT NOT IMPLEMENTED 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 SIGNLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION AND GROUNDWATER RECHARGE STRATEGIES WERE EVALUATED IN SEVERAL CAPACITIES THROUGHOUT THE SITE. PRELIMINARY SOILS INVESTIGATION ANTICIPATES THE EXISTING SOILS TO HAVE LOW INFILTRATION POTENTIAL. ADDITIONAL GEOTECHNICAL INVESTIGATION MAY BE PERFORMED AT FINAL ENGINEERING TO DETERMINE FIELD MEASURED INFILTRATION RATES. INFILTRATION FACILITIES - IF PROPOSED - MAY REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS FILL MATERIAL FOUND IN THE IN-SITU SOILS ON-SITE, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. BECAUSE THE EXISTING SOILS PRESENT POOR INFILTRATION POTENTIAL, BMP FACILITIES PROPOSED AT-GRADE WILL LIKELY REQUIRE UNDERDRAIN CONNECTIONS TO THE PRIMARY STORM DRAINAGE CLOSED CONDUIT SYSTEM TO MEET DRAW-DOWN REQUIREMENTS. CURRENTLY PROPOSED AT-GRADE FACILITIES INCLUDE URBAN BIO-RETENTION AT THE STREET TREE LOCATIONS, AND STORMWATER PLANTERS TO PROVIDE ROOF-TOP DISCONNECTION.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT, THREE MAIN STORMWATER MANAGEMENT RUNOFF REDUCTION STRATEGIES HAVE BEEN UTILIZED: RAINWATER HARVESTING, VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). RAINWATER HARVESTING HAS BEEN COMPUTED PER DCR SPECIFICATION #6 AND IN COORDINATION WITH THE CONTEMPLATED BUILDING RE-USE POTENTIAL. RAINWATER HARVESTING IS NOT PROPOSED FOR THE RESIDENTIAL BUILDINGS (BUILDINGS A AND B) DUE TO LIMITATIONS FOR RE-USE IN RESIDENTIAL APPLICATIONS. RAINWATER HARVESTING IS CURRENTLY CONSIDERED FOR THE OFFICE BUILDINGS (BUILDINGS C, D, AND E) - DETAILED RE-USE MODELING WILL BE PROVIDED AT FDP OR FINAL ENGINEERING. THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPECIFICATION #5 AND ARE INTENDED FOR USE TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. VEGETATIVE ROOF AREAS ARE NOT PROPOSED ON THE TOWER PORTIONS OF THE APPLICATION DUE TO STRUCTURAL LOADING CONCERNS, AND MAINTENANCE ACCESS CONSIDERATIONS. THESE PORTIONS OF THE TOWER ROOF AREAS WILL INSTEAD BE DISCONNECTED TO THE VEGETATED ROOF AREAS, RAINWATER HARVESTING CISTERNS, OR STORMWATER PLANTERS. URBAN BIO-RETENTION AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH DCR SPECIFICATION #9 AND APPENDIX 9A. THE STREET TREE PITS WILL COLLECT AND TREAT RUNOFF FROM THE ROADWAY AND STREETSCAPE, WHILE THE STORMWATER PLANTERS HAVE BEEN PROPOSED TO PROVIDE ROOFTOP TREATMENT AND DISCONNECTION. PRELIMINARY SIZING COMPUTATIONS FOR EACH MEASURE HAVE BEEN PROVIDED TO VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH STRATEGY. THE PRACTICES PROPOSED ARE ADEQUATELY SIZED FOR THEIR RESPECTIVE PROPOSE DRAINAGE AREAS. THESE PRACTICES COMBINED YIELD AN ON-SITE RETAINED RAINFALL DEPTH OF APPROXIMATELY 0.94 IN.
	ALL ROOF AREAS ON-SITE THAT HAVE THE POTENTIAL FOR GREEN ROOF - EITHER INTENSIVE OR EXTENSIVE - HAVE BEEN CONSIDERED FOR SUCH PURPOSE. TOWER ROOFTOPS ARE PROPOSED FOR DISCONNECTION TO RAINWATER HARVESTING CISTERNS OR STORMWATER PLANTERS. URBAN DESIGN GUIDELINES, PENTHOUSE REQUIREMENTS, ARCHITECTURAL AND BUILDING CONSTRAINTS, AND SITE PROGRAMMING PRECLUDE THE ABILITY TO KEEP ALL ROOF AREAS AVAILABLE FOR STORMWATER PLANNING PURPOSES. THE MAJORITY OF THE STREETS AND STREETSCAPE ARE PROPOSED TO BE TREATED IN URBAN BIORETENTION TREE PITS. THE LOW INFILTRATION POTENTIAL OF THE SOIL IS A HIGHLY LIMITING FACTOR IN ACHIEVING RUNOFF REDUCTION. GIVEN THESE CONSTRAINTS, THAT APROX. 81% OF THE SITE IS PROPOSED TO BE CONTROLLED IN A BMP OR LEFT AS UNDISTURBED CONSERVATION AREA, AND THAT THE STRATEGIES PROPOSED COLLECTIVELY DEMOSTRATE "TO THE MAXIMUM EXTENT PRACTICABLE" THIS PLAN MEETS THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMACE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE RAINWATER HARVESTING, VEGETATIVE ROOF, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION. STORMATER DETENTION IN UNDERGROUND VAULTS WITH IN THE PROPOSED GARAGES ARE PROPOSED TO PROVIDE ADDITIONAL STORAGE AND CONTROL OF PEAK FLOW RELEASE FROM THE SITE.
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 SSc6.1 AND SSc6.2 WILL BE OBTAINED THROUGH THE USE OF RAINWATER HARVESTING, VEGETATIVE ROOF, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FURTHERMORE, UNDERGROUND DETENTION WILL BE UTILIZED TO PROVIDE ADDITIONAL QUANTITY CONTROL. SEE SHEETS C10.00 TO C10.61 FOR COMPUTATIONS SHOWING COMPLIANCE WITH THE LEED CREDITS.
EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED.	THIS APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVES. FINAL DETERMINATION OF SUCH POTENTIAL MEASURES WILL BE PROVIDED AT FDP.
LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE	LID TECHNIQUES ARE PROPOSED FOR THE STREET DESIGN IN THE FORM OF URBAN BIO-RETENTION TREE PITS. THE TREE PITS WILL PROVIDE BOTH QUANTITY AND QUALITY STORMWATER CONTROL IN ACCORDANCE WITH DCR DESIGN SPECIFICATION #9.
RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/ORE 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 ANS/OR THROUGH THE RESTORATION PROJECTS.	THIS SUBJECT APPLICATION DOES NOT PROPOSE TO PROVIDE STREAM RESTORATION, OTHER THAN THOSE MEASURES IDENTIFIED AT THE SPECIFIC OUTFALL OF THE PROPOSED LARGE CULVERT EXTENSION FROM SCOTTS CROSSING ROAD.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN WILL BE IMPLEMENTED THROUGH THE USE OF RAINWATER HARVESTING/RE-USE, VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) AND UNDERGROUND DETENTION. THE ROADWAY AND STREETSCAPE WILL BE CONTROLLED, WHERE POSSIBLE, BY THE STREET TREE PITS LOCATED AND SIZED TO MAXIMIZE RUNOFF INTERCEPTION. BUILDING ROOF AREA MAY BE CONTROLLED BY A RAINWATER HARVESTING CISTERN, A VEGETATIVE ROOF DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREA, THROUGH ROOF-TOP DISCONNECTION TO URBAN BIO-RETENTION STORMWATER PLANTERS, OR A COMBINATION THEREOF. ADDITIONAL DETENTION AND RELEASE RATE CONTROL IS TO BE PROVIDED IN UNDERGROUND DETENTION VAULTS PROPOSED TO BE CONSTRUCTED IN THE GARAGE STRUCTURES. BELOW IS A SUMMARY OF THE COMPREHENSIVE PLAN IMPLEMENTATION CHECKLIST AS IT APPLIES TO THIS PLAN:

- THE COMPUTATIONS PROVIDED ON SHEET C10.11 COMPUTE THE REQUIRED VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE REGARDLESS OF ROW DEDICATION AND CONSERVATION AREA.
- THE SUBJECT APPLICATION PROPOSES INNOVATIVE STORMWATER PRACTICES, INCLUDING RAINWATER HARVESTING, VEGETATIVE ROOFS, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS).
- ACCESS TO THE STORMWATER/BMP FACILITIES SHALL BE PROVIDED BY ROOF TOP ACCESS FOR THE GREEN ROOFS, AND STREET ACCESS FOR THE TREE PITS, STORMWATER PLANTERS, RAINWATER HARVESTING, AND DETENTION FACILITIES.
- THE PROPOSED SWM/BMP FACILITIES WILL BE PRIVATELY MAINTAINED.
- THE DESIGN CREATES AND PROMOTES A SAFE ENVIRONMENT FOR THE PUBLIC. EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING WILL NOT HAVE PUBLIC ACCESS; INTENSIVE GREEN ROOF (BOTH VEGETATED AND NON-VEGETATED) WILL PROMOTE INTERACTION WITH THE PUBLIC AS AN AMENITY AND WILL BE DESIGNED AND IMPLEMENTED IN A SAFE MANNER; TREE PITS WILL BE INSTALLED WITH A GRATE OR FENCE TO PREVENT CONFLICTS WITH PEDESTRIANS AND VEHICLES.
- THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES. EACH PHASE HAS BEEN EVALUATED WITH SEPARATE SWM CONTROLS THAT ARE INTENDED TO MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN.
- CERTAIN PFM REQUIREMENTS WILL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE TYSONS CORNER COMPREHENSIVE PLAN. A PRELIMINARY LIST OF WAIVERS IS AS FOLLOWS:
  - WAIVER OF SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
  - MODIFICATION OF PFM SECTION 12-0515.6(B) TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH OR BIORETENTION AREAS TO BE COUNTED TOWARDS TREE COVER REQUIREMENTS.
- STORMWATER VAULTS AND RAINWATER HARVESTING CISTERN(S) WILL EXTEND BEYOND THE BUILDING FACE WHERE IT WILL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.

ACCESS MANHOLE(S) WILL BE PROVIDED FOR VAULT ACCESS AND MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMPS

  URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) HAVE BEEN PROVIDED WITH THIS APPLICATION TO PROMOTE INFILTRATION. AS NOTED IN THE COMPREHENSIVE STORMWATER MANAGEMENT GOALS NARRATIVE, PRELIMINARY SOILS INVESTIGATIONS INDICATE INFILTRATION POTENTIAL FOR THE SITE IS LOW; THEREFORE, PENDING FURTHER SOILS INVESTIGATION AND INFILTRATION TESTING, UNDERDRAINS FOR THESE FACILITIES WILL BE PROVIDED TO MEET DRAWDOWN REQUIREMENTS. BASED ON FINAL INVESTIGATION RESULTS, INFILTRATION WILL BE PROMOTED TO THE MAXIMUM EXTENT PRACTICABLE AND POSSIBLE WITHIN THE CONSTRAINTS OF THE SOIL PARAMETERS.

- RAINWATER HARVESTING

  RAINWATER HARVESTING HAS BEEN PROVIDED FOR THE COMMERCIAL BUILDINGS WITHIN THIS APPLICATION. REUSE WITHIN THE RESIDENTIAL BUILDINGS ON THIS APPLICATION IS NOT FEASIBLE AS PREVIOUSLY NOTED. PRIMARY USES FOR REUSE ARE COOLING TOWER MAKEUP AND IRRIGATION. IN WINTER MONTHS DEMANDS FOR IRRIGATION ARE NEGLIGIBLE AND, AND IN RESIDENTIAL APPLICATIONS THE COOLING TOWER MAKEUP RATES ARE FAR LOWER THAN THOSE IN COMMERCIAL BUILDINGS.

  RAINWATER HARVESTING FOR THE COMMERCIAL BUILDINGS HAS BEEN PROVIDED PER DCR SPECIFICATION #6 AND APPROXIMATED BASED ON COORDINATION WITH THE ANTICIPATED BUILDING PROGRAM. FINAL DESIGN AND MODELING WILL BE PROVIDED AT FDP OR FINAL ENGINEERING PLAN. THE DESIGN INCLUDES OVERFLOW TO STORMWATER PLANTERS OR UNDERGROUND DETENTION VAULTS FOR ADDITIONAL DETENTION AS NEEDED.

- RUNOFF REDUCTION PRACTICES

  THE PROPOSED RUNOFF REDUCTION PRACTIS WILL INCLUDE RAINWATER HARVESTING, VEGETATIVE ROOFS, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). BELOW IS A SUMMARY OF THE DESIGN AND PERFORMANCE CRITERIA OF THE PROPOSED STRATEGIES:

  - RAINWATER HARVESTING AND REUSE WILL BE PROVIDED IN ACCORDANCE WITH DCR SPECIFICATION #6.
  - VEGETATIVE ROOF SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH DCR SPECIFICATION #5.
  - URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS WILL BE DESIGNED IN ACCORDANCE WITH DCR SPECIFICATION #9 AND APPLICABLE APPENDICES. UNDERDRAINS AND SUBSURFACE STONE LAYERS WILL BE PROVIEDED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATION.

  AS PREVIOUSLY NOTED, DUE TO THE AFOREMENTIONED SITE CONSTRAINTS, THE PROPOSED DEVELOPMENT IS NOT ABLE TO RETAIN THE FULL 1.0" RAINFALL ON-SITE. THE SITE PROPOSES TO RETAIN APPROXIMATELY 0.94" ON SITE AND DEMONSTRATES A STRATEGY THAT RETAINS RAINFALL TO THE "MAXIMUM EXTENT PRACTICABLE."

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

  THIS APPLICATION DOES NOT PROPOSE ANY TIER 2 INNOVATIVE BMPS AT THIS TIME. FINAL DETERMINATION FOR USE OF TIER 2 MEASURES WILL BE PROVIDED WITH FDP'S.

- TIER 3 INNOVATIVE BMPS (NON-APPROVED)
  - THE APPLICANT UNDERSTANDS THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF DCR SPECIFICATION #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF IS CONSIDERED A TIER 3 BMP. THE DESIGN OF THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPECIFICATION #9A.
  - THE APPLICANT FURTHER UNDERSTANDS THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF DCR SPECIFICATION #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS WILL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPECIFICATION #5 WITH DETAILS ON SHEET C10.01.

- OFFSITE OR SHARED FACILITIES

  AS PREVIOUSLY MENTIONED THIS APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES AT THIS TIME.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

  IT IS THE BELIEF OF THE SUBMITTING ENGINEER THAT THIS PLAN ADEQUATELY ADDRESSES, TO THE MAXIMUM EXTENT PRACTICABLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. BELOW IS A SUMMARY OF THE RUNOFF REDUCTION PRACTICES UTILIZED IN THE STORMWATER MANAGEMENT PLAN AND THEIR APPLICATION TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THE SUBJECT APPLICATION:

  - AS PREVIOUSLY NOTED, DUE TO THE AFOREMENTIONED SITE CONSTRAINTS, THE PROPOSED DEVELOPMENT IS NOT ABLE TO RETAIN THE FULL 1.0" RAINFALL ON-SITE. THE SITE PROPOSES TO RETAIN APPROXIMATELY 0.94" ON SITE AND DEMONSTRATES A STRATEGY THAT RETAINS RAINFALL TO THE "MAXIMUM EXTENT PRACTICABLE."
  - THE PROPOSED DESIGN WILL OPTIMIZE, TO THE MAXIMUM EXTENT PRACTIBLE, RUNOFF REDUCTION BY THE IMPLEMENTATION OF RAINWATER HARVESTING, VEGETATIVE ROOFS, AND URBAN BIORETENTION. 81% OF THE OVERALL SITE IS CAPTURED OR UNDISTURBED CONSERVATION AREA RESULTING 0.94" OF RAINFALL RETAINED ON-SITE.
  - AS PREVIOUSLY NOTED, SEVERAL SITE CONSTRAINTS, INCLUDING THE LACK OF INFILTRATION, SITE PROGRAMMING, ETC., HAVE CONTRIBUTED TO THE CHALLENGE OF RETAINING THE FULL 1" ON-SITE.
  - SHEETS C10.00 THROUGH C10.80 PROVIDE DETAILED ANALYSIS AND DEMONSTRATION OF THIS APPLICATIONS COMPLIANCE WITH THE PFM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1" RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES TH RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT THE TIME OF FINAL 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 SUBSEQUENT 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-ACCESSED URBAN PARK LAND AS MAY BE APPLICABLE, AND THE GENEARL QUALITY AND CHARACTER OF THE STREETSCAPE ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AN AS OTHERWISE SPECIFIED IN THE PROFFERS.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
STORMWATER MANAGEMENT NARRATIVE

N/A
SCALE

7403-07-007
PROJECT NUMBER

C10.9
DRAWING NUMBER

Bowman
CONSULTING

June 11, 2014

Bin Zhang
Tysons Corner Site Reviewer
Site Development and Inspections Division
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503

Re: Scotts Run North Rezoning #RZ 2011-PR-009 – Floodplain Delineation Summary
LDS Project # 6835-ZONA-002

Dear Ms. Zhang:

We received your floodplain comments on the above referenced project and have prepared the following summary of our analysis to determine the existing and proposed floodplain boundaries on the subject site. The "Guidelines for Delineation of Floodplain Boundaries Using Existing Flood Hazard Data" present a procedure to determine the floodplain boundary on the site. We've documented our progress through the procedure and present our findings here:

Step 1 – Research and review all available data.
- The new topographic survey is based on the National Geodetic Vertical Datum of 1929 (NGVD29). The horizontal scale is greater than 1"=50', and the contour interval is two feet.
- We processed a FEMA Engineering Library backup data request for Scott Run. Attached to this letter is the letter we received stating that there was no backup data found for Scott Run.
- We obtained a Letter of Map Amendment determination letter from FEMA for the subject site dated 11/1/711 (attached to this letter). The letter states that the Base Flood Elevation is 301.3 feet (NGVD29).
- We obtained the "Dulles Corridor Metrorail Project – Scotts Run Flood Plain Study" dated 5/14/09 prepared by Dulles Transit Partners, LLC. This study begins downstream of Scotts Crossing Road, adjacent to the subject site. The modeled conditions in this study reflect current-day conditions, no fill or other significant changes have occurred since this study. The study states that the Base Flood Elevation is 300.57 feet (NAVD88). NGVD29 elevations are 0.74 feet higher than NAVD88 Elevations in this area (see attached Corpscon calculation sheet), therefore the study states that the Base Flood Elevation is 301.31 feet (NGVD29).

Step 2 – Redraw the floodplain boundary using the water surface elevations from the source information.
- It has been determined from multiple sources that the Base Flood Elevation is 301.3 feet (NGVD29).
- The topographic survey is also based on NGVD29, so a line at elevation 301.3 has been plotted on the appropriate conceptual development plan sheets.

Step 3 – Review the shape and spatial orientation of the new boundary against the original.
- The shape and overall size of the revised floodplain boundary is similar to the effective FEMA delineations; no significant differences occur between the two that would cause the previous hydraulic analyses to be considered invalid.

Step 4 – Documentation, narrative, and certifications
- Copies of the relevant portions of the documents listed above have been provided with this letter.
- A note has been added to the conceptual development plan referencing this letter.
- There are no significant differences between the revised floodplain boundary and the effective FEMA boundary, so a discussion of significant differences is not necessary.

Step 5 – Submission, review, and processing of plans
- The revised floodplain boundary has been plotted on the appropriate conceptual development plan sheets submitted with this letter.
- There are proposed improvements to the site including an extension of a Conspan under Scotts Crossing Road and associated fill being placed on the flood fringe area. A Conditional Letter of Map Revision (CLOMR) will be required for this work, and will be prepared prior to approval of construction/site plans. Since the project is at the conceptual design stage, a CLOMR study is not appropriate at this time. The proposed improvements downstream of Scotts Crossing Road are located in the flood fringe area, and increase in the base flood elevation is not anticipated. Therefore, the approximate location of the future floodplain is shown at elevation 301.3 feet and will be confirmed with a CLOMR study at the time of site plan preparation.

If you have any questions or comments, please contact me at cfitzgerald@bowmancg.com or (540) 371-0268.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.

Charles V Fitzgerald Jr., P.E., CFM
Engineer

Michael Baker International LLC.
FEMA Engineering Library
847 South Pickett Street
Alexandria, Virginia 22304

May 28, 2014

IN REPLY REFER TO:
Request No.: B1403219

Chuck Fitzgerald
Bowman Consulting Group
650 A Nelms Circle
Fredericksburg VA 22406

Dear Mr. Fitzgerald,

This is in response to your May 27, 2014 letter requesting FEMA back up data for Scott Run in Fairfax County, VA. After an extensive search, we are unable to locate the requested data.

We thank you for your request and look forward to serving you again in the future. If you have any questions regarding your request or we may be of further assistance, please contact me by telephone at (703) 212-4047, or by electronic mail, alan.mejia@riskmapcds.com

Sincerely,

Alan Mejia.
FEMA Engineering Library

Office
Project
29 May 2014

INPUT	OUTPUT
Geographic, NAD83 Vertical - NAVD88, U.S. Feet	Geographic, NAD83 Vertical - NGVD29 (Vertcon94), U.S. Feet

Centroid 1/1

Latitude: 38 55 36	Latitude: 38 55 36.00000
Longitude: 77 12 27	Longitude: 77 12 27.00000
Elevation/Z: 305	Elevation/Z: 305.735

Federal Emergency Management Agency
Washington, D.C. 20472

RECEIVED
NOV 21 2011

November 17, 2011

LETTER OF MAP AMENDMENT
218-70-NS

OUT-AS-SHOWN– AMEND IN AND DENY

IN REPLY REFER TO CASE NO.: 11-03-2756A
Community: Fairfax County, Virginia
Community No.: 515525
Map Panel Affected: 51059C0165E
Map Effective Date: September 17, 2010

This is in response to a request that the Federal Emergency Management Agency (FEMA) issue a Letter of Map Amendment in accordance with the National Flood Insurance Program (NFIP) regulations. Using the information submitted and the effective NFIP map, we determined that the structure on the property described below is shown outside the Special Flood Hazard Area (SFHA) on the current NFIP map. However, based upon natural topographic elevations, the structure would be inundated by the base flood. Therefore, this letter amends the above referenced NFIP map to include the structure in the SFHA, designated Zone AE. The SFHA is the area that would be inundated by a flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

Property Description:	A parcel of land, as described in the Special Warranty Deed, recorded as Instrument No. 2010022915.023, in Book 21145, Pages 0100 through 0105, in the Office of the Clerk of the Circuit Court, Fairfax County, Virginia
Street Address:	1820 Dolley Madison Boulevard
Flooding Source:	Scott Run

The elevation of the lowest adjacent grade to a structure (the lowest ground touching the structure) must be at or above the Base Flood Elevation (BFE) for the structure to be outside the SFHA. Because the elevation of the lowest adjacent grade to the structure, 298.1 feet, is lower than the BFE, 301.3 feet, as determined by the United States Department of the Interior, Geological Survey, Water Resources Division for Scott Run published in the Flood-Plain Delineation Open File Report 78-260, the structure is within the SFHA. Therefore flood insurance is required. These elevations are referenced to the National Geodetic Vertical Datum of 1929.

This determination is based on the flood data presently available. If you have any questions about this letter, please contact the FEMA Map Information eXchange toll free at 1-877- FEMA MAP (1-877-336-2627) or by letter addressed to the Federal Emergency Management Agency, 7390 Coca Cola Drive, Suite 204 Hanover, Maryland 21076.

Sincerely,

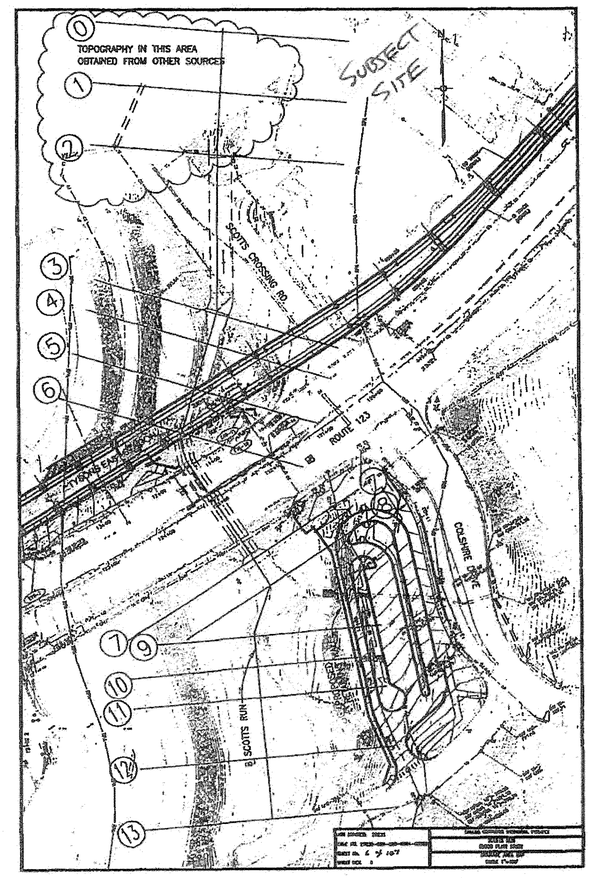
Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

CALCULATION SHEET

PROJECT:	Dulles Corridor Metrorail Project
JOB NUMBER:	25235
CALC NO.	25235-000-C0C-C004-00003
SUBJECT: Scotts Run Flood Plain Study	SHEET NO. 7 of 147
BY: Selim Zaman DATE: 12-05-07	SHEET REV. 0

HEC-RAS Plan: Existing Condition River: Scott's Run Reach: 123 Crossing Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch Elev	W.S. Elev	Critical W.S. Elev	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude #
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
123 Crossing	13	100 yr	2300	298.69	307.76		308.31	0.0029	6.9	593.4	194.0	0.48
123 Crossing	12	100 yr	2300	298.30	307.88		308.04	0.0007	3.64	1034.9	236.1	0.24
123 Crossing	11	100 yr	2300	298.25	307.76		307.96	0.0009	4.12	965.5	206.3	0.26
123 Crossing	10	100 yr	2300	298.13	307.72		307.91	0.0009	4.43	1023.2	205.6	0.27
123 Crossing	9	100 yr	2300	297.92	307.76		307.86	0.0003	2.65	1203.1	225.9	0.17
123 Crossing	8	100 yr	2300	296.20	307.73		307.83	0.0004	3.23	1474.4	258.3	0.18
123 Crossing	7	100 yr	2300	295.00	307.22	300.65	307.75	0.0011	5.86	392.3	287.1	0.30
123 Crossing	6.1		Culvert									
123 Crossing	6	100 yr	2300	290.59	301.37	296.64	302.16	0.0022	7.13	322.7	57.5	0.40
123 Crossing	5	100 yr	2300	290.50	301.63		301.8	0.0006	3.38	725.0	128.9	0.21
123 Crossing	4	100 yr	2300	290.63	301.48		301.72	0.0008	4.56	873.5	157.3	0.27
123 Crossing	3	100 yr	2300	290.00	301.26	294.73	301.66	0.0010	5.11	450.0	123.8	0.27
123 Crossing	2.1		Culvert									
123 Crossing	2	100 yr	2800	286.42	300.52	291.86	300.88	0.0005	4.82	580.7	103.4	0.23
123 Crossing	1	100 yr	2800	284.77	300.68		300.72	0.0001	2.04	2738.1	325.6	0.10
123 Crossing	0	100 yr	2800	285.53	300.57	294.26	300.69	0.0003	3.64	1553.1	197.9	0.18



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SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.7.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

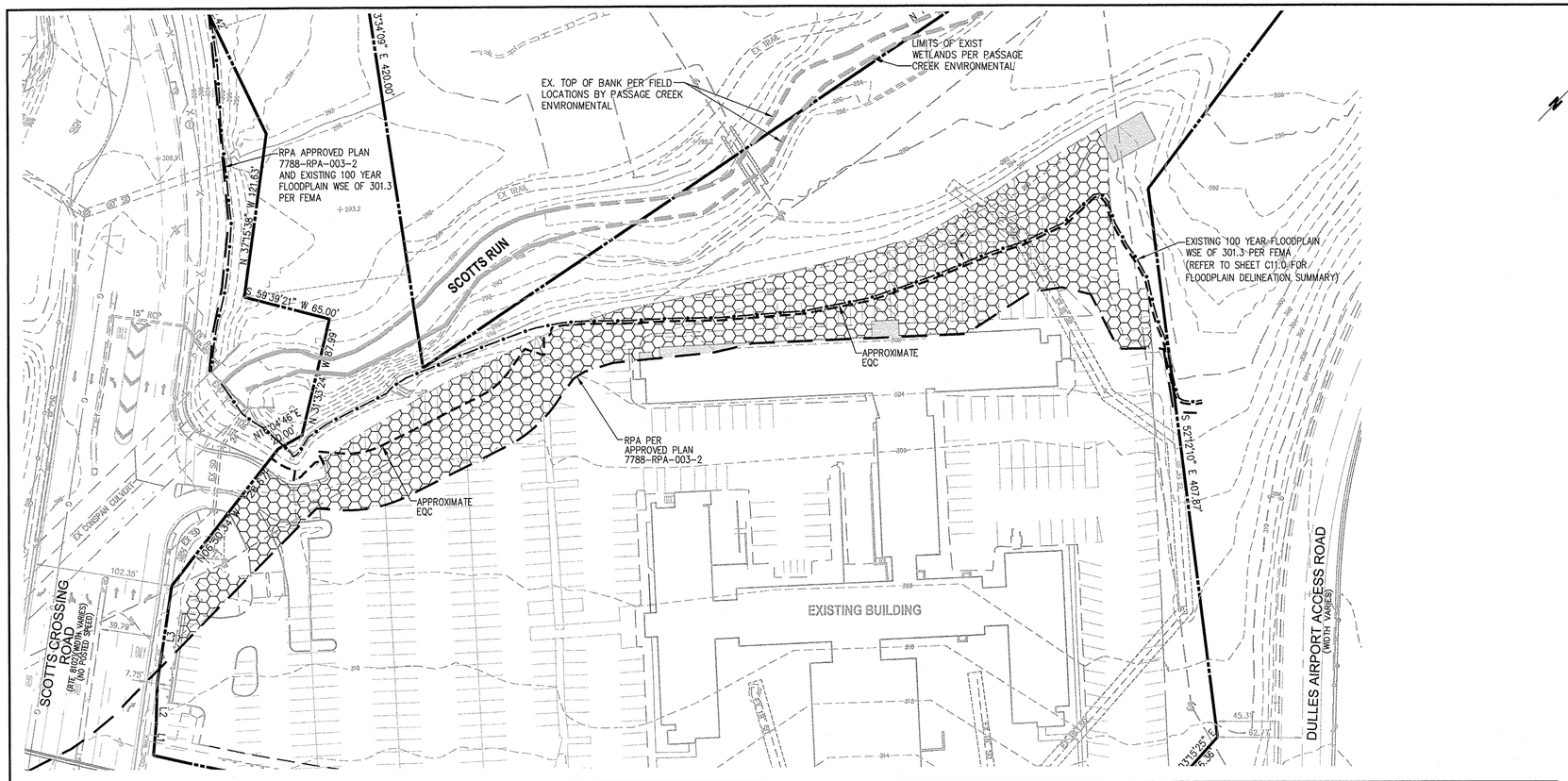
DRAWING TITLE
FLOODPLAIN DELINEATION SUMMARY

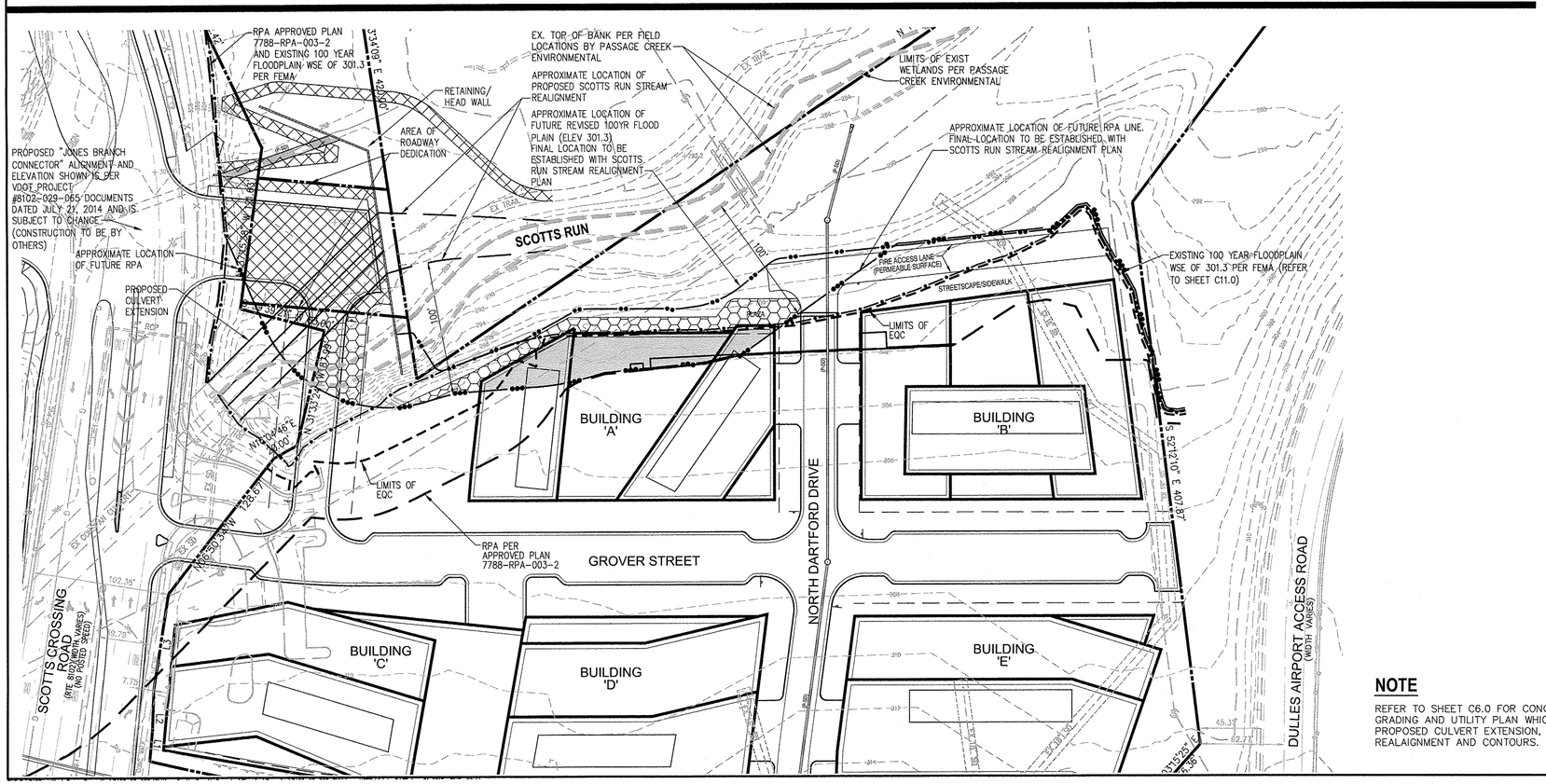
N/A
SCALE

7403-07-007
PROJECT NUMBER

C11.0
DRAWING NUMBER

FILE:P:\7403 - West Group Properties\7403-07-007 (PLN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-FLD.dwg USER:kfant DATE:Apr. 01 2015 TIME: 02:13 pm





NOTE

REFER TO SHEET C6.0 FOR CONCEPTUAL GRADING AND UTILITY PLAN WHICH INDICATES PROPOSED CULVERT EXTENSION, STREAM REALAIGNMENT AND CONTOURS.

EXISTING CONDITIONS

EXISTING CONDITIONS SHOWN AS OF AUGUST 2013

LEGEND

- EXISTING BUILDING IN RPA = 1,553 S.F.
- EXISTING IMPERVIOUS PAVEMENT IN RPA = 42,585 S.F.
- TOTAL EXISTING IMPERVIOUS AREA IN RPA = 44,138 S.F.

RESOURCE PROTECTION AREA NARRATIVE:

THIS PLAN QUALIFIES AS "REDEVELOPMENT" UNDER SECTION 118–1–6(v) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO). THE ORIGINAL BUILDING AND SITE IMPROVEMENTS WERE CONSTRUCTED ON THE SITE IN 1968 AND PRIOR TO THE ADOPTION OF THE CBPO. THE EXISTING RPA SHOWN IS AS APPROVED WITH PLAN #7788–RPA–003–2, AND WILL BE MODIFIED WITH THE PROPOSED PUBLIC CONNECTOR ROAD, CULVERT EXTENSION AND STREAM REALIGNMENT. AS SHOWN ON THIS PLAN, THE PROPOSED IMPERVIOUS SURFACE AREA IN THE RPA, WHICH IS NOT EXEMPT UNDER ARTICLE 5 OF THE CBPO, IS LESS THAN THE EXISTING IMPERVIOUS SURFACE AREA IN THE RPA, AND THERE IS NO FURTHER ENCROACHMENT INTO THE RPA PROPOSED UNDER THE PROJECT. THEREFORE, THE PROJECT QUALIFIES AS REDEVELOPMENT, WHICH IS ALLOWED IN THE RPA PER SECTION 118–2–1(b) OF THE CBPO PROVIDED IT COMPLIES WITH THE PERFORMANCE CRITERIA IN ARTICLE 3, INCLUDING SUBMISSION AND APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT (WQIA).

IN ADDITION TO THE REDEVELOPMENT ACTIVITIES, THE PROJECT PROPOSES STORM SEWER OUTFALLS THAT WILL CONVEY STORMWATER FROM THE PUBLIC CONNECTOR ROAD AND THE SUBJECT SITE INTO THE RPA AND TOWARDS SCOTTS RUNS. THESE STORM SEWER OUTFALLS ARE CONSIDERED "WATER–DEPENDENT DEVELOPMENT" UNDER SECTION 118–1–6(ff), WHICH IS ALSO AN ALLOWED USE WITHIN THE RPA UNDER SECTION 118–2–1(g) OF THE CBPO PROVIDED IT COMPLIES WITH THE PERFORMANCE CRITERIA IN ARTICLE 3, INCLUDING SUBMISSION AND APPROVAL OF A WQIA.

