THE MILE

RZ 2017-PR-XXX
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

APRIL 21, 2017
MAY 16, 2017



TAX MAP NUMBERS:
29-4 ((7)) C1, C2, IA2, 7A1,8,11A
AND 29-4 ((7))(1) 7C

OVERALL SHEET INDEX:

CIVIL:

C-01 COVER SHEET
C-02 NOTES & WAIVERS
C-03 TABULATIONS

C-04 EXISTING CONDITIONS - OVERALL
C-05 EXISTING CONDITIONS - AREA A
C-06 EXISTING CONDITIONS - AREA B
C-07 EXISTING CONDITIONS - AREA C
C-08 EXISTING VEGETATION MAP - AREA A
C-09 EXISTING VEGETATION MAP - AREA B
C-10 EXISTING VEGETATION MAP - AREA C
C-11 EXISTING VEGETATION MAP - DATA AND SCHEDULES
C-12 EXISTING VEGETATION MAP - DATA AND SCHEDULES

C-13 OVERALL METRO CONTEXT PLAN
C-14 OVERALL ROAD GRID
C-15 CONCEPTUAL DEVELOPMENT PLAN - OVERALL
C-16 CONCEPTUAL DEVELOPMENT PLAN - AREA A
C-17 CONCEPTUAL DEVELOPMENT PLAN - AREA B
C-18 CONCEPTUAL DEVELOPMENT PLAN - AREA C

C-19 STORM WATER MANAGEMENT MAP - OVERALL
C-20 STORMWATER MANAGEMENT NARRATIVE
C-21 STORM WATER MANAGEMENT COMPUTATIONS - OVERALL
C-22 STORMWATER MANAGEMENT LEED/PFM COMPUTATIONS
C-23 STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA A
C-24 STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA B
C-25 STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA C
C-26 STORMWATER MANAGEMENT DETAILS
C-27 ADEQUATE OUTFALL DRAINAGE AREA MAP & NARRATIVE

C-28 TRAFFIC CIRCULATION PLAN
C-29 TYPICAL STREET SECTIONS
C-30 FIRE ACCESS PLAN - OVERALL
C-31 FIRE ACCESS PLAN - AREA A
C-32 FIRE ACCESS PLAN - AREA B
C-33 FIRE ACCESS PLAN - AREA C
C-34 CONCEPTUAL GRADING AND UTILITY PLAN - OVERALL
C-35 CONCEPTUAL GRADING AND UTILITY PLAN - AREA A
C-36 CONCEPTUAL GRADING AND UTILITY PLAN - AREA B
C-37 CONCEPTUAL GRADING AND UTILITY PLAN - AREA C
S-01 TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS WAIVER MATRIX

ARCHITECTURE:

A-1.01 ROOF PLAN
A-1.02 GROUND LEVEL PLAN
A-2.01 BUILDING A - GLOUCESTER SITE SECTIONS
A-2.02 BUILDING B SITE SECTIONS
A-2.03 BUILDING C SITE SECTIONS
A-2.04 BUILDING D SITE SECTIONS
A-2.05 BUILDING E SITE SECTIONS
A-2.06 BUILDING F SITE SECTIONS
A-2.07 BUILDING G SITE SECTIONS
A-2.08 BUILDING H SITE SECTIONS
A-2.09 BUILDING I SITE SECTIONS
A-3.01 BUILDING A SITE ELEVATIONS
A-3.02 BUILDING B SITE ELEVATIONS
A-3.03 BUILDING C SITE ELEVATIONS
A-3.04 BUILDING D SITE ELEVATIONS
A-3.05 BUILDING D SITE ELEVATIONS
A-3.06 BUILDING E SITE ELEVATIONS
A-3.07 BUILDING E SITE ELEVATIONS
A-3.08 BUILDING F SITE ELEVATIONS
A-3.09 BUILDING G SITE ELEVATIONS
A-3.10 BUILDING H SITE ELEVATIONS
A-3.11 BUILDING H SITE ELEVATIONS
A-3.12 BUILDING I SITE ELEVATIONS
A-3.13 BUILDING I SITE ELEVATIONS
A-4.01 PHASING DEVELOPMENT PARCELS
A-4.02 PHASING DEVELOPMENT PARCELS
A-4.03 PHASING DEVELOPMENT PARCELS
A-5.01 AERIAL VIEW
A-5.02 VIEWS INTO THE SITE
A-5.03 ARCHITECTURAL PERSPECTIVES
A-5.04 ARCHITECTURAL PRECEDENTS RESIDENTIAL
A-5.05 ARCHITECTURAL PRECEDENTS OFFICE AND URBAN STORAGE
A-6.01 SHADE AND SHADOW STUDIES - JUNE
A-6.02 SHADE AND SHADOW STUDIES - DECEMBER

LANDSCAPE ARCHITECTURE

L-1.01 OVERALL ILLUSTRATIVE
L-2.01 PEDESTRIAN CIRCULATION HIERARCHY
L-3.01 OVERALL URBAN PARK PLAN
L-3.02 URBAN PARKS ILLUSTRATIVES & CHARACTER IMAGES
L-3.03 URBAN PARKS ILLUSTRATIVES & CHARACTER IMAGES
L-4.01 OVERALL SITE PLAN
L-5.01 OVERALL TREE / PLANTING PLAN
L-5.02 ENLARGEMENT TREE / PLANTING PLAN
L-5.03 ENLARGEMENT TREE / PLANTING PLAN
L-5.04 ENLARGEMENT TREE / PLANTING PLAN
L-5.05 OVERALL TREE PLAN CALCULATIONS
L-6.01 LANDSCAPE PERSPECTIVES
L-7.00 KEY PLAN - SECTIONS
L-7.01 TYPICAL STREETSCAPE SECTIONS
L-7.02 URBAN PARK SECTIONS
L-7.03 URBAN PARK SECTIONS
L-8.01 TREE/ PLANTING DETAILS
L-9.01 STREETSCAPE DETAILS

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA NUMBER VV7388P
SHEET C-01

FILE P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_COVER.dwg USER:Crosset DATE:May, 16 2017 TIME: 05:43 pm

NOTES

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY, VIRGINIA TAX MAP AS #029-4-07-C2, #029-4-07-0007A1, 029-4-04-0008, #029-4-07-0011A, #029-4-07-C1, AND #029-4-07-0001A2 AND A PORTION OF #029-4-07-01-0007C, AND ARE ZONED C-3. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTIES FROM C-3 TO PTC, AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VCS 83. SEE SHEET C-04.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-04, NOTE 7 FOR SOURCE OF TOPOGRAPHIC INFORMATION)
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, LLC.
5. THE PROPERTY IS LOCATED IN THE NORTH CENTRAL DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPS, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF THE SITE PLAN FOR THE SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT OR INTERIM FACILITIES.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. ANY HAZARDOUS OR TOXIC SUBSTANCES--AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE--AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE WILL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE APPLICANT IS NOT AWARE OF ANY EXISTING OR PROPOSED UNDERGROUND STORAGE TANKS OR CONTAINERS.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. AS SHOWN HEREON, THE WESTERLY PORTION OF THE "WARREN PROPERTY", TAX MAP #029-4-07-0001A2 LIES WITHIN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY RPA MAP 029-4 (DATED AUGUST 1, 2005). THE REMAINDER OF THE SUBJECT PROPERTIES DO NOT LIE WITHIN A RPA, PER THE REFERENCED MAP.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND AS REFLECTED ON SHEET S-01.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT THE TIME OF FINAL DEVELOPMENT PLAN.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CDP SO LONG AS THE APPROVED FAR AND UNIT COUNT DO NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON SHEET C-03. THE BUILD-TO-LINES ESTABLISHED CANNOT BE REDUCED.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN.
17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
18. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE. REQUIRED PARKING SHALL BE PROVIDED IN A COMBINATION OF PARKING STRUCTURES AND ALONG PRIVATE STREETS. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE, HOTEL, RESIDENTIAL AND/OR SECONDARY USES.
19. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
21. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
22. APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING, IN CONFORMANCE WITH SECTION 6-509 D OF THE ZONING ORDINANCE, IN THOSE AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
23. THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, AS THE GFA MAY BE FURTHER REFINED AT SITE PLAN.
25. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
26. 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 ARE NOT LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
    11. OUTDOOR CAFE SEATING AREAS. (TO BE SHOWN ON THE FDP).
27. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
28. PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).
29. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.
30. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT SITE PLAN. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE P I PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS LIMITS SHALL BE DETERMINED AT FDP AND/OR SITE PLAN.
31. ALL PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO CROSSWALKS, LANE USE, PARKING, ETC. SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL.
32. PARKING LANES SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL.
33. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.
34. TREE ROOT BARRIERS WILL BE PROVIDED FOR TREE PITS ADJACENT TO VDOT TRAVEL WAYS.
35. ALL EXISTING SIGNAL MODIFICATION OR NEW SIGNALS ARE SUBJECT TO VDOT APPROVAL.
36. ON-STREET HANDICAPPED SPACE LOCATION SUBJECT TO VDOT REVIEW AT SITE PLAN.
37. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.
38. THE APPLICATION PROPERTIES ARE NOT LOCATED WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT.

PFM WAIVERS & MODIFICATIONS REQUESTED

1. WAIVER OF SECTION 7-0403.4 OF THE PUBLIC FACILITIES MANUAL (PFM) REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF FINAL SITE PLAN.
2. A MODIFICATION OF SECTION 7-0802.2 OF THE PUBLIC FACILITIES MANUAL (PFM) PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
3. A WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-STREET BIKE TRAIL SYSTEM SHOWN ON THE CDP.
4. A WAIVER OF SECTION 9-00200 (9-0202.2J(1)) OF THE PUBLIC FACILITIES MANUAL (PFM)--RELATED TO EMERGENCY VEHICLE ACCESS TO THE BUILDINGS--IS HEREBY REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP (SEE SEPARATE WAIVER/MODIFICATION SUBMITTED TO THE FAIRFAX COUNTY FIRE MARSHAL).
5. A MODIFICATION OF SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL (PFM) REGARDING TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A (1) THROUGH SECTION 12-0508.3A (3).
6. A MODIFICATION OF THE 10 YEAR TREE CANOPY COVERAGE REQUIREMENTS AS SET OUT IN SECTION 12-0509 OF THE PUBLIC FACILITIES MANUAL (PFM) DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE MODIFICATION IS REQUESTED IN FAVOR OF LANDSCAPES AND STREETSCAPES SPECIFIED ON THE CDP.
7. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A.) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
    B.) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
8. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
9. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
10. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 6A THRU 6E ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

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

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

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

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

D) PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.

E) A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

WORK FORCE HOUSING NOTE:

20% OF DWELLING UNITS TO BE PROVIDED AS WORK FORCE UNITS; SEE PROFFERS.

EXISTING BUILDING CHART:

TAX MAP PARCEL #	YEAR BUILT	BUILDING TO REMAIN?
029-4-07-C2	1981	ULTIMATELY, NO
029-4-07-0007A1	1978	ULTIMATELY, NO
029-4-07-0008	1983	ULTIMATELY, NO
029-4-07-0011A	1980	ULTIMATELY, NO
029-4-07-C1	1979	ULTIMATELY, NO
029-4-07-0001A2	1985	ULTIMATELY, NO
029-4-07-01-7C	1977	ULTIMATELY, NO

AREA TABULATION:

TAX MAP #	SQUARE FEET	ACRES
029-4-07-C2	363,116 SF	8.33600 AC
029-4-07-0007A1	178,202 SF	4.09096 AC
029-4-07-0008	120,714 SF	2.77121 AC
029-4-07-0011A	343,555 SF	7.88694 AC
029-4-07-C1	305,167 SF	7.00567 AC
029-4-07-0001A2	235,057 SF	5.39516 AC
PORTION OF 029-4-07-01-0007C	145,894 SF	3.34926 AC
TOTAL AREA OF APPLICATION	1,691,705 SF	38.83620 AC

Z.O. WAIVERS & MODIFICATIONS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-505 TO ALLOW A CORNER LOT WITHIN THE TRIANGLE FORMED BY THE STREET LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ON SUCH LINES FOR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR MORE, OR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR LESS, POST, POLES, COLUMNS, TREE TRUNKS (WITH A GREATER CROSS SECTION THAN ONE (1) FOOT IN CROSS-SECTION OR DIAMETER), BENCHES, TRASH RECEPTACLES, STOOPS, PLANTER BOXES (NOT GREATER THAN THREE (3) FEET IN HEIGHT) AT POINTS 15 FEET FROM THE PROPERTY LINES EXTENDED. THE PURPOSE OF THIS REQUEST IS TO ALLOW FOR THE STREETSCAPE SECTIONS AS PROVIDED IN THE COMPREHENSIVE PLAN FOR TYSONS CORNER.
2. WAIVER OF SECTION 2-505 PARAGRAPH 1 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.
3. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE CDP.

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

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

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

5. PURSUANT TO PARAGRAPH 4 OF SECTION 11-201 AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND COMMERCIAL/OFFICE USES IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP.
6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

7. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES, ON PRIVATE STREETS--AS ALLOWED PER SECTION 13-202, PARA 6--TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
8. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP.
9. APPLICANT REQUESTS A MODIFICATION OF--AND DEVIATION FROM--THE TREE CONSERVATION REQUIREMENTS (PART 4 - SECTION 13-400), TO THAT WHICH IS DOCUMENTED AND SHOWN ON THE CDP. SEE SHEET C-12.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

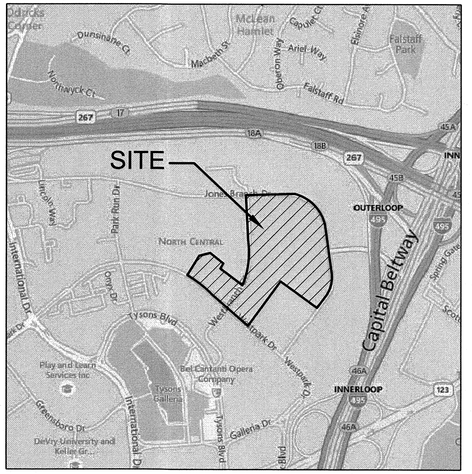
ZONING ORDINANCE ARTICLE 17 - SITE PLAN

11. APPLICANT REQUESTS A WAIVER/MODIFICATION OF SECTION 17-201-(3) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
13. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 (7) REQUIRING "NO PARKING" SIGNS ALONG TRAVEL WAYS SO AS NOT TO CREATE VISUAL CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH THE APPROVAL OF THE DIRECTOR, DPWES.
14. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND 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.
15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

APPLICANT REQUESTS MODIFICATION OF ZONING ORDINANCE ARTICLE 17, SECTION 17-201-14 REQUIRING PROVISION OF STREET LIGHTS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM), IN FAVOR OF THAT SHOWN ON THE CDP.

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VICINITY MAP: 1" = 1,000'



SOILS MAP: 1" = 500'



SOILS MAP DATA: "95" - URBAN LAND - NOT RATED

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REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

NOTES & WAIVERS

DRAWN BY:	ARC
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	AS NOTED
JOB NO.	7388P
SHEET NO.	C-02

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_NOTES.dwg USER: Crossett DATE: May 16, 2017 TIME: 1:50:03 PM LAYOUT: C-02

DEVELOPMENT TABULATIONS

Building	Option	Building Height [1]			Podium Height	Range of Stories [2]	Use	GFA by Use [3]	Building GFA [4]	Dwelling Units [4]		Loading Spaces Provided [5]
		Min.	Max.	Shown	Max.					Min.	Max.	
A	Base	50'	90'	70'	NA	4 to 6	residential retail	423,000 - 517,000 0 - 25,000	423,000 - 522,000	280	450	1 to 2
B	Base	50'	90'	70'	NA	4 to 6	residential retail	400,000 - 450,000 0 - 25,000	400,000 - 465,000	265	450	1 to 2
	Option 1	50'	90'	70'	NA	4 to 6	residential storage retail	200,000 - 300,000 0 - 200,000 0 - 25,000	325,000 - 475,000	130	300	1 to 2
C	Base	50'	90'	70'	NA	4 to 6	residential retail	360,000 - 400,000 0 - 5,000	360,000 - 405,000	240	400	1 to 2
D1	Base	50'	120'	120'	40'	4 to 8	office retail	200,000 - 240,000 0 - 5,000	200,000 - 245,000			1 to 2
	Option 1	50'	120'	120'	40'	4 to 8	residential retail	200,000 - 240,000 0 - 5,000	200,000 - 245,000	130	240	1 to 2
D2	Base	50'	120'	120'	40'	4 to 8	office retail	100,000 - 150,000 0 - 5,000	100,000 - 155,000			1 to 2
	Option 1	50'	120'	120'	40'	4 to 8	storage retail	180,000 - 250,000 0 - 5,000	180,000 - 255,000			1 to 2
	Option 2	50'	120'	120'	40'	4 to 8	residential retail	200,000 - 280,000 0 - 5,000	200,000 - 285,000	130	280	1 to 2
E1	Base	50'	150'	150'	50'	4 to 10	office retail	240,000 - 270,000 10,000 - 25,000	250,000 - 295,000			1 to 2
	Option1	50'	150'	150'	50'	4 to 10	residential retail	280,000 - 320,000 0 - 25,000	280,000 - 345,000	185	320	1 to 2
E2	Base	50'	150'	150'	50'	4 to 10	office retail	150,000 - 190,000 10,000 - 25,000	160,000 - 215,000			1 to 2
	Option 1	50'	150'	150'	50'	4 to 10	hotel retail	115,000 - 140,000 10,000 - 25,000	125,000 - 165,000			1 to 2
	Option 2	50'	150'	150'	50'	4 to 10	residential retail	240,000 -280,000 0 - 25,000	240,000 - 320,000	160	280	1 to 2
F	Base	50'	90'	70'	NA	4 to 6	residential retail	320,000 - 360,000 0 - 25,000	320,000 - 385,000	210	360	1 to 2
G	Base	50'	90'	70'	NA	4 to 6	residential retail	250,000 - 280,000 0 - 15,000	250,000 - 295,000	165	280	1 to 2
H1	Base	50'	205'	165'	40'	4 to 15	residential retail	150,000 - 200,000 0-10,000	150,000 - 210,000	100	200	1 to 2
H2	Base	50'	90'	70'	40'	4 to 6	residential retail	120,000 - 160,000 0-10,000	120,000 - 170,000	120	160	1 to 2
I1	Base	50'	205'	165'	NA	4 to 15	residential retail	150,000 - 200,000 0 -10,000	150,000 - 210,000	80	200	1 to 2
I2	Base	50'	90'	70'	NA	4 to 6	residential retail	340,000 - 400,000 0 -10,000	340,000 - 410,000	225	400	1 to 2
TOTALS							residential office storage hotel retail TOTAL	2,100,000 - 2,970,000 0 - 650,000 0 - 400,000 0 - 140,000 10,000 - 120,000	**2,390,000 - 3,260,000**	2,155	2,970	

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

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

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

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

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

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

[7] At the time of final site plan, parking will be provided based on the specific GFA, uses, number of units, mix of bedroom types and the minimum and maximum ratios set forth in Section 6-509 of the Zoning Ordinance, which are shown here.. The Applicants reserve the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

LAND USE MIX, GFA AND FAR

Use	GFA Ranges By Use	Development Scenario GFA*	Percentage of Total*	FAR**
--Office	0 - 650,000	650,000	20 %	
--Residential	2,100,000 - 2,970,000	2,550,000	78 %	
--Storage	0 - 400,000	0	0 %	
--Retail	10,000 - 120,000	60,000	2 %	
Total	2,390,000 - 3,260,000	3,260,000	100 %	1.93

* Land use percentages are based on one development scenario maximizing office use.
** FAR is based on land area of 1,691,705 SF (38.83 acres).

INTENSITY TIERS AND FAR

Intensity Tiers	Land Area	GFA	FAR
< 1/2 mile	337,145 SF 20%	~818,000[1]	2.4
Non-TOD	1,354,560 SF 80%	~2,442,000[2]	1.8
Total	1,691,705 SF	3,260,000	1.93

[1] Includes Buildings A, B, C, D1, D2, E1, E2, I2 and 50% of Buildings F and G.
[2] Includes Buildings H1, H2, I1, and 50% of Buildings F and G.

PARKING NOTES

Primary Use		Parking Permitted/Provided ¼ to 1/2 Mile to Metro		Parking Permitted/Provided Non-TOD	
		Min	Max	Min	Max
Office		0	2.2 / 1,000 GFA	2.0/1,000 GFA	2.4 / 1,000 GFA
Hotel		0	1.05/ key	0.85/key	1.08 / key
Retail/ Service		0	100% of ZO minimum requirement, excluding the first 5,000 GFA	75% of ZO minimum standard excluding the first 5,000 GFA	110% of ZO minimum standard excluding the first 5,000 GFA
Multi-family Residential					
0-1 BR		1.1 /Unit	1.4/Unit	1.1/Unit	1.4/Unit
2 BR		1.35 /Unit	1.7/Unit	1.35/Unit	1.7/Unit
3 BR		1.6 /Unit	2.0/Unit	1.6/Unit	2.0/Unit

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012

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THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

TABULATIONS

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-03

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NOTES:

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY, VIRGINIA TAX MAP AS #029-4-07-C2, #029-4-07-0007A1, 029-4-04-0008, #029-4-07-0011A, #029-4-07-C1, AND #029-4-07-0001A2 AND A PORTION OF #029-4-07-01-0007C, AND ARE ZONED C-3.
2. THE OWNERSHIP OF THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:

TAX MAP #	OWNER NAME	DEED BOOK/PAGE
029-4-07-C2	PS BUSINESS PARKS, L.P.	DB 21446 PG 2057
029-4-07-0007A1	PS BUSINESS PARKS, L.P.	DB 21446 PG 1527
029-4-07-0008	PS BUSINESS PARKS, L.P.	DB 21446 PG 2008
029-4-07-0011A	PS BUSINESS PARKS, L.P.	DB 21446 PG 2013
029-4-07-C1	PS BUSINESS PARKS, L.P.**	DB 21446 PG 2048
029-4-07-0001A2	PS BUSINESS PARKS, L.P.	DB 22197 PG 390
029-4-07-01-0007C	PS BUSINESS PARKS, L.P.	DB 21446 PG 1981 (PORTION)

** (FORMERLY PSB LANCASTER LLC)
ALL RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0165E, COMMUNITY PANEL 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83)
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
6. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY VIKA VIRGINIA, LLC.
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA, INC. THE SURVEY CONTROL ESTABLISHED BY VIKA, INC. AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:151,303 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
   CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
8. AS SHOWN HEREON, THE WESTERLY PORTION OF THE "WARREN PROPERTY", TAX MAP #029-4-07-0001A2 LIES WITHIN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY RPA MAP 029-4 (DATED AUGUST 1, 2005). THE REMAINDER OF THE SUBJECT PROPERTIES DO NOT LIE WITHIN A RPA, PER THE REFERENCED MAP.
9. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF, FRANKLIN E. JENKINS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 3, 2013 THRU SEPTEMBER 27, 2013; AND UPDATED SEPTEMBER 8, 2016 THRU SEPTEMBER 27, 2016; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THE HORIZONTAL AND VERTICAL DATUMS REFERENCED HEREON ARE IN CONFORMANCE WITH FAIRFAX COUNTY REQUIREMENTS 2-0107.1B (115-13-PFM) AND 2-0212.3 (70-00-PFM).
11. THIS SURVEY HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

AREA TABULATION:

TAX MAP #	SQUARE FEET	ACRES
029-4-07-C2	363,116 SF	8.33600 AC
029-4-07-0007A1	178,202 SF	4.09096 AC
029-4-07-0008	120,714 SF	2.77121 AC
029-4-07-0011A	343,555 SF	7.88694 AC
029-4-07-C1	305,167 SF	7.00567 AC
029-4-07-0001A2 PORTION OF	235,057 SF	5.39616 AC
029-4-07-01-0007C	145,894 SF	3.34926 AC
TOTAL AREA OF APPLICATION	1,691,705 SF	38.83620 AC

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C1	25.00'	39.28'	90°00'54"	25.01'	S85°44'59"W	35.36'
C2	1546.21'	297.41'	11°01'14"	149.16'	N54°45'39"W	296.95'
C3	1018.00'	6.96'	0°23'30"	3.48'	S30°04'52"W	6.96'
C4	107.02'	100.35'	53°43'21"	54.20'	N71°44'42"E	96.71'
C5	954.11'	72.67'	4°21'50"	36.35'	N18°07'53"E	72.65'
C6	1006.11'	435.49'	24°48'01"	221.21'	S28°20'58"W	432.10'
C7	360.00'	165.90'	26°24'16"	84.45'	S05°57'07"W	164.44'
C8	553.42'	769.54'	79°40'13"	461.67'	S47°05'07"E	709.02'
C9	553.42'	61.14'	6°19'47"	30.60'	N89°54'53"E	61.11'
C10	25.00'	39.27'	90°00'00"	25.00'	N41°44'59"E	35.36'
C12	25.00'	39.28'	90°00'54"	25.01'	N04°15'01"W	35.36'
C13	1106.11'	348.91'	18°04'24"	175.92'	N31°42'45"E	347.46'
C14	1106.11'	500.52'	25°55'36"	254.62'	N09°42'47"E	496.26'
C15	360.00'	110.56'	17°35'44"	55.72'	S27°57'09"W	110.12'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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COMMONWEALTH OF VIRGINIA
5/16/2017
LISA M. GOODWIN
Lic. No. 3364
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING CONDITIONS OVERALL

DRAWN BY:	LMG
DESIGNED BY:	FEJ
DATE ISSUED:	04/21/17
DWG. SCALE	1" = 100'
JOB NO.	VV7388P
SHEET NO.	C-04

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

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COMMONWEALTH OF VIRGINIA
5/16/2017
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REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING CONDITIONS AREA A

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DESIGNED BY:	FEJ
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DWG. SCALE	1" = 50'
JOB NO.	VV7388P
SHEET NO.	C-05

AREA A

MATCH LINE - SEE SHEET C06

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MATCH LINE - SEE SHEET C05

MATCH LINE - SEE SHEET C07

JONES BRANCH DRIVE
ROUTE # 5062
(100' WIDE PUBLIC ROW)

WESTBRANCH DRIVE
ROUTE # 57
(100' WIDE PUBLIC ROW)

WESTPARK DRIVE
ROUTE 5061
(100' WIDE PUBLIC ROW)

MAITLAND STREET
(PRIVATE STREET)

HORNEY STREET
(PUBLIC STREET)

BLYTH STREET
(PUBLIC STREET)

CULPEPER
TM 029-4-07-0001A
PS DB 21446 PG 0004
OR 7186684 AC.

GLOUCESTER
TM 029-4-07-0001A
PS DB 21446 PG 0004
OR 7186684 AC.

AMHERST
TM 029-4-07-0009A
PS DB 21446 PG 0004
OR 7186684 AC.

DICKENSON
TM 029-4-07-0008
PS DB 21446 PG 0004
OR 7186684 AC.

ESSEX
4 STORY PRECAST BLDG
GREEN ROOF AREA 7,000 S.F.

BRUNSWICK
6 STORY PRECAST BLDG

6 STORY PRECAST BLDG
GLOUCESTER BUILDING

AMHERST
6 STORY PRECAST BLDG

ZONE C-3
ZONE PTC

TM 029-4-07-0009A
C.H. SHERMAN TRUSTEE
DB 18705 PG 1928
USE: GEN. RED'PR'SEE OFFICE

4 STORY PARKING STRUCTURE
HEIGHT = 50 FT.
FOOTPRINT AREA = 79,706 S.F.
GROSS FLOOR AREA = 318,826 S.F.

JONES BRANCH DRIVE – ROUTE 5062
DB 3376 PG 519
(COLLECTOR)

AREA B

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

VIKA
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FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
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GRAHAM TYRRELL
GTYRRELL@KETTLER.COM

MASTER PLANNER / LANDSCAPE ARCH:
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ALAN WARD
617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
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WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
5/16/2017
LISA M. GOODWIN
Lic. No. 13364
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

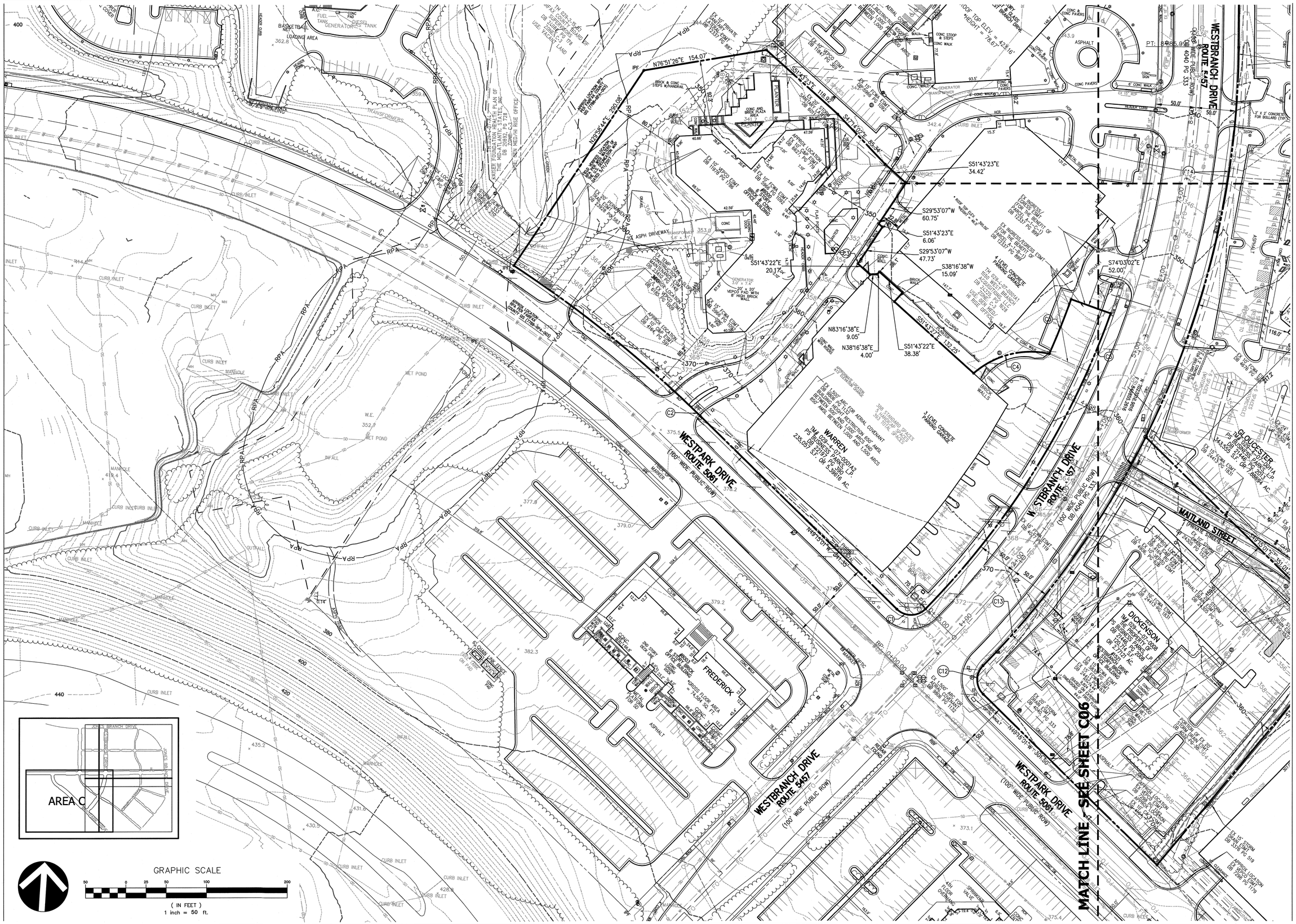
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING CONDITIONS AREA B

DRAWN BY:	LMG
DESIGNED BY:	FEJ
DATE ISSUED:	04/21/17
DWG. SCALE	1" = 50'
JOB NO.	VV7388P
SHEET NO.	C-06

FILE: P:\projects\7388\7388P\CADD - PS\SURVEY\BASE DRAWINGS\7388P-SV.dwg USER: Goodwin DATE: May 16, 2017 TIME: 2:59:27 PM LAYOUT: C-06



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202-315-5221

COMMONWEALTH OF VIRGINIA
5/16/2017
LISA M. GOODWIN
Lic. No. 3364
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING CONDITIONS AREA C

DRAWN BY:	LMG
DESIGNED BY:	FEJ
DATE ISSUED:	04/21/17
DWG. SCALE	1" = 50'
JOB NO.	VV7388P
SHEET NO.	C-07

FILE: P:\projects\17388\7388P\CADD - P\SURVEY\BASE DRAWINGS\7388P-SV.dwg USER: Goodwin DATE: May 16, 2017 TIME: 3:10:12 PM LAYOUT: C-07



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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012

EXISTING VEGETATION MAP
PARCEL BOUNDARY NARRATIVE

THE PARCEL AREAS AND BOUNDARIES DEPICTING THE ON-SITE EXISTING VEGETATION INFORMATION AND TABULAR DATA, SHEETS C-8 THROUGH C-12, ARE SHOWN AND TABULATED AS THOSE PARCELS ARE RECORDED TO DATE. THE AREAS OUTLINED WITH THE EXISTING VEGETATION MAP REPRESENT THOSE AREAS PRIOR TO ANY RESUBDIVISION ASSOCIATED WITH THIS APPLICATION.

LEGEND

- A — AREA OF EXISTING USE AND / OR COVER TYPE (SEE COVER TYPE TABLES - SHEETS C-11 AND C-12)
- LIMITS OF DISTURBANCE
- APPROXIMATE EDGE OF EXISTING TREE LINE
- EXISTING SINGLE TREE CANOPY

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE
DATE 5/16/2017

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

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

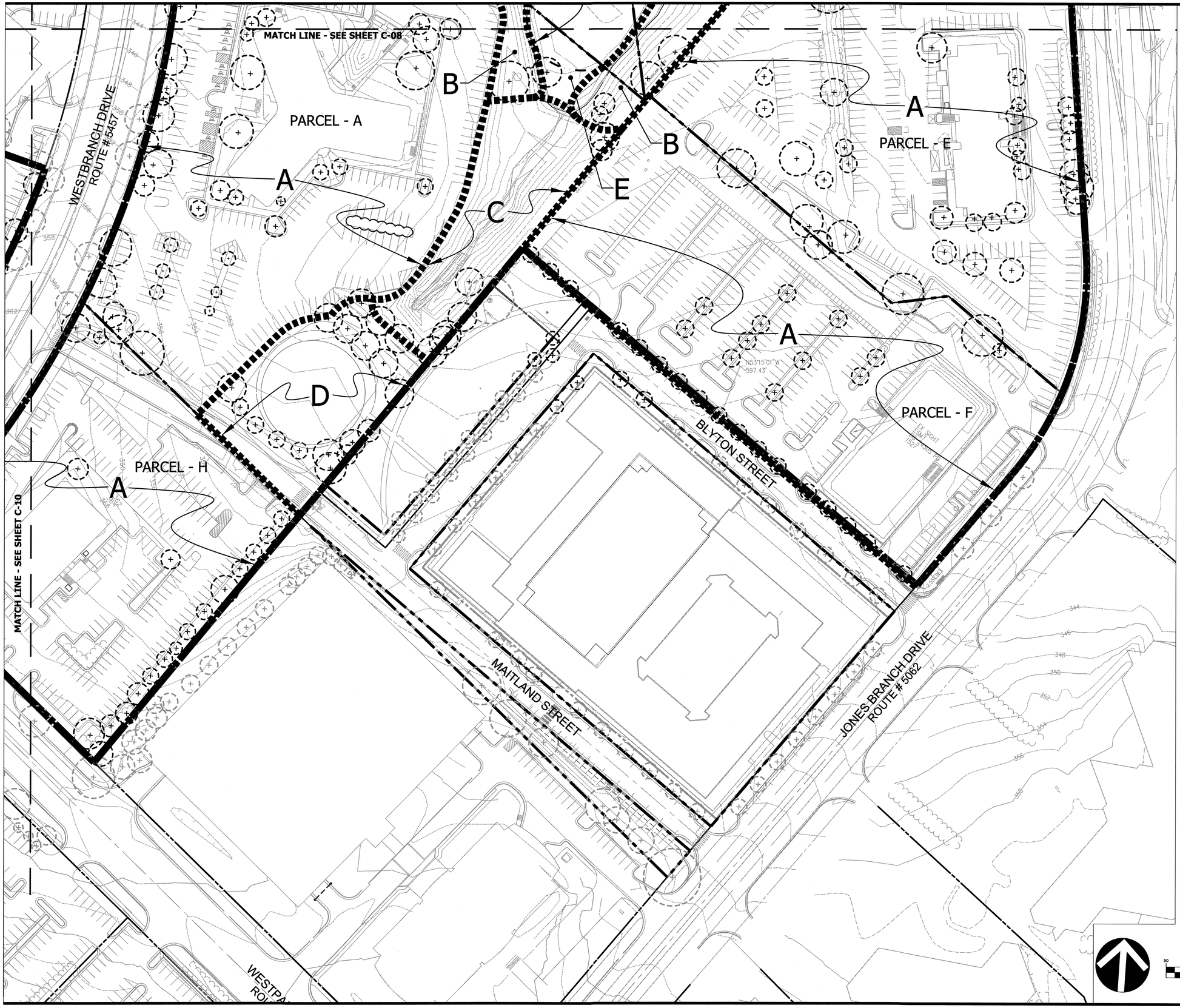
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING VEGETATION MAP - AREA A

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-08

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_EVM.dwg USER: Crossett DATE: May 16, 2017 TIME: 1:53:47 PM LAYOUT: C-08



EXISTING VEGETATION MAP
PARCEL BOUNDARY NARRATIVE

THE PARCEL AREAS AND BOUNDARIES DEPICTING THE ON-SITE EXISTING VEGETATION INFORMATION AND TABULAR DATA, SHEETS C-8 THROUGH C-12, ARE SHOWN AND TABULATED AS THOSE PARCELS ARE RECORDED TO DATE. THE AREAS OUTLINED WITH THE EXISTING VEGETATION MAP REPRESENT THOSE AREAS PRIOR TO ANY RESUBDIVISION ASSOCIATED WITH THIS APPLICATION.

LEGEND

- A — AREA OF EXISTING USE AND / OR COVER TYPE (SEE COVER TYPE TABLES - SHEETS C-11 AND C-12)
- LIMITS OF DISTURBANCE
- APPROXIMATE EDGE OF EXISTING TREE LINE
- EXISTING SINGLE TREE CANOPY

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE
DATE 5/16/2017

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

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA
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202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

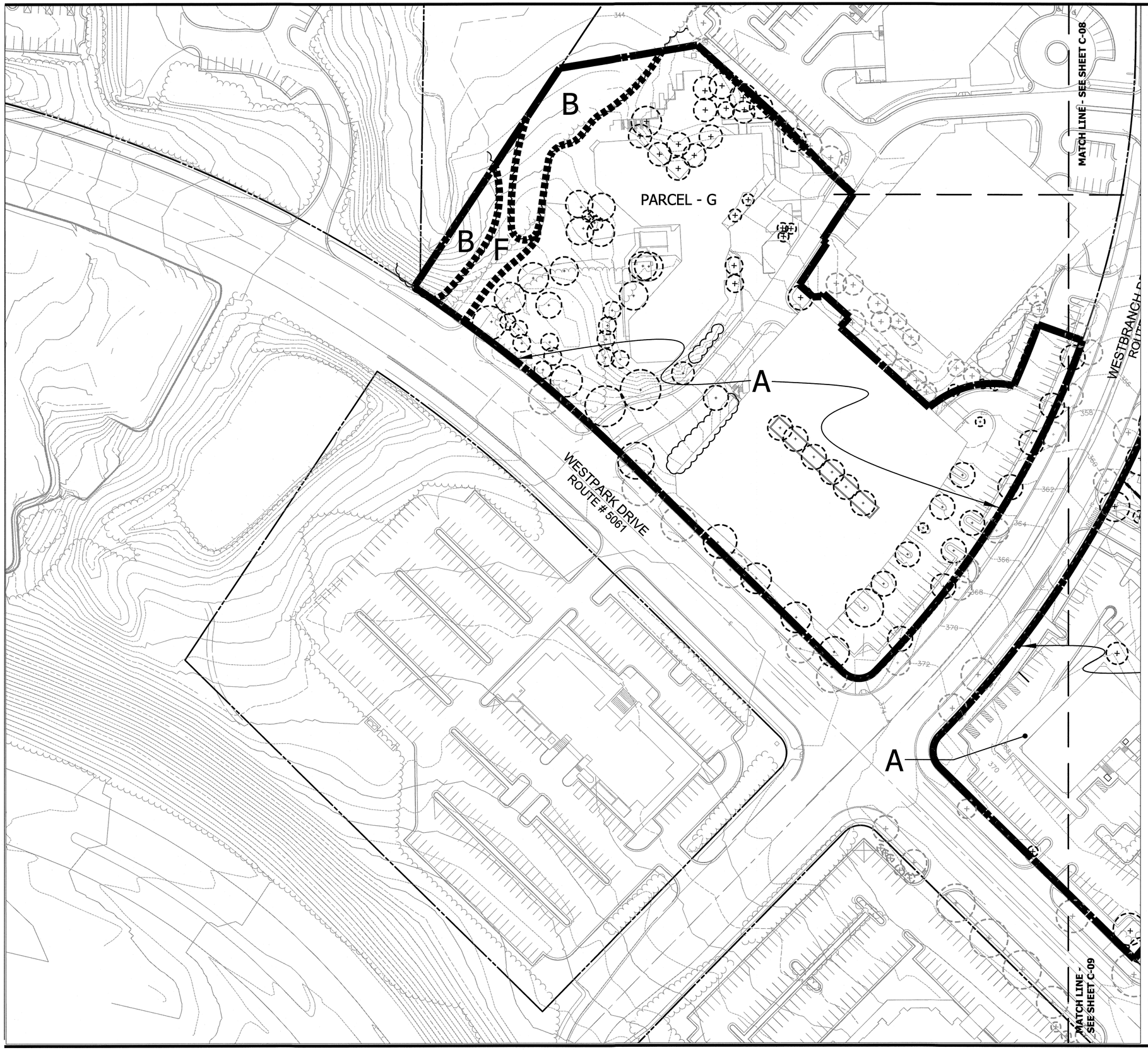
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING VEGETATION MAP - AREA B

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-09

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\COP\7388P_EVM.dwg USER: Crossett DATE: May 16, 2017 TIME: 1:54:14 PM LAYOUT: C-09



ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT P. COCHRAN
LIC. NO. 2012
LAND SURVEYOR

EXISTING VEGETATION MAP
PARCEL BOUNDARY NARRATIVE

THE PARCEL AREAS AND BOUNDARIES DEPICTING THE ON-SITE EXISTING VEGETATION INFORMATION AND TABULAR DATA, SHEETS C-8 THROUGH C-12, ARE SHOWN AND TABULATED AS THOSE PARCELS ARE RECORDED TO DATE. THE AREAS OUTLINED WITH THE EXISTING VEGETATION MAP REPRESENT THOSE AREAS PRIOR TO ANY RESUBDIVISION ASSOCIATED WITH THIS APPLICATION.

LEGEND

- A — AREA OF EXISTING USE AND / OR COVER TYPE (SEE COVER TYPE TABLES - SHEETS C-11 AND C-12)
- LIMITS OF DISTURBANCE
- APPROXIMATE EDGE OF EXISTING TREE LINE
- EXISTING SINGLE TREE CANOPY

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE
DATE 5/16/2017

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

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING VEGETATION MAP - AREA C

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C10

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_EVM.dwg USER: Crossett DATE: May 16, 2017 TIME: 1:55:00 PM LAYOUT: C-10

PARCEL - A

THE MILE, PARCEL - A, GLOUCESTER Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	56,838	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	17%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-A EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	263,681 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, UNIMPROVED DRIVEWAY & TURF LAWN)
B	UPLAND FOREST	SUB CLIMAX	9,747 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	REMANENT UPLAND HARDWOOD FROM WHEN SITE WAS DEVELOPED
C	DEVELOPED LANDSCAPE	SEEDLING, SAPLING-POLE, YOUNG GROWTH	31,645 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	EXISTING STREAM RESTORATION AREA
D	DEVELOPED LANDSCAPE	EARLY SUCCESSION	33,543 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED PARK AREA
E	WET POND	N/A	4,939 SF	N/A	N/A	EXISTING STORMWATER POND
		TOTAL AREA	305,167 SF			

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]Parcel-A

PARCEL-A EXISTING VEGETATION PLANT SCHEDULE

AREA - A

- Acer rubrum - Red Maple
- Cornus florida - Flowering Dogwood
- Ginko biloba - Ginko
- Ilex opaca - American Holly
- Juniperus virginiana - Eastern Red Cedar
- Magnolia stellata - Star Magnolia
- Pinus strobus - Eastern White Pine
- Prunus x yedoensis - Yoshino Cherry
- Prunus serrulata - Kwanzan Cherry

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-A

PARCEL-A EXISTING VEGETATION PLANT SCHEDULE

AREA - B

- Acer rubrum - Red Maple
- Ilex opaca - American Holly
- Picea abies - Norway Spruce
- Pinus strobus - Eastern White Pine
- Populus deltoides - Eastern Cottonwood
- Prunus x yedoensis - Yoshino Cherry
- Quercus rubra - Northern Red Oak
- Robinia pseudoacacia - Black Locust

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-A

PARCEL-A EXISTING VEGETATION PLANT SCHEDULE

AREA - C

- Amelanchier candensis - Serviceberry
- Cercis candensis - Eastern Redbud
- Chionanthus virginicus - American Fringetree
- Lirodendron tulipfera - Tulip Poplar
- Nyssa salvatica - Black Gum
- Plantanus occidentalis - American Sycamore
- Prunus serotina - Black Cherry

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-A

PARCEL-A EXISTING VEGETATION PLANT SCHEDULE

AREA - D

- Pinus strobus - Eastern White Pine
- Quercus rubra - Red Oak
- Quercus phellos - Willow Oak

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-A

PARCEL - B

THE MILE, PARCEL - B, LANCASTER Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	43,550	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	14%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-B EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	SUB CLIMAX	254,553 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	REMANENT UPLAND HARDWOOD FROM WHEN SITE WAS DEVELOPED
B	DEVELOPED LANDSCAPE	N/A	35,135 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, UNIMPROVED DRIVEWAY & TURF LAWN)
E	WET POND	N/A	15,479 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, UNIMPROVED DRIVEWAY & TURF LAWN)
		TOTAL AREA	305,167 SF			

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]Parcel-B

PARCEL-B EXISTING VEGETATION PLANT SCHEDULE

AREA - A

- Acer rubrum- Red Maple
- Ilex opaca - American Holly
- Magnolia grandiflora - Southern Magnolia
- Magnolia stellata - Star Magnolia
- Malus sargentii - Sargent Flowering Crabapple
- Pinus Strobus - Eastern White Pine
- Prunus cerasifera - Purple Leaf Plum
- Prunus serrulata - Kwanzan Cherry
- Prunus x yedoensis - Yoshino Cherry

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-B

PARCEL-B EXISTING VEGETATION PLANT SCHEDULE

AREA - B

- Acer rubrum- Red Maple
- Liquidambar styraciflua - Sweetgum
- Liriodendron tulipifera - Yellow Poplar
- Platanus occidentalis - American Sycamore
- Prunus serotina - Black Cherry
- Robinia pseudoacacia - Black Locust

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-B

PARCEL - D

THE MILE, PARCEL - D, NORTHAMPTON Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	117,825	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	32%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	32%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-D EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	297,627 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, UNIMPROVED DRIVEWAY & TURF LAWN)
B	UPLAND FOREST	SUB CLIMAX	58,813 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	REMANENT UPLAND HARDWOOD FROM WHEN SITE WAS DEVELOPED
E	WET POND	N/A	6,676 SF	N/A	N/A	EXISITING STORMWATER POND
		TOTAL AREA	363,116 SF			

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]Parcel-D

PARCEL-D EXISTING VEGETATION PLANT SCHEDULE

AREA - A

- Acer rubrum- Red Maple
- Cercus candensis - Eastern Redbud
- Cornus kousa - Kousa Dogwood
- Fagus grandifolia - American Beech
- Ilex opaca - American Holly
- Magnolia stellata - Star Magnolia
- Quercus phellos - Willow Oak
- Pinus strobus - Eastern White Pine
- Pyrus calleryana - Callery Pear
- Prunus serrulata - Kwanzan Cherry

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-D

PARCEL-D EXISTING VEGETATION PLANT SCHEDULE

AREA - B

- Acer rubrum- Red Maple
- Liquidambar styraciflua - Sweetgum
- Liriodendron tulipifera - Yellow Poplar
- Morus alba - White Mulberry
- Pinus strobus - Eastern White Pine
- Platanus occidentalis - American Sycamore
- Populus deltoides - Eastern Cottonwood
- Prunus serotina - Black Cherry
- Robinia pseudoacacia - Black Locust

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-D

PARCEL - E

THE MILE, PARCEL - E, CULPEPPER Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	22,485	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	13%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-E EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	178,199 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, PAVED AREAS, TURF & LANDSCAPE AREA)
		TOTAL AREA	178,199 SF			

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]Parcel-E

PARCEL-E EXISTING VEGETATION PLANT SCHEDULE

AREA - A

- Acer rubrum- Red Maple
- Betula nigra - River Birch
- Cercus candensis - Eastern Redbud
- Ilex opaca - American Holly
- Picea glauca - White Spruce
- Pinus Strobus - Eastern White Pine
- Prunus serotina - Black Cherry
- Prunus serrulata - Kwanzan Cherry
- Prunus x yedoensis - Yoshino Cherry
- Quercus phellos - Willow Oak

\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[Ex Veg Plant Sched (2017.03.08).xlsx]Par-E

COMMONWEALTH OF VIRGINIA
ROBERT P. COCHRAN
Lic. No. 2012
5/16/17
SURVEYOR

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE
DATE 5/16/2017

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
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TYSONS, VIRGINIA 22102
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703-641-5357
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MASTER PLANNER / LANDSCAPE ARCH:
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64 PLEASANT STREET
WATERTOWN, MA 02472
ALAN WARD
617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
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NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
NELSON/NYGAARD
1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING VEGETATION MAP - DATA AND SCHEDULES

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-11

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_EVM INVENTORY.dwg USER: Crossett DATE: May 16, 2017 TIME: 1:58:28 PM LAYOUT: C-11

PARCEL - F

THE MILE, PARCEL - F, BRUNSWICK Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	10,543	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	7%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	7%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-F EVM COVER TYPE SUMMERY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	152,270 SF	FAIR / GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, PAVED AREAS, TURF & LANDSCAPE AREA)
		TOTAL AREA	152,270 SF			
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]ParcelF						

PARCEL-F EXISTING VEGETATION PLANT SCHEDULE
AREA - B
Acer rubrum- Red Maple
Betula nigra - River Birch
Cedrus atlantica - Blue Atlas Cedar
Juniperus virginiana - Eastern Red Cedar
Prunus serrulata - Kwanzan Cherry
Pinus Strobus - Eastern White Pine
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM[Ex Veg Plant Sched (2017.03.08).xlsx]Par-F

PARCEL - G

THE MILE, PARCEL - G, WARREN Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	62,727	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	27%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	27%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-G EVM COVER TYPE SUMMERY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	212,640 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, PAVED AREAS, TURF & LANDSCAPE AREA)
B	UPLAND FOREST	SUB CLIMAX	16,742 SF	GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	REMANENT UPLAND HARDWOOD FROM WHEN SITE WAS DEVELOPED
F	DEVELOPED LANDSCAPE	N/A	5,675 SF	GOOD	MAPLE, OAK	DEVELOPED SITE (ASPHALT TRAIL W/ NEW SEEDLING PLANTINGS)
		TOTAL AREA	235,057 SF			
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PARCEL-G EXISTING VEGETATION PLANT SCHEDULE
AREA - A
Acer rubrum- Red Maple
Betula nigra - River Birch
Cedrus atlantica - Blue Atlas Cedar
Cornus kousa - Kousa Dogwood
Cornus mas - Cornelian Cherry Dogwood
Gleditsia trtiacanthos - Honeylocust
Ilex opaca - American Holly
Juniperus virginiana - Eastern Red Cedar
Liquidambar styraciflua - Sweetgum
Liriodendron tulipifera - Yellow Poplar
Quercus rubra - Northern Red Oak
Quercus palustris - Pin Oak
Pyrus calleryana - Callery Pear
Robinia pseudoacacia - Black Locust
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM[Ex Veg Plant Sched (2017.03.08).xlsx]Par-G

PARCEL-G EXISTING VEGETATION PLANT SCHEDULE
AREA - B
Acer rubrum- Red Maple
Ailanthus altissima - Tree of Heaven
Carya glabra - Pignut Hickory
Liquidambar styraciflua - Sweetgum
Liriodendron tulipifera - Yellow Poplar
Quercus alba - White Oak
Quercus rubra - Northern Red Oak
Pinus Strobus - Eastern White Pine
Prunus serotina - Black Cherry
Robinia pseudoacacia - Black Locust
Ulmus americana - American Elm
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM[Ex Veg Plant Sched (2017.03.08).xlsx]Par-G

PARCEL - H

THE MILE, PARCEL - H, DICKENSON Table 12.3 Tree Preservation Target Calculations and Statement			May 16, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	7,948	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	7%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	7%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	–	Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

PARCEL-H EVM COVER TYPE SUMMERY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LANDSCAPE	SUB CLIMAX	120,711 SF	FAIR / GOOD	SEE EXISTING VEGETATION PLANT SCHEDULE	DEVELOPED SITE (BUILDING, PAVED AREAS, TURF & LANDSCAPE AREA)
		TOTAL AREA	120,711 SF			
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2017.03.08).xlsx]ParcelH						

PARCEL-H EXISTING VEGETATION PLANT SCHEDULE
AREA - A
Prunus serrulata - Kwanzan Cherry
Pinus strobus - Eastern White Pine
\\192.168.10.93\projects\projects\7388\7388P\DATA -X\Landscape & Trees\EVM[Ex Veg Plant Sched (2017.03.08).xlsx]Par-H

ENGINEERS ✲ PLANNERS ✲ LANDSCAPE ARCHITECTS ✲ SURVEYORS ✲ SUSTAINABLE DESIGN

May 16, 2017

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

RE: Tree Preservation Target Deviation Request
The Mile
CDP/RZ-2017-PR-00
VIKA # V7388P

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner. The Planned Tysons Urban District, the PTC District. The referenced site is located within the North Central Subdistrict of the Tysons West District of the Tysons Corner Urban Center as specified in the Fairfax County Comprehensive Plan. This deviation is requested in whole for all Parcels in the The Mile application and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

A significant portion of the existing vegetation referenced with this application had been planted with the development of the subject parcels and a portion of the vegetated areas are remnant areas which were not disturbed as the parcels developed.
With the subject application all areas within the subject parcels will be entirely razed of all existing features when the sites is redeveloped. There is no existing vegetation specified or designed to be preserved. The subject site re-development will include major redesign of street grids as well a variety urban design aspects such as pedestrian parks, pedestrian plazas, various building types and uses and active and passive recreation.

