



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 12, 2010

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich and Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 2002-PR-016-02

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 11, 2010, approving Proffered Condition Amendment Application PCA 2002-PR-016-02 in the name of Park Crest SPE Phase I, LLC. The Board's action amends the proffers for Rezoning Application RZ 2002-PR-016, previously approved for mixed use development to permit residential and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.0 and a maximum of 1,354 multi-family dwelling units. The subject property is located in the northwest quadrant of the intersection of Westpark Drive (Route 5061) and Park Run Drive (Route 6062) on approximately 13.54 acres of land zoned PRM [Tax Map 29-4 ((7)) A6, A9; 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918 and 1919; 29-4 ((14)) C1 and 1C] in the Providence District and is subject to the proffers dated May 7, 2010.

Please note that on April 22, 2010, the Planning Commission approved Final Development Plan Amendment Application FDPA 2002-PR-016-02.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
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The Board also:

- Waived the transitional screening and barrier requirements between the proposed uses within the development.
- Waived the 600-foot maximum length for a private street.
- Modified the non-core area streetscape design concept in the Tysons Corner Urban Center Plan in favor of that shown on the plans.
- Reaffirmed the previously approved waiver for underground stormwater detention in a residential area, subject to continuation of the existing conditions.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 11th day of May, 2010, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2002-PR-016-02**

WHEREAS, Park Crest SPE Phase I, LLC, filed in the proper form an application to amend the proffers for RZ 2002-PR-016 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 11th day of May, 2010.



Nancy Velts
Clerk to the Board of Supervisors

PROFFERS

Park Crest SPE Phase I, L.L.C.

PCA 2002-PR-016-2

May 7, 2010

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Park Crest SPE Phase I, L.L.C. (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2002-PR-016-2, filed for property identified as Tax Map 29-4 ((7)) A6, A9, 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves PCA 2002-PR-016-2 and the Planning Commission approves FDPA 2002-PR-016-2. These proffers shall replace and supersede all previous proffers approved on the Application Property and all previous proffers for the Application Property shall be null and void and of no further effect on the Application Property.

1. Development Plan

- A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Incorporated dated March 24, 2004 as revised through April 9, 2010 except as otherwise provided herein. It shall be understood that the CDPA shall be limited to only those elements of the plan that depict points of access (except those shown in the Linear Urban Park),

the amount and location of open space, peripheral setbacks, limits of clearing and grading, building heights, and the total number and general location of buildings (the "CDPA Elements"). The Applicant has the option to request an FDPA for elements other than CDPA Elements from the Planning Commission for all or a portion of the CDPA and related development conditions, if any, in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") if the amendment is in conformance with the approved CDPA and the proffers.

- B. The total site area is 590,033 square feet or 13.5453 acres ("Gross Tract Area") and the overall maximum density shall not exceed 3.0 floor area ratio ("FAR") or 1,770,099 square feet of gross floor area ("GFA").
- C. Buildings 1, 2, 3, 3A and 4 shall be developed with a parking structure as depicted on the CDPA/FDPA, which shall be common as to pedestrian and/or vehicular access from each section of the parking structure throughout the Application Property. The parking structure may be built in multiple phases so long as parking for each phase is provided per the Zoning Ordinance, as may be modified by the Board, and is in substantial conformance with the CDPA/FDPA. Building 5 has been developed with a separate parking structure as depicted on the CDPA/FDPA.
- D. The maximum permitted GFA cited above is exclusive of approximately 250,000 square feet of cellar space (as defined by the Zoning Ordinance) to be utilized for multifamily dwelling units or other secondary uses as shown on the CDPA/FDPA. Parking shall be provided for all cellar space in accordance with applicable

Zoning Ordinance provisions. No more than 187,500 square feet of cellar space shall be used for residential units.

E. The maximum number of residential units to be developed on the Application Property, whether located within GFA or cellar space (as defined by the Zoning Ordinance), shall be 1,354 units.

2. **Minor Modifications** - Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDPA provided such changes are in substantial conformance with the FDPA as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total amount of square footage, decrease the overall square feet or percentage of open space, decrease the setback from the peripheral lot line, or substantially change the location of natural open space areas or the streetscape elements. Landscaped open space created with site plan and building design may be rearranged, relocated or reshaped as long as the number of trees and foundation plantings do not decrease, the area does not decrease, and it is in substantial conformance with the CDPA/FDPA. Streetscapes shall be designed and constructed in substantial conformance with the Details A-G shown on Sheet 12. Notwithstanding that which is shown on the CDPA/FDPA, retaining walls up to three (3) feet in height may be installed on the Application Property to facilitate preservation of trees.

3. **Uses**

A. Principal Use -- The principal use shall be multifamily residential.

B. Secondary Uses

i. Affordable Dwelling Units

ii. Retail/Secondary Uses:

Secondary uses shall include 30,000 – 55,000 square feet of GFA and up to 62,500 square feet of non gross floor area (GFA) cellar space in retail sales establishments, eating establishments, and/or other secondary uses as listed below, and of which a total of up to 12,000 square feet may be distributed within the cellars of Buildings 2, 3, 3A and/or 4. The 12,000 square feet of cellar space may be used for retail and secondary support uses within Buildings 2, 3, 3A and 4 and shall primarily serve homeowners, tenants and guests. No one high-rise building shall exceed 6,000 square feet of the 12,000 square feet total of cellar space.

iii. Secondary uses as permitted in the Planned Residential Mixed-Use (PRM) District and listed in Section 6-403 of the Zoning Ordinance may include the following:

1. Accessory uses and home occupations as permitted by Article 10 of the Zoning Ordinance
2. Bank teller machines, unmanned
3. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Fast food restaurants
 - B. Quick-service food stores
4. Commercial recreation uses (Group 5), limited to:

Health clubs and similar commercial recreation uses

5. Eating establishments
 6. Financial institutions
 7. Hotels, motels
 8. Offices
 9. Medical Care Facility
 10. Personal service establishments
 11. Quasi-public uses (Category 3), limited to:
 - A. Child care centers and nursery schools
 - B. Colleges, universities
 - C. Private clubs and public benefit associations
 - D. Private schools of general education
 - E. Private schools of special education
 12. Retail sales establishments
- iv. Signage for the Application Property will be primarily for residents, tenants, and guests and shall be permitted in accordance with CSP 2002-PR-016, or as may be permitted in accordance with Article 12 of the Zoning Ordinance. All signage may be modified by the approval of an amendment to CSP 2002-PR-016.

C. Temporary Signs

- i. No temporary signs (including “popsicle” style paper or cardboard signs) that are prohibited by Article 12 of the Zoning Ordinance, and no signs that are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at

the Applicant's direction to assist in the advertising, marketing, sale, rental, or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in the advertising, marketing, sale, rental, or leasing of residential dwelling units, and any commercial, retail, office, or any other secondary use space, on the Application Property to adhere to this proffer.

- ii. For purposes of this proffer, the Applicant shall be considered to include, but not be limited to, any person, company, or other entity involved in the design, building, site planning, site work, and any other development of the Application Property, any person, company, or other entity involved in the advertising, marketing, sale, rental, or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Application Property, any tenant, lessee, or licensee of such space, whether or not the person or company is related to, affiliated with, or has a contractual relationship with the Applicant.

- D. Any additional Principal and Secondary uses specified in the PRM District and not specifically listed in Proffer 3B may be permitted within the buildings with the approval of a Final Development Plan Amendment and/or Special Exception application or Special Permit application, as applicable. A Proffered Condition Amendment ("PCA") application shall not be required, so long as the layout is in substantial conformance with the CDPA.

4. Subdivision of the Application Property

- A. Building 5 and the Corner Park -- A separate lot has been created for Building 5 and a separate lot has been created for the Corner Park, with the remaining land used as the basis for determining average grade, cellar, and other elements.
- B. Buildings 1, 2, 3, 3A, and 4
- i. Future subdivision of the Application Property shall not require a PCA or FDPA.
 - ii. The calculation of height for Buildings 1, 2, 3, 3A, and 4 shall be determined on average grade pursuant to “Grade Demonstration for Height” detail on Sheet 16 of the CDPA/FDPA and as further described in Proffer 1C.

5. Umbrella Owners Association, Condo Owners Associations, and Individual Building Owner(s)

- A. Formation of Umbrella Owners Association and Individual Condominium Owners Associations.
- i. Umbrella Owners Association – An Umbrella Owners Association (UOA) shall be maintained in accordance with Virginia law.
 - ii. Condominium Owners Association
 - (a) Prior to the issuance of a RUP for each future phase of development of the Application Property, the Application shall establish a Condominium Owners Association (COA), as necessary for each phase of owner-occupied condominium units in accordance with Virginia law.

- (b) Each COA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the COA.
- (c) In the event that a future phase includes rental units, the building owner(s) shall be a member of the UOA with weighted voting rights based either on the number of dwelling units or the proportion of square footage of residential units in the building(s).

B. COA and Individual Building Owner(s) Maintenance Obligations

- i Each COA and each owner of a rental building shall have specific land areas of the Application Property within its boundaries, and shall assume all maintenance obligations required by these proffers for infrastructure within those boundaries except for those maintenance obligations to be performed by the UOA pursuant to Proffer 5C.
- ii Maintenance obligations may be shared by COAs and building owner(s) for various phases of development of the Application Property pursuant to shared maintenance agreements.
- iii Purchasers of individual condominium units shall be advised prior to entering into a contract of sale and in the COA documents that the COA shall be responsible for those obligations listed in these proffers.

C. UOA Maintenance Obligations

- i. The UOA may have specific maintenance responsibilities which shall include, but not be limited to, the following:

- (a) Maintenance of private streets, sidewalks, plazas, open space, stormwater management facilities, recreational facilities, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance;
- (b) Maintenance of the Linear Urban Park;
- (c) Repair of surfaces and site furnishings;
- (d) Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size or larger and similar species as originally approved on the landscape plan;
- (e) Maintenance of trash receptacles in bus shelters as provided in Proffer 6.

ii. Private Street Reserve Fund

The UOA documents include a Reserve Fund, that has been initially funded by the Applicant, and shall be used to fund maintenance of the private streets and sidewalks.

D. UOA and COA Disclosure

Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents and in the COA documents that the UOA and the COA shall be responsible for the obligations listed in these proffers.

6. Transportation

- A. Intersection/Access Improvements -- The Applicant has provided all intersection and access improvements shown on the CDPA/FDPA consistent with each phase of development as indicated on the Phasing Plan as shown on Sheet 17, and as

approved by the Department of Public Works and Environmental services (DPWES) with the applicable site plan.

B. Private Streets

- i. The on-site private streets shall be constructed in conformance with the Public Facilities Manual (PFM). Said streets shall be constructed of materials and depth of pavement consistent with Section 7-502 of the PFM.
- ii. A public ingress-egress easement for emergency, fire, rescue, and public safety shall be granted over the private streets and sidewalks. Said easements may be provided on a phased basis and shall be recorded with each applicable site plan approval.

C. Entrances – All entrances to the Application Property shall be designed and constructed to the satisfaction of the Virginia Department of Transportation (VDOT).

D. Bus Shelters

- i. The Applicant has provided a payment in the amount of Forty Thousand Dollars (\$40,000.00) to Fairfax County to be used toward funding two (2) Metro-quality bus shelters in locations within WEST*PARK and within VDOT right-of-way in locations mutually acceptable to the Applicant and the Fairfax County Department of Transportation. The Applicant shall coordinate with the Fairfax County Department of Transportation to designate specific locations, but shall have no further monetary obligation under this proffer. If the shelters are located within VDOT right-of-way

contiguous to the Application Property, the Applicant shall provide all necessary easements to allow for the installation of the bus shelters.

- ii. The UOA and COA documents shall require the UOA to provide and maintain trash receptacles at these bus shelters if the shelters are contiguous to the Application Property.
- E. Utility Relocations – The Applicant may request an administrative approval of minor revisions to any public street improvement as shown on Sheets 15 and 17 of the CDPA/FDPA in order to accommodate any existing utilities (including telecommunications or fiber optics as shown on Sheets 4 and 15 of the CDPA/FDPA) within current or future VDOT right-of-way.
- F. Traffic Mitigation – The Applicant has contributed to the Tysons Transportation Fund for nonspecific mitigation of traffic generated by the development of the Application Property. The funds may be used for a Tysons Corner traffic study or any other transportation improvements within the Tysons Corner area as deemed appropriate by the Board.
- G. Traffic Signal Warrants Study
- i. Prior to the first Residential Use Permit (RUP)/Non-Residential Use Permit (Non-RUP) for the last of Buildings 2, 3, or 3A to be constructed, the Applicant shall submit a traffic signal warrant study to VDOT for review and approval of the intersection of Park Run Drive and the southern entrance to the Application Property on Park Run Drive. If VDOT determines that a signal is warranted, the Applicant shall design, permit, provide equipment, and construct said traffic signal to comply with

VDOT standards. In the event that VDOT does not approve the installation of a traffic signal at this location, no signal shall be required and there shall be no further obligation under this proffer.

- ii. Any modifications to the signal heads, poles, controllers, and/or sensors required to implement the lane configuration and split phase southbound Park Run Drive onto eastbound Westpark Drive as shown on Sheet 15 of the CDPA/FDPA shall be at the sole expense of the Applicant, subject to VDOT approval.

7. **Parking** -- Parking shall be provided as approved by DPWES and the Board in conjunction with this application. The Applicant reserves the right to request a future parking reduction or shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification to the proposed parking shall not require a PCA or FDPA, provided the layout is in substantial conformance with the CDPA/FDPA. The number of parking spaces represented on the CDPA/FDPA is based on preliminary estimates; the final number of parking spaces provided at the time of site plan submission shall be consistent with the CDPA/FDPA, any approved parking reduction, and the number of units developed. The Applicant reserves the right to provide parking in excess of the minimum required by Article 11 of the Zoning Ordinance or approved parking reduction, so long as it does not decrease open space and is in substantial conformance with the CDPA/FDPA.

8. **Landscape Plan**

- A. A landscape plan(s) corresponding to each phase of the Application Property shall be submitted as part of each site plan and shall be in substantial conformance with

- the design shown on Sheet 11 of the CDPA/FDPA. A landscape plan for the Linear Urban Park as depicted on the CDPA/FDPA, including paving and amenities, shall be included with the site plan for the last multifamily building on the Application Property.
- B. The landscaped plan(s) shall include detailed streetscape, courtyard, and open space landscaping. Said plan(s) shall be coordinated and approved by the Urban Forest Management Division (UFMD).
- C. Existing street trees along Park Run Drive, and Westpark Drive, shall be preserved to the extent possible, as determined by UFMD and VDOT. Replacement street trees shall be a minimum of three-inch (3") caliper at the time of planting.
- D. Tree Preservation Plan – The Applicant shall submit a tree preservation plan as part of each site plan submission. The preservation plan shall be prepared by a professional with landscape experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread, and condition rating percentage of all trees twelve inches (12") in diameter and greater, located ten (10) feet to either side of the limits of clearing and grading as shown on the CDPA/FDPA for the entire site. The tree survey shall also include areas of clearing and grading not shown on the CDPA/FDPA resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined

in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as crown pruning, root mulching, fertilization, and others as necessary, shall be included in the plan.

- E. Tree Preservation Fencing – All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing shall be four feet (4') high, with 14 gauge welded wire, attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no farther than ten feet (10') apart, shall be erected around all tree save areas that are adjacent to future construction. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, DPWES shall be notified and given the opportunity to inspect the Application Property to ensure that all tree protection devices have been correctly installed.
- F. Site Monitoring – The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by DPWES.
- G. Limits of Clearing and Grading – The Applicant shall conform to the limits of clearing and grading as shown on the CDPA/FDPA, subject to necessary

encroachment for the installation of utilities, public and private, and/or trails, as determined necessary by the Director of DPWES. If it is determined that necessary encroachments to install utilities, public and private, and/or trails outside the limits of clearing and grading as shown on the CDPA/FDPA, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any area outside the limits of clearing and grading that must be disturbed.

- H. Reforestation – A reforestation plan for the Linear Urban Park shall be submitted concurrently with the site plan submission for the last multifamily building associated with this CDPA/FDPA for review and approval by the UFMD. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:
- i. Plant list detailing species, sizes and stock type of trees and other vegetation to be planted;
 - ii. Soil treatments and amendments if necessary;
 - iii. Mulching specifications;
 - iv. Methods of installation;
 - v. Maintenance;
 - vi. Mortality threshold;
 - vii. Monitoring;
 - viii. Replacement schedule.

The reforestation shall occur prior to the issuance of the first RUP for the last multifamily building and its completion shall be a prerequisite to final bond release for the last multifamily building constructed on the Application Property.

- I. Interim Landscaping – Interim landscaping, to include a plant nursery on approximately 0.85 acre on future sites of Buildings 2, 3 and 3A, as well as temporary screening for the temporary sediment basin located in proximity to the Westpark Drive and Park Run Drive intersection, shall be provided as shown on Sheet 21 of the CDPA/FDPA. Notwithstanding that which is shown on the CDPA/FDPA, the final selection of species and size shall be made by the Applicant in coordination with UFMD at time of planting. The general appearance of the plant nursery shall be as depicted on the CDPA/FDPA. The interim landscaping shall be planted on a staggered schedule as described on the CDPA/FDPA commencing within 90 days of approval of this application, weather permitting to ensure maximum survival. Nursery stock may be transplanted to other areas of the Application Property in conjunction with site plans submitted for Buildings 2, 3 and 3A.

9. Pedestrian Facilities

A. On-Site

- i. The Applicant shall construct a comprehensive sidewalk system, with ADA accessible elements as required by ADA standards within the developed portions of the Application Property as generally shown on Sheet 14 of the CDPA/FDPA. Crosswalk connections between all retail

and residential components of the Application Property shall also be provided.

- ii. Construction of sidewalks shall be concurrent with the corresponding phase of development on the Application Property, except where physical conditions preclude construction until a later phase of development.
- iii. Sidewalks within or contiguous to VDOT right-of-way shall conform to VDOT standards to the satisfaction of DPWES. Any sidewalk accepted by VDOT shall be VDOT's responsibility for purposes of liability, repair, and maintenance.
- iv. The Applicant shall grant a public access easement for the trail within the Linear Urban Park with the last multifamily building to be constructed.
- v. Pedestrian access to Westpark Drive for the residents and guests of Buildings 1, 2, 3, 3A, and 4 shall be provided through a combination of sidewalk(s) and elevator access as shown on Sheet 14 of the CDPA/FDPA.

- B. Off-Site – Due to prior contributions in the amount of Fifty Thousand Dollars (\$50,000.00) to the Providence Trail Fund, the Applicant shall have no further commitments to fund off-site pedestrian facilities.

10. Recreational Facilities

- A. Bicycle Racks – Bicycle racks in secured and covered areas shall be provided.

B. Recreational Facilities

- i. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding recreational facilities for the residential uses.

- ii. For those 466 residential units located in Buildings 4 and 5 that were issued RUPs prior to the approval of this application, a minimum of \$955.00 per residential unit has been expended to construct recreational facilities. For the remainder of the residential units constructed on the Application Property, the Applicant shall expend the sum of \$1,500.00 per residential unit for recreational facilities as described below.
- iii. The Applicant shall receive credit against the Zoning Ordinance's minimum expenditure for the cost of on-site recreational facilities, which credit shall include, but not limited to, the cost of improvements for swimming pools, sun deck(s), outdoor seating areas, pedestrian trails (except for trails required by the Fairfax County Comprehensive Plan), plazas, furnishings for the Corner Park, indoor recreational facilities (such as weight training equipment, fitness equipment, billiard room(s), card and game room(s), and indoor multi-purpose court(s)).
- iv. Shared Recreational Facilities
 - (a) Recreational facilities developed on the lots for any Building may be for the sole use of that Building.
 - (b) Nothing herein shall preclude each Building from having a separate COA, as applicable, in which case the COAs or individual building owners(s) may share the use and costs of recreational facilities based on a mutually agreed pro-rata share.

- v. The Applicant shall receive credit for the Zoning Ordinance's minimum recreational facility expenditure requirement for all improvements within the Linear Urban Park or the Corner Park as shown on the CDPA/FDPA.

C. Linear Urban Park

- i. The Applicant shall construct a Linear Urban Park, of not less than 1.0 acre or more than 1.29 acres along the western property line of the Application Property as shown on the CDPA/FDPA, subject to density credit pursuant to Article 2-308 of the Zoning Ordinance. As noted on the CDPA/FDPA, the Applicant reserves the right to adjust the final location at the time of final design of future phases so long as the Linear Urban Park is generally located as shown on the CDPA/FDPA.
- ii. The Applicant reserves the right to use portions of the proposed Linear Urban Park for construction staging prior to such Linear Urban Park construction as shown on the CDPA/FDPA. The Applicant shall stabilize, restore, and landscape any area used for construction staging.
- iii. The Applicant reserves the right to establish and record any public or private easements necessary to accomplish the proposed development so long as it does not preclude development and landscaping of the Linear Urban Park as shown on the CDPA/FDPA. All easements shall be in a form acceptable to the County Attorney.
- iv. The Applicant shall develop and construct a five to six foot (5' to 6') wide trail within the Linear Urban Park commencing at a point on Westpark Drive and terminating at a point on Park Run Drive as generally shown on

the CDPA/FDPA. The trail shall be constructed with a combination of concrete sidewalk, concrete stairs, asphalt or other materials. The trail shall be lighted and the illumination level shall not be in excess of tread lighting as determined by the applicable Virginia Uniform State Building Code (VUSBC) standards. Lighting shall also conform to the lighting standards in Article 14 of the Zoning Ordinance. All park amenities shall be constructed by the Applicant.

- v. The Linear Urban Park shall be maintained by the UOA and this obligation shall be disclosed in the UOA and COA documents.
- vi. The park, trail, and other amenities within the park shall be constructed as a prerequisite to bond release of the last multifamily building constructed. Such park shall be maintained as an active and passive recreation facility as generally shown on the CDPA/FDPA except as set forth herein. The exact type and location of facilities shown on the CDPA/FDPA may change subject to compliance with the requirements of these proffered conditions. Except as qualified below, the UOA may fence and gate the Linear Urban Park and trail to deny access to the public and avoid any associated liability or creation of unintended property interest. The Applicant shall grant an access easement for the purposes of active and passive recreational purposes to the Linear Urban Park to the parcels shown as 29-2 ((18)), 29-1 ((22)) 1 (known as the Lincoln and Fountains of McLean) in a location along the common boundary of those parcels and the Application Property, provided that a reciprocal access easement for

the purposes of active and passive recreational purposes is granted to the Applicant, or its successors and assigns, by the owner(s) of the parcels, shown as 29-2 ((18)), 29-1 ((23)) and 29-3 ((22)) 1, to the Natural Corridor and Storm Drain Easement recorded in Deed Book 6927, at Page 1185 in the Fairfax County land records and as generally shown on Sheet 4 of the CDPA/FDPA. The Applicant shall also construct a trail connection from the agreed access point with the adjacent property to the trail system within the Linear Urban Park. In the event that an agreement for reciprocal easements cannot be reached prior to submission of the site plan for the last multifamily building, the Applicant shall demonstrate such failure to the Providence District Supervisor and the Director of the Fairfax County Department of Zoning Evaluation Division, and the reciprocal access easements shall not be required.

- vii. The number, location and configuration of access points to the Linear Urban Park shall be field located at time of site plan review for the site plan associated with the last multifamily high rise building and depicted on all subsequent site plans for the Application Property.

D. Corner Park

- i. The Corner Park has been developed as generally shown on the CDPA/FDPA and shall be deemed a private park that is owned and maintained by the Applicant, and its successors or assigns, specifically, the UOA once established. The Corner Park shall offer unrestricted daylight access to the public through the recordation of a public access

easement in a form as reviewed and approved by the County Attorney. Said easement shall be recorded prior to bond release of the last multi-family building on the Application Property, or upon demand by Fairfax County. The Applicant and its successors or assigns may fence the park in accordance with Sheet 5A of the CDPA/FDPA. Fencing for the Corner Park, if installed, shall be metal, iron or aluminum, in combination with brick or stone pilasters or columns and in concert with the architecture of building architecture as described in Proffer 13A below. The fence height shall be no greater than four (4) feet. The exact points of access shall be determined by the Applicant. At least once annually, but for no more than seven (7) consecutive days, access may be denied to the Corner Park to prevent the creation of unintended property interest and for the sole use of community events. The Applicant further reserves the right to periodically close the Corner Park for maintenance and repair.

- ii. Three inch (3") caliper shade trees shall be planted with a spacing of forty to fifty feet (40'-50') on center between the sidewalk and Corner Park, located on Westpark and Park Run Drives, as shown on Streetscape Section A, Sheet 12 of the CDPA/FDPA and as recommended by the Fairfax County Comprehensive Plan's Non-Core Areas Streetscape Design Concept for Tysons Corner Urban Center.

E. Westpark Drive Plaza

The Applicant shall construct the Westpark Drive Plaza (the "Plaza"), including a seasonal water wall feature, to the east of Building 1 as generally shown on

Sheets 21A-21E of the CDPA/FDPA. The Plaza shall be included and approved with the site plan for Building 2. The Plaza shall be constructed by the Applicant prior to the issuance of the last RUP for Building 2, and maintained by the UOA. The Plaza shall include a seasonal water feature, landscaping and a central open space as generally depicted on Sheets 21A-21E of the CDPA/FDPA. The Plaza shall offer unrestricted daylight access to the public through the recordation of a public access easement in a form as reviewed and approved by the County Attorney. Said easement shall be recorded prior to bond release of the site plan for Building 2. Fencing for the Plaza, if installed, shall be metal, iron or aluminum, in combination with brick or stone pilasters or columns and in concert with the architecture of building architecture as described in Proffer 13A below. The fence height shall be no greater than four (4) feet. The exact points of access shall be determined by the Applicant. At least once annually, but for no more than seven (7) consecutive days, access may be denied to the Plaza to prevent the creation of unintended property interest and for the sole use of community events. The Applicant further reserves the right to periodically close the Plaza for maintenance and repair.

11. Stormwater Management

- A. Stormwater and Best Management Practices – Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided for the Application Property as shown on the CDPA/FDPA and approved by DPWES. Stormwater management detention shall be provided in three (3) separate underground detention facilities as shown on Sheets 18-18G of the CDPA/FDPA. Water

quality controls shall be provided in four (4) separate underground BMP facilities as further described on Sheets 18-18G of the CDPA/FDPA and through the dedication of a conservation easement. Modifications may be approved by DPWES at time of site plan without requiring a CDPA/FDPA or PCA as long as the system(s) is in substantial conformance with the CDPA/FDPA. In addition, temporary sediment basins shall be permitted in accordance with approved waiver #5166-WPFM-004-1, as may be modified by DPWES at time of site plan approval for future phases of development. The temporary sediment basin located closest to the Westpark Drive and Park Run Drive intersection may remain on the Application Property as approved by DPWES in waiver #5166-WPFM-004-1, as may be modified, until completion of construction of Building 3. The second temporary sediment basin located on the Application Property shall be removed upon completion of construction of Building 1. Completion of construction of the Buildings described herein shall be evidenced by final bond release.

B. Maintenance

- i. The SWM and BMP facilities shown on the CDPA/FDPA shall be initially maintained by the Applicant, its successors or assigns, specifically, the UOA, once established, in accordance with DPWES regulations.
- ii. The maintenance responsibility for the vaults constructed under 5166-SP-001 has been incorporated into a Stormwater Management Agreement (the "Agreement") that is recorded among the Fairfax County land records in Deed Book 18110 at page 594. Additional stormwater management agreements to satisfy maintenance responsibility for future vaults shall be

recorded at such time as those vaults are constructed with future development phases. Maintenance responsibilities shall be included in the UOA and COA documents provided to each purchaser and disclosed to potential purchasers before entering into a contract of sale.

- iii. The Applicant has established reserve funds in accordance with the initial recorded Agreement for maintenance of the constructed facilities and for replacement cost based on the life expectancy of the system. Additional reserve funds shall be established as future Agreements are recorded.

12. Energy Conservation and Green Building Techniques

- A. All dwelling units in Buildings 4 and 5 on the Application Property shall meet the thermal standards of the Cabo Model Energy Program for efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes, as applicable.
- B. All dwelling units in Buildings 1, 2, 3 and 3A shall include the following.
 - i. Energy Star kitchen appliances.
 - ii. Energy Star programmable thermostats.
 - iii. Low volatile organic compound (VOC) carpet.
 - iv. Low VOC paint.
 - v. Low flow shower heads, bath faucets and kitchen faucets.
 - vi. Operable windows.
 - vii. Separate electric meters or submeters.
- C. All common areas in Buildings 1, 2, 3, and 3A shall include the following:

- i. Lighting on motion sensors in all secondary areas (such as bathrooms, trash rooms, resident storage areas, and model units, if applicable to the Building).
 - ii. Low VOC carpet and paint.
 - iii. Low flow plumbing fixtures in common area bathrooms.
 - iv. A restriction on indoor smoking.
- D. Buildings 1, 2, 3 and 3A shall be constructed and operated in accordance with the following:
- i. Provision of a recycling center for residents.
 - ii. Reduction/Diversion of construction waste by a minimum of 50%.
 - iii. Installation of low flow drip irrigation or low flow sprinklers in landscaped beds requiring irrigation.

13. Architectural Design

- A. The architectural design of the buildings shall be in general conformance with the elevations shown on Sheets 9, 9A, 10, 10A, 10B, 10C and 10D and Architectural Sheets A001, A100-A109, A200-202, and A301 of the CDPA/FDPA. Modifications may be made to the final architectural design so long as the modifications are generally consistent with the elevations in the CDPA/FDPA.
- B. Exterior building materials will consist of brick, glass, metal and cementitious panels, precast concrete, stucco (but not EIFS) or combinations thereof.
- C. Each building shall utilize similar materials and colors and design features on all of its sides.

- D. Architectural surface treatments which are generally consistent with the associated building architecture shall be used on all parking structures and garage walls. There shall be no increase in height of the exposed garage walls from that shown on the CDPA/FDPA. The height of the exposed garage walls shall vary between two feet and forty-five feet (2'-45') as shown on the CDPA/FDPA.
- E. Retaining Walls -- Retaining walls shall be in general conformance with top of wall/bottom of wall elevations as shown on Sheet 4 of the CDPA/FDPA. The exposed surface treatment shall be primarily natural or synthetic stone, brick, rubble, cobble stone, field stone or flag stone formliners. Elevations showing surface treatment options shall be shown on all future site plans associated with this CDPA/FDPA and any revisions thereto that affect retaining walls.
- F. Open Greenscreen -- In the event that the garage walls are not solid and are open parking structures as defined by the VUSBC and are internally lighted pursuant to Proffer 15.B(ii) below, openings shall receive architectural grill work, grates, or other architectural enhancements to visually occlude the impacts of the garage openings without jeopardizing the ventilation intended by the VUSBC.
- G. The Applicant agrees to maintain the minimum twenty-six foot (26') setback established with the construction of completed Building 4 from the westernmost property line for Building 4 and that portion of the related parking structure immediately below Building 4 to allow for additional landscaping between that portion of the Building 4 parking structure and the existing residential building to the west of Building 4.

H. The Applicant will not increase the height of the buildings from the height shown on the CDPA/FDPA nor create a larger shadow impact on the abutting properties to the northwest (the Lincoln and Fountains of McLean, identified as Fairfax County tax map reference 29-2 ((18)), 29-1 ((22)) 1).

14. **Geotechnical Report** – If required by DPWES, the Applicant shall submit geotechnical studies at time of site plan submission and the recommendations of said studies shall be implemented, as required by DPWES.

15. **Lighting**

A. Outdoor Lighting

- i. All lighting shall meet the minimum requirements of Article 14 of the Zoning Ordinance. Any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors.
- ii. Notwithstanding the “Typical Light Fixture” shown on Sheet 16 of the CDPA/FDPA, all outdoor lighting fixtures shall be full cut-off lighting and fully-shielded.

B. Neighborhood Lighting Mitigation

- i. During construction, the Applicant will comply with Article 14-902 Paragraph 2(G) of the Zoning Ordinance. In addition, the Applicant will attempt to reduce glare from OSHA, VOSHA, VUSBC and local ordinance required superstructure lighting to the maximum extent possible

without violating OSHA, VOSHA, and VUSBC laws or regulations, or local ordinances. Such measures as additional cut-off shields, lower intensity or reduced number of light bulbs, or dimming or extinguishing lights after 10:00 p.m. will be presented to the appropriate inspectors for approval. The Applicant's inability to obtain approvals for diminished lighting beyond the measures required by Article 14-902, Paragraph 2(G) of the Zoning Ordinance shall not be grounds for a zoning violation, stop work order, or cessation of existing or future site plans or building permits. The Applicant will not use any high intensity floodlights on the Application Property during after-construction hours, unless mandated by OSHA, VOSHA, or VUSBC laws or regulations.

- ii. Any lighting within parking structure(s) that are not constructed of solid walls and along the perimeter of the parking structure(s) shall be full cut-off, of low intensity and recessed design, and shall be directionally shielded, to mitigate the impact on the adjacent residences and shall meet the requirements of Article 14 of the Zoning Ordinance.

16. Telecommunications Equipment

- A. Telecommunications equipment serving the Application Property associated with the retail and residential uses, may be placed on the proposed residential building(s) rooftop(s); however, any such facilities must:
 - i. Comply with the Zoning Ordinance; and
 - ii. Be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they shall not be visible from the surrounding streets

at street level. Other screening measures may be used, such as including the facilities as part of the architecture of the building(s), utilizing comparable colors, or employing telecommunications screening material, and flush-mounted antennas.

- B. License for Public Use Antennas – The Applicant shall provide a no-cost, a ten (10) year license agreement to Fairfax County for the County’s installation, maintenance, and operation of a maximum of four (4) whip antennas and a maximum of 200 square feet of roof surface for an equipment cabinet to be located on either Building 2 or 3. The Applicant shall approve the specific building and rooftop location(s). The license agreement shall require compliance with all the performance standards set forth in Proffer 16A above and stipulate that the antennas are for public use purposes only (police, fire, rescue, homeland security). The license agreement shall be renewable for five (5) five-year periods at the specific request of the County at no cost to the County.