A WQIA SHALL BE SUBMITTED FOR APPROVAL WITH THE SITE PLAN AND IN ACCORDANCE WITH ARTICLE 4 OF THE CPBO FOR THOSE ACTIVITIES NOT EXEMPT UNDER ARTICLE 5 (SEE BELOW), INCLUDING THE PROPOSED REDEVELOPMENT ACTIVITIES AND ANY REQUIRED STORM SEWER OUTFALLS WITHIN THE RPA.

RESOURCE PROTECTION AREA EXEMPTIONS:

THE PROPOSED REDEVELOPMENT ACTIVITIES FOR THIS PROJECT ALSO REQUIRE ENCROACHMENTS INTO THE RPA FOR CONSTRUCTION OF THE INITIAL SEGMENT OF THE PUBLIC CONNECTOR ROAD (INCLUDING THE EXTENSION OF EXISTING CULVERTS AND OTHER STREETSCAPE IMPROVEMENTS), UTILITY REALIGNMENT, AND CONSTRUCTION OF TRAILS. THESE ACTIVITIES ARE CONSIDERED EXEMPT FROM THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) UNDER SECTION 118–5–2 AND 118–5–3.

RESOURCE PROTECTION AREA - NOTE:

THE LIMITS OF CLEARING AND GRADING SHOWN ALONG THE RPA BOUNDARY SHALL BE STRICTLY OBSERVED AND ENFORCED. AT THE TIME OF FINAL ENGINEERING/SITE PLAN, THE PHASE 1 AND 2 EROSION AND SEDIMENT (E&S) CONTROL PLANS AND ASSOCIATED E&S NARRATIVE SHALL REQUIRE THE INSTALLATION OF TREE PROTECTION FENCING WITH SIGNAGE AND SUPER SILT FENCE ALONG THE LIMITS OF CLEARING AND GRADING THAT ABUT THE RPA BOUNDARY. THE ONLY AUTHORIZED ENCROACHMENTS INTO THE RPA ARE THOSE DEPICTED ON THIS PLAN AND SET FORTH IN THE PROFFERS, SUBJECT TO APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT AND THOSE ALLOWED BY, OR EXEMPT FROM, THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO), AS APPROVED BY DPWES.

FLOODPLAIN NARRATIVE:

THIS PLAN PROPOSES REDEVELOPMENT ACTIVITIES WITHIN THE MAJOR FLOODPLAIN OF SCOTTS RUN FOR THE CONSTRUCTION OF THE PUBLIC CONNECTOR ROAD (INCLUDING THE EXTENTION OF EXISTING CULVERTS AND REALIGNMENT OF THE STREAM CHANNEL) AND GRID STREETS ON THE SUBJECT SITE IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE PLAN, OTHER PUBLIC AND STREETSCAPE IMPROVEMENTS, UTILITIES, AND TRAILS. THESE ACTIVITIES, USES AND TOPOGRAPHIC IMPROVEMENTS ARE CONSIDERED "PERMITTED USES" WITHIN A MAJOR FLOODPLAIN UNDER PARAGRAPHS 6 AND 7 OF SECTION 2–903 OF THE FLOODPLAIN REGULATIONS, SUBJECT TO WRITTEN DETERMINATION AND APPROVAL BY THE DIRECTOR OF DPWES. REFER TO SHEET C11.0 FOR THE FLOODPLAIN DELINEATION SUMMARY.

PROPOSED CONDITIONS

LEGEND

- PROPOSED BUILDING IN RPA = 5,249 S.F.
- PROPOSED PUBLIC STREET DEDICATION PAVEMENT AND STREETSCAPE AND TRAIL IN RPA = 13,234, S.F.. EXEMPT IN RPA PER CBPO ARTICLE 5)
- PROPOSED IMPERVIOUS IN RPA = 6,156 S.F.
- TOTAL PROPOSED IMPERVIOUS AREA NOT EXEMPT UNDER ARTICLE 5 = 11,405 S.F.

LEGEND

- RPA PER APPROVED PLAN 7788–RPA–003–2
- EXISTING 100YR FLOODPLAIN (ELEV=301.3)
- APPROXIMATE LOCATION OF FUTURE REVISED 100YR FLOODPLAIN BASED ON STREAM RELOCATION AND RE–MAPPING.
- APPROXIMATE LOCATION OF FUTURE RPA LIMITS BASED ON STREAM RELOCATION AND RE–MAPPING.
- LIMITS OF EQC
- (P-50) PROPOSED STORM DRAIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

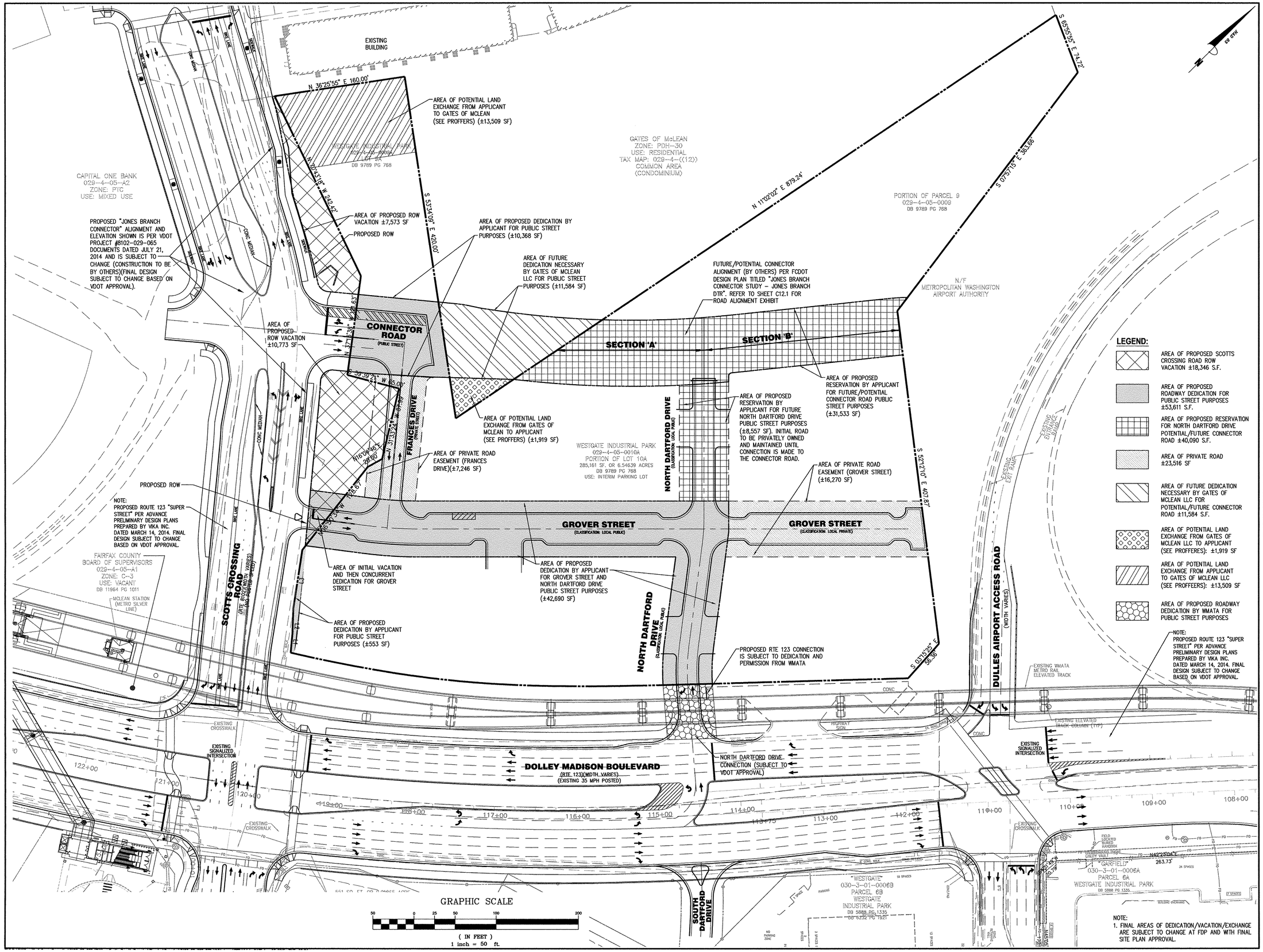
SCOTTS RUN NORTH

DRAWING TITLE
ENVIRONMENTAL OVERLAY EXHIBIT

1"=50'
SCALE

7403-07-007
PROJECT NUMBER

C11.1
DRAWING NUMBER



LEGEND:

- AREA OF PROPOSED SCOTTS CROSSING ROAD ROW VACATION ±18,346 S.F.
- AREA OF PROPOSED ROADWAY DEDICATION FOR PUBLIC STREET PURPOSES ±53,611 S.F.
- AREA OF PROPOSED RESERVATION FOR NORTH DARTFORD DRIVE POTENTIAL/FUTURE CONNECTOR ROAD ±40,090 S.F.
- AREA OF PRIVATE ROAD ±23,516 SF
- AREA OF FUTURE DEDICATION NECESSARY BY GATES OF MCLEAN LLC FOR POTENTIAL/FUTURE CONNECTOR ROAD ±11,584 S.F.
- AREA OF POTENTIAL LAND EXCHANGE FROM GATES OF MCLEAN LLC TO APPLICANT (SEE PROFFERES): ±1,919 SF
- AREA OF POTENTIAL LAND EXCHANGE FROM APPLICANT TO GATES OF MCLEAN LLC (SEE PROFFEERS): ±13,509 SF
- AREA OF PROPOSED ROADWAY DEDICATION BY WMATA FOR PUBLIC STREET PURPOSES

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

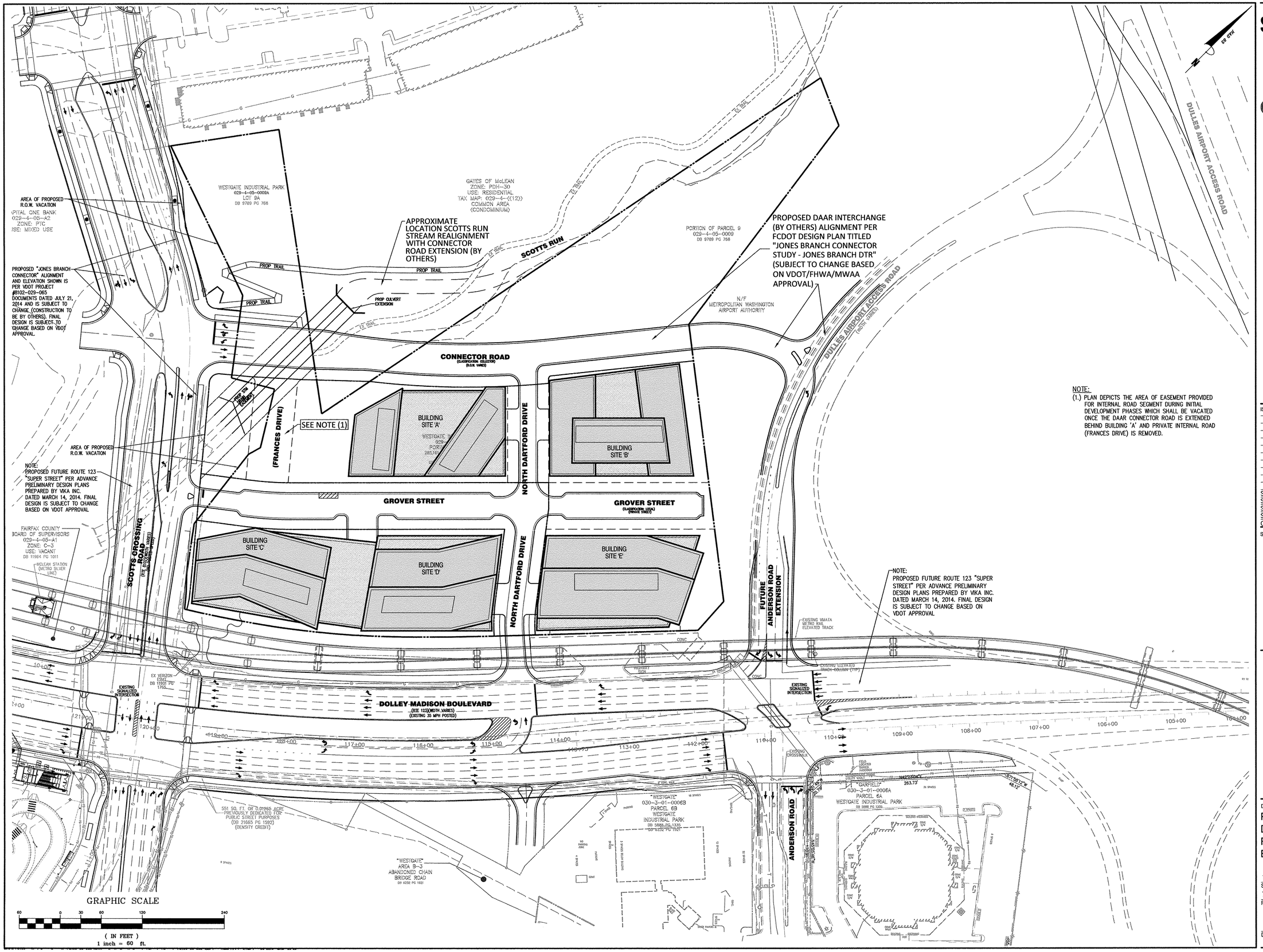
SCOTTS RUN NORTH

DRAWING TITLE
PROPOSED DEDICATION/ RESERVATION AND VACATION EXHIBIT

1"=50'
SCALE
7403-07-007
PROJECT NUMBER

C12.0
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RIM) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-DED VACA.dwg, 4/3/2015 2:23:45 PM, kdaint



NOTE:
(1.) PLAN DEPICTS THE AREA OF EASEMENT PROVIDED FOR INTERNAL ROAD SEGMENT DURING INITIAL DEVELOPMENT PHASES WHICH SHALL BE VACATED ONCE THE DAAR CONNECTOR ROAD IS EXTENDED BEHIND BUILDING 'A' AND PRIVATE INTERNAL ROAD (FRANCES DRIVE) IS REMOVED.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
PROPOSED FUTURE D.T.R. CONNECTOR ROAD EXTENSION EXHIBIT

1"=60'
SCALE

7403-07-007
PROJECT NUMBER

C12.1
DRAWING NUMBER

P:\7403 - West Group Properties\7403-07-007 (RJN) - Scotts Run N. Rezoning\Planning\Rezoning\7403-07-007-CRE.dwg, 4/3/2015 2:25:00 PM, KMint

2 ILLUSTRATIVE PLAN-HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"

1 ILLUSTRATIVE PLAN
SCALE: 1" = 100'-0"

NOTES:

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

Plot Date: 4/1/2015 1:07:19 PM Author:

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER III
Lic. No. 000832
LANDSCAPE ARCHITECT
4.3.15

0' 100' 200' 300'

NORTH

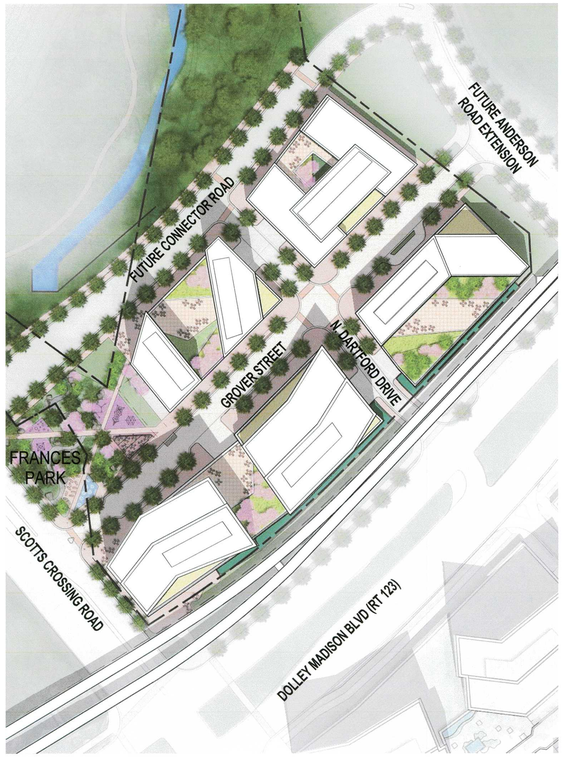
SCOTTS RUN NORTH

DRAWING TITLE
ILLUSTRATIVE PLAN

SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.01



2 ILLUSTRATIVE PLAN - HOTEL ALTERNATE BLDG E WITH FUTURE ROADWAY
SCALE: 1" = 100'-0"

1 ILLUSTRATIVE PLAN - WITH FUTURE ROADWAY
SCALE: 1" = 100'-0"

NOTES:

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

Plot Date: 4/1/2015 1:07:33 PM Author:

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SUBMITTED		03.17.2014
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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 100' 200' 300'

NORTH

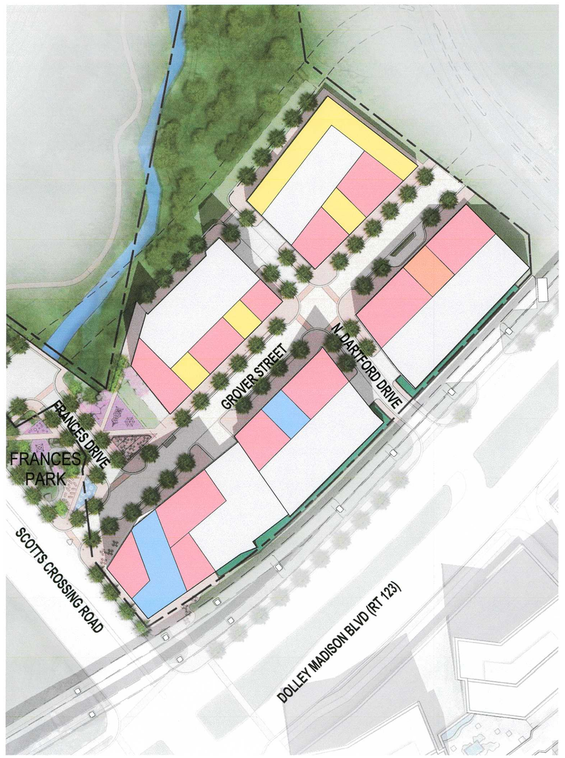
SCOTTS RUN NORTH

DRAWING TITLE
ILLUSTRATIVE PLAN - WITH FUTURE ROADWAY

SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.02



2 ILLUSTRATIVE GROUND FLOOR PLAN - HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"

1 ILLUSTRATIVE GROUND FLOOR PLAN
SCALE: 1" = 100'-0"

Legend

- HOTEL
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL

NOTES:

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

2. RETAIL EXTENT AND LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES.

Plot Date: 4/1/2015 1:07:37 PM Author

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 100' 200' 300'

NORTH

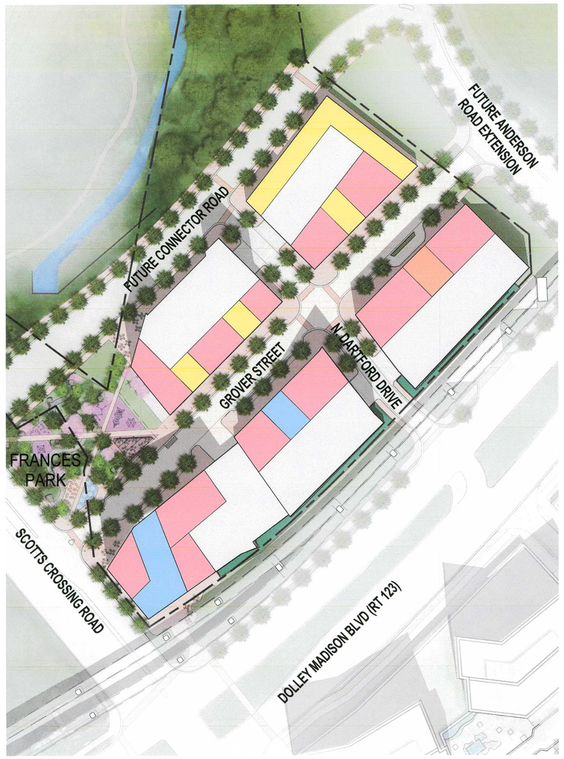
SCOTTS RUN NORTH

DRAWING TITLE
ILLUSTRATIVE GROUND FLOOR PLAN

SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.03



2 ILLUSTRATIVE GROUND FLOOR PLAN - HOTEL ALTERNATE BLDG E WITH FUTURE ROADWAY
SCALE: 1" = 100'-0"

Legend

- HOTEL
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL

NOTES:

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

2. RETAIL EXTENT AND LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES.

1 ILLUSTRATIVE GROUND FLOOR PLAN - WITH FUTURE ROADWAY
SCALE: 1" = 100'-0"

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4.3.15

0' 100' 200' 300'

NORTH

SCOTTS RUN NORTH

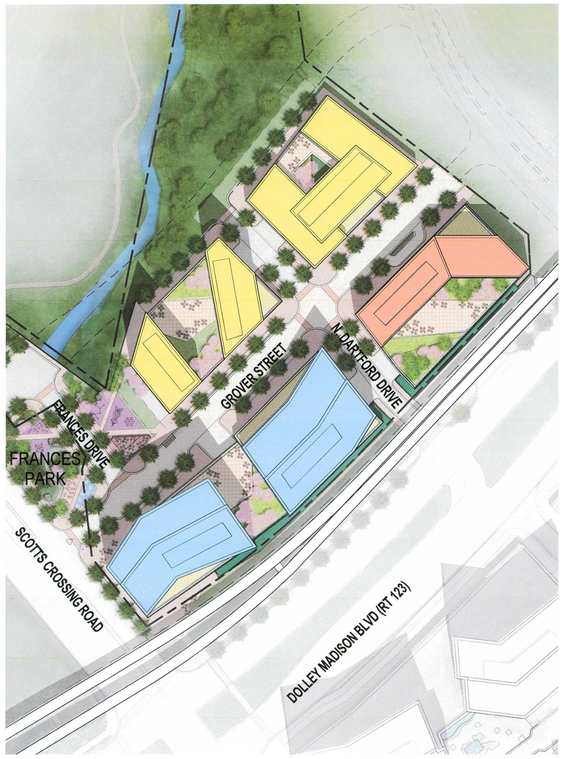
DRAWING TITLE
ILLUSTRATIVE GROUND FLOOR PLAN - WITH FUTURE ROADWAY

SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.04

Plot Date: 4/1/2015 1:07:42 PM Author



2 ILLUSTRATIVE TOWER LAND USE PLAN - HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"

1 ILLUSTRATIVE TOWER LAND USE PLAN
SCALE: 1" = 100'-0"

Legend

- HOTEL
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL

NOTES:

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

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SEALS AND SIGNATURES

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Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

0' 100' 200' 300'

NORTH

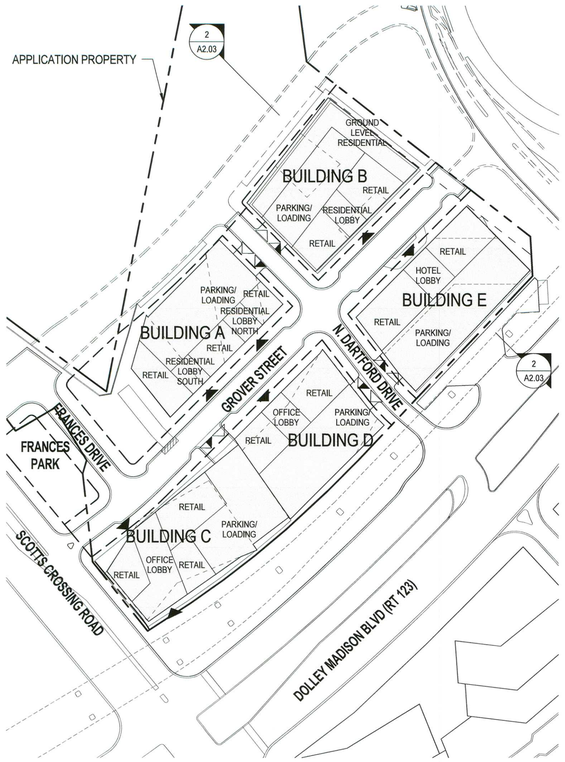
SCOTTS RUN NORTH

DRAWING TITLE
ILLUSTRATIVE TOWER LAND USE PLAN

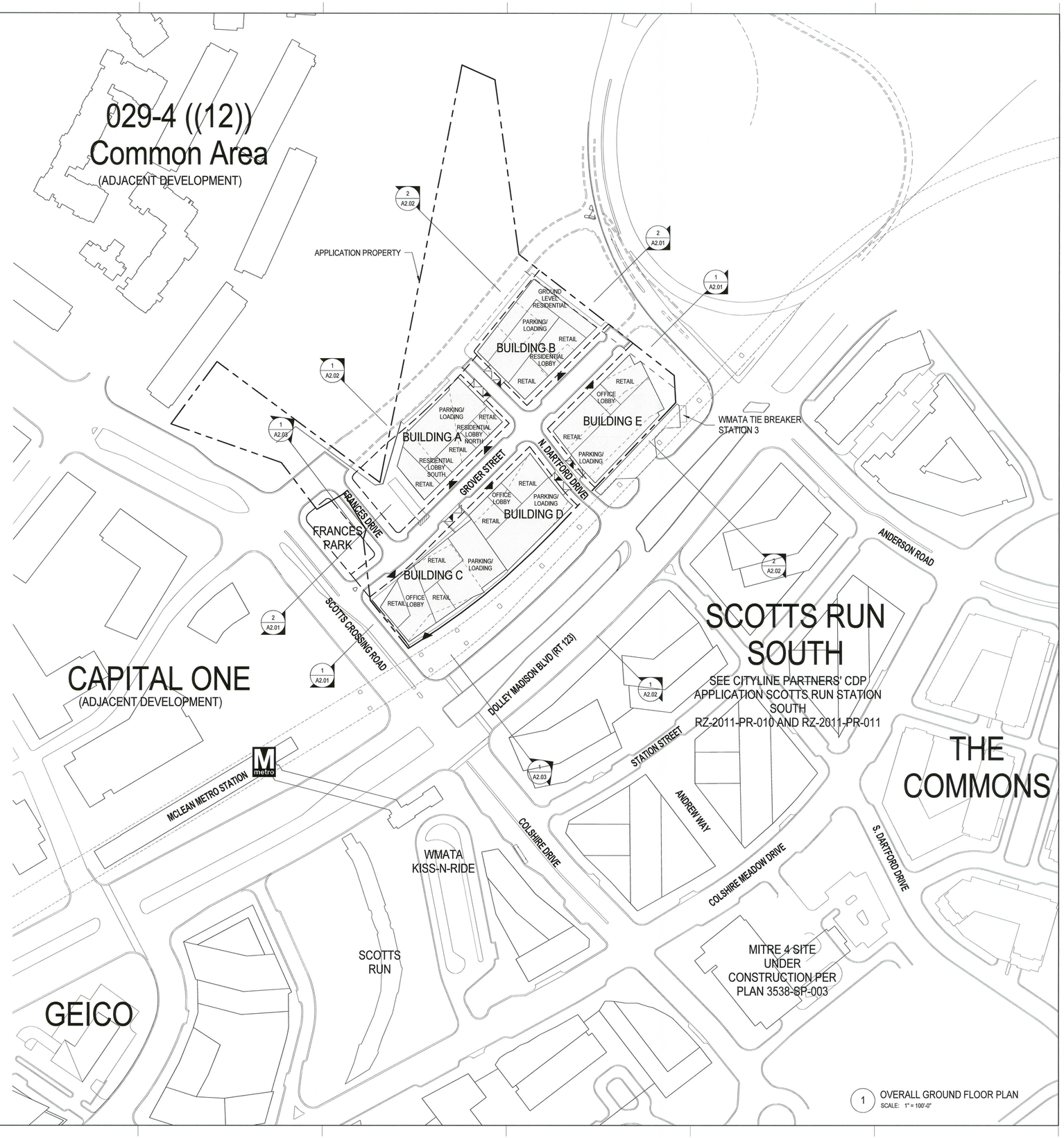
SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.05



2 OVERALL GROUND FLOOR PLAN - HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"



1 OVERALL GROUND FLOOR PLAN
SCALE: 1" = 100'-0"

LEGEND

- PROPERTY LINE
- TOWER ABOVE
- BUILD TO LINE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BUILDING ENTRANCE (RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES)
- 1 A101 SECTION CUTS (SEE A2 SERIES)

NOTES:

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 100' 200' 300'

NORTH

SCOTTS RUN NORTH

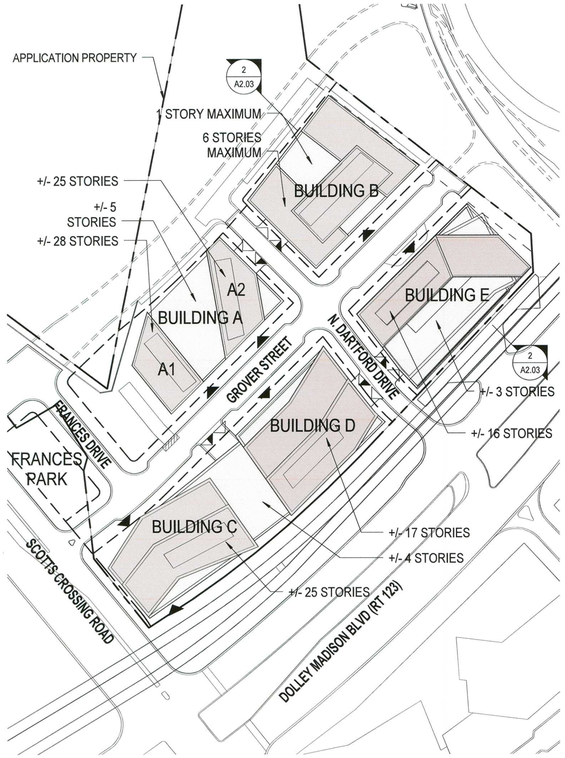
DRAWING TITLE

OVERALL GROUND FLOOR PLAN

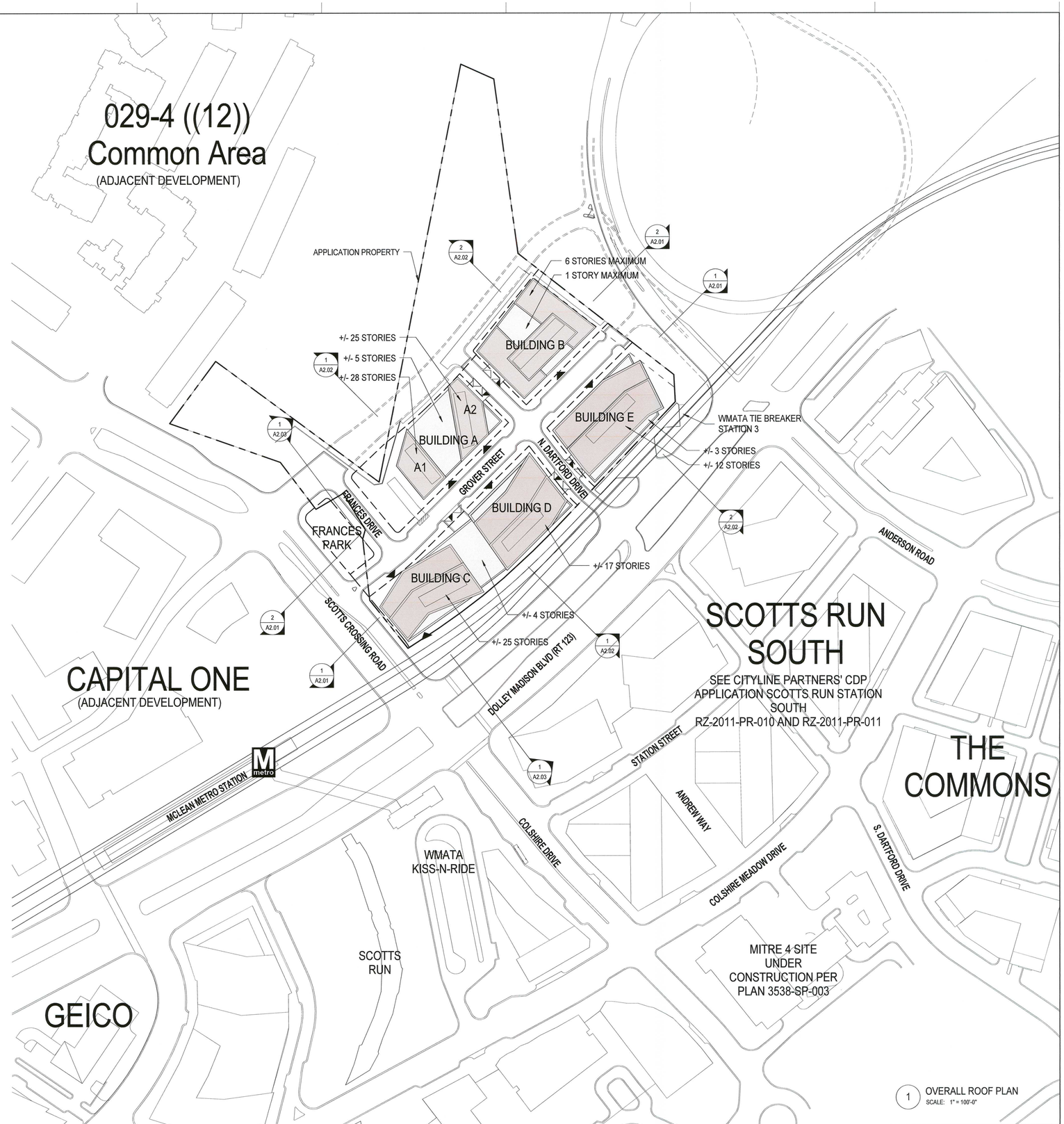
SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A1.01



2 OVERALL ROOF PLAN - HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"



1 OVERALL ROOF PLAN
SCALE: 1" = 100'-0"

LEGEND

- PROPERTY LINE
- TOWER ABOVE
- BUILD TO LINE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BUILDING ENTRANCE (RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES)
- SECTION CUTS (SEE A2 SERIES)

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

0' 100' 200' 300'

NORTH

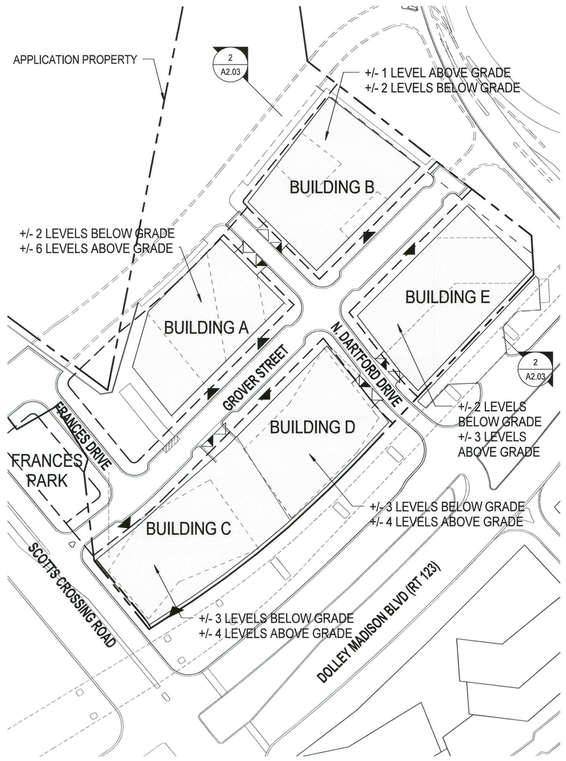
SCOTTS RUN NORTH

DRAWING TITLE
OVERALL ROOF PLAN

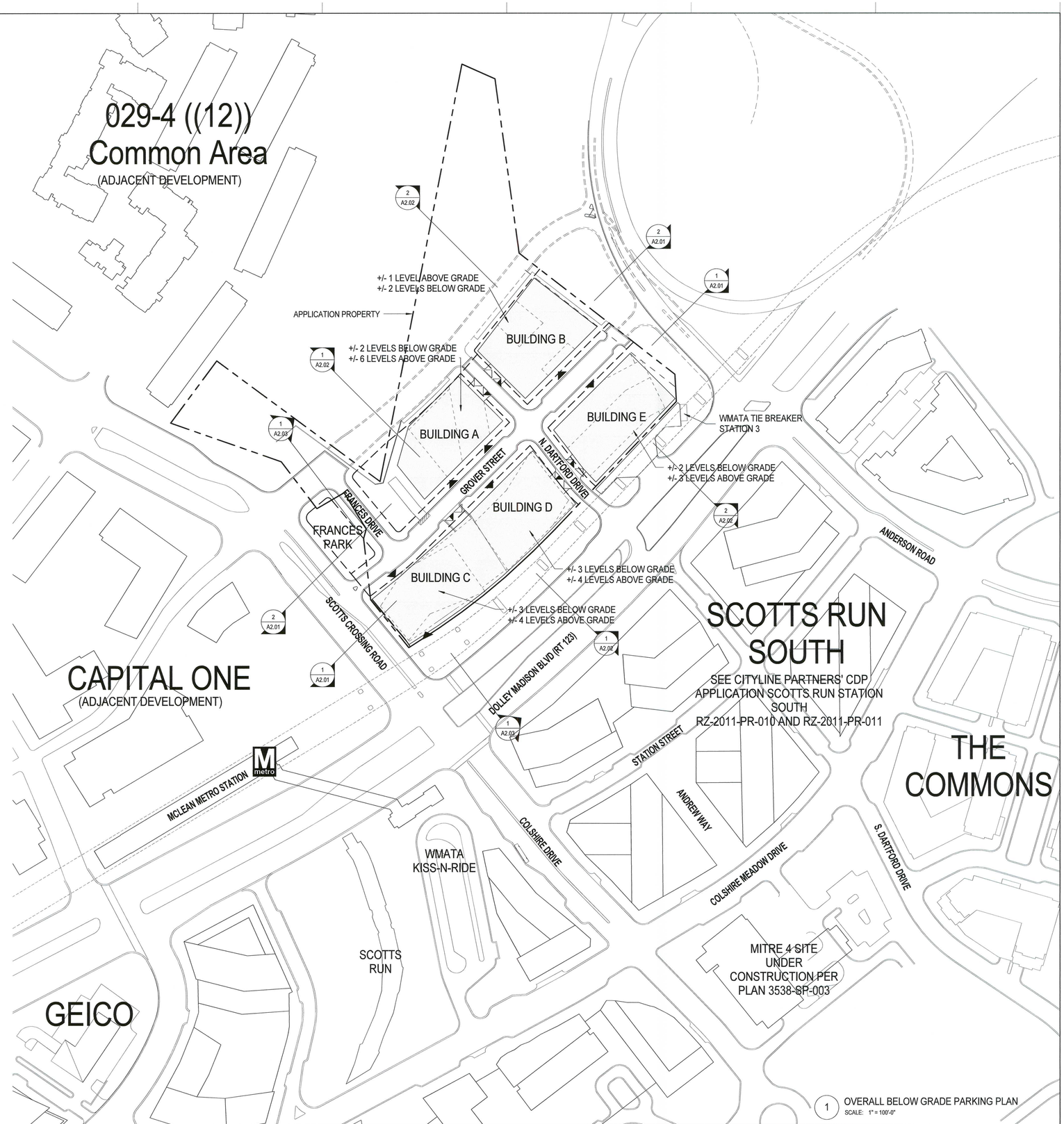
SCALE: As indicated

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A1.02



2 OVERALL BELOW GRADE PARKING PLAN-HOTEL ALTERNATE BLDG E
SCALE: 1" = 100'-0"



1 OVERALL BELOW GRADE PARKING PLAN
SCALE: 1" = 100'-0"

LEGEND

- PROPERTY LINE
- TOWER ABOVE
- BUILD TO LINE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BUILDING ENTRANCE (RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES)
- SECTION CUTS (SEE A2 SERIES)

