TOWERS CRESCENT

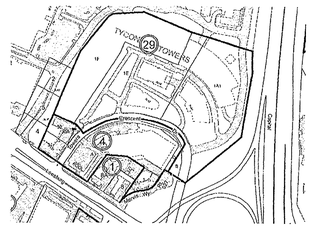
CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

RZ/FDP 2006-PR-028

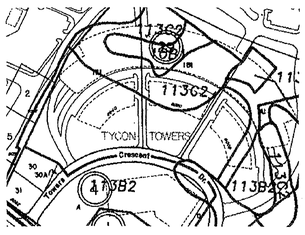
MCLEAN, VIRGINIA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST 2, 2006
(REVISED MARCH 15, 2007)
(REVISED APRIL 25, 2007)
(REVISED JULY 18, 2007)
(REVISED SEPTEMBER 17, 2007)



VICINITY MAP
SCALE: 1"=500'
TM NO. 39-2 ((29)) 1-A1
TM NO. 39-2 ((29)) B
TM NO. 39-2 ((29)) 1-E
TM NO. 39-2 ((29)) 1-F



SOILS MAP
SCALE: 1"=500'
TM NO. 39-2 ((29)) 1-A1
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Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 1 of 21

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Department of Planning & Zoning
SEP 17 2007
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

JOB NUMBER 6082
SHEET 1 OF 21

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL AND FINAL DEVELOPMENT PLAN CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2((29))-1A1, B, 1E & 1F. THE PROPERTY IS CURRENTLY ZONED C-4. PARCELS 1A1 & B ARE OWNED BY TYCON TOWER I INVESTMENT, LIMITED PARTNERSHIP (DB 7816, PG 1386). PARCEL 1E IS OWNED BY TOWERS CRESCENT, LLC (D.B. 16758,PG. 1280). PARCEL 1F IS OWNED BY TOWERS CRESCENT LAND, LLC (DB 16873 PG919).

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. OCTOBER 1997 THE CONTOUR INTERVAL IS TWO (2) FEET.

4. BOUNDARY INFORMATION PREPARED BY VIKA INC. DATED OCTOBER 1997.

5. THE PROPERTY IS LOCATED IN LAND UNIT P, SUB UNIT P-3 OF THE TYSONS CORNER URBAN CENTER PLAN AND LIES WITHIN AT SIGN CONTROL AND HIGHWAY CORRIDOR OVERLAY DISTRICTS. THE ADOPTED COMPREHENSIVE PLAN RECOMMENDEDS OFFICE AND SUPPORT RETAIL AND -RETAIL AND SERVICE USED, UP TO 1.65 FAR AND A MAXIMUM HEIGHT OF 205 FEET. THE COMP PLAN ALSO PROVIDES FOR ALTERNATIVE LAND USED INCLUDING RESIDENTIAL USES WITH A POTENTIAL MAXIMUM FAR OF 2.475. THE PROPOSED DEVELOPMENT PLAN IS CONFORMANCE WITH THE COMPREHENSIVE PLAN (SEE WAIVERS AND MODIFICATIONS ON THIS SHEET).

6. PUBLIC WATER AND SANITARY SEWER (PROVIDED BY THE CITY OF FALLS CHURCH AND FAIRFAX COUNTY OFFICE OF WASTE MANAGEMENT, DPWES RESPECTIVELY) ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

7. STORMWATER MANAGEMENT AND WATER QUALITY (BMP) FACILITIES EXIST ON THE SITE IN AN ABOVE GROUND EXTENDED DETENTION POND AND A PROPOSED STORM FILTER SYSTEM AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPWES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE P.F.M. STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. ADDITIONAL UNDERGROUND WATER QUALITY FACILITY SHALL PROVIDED FOR AREAS SOUTH TOWARDS TOWERS CRESCENT DRIVE.

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. AN EXISTING 17 STORY OFFICE STRUCTURE CURRENTLY EXISTS ON PARCEL 1A1. THIS STRUCTURE, WAS COMPLETED IN 1987, AND IS TO REMAIN. AN EXISTING 9 STORY OFFICE BUILDING AND AN EXISTING 5 STORY OFFICE BUILDING ON PARCEL 1E, CONSTRUCTED IN 2001, ARE TO REMAIN.

11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO. FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY.

12. AS RECOMMENDED BY THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION, THERE IS AN 8' PEDESTRIAN TRAIL PROPOSED ALONG THE WESTERN SIDE OF THE ACCESS ROAD ADJACENT TO THE I-495 FRONTAGE OF THE PROPERTY.

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 ARE PROVIDED FOR COMPARISON PURPOSES. THE PROPERTY IS TO BE REZONED TO PDC, AND THERE ARE NO REQUIRED ANGLES AT BULK PLANE.

15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.

16. THE DEVELOPMEINT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED HEREIN.

17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, PROVIDED THE MODIFICATIONS ARE IN GENERAL CONFORMITY WITH THAT SHOWN AND PROVIDED AND THE AMOUNT 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 PROVIDED THE FOOTPRINTS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN. THE NUMBER OF PARKING SPACES OUTSIDE AND INSIDE THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP LESS GFA AND A FEWER NUMBER OF DWELLING UNITS THEN THAT REPRESENTED IN THE TABULATION AND TO ADJUST THE NUMBER OF PARKING SPACES BASED ON THE ACTUAL AMOUNT OF GFA, SPECIFIC USES AND NUMBER OF DWELLING UNITS CONSTRUCTED, IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF REZONING.

19. ADDITIONAL SITE FEATURES SUCH AS ADDITIONAL PLAZA DEVELOPMENT, ROOFTOP AMENITIES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED AS ALLOWED BY THE ZONING ORDINANCE.

20. NO ADDITIONAL IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.

21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT HAVE AN ADVERSE IMPACT ON ADJACENT OR NEIGHBORING PROPERTIES.

22. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS PRESCRIBED BY ARTICLE 11. ON SITE PARKING MAY BE LOCATED IN THE UNDERGROUND GARAGE, ON THE SURFACE AND WITHIN THE ABOVE GROUND GARAGE SO LONG AS THE DESIGN IS IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE AND OF THE SIGN CONTROL OVERLAY DISTRICT.

24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

25. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

26. 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.

27. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.

28. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.

29. THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PRELIMINARY PLAN.

30. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL ROADS MAY CHANGE PROVIDED THEY CONFORM TO THE STANDARDS SPECIFIED IN THE COUNTY PUBLIC FACILITIES MANUAL (PFM) AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. ALL PRIVATE ROADS WILL COMPLY WITH THE FIRE MARSHAL REQUIREMENTS.

31. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE PROPERTY. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

32. A STATEMENT OF THOSE SPECIAL AMENITIES THAT SHALL BE PROVIDED WITHIN THE PLANNED UNIT DEVELOPMENT, THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION, AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE SPECIFIED IN THE PROFFERED CONDITIONS.

OVERRALL SITE TABULATION

ZONING:

EXISTING ZONING: C-4 (HC) (SC)
PROPOSED ZONING: PDC (HC) (SC)

LAND AREA::

T.M. 39-2-((29))-1A1	7.11490 AC	(309,925 SF)
T.M. 39-2-((29))- B	0.17104 AC	(7,451 SF)
T.M. 39-2-((29))-1E	5.24258 AC	(228,367 SF)
T.M. 39-2-((29))-1F	5.52048 AC	(240,472 SF)
TOTAL SITE AREA	18.0490 AC	(786,215 SF)
PREVIOUS DEDICATION*	0.5029 AC	(PHASE I-5055-SP-02)
TOTAL AREA FOR DENSITY	18.5519 AC	(808,121 SF)

*NOTE: SEE D.B. 5967, PG. 568 AND D.B. 6051, PG. 160

FLOOR AREA RATIO (FAR): (SEE COMPREHENSIVE PLAN NOTE)

PERMITTED FAR: 2.475
PROVIDED FAR:* 2.403
*NOTE: PROVIDED FAR DOES NOT INCLUDE 5,712 SF OF RESIDENTIAL (CELLAR)

GROSS FLOOR AREA (GFA):

TOTAL COMMERCIAL GFA: 1,028,326 GFA
TOTAL RESIDENTIAL GFA: 913,869 GFA (NOT INCLUDING CELLAR)
TOTAL GFA:* 1,942,195 GFA
*NOTE: TOTAL GFA DOES NOT INCLUDE 5,712 SF OF RESIDENTIAL CELLAR)

DEVELOPMENT BREAKDOWN:

GFA IN EACH BUILDING:

BUILDING A (EXISTING)	425,536 SF
BUILDING B (EXISTING)	212,973 SF
BUILDING C (EXISTING)	81,380 SF
BUILDING D	248,455 SF ±
BUILDING E	211,176 SF ±
BUILDING F	293,078 SF ±
BUILDING G	164,473 SF ±
BUILDING D, E & G PODIUM*	310,836 SF ±
TOTAL	1,947,907 GFA

*NOTE: PODIUM CONTAINS 15,359 SF OF RETAIL AND 295,477 SF OF RESIDENTIAL, INCLUDING 5,712 SF OF RESIDENTIAL CELLAR.

OFFICE:

BUILDING A (EXISTING)	402,015 SF
BUILDING B (EXISTING)	196,702 SF
BUILDING C (EXISTING)	65,259 SF
BUILDING F	273,682 SF
TOTAL OFFICE	937,658 GFA

OTHER COMMERCIAL:

BUILDING A (EXISTING):	
- RESTAURANT	22,026 SF
- ACCESSORY COMMERCIAL	1,495 SF
BUILDING B (EXISTING):	
- RETAIL	13,451 SF
- ACCESSORY COMMERCIAL	2,820 SF
BUILDING C (EXISTING):	
- RESTAURANT	13,732 SF
- RETAIL	2,389 SF
BUILDING F:	
- RESTAURANT	19,396 SF
BUILDING D, E & G PODIUM:	
- RETAIL	15,359 SF
TOTAL RESTAURANT	55,154 SF
TOTAL RETAIL	31,199 SF
TOTAL ACCESSORY COMMERCIAL	4,315 SF
TOTAL OTHER COMMERCIAL	90,668 SF
TOTAL (OFFICE/OTHER COMMERCIAL)	1,028,326 GFA

RESIDENTIAL:

RESIDENTIAL GFA ABOVE CELLAR	913,869 SF
RESIDENTIAL GFA IN CELLAR	5,712 SF
TOTAL RES 750 TO 919 UNITS	919,581 GFA

OPEN SPACE:

OPEN SPACE REQUIRED = 15%
OPEN SPACE PROVIDED = 43% (INCLUDES PLAZA AREAS)

BUILDING HEIGHT: (AVERAGE GRADE FOR BUILDINGS B THROUGH G: 475.50')*

BUILDING	MAX.# OF STORIES	MAX. HEIGHT	ELEVATION FROM MEAN SEA LEVEL*
A**	17	204'/236'	692'/724'
B	9	140'	615.5'
C	5	85'	560.5'
D	18	194.5'	670'
E	17	184.5'	660'
F***	13	185'/213'	660.5'/688.5"
G	16	174.5'	650'
PARKING STRUCTURE		50'	

*NOTE: AVERAGE GRADE (G=475.5') WAS DETERMINED FROM AN AVERAGE GRADE STUDY FOR BUILDINGS B THROUGH G AS SHOWN AND EXHIBITED ON SHEET 5. SEE SHEET 18 FOR MEAN SEA LEVEL EXHIBIT.

**NOTE: BUILDING A AVERAGE GRADE = 488' PER 5055-SP-02. ROOF/CROWN HEIGHTS AND ELEVATIONS SHOWN RESPECTIVELY.

***NOTE: BUILDING 'F', AS ORIGINALLY APPROVED, HAS BEEN REDUCED FROM 15-STORIES TO 13-STORIES AND 200-FEET TO 185-FEET. ROOF/CROWN HEIGHTS AND ELEVATIONS SHOWN RESPECTIVELY.

INTERIOR PARKING LOT LANDSCAPING:

BUILDING 'F' PARKING LEVEL P6 = 23,645 SF
REQUIRED LANDSCAPING AREA (5%) = 1,183 SF
PROVIDED LANDSCAPING AREA (5.5%) = 1,300 SF

PARKING: (SEE NOTE #22)

RESIDENTIAL: (750-919 DWELLING UNITS TOTAL IN BUILDINGS D, E, G & PODIUM)
(919 UNITS X 1.6) = 1,470

OFFICE: (TOTAL OFFICE + TOTAL ACCESSORY COMMERICAL USES IN BUILDINGS A, B, C, & F)
(937,658 + 4,315)/1000 X 2.6 = 2,450

OTHER COMMERCIAL:

BUILDING A - EATING ESTABLISHMENT
(356 SEATS, 6 BAR, 25 EMPLOYEES)
(356/4) + (6/2) + (25/2) = 105

BUILDING B - RETAIL
(13,451 GSF X 80% = 10,761 SF NET FLOOR AREA)
(1,000/200) + (9,761/1000) X 6 = 64

BUILDING C - EATING ESTABLISHMENT
(310 SEATS, 80 BAR, 35 EMPLOYEES)
(310/4) + (80/2) + (35/2) = 135

BUILDING C - RETAIL
(2,389 GSF X 80% = 1,912 SF NET FLOOR AREA)
(1,000/200) + (912/1000) X 6 = 11

BUILDING F - EATING ESTABLISHMENT
(400 SEATS, 16 BAR, 36 EMPLOYEES)
(400/4) + (16/2) + (36/2) = 126

BUILDING D, E & G PODIUM - RETAIL/RESTAURANT*
(380 SEATS, 24 EMPLOYEES)
(380/4) + (24/2) = 107

TOTAL REQUIRED PARKING = 4,468
TOTAL PARKING PROVIDED(INCLUDING SURFACE PARKING) = 4,468
*NOTE: NON-RESIDENTIAL USES IN BUILDING D, E, & G PODIUM PARKED AS RESTAURANT TO DEMONSTRATE MAXIMUM PARKING REQUIREMENT.

LOADING:

REQUIRED 13 PER ARTICLE 11-201
PROVIDED BUILDING A = 2
BUILDING B = 3
BUILDING C = 2
BUILDING F = 2
BUILDING D = 2
BUILDING G = 2
TOTAL = 13

COMPREHENSIVE PLAN NOTE:

FAR IS BASED ON UTILIZING THE ALTERNATIVE LAND USE GUIDELINES IN THE TYSONS CORNER URBAN CENTER SECTION OF THE COMPREHENSIVE PLAN. THIS PERMITS CONVERTING PLANNED COMMERCIAL SQUARE FOOTAGE TO RESIDENTIAL USE, WITH A RATIO THAT ALLOWS 1 SQUARE FOOT OF PLANNED COMMERCIAL USE TO CONVERT TO 3 SQUARE FEET OF RESIDENTIAL USE. CALCULATIONS FOR THIS APPLICATION ARE BASED ON THE COMPREHENSIVE PLAN RECOMMENDATION FOR OFFICE DEVELOPMENT ON THE SITE AT AN FAR OF 1.65 AS FOLLOWS

SITE AREA (808,121 SF) X 1.65 = 1,333,400 SF (COMMERCIAL FAR)
1,333,400 - EXISTING AND PROPOSED COM GSF (1,028,326) = 305,074 SF
305,074 SF X 3 = 915,222 SF OF ALLOWABLE RESIDENTIAL USE (NOT INCLUDING CELLAR)
(MAX FAR = 1.5 X 1.65 = 2.475)

AFFORDABLE HOUSING TABULATIONS

I. IN ACCORDANCE WITH PART 8 OF ARTICLE 2, SECTION 2-803, DEVELOPMENTS EXEMPT FROM THE AFFORDABLE DWELLING UNIT PROGRAM OF THE FAIRFAX COUNTY ZONING ORDINANCE, NUMBER 1, ANY MULTIPLE FAMILY DWELLING UNIT STRUCTURE WHICH IS CONSTRUCTED OF BUILDING CONSTRUCTION TYPES 1, 2, 3, OR 4, AS SPECIFIED IN THE VIRGINIA UNIFORM BUILDING CODE (VUSBC) IS EXEMPT FROM THE PROVISIONS OF SECTION 2-802, NUMBER 5. C. THEREFORE IN ACCORDANCE WITH THIS AFORE REFERENCED ZONING ORDINANCE PROVISION NO AFFORDABLE DWELLING UNITS ARE PROPOSED WITH THIS DEVELOPMENT AND NO BONUS DENSITY IS BEING REQUESTED.

NOTE:

ALL FIRE LANE/STREET AREAS ARE TO SUPPORT FIRE DEPT. VEHICLES
450 P.S.F. LIVE LOAD/ 21.5 k.p.a.

WAIVERS AND MODIFICATIONS

1. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.
2. A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS BETWEEN MULTI-FAMILY RESIDENTIAL AND OFFICE/COMMERCIAL WITHIN THE PROPOSED DEVELOPMENT.
3. A MODIFICATION OF THE TRAIL REQUIREMENT ALONG THE I-495 CAPITAL BELTWAY IN FAVOR OF THE FCDOT PREFERRED OPTION REFERENCED IN NOTE #12.
4. A WAIVER OF ZONING ORDINANCE SECTION 17-201 TO PROVIDE AN INTER-PARCEL CONNECTION WITH PARCELS 0392-04-0030 AND 0392-04-003A.
5. A MODIFICATION OF SECTION 6-206 PAR. 5 OF THE ZONING ORDINANCE TO ALLOW DWELLINGS AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES (47% AS OPPOSED TO 33.3% OF THE TOTAL GFA).
6. A PFM MODIFICATION TO PROVIDE UNDERGROUND STORMWATER MANAGEMENT QUALITY CONTROL FACILITY IN A RESIDENTIAL DEVELOPMENT.

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 2 of 21

COMMONWEALTH OF VIRGINIA
9/7/07
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TOWERS CRESCENT
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CDP/FDP
NOTES AND TABULATIONS

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
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PROJECT/FILE NO. 6082
SHEET NO. 2 OF 21

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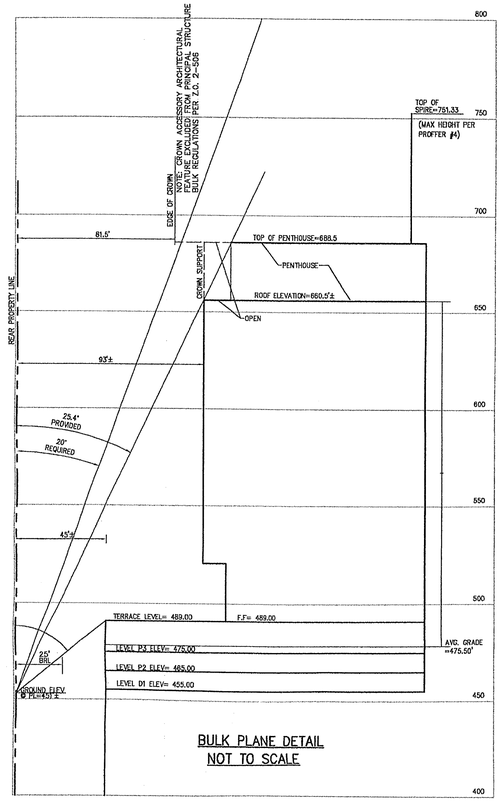


BULK PLANE DETAIL
NOT TO SCALE

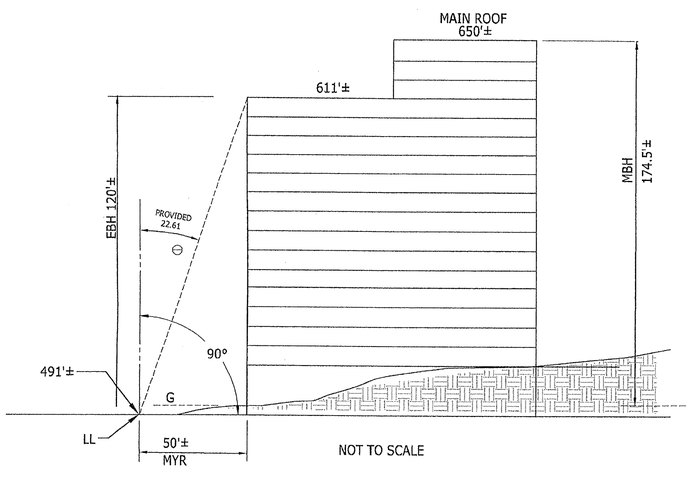
REAR YARD BULK PLANE "F" ILLUSTRATION
(PROPOSED 13 STORY OFFICE BUILDING)

SEE REFERENCE MAP FOR SECTION LOCATION.