The basis for this deviation is warranted due to the site development proposed along with the site engineering necessary. Therefore it is hereby requested that UFMD approve the requested Tree Preservation Target Deviation. It should be noted that all the 10-year tree canopy requirements shall be met with the planting of new landscaping as specified in this application. Please refer to the attached landscape plans and details.

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

Sincerely,
VIKA, Inc.

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

NPK/npk

cc: Robert R. Cochran, LS – VIKA VA
Jeff Krepa. PLA – VIKA VA
Jay Banks, Urban Forrester II, Fairfax County UFMD

P:\projects\7388\7388P\DATA -X\Landscape & Trees\[Cline (Tree Preserve Target Deviate)(02017.04.21).doc

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2032
LAND SURVEYOR

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE
DATE 5/16/2017

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
KETTLER, INC.
8255 GREENSBORO DRIVE, #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTYRRELL@KETTLER.COM

MASTER PLANNER / LANDSCAPE ARCH:
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ALAN WARD
617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
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NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
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1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

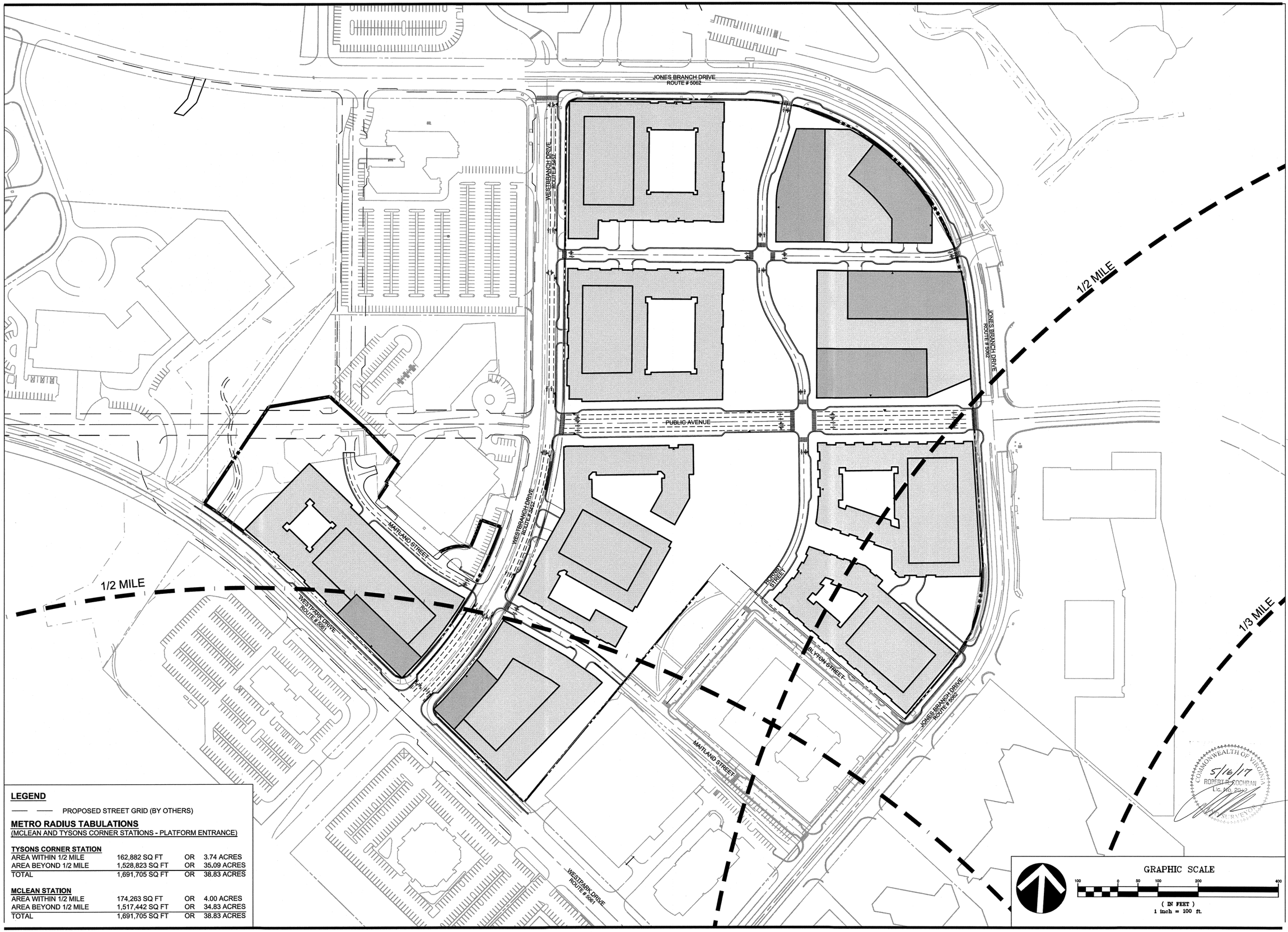
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

EXISTING VEGETATION MAP - DATA AND SCHEDULES

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-12

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\[CDP\7388P_EVM INVENTORY.dwg USER: Crossett DATE: May 16, 2017 TIME: 2:14:30 PM LAYOUT: C-12



LEGEND

—— —— PROPOSED STREET GRID (BY OTHERS)

METRO RADIUS TABULATIONS

(MCLEAN AND TYSONS CORNER STATIONS - PLATFORM ENTRANCE)

TYSONS CORNER STATION			
AREA WITHIN 1/2 MILE	162,882 SQ FT	OR	3.74 ACRES
AREA BEYOND 1/2 MILE	1,528,823 SQ FT	OR	35.09 ACRES
TOTAL	1,691,705 SQ FT	OR	38.83 ACRES
MCLEAN STATION			
AREA WITHIN 1/2 MILE	174,263 SQ FT	OR	4.00 ACRES
AREA BEYOND 1/2 MILE	1,517,442 SQ FT	OR	34.83 ACRES
TOTAL	1,691,705 SQ FT	OR	38.83 ACRES

VIKA

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

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TYSONS, VA. GERMANTOWN, MD.

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WATERTOWN, MA 02472
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ARCHITECT:
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601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
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1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT F. COCHRAN
Lic. No. 2042
SURVEYOR

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

OVERALL METRO CONTEXT PLAN

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-13

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_METRO CONTEXT.dwg USER: Crossett DATE: May 16, 2017 TIME: 2:18:07 PM LAYOUT: C-13



VIKA
ENGINEERS PLANNERS SURVEYORS
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202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

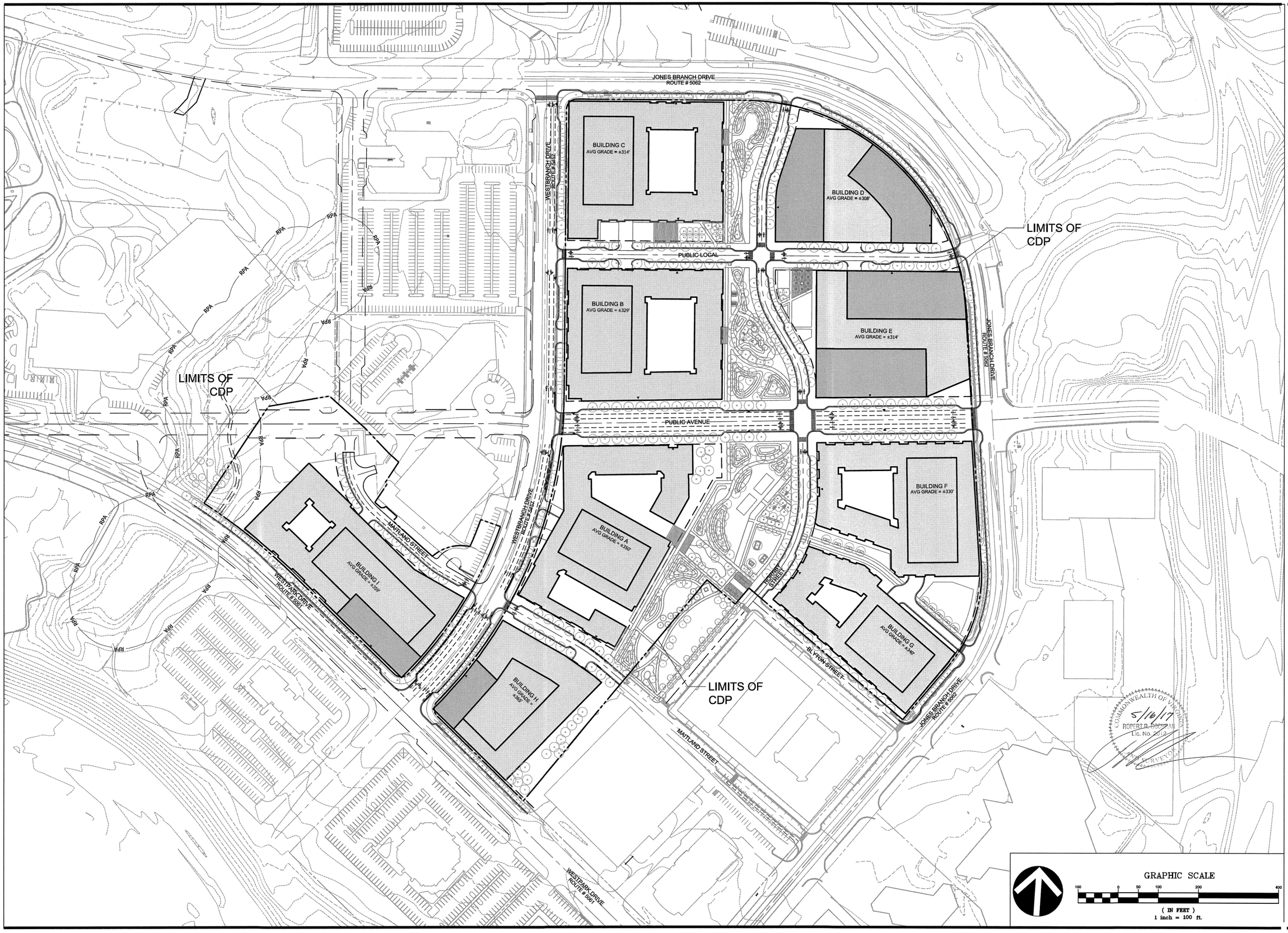
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

OVERALL ROAD GRID

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=200'
JOB NO.	7388P
SHEET NO.	C-14

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_ROAD GRID.dwg USER: Crossett DATE: May 16, 2017 TIME: 2:20:36 PM LAYOUT: C-14



VIKA

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LANDSCAPE ARCHITECTS GEOMATICS

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TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
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ARCHITECT:
DESIGN COLLECTIVE
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WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN - OVERALL

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-15

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_CDP OVERALL.dwg USER: Crossett DATE: May 16, 2017 TIME: 2:58:05 PM LAYOUT: C-15

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JONES BRANCH DRIVE
ROUTE 5062
(PUBLIC AVENUE)

PARKING
8' SIDEWALK
BUILD TO LINE

WESTBRANCH DRIVE
ROUTE 5457
(PUBLIC COLLECTOR)

11' TRAVEL
11' TRAVEL
8' PARK
8' BIKE

BUILDING C
AVG GRADE = ±314'
C1
RESIDENTIAL
±70'
ELEV. ±384'

SEE LANDSCAPE ARCHITECTURE PLANS

HORNBY STREET
(PUBLIC LOCAL)
8' PARK
10' TRAVEL
10' TRAVEL
8' SIDEWALK

BUILDING D
AVG GRADE = ±308'
TOWER D1
COMMERCIAL
±120'
ELEV. ±435'
PODIUM
GARAGE
±50'
ELEV. ±345'
TOWER D2
COMMERCIAL
±120'
ELEV. ±435'

PUBLIC LOCAL STREET
8' PARK
10' TRAVEL
10' TRAVEL
8' PARK
6' SIDEWALK
BUILD TO LINE

TOWER E1
COMMERCIAL
±150'
ELEV. ±488'
BUILDING E
AVG GRADE = ±314'
PODIUM
RETAIL/
COMMERCIAL
±50'
ELEV. ±368'
TOWER E2
COMMERCIAL
±150'
ELEV. ±488'

BUILDING B
AVG GRADE = ±329'
B1
RESIDENTIAL
±70'
ELEV. ±399'

SEE LANDSCAPE ARCHITECTURE PLANS

PUBLIC AVENUE
8' SIDEWALK
8' PARK
5' BIKE
11' TRAVEL
11' TRAVEL
11' TRAVEL
11' TRAVEL
5' BIKE
8' PARK
8' SIDEWALK
BUILD TO LINE

MATCH LINE - SEE SHEET C17

BUILDING F
AVG GRADE = ±330'
F1
RESIDENTIAL
±70'

LEGEND
BUILD-TO LINE
PROPERTY LINE

AREA A

VIKA
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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT B. COCHRAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

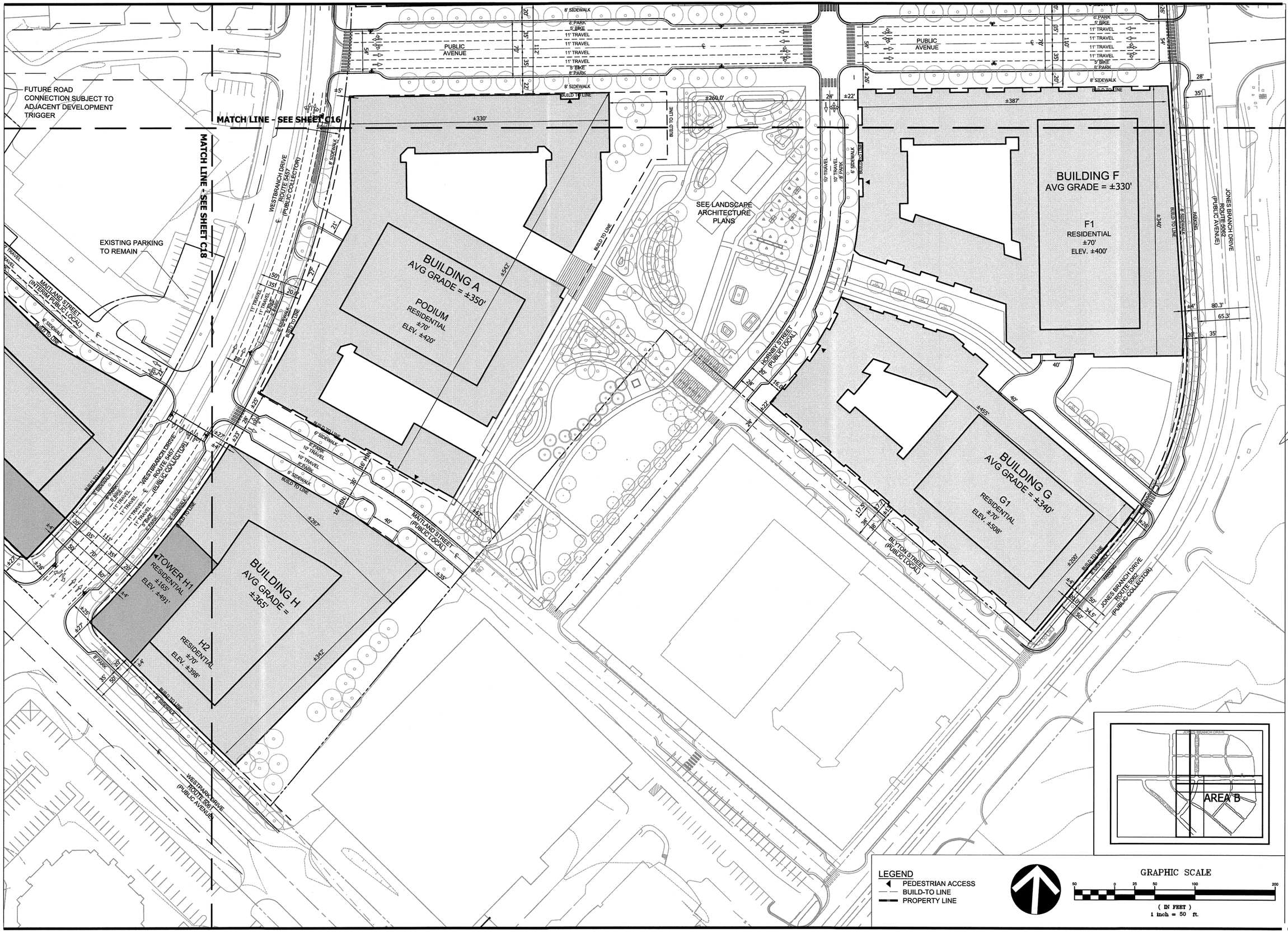
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN - AREA A

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-16

FILE: P:\projects\7388\7388P\CADD - PLANNING\PLANNING DRAWINGS\CDP\7388P_CDP A-C.dwg USER: Crossett DATE: May 16, 2017 TIME: 2:59:53 PM LAYOUT: C-16



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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2912
PROFESSIONAL ENGINEER

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

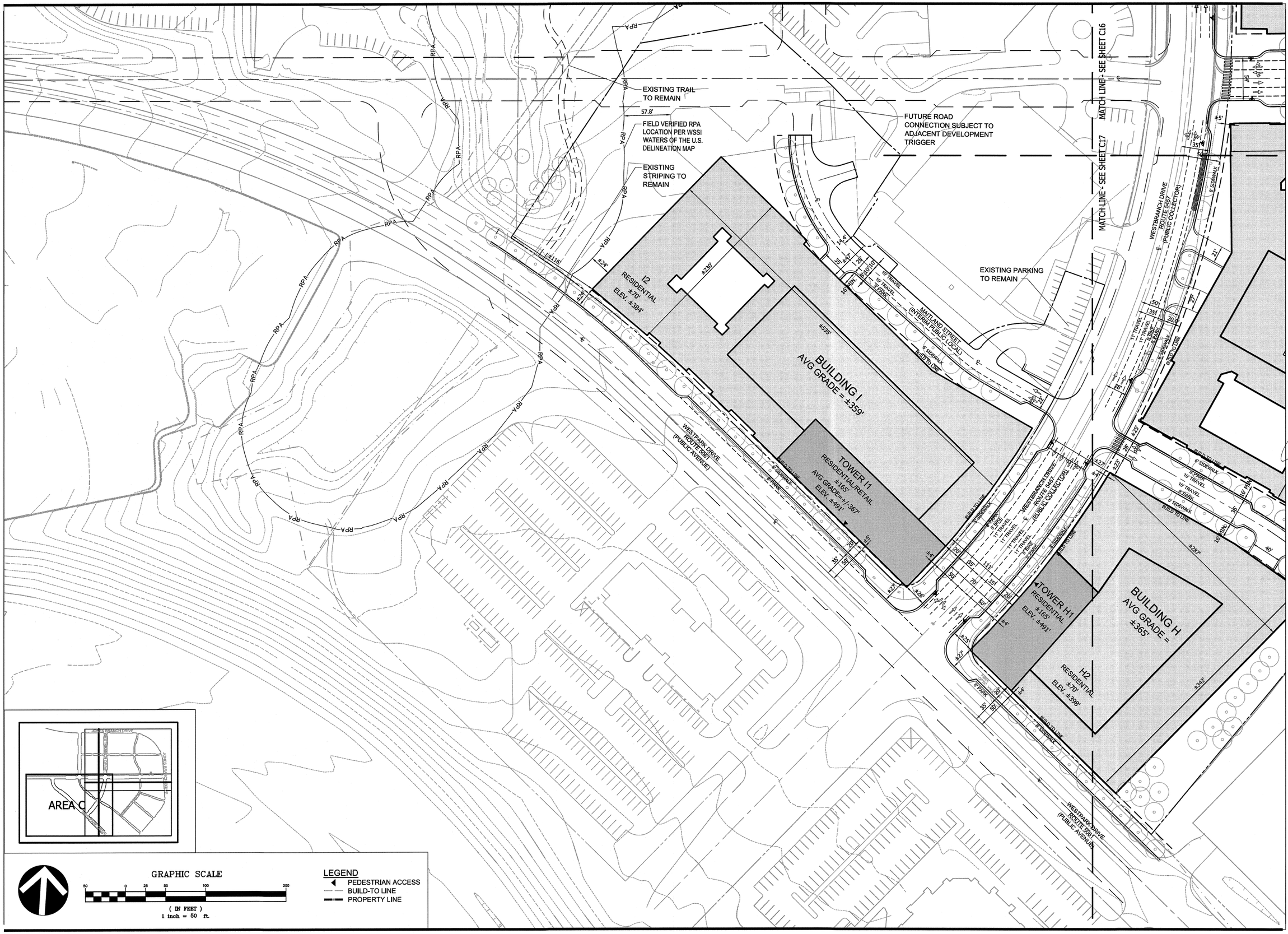
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN - AREA B

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-17

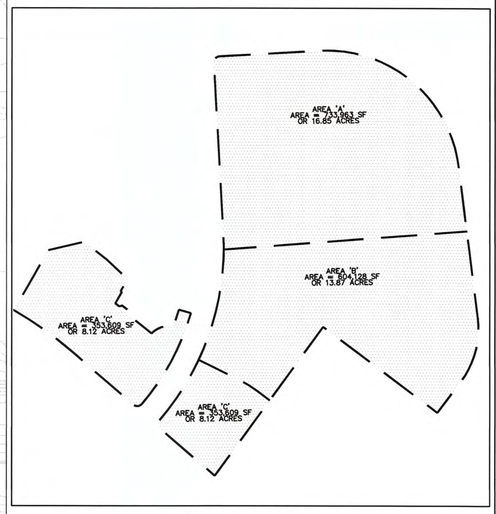
FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_CDP A-C.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:01:42 PM LAYOUT: C-17


EXISTING TRAIL TO REMAIN
FIELD VERIFIED RPA LOCATION PER WSSI WATERS OF THE U.S. DELINEATION MAP
EXISTING STRIPING TO REMAIN
FUTURE ROAD CONNECTION SUBJECT TO ADJACENT DEVELOPMENT TRIGGER
EXISTING PARKING TO REMAIN
MATCH LINE - SEE SHEET C16
MATCH LINE - SEE SHEET C17
12 RESIDENTIAL ±70' ELEV. ±384'
±200'
BUILDING I AVG GRADE = ±359'
TOWER I1 RESIDENTIAL/RETAIL ±165' AVG GRADE=+/-367' ELEV. ±491'
TOWER H1 RESIDENTIAL ±165' ELEV. ±491'
BUILDING H AVG GRADE = ±365'
H2 RESIDENTIAL ±70' ELEV. ±398'
MAITLAND STREET (INTERIM PUBLIC LOCAL)
WESTPARK DRIVE ROUTE 267 (PUBLIC AVENUE)
WESTBRANCH DRIVE ROUTE 3457 (PUBLIC COLLECTOR)
RPA
BUILD TO LINE
6' SIDEWALK
8' PARK
11' TRAVEL
10' TRAVEL
±116'
±24'
±535'
±354'
±325'
±287'
±342'
±327'
±323'
±335'
±344'
±325'
±327'
±325'
±327'
±354'
±342'
±344'
±325'
±327'
±325'
±327'
±354'
±342'
±344'
±325'
±327'
±325'
±327'
±354'
±342



SWM LEGEND

DEVICE	DCR STD./SPEC (COMMON NAME)
	VEGETATED ROOF 1 (43) (EXTENSIVE GREEN ROOF)
	CONTRIBUTING DRAINAGE (25)
	VEGETATED ROOF 2 (INTENSIVE GREEN ROOF)
	CONTRIBUTING DRAINAGE (71)
	BIORETENTION 2 (BIO-BASIN OR BIO-FILTER)
	CONTRIBUTING DRAINAGE (70)
	URBAN BIORETENTION (BIO-TREE PIT)
	CONTRIBUTING DRAINAGE (92)
	URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)



DRAINAGE AREA MAP: SCALE 1"=300'

NOTES:

1. THIS PLAN IS A CONCEPTUAL PLAN AND AS SUCH THE FINAL DESIGN OF UTILITIES, STORMWATER (SWM) FACILITIES, AND SITE FEATURES MAY BE SUBJECT TO MINOR MODIFICATIONS WITH FINAL CONSTRUCTION DOCUMENTS. AS SUCH, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE TYPE, NUMBER, SHAPE, LOCATION, SIZE AND ALL OTHER CHARACTERISTICS OF THE SWM FACILITIES SHOWN HEREON, SO LONG AS THE ULTIMATE REQUIREMENTS FOR PHOSPHOROUS LOAD REDUCTION AND POST DEVELOPED PEAK RELEASE RATES ARE MET. IT SHALL ALSO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO USE ANY STORMWATER CONTROL FACILITY ALLOWED IN THE PFM AT THE TIME OF FINAL CONSTRUCTION DOCUMENTS, EVEN IF IT IS NOT DEPICTED IN THIS PLAN, SO LONG AS ALL REQUIRED DESIGN CRITERIA FOR SUCH FACILITY IS MET. DETENTION VAULTS AND FILTERING SYSTEM VAULTS MAY BE RELOCATED THROUGHOUT THE SITE WITH FINAL CONSTRUCTION PLANS TO MORE EFFICIENTLY OR EFFECTIVELY PROVIDE THE REQUIRED QUALITY/QUANTITY TREATMENT WITH FINAL CONSTRUCTION DOCUMENTS. IN ADDITION, SUCH FACILITIES MAY BE ELIMINATED (OR ADDITIONAL FACILITIES ADDED) WITH FINAL CONSTRUCTION DOCUMENTS.
2. COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.
3. ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
4. ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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COMMONWEALTH OF VIRGINIA
ROBERT COCHRAN
LICENSE NO.
SURVEYOR
5/16/17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STORMWATER MANAGEMENT MAP - OVERALL

DRAWN BY:	JLM
DESIGNED BY:	JLM
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	JLM
SHEET NO.	C-19

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_SWM PLAN.dwg USER: Mack DATE: May 15, 2017 TIME: 3:11:03 PM LAYOUT: C-19

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	BIORETENTION AREAS ARE SHOWN WITH THE POTENTIAL TO BE USED AS INFILTRATION FACILITIES AS A POSSIBLE MEASURE TO HELP RETAIN A PORITON OF THE 1 INCH OF RAINFALL VOLUME FROM THE SITE. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED DUE TO THE URBAN DESIGN AND VDOT ROADWAYS. POTENTIAL INFILTRATION FACILITIES WITH THIS APPLICATION INCLUDE BIO-RETENTION AREAS IN THE PARKS AS SHOWN DEPENDING ON THE ADEQUACY OF INFILTRATION RATES FROM FUTURE SOIL TESTS.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS AND BIORETENTION. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DEQ SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DEQ SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. • THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOUS BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABLE. • TRADITIONAL BIORETETNION AREAS HAVE BEEN DESIGNED IN ACCORDANCE WITH DEQ SPEC #9 AND HAVE BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 0.96 INCHES. ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY THE STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. A TOTAL CONTROLLED AREA 85% OF THE SITE HAS BEEN CAPTURED. BY USING OFF-SITE AREA TO MITIGATE THE SHORTFALL, THE RETENTION DEPTH CAN BE BROUGHT TO 1". WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DEQ SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, BIORETENTION AREAS AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED RAINWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET TO THE EXTENT PRACTICE FOR THE SUBJECT APPLICATION. AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS.	THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, POTENTIAL TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. CREDIT FOR THESE OFFISTE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN
ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	STORMWATER CONFORMANCE SPREADSHEET BUT POTENTIAL CREDIT IS AVAILABLE. THESE BIO-RETENTION TREE PITS WOULD CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DEQ SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

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

- THE COMPUTATIONS PROVIDED ON SHEET C-21 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DEQ RUNOFF REDUCTION MANUAL. THE SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMPS'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE BIORETNETION AREAS, TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS. SHEET C-2 INCLUDES ADDITIONAL WAIVERS THAT MAY BE USED FOR FUTURE FLEXIBILITY.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

CURRENTLY THERE IS NO INFILTRATION PROPSOED WITH THIS APPLICATION; HOWEVER, IT MAY BE POSSIBLE TO BE USED IN THE PROPOSED BIORETENTION AREAS IN THE VICINITY OF THE PARKS WHERE UNDERGROUND OBSTRUCTIONS ARE NOT PRESENT. A SOIL ANALYSIS SHALL BE PEROFRMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITIES. THE DEVELOPER RESERVES THE RIGHT TO UTILTIZE INFILTRATION IF VIABLE AT TIME OF SITE PLAN SUBMISSION FOR THE SUBJECT SITE.

- RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION; HOWEVER, IT MAY BE POSSIBLE TO BE USED ON HIGH-RISE OFFICE BUILDINGS. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT THE TIME OF SITE PLAN SUBMISSION. ANY HARVESTING WILL BE DETERMINED BY FINAL DEMANDS WITH FINAL PLANS FOR THE SUBJECT SITE.

- RUNOFF REDUCTION PRACTICES

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

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

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

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

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

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

- OFFSITE OR SHARED FACILITIES

THE TREE PITS PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA ALONG CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW. AS CAN BE SEEN ON THE PLANS THIS WILL ALLOW RAINFALL DEPTH CONTROLLED.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CAPTURE THE ENTIRE 1" IF OFF-SITE MITIGATION IS ALLOWED TO TREAT EXISTING R.O.W.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF BIORETENTION, VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 85% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.96" OF THE FIRST 1 INCH OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, THE DEVELOPER RESERVES THE RIGHT TO USE POTENTIAL LEED REUSE VAULTS SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS. THE LEED STORMS WILL RESULT IN A GREATER VOLUME REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DEQ SPEC #9A.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT B. COCHRAN
Lic. No. 20...
PROFESSIONAL ENGINEER

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

DRAWN BY:	JLM
DESIGNED BY:	JLM
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-20

FILE: P:\projects\7388\7388P\CADD- P\PLANNING\PLANNING DRAWINGS\CDP\7388P_SWM DATA.dwg USER: Mack DATE: May 15, 2017 TIME: 4:05:17 PM LAYOUT: C-20

SWM NARRATIVE

EXISTING CONDITIONS:
THE CDP APPLICATION AREA CONSISTS OF SEVEN (7) PARCELS INCLUDING PARCELS C1, C2, 1A2, 7A1, 8, 11A AND A PORTION OF PARCEL 7C, TOTALING 38.83 ACRES. THE APPLICATION AREA CURRENTLY CONSISTS OF EXISTING OFFICE BUILDINGS AND PARKING LOTS. IN THE EXISTING CONDITION, THE SUBJECT CDP AREA GENERALLY DRAINS TO THE NORTH THROUGH A CLOSED CONDUIT STORM SEWER SYSTEM TO EXISTING WET POND 'B' (WP0046). THE POND THEN OUTFALLS VIA A COMBINATION OF OPEN CHANNELS AND CLOSED CONDUIT SYSTEMS INTO EXISTING WET POND 'C' (WP0044) AND EVENTUALLY OUTFALLS INTO SCOTTS RUN.. THE ENTIRETY OF THE APPLICATION AREA IS CURRENTLY TREATED FOR BOTH QUANTITY AND QUALITY BY WP0044. SEE SHEET C-27 FOR ADEQUATE OUTFALL DRAINAGE AREA MAP AND NARRATIVE.

PROPOSED CONDITIONS:
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL, OFFICE BUILDINGS, AS WELL AS A LINEAR PARK. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION (TREE PITS, STORMWATER PLANTERS), GREEN ROOF, AND BIORETENTION AS SHOWN ON SHEET C-19. AS NEEDED, AT THE TIME OF FINAL DESIGN, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT UNDERGROUND VAULTS FOR MEETING QUANTITY AND/OR QUALITY REQUIREMENTS. POTENTIAL LOCATIONS FOR THESE FACILITIES ARE SHOWN ON THE PLAN.

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

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

PART I: CONTROL CAPTURE THE FIRST 1"
COMPUTATIONS FOR THE TYSONS 1" REQUIREMENTS HAVE BEEN PROVIED BELOW. FOR INDIVIDUAL DRAINAGE AREA COMPUTATIONS AND FULL TYSONS COMPREHENSIVE PLAN STORMWATER NARRATIVE SEE SHEETS C-22 TO C-25.

PART II: LEED
THE SECOND TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED V4-NC CREDIT SS RAINWATER MANAGEMENT. THIS LEED REQUIREMENT STATES THAT THE RUNOFF VOLUME ASSOCIATED WITH THE 95TH PERCENTILE STORM WILL NEED TO BE MANAGED ENTIRELY ON SITE THROUGH GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT TECHNIQUES. THE URBAN BIORETENTION FACILITIES, BIORETENTION AND VEGETATED ROOFS TO BE INCORPORATED INTO THE SITE DESIGN RECEIVE RUNOFF FROM THE DEVELOPED SITE AREAS AND ULTIMATELY REDUCE THE TOTAL RUNOFF VOLUME FROM THE POST-DEVELOPED SITE. SEE LEED COMPUTATIONS ON SHEET C-22.

PART III: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. SEE CALCULATIONS ON SHEETS C-22. IT SHOULD BE NOTED THAT THE ENTIRETY OF THE APPLICATION AREA DRAINS TO AN OFF-SITE SWM FACILITY (WP0044). THIS FACILITY WILL REMAIN IN USE DURING THE POST-DEVELOPED CONDITION.

BMP NARRATIVE
STATE VRRM COMPUTATIONS HAVE BEEN COMPLETED USING AN ESTIMATED TOTAL LIMITS OF DISTURBANCE FOR THE ENTIRE CDP AREA. THIS AREA HAS BEEN ESTABLISHED AS 38.98 ACRES.
SEE COMPUTATIONS ON SHEET C-22.

NOTE:

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

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

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

THIS PLAN IS A CONCEPTUAL PLAN AND AS SUCH THE FINAL DESIGN OF UTILITIES, STORMWATER (SWM) FACILITIES, AND SITE FEATURES MAY BE SUBJECT TO MINOR MODIFICATIONS WITH FINAL CONSTRUCTION DOCUMENTS. AS SUCH, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE TYPE, NUMBER, SHAPE, LOCATION, SIZE AND ALL OTHER CHARACTERISTICS OF THE SWM FACILITIES SHOWN HEREON, SO LONG AS THE ULTIMATE REQUIREMENTS FOR PHOSPHOROUS LOAD REDUCTION AND POST DEVELOPED PEAK RELEASE RATES ARE MET. IT SHALL ALSO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO USE ANY STORMWATER CONTROL FACILITY ALLOWED IN THE PFM AT THE TIME OF FINAL CONSTRUCTION DOCUMENTS, EVEN IF IT IS NOT DEPICTED IN THIS PLAN, SO LONG AS ALL REQUIRED DESIGN CRITERIA FOR SUCH FACILITY IS MET. DETENTION VAULTS AND FILTERING SYSTEM VAULTS MAY BE RELOCATED THROUGHOUT THE SITE WITH FINAL CONSTRUCTION PLANS TO MORE EFFICIENTLY OR EFFECTIVELY PROVIDE THE REQUIRED QUALITY/QUANTITY TREATMENT WITH FINAL CONSTRUCTION DOCUMENTS. IN ADDITION, SUCH FACILITIES MAY BE ELIMINATED (OR ADDITIONAL FACILITIES ADDED) WITH FINAL CONSTRUCTION DOCUMENTS.

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

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: THE MILE

Description: PTC - MIXED USE

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				3.35	3.35
Impervious Cover (acres)				13.50	13.50
				Total	**16.85**

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				4.52	4.52
Impervious Cover (acres)				9.35	9.35
				Total	**13.87**

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				2.73	2.73
Impervious Cover (acres)				5.39	5.39
				Total	**8.12**

Drainage Area D

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

Drainage Area E

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

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	10.60
Weighted Rv (turf)	0.25
% Managed Turf	27%
Impervious Cover (acres)	28.24
Rv (impervious)	0.95
% Impervious	73%
Total Site Area (acres)	**38.84**
Site Rv	**0.76**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**140,989**
Volume Not Converted to Runoff (cf)	**33,984**
1-inch Runoff Volume for entire site (cf)	**107,005**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	107,005
Runoff Reduction Volume Achieved (cf)	101,655
Total Runoff Volume Retained (cf)	135,639
Total Area of Site Captured in a BMP (acres)	32.95

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**85%**
Rainfall Depth Retained Onsite (inch)	**0.96**

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CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

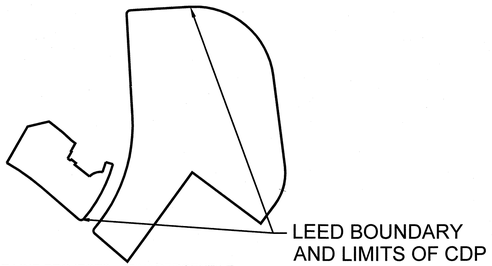
STORMWATER MANAGEMENT COMPUTATIONS - OVERALL

DRAWN BY: JLM
DESIGNED BY: JLM
DATE ISSUED: 03/24/17

DWG. SCALE: N/A
JOB NO.: 7388P
SHEET NO.: C-21

PART II: LEED RAINWATER MANAGMENET

LEED BOUNDARY NOTE:
IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE SUBJECT APPLICATION AREA: TOTALING 38.83 ACRES. THE LEED BOUNDARY HAS BEEN SHOWN ON THE KEY MAP BELOW. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.



PATH 3: ZERO-LOT LINE PROJECTS - 85TH PERCENTILE

THIS REQUIREMENT APPLIES TO ZERO LOT LINE PROJECTS IN URBAN AREAS WITH A MINIMUM DENSITY OF 1.5 FAR.

LEED STATES: IN A MANNER BEST REPLICATING NATURAL SITE HYDROLOGY PROCESSES, MANAGE ON SITE THE RUNOFF FROM THE DEVELOPED SITE FOR THE 85TH PERCENTILE OR REGIONAL OR LOCAL RAINFALL EVENTS

BASED ON DAILY RAINFALL DATA FROM REAGAN NATIONAL AIRPORT, 0.95 INCHES REPRESENTS THE 85TH PERCENTILE OF REGIONAL RAINFALL EVENTS.

AS SHOWN ON SHEET C-21, THE RUNOFF REDUCTION PRACTICES (URBAN BIORETENTION, GREEN ROOF, TRADITIONAL BIORETENTION AND PLANTERS) HAVE BEEN USED TO RETAIN 0.96 INCHES OF RAINFALL DEPTH ON-SITE.

THUS, THE SUBJECT SITE MEETS THE LEED REQUIREMENT BY MANAGING GREATER THAN THE 85TH PERCENTILE STORM ON-SITE BY UTILIZING LID/GREEN INFRASTRUCTURE.

PART III: PFM 2 YEAR AND 10 YEAR DETENTION COMPLIANCE

EXISTING WP-0044 NOTE:
THE EXISTING OFF-SITE FACILITY (WP-0044) TO REMAIN PROVIDES DETENTION FOR 167.81 ACRES, INCLUDING THE 38.83 ACRES OF THE SUBJECT APPLICATION AREA. THIS EXISTING FACILITY PROVIDES PEAK RELEASE RATE REDUCTION FOR THE THE 2-YEAR AND 10-YEAR STORMS AND WILL CONTINUE TO SERVE THE SITE IN THE POST-DEVELOPED CONDITION.

PER FAIRFAX COUNTY PLANS NUMBER 6377-PI-001 ENTITLED WEST PARK STORM WATER DETENTION FACILITY, 9773-SP-01 ENTITLED GANNETT / USA TODAY HEADQUARTERS AND 9773-SP-003 ENTITLED GANNETT/USA TODAY SITE, THIS FACILITY WAS SIZED AND DESIGNED TO DETAIN 167.81 ACRES ASSUMING AN ULTIMATE CURVE NUMBER OF 92.

PFM COMPLIANCE :
EXISTING FACILITY WP-0044 WILL REMAIN IN THE POST-DEVELOPED CONDITION AND WILL CONTINUE TO PROVIDED DETENTION FOR THE 2-YEAR AND 10-YEAR STORMS.

EXISTING CONDITIONS:
TOTAL DRAINAGE AREA TO POND = 167.81 ACRES
TOTAL ON-SITE AREA DRAINING TO POND = 38.83 ACRES
TOTAL OFF-SITE AREA DRAINING TO POND = 128.98 ACRES

THE ADDITIONAL 128.98 ACRES OF OFF-SITE AREA DRAINING TO THIS POND WILL REMAIN UNCHANGED AND THE PROPOSED STORM DRAIN SYSTEM WILL BE DESIGN TO PICK UP ANY EXISTING STORM DRAINAGE PIPES CONVEYING WATER TO THIS POND.

PROPOSED CONDITIONS:
IT HAS BEEN ASSUMED THAT IN THE POST-DEVELOPED CONDITION THE ENTIRE APPLICATION AREA WILL BE TREATED BY THIS POND. BASED ON THE COMPUTATIONS PROVIDED ON THIS SHEET THE ADJUSTED CURVE NUMBER AFTER UTILIZING THE RUNOFF REDUCTION VOLUME BY THE VARIOUS PRACTICES HAS BE CALCULATED AT 88 FOR THE 2-YEAR EVENT AND 89 FOR THE 10-YEAR EVENT.

PFM ALLOWABLE RELEASE RATE
PER COUNTY CODE 124-4-4(D), POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE.

Q (2-PRE) = 135.12 CFS
Q (10-PRE) =224.10 CFS

AS SHOWN IN THE TR-55 COMPUTATIONS PROVIDED ON THIS SHEET. THE POST-DEVELOPED 2-YEAR AND 10-YEAR PEAK RELEASE RATES HAVE BEEN CALCULATED AS:

Q (2-POST) = 121.87 CFS
Q (10-POST) = 211.26 CFS

SINCE 121.87 CFS < 135.12 CFS AND 211.26 CFS < 224.10 CFS THE PFM DETENTION REQUIREMENTS ARE SATISFIED.

AS SHOWN IN THE PROVIDED COMPUTATIONS, THE PROPOSED IMPROVEMENTS WITH THE SUBJECT APPLICATION WILL ULTIMATELY REDUCE THE FLOWS FROM THE APPLICATION AREA INTO EXISTING FACILITY AND THE FLOW FROM THE EXISTING OFF-SITE AREA (128.98 ACRES) WILL REMAIN UNCHANGED. BASED ON THESE COMPUTATIONS THE FACILITY WILL REMAIN ADEQUATELY SIZED TO TREAT THE ANTICIPATED SITE RUNOFF.