NOTES:

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Plot Date: 4/6/2015 10:24:16 AM Author

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

0' 100' 200' 300'

NORTH

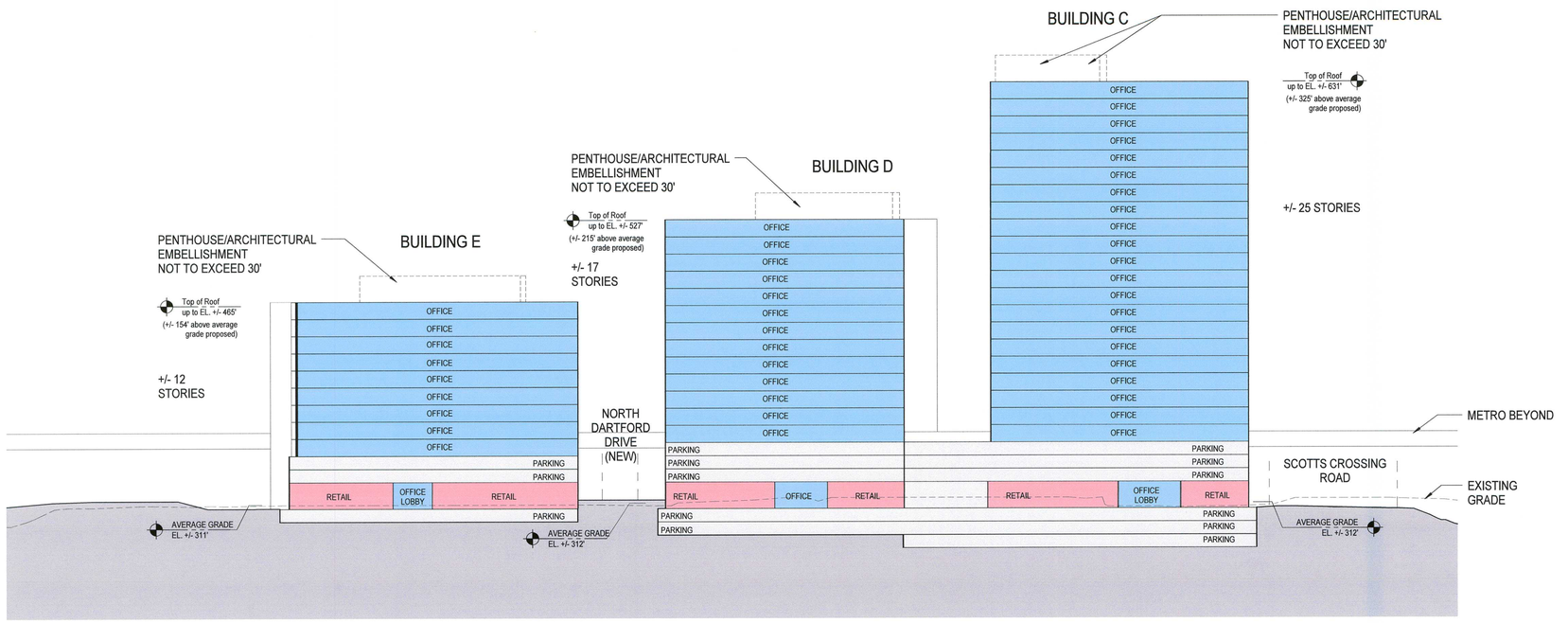
SCOTTS RUN NORTH

DRAWING TITLE
OVERALL BELOW GRADE PARKING PLAN

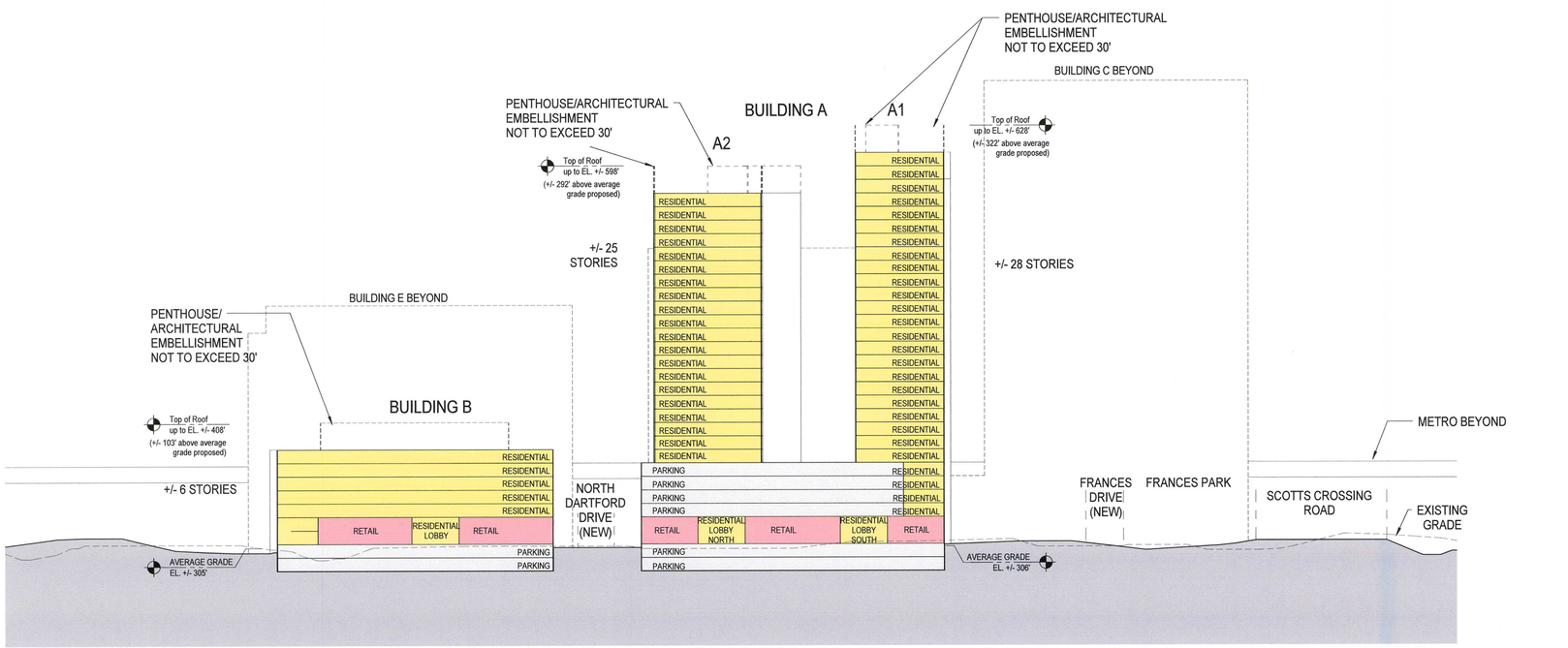
SCALE: As indicated

PROJECT NUMBER: 26758.005

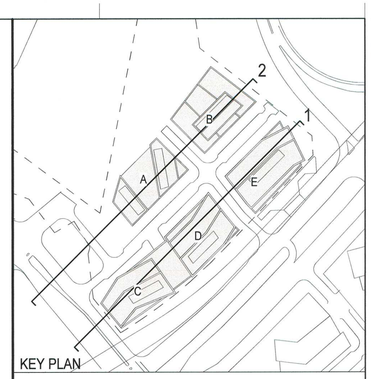
DRAWING NUMBER: CDP A1.03



1 SECTION THROUGH BUILDINGS C, D, & E
SCALE: 1" = 50'-0"



2 SECTION THROUGH BUILDINGS A & B
SCALE: 1" = 50'-0"



BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES

NOTES:

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

2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01- A3.03.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 50' 100' 150'

SCOTTS RUN NORTH

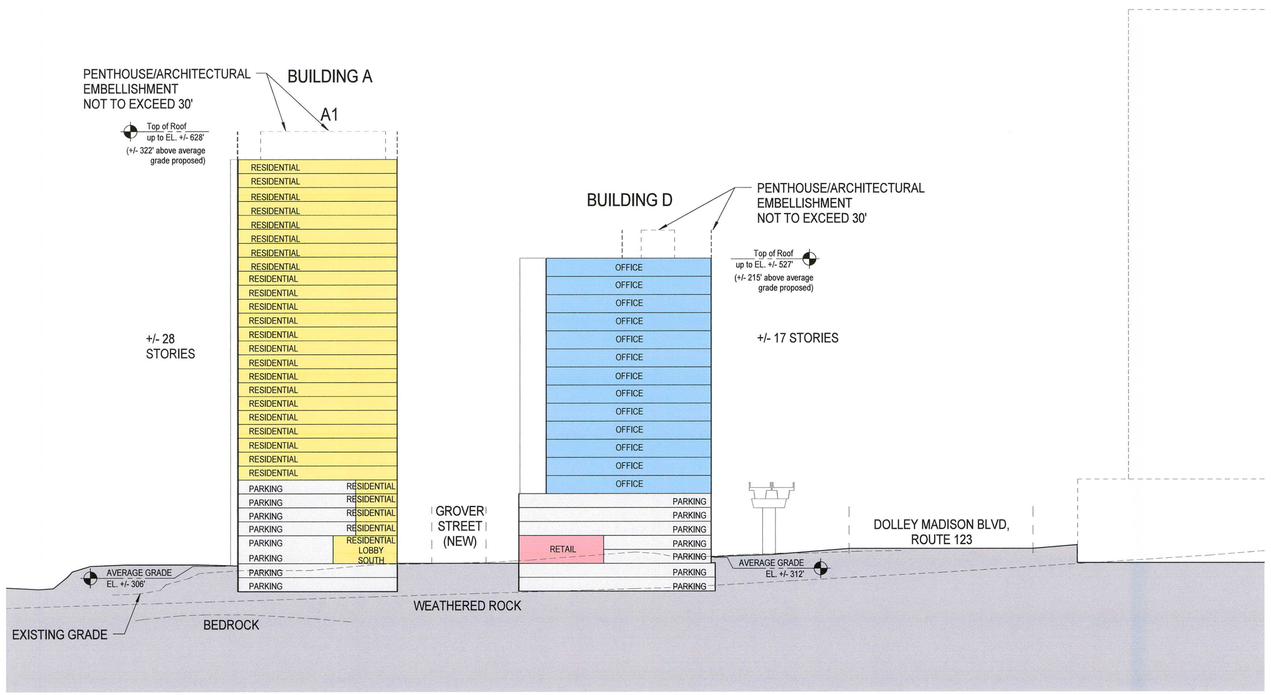
DRAWING TITLE
BUILDING SECTIONS

SCALE: As indicated

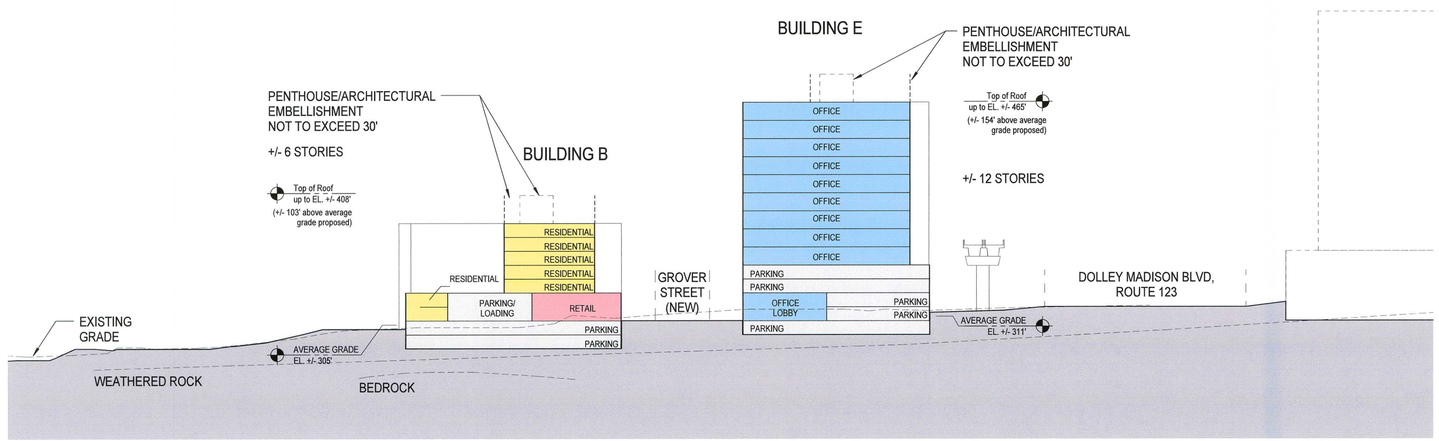
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A2.01

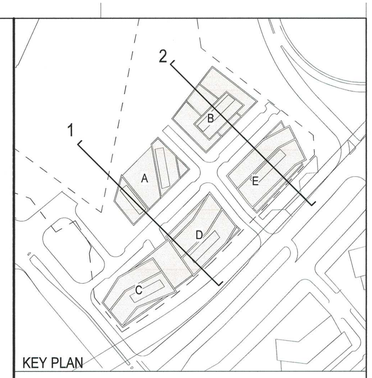
Plot Date: 4/1/2015 1:08:15 PM Author



1 SECTION THROUGH BUILDINGS A & D
SCALE: 1" = 50'-0"



2 SECTION THROUGH BUILDINGS B & E
SCALE: 1" = 50'-0"



KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

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2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01- A3.03.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

0' 50' 100' 150'

SCOTTS RUN NORTH

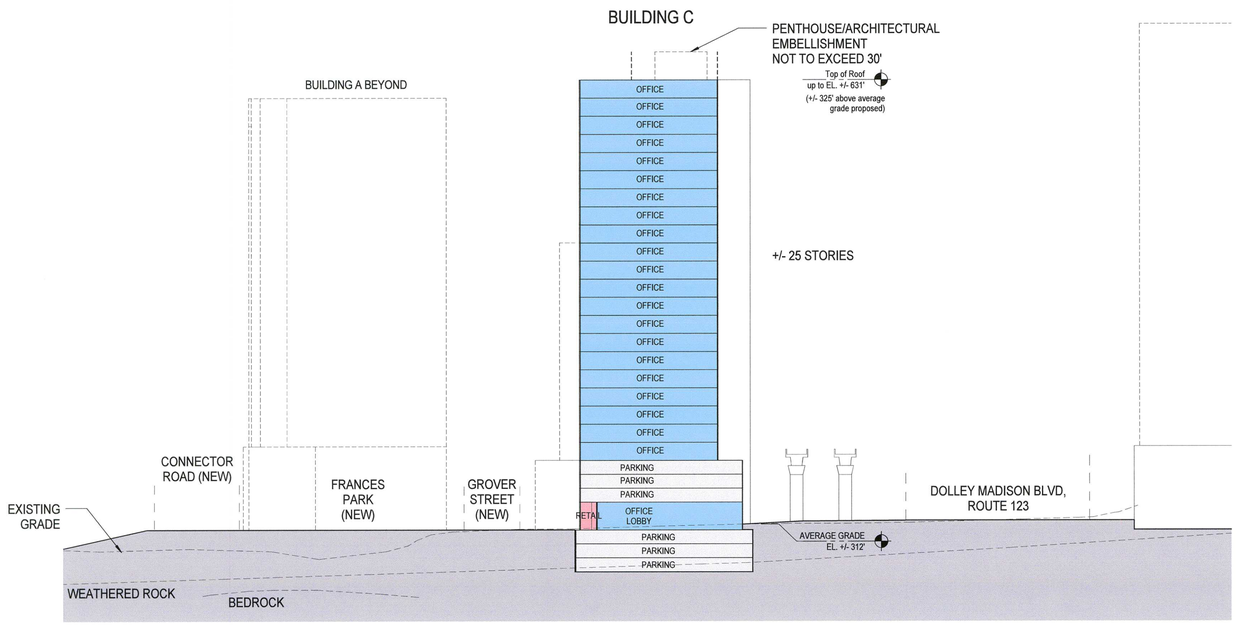
DRAWING TITLE
BUILDING SECTIONS

SCALE: As indicated

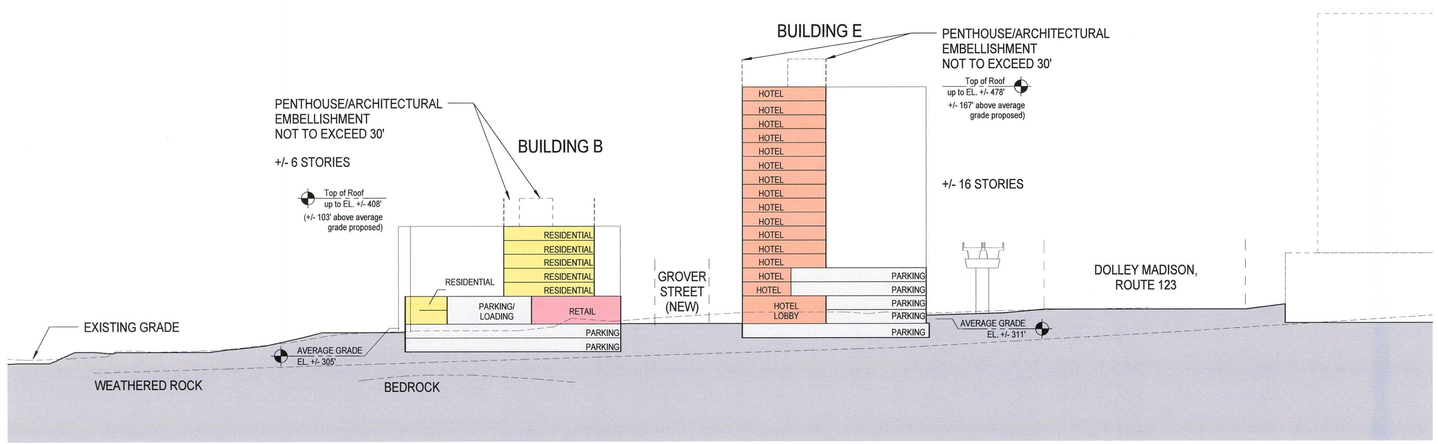
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A2.02

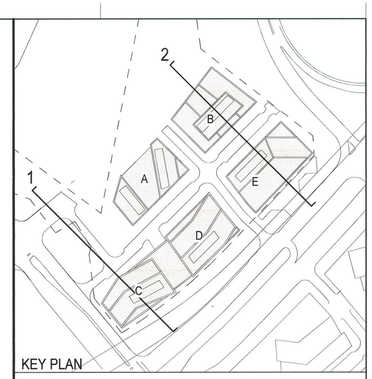
Plot Date: 4/1/2015 1:08:15 PM Author



1 SECTION THROUGH BUILDING C
SCALE: 1" = 50'-0"



2 SECTION THROUGH BUILDING B & HOTEL
ALTERNATE BUILDING E
SCALE: 1" = 50'-0"



KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL
- HOTEL

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

0' 50' 100' 150'

SCOTTS RUN NORTH

DRAWING TITLE

BUILDING SECTIONS

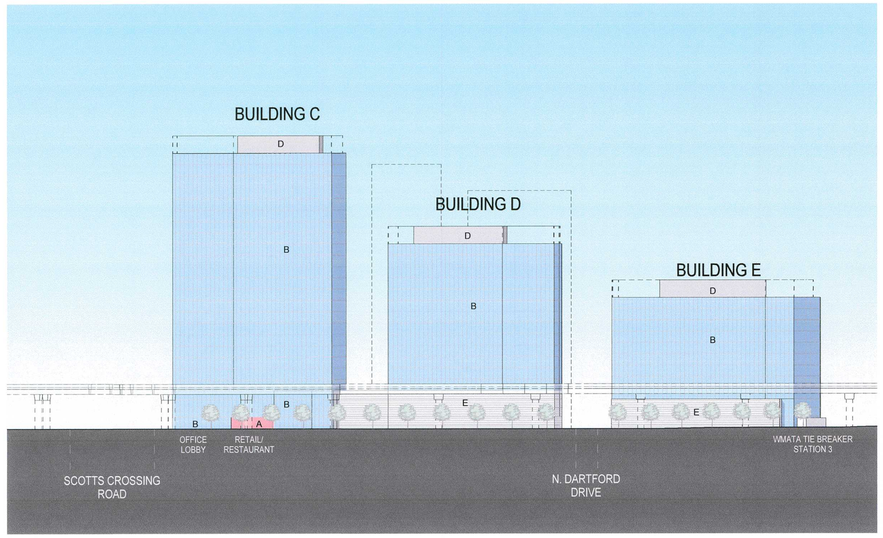
SCALE: As indicated

PROJECT NUMBER: 26758.005

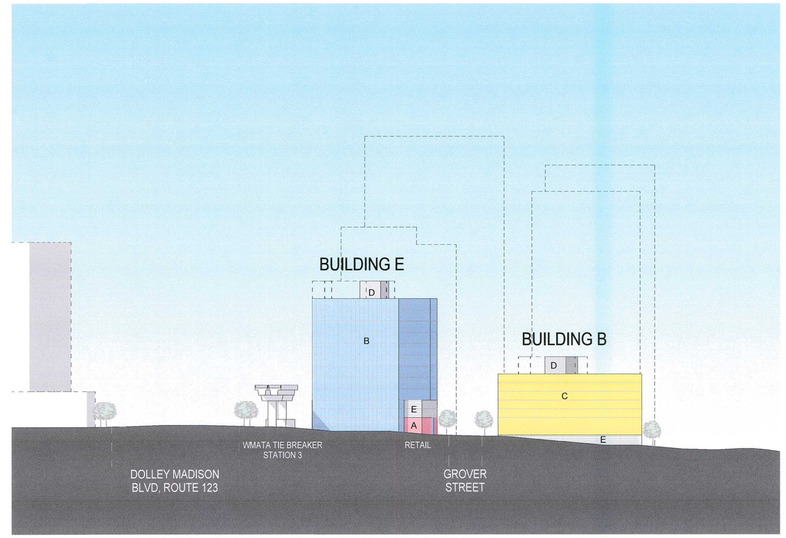
DRAWING NUMBER: CDP A2.03

Author

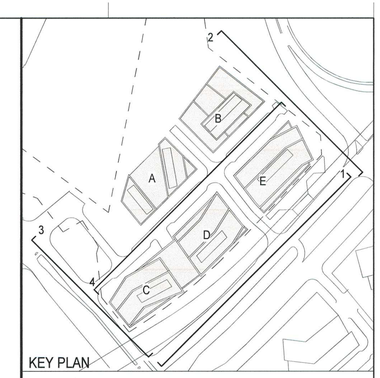
Plot Date: 4/1/2015 1:08:16 PM

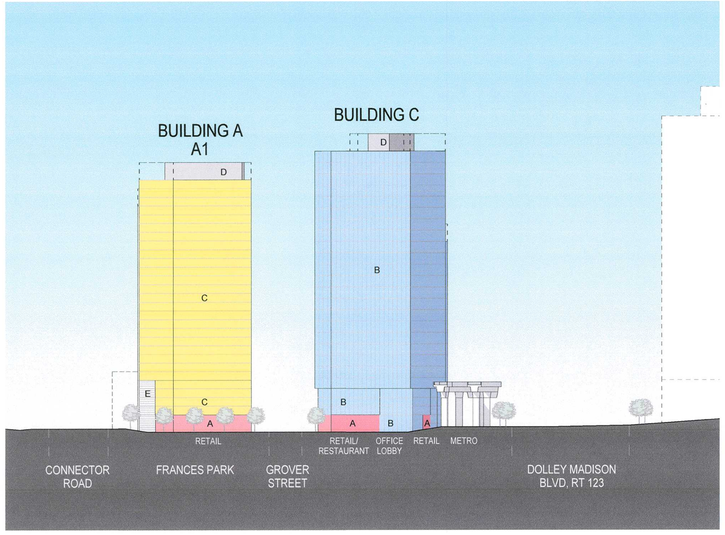


1 ELEVATION - BUILDINGS C, D & E FROM DOLLEY MADISON/RT 123
SCALE: 1" = 80'-0"

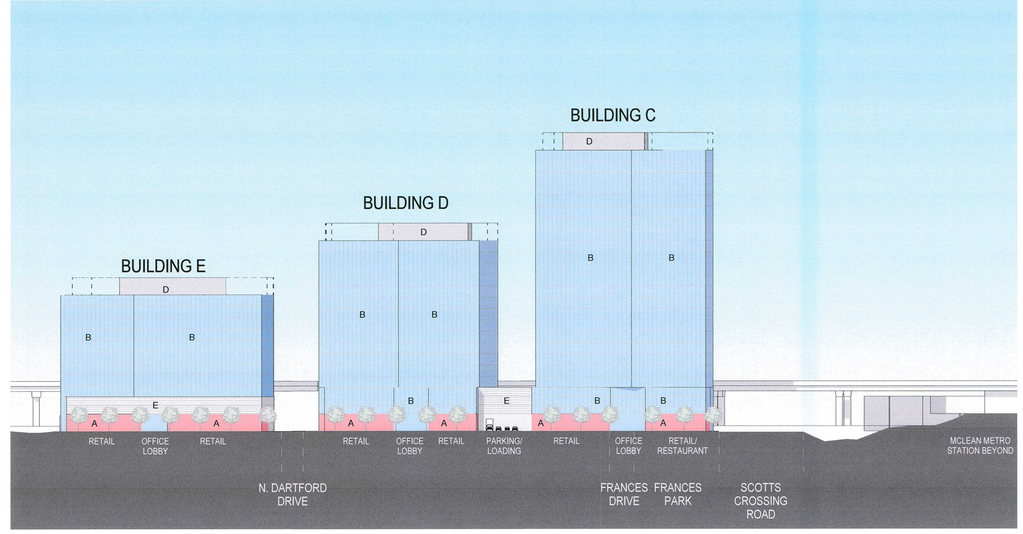


2 ELEVATION - BUILDINGS B & E FACING NORTHEAST
SCALE: 1" = 80'-0"





3 ELEVATION - BUILDINGS A & C FROM SCOTTS CROSSING ROAD
SCALE: 1" = 80'-0"



4 ELEVATION - BUILDINGS C, D & E FROM GROVER STREET
SCALE: 1" = 80'-0"

POTENTIAL PALETTE OF MATERIALS

A Retail/Restaurant/Building Entry Facade
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Facade
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential Facade
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Penthouse Facade
- Glass Curtain Wall
- Metal Panel

E Garage Facade
- Architectural Metal Panels
- Metal Mesh
- Precast Panels
- Green Screen

NOTES:

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

2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.

3. FOR BUILDING HEIGHTS SEE SECTIONS IN A2 SERIES.

4. GARAGE FLOOR-TO-FLOOR HEIGHTS ARE PROPOSED AT 10' MAX.

5. PARKING LEVELS ARE PROPOSED AT 2-7 LEVELS AS SHOWN.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

0' 80' 160' 240'

SCOTTS RUN NORTH

DRAWING TITLE
ELEVATIONS

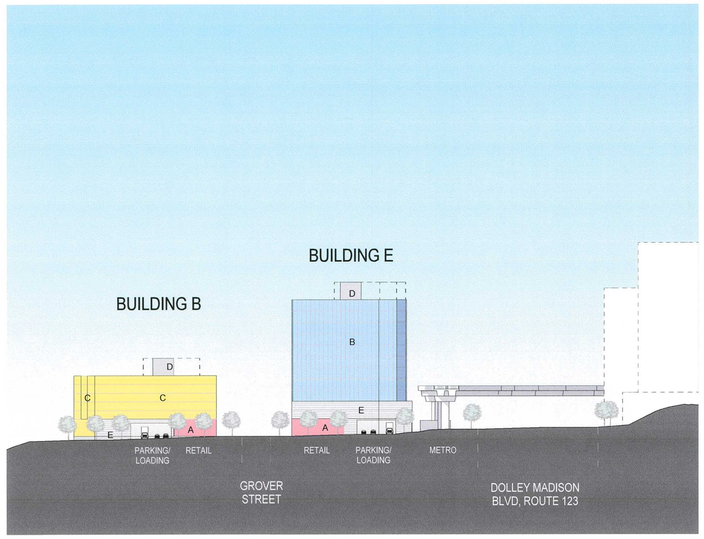
SCALE: As indicated

PROJECT NUMBER: 26758.005

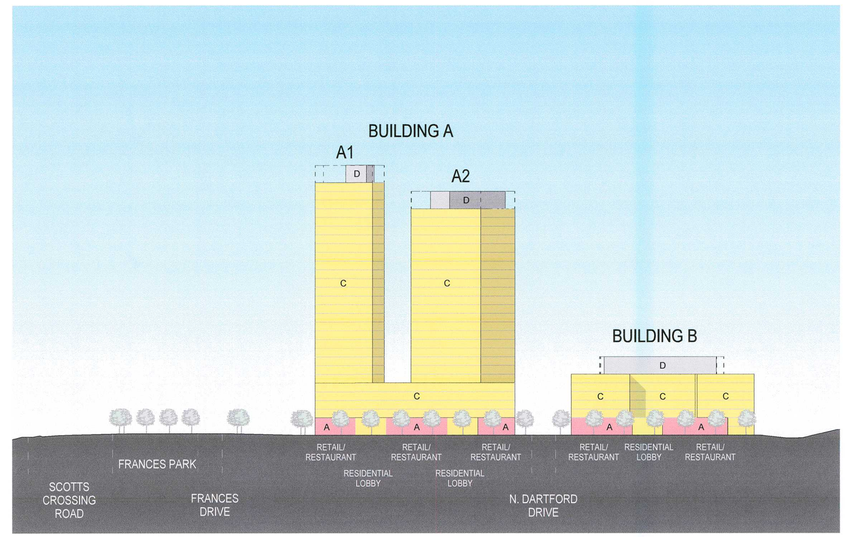
DRAWING NUMBER: CDP A3.01

Author

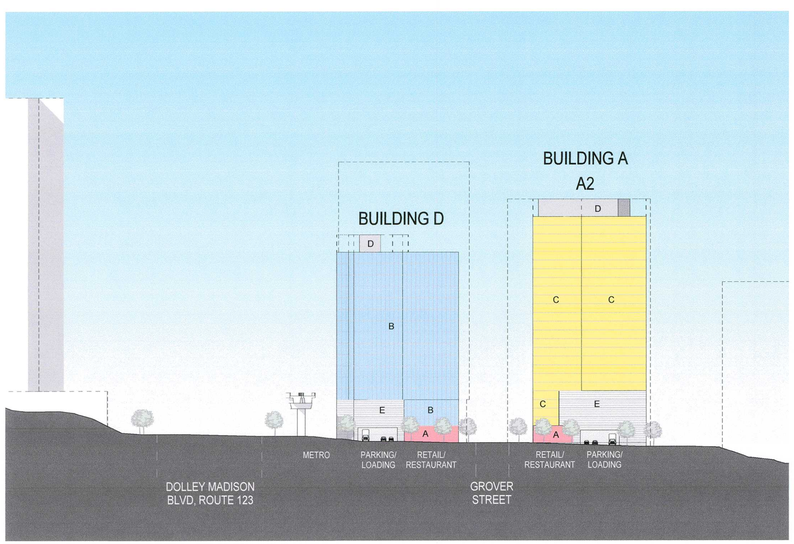
Plot Date: 4/1/2015 1:08:26 PM



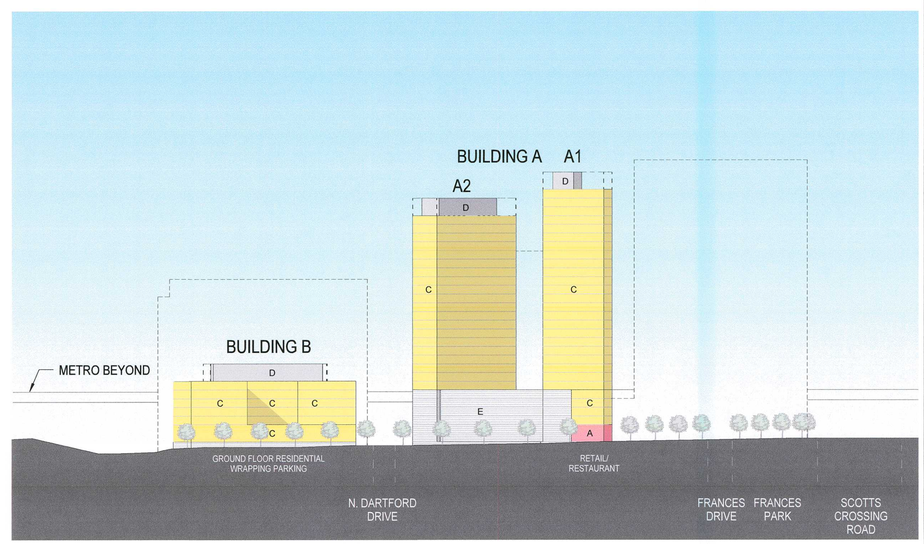
1 ELEVATION - BUILDINGS B & E ON N. DARTFORD DRIVE
SCALE: 1" = 80'-0"



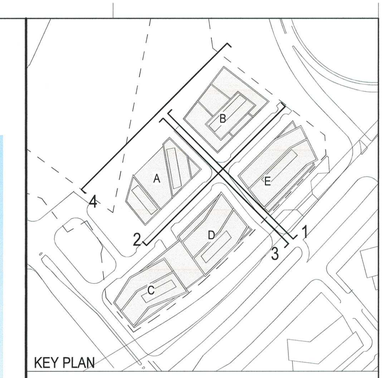
2 ELEVATION - BUILDINGS A & B ON GROVER STREET
SCALE: 1" = 80'-0"



3 ELEVATION - BUILDINGS A & D ON DARTFORD WEST
SCALE: 1" = 80'-0"



4 ELEVATION - BUILDINGS A & B ON FUTURE CONNECTOR ROAD
SCALE: 1" = 80'-0"



KEY PLAN

POTENTIAL PALETTE OF MATERIALS

A Retail/Restaurant/Building Entry Facade
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Facade
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential Facade
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Penthouse Facade
- Glass Curtain Wall
- Metal Panel

E Garage Facade
- Architectural Metal Panels
- Metal Mesh
- Precast Panels
- Green Screen

NOTES:

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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 80' 160' 240'

SCOTTS RUN NORTH

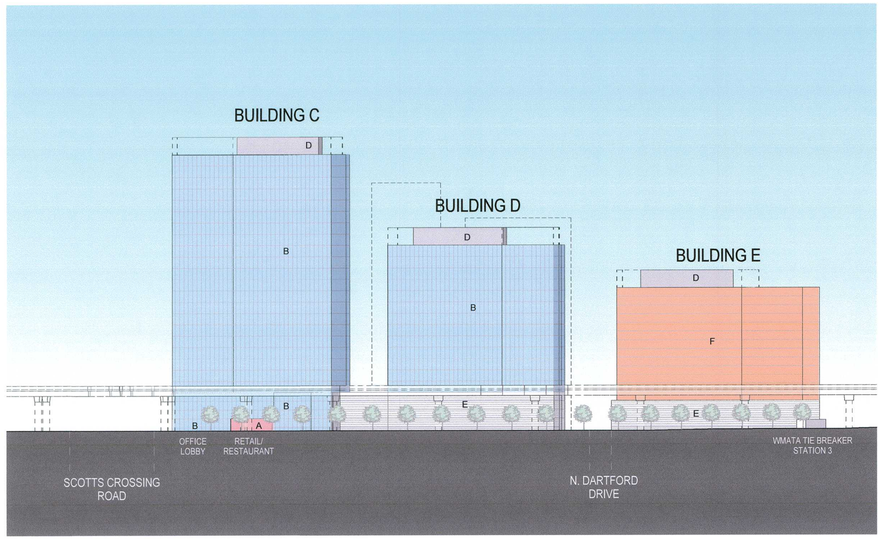
DRAWING TITLE
ELEVATIONS

SCALE: As indicated

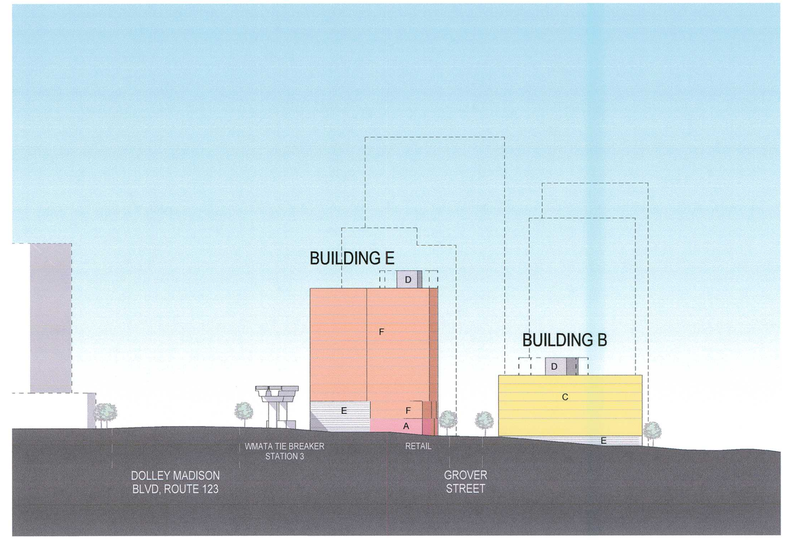
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A3.02