⊖ : ANGLE OF BULK PLANE = 20° (REAR YARD) (MIN 25 FEET)
LL : LOT LINE (ELEV = 451.00' ±)
EBH : EFFECTIVE BUILDING HEIGHT (209.5' ±)
MYR : MINIMUM YARD REQUIREMENT (76.25±)
MYR PROVIDED: 93'±
MBH : MAXIMUM BUILDING HEIGHT (185')
G : GRADE FOR HEIGHT CALCULATIONS= 475.50' ±

$$MYR = EBH \tan \ominus$$

$$EBH = \frac{MYR}{\tan \ominus}$$



FRONT YARD BULK PLANE "G2" ILLUSTRATION
(PROPOSED 16 STORY RESIDENTIAL BUILDING)

SEE REFERENCE MAP FOR SECTION LOCATION

⊖ : ANGLE OF BULK PLANE = 25° (FRONT YARD) (MIN 40 FEET)
LL : LOT LINE (ELEV =491±)
EBH : EFFECTIVE BUILDING HEIGHT (120' ±)
MYR : MINIMUM YARD REQUIREMENT 55.95' ±)
MYR PROVIDED: 50'±
MBH : MAXIMUM BUILDING HEIGHT (174.5'±)
G : GRADE FOR HEIGHT CALCULATIONS = 475.5' ±

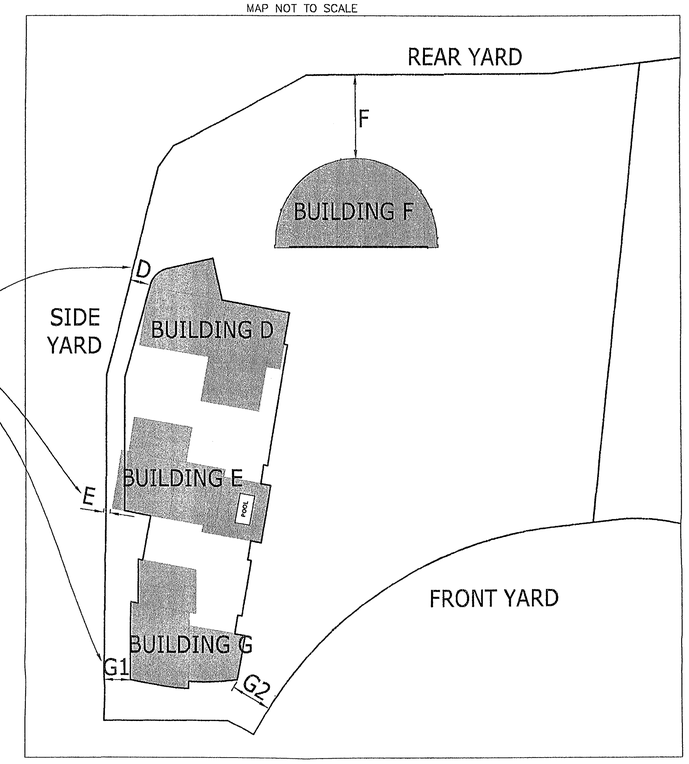
$$MYR = EBH \tan \ominus$$

$$EBH = \frac{MYR}{\tan \ominus}$$

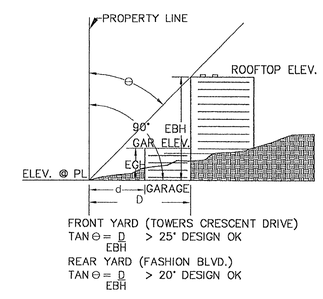
BULK PLANE: REFERENCE MAP

MAP NOT TO SCALE

NO
BULK PLANE
IN C-4
SIDE YARD=0'
FOR D, E & G-1



BULK PLANE ILLUSTRATION



Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 3 of 21

1. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC ZONING DISTRICT. THESE GRAPHIC DEPICTIONS OF THE C-4 DISTRICT REQUIREMENTS ARE FOR COMPARISON PURPOSES AND REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PARAGRAPH 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.

2. SEE SHEET 5 FOR AVERAGE GRADE STUDY.

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT A. COCHRAN
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PROFESSIONAL ENGINEER

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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

BULK PLANE CALCULATIONS

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. RO | DWN. JA
SCALE:
PROJECT/FILE NO. 6082
SHEET NO. 3 OF 21

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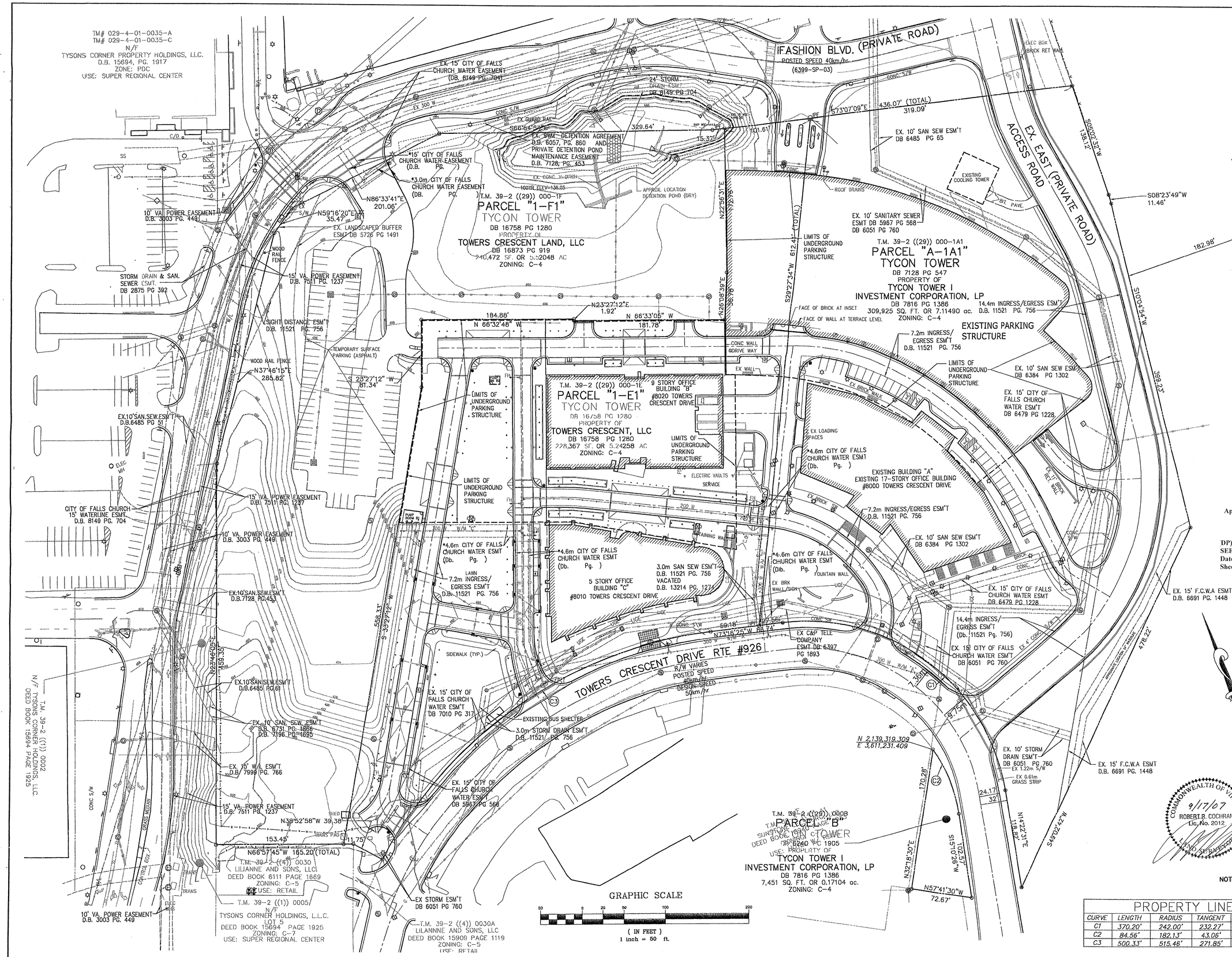

LEGEND

- = SIGN
- = SANITARY M.H.
- = STORM GRATE
- = WATER MANHOLE
- = LIGHT POLE
- = WATER VALVE
- = ELEC. M.H.
- = STORM DRAIN MANHOLE
- C&G = CURB AND GUTTER
- = TELEPHONE MANHOLE
- = PETROLEUM LINE MARKER
- = CONTROL STATION

Application No RZ/FDP-2006-PR-028 Staff P.B.

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DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
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NOTE: TOPOGRAPHY AROUND EXISTING BUILDINGS OMMITTED FOR CLARITY.

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT B. COCHRAN
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PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	370.20'	242.00'	232.27'	87°38'56"	335.15'	N29°26'57"W
C2	84.56'	182.13'	43.06'	26°36'11"	83.81'	S01°52'21"W
C3	500.33'	515.46'	271.85'	55°36'51"	480.92'	S78°55'27"W

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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

EXISTING CONDITIONS

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. RO | DWN. JA
SCALE: 1"=50'
PROJECT/FILE NO. 6082
SHEET NO. 4 OF 21

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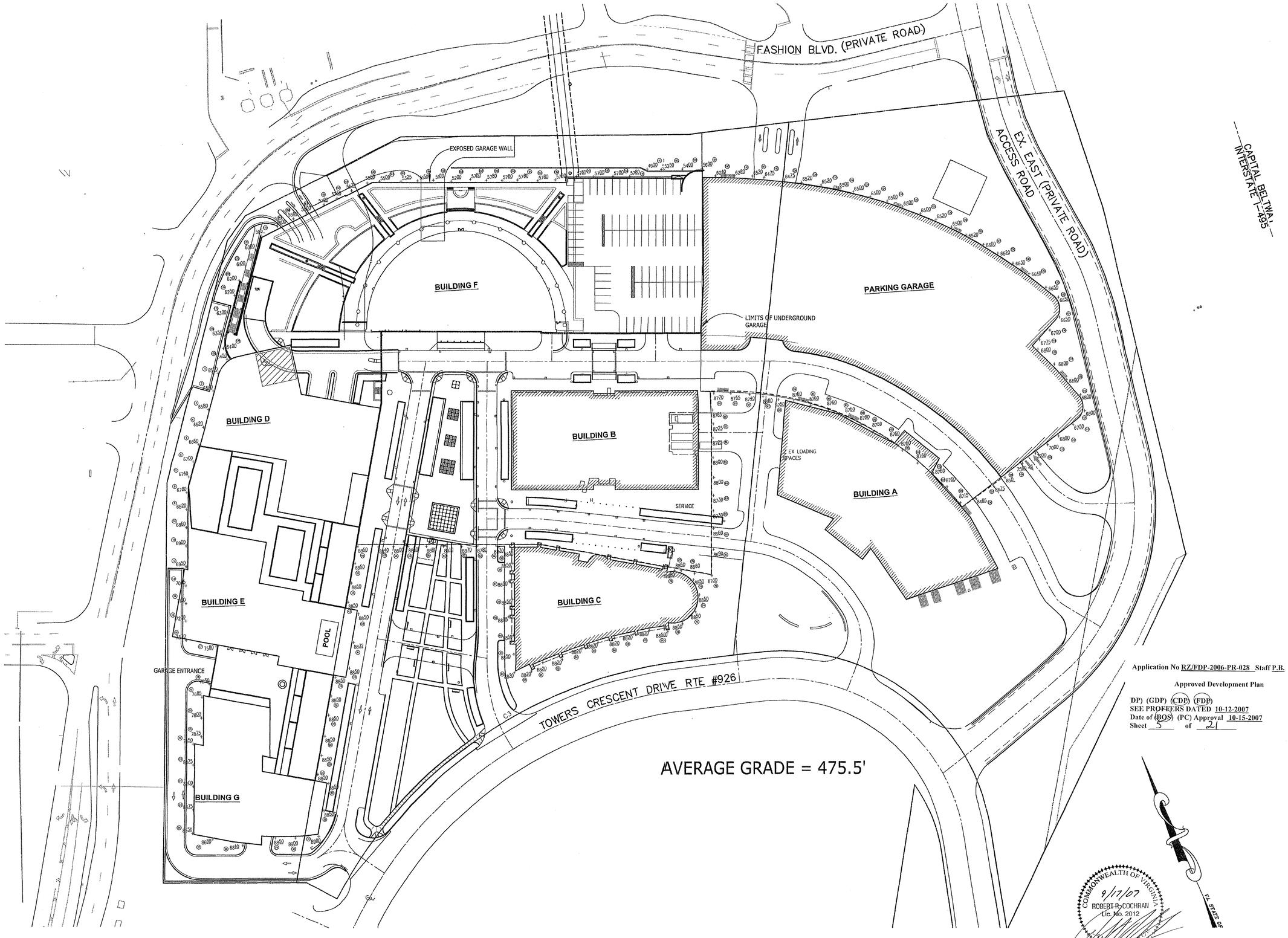
NOTE

SPOT ELEVATIONS:

Point #	Elevation		
1	465.00	91	487.40
2	465.40	92	486.80
3	465.80	93	487.50
4	466.20	94	487.60
5	466.60	95	487.60
6	467.00	96	487.60
7	467.40	97	487.60
8	467.80	98	487.60
9	468.20	99	487.60
10	468.60	100	487.60
11	469.00	101	487.60
12	469.50	102	487.60
13	470.35	103	487.60
14	471.50	104	487.60
15	472.60	105	487.15
16	473.70	106	484.85
17	475.80	107	484.75
18	475.50	108	485.00
19	476.85	109	475.00
20	478.00	110	475.00
21	478.75	111	470.00
22	479.50	112	468.00
23	480.75	113	467.50
24	482.00	114	468.00
25	483.75	115	468.00
26	485.50	116	468.00
27	486.80	117	468.00
28	488.10	118	468.00
29	488.50	119	467.75
30	489.00	120	467.00
31	489.00	121	466.50
32	488.50	122	466.50
33	488.50	123	466.50
34	488.50	124	466.40
35	488.50	125	466.30
36	488.50	126	466.20
37	488.50	127	466.00
38	488.50	128	465.20
39	488.50	129	465.00
40	488.50	130	465.20
41	488.32	131	465.00
42	488.50	132	465.00
43	488.50	133	465.00
44	488.50	134	465.00
45	488.50	135	465.00
46	488.50	136	465.00
47	488.40	137	465.20
48	488.00	138	465.20
49	488.50	139	464.75
50	488.80	140	464.75
51	489.10	141	465.20
52	488.70	142	462.80
53	487.80	143	460.40
54	488.30	144	456.00
55	488.50	145	454.00
56	488.50	146	452.50
57	488.50	147	449.00
58	488.50	148	457.80
59	488.50	149	457.80
60	488.50	150	457.80
61	488.50	151	457.80
62	488.20	152	457.80
63	488.20	153	457.80
64	488.20	154	457.80
65	488.20	155	457.80
66	488.20	156	457.80
67	488.20	157	457.80
68	488.20	158	452.00
69	488.20	159	451.00
70	488.20	160	451.50
71	488.88	161	453.25
72	488.50	162	455.00
73	488.50	163	455.50
74	488.50	164	456.75
75	488.50	165	457.50
76	488.50	166	457.00
77	488.60	167	455.00
78	488.60	168	455.00
79	487.30	169	456.00
80	486.90	170	458.50
81	486.60	171	460.00
82	487.30	172	461.00
83	487.80	173	462.00
84	488.30	174	462.50
85	488.30	175	463.00
86	487.25	176	463.50
87	487.25	177	464.00
88	487.85	178	464.50
89	487.70		
90	487.55		



Application No RZ/FDP-2006-PR-028 Staff P.B.

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DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
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Sheet 5 of 21

COMMONWEALTH OF VIRGINIA
9/17/07
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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

AVERAGE GRADE STUDY EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006

DES.	DWN.
RO	JA

SCALE: 1"=50'

PROJECT/FILE NO. 6082

SHEET NO. 5 OF 21

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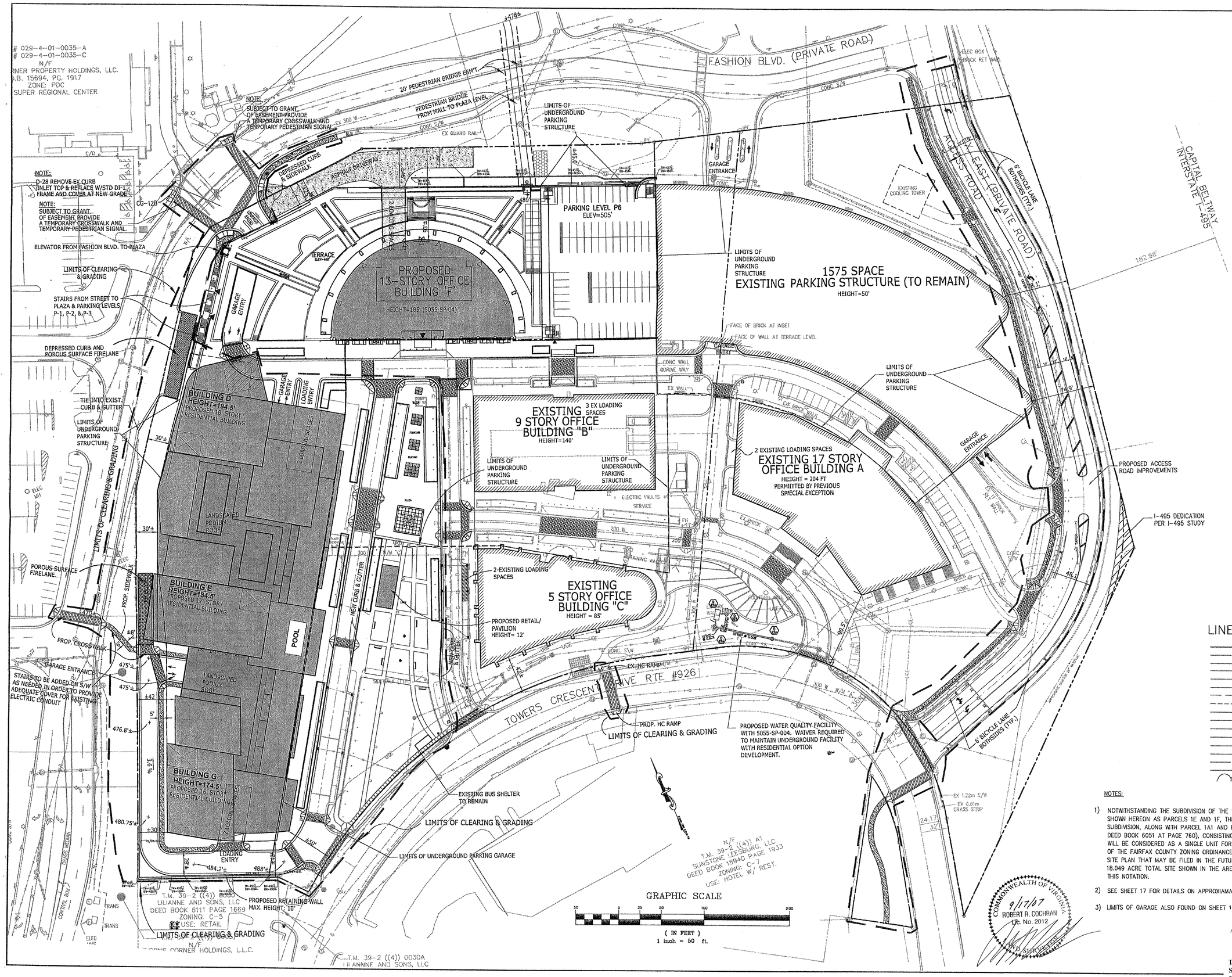

CROSSWALKS

= STRIPED

=STAMPED BRICK

ABBREVIATIONS

EX. ..... EXISTING
CONC. ..... CONCRETE
C.B. ..... CATCH BASIN
C&G ..... CURB AND GUTTER
INV. ..... INVERT OF PIPE
S/W ..... SIDEWALK
BLDG. ..... BUILDING
STY. ..... STORY
DMH ..... STORM DRAIN MANHOLE
SMH ..... SANITARY SEWER MANHOLE
TRN ..... ELECTRICAL TRANSFORMER
DB. ..... DEED BOOK
PG. ..... PAGE
ASPH. ..... ASPHALT
F.F. ..... FINISHED FLOOR ELEVATION
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRIGATED METAL PIPE
SAN. SEW. .. SANITARY SEWER
STM. DRN. .. STORM DRAIN
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
RTE. ..... ROUTE
REC..... RECORD DIMENSION
MEAS ..... MEASURED DIMENSION
P.U.E. .....PERMANENT UNDERGROUND
CO. .....CLEAN OUT

SYMBOLS

STORM DRAIN MANHOLE
ELECTRICAL MANHOLE
FIRE HYDRANT
GAS MANHOLE
GUY POLE
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
CATCH BASIN RIM
SIGN POST
UTILITY MANHOLE

LINE TYPES

BUILDING LINE
BUILDING RESTRICTION LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELE/COMM CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
TREE LINE

NOTES:

1) NOTWITHSTANDING THE SUBDIVISION OF THE 10.76306 ACRE PARCEL SHOWN HEREON AS PARCELS 1E AND 1F, THE ENTIRE AREA OF THIS SUBDIVISION, ALONG WITH PARCEL 1A1 AND PARCEL B (CREATED IN DEED BOOK 6051 AT PAGE 760), CONSISTING OF A TOTAL OF 18.049 ACRES, WILL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSE OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE. ANY SUBDIVISION PLAT OR SITE PLAN THAT MAY BE FILED IN THE FUTURE ON ANY PORTION OF THE 18.049 ACRE TOTAL SITE SHOWN IN THE AREA TAB SHALL INCLUDE THIS NOTATION.

2) SEE SHEET 17 FOR DETAILS ON APPROXIAMATE SPOT GRADE ELEVATIONS.

3) LIMITS OF GARAGE ALSO FOUND ON SHEET 15

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
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LAND SURVEYOR

Application No RZ/FDP-2006-PR-028 Staff P.B.