STATE BMP COMPLIANCE (VRRM)

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

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

Update Summary Sheet | Print Preview | Print

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	38.84

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	13.86	13.86	36
Impervious Cover (acres)	0.00	0.00	0.00	24.98	24.98	64
					38.84	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	10.60	10.60	27
Impervious Cover (acres)	0.00	0.00	0.00	28.24	28.24	73
					38.84	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.76	0.74	0.95	0.74
Treatment Volume (ft³)	107,005	95,763	11,242	95,763
TP Load (lb/yr)	67.23	60.17	7.06	60.17

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.69	1.73	1.69

Total TP Load Reduction Required (lb/yr)	17.76	12.03	5.73

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	480.96	443.73

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft³)	58,474
Total TP Load Reduction Achieved (lb/yr)	43.42
Total TN Load Reduction Achieved (lb/yr)	331.52
Remaining Post Development TP Load (lb/yr)	23.81
Remaining TP Load Reduction (lb/yr) Required	0.00

** TARGET TP REDUCTION EXCEEDED BY 25.66 LB/YEAR **

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	3.35	4.52	2.73	0.00	0.00	10.60
Impervious Cover (acres)	13.50	9.35	5.39	0.00	0.00	28.24
Total Area (acres)	**16.85**	**13.87**	**8.12**	**0.00**	**0.00**	**38.84**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	19.80	16.27	7.35	0.00	0.00	43.42
TN Load Reduced (lb/yr)	151.69	124.15	55.68	0.00	0.00	331.52

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	3.35	3.35	20
Impervious Cover (acres)	0.00	0.00	0.00	13.50	13.50	80
					16.85	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1a. Vegetated Roof #1 (Spec #5)		0.950508611	3,293.83		2.07	0.93	1.14	
1b. Vegetated Roof #2 (Spec #5)		1.244854711	4,292.81		2.69	1.62	1.08	
2g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)		4.732500275	16,319.34	0.00	10.24	9.22	1.02	
2.i.To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		2.526721769	8,713.40	0.00	5.47	3.01	2.46	
6a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)		3.516758694	12,127.54	0.00	7.61	4.19	3.42	
6b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	1.651078972		1,408.35	0.00	0.94	0.85	0.09	

Total Impervious Cover Treated (acres)	12.98
Total Turf Area Treated (acres)	1.65
Total TP Load Reduction Achieved in DA. (lb/yr)	19.80
Total TN Load Reduction Achieved in DA. (lb/yr)	151.69

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	4.52	4.52	33
Impervious Cover (acres)	0.00	0.00	0.00	9.35	9.35	67
					13.87	

BMP Selection

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
2g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)		5.069397925	17,490.62	0.00	10.96	9.86	1.10	
2.i.To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		1.868250689	6,447.05	0.00	4.04	2.22	1.82	
6a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)		2.415932048	8,331.34	0.00	5.23	2.88	2.35	
6b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	2.5543618		2,318.08	0.00	1.45	1.31	0.15	

Total Impervious Cover Treated (acres)	9.35
Total Turf Area Treated (acres)	2.55
Total TP Load Reduction Achieved in DA. (lb/yr)	16.27
Total TN Load Reduction Achieved in DA. (lb/yr)	124.15

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	2.73	2.73	34
Impervious Cover (acres)	0.00	0.00	0.00	5.39	5.39	66
					8.12	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1.a. Vegetated Roof #1 (Spec #5)		0.214370983	739.26		0.46	0.21	0.26	
1.b. Vegetated Roof #2 (Spec #5)		0.873736042	3,006.35		1.89	1.15	0.75	
2.g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)		1.886170982	6,849.94	0.00	4.30	3.87	0.43	
2.i.To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		1.04694674	3,610.40	0.00	2.27	1.25	1.02	
6a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)		0.748943665	2,582.75	0.00	1.62	0.89	0.73	

Total Impervious Cover Treated (acres)	4.87
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in DA. (lb/yr)	7.35
Total TN Load Reduction Achieved in DA. (lb/yr)	55.68

JLM — THE MILE

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. COND. CN directly entered by user		–	38.84	92
Total Area / Weighted Curve Number			38.84	92

JLM — THE MILE

Fairfax NOAA_C County, Virginia

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs) (hr)	10-Yr (cfs) (hr)
SUBAREAS		
EX. COND.	135.12 11.93	224.10 11.93
REACHES		
OUTLET	135.12	224.10

PRE-DEVELOPED PEAK FLOW COMPUTATIONS

JLM — THE MILE

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PROP. COND. CN directly entered by user		–	38.84	89
Total Area / Weighted Curve Number			38.84	89

JLM — THE MILE

Fairfax NOAA_C County, Virginia

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs) (hr)	10-Yr (cfs) (hr)
SUBAREAS		
PROP. COND.	121.87 11.93	211.26 11.93
REACHES		
OUTLET	121.87	211.26

POST-DEVELOPED PEAK FLOW COMPUTATIONS

Runoff Volume and CN Calculations

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

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		94	92	92	0	0
RR (ft³)		26,648	21,733	10,093	0	0
1-year return period	RV wo RR (ws-in)	1.98	1.80	1.80	0.00	0.00
	RV w RR (ws-in)	1.55	1.37	1.46	0.00	0.00
	CN adjusted	89	86	88	0	0
2-year return period	RV wo RR (ws-in)	2.51	2.32	2.32	0.00	0.00
	RV w RR (ws-in)	2.08	1.89	1.98	0.00	0.00
	CN adjusted	89	87	88	0	0
10-year return period	RV wo RR (ws-in)	4.18	3.96	3.96	0.00	0.00
	RV w RR (ws-in)	3.74	3.53	3.62	0.00	0.00
	CN adjusted	90	88	89	0	0

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. FISCHPAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STORMWATER MANAGEMENT LEED/PFM COMPUTATIONS

DRAWN BY: JLM
DESIGNED BY: JLM
DATE ISSUED: 04/21/17

DWG. SCALE: N/A
JOB NO.: 7388P
SHEET NO.: C-22

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_SWM DATA.dwg USER: Mack DATE: May 15, 2017 TIME: 4:04:16 PM LAYOUT: C-22

PART I: CONTROL/CAPTURE THE FIRST INCH OF RAINFALL

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'

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

Site Name: THE MILE

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	3.35	**3.35**
Impervious Cover	0.00	0.00	0.00	13.50	**13.50**
			D.A Total (acres)		**16.85**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 49,595

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max. Volume Received by Practice (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* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	2.72	N/A	9,389	Subtract 100% of provided storage vol.	100%	N/A	9,389	N/A	10,997	9,389	0	
Bioretention - DCR Level 2 Design Spec (enhanced)		0.00	1.65	1,498	Subtract 100% of provided storage vol.	100%	0	1,498	N/A	14,267	1,498	0	
Disconnection to Bioretention		4.73	0.23	16,526	Subtract 100% of provided storage vol.	100%	0	16,526	N/A	18,890	16,526	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	STORMWATER PLANTERS AND BIO-RETENTION TREE PITS	6.04	N/A	20,841	Subtract 100% of provided storage vol.	100%	0	20,841	N/A	48,663	20,841	0	
	Totals:	**13.50**	**1.88**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 16.38

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 48,255

Tysons Corner Green Roof Sizing chart (THE MILE AREA A)

GREEN ROOF NUMBER	BUILDING/LOCATION	INTENSIVE/EXTENSIVE	DA (VEGETATIVE AREA) (ACRE)	DA (NON-VEGETATIVE) (ACRE)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
GREEN ROOF #1	TOWERS D1 & D2	EXTENSIVE	0.44	0.00	0.95	1,513	19,113	4	0.30	1,911
GREEN ROOF #2	BUILDING D PODIUM	INTENSIVE-PODIUM	0.23	0.50	0.95	2,509	9,930	12	0.30	2,979
GREEN ROOF #3	TOWERS E1 & E2	EXTENSIVE	0.52	0.00	0.95	1,779	22,468	4	0.30	2,247
GREEN ROOF #4	BUILDING E PODIUM	INTENSIVE-PODIUM	0.30	0.75	0.95	3,588	12,866	12	0.30	3,860
Total			**1.48**	**1.24**		9,389	64,377			**10,997**

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Note: Sizing based on DCR Spec# 5

Tv(RED'Q)=1" *Rv*DA/12

Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tysons Corner Bioretention Sizing chart (THE MILE AREA A)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
BIORETENTION #1	BUILDING B COURTYARD	0.12	2.76	5,242	0.95	9,961	5,410	6	4	1	1	0.25	0.4	1.9	**10,279**
BIORETENTION #2	LINEAR PARK II	0.84	0.00	967	0.60	1,837	2,094	6	4	1	1	0.25	0.4	1.9	**3,979**
BIORETENTION #3	BUILDING C COURTYARD	0.10	1.97	3,761	0.95	7,146	4,532	6	4	1	1	0.25	0.4	1.9	**8,611**
BIORETENTION #4	LINEAR PARK I	0.81	0.00	926	0.60	1,759	5,415	6	4	1	1	0.25	0.4	1.9	**10,289**
TOTALS =		**1.88**	**4.73**	**10,896**		**20,702**	**17,451**								**33,157**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]BIORETENTION

Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/SD

Tv(RED'Q)=1" *Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

Tysons Corner SWM Planter Sizing chart (THE MILE AREA A)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
SWM PLANTER #1	BUILDING C GARAGE	0.11	0.63	1,272	0.95	2,545	4,867	6	3	1	1	0.25	0.4	1.65	**8,031**
SWM PLANTER #2	BUILDING D PODIUM	0.04	0.84	1,534	0.95	3,067	1,937	6	3	1	1	0.25	0.4	1.65	**3,196**
SWM PLANTER #3	BUILDING E PODIUM	0.06	1.06	1,920	0.95	3,839	2,514	6	3	1	1	0.25	0.4	1.65	**4,148**
TOTALS =		**0.21**	**2.53**	**4,726**		**9,451**	**9,318**								**15,375**

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Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/SD

Tv(RED'Q)=1" *Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

Tysons Corner Tree Pit Sizing chart (THE MILE - AREA A) - ONSITE

TREE PIT NUMBER	IMP. DA TO TREE PIT (ACRE)	PERV. DA TO TREE PIT (ACRE)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
TP#1 (19)	0.65	0.05	1,211	0.95	2,421	2,280	6	4	1	1	0.25	0.4	**4,332**
TP#2 (15)	0.31	0.04	606	0.95	1,213	1,800	6	4	1	1	0.25	0.4	**3,420**
TP#3 (15)	0.34	0.04	650	0.95	1,300	1,800	6	4	1	1	0.25	0.4	**3,420**
TP#4 (15)	0.25	0.04	504	0.95	1,007	1,800	6	4	1	1	0.25	0.4	**3,420**
TP#5 (14)	0.28	0.04	556	0.95	1,112	1,680	6	4	1	1	0.25	0.4	**3,192**
TP#6 (13)	0.33	0.04	627	0.95	1,254	1,560	6	4	1	1	0.25	0.4	**2,964**
TP#7 (14)	0.34	0.04	646	0.95	1,291	1,680	6	4	1	1	0.25	0.4	**3,192**
TP#8 (12)	0.44	0.03	813	0.95	1,626	1,440	6	4	1	1	0.25	0.4	**2,736**
TP#9 (14)	0.32	0.04	613	0.95	1226	1,680	6	4	1	1	0.25	0.4	**3192**
TP#10 (15)	0.27	0.04	532	0.95	1,064	1,800	6	4	1	1	0.25	0.4	**3420**
TOTALS =	**3.52**	**0.40**	**6,757**		**13,515**	**17,520**							**33,288**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]Tree Pit Sizing - ONSITE

Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/2

Tv(RED'Q)=1" *Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

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5/16/17
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REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA A

DRAWN BY:	JLM
DESIGNED BY:	JLM
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-23

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PART I: CONTROL/CAPTURE THE FIRST INCH OF RAINFALL

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'

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

Site Name: THE MILE

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	4.52	**4.52**
Impervious Cover	0.00	0.00	0.00	9.35	**9.35**
			D.A Total (acres)		**13.87**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 36,345

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (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
Bioretention - DCR Level 2 Design Spec (enhanced)		0.00	2.55	2,318	Subtract 100% of provided storage vol.	100%	0	2,318	N/A	9,168	2,318	0	
Disconnection to Bioretention		5.06	0.19	17,631	Subtract 100% of provided storage vol.	100%	0	17,631	N/A	22,316	17,631	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	STORMWATER PLANTERS AND BIO-RETENTION TREE PITS	4.28	N/A	14,774	Subtract 100% of provided storage vol.	100%	0	14,774	N/A	26,846	14,774	0	
	Totals:	**9.35**	**2.74**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 12.09

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 34,723

Tysons Corner Bioretention Sizing chart (THE MILE AREA B)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
BIORETENTION #5	BUILDING A COURTYARD #1	0.09	1.51	2,905	0.95	5,520	3,902	6	4	1	1	0.25	0.4	1.9	**7,414**
BIORETENTION #6	BUILDING A COURTYARD #2	0.05	0.75	1,450	0.95	2,754	2,060	6	4	1	1	0.25	0.4	1.9	**3,914**
BIORETENTION #7	LINEAR PARK III	2.55	0.00	2,928	0.60	5,563	4,825	6	4	1	1	0.25	0.4	1.9	**9,168**
BIORETENTION #8	LINEAR PARK III (FR BLDGS F & G)	0.00	1.75	3,173	0.95	6,029	3,586	6	4	1	1	0.25	0.4	1.9	**6,813**
BIORETENTION #9	BUILDING F & G	0.05	1.05	1,902	0.95	3,804	2,197	6	4	1	1	0.25	0.4	1.9	**4,174**
TOTALS =		**2.74**	**5.06**	**12,358**		**23,670**	**16,570**								**31,483**

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

Tysons Corner SWM Planter Sizing chart (THE MILE AREA B)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
SWM PLANTER #4	BUILDING A	0.03	0.59	1,070	0.95	2,141	1,433	6	3	1	1	0.25	0.4	1.65	**2,364**
SWM PLANTER #5	BUILDING F GARAGE	0.04	0.74	1,357	0.95	2,714	1,910	6	3	1	1	0.25	0.4	1.65	**3,152**
SWM PLANTER #6	BUILDING G GARAGE	0.03	0.54	984	0.95	1,969	1,458	6	3	1	1	0.25	0.4	1.65	**2,406**
TOTALS =		**0.11**	**1.87**	**3,411**		**6,823**	**4,801**								**7,922**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]SWM PLANTERS

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

Tysons Corner SWM Planter Sizing chart (THE MILE AREA C)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
SWM PLANTER #7	BUILDING H PODIUM	0.01	0.18	328	0.95	657	525	6	3	1	1	0.25	0.4	1.65	**866**
SWM PLANTER #8	BUILDING H	0.02	0.33	598	0.95	1,196	741	6	3	1	1	0.25	0.4	1.65	**1,223**
SWM PLANTER #9	BUILDING I PODIUM	0.02	0.24	440	0.95	880	750	6	3	1	1	0.25	0.4	1.65	**1,238**
SWM PLANTER #10	BUILDING I	0.02	0.30	549	0.95	1,099	767	6	3	1	1	0.25	0.4	1.65	**1,266**
TOTALS =		**0.06**	**1.05**	**1,915**		**3,831**	**2,783**								**4,592**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]SWM PLANTERS

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

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT B. TUCHRAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA B

DRAWN BY: JLM
DESIGNED BY: JLM
DATE ISSUED: 04/21/17

DWG. SCALE: N/A
JOB NO.: 7388P
SHEET NO.: C-24

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_SWM DATA.dwg USER: Mack DATE: May 15, 2017 TIME: 4:01:51 PM LAYOUT: C-24

PART I: CONTROL/CAPTURE THE FIRST INCH OF RAINFALL

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'

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

Site Name: THE MILE

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	2.73	**2.73**
Impervious Cover	0.00	0.00	0.00	5.39	**5.39**
			D.A. Total (acres)		**8.12**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 21,065

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Estimate RWH RR % Credit: Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	1.57	N/A	5,414	Subtract 100% of provided storage vol.	100%	N/A	5,414	N/A	7,256	5,414	0	
Disconnection to Bioretention		1.99	0.06	6,901	Subtract 100% of provided storage vol.	100%	0	6,901	N/A	7,803	6,901	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		1.80	N/A	6,193	Subtract 100% of provided storage vol.	100%	0	6,193	N/A	8,696	6,193	0	
	Totals:	**5.39**	**0.09**										**See Site Data and Summary Tab for Site Results**

Total Drainage Area Treated (acres): **5.48**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **18,677**

Tysons Corner Green Roof Sizing chart (THE MILE AREA C)

GREEN ROOF NUMBER	BUILDING/LOCATION	INTENSIVE/EXTENSIVE	DA (VEGETATIVE AREA) (ACRE)	DA (NON-VEGETATIVE) (ACRE)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
GREEN ROOF #5	TOWER H1	EXTENSIVE	0.09	0.00	0.95	297	3,753	4	0.30	375
GREEN ROOF #6	BUILDING H PODIUM	INTENSIVE-PODIUM	0.19	0.38	0.95	1,991	8,480	12	0.30	2,544
GREEN ROOF #7	TOWER I1	EXTENSIVE	0.13	0.00	0.95	442	5,585	4	0.30	559
GREEN ROOF #8	BUILDING I PODIUM	INTENSIVE-PODIUM	0.29	0.49	0.95	2,684	12,595	12	0.30	3,779
Total			**0.70**	**0.87**		5,414	30,413			**7,256**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]Green Roof Sizing

Note: Sizing based on DCR Spec# 5

Tv(RED'Q)=1"*Rv*DA/12

Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

Tysons Corner Bioretention Sizing chart (THE MILE AREA C)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
BIORETENTION #10	BUILDING I COURTYARD	0.06	1.25	2,370	0.95	4,504	2,466	6	4	1	1	0.25	0.4	1.9	**4,685**
BIORETENTION #11	LINEAR PARK III (FR BLDG H)	0.00	0.74	1,337	0.95	2,541	1,641	6	4	1	1	0.25	0.4	1.9	**3,118**
TOTALS =		**0.06**	**1.99**	**3,708**		**7,045**	**4,107**								**7,803**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]BIORETENTION

Note: Sizing based on DCR Spec# 9-A

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Tv(PROV'D)=SA*SUM OF STORAGE

Tysons Corner SWM Planter Sizing chart (THE MILE AREA C)

SWM Planter	BUILDING/LOCATION	DA TO BIO (Ac.) (Veg.)	DA TO BIO (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
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TOTALS =		**0.06**	**1.05**	**1,915**		**3,831**	**2,783**								**4,592**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]SWM PLANTERS

Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/SD

Tv(RED'Q)=1"*Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

Tysons Corner Tree Pit Sizing chart (THE MILE - AREA C) - ONSITE

TREE PIT NUMBER	IMP. DA TO TREE PIT (ACRE)	PERV. DA TO TREE PIT (ACRE)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
TP#17 (10)	0.25	0.03	486	0.95	971	1,200	6	4	1	1	0.25	0.4	**2,280**
TP#18 (8)	0.49	0.02	891	0.95	1,782	960	6	4	1	1	0.25	0.4	**1,824**
TOTALS =	**0.75**	**0.05**	**1,377**		**2,754**	**2,160**							**4,104**

P:\projects\7388\7388P\DATA -X\SWM\[DCR SPEC CALCS MET MILE.xlsx]Tree Pit Sizing - ONSITE

Note: Sizing based on DCR Spec# 9-A

SA(REQ'D)=Tv/2

Tv(RED'Q)=1"*Rv*A/12

Tv(PROV'D)=SA*SUM OF STORAGE

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THE MILE

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VIRGINIA

STORMWATER MANAGEMENT SIZING COMPUTATIONS - AREA C

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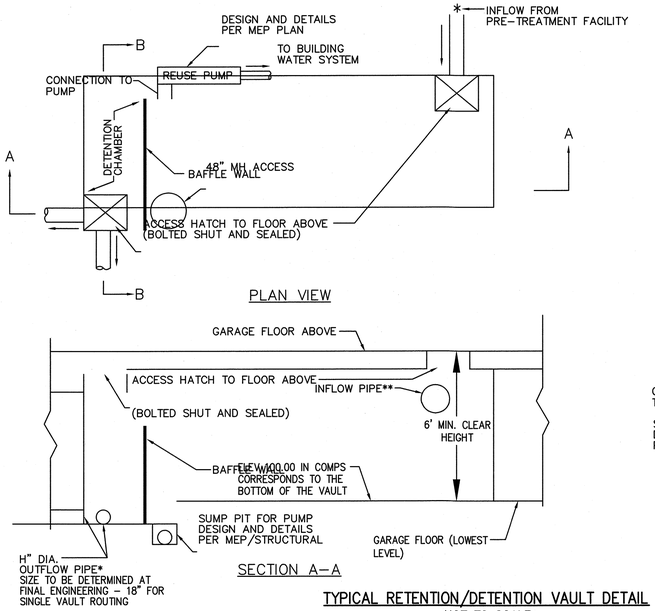
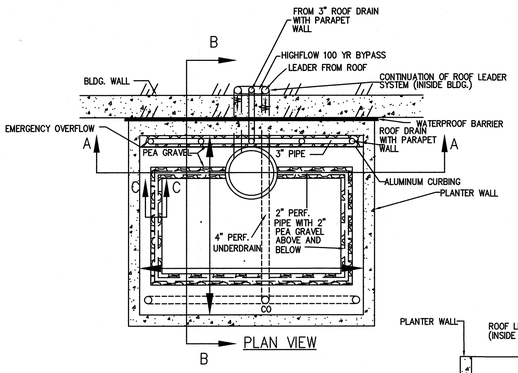
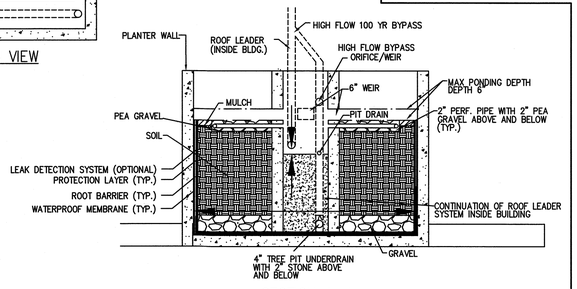
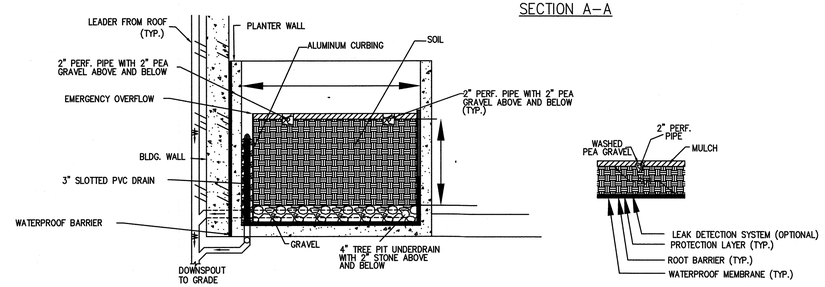


TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE



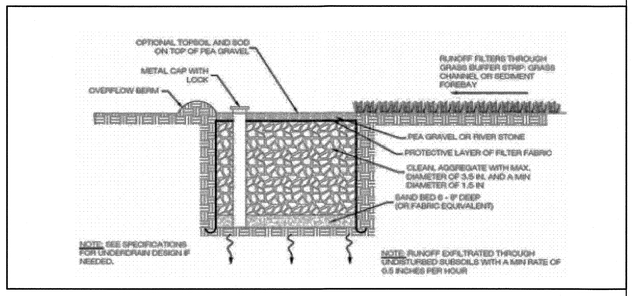


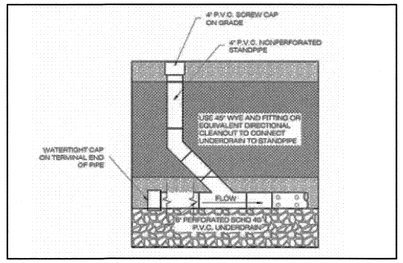


STORMWATER PLANTER DETAIL
NOT TO SCALE

NOTE: PER CLEARINGHOUSE SPEC NO. 9A SECTION 9–A–5 IF THE 2500 SF CONTRIBUTING DRAINAGE AREA IS EXCEED, THE DESIGN SHALL BE IN ACCORDANCE WITH LEVEL 1 BIORETENTION.

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





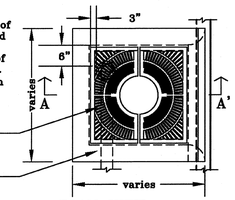
TYPICAL INFILTRATION TRENCH DETAIL

NOTE:

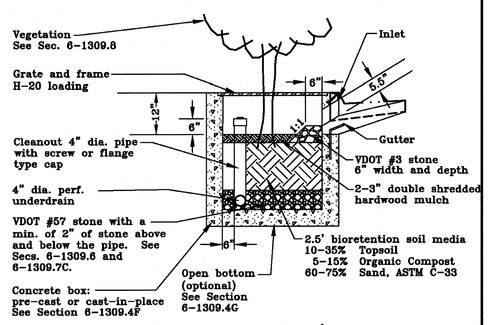
1. DETENTION FACILITIES MAY BE LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
2. HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS MAY BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIORETENTION SYSTEMS IN AN URBAN ENVIRONMENT.
3. MAXIMUM DRAINAGE AREAS TO BIORETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF MAY BE ELIMINATED IN ORDER TO ACCOMMODATE THE URBAN ENVIRONMENT.
4. TREE BOX FILTERS MAY BE INSTALLED IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

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



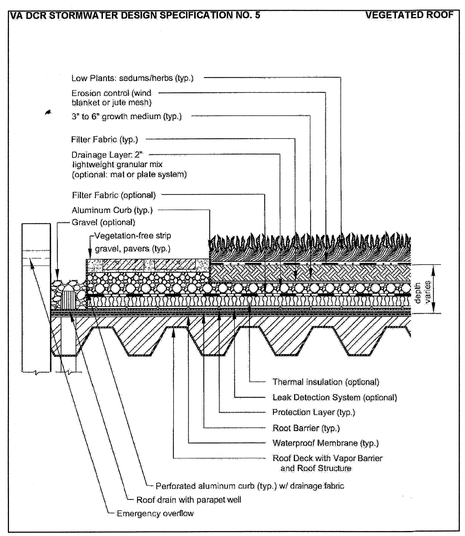
PLAN VIEW



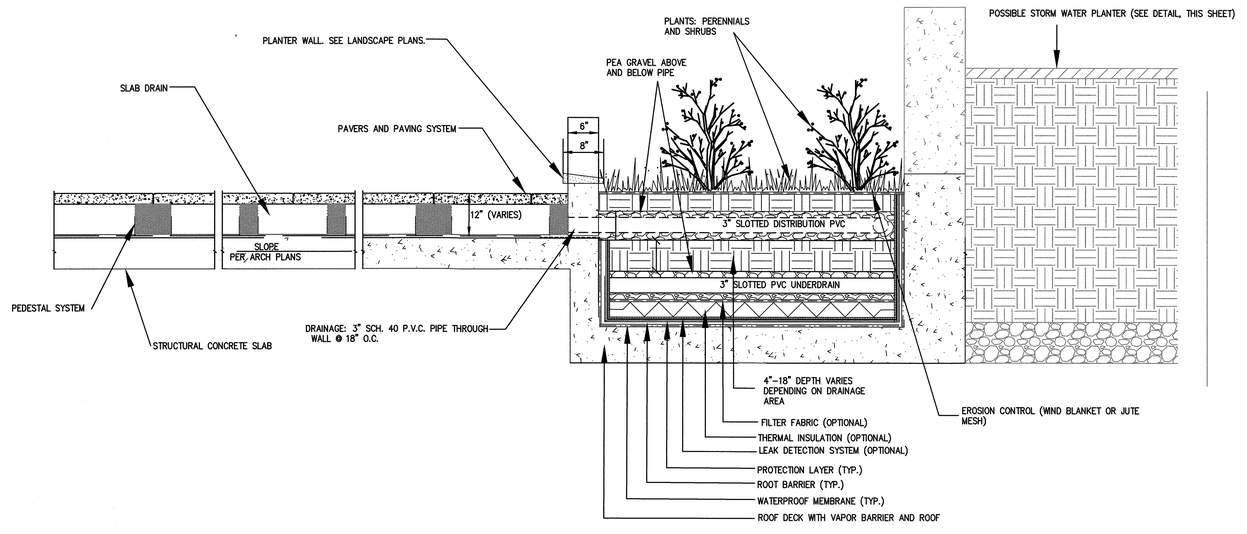
CROSS SECTION A–A'

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

TREE BOX FILTER DETAIL



EXTENSIVE GREEN ROOF



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

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THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

DRAWN BY:	JLM
DESIGNED BY:	JLM
DATE ISSUED:	04/21/17
DWG. SCALE	N/A
JOB NO.	7388P
SHEET NO.	C-26

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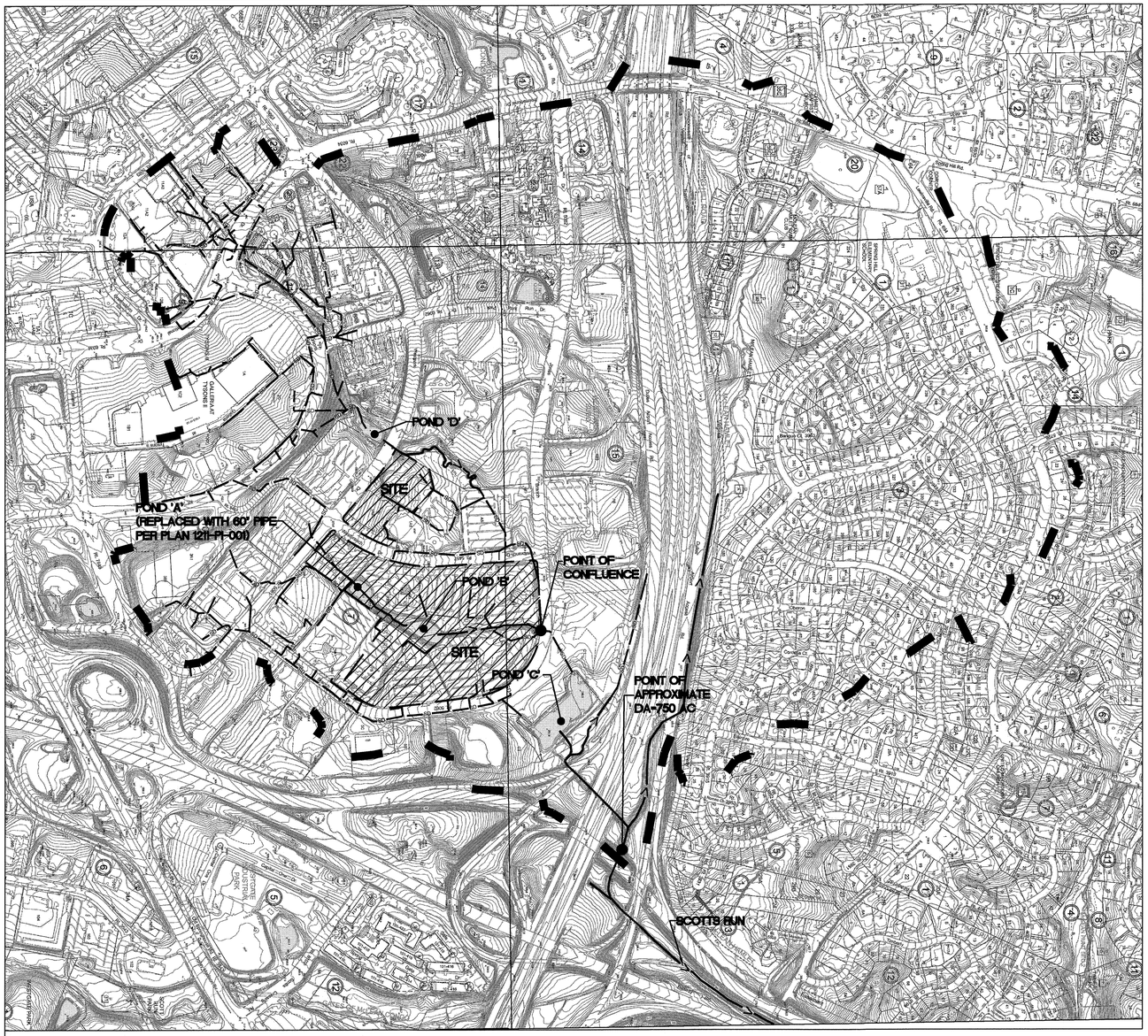
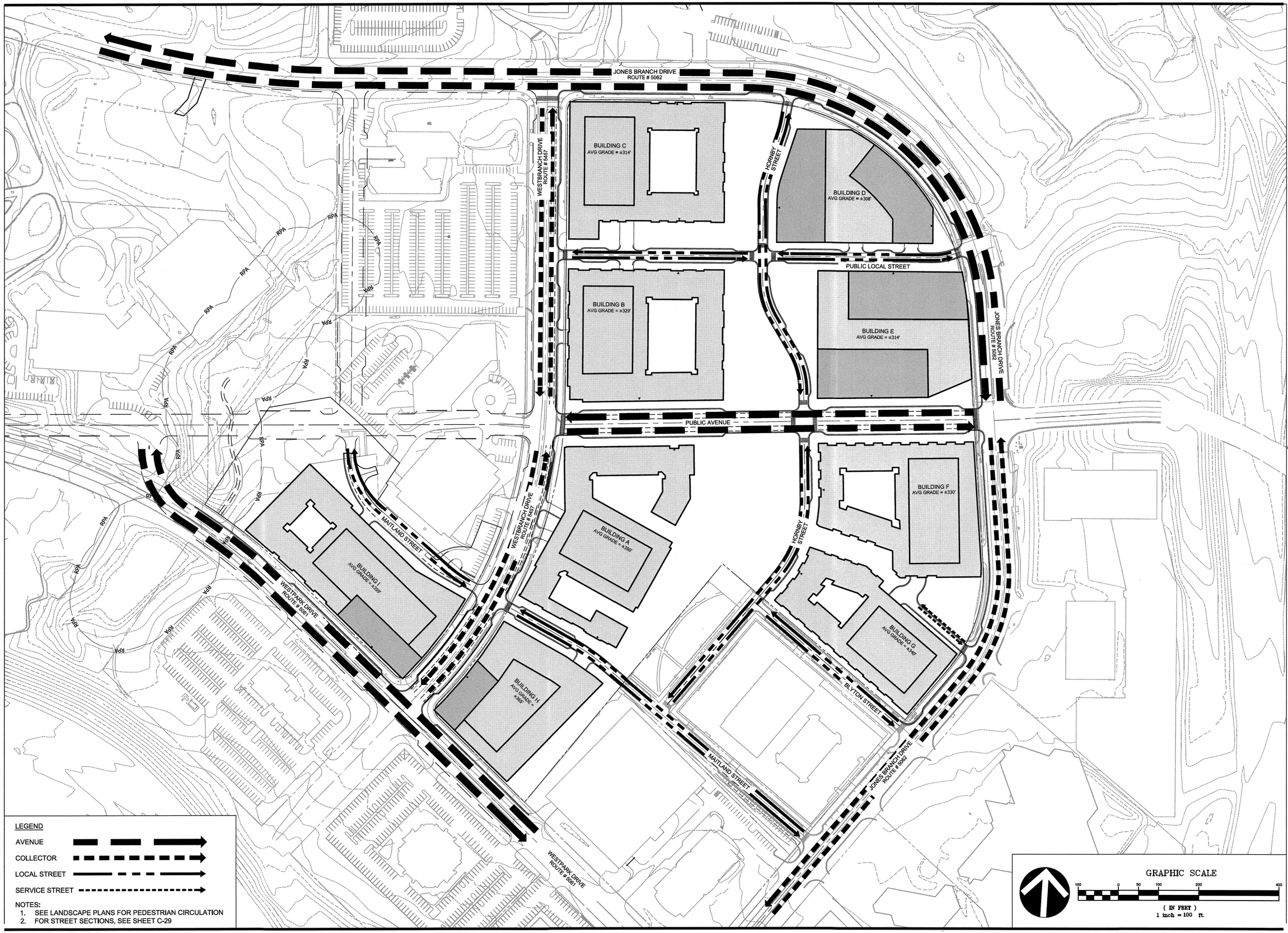

POND 'D'
POND 'A'
(REPLACED WITH 60" PIPE
PER PLAN 1211-PI-001)
SITE
POINT OF
CONFLUENCE
POND 'B'
SITE
POND 'C'
POINT OF
APPROXIMATE
DA=750 AC
SCOTTS RUN
Centreville Rd
Lee Jackson Memorial Hwy
Fairfax County Parkway
Dulles Airport Access Rd
Jones Branch Dr
Westpark Dr
Westbranch Dr
Tysons Corner Center
Tysons Corner
Metro Station
Capital One Tower
Capital One Center
Ritz-Carlton
Marriott
Hilton
Hyatt
Gannett
Fox Lane
Old Courthouse Spring Branch Park
Old Courthouse Spring Branch
Tysons Corner Urban Park
Tysons Corner Park
Tysons Corner Park
Tysons Corner



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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 80437
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

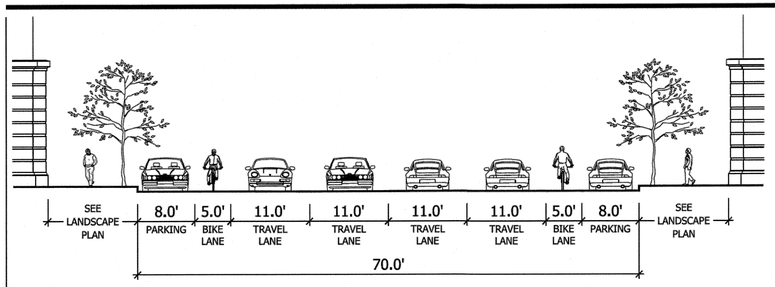
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

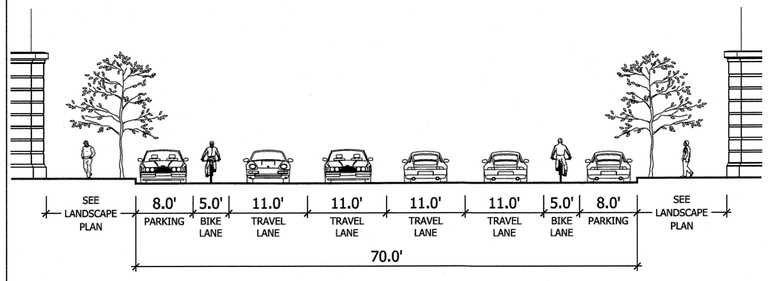
TRAFFIC CIRCULATION PLAN

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-28

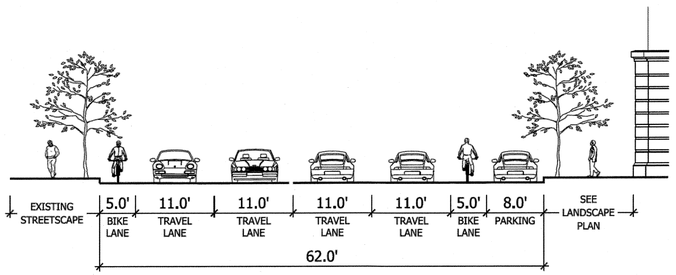
FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_TCP.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:06:03 PM LAYOUT: C-28



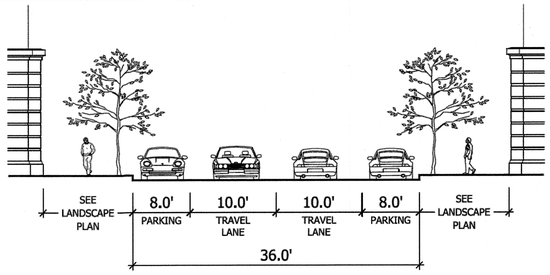
SECTION A-A **PUBLIC AVENUE - ULTIMATE**



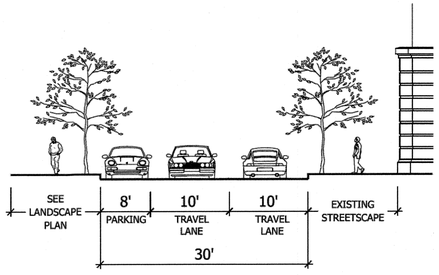
SECTION B-B **WESTBRANCH DRIVE- ULTIMATE**



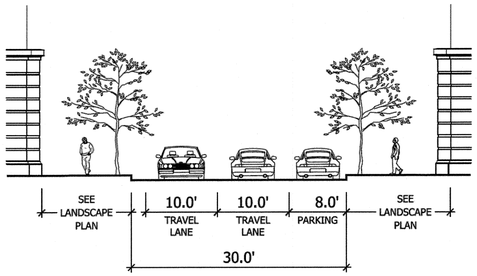
SECTION C-C **WESTBRANCH DRIVE - INTERIM**



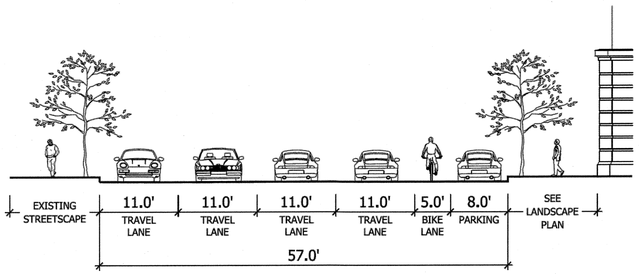
SECTION E-E **MAITLAND STREET - ULTIMATE**



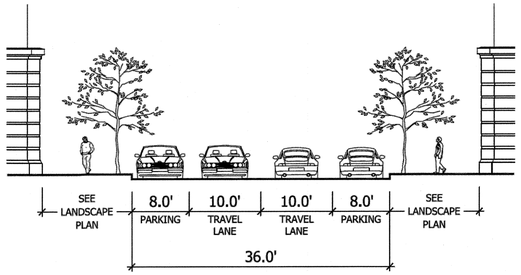
SECTION F-F **MAITLAND STREET - INTERIM**



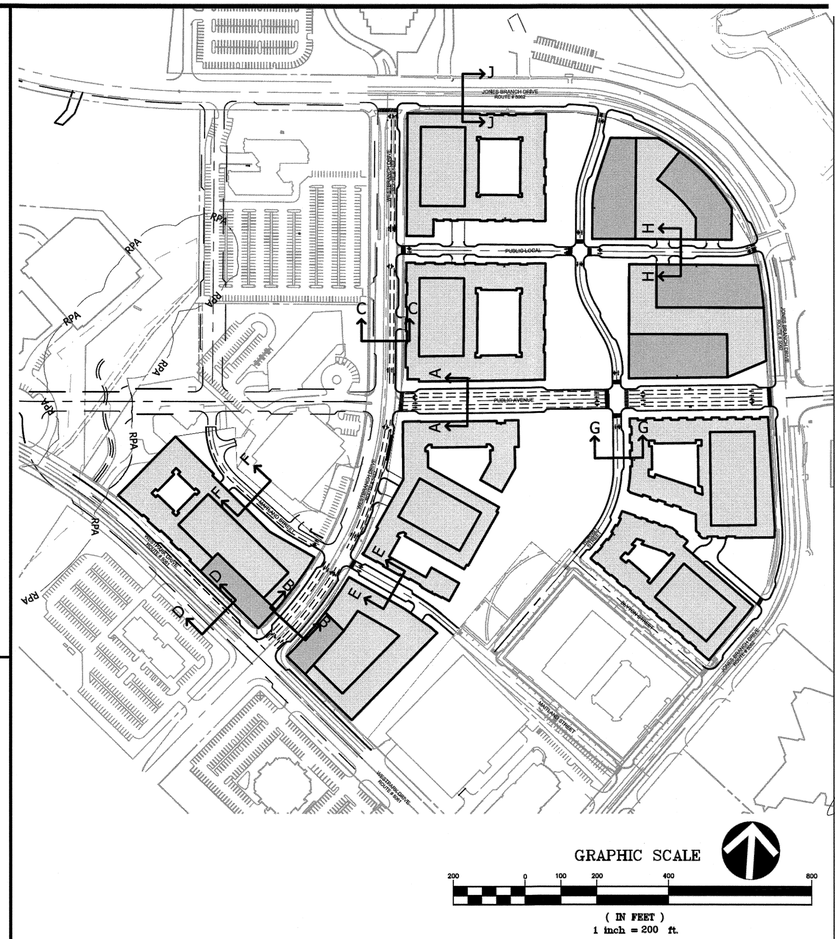
SECTION G-G **HORNBY STREET - ULTIMATE**

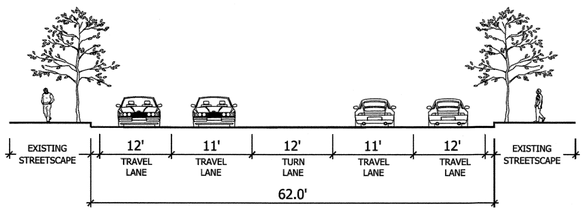


SECTION D-D **WESTPARK DRIVE - INTERIM**

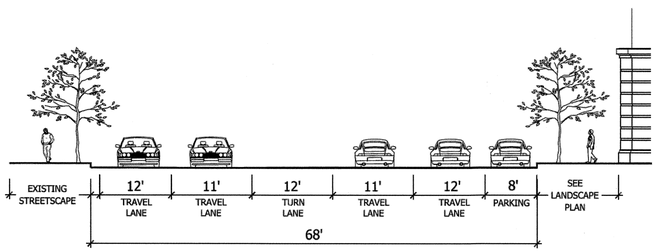


SECTION H-H **PUBLIC LOCAL - ULTIMATE**





SECTION J-J **JONES BRANCH DRIVE - EXISTING**



SECTION J-J **JONES BRANCH DRIVE - PROPOSED**

VIKA
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LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
KETTLER, INC.
8255 GREENSBORO DRIVE, #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTYRRELL@KETTLER.COM

MASTER PLANNER / LANDSCAPE ARCH:
SASAKI
64 PLEASANT STREET
WATERTOWN, MA 02472
ALAN WARD
617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
NELSON/NYGAARD
1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT B. GOODMAN
LIC. NO. 0402

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STREET SECTIONS

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=200'
JOB NO.	7388P
SHEET NO.	C-29

FILE: P:\projects\7388\7388P\CADD - PVPLANNING\PLANNING DRAWINGS\CD\7388P_STREET SECTIONS.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:09:25 PM LAYOUT: C-29

LEGEND

VEHICULAR ACCESS ONLY

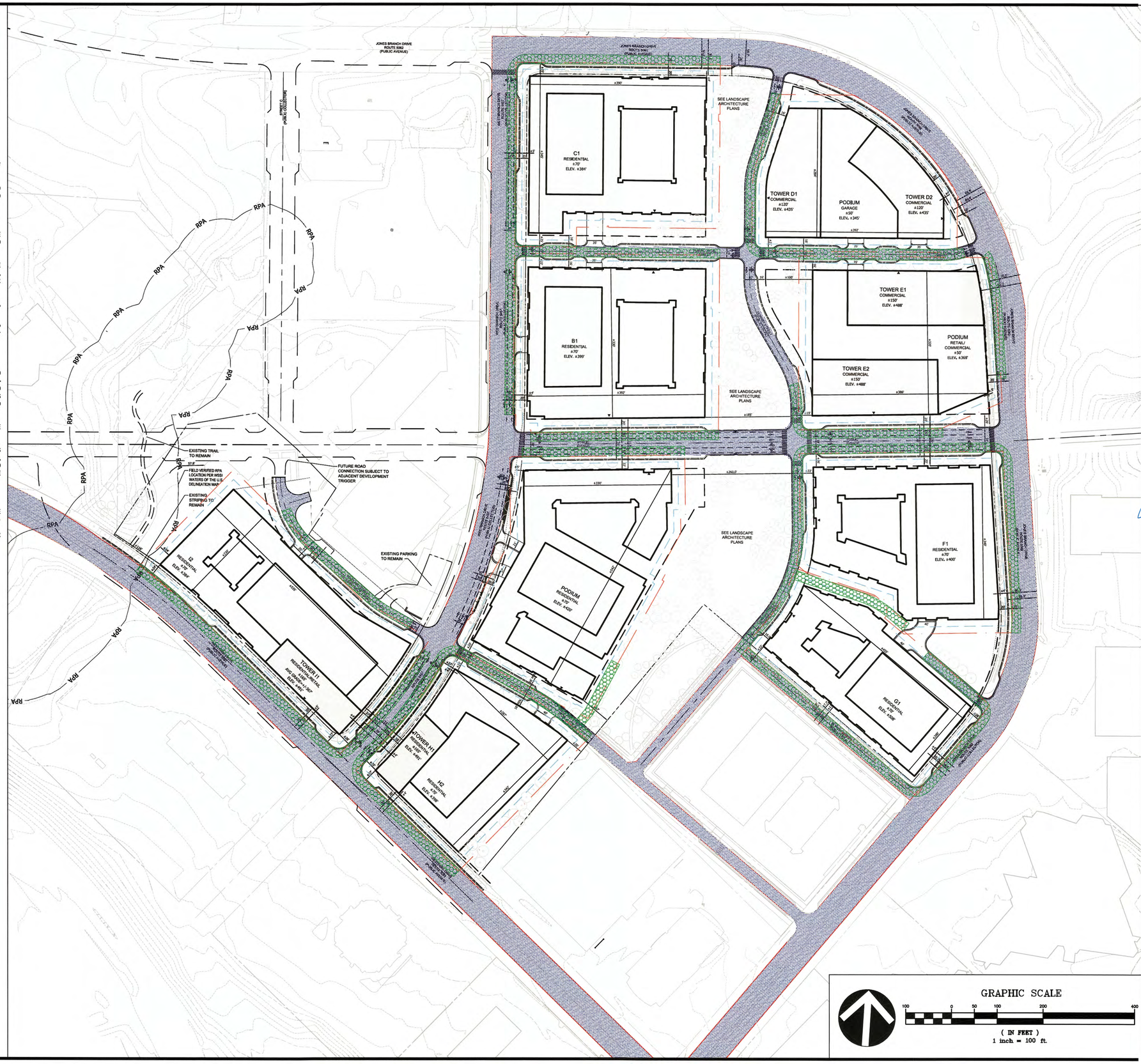
DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)

51' - 100' BUILDING HEIGHT
150' - 200' BUILDING HEIGHT

= 15' FROM BUILDING
= 30' FROM BUILDING

FIRE ACCESS REQUIREMENTS

1. ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2. LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
3. ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)
4. DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5. IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (TO BE PROVIDED AT FDP)
6. CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (TO BE PROVIDED AT FDP)
7. HEIGHTS OF THE PROPOSED BUILDINGS: FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8. LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)
9. IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10. TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11. LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (TO BE PROVIDED AT FDP)
12. LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13. ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (PROVIDED)
14. ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. (TO BE PROVIDED AT FDP)



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202-315-5221

COMMONWEALTH OF VIRGINIA
ROBERT F. DOUGHAN
LIC. NO. 022-020-1
5/16/17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

FIRE ACCESS PLAN - OVERALL

DRAWN BY:	ARC
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-30

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_FIRE ACCESS.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:12:03 PM LAYOUT: C-30

BLOCK B:

B1

TYPE OF CONSTRUCTION	5A &/OR 3A OVER 1A
NUMBER OF STORIES	7 MAX
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

BLOCK C:

C1

TYPE OF CONSTRUCTION	&/OR 3A OVER 1A
NUMBER OF STORIES	7 MAX
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

BLOCK D:

PODIUM

TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	+/- 4
BLDG. HEIGHT	+/- 40'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2

D1

TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	8
BLDG. HEIGHT	+/- 120'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2

D2

TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	8
BLDG. HEIGHT	+/- 120'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2

BLOCK E:

PODIUM

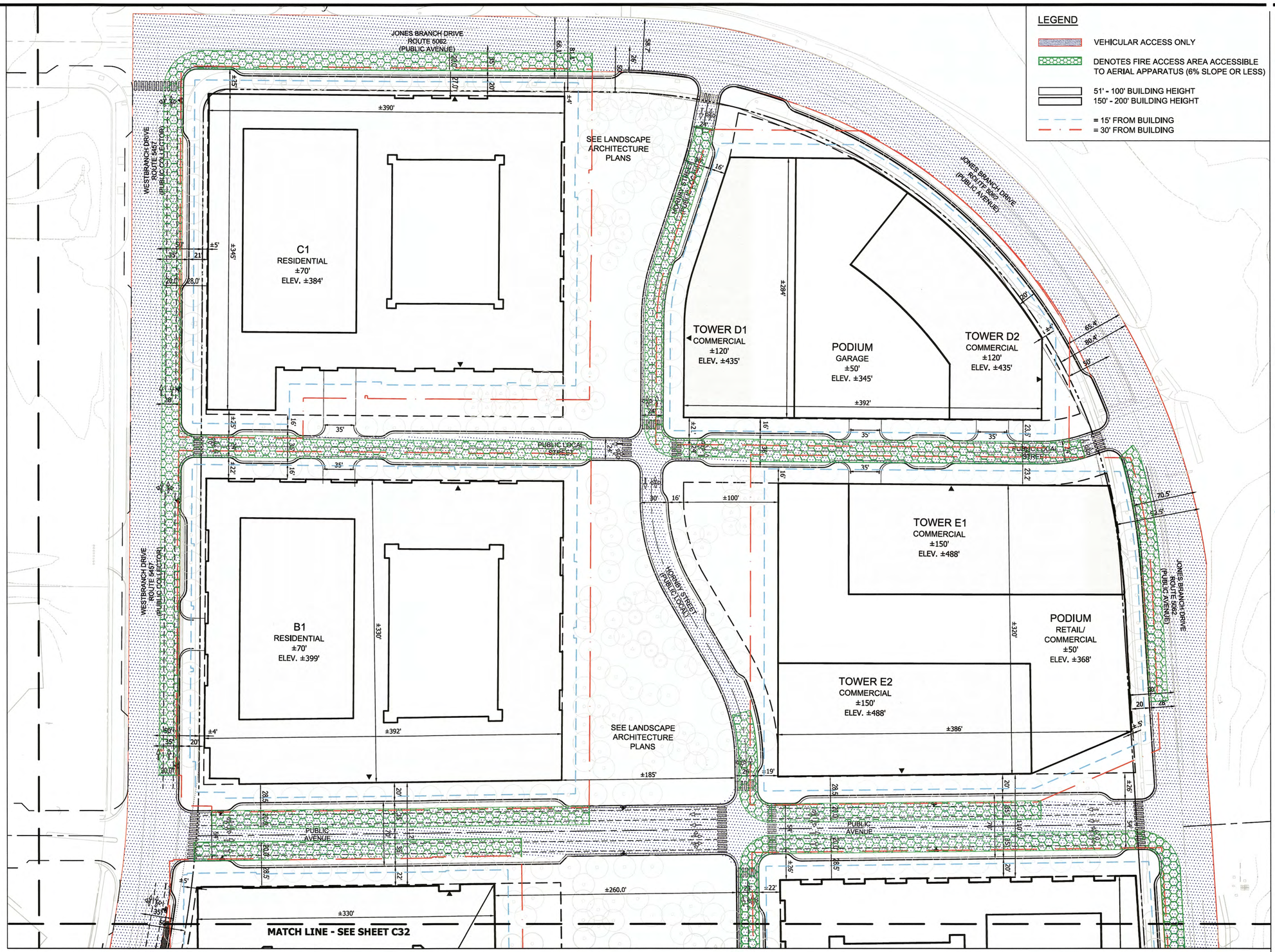
TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	+/- 5
BLDG. HEIGHT	+/- 50'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2