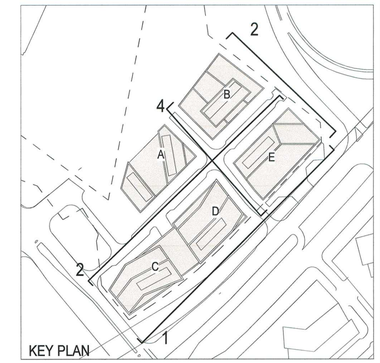
Plot Date: 4/1/2015 1:08:35 PM Author



1 ELEVATION - BUILDINGS C, D & E HOTEL ALTERNATE FROM DOLLEY MADISON/RT 123
SCALE: 1" = 80'-0"



2 ELEVATION - BUILDINGS B & E HOTEL ALTERNATE FACING NORTHEAST
SCALE: 1" = 80'-0"



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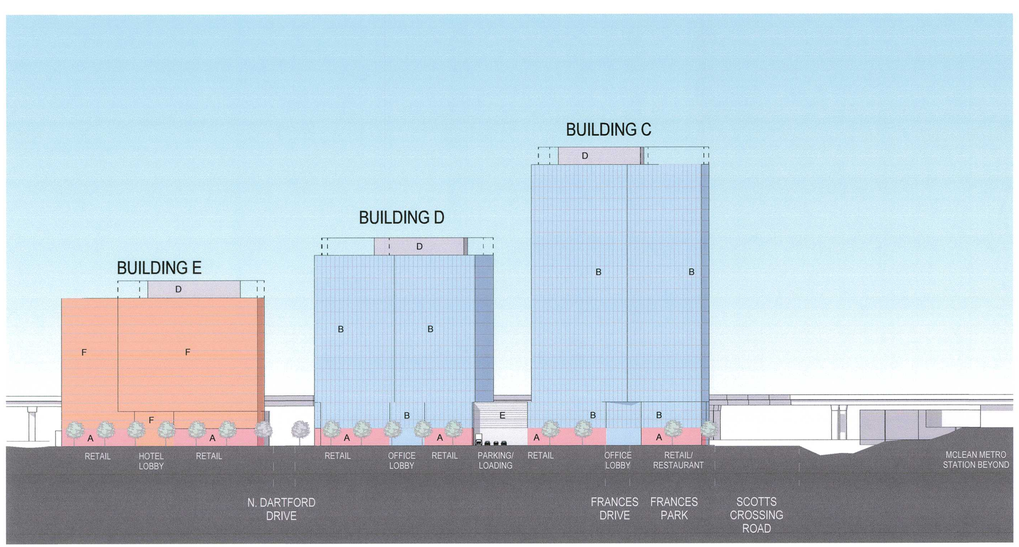
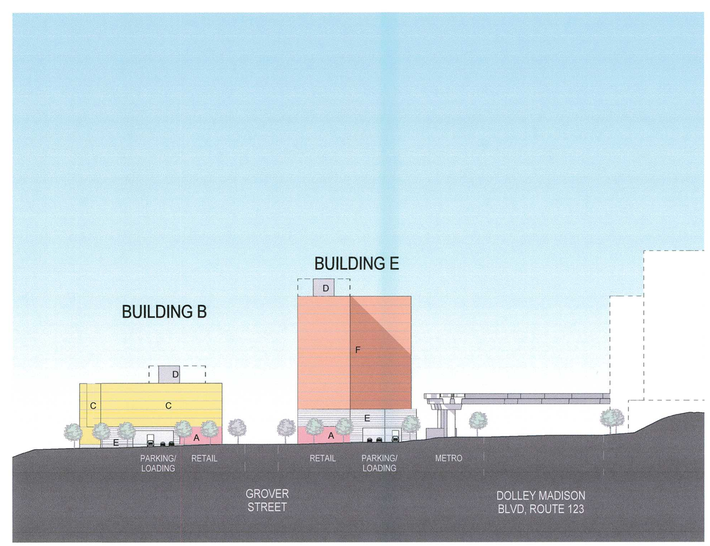
- Metal Mesh
- Precast Panels
- Green Screen

F Hotel
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone



3 ELEVATION - BUILDINGS C, D & E HOTEL ALTERNATE FROM GROVER STREET
SCALE: 1" = 80'-0"



4 ELEVATION - BUILDINGS B & E HOTEL ALTERNATE ON N. DARTFORD DRIVE
SCALE: 1" = 80'-0"

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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 80' 160' 240'

SCOTTS RUN NORTH

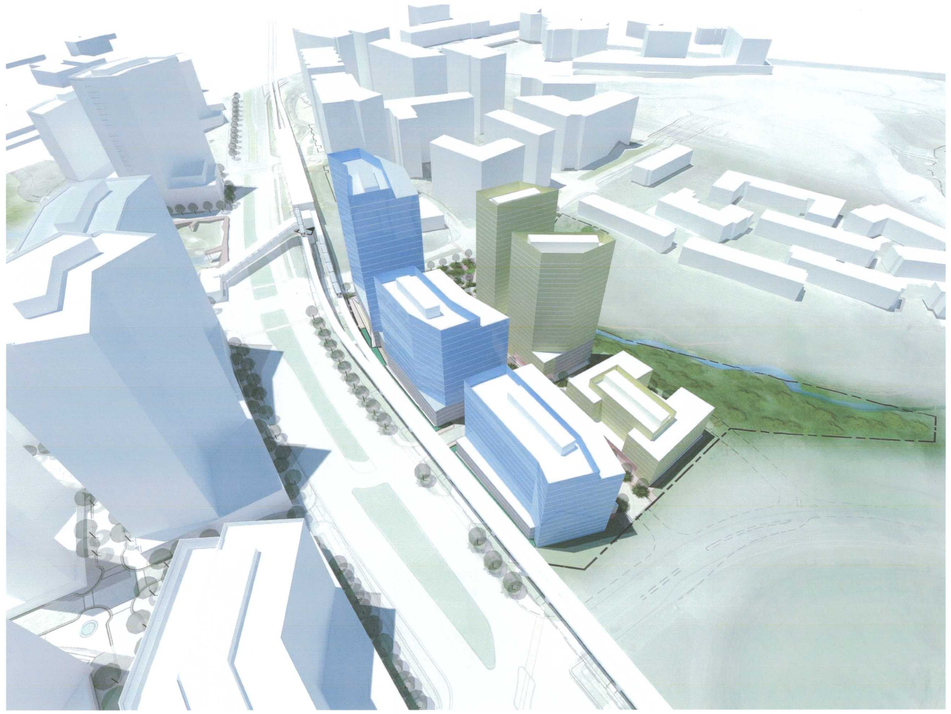
DRAWING TITLE
ELEVATIONS - HOTEL ALTERNATE

SCALE: As indicated

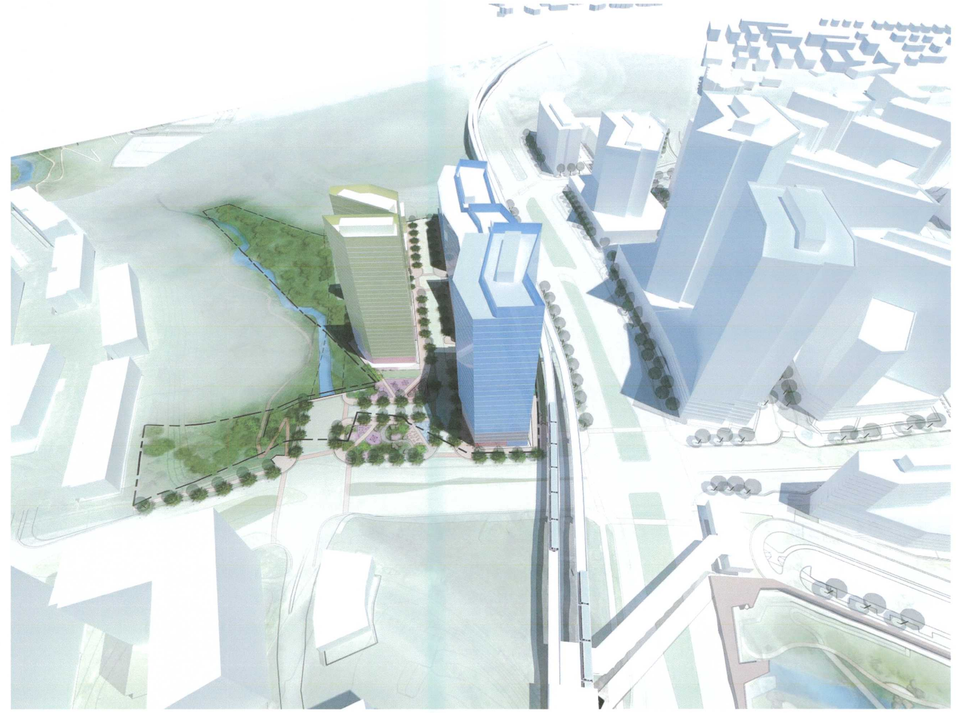
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A3.03

Plot Date: 4/1/2015 1:08:43 PM Author

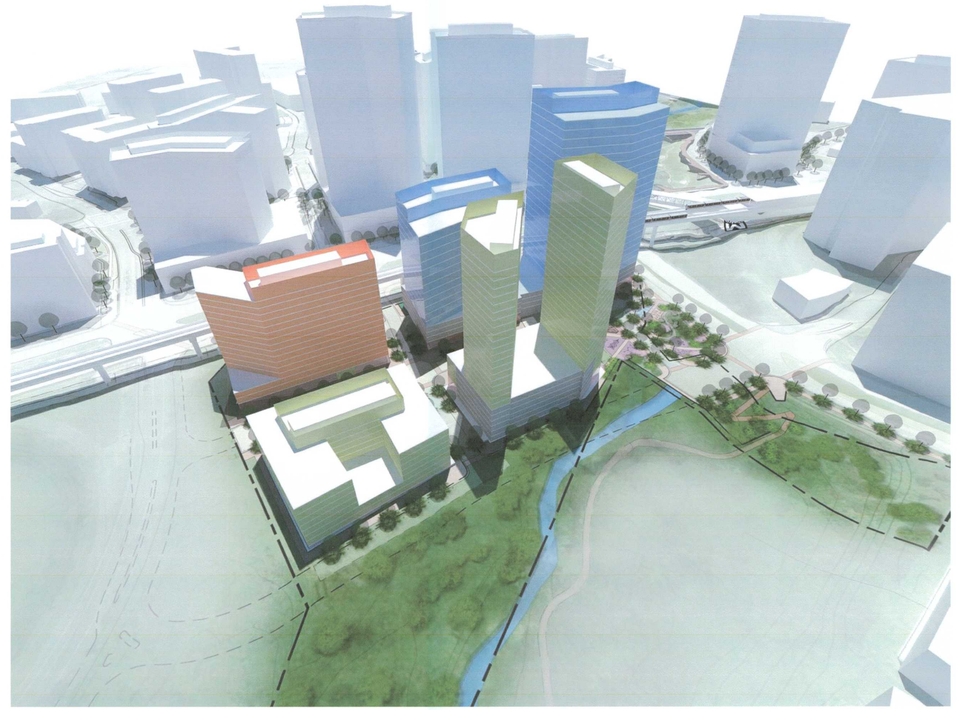


1 AERIAL LOOKING WEST
SCALE: NOT TO SCALE



2 AERIAL LOOKING EAST
SCALE: NOT TO SCALE

3 AERIAL LOOKING SOUTH
SCALE: NOT TO SCALE



4 AERIAL LOOKING SOUTH - PARCEL E HOTEL
SCALE: NOT TO SCALE

NOTE:
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SEALS AND SIGNATURES

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Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

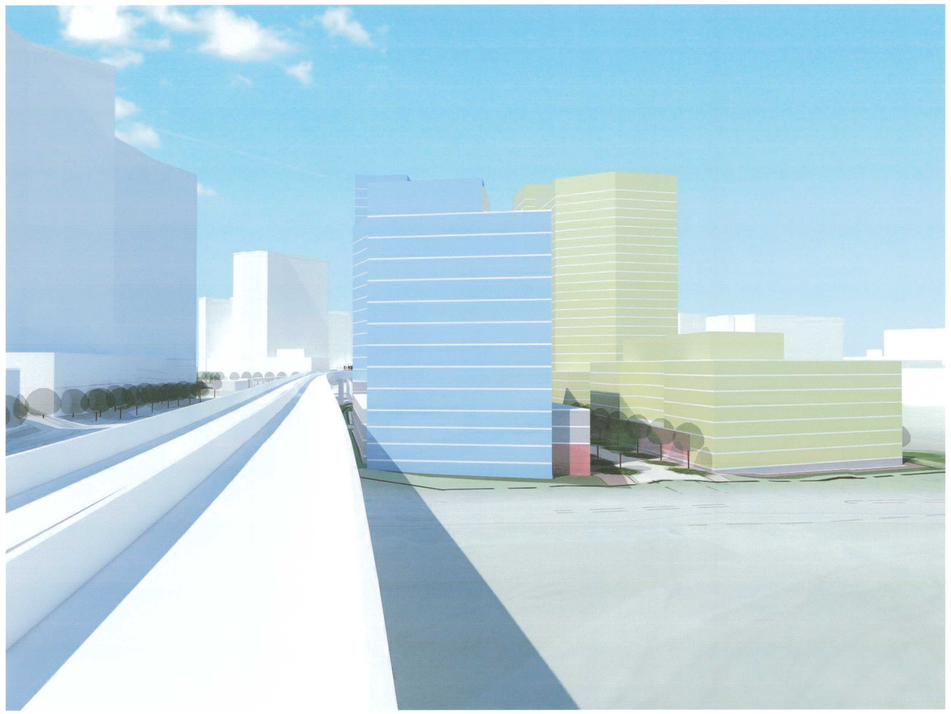
DRAWING TITLE
3D VIEWS

SCALE
1" = 100'-0"

PROJECT NUMBER
26758.005

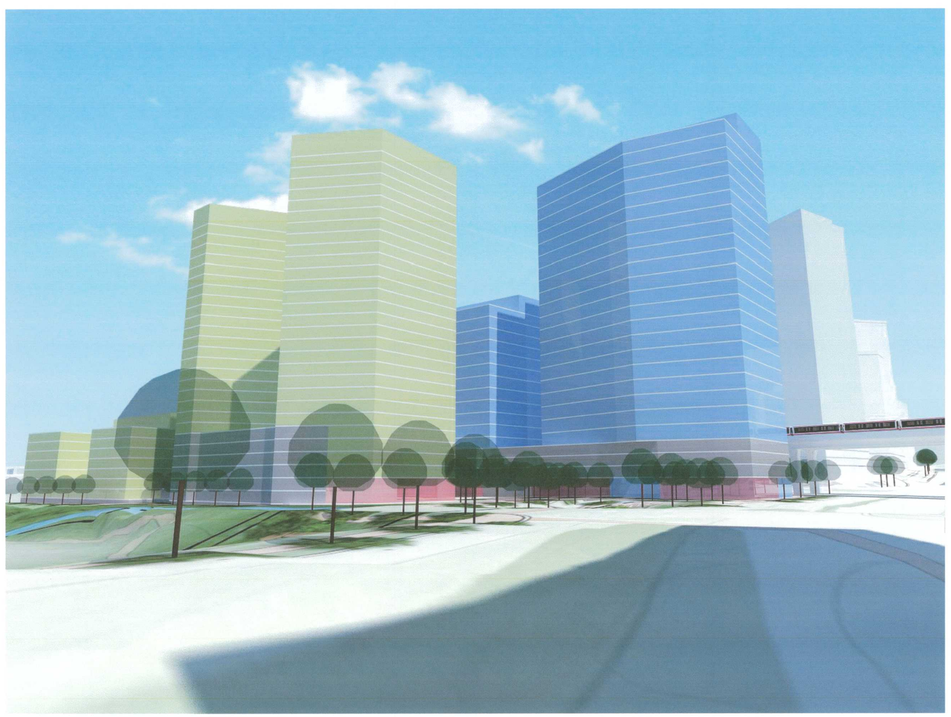
DRAWING NUMBER
CDP A4.01

Plot Date: 4/1/2015 1:08:44 PM Author

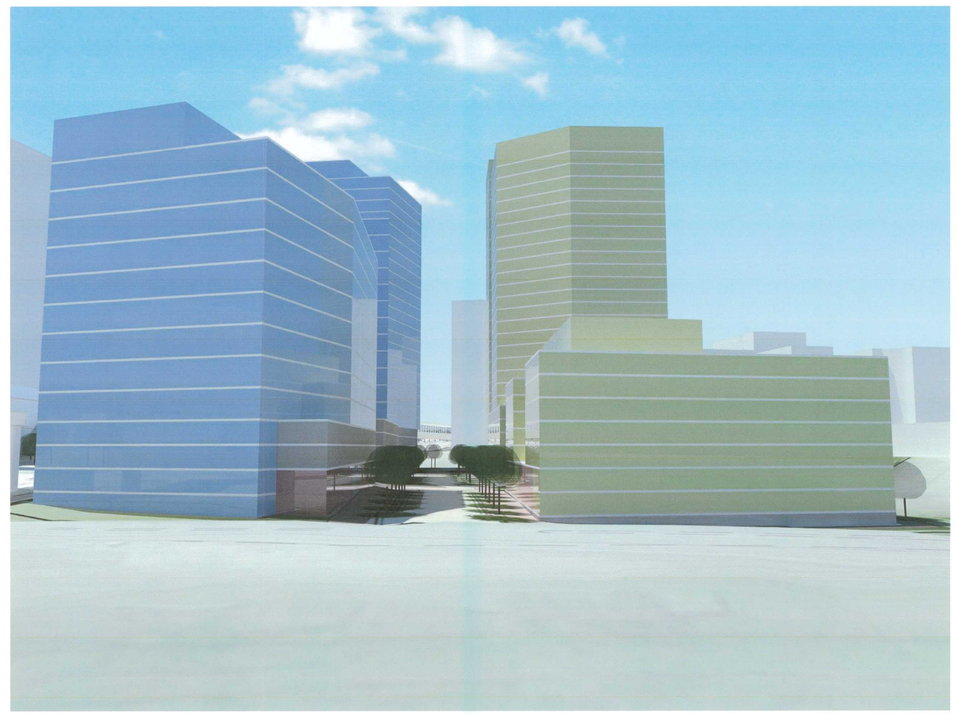


1 METRO VIEW LOOKING WEST
SCALE: NOT TO SCALE

2 STREET VIEW - RT 123 LOOKING EAST
SCALE: NOT TO SCALE



5 STREET VIEW - SCOTTS CROSSING LOOKING SOUTH
SCALE: NOT TO SCALE



4 STREET VIEW - GROVER LOOKING WEST
SCALE: NOT TO SCALE

NOTE:
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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
3D VIEWS

SCALE
1" = 100'-0"

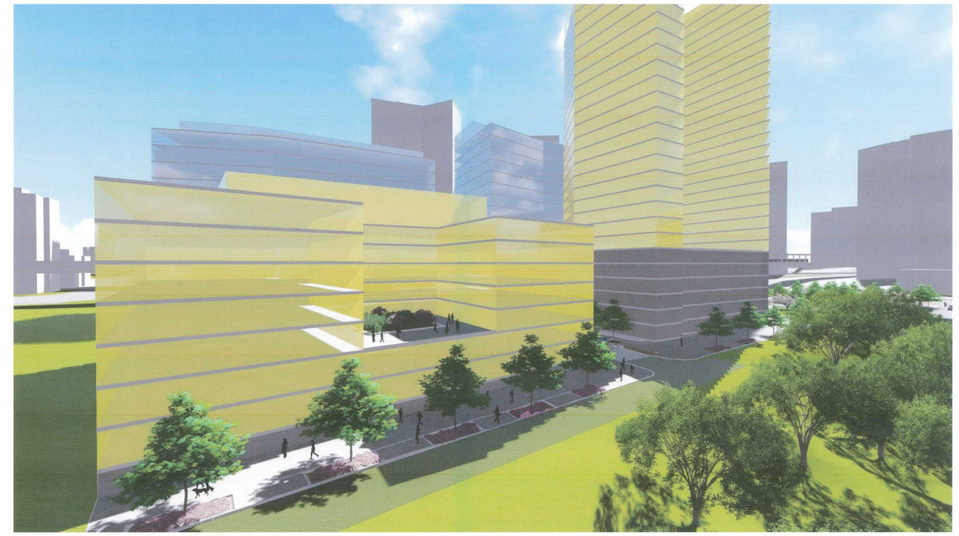
PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A4.02

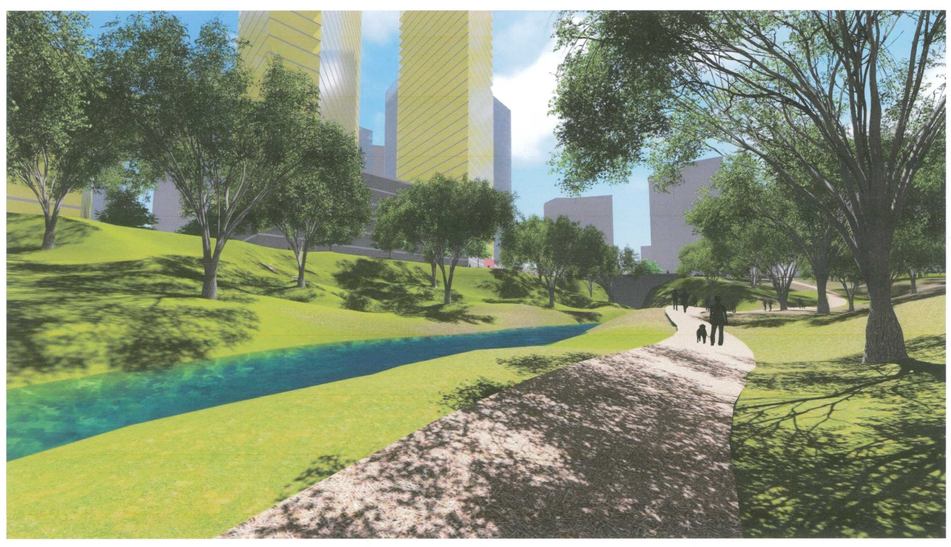
Author

Plot Date: 4/1/2015 1:08:46 PM

1 BASE - VIEW FROM NORTH
SCALE: 1" = 100'-0"



2 BASE - VIEW FROM NORTHEAST
SCALE: 1" = 100'-0"



3 BASE - VIEW FROM SCOTTS RUN
SCALE: 1" = 100'-0"

4 BASE - VIEW FROM SCOTTS CROSSING RD
SCALE: 1" = 100'-0"

NOTE:
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SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
FROM SCOTTS RUN - 3D VIEWS

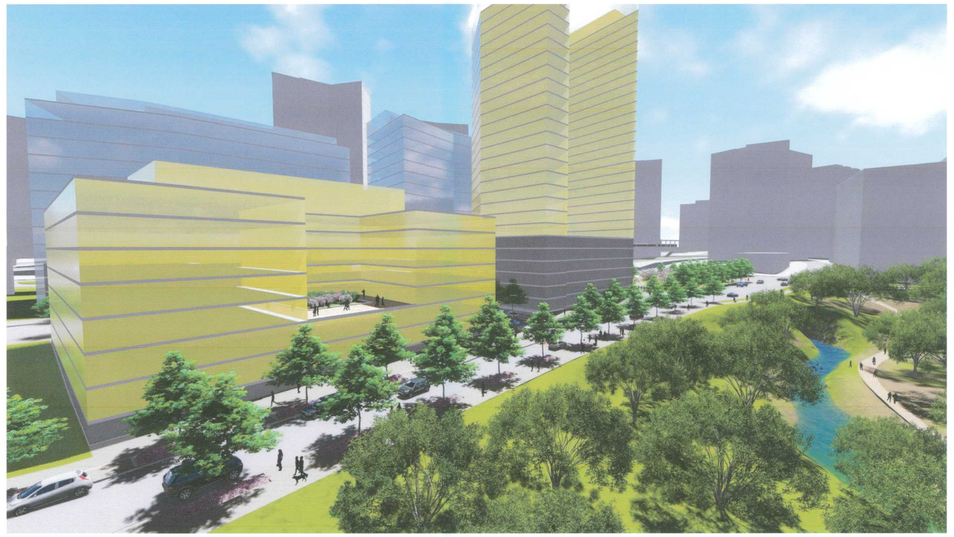
SCALE 1" = 100'-0"

PROJECT NUMBER 26758.005

DRAWING NUMBER **A4.03**

Plot Date: 4/1/2015 1:08:47 PM Author

1 FUTURE - VIEW FROM NORTH
SCALE: 1" = 100'-0"



2 FUTURE - VIEW FROM NORTHEAST
SCALE: 1" = 100'-0"

3 FUTURE - VIEW FROM SCOTTS RUN
SCALE: 1" = 100'-0"

5 FUTURE - VIEW FROM SCOTTS CROSSING RD
SCALE: 1" = 100'-0"

NOTE:
1) ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2) BUILDINGS ARE COLORED BY USE. SEE ELEVATIONS FOR MATERIAL PALETTE.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
FROM SCOTTS RUN, FUTURE ROADWAY - 3D VIEWS

SCALE
1" = 100'-0"

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A4.04

Plot Date: 4/1/2015 1:08:48 PM Author

1 VIEW FROM ROUTE 123 (2)
SCALE: 1" = 100'-0"

2 VIEW FROM ROUTE 123 (3)
SCALE: 1" = 100'-0"

3 VIEW FROM ROUTE 123 (1)
SCALE: 1" = 100'-0"

4 EXAMPLE- RAISED INFILTRATION BASIN
SCALE: NOT TO SCALE

NOTE:
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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

DRAWING TITLE
VIEWS FROM 123

SCALE
1" = 100'-0"

PROJECT NUMBER
26758.005

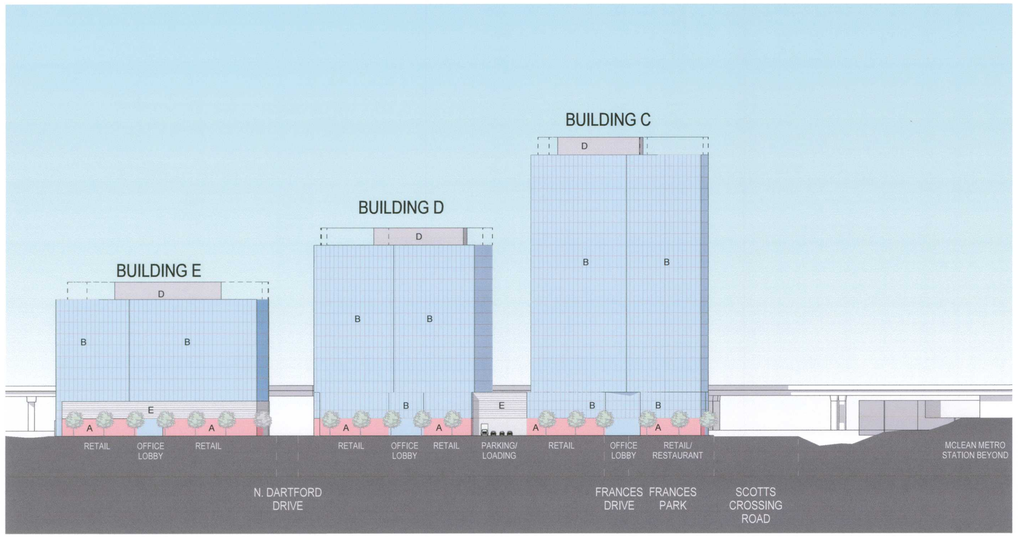
DRAWING NUMBER
CDP A4.05

Plot Date: 4/1/2015 1:08:49 PM Author

MANY OF THE ABOVE-GRADE GARAGES ARE FLANKED WITH RETAIL AND OTHER USES. WHERE EXPOSED, GARAGE SKIN WILL UTILIZE TWO TREATMENTS, 'B' AND 'E' AS IDENTIFIED ON THE ELEVATIONS (BELOW AND A3 SERIES DRAWINGS);

B: MATERIALS SIMILAR TO THE BUILDING ABOVE INCLUDING GLASS CURTAIN WALL, METAL PANEL, ETC.

E: DYNAMIC GARAGE FACADE, MATERIALS INCLUDE METAL MESH, METAL PANEL, PRECAST CONCRETE, COLOR ELEMENTS, LIGHTING ELEMENTS



1 ELEVATION - GROVER DRIVE SOUTH
SCALE: 1" = 80'-0"

POTENTIAL PALETTE OF MATERIALS

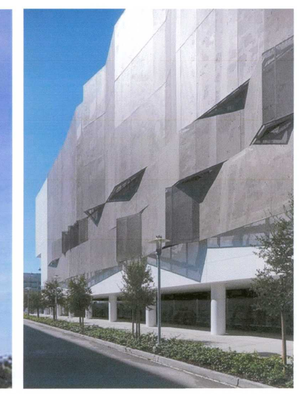
A Retail/Restaurant/Building Entry Facade
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Facade
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential Facade
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Penthouse Facade
- Glass Curtain Wall
- Metal Panel

E Garage Facade
- Architectural Metal Panels
- Metal Mesh
- Precast Panels
- Green Screen



EXAMPLE IMAGES OF GLASS GARAGE FACADES- TYPE 'B'

EXAMPLE IMAGES OF DYNAMIC GARAGE FACADES- TYPE 'E'

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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4-3-15
LANDSCAPE ARCHITECT

SCOTTS RUN NORTH

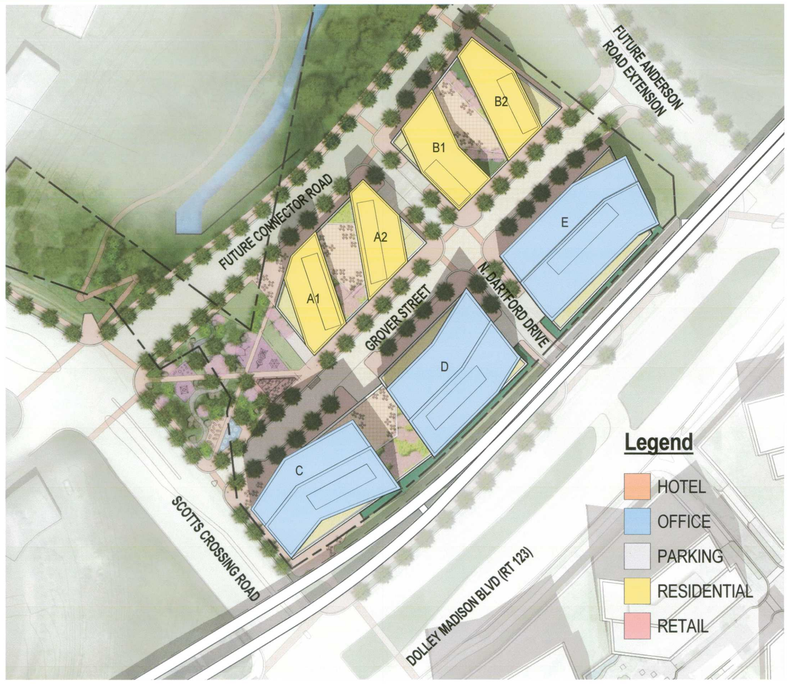
DRAWING TITLE
GARAGE FACADE TREATMENT

SCALE 1" = 80'-0"

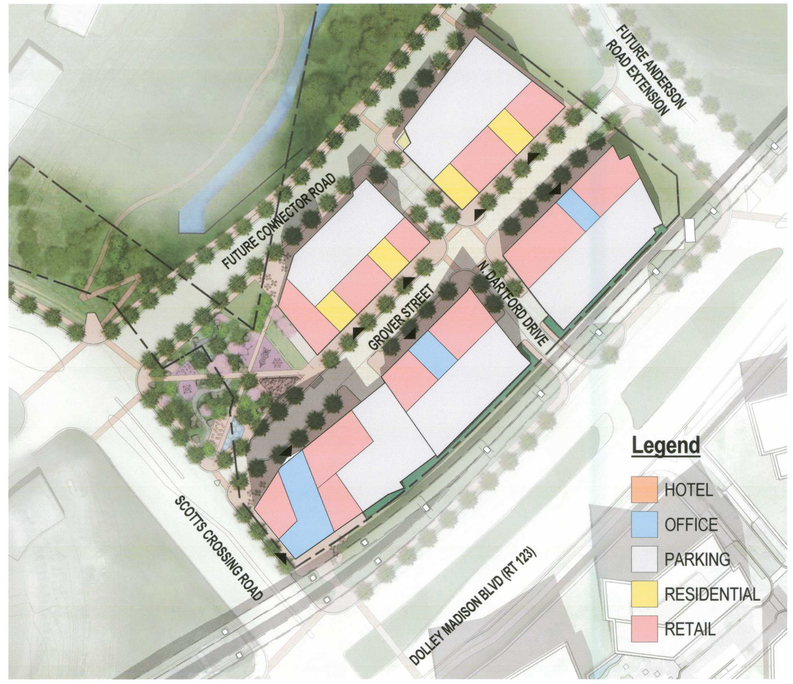
PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A4.06

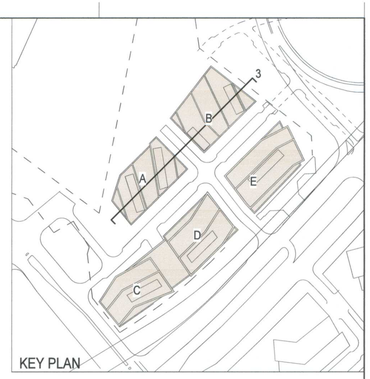
Plot Date: 4/1/2015 1:08:58 PM Author

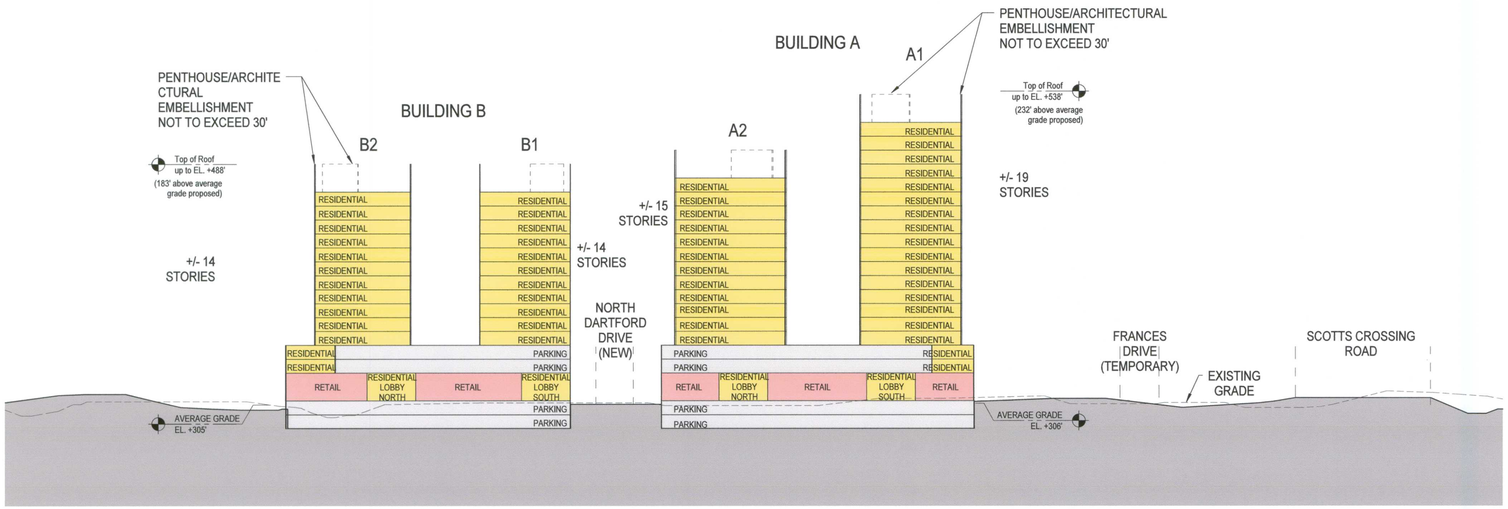


1 ILLUSTRATIVE TOWER LAND USE PLAN - A & B ALTERNATE MASSING
SCALE: 1" = 100'-0"



2 ILLUSTRATIVE GROUND FLOOR PLAN - A & B ALTERNATE MASSING
SCALE: 1" = 100'-0"





3 SECTION THROUGH BUILDINGS A & B - ALTERNATE MASSING
SCALE: 1" = 50'-0"

NOTES:

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

2. RETAIL EXTENT AND LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES.

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4.3.15

0' 100' 200' 300'