17. Affordable Dwelling Units

While not required to provide any affordable dwelling units (ADUs), the Applicant shall voluntarily provide a total of eight (8) ADUs in Building(s) 2 and/or 3 and 3A as shown on the CDP/FDPA. The eight (8) ADUs, combined with a prior monetary contribution of the One Million Dollars (\$1,000,000.00), shall address all issues related to affordable housing.

18. School Contribution

- A. The Applicant shall contribute a total of Nine Hundred Fifty Thousand Dollars (\$950,000.00) to the Board to be used toward public school funding for

construction, capital improvements, repair of deferred maintenance, or purchase or lease of modular classrooms for the school pyramid that services the Application Property.

B. The contribution shall be paid in the following installments:

- i. The first installment of One Hundred Seventy-Five Thousand Dollars (\$175,000.00) has already been paid in connection with the construction of Building 4.
- ii. An installment of One Hundred Seventy-Five Thousand Dollars (\$175,000.00) shall be paid prior to the issuance of a building permit for the construction of Building 1.
- iii. An installment of Two Hundred Thousand Dollars (\$200,000.00) shall be paid prior to the issuance of a building permit for the construction of Buildings 2 and prior to the issuance of a building permit for the construction of Buildings 3/3A.
- iv. The final installment of Two Hundred Thousand Dollars (\$200,000.00) shall be paid prior to the approval of the last as-built site plan for the last Building constructed on the Application Property.

19. Transportation Demand Management Programs (TDM) – The Applicant shall provide the following TDM measures:

- A. The Applicant has contributed a payment of Two Hundred Fifty-Two Thousand Dollars (\$252,000.00) to Fairfax County to fund the Fairfax Connector service in the vicinity of the Application Property.

B. Building Transportation Demand Management. The programmatic elements of a transportation demand management plan as set forth herein shall be implemented by the Applicant (as applicable, the "TDM Operator"), to encourage the use of transit (Metrorail and/or bus), other high-occupant vehicle commuting modes, walking, biking, and tele-working, all in order to reduce automobile trips generated by the residential uses constructed on the Application Property (the "TDM Plan"). The Applicant shall include existing residential Buildings 4 and 5 as shown on the CDPA/FDPA in its marketing and surveys, however, these existing buildings shall not be subject to any of the financial contributions set forth in this proffer.

i. Definitions:

- a. TDM Program Manager. The TDM Program Manager ("PM") shall be an individual appointed by the TDM Operator to oversee all elements of the TDM Plan and act as the liaison between the TDM Operator and Fairfax County. The PM may be employed either directly by the TDM Operator, or be employed through a property management company contracted by the TDM Operator. The duties of the PM may be part of other duties assigned to the individual(s).
- b. TDM Account. The TDM Account shall be an interest bearing account established by the TDM Operator with a bank or financial institution qualified to do business in Virginia and used by the PM

each year to implement the TDM Plan. The TDM Account shall be funded by the TDM Fund and the TDM Incentive Fund.

- c. TDM Fund. The “TDM Fund” is defined as the monies contributed to the TDM Account to implement the TDM Plan. The monies shall be contributed on an annual basis, in the amount of \$25.00 per occupied residential unit constructed in any given building, exclusive of Buildings 4 and 5, at the beginning of each calendar year but in any event no later than each January 31st.
 - d. TDM Incentive Fund. The “Incentive Fund” is a one time contribution of \$10.00 per residential unit constructed in any given building, exclusive of Buildings 4 and 5. The contribution to the Incentive Fund shall be made at time of issuance of the initial RUP for that Building. The Incentive Fund shall be used to encourage residents to use mass transit, and shall include consideration for SmarTrip card distribution and/or value loading.
- ii. TDM Goal. The goal of the TDM Plan shall be an eighteen percent (18%) reduction in the number of single occupancy vehicle trips generated by the residential uses to be developed on the Application Property during the weekday AM or PM Peak Periods as evidenced by the Annual Surveys as described in proffer 19.B.vi.
 - iii. TDM Plan. In order to meet the TDM Trip Reduction Goal (“TDM Goal”) set forth in this proffer, the TDM Operator through the PM shall implement the TDM Plan. Because the TDM Plan represents the

strategies to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time in coordination with FCDOT, without the requirement to secure an amendment to these proffers; provided, however, that the TDM Goal shall not be amended, and the amended TDM Plan shall include provisions for the following with respect to the proposed development:

- a. Prior to the issuance of the first RUP for each new Residential Building (Buildings 1, 2, 3 and 3A) to be constructed on the Application Property, the TDM Operator shall contribute to the TDM Incentive Fund (as a segregated sub-account within the TDM Account) to fund a transit incentive program for initial purchasers and/or lessees of residential units in such buildings.
- b. Distribution of SmarTrip cards or other incentives on a one time basis to all first-time residents of driving age during initial lease or initial sales as an incentive to use mass transit.
- c. A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented residents, such as bicyclists, one or no-car individuals/families and employees of nearby employers to live in the proposed development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;

- d. Integration of transportation information and education materials into residential sales/rental kits and other leases.
 - e. Establishment of a site-specific project website that includes multimodal transportation information, the possibility of online transit pass sales or value loading and connections to supporting links.
 - f. A parking management plan for the residential buildings that may include a parking reduction for any individual building, as may be approved by the Board of Supervisors;
 - g. Subject to agreement with third-party vendor(s) use of car sharing program(s) (such as ZipCar);
 - h. Distribute an information package to new residents, including site-specific transit-related information referencing the nearest Metro station and bus routes, the availability of SmarTrip cards, and encouraging all tenants to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking; and
 - i. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation as set forth in the CDPA/FDPA;
 - j. Provide conveniently located bike racks.
- iv. TDM Program Manager (PM). Within one year of approval of this PCA, the TDM Operator shall appoint the PM for the project, whose duties shall be to further develop, implement and monitor the various components of the TDM Plan, provided that the PM also may have other duties beyond

implementation of the TDM Plan. The TDM Operator shall provide written notice to FCDOT of the appointment of the PM within thirty (30) days of such appointment and, thereafter, within ten (10) days of any change in such appointment. Following the initial appointment of the PM, the TDM Operator, as applicable, thereafter shall continuously appoint, or cause to be appointed, a PM for the proposed development.

- v. TDM Account. Within thirty (30) days of appointment of the PM, the TDM Operator shall establish the TDM Account with an initial contribution of \$2,220.00. The PM shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within fourteen (14) days of its establishment.
 - a. Annual Funding. The TDM Account shall be replenished annually by the TDM Fund based on the contribution schedule outlined in Proffer 19.B.i.c., which contribution shall be adjusted based on changes in the CPI from a base year of 2010 as may be required by FCDOT. In no event shall the annual adjustment exceed 3%.
 - b. Management of TDM Account. The TDM Account shall be managed by the TDM Operator and the PM.
- vi. TDM Monitoring and Reporting.
 - a. Annual Surveys. Every April, the PM shall conduct a survey of residents (the "Survey") designed to evaluate the effectiveness of the TDM Plan in meeting the TDM Goal applicable at that time and to evaluate the need for changes to the TDM Plan. The PM

shall coordinate the draft Survey materials and the methodology for validating Survey results with FCDOT prior to each Survey, which may include traffic counts as needed. If a Survey reveals that changes to the TDM Plan are needed or advisable, then the PM shall coordinate such changes with FCDOT and, as necessary, adjust the TDM Plan as permitted herein and implement the revisions, without penalties. The PM shall submit as part of each Annual Draft Report an analysis of the Survey, if conducted that year, to FCDOT. Such analysis shall include at a minimum:

1. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
 2. The number of people surveyed and the number of people who responded;
 3. The results of the surveys taken during the survey period;
 4. The number of residents, and/or others participating in the TDM programs, displayed by category and mode of use;
 5. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goal, and, if necessary, proposed modifications;
- b. Annual Report. The PM shall report annually to FCDOT on the TDM Plan no later than ninety (90) days after completion of the Survey (the "Annual Report"). The Annual Report shall include

- (a) a description of the prior years TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the TDM Account revenues and expenditures for the preceding two years; (c) an analysis of the Annual Survey, as applicable, for the preceding years; and (d) discussion of any changes to the TDM Plan for the upcoming two years. The PM also shall post copies of the Annual Report, including the Annual Survey, on the TDM website required in proffer iii.d.
- c. Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the delivery of the Annual Report may be extended by up to sixty (60) days if changes have occurred, or appear to have occurred, in trip characteristics resulting from events such as the opening of an additional phase of development or changes to the TDM Plan that are not yet fully implemented as of the due date for the Annual Report.
- d. Meetings with FCDOT. The PM shall meet with FCDOT annually to discuss the results of the Annual Survey, the Annual Report, and the TDM Plan. If the TDM Goal is not met for two consecutive years, the PM shall coordinate with FCDOT to develop additional strategies that may be implemented to assist in achieving the TDM Goal, or agree to adjust the TDM Goal.

- C. The Applicant shall pre-wire all residential units with broadband, high-capacity data/network connections in multiple rooms, in addition to standard phone lines.
 - D. The development shall be designed to accommodate a business services center that includes the following for Building 2 and/or 3:
 - i. Copier, one fax machine, and shipping services. The area including these items may be leased to a third party commercial operator, in which case it shall count against the 12,000 square foot limitation for accessory services and support retail.
 - ii. A telecommunications center with four (4) computer stations, a printer, four (4) laptop plug-in stations, a T-1 or similar secure line location and a small conference room/office. The area to be used for the telecommunications center shall not count against the 12,000 square foot limitation for accessory service uses and support retail. No additional parking shall be required for this facility.
 - E. At the Applicant's option, the Applicant, through the UOA, may chose to join a Transportation Management Association (TMA), as may be established in the Comprehensive Plan for Tysons Corner Urban Center, in lieu of proffer 19.B. above should the TMA include a comprehensive TDM or similar initiative for its governing area. In this event, the Applicant shall contribute its pro rata share of funding to the TMA as determined by the TMA guidelines established for this purpose.
20. **Successors and Assigns** – These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

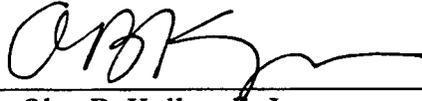
21. **Density Credit** – Advanced density credit shall be reserved as may be permitted by the provisions of Article 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County, Fairfax County Park Authority, or VDOT at time of site plan approval.
22. **Site Plan Review and Comment** – First submission site plan(s) for the Application Property shall be submitted to the Providence District Planning Commissioner for review and comment within five (5) business days after acceptance of the site plan by the Engineering Surveyor Institute and/or DPWES. Subsequent submissions and revisions to submitted site plan(s) for the Application Property shall only be submitted to the Providence District Planning Commissioner for review and comment if the Planning Commissioner had comments to the prior submission.
23. **Building Permit Definition** – When used in these proffers for the purpose of defining when a particular payment must be made or proffered, “Building Permit” shall mean the building permit for the vertical construction of a multifamily building (i.e. Building 1, 2, 3, 3A, 4 or 5). “Building Permit” shall not refer to the issuance of any building permits for the construction of footings, foundations, sheeting and shoring, parking structures, or retaining walls issued in advance of the building permit that approves the vertical construction of the multifamily building.
24. **Severability** – Any of the sections, buildings, phases, or subdivided lots within the Application Property may be subject to PCAs or FDPAs without requiring joinder or consent of the property owners or other sections, buildings, phases, or subdivided lots within the Application Property so long as such PCA or FDPA does not adversely impact those other sections, buildings, phases, or subdivided lots. Previously approved proffered

conditions applicable to the sections, buildings, phases, or subdivided lots that are not the subject of such a PCA shall otherwise remain in full force and effect.

{A0192414.DOC / 1 Proffers 5-7-10 (cln) 001317 000025}

Applicant/Title Owner of Tax Map
29-4 ((7)) A6

Park Crest SPE Phase I, L.L.C.

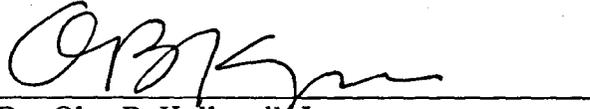
A handwritten signature in black ink, appearing to read 'OBK', with a long horizontal flourish extending to the right.

By: Olav B. Kollevoll, Jr.
Its: Second Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner / Declarant for One Park* Crest Condominium /
Agent for Title Owners

Park Crest Building 4 Associates, L.L.C.

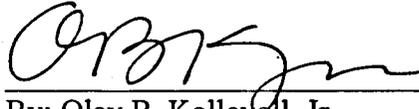
A handwritten signature in black ink, appearing to read 'OBK', is written over a solid horizontal line.

By: Olav B. Kollevoll, Jr.
Its: Second Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 29-4 ((7)) A9

Park Crest Building 5 Associates, LLC

A handwritten signature in black ink, appearing to read "Olav B. Kollevoll, Jr.", written over a horizontal line.

By: Olav B. Kollevoll, Jr.

Its: Second Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 29-4 ((14)) C1, 1C

Behringer Harvard Park Crest, LLC

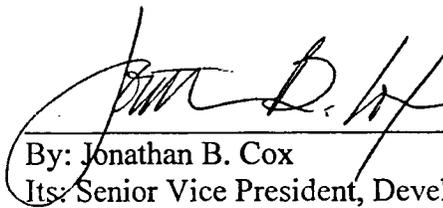


By: Mark T. Alfieri
Its: Chief Operating Officer

[SIGNATURES CONTINUE ON NEXT PAGE]

Contract Purchaser of Tax Map 29-4 ((7)) A6 pt.

AvalonBay Communities, Inc.



By: Jonathan B. Cox
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON NEXT PAGE]

Unit Owners Association for all unit owners for property identified as 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919

One Park*Crest Unit Owners Association



By: Erin E. Brinson

Its: Vice President

[SIGNATURES END]



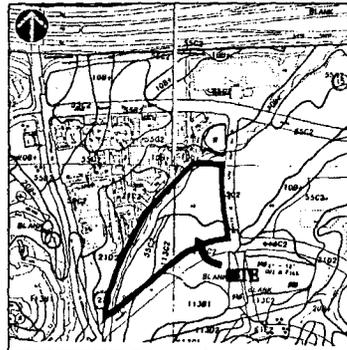
■ TYSONS WESTPARK A-6 ■

CDPA/FDPA-2002-PR-016
PCA-2002-PR-016

PROFFERED CONDITION AMENDMENT CONCEPTUAL DEVELOPMENT PLAN AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 24, 2004
REV: APRIL 23, 2004
REV: MAY 17, 2004
REV: JUNE 4, 2004
REV: JUNE 14, 2004
REV: JULY 7, 2004
REV: MAY 20, 2008
REV: NOV. 2, 2009
REV: FEB. 1, 2010
REV: MAR. 1, 2010
REV: MAR. 19, 2010
REV: APRIL 9, 2010



SOILS MAP
SCALE: 1"=50'

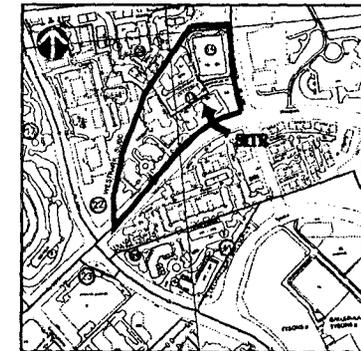
TM NO. 29-4 (77) A-3

SHEET INDEX

1. COVER SHEET
2. CDPA/FDPA NOTES/TABULATIONS
3. EXISTING CONDITIONS / EXISTING VEGETATION MAP
4. CDPA/FDPA
5. SITE PLAN - ROOF PLAN
- 5A. PARKS AND POOL DETAILS
- 5B. CENTER PLAZA DETAILS
6. PERSPECTIVE - AERIAL
- 6A. SECTION A
- 6B. SECTION B
- 6C. SECTION C
- 6D. SECTION D
- 6E. SECTION E
- 6F. SECTION F
- 6G. SECTION G
- 6H. SECTION H
- 6I. SECTIONS
7. PERSPECTIVE - PARK RUN DRIVE
8. PERSPECTIVE - VIEW OF PLAZA
9. BUILDING 5 ELEVATION - PARK RUN DRIVE
- 9A. BUILDING 5 ELEVATION - ENTRY DRIVE
10. ELEVATIONS
- 10A. BLDG 1/0A ELEVATION
- 10B. BLDG 2 ELEVATION
- 10C. BLDG 3/0A ELEVATION
- 10D. BLDG 4 ELEVATION
11. OVERALL LANDSCAPE PLAN
- 11A. 30 SCALE LANDSCAPE PLAN
12. STREETSCAPE EXHIBIT
13. COMPOSITE GARAGE PLAN-GRADE LEVEL
- 13A. COMPOSITE GARAGE PLAN-TYPICAL LEVELS
14. PEDESTRIAN CIRCULATION PLAN
15. TRAFFIC STUDY / BASEMENT EXHIBIT
16. HEIGHT / GRADE / DENSITY DEMONSTRATION
17. PHASING EXHIBIT
- 17A. CONCEPT GRADING PLAN

SHEET INDEX CONTINUED

- 18-18A. ADEQUATE OUTFALL DESCRIPTION
- 18C-18F. STORMWATER MANAGEMENT NOTES AND DETAILS
19. LINEAR PARK BLOWUP
20. OPEN SPACE EXHIBIT
21. INTERIM LANDSCAPE PLAN
- 21A-21E. OVERLOOK, PLAZA, AND WATER FEATURE DETAILS / ELEVATIONS
22. ADA - PERSPECTIVES
- 22A. ADA - SITE PLAN
- 24-24C. AXE TO AXE - FLOOR PLANS
- 30-30A. AXE TO AXE - EXTERIOR ELEVATION
31. AXE - BUILDING SECTIONS



VICINITY MAP
SCALE: 1"=50'

TM NO. 29-4 (77) A6, & A9
TM NO. 29-4 (113) C-1, 0102-0109, 0113-0117, 0201-0219,
0301-0319, 0401-0419, 0501-0519, 0601-0619, 0701-0719, 0801-0819,
0901-0919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419,
1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812,
1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914,
1916, 1918 AND 1919.
TM NO. 29-4 (114) C-1, & 1C

APPLICANT'S REPRESENTATIVE:
WALSH, COLLUCCI, LUBLEY, EMBERICH & WALSH
230 CLARENDON BOULEVARD, 11TH FLOOR
ARLINGTON, VA 22201
703-528-4700
MS. LYNNE STROBEL, ESQUIRE

APPLICANT
PARK CREST SPE PHASE I, LLC.
830 BOONE BOULEVARD, SUITE 460
VIENNA, VA 22182
703-847-5700
MR. THOMAS D. FLEURY, AGENT

ENGINEER
VIBA INC.
880 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800
MR. JOHN AMATETTI, P.E. PRINCIPAL



NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS PCVA/FDPA CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 28-047(1)A & 28-047(1)B ALL AND 28-047(1)C & 1C. THE PROPERTY IS OWNED BY PARK CREST SPE PHASE 1, LLC, PARK CREST BUILDING 4 ASSOCIATES, L.L.C., AND PARK CREST BUILDING 5 ASSOCIATES, L.L.C. THE PROPERTY IS CURRENTLY ZONED R-30 AS SHOWN IN DEED BOOK 17845 AT PAGE 0371, DEED BOOK 18130 AT PAGE 1638 AND DEED BOOK 18130 AT PAGE 0843. THE PURPOSE OF THIS FDPA/PCVA IS TO REVISE THE LAYOUT AND FOOTPRINT OF BUILDING 1 AND 1A TO REMOVE THE RETAIL/RETAIL IN CLUB BUILDING FOOTPRINT AND AMEND CERTAIN SITE FACILITIES (INCLUDING LANDSCAPING, RETAINING WALLS, UNDERGROUND STORM VAULTS, THE ENTRY POINT FOR BUILDING 1 AND OTHER MINOR SITE MODIFICATIONS) ACCORDING TO THE DESIGN CHANGES. DETENTION VAULT CHANGES INCLUDE SHIFTING SWM-1 AND SWM-1 TO AVOID CONFLICT WITH THE REVISED FOOTPRINT FOR BUILDING 1.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKI, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI, INC.
- THE PROPERTY IS LOCATED ON LAND UNIT L, SUB UNIT L-1 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT AND BMP FACILITIES FOR EXISTING DEVELOPMENT ON SITE HAVE BEEN CONSTRUCTED, AND ADDITIONAL FACILITIES WILL BE CONSTRUCTED FOR FUTURE DEVELOPMENT IN A BELOW GROUND SYSTEM. THE APPLICANT MAY PROVIDE A COMBINATION OF OFF-SITE AND ON-SITE DETENTION AND BMP. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE CURRENTLY EXISTING COMPLETED STRUCTURES ON THE PARCELS. (BUILDINGS 4,3, THE CORNER PLAZA, AND THE CORNER PARK)
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CONSIDERATIONS CURRENTLY EXIST ON THIS PROPERTY.
- THE SIDEWALK CONSTRUCTED ADJACENT TO WESTPARK DRIVE AND PARK RUN DRIVE ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE FDPA/PCVA PLAT 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.
- THE PROPERTY IS ZONED R-30. THUS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS IN THIS APPLICATION.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS PREVIOUSLY GRANTED AND/OR REAFFIRMED AS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
- THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON WESTPARK DRIVE AND PARK RUN DRIVE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. SOME OF WHICH HAVE BEEN COMPLETED.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE R-30 ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR RETAIL AND OTHER SECONDARY USES AND NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SIGN PLAN, CSP 2002 PR-018 UNLESS FURTHER WAIVED OR MODIFIED BY THE BOARD.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING ADJACENT ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & E.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE. THERE ARE PRIVATE UNDERGROUND UTILITY EASEMENTS ON THE SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL GFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL GFA FOR THE SITE SHALL NOT EXCEED 1,770,089 SF OR 1,354 DWELLING UNITS. THE APPLICANT ALSO RESERVES THE RIGHT TO LOCATE SECONDARY USES IN EACH BUILDING, AS ALLOWED BY THE PROFFERS.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON COPY/PLATS MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWS WITHOUT REQUIRING MODIFICATION OF THE FDPA/PCVA PLAT OR PRELIMINARY PLAN.
- THE PROJECT MAY BE DEVELOPED WITH RESIDENTIAL UNITS, SECONDARY USES, OR A COMBINATION THEREOF. THE PROJECT MAY BE PHASED OR SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
- A PROPOSED URBAN LINER PARK ALONG THE WESTERN PROPERTY LINE AND/OR THE CORNER PARK AT THE SOUTHWEST CORNER OF THE PROPERTY NEAR THE INTERSECTION OF PARK RUN DRIVE AND WESTPARK DRIVE IS SHOWN IN THE APPLICATION MAY BE DEDICATED TO FAIRFAX COUNTY. (SEE PROFFERS)
- SEE ADU NOTE THIS SHEET.

SITE TABULATIONS

EXISTING ZONING: R-30
 PROPOSED ZONING: R-30
 TOTAL SITE AREA: 590,033.28 S.F. OR 13.5453 ACRES
 RECORDED STREET DEDICATION ± 3,971 S.F. (DENSITY CREDIT WAS ESTABLISHED PER 2-JOB OF THE ZONING ORDINANCE)

MINIMUM LOT AREA REQUIRED: N/A
 MINIMUM LOT WIDTH: N/A
 MAXIMUM BUILDING HEIGHT ALLOWED: 85 FT. * FOR BUILDINGS 2, 3, 3A AND 4 ON A COMMON GARAGE AND 85 FT. * FOR BUILDING 1 ON A COMMON GARAGE (MEASURED FROM THE REFERENCED CURB GRADE OF 484.50 FT. PER THE ORIGINAL RECORDING).
 MAXIMUM BUILDING HEIGHT PROPOSED: 84 FT. * FOR BUILDING 5 (MEASURED FROM AVERAGE GRADE OF ± 403.10 FT.). (NOT INCLUDING PENTHOUSES TO COVER LESS THAN 2% X OF ROOF)

YARDS REQUIRED

FRONT: N/A
 REAR: N/A
 SIDE: N/A

YARDS PROVIDED

FRONT: PER FDPA
 REAR: PER FDPA
 SIDE: PER FDPA

LANDSCAPED OPEN SPACE REQUIRED: 258, 147,506 SF OR 3.38 ACRES
 LANDSCAPED OPEN SPACE PROVIDED: 35,384, 209,482 SF OR 4.813 ACRES
 (INCLUDES AREAS IN URBAN LINER PARK AND PLAZAS. OPEN SPACE TO BE CALCULATED AND PROVIDED ON THE ENTIRE SITE AREA: 13.5453 ACRES)
 GROSS TRACT AREA: 13.5453 ACRES

DEVELOPMENT DATA

PRINCIPAL USE - MULTIFAMILY RESIDENTIAL UNITS - UP TO 1,740,089 GSF - EXCLUDING UP TO 187,500 SF OF RESIDENTIAL CELLAR IN MULTI-FAMILY BUILDINGS
 SECONDARY USE - GROCERY STORE/RETAIL 30,000 - 55,000 SF GFA + UP TO 62,500 SF IN CELLAR RETAIL USE DISTRIBUTED AS ALLOWED BY PROFFERS.
 TOTAL GFA (WITH RESIDENTIAL AND RETAIL, BUT EXCLUDING CELLAR) = 1,770,089 SF = 3.0 FAN.
 TOTAL GFA APPROVED UNDER RZ 2002-PR-018 (WITH RESIDENTIAL AND RETAIL, BUT EXCLUDING CELLAR) = 1,770,089 SF = 3.0 FAN.
 TOTAL CELLAR = 250,000 SF AS DESCRIBED IN PROFFERS.

DEVELOPMENT TABULATIONS

APPROVED DEVELOPMENT
 TOTAL GFA = 1,770,089 SF. (INCL. 30,000 - 55,000 S.F. SECONDARY / RETAIL)
 TOTAL CELLAR = 250,000 SF. (187,500 SF. OF RESIDENTIAL & 62,500 SF. SECONDARY / RETAIL)
 TOTAL RESIDENTIAL UNITS = 1,354

BUILDING	RESIDENTIAL		RETAIL		CELLAR		SECONDARY/RETAIL		G UNITS	
	AREA (SF)	UNITS	AREA (SF)	UNITS	AREA (SF)	UNITS	AREA (SF)	UNITS	AREA (SF)	UNITS
BUILDING 1	353,802 GSF	0 GSF	0 GSF	0 GSF	0 GSF	0 GSF	0 GSF	0 GSF	354	
BUILDING 2	358,858 GSF	0 GSF	0 GSF	0 GSF	48,348 GSF	0 GSF	8,000 GSF	0 GSF	231	
BUILDING 3	293,223 GSF	0 GSF	0 GSF	0 GSF	36,017 GSF	0 GSF	8,000 GSF	0 GSF	303	
BUILDING 4	449,271 GSF	0 GSF	0 GSF	0 GSF	54,778 GSF	0 GSF	0 GSF	0 GSF	330	
BUILDING 5	189,135 GSF	0 GSF	54,810 GSF	0 GSF	17,405 GSF	0 GSF	16,200 GSF	0 GSF	131	
BUILDING 6	1,715,289 GSF	0 GSF	54,810 GSF	0 GSF	187,500 GSF	0 GSF	22,500 GSF	0 GSF	1,354	
TOTAL (RESIDENTIAL & RETAIL)			177,089 GSF		187,500 GSF		250,000 GSF			1,354

*AN ADDITIONAL 55,000 SF OF NON-RESIDENTIAL CELLAR ABOVE THIS VALUE OF 187,500 GSF MAY BE DISTRIBUTED AS ALLOWED BY THE PROFFERS SUCH THAT THE TOTAL NON-RESIDENTIAL CELLAR ABOVE IS 250,000 GSF.
 *APPLICANT RESERVES THE RIGHT TO DISBURSE THIS REMAINING GFA, CELLAR, AND NUMBER OF UNITS BETWEEN BUILDINGS 1, 2, AND 3 AT THE TIME OF FINAL SITE PLAN.

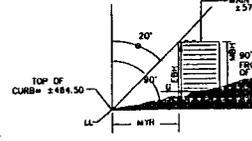
SEE NOTE 28: THE PROPERTY OWNER RESERVES THE RIGHT TO TRANSFER GFA AND CELLAR SQUARE FOOTAGE BETWEEN BUILDINGS SO LONG AS THE TOTAL ALLOWABLE SITE SQUARE FOOTAGE AND CELLAR SQUARE FOOTAGE DOES NOT EXCEED THAT WHICH IS SHOWN ABOVE UNDER THE FDPA/PCVA COMBINATIONS AND PROFILES.

ZONING AND DENSITY COMPUTATIONS:
 MAXIMUM NUMBER OF UNITS ALLOWED = 100 DU/AC = 100 x 13.54 = 1,354
 MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED AT 3.0 FAN = 590,033 ± 3 = 1,770,089 SF (RESIDENTIAL AND RETAIL)
 PER PROFFERS 30,000 - 55,000 SF OF GFA SHALL BE SECONDARY / RETAIL USE.
 SEE DEVELOPMENT TABULATIONS FOR COMPLIANCE
 ALL GFA IS EXCLUSIVE OF CELLAR

ADU NOTE:

8 VOLUNTARY ADU UNITS SHALL BE PROVIDED FOR THIS PROJECT AS PREVIOUSLY PROFFERED.
 8 VOLUNTARY ADU UNITS SHALL BE PROVIDED AS ANY UNIT TYPE OR IN ANY BUILDING SPECIFIED BY THE APPLICANT, AS ALLOWED IN PROFFERS.

BULK PLANE ILLUSTRATION FOR 6 STORY BUILDING



0: ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15°)
 LL: LOT LINE (ELEV = 484.50)
 MTR: MINIMUM YARD REQUIREMENT (38'8" FOR COMPARISON)
 EBN: EFFECTIVE BUILDING HEIGHT (100')
 MMR: MAXIMUM BUILDING HEIGHT (90')
 G: GRADE FOR HEIGHT CALCULATIONS = TOP OF CURB ± 484.50 FT. AT CL OF THE LOT AND 10' FROM PROPERTY LINE PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR BUILDINGS 1-4 FOR BUILDING 5 THE HEIGHT IS MEASURED FROM AN AVERAGE GRADE OF ± 403.10 FT.

R-30 BULK PLANE ILLUSTRATION (BUILDING 1)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE R-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARDS SET FORTH IN PAR. 1 OF SECTION 18-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE COPY/FDPA.

WAIVERS/MODIFICATIONS PREVIOUSLY REQUESTED AND GRANTED - TO BE REAFFIRMED

- A MODIFICATION OF THE LOADING REQUIREMENTS FOR MULTI-FAMILY USES PER SECTION 11-201 & 11-202 OF THE ZONING ORDINANCE.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE R-30 PER ARTICLE 13-304(1).
- A WAIVER OF THE MAXIMUM 800-FOOT PRIVATE STREET PER ARTICLE 11-302.
- A WAIVER TO ALLOW UNDERGROUND DETENTION AND WATER QUALITY IN A RESIDENTIAL MULTI-FAMILY AREA.
- A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 13) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
 MORE SPECIFICALLY, THE TYSONS CORNER URBAN CENTER NON-CORE STREETSCAPE REQUIREMENT AS DEFINED BY FIGURE 13 IN AREA A OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN CALLS FOR A 6' PLANTING STRIP AGAINST THE CURB, A 4' SIDEWALK, AND A 10' PLAZA/PLANTING AREA ADJACENT TO THE BUILDING FACE. THE APPLICANT REQUESTS A MODIFICATION TO ALTER THESE DIMENSIONS TO THOSE SHOWN IN SECTIONS A, B, C, D, AND E IN THE VANTING STREETSCAPE DESIGN ALONG WESTPARK DRIVE ON SHEET 12.

PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED TO ALLOW A MINIMUM OF 1.3 PARKING SPACES PER DWELLING UNIT ON PARCEL A THAT IS PROPOSED FOR THE DEVELOPMENT OF 354 UNITS (BUILDING 1). THIS REDUCTION REQUEST CALLS FOR 460 SPACES TO BE PROVIDED FOR THE DEVELOPMENT. ALL PARKING FOR THE REMAINDER OF THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREON.

PARKING TABULATION:

BUILDING 1: 1.3 SPACES/UNIT = 354 UNITS x 1.3 SPACES = 440 SPACES*
 1.6 SPACES/UNIT = 1,000 UNITS x 1.6 SPACES = 1,600 SPACES*
 1 SPACE/200 NET SF STREET 1,000 NET SF PLUS 8 SPACES/EACH ADDITIONAL 1,000 NET SF GROSS SF OF RETAIL = 65,500 X .00 = 652,000 NET SF
 1000/200 = 5 SPACES
 50,400/1000 X 8 = 303 SPACES
 TOTAL PARKING REQUIRED RETAIL = 308 SPACES
 TOTAL PARKING REQUIRED RESIDENTIAL AND RETAIL = 2,368 SPACES*
 TOTAL PARKING PROVIDED RESIDENTIAL AND RETAIL = 2,368 SPACES

LOADING SPACES:

REQUIRED RATIO:
 MULTI-FAMILY-1 SPACE FOR THE FIRST 25,000 SF AND ONE SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF
 RETAIL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION THEREOF
 BUILDINGS 1,2,3,4,6
 [(1,548,154 - 25,000) / 100,000] + 1 = 17 (MULTI-FAMILY)
 0 SF OF RETAIL = 0 (RETAIL)
 TOTAL = 17
 BUILDING 5
 [(189,135 - 25,000) / 100,000] + 1 = 2 (MULTI-FAMILY)
 [(34,810 - 10,000) / 15,000] + 1 = 3 (RETAIL)
 TOTAL = 5
 SITE TOTAL = 17 + 5 = 22
 TOTAL LOADING SPACES REQUIRED / PROVIDED = 22/24

PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING ON USE SHALL BE REQUIRED TO PROVIDE MORE THAN 3 LOADING SPACES-BUILDINGS 1,2,3,4,6 ARE A BUILDING CLUSTER ATOP A COMMON GARAGE - THIS A SINGLE BUILDING BUILDING 5 IS A SEPARATE BUILDING AS APPROVED IN THE PREVIOUS PCVA AND RELATED IN THE SUBJECT APPLICATION. THE TOTAL NUMBER OF LOADING SPACES TO BE PROVIDED/REQUIRED FOR THE PROPOSED DEVELOPMENT IS 10
 10 SPACES TOTAL INCLUDES SHARED LOADING SPACES IN THE LOFTS BUILDING AND ONE LOADING SPACE FOR BUILDING 1
 APPLICANT RESERVES THE RIGHT TO ENTER INTO A SHARED PARKING AGREEMENT WITH THE MULTI-FAMILY HIGH-RISE BUILDINGS AND RETAIL USES.



