

Arlington Boulevard Consolidation Lots 6 & 6A

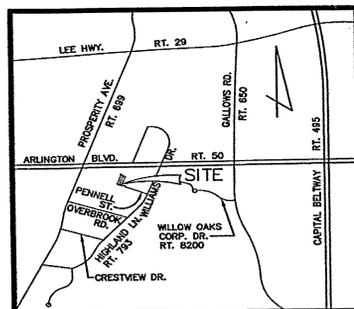
Providence District

Fairfax County, Virginia

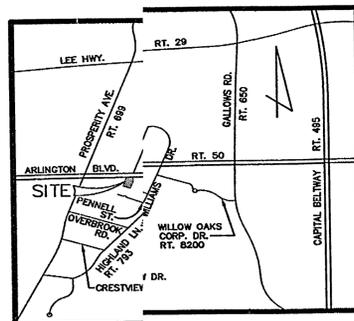
Generalized Development Plan - Lots 6 & 6A / RZ 2009-PR-006

Generalized Development Plan Amendment - Lot 104B / PCA 2009-PR-007

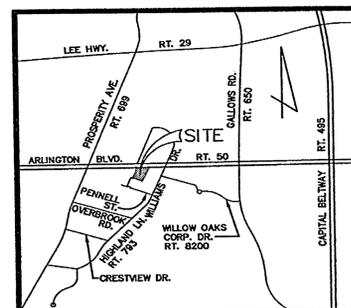
Partial Generalized Development Plan Amendment -
Lots 7A (Pt.), 11A (Pt.) and 135 / PCA 2004-PR-003-02



VICINITY MAP - Lots 6 & 6A
SCALE: 1" = 2,000'



VICINITY MAP - Lot 104B
SCALE: 1" = 2,000'



VICINITY MAP - Lots 7A (Pt.), 11A (Pt.) & 135
SCALE: 1" = 2,000'

Applicant:
Arlington Boulevard Consolidation LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

Sheet Index

1. COVER SHEET
2. GDP / GDPA - OVERALL PLAN
3. GDP / GDPA - ENLARGEMENT PLAN AND OPTIONAL PLANS
4. NOTES AND TABULATIONS
5. CROSS SECTIONS
6. CROSS SECTIONS AND SITE DETAILS
7. ELEVATIONS AND PERSPECTIVES
8. LANDSCAPE DETAIL
9. ADEQUATE OUTFALL ANALYSIS
10. STORMWATER MANAGEMENT

Arlington Boulevard Consolidation
Lots 6 & 6A
Generalized Development Plan /
Generalized Development Plan Amendments

Application No. RZ-2009-PR-006 Staff WOD
Concurrent w/PCA-2004-PR-003-02 & PCA-2009-PR-007
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFERS DATED (listed below)
PCA-2004-PR-003-02 dated 9/8/2009 &
PCA-2009-PR-007 dated 9/8/2009
Date of (BOS) (PC) approval 9/14/2009
Sheet 1 of 10

Revised September 4, 2009
Revised August 19, 2009
Revised July 20, 2009
Revised May 5, 2009
Revised September 4, 2008
Revised August 5, 2008

M-10713

SEAL



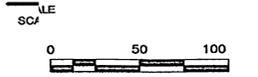
RECEIVED
Department of Planning & Zoning
SEP 04 2009
Zoning Evaluation Division

Dewberry & Davis LLC
 8401 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.949.0100
 FAX: 703.949.0519
 www.dewberry.com

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PLAN KEY

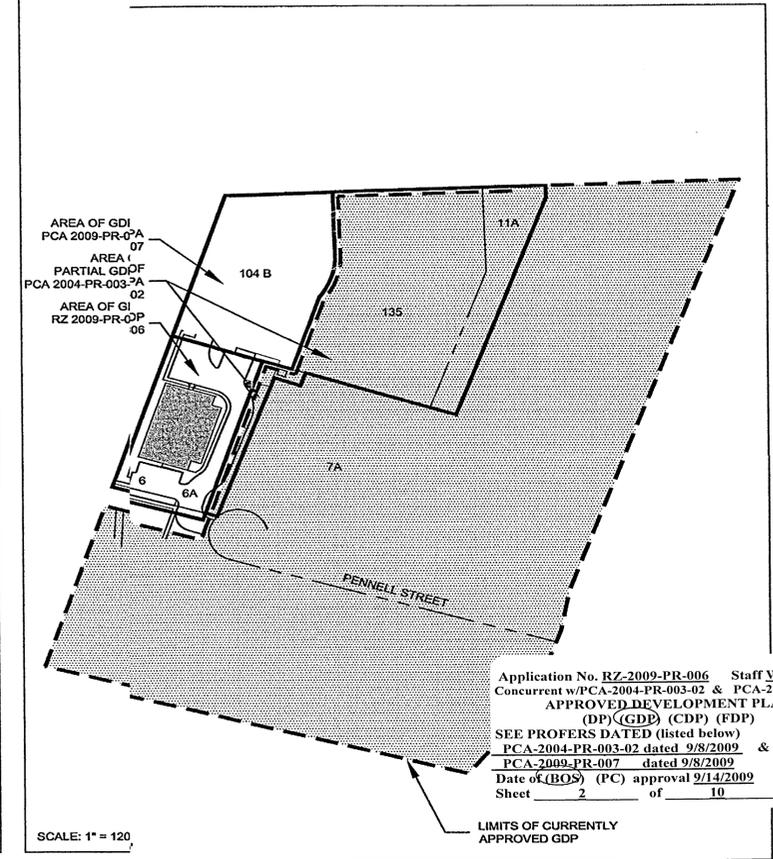
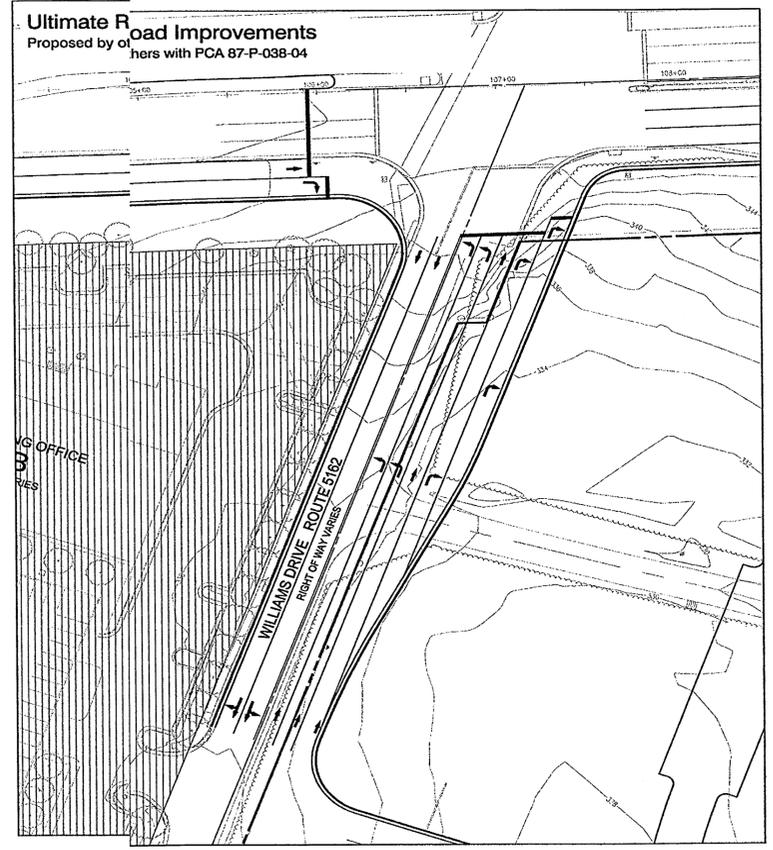