NORTH

SCOTTS RUN NORTH

DRAWING TITLE

ALTERNATE MASSING FOR BUILDINGS A AND B - PLANS AND SECTION

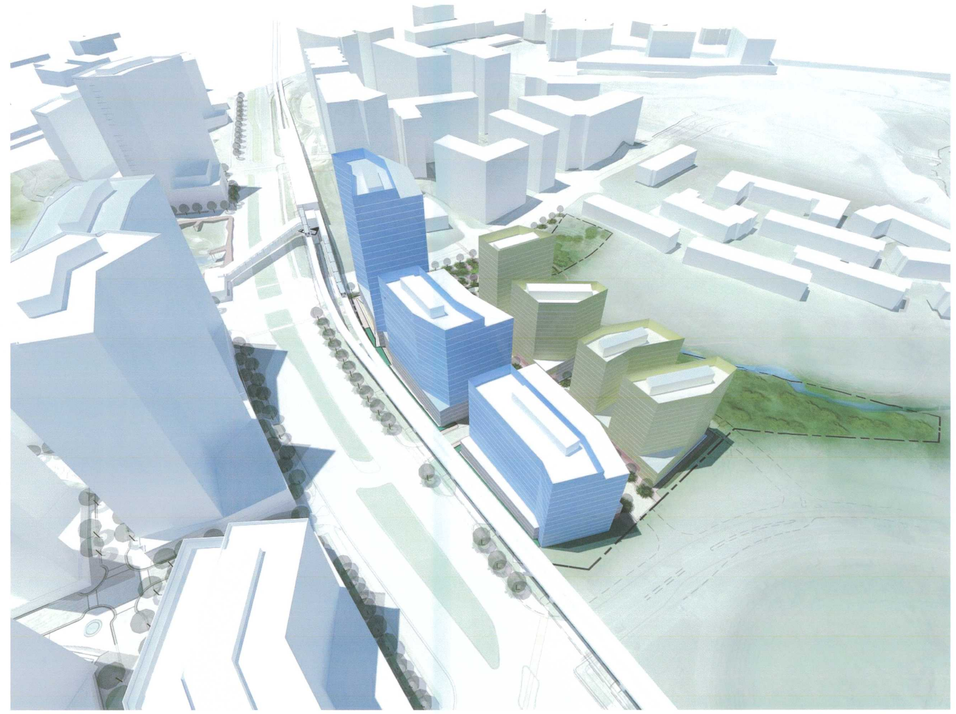
SCALE: As indicated

PROJECT NUMBER: 26758.005

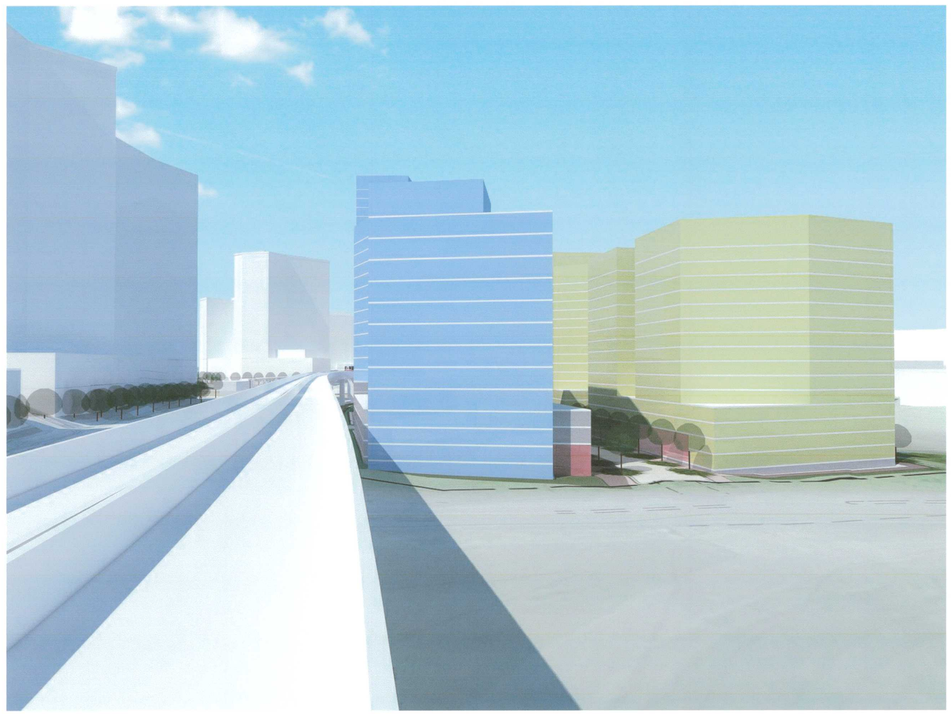
DRAWING NUMBER: CDP A4.10

Plot Date: 4/1/2015 1:09:03 PM Author:

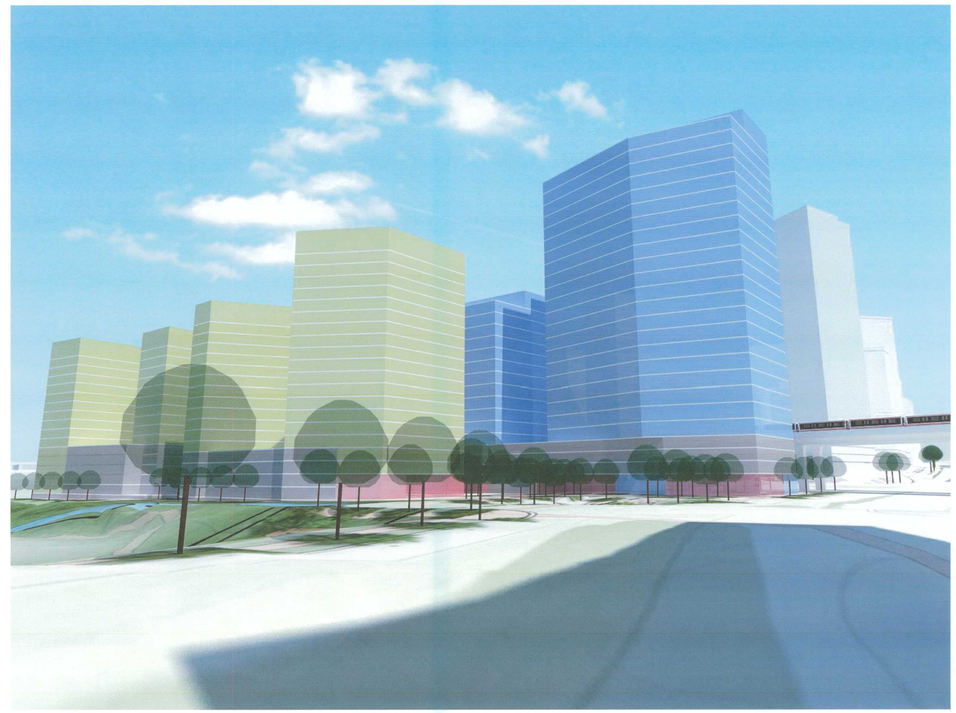
1 AERIAL LOOKING SOUTH
SCALE: NOT TO SCALE



2 AERIAL LOOKING WEST
SCALE: NOT TO SCALE



3 METRO VIEW LOOKING WEST
SCALE: NOT TO SCALE



4 STREET VIEW - SCOTTS CROSSING LOOKING SOUTH
SCALE: NOT TO SCALE

NOTE:
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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

SCOTTS RUN NORTH

DRAWING TITLE
ALTERNATE MASSING - 3D VIEWS

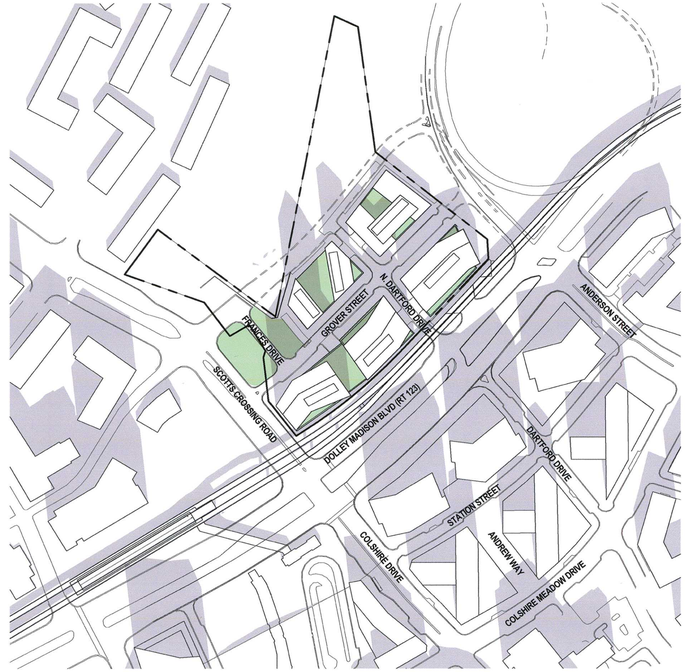
SCALE
1" = 100'-0"

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A4.11

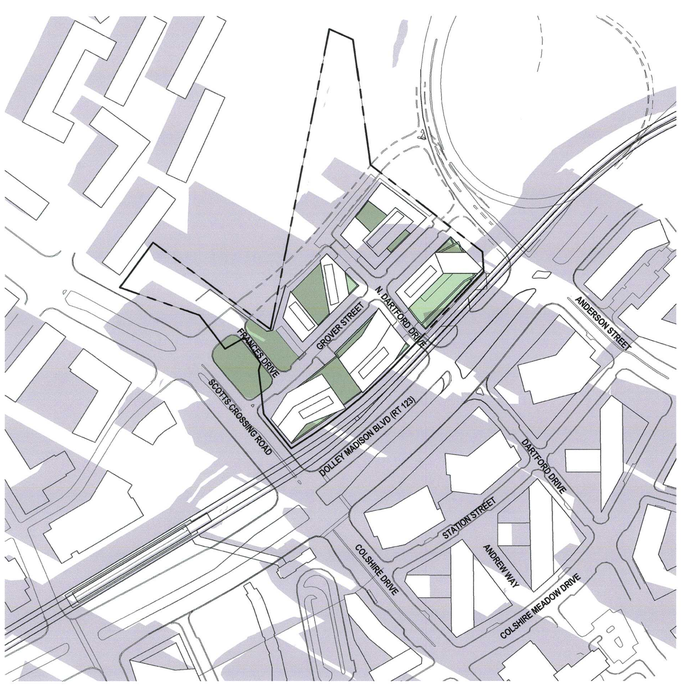
Plot Date: 4/1/2015 1:09:04 PM Author

1 SPRING/FALL EQUINOX - 0900
SCALE: 1" = 200'-0"

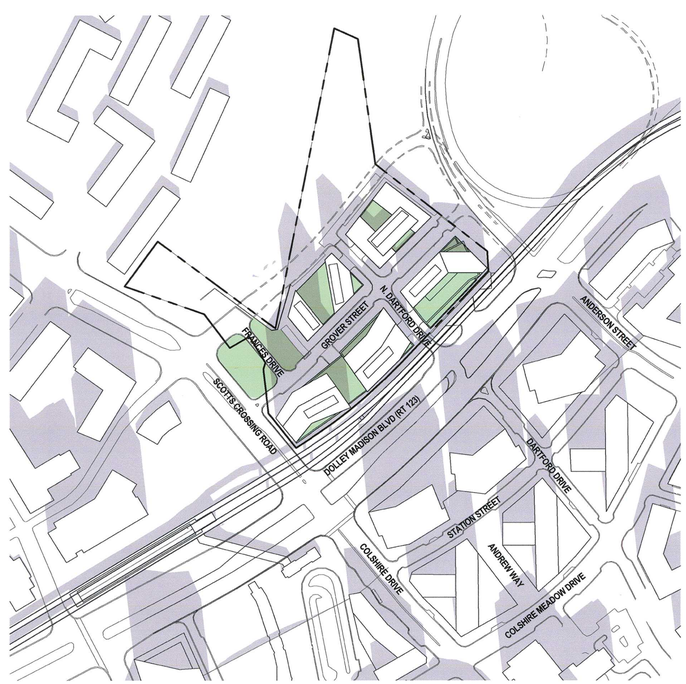


2 SPRING/FALL EQUINOX - 1200
SCALE: 1" = 200'-0"

3 SPRING/FALL EQUINOX - 1500
SCALE: 1" = 200'-0"



4 SPRING/FALL EQUINOX - 0900 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"



5 SPRING/FALL EQUINOX - 1200 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

6 SPRING/FALL EQUINOX - 1500 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

0' 200' 400' 600'

NORTH

SCOTTS RUN NORTH

DRAWING TITLE
SHADOW STUDIES - SPRING/FALL EQUINOX

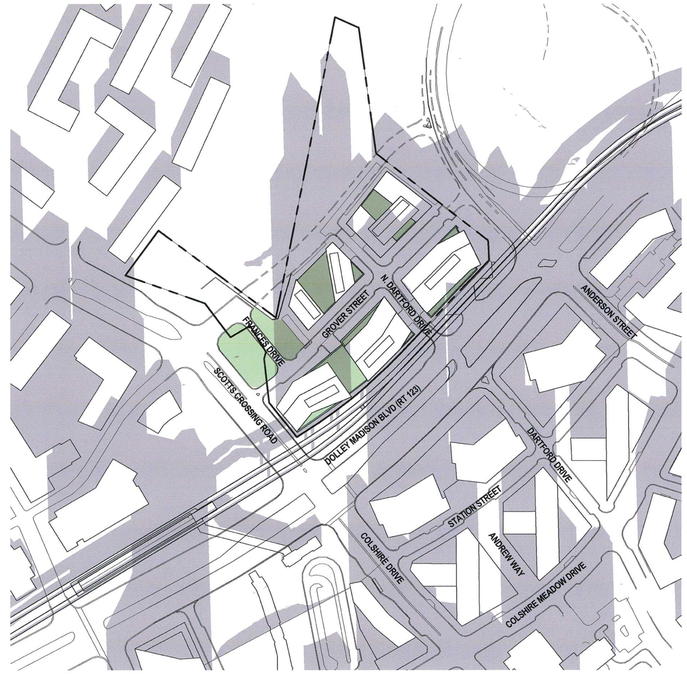
SCALE 1" = 200'-0"

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A5.01**

Plot Date: 4/1/2015 1:09:21 PM Author

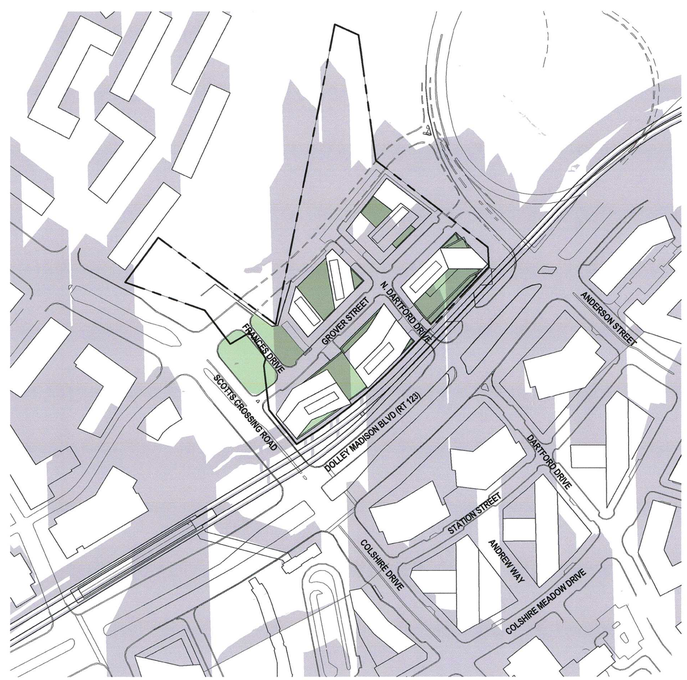
1 WINTER SOLSTICE - 0900
SCALE: 1" = 200'-0"



2 WINTER SOLSTICE - 1200
SCALE: 1" = 200'-0"

3 WINTER SOLSTICE - 1500
SCALE: 1" = 200'-0"

4 WINTER SOLSTICE - 0900 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"



5 WINTER SOLSTICE - 1200 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

6 WINTER SOLSTICE - 1500 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

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4-3-15

0' 200' 400' 600'

NORTH

SCOTTS RUN NORTH

DRAWING TITLE

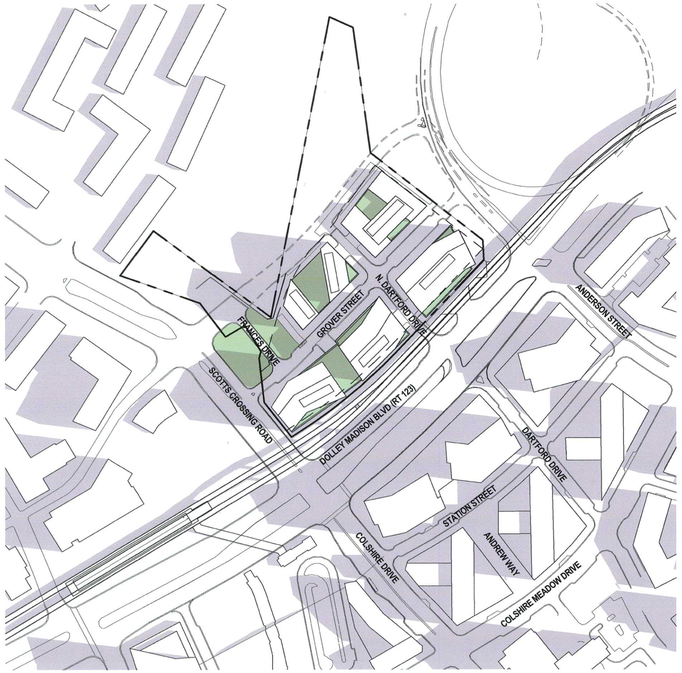
SHADOW STUDIES - WINTER SOLSTICE

SCALE 1" = 200'-0"

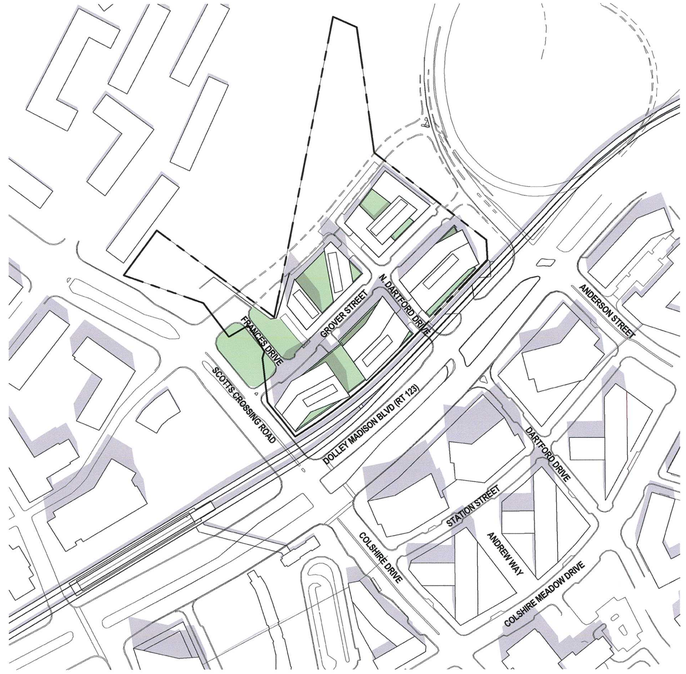
PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A5.02

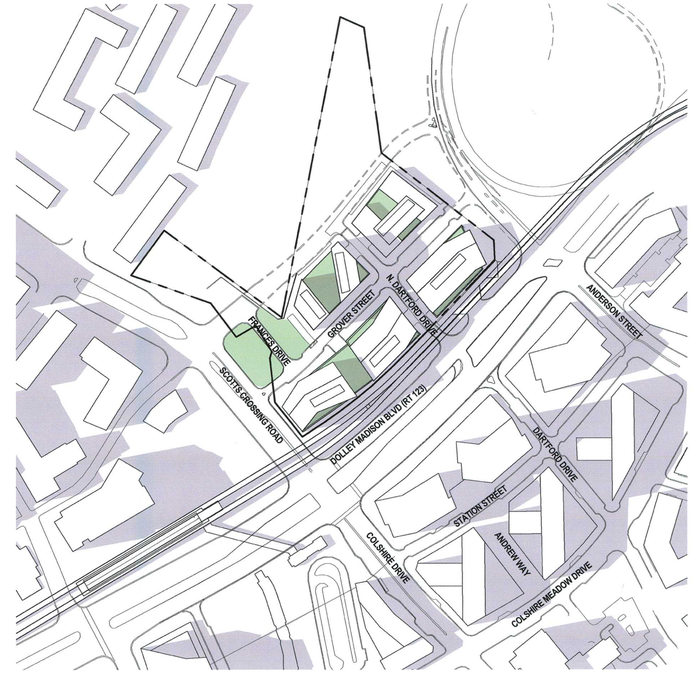
Plot Date: 4/1/2015 1:09:37 PM Author



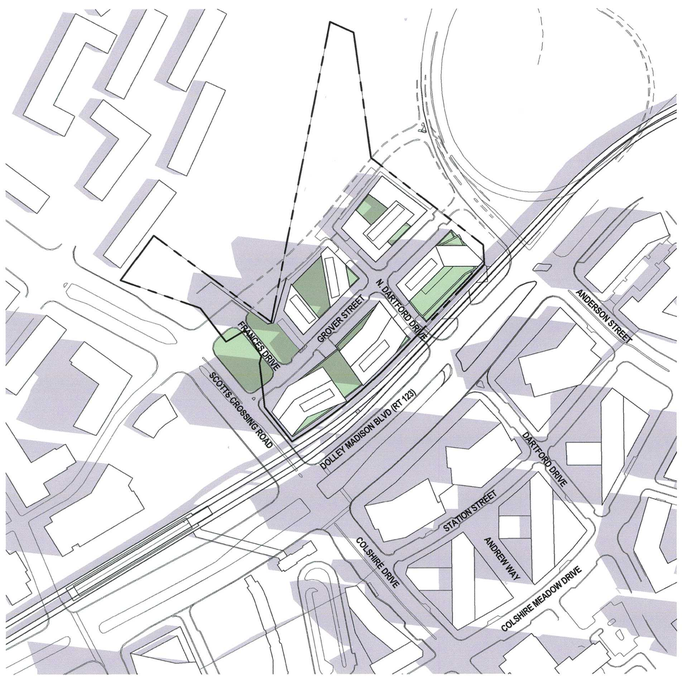
1 SUMMER SOLSTICE - 0900
SCALE: 1" = 200'-0"



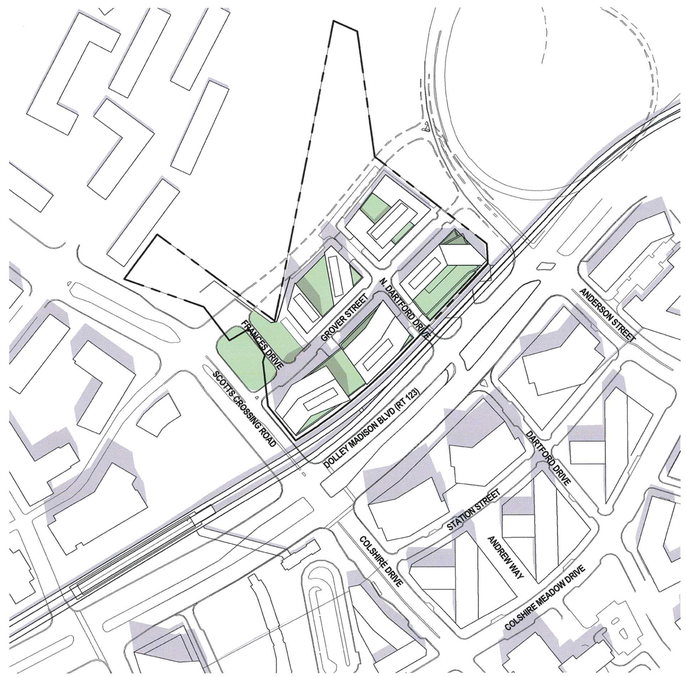
2 SUMMER SOLSTICE - 1200
SCALE: 1" = 200'-0"



3 SUMMER SOLSTICE - 1500
SCALE: 1" = 200'-0"



4 SUMMER SOLSTICE - 0900 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"



5 SUMMER SOLSTICE - 1200 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

6 SUMMER SOLSTICE - 1500 - HOTEL ALTERNATE BLDG E
SCALE: 1" = 200'-0"

Plot Date: 4/1/2015 1:09:53 PM Author

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2200 Clarendon Boulevard, 13th Floor
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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4-3-15

0' 200' 400' 600'

NORTH

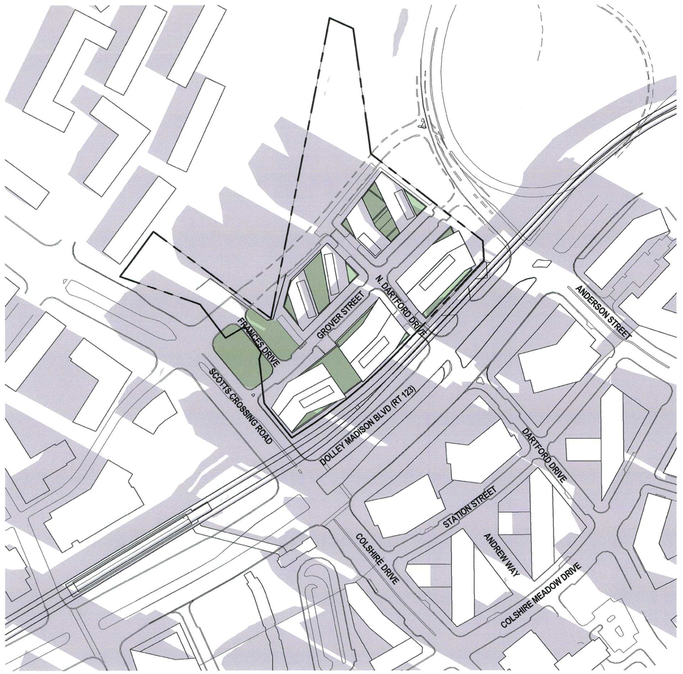
SCOTTS RUN NORTH

DRAWING TITLE
SHADOW STUDIES - SUMMER SOLSTICE

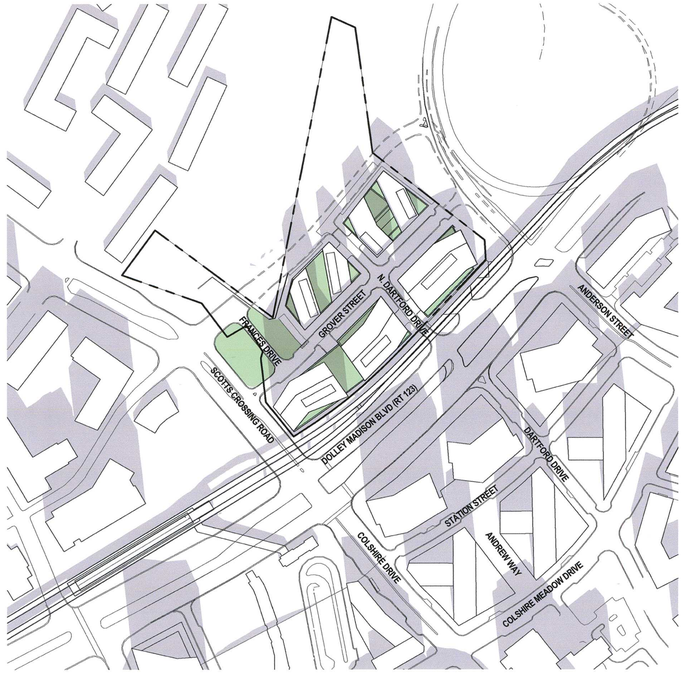
SCALE
1" = 200'-0"

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A5.03



1 SPRING/FALL EQUINOX - 0900 - A & B ALTERNATE MASSING
SCALE: 1" = 200'-0"



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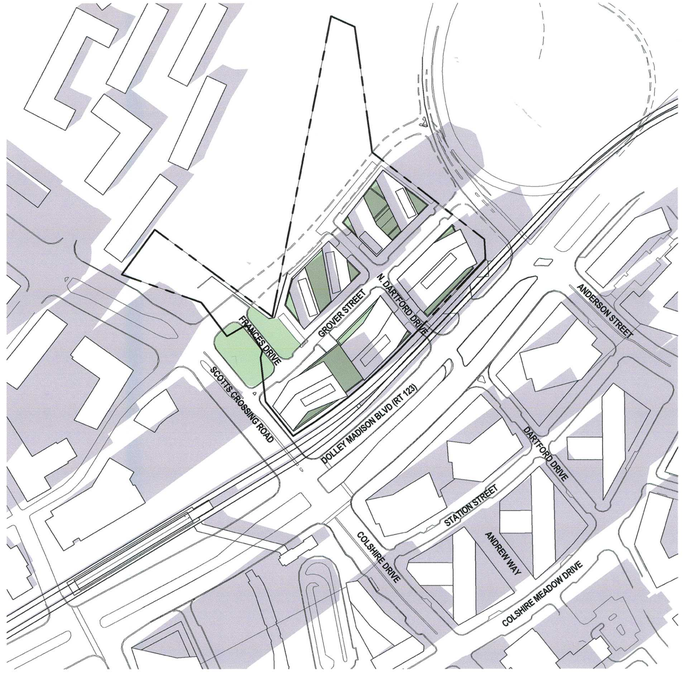

3 SPRING/FALL EQUINOX - 1500 - A & B ALTERNATE MASSING
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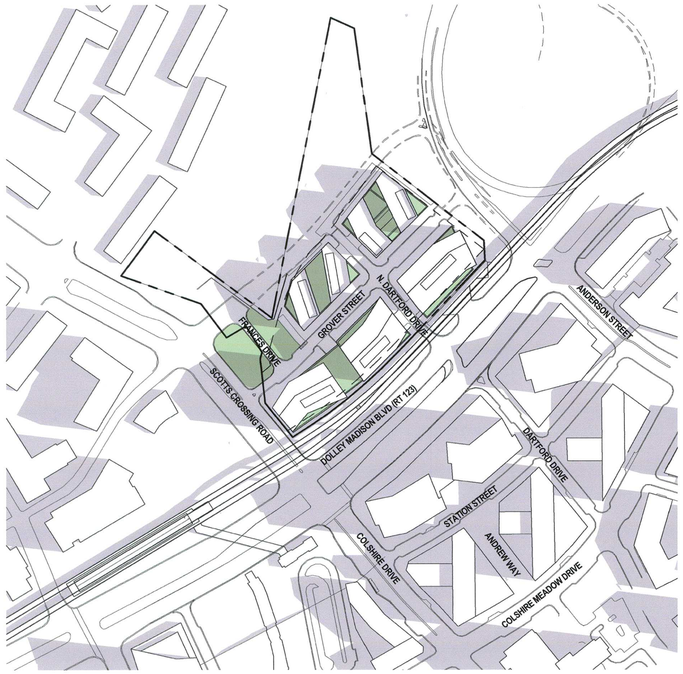

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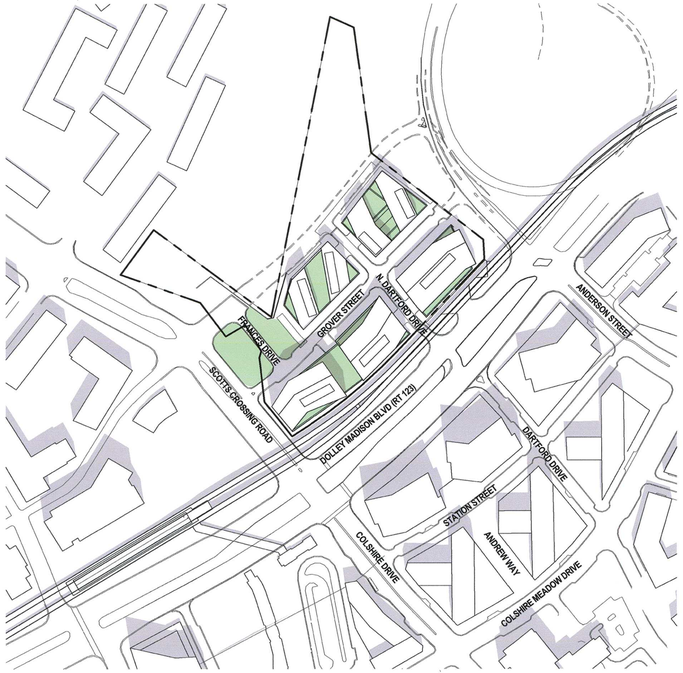
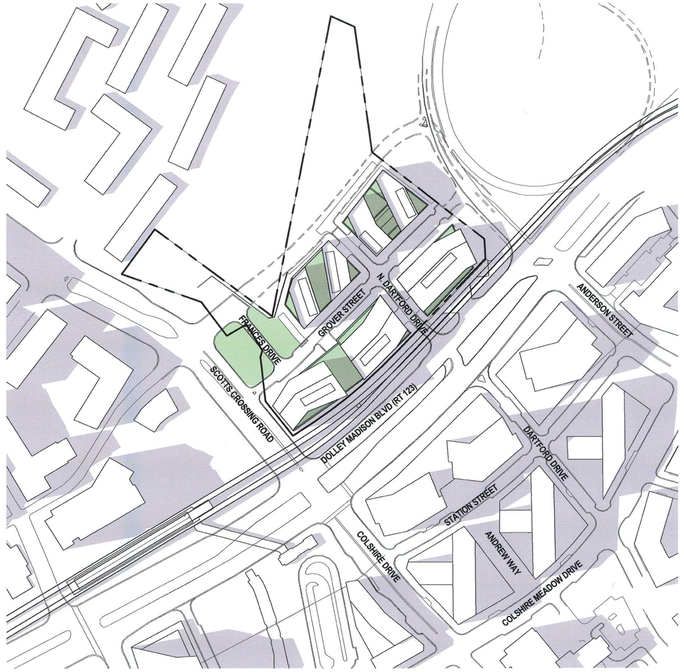
SCALE: 1" = 200'-0"



5 SUMMER SOLSTICE - 1200 - A & B ALTERNATE MASSING
SCALE: 1" = 200'-0"



6 SUMMER SOLSTICE - 1500 - A & B ALTERNATE MASSING
SCALE: 1" = 200'-0"

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SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 80' 160' 240'

SCOTTS RUN NORTH

DRAWING TITLE

SHADOW STUDIES - SPRING/FALL EQUINOX & SUMMER SOLSTICE - A & B ALTERNATE MASSING

1" = 200'-0"

SCALE

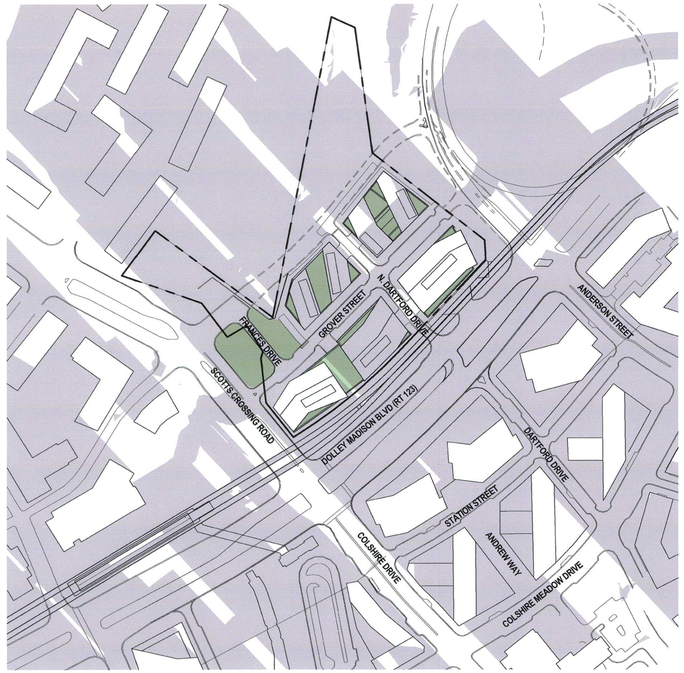
26758.005

PROJECT NUMBER

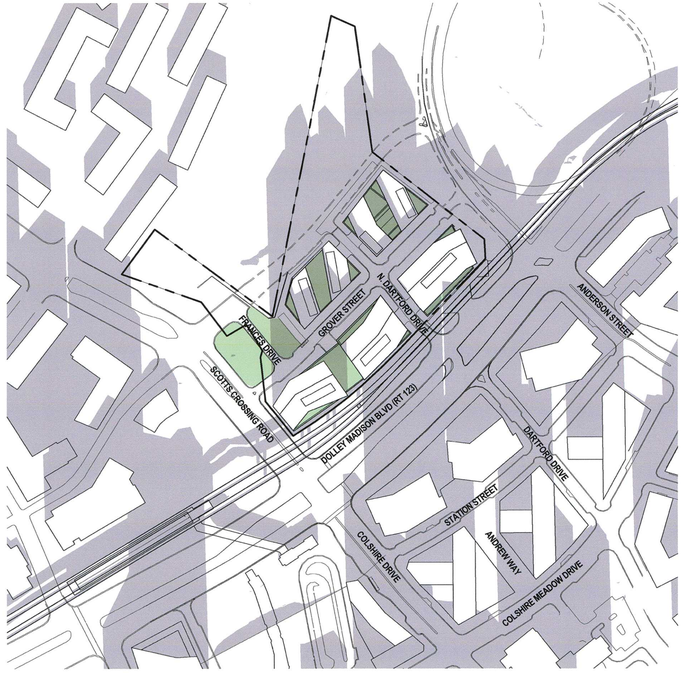
CDP **A5.04**

DRAWING NUMBER

Plot Date: 4/1/2015 1:10:08 PM Author



1 WINTER SOLSTICE - 0900 - A & B ALTERNATE MASSING
SCALE: 1" = 200'-0"



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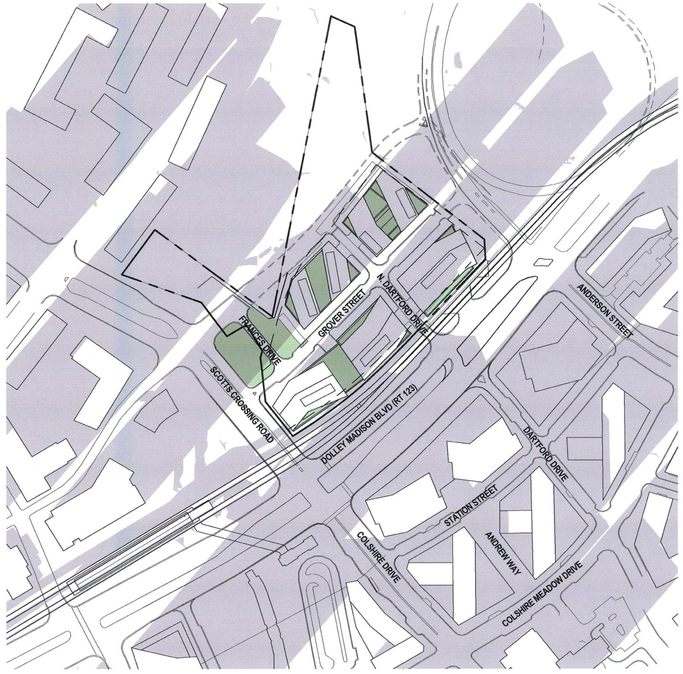
SCALE: 1" = 200'-0"