VIKA

PROCESSED BY: ANNEBEE JANSSEN, ARCHITECTS & PARTNERS IN CONSULTATION, PROFFERS

DATE: 4/1/10
 TIME: 10:00 AM
 LOCATION: 1000 WESTPARK DRIVE, SUITE 100, FAIRFAX, VA 22031

PARK CREST
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION
 PCVA/FDPA

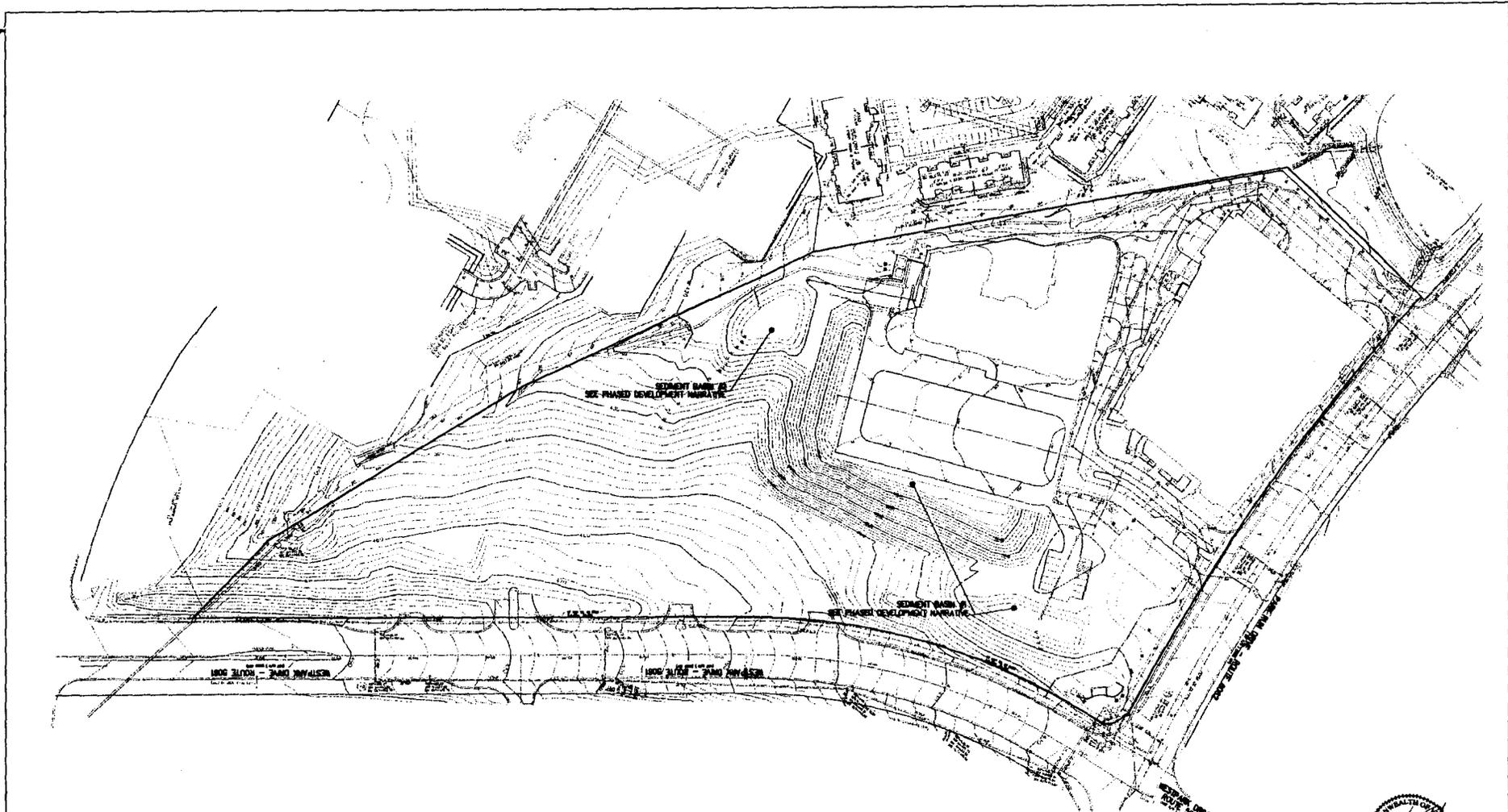
VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	4/1/10	ISSUE
2	4/1/10	ISSUE
3	4/1/10	ISSUE
4	4/1/10	ISSUE
5	4/1/10	ISSUE
6	4/1/10	ISSUE
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31	4/1/10	ISSUE
32	4/1/10	ISSUE
33	4/1/10	ISSUE
34	4/1/10	ISSUE

DATE/MAY 20 2010

DES: ENG: DIM: CAD: SCALE: AS NOTED PROJECT FILE NO: 6276 SHEET NO: 2

4/1/10 2:00 PM EDT



PHASED DEVELOPMENT NARRATIVE:

DUE TO THE PHASED NATURE OF CONSTRUCTION ON THE SUBJECT SITE (AS ALLOWED UNDER THE PROFFERS FOR THE PREVIOUSLY APPROVED PCA AND REAFFIRMED IN THE SUBJECT PCA) AT THE TIME OF COMPLETION OF THE FIRST CONSTRUCTION PHASE (PER PLAN 5166-SPV-001-1) TEMPORARY SEDIMENT BASINS WERE LEFT IN PLACE ON THE SITE AND OPEN EXCAVATION ADJACENT TO PORTIONS OF THE PHASE ONE UNDERGROUND PARKING GARAGE WERE LEFT OPEN.

THIS CONDITION WAS COORDIANATED WITH FAIRFAX COUNTY AS EVIDENCED BY THE APPROVAL OF WAIVER 5166-WPFM-004-1. THE SUBJECT PCA CONTAINS NEW PROFFER CONDITIONS WHICH ADDRESS THE INTERIM SITE CONDITION REGARDING THE TEMPORARY SEDIMENT BASINS AND OPEN GARAGE EXCAVATION - THESE CONDITIONS SUPERCEDE 5166-WPFM-004 AS NOTED IN THE PROFFERS.

DETAILED INFORMATION REGARDING THE PHASING, DURATION, AND POTENTIAL REMEDIATION MEASURES (AS NECESSARY) FOR THESE INTERIM CONDITIONS IS CONTAINED IN THE PROFFER CONDITIONS.



VIVA
 ENGINEERS & ARCHITECTS
 1000 COMMONWEALTH BLVD., SUITE 200
 FALLS CHURCH, VIRGINIA 22044
 TEL: 703.441.1111 FAX: 703.441.1112
 WWW.VIVAE.COM

PARK CREST
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIVA REVISIONS	
DATE:	FEB 2010
DES:	KUD
SCALE:	1" = 80'
PROJECT/FILE NO.:	6571
SHEET NO.:	3

EXISTING CONDITION PER 5166-SPV-001-1

VIVA REVISIONS

NO.	DATE	DESCRIPTION
1	NOVEMBER 2, 2009	
2	FEB. 1, 2010	
3	MAR. 1, 2010	
4	MAR. 18, 2010	
5	APRIL 9, 2010	

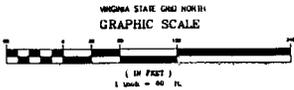
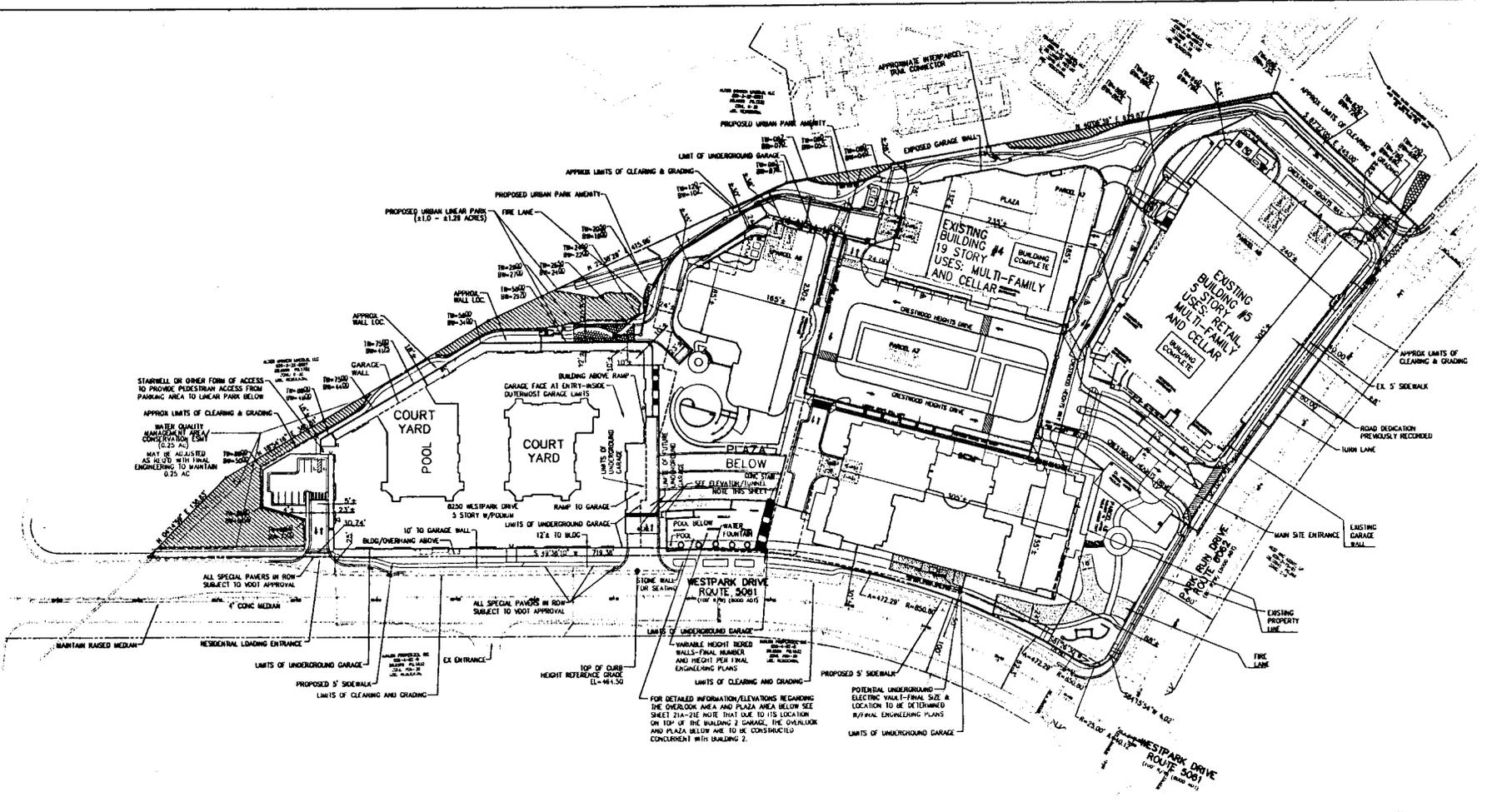
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DES.	SEC.	OWN.	BY

SCALE: 1"=60'

PROJECT/FILE NO. 85715

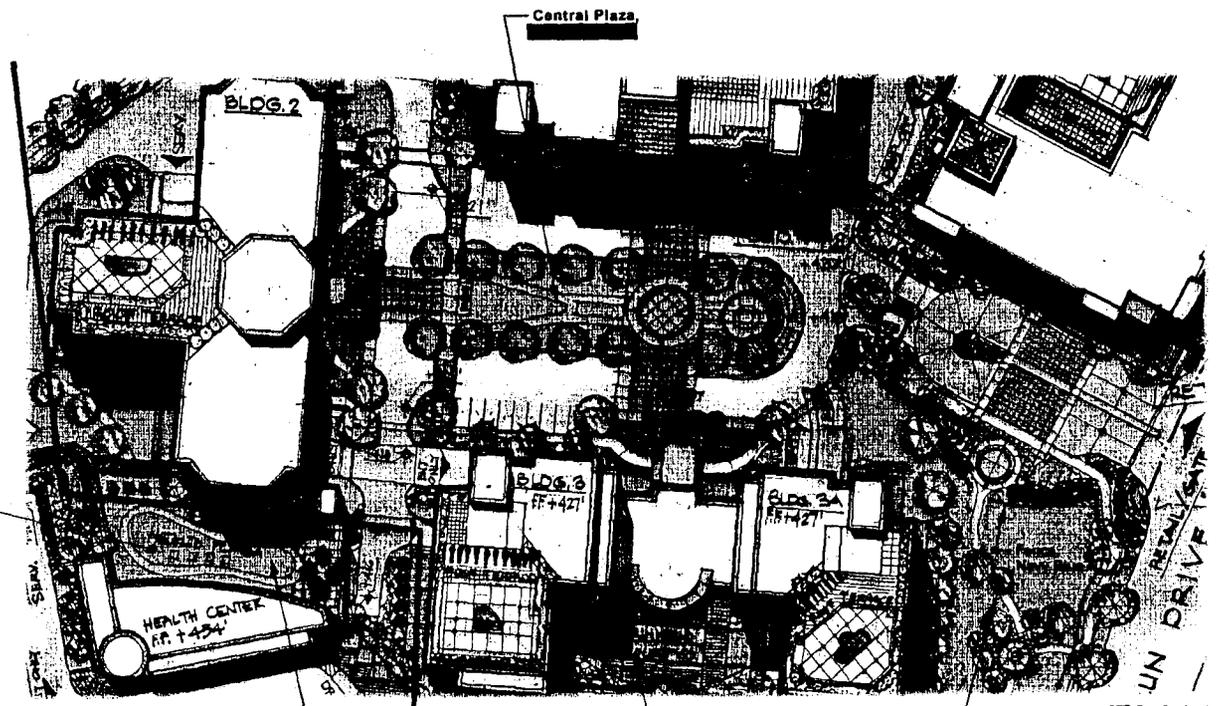
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VIKA REVISIONS

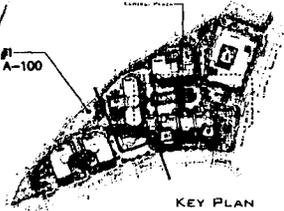
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REV. 04-09-10	

DATE: MARCH 23, 2004	DRN:
DES: ARCH	CADD
SCALE: N/A	
PROJECT/FILE NO. 6571C	
SHEET NO. 58	



SEE BUILDING #1
 UPDATE ON SHEET A-001

SEE BUILDING #1
 UPDATE ON SHEET A-100



ENLARGED LANDSCAPE - DETAILS

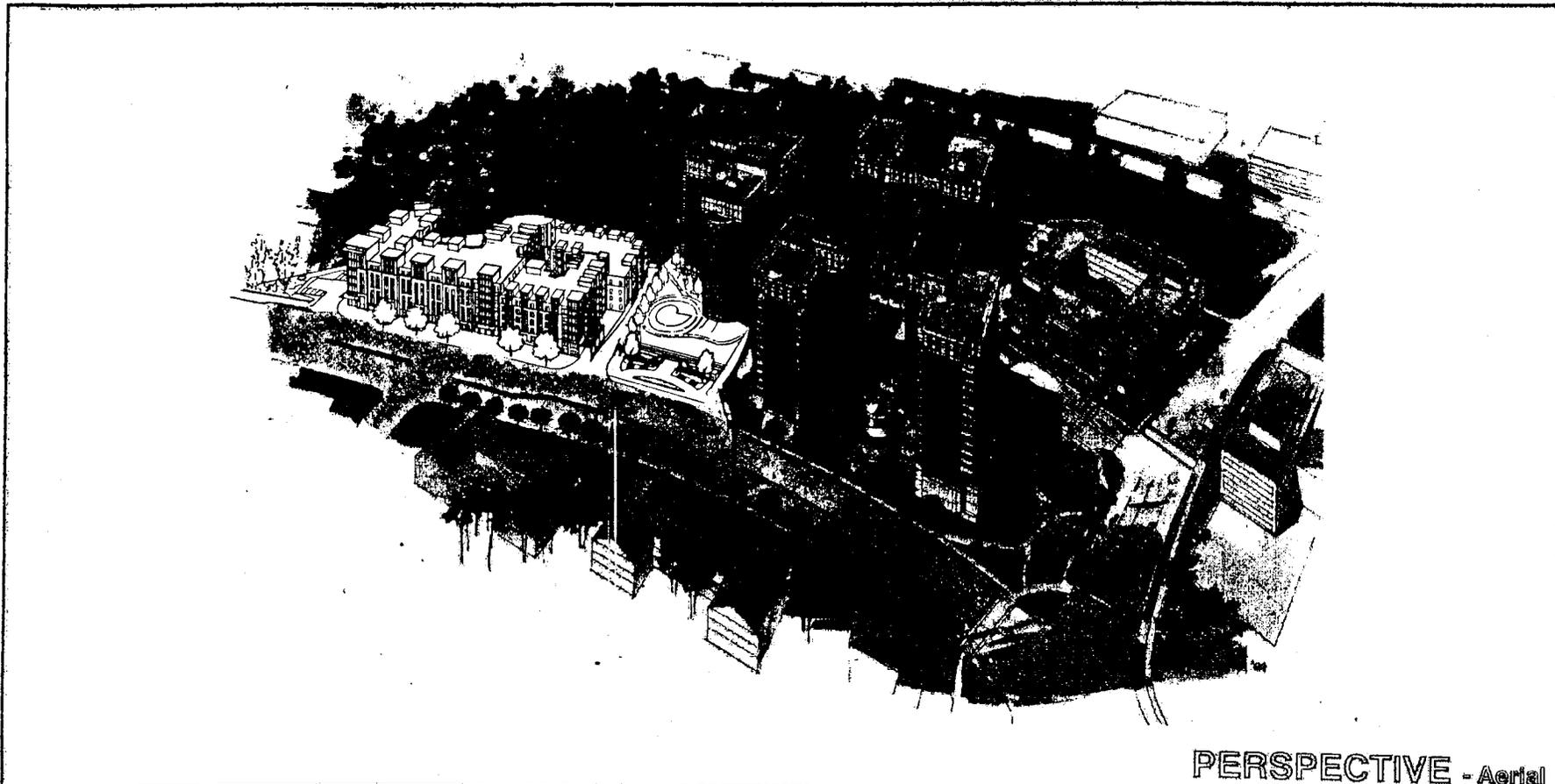


TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
 Tysons Corner, VA

WEST GROUP

APR 06 04
 WA 0308



PERSPECTIVE - Aerial



TYSONS WESTPARK - A Concept Plan
 West Group Development Project
 Tysons, Virginia

WEST GROUP

MAR11.04
A12



VIVA
 VIKAS ENGINEERING & ARCHITECTURE, INC. ARCHITECTS & PLANNERS
 2100 OCEANVIEW BLVD., SUITE 200, FALLS CHURCH, VA 22044
 TEL: (703) 441-1111 FAX: (703) 441-1112
 WWW.VIVAEA.COM

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE AERIAL

VIVA REVISIONS

REV. 1	2-17-04	1
REV. 2	2-17-04	1
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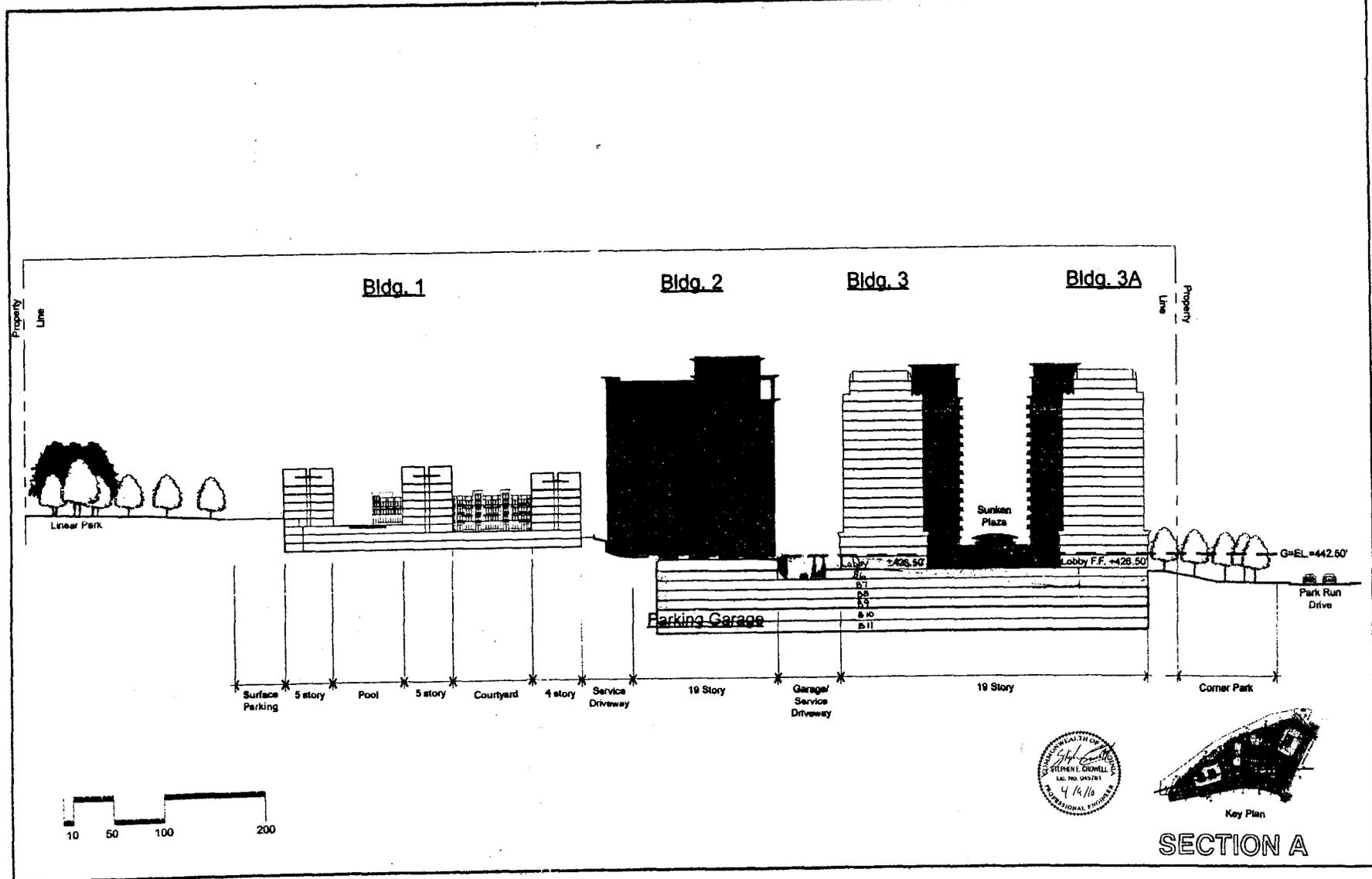
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REV. 9-3-04

DATE	MARCH 24, 2004
DES.	ARCH
DRAWN	CADD
SCALE:	N/A
PROJECT/FILE NO.	6571C
SHEET NO.	6A

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TYSONS WEST PARK - A Concept Plan

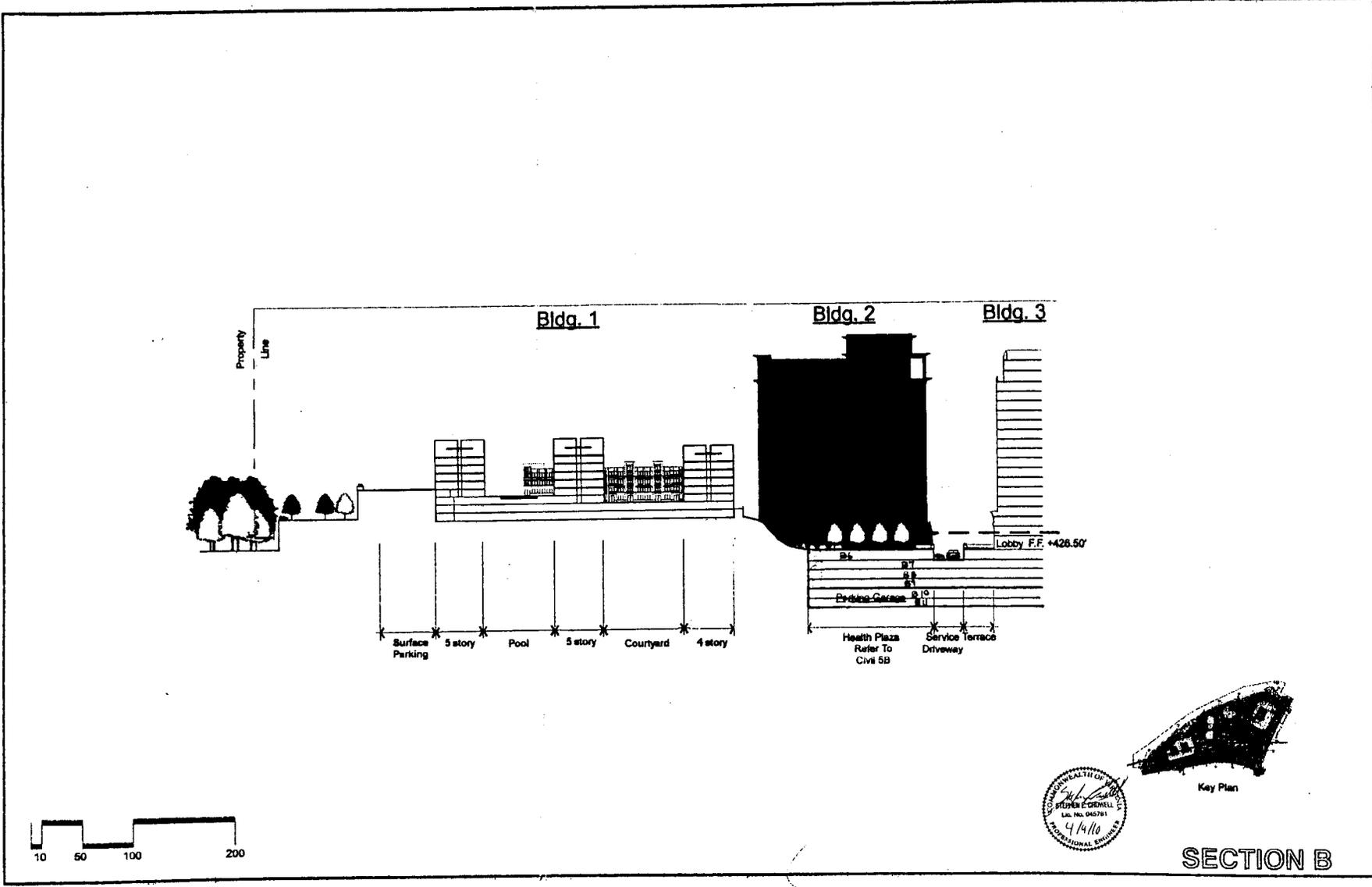
West Park Drive at Park Run Drive
 Tysons Center, VA



JUN.06.04
 06.0000

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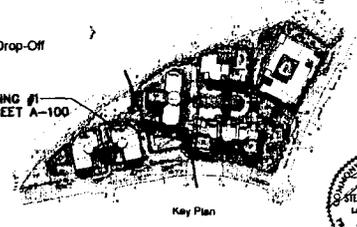
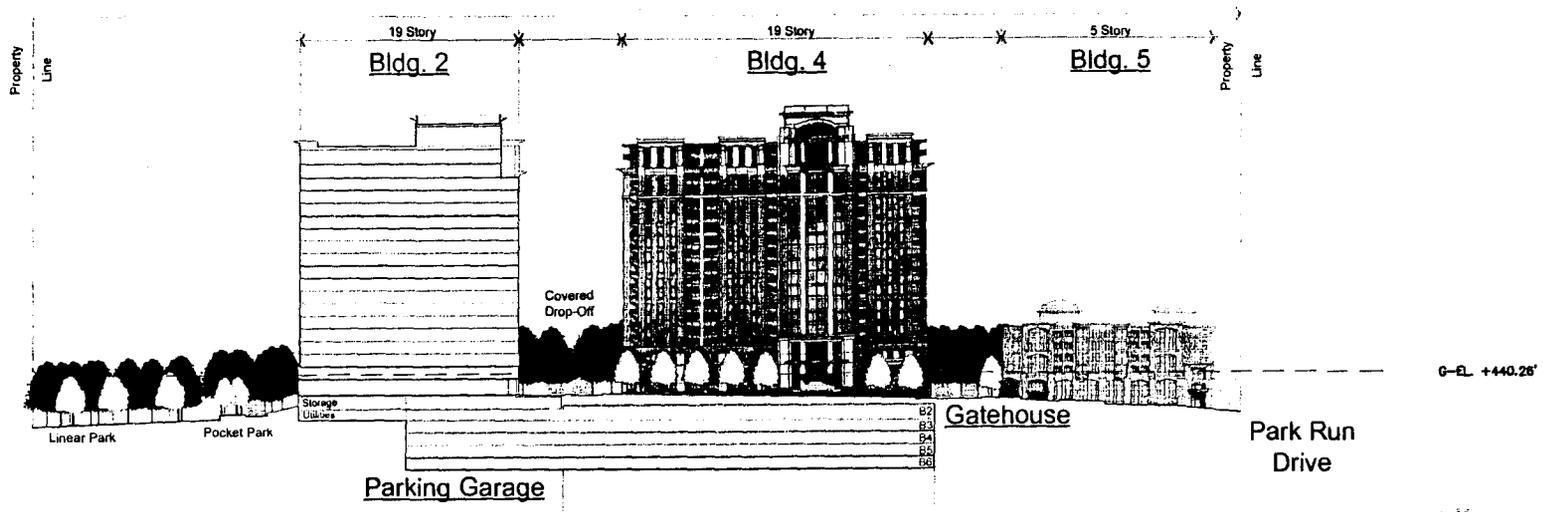


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TYSONS WEST PARK - A Concept Plan
 West Park Drive at Park Run Drive
 Tysons Corner, VA

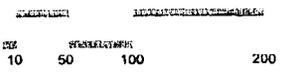
WEST GROUP

JUN 08 04
 06.0000

DATE: MARCH 24, 2004	DES: ARCH	DWG: CAD
SCALE: N/A	PROJECT/FILE NO. 8671C	SHEET NO. 6B



SECTION C



VKA REVISIONS

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REV. 6-04-04
REV. 6-14-04
REV. 7-07-04
REV. 8-25-04
REV. 11-02-09
REV. 02-01-10
REV. 03-01-10
REV. 03-18-10
REV. 04-09-10



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
 Tysons Corner, VA

WEST GROUP

JUN.05.04
 WA 0308

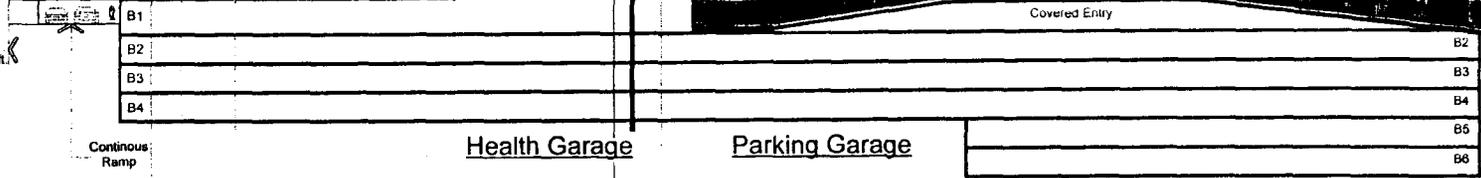
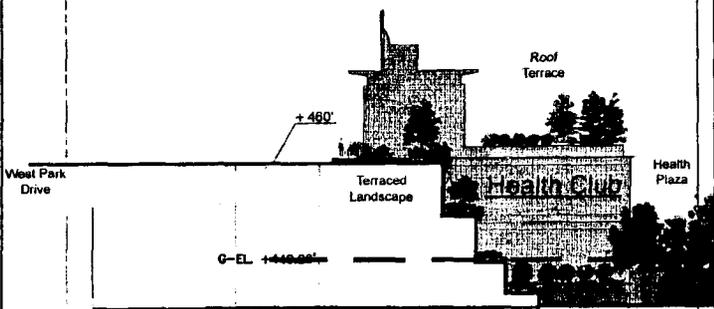
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SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6C

Property Line

Property Line

Bldg. 2

SEE UPDATE SHEET 4



10 50 100 200



SEE BUILDING #1 UPDATE ON SHEET A-100



SECTION D



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Kuni Drive
Tysons Corner, VA



JUN 06 04
WA 0300

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION D

VTKA REVISIONS

REV.	DATE	DESCRIPTION
REV.	3-24-04	
REV.	4-23-04	
REV.	5-17-04	
REV.	6-04-04	
REV.	6-14-04	
REV.	7-07-04	
REV.	5-20-06	
REV.	11-02-08	
REV.	02-01-10	
REV.	03-01-10	
REV.	03-18-10	
REV.	04-08-10	

DATE:	MARCH 24, 2004
DES.	DWH
ARCH.	CADD
SCALE:	N/A
PROJECT/FILE NO.	6371C
SHEET NO.	6D

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 ARCHITECTS
 1000 W. BROAD ST., SUITE 200
 RICHMOND, VA 23220
 TEL: (804) 781-1111
 FAX: (804) 781-1112