No.	REVISIONS	DATE	BY	Description
5		09.04.09	JMC	
4		08.19.09	ARW	
3		07.20.09	ARW	
2		05.05.09	ARW	
1		09.04.08	ARW	

AWN BY: ARW
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: August 5, 2008

TITLE: ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 OVERALL PLAN

PROJECT NO. _____
 SHEET NO. **2** OF 10
 SHEET NO. **M-10713**

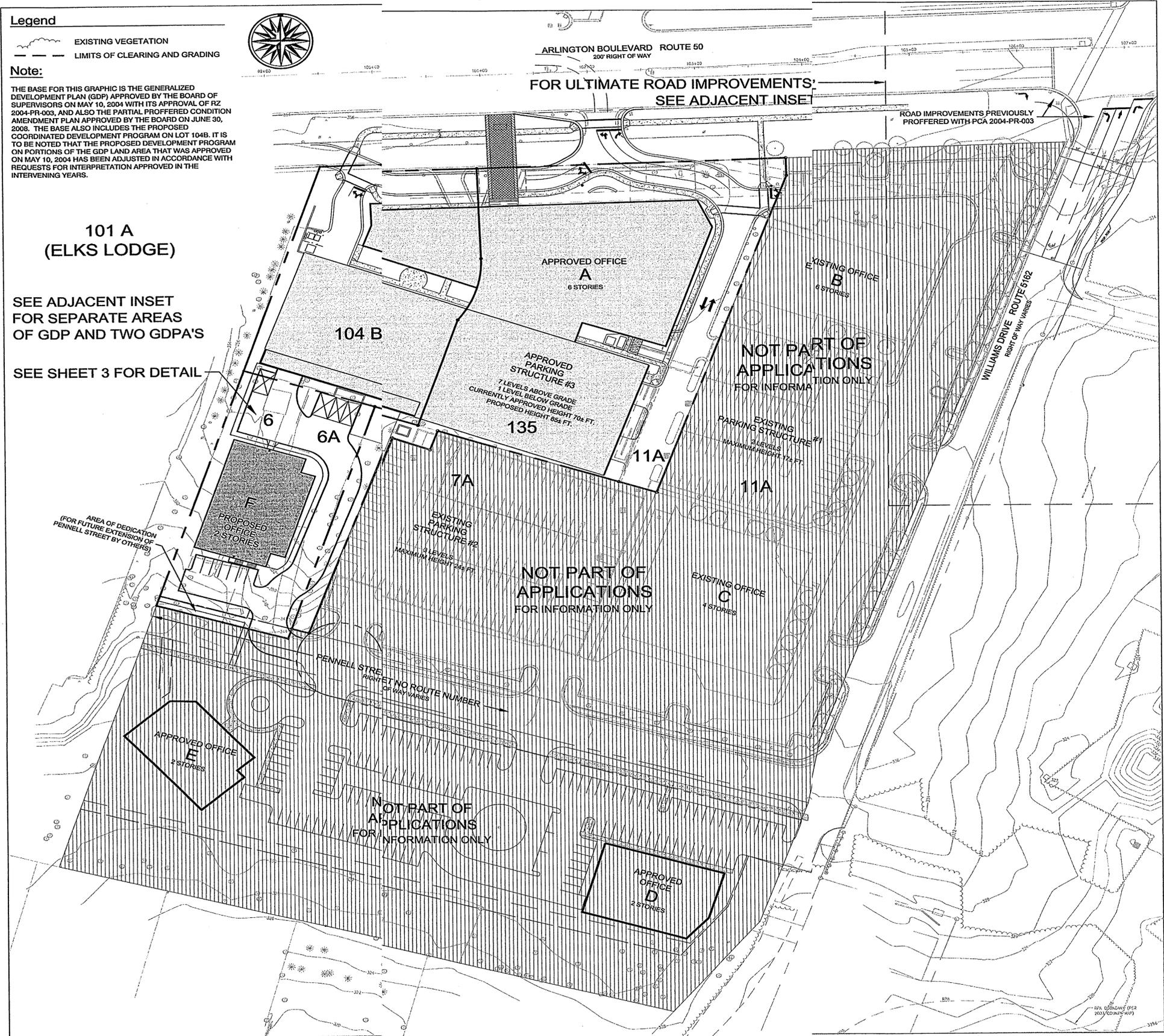


Legend
 --- EXISTING VEGETATION
 --- LIMITS OF CLEARING AND GRADING



Note:
 THE BASE FOR THIS GRAPHIC IS THE GENERALIZED DEVELOPMENT PLAN (GDP) APPROVED BY THE BOARD OF SUPERVISORS ON MAY 10, 2004 WITH ITS APPROVAL OF RZ 2004-PR-003, AND ALSO THE PARTIAL PROFFERED CONDITION AMENDMENT PLAN APPROVED BY THE BOARD ON JUNE 30, 2008. THE BASE ALSO INCLUDES THE PROPOSED COORDINATED DEVELOPMENT PROGRAM ON LOT 104B. IT IS TO BE NOTED THAT THE PROPOSED DEVELOPMENT PROGRAM ON PORTIONS OF THE GDP LAND AREA THAT WAS APPROVED ON MAY 10, 2004 HAS BEEN ADJUSTED IN ACCORDANCE WITH REQUESTS FOR INTERPRETATION APPROVED IN THE INTERVENING YEARS.

