THE RESERVE AT TYSON'S CORNER

CONCEPTUAL/FINAL DEVELOPMENT PLAN FOR RZ/FDP 2003-PR-008
GENERALIZED DEVELOPMENT PLAN FOR PCA 75-7-004-2

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 17, 2003
APRIL 2, 2003
APRIL 24, 2003
JULY 10, 2003
AUGUST 8, 2003
JANUARY 9, 2004
FEBRUARY 17, 2004
MARCH 1, 2004
MARCH 10, 2004
MARCH 11, 2004

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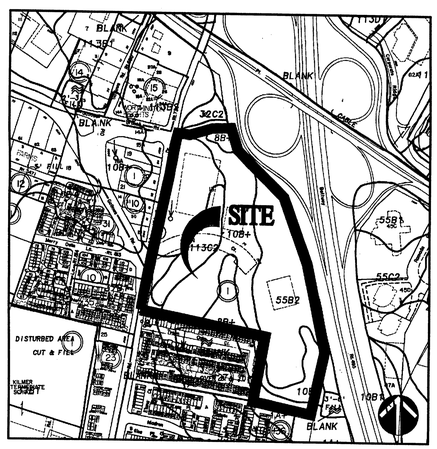
* THESE SHEETS APPLY TO CDP/FDP FOR RZ/FDP 2003-PR-008



SOILS MAP
SCALE: 1"=500'

TM NO. 39-2 ((1)) 0013

VICINITY MAP
SCALE: 1"=500'

TM NO. 39-2 ((1)) 0013

APPLICANT/DEVELOPER
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RZ/FDP 2003-PR-008
APPLICATION NO_____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/14/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET _____ OF 13

RECEIVED
Department of Planning & Zoning
MAR 12 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

JOB NUMBER 6235
SHEET 1 OF 13

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE PCA IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2 ((1)) 13. THE PROPERTY IS OWNED BY CAMPUS POINT REALTY CORPORATION II AND IS CURRENTLY ZONED I-3 AS SHOWN IN DEED BOOK 1073 AT PAGE 890. THE 19.040 ACRE PORTION OF THE PROPERTY SUBJECT TO REZONING TO THE PDH-30 IS IDENTIFIED AS PART OF TAX MAP 39-2 ((1)) PART 13. LINCOLN PROPERTY COMPANY SOUTHWEST, INC. IS THE CONTRACT PURCHASER OF THIS 19.040 ACRE SITE AND IS THE APPLICANT OF BOTH THE PCA AND RZ APPLICATIONS. PCA 75-7-004-2 SEEKS TO DELETE 19.040 ACRES AND TO ESTABLISH 14.706 ACRES OF AREA TO REMAIN ZONED I-3.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED ON LAND UNIT F, SUB UNIT F-6 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN 3 ENHANCED EXTENDED DETENTION FACILITIES, AND POTENTIAL GROUNDWATER INFILTRATION FACILITIES. THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. STRUCTURES CURRENTLY EXIST ON THE PCA PARCEL AND WERE CONSTRUCTED IN APPROXIMATELY 1978. BUILDING #C IS TO BE DEMOLISHED. BUILDINGS A AND B ARE TO REMAIN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THERE IS A PROPOSED TRAIL INDICATED ALONG GALLOWS ROAD FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE ANGLES OF BULK PLANE AND YARDS INDICATED ON THIS SHEET ARE FOR R-30 AND COMPARISON PURPOSES ONLY. THE PROPERTY IS TO BE REZONED TO PDH-30 WHICH HAS NO BULK PLANE REQUIREMENT.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. ESCROW FOR ADDITIONAL FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON GALLOWS ROAD ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION FOR GALLOWS ROAD AND I-495 ARE PROVIDED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-30 ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE. UNLESS WAIVED OR MODIFIED BY THE BOARD.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
26. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
27. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
28. APPLICANT RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF MULTI-FAMILY UNITS IN EACH BUILDING AND SIZE OF AND SECONDARY USES WITH A FINAL SITE PLAN WITH THE FINAL TOTAL NOT TO EXCEED 570 UNITS.
29. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
30. THE SUBJECT PROPERTY IS SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP/PRELIMINARY PLAN MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDP.
31. THE PROJECT MAY BE DEVELOPED WITH FEE SIMPLE UNITS, CONDOMINIUMS, RENTAL APARTMENTS OR A COMBINATION THEREOF, AND THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
32. SECONDARY USES TO INCLUDE: SWIMMING POOLS AND ASSOCIATED FACILITIES, FITNESS CENTERS, BUSINESS/TELECOMUTTING CENTERS, UNMANNED BANK TELLER MACHINES, VIDEO/ENTERTAINMENT CENTERS, LEASING OFFICES, OUTDOOR RECREATION USES AND OTHER ACCESSORY USES TYPICALLY PROVIDED IN MULTIFAMILY COMMUNITIES.

SITE TABULATIONS

EXISTING ZONING: I - 3

TOTAL SITE AREA: 1,469,967 S.F. OR 33.746 ACRES
AREA OF PCA TO REMAIN I-3 = 14.706 ACRES 640,581 SF (PARCEL C)
PROPOSED ZONE PDH-30 = 19.040 ACRES 829,386 SF (PARCELS A AND B)

STREET DEDICATION PROPOSED ± 6777 SF
I-495 DEDICATION AREA PROPOSED ± 14,889 SF

MINIMUM LOT AREA REQUIRED:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING HEIGHT ALLOWED:	N/A
MAXIMUM BUILDING HEIGHT PROPOSED:	50' FOR MULTI-FAMILY BUILDING 1 45/50' FOR MULTI-FAMILY BUILDING 2 (SEE SHEET 3) 45' FOR SINGLE FAMILY ATTACHED

YARDS REQUIRED
FRONT: N/A
REAR: N/A
SIDE: N/A

YARDS PROVIDED:
FRONT: PER CDP/FDP
REAR: PER CDP/FDP
SIDE: PER CDP/FDP

OPEN SPACE REQUIRED: 40%, 7.62 ACRES = 331,754 SF (INCLUDING THE ENTIRE AREA TO BE REZONED PDH-30)

OPEN SPACE PROVIDED: 40%, 7.62 ACRES = 331,754 SF (EXCLUDING AREAS OF DEDICATION AND OUTLOTS A-1, A-2 AND A-3)

GROSS TRACT AREA 33.74578 ACRES *
* SEE SHEET 4 FOR BREAKDOWN OF AREA TO REMAIN I-3

DENSITY

MULTI-FAMILY =	478 UNITS
SINGLE FAMILY ATTACHED =	92 UNITS
TOTAL UNITS =	570 UNITS
DENSITY =	570 / 19.04 = 29.9 DU/AC WITH ADUS 541 / 19.04 = 28.4 DU/AC WITHOUT ADUS

DEVELOPMENT DATA PDH-30 AREA

*PRINCIPAL USE = MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED
*SECONDARY USE = SEE NOTE 32 LIMITED TO 20,000 GFA± AND CELLAR AREA

ADU DENSITY NOTE:

Total Development = 570 dwelling units of which 92 are single family attached and 478 are four-story elevatored multi-family with more than 50 percent of the required parking in structure are to be constructed on 19.04 acres and the Adopted Comprehensive Plan Density Range is 20-30 dwelling units per acre (du/ac)

The adjusted density range for the multi-family portion is 23.4-35.1 (17% Bonus)
The ajusted density range for the single-family attached porton is 24-36 (20% Bonus)

The proposed overall density is 29.9 dwelling units per acre.

Multi-Family in accordance with Paragraph 1C(2)(a) of Section 2-804:

$\frac{29.9 - 20}{35.1 - 23.4} = \frac{9.9}{11.7} = .846 \times 5\% = 4.23\%$

4.23 percent x 478 = 20.22 round down to 20 ADUs

Single Family Attached in accordance with Paragraph 1C(2)(b) of Section 2-804:

$\frac{29.9 - 20}{36 - 24} = \frac{9.9}{12} = .825 \times 12.5\% = 10.31\%$

10.31 percent x 92 = 9.48 round down to 9 ADUs

TOTAL ADU REQUIREMENT 20 + 9 = 29 ADUs TO BE LOCATED IN BUILDINGS 1 AND 2

DEVELOPMENT BREAKDOWN

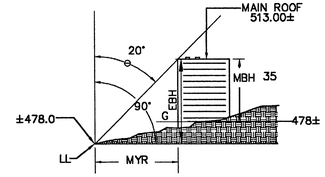
1. MULTI-FAMILY	
NO. OF UNITS	478
MAX. BUILDING HEIGHT	45'-50' BUILDINGS 1 AND 2 (NOT INCLUDING 20' PENTHOUSE) SEE SHEET 3
2. TOWNHOUSES	
NO. OF UNITS	92 UNITS
MAX. BUILDING HEIGHT	45'
3. RECREATION	
TOTAL GROSS FLOOR AREA	20,000 SF LOCATED IN BUILDING 1 & 2, CLUBHOUSE AND BASKETBALL COURT

PARKING CALCULATIONS

MULTI-FAMILY RESIDENTIAL	
PARKING RATIO	1.6/UNIT (478 UNITS)
REQUIRED	765 SPACES
MIN. TOTAL PROVIDED	765 SPACES*
*NOTE: SEE NOTE NO. 22	
SINGLE FAMILY ATTACHED	
PARKING RATIO	2.3/UNIT (92 UNITS)
REQUIRED	212 SPACES
PARKING RATIO PROVIDED	2.43/UNIT
TOTAL PROVIDED	224 SPACES* (NOT INCLUDING 24 TANDEM DRIVEWAY SPACES)
*NOTE: SEE NOTE NO. 22	
CLUBHOUSE SPACES	
TOTAL PROVIDED	7 SPACES PLUS 2 SHORT TERM PARKING
LOADING SPACES	
TOTAL PROVIDED	2 SPACES (ONE FOR EACH MULTIFAMILY BUILDING)