E1

TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	11
BLDG. HEIGHT	+/- 150'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2

E2

TYPE OF CONSTRUCTION	1B OR 2A
NUMBER OF STORIES	11
BLDG. HEIGHT	+/- 150'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-1, R-2, S-1, S-2



LEGEND

- VEHICULAR ACCESS ONLY
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- 51' - 100' BUILDING HEIGHT
- 150' - 200' BUILDING HEIGHT
- = 15' FROM BUILDING
- = 30' FROM BUILDING

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
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ARCHITECT:
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WASHINGTON, DC 20005
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202-315-5221

COMMONWEALTH OF VIRGINIA
ROBERT D. GOTHAM
LIC. NO. 020
5/16/17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

FIRE ACCESS PLAN - AREA A

DRAWN BY:	ARC
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-31

FILE: P:\projects\7388\7388P\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\7388P_FIRE ACCESS.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:13:17 PM LAYOUT: C-31

FUTURE ROAD CONNECTION SUBJECT TO ADJACENT DEVELOPMENT TRIGGER

MATCH LINE - SEE SHEET C31

MATCH LINE - SEE SHEET C33

EXISTING PARKING TO REMAIN

SEE LANDSCAPE ARCHITECTURE PLANS

PUBLIC AVENUE

WESTBRANCH DRIVE ROUTE 6497 (PUBLIC COLLECTOR)

JONES BRANCH DRIVE ROUTE 6662 (PUBLIC AVENUE)

MAARLAND STREET (INTERIM PUBLIC LOCAL)

MULTI-USE STREET (PUBLIC LOCAL)

WESTPARK DRIVE ROUTE 6264 (PUBLIC AVENUE)

PODIUM
RESIDENTIAL
±70'
ELEV. ±420'

TOWER H1
RESIDENTIAL
±165'
ELEV. ±491'

H2
RESIDENTIAL
±70'
ELEV. ±398'

F1
RESIDENTIAL
±70'
ELEV. ±400'

G1
RESIDENTIAL
±70'
ELEV. ±508'

BLOCK A:

A1

TYPE OF CONSTRUCTION	5A &/OR 3A OVER 1A
NUMBER OF STORIES	7 MAX
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-2, B, M, R-2, S-1, S-2

BLOCK F:

F1

TYPE OF CONSTRUCTION	5A &/OR 3A OVER 1A
NUMBER OF STORIES	7 MAX
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

BLOCK G:

G1

TYPE OF CONSTRUCTION	5A &/OR 3A OVER 1A
NUMBER OF STORIES	7 MAX
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

BLOCK H:

PODIUM

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	6
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

H1

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	15
BLDG. HEIGHT	+/- 167'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

LEGEND

- VEHICULAR ACCESS ONLY
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- 51' - 100' BUILDING HEIGHT
- 150' - 200' BUILDING HEIGHT
- = 15' FROM BUILDING
- = 30' FROM BUILDING

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COFFMAN
Lic. No. 0402

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

FIRE ACCESS PLAN - AREA B

DRAWN BY:	ARC
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-32

FILE: P:\projects\7388\7388P\CADD - PV\PLANNING\PLANNING DRAWINGS\CDP\7388P_FIRE ACCESS.dwg USER: Crossett DATE: May 16, 2017 TIME: 3:15:34 PM LAYOUT: C-32

LEGEND

VEHICULAR ACCESS ONLY

DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)

51' - 100' BUILDING HEIGHT
150' - 200' BUILDING HEIGHT

= 15' FROM BUILDING
= 30' FROM BUILDING

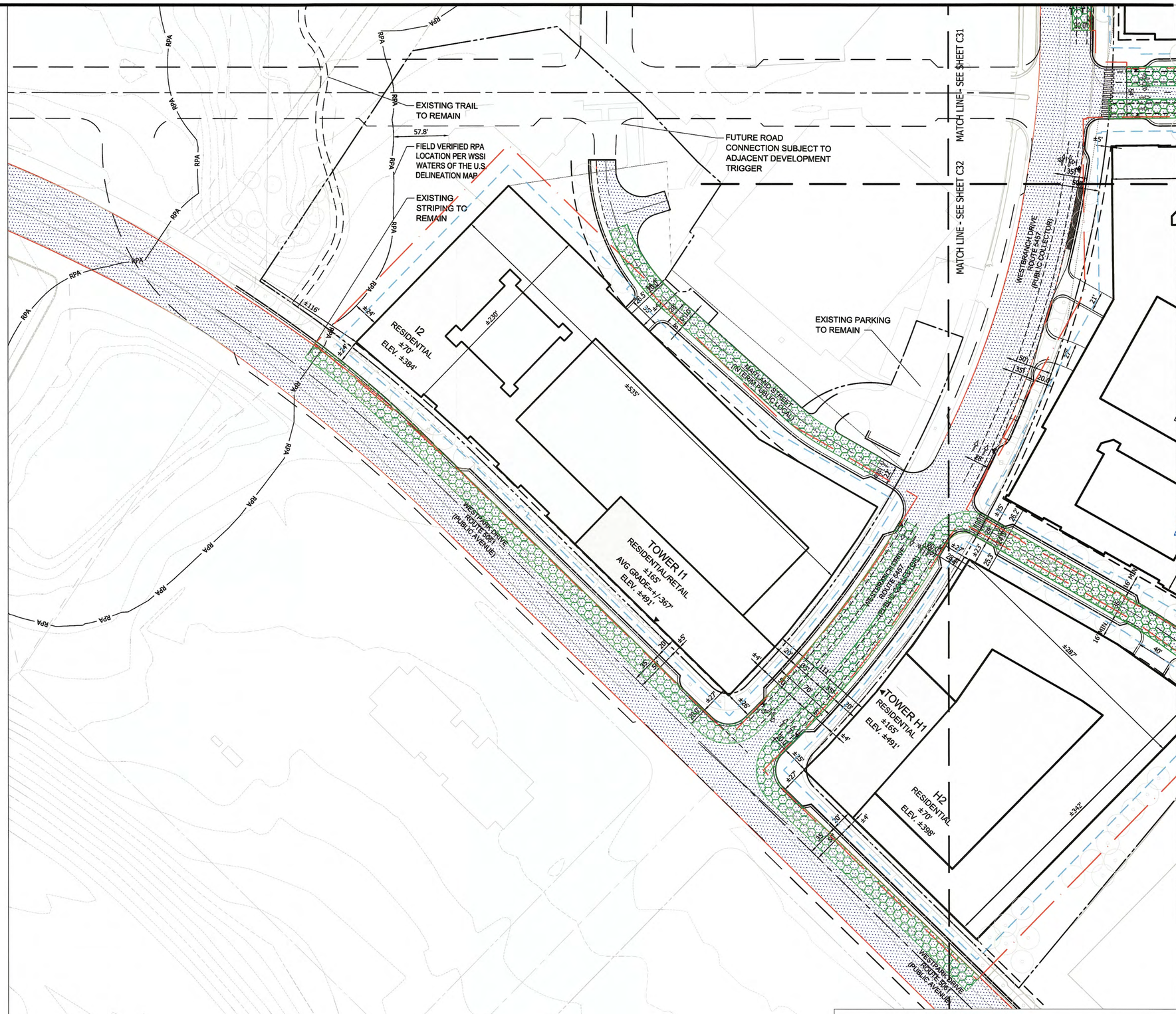
BLOCK I:

PODIUM

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	6
BLDG. HEIGHT	+/- 70'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2

I1

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	15
BLDG. HEIGHT	+/- 167'
BLDG. SF	SEE C-03
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	NFPA 13
FIRE WALL RATING	3 HRS. MAX.
OCCUPANCY/USE GROUP	A-1, A-2, A-3, B, M, R-2, S-1, S-2



VIKA

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

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MCLEAN, VA 22102
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GRAHAM TYRRELL
GTYRRELL@KETTLER.COM

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617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
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TRANSPORTATION ENGINEER:
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IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

FIRE ACCESS PLAN - AREA C

DRAWN BY:	ARC
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=100'
JOB NO.	7388P
SHEET NO.	C-33

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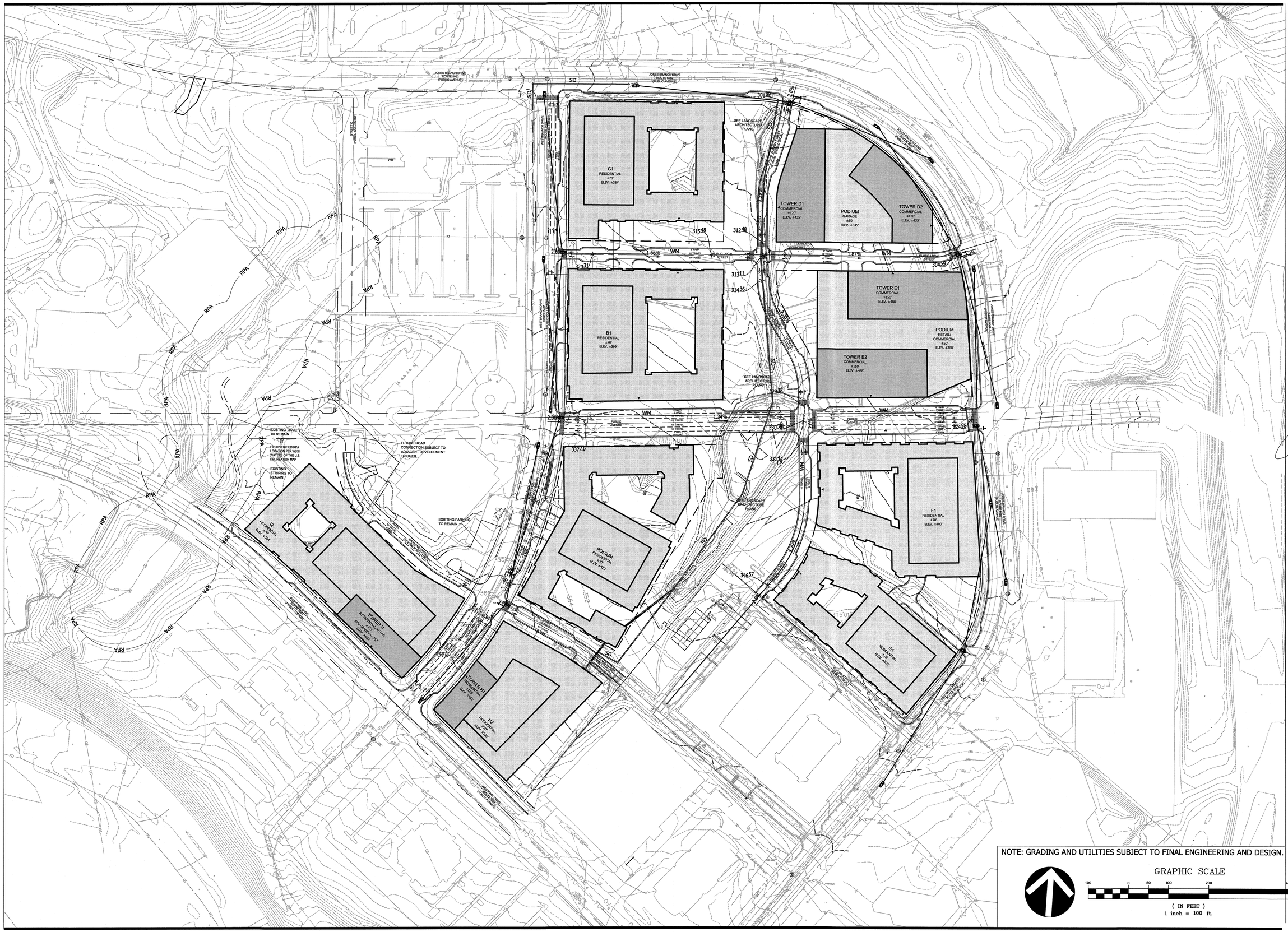

NOTE: GRADING AND UTILITIES SUBJECT TO FINAL ENGINEERING AND DESIGN.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT H. COCHRAN
LIC. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL GRADING & UTILITY PLAN - OVERALL

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=200'
JOB NO.	7388P
SHEET NO.	C-34

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE: GRADING AND UTILITIES SUBJECT TO FINAL ENGINEERING AND DESIGN.

JONES BRANCH DRIVE
ROUTE 5062
(PUBLIC AVENUE)

WESTBRANCH DRIVE
ROUTE 5457
(PUBLIC COLLECTOR)

C1
RESIDENTIAL
±70'
ELEV. ±384'

B1
RESIDENTIAL
±70'
ELEV. ±399'

TOWER D1
COMMERCIAL
±120'
ELEV. ±435'

PODIUM
GARAGE
±50'
ELEV. ±345'

TOWER D2
COMMERCIAL
±120'
ELEV. ±435'

TOWER E1
COMMERCIAL
±150'
ELEV. ±488'

PODIUM
RETAIL/
COMMERCIAL
±50'
ELEV. ±368'

TOWER E2
COMMERCIAL
±150'
ELEV. ±488'

F1
RESIDENTIAL
±70'
ELEV. ±499'

HORNEY STREET
(PUBLIC LOCAL)

PUBLIC LOCAL STREET

PUBLIC AVENUE

SEE LANDSCAPE ARCHITECTURE PLANS

FUTURE ROAD CONNECTION SUBJECT TO ADJACENT DEVELOPMENT TRIGGER

EXISTING PARKING TO REMAIN

MATCH LINE - SEE SHEET C-36

VIKA

ENGINEERS PLANNERS SURVEYORS
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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT P. COCHRAN
LIC. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL GRADING & UTILITY PLAN - AREA A

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-35

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NOTE: GRADING AND UTILITIES SUBJECT TO FINAL ENGINEERING AND DESIGN.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA
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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COPPMAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CONCEPTUAL GRADING & UTILITY PLAN - AREA B

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-36

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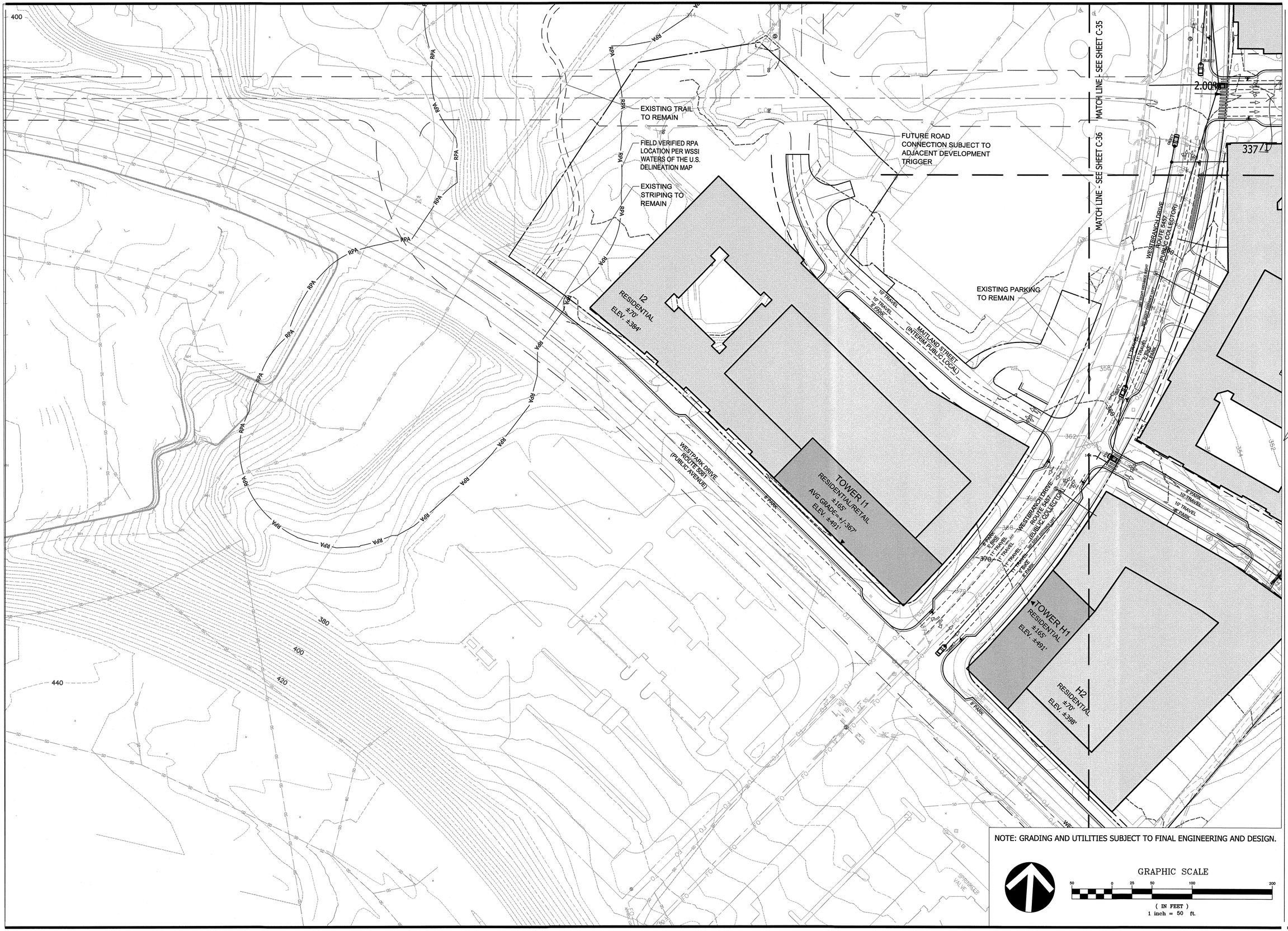

NOTE: GRADING AND UTILITIES SUBJECT TO FINAL ENGINEERING AND DESIGN.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA

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COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL GRADING & UTILITY PLAN - AREA C

DRAWN BY:	NTL
DESIGNED BY:	ARC
DATE ISSUED:	04/21/17
DWG. SCALE	1"=50'
JOB NO.	7388P
SHEET NO.	C-37

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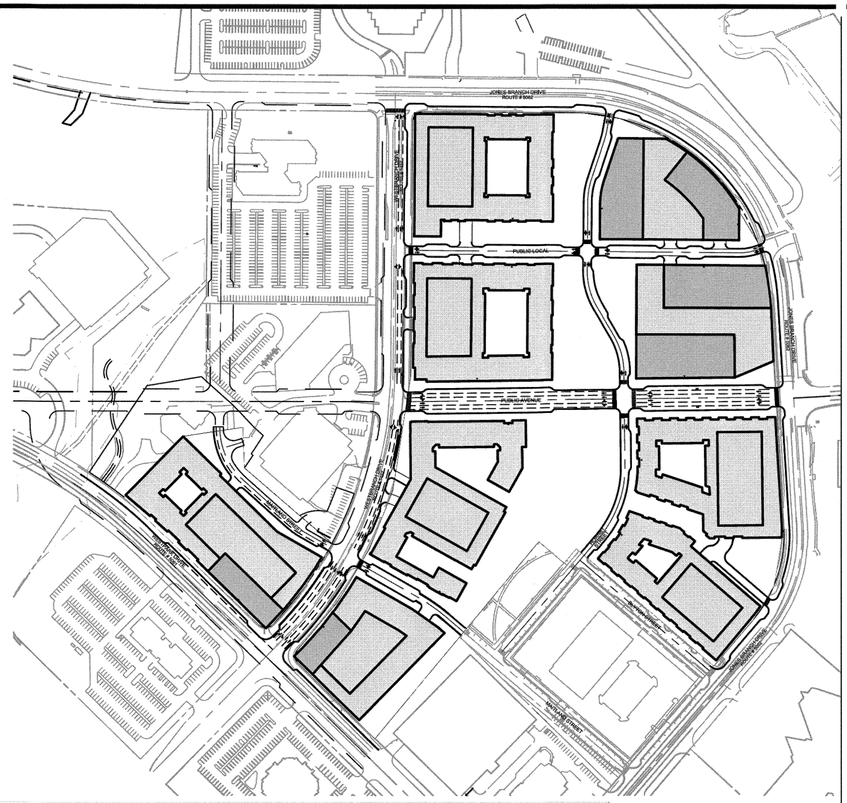



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Summary of Design Standards for Tysons Corner as Applicable to The Mile

Criteria/Classification	Avenue	Jones Branch Drive	Public Avenue (E-W)	Collector	West Branch Drive	Jones Branch Drive	Local	Blyton Street	Maitland Street	Hornby Street	Public Local (E-W)	Service
Raised/Landscaped Median (Table 6, DS-15)	Optional	N/A	N/A	Optional[2]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-26)	Yes (select routes)	✓	N/A	Yes (select routes)	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)	Required (8')	✓	✓	Required (8')	✓	✓	Required (7'-8')	✓	✓	✓	✓	N/A
Target LOS (Table 2, DS-5)	E[1]	TBD	TBD	E[1]	TBD	TBD	E[1]	TBD	TBD	TBD	TBD	N/A
# of Through Lanes (Table 3, DS-10)	4-6	✓	✓	2-4	✓	✓	2	✓	✓	✓	✓	2
Design Speed (Table 3, DS-10)	30-35 mph	✓	✓	25-30 mph	✓	✓	25 mph	✓	✓	✓	✓	25 mph or less
Operating Speed (Table 3, DS-10)	25-30 mph	✓	✓	25-30 mph	✓	✓	25 mph	✓	✓	✓	✓	25 mph or less
Operational Analysis (Table 4, DS-11)	Discretionary	TBD	TBD	Discretionary	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	525'-660'[2]	✓	✓[2]	425'-660'[2]	✓	✓	325'-660'[2]	N/A	N/A	✓	✓	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	200'-660'[3]	N/A	N/A	200'-660'[3]	N/A	✓	100'-660'[3]	✓	✓	✓	✓	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	200'-660'	N/A	N/A	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	200'	N/A	N/A	155'	See below[4]	✓	50'	N/A	N/A	N/A	✓	N/A
Lane Widths (Table 5, DS-13)	10'-11'[3]	✓	✓	10'-11'[3]	✓	✓	10'	✓	✓	✓	✓	10'
Streetscape Zone Width (Table 14, DS-27)	20'-28'	✓	✓	20'-28'	✓	✓	16'-24'	✓ (17')	See below[5]	✓	✓	N/A
Sight Distance (Table 12, DS-23)	155'	✓	✓	155'	✓	✓	155'	✓	✓	✓	✓	155'
Bike Lane (Table 15, DS-29)	5'-6'	N/A	✓	5'-6'	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes

1 District Administrtor may accept lower LOS pending operational analysis
2 New signalized intersections need operational analysis if not meeting spacing requirements (Hornby to Jones Branch Drive - 370')
3 New unsignalized intersections need operational analysis if not meeting spacing requirements
4 Spacing requiring exception - Building A service and parking driveway, Building B parking driveway
5 Streetscape width exception - Maitland Street approaching Public Avenue (<17')

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TYSONS, VA. GERMANTOWN, MD.

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703-641-5357
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ARCHITECT:
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IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
5/16/17
ROBERT R. COOPMAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS WAIVER MATRIX

DRAWN BY: NTL
DESIGNED BY: ARC
DATE ISSUED: 04/21/17

DWG. SCALE 1"=200'
JOB NO. 7388P
SHEET NO. S-01

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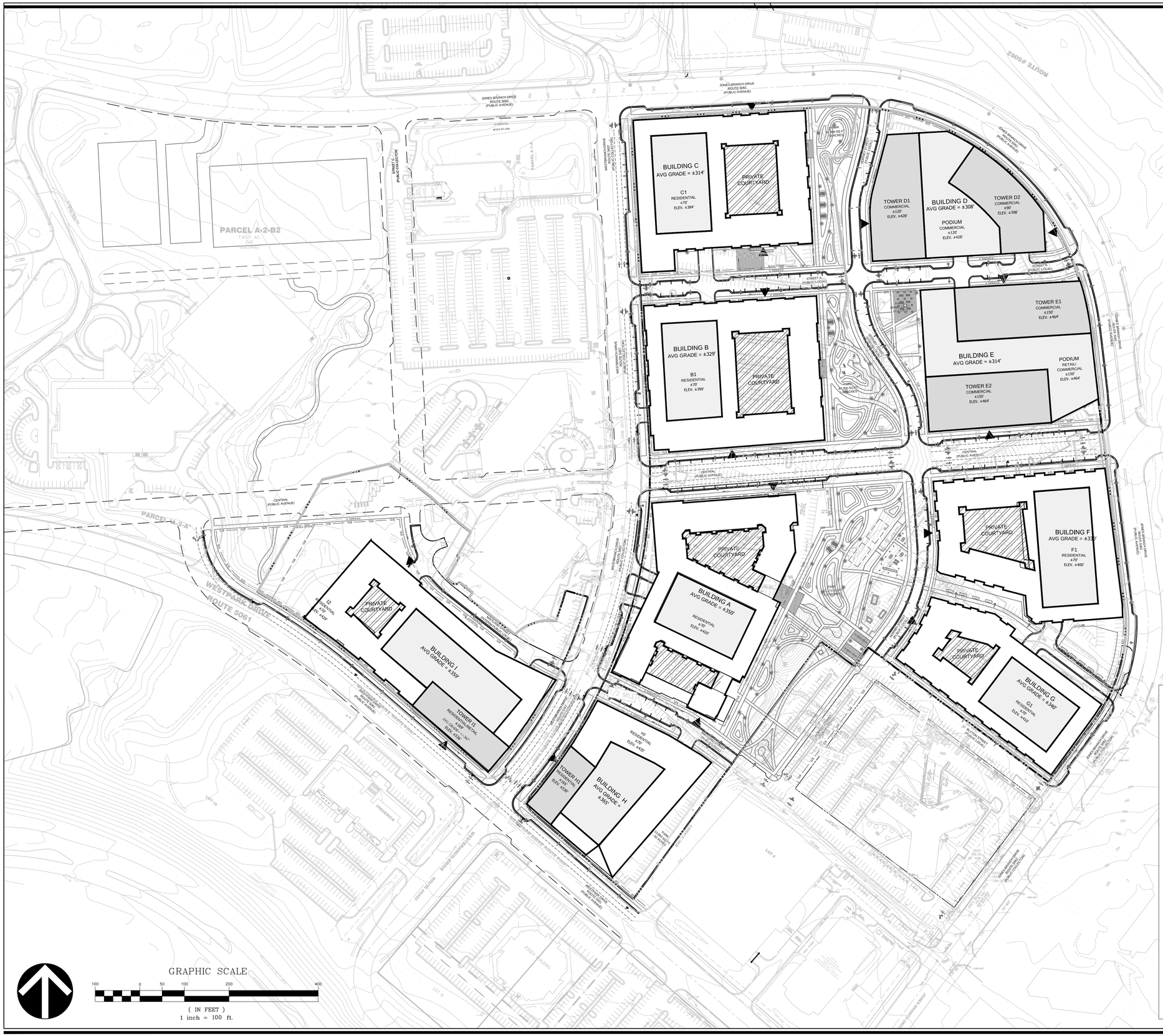

SITE PLAN LEGEND

SYMBOLS	DESCRIPTION
	MID-RISE BUILDING
	TOWER BUILDING
	PRIVATE COURTYARD
	LIMIT-OF-WORK
BTL	BUILD-TO LINE
	BUILDING ENTRANCE

GENERAL NOTES

1. FOR REFERENCE ONLY. SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCE.
2. SEE CIVIL PLAN FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

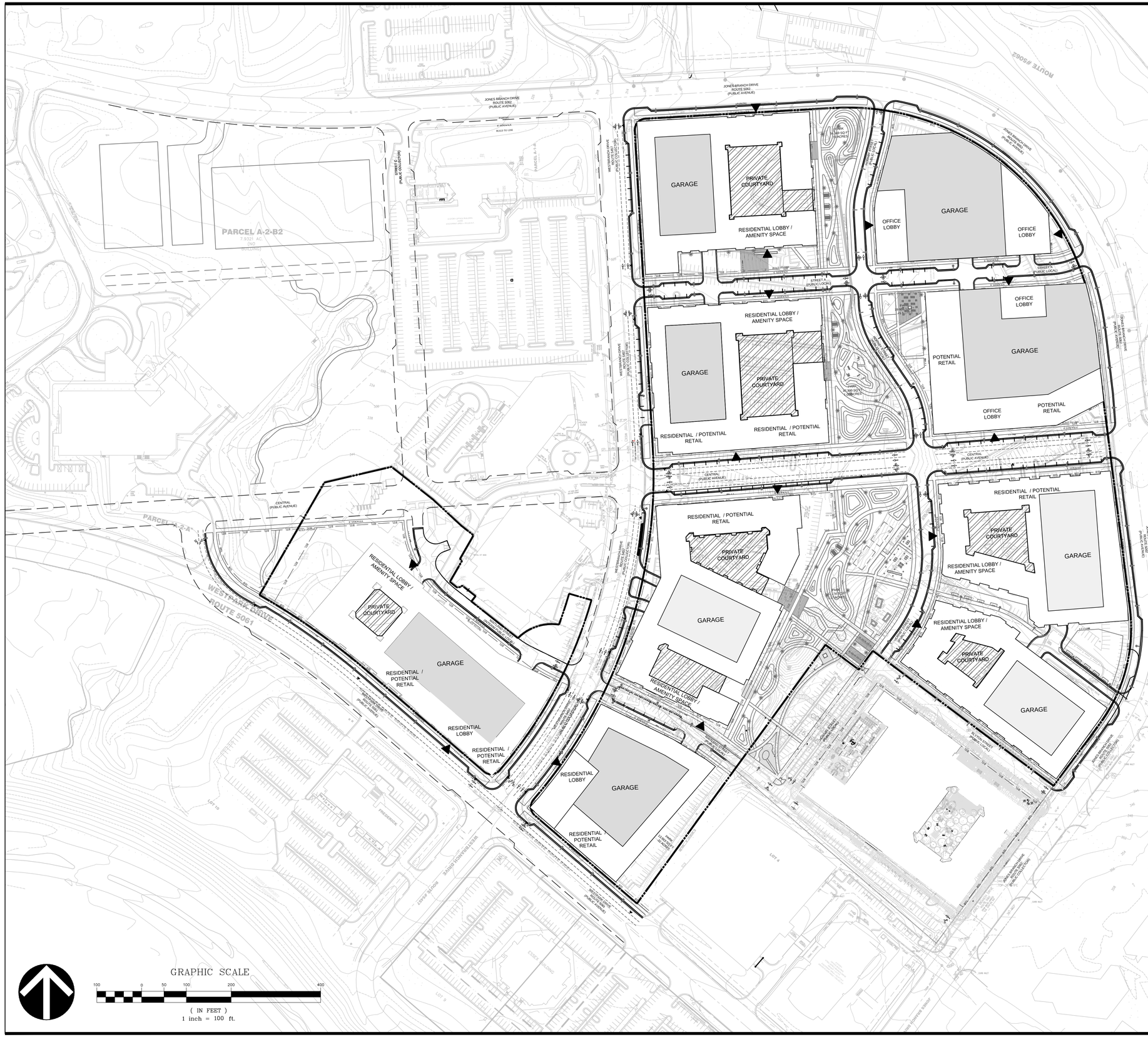
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

ROOF PLAN

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	A-1.01

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-1.01.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:40:34 PM LAYOUT: ROOF PLAN



SITE PLAN LEGEND

SYMBOLS	DESCRIPTION
	PRIVATE COURTYARD
	LIMIT-OF-WORK
BTL BTL BTL	BUILD-TO LINE
	BUILDING ENTRANCE

GENERAL NOTES

1. FOR REFERENCE ONLY. SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCE.
2. SEE CIVIL PLAN FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
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MICHAEL S. GOODWIN
Lic No. 0401016239
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

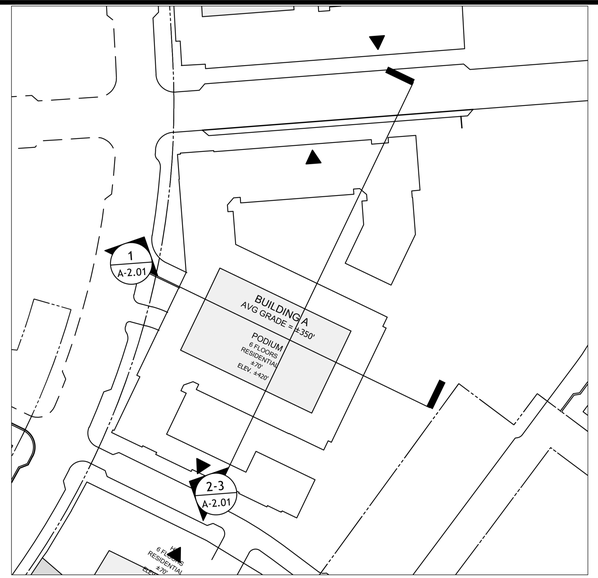
THE MILE

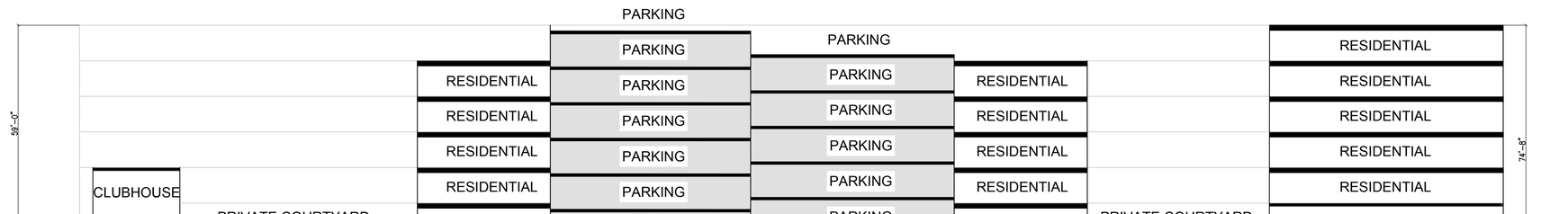
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

GROUND LEVEL PLAN

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	A-1.02

SHT. ROOF PLAN





2 BUILDING A - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING A - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
NELSON/NYGAARD
1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

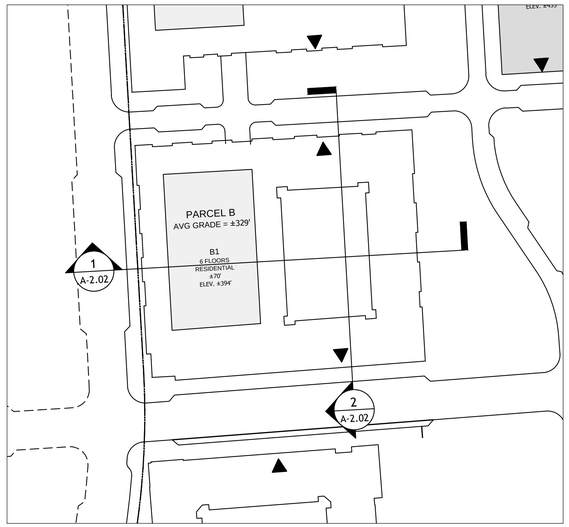
THE MILE

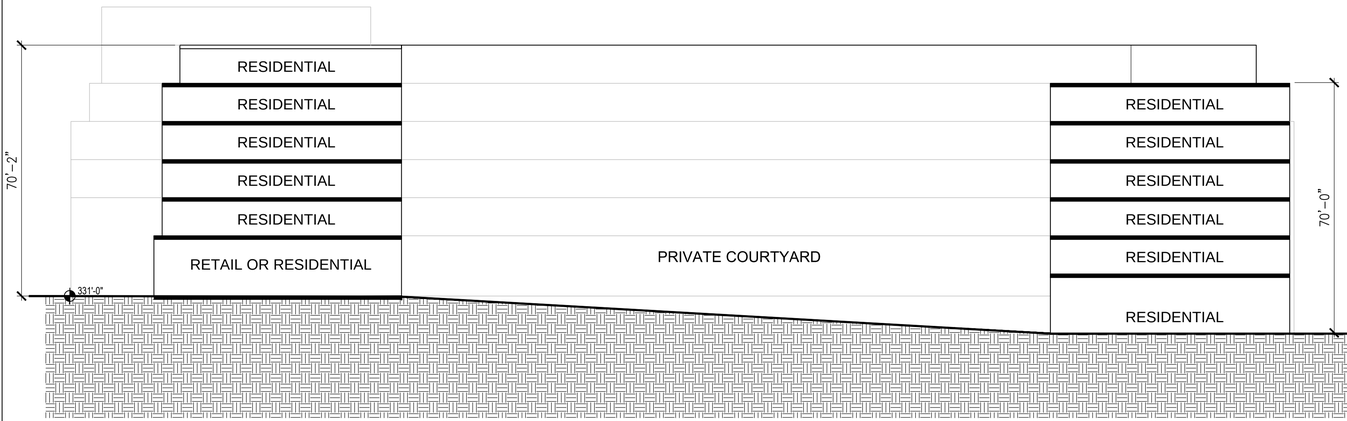
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING A - GLOUCESTER SITE SECTIONS

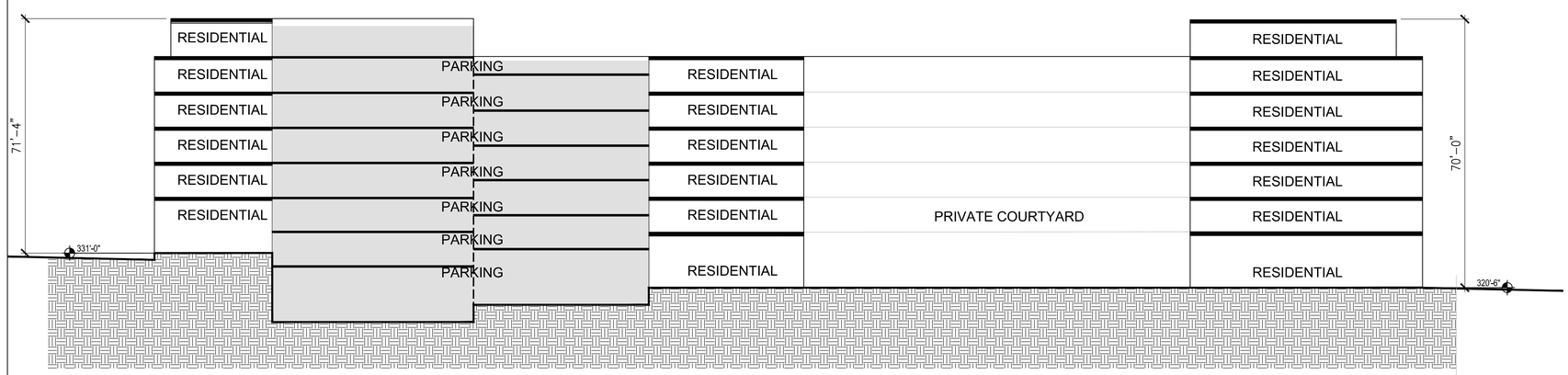
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.01

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Wref\Mile\A-2.01.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:43:25 PM LAYOUT: SITE SECTIONS





2 BUILDING B - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING B - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
KETTLER
8255 GREENSBORO DRIVE #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTyrrell@kettler.com

MASTER PLANNER / LANDSCAPE ARCH:
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64 PLEASANT STREET
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ALAN WARD
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IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

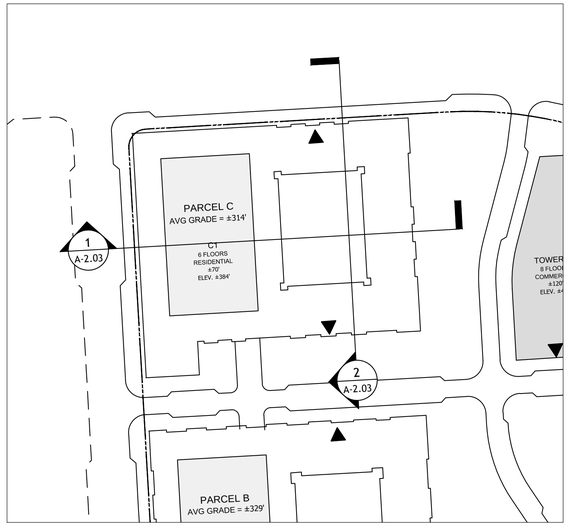
THE MILE

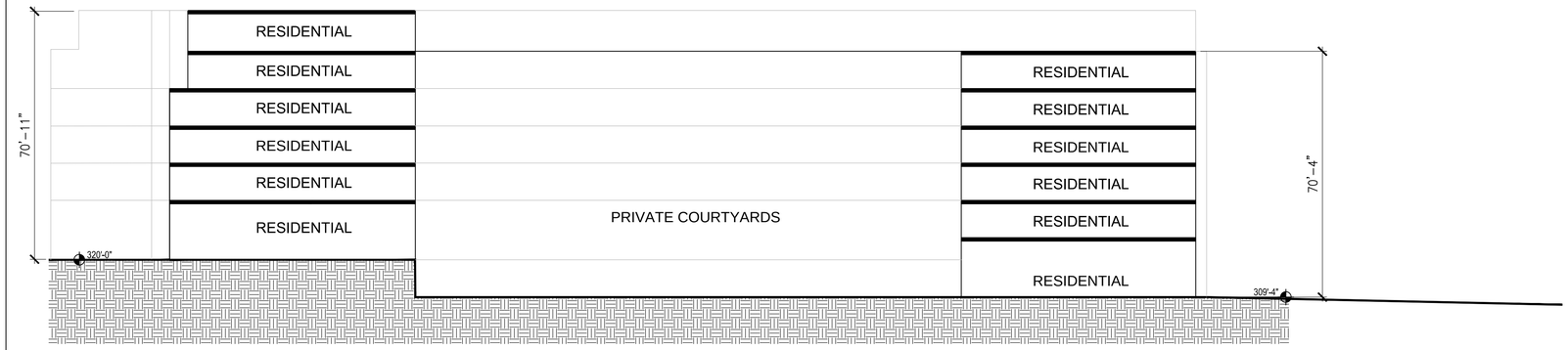
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING B SITE SECTIONS

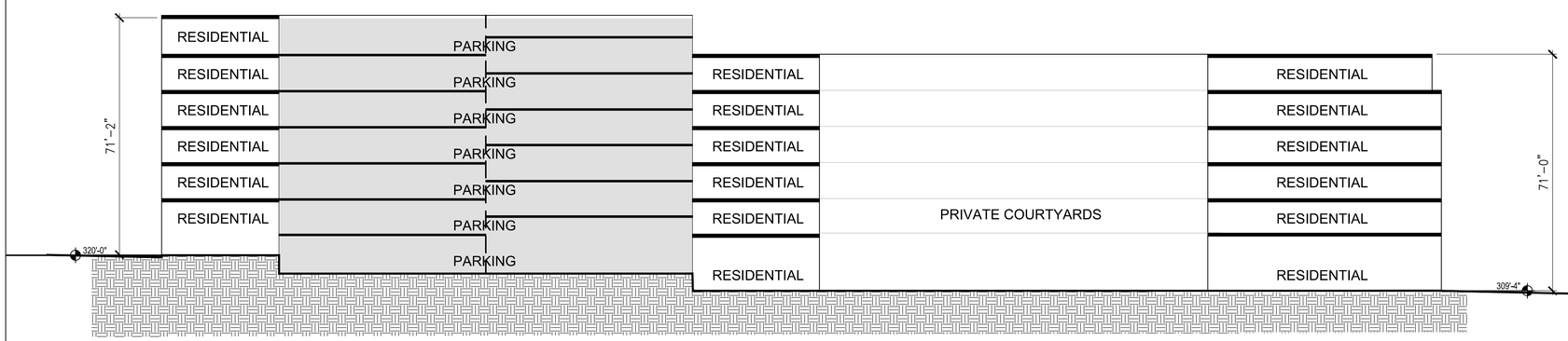
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.02

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.02.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:44:09 PM LAYOUT: SITE SE





2 BUILDING C - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING C - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
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8180 GREENSBORO DRIVE SUITE 200
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FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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GRAHAM TYRRELL
GTyrrell@kettler.com

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ALAN WARD
617-923-7275

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410-685-6655

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IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

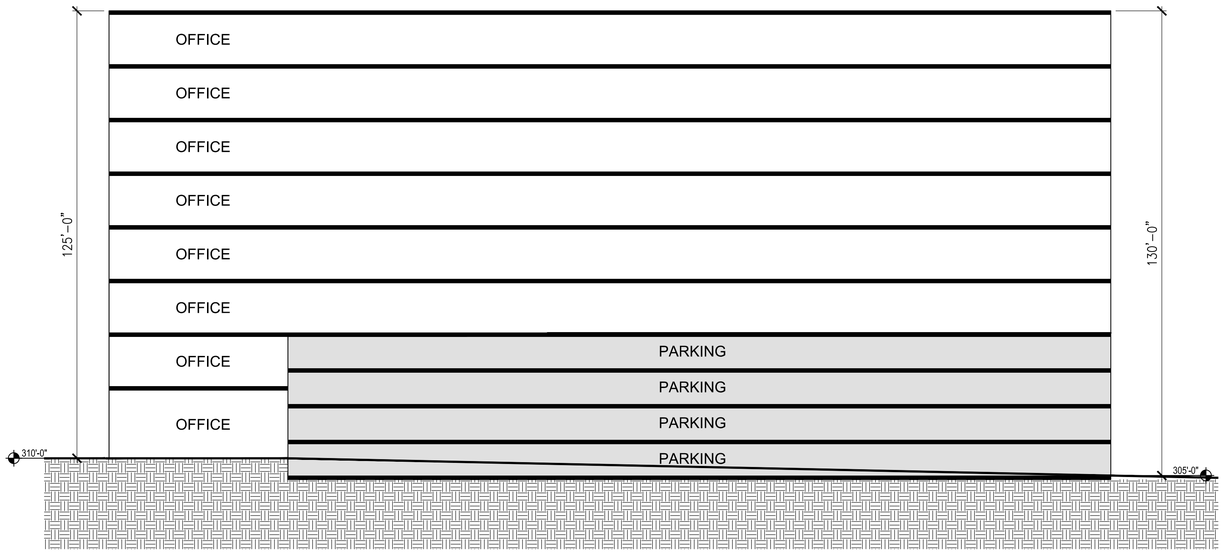
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

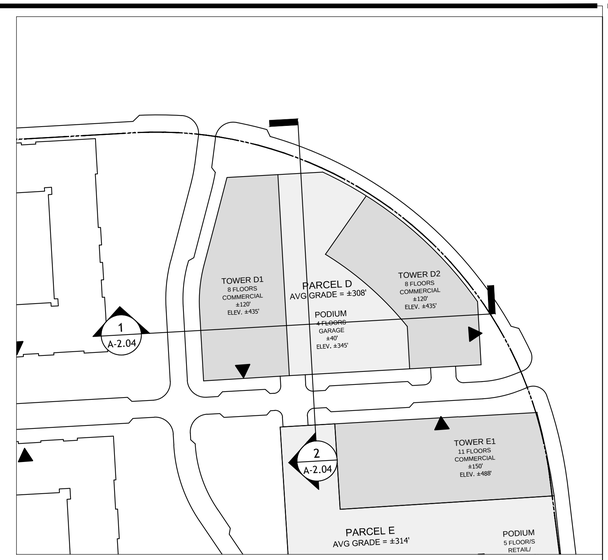
BUILDING C SITE SECTIONS

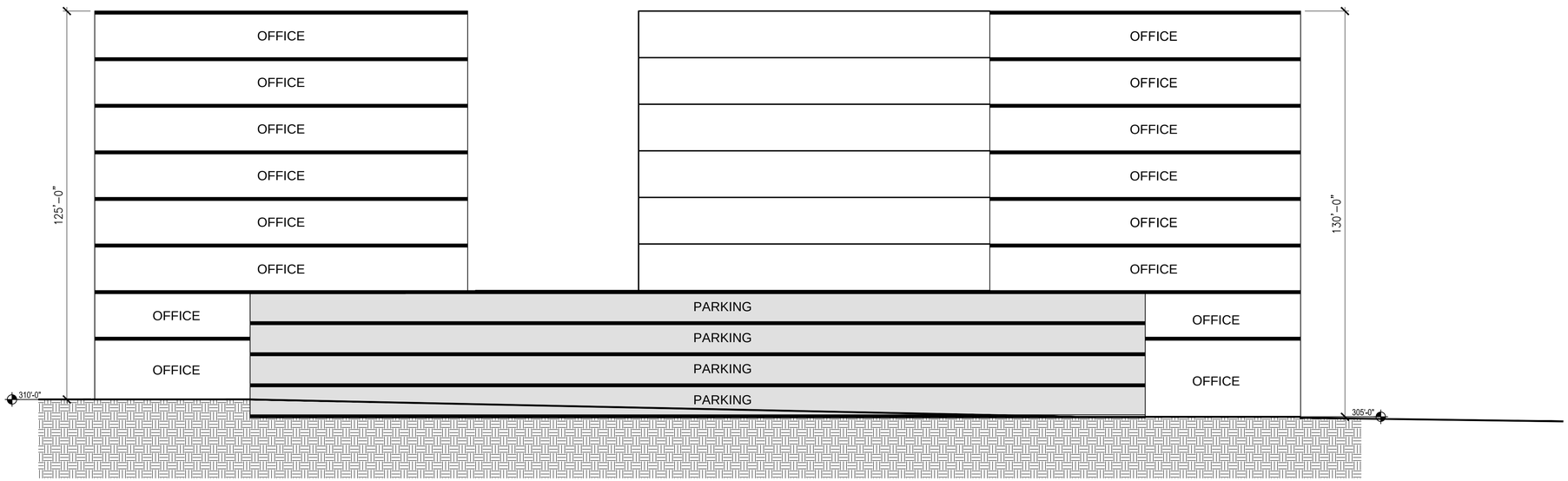
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.03

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Vref\Mile\A-2.03.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:44:36 PM LAYOUT: SITE SECTIONS



2 BUILDING D - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'





1 BUILDING D - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
ENGINEERS PLANNERS SURVEYORS
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FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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ALAN WARD
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IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