101 A (ELKS LODGE)
 SEE ADJACENT INSET FOR SEPARATE AREAS OF GDP AND TWO GDPA'S
 SEE SHEET 3 FOR DETAIL



80% SLOPES (PER 2004 CONCRETE)

ARLINGTON BOULEVARD CONSOLIDATION
 GENERALIZED DEVELOPMENT PLAN / PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PLAN KEY:

SCALE:

AS NOTED

No.	DATE	BY	Description
4	09.04.09	JMC	
3	08.19.09	ARW	
2	07.20.09	ARW	
1	05.05.09	ARW	New Sheet

REVISIONS	DATE	BY	DESCRIPTION
1		ARW	

TITLE: **ARLINGTON BOULEVARD CONSOLIDATION**
GDP / GDPA
 CROSS SECTIONS

PROJECT NO. _____
 SHEET NO. _____

NOTE:
 THE ILLUSTRATION AND SECTION IS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

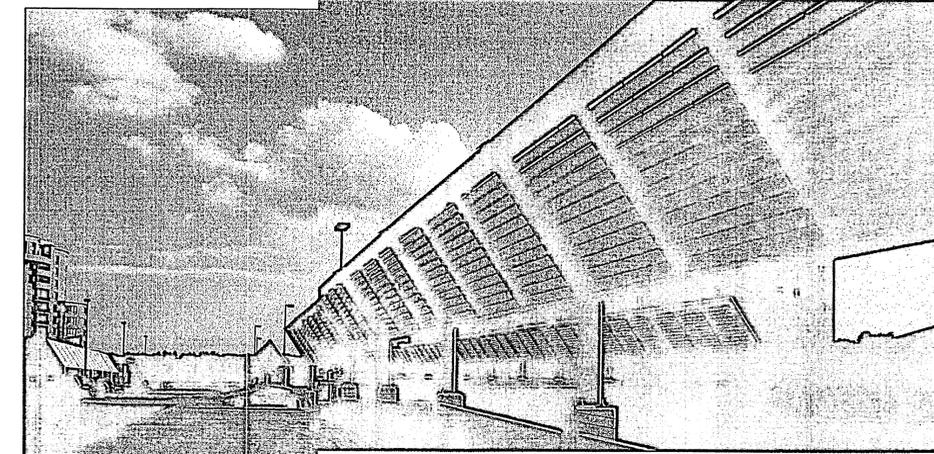
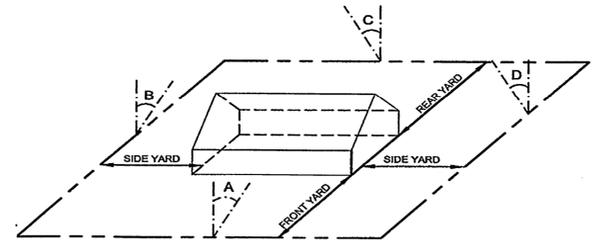
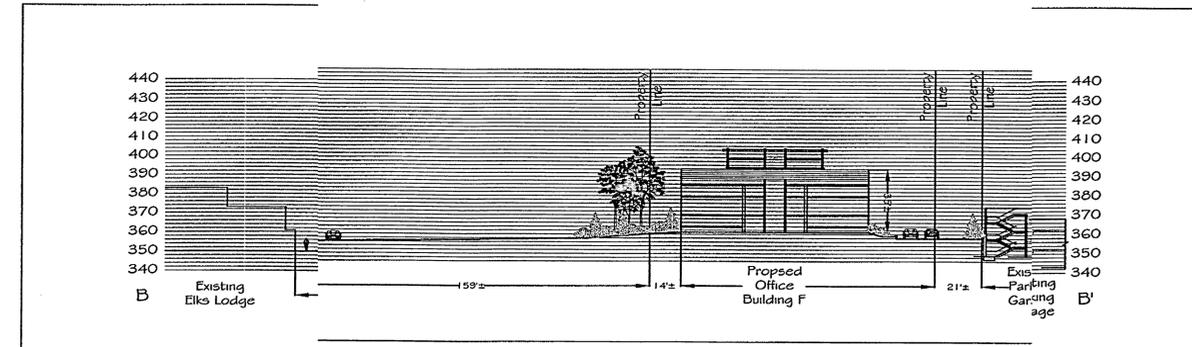


ILLUSTRATION OF POSSIBLE SOLAR SHADE PANEL

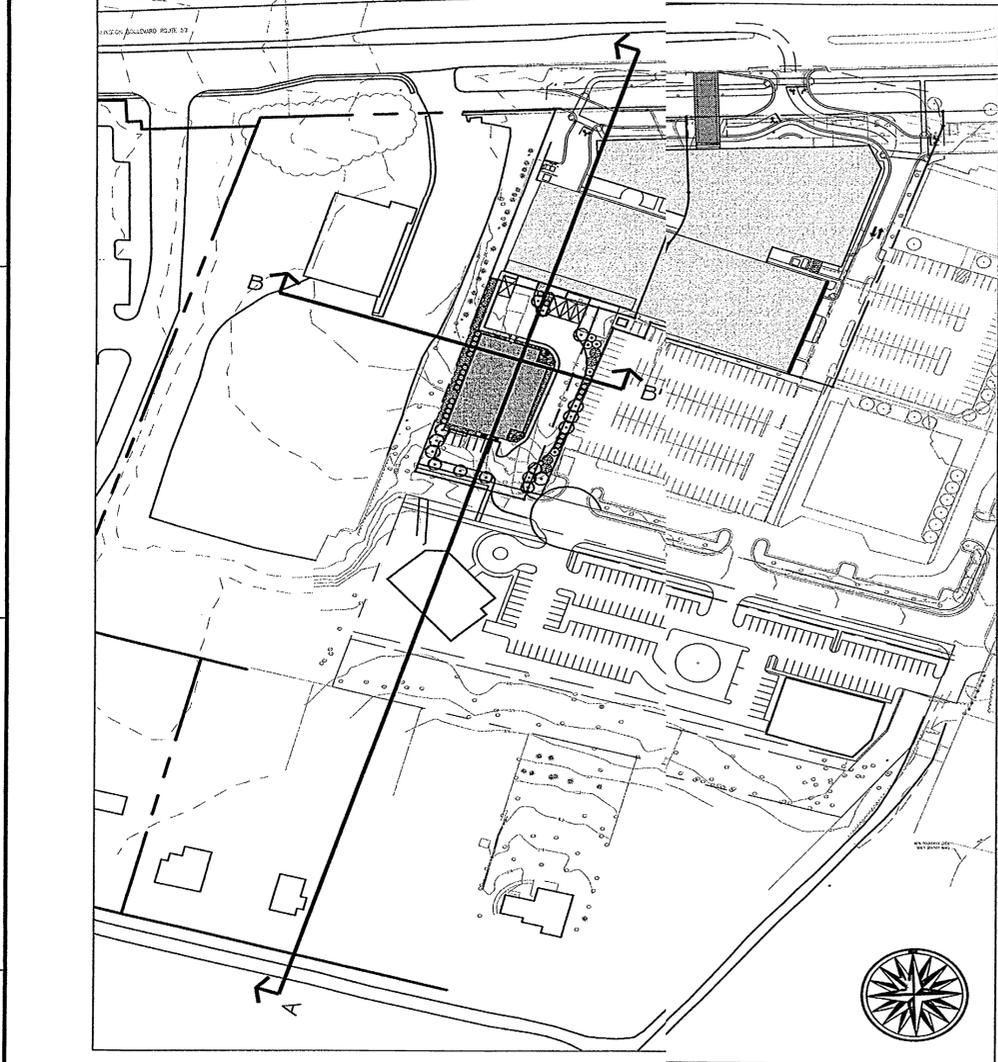


FRONT YARD: $\angle A$ 25° WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 18' BUT NOT LESS THAN 40'
 SIDE YARD: $\angle B$ NO REQUIREMENT
 REAR YARD: $\angle C$ 20° WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 13' BUT NOT LESS THAN 25'