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

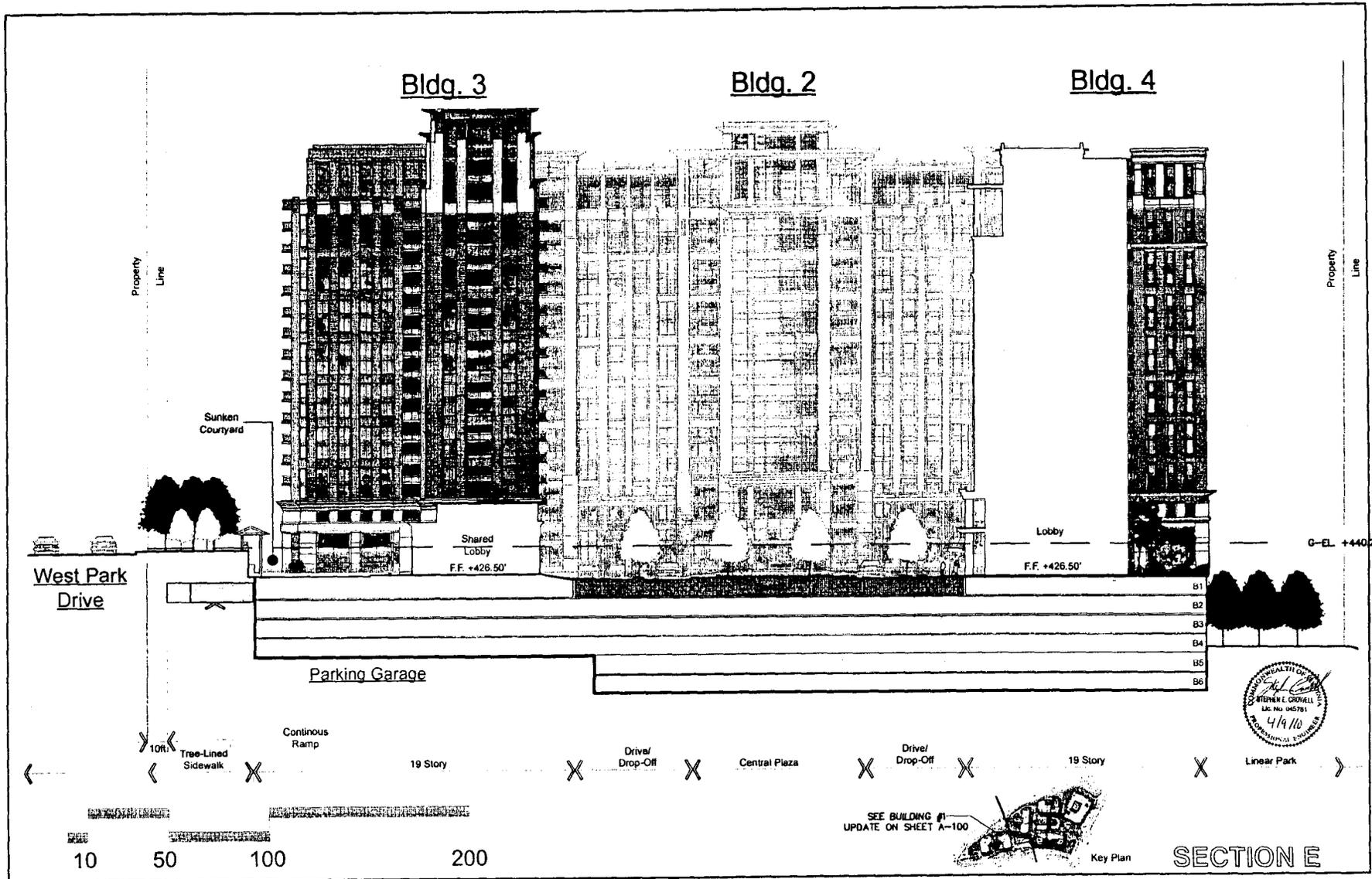
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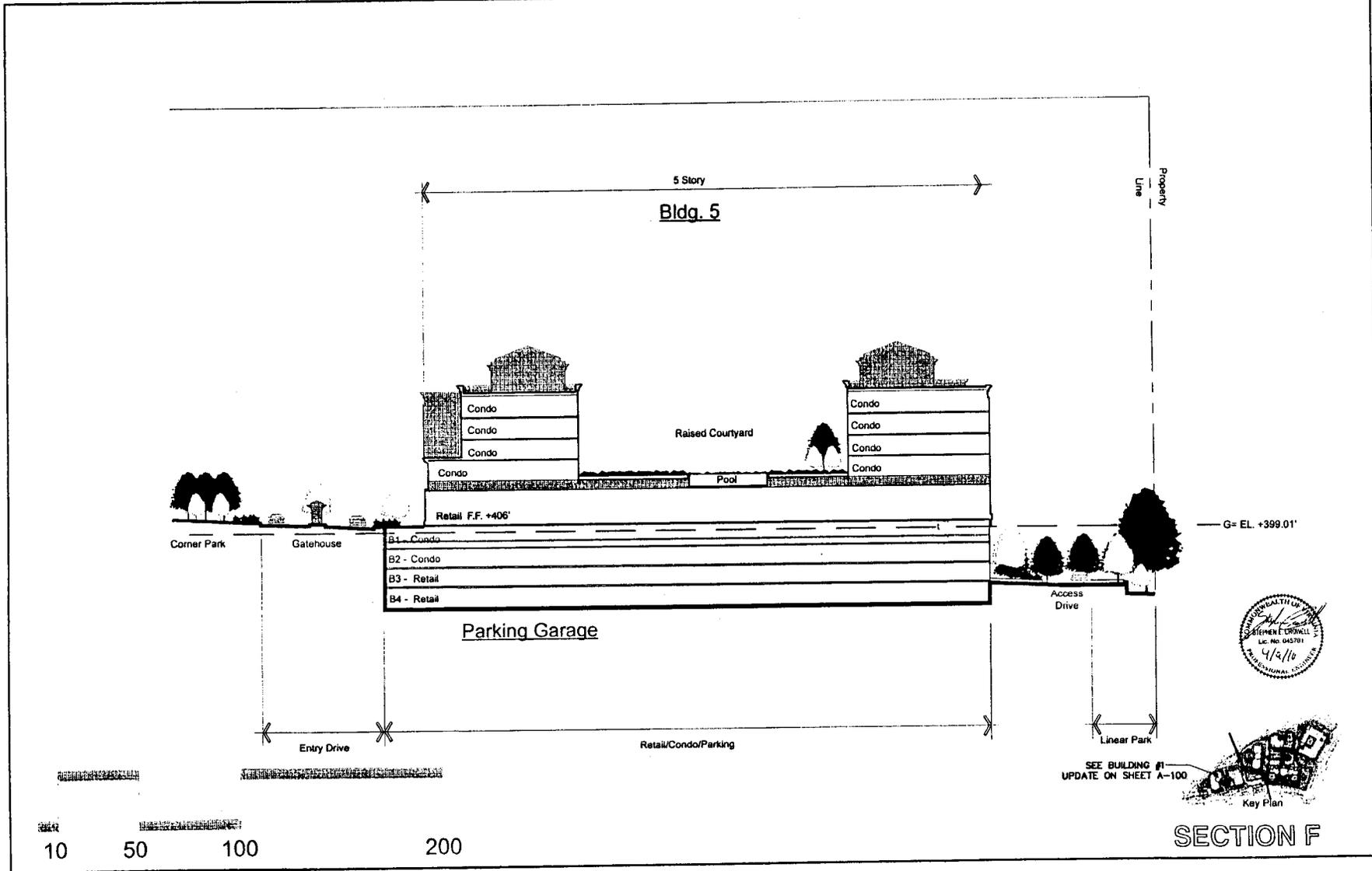
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TYSONS WEST PARK - A Concept Plan
 West Park Drive at Park Kull Drive
 Tysons Center, VA


WEST GROUP

JUN 06 04
 04-0008



VVKA
 VVKA ARCHITECTS
 17200 W. WISCONSIN AVE.
 SUITE 200
 WASHINGTON, DC 20008

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SECTION F

VVKA REVISIONS

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REV. 1	3-24-04	
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REV. 7	5-20-08	
REV. 8	11-02-09	
REV. 9	02-01-10	
REV. 10	03-01-10	
REV. 11	03-19-10	
REV. 12	04-06-10	

DATE	MARCH 24, 2004
DES.	ARCH
DWG.	CADD
SCALE	N/A
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SHEET NO.	8F

TYSONS WEST PARK - A Concept Plan
 West Park Drive at Park Run Drive
 Tysons Corner, VA

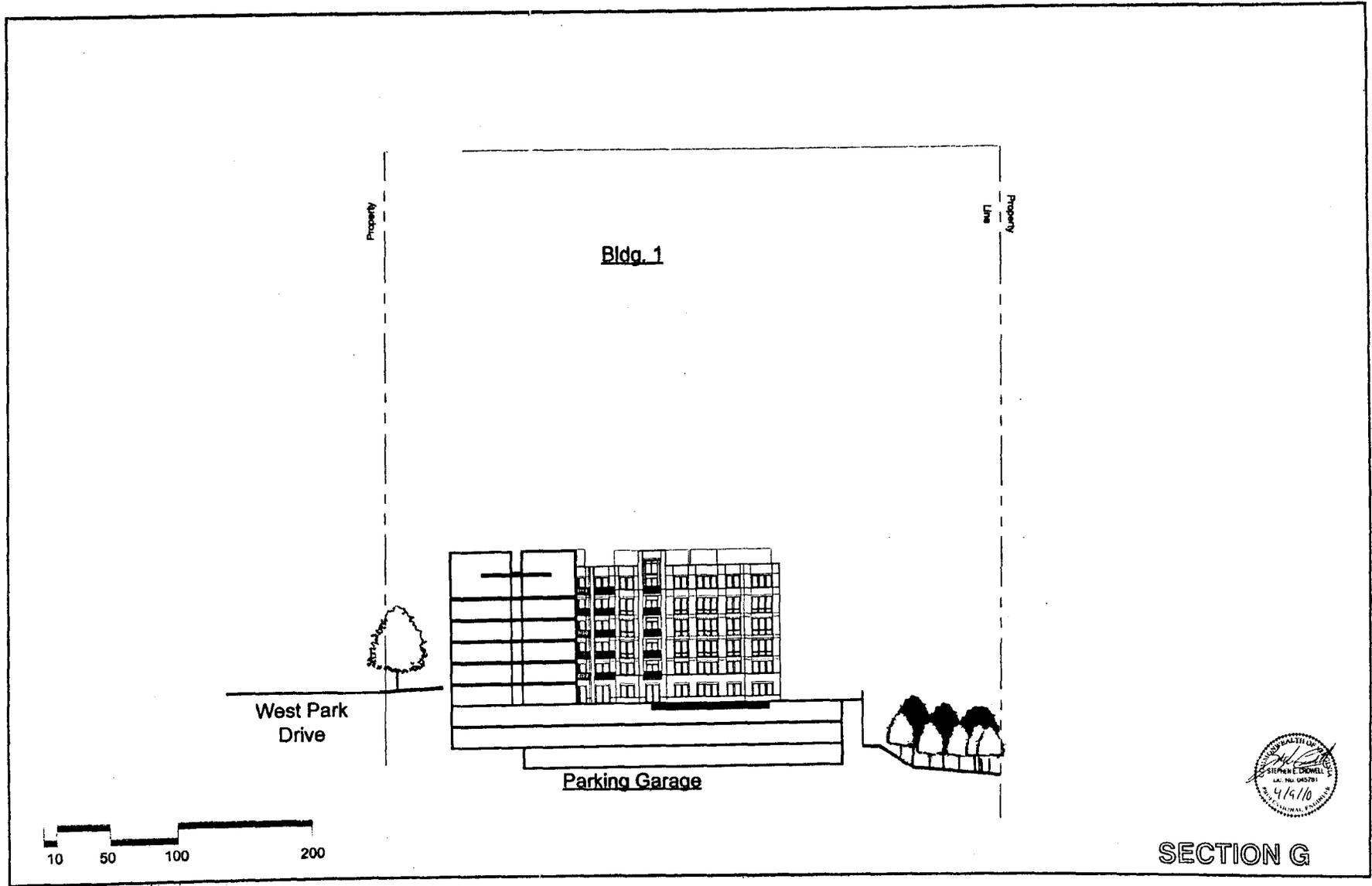
WEST GROUP
 JUN 06 04
 WA 02088

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REV. 8-04-04
REV. 9-14-04
REV. 7-7-04
REV. 7-9-10

DATE: MARCH 26, 2004
 DES. ARJH DIM. CADR
 SCALE: N/A
 PROJECT/FILE NO. 6571C
 SHEET NO. 60



TYSONS WEST PARK - A Concept Plan
 West Park, Drive up Park, from Drive
 Tysons Center, VA

WEST GROUP

JUN 08 04
 WA-6888



See Building #1 update
on A-001

**



PERSPECTIVE - NW Aerial



TYSONS WEST PARK - A Concept Plan

West Park: Eastern of West Park Station
Tysons Center, VA

WEST GROUP

J.A. 04.04
W.A. 04.04 **A12.A**

VVA
PROFESSIONAL PLANNERS, LANDSCAPE ARCHITECTS & ARCHITECTS CONSULTANTS
1000 W. BROADWAY, SUITE 200
FALLS CHURCH, VA 22033-2000
PHONE: 703.441.1100
FAX: 703.441.1101
WWW.VVA-VA.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION H

VKA REVISIONS

REV. 3-24-04
REV. 4-23-04
REV. 8-17-04
REV. 8-24-04
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REV. 8-11-04

DATE: MARCH 23, 2004
DES. ENG. CADD

SCALE: AS NOTED
PROJECT/FILE NO. 807C
SHEET NO. 6H

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PERSPECTIVE - Along Park Run Drive



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 **A11**
VA 03088
Scale: NA



VIVA
PROFESSIONAL ARCHITECTURE AND INTERIOR DESIGN SERVICES
1000 COMMONWEALTH DRIVE, SUITE 2000, FALLS CHURCH, VIRGINIA 22044-2102
FALLS CHURCH, VA 22044-2102
TEL: 703.441.1100
WWW.VIVAA.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
ALONG PARK RUN DRIVE

VIVA REVISIONS

REV. 3-24-04
REV. 4-23-04
REV. 5-17-04
REV. 6-04-04
REV. 6-14-04
REV. 7-07-04
REV. 8-23-04
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REV. 03-01-10
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REV. 04-09-10

DATE: MARCH 24, 2004	
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PHUACI/FILE NO. 6571C	
SHEET NO. 7	

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PERSPECTIVE - View of Plaza



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR 01 04 **A13**

VIA 03088
SCALE: N/A



VIVA
ARCHITECTURE
1001 PEBBLE HOLLOW DRIVE, SUITE 100, FALLS CHURCH, VA 22044
TEL: 703.441.1111 FAX: 703.441.1112
WWW.VIVAARCHITECTURE.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
VIEW OF PLAZA

VIVA REVISIONS	
REV. 1	2-24-04
REV. 2	4-23-04
REV. 3	5-17-04
REV. 4	6-04-04
REV. 5	8-14-04
REV. 6	7-07-04
REV. 7	3-20-08
REV. 8	11-02-09
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REV. 12	04-09-10

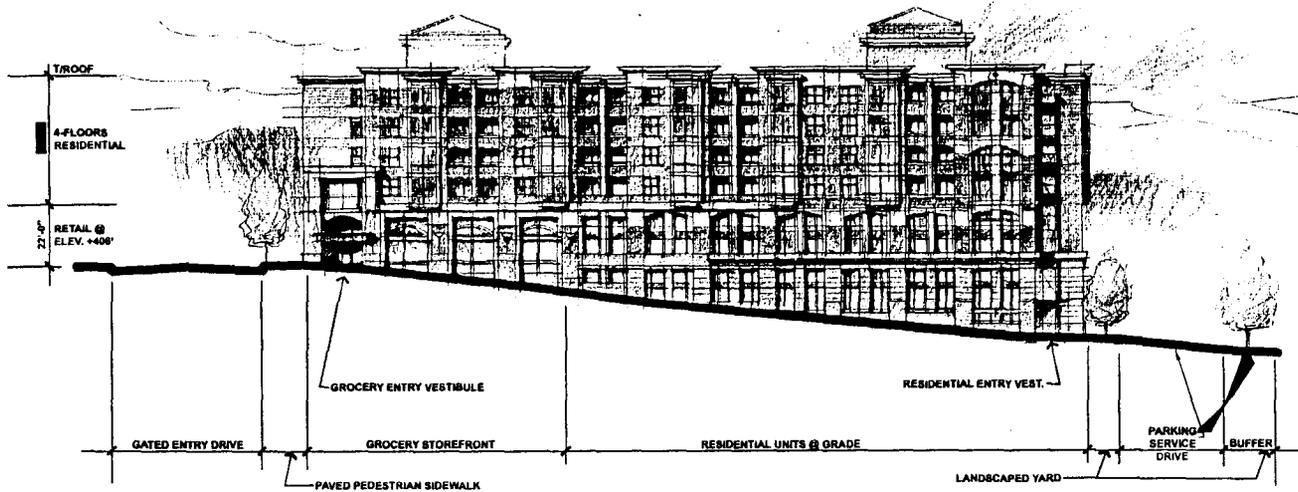
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MARCH 24, 2004			

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 8

2/28/2007 4:13:03 PM EDT



BLDG 5 ELEVATION - Along Park Run Drive



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA



MAR 01 04

HW 0.0000

Scale: 1/200' = 1'-0"



VKA
 ARCHITECTURE
 1000 COMMONWEALTH BLVD., SUITE 200
 ARLINGTON, VA 22202
 TEL: 703.261.8700
 FAX: 703.261.8701
 WWW.VKAA.COM

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

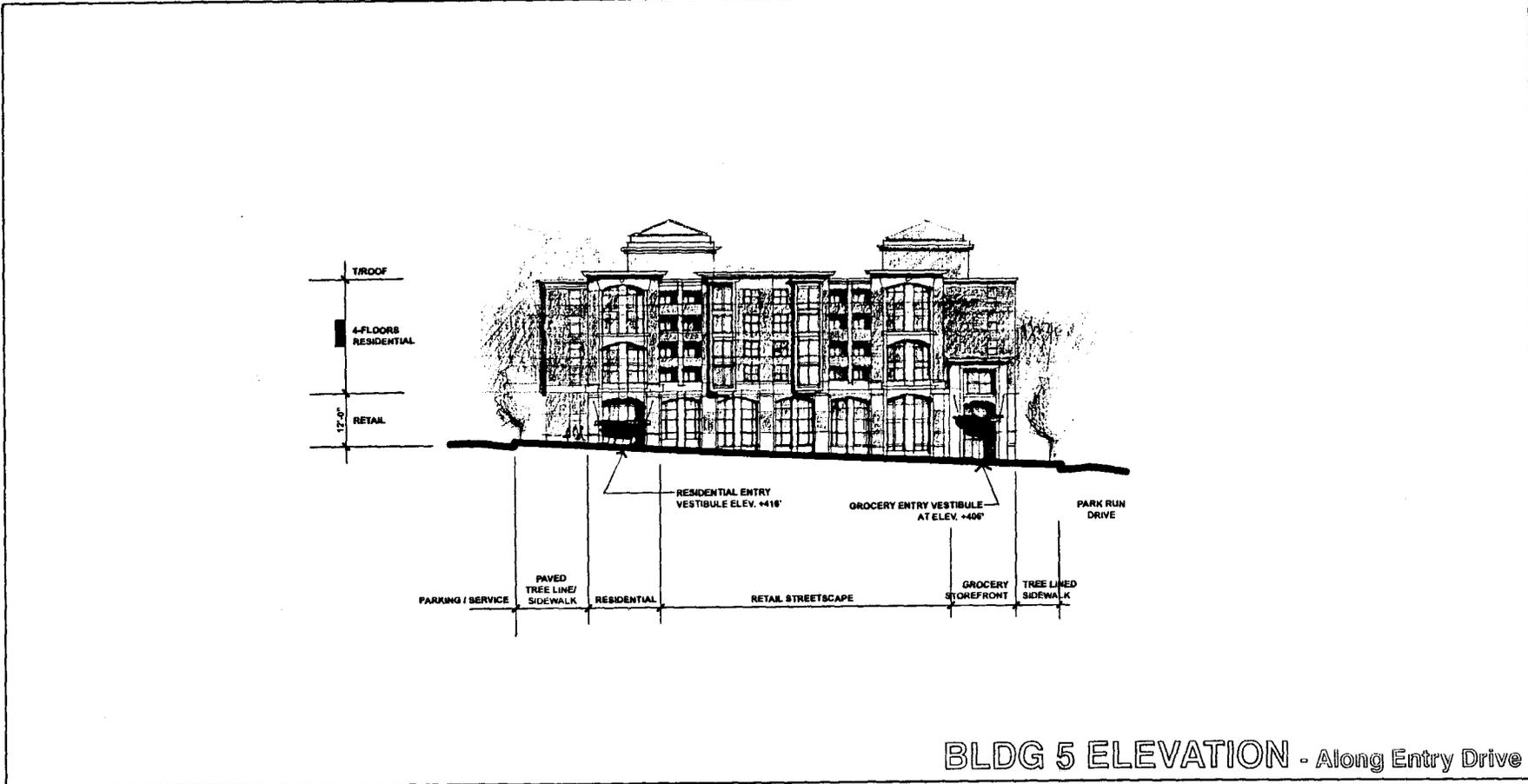
BLDG 5 ELEVATION
 ALONG PARK RUN DRIVE

VKA REVISIONS

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REV. 8	11-02-04	...
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REV. 10	03-01-10	...
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DATE	MARCH 24, 2004
DES.	ARCH
DWG.	CADD
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PROJECT/FILE NO.	6571C
SHEET NO.	9

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REV. 7-07-04		
REV. 8-02-04		
REV. 11-02-09		
REV. 02-01-10		
REV. 02-18-10		
REV. 04-09-10		



BLDG 5 ELEVATION - Along Entry Drive



TYSONS WEST PARK - A Concept Plan
 West Park Drive at Park Run Drive
 Tysons Corner, VA

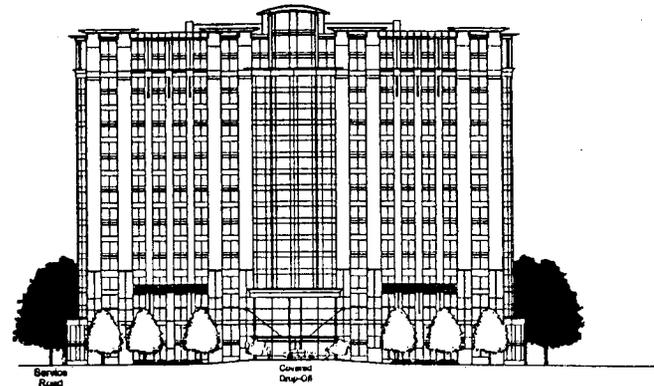


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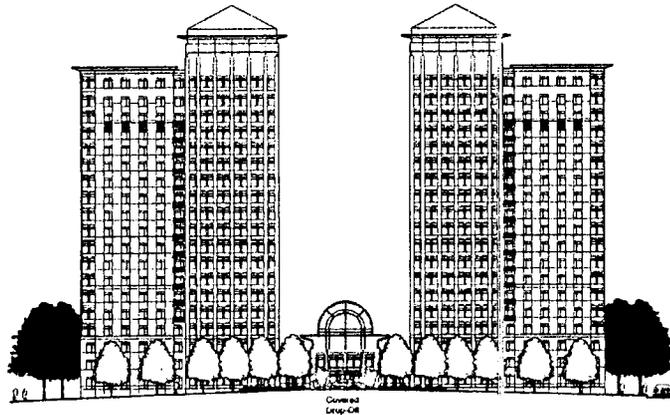




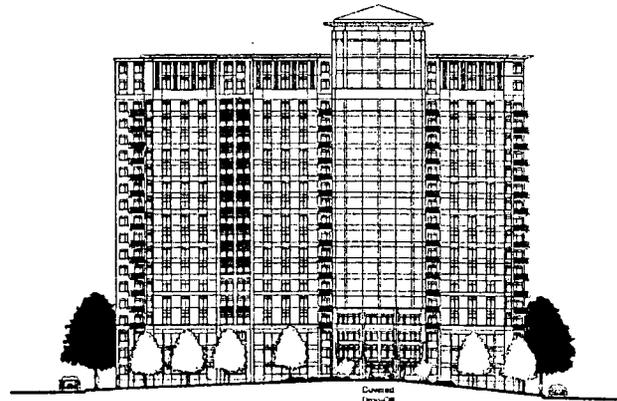
Building 1



Building 2



Building 3



Building 4

Elevations



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAY 13, 2004

A10.1

Scale: 1/8" = 1'-0"

VIVA

ENGINEERS & PLUMBERS & ELECTRICIANS
1714 KENNEDY RD.
RIF DICKERSON DR. SUITE 200 FARMERS MARKET 2170
MIDDLEBURY, VT 05753

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS

VIVA REVISIONS

REV. 3-24-04
REV. 4-23-04
REV. 5-17-04
REV. 6-04-04
REV. 9-22-04
REV. 7-7-04
REV. 4-3-04



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PROJECT/FILE NO. 6571C
SHEET NO. 10

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EL. 435.7

EL. 485.0



ELEVATION - BUILDING 1/1A

VIVA
 ARCHITECTS PLANNERS ENGINEERS INTERIORS EXTERIORS
 100 W. BROADWAY
 SUITE 2000
 BALTIMORE, MD 21201
 TEL: 410.528.2200
 FAX: 410.528.2201
 WWW.VIVAA.COM

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BLDG 1/1A
 ELEVATION

VIVA REVISIONS

REV. 3-23-04
REV. 4-13-04
REV. 5-17-04
REV. 8-04-04
REV. 9-24-04
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REV. 4-9-10



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Area Drive
 Tysons Corner, VA

WEST GROUP

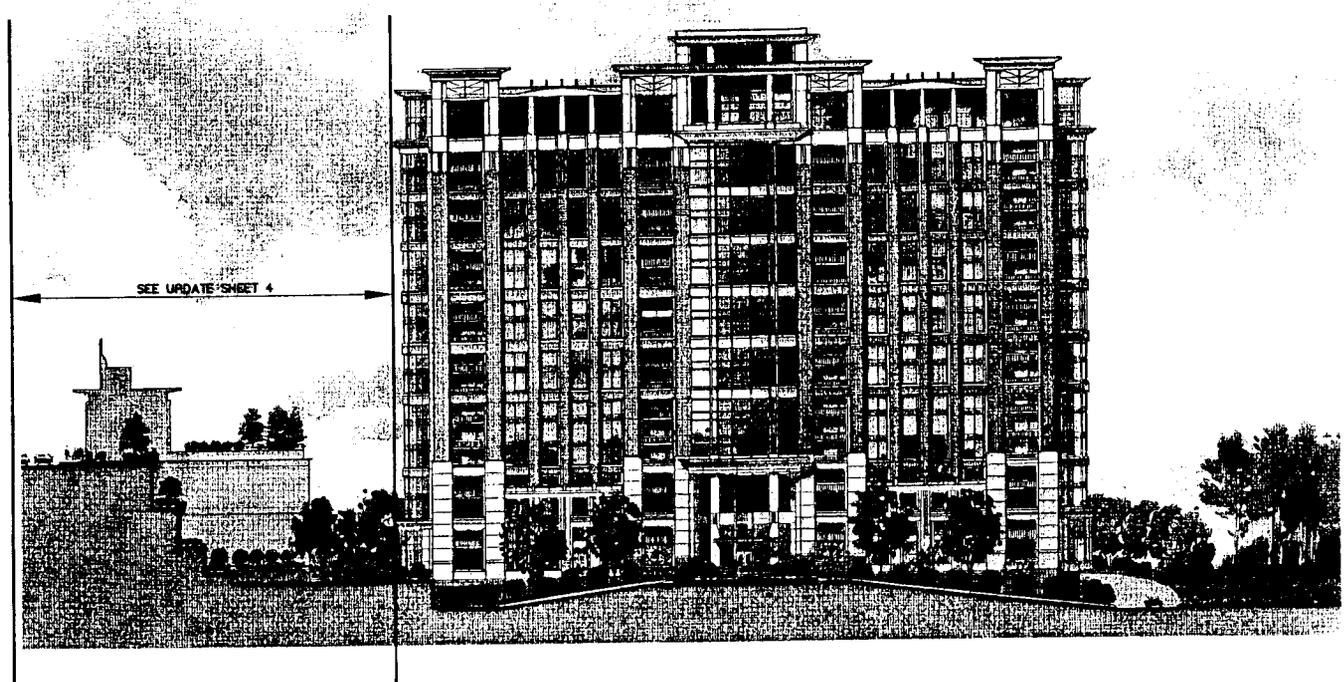
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DATE: MARCH 24, 2004
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SCALE: N/A
PROJECT/FILE NO. 0071C
SHEET NO. 10A

VIVA
 ARCHITECTS
 1000 W. MARKET ST.
 SUITE 200
 FAIRFAX, VA 22031
 TEL: 703.261.1111
 FAX: 703.261.1112

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BLDG 2 ELEVATION



ELEVATION - BUILDING 2

VIVA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-12-04
REV: 6-04-04
REV: 6-14-04
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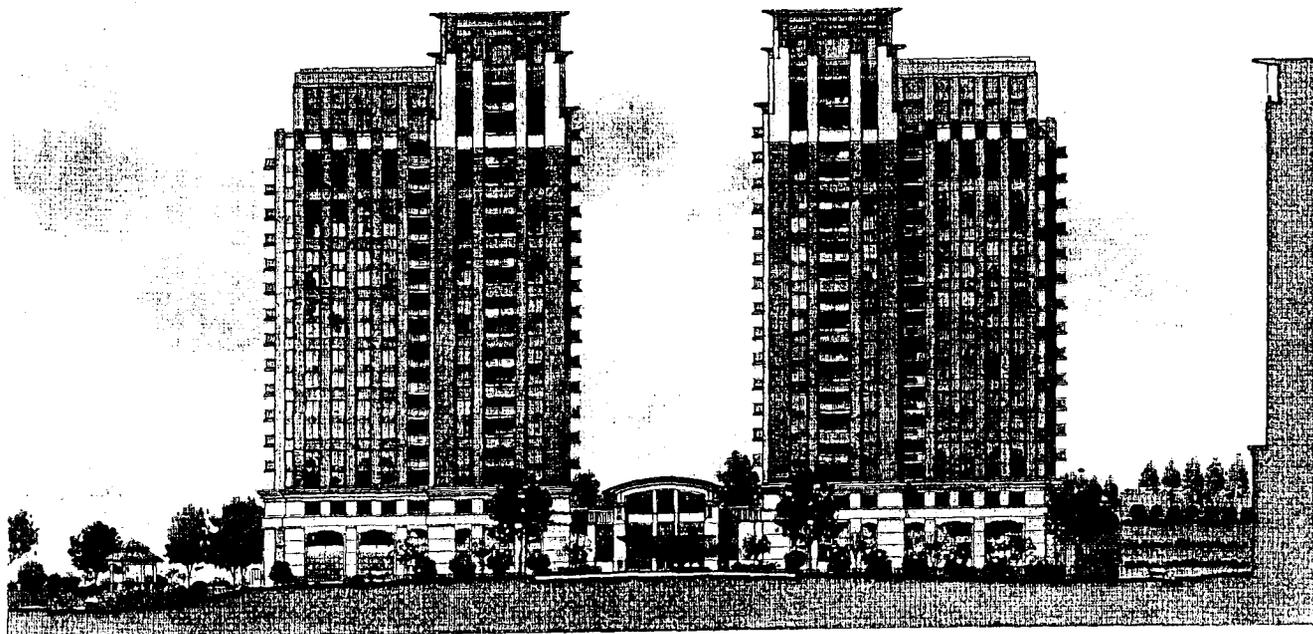
TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
 Tysons Corner, VA

WEST GROUP

JAM ORLA
 WA 02008

DATE: MARCH 24, 2004
DES: ARCH
DWG: CAD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 108



ELEVATION - BUILDING 3/3A



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JAN 08 04
WA 02088

VVKA
 PROFESSIONAL ARCHITECTS AND INTERIORS
 1000 EAST 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.VVKA.COM

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

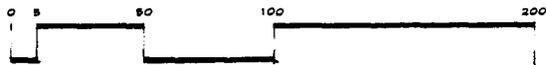
BLDG 3/3A
 ELEVATION

VVKA REVISIONS

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REV. 5-17-04
REV. 6-04-04
REV. 6-14-04
REV. 7-07-04
REV. 9-20-08
REV. 11-02-09
REV. 02-01-10
REV. 03-01-10
REV. 03-19-10
REV. 04-09-10

DATE: MAR 23, 2004
DRS: ARCH
SCALE: N/A
PROJECT/FILE NO: 5571C
SHEET NO: 10C

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ELEVATION - BUILDING 4



TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JAN 01/04
WA 02008

VIVA
ENGINEERS ARCHITECTS INTERIORS
1000 COMMONWEALTH BLVD., SUITE 200
FALLS CHURCH, VA 22034
TEL: 703-441-1111
WWW.VIVAE.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 4 ELEVATION

VIVA REVISIONS

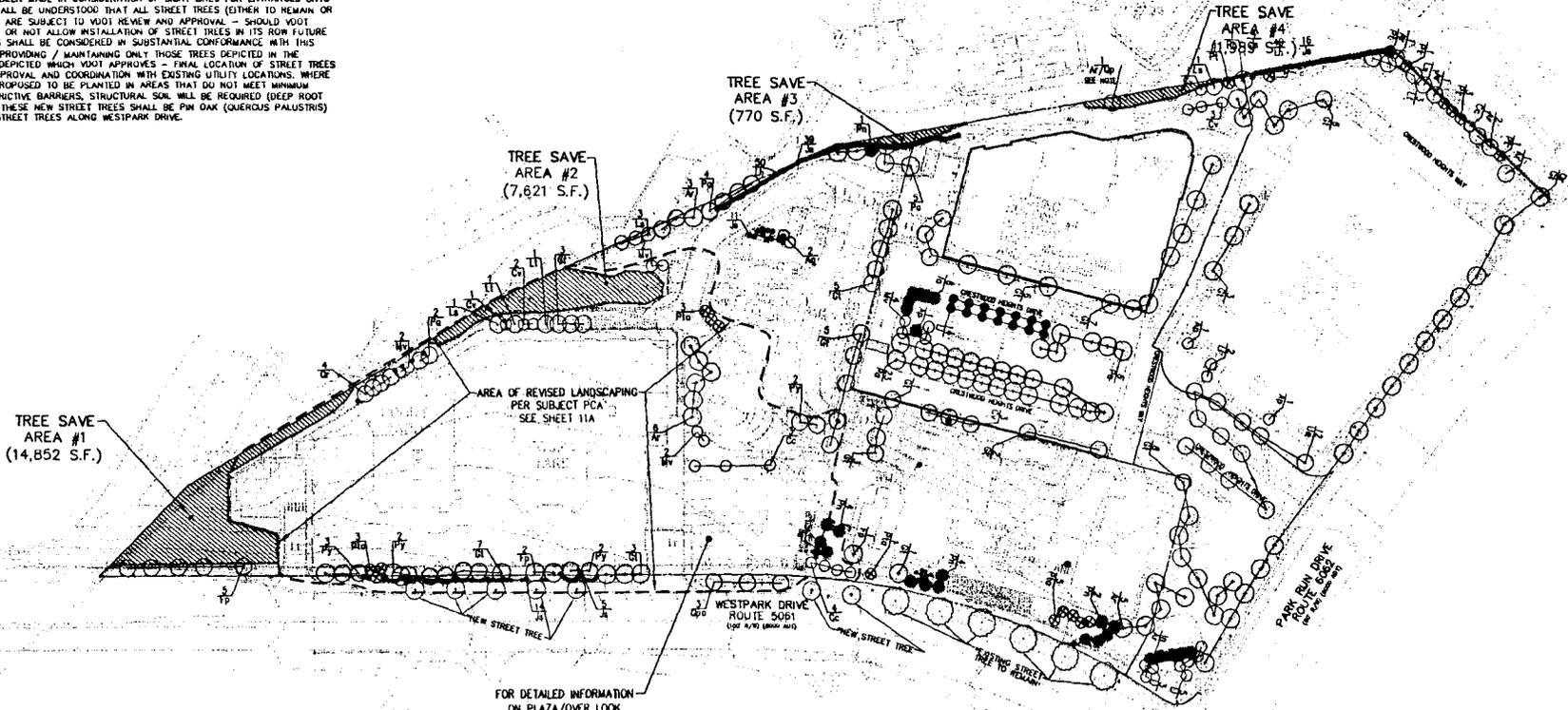
REV. 3-24-04
REV. 4-23-04
REV. 5-17-04
REV. 6-04-04
REV. 8-14-04
REV. 7-07-04
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REV. 03-18-10
REV. 04-09-10

DATE: MARCH 24, 2004
D.S. ARCH
SCALE: N/A
PROJECT/FILE NO. 8571C
SHEET NO. 100

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***STREET TREE NOTE:**

IN RESPONSE TO STAFF COMMENT EXISTING STREET TREES TO REMAIN HAVE BEEN SHOWN ON THIS PLAN, AS HAVE NEW STREET TREES TO MAINTAIN A GENERAL 45° ON CENTER SPACING - EXCEPTIONS TO THIS SPACING AND PRESENCE OF EXISTING / NEW STREET TREES HAVE BEEN MADE IN CONSIDERATION OF SIGHT LINES FOR ENTRANCES ONTO VIOT ROADS - IT SHALL BE UNDERSTOOD THAT ALL STREET TREES (EITHER TO REMAIN OR NEW) SHOWN HEREON ARE SUBJECT TO VIOT REVIEW AND APPROVAL - SHOULD VIOT REQUIRE REMOVAL OF OR NOT ALLOW INSTALLATION OF STREET TREES IN ITS FUTURE CONSTRUCTION PLANS SHALL BE CONSIDERED IN SUBSTANTIAL CONFORMANCE WITH THIS COPA/FDPA/PCA BY PROVIDING / MAINTAINING ONLY THOSE TREES DEPICTED IN THE GENERAL LOCATIONS DEPICTED WHICH VIOT APPROVES - FINAL LOCATION OF STREET TREES SUBJECT TO VIOT APPROVAL AND COORDINATION WITH EXISTING UTILITY LOCATIONS. WHERE STREET TREES ARE PROPOSED TO BE PLANTED IN AREAS THAT DO NOT MEET MINIMUM DISTANCE FROM RESTRICTIVE BARRIERS, STRUCTURAL SOIL, WILL BE REQUIRED DEEP ROOT STRUCTURAL CELLS. THESE NEW STREET TREES SHALL BE PIN OAK (QUERCUS PALUSTRIS) TO MATCH EXISTING STREET TREES ALONG WESTPARK DRIVE.