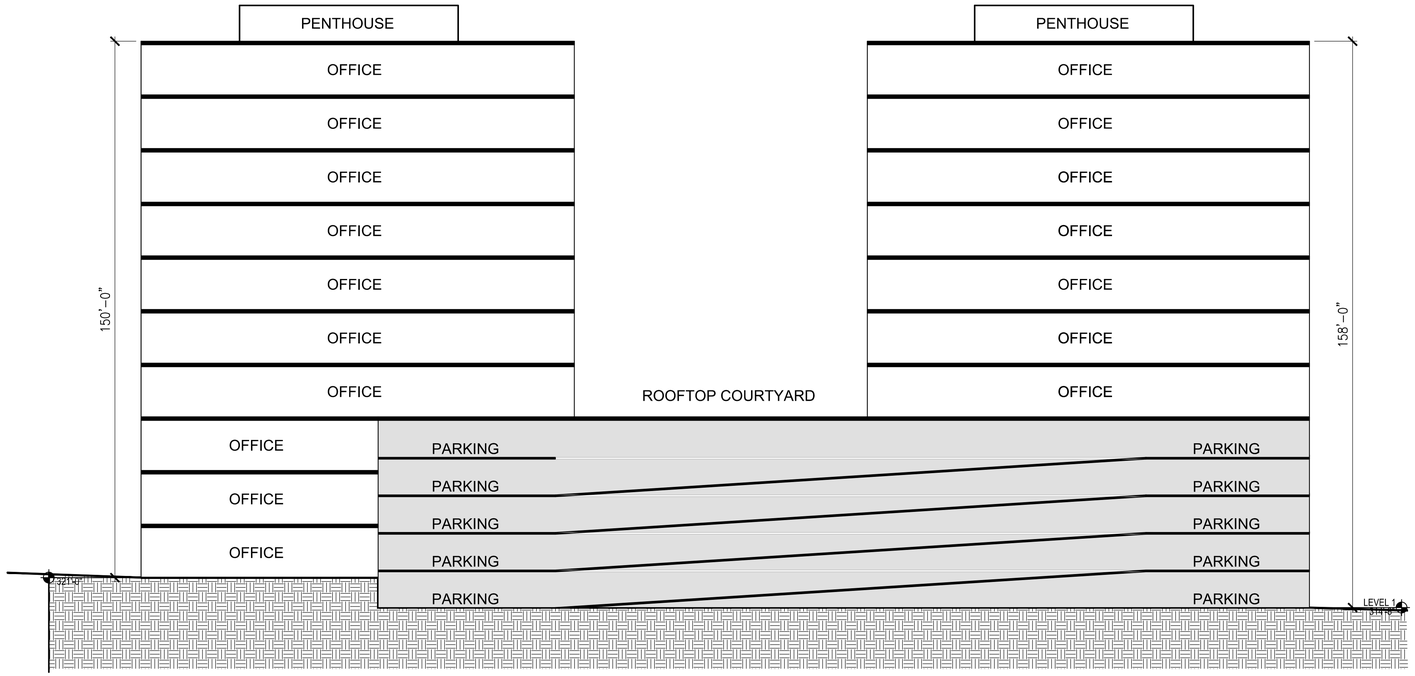
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

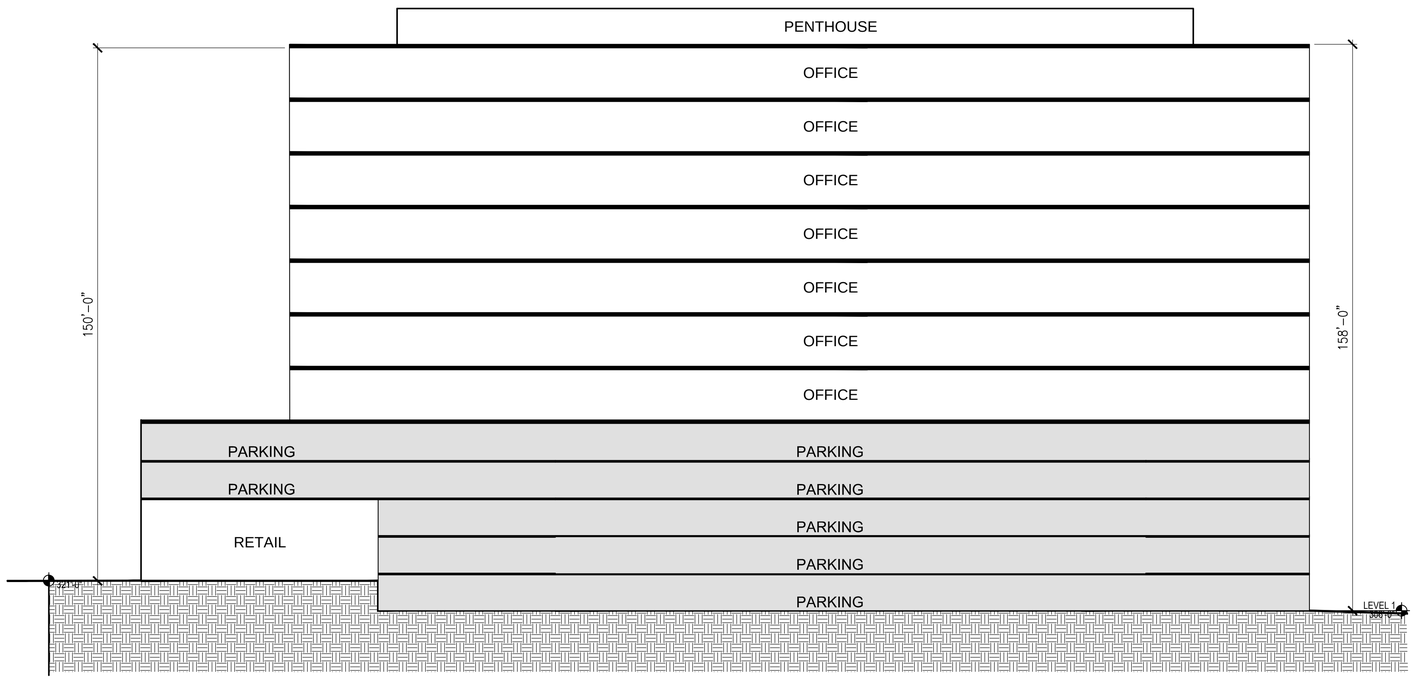
BUILDING D SITE SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.04

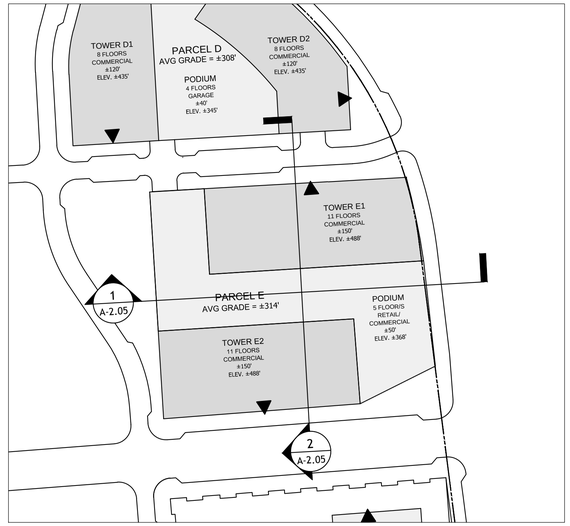
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.04.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:45:31 PM LAYOUT: SITE SE



2 BUILDING E - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING E - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'



GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
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8255 GREENSBORO DRIVE #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTyrrell@kettler.com

MASTER PLANNER / LANDSCAPE ARCH:
SASAKI
64 PLEASANT STREET
WATERTOWN, MA 02472
ALAN WARD
617-923-7275

ARCHITECT:
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601 EAST PRATT STREET, SUITE 300
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NICK MANSPERGER
410-685-6655

TRANSPORTATION ENGINEER:
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1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

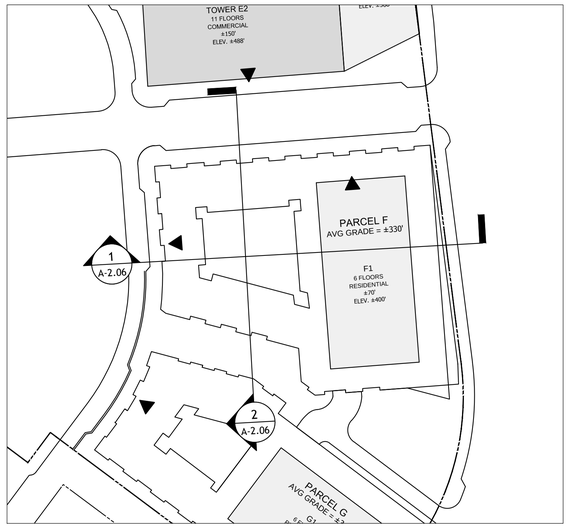
THE MILE

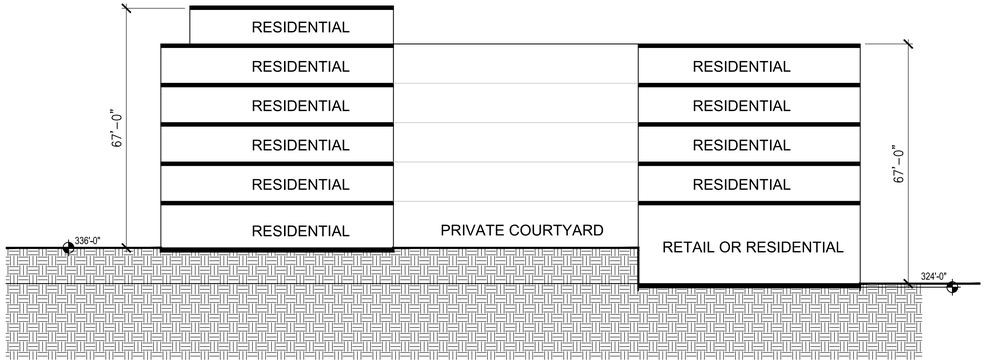
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING E SITE SECTIONS

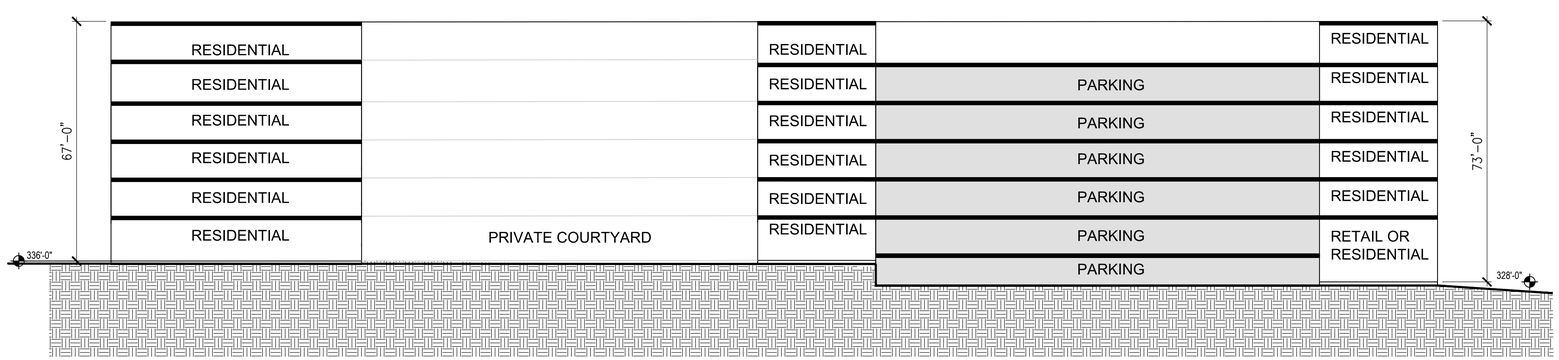
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.05

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.05.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:46:02 PM LAYOUT: SITE SE





2 BUILDING F - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING F - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
KETTLER
8255 GREENSBORO DRIVE #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTyrrell@kettler.com

MASTER PLANNER / LANDSCAPE ARCH:
SASAKI
64 PLEASANT STREET
WATERTOWN, MA 02472
ALAN WARD
617-923-7275

ARCHITECT:
DESIGN COLLECTIVE
601 EAST PRATT STREET, SUITE 300
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NICK MANSPERGER
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WASHINGTON, DC 20005
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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODVINE
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

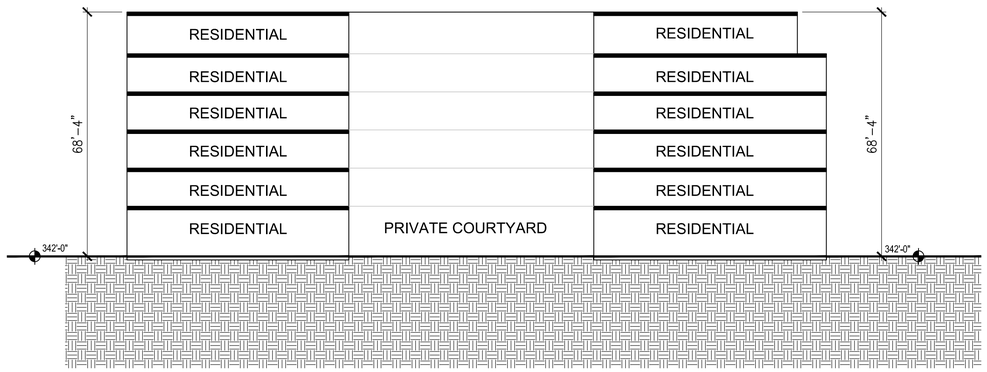
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

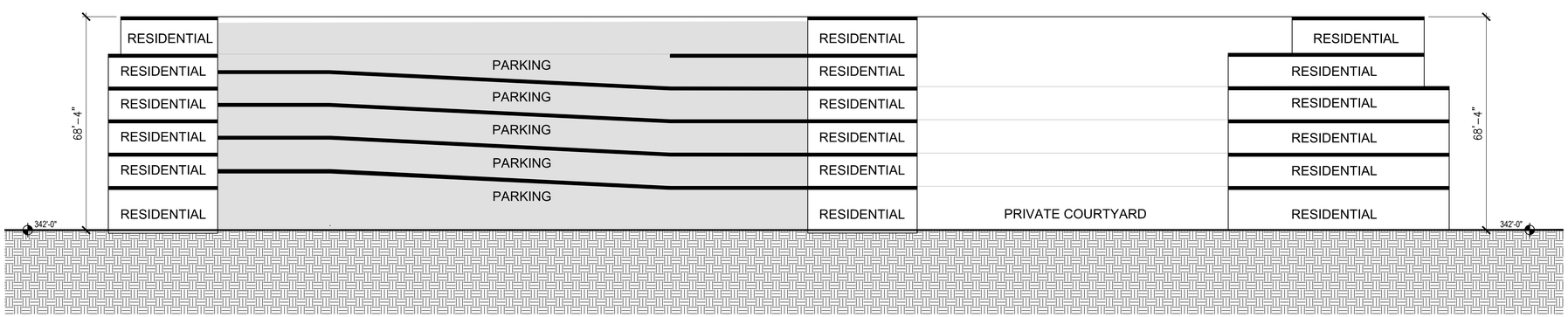
BUILDING F SITE SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.06

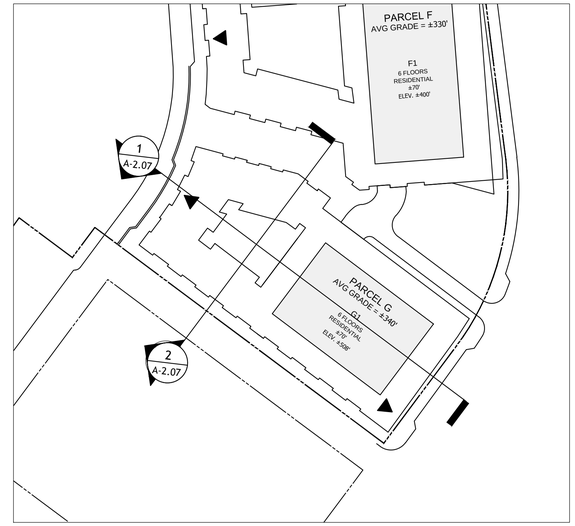
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.06.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:46:41 PM LAYOUT: SITE SECTIONS



2 BUILDING G - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING G - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'



GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
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PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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ARCHITECT:
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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

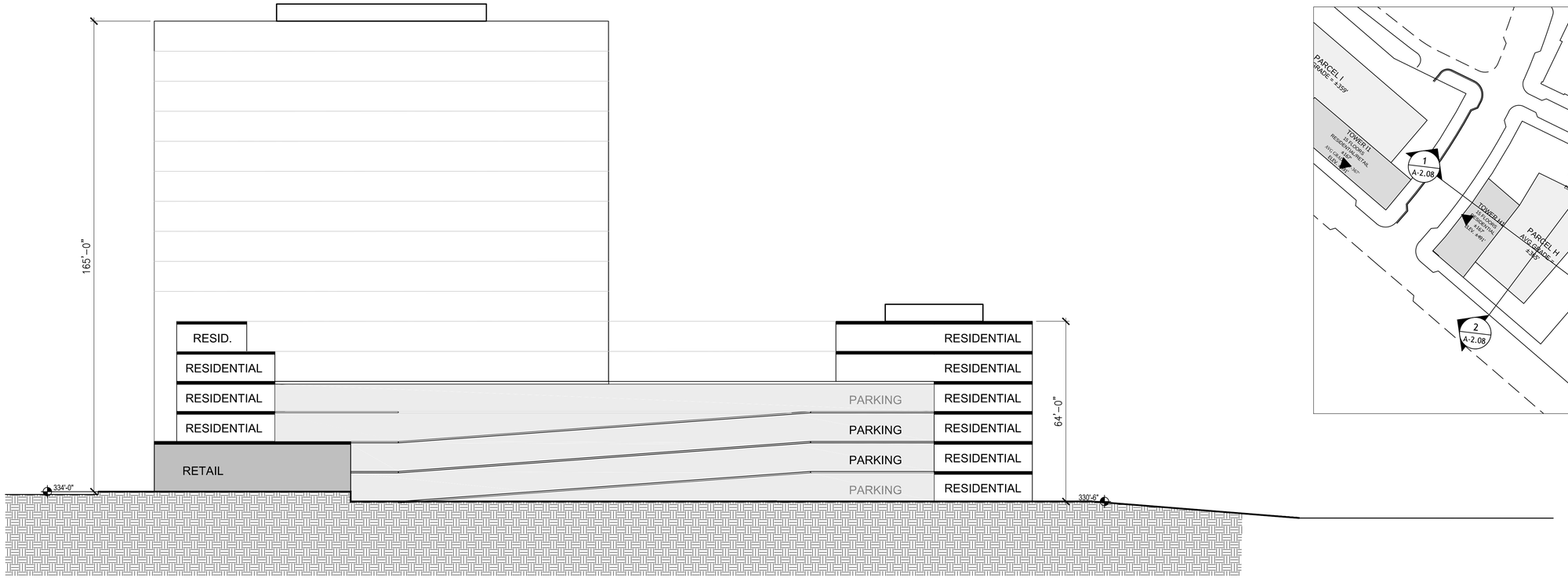
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

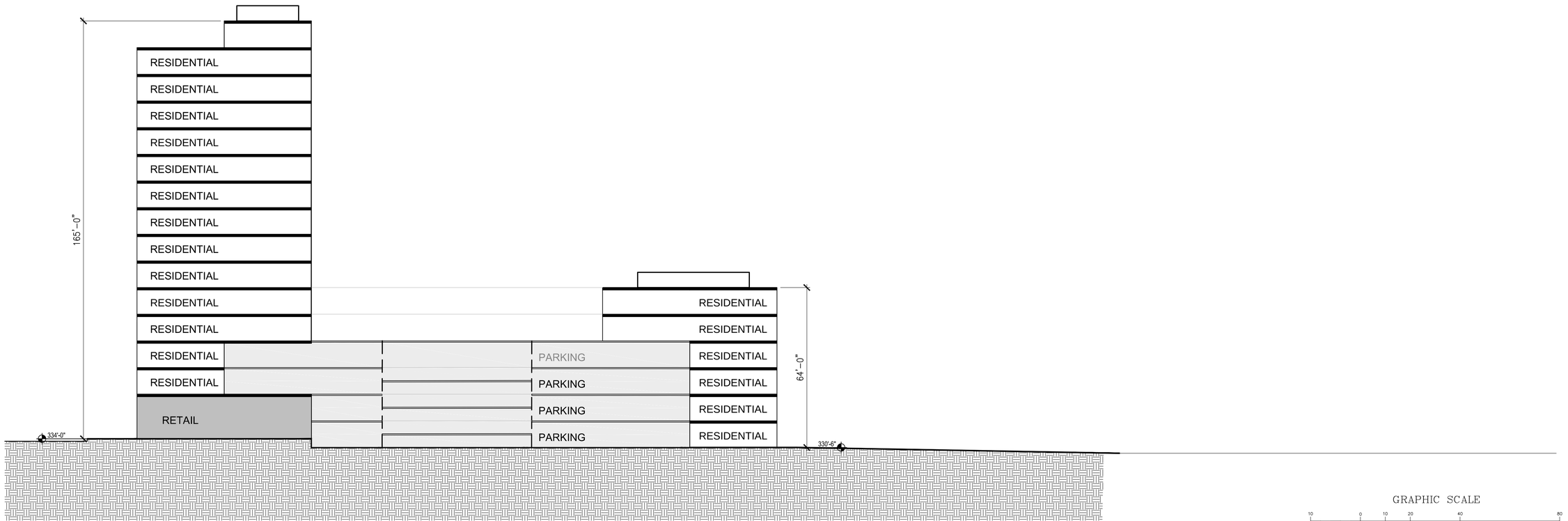
BUILDING G SITE SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.07

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.07.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:47:44 PM LAYOUT: SITE SECTIONS



2 BUILDING H - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING H - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
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8180 GREENSBORO DRIVE SUITE 200
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FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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703-641-5357
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TRANSPORTATION ENGINEER:
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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

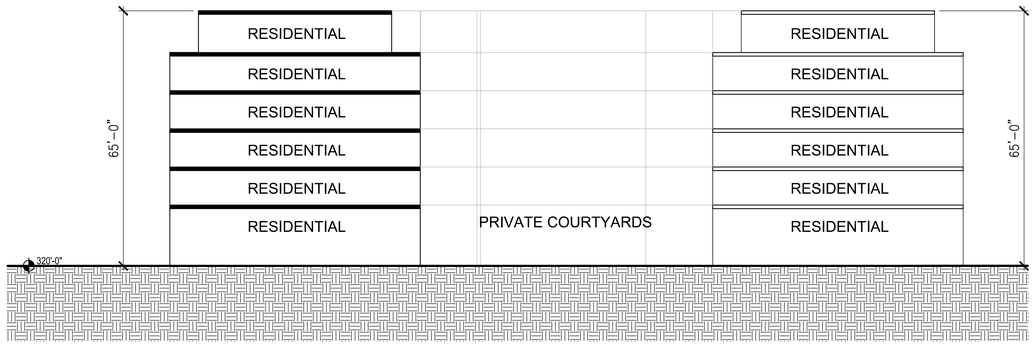
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

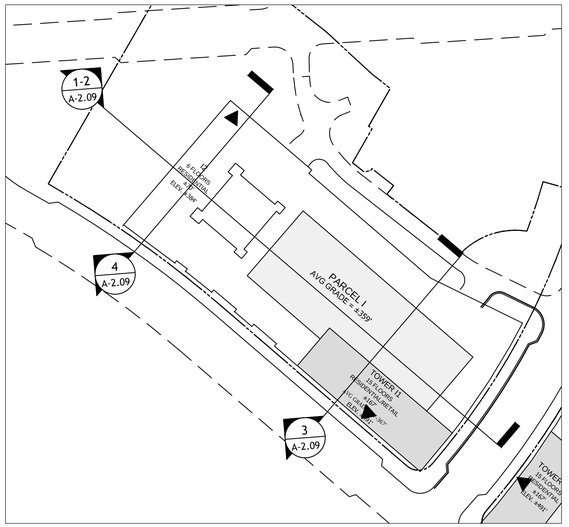
BUILDING H SITE SECTIONS

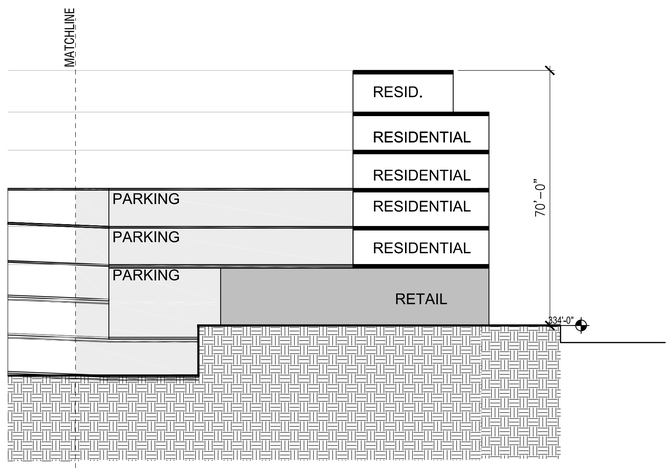
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.08

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.08.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:48:41 PM LAYOUT: SITE SE

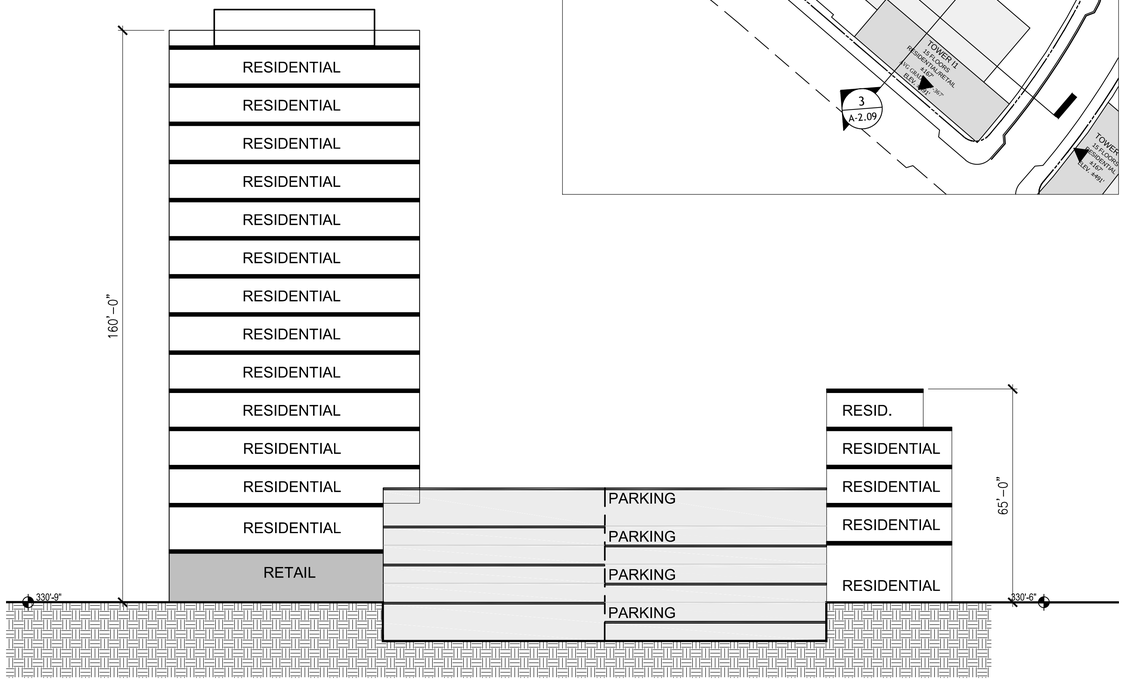


4 BUILDING I - SECTION CC (NORTH SOUTH SECTION)
SCALE: 1"=20'

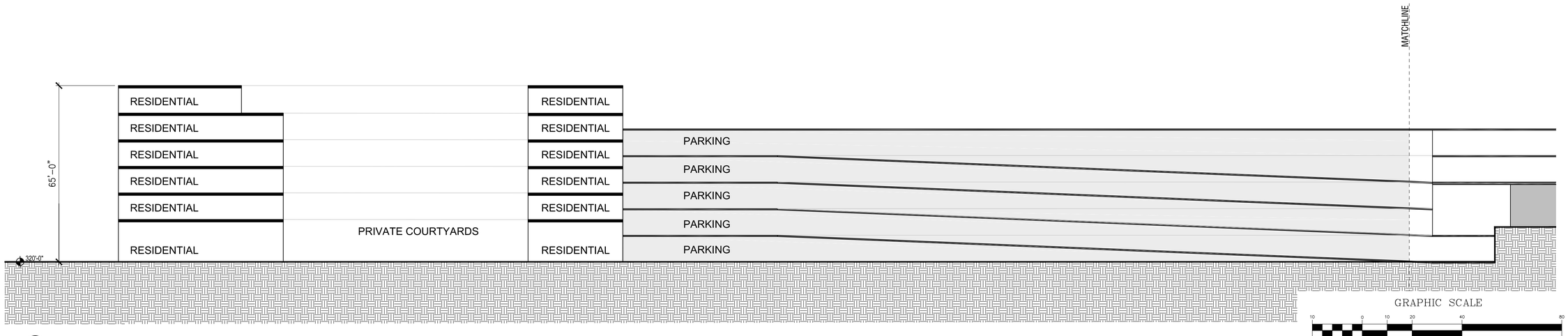




2 BUILDING I - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'



3 BUILDING I - SECTION BB (NORTH SOUTH SECTION)
SCALE: 1"=20'



1 BUILDING I - SECTION AA (EAST WEST SECTION)
SCALE: 1"=20'

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA

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ARCHITECT:
DESIGN COLLECTIVE
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202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

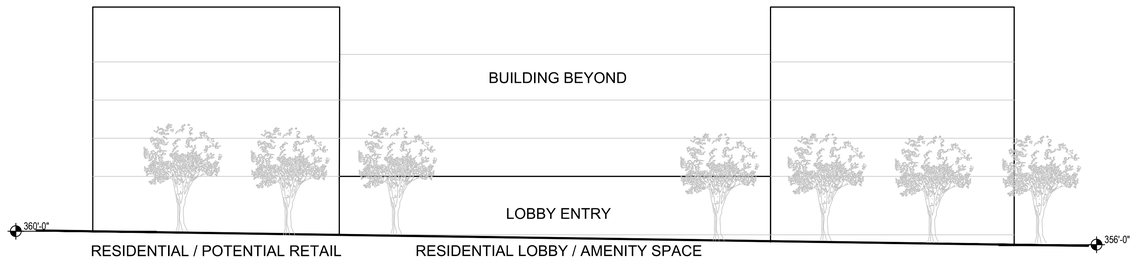
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

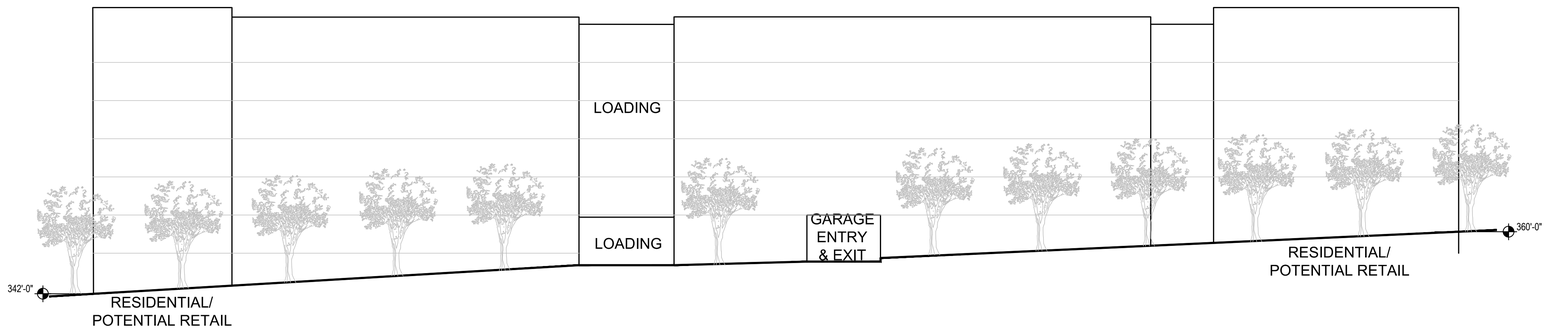
BUILDING I SITE SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-2.09

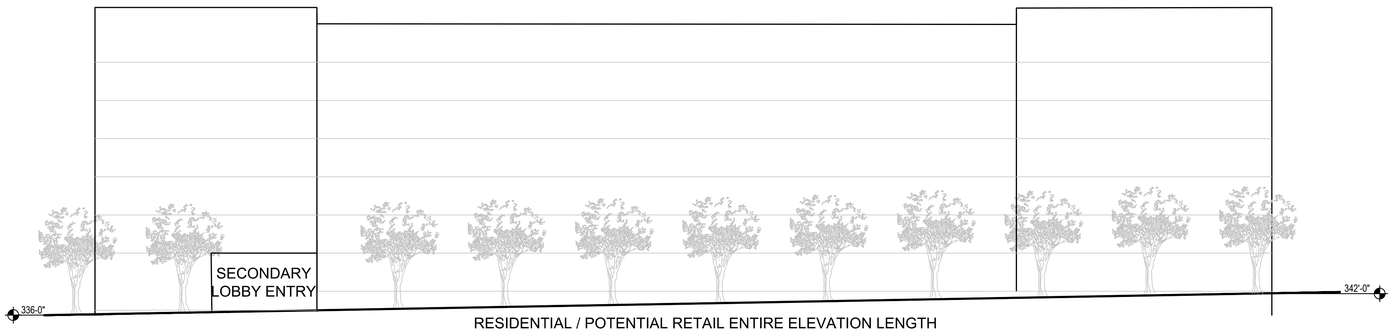
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-2.09.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:49:15 PM LAYOUT: SITE SECTIONS



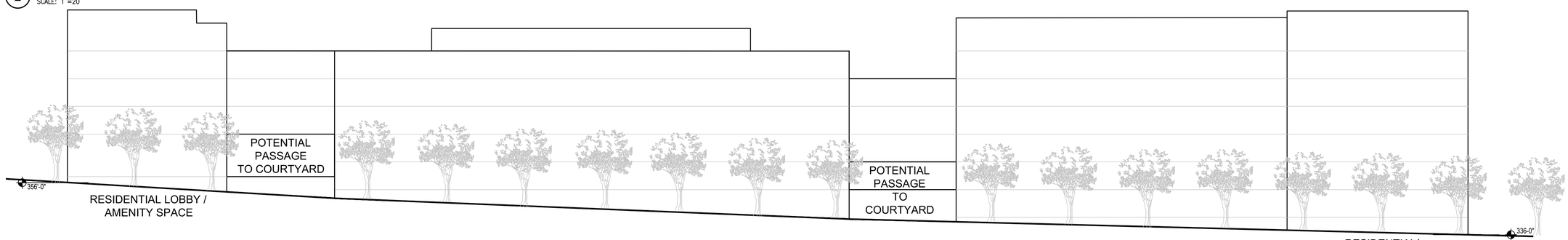
4 BUILDING A - ELEVATION DD (SOUTH ELEVATION)
SCALE: 1"=20'



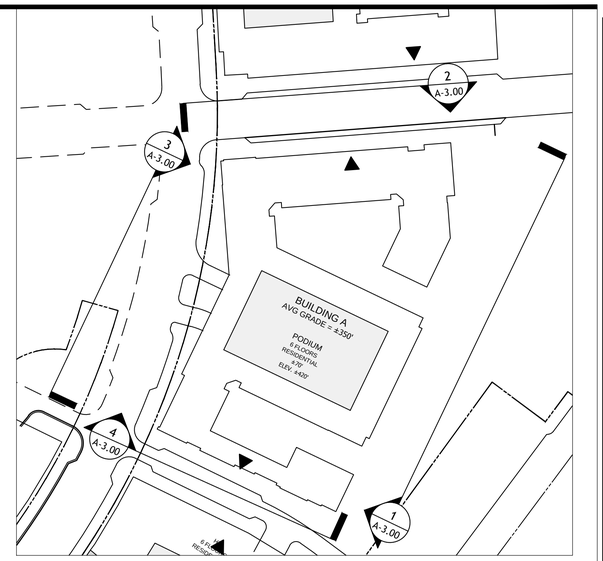
3 BUILDING A - ELEVATION CC (WEST ELEVATION)
SCALE: 1"=20'



2 BUILDING A - ELEVATION BB (NORTH ELEVATION)
SCALE: 1"=20'



1 BUILDING A - ELEVATION AA (EAST ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT TABULATIONS ON C-03 FOR POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE
10 5 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
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MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

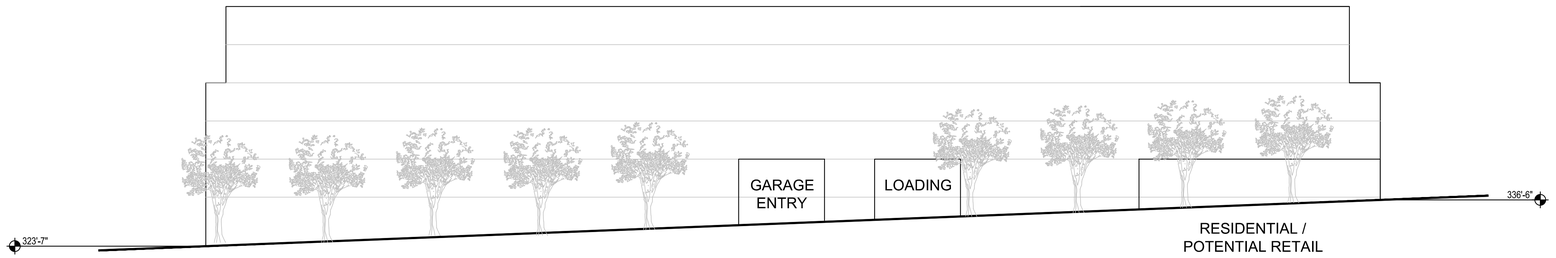
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

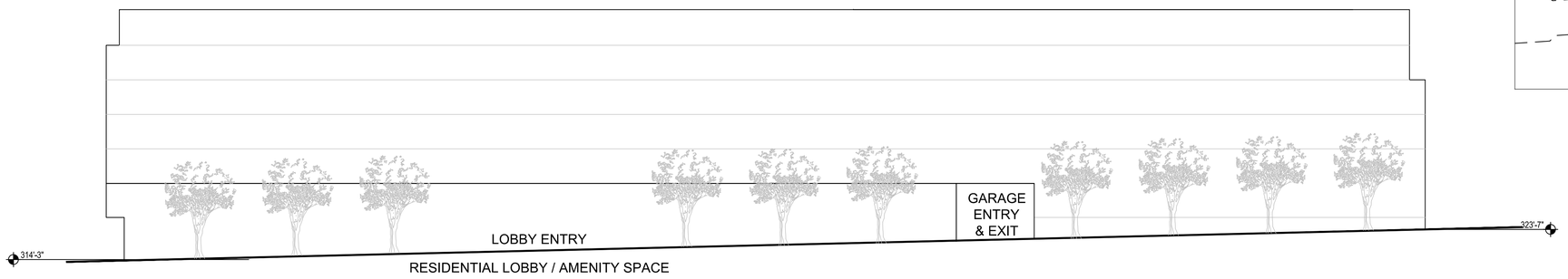
BUILDING A SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.01

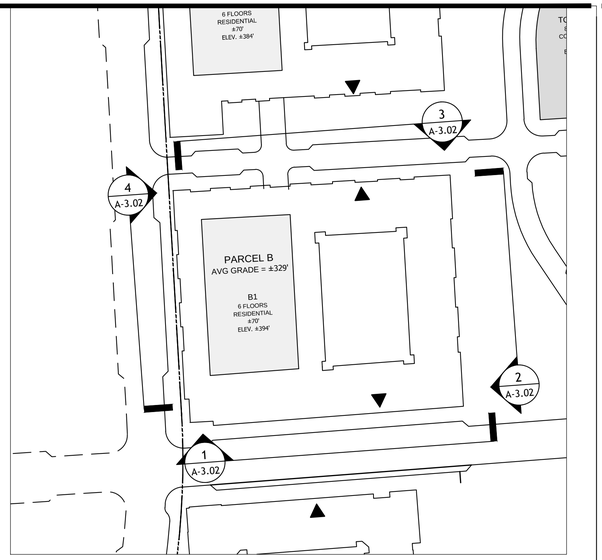
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Vref\MileA-3.01.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:50:01 PM LAYOUT: SITE SE



4 BUILDING B - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'

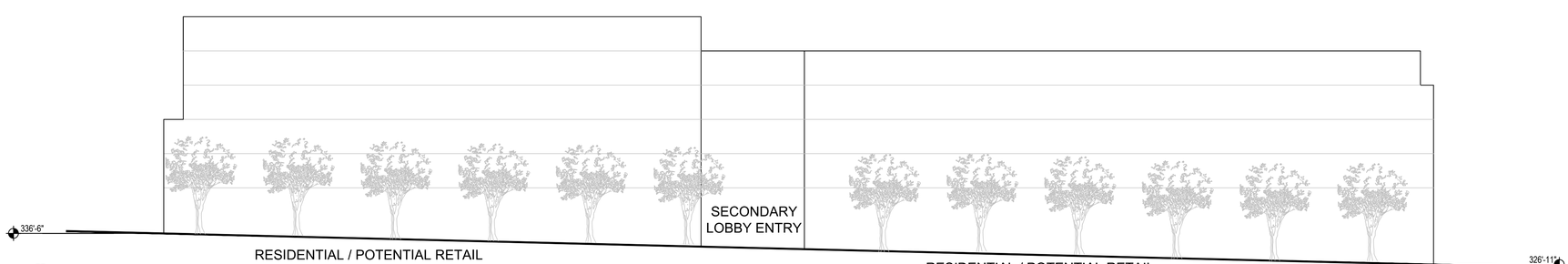


3 BUILDING B - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'





2 BUILDING B - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING B - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT TABULATIONS ON C-03 FOR POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

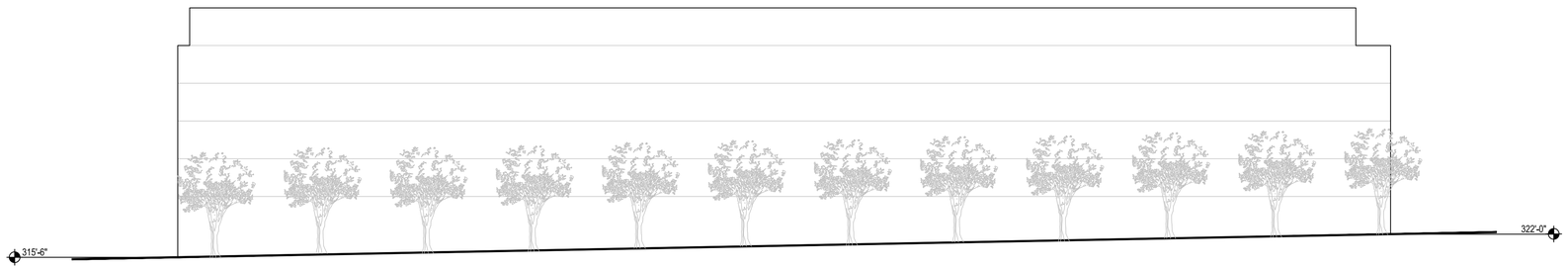
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

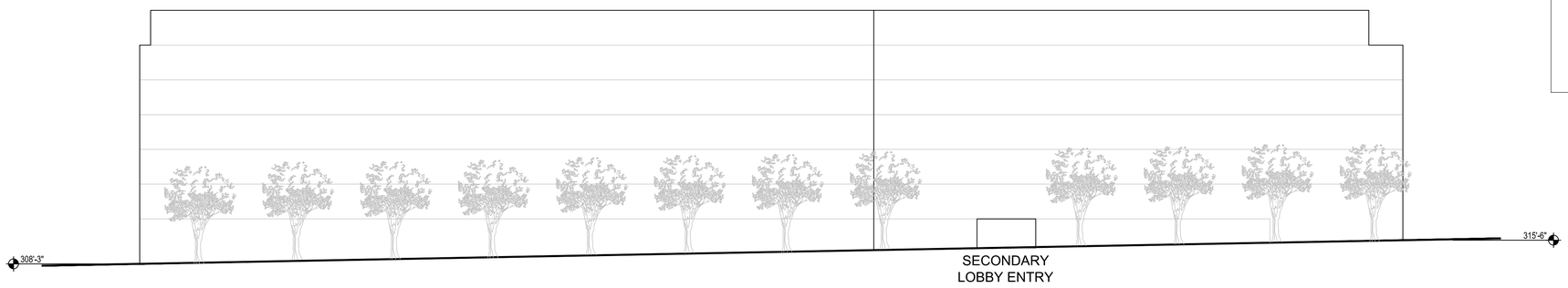
BUILDING B SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.02

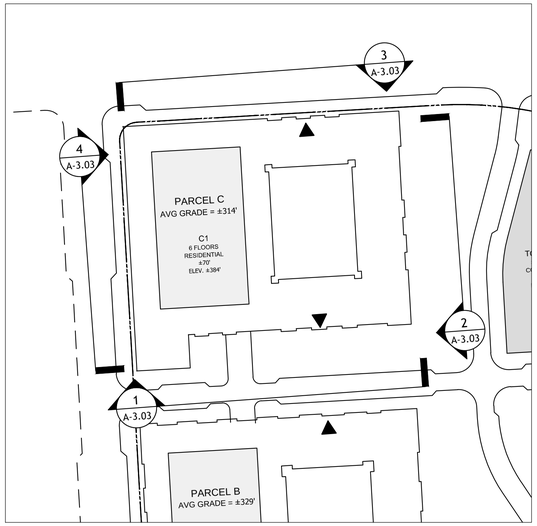
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.02.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:50:46 PM LAYOUT: SITE SECTIONS



4 BUILDING C - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'



3 BUILDING C - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'





2 BUILDING C - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING C - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MICHAEL S. GOODWIN
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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

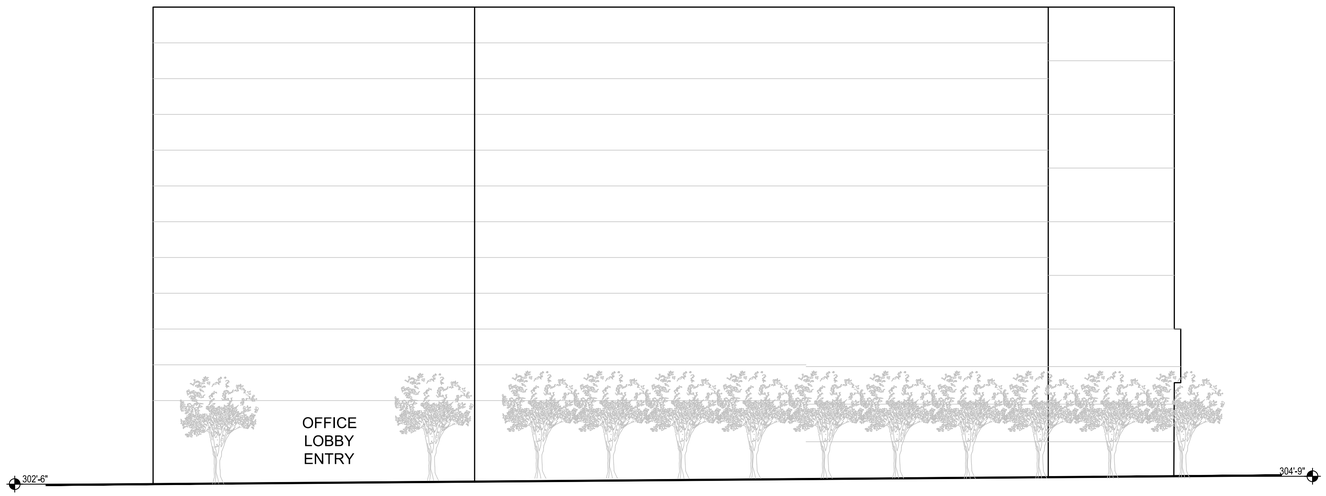
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

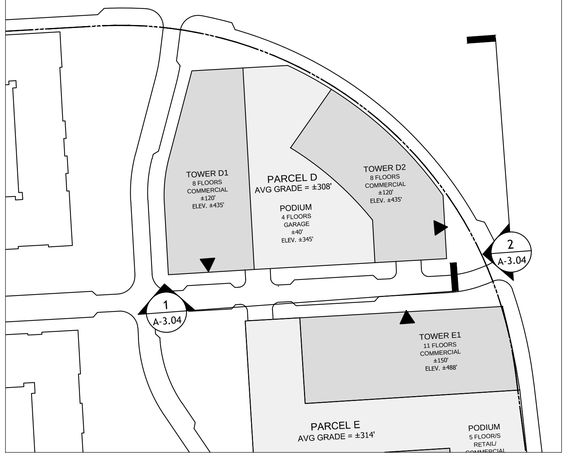
BUILDING C SITE ELEVATIONS

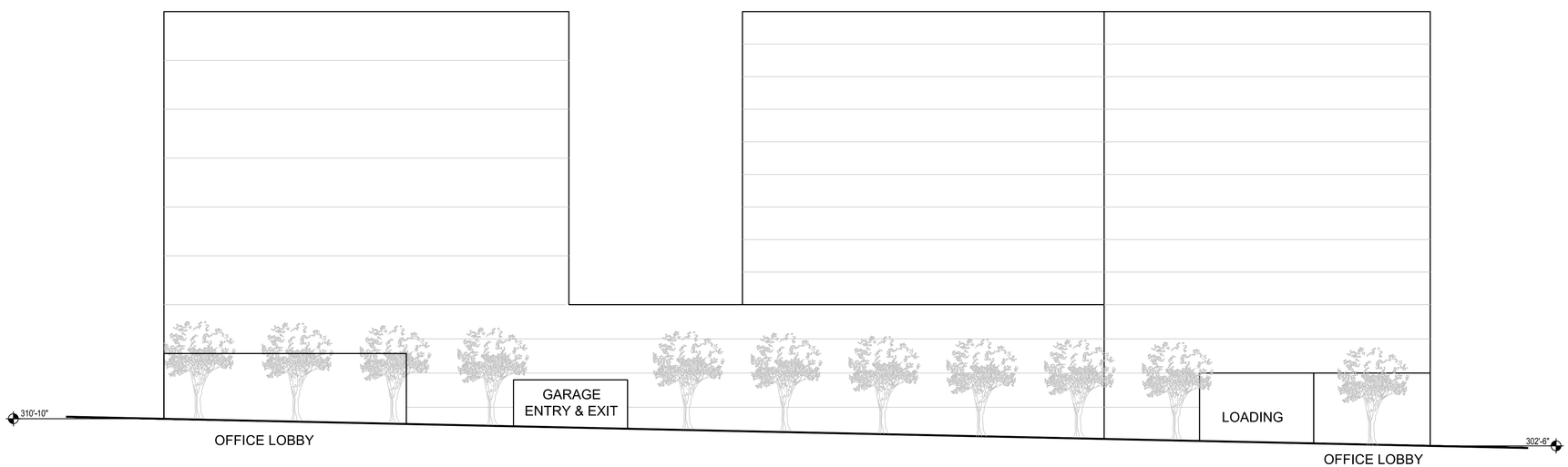
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.03