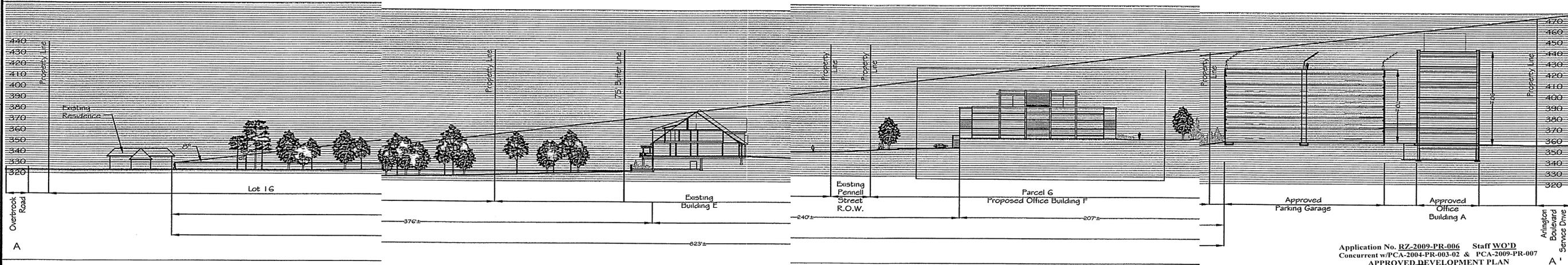
ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT IN THE C-3 DISTRICT



SECTION B-B'
 Scale: 1" = 40'

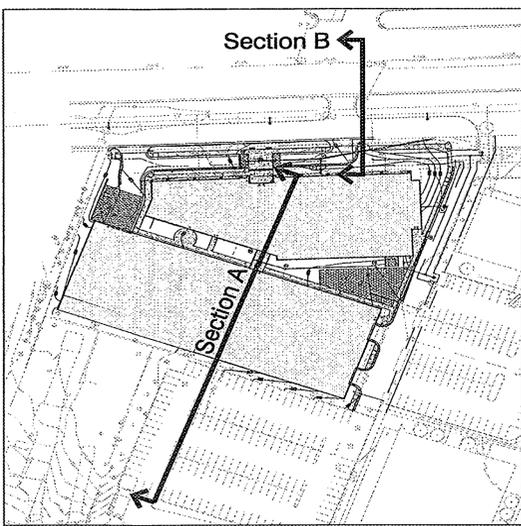


SECTION KEY
 Scale: 1" = 100'



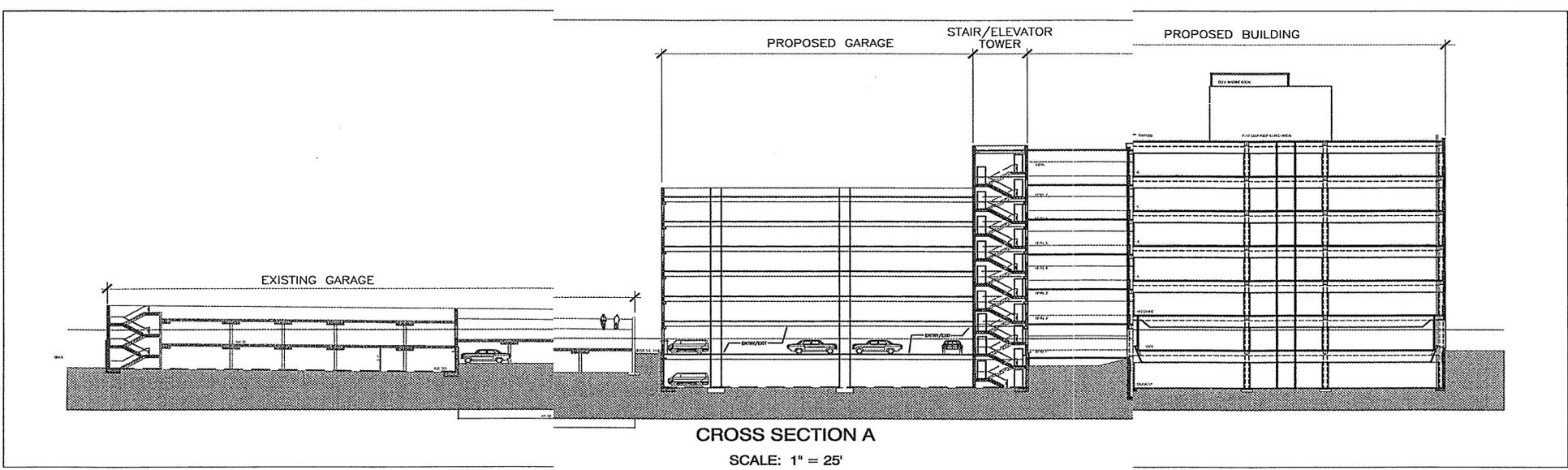
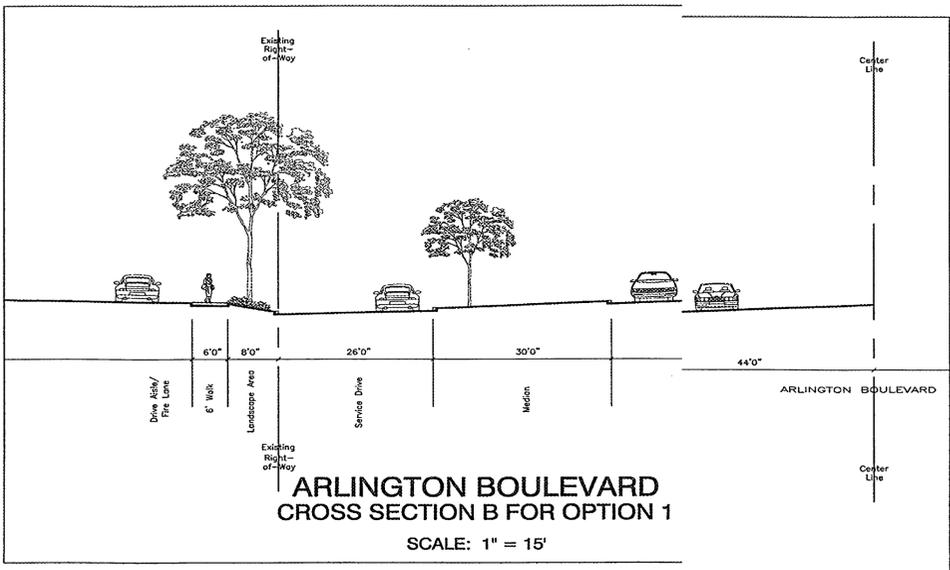
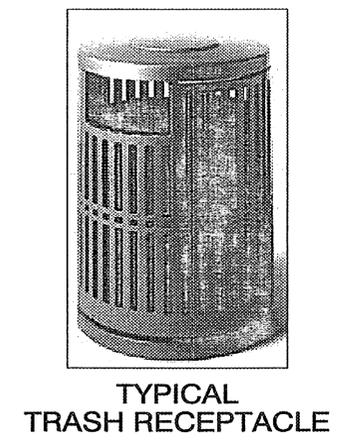
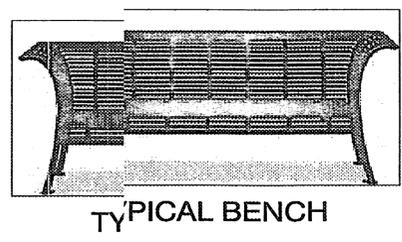
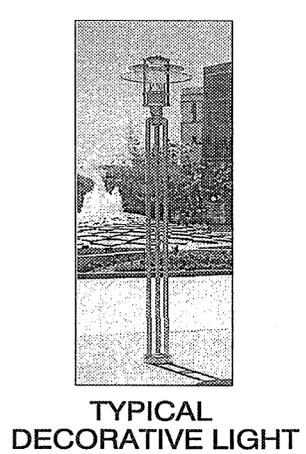
SECTION A-A'
 Scale: 1" = 40'