TREE SAVE AREA #1 (14,852 S.F.)

TREE SAVE AREA #2 (7,821 S.F.)

TREE SAVE AREA #3 (770 S.F.)

TREE SAVE AREA #4 (1,989 S.F.)

AREA OF REVISED LANDSCAPING PER SUBJECT PCA SEE SHEET 111A

FOR DETAILED INFORMATION ON PLAZA/OVER LOOK SEE SHEET 21A-21E

THIS SHEET FOR ILLUSTRATIVE LANDSCAPE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO CHOOSE ALTERNATIVE PLANT SPECIES AND PLANT LOCATIONS AT THE TIME OF FINAL SITE PLAN SO LONG AS THE TOTAL NUMBER OF PLANTS AND THE CANOPY COVERAGE PROVIDED MEETS THE MINIMUM REQUIRED PER THIS APPLICATION.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZ.	REMARKS	MINIMUM TREE CANOPY AREA (S.F.)	TOTAL COVER (S.F.)	ENERGY CONSERVATION (FT/DAKS) x 8.25*
As	20	Amelanchier alnifolia	Downy Serviceberry	2' Cal.	Well branched - 80%	100	2000	
Ar	8	Acer rubrum 'October Glory'	Red Maple	2' Cal.	Well branched - 80%	250	2250	
Fp	11	Salix amygdaloides	Honeyberry	2' Cal.	Well branched - 80%	175	1825	
DR	10	Thea sinensis	Arbutus-Limon	2' Cal.	Well branched - 80%	200	2000	
Pa	8	Platanus occidentalis	London Plane-tree	2' Cal.	Well branched - 80%	250	1750	
Op	20	Quercus prinus	White Oak	2' Cal.	Dwarf, balanced head - 80%	250	6000	
Qm	4	Quercus alba	White Oak	2' Cal.	Well branched - 80%	250	1000	
La	4	Liquidambar styraciflua	Gum Tree (Sweetgum)	2' Cal.	Well branched - 80%	250	1000	
Pf	22	Prunella virginiana	Prunella	2' Cal.	Well branched - 80%	150	3300	
Co	18	Cornus canadensis	Eastern Spicebush	2' Cal.	Dwarf, low branched - 80%	100	1800	
Pa	9	Pinus strobus	Pinus Pine	10' Ht.	Well branched - 80%	250	2250	
Ph	13	Pinus sp.	Amelanchier Holly	2' Cal.	Well branched - 80%	150	2250	
Op	8	Quercus rubra borealis	Red Oak	2' Cal.	Well branched - 80%	250	2000	
Co	12	Quercus prinus	Pinus Pine	2' Cal.	Well branched - 80%	100	1200	
Li	3	Liriodendron tulipifera	Tulip Poplar	2' Cal.	Well branched - 80%	250	750	
Pl	8	Pinus taeda	Loblolly Pine	10' Ht.	Well branched - 80%	250	1250	
Pa	10	Prunella virginiana	Scotch Broom	2' Cal.	Well branched - 80%	100	1000	
Pa	17	Prunella virginiana	Black Gum	2' Cal.	Well branched - 80%	175	2825	
Sl	10	Salix nigra	River Birch	2' Cal.	Well branched - 80%	175	2975	
Ag	3	Corylus americana	American Hickory	2' Cal.	Well branched - 80%	100	300	
NORMAL TREE COVER AREA						36,200		
ADDITIONAL CROPS								
TOTAL USING CC								

FAIRFAX COUNTY TREE COVER CALCULATIONS

TREE COVER REQUIRED
 GROSS SITE AREA = 13,545.3 AC. OR 580,033.28 S.F.
 (5) MULTI-FAMILY BUILDINGS = (-) 202,551 S.F.

MODIFICATIONS:
 ADJUSTED GROSS SITE AREA = 387,482.28 S.F.
 REQUIRED COVERAGE PHM ZONING DISTRICT (10%) = 10%

REQUIRED COVERAGE FOR SITE TREE COVER PROVIDED (FROM APP'D. 13-400 OF PHM) = 38,748.23 S.F.

VEGETATION PRESERVED:
 TREE SAVE AREA: (1) 14,852 s.f. x 1.25 = 18,565.00
 (2) 770 s.f.
 (3) 1,989 s.f.
 TOTAL TREE SAVE = 20,945

TOTAL ADDITIONAL COVERAGE TO BE PROVIDED BY PLANTING TREES (+) = 38,230 S.F.
 TOTAL COVERAGE PROVIDED (TREE SAVE AND NEW PLANTING) (+) 57,785 S.F. OR 14.9%

BUILDING 1 RETAINING WALL VINE SPECIES NOTE:
 VINES THAT ARE NATIVE AND NON-INVASIVE FOR PLANTING ON THIS SITE SHALL INCLUDE:
 CLEMATIS VIRGINIANA (VIRGIN'S BOWER) AND PARTHENOCESSUS QUINQUEFOLIA (VIRGINIA CREEPER)

WESTPARK DRIVE ROUTE 5061 (SEE SHEET 10)

LEGEND

● TREES COATED TOWARDS SE PARKING LOT LANDSCAPE COVER

FAIRFAX COUNTY INTERIOR PARKING LOT LANDSCAPE TABULATION

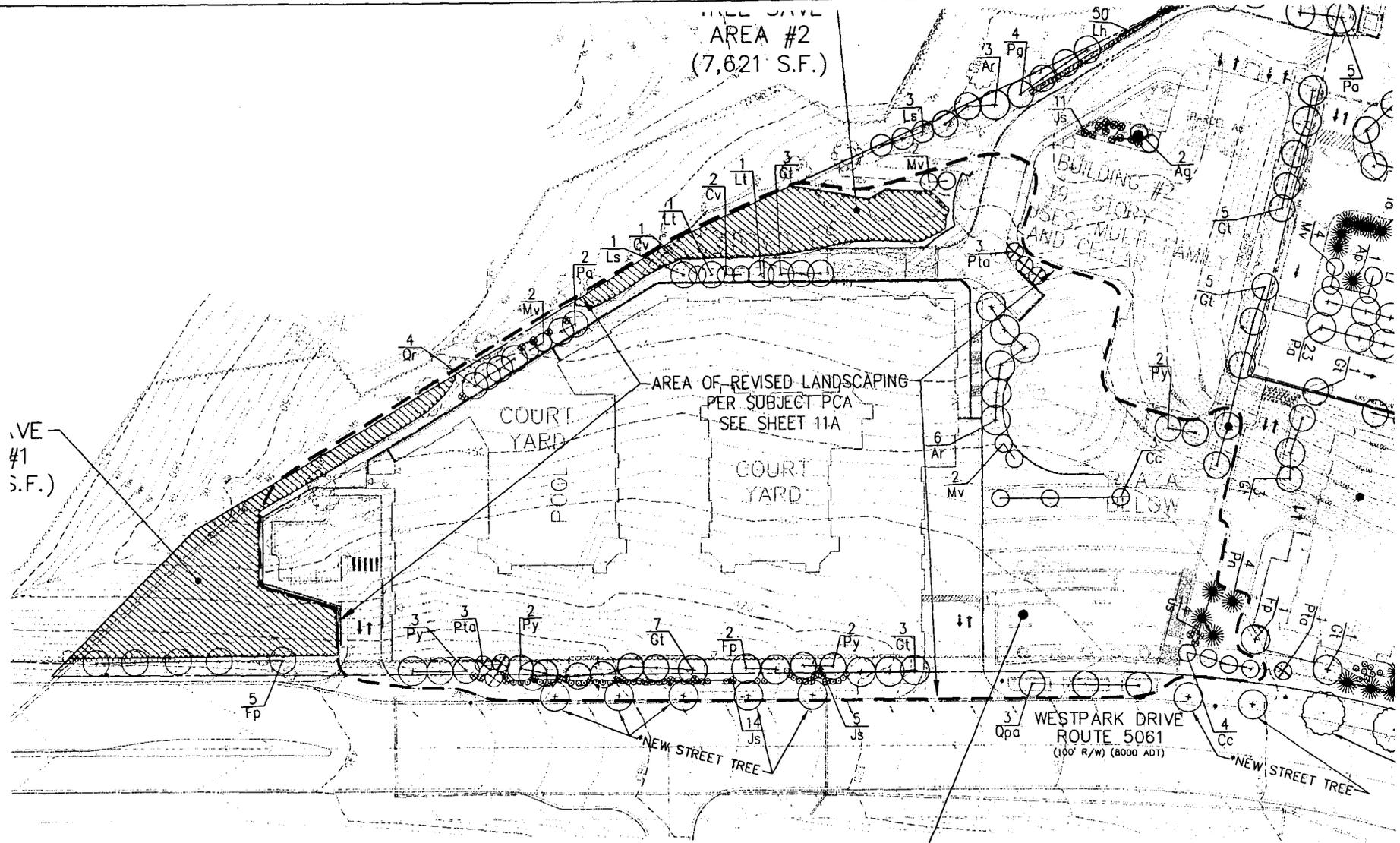
1. PARKING LOT COMPOUND AREA:	81,387.0 s.f. (SHOWN SCREENED)
2. REQUIRED LANDSCAPE AREA:	81,387.0 s.f. x 0.05 = 4,069.85 s.f.
3. TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED:	8,350 s.f. (TREES ARE HATCHED)
4. PROVIDED LANDSCAPE PERCENTAGE (RESULT OF #3 DIVIDED BY #1)	10.25%



NORTH
 GRAPHIC SCALE



* CANOPY COUNT OF THE HARDYWAY FORWARD TREE COVER BECAUSE THEY ARE PLANTED WITHIN CURBSETS ALONG WEST PARK DRIVE AND PARK DRIVE DRIVE. TREE PLANTING ALONG BOTH OF THESE DRIVES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITIES IF A CONFLICT EXISTS.
 THE FOLLOWING SHRUBS AND VINES SHALL BE PLANTED ALONG THE PROPOSED RETAINING WALL (140)
 A- VIBURNUM SCOPULORUM 'MOHITA BLUE' (4' Hdb), (20) LI- LONCERA x HELIOPSIS (5 GALLON)
 ALL PLANTS LISTED ON THE PLANT LIST ARE NATIVE.



VE #1
(S.F.)

AREA #2
(7,621 S.F.)

AREA OF REVISED LANDSCAPING
PER SUBJECT PCA
SEE SHEET 11A

COURT
YARD
POOL

COURT
YARD

BUILDING #2
19 STORY
USES: MULTIFAMILY
AND CELLAR

WESTPARK DRIVE
ROUTE 5061
(100' R/W) (8000 ADT)

THIS SHEET FOR LANDSCAPING REVISED WITH BUILDING 1 PCA
ONLY AS REQUESTED BY UFM-FOR LANDSCAPE PLAN ON
OVERALL SITE INCLUDING UNCHANGED AREA AND
NOTE/COMP/PLANT LIST, SEE SHEET11



VKA
 ARCHITECTS & PLANNERS
 1000 W. MAIN ST. SUITE 200
 FARMERSVILLE, VIRGINIA 22102
 TEL: 540-885-1111 FAX: 540-885-1112
 WWW.VKAA.COM

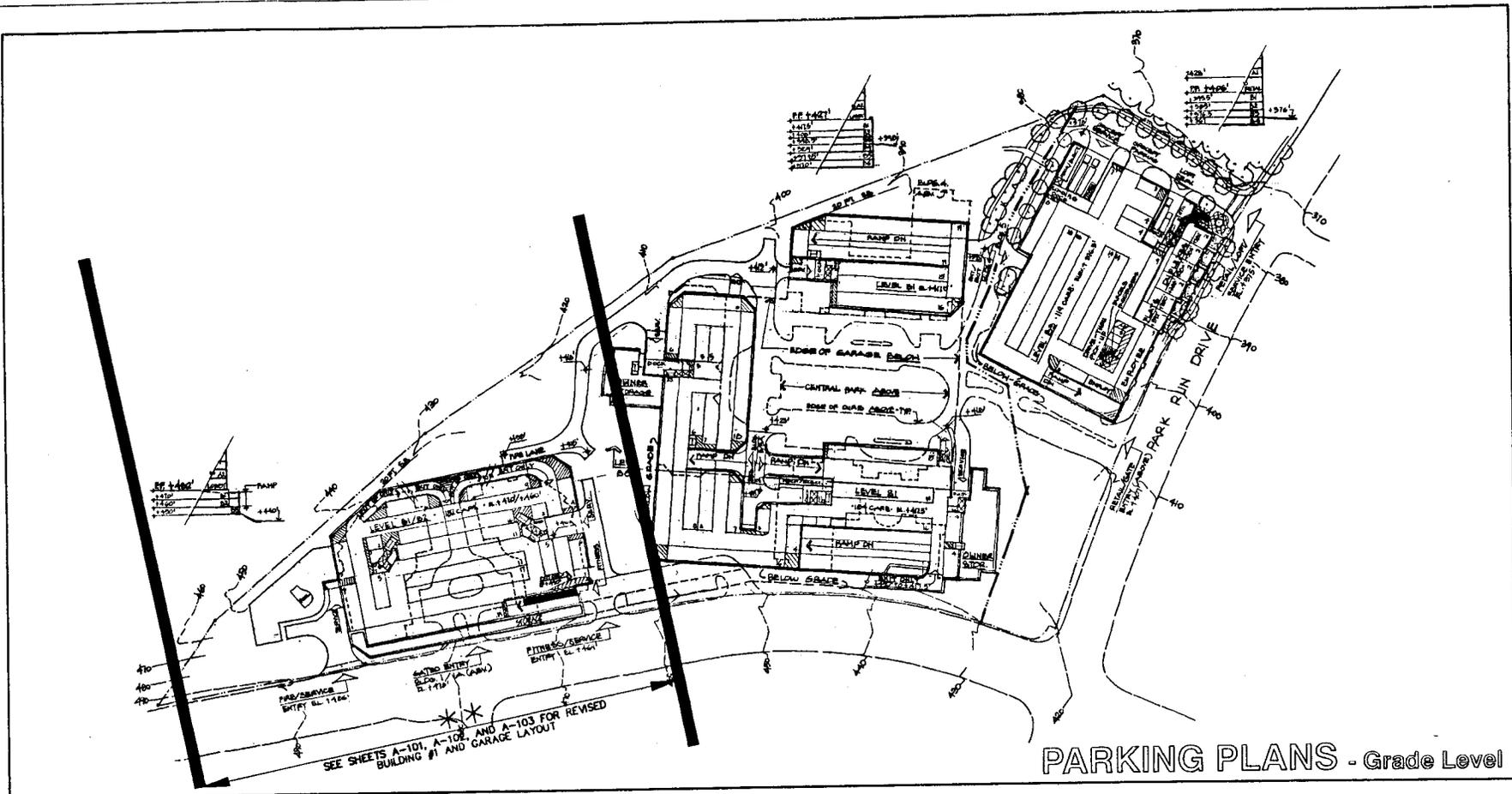
TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

30 SCALE
 LANDSCAPE PLAN

VKA REVISIONS
 NOVEMBER 2, 2009
 FEB 1, 2010
 MAR 1, 2010
 MAR 19, 2010
 APRIL 9, 2010

DATE: NOV 2009	DES. SEC.	OWN. KY
SCALE: 1"=30'	PROJECT/FILE NO. 82715	
SHEET NO. 11A		

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TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP



JUN 06 04
VA 0308
Scale: 1/8" = 1'-0"

VIVA
CONTRACTORS, ARCHITECTS, ENGINEERS AND DESIGNERS
10000 WOODBRIDGE DRIVE, SUITE 200, WOODBRIDGE, VA 22192
TEL: 703-595-1100
FAX: 703-595-1101
WWW.VIVACONTRACTORS.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMPOSITE GARAGE PLAN
GRADE LEVEL

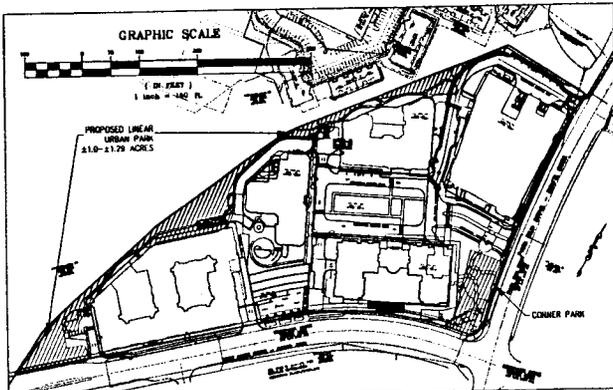
VIVA REVISIONS

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REV. 6-14-04
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REV. 04-09-10

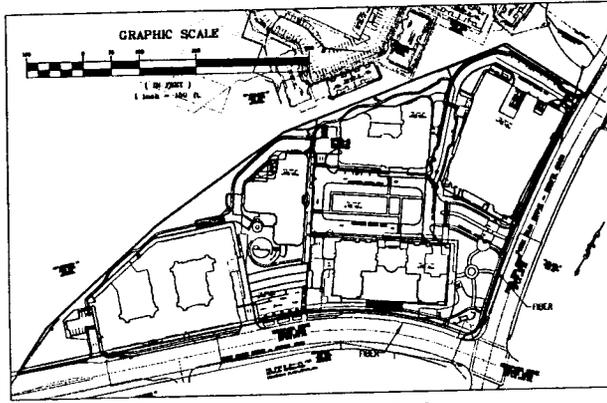
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ENG. CADD
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SHEET NO. 13



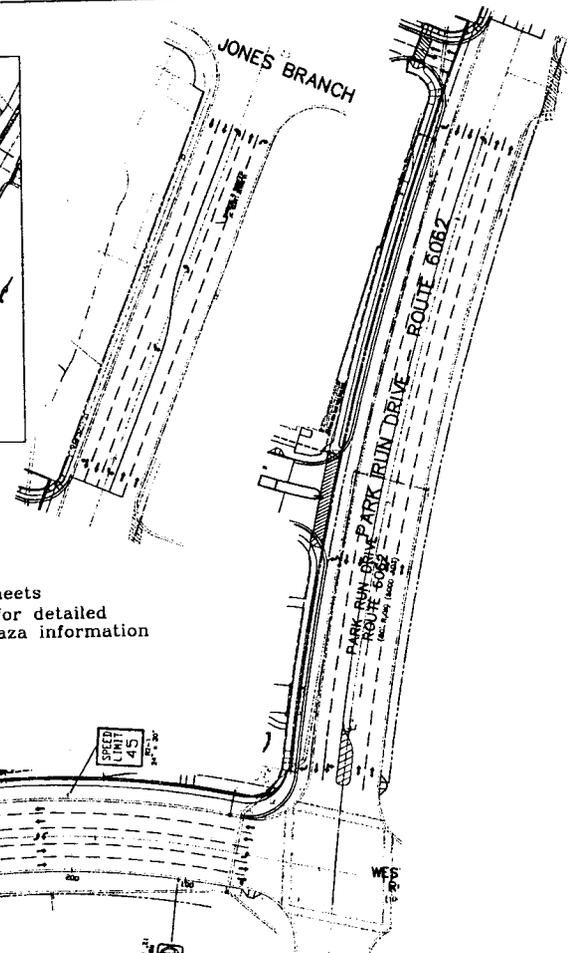
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**LINEAR URBAN PARK / CORNER PARK
WITH LANDSCAPE AMENITIES AND TRAIL-SEE SHEET 19 FOR DETAIL**
REFERENCE ILLUSTRATIVE PLAN FOR APPROXIMATE TRAIL AND AMENITIES LOCATION. SEE PROFFER 10.
SCALE - 1" = 150'



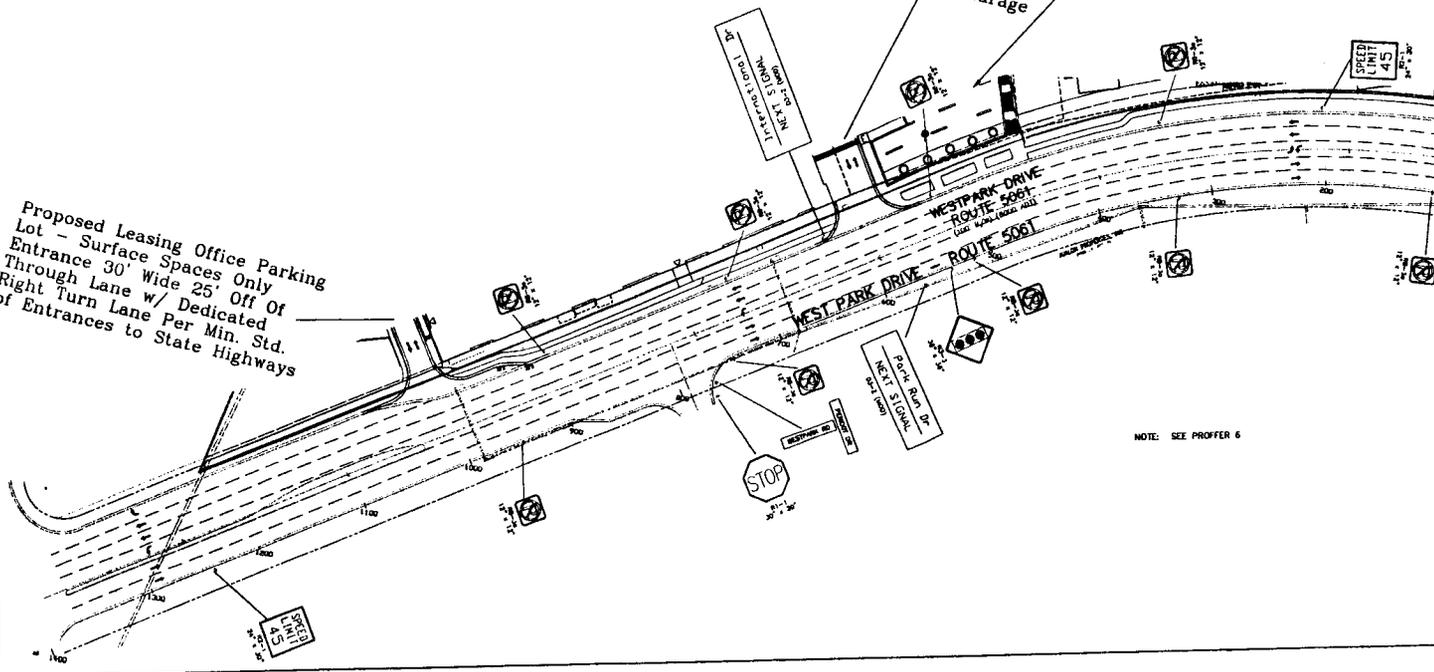
FIBER OPTIC LOCATION GRAPHIC
SCALE - 1" = 150'



Proposed Full Movement Access
Main Entrance to Building 1 Garage

See Sheets
21A-21E for detailed
overlook / plaza information

Proposed Leasing Office Parking
Lot - Surface Spaces Only
Entrance 30' Wide 25' Off Of
Through Lane w/ Dedicated
Right Turn Lane Per Min. Std.
of Entrances to State Highways



NOTE: SEE PROFFER 6



Vika
LANDSCAPE ARCHITECTURE
1100 S. BRIDGES BLVD., SUITE 100
MILWAUKEE, WI 53214
TEL: 414.224.1100
WWW.VIKALANDSCAPE.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

**TRAFFIC EXHIBIT/
EASEMENT EXHIBIT**

Vika REVISIONS

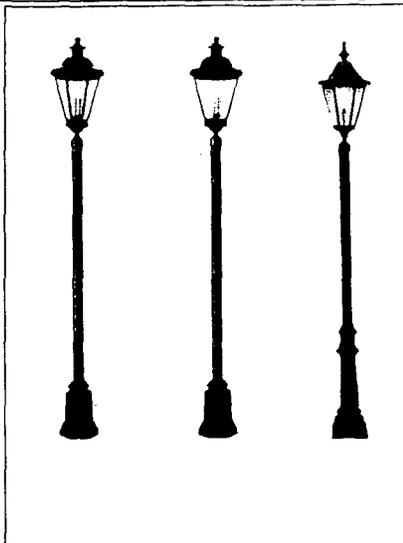
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REV. 6-14-04
REV. 7-07-04
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REV. 5-20-08
REV. 11-02-09
REV. 2-01-10
REV. 3-18-10
REV. 4-09-10

DATE: MARCH 24, 2004	
DES. STY	DRAW. CADU
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PROJECT/FILE NO. 0571C	
SHEET NO. 15	

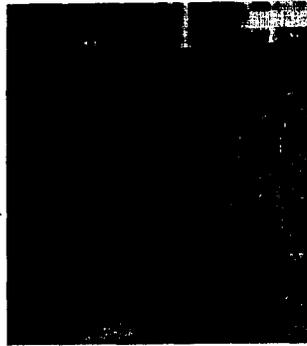


Ipe Wood and Grotto Powdercoat Bench
 Plainwell Landscape Forms
 431 Lawdale Avenue
 Kalamazoo, MI 49001
 1-800-521-2564
 www.landscapeforms.com

TYPICAL BENCH
 NOT TO SCALE

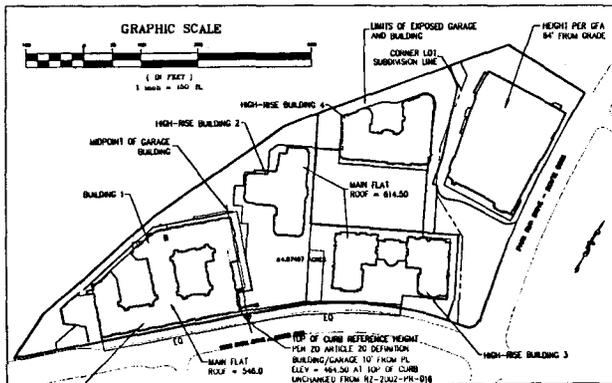


TYPICAL LIGHT FIXTURE
 NOT TO SCALE
 ALL LIGHTING SHALL COMPLY WITH THE
 NEW COUNTY LIGHTING ORDINANCE



Ipe Wood and Grotto Powdercoat Trash Receptacle
 Plainwell Landscape Forms
 431 Lawdale Avenue
 Kalamazoo, MI 49001
 1-800-521-2564
 www.landscapeforms.com

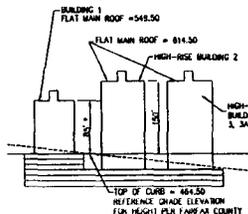
TYPICAL TRASH CAN
 NOT TO SCALE



GRADE DEMONSTRATION FOR HEIGHT

SCALE - 1" = 150'

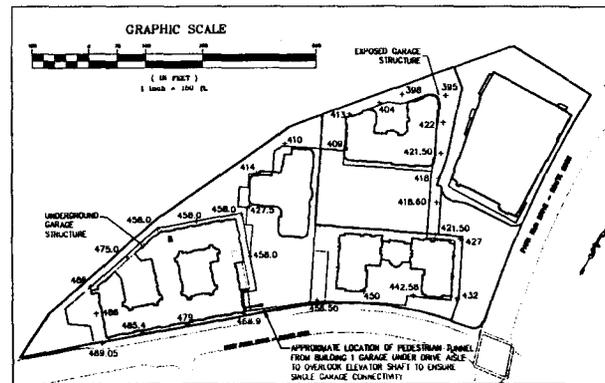
LIMITS OF UNDERGROUND GARAGE AND BUILDING GARAGE IS EXPOSED AT REAR ALONG NORTHSIDE AND IS A SINGLE BUILDING GARAGE BUILDING 10' FROM PROPERTY LINE PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE



HEIGHT SECTION

NOT TO SCALE
 (FOR HEIGHT DETERMINATION)

SEE BLDG 1 HEIGHT NOTE ON SHEET 2

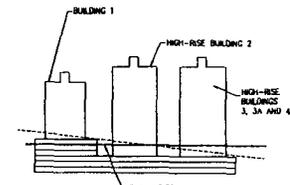


"GRADE" DEMONSTRATION FOR CELLAR AREAS

SCALE - 1" = 150'

TOTAL ELEVATION = 12,781.53
 NUMBER OF SPOTS = 29
 "C" = 12,781.53 / 29 = 440.74

NOTE: LOCATIONS OF SPOTS IS GRAPHICAL ONLY BASED ON PROPOSED GRADING CONCEPT FOR THE SITE. FINAL SPOTS AND "C" TO BE DETERMINED BY DETAILED ANALYSIS WITH CONSTRUCTION PLANS FOR EACH DEVELOPMENT PHASE OF THE SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH CELLAR / GFA LIMITATIONS SET FORTH IN THIS APPLICATION AND THE ACCOMPANYING PROFFER CONDITIONS



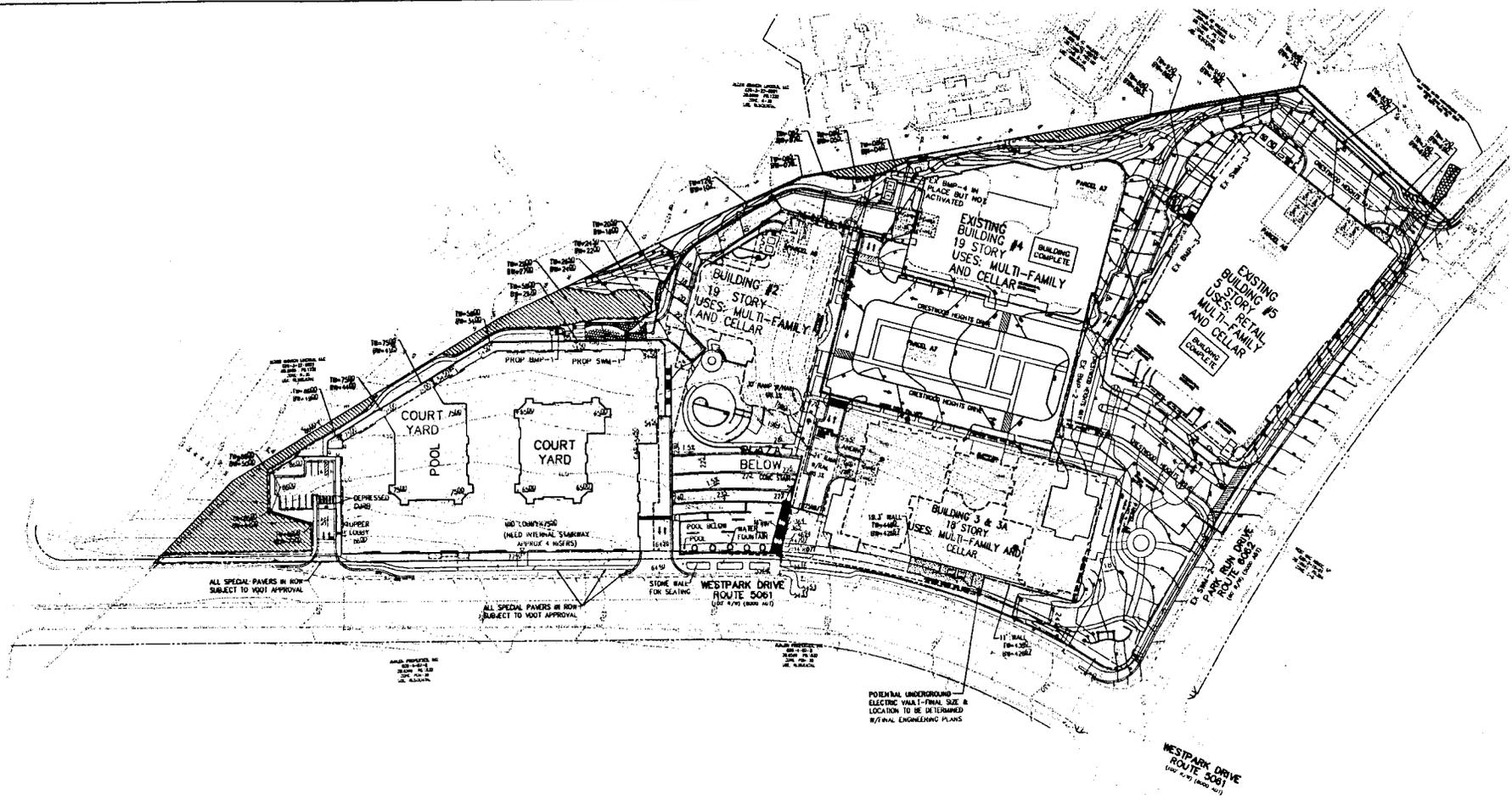
"GRADE" SECTION
 NOT TO SCALE



AVERAGE GRADE ("C") BLDGS 1 THRU 4 = 440.28
 AVERAGE GRADE ("C") BLDGS 3 = 443.10
 SEE NOTE

"GRADE" TABULATIONS
 (FOR CELLAR DETERMINATION)

VIVA REVISIONS	
NOVEMBER 2, 2009	
FEB 1, 2010	
MAR 1, 2010	
MAR 19, 2010	
APRIL 9, 2009	
DATE: MARCH 24, 2009	
DES: [initials]	DWG: [initials]
SIF: [initials]	CADD: [initials]
SCALE: AS NOTED	
PROJECT/FILE NO. 6371C	
SHEET NO. 16	



THIS SHEET FOR CONCEPT GRADING ONLY



 VIRGINIA STATE GRID NORTH
 GRAPHIC SCALE

 (IN FEET)
 1 inch = 60 ft.