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DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
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FAIRFAX COUNTY VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. RO | DWN. JA
SCALE: 1"=50'
PROJECT/FILE NO. 6082
SHEET NO. 6 OF 21

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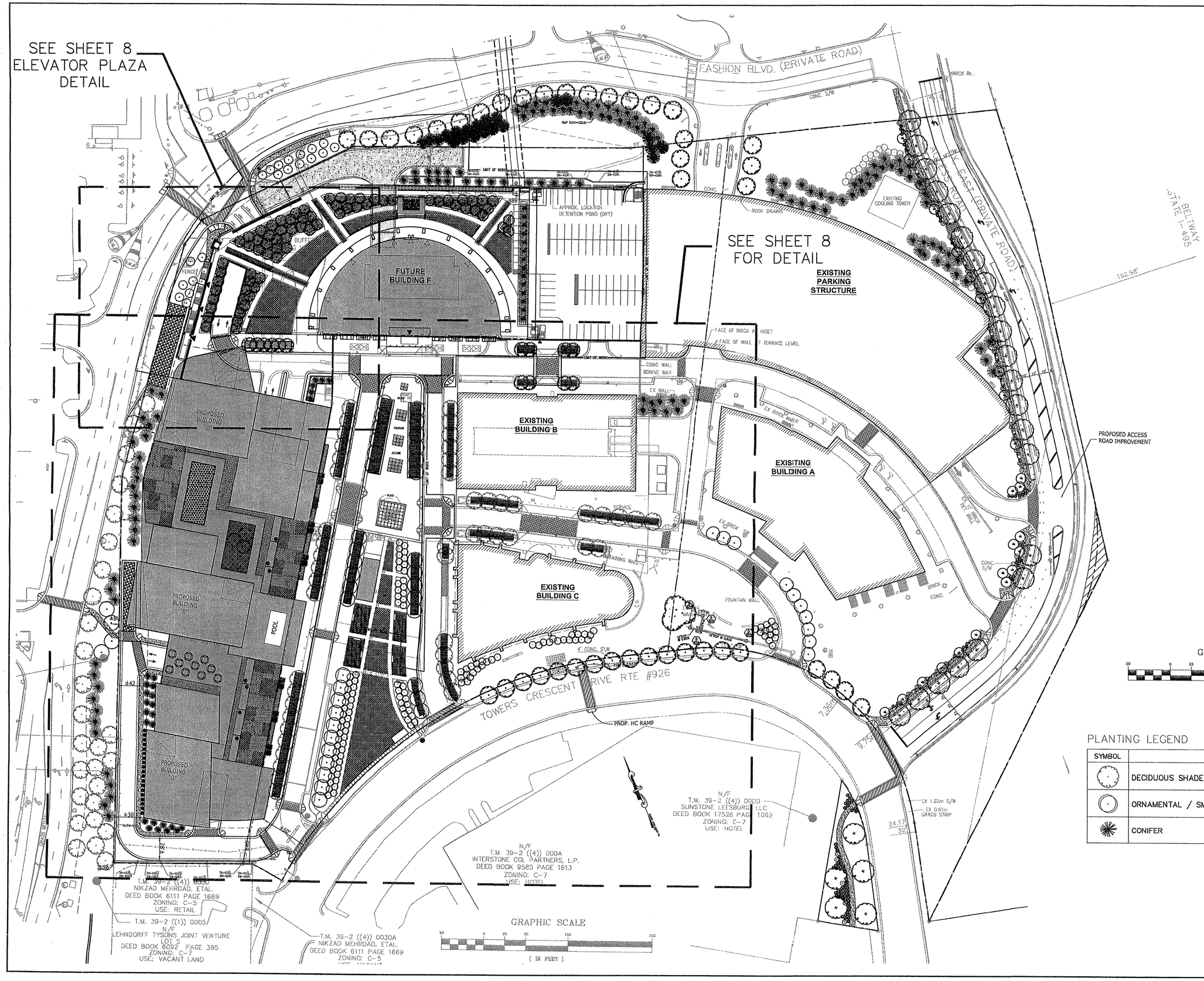

SASAKI
Interdisciplinary Design
64 Pleasant Street, Watertown, Massachusetts 02472 USA
t 617 926 3300 f 617 924 2748 w www.sasaki.com

Application No RZ/FDP-2006-PR-028 Staff P.B.

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SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 7 of 21

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PLANTING LEGEND

SYMBOL	
	DECIDUOUS SHADE / LARGE FLOWERING TREE
	ORNAMENTAL / SMALL FLOWERING TREE
	CONIFER

COMMONWEALTH OF VIRGINIA
9/17/07
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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

PROPOSED LANDSCAPE PLAN
OVERALLL

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DESIGN VIKA | DWN. VIKA
1"=50'
PROJECT/FILE NO. 6082
SHEET NO. 7 OF 21

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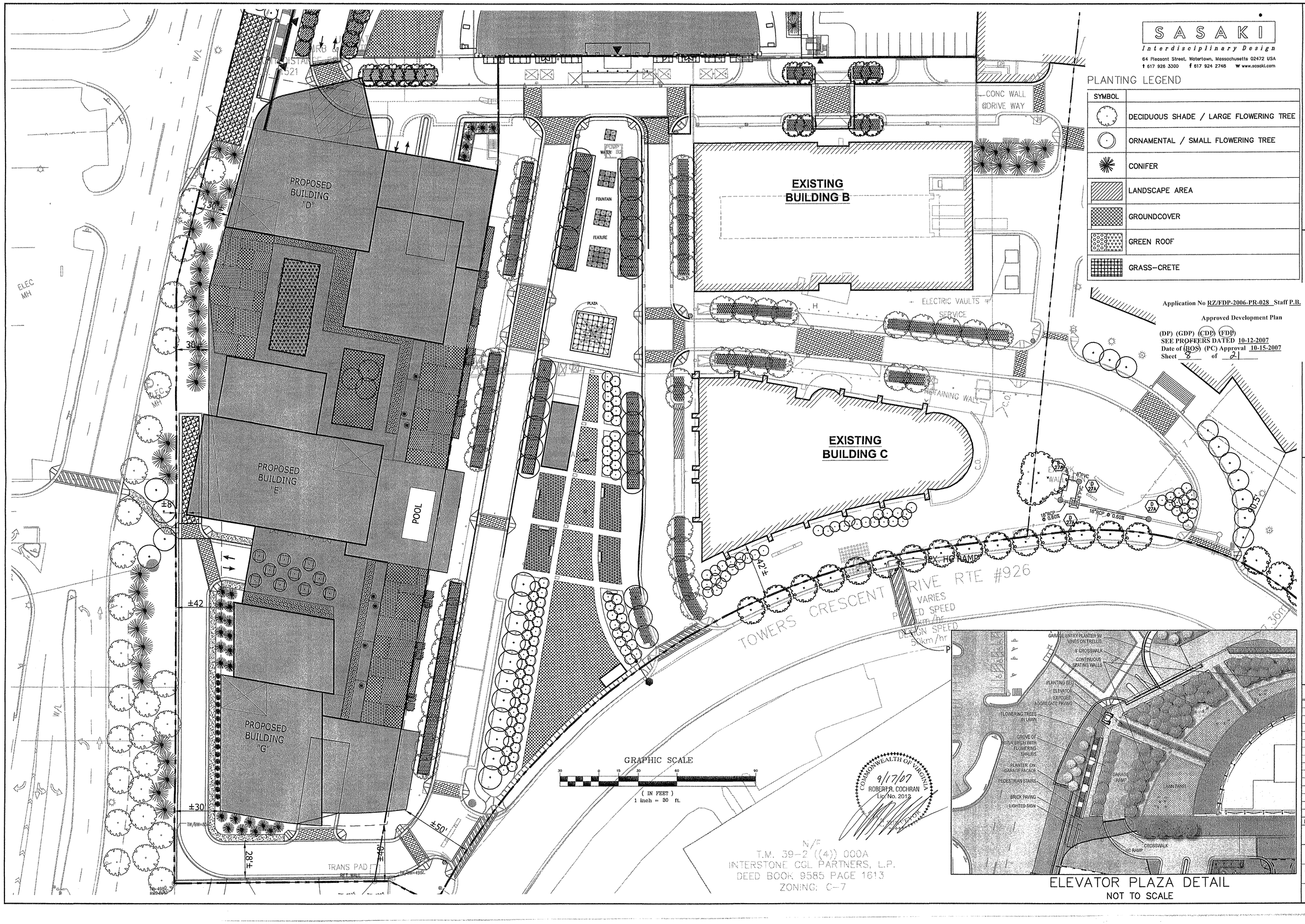

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t 617 926 3300 f 617 924 2748 W www.sasaki.com

PLANTING LEGEND

SYMBOL	
	DECIDUOUS SHADE / LARGE FLOWERING TREE
	ORNAMENTAL / SMALL FLOWERING TREE
	CONIFER
	LANDSCAPE AREA
	GROUNDCOVER
	GREEN ROOF
	GRASS-CRETE

Application No RZ/FDP-2006-PR-028 Staff P.B.

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(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 10-15-2007
Sheet 8 of 21

ELEVATOR PLAZA DETAIL
NOT TO SCALE

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PROPOSED LANDSCAPE PLAN DETAIL

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DWN. JA
1"=30'
PROJECT/FILE NO. 6082
SHEET NO. 8 OF 21

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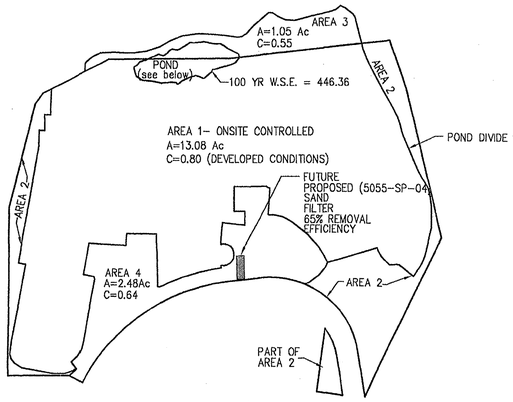


BMP DIVIDE MAP–ULTIMATE DEVELOPED CONDITIONS
1"=200'

BMP FACILITY DESIGN FORMAT–ULTIMATE DEVELOPED CONDITIONS

PLAN NAME: Towers Crescent — DATE: June, 2006

PLAN NUMBER: 5055–SP– 04 — ENGINEER: VIKA, Inc.

WATERSHED DATA

PART 1 – LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	ACRES
1. Onsite Controlled	.80	13.08
2. Onsite Uncontrolled	.38	2.49
3. Offsite Controlled	.55	1.05
4. Onsite Controlled (Future)	.64	2.48

NOTE: RATIONAL FORMULA "C" FACTORS ARE TAKEN FROM THE GENERAL ZONING VALUES LISTED IN PFM CHART A6–19.

PART 2 – COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

AREA OF SITE = 18.05 ACRES

SUBAREA DESIGNATION	"C"	X	ACRES	=	PRODUCT
1. Onsite Controlled	.80	X	13.08		10.46
2. Onsite Uncontrolled	.38	X	2.49		.95
3.					
4. Onsite Controlled (Future)	.64	X	2.48		1.59
			TOTAL	=	13.00
WEIGHTED AVERAGE "C" FACTOR			13.00/18.05	=	0.72

PART 3 – COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1. Onsite Controlled	Ext Dry	40%	0.725	1.111	32.22
2.					
3. Offsite Controlled	Ext Dry	40%	0.058	0.764	1.77
4. Onsite Controlled (future)	Sand Filter	65%	0.137	0.889	7.91
				TOTAL	41.90

PART 4 – DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

	SELECT REQUIREMENT	%
____	FAIRFAX COUNTY & PRINCE WILLIAM COUNTY WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN)	50%
X	NEW DEVELOPMENT CHESAPEAKE BAY PRESERVATION AREA (FAIRFAX)	40%
____	NEW DEVELOPMENT CHESAPEAKE BAY PRESERVATION AREA (PRINCE WILLIAM)	50%
____	REDEVELOPMENT CHESAPEAKE BAY PRESERVATION AREA {1–0.9 X (lpre/lpost)} x 100	= %

PART 5 – DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY

(A) Extended Detention Dry Pond
Chart "A" value (Appendix 4–3) for BMP storage per acre
[(4375 x "C") – 875] or [31.25 x % Imp.] = (a) 2538 cf/ac

Design 1 (48 hour drawdown)
14.12 Ac. x Line 5(a) 2538 = 35,836 cf BMP storage required
71,000 cf BMP storage provided

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 6, 9-11

[X] 3. Provide:

Facility Name / Type & No.	On-Site Area Served (Acres)	Off-Site Area Served (Acres)	Drainage Area (Acres)	Footprint Area (SF)	Storage Volume (CF)	If Pond, Dam Height (FT)
EXTENDED DETENTION BMP	13.08	1.05	14.13	16000	80630	21
SAND FILTER	2.48	N/A	2.48	N/A	N/A	N/A

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4
Pond inlet and outlet pipe systems are shown on Sheet 4

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

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7

[X] 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 9

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9

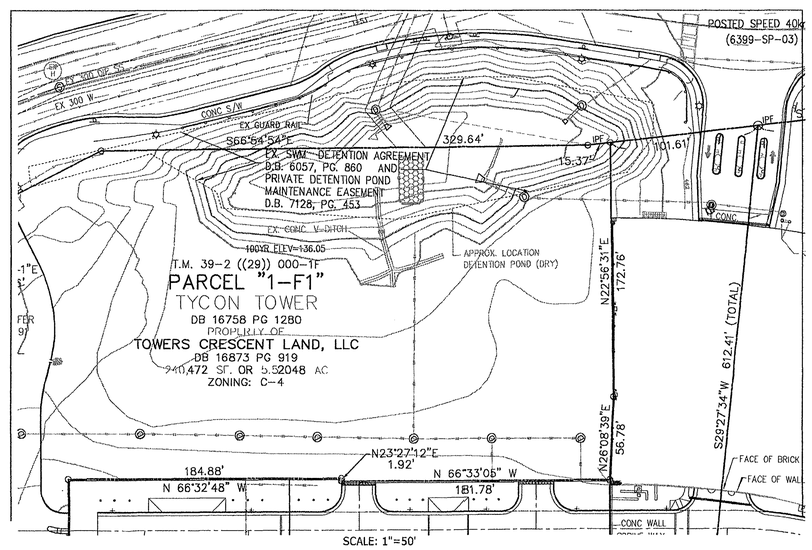
[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual, will be satisfied is provided on Sheet 9

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4

[ ] 11. A submission waiver is requested for Water quality facility with 5055-SP-004 to maintain underground facility with residential option development.

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

X:\Data\FCRMS\Fairfax County\Min SWM Info for Rezoning.doc



SCALE: 1"=50'

ADEQUATE OUTFALL NARRATIVE

The storm sewer outfall for this site is a closed storm sewer system that discharges at the northeast corner of the site and continues northward in a 60" closed storm sewer system following the Tysons Corner "Ring Road." The 60" closed system departs the "Ring Road" at the northeast corner of the Tysons Corner "Ring Road" where it connects to an existing 10'x6' box culvert. The box culvert carries the flow toward the southwest cloverleafs of the Chain Bridge Road/Route 495 intersection where it connects to a double 6'x6' box culvert. The double box culvert conveys the flow under Route 495 in an easterly direction until it deposits into an existing concrete channel at the bottom of the I-495 eastern embankment. The channel continues eastward approximately 1,000 feet before reaching the limits of the Scotts Run floodplain. This outfall is aptly described with the Tyson's Corner-Phase 7 Site plan (6399-SP-14-2), by Patton, Harris, Rust & Associates, which is included with this site plan set (Sheets 10-11) starting with computations at structures 112 and carried to the Scotts Run Flood Plain. The Extent of outfall review for this occurs at existing STR #14 where a tributary of approximately 54 acres connects to the outfall which is greater than 90% of the 14.37 acre divide leaving the site. It is the opinion of the submitting engineer that the outfall is adequate for this site as described by the P.F.M and that no adverse impact will result to downstream or adjacent properties.

STORMWATER MANAGEMENT NARRATIVE

BMP's (Best Management Practices) and stormwater detention is provided for this site by an existing stormwater management pond located on the north end of the subject property. The existing stormwater management pond was originally designed with site plan #5055-PI-01 and was revised with site plan #6399-SP-03. The facility provides bays for 72% of the overall Towers Crescent project, and 100% of the detention requirements. Upon build-out of the entire Towers Crescent site, a total of 36,000 cubic feet is required for BMP storage and 80,630 cubic feet is required for detention. These combined storages are achieved at an elevation of 445.20 with a 100-year water surface elevation of 446.40. Additional high efficiency BMP facilities (stormfilter or sandfilter) are proposed to cover the remaining portion of the site not draining to the existing pond. See overall map and computations on this sheet. The pond and the high efficiency facilities will remove 40% of the targeted pollutant and thus meets the requirements of Chapter 118 of the Fairfax County Code (Chesapeake Bay Ordinance). There are no RPA's (Resource Protection Areas) located on the subject property

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 9 of 21

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
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MCLEAN, VA FREDERICK, MD

TOWERS CRESCENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT PLAN

REVISIONS
3–15–07
4–25–07
7–18–07
9–17–07

DATE: AUGUST 02, 2006	
DES. EW	DWN. JA
SCALE: AS NOTED	
PROJECT/FILE NO. 6082	
SHEET NO. 9 OF 21	

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INLET COMPUTATIONS

NUMBER	TYPE	LENGTH (FT)	DRAINAGE AREA (AC)	C	CA	I (IN/HR)	Q Inc (CFS)	Q CARRY-OVER (CFS)	FROM STRUCTURE	Qt GUTTER FLOW (CFS)	LONGITUDINAL SLOPE (FT/FT)	S GUTTER SLOPE (FT/FT)	SX CROSS SLOPE (FT/FT)	d (FT)	T SPREAD (FT)	h (FT)	d/h	Q INTERC. (CFS)	Q CARRY-OVER (CFS)	TO STRUCTURE	EFFICIENCY	REMARKS
15F	DI-3B	12	0.83	0.79	0.66	7.27	4.78	—	—	4.78	0.0338	0.0833	0.0208	—	8.71	—	—	3.97	0.81	15E	0.83	ON GRADE
15E	DI-3B	8	0.28	0.68	0.19	7.27	1.38	0.81	15F	2.19	0.0357	0.0833	0.0208	—	5.63	—	—	1.87	0.32	15A	0.85	ON GRADE
35B	DI-3C	10	0.40	0.83	0.33	7.27	2.41	—	—	2.41	0.0010	0.0833	0.0208	0.47	8.70	0.46	1.02	2.41	—	—	—	SUMP
35C	DI-3C	10	0.40	0.83	0.33	7.27	2.41	—	—	2.41	0.0010	0.0833	0.0208	0.47	8.70	0.46	1.02	2.41	—	—	—	SUMP