Application No. RZ-2009-PR-006 Staff WO'D
 Concurrent w/PCA-2004-PR-003-02 & PCA-2009-PR-007
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFERS DATED (listed below)
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 Sheet 5 of 10



NOTE:
 THE TYPICAL SITE FURNITURE AND CROSS SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

SECTION B KEY MAP
 SCALE: 1" = 100'



Dewberry
 Dewberry & Davis LLC
 8401 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.949.0100
 FAX: 703.949.0519
 www.dewberry.com

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 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

AS NOTED

No.	DATE	DESCRIPTION
4	09.04.09	JRW
3	08.19.09	ARW
2	07.20.09	ARW
1	05.05.09	ARW
		New Sheet

REVISIONS
 DRAWN BY: ARW
 APPROVED BY: PGY
 CHECKED BY: August 5, 2008
 DATE:

TITLE
 ARLINGTON BOULEVARD
 CONSOLIDATION
 GDF / GDPA
 SECTIONS
 AND SITE DETAILS

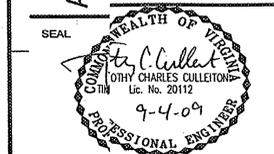
Application No. RZ-2009-PR-006 Staff WO'D
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 Sheet 6 of 10

PROJECT NO.

6

SHEET NO. M-10713

6 of 10



KEY PLAN

SCALE

NOT TO SCALE

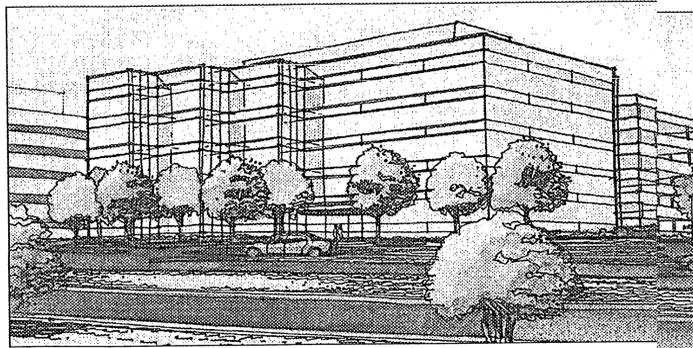
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3	08.15.09	ARW	
2	07.20.09	ARW	
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REVISIONS:
 DRAWN BY: ARW
 APPROVED BY: PCY
 CHECKED BY: August 5, 2008
 DATE:

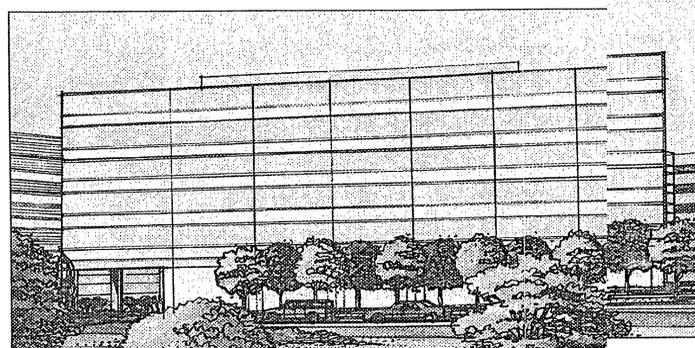
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 CC: GDP / GDPA
 ELEVATIONS AND PERSPECTIVES

PROJECT:

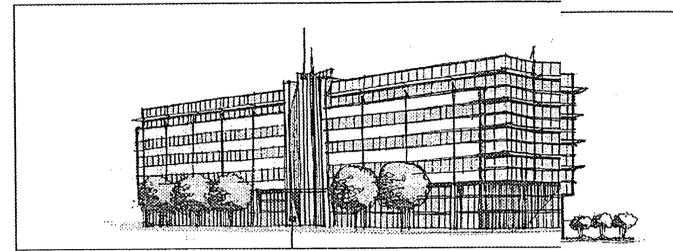
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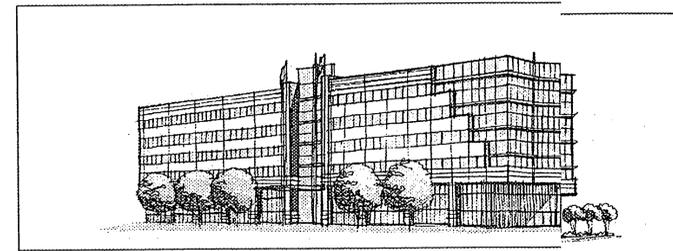
APPROVED BUILDING A