WAIVERS/MODIFICATIONS REQUESTED

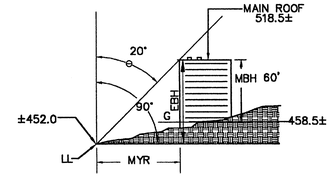
1. A MODIFICATION OF THE TRANSITIONAL YARD AND WAIVER AND OR MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE SOUTH EASTERN PROPERTY LINE AND THE SOUTH AND A PORTION OF THE WESTERN PROPERTY LINE ADJACENT TO THE R-20, R-12 AND PDH-3 ZONES IN ACCORDANCE WITH SECTION 13-304(3) TO THAT SHOWN ON THESE PLANS.
2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDH-30 PER ARTICLE 13-304(3)
3. A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 15) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
4. A WAIVER OF THE REQUIREMENT FOR A 200 SF PRIVACY YARD FOR THE SINGLE FAMILY ATTACHED LOTS.
5. MODIFICATION OF LOADING SPACES REQUIRED PER SECTION 11-201 AND 11-203 OF THE ZONING ORDINANCE FOR MULTIFAMILY TO 2 SPACES (1 PER BUILDING)
6. WAIVER OF THE INTERPARCEL CONNECTION REQUIREMENT IN ACCORDANCE WITH SECT. 17-201.3B OF THE ZONING ORDINANCE.
7. MODIFICATION OF THE PFM TO PROVIDE A DAM EMBANKMENT CUTOFF WALL AT THE SOUTHERN END OF THE STORMWATER POND TO MAXIMIZE TREE SAVE AREA AND MINIMIZE LIMITS OF DISTURBANCE.
8. A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 478±)
MYR : MINIMUM YARD REQUIREMENT (14.56'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (40'±)
MBH : MAXIMUM BUILDING HEIGHT (35'±)
G : GRADE FOR HEIGHT CALCULATIONS= 478±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 FRONT YARD BULK PLANE "A" ILLUSTRATION

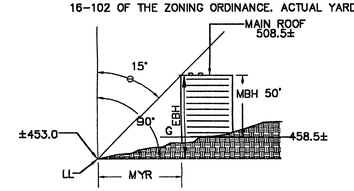
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 452±)
MYR : MINIMUM YARD REQUIREMENT (24.20'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (66.5'±)
MBH : MAXIMUM BUILDING HEIGHT (60'±)
G : GRADE FOR HEIGHT CALCULATIONS= 458.5±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 FRONT YARD BULK PLANE "B" ILLUSTRATION

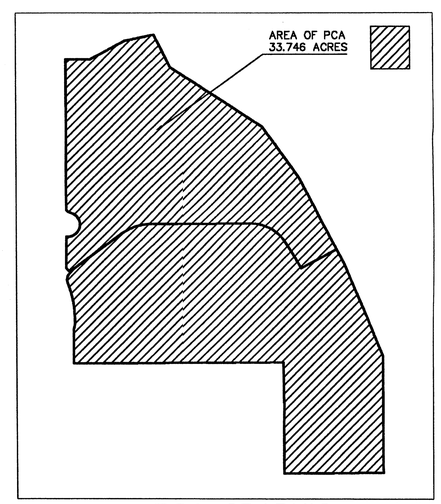
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



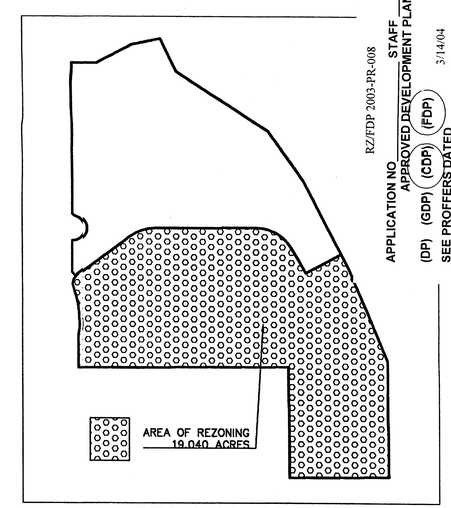
θ : ANGLE OF BULK PLANE = 15° (REAR YARD) (MIN 15')
LL : LOT LINE (ELEV = 453±)
MYR : MINIMUM YARD REQUIREMENT (14.87'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (55.5'±)
MBH : MAXIMUM BUILDING HEIGHT (50'±)
G : GRADE FOR HEIGHT CALCULATIONS= 458.5±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 REAR YARD BULK PLANE "C" ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



PCA GRAPHIC
NOT TO SCALE



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NOT TO SCALE

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SHEET 13 OF 13

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CDP/FDP NOTES AND TABULATIONS

VIKA REVISIONS

REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003
REV: AUG. 8, 2003
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REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES. VIKA | DWN. DLK
SCALE: AS NOTED
PROJECT/FILE NO. 6235
SHEET NO. 2 OF 13

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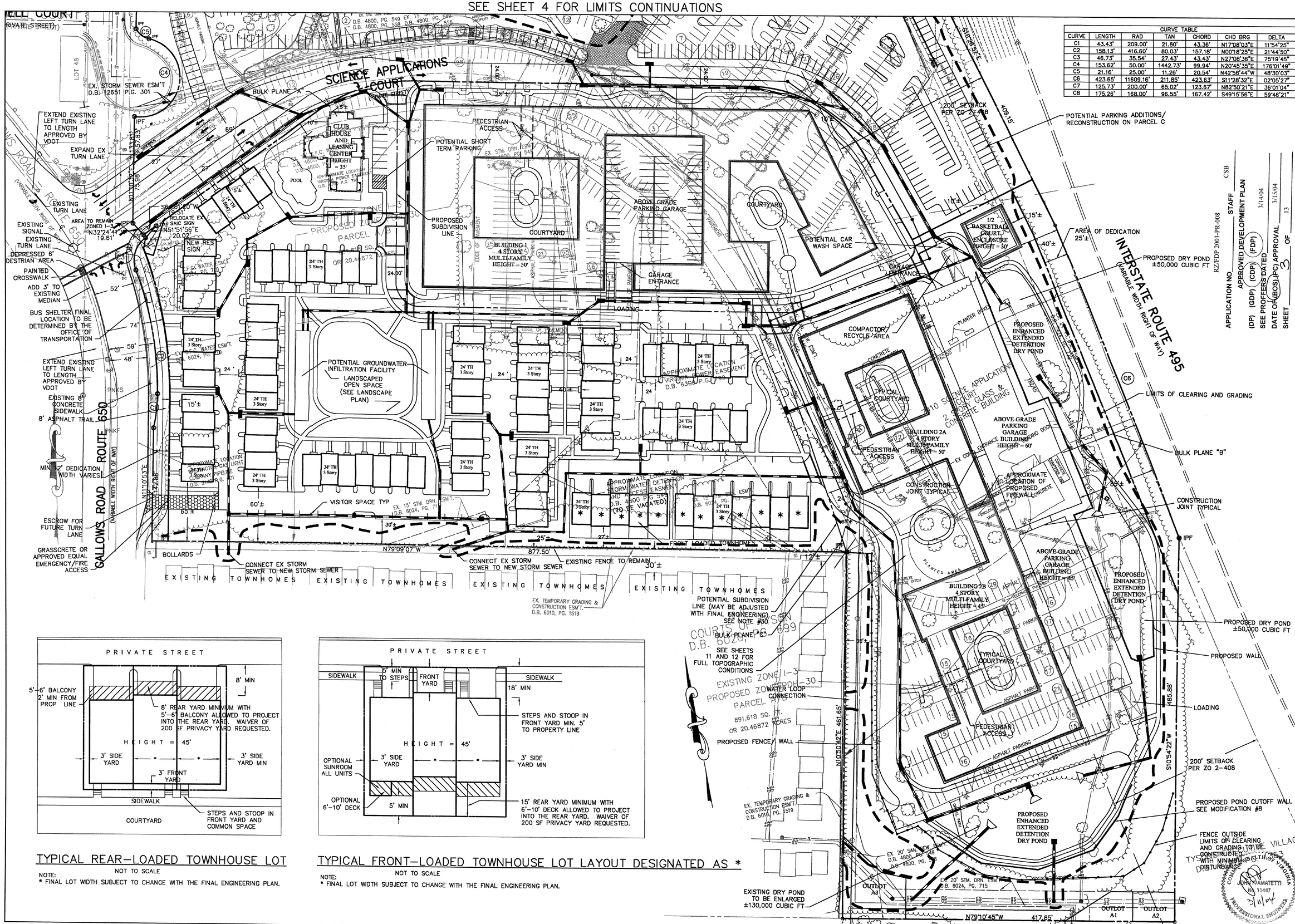
SEE SHEET 4 FOR LIMITS CONTINUATIONS



CURVE TABLE						
CURVE	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
C1	43.43'	209.00'	21.80'	43.36'	N17°08'03"E	11°54'25"
C2	158.13'	416.60'	80.03'	157.18'	N00°18'25"E	21°44'50"
C3	46.73'	35.54'	27.43'	43.43'	N27°08'36"E	75°19'45"
C4	153.62'	50.00'	1442.73'	99.94'	N20°45'35"E	176°01'49"
C5	21.16'	25.00'	11.26'	20.54'	N42°56'44"W	48°30'03"
C6	423.65'	11609.16'	211.85'	423.63'	S11°28'32"E	02°05'27"
C7	125.73'	200.00'	65.02'	123.67'	N82°50'21"E	36°01'04"
C8	175.26'	168.00'	96.55'	167.42'	S49°15'56"E	59°46'21"

TYPICAL REAR-LOADED TOWNHOUSE LOT

NOT TO SCALE

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN.