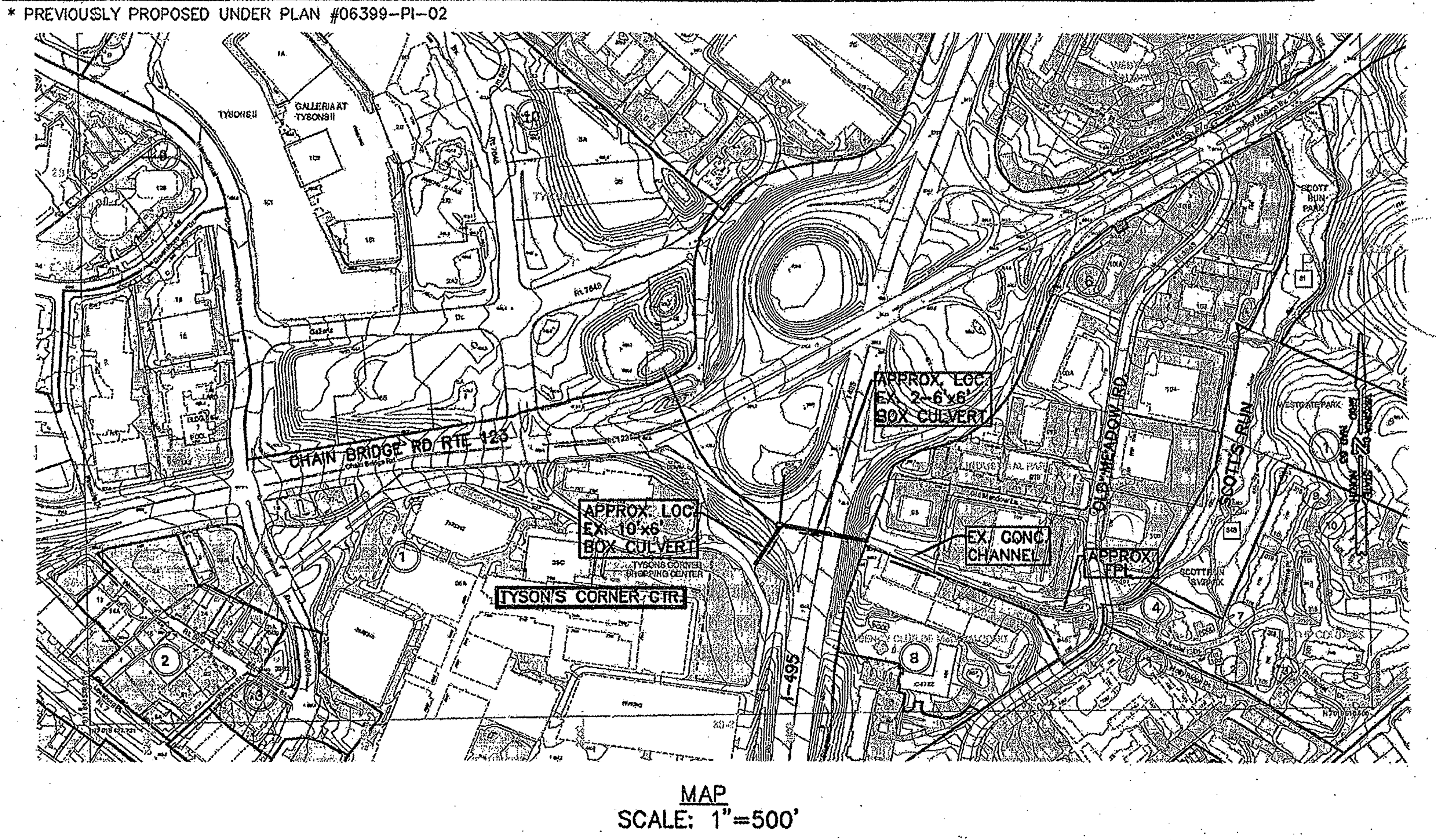
STORM SEWER COMPUTATIONS FROM #6399-PI-02 FOR ADEQUATE OUTFALL REFERENCE

FROM POINT	TO POINT	AREA DRAIN "A" AC	RUN-OFF COEF. C	CA INC.	ADD.	ACCUM.	INLET TIME MIN	RAIN FALL IN/HR	INC. CFS	ADD CFS	RUNOFF Q CFS	DIA. IN	SLOPE FT/FT	LENGTH FT	n	CAPA-CITY C.F.S.	VEL F.P.S.	INVERT UPPER INVERT	ELEV. LOWER INVERT
EX. 41	EX. 35	0.00	0.00	0.00	20.22	20.22	5.00	7.27	0.00	146.98	146.98	54	0.0192	153.00	0.013	272.39	3.80	425.42	422.48
EX. 35	EX. 33	0.00	0.00	0.00	21.41	21.41	5.00	7.27	0.00	155.64	155.64	54	-0.0129	31.71	0.013	223.27	14.82	417.91	418.32
EX. 42	EX. 38	0.00	0.00	0.00	13.82	13.82	10.00	5.92	0.00	81.79	81.79	60	0.0153	108.65	0.013	322.04	12.37	419.63	417.97
EX. 38	EX. 33	0.00	0.00	0.00	14.06	14.06	10.00	5.92	0.00	83.25	83.25	60	0.0147	50.88	0.013	315.66	16.03	417.93	417.18
EX. 33	14D	0.00	0.00	0.00	35.47	35.47	10.00	5.92	0.00	209.98	209.98	60	0.0125	52.84	0.013	291.08	21.50	417.04	416.38
14B	14A	0.00	0.00	0.00	37.82	37.82	10.00	5.92	0.00	223.89	223.89	60	0.0125	108.23	0.013	291.08	29.40	408.66	407.31
15G	15F	0.00	0.00	0.00	2.84	2.84	5.00	7.27	0.00	20.61	20.61	21	0.0300	81.59	0.013	27.43	32.55	434.52	432.07
15F	15E	0.83	0.68	0.56	2.84	3.40	5.00	7.27	4.10	20.61	24.71	21	0.0300	72.18	0.013	27.43	34.72	431.82	429.66
15E	15A	0.28	0.79	0.22	3.40	3.62	5.00	7.27	1.61	24.71	26.32	24	0.0300	105.32	0.013	39.17	34.10	429.41	426.25
15A	14A	0.36	0.73	0.26	5.32	5.58	5.00	7.27	1.91	38.69	40.60	24	0.1900	21.84	0.013	98.57	26.34	426.00	421.85
14A	EX. 14	0.00	0.00	0.00	43.40	43.40	10.00	5.92	0.00	256.95	256.95	60	0.1042	23.19	0.013	840.42	25.51	394.57	392.15
112D	112C	0.00	0.00	0.00	19.64	19.64	10.00	5.92	0.00	116.28	116.28	60	0.0040	145.16	0.013	164.66	34.42	430.67	430.09
112C	112B	0.00	0.00	0.00	19.64	19.64	10.00	5.92	0.00	116.28	116.28	60	0.0040	150.41	0.013	164.66	35.51	429.89	429.29
112B	EX 112	0.00	0.00	0.00	19.64	19.64	10.00	5.92	0.00	116.28	116.28	60	0.0040	105.16	0.013	164.66	36.59	429.09	428.67
EX. 112	EX. 101	0.00	0.00	0.00	19.86	19.86	10.00	5.92	0.00	117.58	117.58	60	0.0191	299.13	0.013	359.62	31.95	430.93	425.22
EX.101	EX.6	0.46	0.54	0.25	22.29	22.54	10.00	5.92	1.47	131.98	133.45	60	0.0155	102.47	0.013	324.13	36.79	425.17	423.58
EX. 3	EX .5	0.00	0.00	0.00	6.63	6.63	5.00	7.27	0.00	48.20	48.20	30	0.0144	296.73	0.013	49.27	45.21	431.21	426.93
EX. 5	EX .6	0.37	0.61	0.23	7.40	7.62	5.00	7.27	1.64	53.76	55.40	30	0.0190	48.27	0.013	56.52	46.34	426.86	425.94
EX. 6	EX .11	0.00	0.00	0.00	30.16	30.16	10.00	5.92	0.00	178.56	178.56	60	0.0168	218.39	0.013	336.95	42.31	422.27	418.61
EX. 11	EX. 14	0.00	0.00	0.00	30.73	30.73	10.00	5.92	0.00	181.91	181.91	54	0.1000	376.11	0.013	621.64	39.71	417.64	380.03
EX. 14	EXISTING BOX CULVERT										439.00	10' X 6'	0.0070	255.00	0.013	1120.05	14.57	356.02	354.23

STORM SEWER COMPUTATIONS

FROM POINT	STR TYPE	TO POINT	STR TYPE	AREA DRAIN "A" AC	RUN-OFF COEF. C	CA INC.	ADD.	ACCUM.	INLET TIME MIN	RAIN FALL IN/HR	INC. CFS	ADD CFS	RUNOFF Q CFS	DIA. IN	SLOPE FT/FT	LENGTH FT	n	CAPA-CITY C.F.S.	VEL F.P.S.	INVERT UPPER INVERT	ELEV. LOWER INVERT
35C	DI-3C	35B	DI-3C	0.40	0.83	0.33	0.00	0.33	5.00	7.27	2.41	0.00	2.41	15	0.0075	121.04	0.013	5.59	6.45	433.16	432.25
35B	DI-3C	35A*	DI-3B	0.40	0.83	0.33	0.33	0.66	5.00	7.27	2.41	2.41	4.83	15	0.0058	68.31	0.013	4.92	4.57	432.03	431.66
35A*	DI-3B	EX. 35	MH-2	0.24	0.73	0.18	0.66	0.84	5.00	7.27	1.27	4.83	6.10	18	0.0075	42.69	0.013	9.09	11.16	431.21	430.89
15G	MH-2	15F	DI-3B	0.00	0.00	0.00	2.84	2.84	5.00	7.27	0.00	20.61	20.61	21	0.0300	81.59	0.013	27.43	32.55	434.52	432.07
15F	DI-3B	15E*	DI-3B	0.83	0.68	0.56	2.84	3.40	5.00	7.27	4.10	20.61	24.71	21	0.0300	72.18	0.013	27.43	34.72	431.82	429.66
15E*	DI-3B	15A*	DI-3B	0.28	0.79	0.22	3.40	3.62	5.00	7.27	1.61	24.71	26.32	24	0.0300	105.32	0.013	39.17	34.10	429.41	426.25
15A*	DI-3B	14A*	MH-2	0.36	0.73	0.26	5.32	5.58	5.00	7.27	1.91	38.69	40.60	24	0.1900	21.84	0.013	98.57	26.34	426.00	421.85

* PREVIOUSLY PROPOSED UNDER PLAN #06399-PI-02



MAP
SCALE: 1"=500'

-OUTFALL NARRATIVE

THE TYSONS CORNER CENTER SITE FALLS WITHIN THE SCOTT'S RUN WATERSHED, AND HAS BEEN IN ITS PRESENT STATE OF DEVELOPMENT FOR MANY YEARS (FULLY PAVED SINCE ITS INCEPTION IN 1967). THE INITIAL MALL FACILITIES ARE PROPOSED TO BE EXPANDED UNDER THE "PHASE-7" IMPROVEMENTS HEREIN AND WITH RELATED PLAN 6399-PI-02. HOWEVER, THE CHARACTER OF THE SITE (TYPE OF DEVELOPMENT AND RATE OF RUNOFF) WILL NOT BE INCREASED BY THIS RE-DEVELOPMENT.

THE PRE-DEVELOPED AND POST-DEVELOPED "C" FACTORS FOR THE TOTAL 13.07 DISTURBED ACRES (DA) PROPOSED TO BE RE-DEVEOPED UNDER THIS PLAN AND #6399-PI-02 HAVE BEEN CALCULATED TO BE 0.83 AND 0.81 RESPECTIVELY. LIKEWISE, FOR THE WHOLE 82 ACRE DEVELOPMENT THE PRE AND POST "C" FACTORS HAVE BEEN CALCULATED TO BE 0.80 AND 0.79 RESPECTIVELY (SEE COMPUTATIONS ON THIS SHEET). OF THE ABOVE 13.07 DA, 7.77 DA ARE PROPOSED UNDER THIS PLAN.

THE SITE CURRENTLY ADEQUATELY DRAINS THROUGH A MAJOR CLOSED STORM SEWER PIPE SYSTEM THAT LIES BENEATH THE SHOPPING CENTER'S ON-SITE PARKING LOTS AND RING ROAD. THE EXISTING DRAINAGE PATTERNS ARE MAINTAINED UNDER THE PROPOSED PHASE-7 IMPROVEMENTS. UNDER THE PI PLAN (#6399-PI-02), CERTAIN PORTIONS OF THE EXISTING SYSTEM ARE PROPOSED TO BE RELOCATED, AS NEEDED, TO ACCOMMODATE THE INTENDED PHASE-7 EXPANSIONS. HOWEVER, THE EXISTING OUTFALL SYSTEM, AT THE SITE'S NORTH EASTERN CORNER, IS NOT BEING ALTERED. THE IMPACTED SECTIONS OF THE EXISTING DRAINAGE SYSTEM RANGE IN DEPTH, BETWEEN 30'-35'(60" RCP) AND 60'-65'(10'X6' BOX CULVERT).

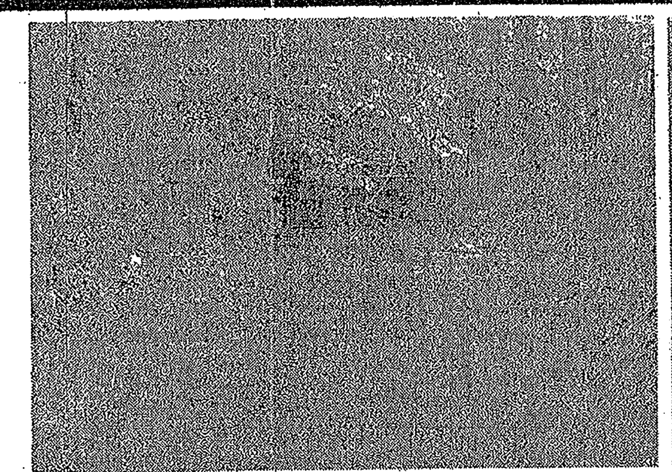
BECAUSE THESE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE SITE'S PRESENT IMPERVIOUS COVER, THE PEAK RATE OF RUNOFF ENTERING THE DESCRIBED SYSTEM AND LEAVING THE SITE WILL ALSO NOT BE INCREASED. AS SUCH, WE REQUEST A WAIVER OF THE STORM WATER MANAGEMENT REQUIREMENT (SEE OFF-SITE "C" FACTOR COMPUTATIONS ON THIS SHEET) PER PFM 6-301.1.

OUTFALL FLOW PATH (SEE MAP, THIS SHEET)

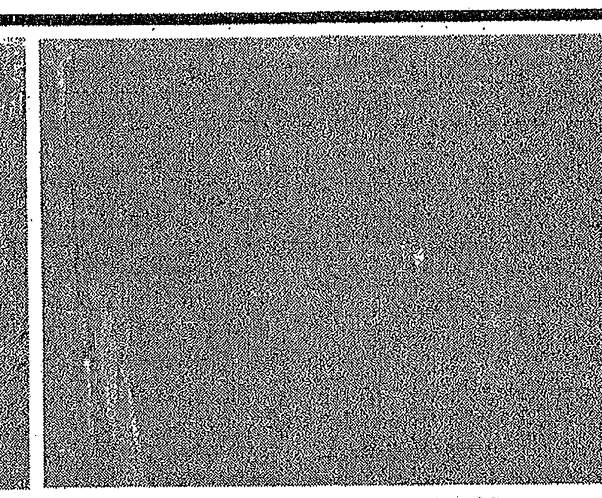
FROM EXISTING ON-SITE STRUCTURE #14, THE CALCULATED 10-YEAR RUNOFF (439 CFS) DRAINS TO EX. #19 AND EXITS THE SITE THROUGH 2-5'X5' IRON BACK FLOW PREVENTERS (SEE IMAGE THIS SHEET) VIA AN EXISTING 10'X6' BOX CULVERT, WHICH EXTENDS 230' INTO THE RTE 123/I-495 CLOVERLEAF RIGHT-OF-WAY (SEE ALSO STORM SEWER COMPUTATIONS, THIS SHEET). AT THE LOWER END OF THIS 10'X6' BOX CULVERT, "TYSONS FLOWS" WILL COMBINE WITH THE FLOWS FROM TWO ADDITIONAL PIPES CARRYING OFF-SITE FLOWS FROM THE NORTH AND THE WEST, AND THE OUTFALL PIPE BECOMES A DOUBLE - 6'X6' BOX CULVERT THAT EXTENDS 363' EASTWARD, CROSSNG UNDER I-495 (2.00 % SLOPE, GRAVITY FLOW CAPACITY = 1850 CFS, THIS SYSTEM WAS BUILT WITH THE VDOT I-495 PROJECT IN THE MID-1970's). ON THE EAST SIDE OF I-495, THESE BOX CULVERTS DISCHARGE TO AN OPEN PAVED CHANNEL (SEE IMAGE ON THIS SHEET AND SECTION 29-4, PARCELS 95B AND 96, PORTION OF WESTGATE INDUSTRIAL PARK BUILT IN THE LATE 1960's). BASED ON PLAN RESEARCH AND VERIFIED BY A FIELD INVESTIGATION, THE PAVED DITCH IS OF A TRAPEZOIDAL SECTION, CONCRETE BOTTOM WIDTH = 8', TOP WIDTH = 24', DEPTH = 4', SLOPE = 2.00 %, AND HAS A MAX. CAPACITY OF 1890 CFS (BASED ON n = 0.013). THIS DITCH LIES WITHIN THE EXISTING SCOTT'S RUN RPA, AND EXTENDS ABOUT 1000' TO A CULVERT BENEATH OLD MEADOW ROAD. THE 100-YEAR FLOODPLAIN IS MAPPED TO A POINT ABOUT 200' ABOVE THIS ROAD. BASED ON OUR FIELD INVESTIGATIONS, THIS EXISTING CONCRETE AND RIP-RAP CHANNEL BOTH APPEAR TO BE ADEQUATELY CONVEYING THE 2-YEAR FLOW NON-EROSIVELY, AND THE 10-YEAR STORM WITHOUT OVERTOPPING THEIR BANKS. TYSONS CORNER SHOPPING CENTER ("TYSONS I") APPEARS TO CONTRIBUTE ABOUT 25 % - 30% OF THE TOTAL FLOW THROUGH THIS CHANNEL.

SINCE THE TYSONS CORNER WATERSHED TO THIS POINT HAS BEEN INTESIVELY RE-DEVELOPED OVER THE YEARS, CONSIDERABLE ADDITIONAL PLAN RESEARCH WOULD BE NEEDED TO FULLY ANALYZE THE DRAINAGE TO AND THROUGH THE OPEN CHANNEL DESCRIBED ABOVE, WHICH DOES NOT SEEM WARRENTED GIVEN THE APPARENT SATISFACTORY CONDITION OF THE OUTFALL SYSTEM. THEREFORE, IT IS THE SITE ENGINEER'S OPINION THAT ADEQUATE OUTFALL EXISTS FOR THE PROPOSED FLOWS LEAVING THIS SITE, AND THAT NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTY WILL RESULT FROM THE IMPROVEMENTS TO TYSONS CORNER SHOPPING CENTER PROPOSED WITH THIS PLAN AND FAIRFAX COUNTY PLAN NO. 6399-PI-02.

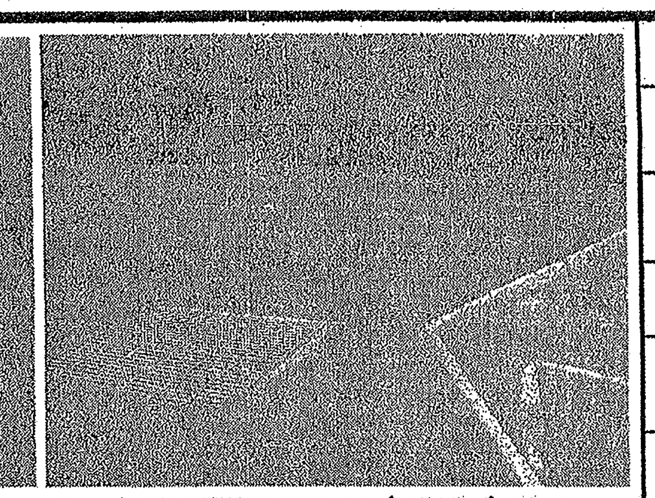
THIS SHEET PROVIDED WITH PERMISSION OF PATTON, HARRIS, RUST & ASSOCIATES PER TYSONS CORNER CENTER PHASE 7 (6399-SP-14-2)



2-6'X6' BOX CULVERT OUTFALL FLOWING EAST FROM UNDER I-495.



1 OF 2-5'X5' IRON BACK FLOW PREVENTER AS SEEN FROM DOWNSTREAM OF STM. STR. #19 (~80' BELOW GRADE)



EX. GRATE STRUCTURES 14 (NEAREST) TO 19 (FARTHEST) FACING EAST TOWARDS I-495 I-495 ROW/FENCE LINE

STORMWATER MANAGEMENT (SWM) NARRATIVE:

UNDER EXISTING CONDITIONS, RUNOFF FROM THE PHASE-7 PORTIONS OF THE MALL IS NOT DETAINED FOR PEAK-SHAVING CONTROL. AS SHOWN BELOW, THE IMPROVEMENTS PROPOSED UNDER #6399-PI-02 AND THIS SITE PLAN HAVE BEEN CALCULATED TO REDUCE THE IMPERVIOUS COVER, AND AS SUCH, WILL NOT INCREASE SITE RUNOFF:

#6399-PI-02's DISTURBED AREA (DA) IS PROPOSED TO BE 10.80 AC. THIS SITE PLAN's DA IS PROPOSED TO BE 7.77 AC. TAKING OVERLAP INTO ACCOUNT, THE TOTAL PHASE-7 DA IS 13.07 AC.

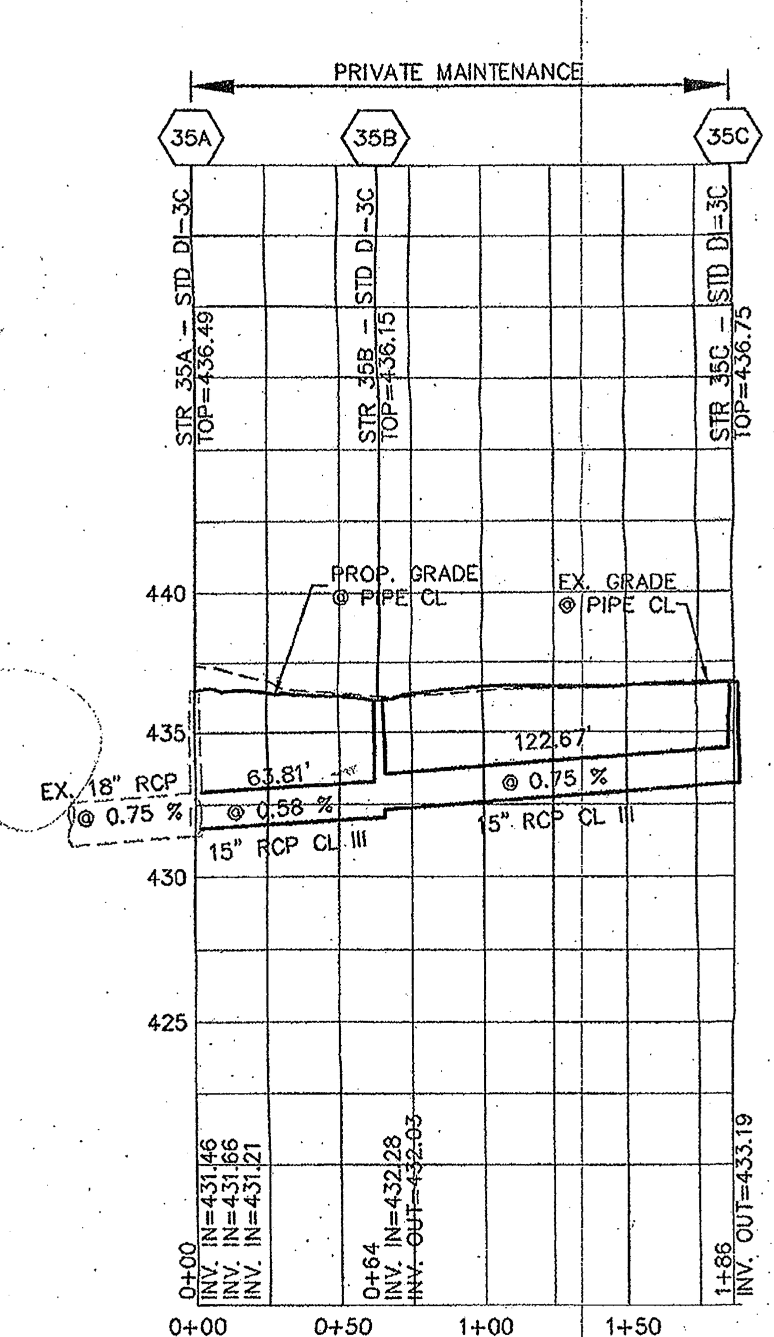
PRIOR TO RE-DEVELOPMENT, THE EXISTING RUNOFF COEFICIENT ('C' FACTOR) WAS 0.80 FOR THE WHOLE DEVELOPENT, AND 0.83 FOR THE PHASE-7 AREA.