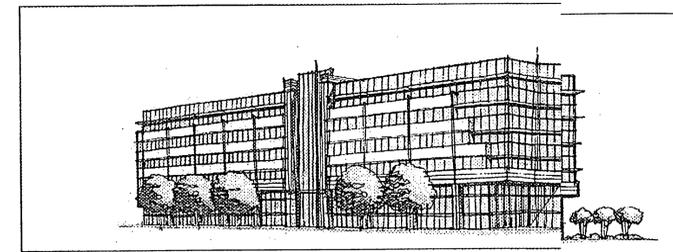
APPROVED BUILDING A



BUILDING A - APPROVED ELEVATION 8

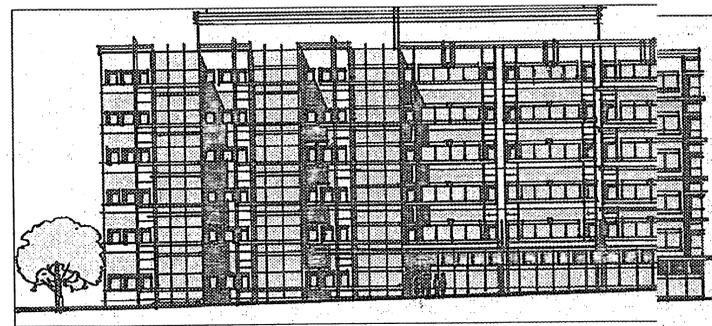


BUILDING A - APPROVED ELEVATION 9

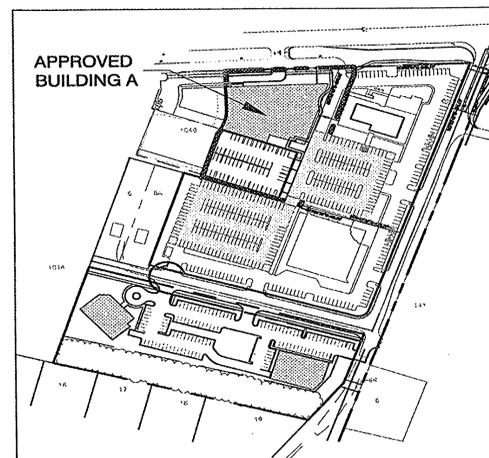


BUILDING A - APPROVED ELEVATION 10

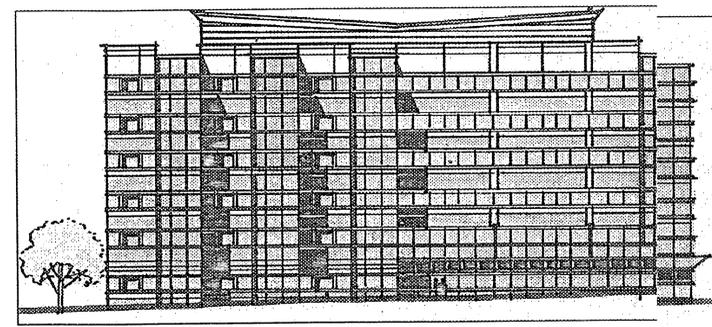
NOTE: THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE APPROVED BUILDING A. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



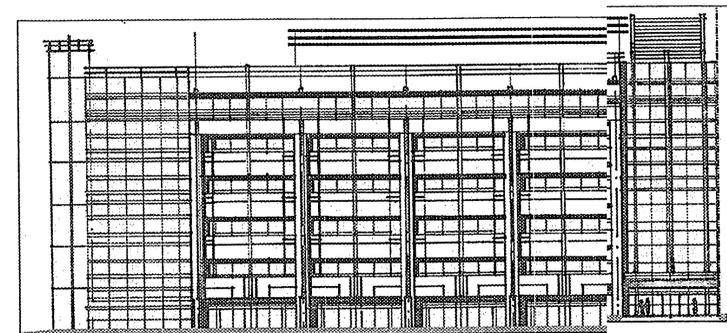
APPROVED ALTERNATIVE 1



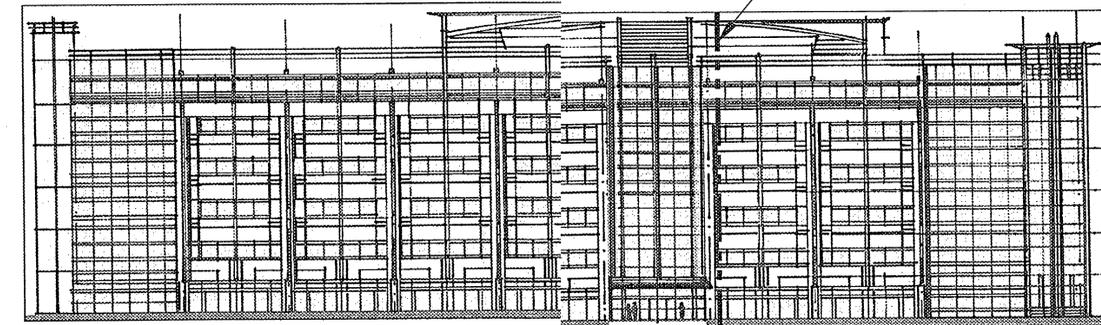
KEY MAP SCALE: 1" = 200'