TYPICAL FRONT-LOADED TOWNHOUSE LOT LAYOUT DESIGNATED AS *

NOT TO SCALE

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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FAIRFAX COUNTY, VIRGINIA

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JOHN J. AMATETTI
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3/11/04
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PROFESSIONAL ENGINEER

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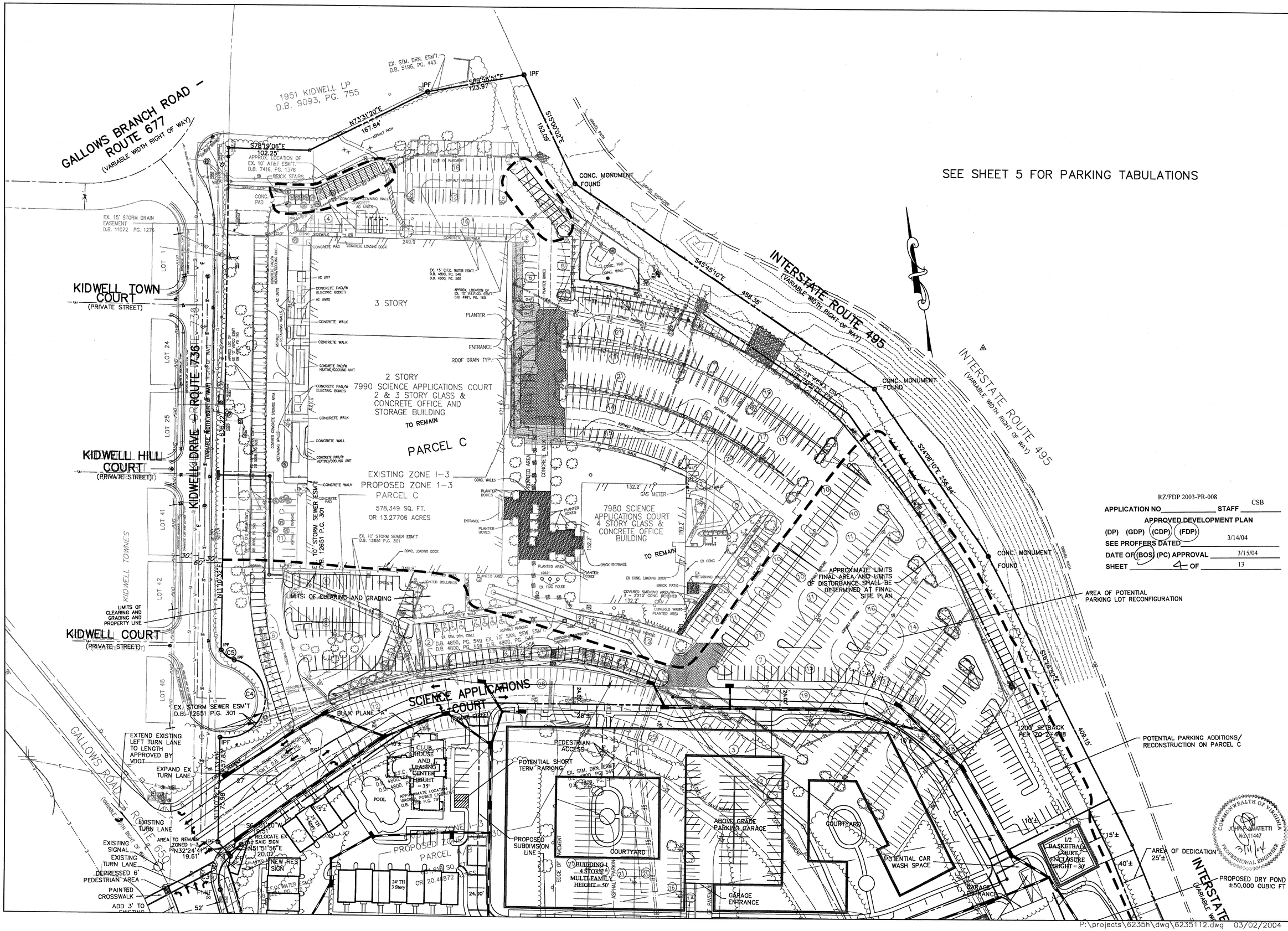

RZ/FDP 2003-PR-008

APPLICATION NO _____ STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/14/04

DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 4 OF 13

VIKA

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA. ■ FREDERICK, MD

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARKING EXHIBIT PARCEL A

VIKA REVISIONS

REV: MAR. 11, 2004	
REV: MAR. 10, 2004	
REV: MAR. 1, 2004	
REV: FEB. 17, 2004	
REV: JAN. 9, 2004	
REV: SEPT. 2, 2003	
REV: AUG. 8, 2003	
REV: JULY 10, 2003	
REV: APRIL24, 2003	
REV: APRIL 2, 2003	
DATE: JAN. 17, 2003	
DES. LMG	DWN. DS
SCALE: 1"=50'	
PROJECT/FILE NO. 6235H	
SHEET NO. 4 OF 13	

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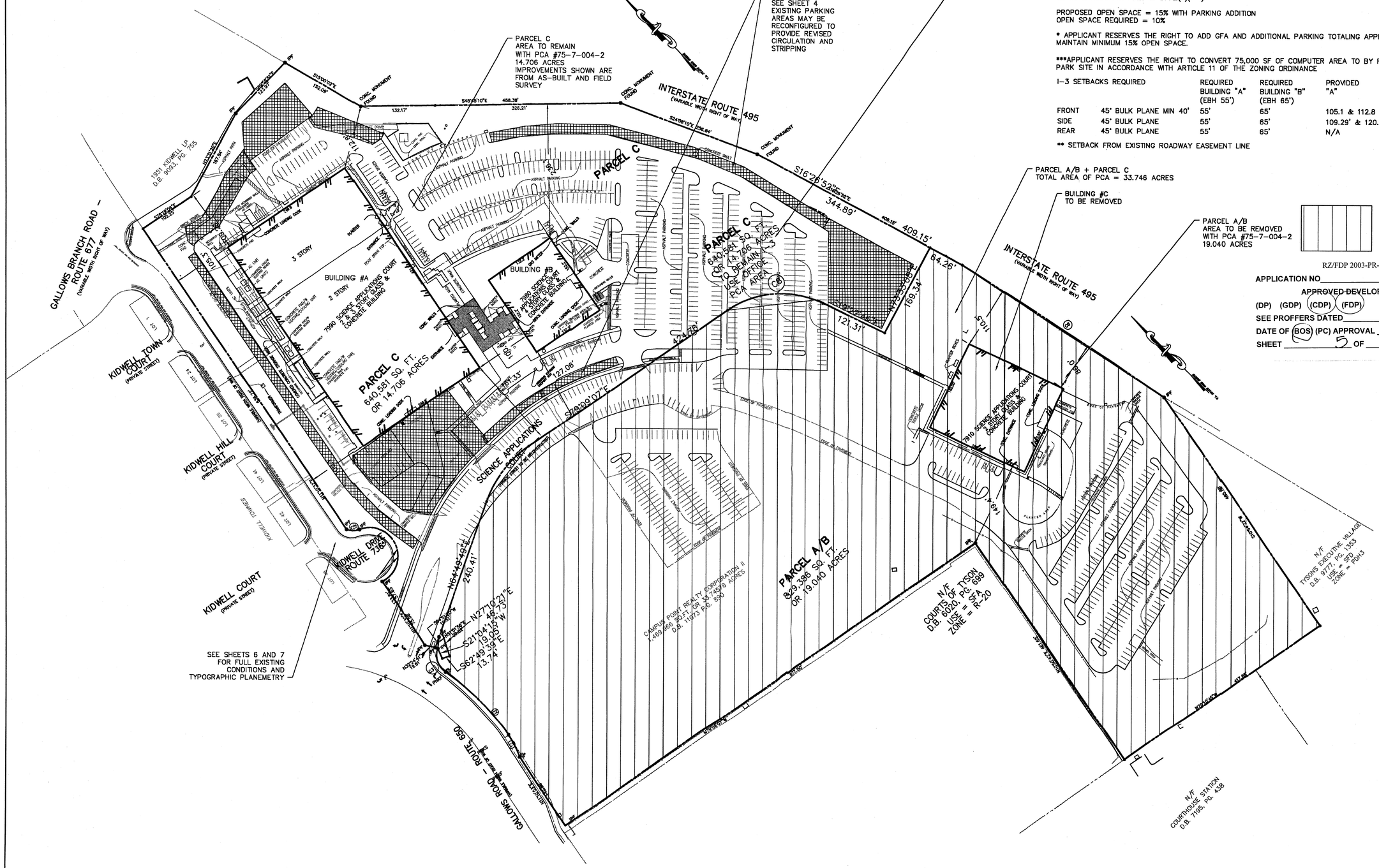
CURVE TABLE						
CURVE	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
C1	43.43'	209.00'	21.80'	43.36'	N17°08'03"E	11°54'25"
C2	158.13'	416.60'	80.03'	157.18'	N00°18'25"E	21°44'50"
C3	46.73'	35.54'	27.43'	43.43'	N27°08'38"E	75°19'50"
C4	153.62'	50.00'	1442.73'	99.94'	N20°45'35"E	176°01'49"
C5	21.16'	25.00'	11.26'	20.54'	S42°56'44"E	48°30'03"
C6	423.65'	11609.16'	211.85'	423.63'	N11°28'32"W	02°05'27"
C7	498.07'	373.55'	393.93'	461.99'	S67°29'59"E	76°23'40"



PARCEL "C"

DENSITY COMPUTATIONS FROM AS-BUILT RECORDS AND PCA #75-7-004-1

PARCEL ZONED I-3

EXISTING BUILDINGS TO REMAIN = 289,096 GSF (BLDG. A & B)
AREA OF PARCEL C TO REMAIN = 14.706 ACRES OR 640,581 SF
FAR OF AREA TO REMAIN WITH PCA = 0.45 FAR
FAR AS APPROVED = 0.50 FAR (RESERVED FOR FUTURE EXPANSION 31,194 GSF)

PARKING REQUIRED FOR PCA
***BUILDING #A EXISTING COMPUTER SERVICE CENTER 75,000 SF = 50 EMPLOYEES / 1.5 PER EMPLOYEE = 33 SPACES
BUILDING #A EXISTING OFFICE BUILDING = 133,840 X 2.6 = 348 SPACES
BUILDING #B EXISTING OFFICE BUILDING = 80,256 X 3.0 = 241 SPACES
TOTAL SPACES REQUIRED = 622
TOTAL SPACES PROVIDED = 677±(*)(***)

PROPOSED OPEN SPACE = 15% WITH PARKING ADDITION
OPEN SPACE REQUIRED = 10%

* APPLICANT RESERVES THE RIGHT TO ADD GFA AND ADDITIONAL PARKING TOTALING APPROXIMATELY 831± SPACES AND MAINTAIN MINIMUM 15% OPEN SPACE.