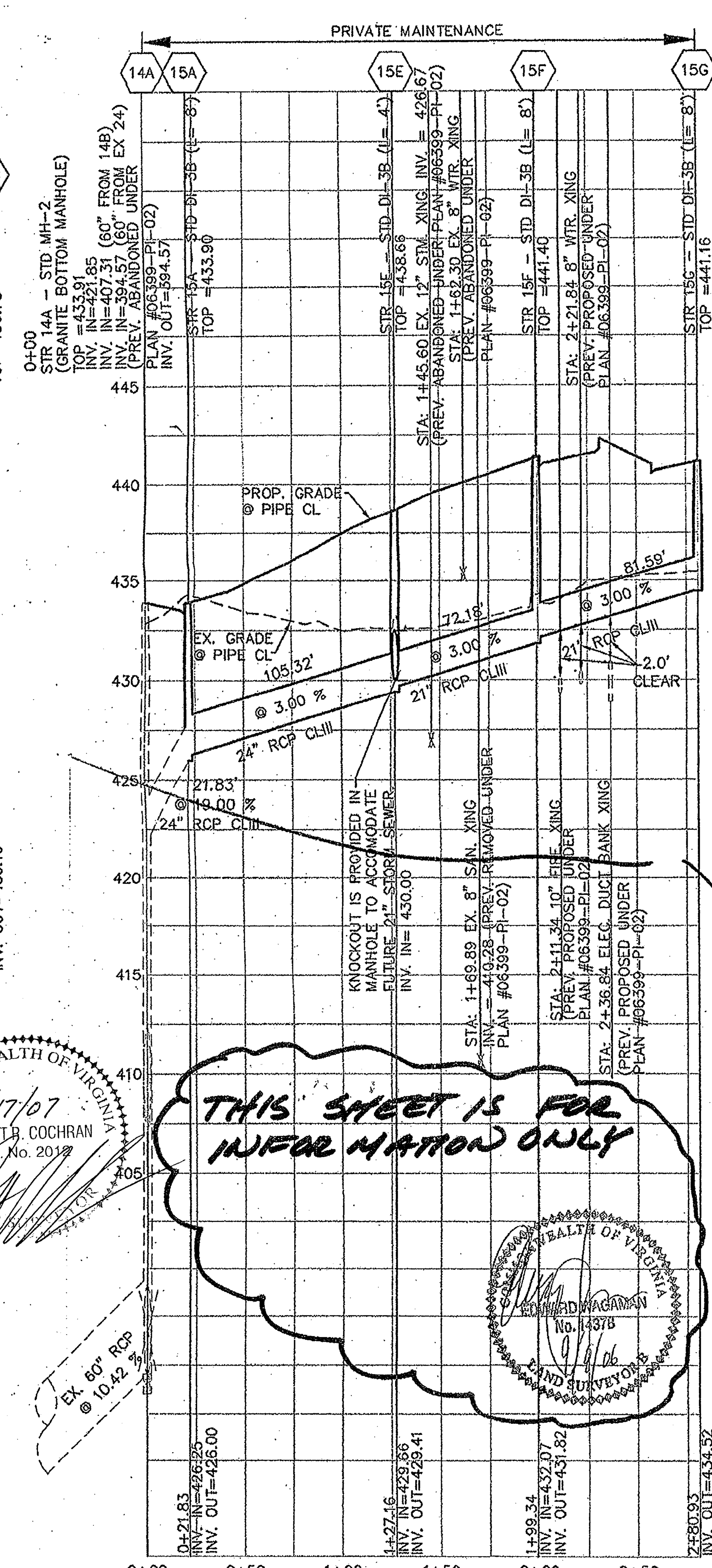
AFTER RE-DEVELOPMENT, C=0.79 FOR THE WHOLE DEVELOPMENT, AND 0.81 FOR THE PHASE-7 AREA.

UNDER #6399-PI-02, TEMPORARY SODDING WAS PROPSOED TO BE INSTALLED IN DEMO'D PAVEMENT AREAS ADJACENT TO THE NEW RING ROAD. UNDER THIS SITE PLAN FOR PHASE-7 SITE DEVELOPMENT HOWEVER, A PORTION OF THESE TEMPORARILY SODDED AREAS IS TO BE RECLAIMED AS A PART OF THE RECONFIGURED MALL.

BASED ON LETTER TO THE INDUSTRY #21-88, (ABBREVIATED STORMWATER DETENTION WAIVER PROCEDURE), **A WAIVER OF STORMWATER DETENTION FOR THIS PLAN IS REQUESTED BY THIS NOTE ON THE PLAN.**

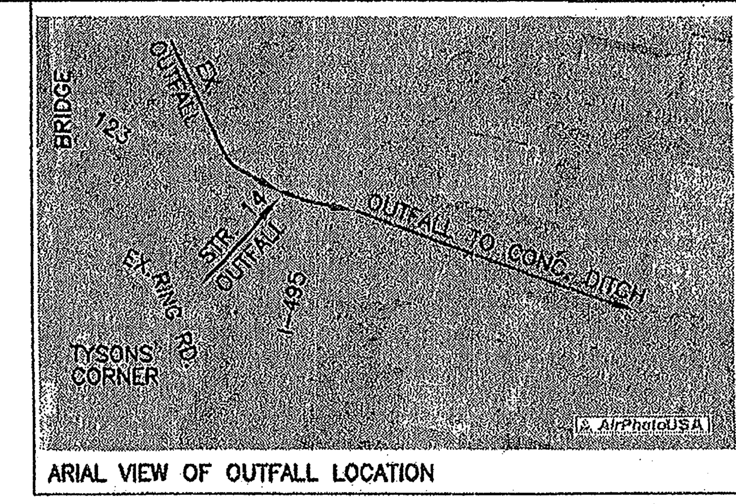
NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
	REVISION					





COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012

COMMONWEALTH OF VIRGINIA
EDWARD WAGAMAN
No. 14378
9/9/06
LAND SURVEYOR



ARIAL VIEW OF OUTFALL LOCATION

"C" FACTOR TABULATION FOR CURRENT CONDITIONS

NAME DEV. PHASE	Mat'l	Sq. Ft.	AREA Ac.	%	C's	CXA (A in AC)	Weighted 'C'
INTERNATIONAL DRIVE *	Pervious	49658.40	1.14	42.38	0.30	0.34	
	Impervious	67518.00	1.55	57.62	0.90	1.40	
	Total	117176.40	2.69	100.00			0.65
MALL *	Pervious	13068.00	0.30	2.96	0.30	0.09	
	Impervious	428630.40	9.84	97.04	0.90	8.86	
	Total	441698.40	10.14	100.00			0.88
PHASE I *	Pervious	129808.80	2.98	24.92	0.30	0.89	
	Impervious	391168.80	8.98	75.08	0.90	8.08	
	Total	520977.60	11.96	100.00			0.75
PHASE II *	Pervious	101059.20	2.32	11.22	0.30	0.70	
	Impervious	799761.60	18.36	88.78	0.90	16.52	
	Total	900820.80	20.68	100.00			0.83
PHASE III *	Pervious	108028.80	2.48	28.67	0.30	0.74	
	Impervious	268765.20	6.17	71.33	0.90	5.55	
	Total	376794.00	8.65	100.00			0.73
PHASE IV *	Pervious	65340.00	1.50	25.17	0.30	0.45	
	Impervious	194277.60	4.46	74.83	0.90	4.01	
	Total	259617.60	5.96	100.00			0.75
PHASE V *	Pervious	58806.00	1.35	19.91	0.30	0.41	
	Impervious	236530.80	5.43	80.09	0.90	4.89	
	Total	295336.80	6.78	100.00			0.78
PHASE VI *	Pervious	14810.40	0.34	15.89	0.30	0.10	
	Impervious	78408.00	1.80	84.11	0.90	1.62	
	Total	93218.40	2.14	100.00			0.80
PHASE VII	Pervious	67518.00	1.55	11.86	0.30	0.47	
	Impervious	501811.20	11.52	88.14	0.90	10.37	
	Total	569329.20	13.07	100.00			0.83
		PHASE VII DA=	13.07			Cw=	0.80
		*TOTAL DEVELOPMENT AREA=	82.07				

* NOTE: SOURCE OF MATERIAL INFORMATION IS #6399-SP-10

"C" FACTOR TABULATION AFTER PROPOSED RE-DEVELOPED

NAME DEV. PHASE	Mat'l	Sq. Ft.	AREA Ac.	%	C's	CXA (A in AC)	Weighted 'C'
INTERNATIONAL DRIVE	Pervious	49658.40	1.14	42.38	0.30	0.34	
	Impervious	67518.00	1.55	57.62	0.90	1.40	
	Total	117176.40	2.69	100.00			0.65
MALL	Pervious	18689.75	0.43	4.23	0.30	0.13	
	Impervious	423008.65	9.71	95.77	0.90	8.74	
	Total	441698.40	10.14	100.00			0.87
PHASE I	Pervious	129808.80	2.98	24.92	0.30	0.89	
	Impervious	391168.80	8.98	75.08	0.90	8.08	
	Total	520977.60	11.96	100.00			0.75
PHASE II	Pervious	102818.58	2.36	11.41	0.30	0.71	
	Impervious	798002.22	18.32	88.59	0.90	16.49	
	Total	900820.80	20.68	100.00			0.83
PHASE III	Pervious	108028.80	2.48	28.67	0.30	0.74	
	Impervious	268765.20	6.17	71.33	0.90	5.55	
	Total	376794.00	8.65	100.00			0.73
PHASE IV	Pervious	65340.00	1.50	25.17	0.30	0.45	
	Impervious	194277.60	4.46	74.83	0.90	4.01	
	Total	259617.60	5.96	100.00			0.75
PHASE V	Pervious	68546.47	1.57	23.21	0.30	0.47	
	Impervious	226790.33	5.21	76.79	0.90	4.69	
	Total	295336.80	6.78	100.00			0.76
PHASE VI	Pervious	14810.40	0.34	15.89	0.30	0.10	
	Impervious	78408.00	1.80	84.11	0.90	1.62	
	Total	93218.40	2.14	100.00			0.80
PHASE VII	Pervious	84639.60	1.94	14.87	0.30	0.58	
	Impervious	484689.60	11.13	85.13	0.90	10.01	
	Total	569329.20	13.07	100.00			0.81
		DA=	13.07			Cw=	0.79
		TOTAL A=	82.07				

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OWERS CRESCENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
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SWM: STORMWATER SEWER INLET COMP,PROP,OUTFALL SWM NARRATIVES/MAP

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. EW
DWN. JA
SCALE: AS NOTED
PROJECT/FILE NO. 6082

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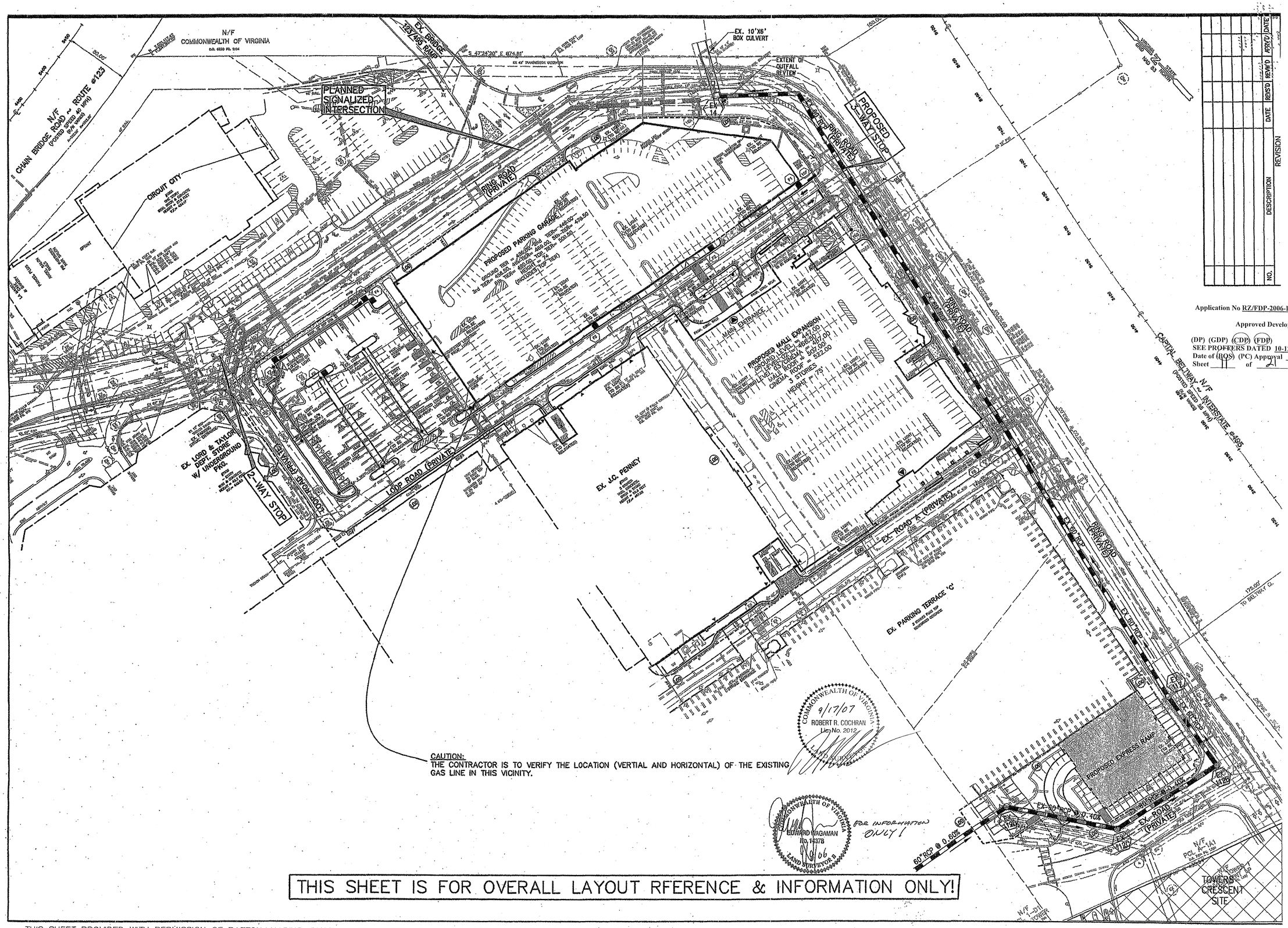

CAUTION:
THE CONTRACTOR IS TO VERIFY THE LOCATION (VERTIAL AND HORIZONTAL) OF THE EXISTING GAS LINE IN THIS VICINITY.

THIS SHEET IS FOR OVERALL LAYOUT RFERENCE & INFORMATION ONLY!

THIS SHEET PROVIDED WITH PERMISSION OF PATTON, HARRIS, RUST & ASSOCIATES PER TYSONS CORNER CENTER PHASE 7 (6399-SP-14-2)

NO.	DESCRIPTION	DATE	REV'D	REV'D	REV'D	DATE
	REVISION					

Application No RZ/FDP-2006-PR-028 Staff P.B.

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(DP) (GDP) (CDP) (FDP)
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SWM: OVERALL LAYOUT PLAN

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. EW | DWN. JA
SCALE: AS NOTED
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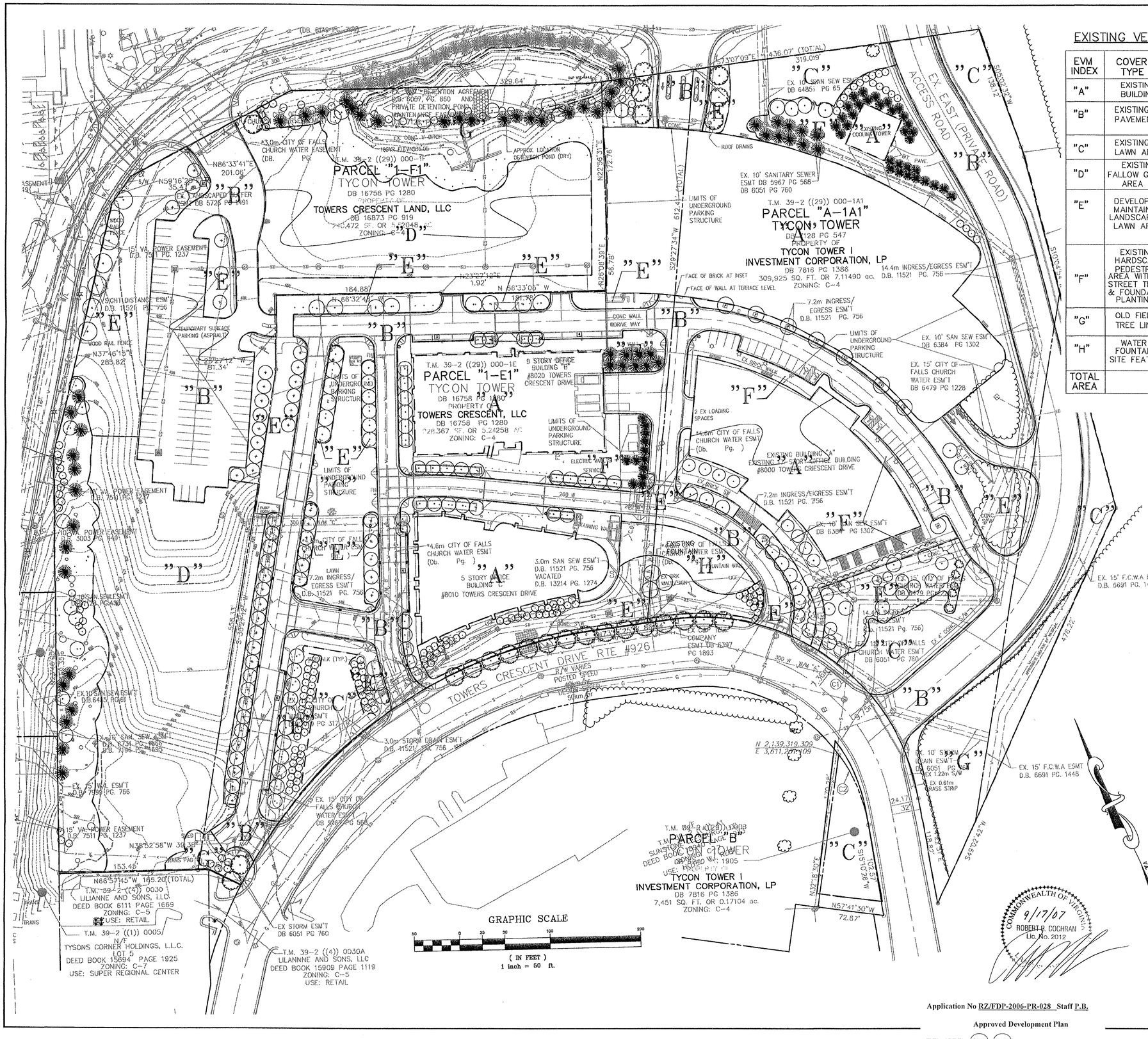

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	EXISTING BUILDING	N/A	182,080 SF	IMPERVIOUS SURFACE	N/A	EXISTING BUILDINGS
"B"	EXISTING PAVEMENT	N/A	167,612 SF	IMPERVIOUS PAVEMENT	(SEE VEG TYPE COVERS)	PAVED VEHICLE TRAVEL LANE & PARKING
"C"	EXISTING LAWN AREA	N/A	66,077 SF	MAINTAINED LAWN AREA	(SEE VEG TYPE COVERS)	WELL MAINTAINED LAWN AREA
"D"	EXISTING FALLOW GRASS AREA	N/A	112,348 SF	OVERGROWN UNMAINTAINED	(SEE VEG TYPE COVERS)	FALLOW TALL GRASS AREA
"E"	DEVELOPED MAINTAINED LANDSCAPE & LAWN AREA	N/A	124,384 SF	ESTABLISHED & WELL MAINTAINED	(SEE VEG TYPE COVERS)	MAINTAINED LAWN LAWN AREA & ESTABLISHED CONIFER, DECIDUOUS & SHRUB PLANTING AREA
"F"	EXISTING HARDSCAPE PEDESTRAIN AREA WITH STREET TREES & FOUNDATION PLANTINGS	N/A	46,757 SF	ESTABLISHED PLANT MATERIAL & PAVEMENT IMPERVIOUS PAVEMENT	(SEE VEG TYPE COVERS)	HARDSCAPE PEDESTRAIN AREA
"G"	OLD FIELD TREE LINE	SUB-CLIMAX	83,788 SF	ESTABLISHED UNMAINTAINED TREE LINE	(SEE VEG TYPE COVERS)	SEE DESCRIPTIONS
"H"	WATER FOUNTAIN SITE FEATURE	N/A	3169 SF	WELL MAINTAINED	N/A	HARDSCAPE
TOTAL AREA			786,215 SF			

CONDITION DESCRIPTIONS:

COVER TYPE "C":

OPEN MAINTAINED LAWN TURF AREA

COVER TYPE "D":

FALLOW AREA. AREA PREVIOUSLY CLEARED AND ROUGH GRADED. NO TREES PRESENT. 3-4 FT WEED GROWTH

COVER TYPE "E":

ACER – MAPLE
CORNUS–VARIOUS SPECIES CLUMP VARIETY
CRATAEGUS–HAWTHORN VARIOUS SPECIES
GINKO BILOBA–GINKO
MAGNOLIA – VARIOUS SPECIES
PINUS THUNBERGINA–JAPANESE BLACK PINE
QUERCUS PALUSTRIS–PIN OAK
QUERCUS PHELLOS–WILLOW OAK
THUJI OCCIDENTALIS–AMERICAN ARBORVITAE
TILIA CORDATA–LINDEN

COVER TYPE "F":

HARDSCAPE PEDESTRAIN AREA WITH TREE PIT PLANTING ALONG STREETS/TRAVEL LANES AND PARKING AREAS. FOUNDATION AT THE BUILDINGS ARE AT VARIOUS LOCATIONS.