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.03.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:51:35 PM LAYOUT: SITE SE



2 BUILDING D - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'





1 BUILDING D - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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202-315-5221

COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

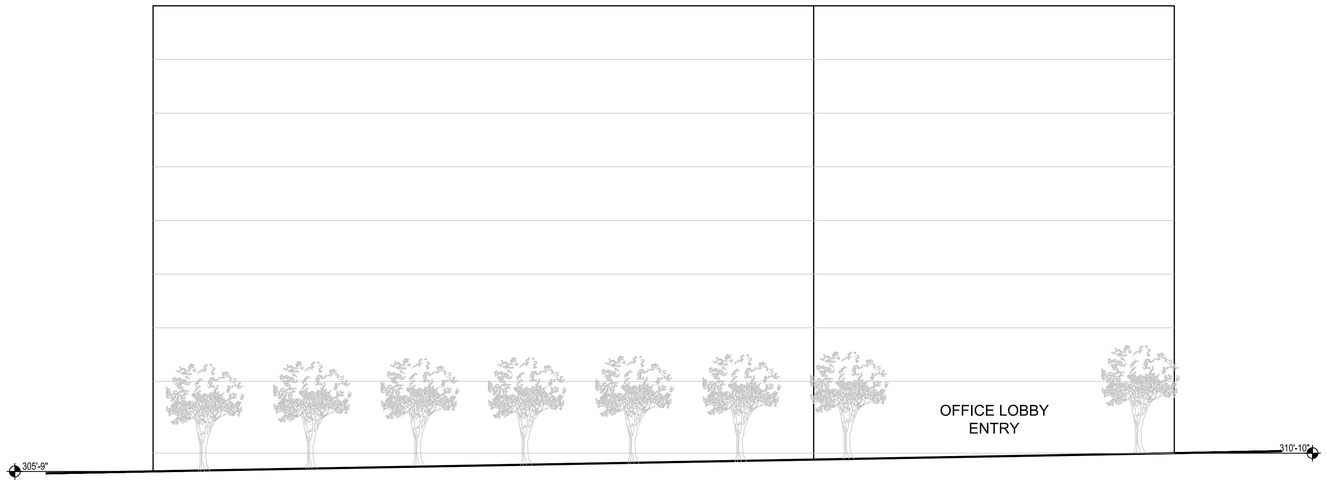
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

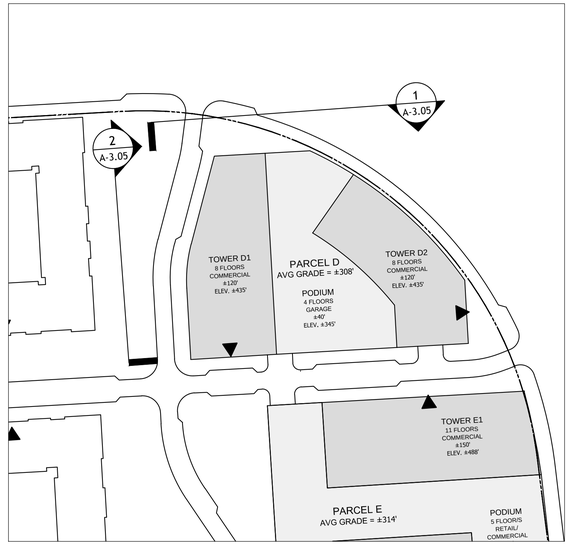
BUILDING D SITE ELEVATIONS

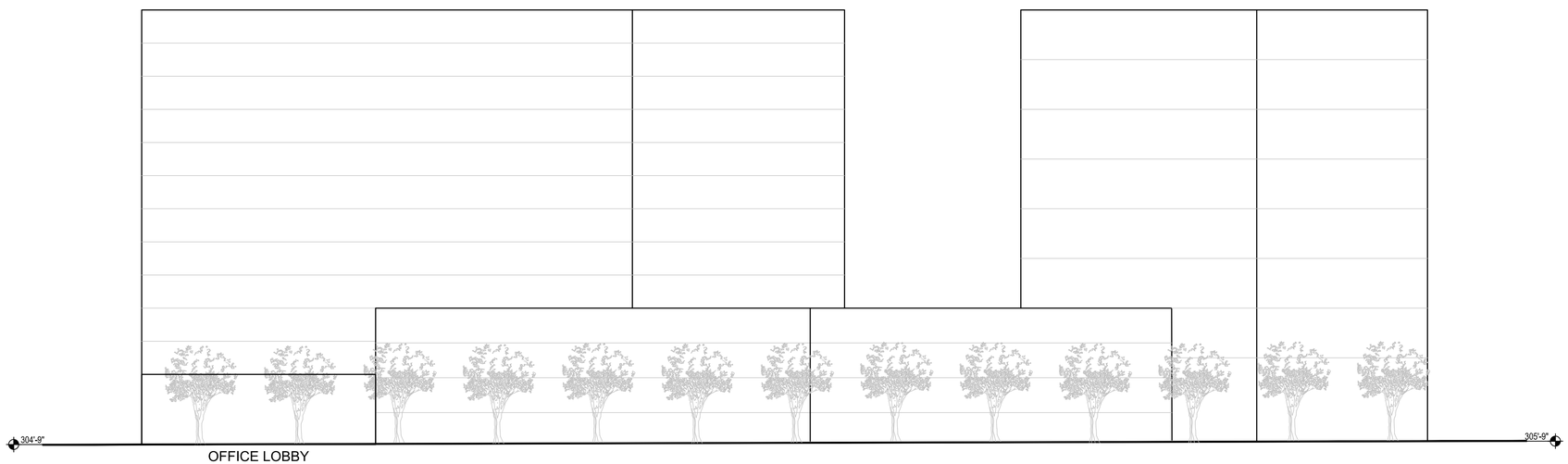
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.04

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.04.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:52:17 PM LAYOUT: SITE SE



2 BUILDING D - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'





1 BUILDING D - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ENGINEERS PLANNERS SURVEYORS
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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

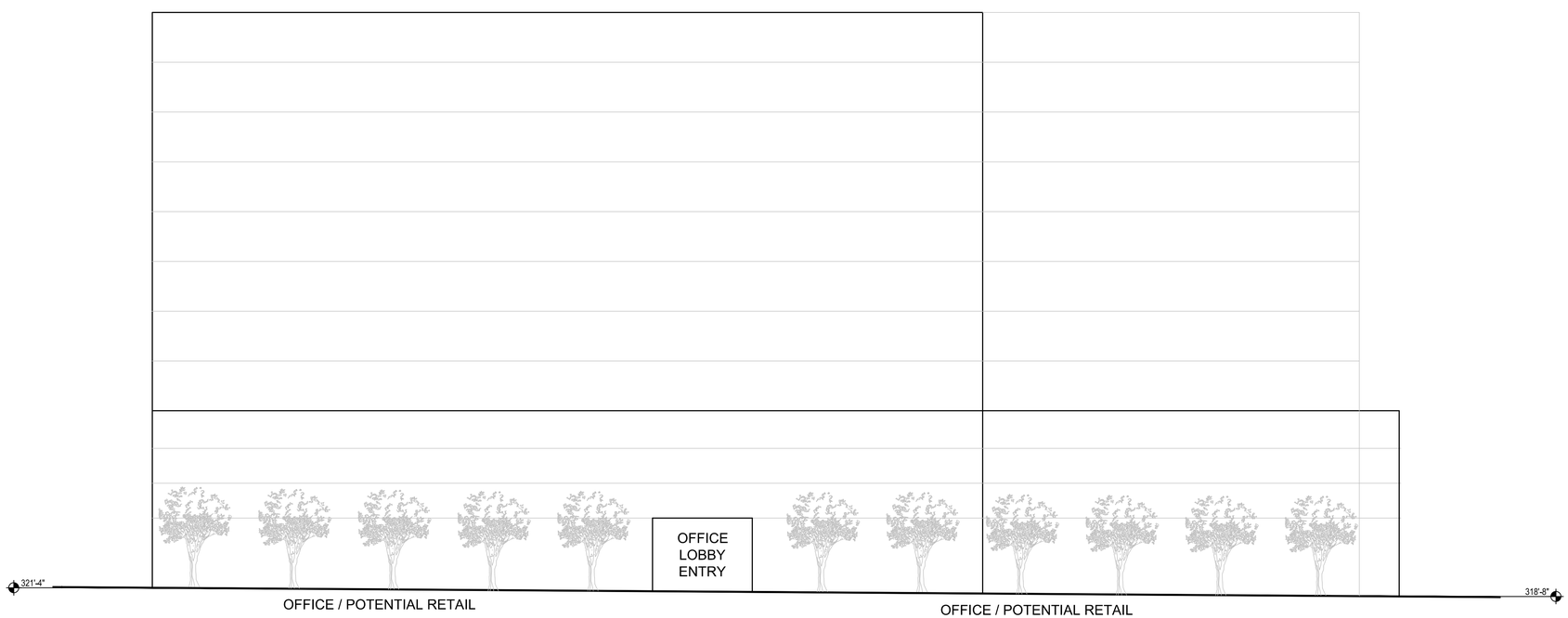
BUILDING D SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.05

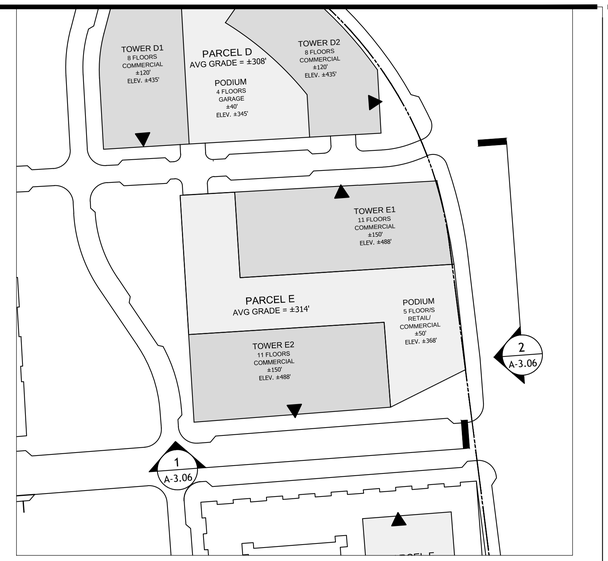
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.05.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:52:53 PM LAYOUT: SITE SE



2 BUILDING E - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING E - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ENGINEERS PLANNERS SURVEYORS
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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
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ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

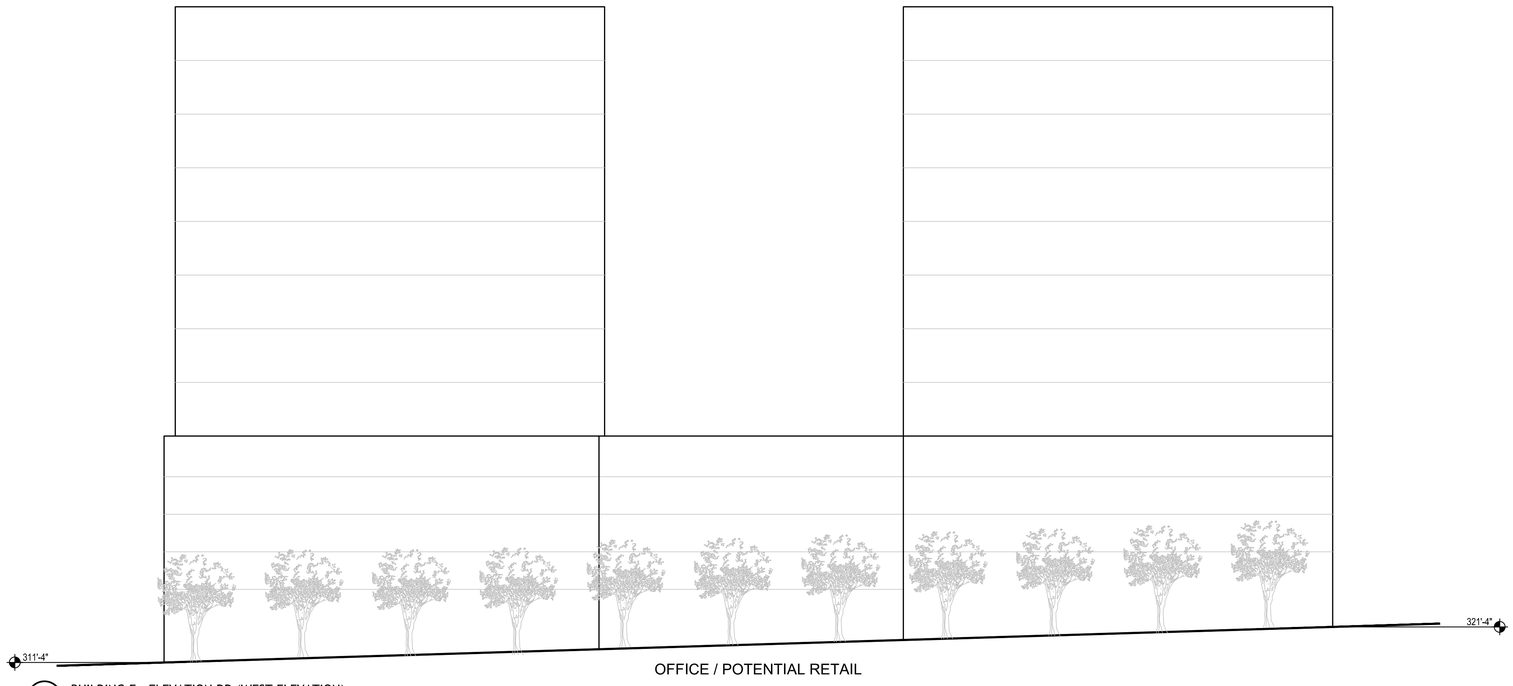
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

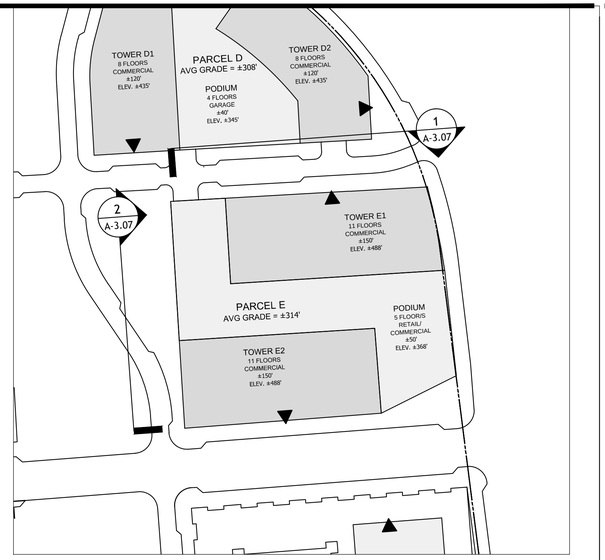
BUILDING E SITE ELEVATIONS

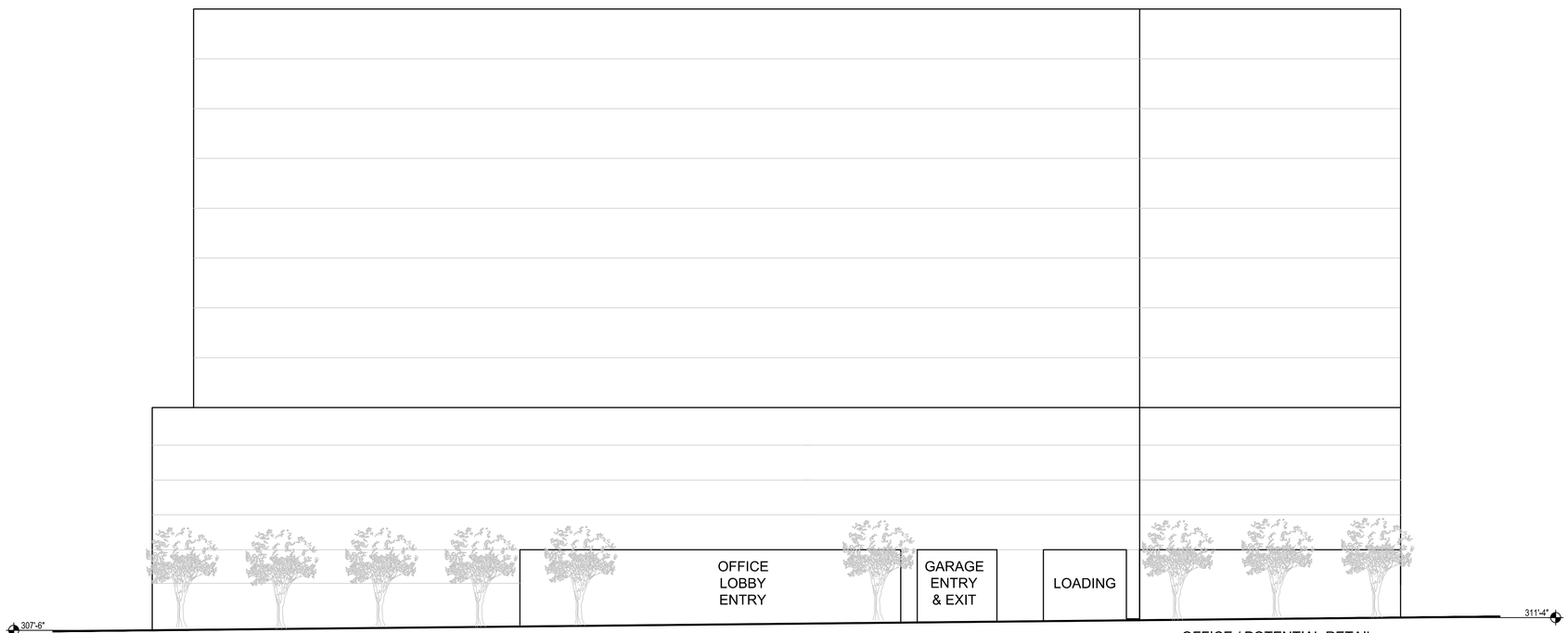
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.06

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.06.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:53:33 PM LAYOUT: SITE SECTIONS



2 BUILDING E - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'





1 BUILDING E - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VIKA
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MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

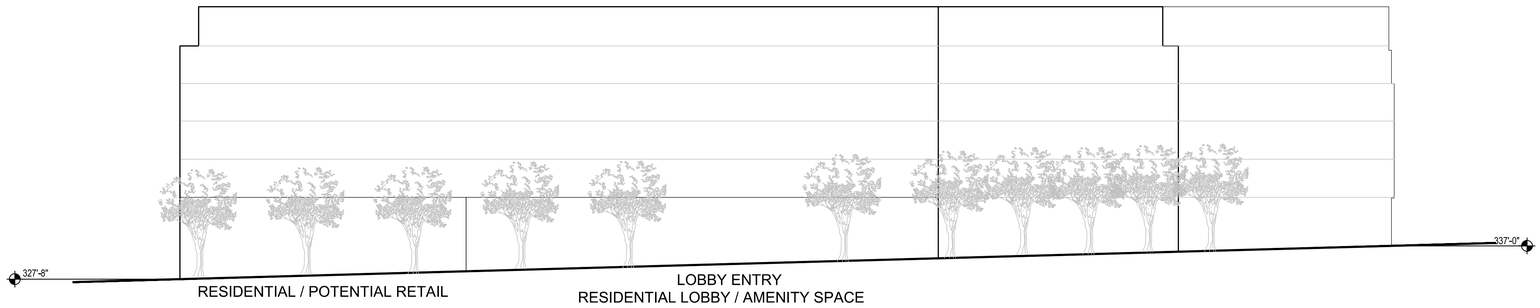
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

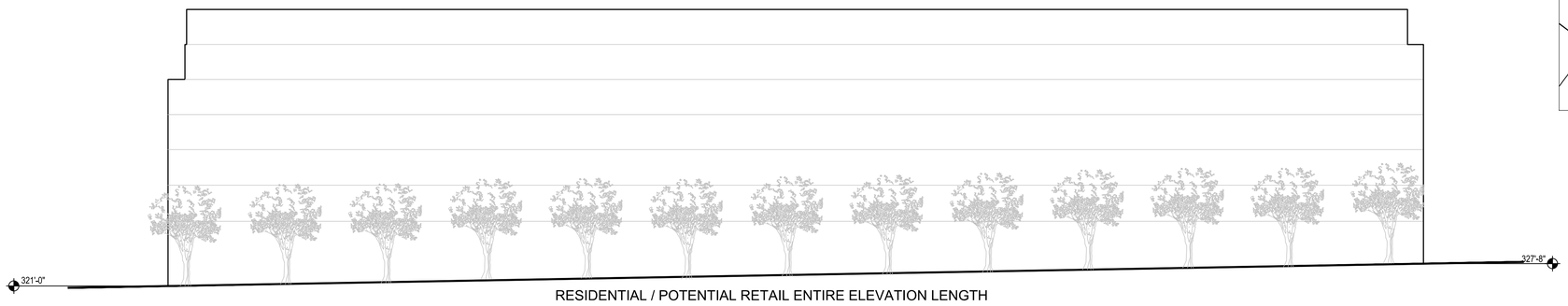
BUILDING E SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.07

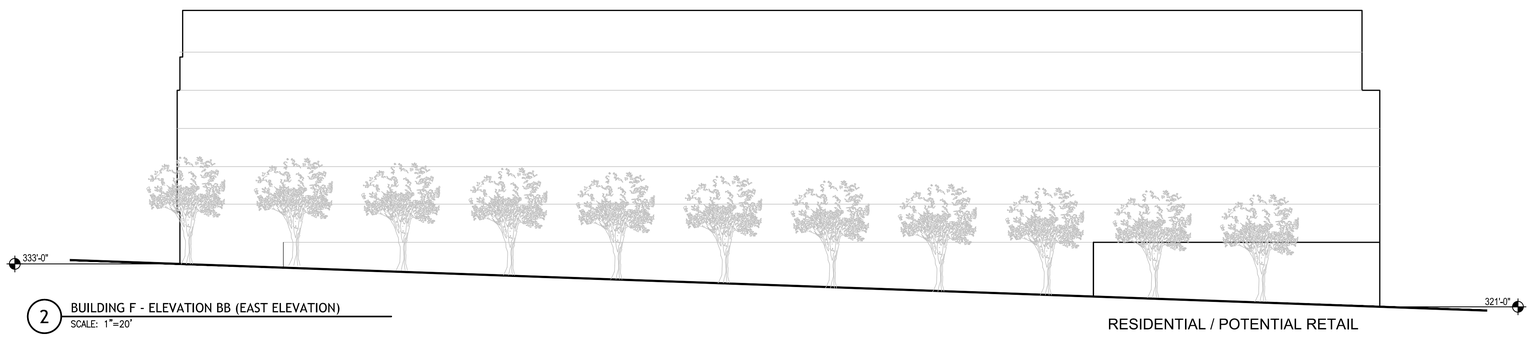
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.07.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:54:23 PM LAYOUT: SITE SECTIONS



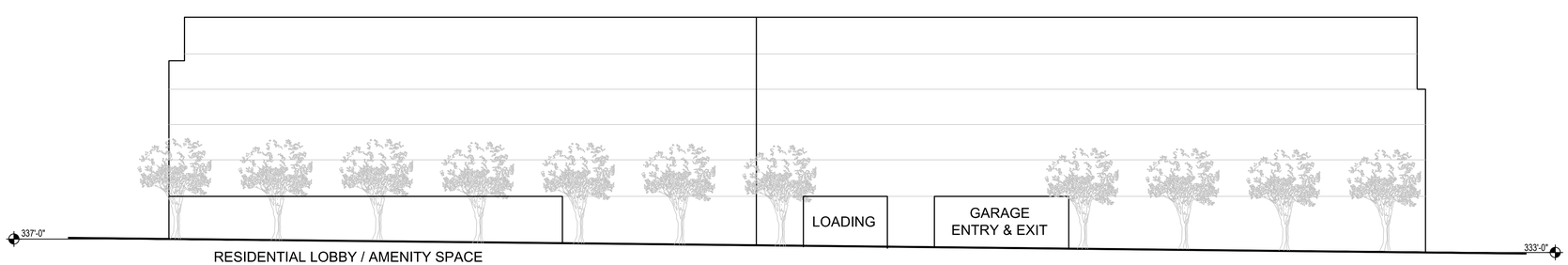
4 BUILDING F - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'



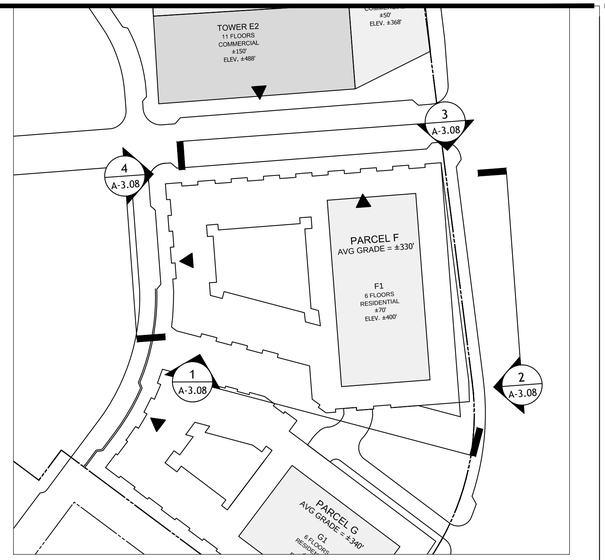
3 BUILDING F - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'



2 BUILDING F - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING F - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

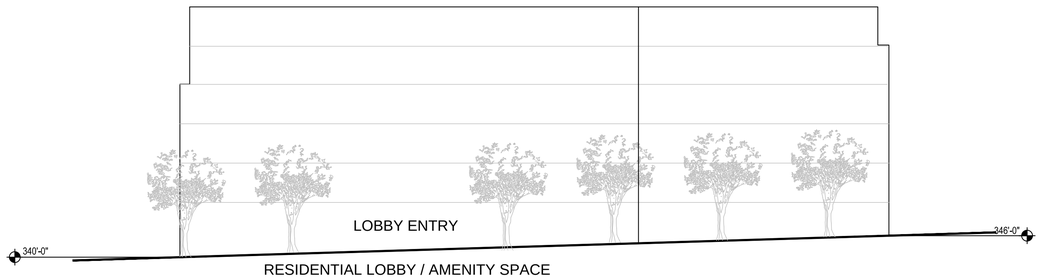
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

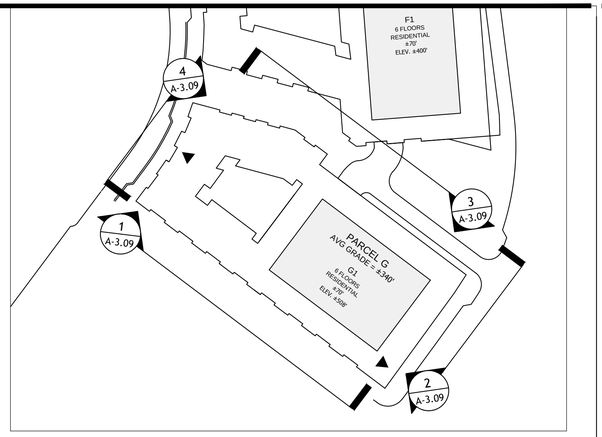
BUILDING F SITE ELEVATIONS

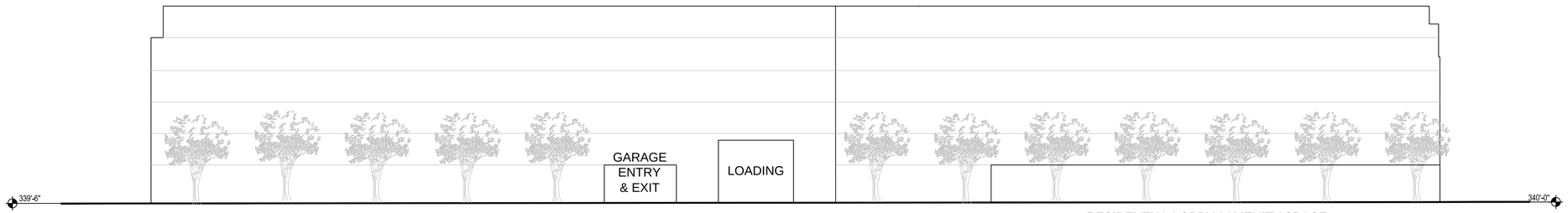
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.08

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.08.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:55:08 PM LAYOUT: SITE SE

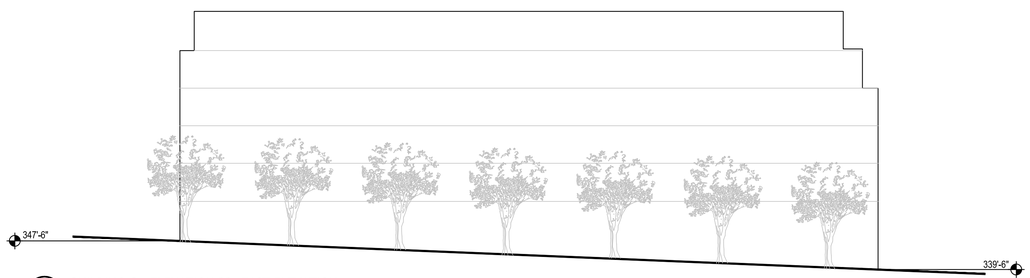


4 BUILDING G - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'





3 BUILDING G - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'



2 BUILDING G - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING G - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'

REFERENCE DEVELOPMENT TABULATIONS ON C-03 FOR POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

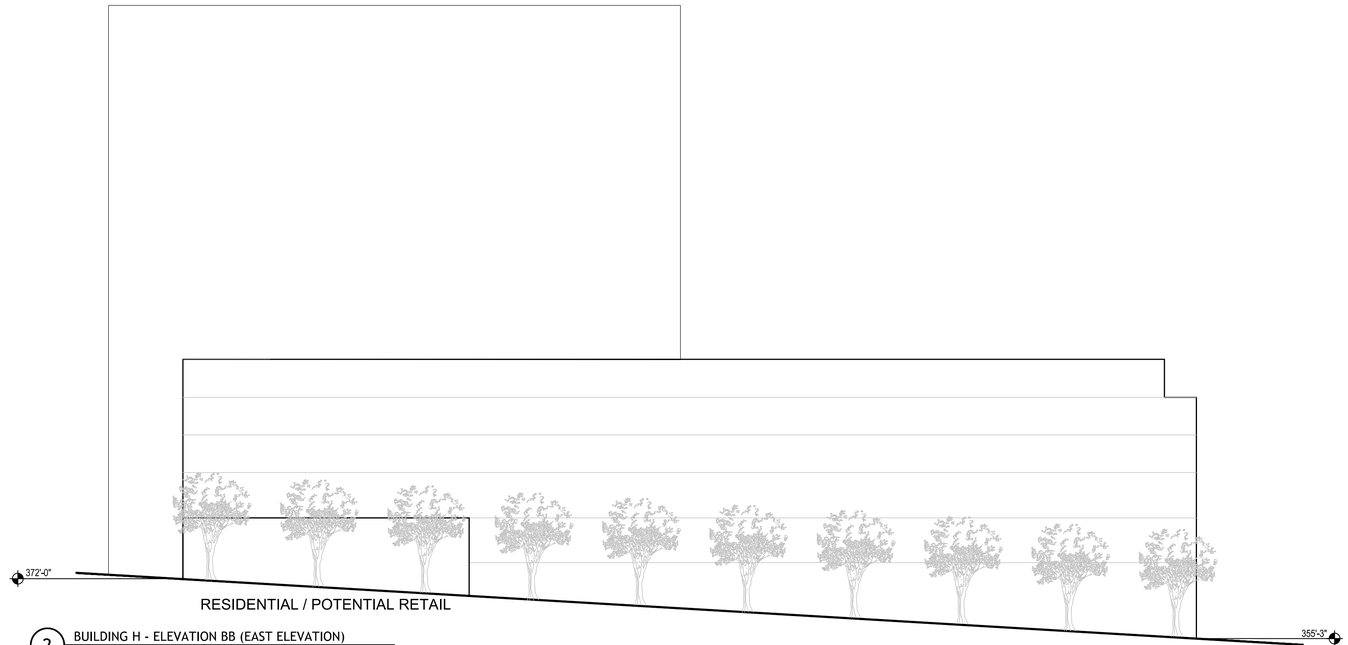
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING G SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.09

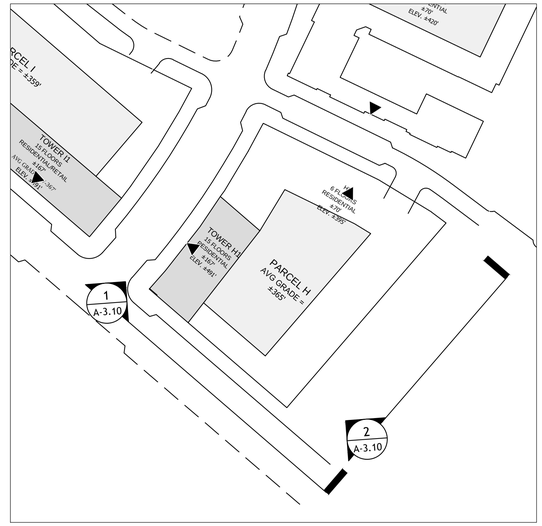
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.09.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:55:45 PM LAYOUT: SITE SE



2 BUILDING H - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



1 BUILDING H - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MICHAEL S. GOODWIN
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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

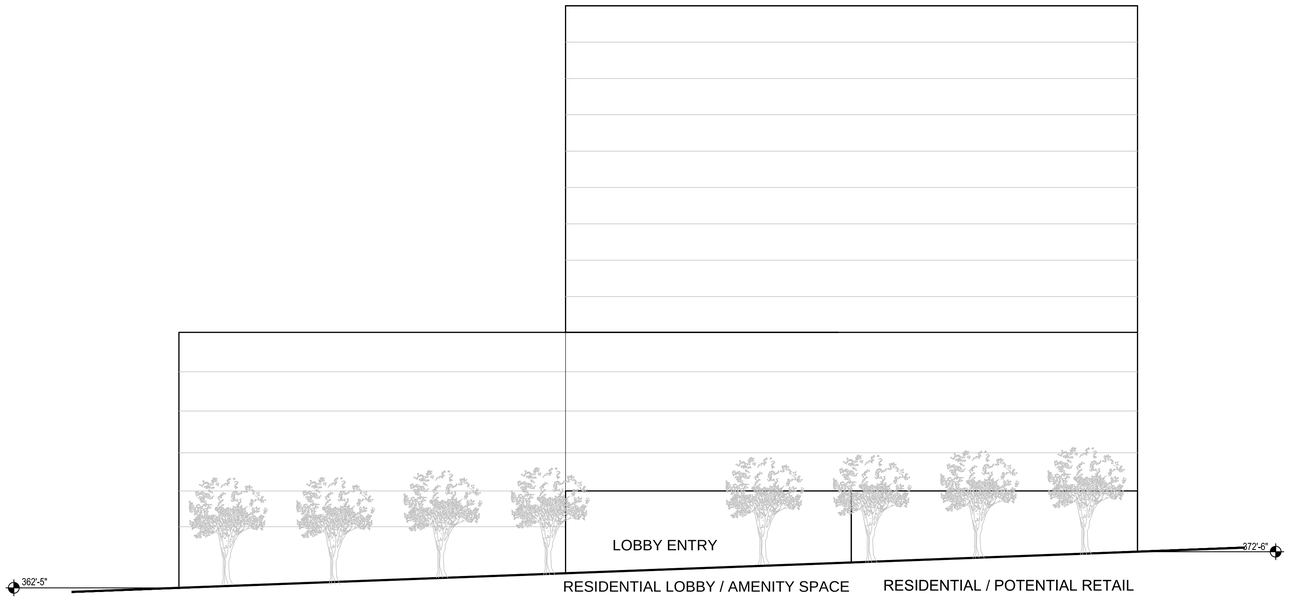
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

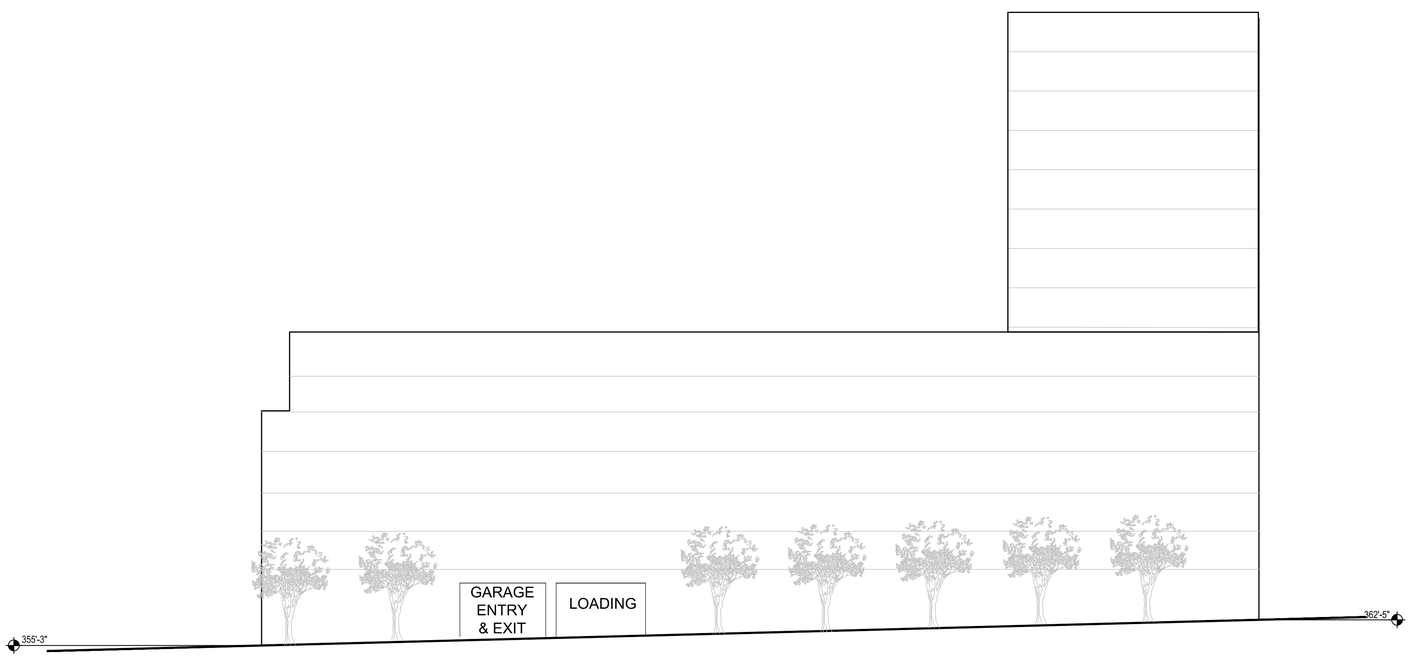
BUILDING H SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.10

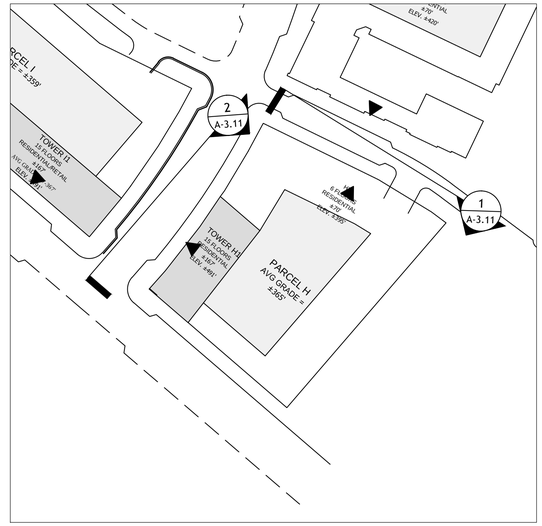
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.10.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:56:17 PM LAYOUT: SITE SECTIONS



2 BUILDING H - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'



1 BUILDING H - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT TABULATIONS ON C-03 FOR POTENTIAL BUILDING HEIGHTS

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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COMMONWEALTH OF VIRGINIA
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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING H SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.11

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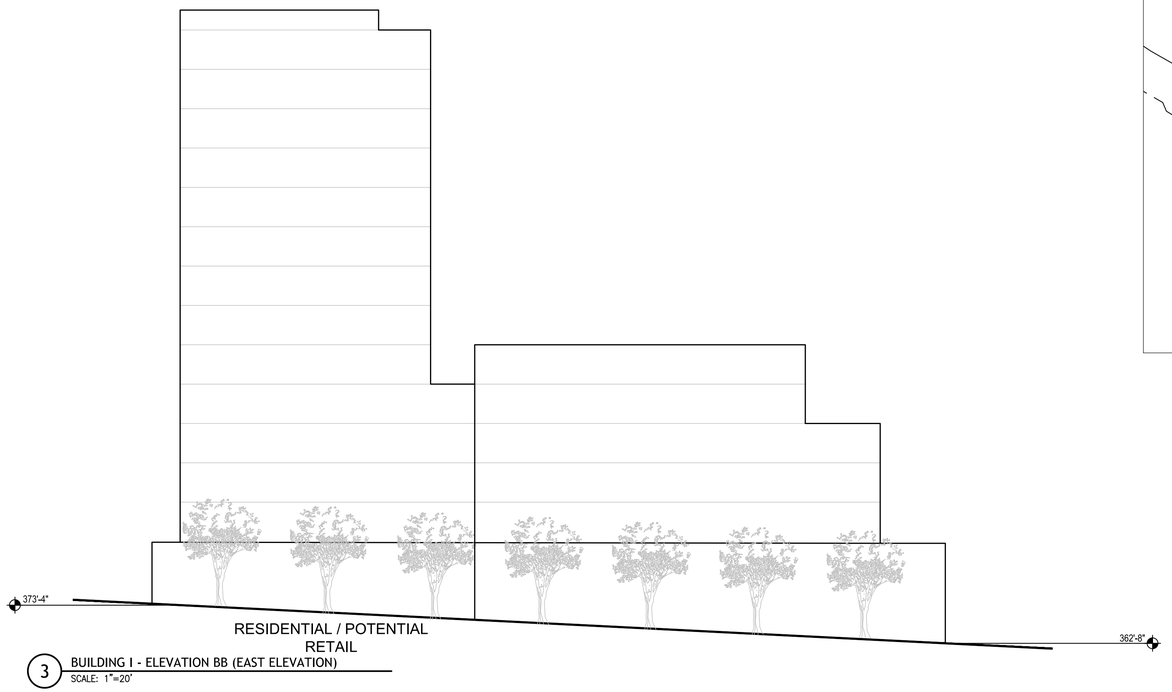
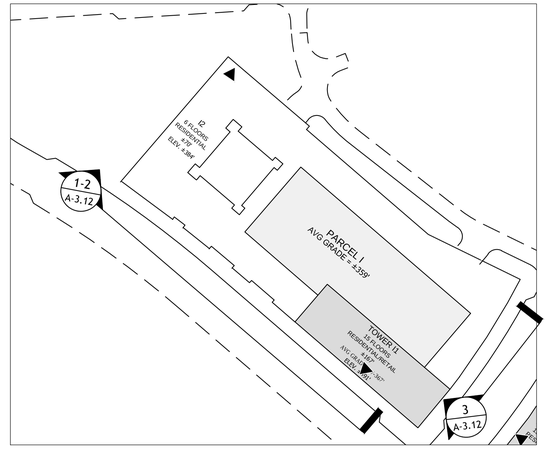
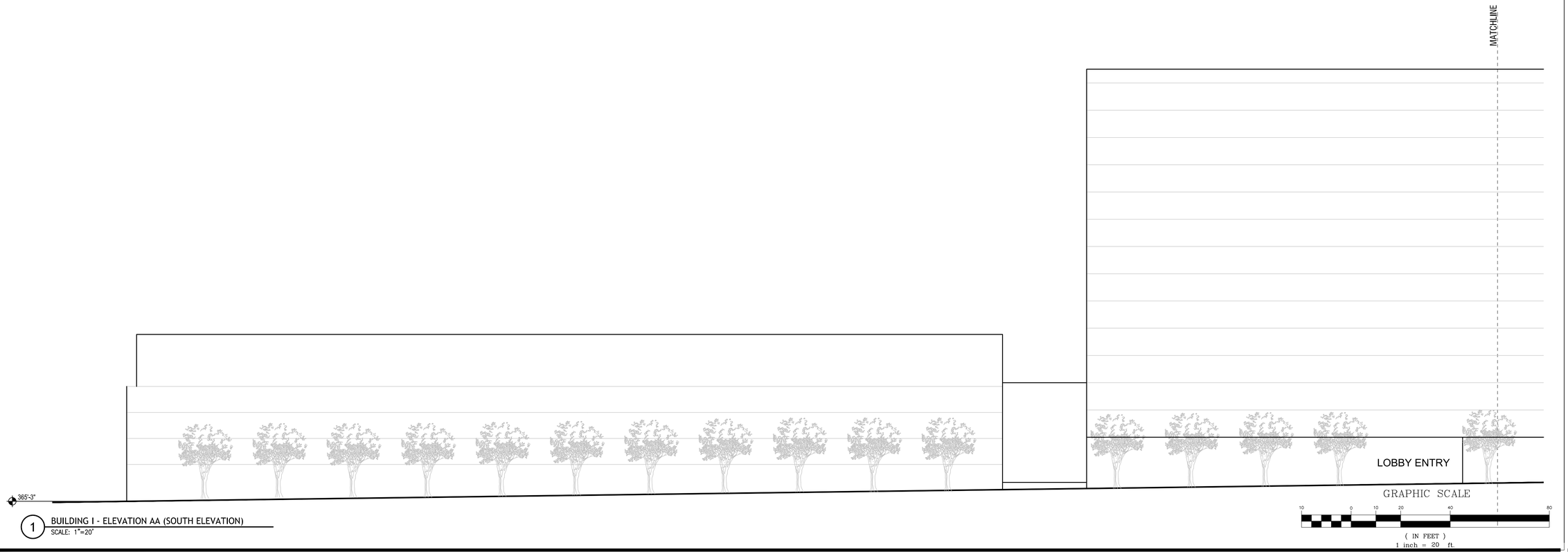
2 BUILDING I - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'



3 BUILDING I - ELEVATION BB (EAST ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS



1 BUILDING I - ELEVATION AA (SOUTH ELEVATION)
SCALE: 1"=20'

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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

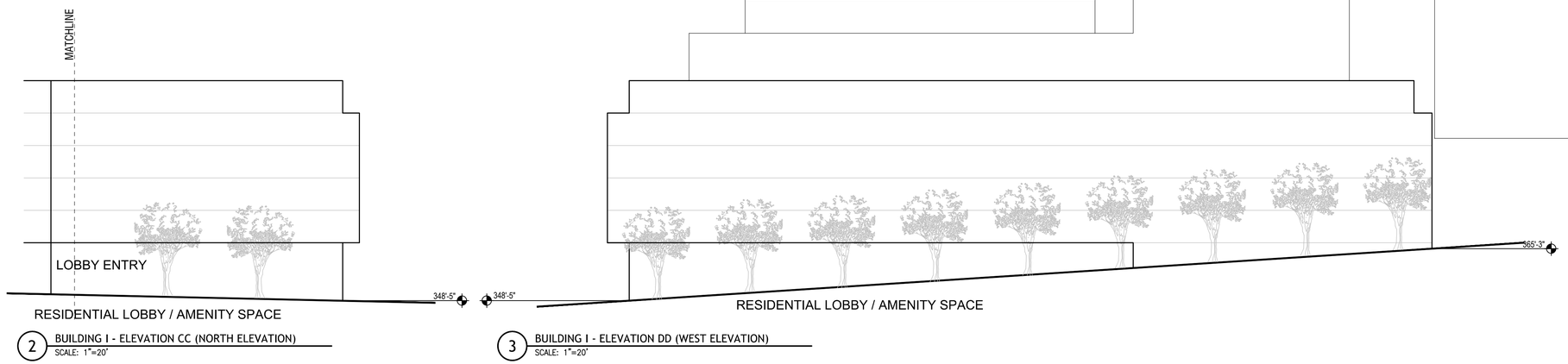
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING I
SITE ELEVATIONS

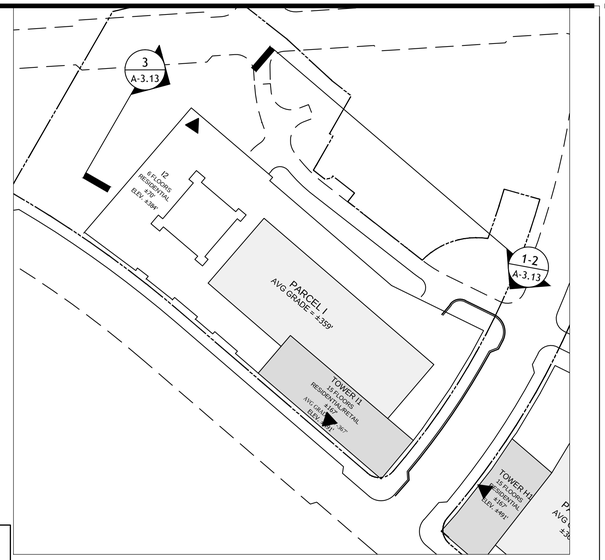
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.12

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Vref\Mile\A-3.12.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:57:36 PM LAYOUT: SITE SE