***APPLICANT RESERVES THE RIGHT TO CONVERT 75,000 SF OF COMPUTER AREA TO BY RIGHT/PROFFERED USES AND PARK SITE IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE

I-3 SETBACKS REQUIRED		REQUIRED BUILDING "A" (EBH 55')	REQUIRED BUILDING "B" (EBH 65')	PROVIDED "A"	PROVIDED "B"
FRONT	45' BULK PLANE MIN 40'	55'	65'	105.1 & 112.8	454.9' & 236.1'
SIDE	45' BULK PLANE	55'	65'	109.29' & 120.0'**	87.93'** & 520'
REAR	45' BULK PLANE	55'	65'	N/A	N/A

** SETBACK FROM EXISTING ROADWAY EASEMENT LINE

PARCEL A/B + PARCEL C
TOTAL AREA OF PCA = 33.746 ACRES

BUILDING #C
TO BE REMOVED

PARCEL A/B
AREA TO BE REMOVED
WITH PCA #75-7-004-2
19.040 ACRES

RZ/FDP 2003-PR-008

APPLICATION NO_____ STAFF CSB

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(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/14/04

DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 5 OF 13

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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AND PCA PLAT

VIKA REVISIONS

REV: MAR. 11, 2004
REV: MAR. 10, 2004
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REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003
REV: AUG. 8, 2003
REV: JULY 10, 2003
REV: APRIL 24,2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES. STF	DWN. STF
SCALE: 1"=80'	
PROJECT/FILE NO. 6235H	
SHEET NO. 5 OF 13	

COMMONWEALTH OF VIRGINIA
JOHN D. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

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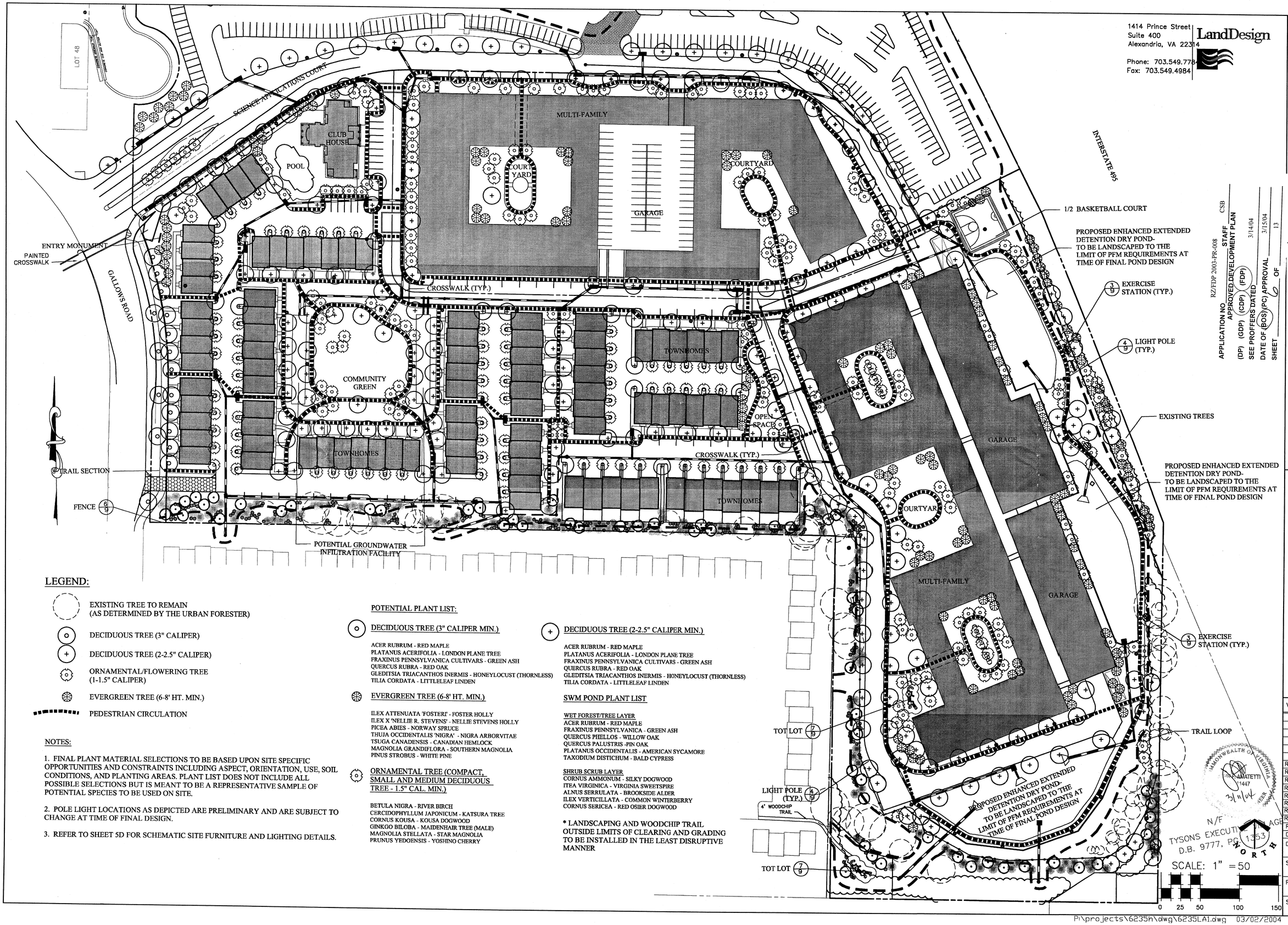

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Alexandria, VA 22314

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Fax: 703.549.4984

LandDesign

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VIKA INCORPORATED
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(703) 442-7800 ■ FAX (703) 761-2787
McLEAN, VA ■ FREDERICK, MD

RZ/FDP 2003-PR-008 CSB

APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/14/04
DATE OF (BOS)(PC) APPROVAL 3/15/04
SHEET 6 OF 13

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

LEGEND:

- EXISTING TREE TO REMAIN (AS DETERMINED BY THE URBAN FORESTER)
- DECIDUOUS TREE (3" CALIPER)
- DECIDUOUS TREE (2-2.5" CALIPER)
- ORNAMENTAL/FLOWERING TREE (1-1.5" CALIPER)
- EVERGREEN TREE (6-8' HT. MIN.)
- PEDESTRIAN CIRCULATION

NOTES:

1. FINAL PLANT MATERIAL SELECTIONS TO BE BASED UPON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, SOIL CONDITIONS, AND PLANTING AREAS. PLANT LIST DOES NOT INCLUDE ALL POSSIBLE SELECTIONS BUT IS MEANT TO BE A REPRESENTATIVE SAMPLE OF POTENTIAL SPECIES TO BE USED ON SITE.

2. POLE LIGHT LOCATIONS AS DEPICTED ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.

3. REFER TO SHEET 5D FOR SCHEMATIC SITE FURNITURE AND LIGHTING DETAILS.

POTENTIAL PLANT LIST:

DECIDUOUS TREE (3" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

EVERGREEN TREE (6-8' HT. MIN.)

ILEX ATTENUATA 'FOSTERI' - FOSTER HOLLY
ILEX X 'NELLIE R. STEVENS' - NELLIE STEVENS HOLLY
PICEA ABIES - NORWAY SPRUCE
THUJA OCCIDENTALIS 'NIGRA' - NIGRA ARBORVITAE
TSUGA CANADENSIS - CANADIAN HEMLOCK
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
PINUS STROBUS - WHITE PINE

ORNAMENTAL TREE (COMPACT, SMALL AND MEDIUM DECIDUOUS TREE - 1.5" CAL. MIN.)

BETULA NIGRA - RIVER BIRCH
CERCIDOPHYLLUM JAPONICUM - KATSURA TREE
CORNUS KOUSA - KOUSA DOGWOOD
GINKGO BILOBA - MAIDENHAIR TREE (MALE)
MAGNOLIA STELLATA - STAR MAGNOLIA
PRUNUS YEDOENSIS - YOSHINO CHERRY

DECIDUOUS TREE (2-2.5" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

SWM POND PLANT LIST

WET FOREST/TREE LAYER
ACER RUBRUM - RED MAPLE
FRAXINUS PENNSYLVANICA - GREEN ASH
QUERCUS PHELLOS - WILLOW OAK
QUERCUS PALUSTRIS -PIN OAK
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
TAXODIUM DISTICHUM - BALD CYPRESS

SHRUB SCRUB LAYER
CORNUS AMMONUM - SILKY DOGWOOD
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
ALNUS SERRULATA - BROOKSIDE ALDER
ILEX VERTICILLATA - COMMON WINTERBERRY
CORNUS SERICEA - RED OSIER DOGWOOD

* LANDSCAPING AND WOODCHIP TRAIL OUTSIDE LIMITS OF CLEARING AND GRADING TO BE INSTALLED IN THE LIST DISRUPTIVE MANNER

VIKA REVISIONS

REV: MAR 11, 2004	
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REV: MAR 1, 2004	
REV: FEB 17, 2004	
REV: JAN 9, 2004	
REV: AUGUST 8, 2003	
REV: JULY 10, 2003	
REV: APRIL 24, 2003	
REV: APRIL 2, 2003	
DATE: JAN. 17, 2003	
DES.	DWN.
SCALE: 1" = 50'	
PROJECT/FILE NO. 2002075	
SHEET NO. 6	

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SITE PLAN PREPARED BY:

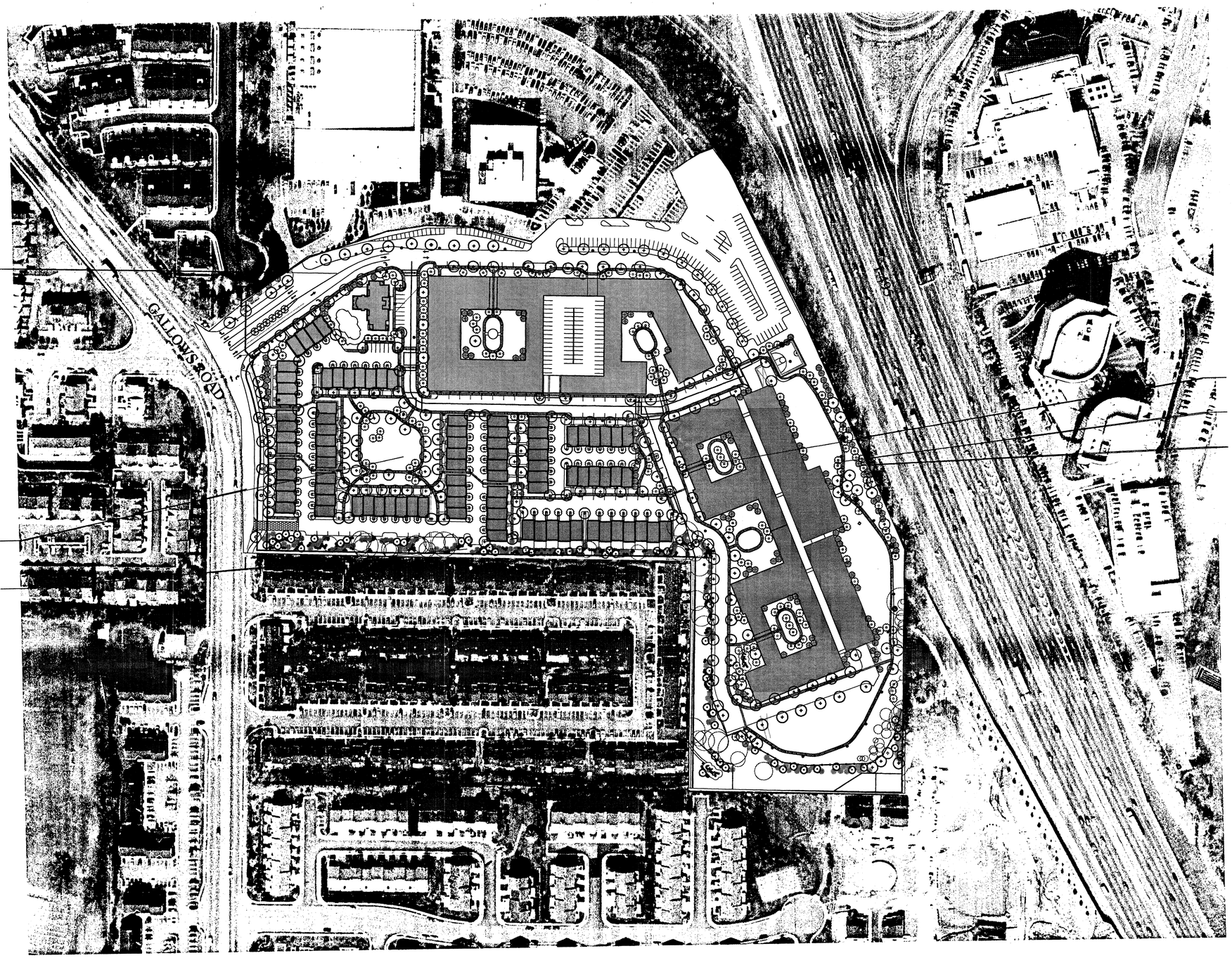
SK&I
Architectural Design Group

GRAPHIC PREPARED BY:

1414 Prince Street
Suite 400
Alexandria, VA 22314

Phone: 703.549.7784
Fax: 703.549.4984

LandDesign



SITE PLAN - AERIAL OVERLAY

NOTE:
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BASED ON FINAL SITE LAYOUT.

RZ/FDP 2003-PR-008 CSB

APPLICATION NO. _____ STAFF _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3/14/04
SEE PROFFERS DATED _____
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 7 OF 13

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

NORTH

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McLEAN, VA FREDERICK, MD

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN AERIAL OVERLAY

VIKA REVISIONS

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REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.
SCALE: 1"=100'	
PROJECT/FILE NO. 2002075	
SHEET NO. 7 OF 13	

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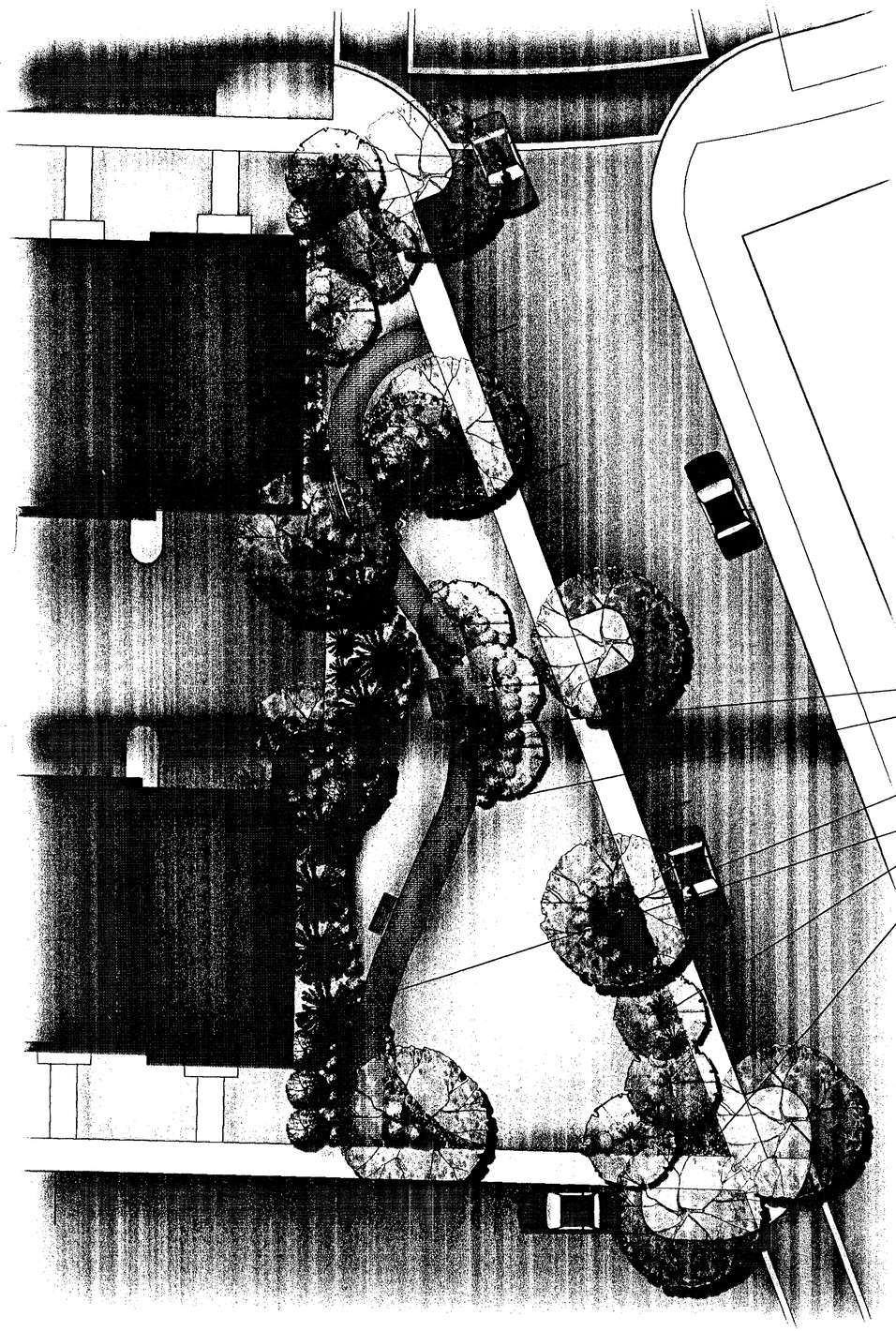
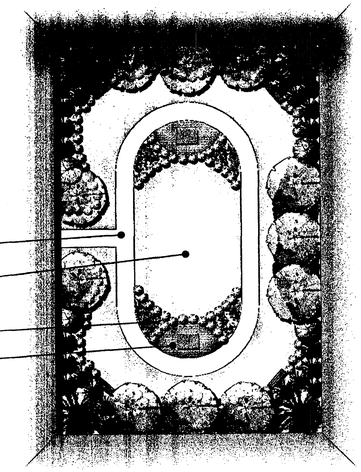
LandDesign



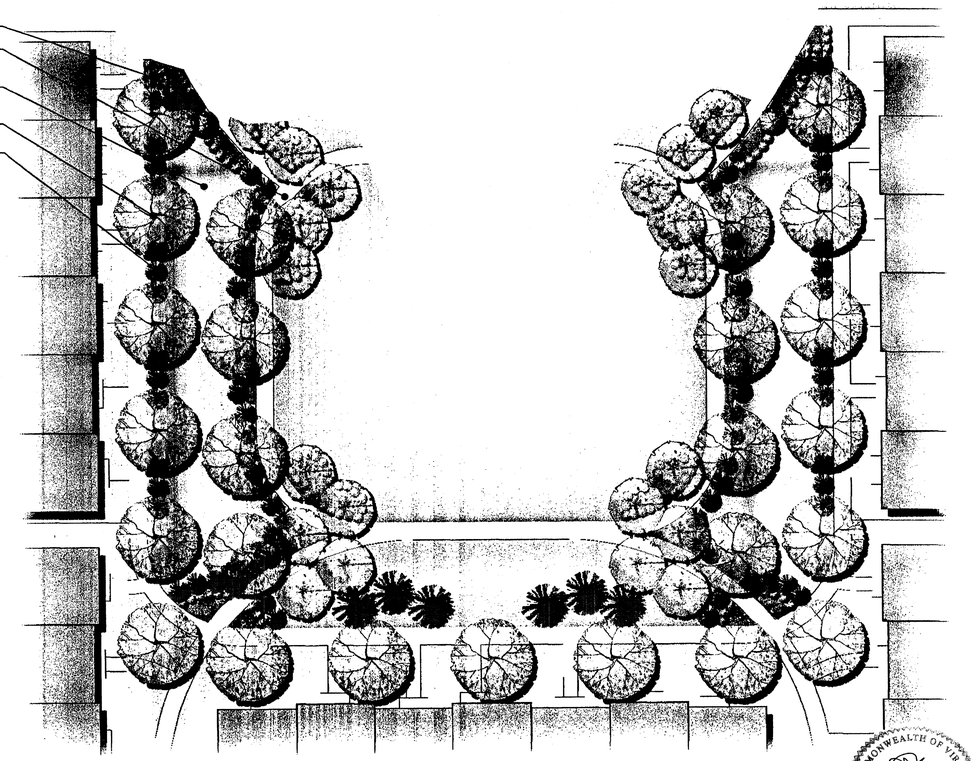
PASSIVE RECREATION AREA

SCALE: 1" = 10'



MULTI-FAMILY COURTYARD

SCALE: 1" = 20'



COMMUNITY GREEN

SCALE: 1" = 20'

NOTE:
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RZ/FDP 2003-PR-008 CSB

APPLICATION NO. STAFF
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/14/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 8 OF 13

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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT

VIKA REVISIONS

REV: MAR. 11, 2004
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REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.
MC	MC

SCALE: 1"=20'

PROJECT/FILE NO. 2002075

SHEET NO. 8 OF 13

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 7447
3/11/04
PROFESSIONAL ENGINEER

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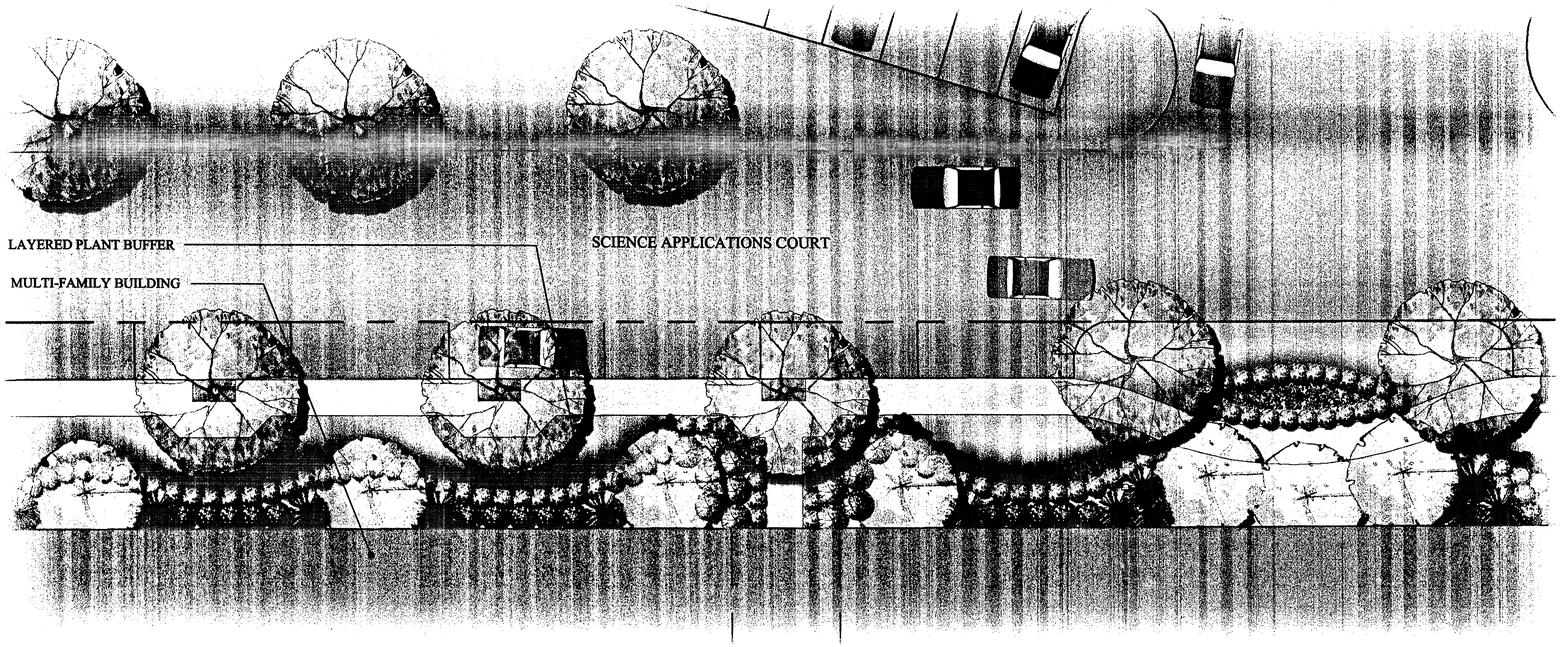
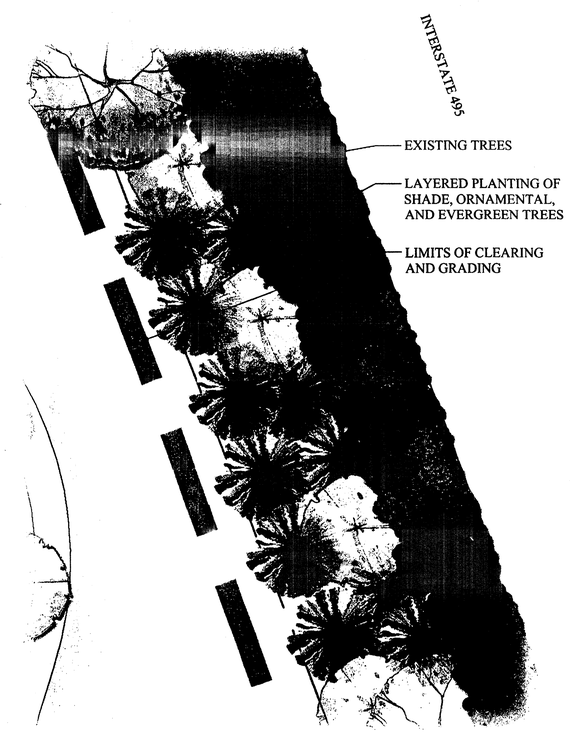
LandDesign



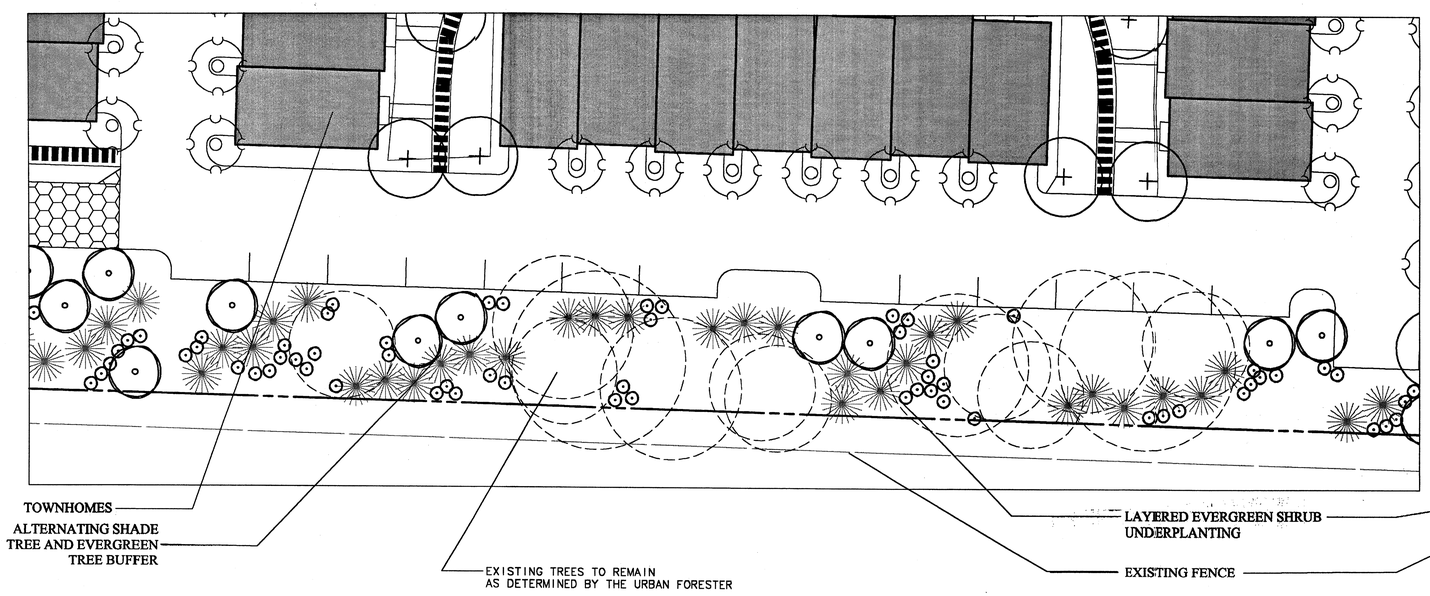
SCIENCE APPLICATIONS COURT STREETSCAPE

SCALE: 1\" = 10'



INTERSTATE 495 BUFFER

SCALE: 1" = 10'



TOWNHOME BUFFER

SCALE: 1" = 20'

TOWNHOME BUFFER SECTION

SCALE: 1"=5'

RZ/FDP 2003-PR-008

APPLICATION NO_____ STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

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DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 9 OF 13

NOTE:
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FAIRFAX COUNTY, VIRGINIA

LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT

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REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.
MC	MC

SCALE: 1"=20'

PROJECT/FILE NO. 2002075

SHEET NO. 9 OF 13

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

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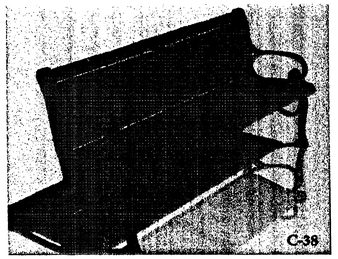
LandDesign



6 FOOT WOOD BENCH

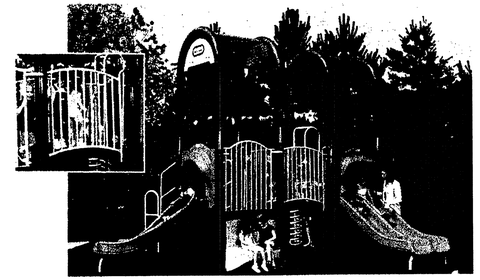
NOTE:
1. WOOD FINISH AND METAL COLOR TO BE DETERMINED.
2. TO BE LOCATED WITHIN COURTYARDS AND FEATURE AREAS.
3. COORDINATE WITH WASTE RECEPTACLES AND LIGHT POLES.

1/9 BENCH
PICTORIAL — 05A-102 — NTS

ORNAMENTAL POLE LIGHT WITH ACORN FIXTURE

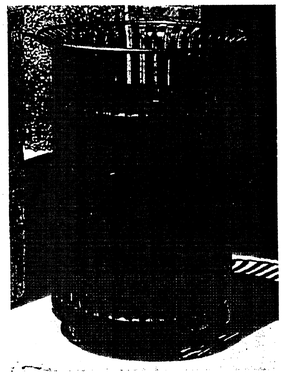
NOTES:
1. FINAL COLOR TO BE COORDINATED WITH BENCH AND WASTE RECEPTACLE AND OTHER SITE ELEMENTS.
2. FINAL HEIGHT TO BE DETERMINED.
3. ALL FIXTURES TO HAVE HOUSE SIDE SHIELDS TO REDUCE GLARE.