AZALEA – VARIOUS SPECIES
CORNUS–VARIOUS SPECIES CLUMP VARIETY
ILEX – TREE HOLLY
MAGNOLIA – VARIOUS SPECIES

COVER TYPE "G":

ACER – MAPLE
CORNUS–VARIOUS SPECIES
GLEDITSIA – LOCUST
PINUS –VARIOUS SPECIES
QUERCUS – VARIOUS SPECIES

EXISTING CONDITIONS NARRATIVE

AREA"C" IS CLASSIFIED AS DEVELOPED WELL MAINTAINED OPEN LAWN AREA.

AREA"D" IS CLASSIFIED AS AREA THAT WAS PREVIOUSLY CLEARED AND GRADED AND NOT RE-PLANTED WITH TREE LANDSCAPED PLANT MATERIAL. THIS AREA MAY HAVE BEEN SEEDED FOR SOIL STABILIZATION. HOWEVER AT THIS POINT IN TIME THIS AREA HAS GONE FALLOW AND UNMAINTAINED BUT HAS AN ESTABLISHED GRASSLAND GOUND COVER.DEVELOPED AND CONSISTS OF MAINTAINED LANDSCAPED AREAS SURROUNDING AN EXISTING WATER FEATURE/RETENTION FACILITY. THE LANDSCAPED AREAS CONSIST OF LAWN AREA, DECIDUOUS AND CONIFEROUS TREES, ORNIMENTAL TREES, AND EVERGREEN AND SHRUBS. THE DECIDUOUS TREES ARE OAK AND ORNAMENTAL CHERRY. THE EXISTING EVERGREEN TREES ARE PRIMARILY CYPRESS. THE EXISTING SHRUB PLANTINGS ARE VARIETIES OF AZALEAS, ILEX AND ROSE. THESE SHRUB PLANTINGS ARE LOCATED AT THE PERIPHERY OF THE ZONE. THE REMAINING AREA IS GRASS LAWN.

AREA"E" IS CLASSIFIED AS DEVELOPED AND CONSISTS OF MAINTAINED LANDSCAPED AREAS THAT SURROUND EXISTING MULTI STORY BUILDINGS THESE LANDSCAPED AREAS CONSIST OF LAWN AREA WITH DECIDUOUS, CONIFEROUS AND ORNIMENTAL TREES PLANTED THROUGHOUT THE LAWN AREA IMMEDIATLY ADJACENT TO THESE BUILDINGS. THE DECIDUOUS TREES ARE MAPLES, OAKS, LINDENS, GINKOS, HAWTHORN AND DOGWOODS. THE EXISTING CONIFER TREES ARE PRIMARILY ILEX, PINUS AND THUJA. THE EXISTING SHRUB PLANTINGS ARE VARIETIES OF AZALEAS, ILEX AND EUONYMUS. THESE SHRUB PLANTINGS ARE LOCATED AT THE FOUNDATION OF THE EXISTING BUILDING. THE REMAINING AREA IS GRASS LAWN AREAS.

AREA"F" IS CLASSIFIED AS DEVELOPED HARDSCAPE PEDSTRAIN AREAS THAT HAVE TREE PIT PLANTING DISPERSED THROUGH THESE PEDESTRAIN AREAS TO PROVIDE SHADE. THESE AREAS ARE ALL WELL MAINTAINED SURROUNDING THE BUILDING AMMENITIES.

AREA"G" IS CLASSIFIED AS OLD FIELD ON THE PERIPHERY OF THE AREA GONE FALLOW. THESE TREE STAND AREAS ARE LIKELY THE REMAINING TREES OF A LARGER WOODED AREA THAT WAS PREVOUSLY CLEARED. THIS AREA IS UNMAINTAINED.

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT B. COCHRAN
Lic. No. 2012

Application No RZ/FDP-2006-PR-028 Staff P.B.

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PROVIDENCE DISTRICT
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EXISTING VEGETATION MAP

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. RO DWN. JA
SCALE: 1"=50'
PROJECT/FILE NO. 6082
SHEET NO. 12 OF 21

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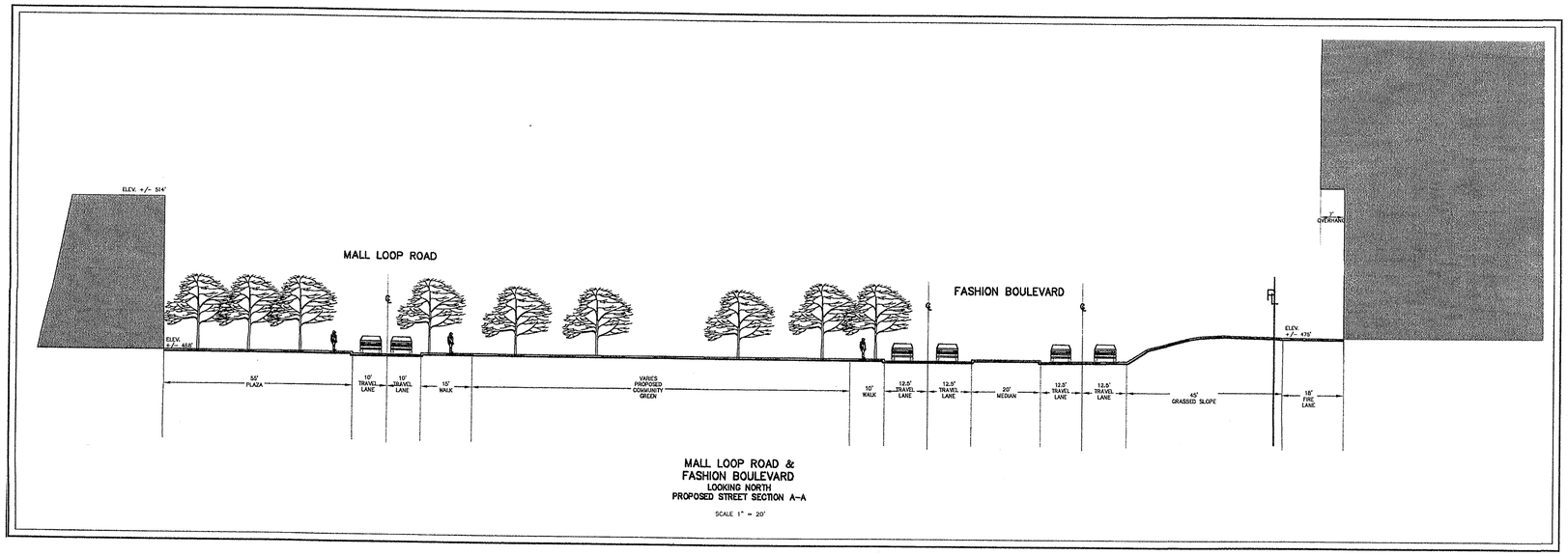
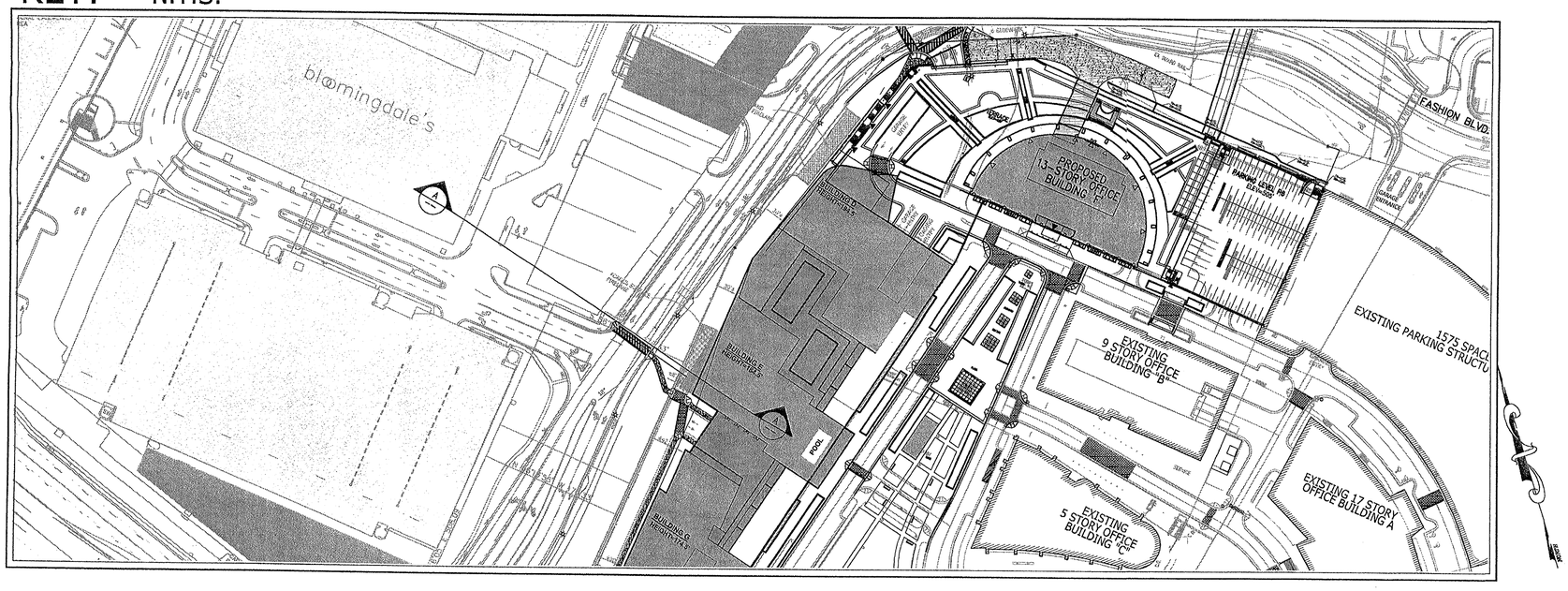


MALL LOOP ROAD &
FASHION BOULEVARD
LOOKING NORTH
PROPOSED STREET SECTION A-A

SCALE 1" = 20'

LOCATION MAP
KEY: N.T.S.



Application No RZ/FDP-2006-PR-028 Staff P.B.

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DP) (GDP) (CDP) (FDP)
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COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012

NOTES:

1. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURES SHOWN ARE APPROXIMATIONS AND ARE ILLUSTRATIVE IN NATURE.
2. IMPROVEMENTS TO TYSONS CORNER CENTER AND FASHION BLVD. SHOWN IN SECTION ARE BASED UPON:
PHASE III LANDSCAPE PLAN (PAGE 38) FOR CDP/FDP TYSONS CORNER CENTER (RZ2004-PR-044) PLANS PRODUCED BY PHR&A IN CONJUNCTION WITH RTKL. DATED: REVISED JAN 08, 2007

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CROSS SECTION EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
7-18-07

DATE: 11/20/06
DES. RO
DWN. JA
SCALE: AS SHOWN
PROJECT/FILE NO. 6082
SHEET NO. 13 OF 21

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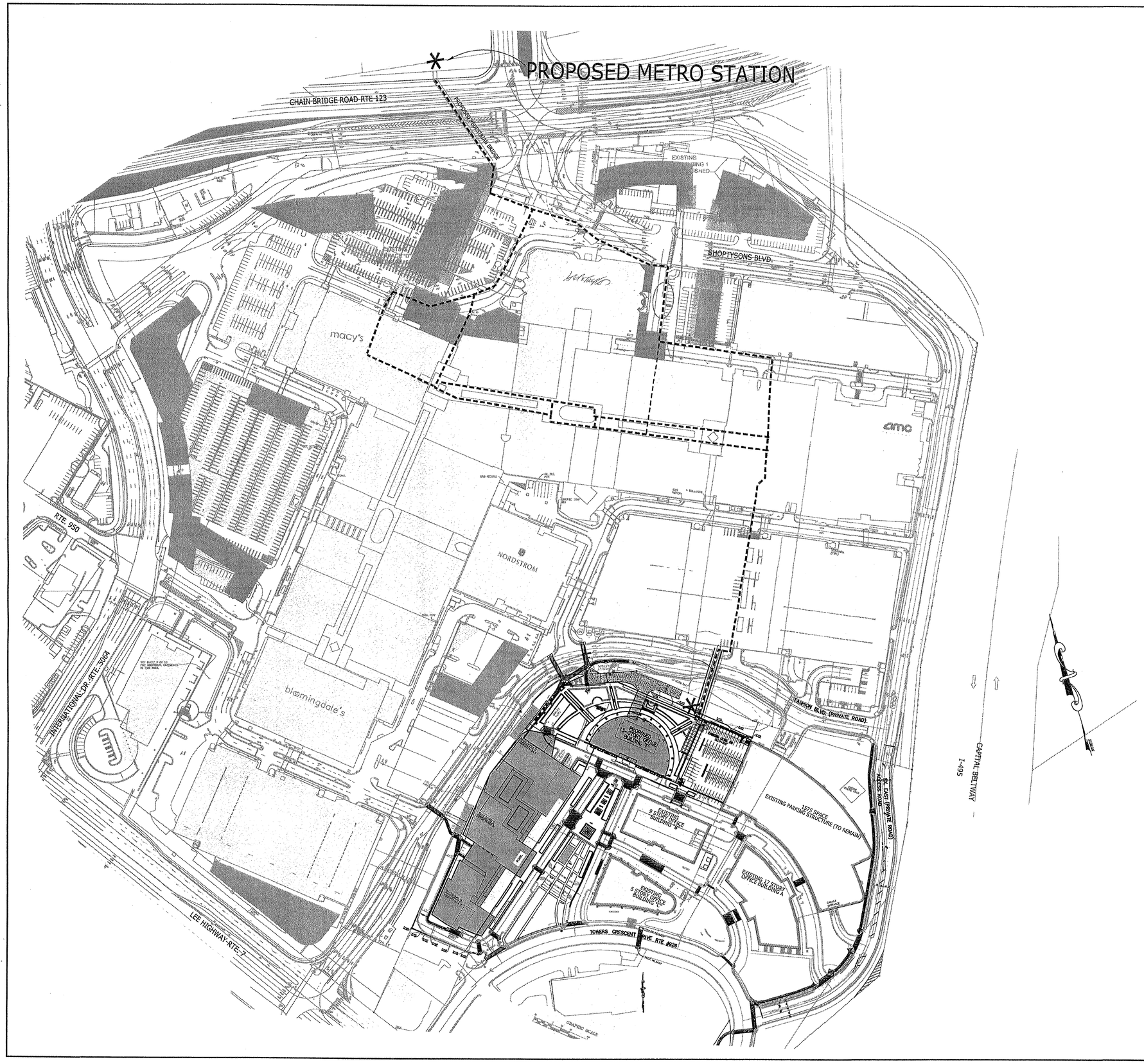

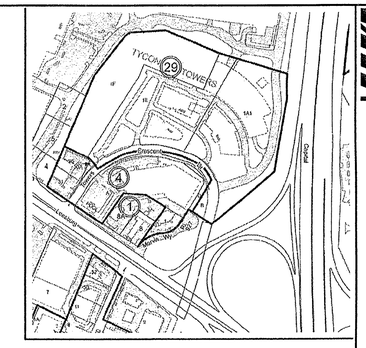

LOCATION MAP

LEGEND	
*	DESTINATION
- - - - - - - -	ACCESSIBLE PEDESTRIAN PATH

NOTES:

1. THIS EXHIBIT ILLUSTRATES STREET LEVEL PEDESTRIAN ACCESS FROM PROPOSED METRO STATION TO TOWERS CRESCENT VIA A PROPOSED PEDESTRAIN BRIDGE IN CONTEXT WITH TYSONS CORNER CENTER REZONING RZ2004-PR-044.
2. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURES SHOWN ARE APPROXIMATIONS AND ARE ILLUSTRATIVE IN NATURE.
3. PROPOSED PEDESTRIAN BRIDGE PROVIDES DIRECT HANDICAP ACCESS FROM MALL TO TOWERS CRESCENT PLAZA LEVEL AND ELEVATOR TO ALL TOWERS CRESCENT PARKING LEVELS.
4. CLOSEST WALKING DISTANCE TO METRO= 2370' or 0.45 mi.

Application No RZ/FDP-2006-PR-028 Staff P.B.

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COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
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PEDESTRIAN PLAN OVERALL

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: 11/20/06
DES. RO | DWN. JA
SCALE: 1"=120'
PROJECT/FILE NO. 6082
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MALL ACCESS

FASHION BLVD. (PRIVATE ROAD)

PROPOSED 6' S/W

EX GUARD RAIL

DEPRESSED CURB & SIDEWALK

TERRACE

PROPOSED INVERTED "U" BIKE RACKS (3)

PARKING LEVEL P6
ELEV=505'

GARAGE ENTRANCE

PROPOSED 6' S/W

EXISTING COOLING TOWER

EX. EAST (PRIVATE ROAD) ACCESS ROAD

6' BIKE LANES

PROPOSED 13-STORY OFFICE BUILDING 'F'

GARAGE ENTRY

PROPOSED INVERTED "U" BIKE RACKS (3)

1575 SPACE
EXISTING PARKING STRUCTURE (TO REMAIN)

DEPRESSED CURB AND POROUS SURFACE FIRELANE

BUILDING D
HEIGHT=194.5'

LOBBY ENTRANCE

LOADING ENTRY

GARAGE ENTRY

EXISTING 9 STORY OFFICE BUILDING "B"

LOBBY ENTRANCE

POROUS SURFACE FIRELANE

MALL ACCESS

PROPOSED INVERTED "U" BIKE RACKS (3)

SERVICE

EXISTING 17 STORY OFFICE BUILDING A

GARAGE ENTRANCE

BUILDING E
HEIGHT=184.5'

LOBBY ENTRANCE

POOL

PROPOSED INVERTED "U" BIKE RACKS (3)

EXISTING 5 STORY OFFICE BUILDING "C"

PROPOSED 5' S/W

EXISTING 4' S/W

EX. HC RAMP

TOWERS CRESCENT DRIVE RTE #926

EXISTING BUS SHELTER TO REMAIN

PROP. HC RAMP

PROPOSED 6' S/W

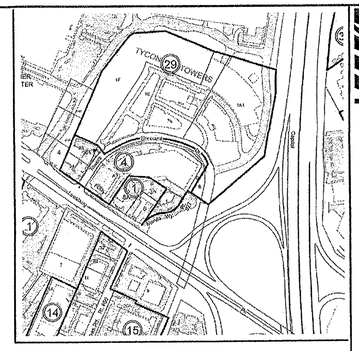
BUILDING G
HEIGHT=174.5'

LOBBY ENTRANCE

LOADING ENTRY

PROPOSED INVERTED "U" BIKE RACKS (3)

PROPOSED 6' S/W



LOCATION MAP

LEGEND	
*	DESTINATION
- - - - -	SIDEWALK/TRAIL

NOTES:

1. THIS EXHIBIT ILLISTRATES PEDESTRIAN ACCESS FROM MALL PROPERTY BOUNDARY WITH TOWERS CRESCENT THROUGHOUT THE TOWERS CRESCENT PROPERTY.
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3. PROPOSED PEDESTRIAN BRIDGE PROVIDES DIRECT HANDICAP ACCESS FROM MALL TO TOWERS CRESCENT PLAZA LEVEL AND ELEVATOR TO ALL TOWERS CRESCENT PARKING LEVELS.

TDM FACILITIES:

1. BUS SHELTER ON TOWERS CRESCENT DRIVE
2. PEDESTRIAN BRIDGE TO MALL
3. BIKE RACKS AS SHOWN
4. SIDEWALKS AS SHOWN
5. BIKE RACKS AND STORAGE WITHIN GARAGE
6. DEDICATED BICYCLE LANES ON EAST ACCESS ROAD
7. PREFERENTIAL CARPOOL/VANPOOL PARKING AT GARAGE ELEVATORS FOR EACH BUILDING

COMMONWEALTH OF VIRGINIA
9/17/07
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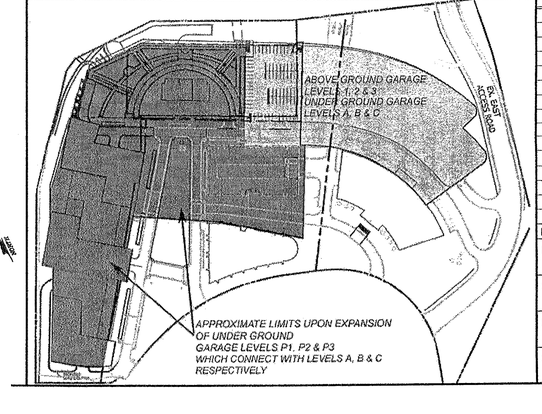
SURVEYOR

UNDER GROUND GARAGE LIMITS



Application No RZ/FDP-2006-PR-028 Staff P.B.

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TOWERS CRESCENT

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FAIRFAX COUNTY VIRGINIA

TDM AND PEDESTRIAN PLAN DETAIL WITH GARAGE LIMITS EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: 11/20/06
DES. RO
DWN. JA
SCALE: 1"=50'
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FASHION BLVD.

VA STATE GRID NORTH

GARAGE ENTRY

RESIDENTIAL

BUILDING E

PARKING

BUILDING D

BACK LOBBY ENTRANCE BUILDING D

BUILDING G

66.9'

30'

LOADING ENTRY

PARKING

75'

GARAGE ENTRY

LOADING ENTRY

RETAIL

LOADING DOCK #2

LOBBY ENTRANCE BUILDING G

LOBBY ENTRANCE BUILDING E

LOBBY ENTRANCE BUILDING D

LOADING DOCK #1

LOADING DOCK ACCESS CORRIDOR

LEGEND

- - - - =PEDESTRIAN LOADING DOCK ACCESS CORRIDOR

* =LOADING DOCK ENTRANCE FROM CORRIDOR

▲ =DOOR TO LOADING DOCK ACCESS CORRIDOR

NOTE:

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COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
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GRAPHIC SCALE

25 0 13 25 50 100

(IN FEET)
1 inch = 25 ft.