3 WINTER SOLSTICE - 1500 - A & B ALTERNATE MASSING
SCALE: 1" = 200'-0"

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

0' 80' 160' 240'

SCOTTS RUN NORTH

DRAWING TITLE
SHADOW STUDIES - WINTER SOLSTICE - A & B ALTERNATE MASSING

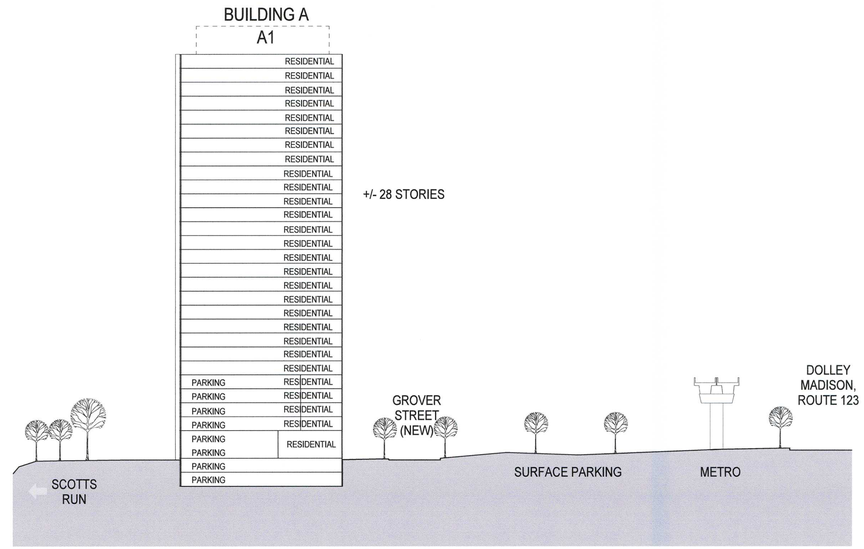
SCALE
1" = 200'-0"

PROJECT NUMBER
26758.005

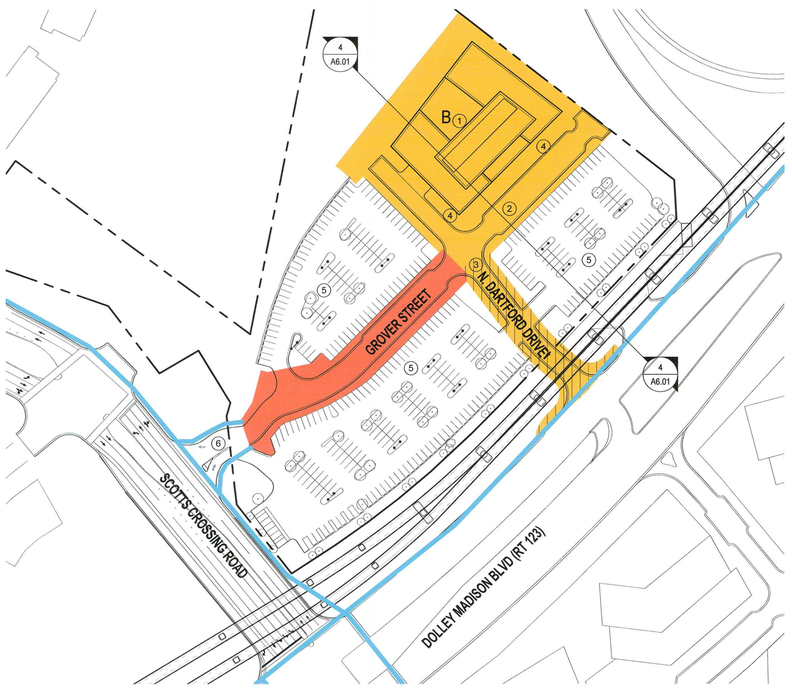
DRAWING NUMBER
CDP A5.05

Plot Date: 4/1/2015 1:10:18 PM Author

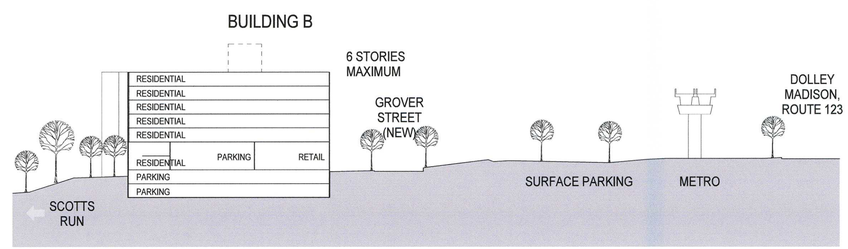
1 BUILDING A PHASING PLAN
SCALE: 1" = 100'-0"



2 BUILDING A PHASING SECTION
SCALE: 1" = 50'-0"



3 BUILDING B PHASING PLAN
SCALE: 1" = 100'-0"



4 BUILDING B PHASING SECTION
SCALE: 1" = 50'-0"

LEGEND

- Proposed Improvements
- Pedestrian Connections to Metro and Surroundings
- Interim Improvements and Pedestrian Paths to Metro
- Proposed Parks / Green Spaces
- Construction Subject to VDOT Approval of 123 Connection

NOTES:

1. Site sections presented on this sheet are preliminary and are prepared to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to cahnge with final engineering and architectural design.

2. Existing entrances may be removed or modified as necessary.

3. Portions of existing interim commuter parking lot to remain. Final configuration to be determined with F.D.P. and final site plan.

4. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas as part of this rezoning application.

5. Final vehicular ingress and egress will be determined for each building site at the time of F.D.P. without need for a C. D. P. A.

6. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

BUILDING A PHASING

1. Construction of Building A with parking

2. Construction of a portion of Grover St. from Scotts Crossing Rd. to N. Dartford Dr.

3. Construction of N. Dartford Dr. Connection to RT 123 subject to VDOT approval.

4. Streetscape improvements along adjacent street frontages

5. Revision of grades and existing surface parking as necessary

6. Construction of Frances Park

7. Construction of Frances Drive

8. Construction of trail connection

BUILDING B PHASING

1. Construction of Building B with parking

2. Construction of a portion of Grover St. from Scotts Crossing Rd. to N. Darford Dr.

3. Construction of N. Dartford Dr. Connection to RT 123 subject to VDOT approval.

4. Streetscape improvements along adjacent street frontages

5. Revision of grades and existing surface parking as necessary

6. Existing entrance to remain

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CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

NORTH

SCOTTS RUN NORTH

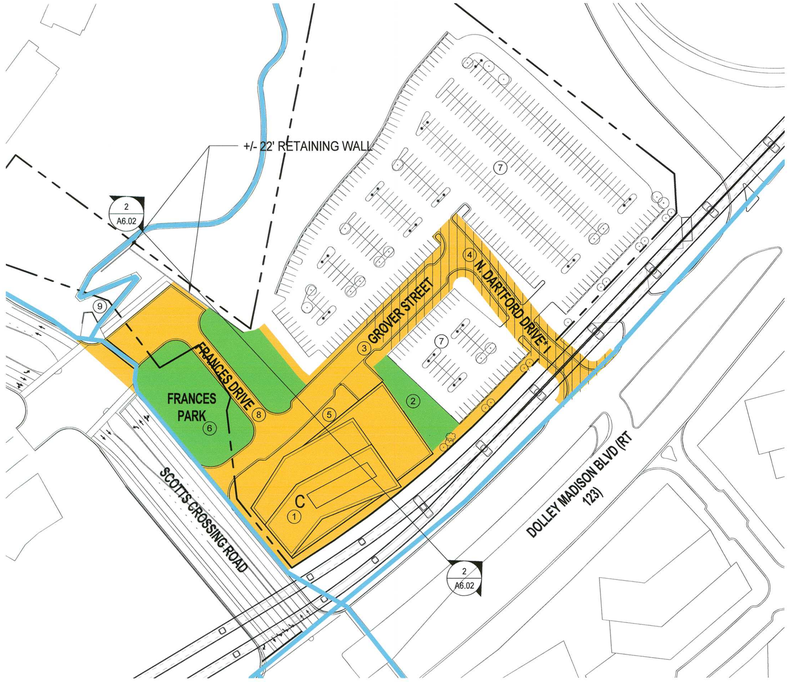
DRAWING TITLE
PHASING

SCALE
As indicated

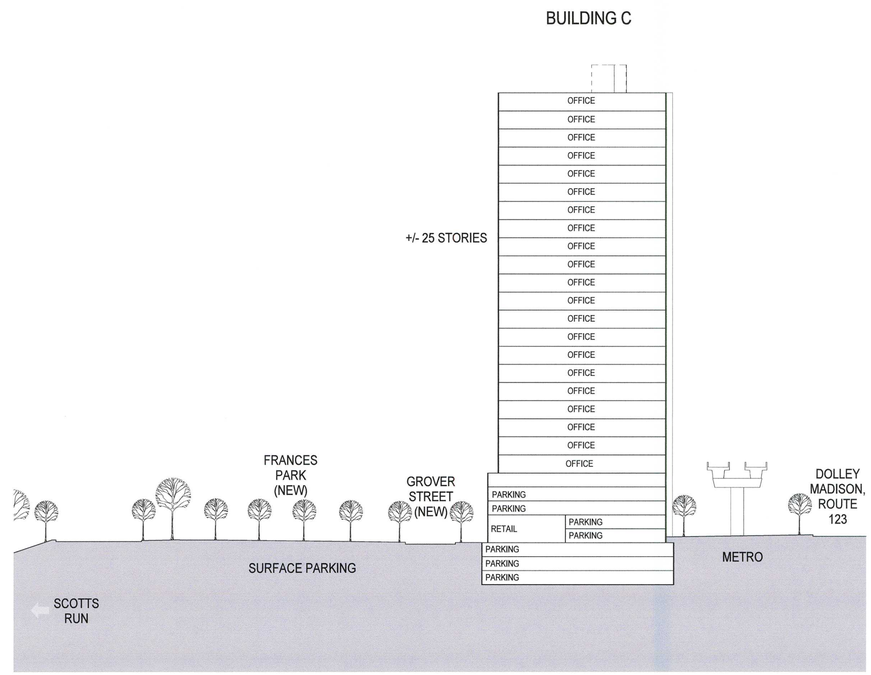
PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A6.01

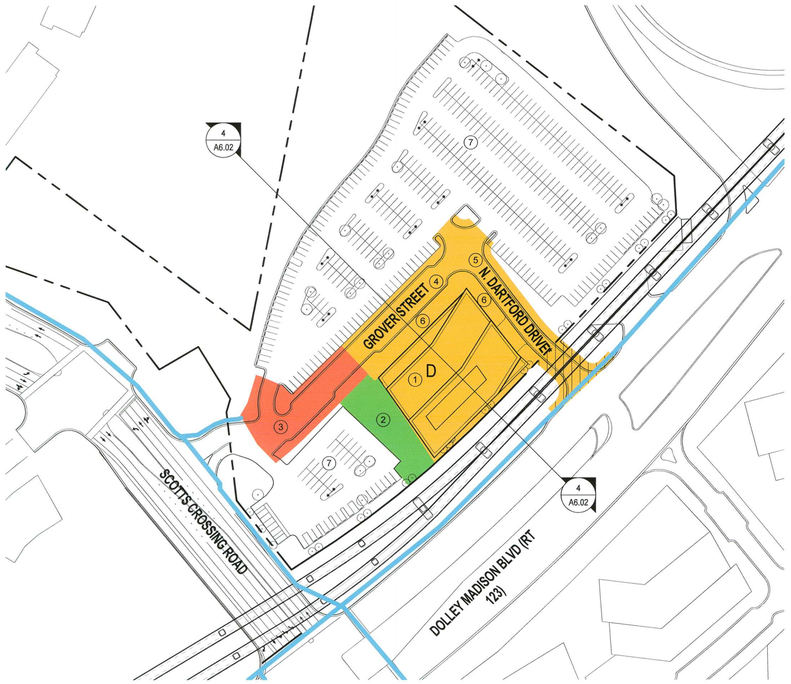
Plot Date: 4/1/2015 1:10:23 PM Author



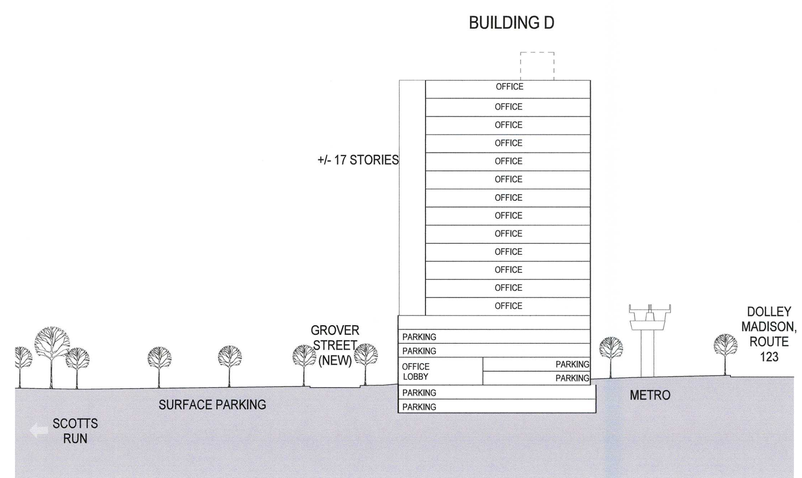
1 BUILDING C PHASING PLAN
SCALE: 1" = 100'-0"



2 BUILDING C PHASING SECTION
SCALE: 1" = 50'-0"



3 BUILDING D PHASING PLAN
SCALE: 1" = 100'-0"



4 BUILDING D PHASING SECTION
SCALE: 1" = 50'-0"

LEGEND

- Proposed Improvements
- Pedestrian Connections to Metro and Surroundings
- Interim Improvements and Pedestrian Paths to Metro
- Proposed Parks / Green Spaces
- Construction Subject to VDOT Approval of 123 Connection

NOTES:

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5. Final vehicular ingress and egress will be determined for each building site at the time of F.D.P. without need for a C. D. P. A.

6. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

BUILDING C PHASING

1. Construction of Building C with parking

2. Construction of interim green space adjacent to Building C

3. Construction of a portion of Grover St. from Scotts Crossing Rd. to N. Dartford Dr.

4. Construction of a portion of N. Dartford Dr. from Rt. 123 to Grover St. Connection to RT 123 subject to VDOT approval.

5. Streetscape improvements along adjacent street frontages

6. Construction of Frances Park adjacent to Building C

7. Revision of grade and existing surface parking as necessary

8. Construction of Frances Drive

9. Construction of trail connection

BUILDING D PHASING

1. Construction of Building D with parking

2. Construction of interim green space adjacent to Building D

3. Construction of interim connection from Scotts Crossing Rd. to Grover St.

4. Construction of a portion of Grover St. to N. Dartford Dr.

5. Construction of a portion of N. Dartford Dr. from Rt. 123 to Grover St. Connection to RT 123 subject to VDOT approval.

6. Streetscape improvements along adjacent street frontages

7. Revision of grades and existing surface parking as necessary

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SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

NORTH

SCOTTS RUN NORTH

DRAWING TITLE

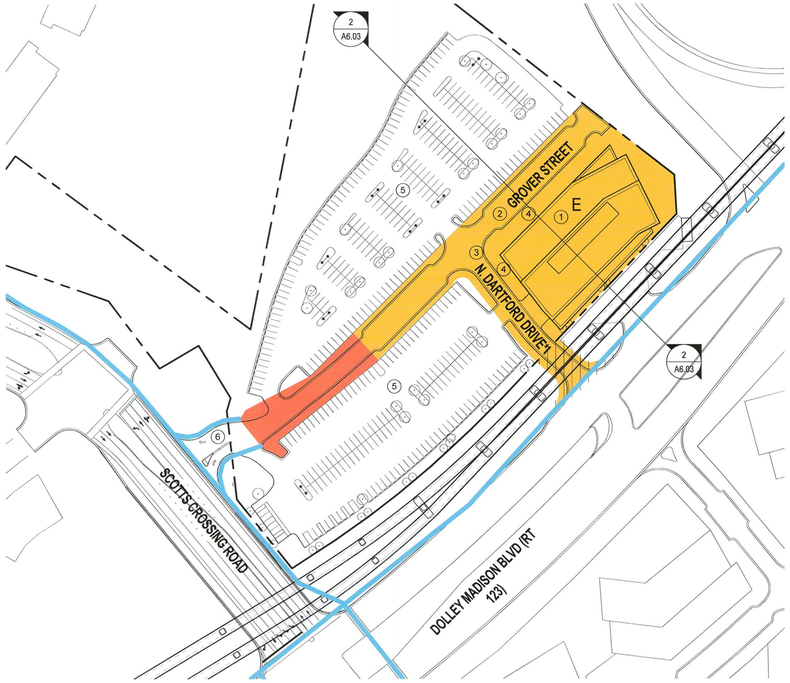
PHASING

SCALE: As indicated

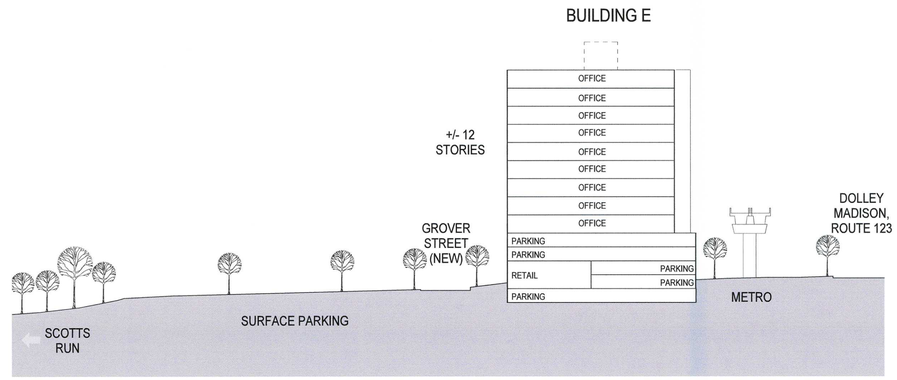
PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A6.02

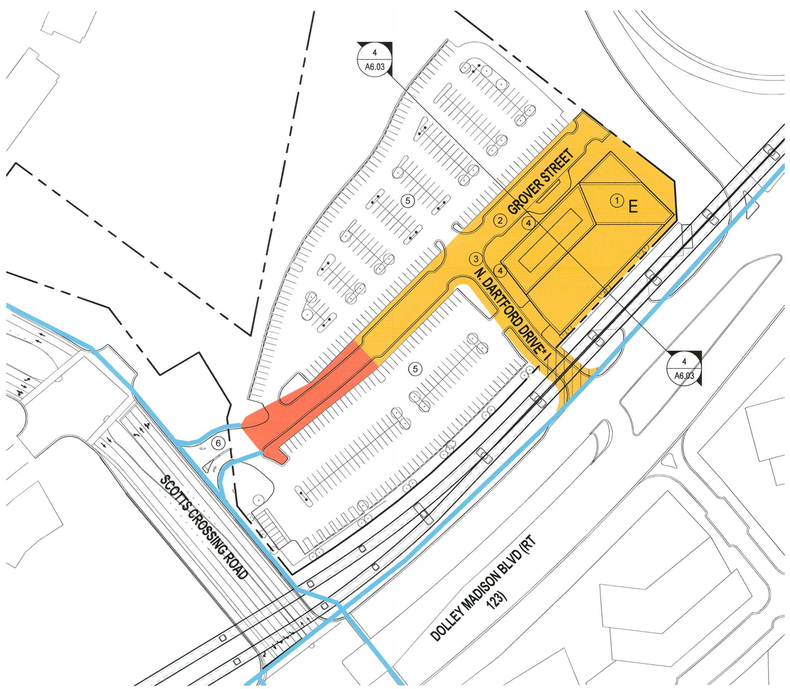
Plot Date: 4/1/2015 1:10:29 PM Author



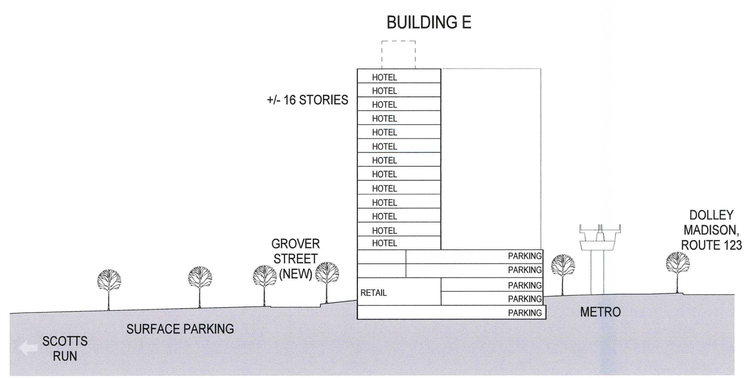
1 BUILDING E PHASING PLAN
SCALE: 1" = 100'-0"



2 BUILDING E PHASING SECTION
SCALE: 1" = 50'-0"



3 BUILDING E HOTEL ALTERNATE PHASING PLAN
SCALE: 1" = 100'-0"



4 BUILDING E HOTEL ALTERNATE PHASING SECTION
SCALE: 1" = 50'-0"

LEGEND

- Proposed Improvements
- Pedestrian Connections to Metro and Surroundings
- Interim Improvements and Pedestrian Paths to Metro
- Proposed Parks / Green Spaces
- Construction Subject to VDOT Approval of 123 Connection

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BUILDING E PHASING

1. Construction of Building E with parking

2. Construction of a portion of Grover St. from Scotts Crossing Rd. to N Dartford Dr.

3. Construction of a portion of N. Dartford Dr. Connection to RT 123 subject to VDOT approval.

4. Streetscape improvements along adjacent street frontages

5. Revision of grade and existing surface parking as necessary

6. Existing vehicular entrance to remain

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SEALS AND SIGNATURES

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MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

NORTH

SCOTTS RUN NORTH

DRAWING TITLE
PHASING

SCALE
As indicated

PROJECT NUMBER
26758.005

DRAWING NUMBER
CDP A6.03

Plot Date: 4/1/2015 1:10:34 PM Author

BUILDING E HOTEL ALTERNATE

NOTE:

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
4.3.15

PROJECT NORTH

SCOTTS RUN NORTH

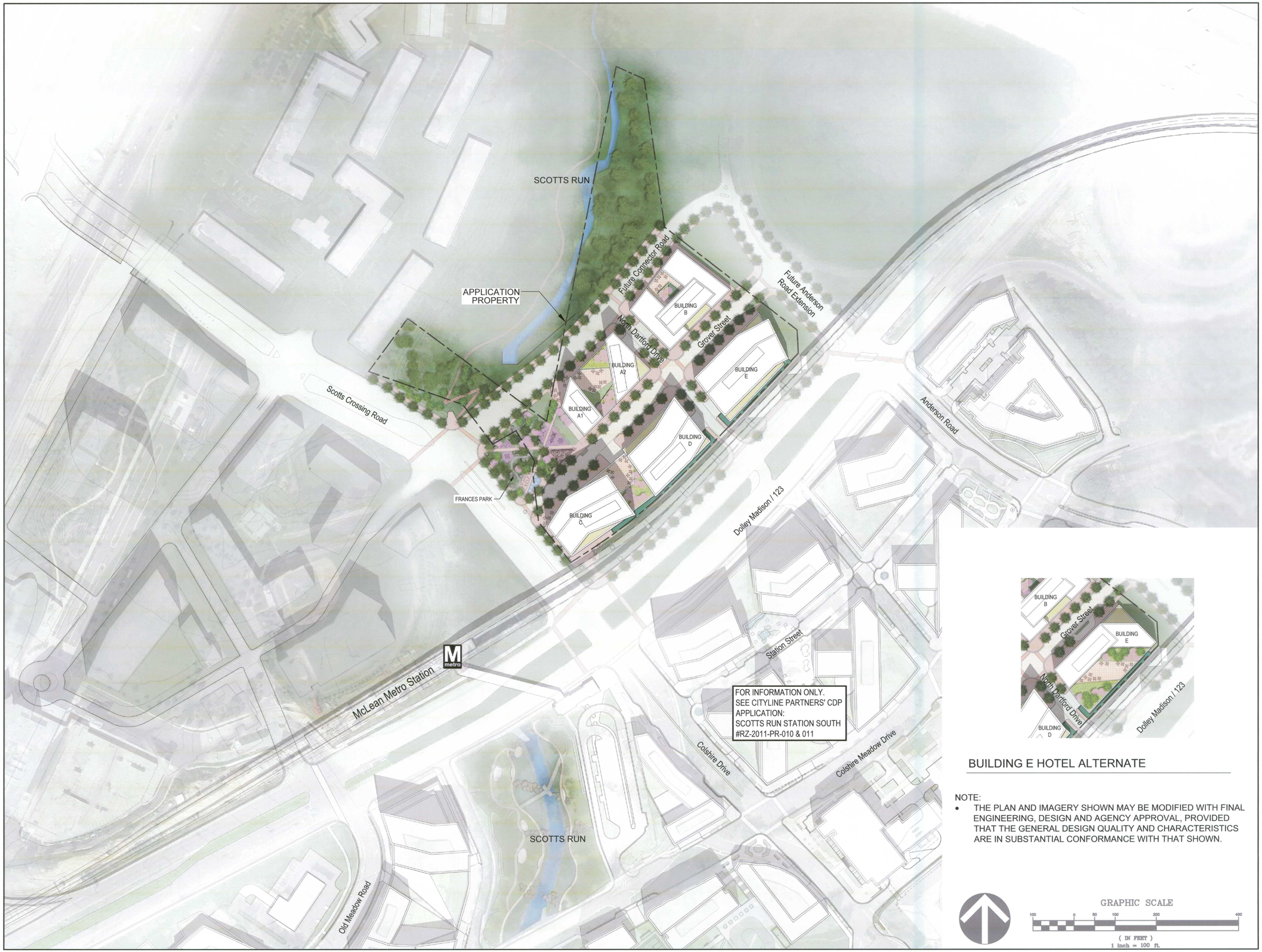
DRAWING TITLE
OVERALL LANDSCAPE & HARDSCAPE PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP L-1

FILE: W:\projects\26758.005\CAD\L\sheet\L-1 OVERALL LANDSCAPE & HARDSCAPE PLAN.dwg USER:albro DATE:Apr, 01 2015 TIME: 08:28 am



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PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
OVERALL LANDSCAPE & HARDSCAPE PLAN – WITH FUTURE ROADWAY
1"=100'

SCALE
26758.005

PROJECT NUMBER
CDP L-1 A
DRAWING NUMBER

FILE: W:\projects\26758.005\CAD\L\sheet\L-1A OVERALL LANDSCAPE & HARDSCAPE PLAN.dwg USER: alibro DATE: Apr. 01 2015 TIME: 08:28 am

PRIMARY PEDESTRIAN CORRIDORS

PRIMARY PEDESTRIAN CORRIDORS ARE INTENDED TO HAVE THE HIGHEST LEVELS OF PEDESTRIAN ACTIVITY AND INTERACTION. THEY TYPICALLY OCCUR NEAR TRANSIT STATIONS AND ARE THE LOCATION OF SIGNIFICANT RETAIL, MAJOR BUILDING ENTRANCES, AND SOCIAL AND CIVIC GATHERING SPACES. PRIMARY PEDESTRIAN CORRIDORS SUPPORT PEDESTRIAN CIRCULATION, BUT SHOULD ALSO INCLUDE SPACES FOR OUTDOOR GATHERING, SIDEWALK CAFES AND BROWSING AREAS. AS A RESULT, THESE AREAS TYPICALLY HAVE THE WIDEST STREETSCAPE AND MOST ANIMATED BUILDING FACADES. THESE CORRIDORS MAY BE IDENTIFIED AS A NEIGHBORHOOD DESTINATION IN AND OF THEMSELVES.

SECONDARY PEDESTRIAN CORRIDORS

SECONDARY PEDESTRIAN CORRIDORS TYPICALLY HAVE SIGNIFICANT PEDESTRIAN VOLUMES, AND GENERALLY ARE UTILIZED FOR PEDESTRIAN MOVEMENT AS OPPOSED TO PEDESTRIAN INTERACTION. SOME RETAIL ACTIVITY THAT IS GENERALLY MORE NEIGHBORHOOD OR DISTRICT-SERVING OCCURS WITHIN THESE CORRIDORS. RESIDENTIAL AND CIVIC USES SHOULD HAVE THEIR ENTRANCES FACING SECONDARY PEDESTRIAN CORRIDORS. THESE CORRIDORS TYPICALLY HAVE WIDER STREETSCAPES TO FACILITATE PEDESTRIAN MOVEMENT, AND A SIGNIFICANT LEVEL OF BUILDING FACADE ANIMATION TO CREATE AN INTERESTING AND COMFORTABLE WALKING ENVIRONMENT.

TERTIARY PEDESTRIAN CORRIDORS

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ENHANCED PLACEMAKING OPPORTUNITIES

IN ADDITION TO PEDESTRIAN CORRIDORS, LOCATIONS FOR ENHANCED PLACEMAKING SHOULD BE INDICATED ON THE PEDESTRIAN HIERARCHY PLAN. THESE ARE INTENDED TO HIGHLIGHT CERTAIN AREAS AS PLACES OF IMPORTANCE, OR OPPORTUNITIES TO EMPHASIZE THE CHARACTER OR IDENTITY OF A DISTRICT, CORRIDOR, OR NEIGHBORHOOD. THESE CAN BE LOCATIONS OF RETAIL, CIVIC FACILITIES, URBAN OPEN SPACES, PUBLIC ART, SPECIAL ARCHITECTURE AND / OR OTHER ELEMENTS WHICH CREATE AN IDENTIFIABLE DESTINATION.

TRAILS

BIKE ROUTES

EXISTING TRAIL

BUILDING E HOTEL ALTERNATE

NOTE:

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- OFF-SITE PEDESTRIAN CIRCULATION ALONG DOLLEY MADISON AND SCOTTS CROSSING ROAD TO BE PROVIDED BY OTHERS.

GRAPHIC SCALE

100 0 50 100 200 400

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Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE

PEDESTRIAN CIRCULATION PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP L-2

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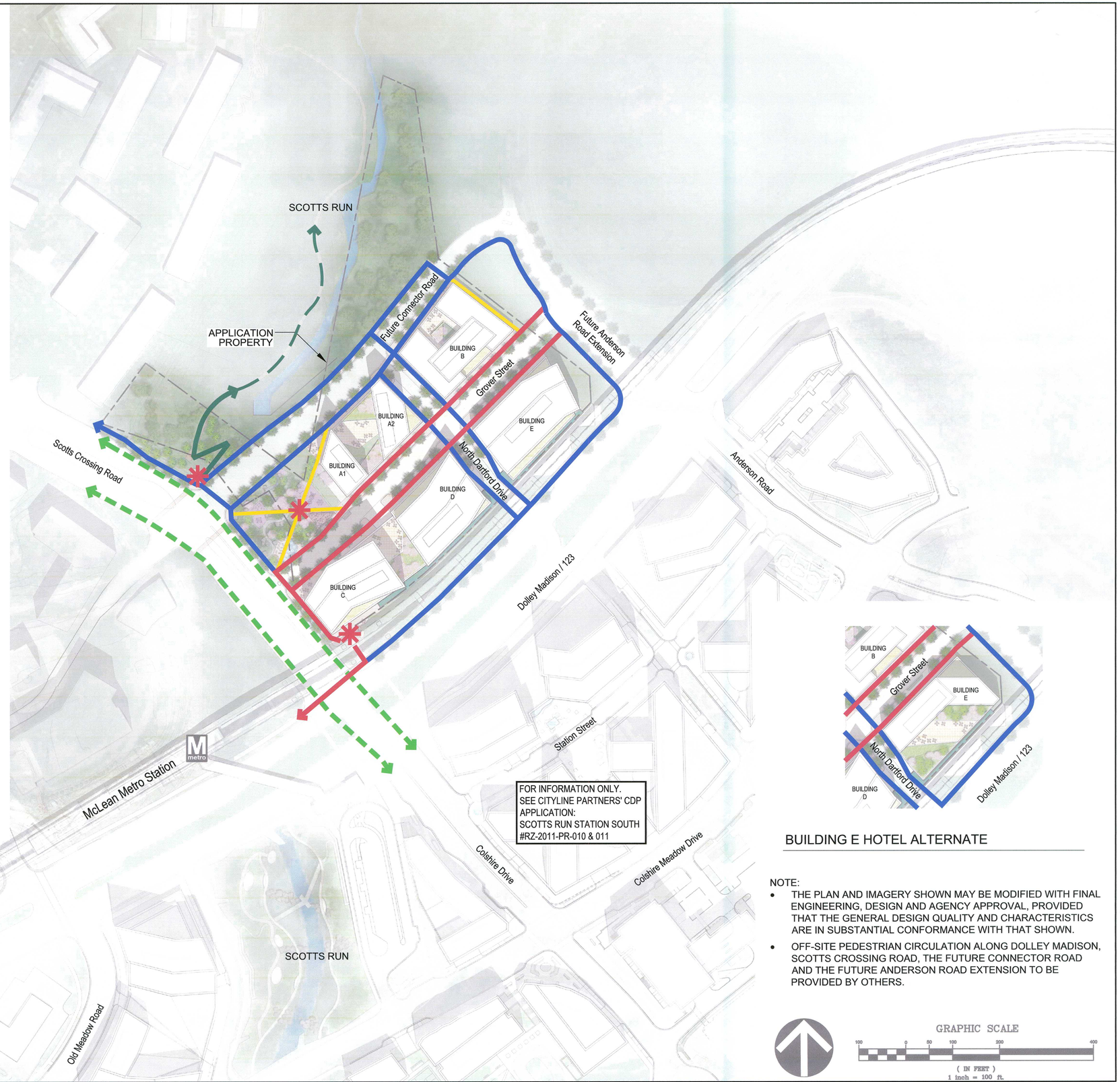

FOR INFORMATION ONLY.
SEE CITYLINE PARTNERS' CDP APPLICATION:
SCOTTS RUN STATION SOUTH
#RZ-2011-PR-010 & 011

BUILDING E HOTEL ALTERNATE

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
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LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

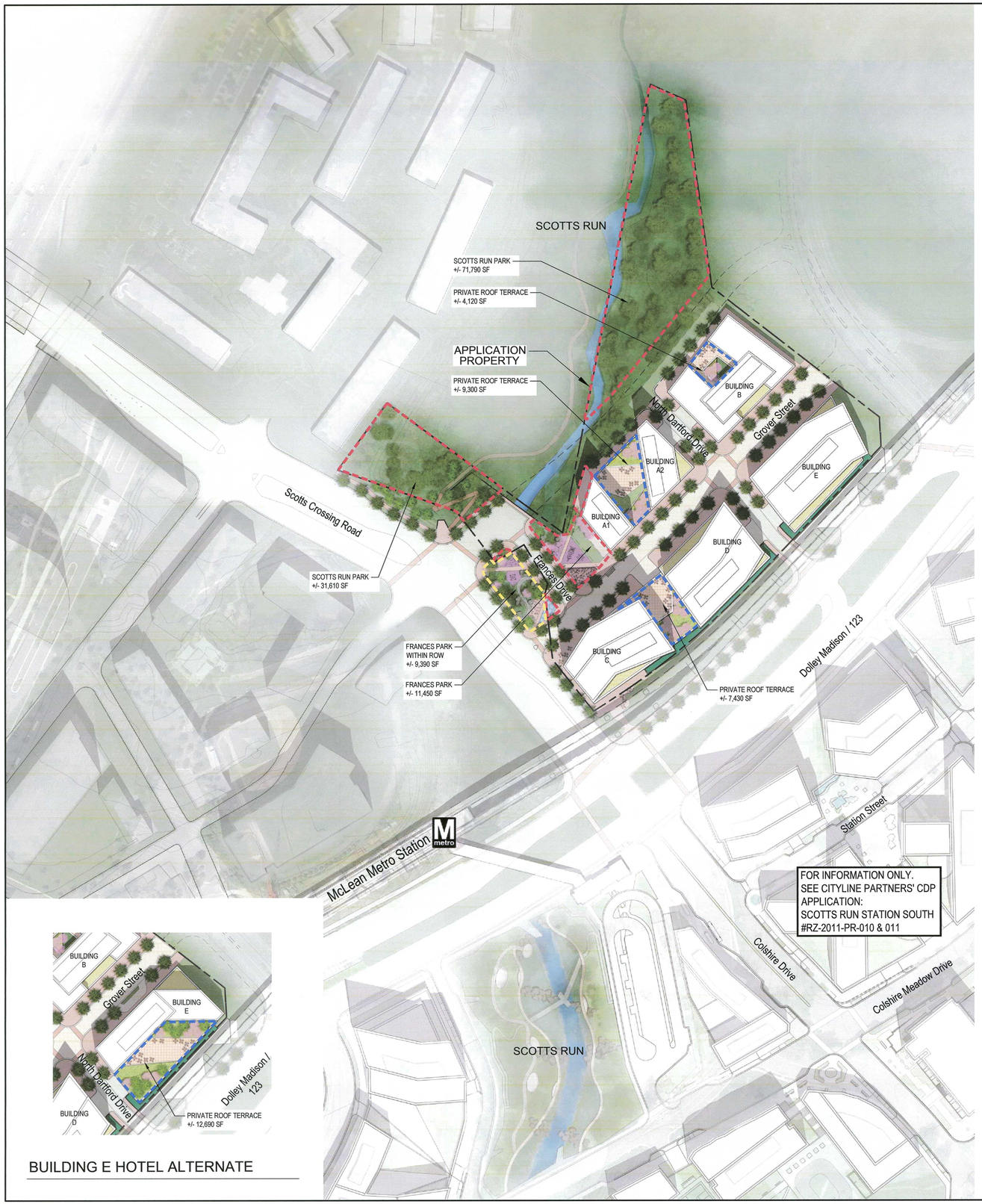
DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN – WITH FUTURE ROADWAY
1"=100'

SCALE
26758.005

PROJECT NUMBER
CDP

DRAWING NUMBER
L-2 A

FILE: W:\projects\26758.005\CAD\L\sheet\L-2A PEDESTRIAN CIRCULATION PLAN.dwg USER: albro DATE: Apr. 01 2015 TIME: 08:28 am



BUILDING E HOTEL ALTERNATE

PARK & OPEN SPACE CALCULATIONS - BASE PLAN

Parks and Open Space Recommended Per Comprehensive Plan						
Use	**GSF**	**Units @ 1050 GSF/ unit avg.**	**People Ratio**	**People**	**Park Space Ratio**	**Acres of Park Space Recommended**
Residential	497,000	473	1.75 residents per unit	828	1.5 acres per 1000 residents	1.24
Office	954,000	N/A	300 sf per employee	3,180		
Retail	49,000	N/A	450 sf per employee	109		
Total Number of Employees	N/A	N/A		3,289	1 acre per 10,000 employees	0.33
TOTAL NEW GFA	**1,500,000**			**7,406**		**1.57**

Parks and Open Space Provided on Master Plan	
ACRES	
Public Open Space - At Grade (acres)	2.64
Public Open Space Within Right-of-Way - At Grade (acres)	0.22
Public Open Space - Above Grade (acres)	0.00
TOTAL OPEN SPACE PROPOSED (acres)	2.85
PRIVATE OPEN SPACE - Above Grade (for information only (ac))	0.48

Recreational Facilities Recommended			
Use	**Ratio**	**Recommended**	**Provided**
Playgrounds	**1/2800 residents**	**0.30**	**1**
Multi-Use Courts [1]	**1 per 2100 residents**	**0.39**	**1**
Athletic Fields [2]	**1 per 4.5 M new GFA**	**0.33**	**-**

1. MULTI-GENERATIONAL PARK WITH PARKOUR COURSE PROVIDED TO FULFILL THIS REQUIREMENT
2. ATHLETIC FIELD REQUIREMENT FULFILLED IN SCOTTS RUN STATION SOUTH CDP #RZ-2011-PR-010 & 011 APPROVED APRIL 9, 2013.