4/9 LIGHT POLE
PICTORIAL — 05B-276 — N.T.S.



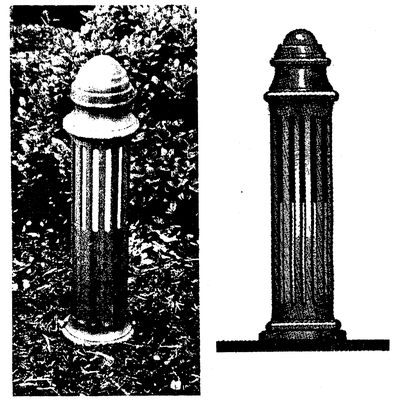
THIS IS A REPRESENTATION OF POTENTIAL TOTLOT PLAYGROUND EQUIPMENT. THIS EQUIPMENT MAY CHANGE AT TIME OF FINAL DESIGN.

7/9 TOT LOT PLAYGROUND STRUCTURE
PICTORIAL — 10E-069 — NOT TO SCALE



NOTES:
1. COLOR TO BE DETERMINED.
2. COORDINATE WITH BENCH AND LIGHT POLES.

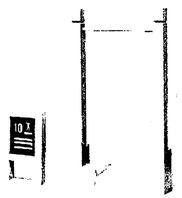
2/9 METAL WASTE RECEPTACLE
PICTORIAL — 05F-053 — N.T.S.



BOLLARD WITH LIGHT FOR PEDESTRIAN PATHS AND INTERIOR WALKS

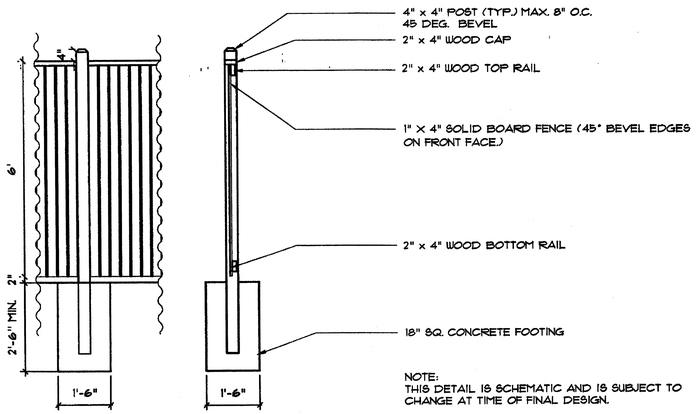
NOTES:
1. COLOR TO BE COORDINATED WITH SITE FURNITURE.
2. TO BE LOCATED WITHIN COURTYARD AND SPECIAL FEATURE AREAS.

5/9 BOLLARD LIGHT
PICTORIAL — 05B-277 — N.T.S.



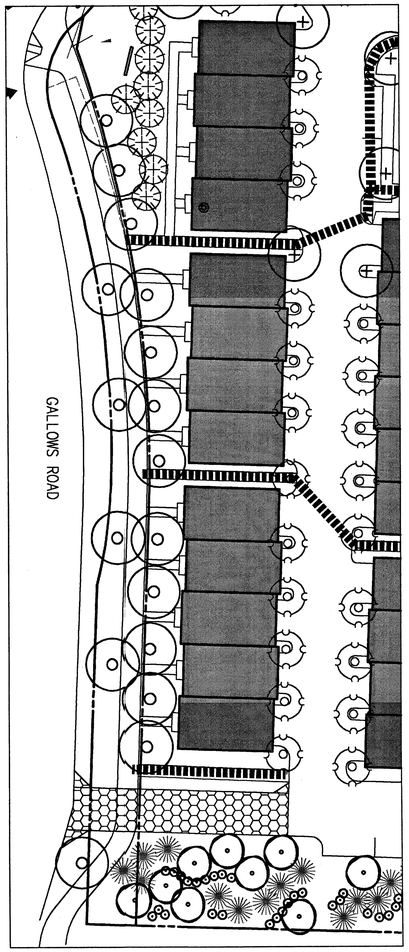
DETAIL IS A REPRESENTATION OF POTENTIAL EXERCISE STATION ALONG LOOP TRAIL. INDIVIDUAL STATIONS WILL HAVE VARYING EQUIPMENT.

3/9 EXERCISE STATION
PICTORIAL — 10M-014 — N.T.S.



NOTE:
THIS DETAIL IS SCHEMATIC AND IS SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.

6/9 WOOD SCREEN FENCE
ELEVATION/SECTION — 04A-109 — 1/2" = 1'-0"



GALLOWS ROAD DETAIL
NOT TO SCALE

RZ/FDP 2003-PR-008 CSB
APPROVED DEVELOPMENT PLAN
APPLICATION NO. STAFF
(DP) (GDP) (CDP) (FDP) 3/14/04
SEE PROFFERS DATED 3/15/04
DATE OF (BOS) (PC) APPROVAL
SHEET 10 OF 13

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE - SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)610-9213 ■ 7257 MARKET STREET, FREDERICK, MD

THE RESERVE AT TYSONS CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE DETAILS

VIKA REVISIONS

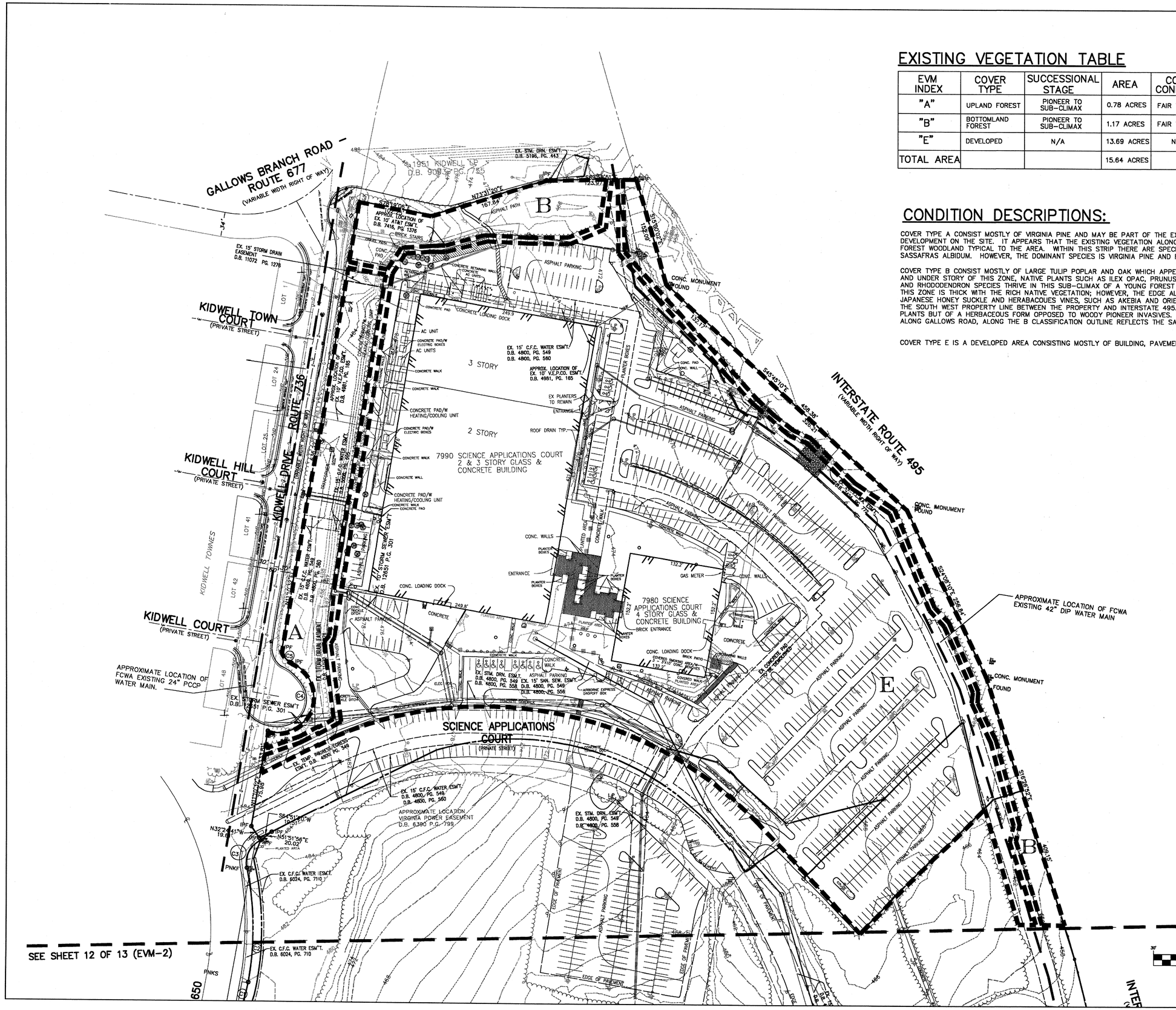
REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003
REV: AUGUST 8, 2003
REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.

SCALE: AS NOTED

PROJECT/FILE NO. 2002075

SHEET NO. 10 OF 13



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	UPLAND FOREST	PIONEER TO SUB-CLIMAX	0.78 ACRES	FAIR TO POOR	VIRGINIA PINE	SEE DESCRIPTIONS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	1.17 ACRES	FAIR TO POOR	RED MAPLE	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	13.69 ACRES	N/A	N/A	
TOTAL AREA			15.64 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE A CONSIST MOSTLY OF VIRGINIA PINE AND MAY BE PART OF THE EXISTING VEGETATION THAT STOOD BEFORE ANY DEVELOPMENT ON THE SITE. IT APPEARS THAT THE EXISTING VEGETATION ALONG KIDWELL DRIVE MAY BE REMNANTS OF A PREEXISTING FOREST WOODLAND TYPICAL TO THE AREA. WITHIN THIS STRIP THERE ARE SPECIES SUCH AS: JUGLANS NIGRA, ACER RUBRUM, SASSAFRAS ALBIDUM. HOWEVER, THE DOMINANT SPECIES IS VIRGINIA PINE AND FADES INTO DECIDUOUS VEGETATION.

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION; HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERABACOUES VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OUTLINE REFLECTS THE SAME.

COVER TYPE E IS A DEVELOPED AREA CONSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANICURE LAWNS AND GRASS AREAS.