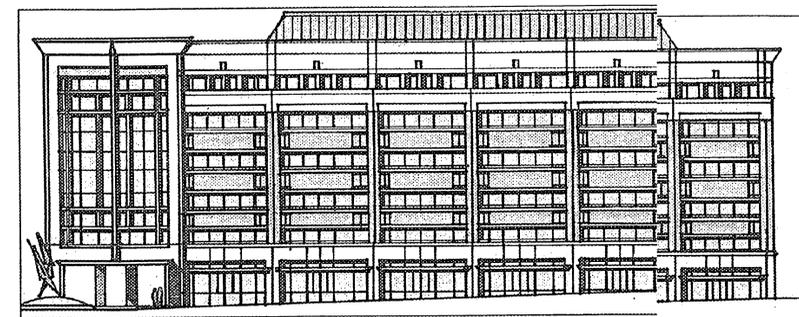
APPROVED ALTERNATIVE 2



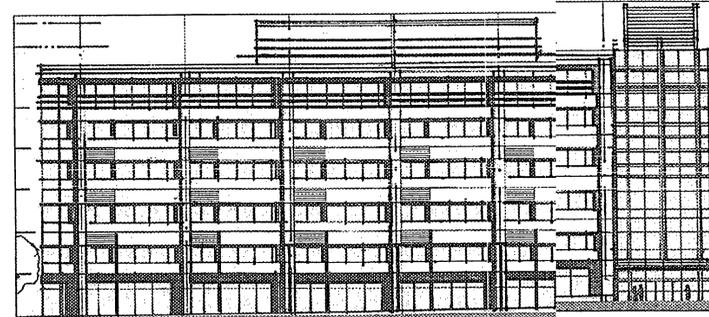
APPROVED ELEVATION 4



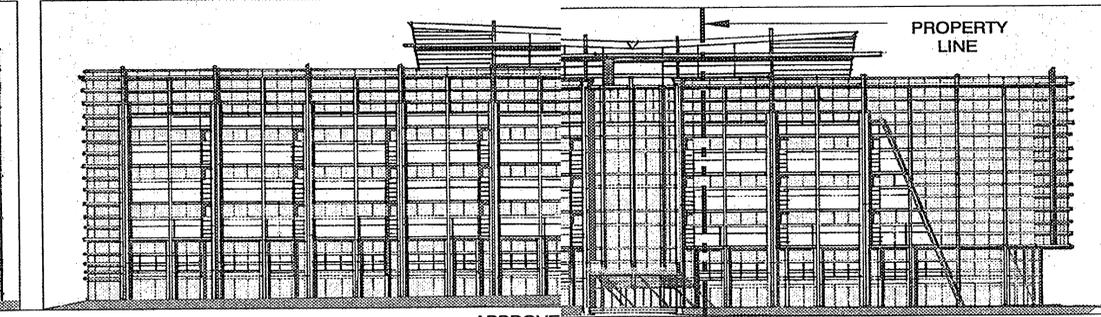
APPROVED ELEVATION 6



APPROVED ALTERNATIVE 3



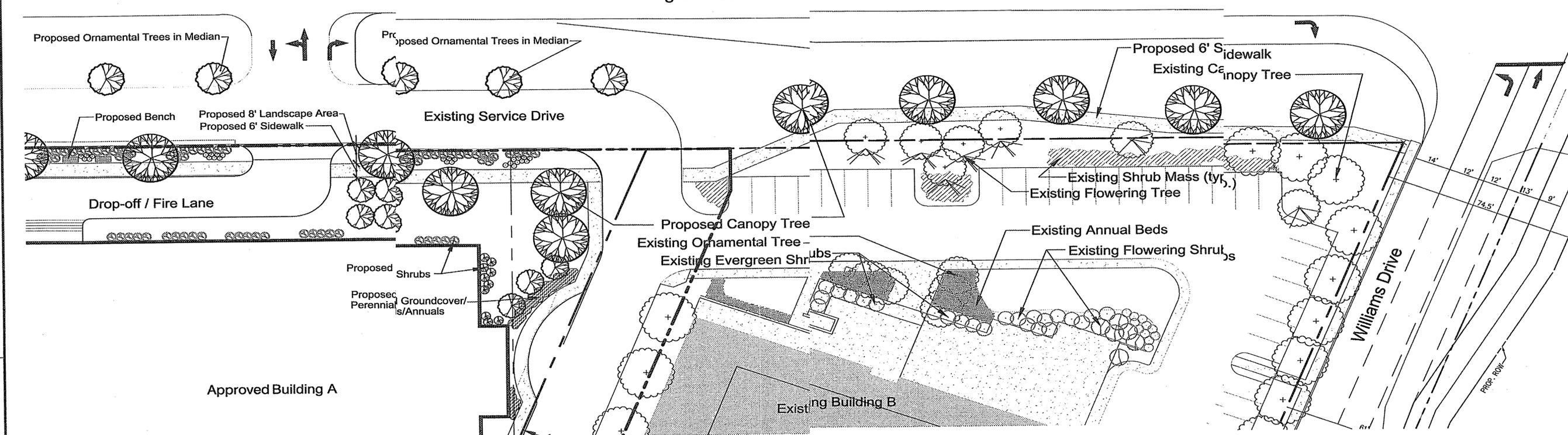
APPROVED ELEVATION 5



APPROVED ELEVATION 7

POSSIBLE ALTERNATIVE FRONT ELEVATIONS FOR APPROVED BUILDING A

Arlington Boulevard : Route 50



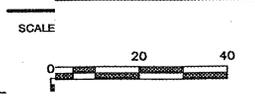
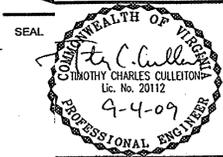
Approved Building A

Existing Building B

Arlington Boulevard Streetscape/
 Proposed Foundation planting for Building A/
 Existing Foundation planting for Building B

NOTE:
 THE TYPICAL CROSS SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



No.	DATE	BY	Description
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1	05.05.09	ARW	New Sheet

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 (DP)(GDD) (CDP) (FDP)
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 Date of (BOS) (PC) approval 9/14/2009
 Sheet 8 of 10

REVISIONS
 DRAWN BY ARW
 CHECKED BY PGY
 DATE August 5, 2008
 TITLE
 ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 LANDSCAPE
 DETAIL

ARLINGTON BOULEVARD
CONSOLIDATION
GENERALIZED DEVELOPMENT
PLAN / PARTIAL GENERALIZED
DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



PLAN
KEY F
SCALE

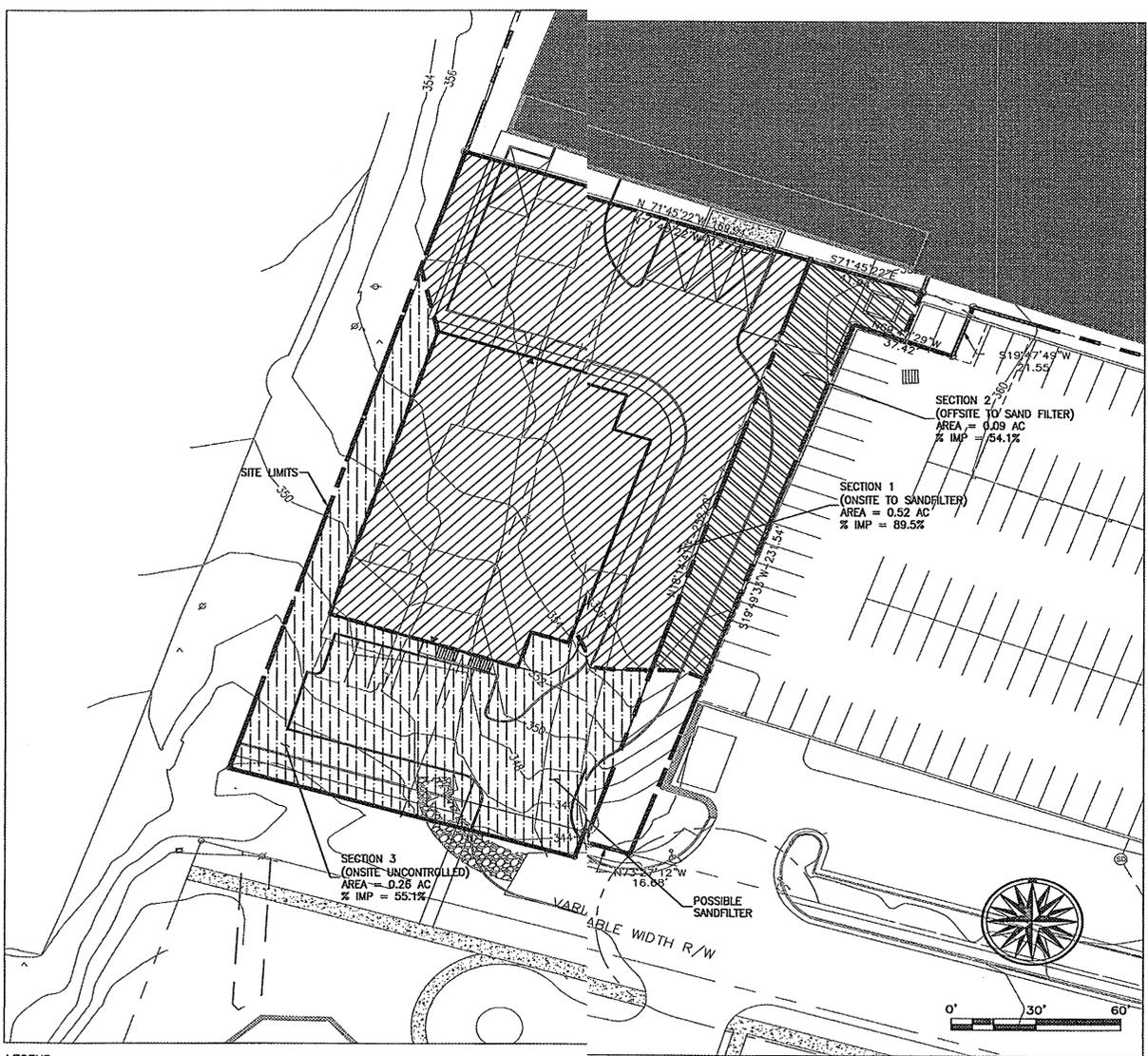
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Date of (BOS) (PC) approval 9/14/2009
Sheet 10 of 10