Application No RZ/FDP-2006-PR-028 Staff P.B.

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DP) (GDP) (CDP) (FDP)
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LOADING EXHIBIT

REVISIONS
3-15-07
4-25-07
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9-17-07

DATE: AUGUST 02, 2006

DES.	DWN.
RO	JA

SCALE: 1"=25'

PROJECT/FILE NO. 6082

SHEET NO. 16 OF 21

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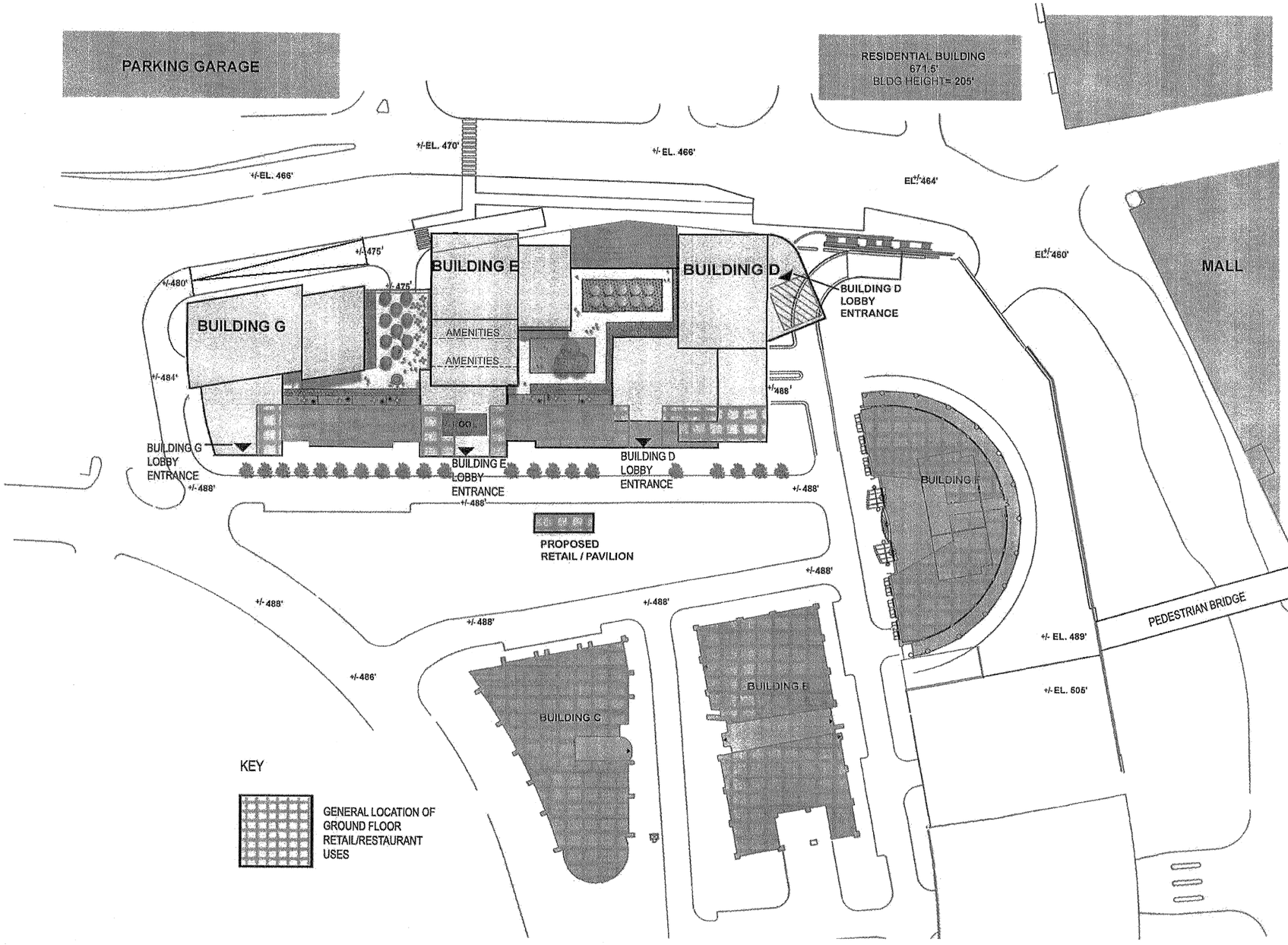

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GRAPHIC SCALE

100 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
9/17/07
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TOWERS CRESCENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

GROUND FLOOR USES AND SPOT ELEVATIONS EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006

DES.	DWN.
RO	JA

SCALE: 1"=50'

PROJECT/FILE NO. 6082

SHEET NO. 17 OF 21

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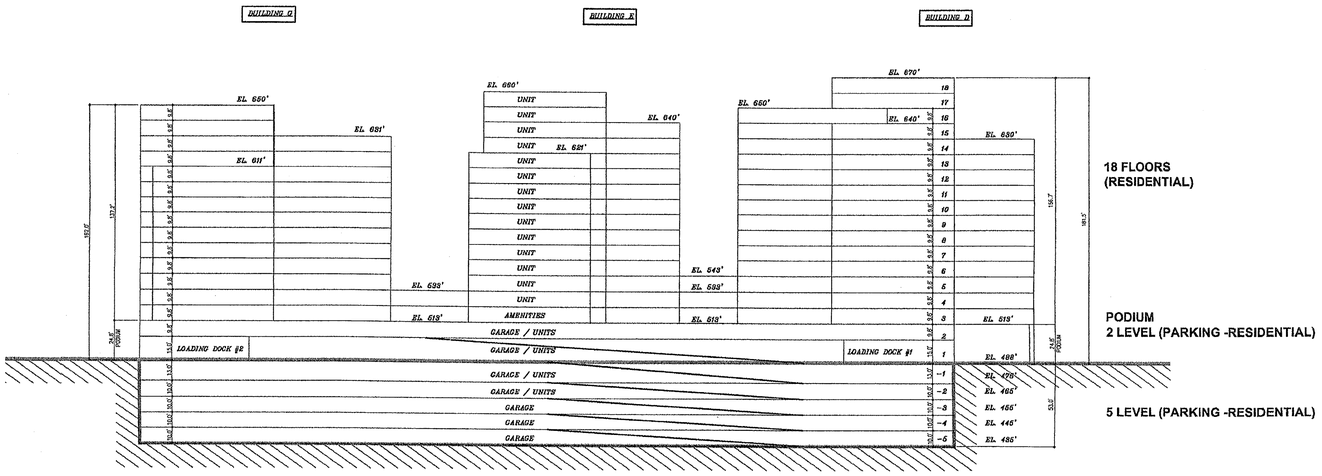
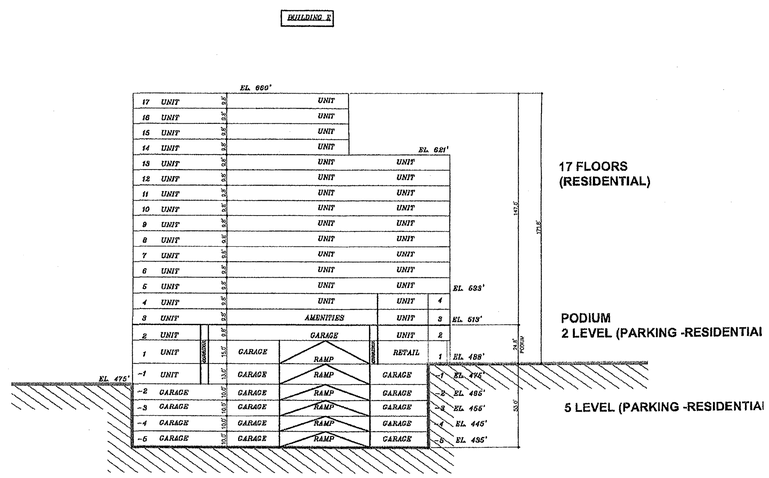


SECTION 3



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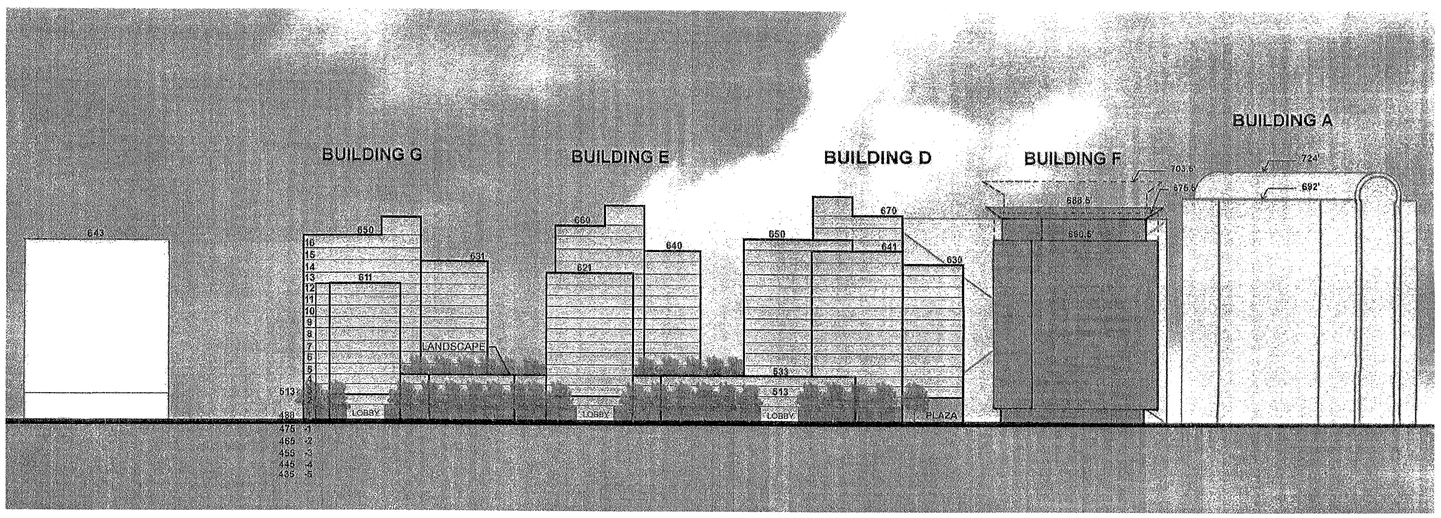
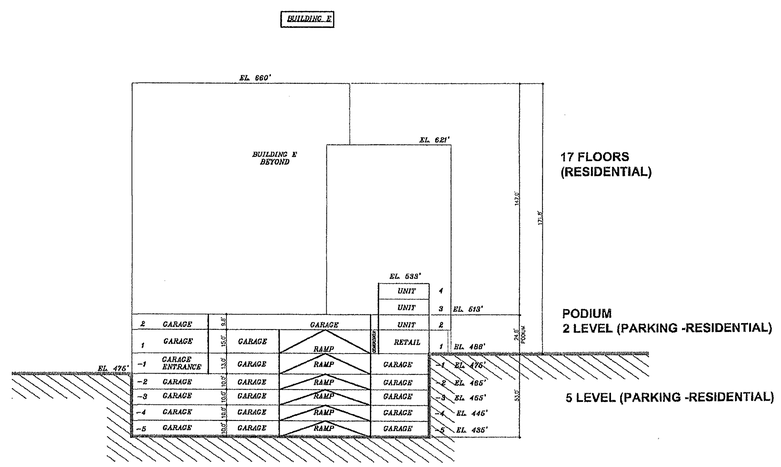


MEAN SEA LEVEL EXHIBIT



SECTION 1

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 18 of 21

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012

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TOWERS CRESCENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

BUILDING SECTIONS AND MEAN SEA LEVEL EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006	
DES. RO	DWN. JA
SCALE: NTS	
PROJECT/FILE NO. 6082	
SHEET NO. 18 OF 21	

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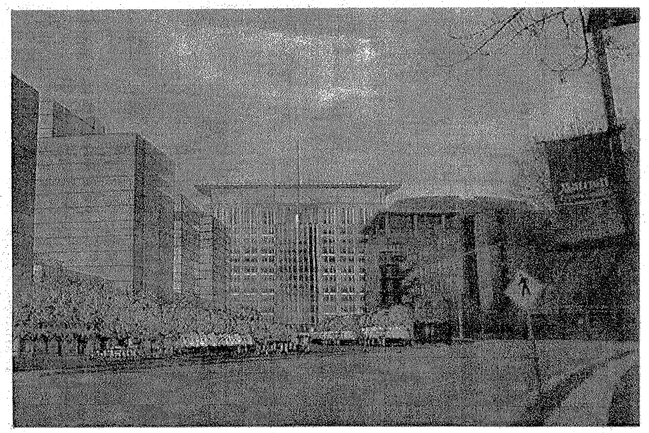

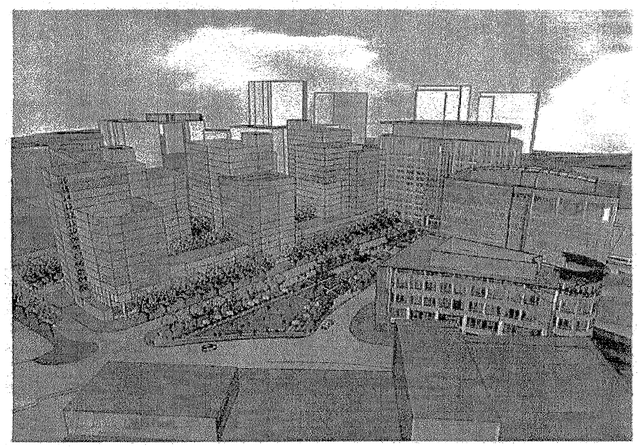

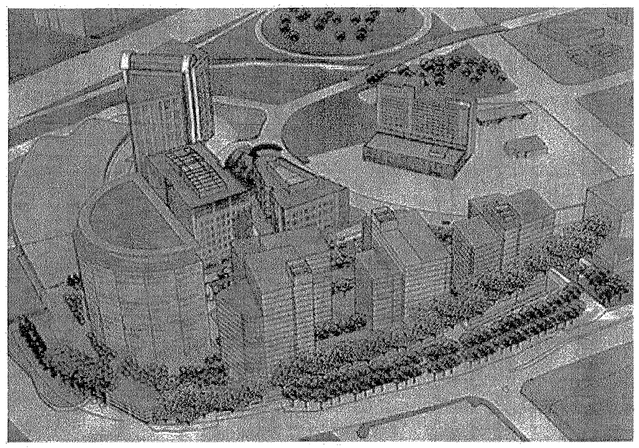

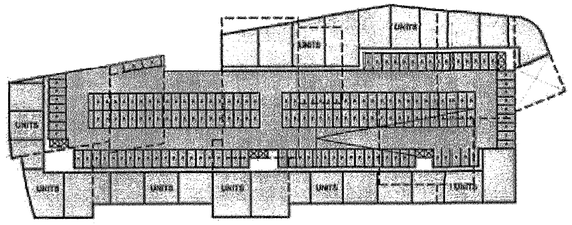

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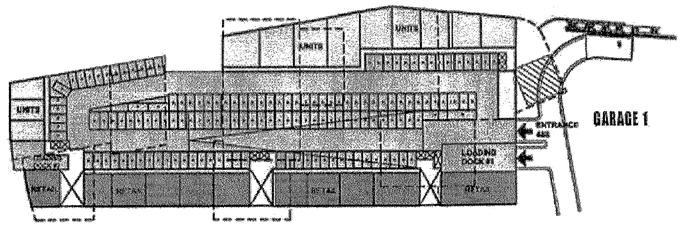

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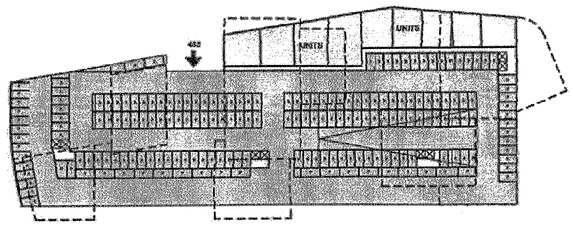

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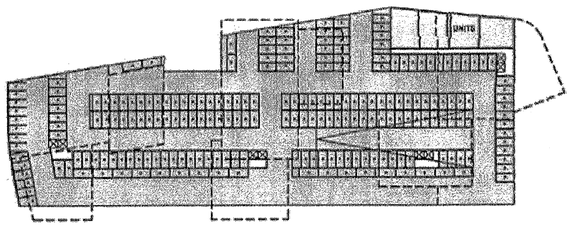

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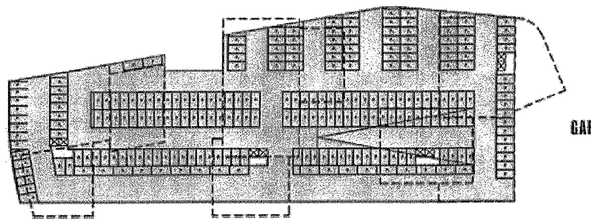

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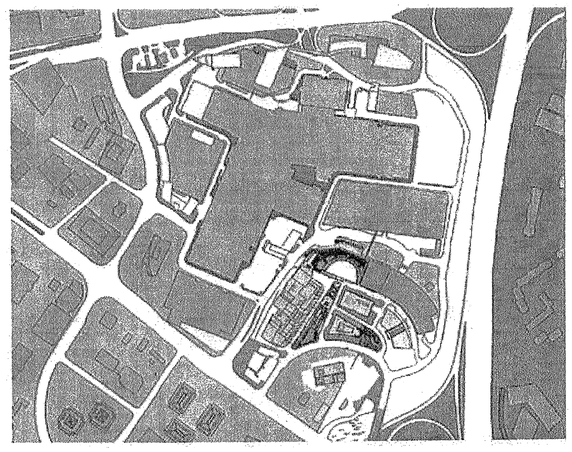

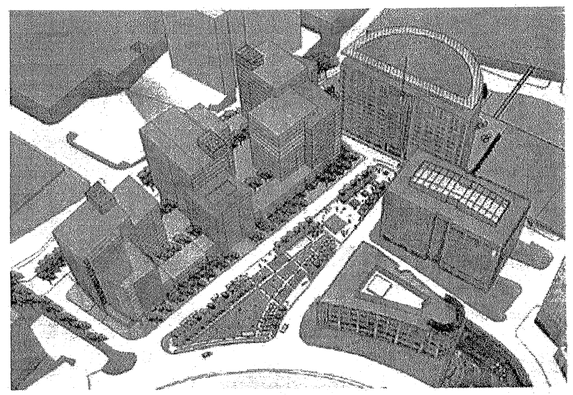

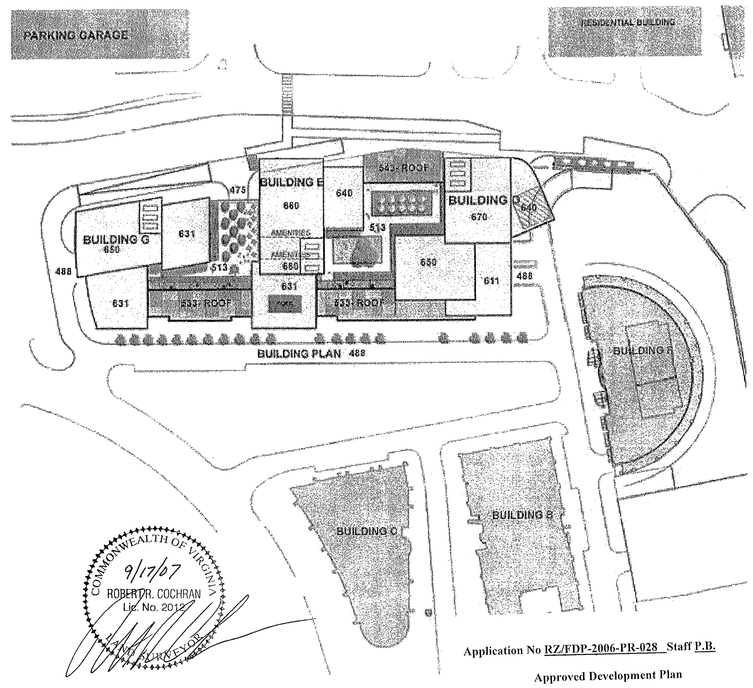

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 19 of 21

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TOWERS CRESCENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

PERSPECTIVE VIEWS AND GARAGE PLAN

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: AUGUST 02, 2006
DES. RO
DWN. JA
SCALE: NTS
PROJECT/FILE NO. 6082
SHEET NO. 19 OF 21