RZ/FDP 2003-PR-008

APPLICATION NO _____ STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/14/04

DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 11 OF 13

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

GRAPHIC SCALE

30' 0 15 30 60 120

(IN FEET)
1 inch = 60' ft.

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MCLEAN, VA FREDERICK, MD

THE RESERVE AT TYSON'S CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REV:	MAR. 11, 2004
REV:	MAR. 10, 2004
REV:	MAR. 1, 2004
REV:	FEB. 17, 2004
REV:	JAN. 9, 2004
REV:	SEPT. 2, 2003
REV:	AUG. 8, 2003
REV:	JULY 10, 2003
REV:	APRIL 24,2003
REV:	APRIL 2, 2003
DATE:	JAN 17, 2003
DES. DLK	DWN. DLK
SCALE:	1"=60'
PROJECT/FILE NO.	EVM-1
SHEET NO.	11 OF 13

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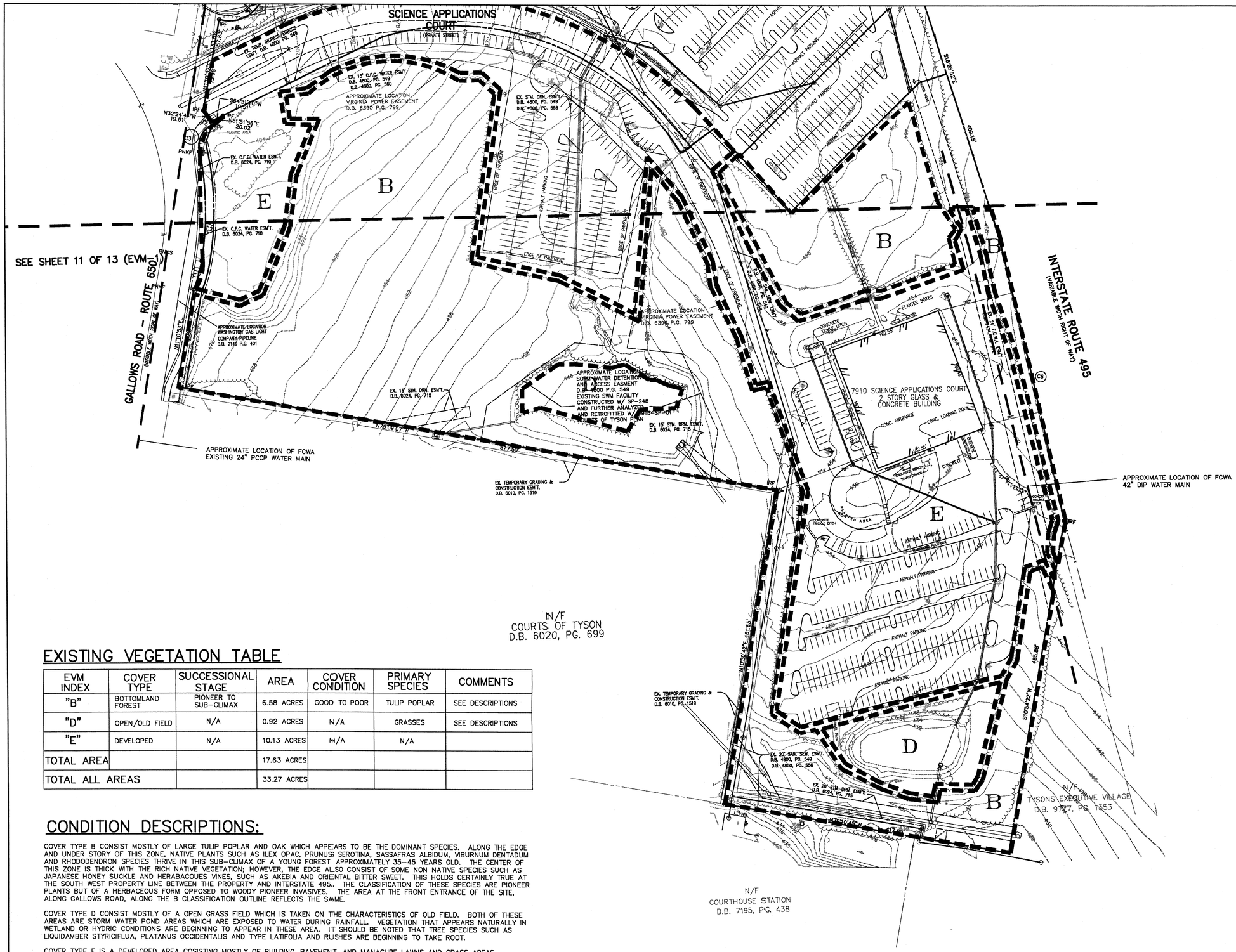

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	6.58 ACRES	GOOD TO POOR	TULIP POPLAR	SEE DESCRIPTIONS
"D"	OPEN/OLD FIELD	N/A	0.92 ACRES	N/A	GRASSES	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	10.13 ACRES	N/A	N/A	
TOTAL AREA			17.63 ACRES			
TOTAL ALL AREAS			33.27 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION; HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERABACOUES VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495.. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OUTLINE REFLECTS THE SAME.

COVER TYPE D CONSIST MOSTLY OF A OPEN GRASS FIELD WHICH IS TAKEN ON THE CHARACTERISTICS OF OLD FIELD. BOTH OF THESE AREAS ARE STORM WATER POND AREAS WHICH ARE EXPOSED TO WATER DURING RAINFALL. VEGETATION THAT APPEARS NATURALLY IN WETLAND OR HYDRIC CONDITIONS ARE BEGINNING TO APPEAR IN THESE AREA. IT SHOULD BE NOTED THAT TREE SPECIES SUCH AS LIQUIDAMBER STYRICIFLUA, PLATANUS OCCIDENTALIS AND TYPE LATIFOLIA AND RUSHES ARE BEGINNING TO TAKE ROOT.

COVER TYPE E IS A DEVELOPED AREA COSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANACURE LAWNS AND GRASS AREAS.

RZ/FDP 2003-PR-008
APPLICATION NO_____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/14/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 12 OF 13

COMMONWEALTH OF VIRGINIA
JOHN A. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

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

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MCLEAN, VA FREDERICK, MD

THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REV:	MAR. 11, 2004
REV:	MAR. 10, 2004
REV:	MAR. 1, 2004
REV:	FEB. 17, 2004
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REV:	AUG. 8, 2003
REV:	JULY 10, 2003
REV:	APRIL 24, 2003
REV:	APRIL 2, 2003
DATE:	JAN 17, 2003
DES. DLK	DWN. DLK
SCALE:	1"=60'
PROJECT/FILE NO.	EVM-2
SHEET NO.	12 OF 13

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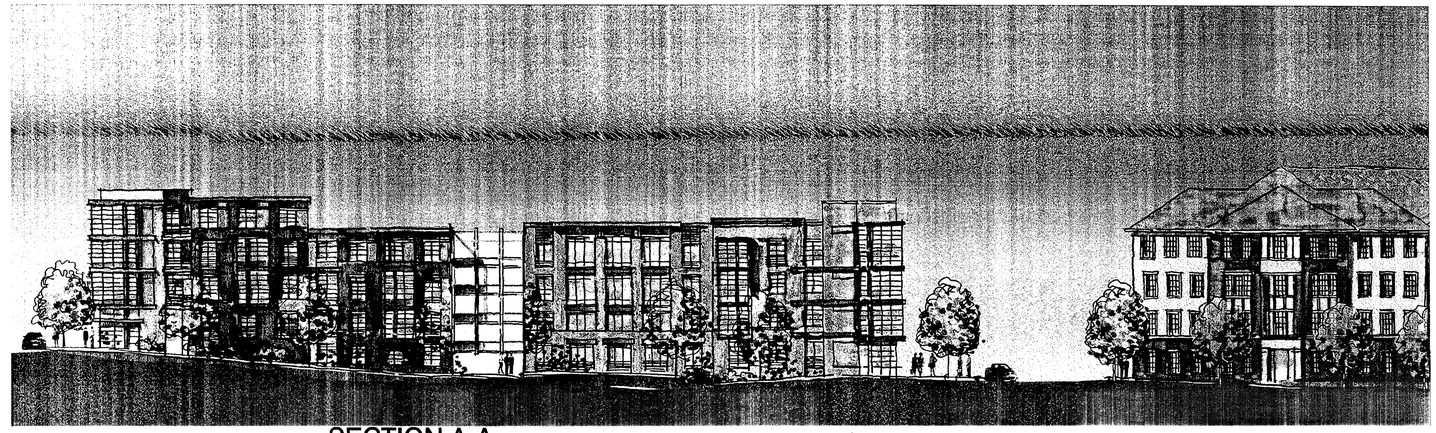
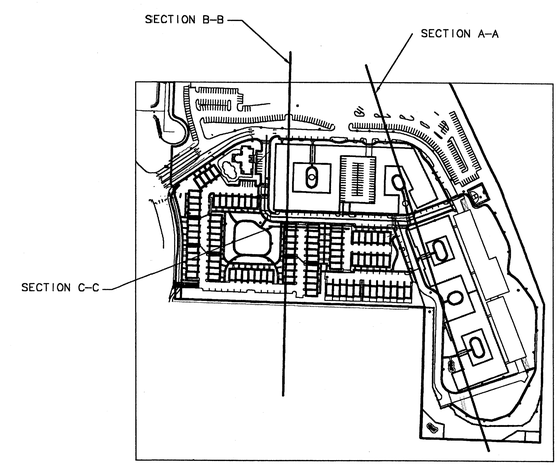


SECTION A-A

SECTION B-B

SECTION C-C



RZ/FDP 2003-PR-008

APPLICATION NO CSB
STAFF
APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 3/14/04

SEE PROFFERS DATED 3/15/04

DATE OF (BOS)(PC) APPROVAL 3/15/04

SHEET 13 OF 13

COMMONWEALTH OF VIRGINIA
JOHN C. MATETTI
NO. 11447
3/14/04
PROFESSIONAL ENGINEER

REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003

THE RESERVE AT TYSONS CORNER

TYSONS CORNER, VA.

LINCOLN PROPERTY COMPANY

SK&I Architectural Design Group

Scale: 1/32"=1'
Date: 08/08/2003

A13

13 OF 13

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