VIKA
 ARCHITECTS
 1000 COMMONWEALTH BLVD., SUITE 200
 ARLINGTON, VA 22202-4302
 TEL: 703.261.7800
 FAX: 703.261.7801
 WWW.VIKAA.COM

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPT GRADING PLAN

VIKIA REVISIONS
 NOVEMBER 2, 2006
 FEB 1, 2010
 MAR 1, 2010
 MAR 19, 2010
 APRIL 9, 2010

DATE: NOV 2006
 DES: SEC KY
 SCALE: 1"=60'
 PROJECT/FILE NO. 6571S
 SHEET NO. 17A

APPROXIMATE AREA
DRAINING TO STUDY
POINT PER SCOTTS RUN
DRAINAGE AREA MAP

APPROXIMATE AREA = 59,045,000 SQUARE FT
= 1355.49 Ac

FOR INFORMATION ONLY

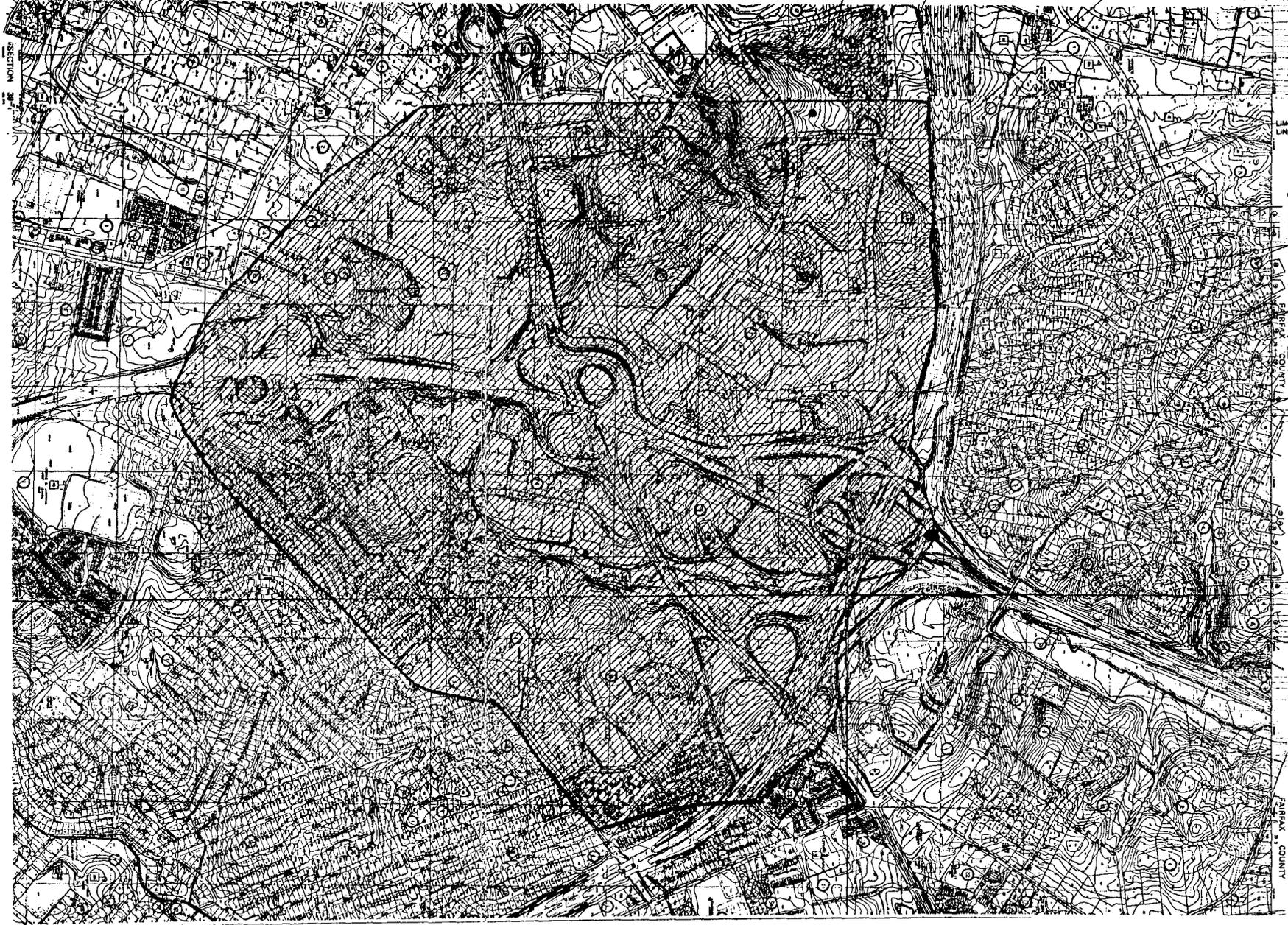
← FLOWPATH

SITE

EXISTING POND (OUTFALL FROM
POND @ STRUCTURE 9)

CROSS SECTIONS A-A, B-B,
AND C-C.

NORTH



LIMITS GRASS
LINED SWALE

DIST. 17
GRASS LINED CLOSED CONDUIT
SWALE

CLAYPORT
SWALE SYSTEM

STUDY
POINT

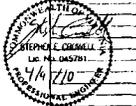
FAIRFAX COUNTY

NOVA CONSULTANTS, INC. 10000 WOODBURN ROAD, SUITE 200, FARMERS BRANCH, VA 22034
P.O. BOX 10000, WASHINGTON, DC 20007
TEL: 703.441.1100 FAX: 703.441.1101
WWW.NOVA-CONSULTANTS.COM

PARK CREST
RECREATION DISTRICT
FAIRFAX COUNTY, VIRGINIA

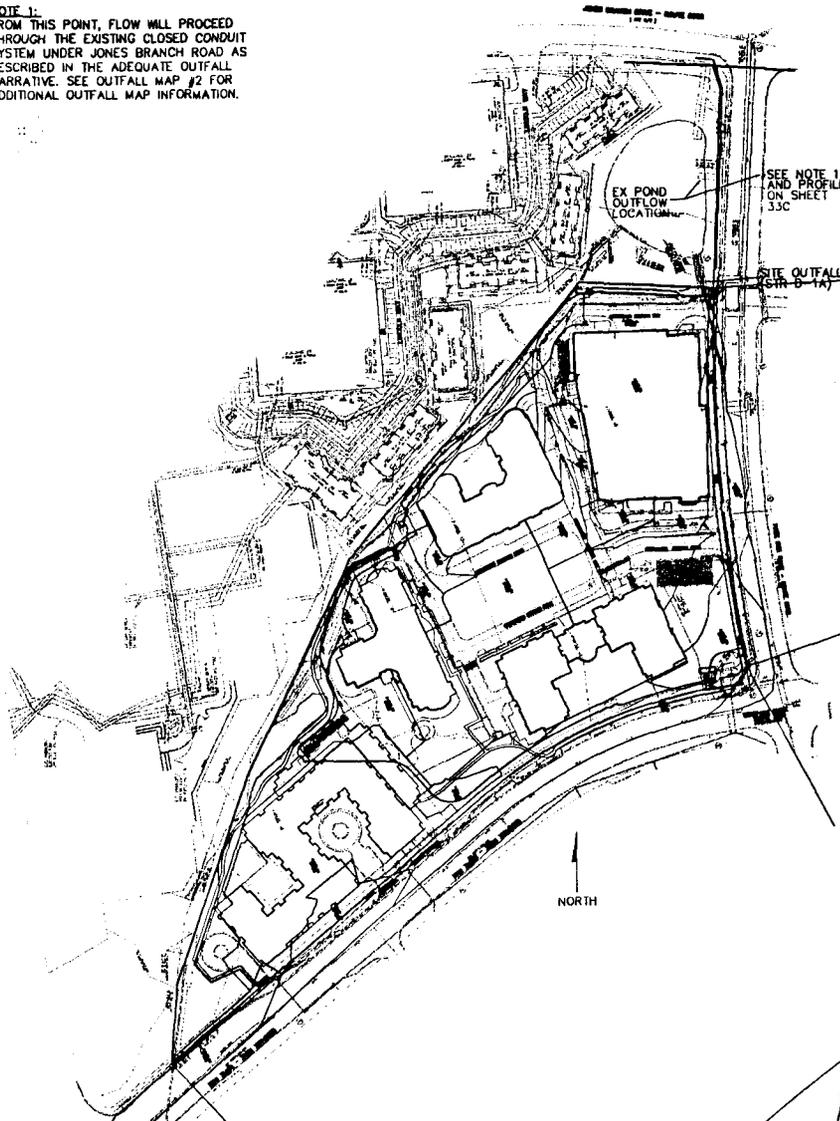
ADEQUATE OUTFALL

VIA REVISIONS
NOVEMBER 2, 2009
FEB 11, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010



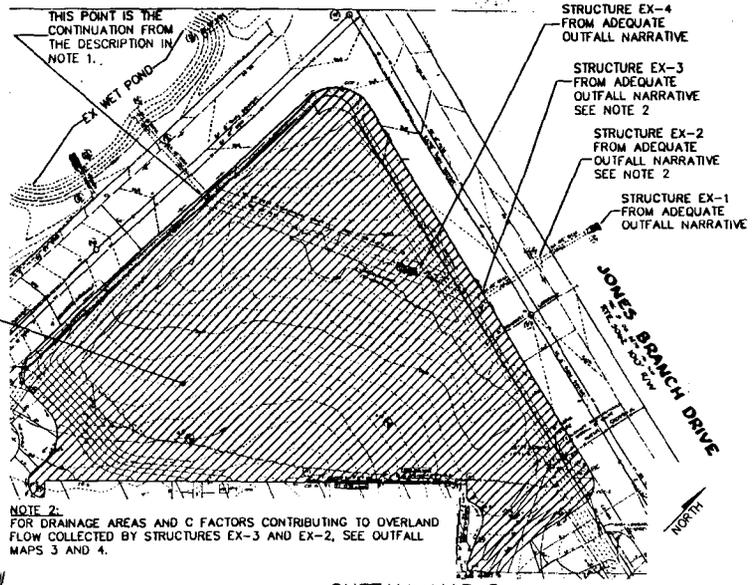
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DES. OS SEC. OS SEC.
SCALE: 1"=500'
PROJECT/FILE NO. 6571 C
SHEET NO. 18

NOTE 1:
FROM THIS POINT, FLOW WILL PROCEED THROUGH THE EXISTING CLOSED CONDUIT SYSTEM UNDER JONES BRANCH ROAD AS DESCRIBED IN THE ADEQUATE OUTFALL NARRATIVE. SEE OUTFALL MAP #2 FOR ADDITIONAL OUTFALL MAP INFORMATION.



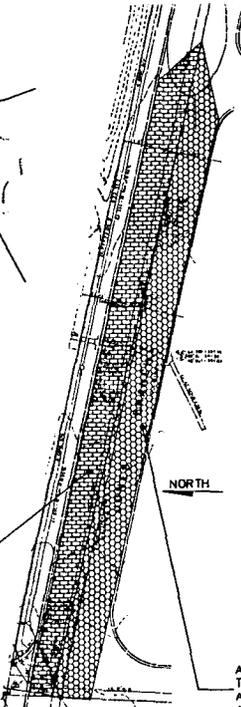
OUTFALL MAP 1
SCALE: 1"=100'

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-4. A=2.83 Ac AND C=0.65.



NOTE 2:
FOR DRAINAGE AREAS AND C FACTORS CONTRIBUTING TO OVERLAND FLOW COLLECTED BY STRUCTURES EX-3 AND EX-2, SEE OUTFALL MAPS 3 AND 4.

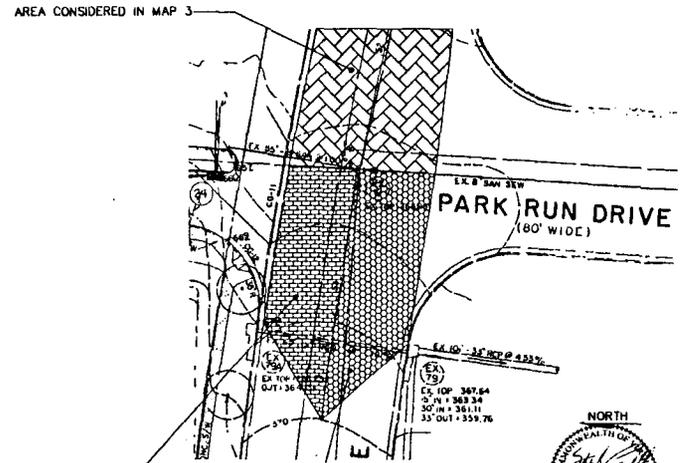
OUTFALL MAP 2
SCALE: N.T.S.



AREA CONTRIBUTING TO OVERLAND FLOW AT EX-2. A=0.36 Ac AND C=0.90.

OUTFALL MAP 3
SCALE: N.T.S.

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-3. A=0.35 Ac AND C=0.90.



AREA CONTRIBUTING TO OVERLAND FLOW AT EX-2. A=0.05 Ac AND C=0.90.

OUTFALL MAP 4
SCALE: N.T.S.

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-3. A=0.06 Ac AND C=0.90.

THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE - THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT

VIKA
ARCHITECTS & ENGINEERS
1000 W. BROADWAY
SUITE 200
FAIRFAX COUNTY, VIRGINIA 22031
PHONE: 703.261.1111
FAX: 703.261.1112

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL

VIKA REVISIONS
NOVEMBER 2, 2008
FEB 1, 2010
MAR 1, 2010
MAR 18, 2010
APRIL 9, 2010

DATE: MAY 20, 2009
DES. SEC. DIM. SEC.
SCALE: AS SHOWN
PROJECT/FILE NO. 6571 C
SHEET NO. 18A

ADEQUATE OUTFALL NARRATIVE:

THE EXISTING CONDITION FOR THE PROPERTY TO BE DEVELOPED WITH THE SUBJECT APPLICATION IS A PARTIALLY DEVELOPED SITE PER 516B-SP-01 AND OPEN SPACE TO BE DEVELOPED WITH FUTURE CONSTRUCTION PLANS. THE SITE IS ADJACENT TO THE NORTH BY AN EXISTING WET POND, TO THE EAST BY PARK RUN DRIVE, TO THE SOUTH BY WESIPARK DRIVE, AND TO THE WEST BY EXISTING RESIDENTIAL DEVELOPMENTS. THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION WILL CREATE ONE OUTFALL FOR THE SUBJECT PROPERTY, LOCATED IN THE NORTH-EASTERN CORNER OF THE SITE AT STRUCTURE D-1A.

STORMWATER FROM THE SITE WILL BE COLLECTED AND CONVEYED VIA UNDERGROUND PIPE SYSTEMS TO THE AFOREMENTIONED STRUCTURE D-1A. THREE SEPARATE DETENTION STRUCTURES ARE PROVIDED ON SITE TO CONTROL STORMWATER QUANTITY PRIOR TO ITS RELEASE AT STRUCTURE D-1A. SEE SHEETS 10C-10E FOR ROUTING INFORMATION. ADDITIONALLY, AN EXISTING CHANNEL THAT DRAINS FROM THE WESTERN TO THE NORTHERN BOUNDARY OF THE SITE WILL BE COLLECTED AND CONVEYED TO STRUCTURE D-1A.

AT STRUCTURE D-1A, 55' OF VDOT STANDARD CLASS II RIP-RAP (15' WIDE) IS PROPOSED FOR VELOCITY CONTROL. THIS RIP-RAP LINED CHANNEL (WHICH IS IN EXCESS OF THE 20' FEET REQUIRED BY PLATE 318-4 OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK) WILL CONVEY FLOW FROM STRUCTURE D-1A TO AN EXISTING WET POND, REPLACING THE EXISTING 30" PIPE CURRENTLY OUTFALLING INTO THE POND, AND REDUCING THE 2-YR STORM VELOCITY FROM 16.12 FT/S PRE-DEVELOPMENT TO 5.35 FT/S POST-DEVELOPMENT. THIS WET POND WAS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #7061-SP-01. THE DESIGN OF THIS EXISTING WET POND ACCOUNTED FOR THE AREA BEING DEVELOPED IN THE SUBJECT APPLICATION. IT SHOULD BE NOTED THAT THE EXISTING WET POND WAS DESIGNED UNDER THE ASSUMPTION THAT THE C FACTOR FOR THE SUBJECT SITE WOULD BE 0.66, WHILE THE PROPOSED C FACTOR FOR THIS SITE IS 0.65. FURTHERMORE, THE C FACTORS USED TO ESTIMATE INFLOW INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WERE 0.50, WHILE THE C FACTOR FOR THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION IS 0.65 AS PREVIOUSLY STATED. CONSIDERING ALL OF THIS INFORMATION, AND THE FACT THAT THE DESIGN OF THE POND DID NOT CONSIDER DETENTION ON THE SUBJECT PROPERTY, THE EXISTING POND WAS DESIGNED TO CONTROL A GREATER AMOUNT OF FLOW FROM THE SUBJECT PROPERTY THAN WILL BE CONTRIBUTED TO THE POND BY THE SUBJECT PROPERTY FOLLOWING THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. FINALLY, THIS EXISTING POND IS SUFFICIENTLY SIZED TO PASS THE 100-YR STORM EVENT AS EVIDENCED BY THE DESIGN ROUTINGS FOR THE EXISTING FACILITY. THUS, THE EXISTING POND IS SUFFICIENTLY SIZED TO RECEIVE THE PROPOSED FLOW FROM THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE.

BECAUSE THE ACTUAL 2 AND 10 YEAR FLOWS INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WILL BE LESS THAN THE FLOWS FOR WHICH THE POND WAS DESIGNED, THE OUTFLOWS FROM THE POND WILL BE NECESSARILY LESS THAN THE DESIGN OUTFLOWS. IN THE INTEREST OF BEING CONSERVATIVE, HOWEVER, THE DESIGN OUTFLOW FROM THE EXISTING POND FOR THE 2 AND 10 YEAR STORMS WILL BE USED FROM THIS POINT ONWARD.

AFTER LEAVING THE EXISTING POND, FLOW WILL BE CONVEYED UNDER PARK RUN DRIVE, THROUGH THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A (STRUCTURE 9 TO STRUCTURE 6). AT THIS POINT FLOW WILL OUTFALL INTO AN EXISTING RIP-RAP LINED CHANNEL. ADDITIONAL OVERLAND FLOW WILL BE COLLECTED IN THIS CHANNEL. THIS FLOW WILL JOIN WITH THE PREVIOUS FLOW. THE AREA CONTRIBUTING TO THIS OVERLAND FLOW IS TAKEN FROM PLAN #333A-SP-01. A FIELD VISIT ON 11-9-05 INDICATES FURTHER DEVELOPMENT HAS OCCURRED AT THE CREST OF THE HILL IN THIS AREA, AND SO A C FACTOR OF 0.65 WILL BE USED IN DETERMINING THE FLOW CONTRIBUTED BY THIS AREA.

THESE COMBINED FLOWS WILL THEN RE-ENTER THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A AT STRUCTURE EX-4. FROM HERE THE FLOW WILL BE CONVEYED TO STRUCTURE EX-3. AS SHOWN ON PLAN #6796-SP-01, ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT STRUCTURE EX-3. NOW, THE COMBINED FLOW WILL BE CONVEYED UNDER JONES BRANCH DRIVE TO STRUCTURE EX-2. ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT THIS POINT, AS INDICATED BY PLAN #6796-SP-01. THIS FLOW WILL THEN BE CONVEYED TO STRUCTURE EX-1 WHERE IT WILL OUTFALL INTO AN EXISTING RIP-RAP CHANNEL. ADDITIONAL OVERLAND FLOW WILL CONTRIBUTE TO FLOW IN THE CHANNEL AT EACH OF THE CROSS SECTIONS. LASTLY, OUTFLOW FROM STRUCTURE 22 WILL TRAVEL OVERLAND AND ADD TO THE FLOW IN THE CHANNEL. THIS FINAL FLOW WILL BE CONVEYED IN THE EXISTING RIP-RAP CHANNEL.

PER A FIELD VISIT ON 11-9-05 THIS RIP-RAP CHANNEL IS IN GOOD CONDITION (SEE PHOTOS ON THIS SHEET). THIS CHANNEL CONVEYS THE FLOW IN A NORTHERLY DIRECTION INTO AN EXISTING STORM DRAINAGE & CONSERVATION EASEMENT. FLOW WILL THEN ENTER INTO A STORM WATER DETENTION AREA AS SHOWN ON FAIRFAX COUNTY MAPS. CROSS SECTIONS A-A, B-B, AND C-C TAKEN AT THE LOCATIONS SHOWN ON SHEET 18B DEMONSTRATE THAT THIS CHANNEL WILL PROVIDE AN ADEQUATE OUTFALL. PLEASE SEE FLOW COMPUTATIONS ON THIS SHEET FOR A DETAILED EXPLANATION OF THE FLOWS THAT WERE ENTERED INTO EACH SECTION. THE VELOCITIES OF 5.64 FT/S, 6.69 FT/S, AND 5.30 FT/S IN SECTIONS A-A, B-B, AND C-C RESPECTIVELY FOR THE 2-YR STORM ARE NON-EROSIVE FOR THIS RIP-RAP LINED CHANNEL, AND AS IS SHOWN BY THE WATER SURFACE ELEVATION FROM FLOW-MASTER IN EACH CHANNEL (THIS SHEET), THE FLOWS WILL NOT OVERTOP THE BANKS OF THE CHANNEL FOR THE 2-YR OR THE 10-YR STORM.

BEYOND THIS POINT, FLOW WILL BE CONVEYED EASTERLY ALONG THE DULLES TOLL ROAD FOR APPROXIMATELY 1,050 FEET IN A STABLE GRASS LINED CHANNEL WITH NO VISIBLE SIGNS OF EROSION. THEN FLOW WILL BE CONVEYED EASTERLY TOWARDS THE INTERSTATE 495 INTERCHANGE IN AN EXISTING 72" CLOSED CONDUIT SYSTEM DESIGNED TO ACCOMMODATE THE 10-YR FLOW IT WILL RECEIVE. AT THIS POINT, FLOW WILL BE CONVEYED NORTH-EASTERLY UNDER THE DULLES TOLL ROAD, AND INTERSTATE 495 THROUGH A SERIES OF EXISTING CULVERTS DESIGNED TO PASS THE DESIGN FLOWS, AND GRASS LINED SWALES IN STABLE CONDITION, AT THE STUDY POINT INDICATED ON SHEET 18. THE TOTAL CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 1,355.49 AC, WHICH EXCEEDS 1 SQUARE MILE, AND IS 100 TIMES THE AREA OF THE SUBJECT PROPERTY. THEREFORE, DESCRIPTION SHALL BE TERMINATED AT THIS POINT.

CONSIDERING THE ABOVE ANALYSIS, IT IS THE OPINION OF THE UNDERSIGNED ENGINEER THAT THIS CONSTITUTES AN ADEQUATE OUTFALL FOR THE SUBJECT APPLICATION, WITH THE UNDERSTANDING THAT A DETAILED ANALYSIS WITH ALL COMPUTATIONS REQUIRED BY 6-0203 OF THE FFM WILL BE PROVIDED WITH FUTURE CONSTRUCTION PLANS.

SECTION FLOW COMPUTATIONS:

SECTION A-A

10-YR
 POND OUTFLOW=87.04 CFS
 FLOW @ EX-4=11.37 CFS
 FLOW @ EX-3=2.68 CFS
 FLOW @ EX-2=2.68 CFS
 OVERLAND FLOW=0.72 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=126.47 CFS

SECTION B-B

10-YR
 POND OUTFLOW=87.04 CFS
 FLOW @ EX-4=11.37 CFS
 FLOW @ EX-3=2.68 CFS
 FLOW @ EX-2=2.68 CFS
 OVERLAND FLOW=3.12 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=122.82 CFS

SECTION C-C

10-YR
 POND OUTFLOW=87.04 CFS
 FLOW @ EX-4=11.37 CFS
 FLOW @ EX-3=2.68 CFS
 FLOW @ EX-2=2.68 CFS
 OVERLAND FLOW=0.20 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=119.90 CFS

2-YR
 POND OUTFLOW=75.65 CFS
 FLOW @ EX-4=10.03 CFS
 FLOW @ EX-3=2.01 CFS
 FLOW @ EX-2=2.01 CFS
 OVERLAND FLOW=0.54 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=103.24 CFS

10-YR
 POND OUTFLOW=75.65 CFS
 FLOW @ EX-4=10.03 CFS
 FLOW @ EX-3=2.01 CFS
 FLOW @ EX-2=2.01 CFS
 OVERLAND FLOW=2.34 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=103.03 CFS

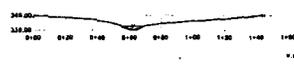
10-YR
 POND OUTFLOW=75.65 CFS
 FLOW @ EX-4=10.03 CFS
 FLOW @ EX-3=2.01 CFS
 FLOW @ EX-2=2.01 CFS
 OVERLAND FLOW=0.15 CFS
 STRUCTURE 22=113.99 CFS
 TOTAL FLOW=103.84 CFS

* FLOW FROM STRUCTURE 22 IT WAS ASSUMED THAT THE PIPE WAS FLOWING AT FULL CAPACITY. THE SLOPE WAS DETERMINED FROM INFORMATION ON SHEETS 33C AND 33D. STARTING WITH THE PIPE FROM THE BUILDING TO STRUCTURE 24, THE FOLLOWING CALCULATIONS WERE MADE:
 INV @ BLDG=365.00 -> 154.67' TO STRUCTURE 24 @ 1.75% -> INV @ STRUCTURE 24=362.29
 INV @ STRUCTURE 22=358.30 -> 30' FROM STRUCTURES 24 TO 23 @ 30' FROM STRUCTURES 24 TO 22 -> 85' FROM STRUCTURES 24 TO 22 SLOPE FROM 24 TO 22=(362.29 - 358.30) / 85 = 4.69% (KNOWS DROPS AT STRUCTURES -> OVERESTIMATES SLOPE -> CONSERVATIVE)
 CAPACITY OF 15" RCP @ 4.69% = 13.99 CFS

10-YEAR STORM SECTION INFORMATION

Project Description	
Workshop	SECTION A-A
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	341.23 R
Structure Height	1.80 @ 248.00
Channelage	100.00 0%



SECTION A-A

Project Description	
Workshop	SECTION B-B
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

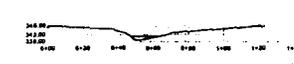
Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	339.23 R
Structure Height	1.75 @ 248.00
Channelage	100.00 0%



SECTION B-B

Project Description	
Workshop	SECTION C-C
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	341.23 R
Structure Height	1.80 @ 248.00
Channelage	100.00 0%

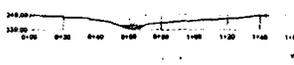


SECTION C-C

2-YEAR STORM SECTION INFORMATION

Project Description	
Workshop	SECTION A-A
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

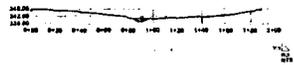
Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	341.23 R
Structure Height	1.80 @ 248.00
Channelage	101.84 0%



SECTION A-A

Project Description	
Workshop	SECTION B-B
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

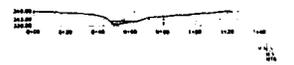
Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	339.23 R
Structure Height	1.75 @ 248.00
Channelage	100.00 0%



SECTION B-B

Project Description	
Workshop	SECTION C-C
Flow Control	Impervious Catchment
Structure	Manhole 1' Dia
Storm Pipe	Channel Length

Section Data	
Manning Coefficient	0.045
Slope	0.011988 0%
Invert Bottom Elev	341.23 R
Structure Height	1.80 @ 248.00
Channelage	100.00 0%



SECTION C-C

THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE - THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT



RIP-RAP CHANNEL



VIEW FROM JONES BRANCH DRIVE LOOKING DOWN TOWARD THE RIP-RAP CHANNEL, DOWNSTREAM OF EX-1, SHOWING OVERLAND AREA DRAINING TO THE CHANNEL.



VIEW FROM ABOVE STRUCTURE EX-1 (SHEET 35D) LOOKING DOWN STREAM.



VIEW FROM THE SIDE SHOWING STRUCTURE EX-1.