PARK & OPEN SPACE CALCULATIONS - BUILDING E HOTEL ALTERNATE

Parks and Open Space Recommended Per Comprehensive Plan						
Use	**GSF**	**Units @ 1050 GSF/ unit avg.**	**People Ratio**	**People**	**Park Space Ratio**	**Acres of Park Space Recommended**
Residential	497,000	473	1.75 residents per unit	828	1.5 acres per 1000 residents	1.24
Office	725,000	N/A	300 sf per employee	2,417		
Retail	49,000	N/A	450 sf per employee	109		
Hotel	229,000	N/A	1,350 sf per employee	170		
Total Number of Employees	N/A	N/A		2,695	1 acre per 10,000 employees	0.27
TOTAL NEW GFA	**1,500,000**			**6,219**		**1.51**

Parks and Open Space Provided on Master Plan	
ACRES	
Public Open Space - At Grade (acres)	2.64
Public Open Space Within Right-of-Way - At Grade (acres)	0.22
Public Open Space - Above Grade (acres)	0.00
TOTAL OPEN SPACE PROPOSED (acres)	2.85
PRIVATE OPEN SPACE - Above Grade (for information only (ac))	0.77

Recreational Facilities Recommended			
Use	**Ratio**	**Recommended**	**Provided**
Playgrounds[1]	**1/2800 residents**	**0.43**	**1**
Multi-Use Courts[1]	**1 per 2100 residents**	**0.58**	**1**
Athletic Fields[2]	**1 per 4.5 M new GFA**	**0.33**	**-**

1. MULTI-GENERATIONAL PARK WITH PLAYGROUND AND PARKOUR COURSE PROVIDED TO FULFILL THIS REQUIREMENT
2. ATHLETIC FIELD REQUIREMENT FULFILLED IN SCOTTS RUN STATION SOUTH CDP #RZ-2011-PR-010 & 011 APPROVED APRIL 9, 2013.

PARK & OPEN SPACE LEGEND

SEE SHEET L-5 FOR PARK TYPOLOGY PHOTOS

- PUBLICLY ACCESSIBLE PARK SPACE
- PUBLICLY ACCESSIBLE PARK SPACE WITHIN RIGHT-OF-WAY
- PRIVATE PARK / OPEN SPACE (SHOWN FOR INFORMATION ONLY)

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- PARK AND OPEN SPACE CALCULATIONS ASSOCIATED WITH BLOCK A & B TOWER ALTERNATE DOES NOT REDUCE PUBLIC OPEN SPACE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
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PROJECT NORTH

SCOTTS RUN NORTH

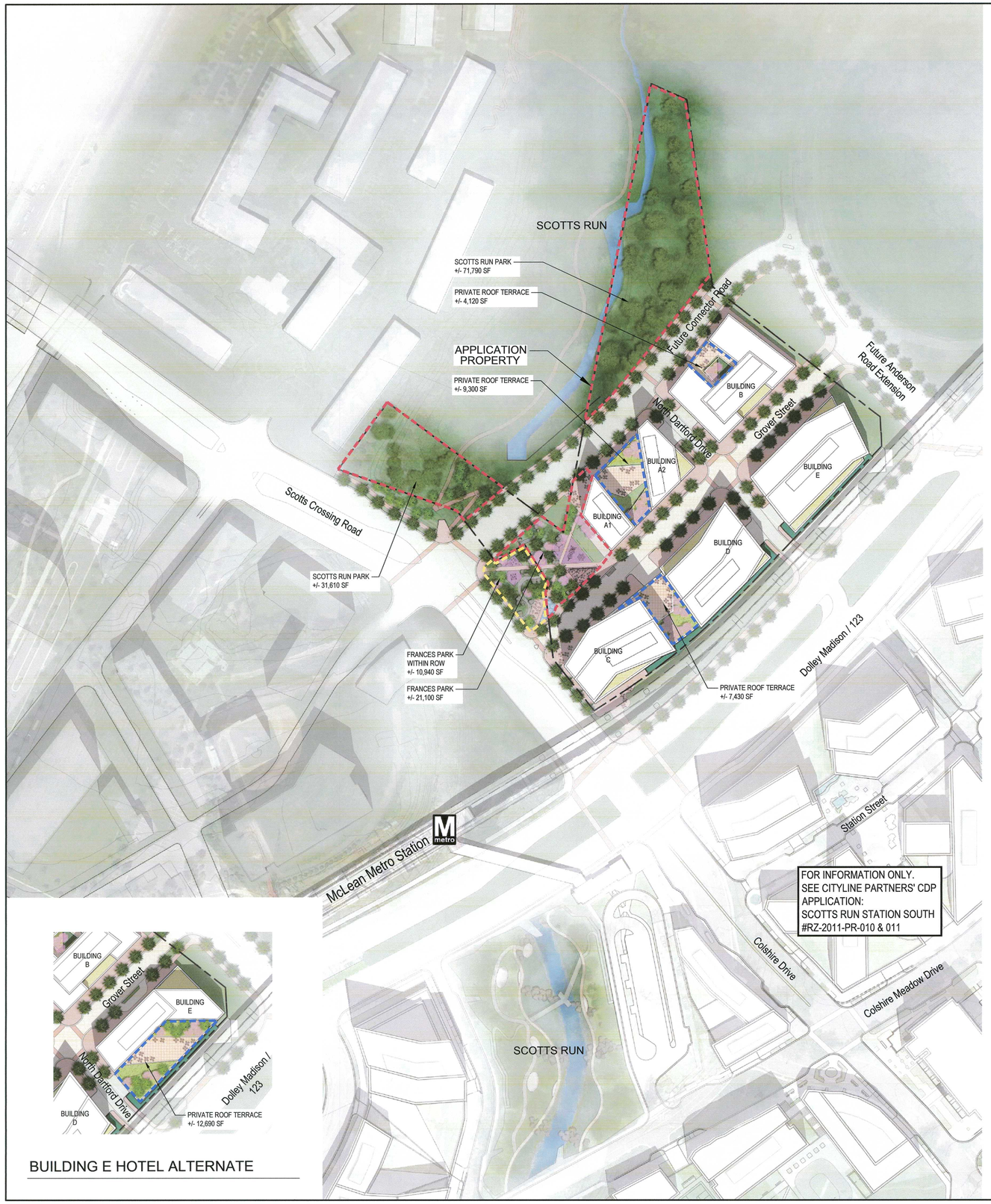
DRAWING TITLE
OVERALL PARKS & OPEN SPACE PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP** **L-3**

FILE: W:\projects\26758.005\CAD\L\sheet\L-3 PARKS & OPEN SPACE PLAN.dwg USER: silbro DATE: Apr, 01 2015 TIME: 08:29 am



BUILDING E HOTEL ALTERNATE

PARK & OPEN SPACE CALCULATIONS - BASE PLAN

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Total Number of Employees	N/A	N/A		3,289	1 acre per 10,000 employees	0.33
TOTAL NEW GFA	1,500,000			7,406		1.57

Parks and Open Space Provided on Master Plan	
ACRES	
Public Open Space - At Grade (acres)	2.86
Public Open Space Within Right-of-Way - At Grade (acres)	0.25
Public Open Space - Above Grade (acres)	0.00
TOTAL OPEN SPACE PROPOSED (acres)	3.11
PRIVATE OPEN SPACE - Above Grade (for information only (ac))	0.48

Recreational Facilities Recommended			
Use	Ratio	Recommended	Provided
Playgrounds	1/2800 residents	0.30	1
Multi-Use Courts [1]	1 per 2100 residents	0.39	1
Athletic Fields [2]	1 per 4.5 M new GFA	0.33	-

1. MULTI-GENERATIONAL PARK WITH PARKOUR COURSE PROVIDED TO FULFILL THIS REQUIREMENT
2. ATHLETIC FIELD REQUIREMENT FULFILLED IN SCOTTS RUN STATION SOUTH CDP #RZ-2011-PR-010 & 011 APPROVED APRIL 9, 2013.

PARK & OPEN SPACE CALCULATIONS - BUILDING E HOTEL ALTERNATE

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Recreational Facilities Recommended			
Use [1]	Ratio	Recommended	Provided
Playgrounds [1]	1/2800 residents	0.43	1
Multi-Use Courts	1 per 2100 residents	0.57	1
Athletic Fields [2]	1 per 4.5 M new GFA	0.33	-

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GRAPHIC SCALE

100 0 80 100 200 400

(IN FEET)
1 inch = 100 ft.

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SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
OVERALL PARKS & OPEN SPACE PLAN – WITH FUTURE ROADWAY
1"=100'

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP L-3 A

FILE: W:\projects\26758.005\CAD\L\sheet\L-3A PARKS & OPEN SPACE PLAN.dwg USER: sitbro DATE: Apr. 01 2015 TIME: 08:29 am

FOR INFORMATION ONLY.
SEE CITYLINE PARTNERS' CDP APPLICATION:
SCOTTS RUN STATION SOUTH
#RZ-2011-PR-010 & 011

LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Tables and Chairs
- Water Feature

Landscape Legend

- Category IV Deciduous Tree
- Category III Deciduous Tree
- Category II Deciduous Tree
- Tree Pit (8' Min. Soil Width)
- Urban Bio-Retention Tree Pit (8' Min. Soil Width)
- Urban Bio-Retention Tree Pit with Refuge Strip - See Detail 2, Sheet L-9
- Landscape Bed
- Naturalized Landscape
- Scotts Run

BUILDING E HOTEL ALTERNATE

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- SEE SHEET L-9 FOR LANDSCAPE DETAIL NOTES.
- SEE SHEET L-11 FOR LOCATIONS OF ALL URBAN BIO-RETENTION TREE PITS AND THE PRELIMINARY TREE PLANT LIST.

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

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SEALS AND SIGNATURES

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MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
LANDSCAPE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP L-4

FILE: W:\projects\26758.005\CAD\L\sheet\L-4 CLEVELAND LANDSCAPE PLAN.dwg USER: silbra DATE: Apr. 01 2015 TIME: 08:29 am

FOR INFORMATION ONLY.
SEE CITYLINE PARTNERS' CDP APPLICATION:
SCOTTS RUN STATION SOUTH
#RZ-2011-PR-010 & 011

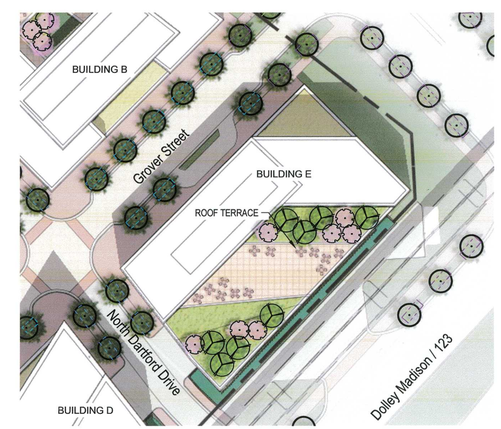
LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Tables and Chairs
- Water Feature

Landscape Legend

- Category IV Deciduous Tree
- Category III Deciduous Tree
- Category II Deciduous Tree
- Tree Pit (8' Min. Soil Width)
- Urban Bio-Retention Tree Pit (8' Min. Soil Width)
- Urban Bio-Retention Tree Pit with Refuge Strip - See Detail 2, Sheet L-9
- Landscape Bed
- Naturalized Landscape
- Scotts Run



BUILDING E HOTEL ALTERNATE

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- SEE SHEET L-11 A FOR LOCATIONS OF ALL URBAN BIO-RETENTION TREE PITS AND THE PRELIMINARY TREE PLANT LIST.

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

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
LANDSCAPE PLAN – WITH FUTURE ROADWAY

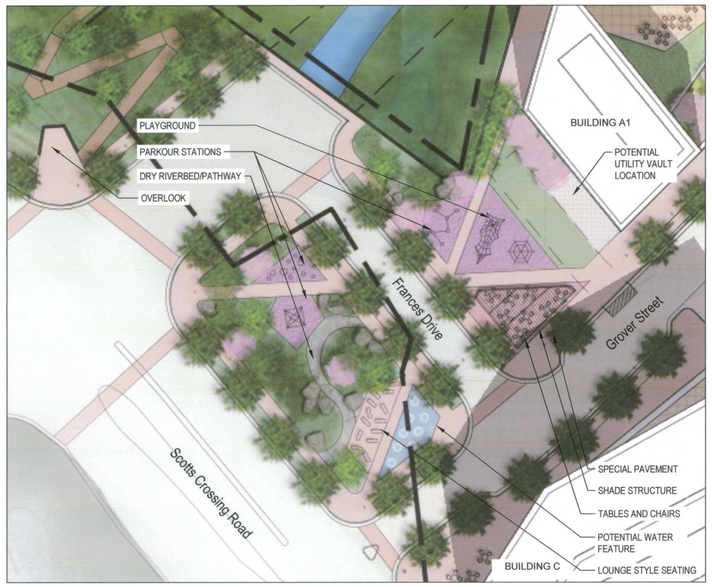
SCALE 1"=60'

PROJECT NUMBER 26758.005

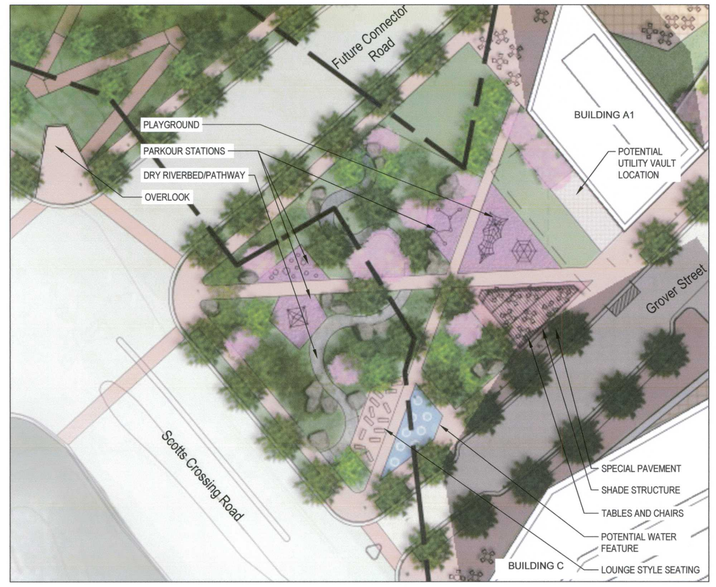
DRAWING NUMBER CDP L-4 A

FILE: W:\projects\26758.005\CAD\L\sheet\L-4A CLEVELAND LANDSCAPE PLAN.dwg USER: silbra DATE: Apr. 01 2015 TIME: 08:30 am

FRANCES PARK ENLARGEMENT



FRANCES PARK ENLARGEMENT - WITH FUTURE ROADWAY



FRANCES PARK

PROVIDES FOR ACTIVE RECREATIONAL SPACE FOR NEARBY RESIDENTS AND WORKERS.

POTENTIAL ACTIVITIES AND AMENITIES:

- PARKOUR STATIONS
- PLAYGROUNDS
- PICNIC AREAS
- INTERACTIVE WATER FEATURES
- BENCHES AND SEATING
- PUBLIC ART
- PATHS/TRAILS

NOTE:

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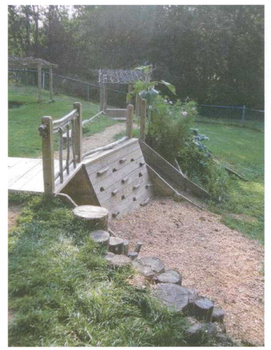
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CHARACTER IMAGES

NATURAL PLAYGROUND



OUTDOOR SEATING

PARKOUR STATIONS

SPLASH PAD

SHADE STRUCTURE

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SEALS AND SIGNATURES

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MATTHEW J. TAUSCHER
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4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

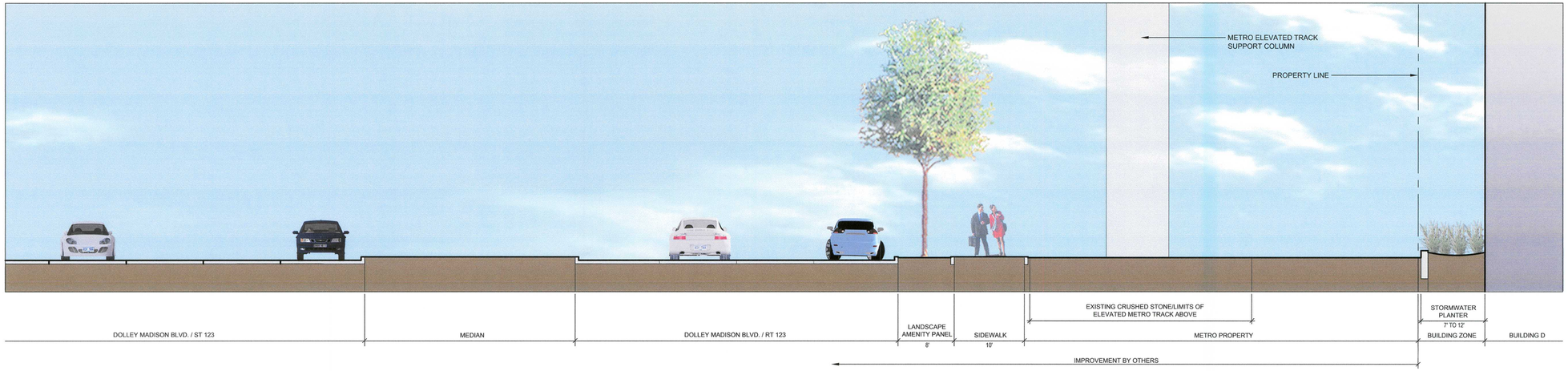
DRAWING TITLE
FRANCES PARK ENLARGEMENT

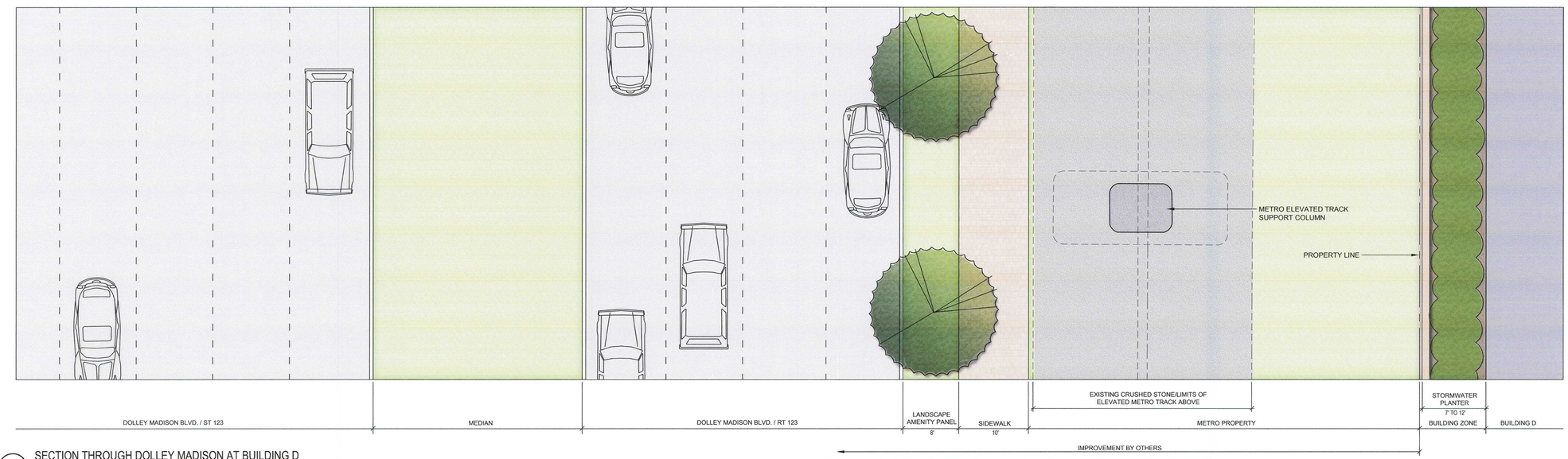
SCALE
26758.005

PROJECT NUMBER
CDP

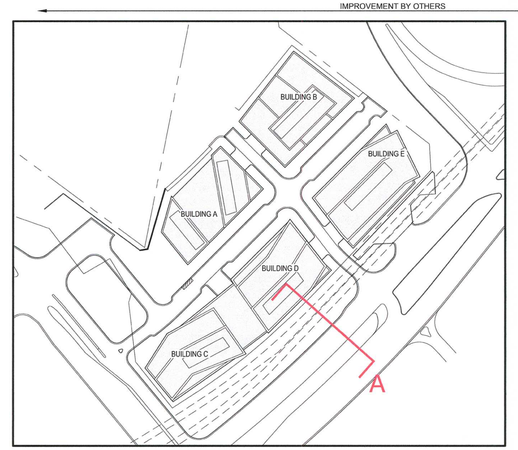
DRAWING NUMBER
L-5

FILE: W:\projects\26758.005\CAD\L\sheet\L-5 ENLARGEMENTS.dwg USER: slibro DATE: Apr. 01 2015 TIME: 08:30 am





(A) SECTION THROUGH DOLLEY MADISON AT BUILDING D
1/8"= 1'-0"



SECTION KEY

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Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

CDP L-6

DRAWING NUMBER

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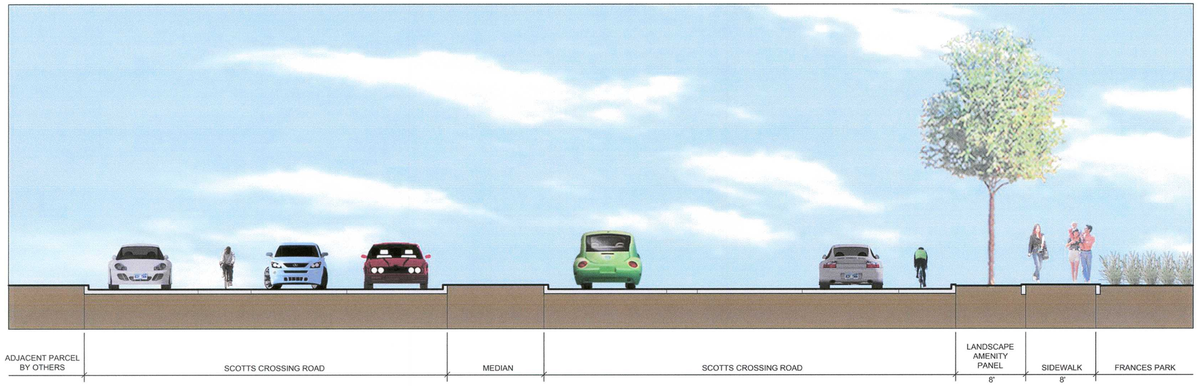
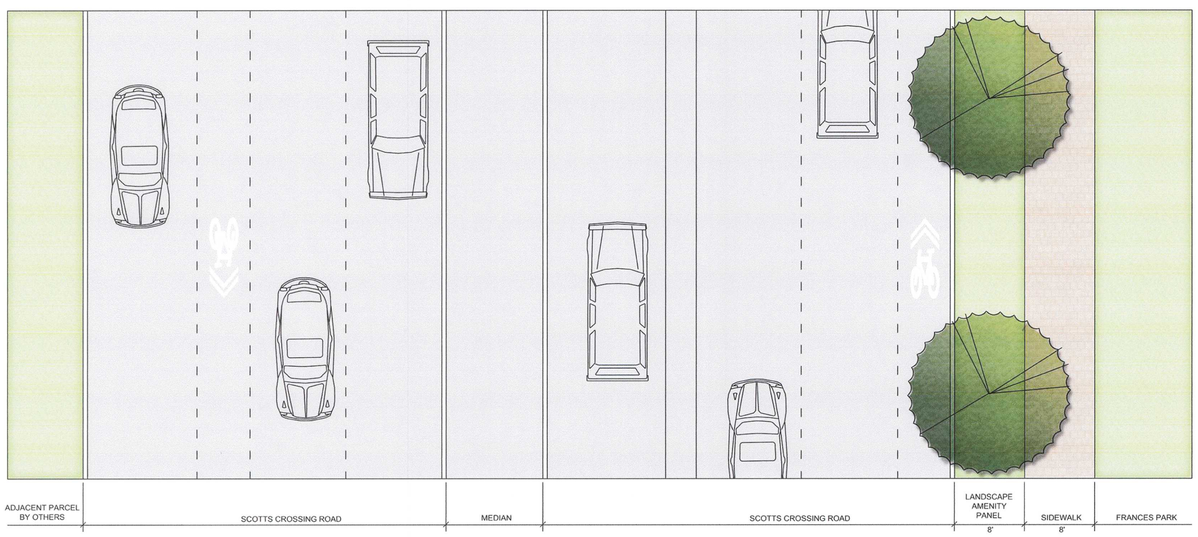
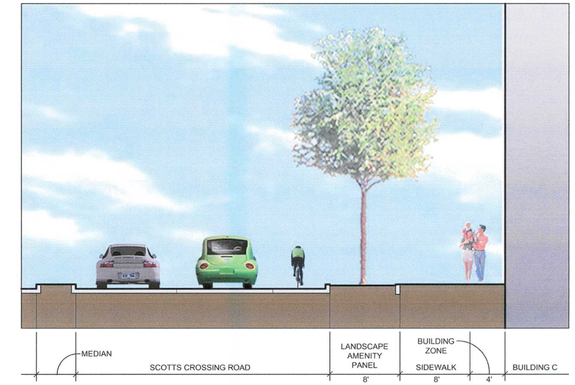
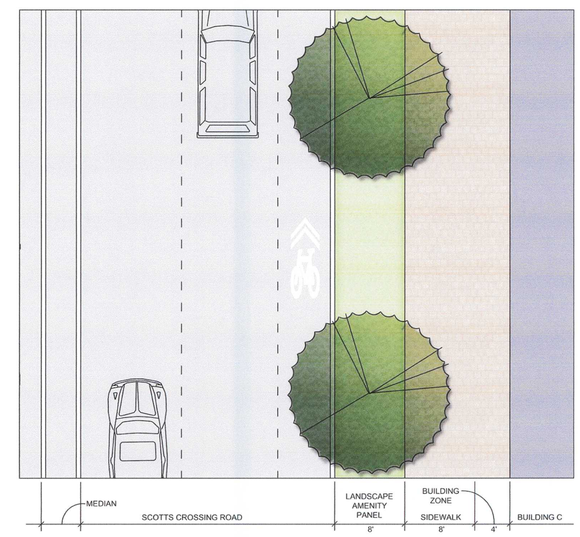


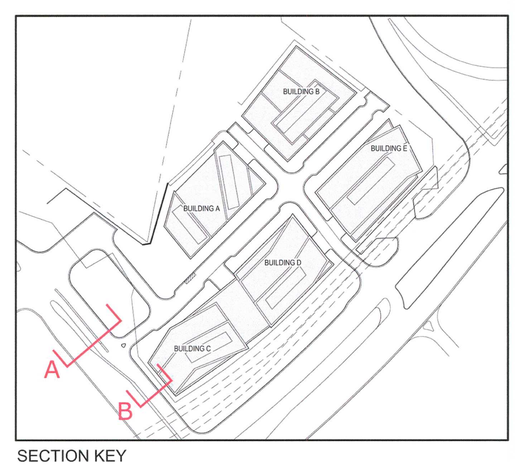


A SECTION THROUGH SCOTTS CROSSING ROAD AT FRANCES PARK
1/8"= 1'-0"





B SECTION THROUGH SCOTTS CROSSING ROAD AT BUILDING C
1/8"= 1'-0"



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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

CDP L-7

DRAWING NUMBER

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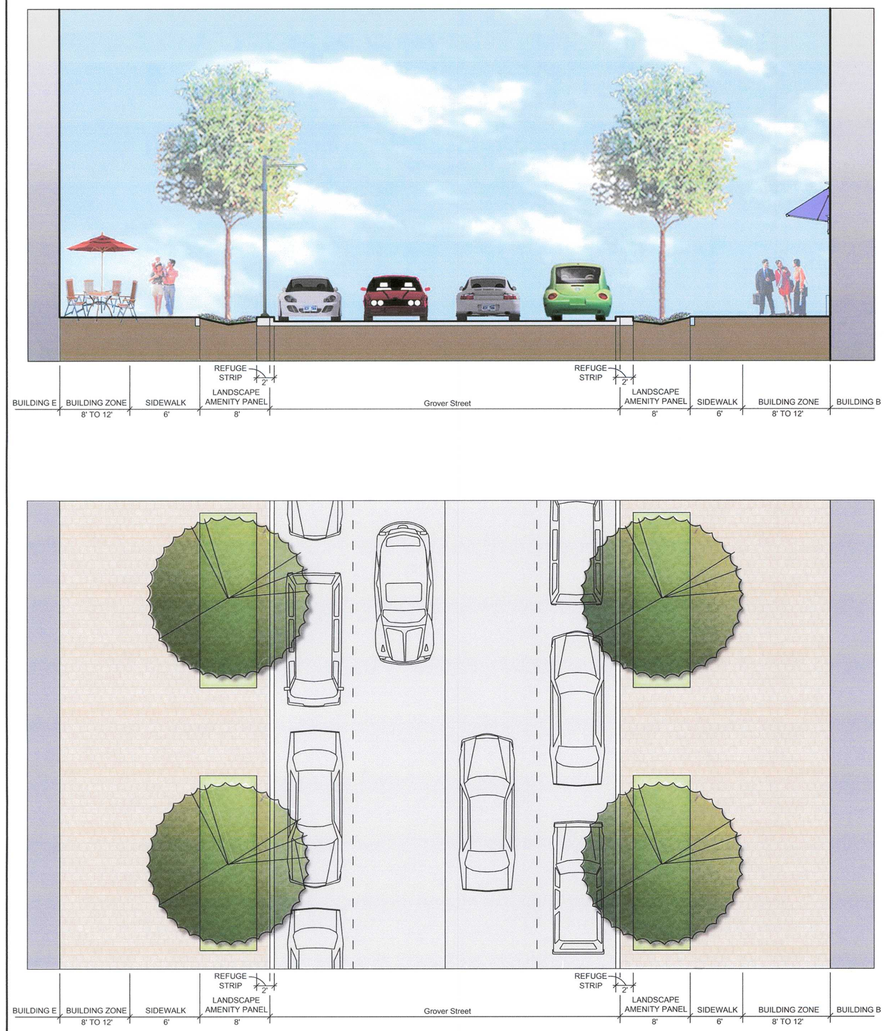
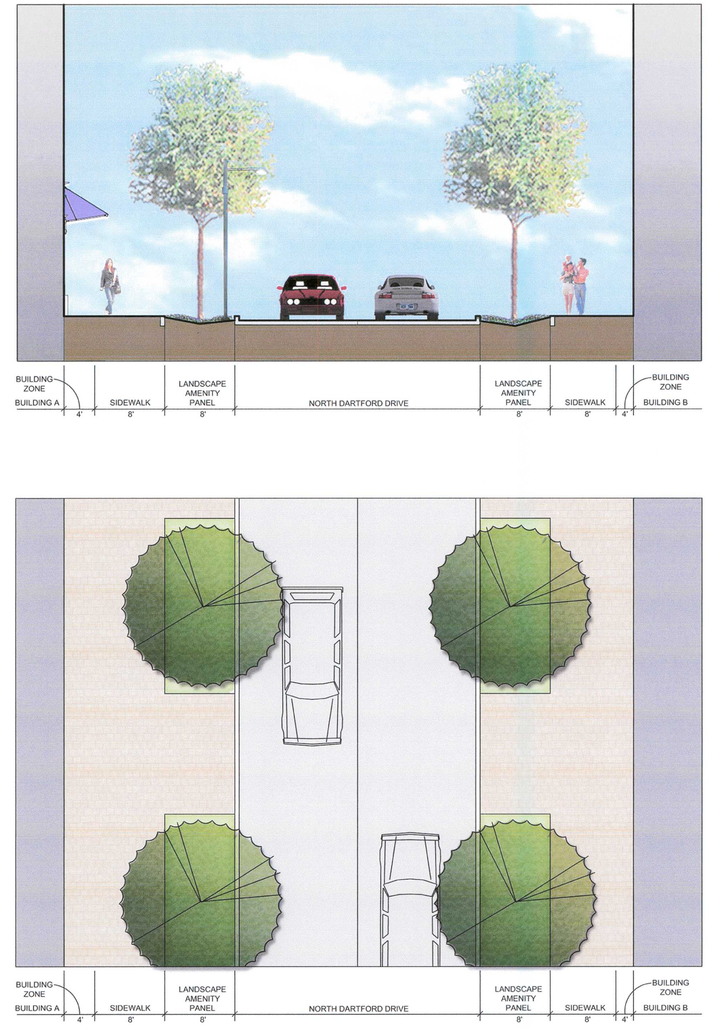
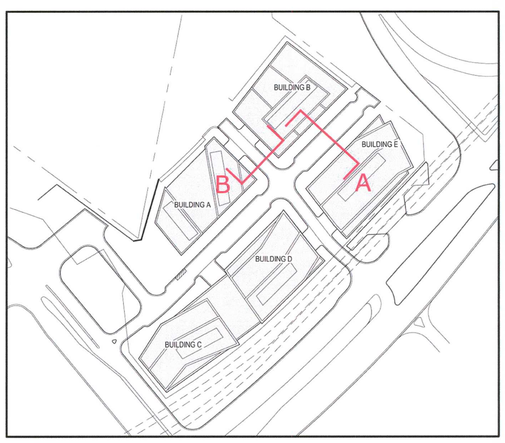


A SECTION THROUGH GROVER STREET AT BULDINGS B AND E
1/8"= 1'-0"



B SECTION THROUGH DARTFORD DRIVE AT BUILDINGS A AND B
1/8"= 1'-0"



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Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE 26758.005

PROJECT NUMBER

CDP L-8

DRAWING NUMBER

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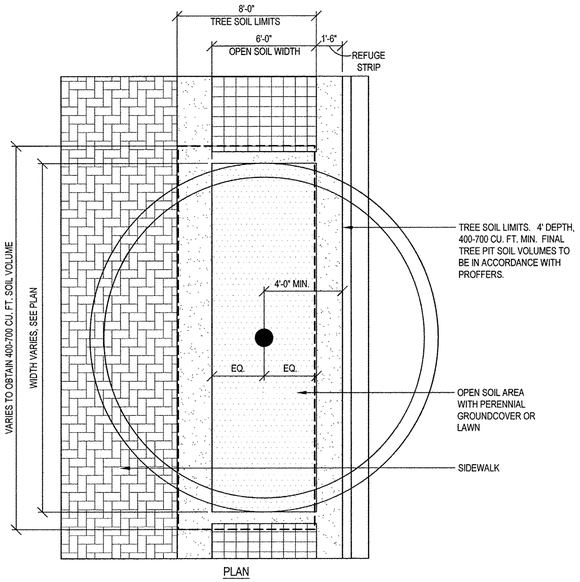
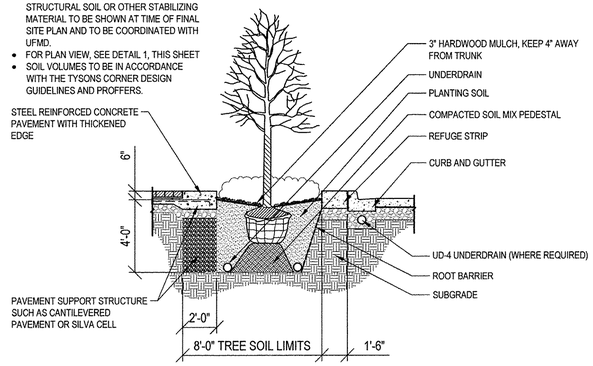


PLAN

1 Landscape Amenity Panel Adjacent to Parking (with Refuge Strip)

1/4" = 1'-0"

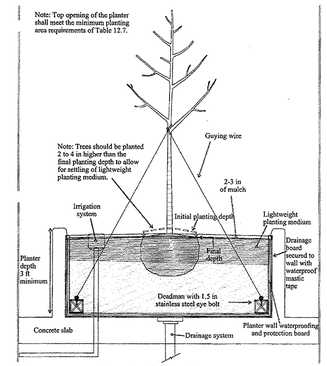
NOTE:
- PAVEMENT SUPPORT STRUCTURE SUCH AS CANTILEVERED PAVEMENT OR SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STRUCTURAL SOIL OR OTHER STABILIZING MATERIAL TO BE SHOWN AT TIME OF FINAL SITE PLAN AND TO BE COORDINATED WITH UFMD.
- FOR PLAN VIEW, SEE DETAIL 1, THIS SHEET
- SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES AND PROFFERS.