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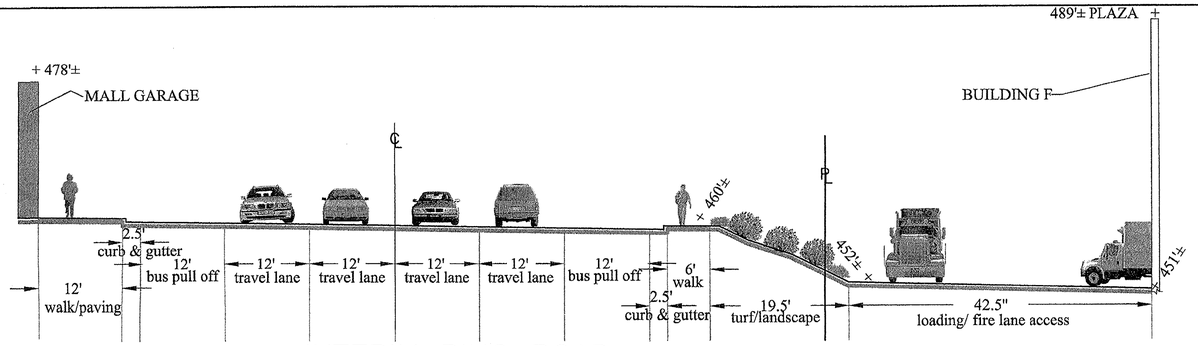
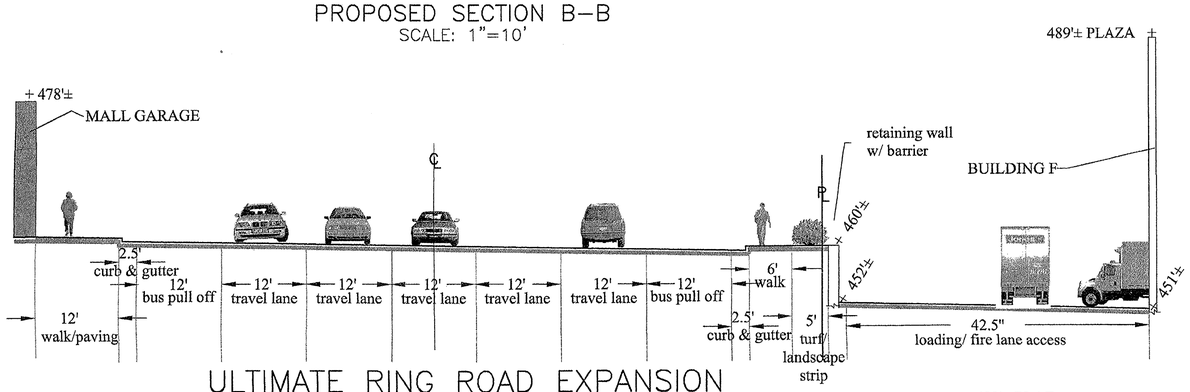
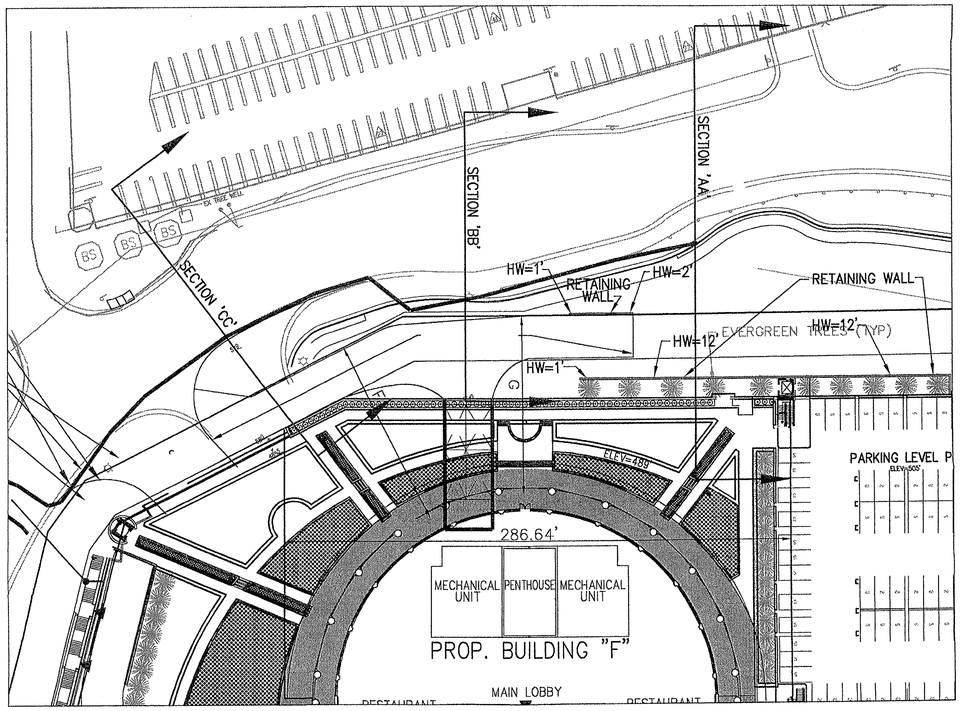
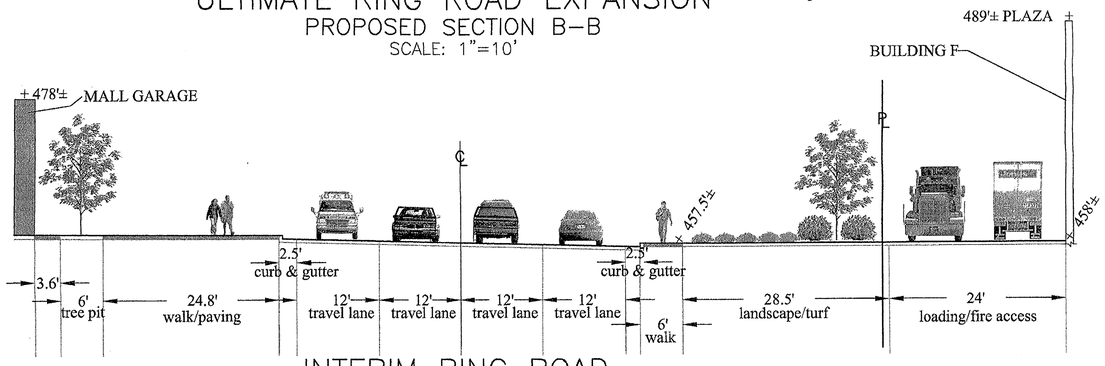


INTERIM RING ROAD
PROPOSED SECTION B–B
SCALE: 1"=10'



ULTIMATE RING ROAD EXPANSION
PROPOSED SECTION B–B
SCALE: 1"=10'





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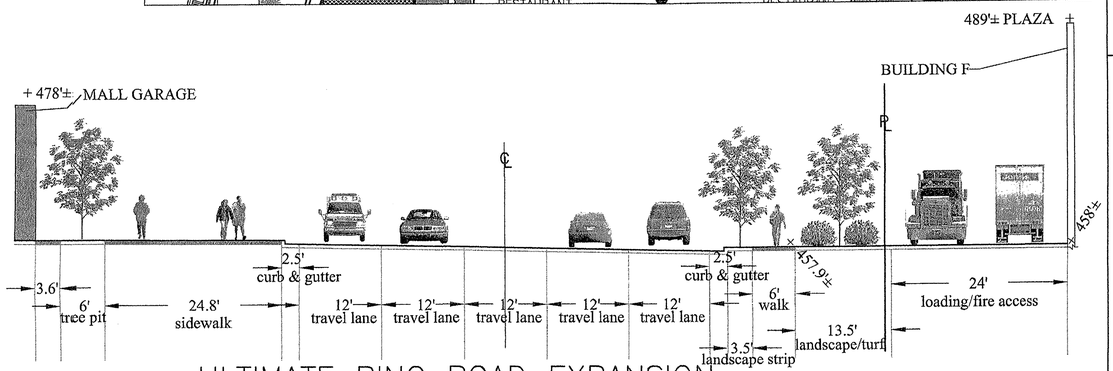
PROPOSED SECTION C–C
SCALE: 1"=10'



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PROPOSED SECTION C–C
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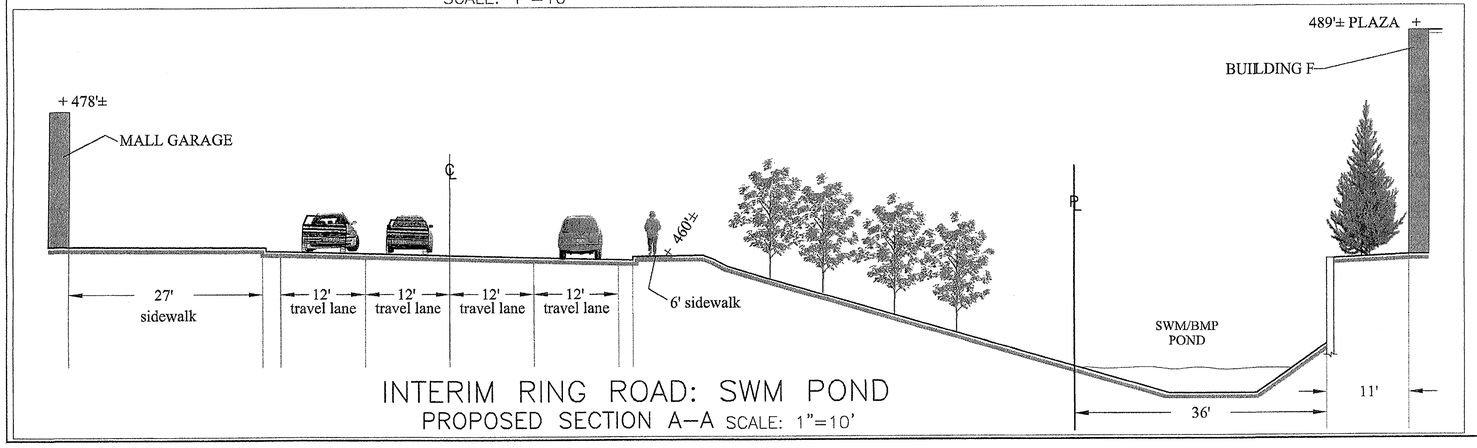

INTERIM RING ROAD: SWM POND
PROPOSED SECTION A–A SCALE: 1"=10'

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 20 of 21

COMMONWEALTH OF VIRGINIA
9/17/07
ROBERT R. COCHRAN
Lic. No. 2012

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
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MCLEAN, VA GERMANTOWN, MD

TOWERS CRESCENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BUILDING F SECTIONS
EXHIBIT

VIKA REVISIONS
3–15–07
4–25–07
7–18–07
9–17–07

DATE: AUGUST 02, 2006
DES. RO
DWN. JA
SCALE: AS NOTED
PROJECT/FILE NO. 6082
SHEET NO. 20 OF 21

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Approved Bridge Proffer 29
Tysons Corner Center
RZ 2004-PR-044

29. Towers Crescent Pedestrian Connections. The CDP/FDP depicts two pedestrian bridges labeled as "Towers Crescent Proffered Bridge" and "Alternative Bridge Alignment" to connect the Property and the property at Tax Map #39-2 ((20)) 1A1, 1E and 1F (the "Towers Crescent Property"); however, it is the Applicant's intent to participate in the construction of only one bridge except as discussed in paragraph C below.

A. Towers Crescent Proffered Bridge. The CDP/FDP depicts a "Towers Crescent Proffered Bridge," which would provide a pedestrian connection between the Towers Crescent Property and the westerly end of Parking Terrace C on the Property. This bridge connection is also indicated on the Generalized Development Plan associated with the Towers Crescent Property development (RZ 1998-PR-058). Proffer #24 of the proffers associated with RZ 1998-PR-058 (the "Towers Crescent Proffers") describes the commitment of Tycon Tower I Investment Limited Partnership, Towers Crescent LLC and Towers Crescent Land LLC (and their successors or assigns) (collectively, the "Towers Crescent Owners") to construct a pedestrian bridge connection between the Property and the Towers Crescent Property.

i. The Applicant shall (a) provide easements as necessary for the construction of the Towers Crescent Proffered Bridge from the centerline of Fashion Boulevard to Parking Terrace C at such time as the Towers Crescent Owners submit a site plan for this pedestrian bridge, and (b) provide funds to the Towers Crescent Owners necessary for the construction of the pedestrian bridge from the centerline of Fashion Boulevard to Parking Terrace C in accordance with the Towers Crescent Proffers, provided that the Towers Crescent Owners submit the design and final construction cost information for the pedestrian bridge to the Applicant for its review and approval, which shall not be unreasonably withheld. The Applicant shall provide funds for construction of the Towers Crescent Proffered Bridge as construction progress payments, such that funds shall be advanced to fund the construction of the bridge as it is completed.

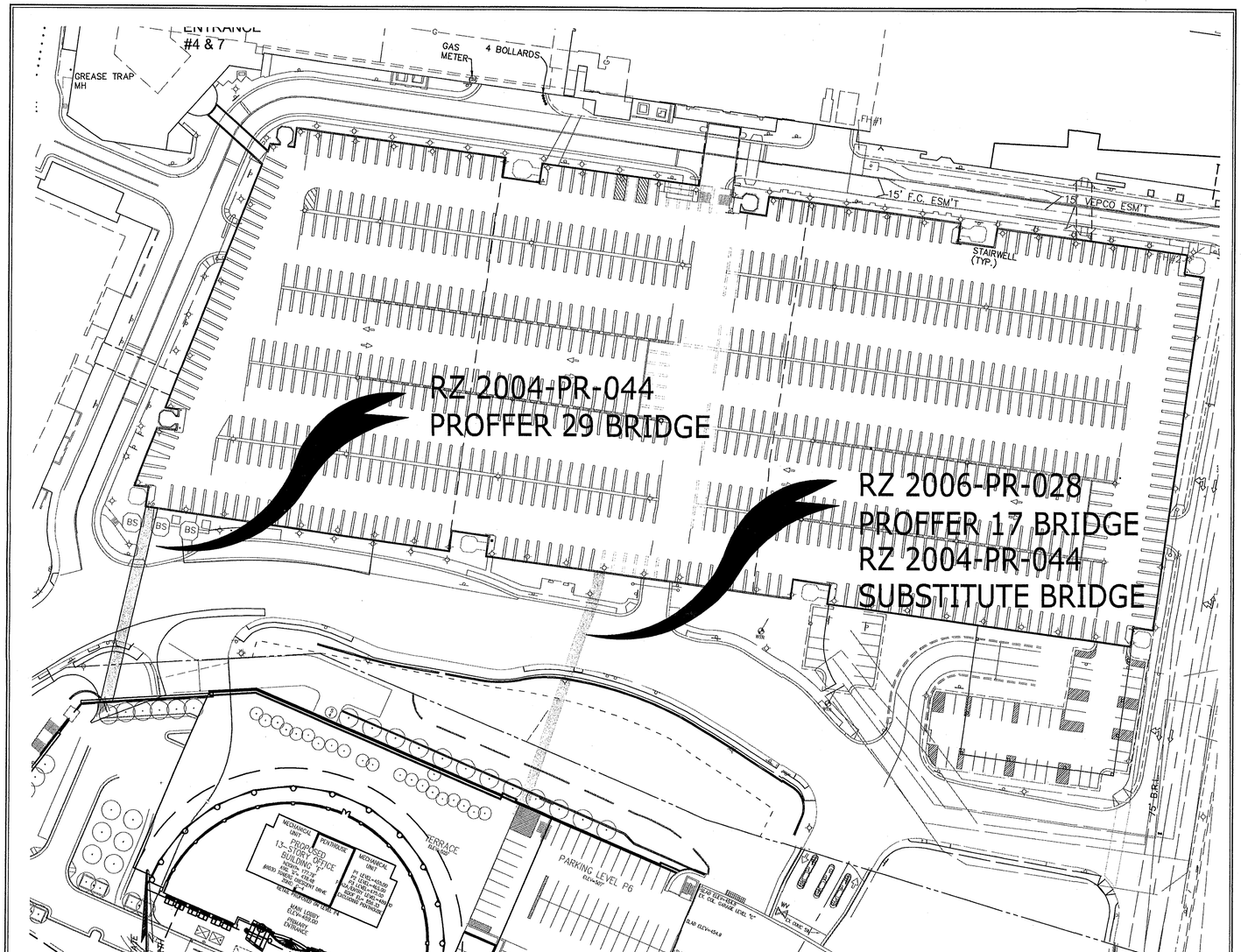
ii. To permit convenient pedestrian access across the bridge and to and through the Property, the Towers Crescent Proffered Bridge shall remain open not less than the same hours as the mall corridor hours are open in the Existing Shopping Center. At such time as the hours of operation are extended in the mall corridors per Proffer #14, the hours of operation of the bridge shall be extended accordingly.

iii. If the Towers Crescent Owners have not begun construction of the Towers Crescent Proffered Bridge as of the time of the Applicant's submission of a site plan for Phase 2, the Applicant shall thereafter include the bridge in the site plan for Phase 2 and construct the bridge at such time as the Towers Crescent Owners provide (i) the necessary easements (at no cost to the Applicant), (ii) funding for the design of the bridge and (iii) all of the costs of construction of the bridge other than those costs that are to be paid by the Applicant under paragraph A.i. above. Prior to the approval of the site plan for Phase 2, the Applicant shall diligently pursue the three aforementioned items from the Towers Crescent Owners.

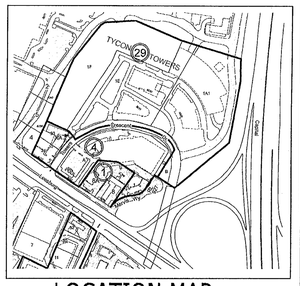
iv. If the Towers Crescent Owners fail to provide the easements and design and construction funding described in this proffer prior to the approval of a site plan for Phase 2, the Applicant shall provide the County with documentation of attempts to acquire such easements and funding. In such a case, the Applicant shall not be required to design and/or construct this bridge connection; however, the Applicant shall be obligated to (A) escrow funds in an amount approved by Fairfax County DPWES equal to the cost of constructing the Towers Crescent Proffered Bridge from the centerline of Fashion Boulevard to Parking Terrace C (including a safe pedestrian connection into the Existing Shopping Center) as indicated in the CDP/FDP, and (B) provide the necessary construction and access easements to permit the construction of the bridge connection to any party ready, willing and able to complete the construction of the bridge connection (such as, but not limited to, Fairfax County). If ten years after the Applicant provides the escrow to the County, construction of the Towers Crescent Proffered Bridge has not begun, the escrow shall be returned to the Applicant.

B. Substitute Elevated Bridge Location. If, prior to the submission of the site plan for Phase 2, the Applicant and the Towers Crescent Owners reach a written agreement that provides for a substitute elevated pedestrian bridge connection between the Towers Crescent Property and the Property (such as, but not limited to, the Alternative Bridge Alignment indicated on the CDP/FDP), such that the alternate location shall be constructed instead of the Towers Crescent Proffered Bridge, provided that (1) the design, location and the schedule for the construction of the alternate elevated bridge are approved by the Zoning Administrator (including the pedestrian pathways across Parking Terrace C), and (2) such alternate elevated bridge is constructed in accordance with designs and plans and on a schedule as approved by the Zoning Administrator.

C. Additional Elevated Bridge Location. The Applicant reserves the right to construct another bridge in addition to the Towers Crescent Proffered Bridge (such as, but not limited to, the Alternative Bridge Alignment) so long as (1) the design and location of the alternate elevated bridge are approved by the Zoning Administrator (including the pedestrian pathways across Parking Terrace C), and (2) such alternate elevated bridge is constructed in accordance with designs and plans as approved by the Zoning Administrator.



NOTE:
PROPOSED PEDESTRIAN BRIDGE PER PROFFER 17
OF RZ 2006-PR-028 IS IN THE LOCATION OF THE
SUBSTITUDE BRIDGE PER PROFFER 29 OF RZ 2004-PR-044.



LOCATION MAP

Proposed Bridge Proffer 17.C.
Tycon Tower I Limited Partnership, Towers Crescent LLC
and Towers Crescent Land, LLC
RZ 2006-PR-028

17. Off-Site Sidewalks and Crosswalks.

C. Pedestrian Bridge. The CDP/FDP depicts a pedestrian bridge from the plaza associated with Building F to the top level of a parking deck (identified as Parking Terrace C on the proffered CDP/FDP for RZ 2004-PR-044) located on property identified as Tax Map 29-4 ((1)) 35 (the "Tysons Corner Center Property"). This bridge connection is also indicated on the CDP/FDP associated with the Tysons Corner Center Property development (RZ 2004-PR-044) as an "Alternative Bridge Alignment". Proffer 29 of the proffers associated with RZ 2004-PR-044 (the "Tysons Corner Center Proffers") describes a commitment by the Applicants in RZ 2004-PR-044 (the "Tysons Corner Center Owners") to construct a pedestrian bridge connection between the Tysons Corner Center Property and the Property.

The Applicants shall participate in the construction of the pedestrian bridge as follows:

(i) The Applicants shall pay the Tysons Corner Center Owners 50 percent (50%) of all costs and expenses associated with construction of the Pedestrian Bridge as set forth in a Deed of Easement and Agreement (the "Agreement") between the Applicants and the Tysons Corner Center Owners dated January 22, 2007 and recorded in Deed Book 19318 at Page 2149. The Agreement establishes the Tysons Corner Center Owners as the party responsible for construction of the pedestrian bridge.

(ii) Construction of the pedestrian bridge is to begin prior to the issuance of a building permit for either of Buildings D, E or G on the Property, or as specified in the proffers for RZ 2004-PR-044, whichever is earlier.

(iii) The Applicants shall construct the parking garage and plaza associated with Building F in a manner that will accommodate the pedestrian bridge structure and provide pedestrian connections to the bridge from within the Property.

(iv) In the event that the Tysons Corner Center Owners have not begun construction of the pedestrian bridge when application for a building permit for either Buildings D, E or G is submitted, the Applicants shall escrow an amount equal to 50 percent (50%) of the cost of the pedestrian bridge, less any payments already made to Tysons Corner Center Owners for bridge construction with DPWES and shall be relieved of any further obligations under this proffer.

Application No RZ/FDP-2006-PR-028 Staff P.B.

Approved Development Plan

(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-12-2007
Date of (BOS) (PC) Approval 10-15-2007
Sheet 21 of 21

COMMONWEALTH OF VIRGINIA
9/17/07
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McLEAN, VA FREDERICK, MD

TOWERS CRESCENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

PEDESTRIAN BRIDGE EXHIBIT

REVISIONS
3-15-07
4-25-07
7-18-07
9-17-07

DATE: 11/20/06
DES. RO | DWN. JA
SCALE: 1"=50'
PROJECT/FILE NO. 6082
SHEET NO. 21 OF 21

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