VIEW LOOKING DOWN STREAM SHOWING RIP-RAP CHANNEL BETWEEN SECTIONS C-C AND B-B (SHEET 35D)

SITE VISIT PHOTOGRAPHS

VIVA
 ARCHITECTS & ENGINEERS
 1000 W. WASHINGTON AVE., SUITE 100
 FAYETTEVILLE, NC 27034
 TEL: 704/333-2777
 FAX: 704/333-2778
 WWW.VIVA-VA.COM

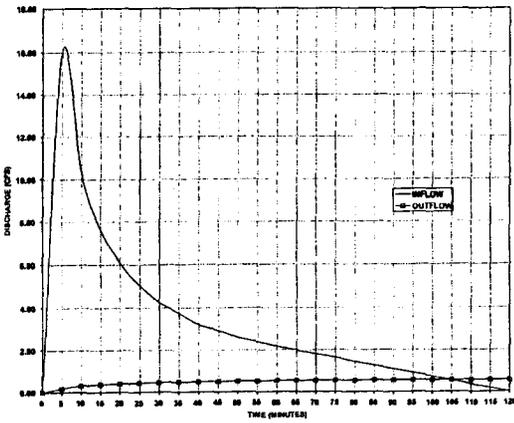
PARK CREST
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL

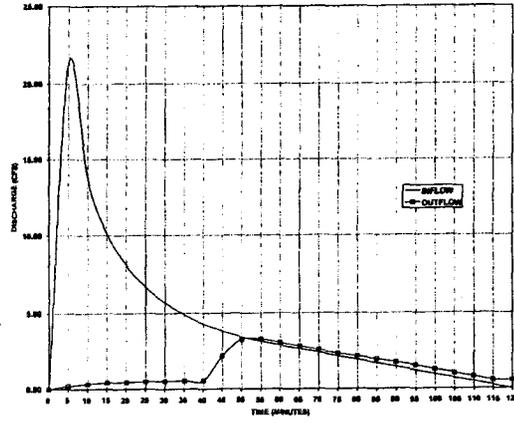
VIVA REVISIONS
 NOVEMBER 2, 2009
 FEB 1, 2010
 MAR 1, 2010
 MAR 19, 2010
 APRIL 8, 2010

DATE: MAY 20, 2009
 DES: DWN
 SEC: SEC
 SCALE: AS SHOWN
 PROJECT/FILE NO: 8571 C
 SHEET NO: 18B

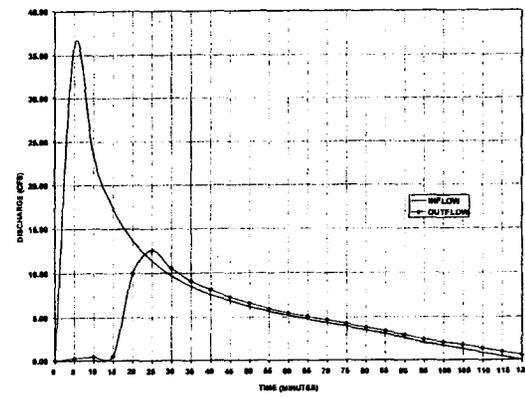
2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



100 - YEAR HYDROGRAPH



2-YEAR ROUTING

EVENT TIME (HRS)	H. GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	100.00	0.00	0.00	0.00
0.08	15.98	15.98	0.00	100.88	0.18	0.18
0.17	10.29	10.29	0.14	101.79	0.31	0.31
0.25	7.61	7.63	0.20	102.53	0.37	0.37
0.33	6.10	6.10	0.22	103.09	0.41	0.41
0.42	5.04	5.04	0.28	103.53	0.44	0.44
0.50	4.28	4.28	0.31	103.89	0.46	0.46
0.58	3.75	3.75	0.34	104.20	0.48	0.48
0.67	3.33	3.33	0.36	104.46	0.49	0.49
0.75	2.93	2.93	0.37	104.68	0.50	0.50
0.83	2.61	2.61	0.39	104.88	0.52	0.52
0.92	2.41	2.41	0.40	105.05	0.52	0.52
1.00	2.17	2.17	0.42	105.20	0.53	0.53
1.08	1.99	1.99	0.43	105.23	0.54	0.54
1.17	1.82	1.82	0.44	105.25	0.55	0.55
1.25	1.64	1.64	0.44	105.25	0.55	0.55
1.33	1.44	1.44	0.45	105.24	0.55	0.55
1.42	1.28	1.28	0.46	105.20	0.56	0.56
1.50	1.09	1.09	0.46	105.26	0.56	0.56
1.58	0.91	0.91	0.46	105.79	0.56	0.56
1.67	0.73	0.73	0.47	105.82	0.56	0.56
1.75	0.56	0.56	0.47	105.82	0.56	0.56
1.83	0.35	0.35	0.47	105.81	0.56	0.56
1.92	0.19	0.18	0.46	105.79	0.56	0.56
2.00	0.00	0.00	0.46	105.75	0.56	0.56

10-YEAR ROUTING

EVENT TIME (HRS)	H. GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	100.00	0.00	0.00	0.00
0.08	21.32	21.32	0.07	100.91	0.21	0.21
0.17	13.73	13.73	0.19	102.28	0.35	0.35
0.25	10.15	10.15	0.27	103.17	0.43	0.43
0.33	8.12	8.12	0.33	104.12	0.47	0.47
0.41	6.72	6.72	0.38	104.71	0.51	0.51
0.50	5.89	5.89	0.42	105.20	0.53	0.53
0.58	4.93	4.93	0.45	105.61	0.55	0.55
0.66	4.31	4.31	0.48	105.89	0.57	0.57
0.75	3.84	3.84	0.50	106.18	0.59	0.59
0.83	3.48	3.48	0.50	106.27	0.60	0.60
0.92	3.17	3.17	0.50	106.27	0.61	0.61
1.00	2.90	2.90	0.50	106.25	0.61	0.61
1.08	2.67	2.67	0.50	106.24	0.62	0.62
1.16	2.43	2.43	0.50	106.22	0.61	0.61
1.24	2.17	2.17	0.50	106.21	0.61	0.61
1.33	1.94	1.94	0.50	106.19	0.61	0.61
1.41	1.70	1.70	0.48	106.18	0.61	0.61
1.49	1.47	1.47	0.48	106.14	0.61	0.61
1.58	1.20	1.20	0.48	106.11	0.61	0.61
1.66	0.97	0.97	0.48	106.08	0.61	0.61
1.74	0.73	0.73	0.48	106.08	0.61	0.61
1.83	0.50	0.50	0.48	106.03	0.61	0.61
1.91	0.23	0.23	0.48	106.02	0.61	0.61
2.00	0.00	0.00	0.48	106.00	0.61	0.61

100-YEAR ROUTING

EVENT TIME (HRS)	H. GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	100.00	0.00	0.00	0.00
0.08	36.08	36.08	0.12	101.53	0.28	0.28
0.17	23.35	23.35	0.32	104.05	0.47	0.47
0.25	17.24	17.24	0.48	105.72	0.56	0.56
0.33	13.71	13.71	0.53	106.63	0.60	0.60
0.41	11.48	11.48	0.52	106.74	0.62	0.62
0.50	9.77	9.77	0.53	106.65	0.62	0.62
0.58	8.24	8.24	0.53	106.59	0.61	0.61
0.66	7.59	7.59	0.52	106.54	0.61	0.61
0.75	6.89	6.89	0.52	106.50	0.61	0.61
0.83	6.23	6.23	0.52	106.49	0.61	0.61
0.91	5.68	5.68	0.52	106.43	0.61	0.61
1.00	5.21	5.21	0.51	106.41	0.61	0.61
1.08	4.77	4.77	0.51	106.38	0.61	0.61
1.16	4.33	4.33	0.51	106.35	0.61	0.61
1.24	3.92	3.92	0.51	106.33	0.61	0.61
1.33	3.48	3.48	0.50	106.30	0.61	0.61
1.41	3.04	3.04	0.50	106.27	0.61	0.61
1.49	2.60	2.60	0.50	106.24	0.61	0.61
1.58	2.05	2.05	0.50	106.21	0.61	0.61
1.66	1.72	1.72	0.49	106.18	0.61	0.61
1.74	1.32	1.32	0.48	106.14	0.61	0.61
1.83	0.98	0.98	0.48	106.10	0.61	0.61
1.91	0.44	0.44	0.48	106.05	0.61	0.61
2.00	0.00	0.00	0.48	106.00	0.61	0.61

INFLOWS/OUTFLOWS

TYSONS WESTPARK AREA = 4.19
 AC = 0.11
 AC = 2.333

TIME (HR)	2-YR INFLOW	10-YR INFLOW	100-YR INFLOW	2-YR OUTFLOW	10-YR OUTFLOW	100-YR OUTFLOW
0	0.00	0.00	0.00	0	0	0.00
5	15.98	21.32	36.08	0.18	0.21	0.28
10	10.29	13.73	23.35	0.31	0.35	0.47
15	7.63	10.15	17.24	0.37	0.43	0.56
20	6.10	8.12	13.71	0.41	0.47	0.60
25	5.04	6.72	11.48	0.44	0.51	0.62
30	4.28	5.89	9.77	0.46	0.53	0.62
35	3.75	4.93	8.24	0.48	0.55	0.61
40	3.33	4.31	7.59	0.49	0.57	0.61
45	2.93	3.84	6.89	0.5	0.59	0.61
50	2.61	3.48	6.23	0.52	0.6	0.61
55	2.41	3.17	5.68	0.52	0.61	0.61
60	2.17	2.90	5.21	0.53	0.61	0.61
65	1.99	2.67	4.77	0.54	0.61	0.61
70	1.82	2.43	4.33	0.55	0.61	0.61
75	1.64	2.17	3.92	0.55	0.61	0.61
80	1.44	1.94	3.48	0.55	0.61	0.61
85	1.28	1.70	3.04	0.56	0.61	0.61
90	1.09	1.47	2.60	0.56	0.61	0.61
95	0.91	1.20	2.05	0.56	0.61	0.61
100	0.73	0.97	1.72	0.56	0.61	0.61
105	0.56	0.73	1.32	0.56	0.61	0.61
110	0.35	0.50	0.98	0.56	0.61	0.61
115	0.18	0.23	0.44	0.56	0.61	0.61
120	0.00	0.00	0.00	0.56	0.61	0.61

STORAGE/ELEVATION

STAGE	STORAGE (FT)	(AC-FT)
0	0.00	
1	0.01	
2	0.30	
3	0.56	
4	0.68	
5	0.84	

OUTLET RATING TABLE

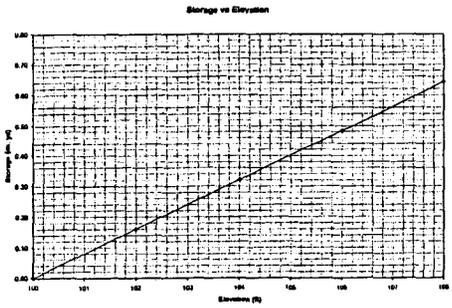
WATER SURF. ELEVATION (FT)	BASIN OUTFLOW (CFS)	RISER BOX WATER ELEVATION (FT)	INLET WATER ELEVATION (FT)	OUTLET CURVE CORNER
100.00	0.00	N/A	N/A	N/A
100.20	0.06	N/A	N/A	N/A
100.40	0.12	N/A	N/A	N/A
100.60	0.18	N/A	N/A	N/A
100.80	0.19	N/A	N/A	N/A
102.00	0.22	N/A	N/A	N/A
102.20	0.23	N/A	N/A	N/A
102.40	0.24	N/A	N/A	N/A
102.60	0.26	N/A	N/A	N/A
102.80	0.27	N/A	N/A	N/A
103.00	0.28	N/A	N/A	N/A
103.20	0.31	N/A	N/A	N/A
103.40	0.34	N/A	N/A	N/A
103.60	0.37	N/A	N/A	N/A
103.80	0.41	N/A	N/A	N/A
104.00	0.44	N/A	N/A	N/A
104.20	0.47	N/A	N/A	N/A
104.40	0.48	N/A	N/A	N/A
104.60	0.49	N/A	N/A	N/A
104.80	0.50	N/A	N/A	N/A
105.00	0.51	N/A	N/A	N/A
105.20	0.52	N/A	N/A	N/A
105.40	0.53	N/A	N/A	N/A
105.60	0.54	N/A	N/A	N/A
105.80	0.55	N/A	N/A	N/A
106.00	0.56	N/A	N/A	N/A
106.20	0.57	N/A	N/A	N/A
106.40	0.58	N/A	N/A	N/A
106.60	0.59	N/A	N/A	N/A
106.80	0.60	N/A	N/A	N/A
107.00	0.61	N/A	N/A	N/A
107.20	0.62	N/A	N/A	N/A
107.40	0.63	N/A	N/A	N/A
107.60	0.64	N/A	N/A	N/A
107.80	0.65	N/A	N/A	N/A
108.00	0.66	N/A	N/A	N/A

OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE
 INVERT = 100.00 FT
 DIAMETER = 3"
 DISCHARGE COEFFICIENT = 0.8

STAGE 2: RECTANGULAR WEIR
 CREST ELEVATION = 106 FT
 LENGTH = 5.0 FT
 DISCHARGE COEFFICIENT = 3.1

COMPUTATIONS FOR SWM 2



NOTE: FOR SWM #2, ELEVATION 100 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY - FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PHASE OF DEVELOPMENT



NO.	DESCRIPTION	APPROVED BY	DATE

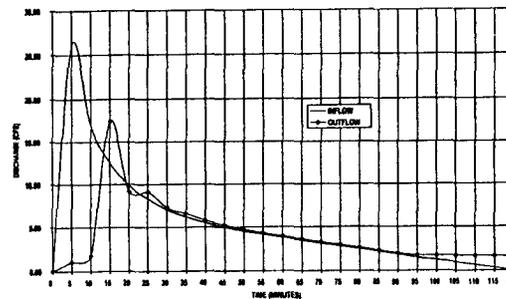
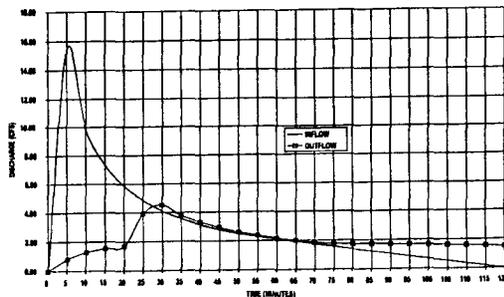
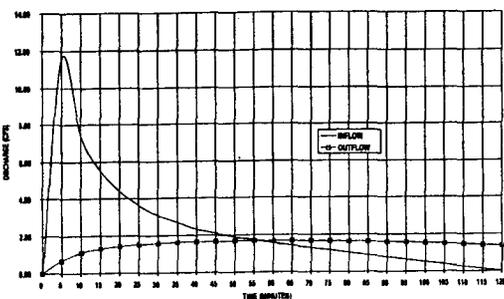
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REVISION APPROVED BY:
 DIVISION OF DESIGN REVIEW

2-YEAR HYDROGRAPH

10-YEAR HYDROGRAPH

100-YEAR HYDROGRAPH



2-YEAR ROUTING

10-YEAR ROUTING

100-YEAR ROUTING

INFLOWS/OUTFLOWS

STORAGE/ELEVATION

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0	0	0	0	0.01	0	0
0.08	11.56	11.56	0.038	1.26	0.68	0.68
0.17	7.84	7.84	0.087	3.08	1.17	1.17
0.25	5.51	5.51	0.133	4.1	1.32	1.32
0.33	4.41	4.41	0.158	4.93	1.45	1.45
0.42	3.65	3.65	0.175	5.51	1.54	1.54
0.5	3.1	3.1	0.188	5.92	1.58	1.58
0.58	2.71	2.71	0.197	6.19	1.63	1.63
0.67	2.33	2.33	0.203	6.36	1.65	1.65
0.75	2.12	2.12	0.207	6.47	1.67	1.67
0.83	1.99	1.99	0.209	6.54	1.68	1.68
0.92	1.74	1.74	0.21	6.56	1.68	1.68
1	1.57	1.57	0.21	6.56	1.68	1.68
1.08	1.44	1.44	0.208	6.52	1.68	1.68
1.17	1.31	1.31	0.206	6.48	1.67	1.67
1.25	1.19	1.19	0.203	6.38	1.66	1.66
1.33	1.04	1.04	0.2	6.28	1.64	1.64
1.42	0.91	0.91	0.195	6.15	1.63	1.63
1.5	0.78	0.78	0.19	6	1.6	1.6
1.58	0.66	0.66	0.184	5.9	1.58	1.58
1.67	0.53	0.53	0.177	5.86	1.55	1.55
1.75	0.4	0.4	0.17	5.73	1.51	1.51
1.83	0.25	0.25	0.162	5.06	1.47	1.47
1.92	0.13	0.13	0.153	4.78	1.42	1.42
2	0	0	0.144	4.47	1.38	1.38

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0	0	0	0	0.01	0	0
0.08	15.42	15.42	0.051	1.69	0.91	0.91
0.17	9.92	9.92	0.131	4.02	1.3	1.3
0.25	7.34	7.34	0.18	5.67	1.58	1.58
0.33	5.67	5.67	0.214	6.7	1.71	1.71
0.42	4.86	4.86	0.232	7.2	1.82	1.82
0.5	4.11	4.11	0.234	7.25	1.82	1.82
0.58	3.56	3.56	0.232	7.19	1.79	1.79
0.67	3.17	3.17	0.23	7.14	1.75	1.75
0.75	2.79	2.79	0.229	7.11	1.73	1.73
0.83	2.5	2.5	0.228	7.08	1.72	1.72
0.92	2.29	2.29	0.227	7.06	1.72	1.72
1	2.1	2.1	0.227	7.05	1.72	1.72
1.08	1.93	1.93	0.226	7.03	1.71	1.71
1.17	1.76	1.76	0.226	7.02	1.71	1.71
1.25	1.57	1.57	0.225	6.99	1.71	1.71
1.33	1.4	1.4	0.223	6.94	1.71	1.71
1.42	1.23	1.23	0.22	6.85	1.74	1.74
1.5	1.06	1.06	0.218	6.74	1.71	1.71
1.58	0.97	0.97	0.211	6.59	1.69	1.69
1.67	0.7	0.7	0.205	6.42	1.66	1.66
1.75	0.53	0.53	0.198	6.22	1.63	1.63
1.83	0.36	0.36	0.19	5.99	1.6	1.6
1.92	0.17	0.17	0.18	5.68	1.56	1.56
2	0	0	0.17	5.35	1.51	1.51

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0	0	0	0	0.01	0	0
0.08	26.08	26.08	0.086	2.25	1.06	1.06
0.17	16.88	16.88	0.225	6.99	1.78	1.78
0.25	12.54	12.54	0.26	8	1.72	1.72
0.33	9.91	9.91	0.248	7.59	1.85	1.85
0.42	8.3	8.3	0.248	7.58	1.82	1.82
0.5	7.02	7.02	0.242	7.49	1.75	1.75
0.58	6.16	6.16	0.24	7.43	1.72	1.72
0.67	5.49	5.49	0.238	7.36	1.71	1.71
0.75	4.98	4.98	0.236	7.31	1.7	1.7
0.83	4.48	4.48	0.234	7.27	1.7	1.7
0.92	4.11	4.11	0.233	7.23	1.69	1.69
1	3.78	3.78	0.232	7.2	1.69	1.69
1.08	3.45	3.45	0.231	7.17	1.68	1.68
1.17	3.13	3.13	0.23	7.14	1.67	1.67
1.25	2.84	2.84	0.229	7.11	1.67	1.67
1.33	2.52	2.52	0.228	7.08	1.66	1.66
1.42	2.2	2.2	0.227	7.06	1.66	1.66
1.5	1.96	1.96	0.226	7.03	1.66	1.66
1.58	1.66	1.66	0.225	6.99	1.66	1.66
1.67	1.25	1.25	0.222	6.91	1.72	1.72
1.75	0.95	0.95	0.218	6.79	1.72	1.72
1.83	0.64	0.64	0.211	6.61	1.69	1.69
1.92	0.32	0.32	0.203	6.38	1.66	1.66
2	0	0	0.193	6.09	1.62	1.62

TIME (MIN)	INFLOW			OUTFLOW		
	2-YR	10-YR	100-YR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0	0	0
5	0.58	0.77	1.04	0.68	0.91	1.06
10	7.44	9.92	16.88	1.12	1.3	1.78
15	5.51	7.34	12.54	1.32	1.58	1.72
20	4.41	5.67	9.91	1.45	1.71	1.85
25	3.65	4.86	8.30	1.54	1.82	1.82
30	3.10	4.11	7.02	1.58	1.82	1.82
35	2.71	3.56	6.16	1.63	1.79	1.82
40	2.33	3.17	5.49	1.65	1.75	1.82
45	2.12	2.79	4.98	1.67	1.71	1.82
50	1.99	2.50	4.48	1.68	1.68	1.82
55	1.74	2.29	4.11	1.68	1.68	1.82
60	1.57	2.10	3.78	1.68	1.68	1.82
65	1.44	1.93	3.45	1.68	1.68	1.82
70	1.31	1.76	3.13	1.67	1.68	1.82
75	1.19	1.57	2.84	1.66	1.78	1.82
80	1.04	1.40	2.52	1.64	1.75	1.82
85	0.91	1.23	2.20	1.63	1.74	1.82
90	0.78	1.06	1.88	1.6	1.71	1.82
95	0.66	0.87	1.49	1.58	1.69	1.82
100	0.53	0.70	1.25	1.55	1.66	1.82
105	0.40	0.53	0.95	1.51	1.63	1.82
110	0.25	0.36	0.64	1.47	1.6	1.82
115	0.13	0.17	0.32	1.42	1.56	1.82
120	0.00	0.00	0.00	1.38	1.51	1.82

BASE ELEVATION (FT)	INVERT (AC-FT)
0	0.00
2	0.13
4	0.26
6	0.39
8	0.52

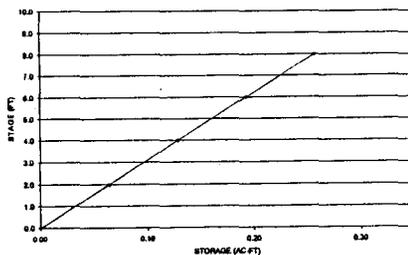
OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE
 INVERT = 0.00 FT
 DIAMETER = 0.42 FT
 DISCHARGE COEFFICIENT = 0.6
 STAGE 2: RECTANGULAR WEIR
 CREST ELEVATION = 7.0 FT
 LENGTH = 5.0 FT
 DISCHARGE COEFFICIENT = 3.1

OUTLET RATING TABLE

Basin Water Elevation	Basin Outlet Elevation	Water Surface Elevation	Trapwater Elevation	Outlet Control
0.50	0.50	N/A	N/A	N/A
0.25	0.12	N/A	N/A	N/A
0.30	0.30	N/A	N/A	N/A
0.75	0.49	N/A	N/A	N/A
1.00	0.79	N/A	N/A	N/A
1.15	0.88	N/A	N/A	N/A
1.30	0.96	N/A	N/A	N/A
1.15	0.93	N/A	N/A	N/A
2.00	0.89	N/A	N/A	N/A
2.25	0.95	N/A	N/A	N/A
2.30	1.01	N/A	N/A	N/A
2.75	1.06	N/A	N/A	N/A
3.00	1.11	N/A	N/A	N/A
3.15	1.19	N/A	N/A	N/A
3.50	1.21	N/A	N/A	N/A
3.75	1.29	N/A	N/A	N/A
4.00	1.30	N/A	N/A	N/A
4.25	1.34	N/A	N/A	N/A
4.50	1.38	N/A	N/A	N/A
4.75	1.42	N/A	N/A	N/A
5.00	1.46	N/A	N/A	N/A
5.25	1.50	N/A	N/A	N/A
5.50	1.53	N/A	N/A	N/A
5.75	1.57	N/A	N/A	N/A
6.00	1.61	N/A	N/A	N/A
6.25	1.64	N/A	N/A	N/A
6.50	1.67	N/A	N/A	N/A
6.75	1.71	N/A	N/A	N/A
7.00	1.74	N/A	N/A	N/A
7.25	1.78	N/A	N/A	N/A
7.50	1.81	N/A	N/A	N/A
7.75	1.84	N/A	N/A	N/A
8.00	1.88	N/A	N/A	N/A
8.25	1.91	N/A	N/A	N/A
8.50	1.94	N/A	N/A	N/A
8.75	1.97	N/A	N/A	N/A
9.00	2.01	N/A	N/A	N/A
9.25	2.04	N/A	N/A	N/A
9.50	2.07	N/A	N/A	N/A
9.75	2.11	N/A	N/A	N/A
10.00	2.14	N/A	N/A	N/A

ELEV. VS. STORAGE



COMPUTATIONS FOR SWM 3

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY - FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PHASE OF DEVELOPMENT



NO.	DESCRIPTION	DATE	APPROVED	DATE

FOR INFORMATION ONLY

REVISION APPROVED BY:
 DIVISION OF DESIGN REVIEW

VIVA
 ARCHITECTS
 1000 W. BROAD ST., SUITE 200
 RICHMOND, VA 23220
 (804) 353-1111

PARK CREST
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT
 COMPUTATIONS/DETAILS

VIVA REVISIONS
 NOVEMBER 2, 2009
 FEB 1, 2010
 MAR 5, 2010
 MAR 19, 2010
 APRIL 9, 2010
 DATE: MAY 20, 2008
 DES: KUD DW: BRK
 SCALE: AS SHOWN
 PROJECT/FILE NO: 6571
 SHEET NO: 18E

BMP FACILITY DESIGN FORMAT

PLAN NAME: *Topic's West Park* DATE: *5/04*
 PLAN NUMBER: *5144-SF-01* ENGINEER: *VMA, Inc.*

WATER QUALITY CONTROL NARRATIVE

THE SITE CONSISTS OF 13.55 ACRES TO BE DEVELOPED WITH MULTIFAMILY AND RETAIL UNITS. THREE (3) SEPARATE STORM PIPES AND A CONSTRUCTION EASEMENT WILL PROVIDE WATER QUALITY FOR THIS SITE. THE SITE IS LOCATED IN THE SCOTTS RUN WATERSHED. THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation	"C" Factor	Acres
(1) ON SITE CONTROLLED (BMP#1)	0.70	2.04
(2) ON SITE CONTROLLED (BMP#2)	0.70	2.18
(3) ON SITE CONTROLLED (BMP#3)	0.78	2.79
(4) ON SITE UNCONTROLLED	0.48	2.47
(5) OPEN SPACE	0.32	0.25
(6) ON SITE CONTROLLED (BMP#4)	0.84	0.81
Total		13.55

III. PHOSPHORUS REMOVAL - "OCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 13.55 acres

Subarea Designation	"C" Factor	Acres	Product
(1) ON SITE CONTROLLED	0.70	2.04	1.43
(2) ON SITE CONTROLLED	0.70	2.18	1.53
(3) ON SITE CONTROLLED	0.78	2.79	2.12
(4) ON SITE UNCONTROLLED	0.48	2.47	1.17
(5) OPEN SPACE	0.32	0.25	0.08
(6) ON SITE CONTROLLED	0.84	0.81	0.68
Total			8.81

(B) Total 8.81

(C) Weighted average "C" factor (WAVC) = (B) / (A) = 0.66

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%)	Area (Ac)	Flow (cfs)	"C" Factor	Product
(1) STORM PATTERN	50	2.04	1.56	0.70	1.02
(2) STORM PATTERN	50	2.18	1.56	0.70	1.02
(3) STORM PATTERN	50	2.79	1.13	0.78	0.87
(4) OPEN SPACE	100	0.25	1.00	0.32	0.32
(5) STORM PATTERN	50	0.81	1.27	0.84	1.02
Total					4.27

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Served Requirement (a) 40

Water Supply Overlay District (Ocoquan Watershed) = 50% (Prince William County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Prince William County)

Chesapeake Bay Preservation Area (Maintenance) = 50% (Prince William County)

(1) $0.8 \times (T) \times (WAVC) \times (100) =$ %

(B) @ Line 3(a) = Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 42.27 > 40

APPLICANT COMITS ONLY TO 40% PHOSPHORUS REMOVAL. REASONABLE EFFORTS TO EXCEED 40% EFFICIENCY AND APPROACH THE VALUE SHOWN IN THE ABOVE COMPUTATIONS WILL BE MADE, BUT THE APPLICANT IS IN NO WAY REQUIRED TO EXCEED 40% REMOVAL.

DETENTION ANALYSIS

1- PRE-DEVELOPMENT RUNOFF

At 13.56 AC
 $C_p = 0.30$
 $T_c = 5.00$ min
 Q_p CIA cfs
 Q_{10} 14.77 cfs
 Q_{100} 38.86 cfs

2- POST-DEVELOPMENT

$T_c = 5.00$ min
 Q_p CIA cfs
 Q_{10} 7.21 cfs
 Q_{100} 18.28 cfs

AREA #1
 $A = 2.04$ AC
 $C_p = 0.70$
 Q_p CIA cfs
 Q_{10} 7.76 cfs
 Q_{100} 18.28 cfs

AREA #2
 $A = 4.18$ AC
 $C_p = 0.70$
 Q_p CIA cfs
 Q_{10} 14.88 cfs
 Q_{100} 21.32 cfs

AREA #3
 $A = 2.74$ AC
 $C_p = 0.78$
 Q_p CIA cfs
 Q_{10} 14.58 cfs
 Q_{100} 18.42 cfs

3- POST-DEVELOPMENT (ONSITE UNMAINTAINED)

$A = 4.53$ AC
 $C_p = 0.47$
 $T_c = 5.00$ min
 Q_p CIA cfs
 Q_{10} 14.88 cfs
 Q_{100} 18.48 cfs

4- ALLOWABLE RELEASE (Onsite) FROM POND

Q_{10} (PRE-DEVELOPED FLOWS) FLOW FROM OFF-SITE AREA TO POND FLOW FROM UNMAINTAINED ON-SITE AREAS

Q_{10} = 14.77 cfs @ 11.00
 Q_{10} = 14.77 cfs
 Q_{100} = 28.50 cfs @ 0.00 - 15.48
 Q_{100} = 14.97 cfs

5- POST-DEVELOPED LEAVING DETENTION FACILITIES

DETENTION FACILITY #1
 Q_2 (POST) = 0.86 CFS
 Q_1 (POST) = 3.08 CFS

DETENTION FACILITY #2
 Q_2 (POST) = 0.56 CFS
 Q_1 (POST) = 3.31 CFS

DETENTION FACILITY #3
 Q_2 (POST) = 1.88 CFS
 Q_1 (POST) = 4.52 CFS

TOTALS:
 Q_2 (POST) = 3.10 CFS
 Q_1 (POST) = 10.91 CFS

5) ROUTING RESULTS
 $(Q_2$ (POST) = 3.10) < $(Q_2$ (ALLOWABLE) = 3.17); THEREFORE OK
 $(Q_1$ (POST) = 10.91) < $(Q_1$ (ALLOWABLE) = 14.07); THEREFORE OK

TRAPEZOIDAL CONCRETE CHANNEL CALCULATIONS

10-YEAR STORM

Project Description
 Maximum Trapezoidal Channel
 Pipe Diameter Trapezoidal Channel
 Material
 Storm Pipe Channel Length

Material
 Minimum Grade: 0.012
 Slope: 0.000000
 Left Side Slope: 3.00 H:1 V
 Right Side Slope: 3.00 H:1 V
 Bottom Width: 6.00 ft
 Channel Length: 114.00 ft

100-YEAR STORM

Project Description
 Maximum Trapezoidal Channel
 Pipe Diameter Trapezoidal Channel
 Material
 Storm Pipe Channel Length

Material
 Minimum Grade: 0.012
 Slope: 0.000000
 Left Side Slope: 3.00 H:1 V
 Right Side Slope: 3.00 H:1 V
 Bottom Width: 6.00 ft
 Channel Length: 102.14 ft



CROSS SECTION 'A-A'

UNDETAINED OUTFLOWS

16 IN MIN. = 5

TIME (MIN)	INFLOW			OUTFLOW		
	2-YR	10-YR	100-YR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00			
5	8.53	12.71	21.91			
10	8.14	8.18	13.82			
15	4.55	6.05	10.34			
20	3.84	4.84	6.17			
25	3.01	4.00	6.84			
30	2.50	3.38	5.78			
35	2.24	2.94	5.08			
40	1.92	2.57	4.52			
45	1.75	2.28	4.11			
50	1.58	2.08	3.68			
55	1.43	1.89	3.38			
60	1.29	1.73	3.10			
65	1.18	1.58	2.84			
70	1.08	1.45	2.58			
75	0.98	1.29	2.34			
80	0.88	1.15	2.08			
85	0.79	1.01	1.81			
90	0.69	0.87	1.55			
95	0.54	0.72	1.22			
100	0.44	0.58	1.03			
105	0.33	0.44	0.79			
110	0.21	0.30	0.52			
115	0.10	0.14	0.26			
120	0.00	0.00	0.00			

STREET MAINTENANCE NARRATIVE

ALL INTERIOR STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

STREET LIGHT NARRATIVE

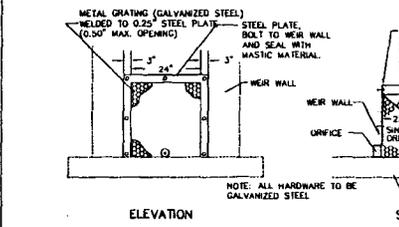
STREET LIGHTS HAVE BEEN PROVIDED ON WEST PARK & PARK RUN DRIVES.

AIR QUALITY

AIR QUALITY STUDY SHALL BE OBTAINED IF NECESSARY AND PROVIDED BY CONTRACTOR PRIOR TO ANY CLEANING, GRADING, OR CONSTRUCTION.

SWM NARRATIVE

STORM WATER MANAGEMENT DETENTION AND BMP WILL BE PROVIDED ON-SITE. THE SWM DETENTION FACILITIES WILL BE MAINTAINED AT PREDEVELOPMENT RATES FOR THE 2-YR AND 10-YR STORM EVENTS (SEE SEPARATE ANALYSIS ON THIS SHEET). APPROXIMATELY 60% OF THE SITE IS GRASS, FAIRLY AND MEDIUM SOILS WHICH ARE THE SOIL TYPE "B" PER THE TECHNICAL RELEASE NO. 5001-SS. THE 2-YR "C" FACTOR WILL BE INCREASED FROM 0.10 TO 0.25 TO "B" SOILS PERMITS TO ACCEPT RAINFALL. THE BMP AND DETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



ORIFICE TRASH PROTECTION

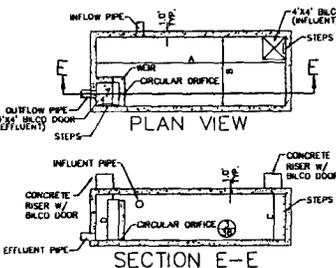
NO SCALE

NOTES

- CONCRETE SHALL BE 4000 PSI.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60 (REINFORCING BARS).
- BRICK SHALL CONFORM TO AASHTO M81, GRADE MS OR ASTM C62, GRADE N-1.
- ALL CONCRETE REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB.
- THE MAINTENANCE DOOR SHALL OPEN 90° AND LOCK AUTOMATICALLY IN THAT POSITION WITH A LOCKING ARM AND A RELEASE HANDLE. DOORS SHALL BE PROVIDED WITH A STAINLESS STEEL LIFTING HANDLE, STAINLESS STEEL SHIM-LOCK WITH REMOVABLE KEY HANDLE AND PLUG. THE CONTRACTOR SHALL PROVIDE TWO (2) KEY HANDLES TO THE OWNER. ACCESS HATCH SHALL BE BLDG WOOD DESIGN FOR 75-70 LBS. LOADING OR APPROVED EQUAL.
- ALL WARE STEEL COMPONENTS SHALL BE PAINTED WITH ALUMINUM PAINT.
- SEE SHEET PLAN FOR EXACT LOCATIONS OF INFLOW PIPES, OUTFLOW PIPES, AND BLDG DOORS.
- SEE "SWM DETENTION CHAMBER DIMENSIONS" TABLE (BELOW) FOR ALL DIMENSIONS, PIPE SIZES, AND INVERTS FOR EACH SWM DETENTION CHAMBER.