2 BUILDING I - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'

3 BUILDING I - ELEVATION DD (WEST ELEVATION)
SCALE: 1"=20'



REFERENCE DEVELOPMENT
TABULATIONS ON C-03 FOR
POTENTIAL BUILDING HEIGHTS



1 BUILDING I - ELEVATION CC (NORTH ELEVATION)
SCALE: 1"=20'

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

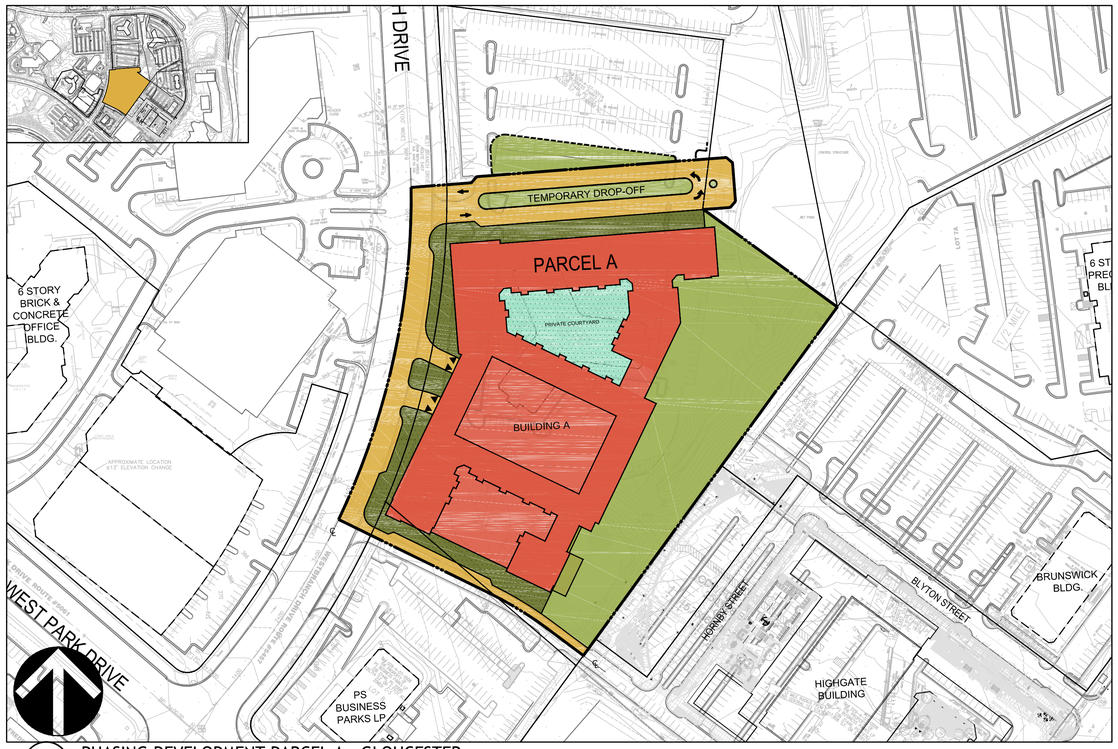
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

BUILDING I SITE ELEVATIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=20'
JOB NO.	P66217.00
SHEET NO.	A-3.13

FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\Mile\A-3.13.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 3:59:08 PM LAYOUT: SITE SECTIONS



1 PHASING DEVELOPMENT PARCEL A - GLOUCESTER
SCALE: 1"=100'

PHASING LEGEND

SYMBOLS	DESCRIPTION
	PROPOSED BUILDING
	FINAL ROAD
	FINAL STREETSCAPE
	INTERIM LANDSCAPE
	INTERIM ROAD
	PRIVATE LANDSCAPE
	LIMIT-OF-WORK OF PHASING
	PARCEL BOUNDARY LINE
	ROAD CENTER LINE
	BUILD-TO LINE
	BUILDING ENTRANCE/ EXIT
	VEHICULAR DIRECTION

GENERAL NOTES

1. FOR REFERENCE ONLY. SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCE.
2. SEE CIVIL PLAN FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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COMMONWEALTH OF VIRGINIA
MICHAEL S. GOODWIN
Lic No. 0401016259
ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

PHASING DEVELOPMENT PARCELS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	A-4.01



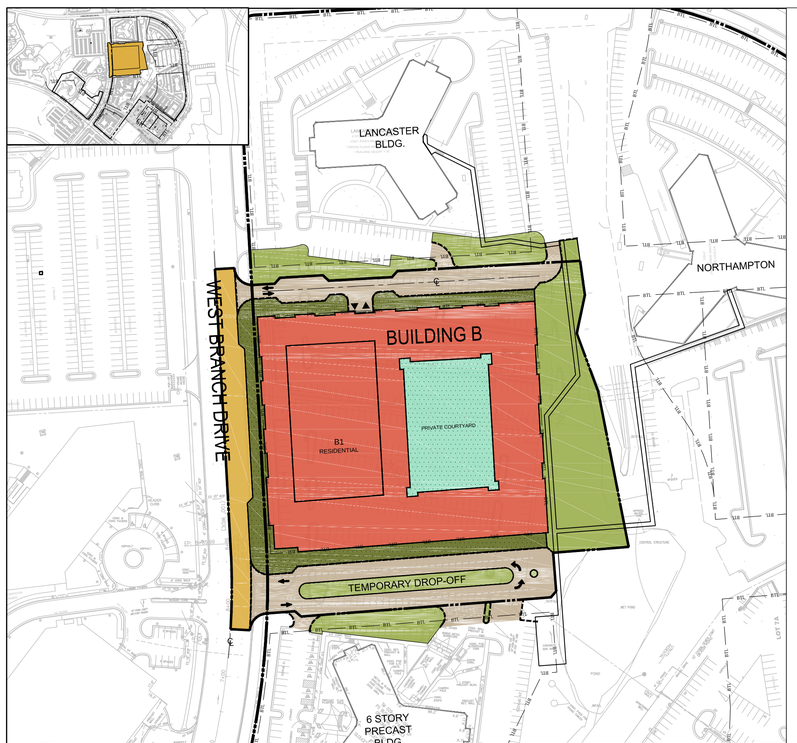
4 PHASING DEVELOPMENT BUILDING E
SCALE: 1"=100'



2 PHASING DEVELOPMENT BUILDING C
SCALE: 1"=100'



3 PHASING DEVELOPMENT BUILDING D
SCALE: 1"=100'



1 PHASING DEVELOPMENT BUILDING B
SCALE: 1"=100'

PHASING LEGEND

SYMBOLS	DESCRIPTION
	PROPOSED BUILDING
	FINAL ROAD
	FINAL STREETSCAPE
	INTERIM LANDSCAPE
	INTERIM ROAD
	PRIVATE LANDSCAPE
	LIMIT-OF-WORK OF PHASING
	PARCEL BOUNDARY LINE
	ROAD CENTER LINE
	BUILD-TO LINE
	BUILDING ENTRANCE/ EXIT
	VEHICULAR DIRECTION

GENERAL NOTES

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THE MILE

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VIRGINIA

PHASING DEVELOPMENT PARCELS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	A-4.02

...OUT: PHASING DEVELOPMENT PARCELS
...DATE: April 19, 2017
...TIME: 4:09:57 PM
...DWG: P:\P66217.00 The Mile\Graphics\Sheets\Phasing\A-4.02.dwg
...DSR: rtunkett



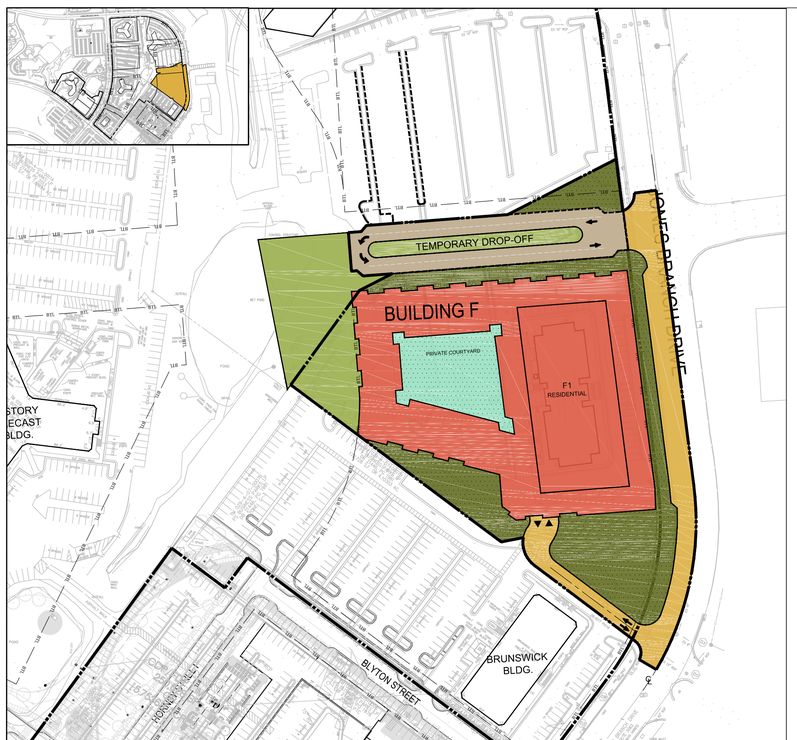
4 PHASING DEVELOPMENT BUILDING I
SCALE: 1"=100'



2 PHASING DEVELOPMENT BUILDING G
SCALE: 1"=100'



3 PHASING DEVELOPMENT BUILDING H
SCALE: 1"=100'



1 PHASING DEVELOPMENT BUILDING F
SCALE: 1"=100'

PHASING LEGEND

SYMBOLS	DESCRIPTION
	PROPOSED BUILDING
	FINAL ROAD
	FINAL STREETSCAPE
	INTERIM LANDSCAPE
	INTERIM ROAD
	PRIVATE LANDSCAPE
	LIMIT-OF-WORK OF PHASING
	PARCEL BOUNDARY LINE
	ROAD CENTER LINE
	BUILD-TO LINE
	BUILDING ENTRANCE/ EXIT
	VEHICULAR DIRECTION

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REVISIONS	DATE
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THE MILE

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PHASING DEVELOPMENT PARCELS

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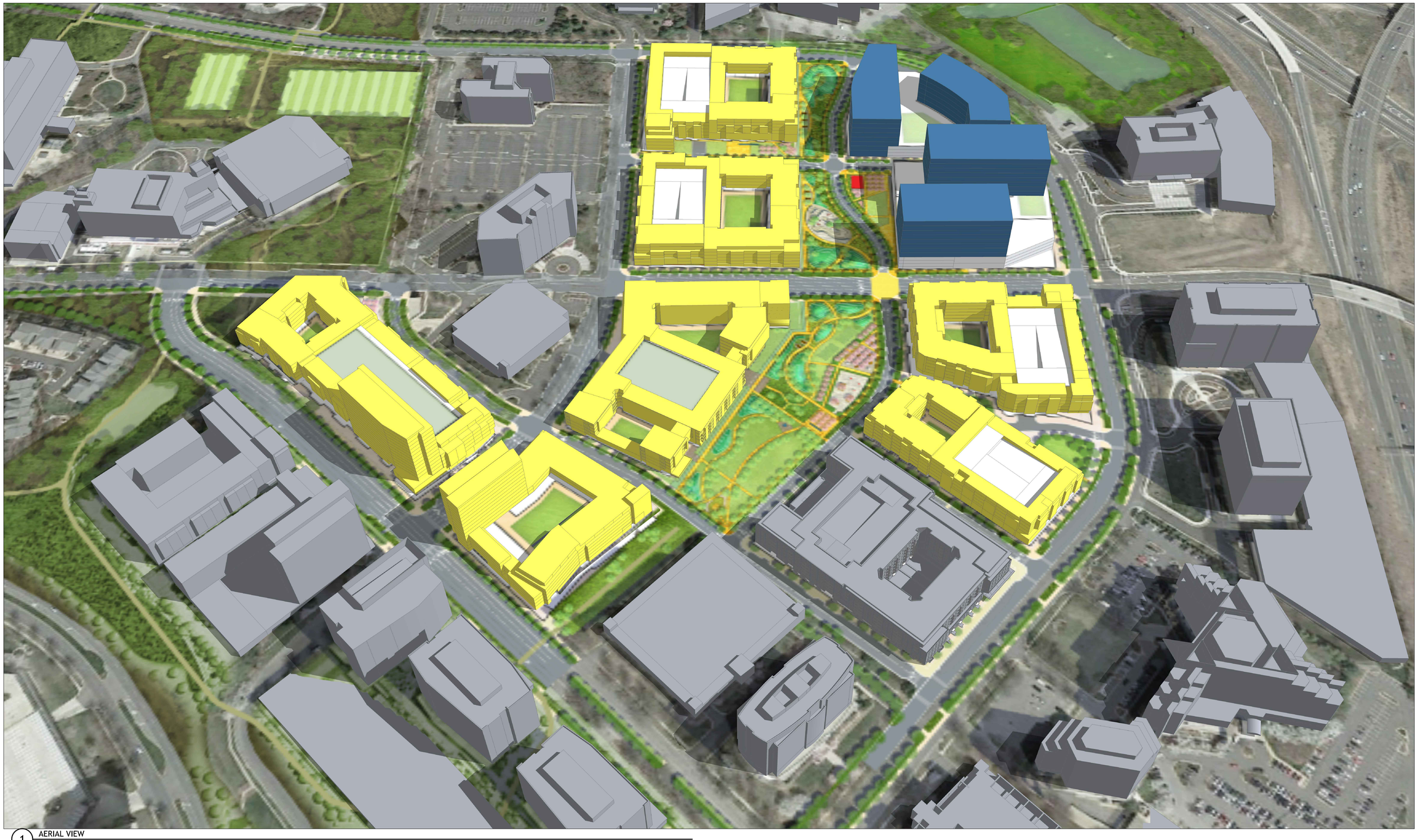
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	A-4.03

PHASING DEVELOPMENT PARCELS



1 AERIAL VIEW
N.T.S.

BUILDING VIEW LEGEND

SYMBOLS	DESCRIPTION
	RESIDENTIAL
	OFFICE

VIKA

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ARCHITECT

REVISIONS	DATE
CHECK-IN RESUBMISSION	05.16.2017

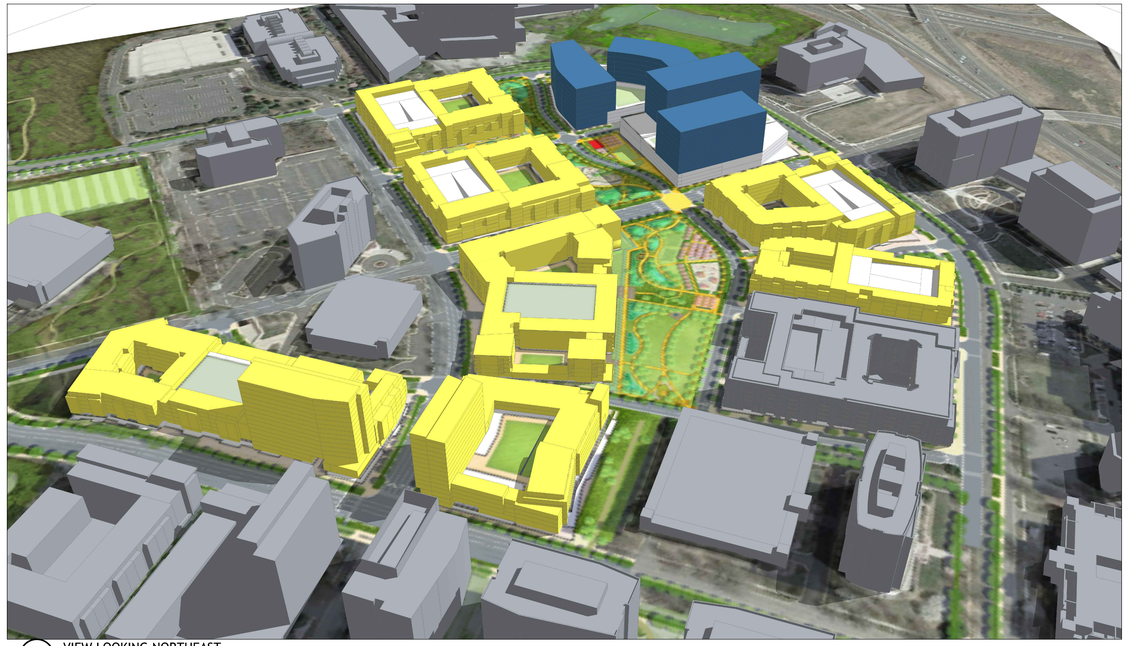
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

AERIAL VIEW

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	N.T.S.
JOB NO.	P66217.00
SHEET NO.	A-5.01

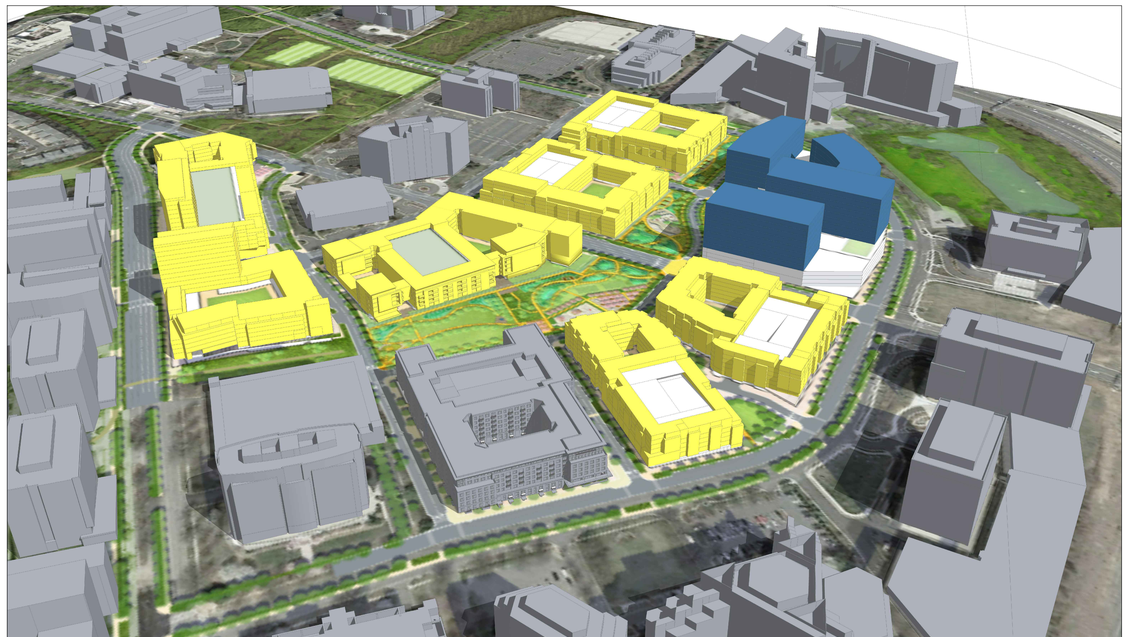
FILE: X:\1data\1 PROJECT\569-16 Gloucester Site at The Mile\Contract Documents\Xref\MileA-5.01.dwg USER: Eburkardt DATE: April 19, 2017 TIME: 4:09:57 PM LAYOUT: AERIAL VIEW



2 VIEW LOOKING NORTHEAST
N.T.S.



3 VIEW LOOKING SOUTHEAST
N.T.S.



1 VIEW LOOKING NORTHWEST
N.T.S.

BUILDING VIEW LEGEND

SYMBOLS	DESCRIPTION
	RESIDENTIAL
	OFFICE

VIKA
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REVISIONS	DATE
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THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

VIEWS INTO THE SITE

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	05.16.2017
DWG. SCALE	N.T.S
JOB NO.	P66217.00
SHEET NO.	A-5.02

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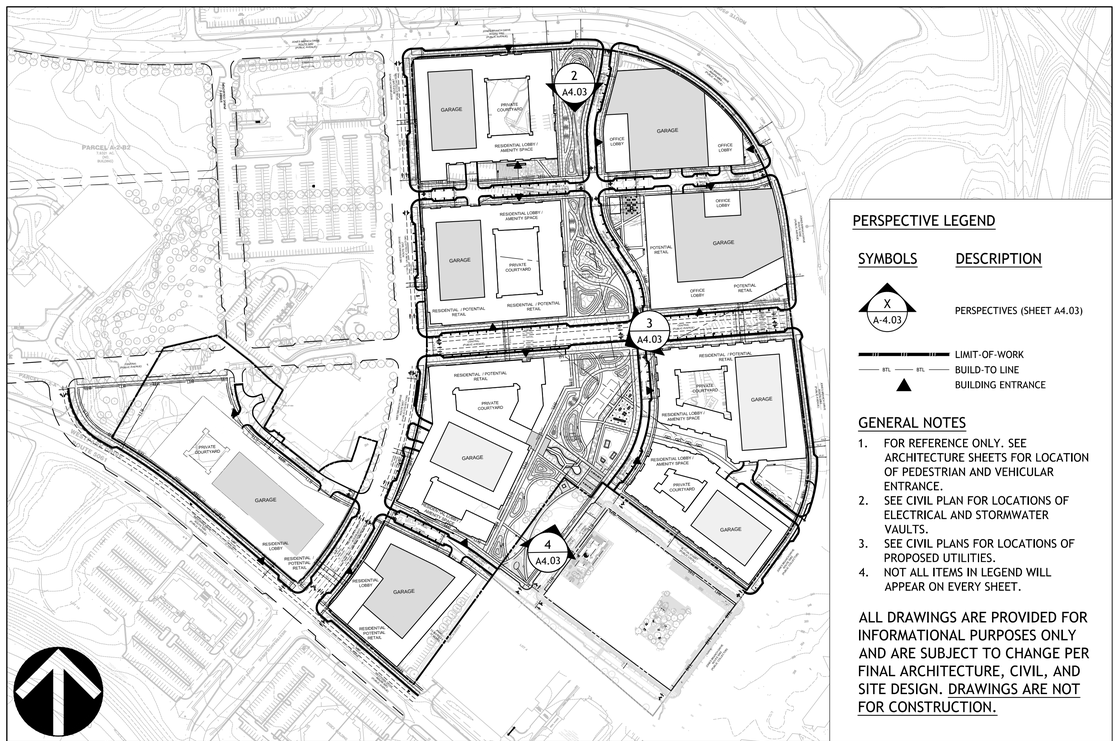
4 THE MILE GREAT LAWN
SCALE: N.T.S.



2 THE MILE CENTRAL PARK
SCALE: N.T.S.



3 THE AVENUE
SCALE: N.T.S.



1 PERSPECTIVE KEY MAP
SCALE: 1"=200'

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THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

ARCHITECTURAL PERSPECTIVES

DRAWN BY:	JS/ RT
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2 RESIDENTIAL MID LEVEL DENSITY
SCALE: N.T.S.













1 RESIDENTIAL MID LEVEL DENSITY
SCALE: N.T.S.

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THE MILE

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ARCHITECTURAL PRECEDENTS RESIDENTIAL

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JOB NO.	P66217.00
SHEET NO.	A-5.04

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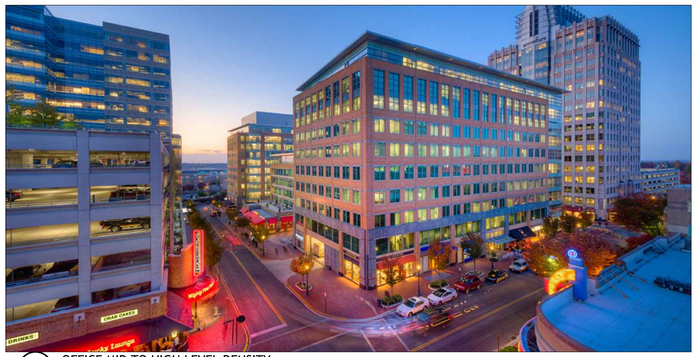
3 GARAGE SCREENING
SCALE: N.T.S.







2 OFFICE MID TO HIGH LEVEL DENSITY
SCALE: N.T.S.







1 URBAN STORAGE MID LEVEL DENSITY
SCALE: N.T.S.

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ARCHITECTURAL PRECEDENTS OFFICE AND URBAN STORAGE

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DATE ISSUED:	05.16.2017
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2 SHADE AND SHADOW - JUNE 21 12 PM
SCALE: N.T.S.



3 SHADE AND SHADOW - JUNE 21 3PM
SCALE: N.T.S.



1 SHADE AND SHADOW - JUNE 21 9 AM
SCALE: N.T.S.

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SHADE & SHADOW STUDIES - JUNE

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JOB NO.	P66217.00
SHEET NO.	A-6.01

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2 SHADE AND SHADOW - DECEMBER 21 12 PM
SCALE: N.T.S.



3 SHADE AND SHADOW - DECEMBER 21 3PM
SCALE: N.T.S.



1 SHADE AND SHADOW - DECEMBER 21 9 AM
SCALE: N.T.S.

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SHADE & SHADOW STUDIES - DECEMBER

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SHEET NO.	A-6.02

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ILLUSTRATIVE PLAN LEGEND

SYMBOLS	DESCRIPTION
BTL BTL BTL	LIMIT-OF-WORK BUILD-TO LINE

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COMMONWEALTH OF VIRGINIA
MARK O. DAWSON
Corl No. 001024
LANDSCAPE ARCHITECT
5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

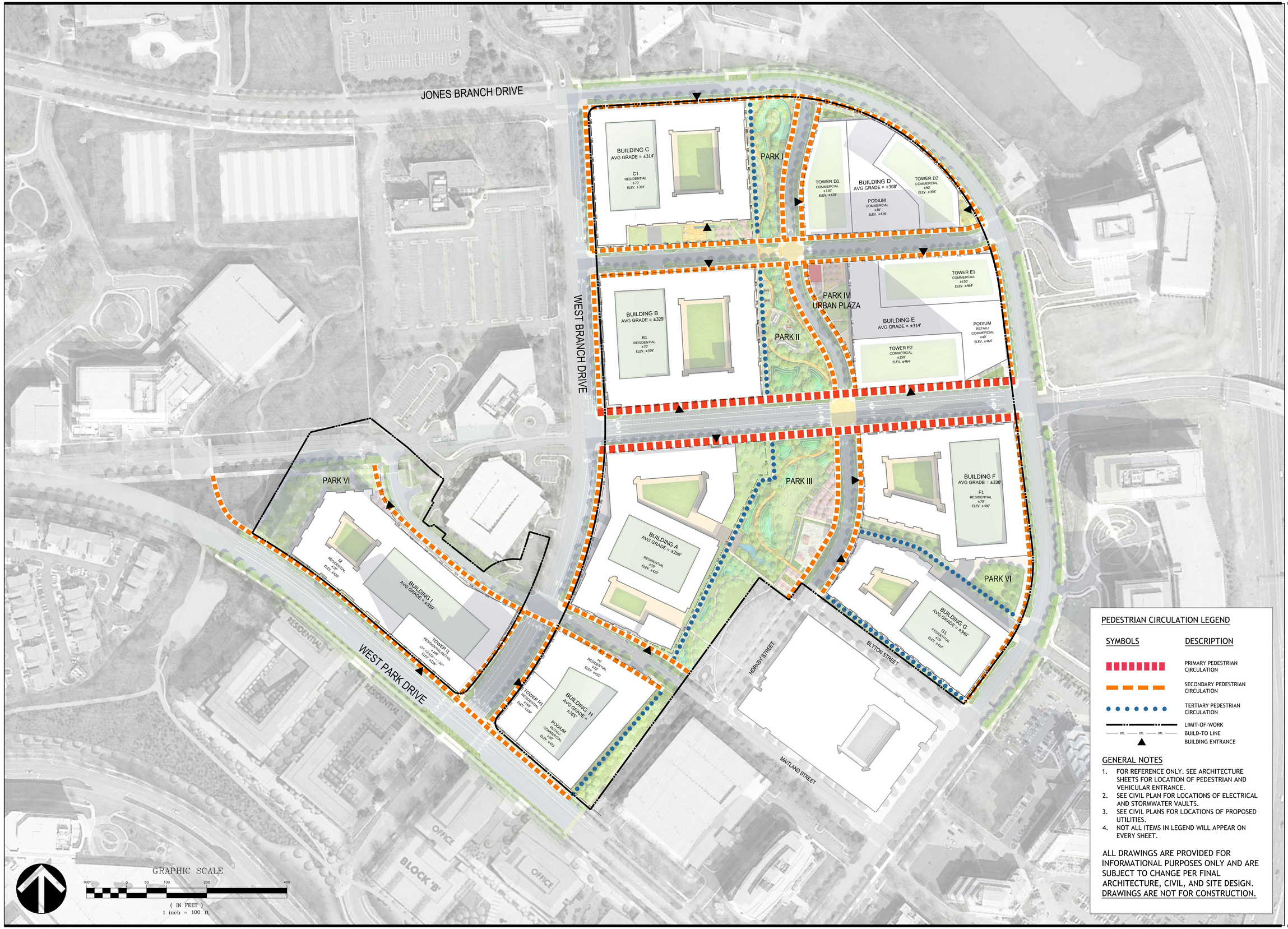
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

OVERALL ILLUSTRATIVE

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	L-1.01

K:\P66217.00\Drawings\Cad\Sheets\L-1.01.dwg 05/16/17 Mon 10:05:54AM OVERALL ILLUSTRATIVE



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

PEDESTRIAN CIRCULATION LEGEND

SYMBOLS	DESCRIPTION
	PRIMARY PEDESTRIAN CIRCULATION
	SECONDARY PEDESTRIAN CIRCULATION
	TERTIARY PEDESTRIAN CIRCULATION
BTL BTL BTL	LIMIT-OF-WORK
	BUILD-TO LINE
	BUILDING ENTRANCE

GENERAL NOTES

1. FOR REFERENCE ONLY. SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCE.
2. SEE CIVIL PLAN FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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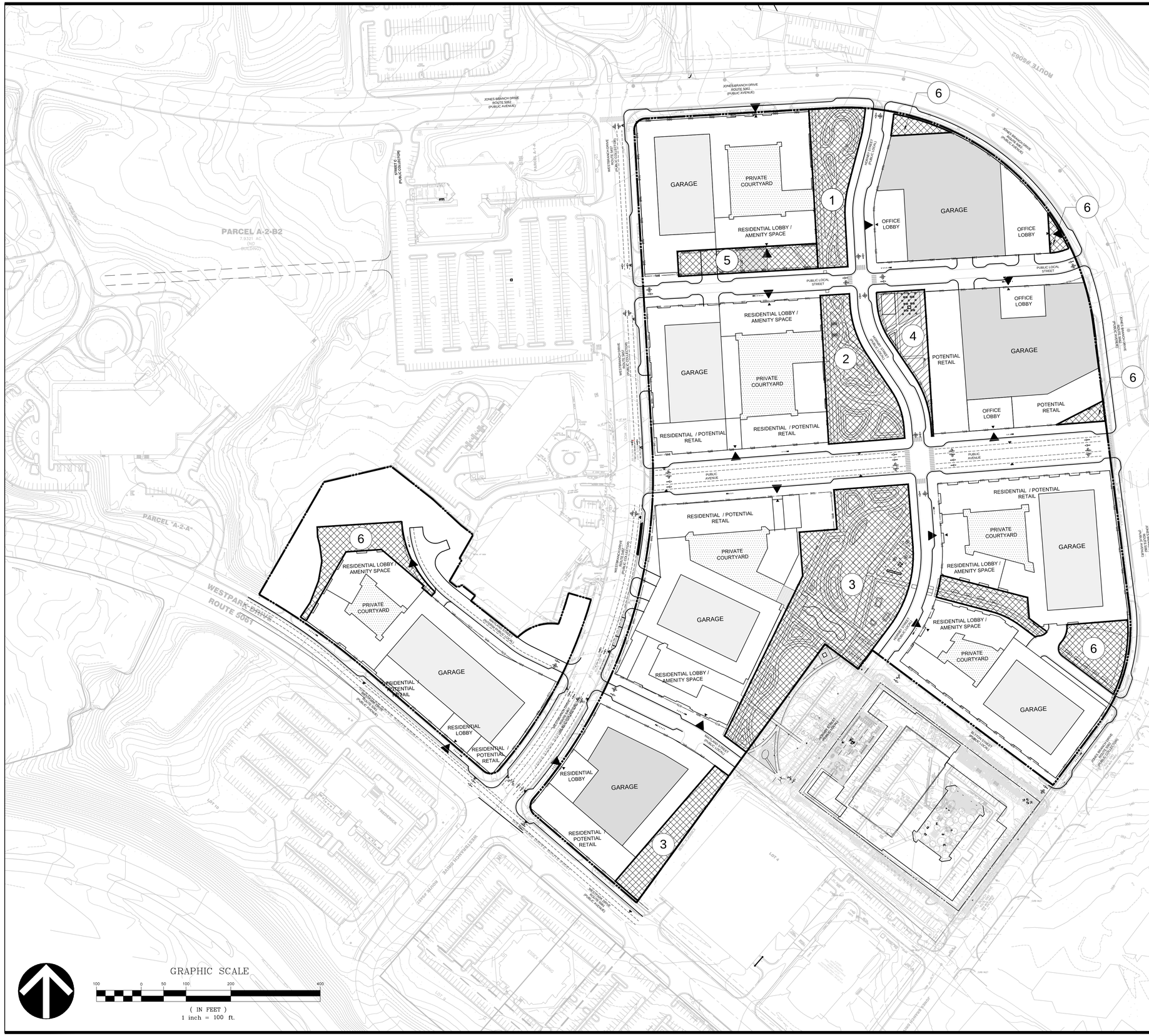
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

PEDESTRIAN CIRCULATION HIERARCHY

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	L-2.01

G:\Projects\P66217.00 The Mile - Providence\Design\Drawings\Sheets\L-2.01.dwg DATE: May 16, 2017 TIME: 10:55:48am LAYOUT: PEDESTRIAN CIRCULATION HIERARCHY



URBAN PARK LEGEND

SYMBOLS	DESCRIPTION/ FEATURES	QTY.
1	PARK I	30,652 SF
	• YOGA/ MEDITATION GARDEN • MEADOW/ WATER RECEIVING LADNSCAPE • 1/2 MILE LOOP TRAIL • BERM LANDSCAPE	
2	PARK II	38,309 SF
	• MEADOW/ WATER RECEIVING LANDSCAPE • CHILDREN'S PLAY HILL • 1/2 MILE LOOP TRAIL • FITNESS STRUCTURE • BERM LANDSCAPE	
3	PARK III	122,663 SF
	• BERM LANDSCAPE • GRASS RECREATION • DOG PARK • WATER RECEIVING LANDSCAPE • SEATING PLAZA • FLEXIBLE LAWN • YOGA/ MOVIE NIGHT	
4	PARK IV - URBAN PLAZA	17,540 SF
	• OUTDOOR CAFE/ SEATING • BOSQUE SEATING • FLEXIBLE LAWN	
5	PARK V	17,344 SF
	• CHERRY GROVE • OUTDOOR SEATING • FLEXIBLE LAWN	
6	PARK VI	55,509 SF
	• THE MEWS • OUTDOOR SEATING • FLEXIBLE LAWN • FEATURED PLANTING	

SYMBOLS	DESCRIPTION	QTY.
	PARK	264,477 SF
	URBAN PLAZA	17,540 SF
	PRIVATE COURTYARD	98,603 SF
	OFFSITE FIELD	69,696 SF

LIMIT-OF-WORK
BUILD-TO LINE
BUILDING ENTRANCE

GENERAL NOTES

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LANDSCAPE ARCHITECT
5.16.17

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THE MILE

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FAIRFAX COUNTY,
VIRGINIA

OVERALL URBAN PARK PLAN

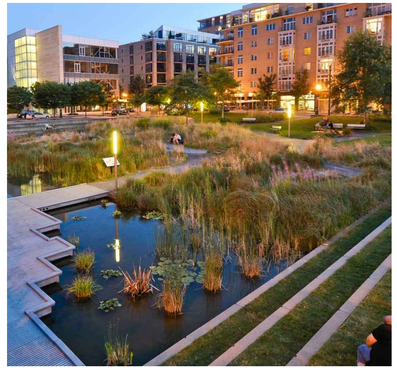
DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	L-3.01







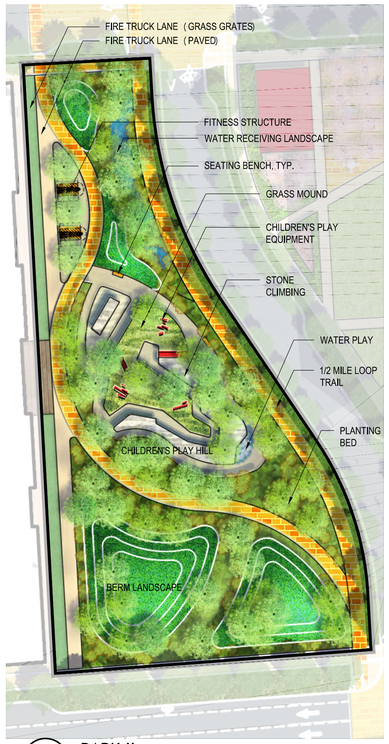
3 PARK III
SCALE: 1"=40'











2 PARK II
SCALE: 1"=40'

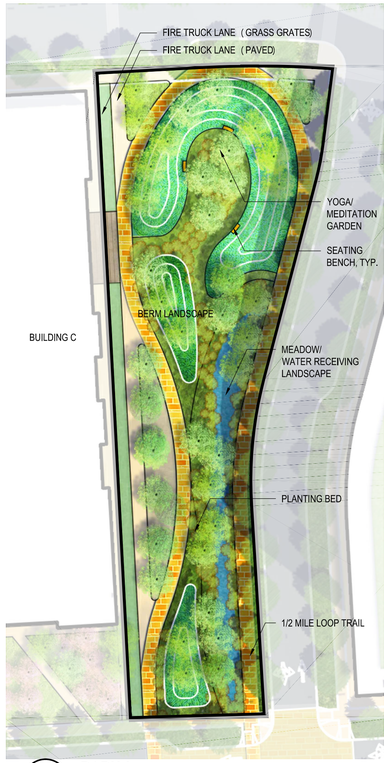












1 PARK I
SCALE: 1"=40'











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LANDSCAPE ARCHITECT
5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

URBAN PARKS ILLUSTRATIVES & CHARACTER IMAGES

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=40'
JOB NO.	P66217.00
SHEET NO.	L-3.02

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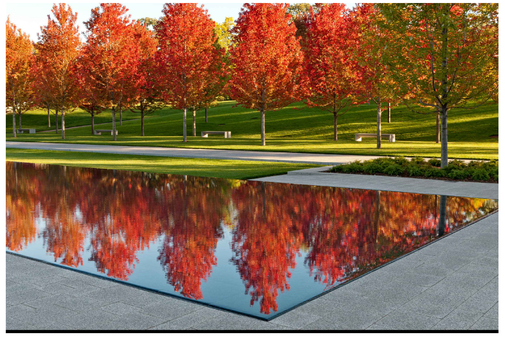
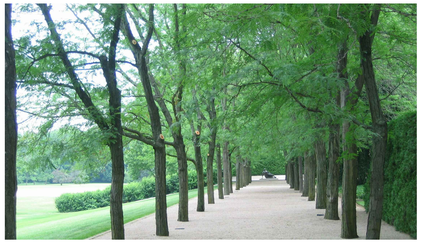
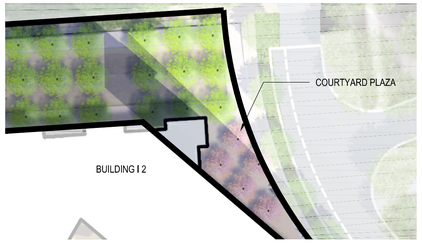
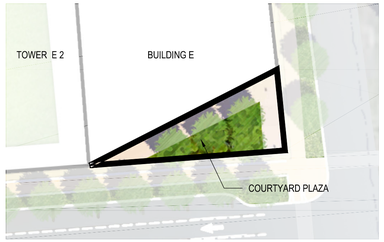


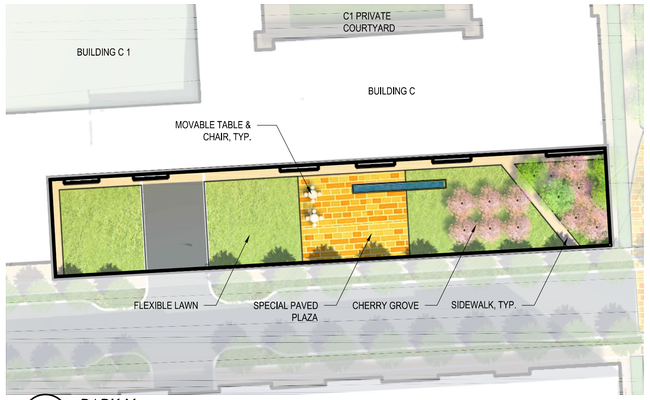


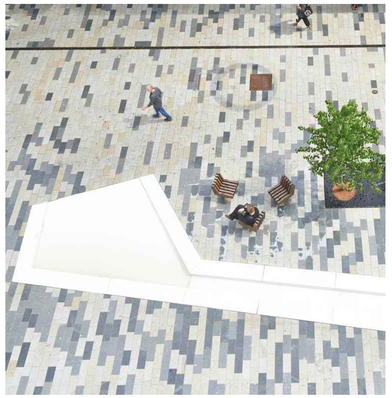




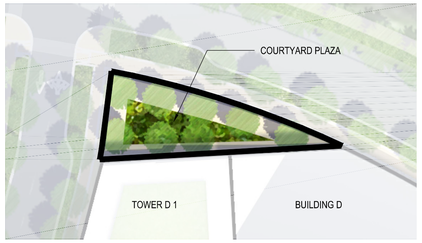


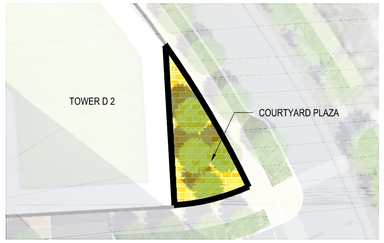






2 PARK V
SCALE: 1"=40'



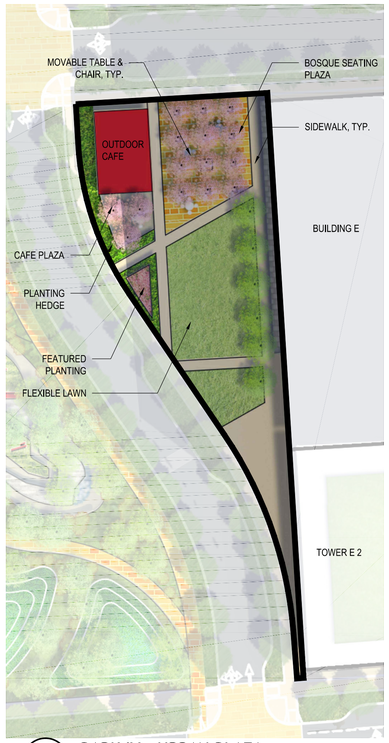






3 PARK VI
SCALE: 1"=40'











1 PARK IV - URBAN PLAZA
SCALE: 1"=40'

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MARK O. DAWSON
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5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

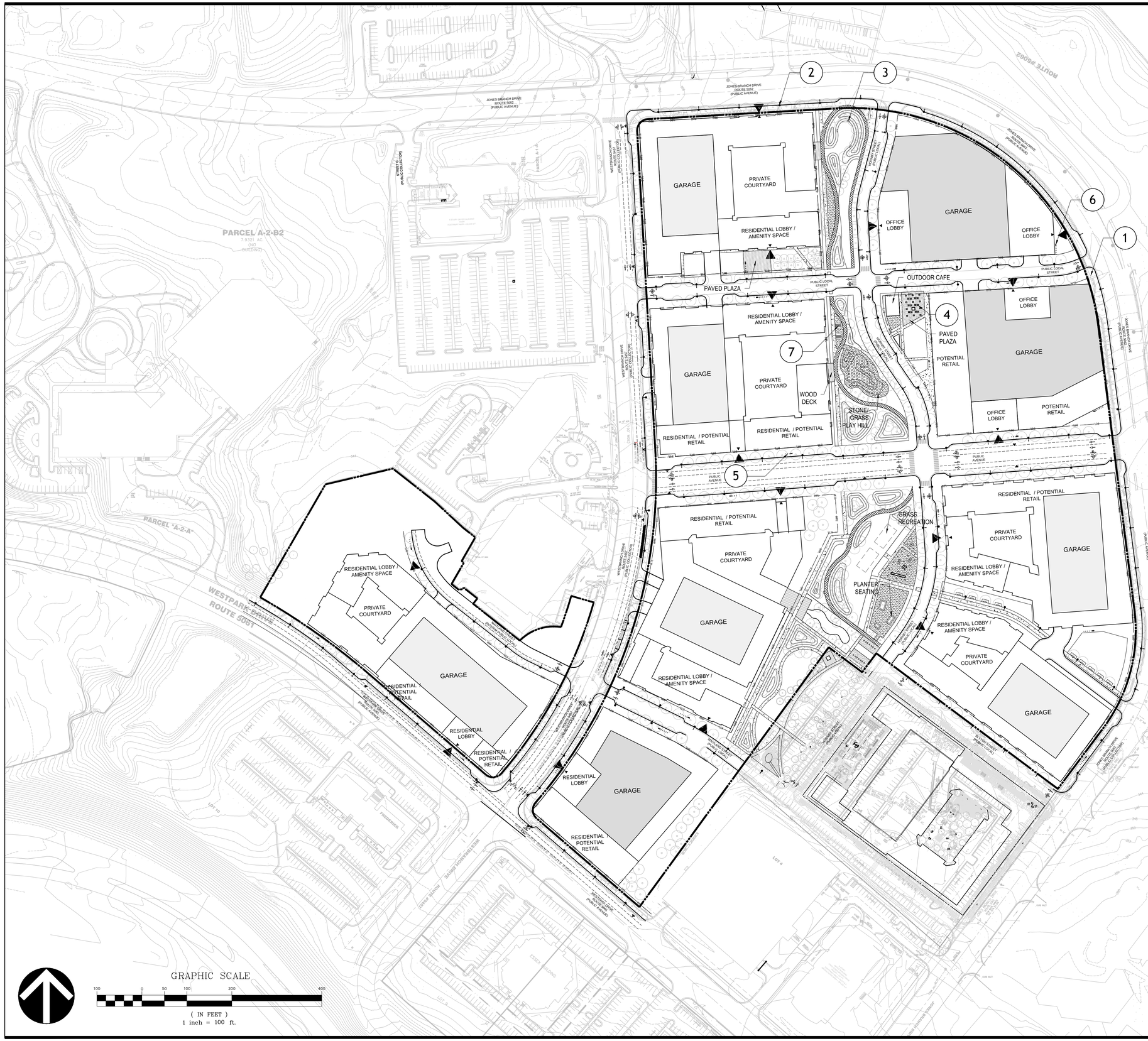
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

URBAN PARKS ILLUSTRATIVES & CHARACTER IMAGES

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=40'
JOB NO.	P66217.00
SHEET NO.	L-3.03

URBAN PARKS ILLUSTRATIVES & CHARACTER IMAGES



SITE PLAN LEGEND

SYMBOLS	DESCRIPTION	DETAIL
1	STREETSCAPE PAVEMENT (TYP.)	1/ L-9.01
2	STREET LIGHT	2/ L-9.01
3	BENCH	3-4/ L-9.01
4	FLEXIBLE TABLES/ CHAIRS	5/ L-9.01
5	BIKE RACK	6/ L-9.01
6	LITTER & RECYCLING RECEPTACLE	7-8/ L-9.01
7	FITNESS EQUIPMENT	9/ L-9.01

SYMBOLS	DESCRIPTION
	1/2 LOOP MILE TRAIL CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	SPECIAL PAVED PLAZA
	GRANITE STONE
	DECOMPOSED AGGREGATE
BTL BTL BTL	LIMIT-OF-WORK BUILD-TO LINE BUILDING ENTRANCE

GENERAL NOTES

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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REVISIONS	DATE
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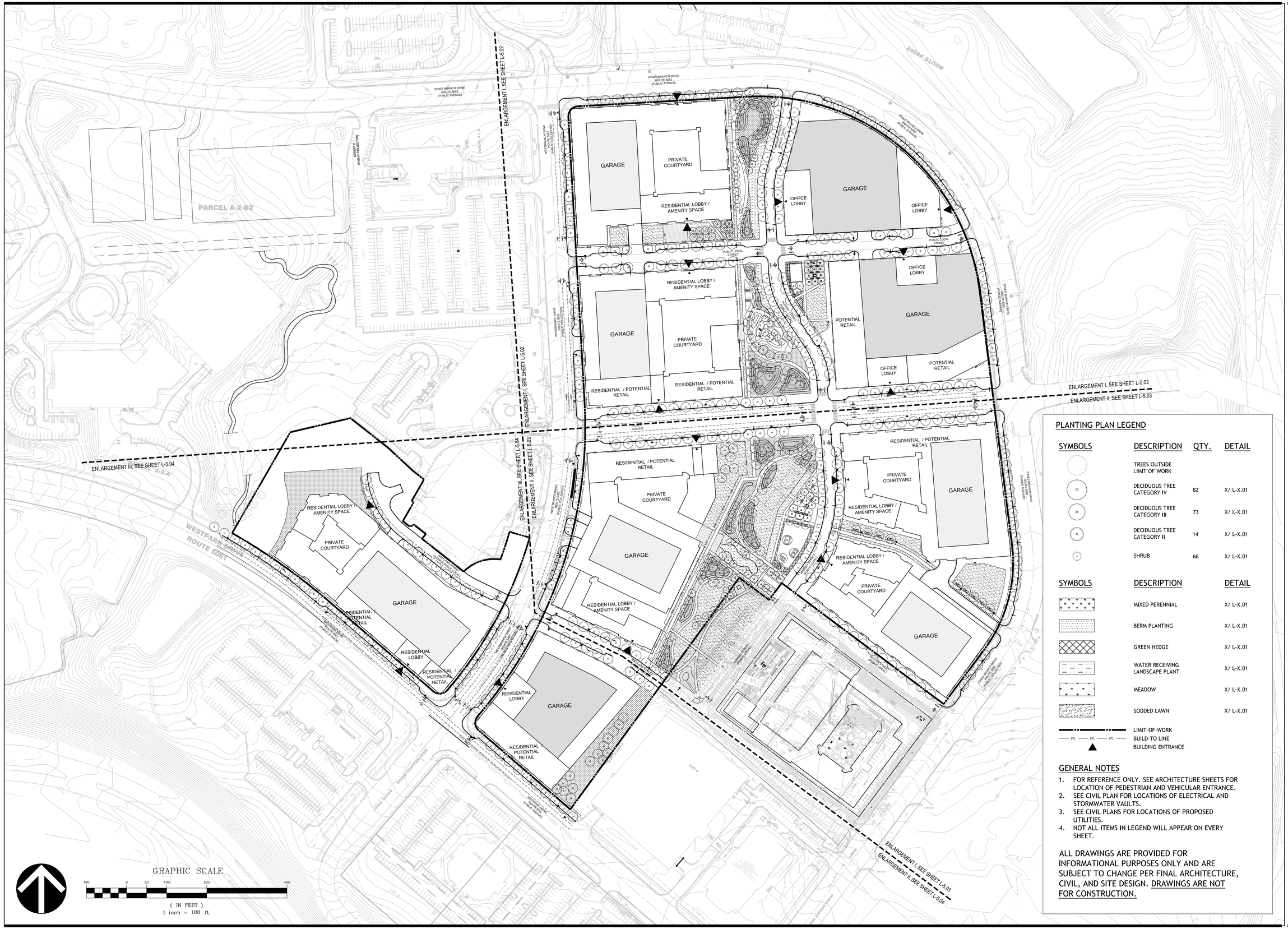
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