REVISIONS
IN BY ARW
DRAWN BY
CHECKED BY PCY
DATE August 5, 2008

TITLE
ARLINGTON BOULEVARD
CONSOLIDATION
GDP / GDPA

SWN /BMP/OUTFALL ANALYSIS
PROJECT NO.



LEGEND:
 ONSITE CONTROLLED (BMP PROVIDED BY SANDFILTER)
 OFFSITE CONTROLLED (BMP PROVIDED BY SANDFILTER)
 ONSITE UNCONTROLLED

10 YEAR STORM SEWER COMPUTATIONS

STRUCTURE FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	C COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
28	35	0.74	0.74	0.65	0.48	0.48	5.0	7.27	3.50	3.50	15	0.67%	0.013	22.04	6.52	13.41	332.97	332.88	0.09
36	35	0.22	0.22	0.30	0.07	0.07	5.0	7.27	0.48	0.48	18	1.63%	0.013	22.04	6.52	44.08	332.97	332.88	0.72
35	34	1.50	0.96	0.76	1.14	0.55	5.0	7.27	3.98	18	0.72%	0.013	22.04	6.52	168.22	332.97	332.88	1.21	
34	33	0.27	2.73	0.77	0.21	1.89	5.0	7.27	1.51	13.78	24	2.03%	0.013	32.23	10.26	240.06	329.52	329.54	1.38
33	30A	0.62	3.35	0.82	0.51	2.40	5.0	7.27	3.70	17.47	24	3.95%	0.013	48.36	14.31	41.81	324.44	324.57	4.87
30A	30	3.14	6.49	0.65	2.07	5.07	5.0	7.27	19.40	36.88	24	5.57%	0.013	78.62	18.38	13.65	322.47	322.82	1.65
30	1	0.42	6.91	0.85	0.36	5.43	5.0	7.27	2.60	39.47	30	1.23%	0.013	48.93	9.27	176.02	315.71	321.85	0.76
1	D3	-	6.91	-	-	5.43	5.0	7.27	-	39.47	36	0.88%	0.013	66.02	9.34	10.22	312.56	313.40	2.16
D3	D2	-	6.91	-	-	5.43	5.0	7.27	-	39.47	36	1.45%	0.013	66.39	11.38	212.40	312.90	312.80	0.10
D2	D1	-	6.91	-	-	5.43	5.0	7.27	-	39.47	36	1.45%	0.013	66.39	11.38	212.40	312.90	312.80	0.10

WATER QUALITY COMPUTATIONS
 Quality Design Calculation
 BMP For Building 6 & 6A Date May-09
 Plan Name: Dewberry Engineers; Beth Squires
 Plan Number: -

BMP Narrative

ii. Watershed Subarea and "C" Factors used in the BMP Computation

Part 1: List all of the Subarea and Description

Subarea Description	"C"	Acres	% Impervious
Section 1 - Onsite Controlled	0.84	0.52	62.5%
Section 2 - Offsite Controlled	0.62	0.09	54.1%
Section 3 - Onsite Uncontrolled	0.63	0.26	55.1%

Part 2: Compute the Area of the Site = (a) 0.78

Area Designation	"C"	Acres	Product
Section 1 - Onsite Controlled	0.84	0.52	0.43
Section 2 - Offsite Controlled	0.62	0.09	0.16
Section 3 - Onsite Uncontrolled	0.63	0.26	0.16
Total			0.60

(c) Weighted Average "C" Factor (b)/(a)=(c) 0.77

Part 3: Compute the Total Phosphorus Removal for the Site

Area Designation	Area (Acres)	"C" Value	BMP type	Removal Eff (%)	Area Ratio	"C" Ratio	Offsite Factor	Product
Section 1 - Onsite Controlled	0.52	0.84	Sand Filter	60%	0.68	1.09	1.00	43.40%
Section 2 - Offsite Controlled	0.09	0.62	Sand Filter	60%	0.12	0.81	0.20	1.16%
Section 3 - Onsite Uncontrolled	0.26	0.63						
Total	0.87	0.804181						44.56%

(a) Total Removal 44.56%

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.

- This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-015 1G & 1N) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivisions PRC District (16-302 3 & 4L) Commercial Revitalization Districts (9-022 2A (12) & 14)
 Developments (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)
 FDP District
- Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').
 - A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet accropion, pond spillways, access roads, site outfalls, energy dissipation devices, and stream protection measures as shown on Sheet N/A. -SWM IS LOCATED OFFSITE
 - Provide the following information:

Name/ Facility 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)
Sand Pond A, inlet, trench, underground, vault, etc	0.52	0.09	0.61	403	875	N/A
Total	0.52	0.09	0.61	403	875	-
 - Onsite stormwater management facilities are shown on Sheet 10. Pond inlet and outlet drainage access (road) to stormwater management facility(ies) are shown on Sheet N/A. Maintenance access road surface noted on the plat is N/A (e.g. asphalt, gravel, etc.).
 - Maintain existing access road surface noted on the plat is N/A (e.g. asphalt, gravel, etc.).
 - Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
 - A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 9.
 - A description of the existing conditions of each numbered site outfall extended downstream to a design site to a point which is at least 100 times the site area or which has a drainage area of from the one square mile (640 acres) is provided on Sheet 9&10.
 - A description of how the outfall requirements, including contributing drainage areas of the outfall, is provided on Sheet 9&10.
 - A description of the existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an aerial photograph or field run is provided on Sheets 9.
 - A site visit survey or field run is provided for N/A.
 - A site visit survey or field run is provided for N/A.
 - A site visit survey or field run is provided for N/A.
 - Stormwater management is not required because N/A.
 - Stormwater management is not required because N/A.