SECTION

2 Urban Bio-Retention Tree Pit with Refuge Strip

1/4" = 1'-0"



3 Tree Planter on Deck Structure

NTS

NOTES:
1. DETAILS SHOWN REPRESENT AREAS WHERE THE OPEN SOIL WIDTH IS LESS THAN 8 FT AND APPEAR ONLY ON GROVER STREET WHERE ADJACENT TO PARKING. ALL OTHER LOCATIONS TO HAVE MINIMUM 8' OPEN SOIL WIDTH.
2. MINIMUM 400 CU. FT. TREE SOIL VOLUME IN PRIMARY PEDESTRIAN CORRIDORS, SECONDARY PEDESTRIAN CORRIDORS WITH RETAIL, AND WHERE UTILITIES CANNOT BE LOCATED IN THE ROADWAY OR UNDER THE SIDEWALK ZONE. MINIMUM 700 CU. FT. TREE SOIL VOLUME IN ALL OTHER INSTANCES.
3. INSTALL LINEAR ROOT BARRIER IN TREE PIT PARALLEL TO CURBS ADJACENT TO TRAFFIC LANES

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ISSUED FOR	REV	DATE
SUBMITTED		04.03.2015
SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

PROJECT NORTH

SCOTTS RUN NORTH

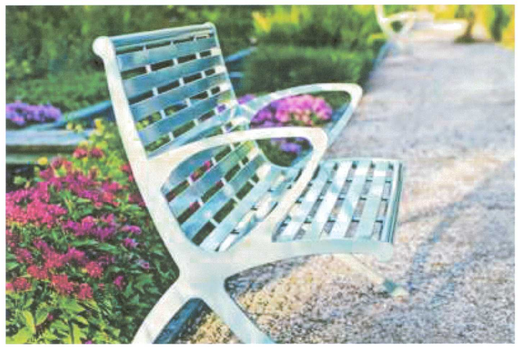
DRAWING TITLE
LANDSCAPE DETAILS

SCALE
26758.005

PROJECT NUMBER
CDP

DRAWING NUMBER
L-9

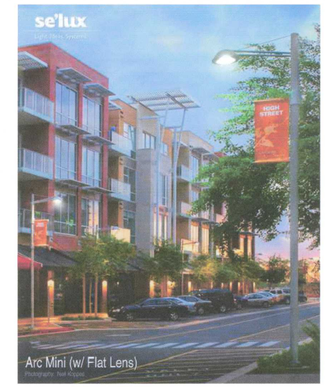
FILE: W:\projects\26758.005\CAD\L\sheet\L-9 LANDSCAPE DETAILS.dwg USER: slbro DATE: Apr, 01 2015 TIME: 08:30 am



PARK VUE BENCH - LANDSCAPE FORMS

STEELSITES LITTER RECEPTACLE - VICTOR STANLEY

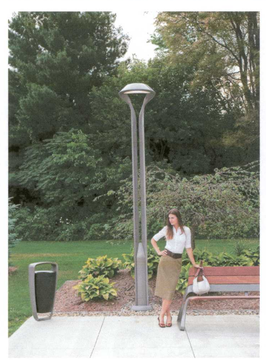
RING BIKE RACK - LANDSCAPE FORMS

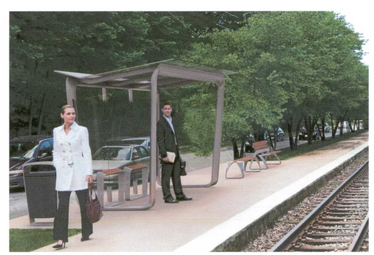


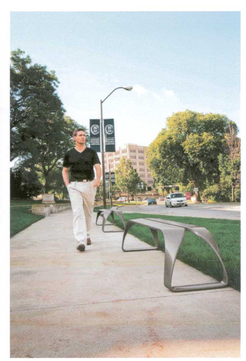
ARC MINI LIGHT - SE'LUX

STANDARD SITE FURNISHINGS

METRO 40 LINE OF FURNISHINGS - LANDSCAPE FORMS







SPECIAL SITE FURNISHINGS

SPECIAL FURNISHINGS WILL BE LOCATED IN THE HIGHLIGHTED AREA ABOVE

NOTE:

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

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SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
SITE FURNISHINGS

SCALE 26758.005

PROJECT NUMBER

CDP L-10

DRAWING NUMBER

FILE: W:\projects\26758.005\CAD\L\sheet\L-11 SITE FURNISHINGS.dwg USER: silbra DATE: Apr. 01 2015 TIME: 08:30 am

Table 12.3 : Tree Preservation Target Calculations and Statement		
Step		Totals
A. Tree Preservation Target and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	2.41 AC.
B	Percentage of gross site area covered by existing tree canopy =	26%
C	Percentage of 10-year canopy required for site (see Table 12.4) =	10% (.62 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	26% (.16 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located	SHEET C-2.0
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	OK

PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	429,937	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	43,333	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	96,100	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	290,504	Square feet
B5	Identify the site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	29,050.40	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	7,093.39	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.00(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	29,050	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	22,375	Square feet
D 11	D 10 x 1.5 (SF) =	33,563	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =		Square feet
D 17	Total of canopy area provided through tree planting =	33,563	Square feet
D 18	Is an offsite planting relief requested?		Yes or No
D 19	Tree Bank or Tree Fund?		Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =		Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	33,563	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	33,563	Total of E 1 through E 3, area should meet or exceed area in B 7

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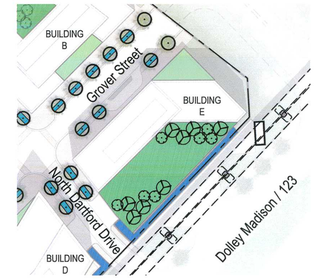
PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal.	B&B	125	
CC		*Carpinua caroliniana*	Hornbeam	3" cal.	B&B	125	
CE		*Cercis canadensis*	Eastern Redbud	3" cal.	B&B	125	
CV		*Chionanthus virginicus*	Fringe Tree	3" cal.	B&B	125	
CF		*Corums florida*	Flowering Dogwood	3" cal.	B&B	125	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	3" cal.	B&B	125	
	27	CATEGORY II DECIDUOUS TREES				125	3,375
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal.	B&B	175	
CO		*Celtis occidentalis*	Hackberry	3" cal.	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal.	B&B	175	
TD		*Taxodium distichum*	Bald Cypress	3" cal.	B&B	175	
	16	CATEGORY III DECIDUOUS TREES				175	2,800
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal.	B&B	300	
LT		*Liriodendron tulipifera*	Tulip Poplar	4" cal.	B&B	300	
QA		*Quercus alba*	White Oak	4" cal.	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal.	B&B	300	
QP		*Quercus palustrus*	Pin Oak	4" cal.	B&B	300	
QU		*Quercus phellos*	Willow Oak	4" cal.	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal.	B&B	300	
TA		*Tilia americana 'Legend'*	American Linden	4" cal.	B&B	300	
UA		*Ulmus americana 'Valley Forge'*	American Elm	4" cal.	B&B	300	
	54	CATEGORY III DECIDUOUS TREES				300	16,200
					Total Tree Cover Provided by Planting (SF) =		22,375

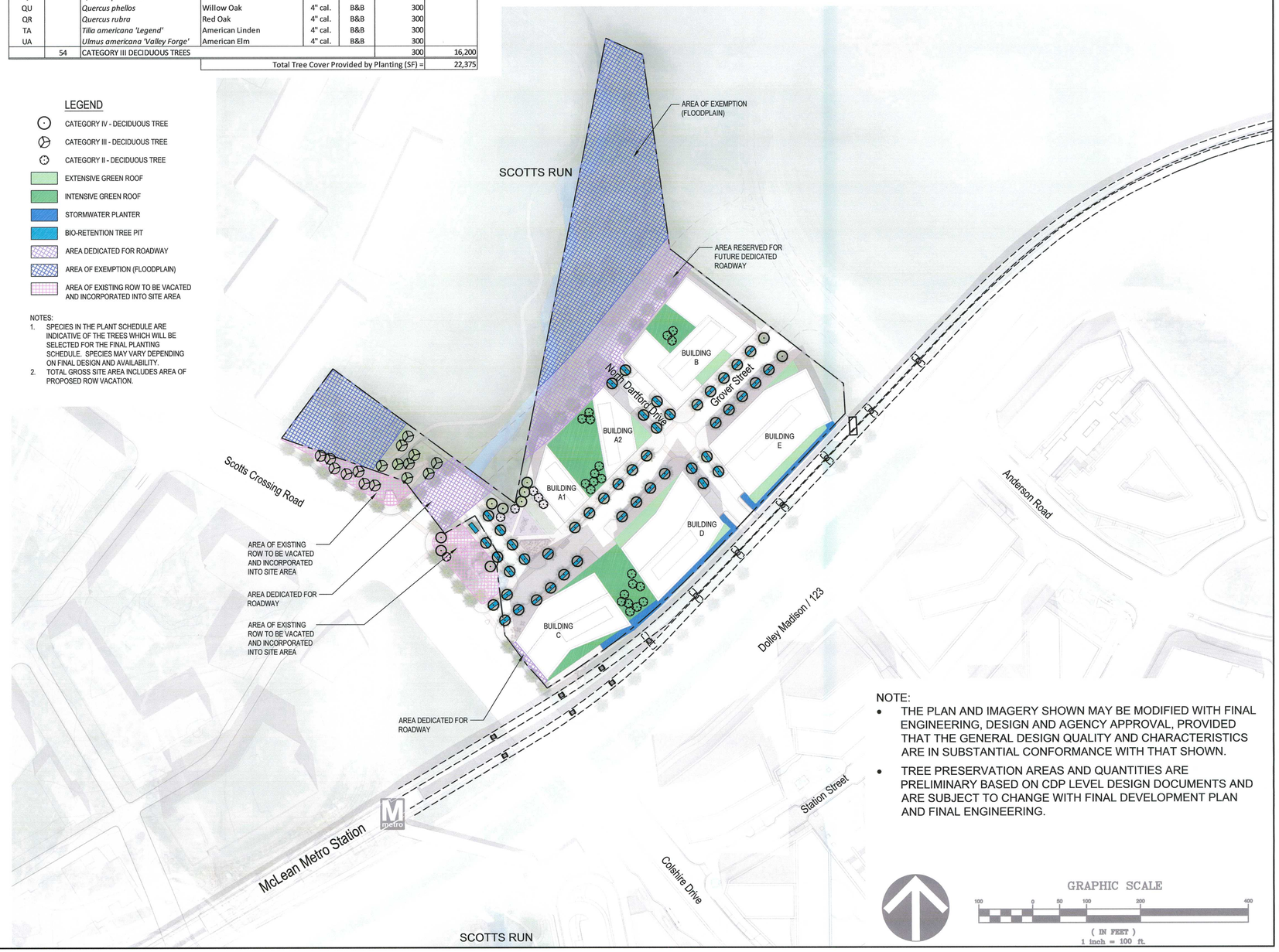


BUILDING E HOTEL ALTERNATE

LEGEND

- CATEGORY IV - DECIDUOUS TREE
- CATEGORY III - DECIDUOUS TREE
- CATEGORY II - DECIDUOUS TREE
- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- STORMWATER PLANTER
- BIO-RETENTION TREE PIT
- AREA DEDICATED FOR ROADWAY
- AREA OF EXEMPTION (FLOODPLAIN)
- AREA OF EXISTING ROW TO BE VACATED AND INCORPORATED INTO SITE AREA

NOTES:
1. SPECIES IN THE PLANT SCHEDULE ARE INDICATIVE OF THE TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE. SPECIES MAY VARY DEPENDING ON FINAL DESIGN AND AVAILABILITY.
2. TOTAL GROSS SITE AREA INCLUDES AREA OF PROPOSED ROW VACATION.



NOTE:
- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- TREE PRESERVATION AREAS AND QUANTITIES ARE PRELIMINARY BASED ON CDP LEVEL DESIGN DOCUMENTS AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING.

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SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
INTEGRATED LANDSCAPE STORMWATER PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP L-11

FILE: W:\projects\26758.005\CAD\L\sheet\L-11 INTEGRATED LANDSCAPE STORMWATER PLAN.dwg USER: allbro DATE: Apr, 01 2015 TIME: 08:31 am

Table 12.3 : Tree Preservation Target Calculations and Statement		
Step		Totals
A. Tree Preservation Target and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	2.41 AC.
B	Percentage of gross site area covered by existing tree canopy =	26%
C	Percentage of 10-year canopy required for site (see Table 12.4) =	10% (.62 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	26% (.16 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If NO for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SHEET C-2.0
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	OK

PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	429,937	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	43,333	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	96,100	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	290,504	Square feet
B5	Identify the site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	29,050.40	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	7,093.39	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.00(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	29,050	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	24,375	Square feet
D 11	D 10 x 1.5 (SF) =	36,563	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =		Square feet
D 17	Total of canopy area provided through tree planting =	36,563	Square feet
D 18	Is an offsite planting relief requested?		Yes or No
D 19	Tree Bank or Tree Fund?		Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =		Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	36,563	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	36,563	Total of E 1 through E 3, area should meet or exceed area in B 7

\\dc-file1\Projects\projects\26758.005\ADMIN\Program\Calculations\Landscape\[2014-0904 10-yr Tree Canopy Reqmt's FUTURE

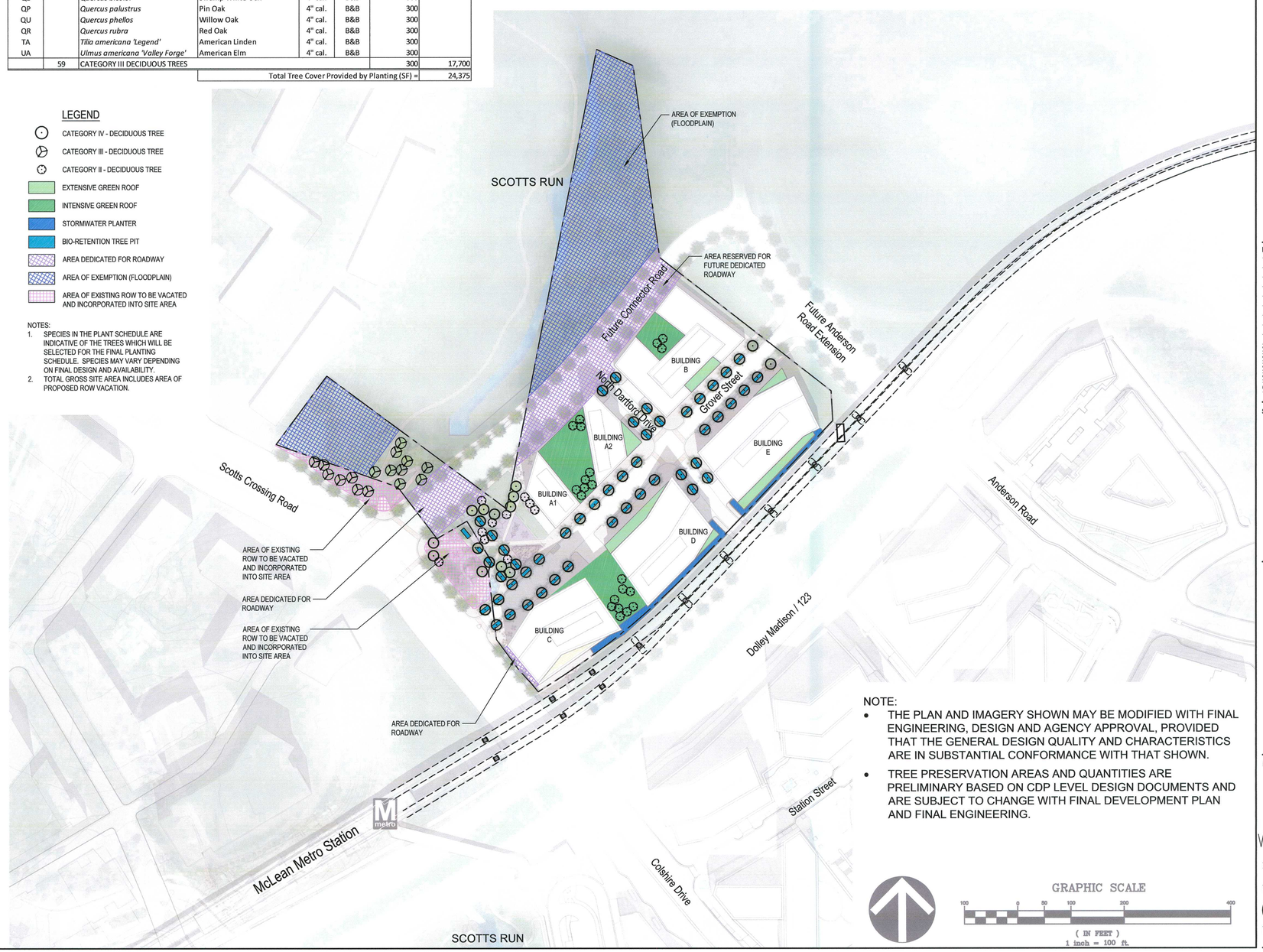
PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

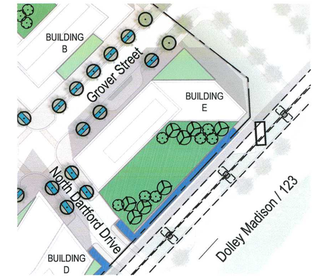
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal.	B&B	125	
CC		*Carpinua caroliniana*	Hornbeam	3" cal.	B&B	125	
CE		*Cercis canadensis*	Eastern Redbud	3" cal.	B&B	125	
CV		*Chionanthus virginicus*	Fringe Tree	3" cal.	B&B	125	
CF		*Coruns florida*	Flowering Dogwood	3" cal.	B&B	125	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	3" cal.	B&B	125	
	31	CATEGORY II DECIDUOUS TREES				125	3,875
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal.	B&B	175	
CO		*Celtis occidentalis*	Hackberry	3" cal.	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal.	B&B	175	
TD		*Taxodium distichum*	Bald Cypress	3" cal.	B&B	175	
	16	CATEGORY III DECIDUOUS TREES				175	2,800
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal.	B&B	300	
LT		*Liriodendron tulipifera*	Tulip Poplar	4" cal.	B&B	300	
QA		*Quercus alba*	White Oak	4" cal.	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal.	B&B	300	
QP		*Quercus palustrus*	Pin Oak	4" cal.	B&B	300	
QU		*Quercus phellos*	Willow Oak	4" cal.	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal.	B&B	300	
TA		*Tilia americana 'Legend'*	American Linden	4" cal.	B&B	300	
UA		*Ulmus americana 'Valley Forge'*	American Elm	4" cal.	B&B	300	
	59	CATEGORY III DECIDUOUS TREES				300	17,700
					Total Tree Cover Provided by Planting (SF) =		24,375

LEGEND

- CATEGORY IV - DECIDUOUS TREE
- CATEGORY III - DECIDUOUS TREE
- CATEGORY II - DECIDUOUS TREE
- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- STORMWATER PLANTER
- BIO-RETENTION TREE PIT
- AREA DEDICATED FOR ROADWAY
- AREA OF EXEMPTION (FLOODPLAIN)
- AREA OF EXISTING ROW TO BE VACATED AND INCORPORATED INTO SITE AREA

NOTES:
1. SPECIES IN THE PLANT SCHEDULE ARE INDICATIVE OF THE TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE. SPECIES MAY VARY DEPENDING ON FINAL DESIGN AND AVAILABILITY.
2. TOTAL GROSS SITE AREA INCLUDES AREA OF PROPOSED ROW VACATION.





BUILDING E HOTEL ALTERNATE

NOTE:
- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- TREE PRESERVATION AREAS AND QUANTITIES ARE PRELIMINARY BASED ON CDP LEVEL DESIGN DOCUMENTS AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SUBMITTED		03.06.2015
SUBMITTED		12.07.2014
SUBMITTED		03.17.2014
CDP		05.10.2011

SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4-3-15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE
INTEGRATED LANDSCAPE STORMWATER PLAN – WITH FUTURE ROADWAY
1"=100'

SCALE 26758.005

PROJECT NUMBER
CDP L-11 A
DRAWING NUMBER

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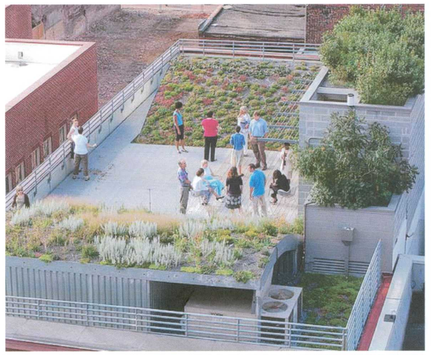
POTENTIAL STORMWATER STRATEGIES



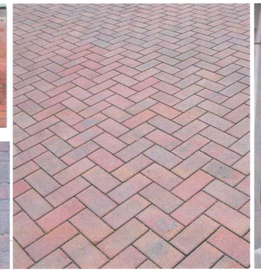
PERMEABLE PAVERS & INFILTRATION BASINS + GREENROOFS = RETENTION OF FIRST INCH OF RAINFALL

EXAMPLES OF GREEN ROOFS

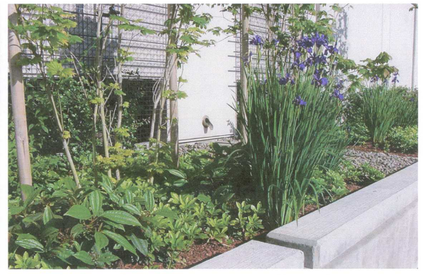
NOTE:

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

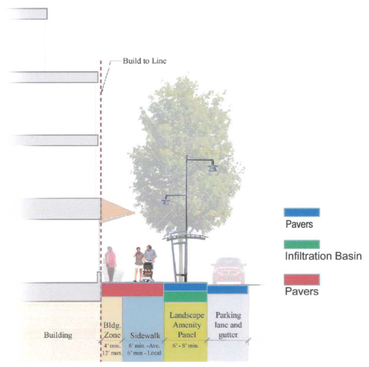
EXAMPLES OF PERMEABLE PAVERS



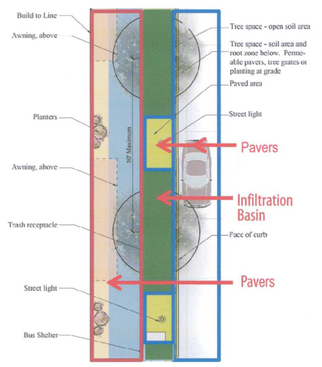
EXAMPLE OF RAISED INFILTRATION BASIN



ENLARGED TYPICAL SIDEWALK SECTION - NTS



ENLARGED TYPICAL SIDEWALK PLAN - NTS



EXAMPLES OF INFILTRATION BASIN / TREE BOX FILTER

EXAMPLES OF BIOSWALE / RAIN GARDEN

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SEALS AND SIGNATURES

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
4.3.15
LANDSCAPE ARCHITECT

PROJECT NORTH

SCOTTS RUN NORTH

DRAWING TITLE

POTENTIAL LID STORMWATER STRATEGIES

SCALE 26758.005

PROJECT NUMBER

CDP

DRAWING NUMBER

L-12

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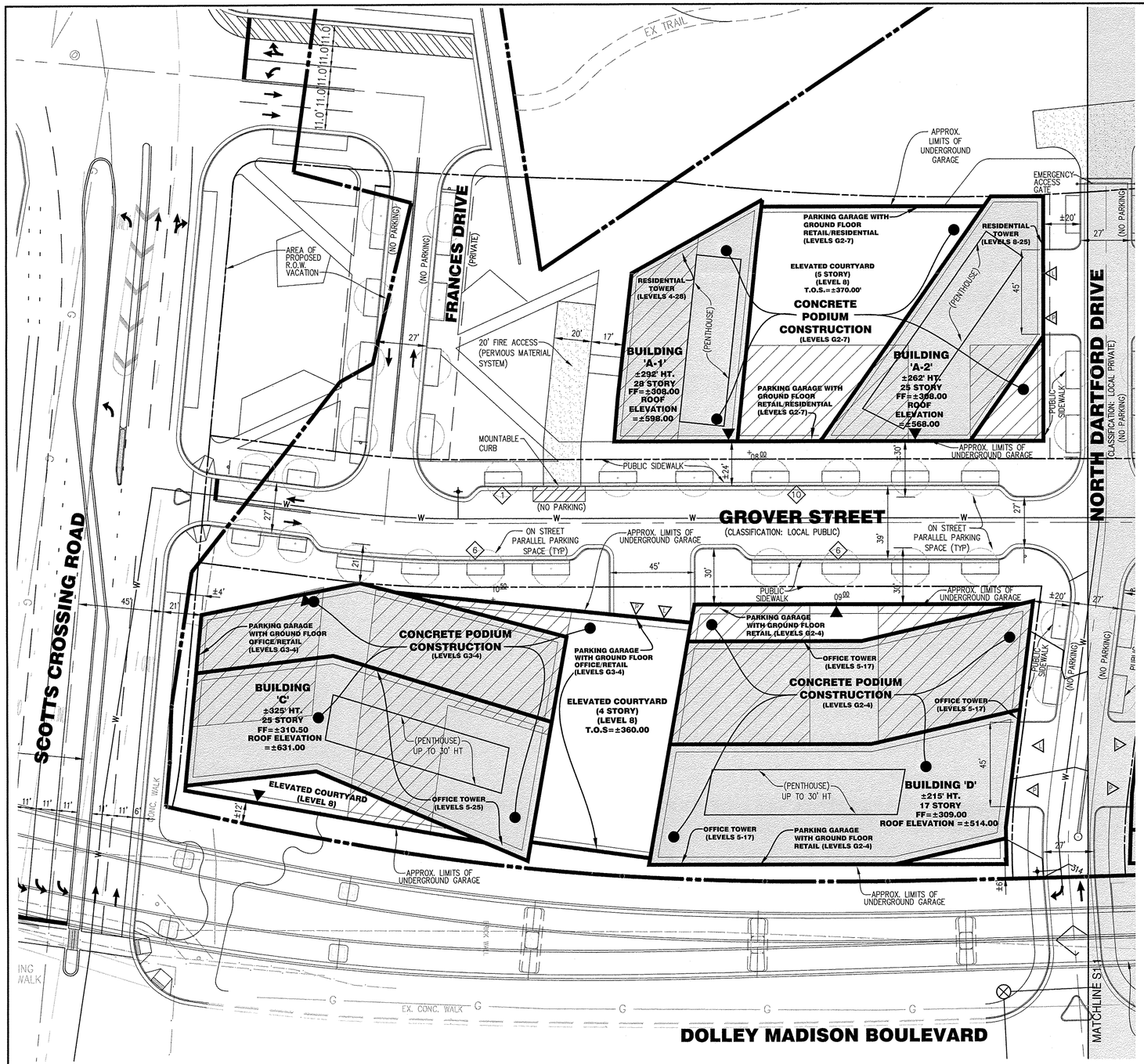

LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PROPOSED LOADING ENTRY
- PROPOSED PARKING ENTRY
- G2/G3 LOWEST LEVEL UNDERGROUND GARAGE
- GROUND FLOOR RETAIL
- FIRE ACCESS LANE (PERVIOUS MATERIAL SYSTEM)
- STREET CANOPY TREE

NOTES:

1. BUILDING A
   CONSTRUCTION TYPE: 1B
   USE GROUPS: R-2
2. BUILDING B
   CONSTRUCTION TYPE: 3A OVER 1B
   USE GROUPS: R-2
3. BUILDING C
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
4. BUILDING D
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
5. BUILDING E (OFFICE ALTERNATIVE)
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
6. BUILDING E (HOTEL ALTERNATIVE)
   CONSTRUCTION TYPE: 1B
   USE GROUPS: R-2

NOTE:

1. CONFIGURATION OF BUILDINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
2. ANY STRUCTURE WHICH IS NOT CONSTRUCTED OF BUILDING CONSTRUCTION TYPES 1 OR 2, AS SPECIFIED IN THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) SHALL USE NON-COMBUSTIBLE EXTERIOR MATERIAL.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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4-3-15
LANDSCAPE ARCHITECT

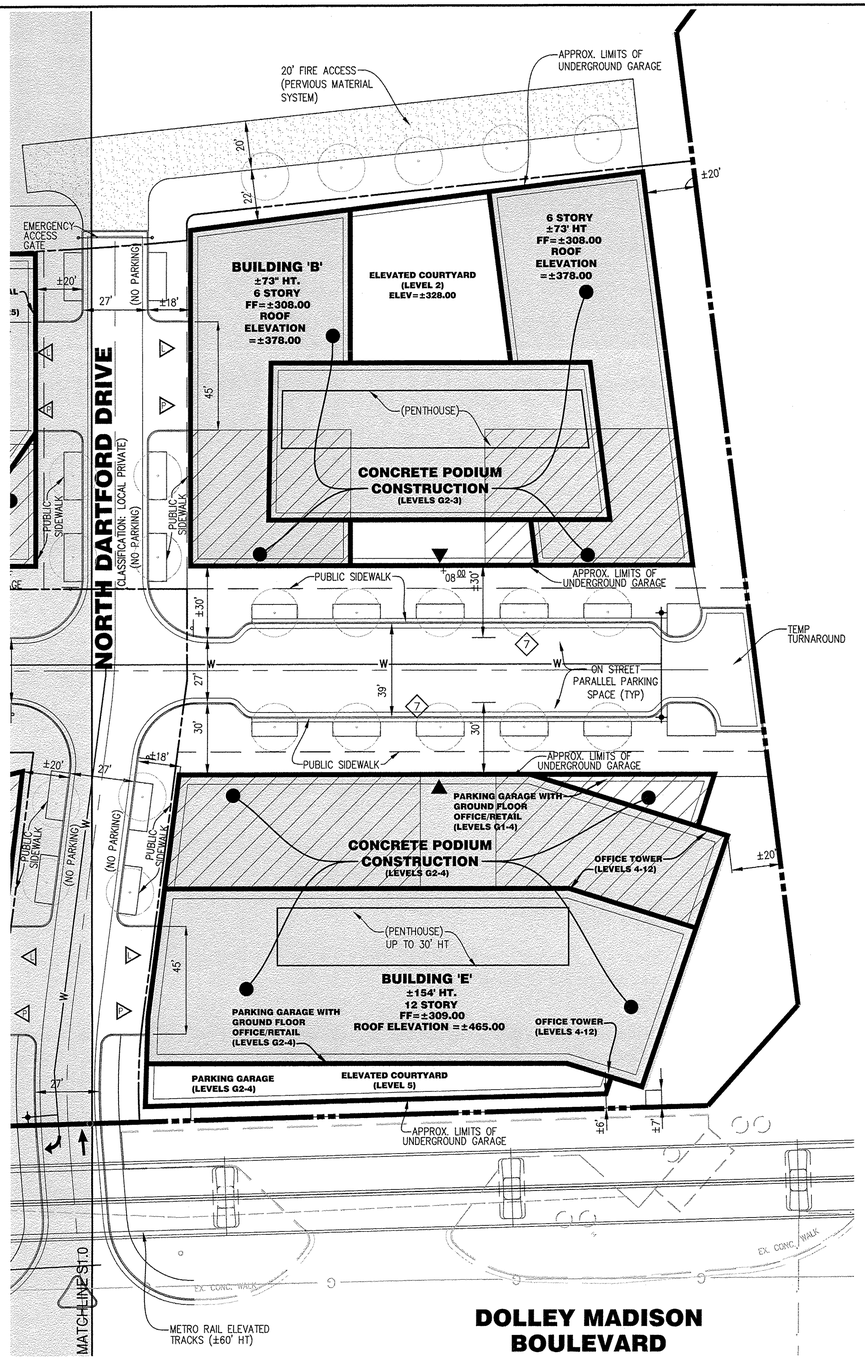
SCOTTS RUN NORTH

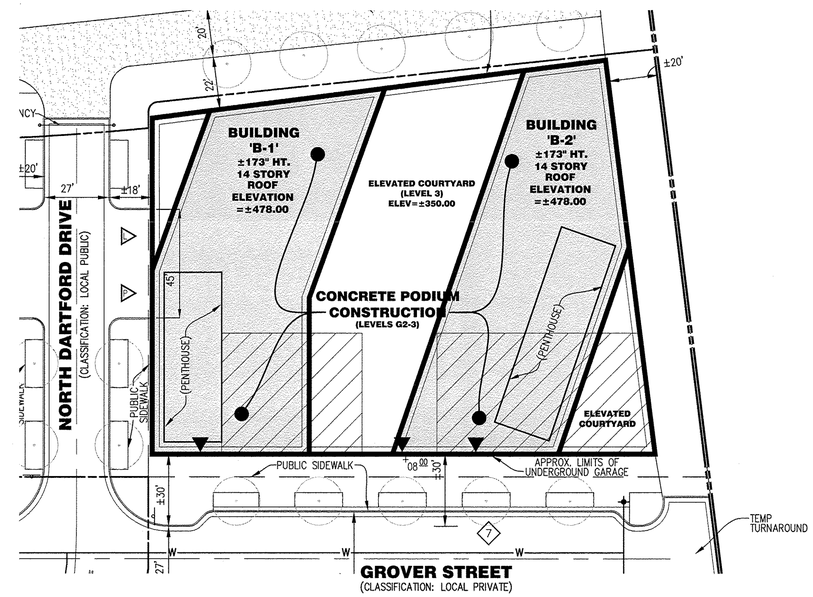
DRAWING TITLE
FIRE LANE ACCESS EXHIBIT

1"=30'
SCALE

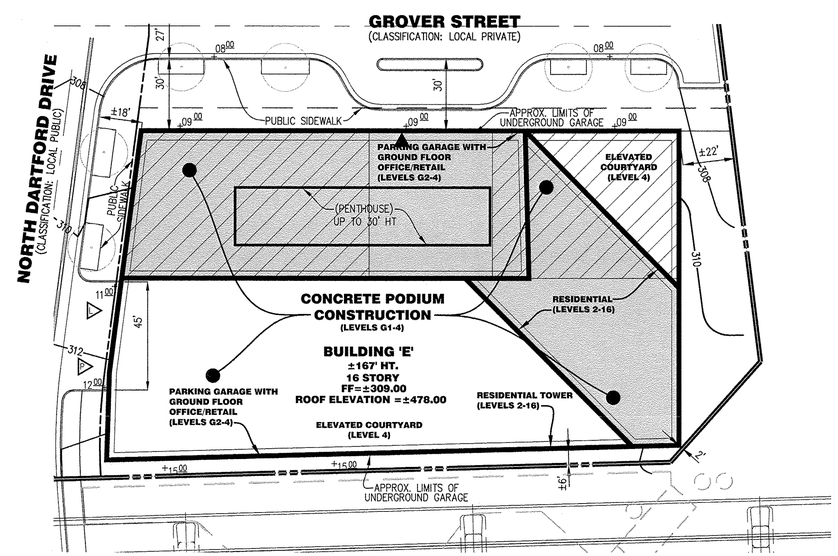
7403-07-007
PROJECT NUMBER

S1.0
DRAWING NUMBER





BUILDING "B" - ALTERNATIVE (MASSING)



BUILDING "E" - ALTERNATIVE (HOTEL)

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PROPOSED LOADING ENTRY
- PROPOSED PARKING ENTRY
- G2/G3 LOWEST LEVEL UNDERGROUND GARAGE
- GROUND FLOOR RETAIL
- FIRE ACCESS LANE (PERVIOUS MATERIAL SYSTEM)
- STREET CANOPY TREE

NOTES:

1. BUILDING A
   CONSTRUCTION TYPE: 1B
   USE GROUPS: R-2
2. BUILDING B
   CONSTRUCTION TYPE: 3A OVER 1B
   USE GROUPS: R-2
3. BUILDING B 'ALTERNATIVE MASSING'
   CONSTRUCTION TYPE: 1B
   USE GROUPS: R-2
4. BUILDING C
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
5. BUILDING D
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
6. BUILDING E (OFFICE ALTERNATIVE)
   CONSTRUCTION TYPE: 1B
   USE GROUPS: B
7. BUILDING E (HOTEL ALTERNATIVE)
   CONSTRUCTION TYPE: 1B
   USE GROUPS: R-2

NOTE:

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GRAPHIC SCALE

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SCALE

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PROJECT NUMBER

S1.1
DRAWING NUMBER