OVERALL SITE PLAN

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	L-4.01



PLANTING PLAN LEGEND

SYMBOLS	DESCRIPTION	QTY.	DETAIL
	TREES OUTSIDE LIMIT OF WORK		
	DECIDUOUS TREE CATEGORY IV	82	X/ L-X.01
	DECIDUOUS TREE CATEGORY III	73	X/ L-X.01
	DECIDUOUS TREE CATEGORY II	14	X/ L-X.01
	SHRUB	66	X/ L-X.01

SYMBOLS	DESCRIPTION	DETAIL
	MIXED PERENNIAL	X/ L-X.01
	BERM PLANTING	X/ L-X.01
	GREEN HEDGE	X/ L-X.01
	WATER RECEIVING LANDSCAPE PLANT	X/ L-X.01
	MEADOW	X/ L-X.01
	SODDED LAWN	X/ L-X.01
BTL BTL BTL	LIMIT-OF-WORK BUILD-TO LINE BUILDING ENTRANCE	

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REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

OVERALL TREE/ PLANTING PLAN

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=100'
JOB NO.	P66217.00
SHEET NO.	L-5.01



PLANTING PLAN LEGEND

SYMBOLS	DESCRIPTION	QTY.	DETAIL
	TREES OUTSIDE LIMIT OF WORK		
	DECIDUOUS TREE CATEGORY IV	229	5-9/ L-8.01
	DECIDUOUS TREE CATEGORY III	49	5-9/ L-8.01
	DECIDUOUS TREE CATEGORY II	5	5-9/ L-8.01
	SHRUB		3/ L-8.01

SYMBOLS	DESCRIPTION	DETAIL
	MIXED PERENNIAL	2/ L-8.01
	BERM PLANTING	1/ L-8.01
	GREEN HEDGE	3/ L-8.01
	WATER RECEIVING LANDSCAPE PLANT	2/ L-8.01
	SODDED LAWN	1/ L-8.01
BTL BTL	LIMIT-OF-WORK	
BTL BTL	BUILD-TO LINE	
	BUILDING ENTRANCE	

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COMMONWEALTH OF VIRGINIA
MARK O. DAWSON
Cert. No. 001024
LANDSCAPE ARCHITECT
5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

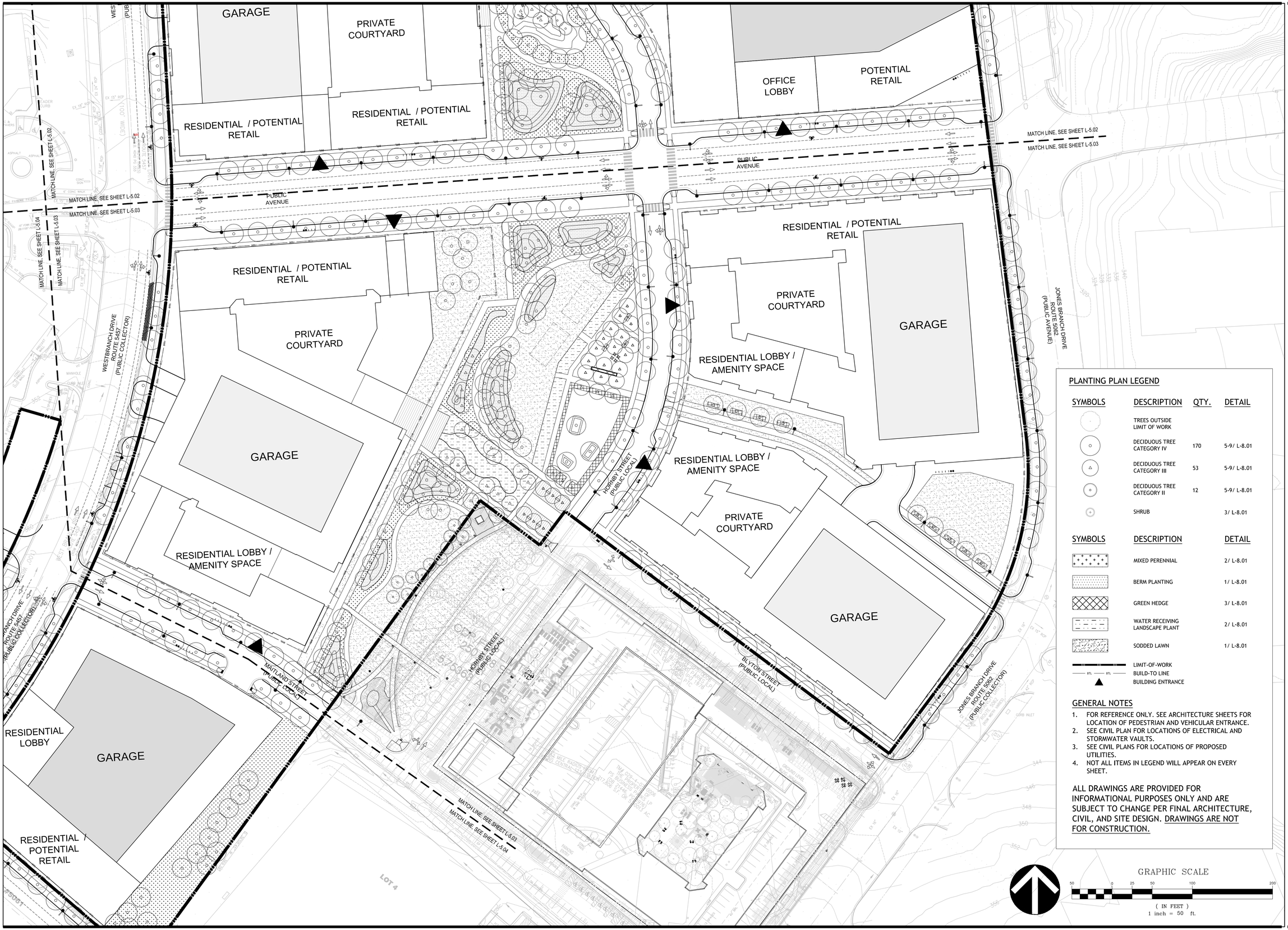
THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

ENLARGEMENT TREE/ PLANTING PLAN

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=50'
JOB NO.	P66217.00
SHEET NO.	L-5.02

PLANTING PLAN



PLANTING PLAN LEGEND

SYMBOLS	DESCRIPTION	QTY.	DETAIL
	TREES OUTSIDE LIMIT OF WORK		
	DECIDUOUS TREE CATEGORY IV	170	5-9/ L-8.01
	DECIDUOUS TREE CATEGORY III	53	5-9/ L-8.01
	DECIDUOUS TREE CATEGORY II	12	5-9/ L-8.01
	SHRUB		3/ L-8.01

SYMBOLS	DESCRIPTION	DETAIL
	MIXED PERENNIAL	2/ L-8.01
	BERM PLANTING	1/ L-8.01
	GREEN HEDGE	3/ L-8.01
	WATER RECEIVING LANDSCAPE PLANT	2/ L-8.01
	SODDED LAWN	1/ L-8.01
	LIMIT-OF-WORK	
BTL BTL	BUILD-TO LINE	
	BUILDING ENTRANCE	

GENERAL NOTES

1. FOR REFERENCE ONLY. SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCE.
2. SEE CIVIL PLAN FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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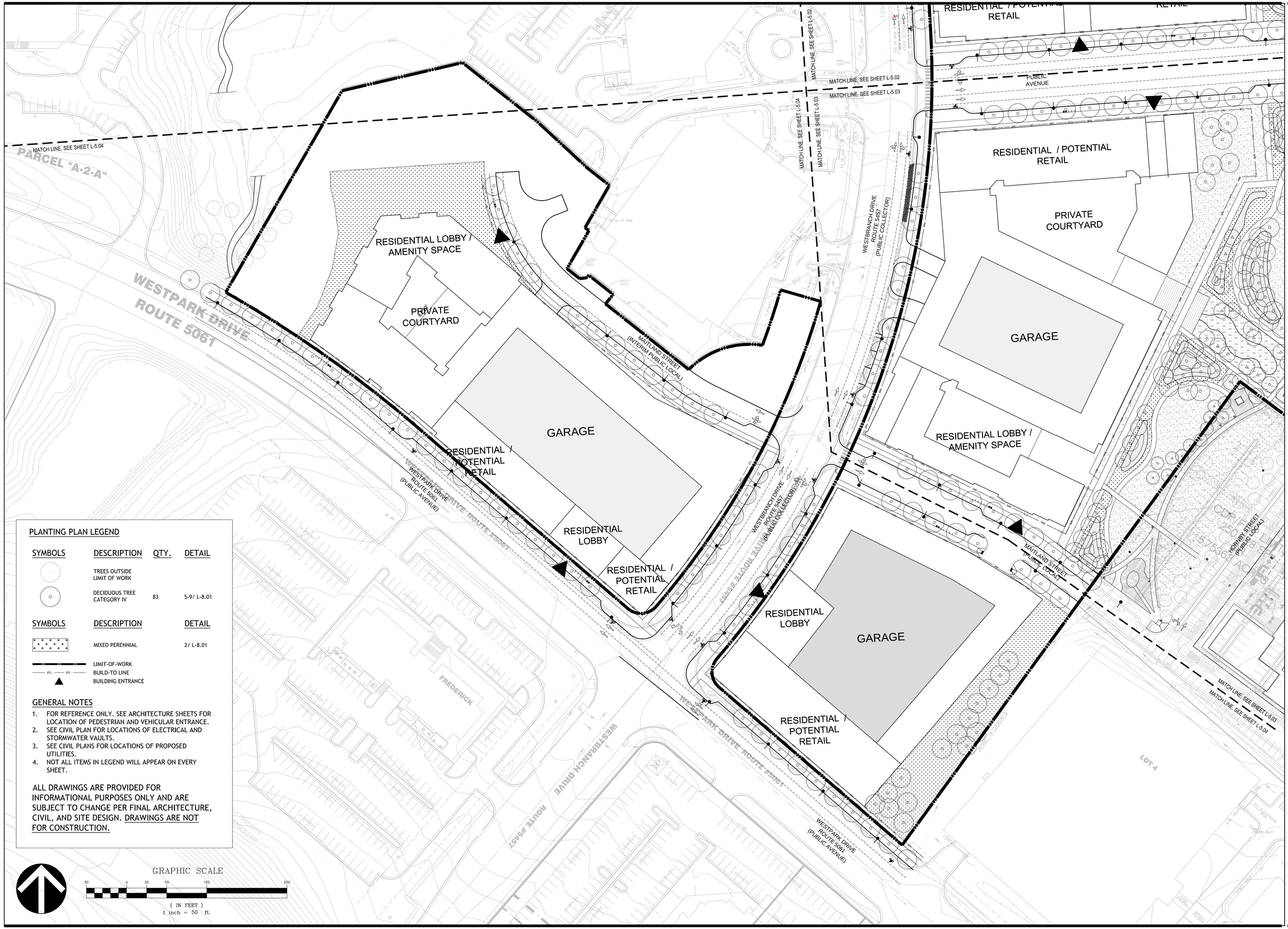
ENLARGEMENT TREE PLANTING PLAN



PLANTING PLAN LEGEND

SYMBOLS	DESCRIPTION	QTY.	DETAIL
	TREES OUTSIDE LIMIT OF WORK		
	DECIDUOUS TREE CATEGORY IV	83	5-9/ L-8.01

SYMBOLS	DESCRIPTION	DETAIL
	MIXED PERENNIAL	2/ L-8.01
	LIMIT-OF-WORK	
BTL BTL	BUILD-TO LINE	
	BUILDING ENTRANCE	

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Metropolitan Mile	Table 12.3 Tree Preservation Target Calculations and Statement		April 19, 2017
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	312,916	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	18%	
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	18%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4.9%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line 'F', then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre		Provide sheet number, See § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4		See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.		See this sheet L 1-002 for 10-Yr Canopy Reqm't.

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Table 12.10 10-Year Tree Canopy Calculation Worksheet			April 21, 2017
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement 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) =	1,698,081	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	165,066	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	94,930	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	1,438,085	Square feet
B5	Identify the site's zoning and/or use	res / commercial	
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) =	143,809	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	no	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	n/a	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	26,500	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or 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) =	143,809	Square feet
D 2	Area of canopy planted for air quality benefits =	9,750	Square feet
D 3	D 2 x 1.5 (SF) =	14,625	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	69,500	Square feet
D 5	D 4 x 1.5 (SF) =	104,250	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	17,475	Square feet
D 7	D 6 x 1.25 (SF) =	21,844	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	14,725	Square feet
D 9	D 8 x 1.5 (SF) =	22,088	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	18,450	Square feet
D 11	D 10 x 1.5 (SF) =	27,675	§ 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=	0	
	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 =	10,325	Square feet
D 17	Total of canopy area provided through tree planting =	200,806	Square feet
D 18	Is an offsite planting relief requested?	no	Yes or No
D 19	Tree Bank or Tree Fund?	no	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	n/a	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	n/a	
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) =	200,806	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)	200,806	Total of E 1 through E 3, area should meet or exceed area in B 7

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Table 12.13 Interior Parking Lot Landscaping Calculations			
			Remarks
	Area to be counted (SF) =	0	square feet
	Interior Landscaping Required (5%) =	0	square feet
	Total Shade tree Canopy Provided		
	(41 trees @ 300 ft²) ea.) =	0	Counting benefit credits
	(20 trees @ 225 ft²) ea.) =	0	Counting benefit credits
	Total Area Required (SF) =	0	5%
	Total Area Provided (SF)=	0	11%

TRANSITIONAL SCREENING REQUIREMENTS			
	Transitional Screening Area (SF) =	0	square feet
	Required Landscape Area (75%) =	0	square feet
	Required Min. Evergreen Area (70%)(SF)	0	No more than 35% of any species
	Linear Feet of Transitional Screen Yard =	0	linear feet
	Required Medium Evergreen Shrubs (3 per 10 LF) =	0	
	Provided Transition Yard Landscaping(SF) =	0	105% w/ no credits
	Provided Evergreen Area (SF) =	0	70% w/ no credits
	Provided Shrubs =	0	

	Symbol	Common Name	Botanical Name	Projected 10-yr Tree Canopy Area in ft² (for 3" Caliper at Planting	Quantity	Total Tree Coverage in ft² per Species
CATEGORY IV DECIDUOUS TREE	○	Sweetgum	*Liquidambar styraciflua*	250	51	12,750
		Tulip Polar	*Liriodendron tulipifera*	250	39	9,750
		London Planetree	*Platanus acerifolia*	250	180	45,000
		White Oak	*Quercus alba*	250	51	12,750
		Willow Oak	*Quercus phellos*	250	62	15,500
		Northern Red Oak	*Quercus rubra*	250	98	24,500
CATEGORY III DECIDUOUS TREE	△	River Birch	*Betula nigra*	175	7	1,225
		Yoshino Cherry	*Prunus yeodensis*	175	15	2,625
		Thornless Honeylocust	*Gleditsia triacanthos inermis*	175	44	7,700
		Kentucky Coffeetree	*Gymnocladus dioicus*	175	7	1,225
		Black Gum	*Nyssa salvatica*	175	9	1,575
		Black Willow	*Salix nigra*	175	20	3,500
CATEGORY II DECIDUOUS TREE	○	Downey Serviceberry	*Amelanchier arborea*	125	6	750
		Fringetree	*Chionanthus virginicus*	125	11	1,375
						140,225

NO.	DESCRIPTION	
1	TOTAL SITE AREA	1,698,081 ft²
2	BUILDING FOOTPRINT AREA	885,720 ft²
3	NET AREA EXCLUDING BUILDING (#1- #2)	812,361 ft²
4	TOTAL TREE COVERAGE AREA	140,225 ft²
5	% OF NET AREA EXCLUDING BUILDING COVERED BY TREE CANOPY (#4 / #3)	17 %

TREE COVER CALCULTION NOTES

1. A MODIFICATION LETTER OF PFM SECTION 12-0511 FOR REQUIRED TWENTY PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY. TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA HAS BEEN DEMONSTRATED ON THE FDP LANDSCAPE PLAN HEREIN.
2. FINAL LOCATIONS FOR ALL TREES TO BE DETERMINED AT SITE PLAN AND AS SUCH SHALL CONTRIBUTE TO THE OVERALL PROJECTED 10YR TREE COVER CANOPY.
3. SEE SHEET L-X.X FOR OTHER NOTES.

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OVERALL TREE PLAN CALCULATIONS

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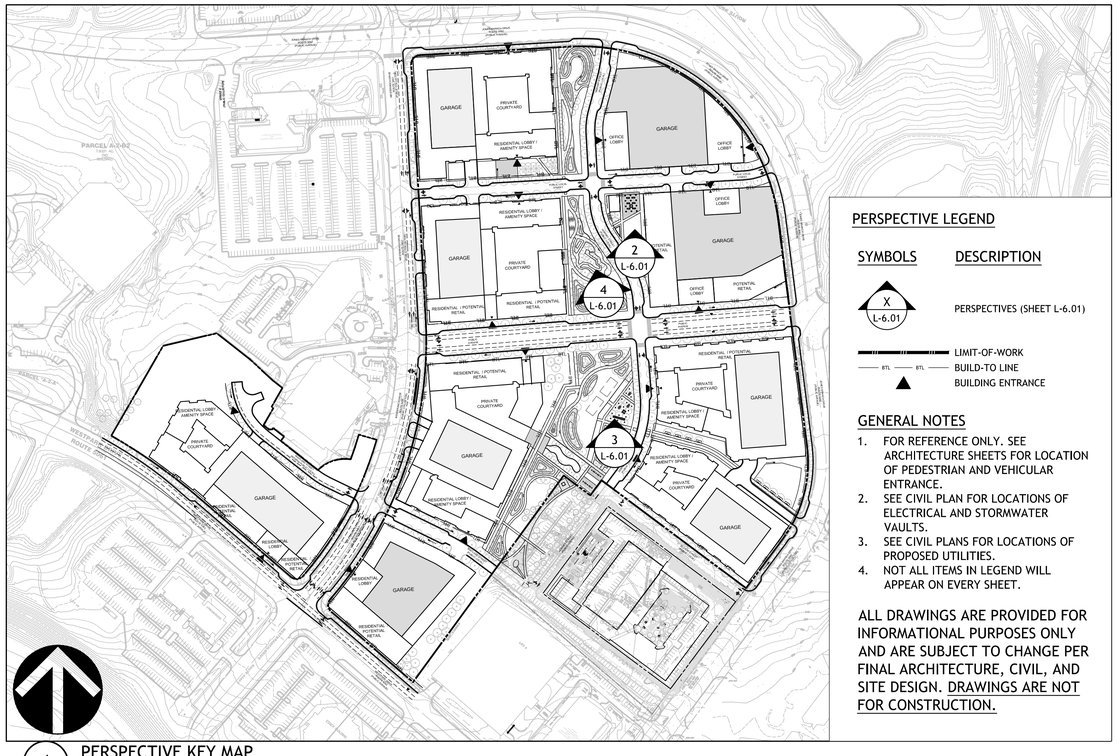
4 THE MILE CHILDREN'S PLAY
SCALE: N.T.S.



2 URBAN PLAZA
SCALE: N.T.S.



3 THE MILE GREAT LAWN
SCALE: N.T.S.



1 PERSPECTIVE KEY MAP
SCALE: 1"=200'

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LANDSCAPE PERSPECTIVES

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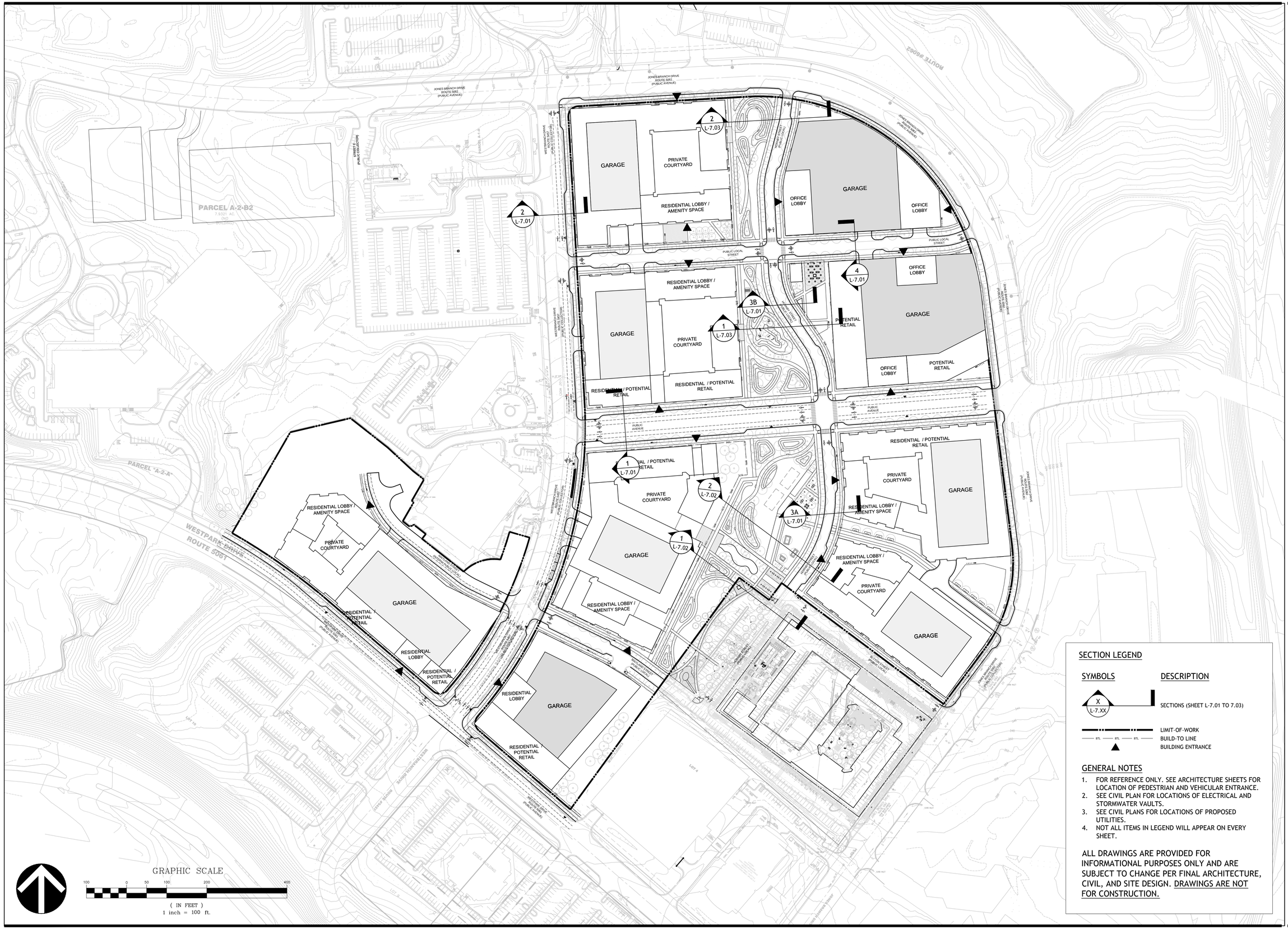

SECTION LEGEND

SYMBOLS	DESCRIPTION
X / L-7.XX	SECTIONS (SHEET L-7.01 TO 7.03)
BTL BTL BTL	LIMIT-OF-WORK BUILD-TO LINE BUILDING ENTRANCE

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KEY PLAN - SECTIONS

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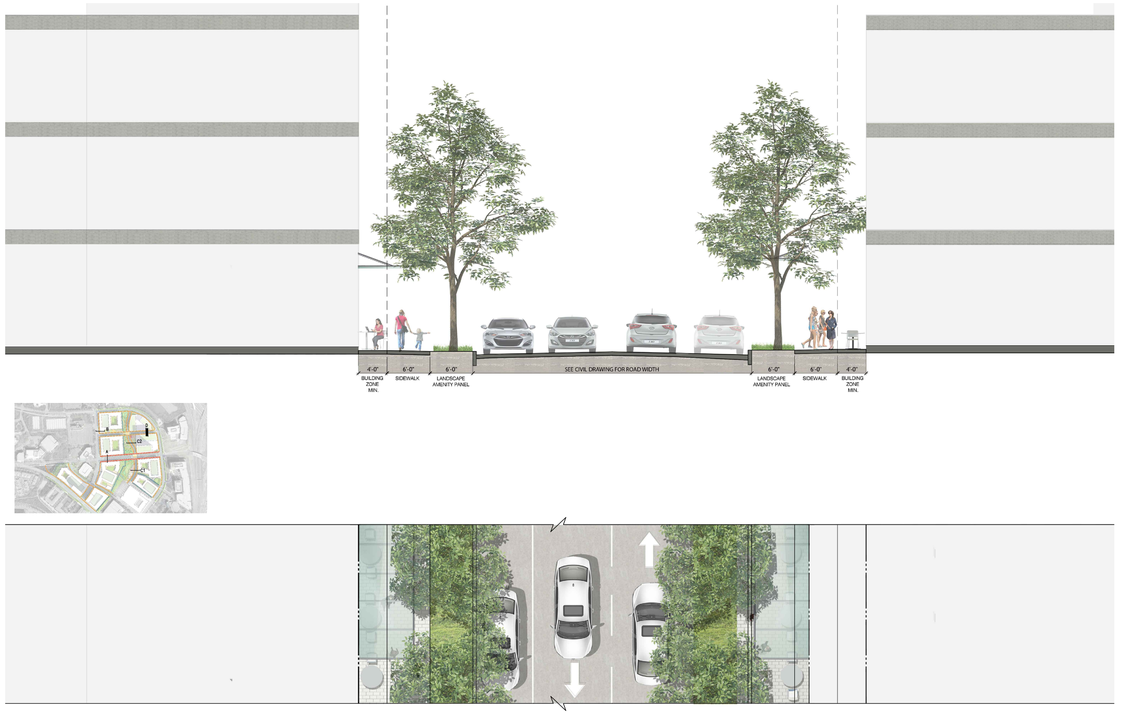


4 SECTION D - LOCAL STREET

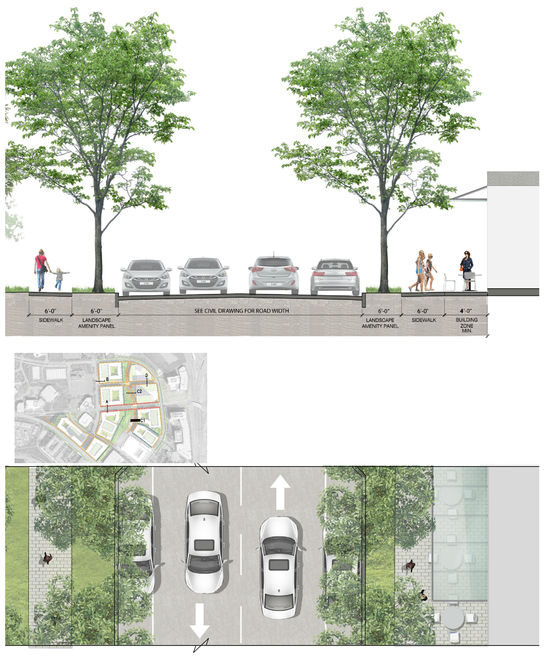
SCALE: 1"=10'



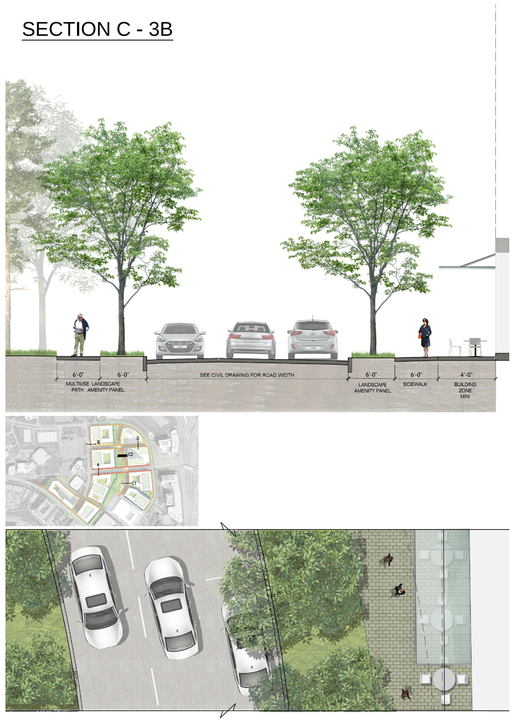
2 SECTION B - THE COLLECTOR

SCALE: 1"=10'

SECTION C - 3A

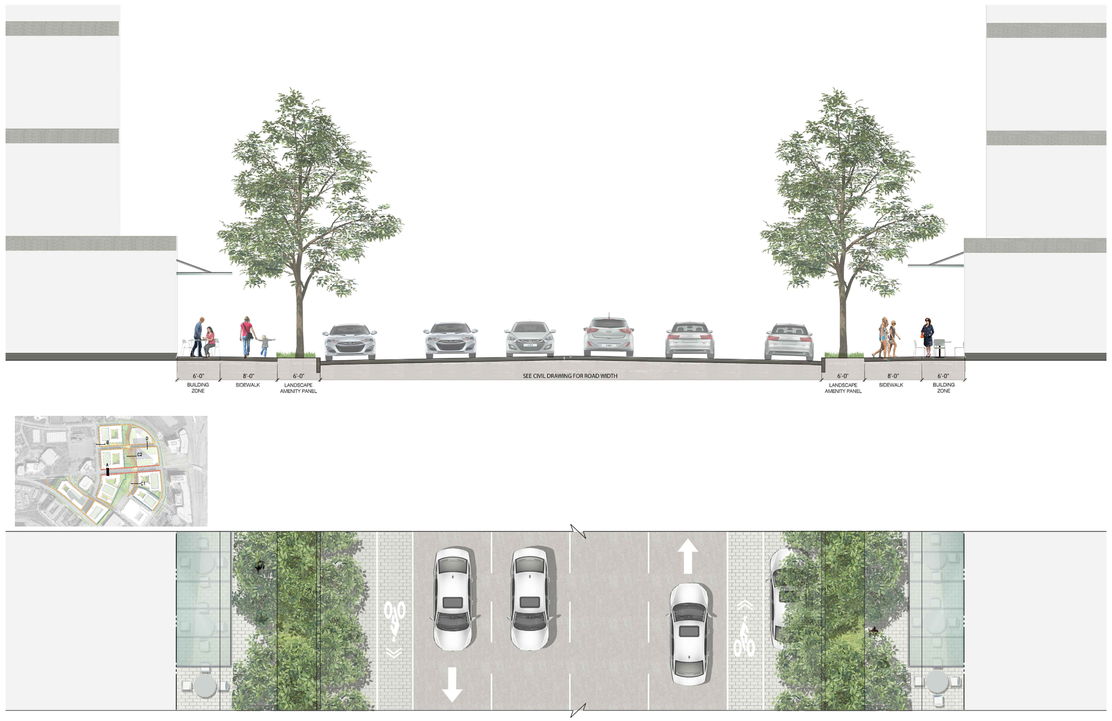


SECTION C - 3B



3 SECTION C - HORNBY STREET

SCALE: 1"=10'



1 SECTION A - THE AVENUE

SCALE: 1"=10'

VIKA

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
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TYSONS, VA. GERMANTOWN, MD.

PREPARED FOR:
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8255 GREENSBORO DRIVE #200
MCLEAN, VA 22102
703-641-5357
GRAHAM TYRRELL
GTyrrell@kettler.com

MASTER PLANNER / LANDSCAPE ARCH:
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ARCHITECT:
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BALTIMORE, MARYLAND 21202
NICK MANSPERGER
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TRANSPORTATION ENGINEER:
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1400 I STREET NW
WASHINGTON, DC 20005
IAIN BANKS
202-315-5221

COMMONWEALTH OF VIRGINIA
MARK O. DAWSON
Cert. No. 001024
LANDSCAPE ARCHITECT
5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

TYPICAL STREETSCAPE SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=10'
JOB NO.	P66217.00
SHEET NO.	L-7.01

P:\66217.00\Drawings\Cadd\Sheets\Plans\ DWG Modified By: JSmith DATE: May 16, 2017 TIME: 10:59:41 AM LAYOUT: TYPICAL STREETSCAPE SECTIONS



2 PARK SECTION C2 - DOG PARK
SCALE: 1"=10'



1 PARK SECTION C1 - PARK STREET
SCALE: 1"=10'

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MARK O. DAWSON
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5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

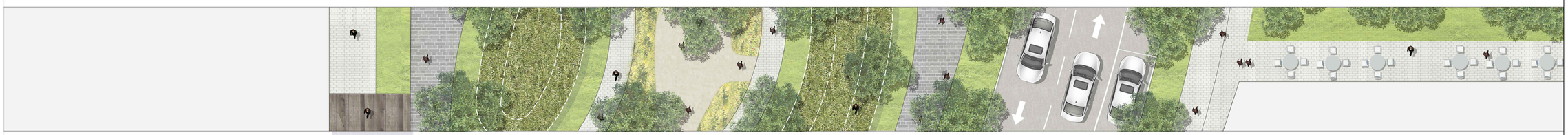
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

URBAN PARK SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=10'
JOB NO.	P66217.00
SHEET NO.	L-7.02

FILE: G:\66217.00\3.0_Working\3.9_CAD\1_SheetFiles\L-7.02.dwg USER: Akoumoutsos DATE: May 16, 2017 TIME: 11:00:57 AM LAYOUT: URBAN PARK SECTIONS





2 PARK SECTION C4 - MEDITATION PARK

SCALE: 1"=10'





1 PARK SECTION C3 - CHILDREN'S PLAY HILL

SCALE: 1"=10'

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Corl No. 001024
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5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

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FAIRFAX COUNTY,
VIRGINIA

URBAN PARK SECTIONS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	1"=10'
JOB NO.	P66217.00
SHEET NO.	L-7.03

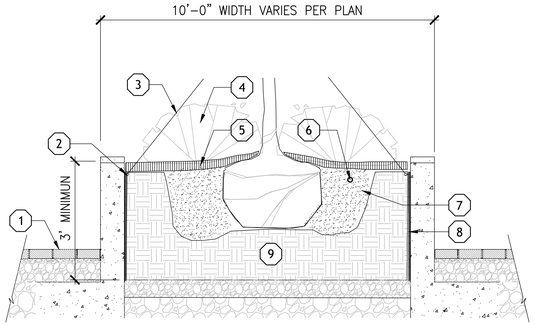
P:\66217.00\5d_Working\5.1_CADD_Sheets\L-7.03.dwg DATE: May 16, 2017 Time: 11:01:49 AM LAYOUT: URBAN PARK SECTIONS

LEGEND

1. REINFORCED CONCRETE OR SPECIALTY PAVING, TO BE DETERMINED AT FINAL SITE PLAN MATERIAL VARIES
2. 1.5" STAINLESS STEEL EYE-BOLT, TYP.
3. GUYING WIRE, TYP.
4. SHRUBS OR GROUNDCOVER BEYOND
5. 3" LAYER SHREDDED HARDWOOD BARK MULCH
6. DRIP IRRIGATION LATERAL LINE
7. PLANTING BACKFILL MIX
8. WATERPROOF MEMBRANE & DRAINBOARD AT PLANTER WALLS
9. AMENDED SOIL MIX. SOIL BELOW ROOTBALL TO BE COMPACTED TO MINIMIZE SETTLING

NOTE

1. DIMENSION OF PLANTER SHALL PROVIDE MINIMUM PLANTING AREA REQUIREMENTS OF L=5.0
2. PLANT TREES 2 TO 4 IN. HIGHER THAN THE FINAL PLANTING DEPTH TO ALLOW FOR SETTLING OF LIGHTWEIGHT PLANTING MEDIUM



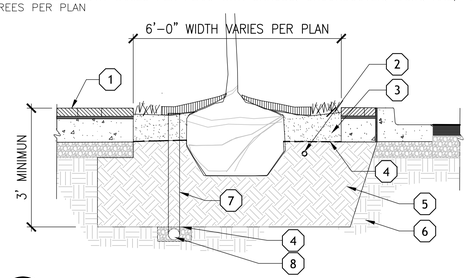
8 DECIDUOUS TREE PLANTING, TYP. 4
SCALE: 1/2"=1'-0"

LEGEND

1. REINFORCED CONCRETE OR SPECIALTY PAVING, TO BE DETERMINED AT FINAL SITE PLAN MATERIAL VARIES
2. DRIP IRRIGATION LATERAL LINE
3. PLANTING SOIL
4. GEOTEXTILE FABRIC
5. STRUCTURAL SOIL
6. COMPACTED OR UNDISTURBED SUBGRADE
7. INSPECTION RISER BEYOND
8. DRAINPIPE SLOPED TO CONNECT WITH STORM DRAIN

NOTE

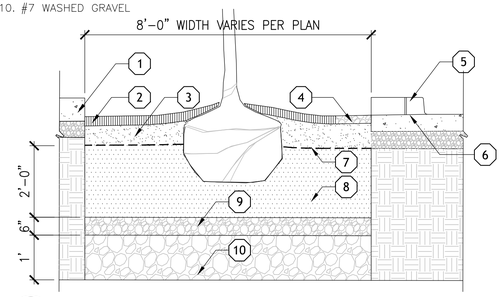
PLANTING BED WIDTH VARIES PER PLAN, WITH SHRUBS, GROUNDCOVER, LAWN, AND/ OR TREES PER PLAN



6 DECIDUOUS TREE PLANTING, TYP. 2
SCALE: 1/2"=1'-0"

LEGEND

1. REINFORCED CONCRETE OR SPECIALTY PAVING, TO BE DETERMINED AT FINAL SITE PLAN MATERIAL VARIES
2. 3" LAYER SHREDDED HARDWOOD BARK MULCH
3. PLANTING BACKFILL MIX
4. RIP-RAP SPLASH PAD
5. CURB BEYOND
6. FLUSH CURB
7. GEOTEXTILE FABRIC
8. AMENDED SOIL MIX. SOIL BELOW ROOTBALL TO BE COMPACTED TO MINIMIZE SETTLING
9. 6" SAND
10. #7 WASHED GRAVEL



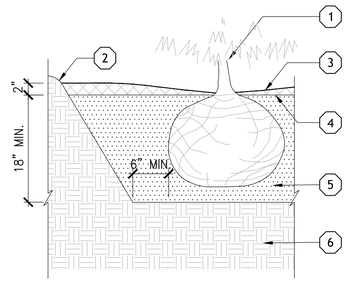
5 DECIDUOUS TREE PLANTING, TYP. 1
SCALE: 1/2"=1'-0"

LEGEND

1. SHRUB
2. SAUCER
3. UNTREATED UNDYED MULCH
4. FINISH GRADE
5. PLANTING SOIL
6. UNDISTURBED OR COMPACTED SOIL

NOTE

1. MULCH SHALL NOT COVER THE ROOT FLARE



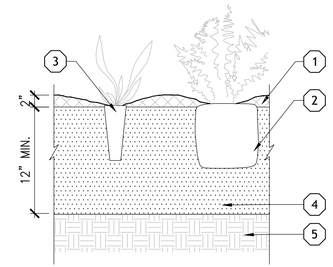
3 SHRUB PLANTING, TYP.
SCALE: 1"=1'-0"

LEGEND

1. SHREDDED HARDWOOD LEAF MULCH LAYER
2. GROUNDCOVER & PERENNIAL ROOTMASS, TYP.
3. PLUG ROOTMASS, TYP.
4. PLANTING SOIL
5. UNDISTURBED OR COMPACTED SOIL

NOTE

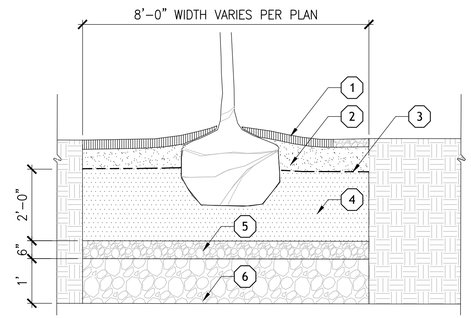
1. MULCH SHALL NOT COVER STEMS OF PERENNIALS



2 GROUNDCOVER & PERENNIAL PLANTING, TYP.
SCALE: 1"=1'-0"

LEGEND

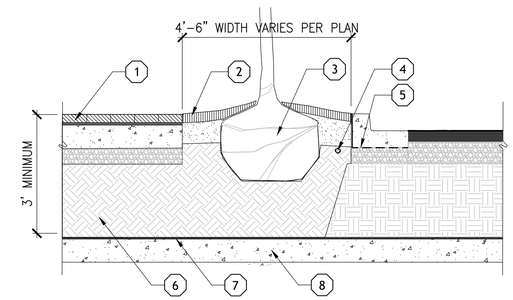
1. 3" LAYER SHREDDED HARDWOOD BARK MULCH
2. PLANTING BACKFILL MIX
3. GEOTEXTILE FABRIC
4. AMENDED SOIL MIX. SOIL BELOW ROOTBALL TO BE COMPACTED TO MINIMIZE SETTLING
5. 6" SAND
6. #7 WASHED GRAVEL



9 DECIDUOUS TREE PLANTING, TYP. 5
SCALE: 1/2"=1'-0"

LEGEND

1. REINFORCED CONCRETE OR SPECIALTY PAVING, TO BE DETERMINED AT FINAL SITE PLAN MATERIAL VARIES
2. 3" LAYER SHREDDED HARDWOOD BARK MULCH
3. PLANTING BACKFILL MIX
4. DRIP IRRIGATION LATERAL LINE
5. GEOTEXTILE FABRIC
6. STRUCTURAL SOIL
7. WATERPROOF MEMBRANE & DRAINBOARD, PITCHED TO DRAIN, CONNECT TO STORM DRAIN
8. STRUCTURAL SLAB (SEE STRUCTURAL DRAWINGS)



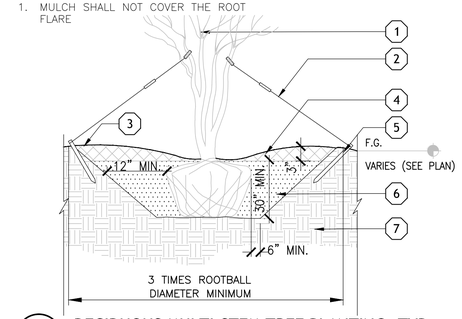
7 DECIDUOUS TREE PLANTING, TYP. 3
SCALE: 1/2"=1'-0"

LEGEND

1. DECIDUOUS MULTI-STEM TREE
2. ARBORTIE
3. SAUCER
4. UNTREATED UNDYED MULCH
5. WOOD STACK
6. PLANTING SOIL
7. UNDISTURBED OR COMPACTED SOIL

NOTE

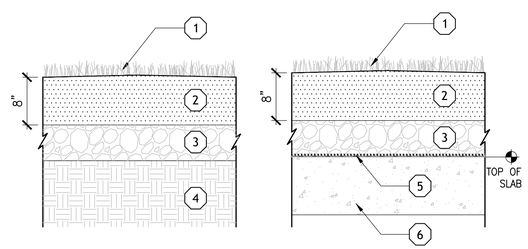
1. MULCH SHALL NOT COVER THE ROOT FLARE



4 DECIDUOUS MULTI-STEM TREE PLANTING, TYP.
SCALE: 1"=1'-0"

LEGEND

1. SOD MIXES
2. PLANTING SOIL
3. COMPACTED AGGREGATE BASE
4. UNDISTURBED OR COMPACTED SUBGRADE
5. WATERPROOFING SYSTEM (SEE ARCH. SPECS.)
6. STRUCTURAL SLAB (SEE STRUCTURAL DRAWINGS)



1 SODDED LAWN, TYP.
SCALE: 1"=1'-0"

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LANDSCAPE ARCHITECTS GEOMATICS

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COMMONWEALTH OF VIRGINIA
MARK O. DAWSON
Cert. No. 001024
LANDSCAPE ARCHITECT
5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

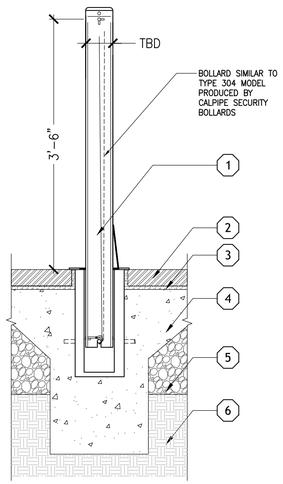
TREE/ PLANTING DETAILS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	08.24.2017
DWG. SCALE	SERIES
JOB NO.	P66217.00
SHEET NO.	L-8.01

G:\P66217.00 Mile\2_CAD\1_Sheets\L-8.01.dwg DATE: May 16, 2017 TIME: 10:57 AM LAYOUT: TREE PLANTING DETAILS

LEGEND

1. STAINLESS STEEL REMOVABLE BOLLARD
2. MATERIAL VARIES (SEE PLAN)
3. 3/4" SAND SWEPT JOINTS
4. C.I.P CONCRETE BASE
5. COMPACTED AGGREGATE BASE
6. UNDISTURBED OR COMPACTED SUBGRADE



10 STREETSCAPE - REMOVABLE BOLLARD
SCALE: 1"=1'-0"

LEGEND

1. FITNESS EQUIPMENT SIMILAR TO FAZ10101 BY KOMPAN

KOMPAN Product Info — **SUSPENSION TRAINER** - FAZ10101

Best User Age: **13+ years**

Footings: In-ground installation
Surface installation also available

Technical information available at kompan.com

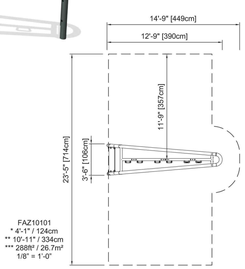
ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	N/A	N/A	N/A
Accessible	N/A	N/A	N/A
Required	N/A	N/A	N/A

SPORT & FITNESS

Product Type: Cross System







9 PARK - FITNESS EQUIPMENT
SCALE: N.T.S.

LEGEND

1. PARK LITTER RECEPTACLE SIMILAR TO PLAINWELL PRODUCED BY LANDSCAPE FORMS



8 PARK - LITTER RECEPTACLE
SCALE: N.T.S.

LEGEND

1. STREET LITTER RECEPTACLE SIMILAR TO TA3F33P PRODUCED BY URBANSCAPE



7 STREETSCAPE - LITTER RECEPTACLE
SCALE: N.T.S.

LEGEND

1. BIKE RACK SIMILAR TO LOOP PRODUCED BY URBANSCAPE



6 STREETSCAPE - BIKE RACK
SCALE: N.T.S.

LEGEND

1. FLEXIBLE TABLE & CHAIR SIMILAR TO HANNA COLLECTION PRODUCED BY URBANSCAPE



5 STREETSCAPE - FLEXIBLE TABLE & CHAIR
SCALE: N.T.S.

LEGEND

1. BENCH SIMILAR TO CORDIA PRODUCED BY FORMS+SURFACES



4 PARK - BENCH
SCALE: N.T.S.

LEGEND

1. BENCH SIMILAR TO DEWART PRODUCED BY URBANSCAPE



3 STREETSCAPE - BENCH
SCALE: N.T.S.

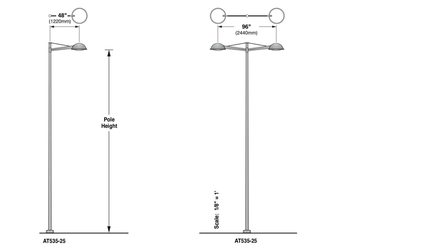
LEGEND

1. STREET LIGHT SIMILAR TO SPANNER ARM SERIES BY SELUX

Arc® — selux

Mounting (cont'd)

Spanner Arm Series



EPA / Weight of ARC-AS1 (with arm) = 1.76 ft² (0.18 m²) / 47.0 lbs (21.3kg)
EPA / Weight of ARC-AS2 (with arms) = 3.27 ft² (0.30 m²) / 92.0 lbs (41.7kg)

Note: EPA values indicated are for Fixture Head and Arm Assembly indicated. Pole EPA is not included. See back page for pole EPA values.

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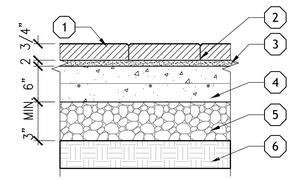
ARC-0412-05 (sp-V3.51)

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.com/usa are the most recent versions and supercede all other printed or electronic versions.

2 STREETSCAPE - LIGHT POLE
SCALE: N.T.S.

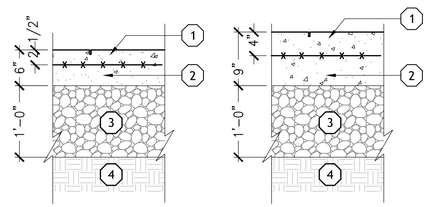
CONCRETE UNIT PAVER LEGEND

1. PRECAST CONCRETE PAVER
2. 1/4" POLYMERIC SAND JOINT
3. 1" SAND SETTING BED
4. REINFORCED CONCRETE SUBSLAB
5. COMPACTED AGGREGATE BASE
6. COMPACTED OR UNDISTURBED SUBGRADE



CAST IN PLACE CONCRETE LEGEND

1. C.I.P. CONCRETE PAVING
2. #4 BARS @ 12" O.C.
3. COMPACTED AGGREGATE BASE
4. UNDISTURBED OR COMPACTED SUBGRADE



NOTES

1. FILED PAVING – CAST IN PLACE CONCRETE – SIDEWALK ZONE
2. FILED PAVING – CONCRETE UNIT PAVERS – SIDEWALK ZONE/ BUILDING ZONE
3. ACCENT PAVING – CONCRETE UNIT PAVERS – SIDEWALK ZONE/ BUILDING ZONE

1 STREETSCAPE - PAVEMENT
SCALE: 1"=1'-0"

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5.16.17

REVISIONS	DATE
CHECK-IN RESUBMISSION	05/16/17

THE MILE

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

STREETSCAPE DETAILS

DRAWN BY:	JS/ RT
DESIGNED BY:	AW
DATE ISSUED:	04.21.2017
DWG. SCALE	AS SHOWN
JOB NO.	P66217.00
SHEET NO.	L-9.01

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L-9.01 STREETSCAPE DETAILS.dwg - USER: dhamilton - DATE: May 16, 2017 - TIME: 11:06:15 AM - LAYOUT: STREETSCAPE DETAILS