SWM DETENTION CHAMBER DIMENSIONS

DETENTION CHAMBER #	OVERALL DIMENSIONS		ORIFICE DIMENSIONS		WEIR DIMENSIONS		INFLOW PIPE(S)		OUTFLOW PIPE		TOPS ELEVATIONS	
	LENGTH (A) (FT)	WIDTH (B) (FT)	DEPTH (C) (FT)	DIAMETER (D) (FT)	WEIR HEIGHT (E) (FT)	WEIR LENGTH (F) (FT)	PIPE DIAMETER (G) (IN)	INVERT (H) (FT)	PIPE DIAMETER (I) (IN)	INVERT (J) (FT)	INFLUENT	EFFLUENT
SWM 1	70	14	9.0	0.28 (3.5")	100.00"	7.5	5.0	12" 415.64 415.40	16"	406.84	428.25	423.40
SWM 2	100	35	8.0	0.25 (3")	100.00"	6.0	6.0	30" 385.77	15"	391.27	416.00	413.00
SWM 3	100	14	9.0	0.42	0.00	7.0	5.0	24" 382.01 382.04 382.75	15"	385.00	403.25	397.00



SWM DETENTION CHAMBER

NOT TO SCALE



* FOR SWM #1 & #2 ELEVATION 100.00 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

FOR INFORMATION ONLY

NO.	DESCRIPTION	DATE	APPROVED	DATE

VMA
 VERTICAL ENGINEERING & ARCHITECTURE
 1000 COMMONWEALTH BLVD., SUITE 200
 FARMINGTON, VT 05475
 TEL: 802-253-1111 FAX: 802-253-1112
 WWW.VMA-INC.COM

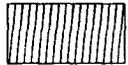
PARK CREST
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VMA REVISIONS
 NOVEMBER 3, 2009
 FEB 1, 2010
 MAR 1, 2010
 MAR 19, 2010
 APRIL 19, 2010

DATE: MAY 20, 2008
 DES. KUO DWG. BRK
 SCALE: AS SHOWN

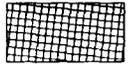
PROJECT/FILE NO. 6571
 SHEET NO. 18F



APPROXIMATE NEW AREA FOR URBAN LINEAR PARK



EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK - RECORDED IN DB 18061 AT PAGE 1699 - TO BE VACATED

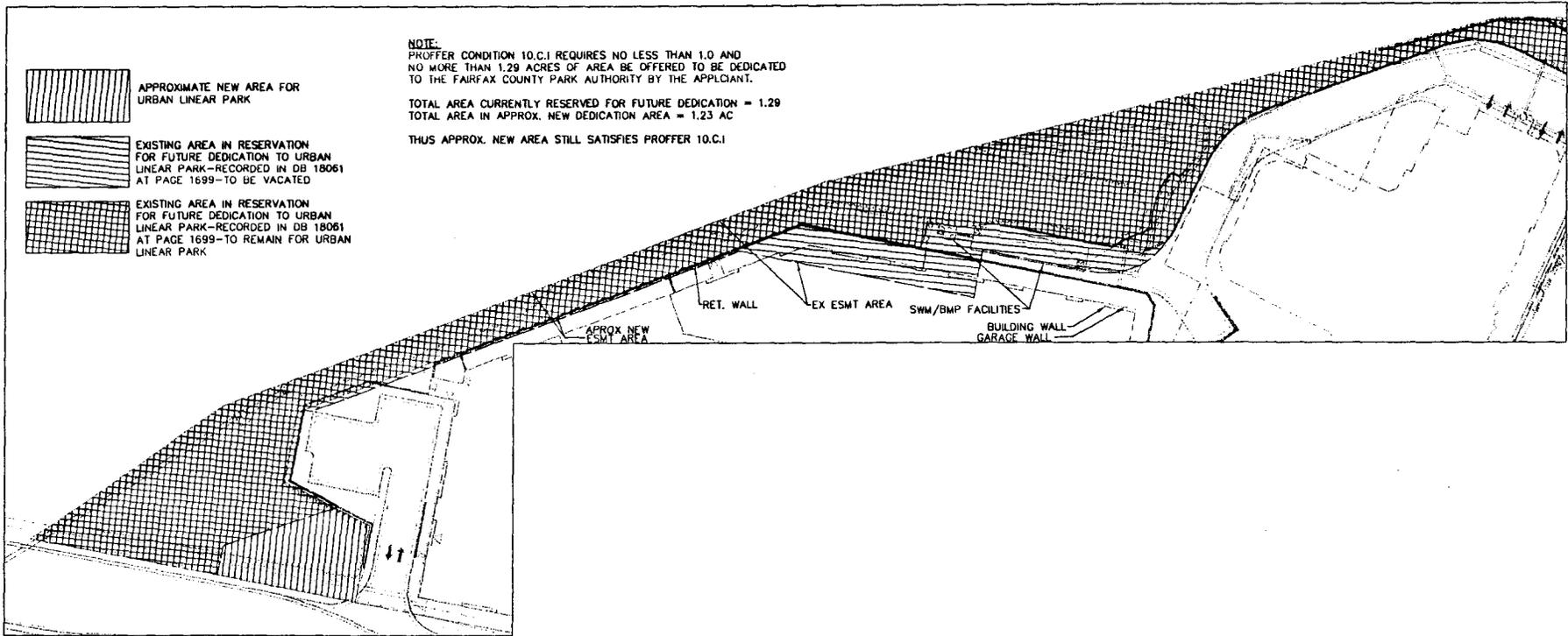


EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK - RECORDED IN DB 18061 AT PAGE 1699 - TO REMAIN FOR URBAN LINEAR PARK

NOTE:
PROFFER CONDITION 10.C.1 REQUIRES NO LESS THAN 1.0 AND NO MORE THAN 1.29 ACRES OF AREA BE OFFERED TO BE DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY BY THE APPLICANT.

TOTAL AREA CURRENTLY RESERVED FOR FUTURE DEDICATION = 1.29
TOTAL AREA IN APPROX. NEW DEDICATION AREA = 1.23 AC

THUS APPROX. NEW AREA STILL SATISFIES PROFFER 10.C.1



VKA
 PROJECTS: JAMES BLANKEN, ARCHITECTS BRUNNEN & DE WITTE
 100 N. HANCOCK ST.
 SUITE 200 W. FALLS CHURCH, VIRGINIA 22034
 TEL: 703-433-1100 FAX: 703-433-1101
 FALLS CHURCH, VA

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LINEAR PARK BLOWUP

VKA REVISIONS

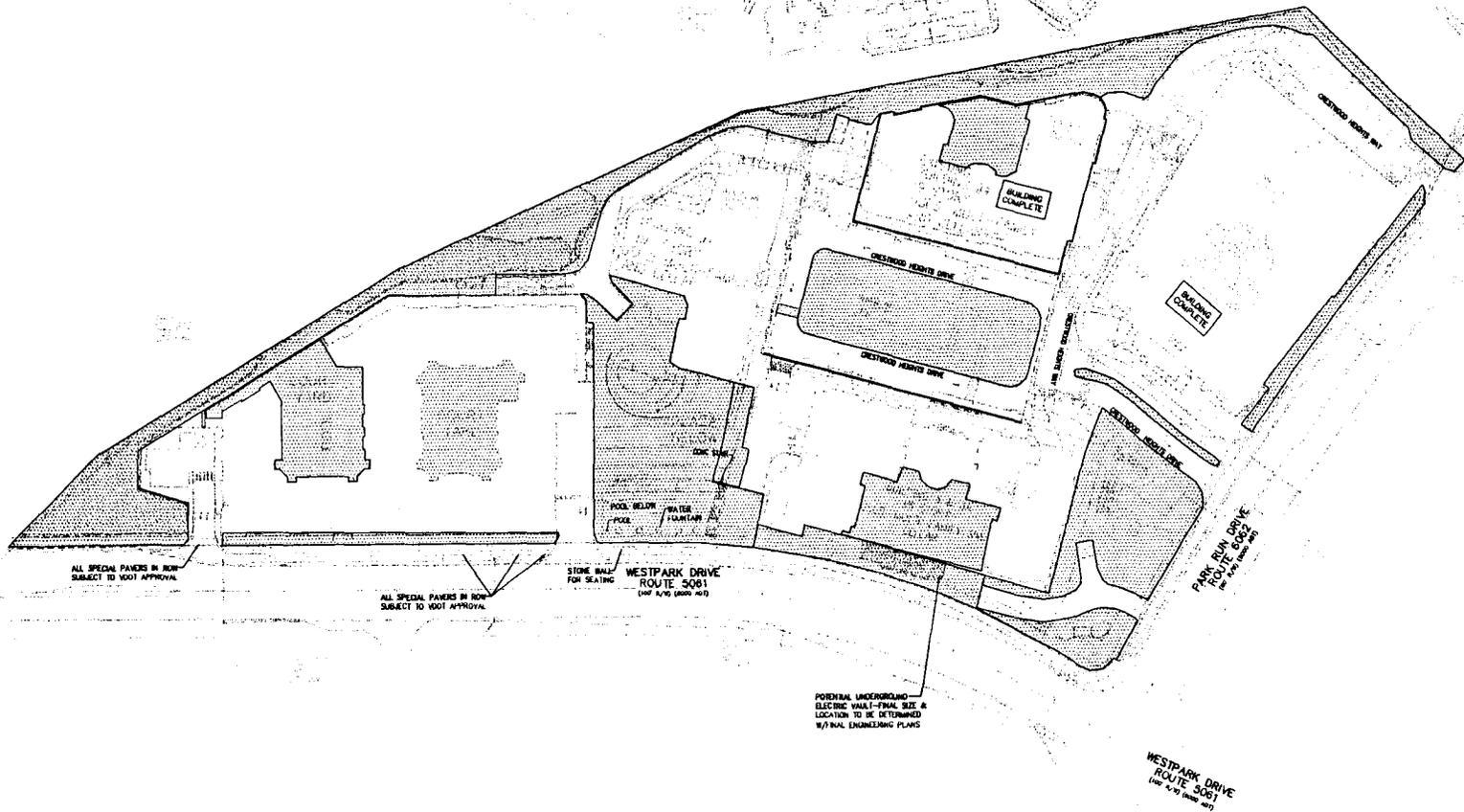
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FEB. 11, 2010
MAR. 1, 2010
MAR. 18, 2010
APRIL 9, 2010

DATE: NOV 2008
 DES. SEC. DIM. SEC.
 SCALE: 1" = 30'
 PROJECT/FILE NO. 65715
 SHEET NO. 19



VIRGINIA STATE GRID NORTH
 GRAPHIC SCALE





ALL SPECIAL PARKERS IN ROW
SUBJECT TO VDOT APPROVAL

ALL SPECIAL PARKERS IN ROW
SUBJECT TO VDOT APPROVAL

STONE WALL
FOR SEATING
WESTPARK DRIVE
ROUTE 5061
(SEE 4x9 1000 001)

POTENTIAL UNDERGROUND
ELECTRIC WALS - FINAL SIZE &
LOCATION TO BE DETERMINED
W/UTL ENGINEERING PLANS

WESTPARK DRIVE
ROUTE 5061
(SEE 4x9 1000 001)

PARK RUN DRIVE
ROUTE 5062
(SEE 4x9 1000 001)

BUILDING
COMPLETE

BUILDING
COMPLETE

BUILDING
COMPLETE

BUILDING
COMPLETE

LEGEND

[Hatched Box] AREA COUNTED TOWARDS COMPUTED OPEN SPACE (209,482 SF)



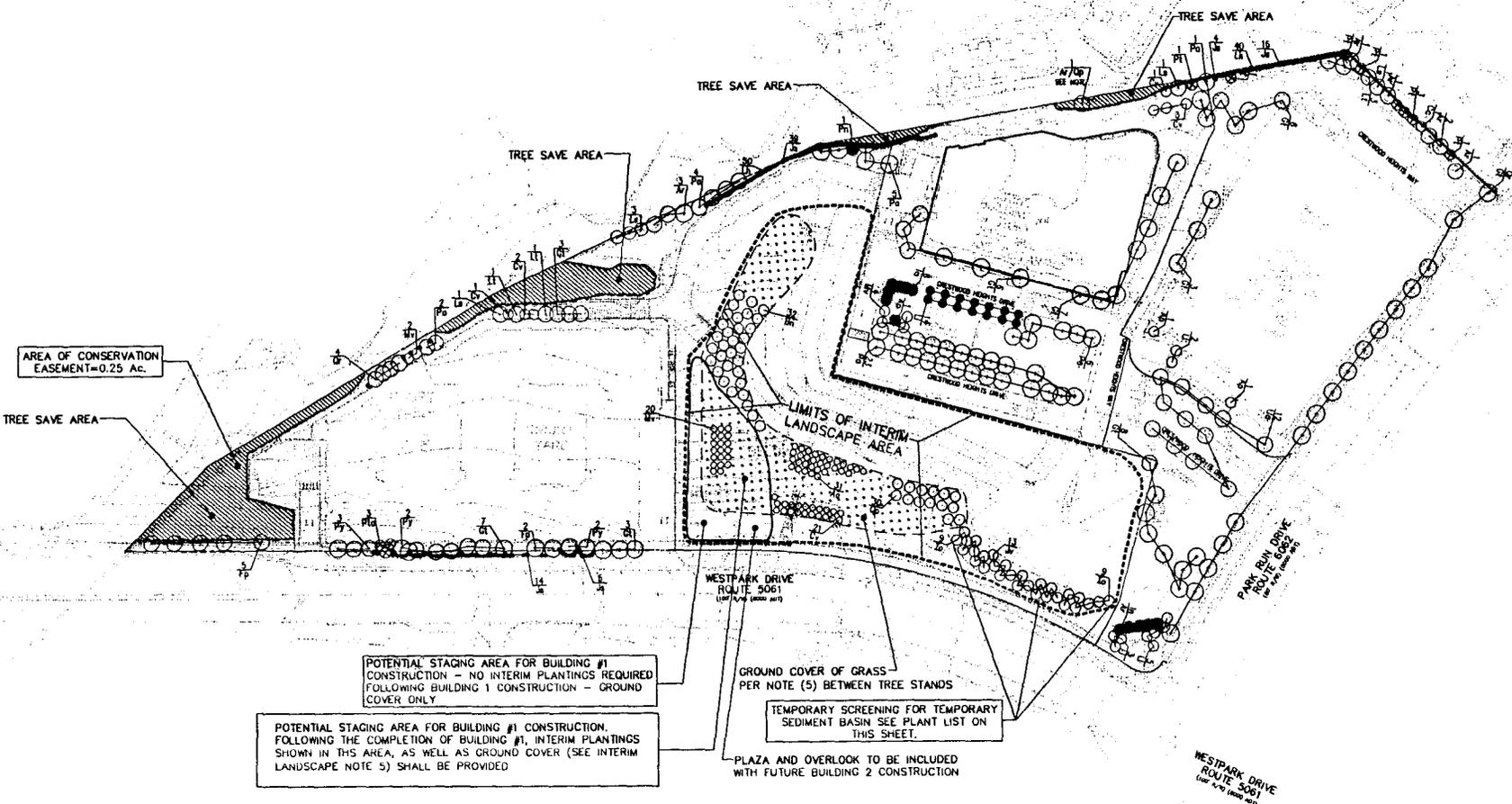
VIA REVISIONS	
NOVEMBER 2, 2009	
FEB 1, 2010	
MAY 1, 2010	
MAR 19, 2010	
APRIL 9, 2010	

DATE: NOV 2009	
DES: []	DWG: []
SEC: []	RY: []
SCALE: 1"=80'	
PROJECT/FILE NO. 65715	
SHEET NO. 20	

VIA
CORPORATE PLANNING & LANDSCAPE ARCHITECTURE CONSULTANTS & ENGINEERS, INC.
1000 COMMONWEALTH BLVD., SUITE 200
FAIRFAX COUNTY, VIRGINIA 22031
TEL: 703.271.7000 FAX: 703.271.7001
WWW.VIA-VA.COM

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OPEN SPACE EXHIBIT



POTENTIAL STAGING AREA FOR BUILDING #1 CONSTRUCTION - NO INTERIM PLANTINGS REQUIRED FOLLOWING BUILDING 1 CONSTRUCTION - GROUND COVER ONLY

POTENTIAL STAGING AREA FOR BUILDING #1 CONSTRUCTION. FOLLOWING THE COMPLETION OF BUILDING #1, INTERIM PLANTINGS SHOWN IN THIS AREA, AS WELL AS GROUND COVER (SEE INTERIM LANDSCAPE NOTE 5) SHALL BE PROVIDED

GROUND COVER OF GRASS PER NOTE (5) BETWEEN TREE STANDS

TEMPORARY SCREENING FOR TEMPORARY SEDIMENT BASIN SEE PLANT LIST ON THIS SHEET.

PLAZA AND OVERLOOK TO BE INCLUDED WITH FUTURE BUILDING 2 CONSTRUCTION

***PLANT LIST FOR INTERIM LANDSCAPE PLAN ONLY (SEE PLAN ON THIS SHEET FOR LIMITS)**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	ONE-THIRD OF STAND PLANTED WITH PLANTING PERIODS:
As	31	American elm	Downy Sarcocolla	1"-1.5" Cal.	Well branched - CONT.	1,2,8
Qp	14	Quercus phellos	White Oak	1.5"-2" Cal.	Upright, branched head - CONT.	2,4,6
Cv	21	Chionochloa virginica	Fringetree	1"-1.5" Cal.	Well branched - CONT.	1,3,3
Mv	20	Magnolia virginiana	Swamp Magnolia	1"-1.5" Cal.	Well branched - CONT.	3,5,6
Sm	32	Sweet gum	River Birch	1.5"-2" Cal.	Well branched - CONT.	2,4,6

*PLANTINGS SHOWN IN THE INTERIM LANDSCAPE AREA, WITH THE EXCEPTION OF THE TEMPORARY SEDIMENT BASIN SCREENING, SHALL BE PLANTED OVER A THREE (3) YEAR PERIOD WITH TWO (2) PLANTING SEASONS PER YEAR - THIS SHALL BE SIX (6) PLANTING PERIODS. FOR EACH PLANTING PERIOD, THE PLANTINGS ARE INDICATED (SEE TABLE ABOVE) ONE-THIRD OF THE TOTAL PLANTINGS SHALL BE MADE.

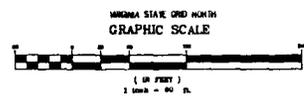
NOTE:
 TREES CHOSEN FOR THE "INTERIM LANDSCAPE" CONSIST OF ALL NATIVE SPECIES TO BE PLANTED TEMPORARILY IN MASS GROUPS AS DESIGNATED ON THIS PLAN OR AS SCREEN PLANTINGS FOR THE TEMPORARY SEDIMENT BASIN.

PLANT LIST FOR "TEMPORARY SCREEN PLANTING" AT TEMPORARY SEDIMENT BASIN (THIS SHEET)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Jo	18	Juncus sp.	American Holly	8' HT.	
Zr	13	Zizia aurea	Eastern Red Cedar	8' HT.	

INTERIM LANDSCAPE NOTES:

- 1) PLANT MATERIAL IN THE "GROUPS / CLUSTERS" SHALL CONSIST OF A MIX OF BOTH DECIDUOUS AND EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE AS WELL AS ORNAMENTAL SPECIES. ALL TREES SHALL BE NATIVE.
- 2) NATIVE DECIDUOUS CANOPY TREES MAY INCLUDE: RED BARKED WHITE OAK, AMERICAN LINCOLN, BALSAMIC PINE, BIRCH, LINDEN, PINE, NATIVE REDBARKED WHITE OAK, RED BARKED PINE, SERVICE BERRY, REDBARK, YEW, etc.
- 3) NATIVE EVERGREEN CANOPY TREES MAY INCLUDE: PITCH PINE, AMERICAN HOLLY, AND LOCALLY NATIVE.
- 4) DECIDUOUS TREES AND CANOPY TREES SHALL BE CONTAINER GROWN AND OF GOOD QUALITY AND HEALTH - FINAL SIZE TO BE COORDINATED WITH URBAN FORESTRY ENGINEER AT TIME OF PLANTING.
- 5) TREES SHALL BE PLANTED IN TEMPORARY "BANDS" OR "GROUPS" BY SPECIES. TREES SHALL BE PLANTED APPROXIMATELY 10 FEET APART. THIS 10 FEET SPACING SHALL ALLOW FOR THE REMOVAL OF INDIVIDUAL TREES AS THEY ARE NEEDED FOR TRANSPLANTS TO FUTURE PERMANENT LOCATIONS ON THE SITE.
- 6) GROUPS OF TREES OR INDIVIDUAL TREES AND TREE GROUPINGS SHALL BE STABILIZED WITH AN APPROPRIATE GRASS SEED MIX. EACH TREE SHALL HAVE A (2) FOOT RADIAL BAND AT ITS BASE, WHICH WILL BE SEASONALLY SPRAYED WITH AN HERBICIDE. ALL TREES WILL BE MULCHED 2" DEEP WITH THE RADIAL BAND.
- 7) GROUPS SHALL HAVE AN INDEPENDENT LANDSCAPE CONTRACTOR TO WATER AND PRUNE TREES AS NEEDED UNTIL THEY ARE OF AN APPROPRIATE SIZE TO TRANSPLANT.
- 8) THE PHASE 3 CONSTRUCTION TRAILER AND STORAGE YARD AREA SHALL BE CLEARED OF CONSTRUCTION MATERIALS UPON COMPLETION OF BUILDING 1 CONSTRUCTION AND "TREE GROUPING" IN THIS AREA SHALL BE PLANTED WITHIN 1 YEAR AFTER FIRST RFP FOR BUILDING 1.



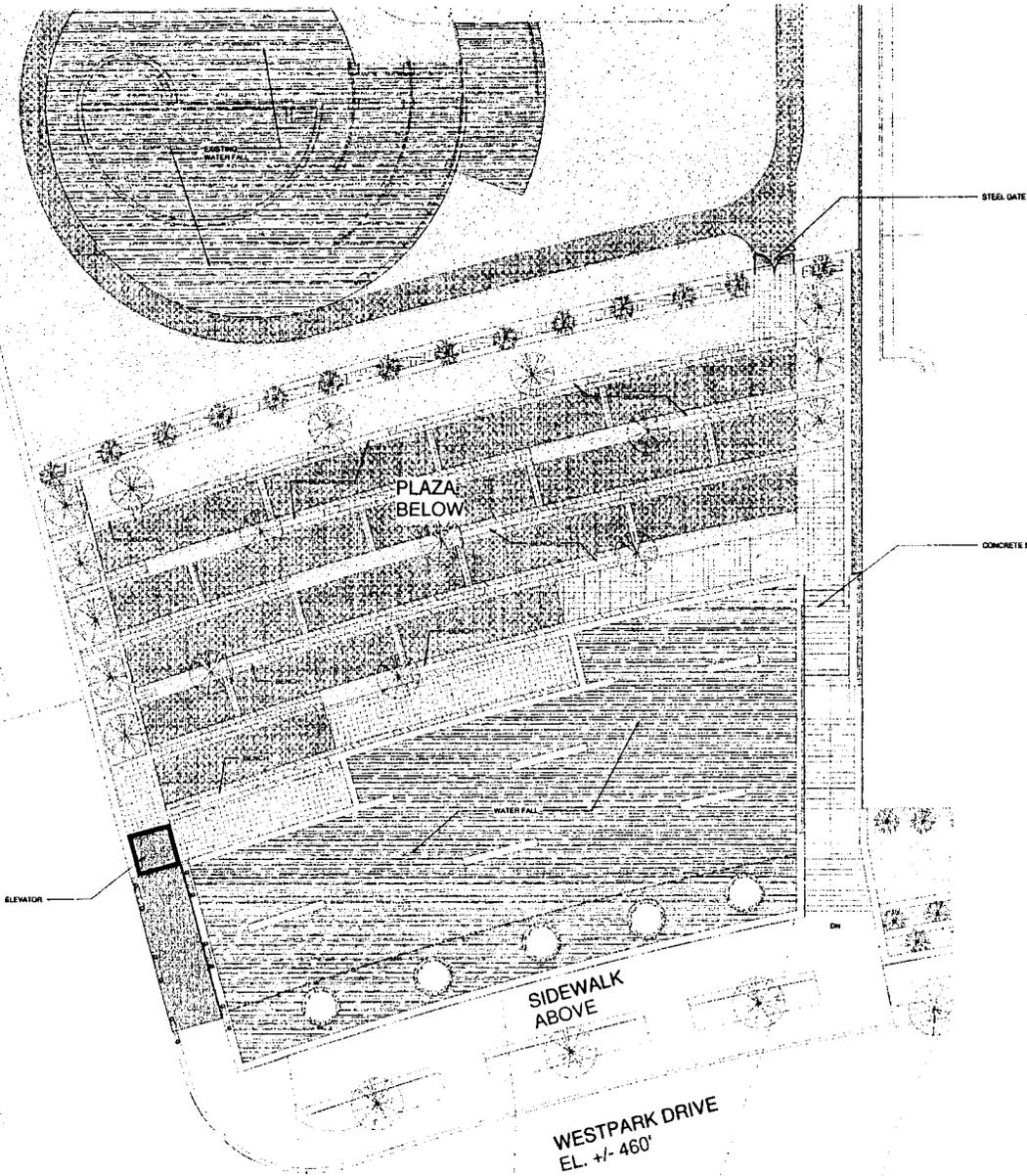
VIVA REVISIONS

NO.	DATE	DESCRIPTION
1	NOVEMBER 2, 2007	
2	FEB 13, 2010	
3	MAR 1, 2010	
4	MAR 18, 2010	
5	APRIL 6, 2010	

DATE: NOV 2009
 DES: [] DWG: []
 SCALE: 1"=80'
 PROJECT/TITLE NO. 65712
 SHEET NO. 21

4/22/10 1:08:34 PM

① WATERFALL PLAN
3/2" = 1'-0"



TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS / REVISIONS		
NO.	DESCRIPTION	DATE
1	4/17/10	

PRINCIPAL	WB. MURPHY
DR. ARCH.	DAVIDSON LEE
PR. ARCH.	TRACY WELTON
	SKAID

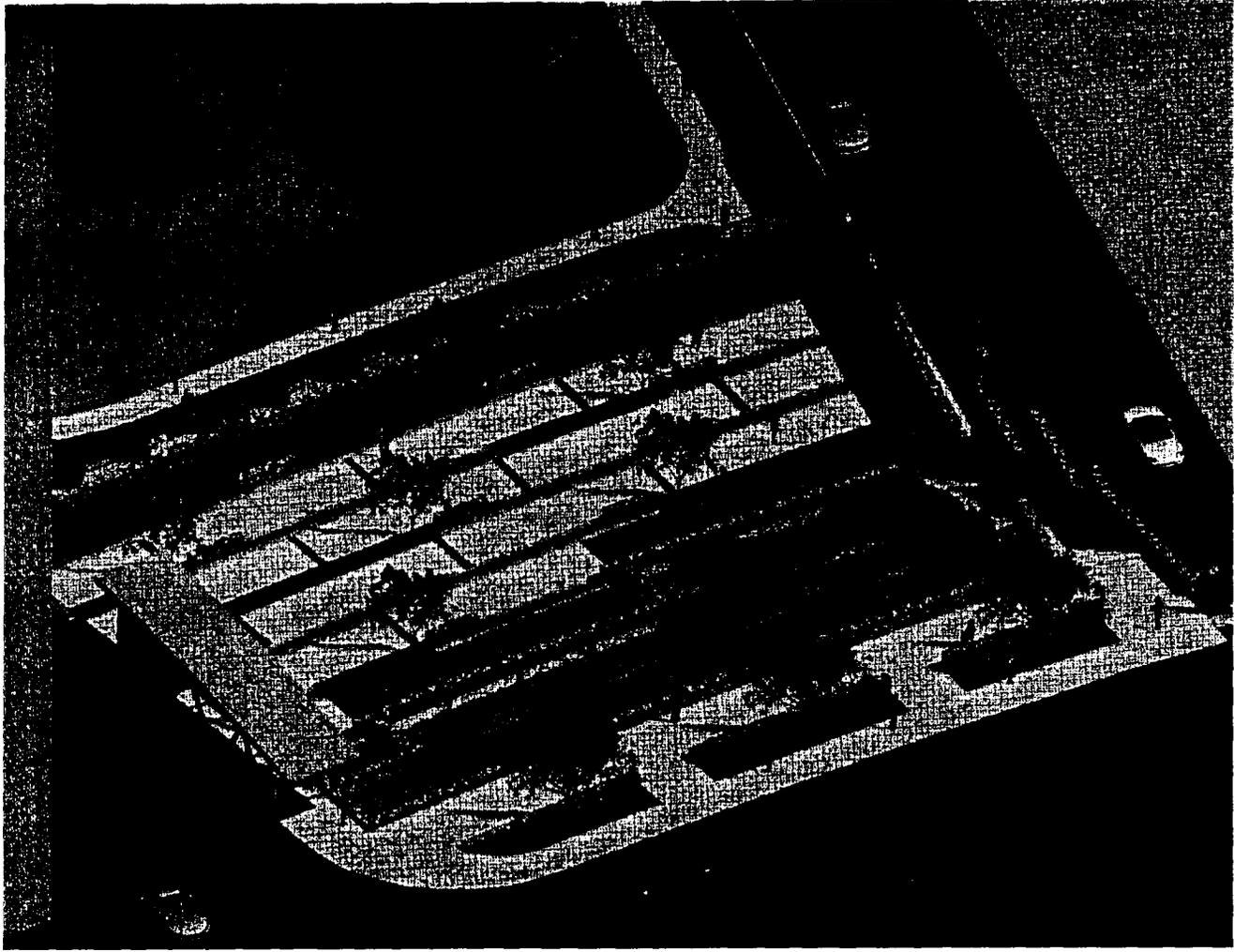
I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Virginia.



INFO ONLY

FILE NAME	04072
RUN NUMBER	04072

WATERFALL PLAN
21A



TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

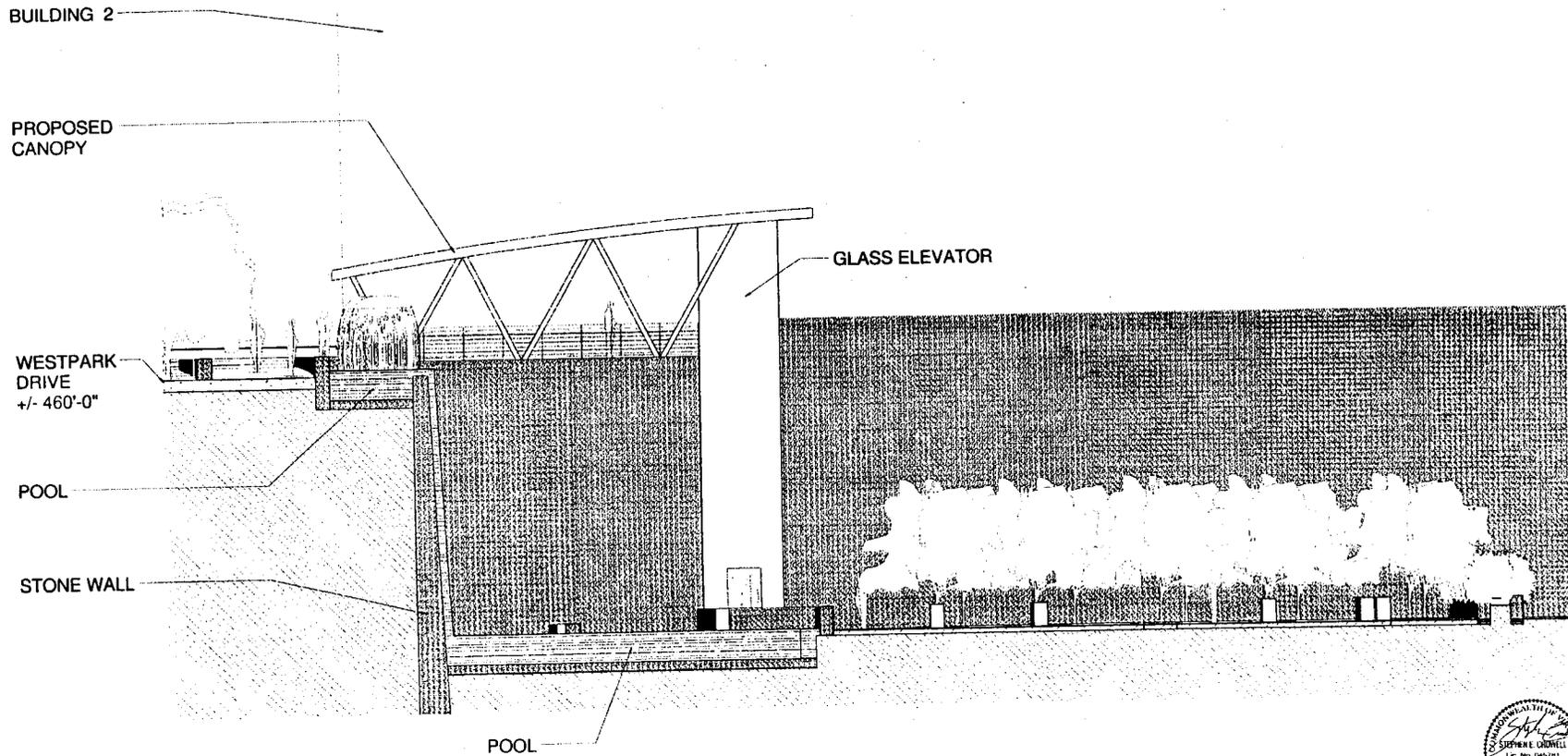
SUBDIVISION / REVISIONS	
NO.	DESCRIPTION / DATE
1	4/27/16

FRANK WPAI	WPAI ARCHITECTS
DR. PRAKASH K. S.	DR. PRAKASH K. S.
PRIN. ARCHT.	PRIN. ARCHT.

4/27/16
1:06
044

FILE NAME
JOB NUMBER
STREET VIEW
21B

TYSONS WESTPARK A-6
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SECTION THRU WATERFALL
 3/16" = 1'-0"



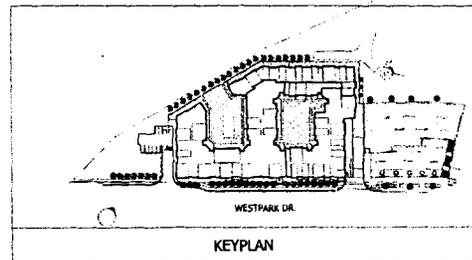
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PROJ. NO.	4/10
DATE	
DESIGNER	
CHECKED BY	
DATE	
SCALE	
FILE NAME	
JOB NUMBER	
SHEET NO.	21E

4/22/10 1:08:53 PM



VIEW FROM WESTPARK DRIVE



DRAWING INDEX

- A-001 PERSPECTIVE VIEWS
- A-100 SITE PLAN
- A-101 BASEMENT 3 PLAN
- A-102 BASEMENT 2 PLAN
- A-103 BASEMENT 1 PLAN
- A-104 LOWER GROUND PLAN
- A-105 1ST FLOOR PLAN
- A-106 2ND FLOOR PLAN
- A-107 3RD FLOOR PLAN
- A-108 4TH FLOOR PLAN
- A-109 5TH FLOOR PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- A-301 BUILDING SECTIONS



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G R O U P

LESSARD GROUP INC.
8271 LEEBSBANG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.765.9344 | F: 703.765.9328
WWW.LESSARDGROUP.COM

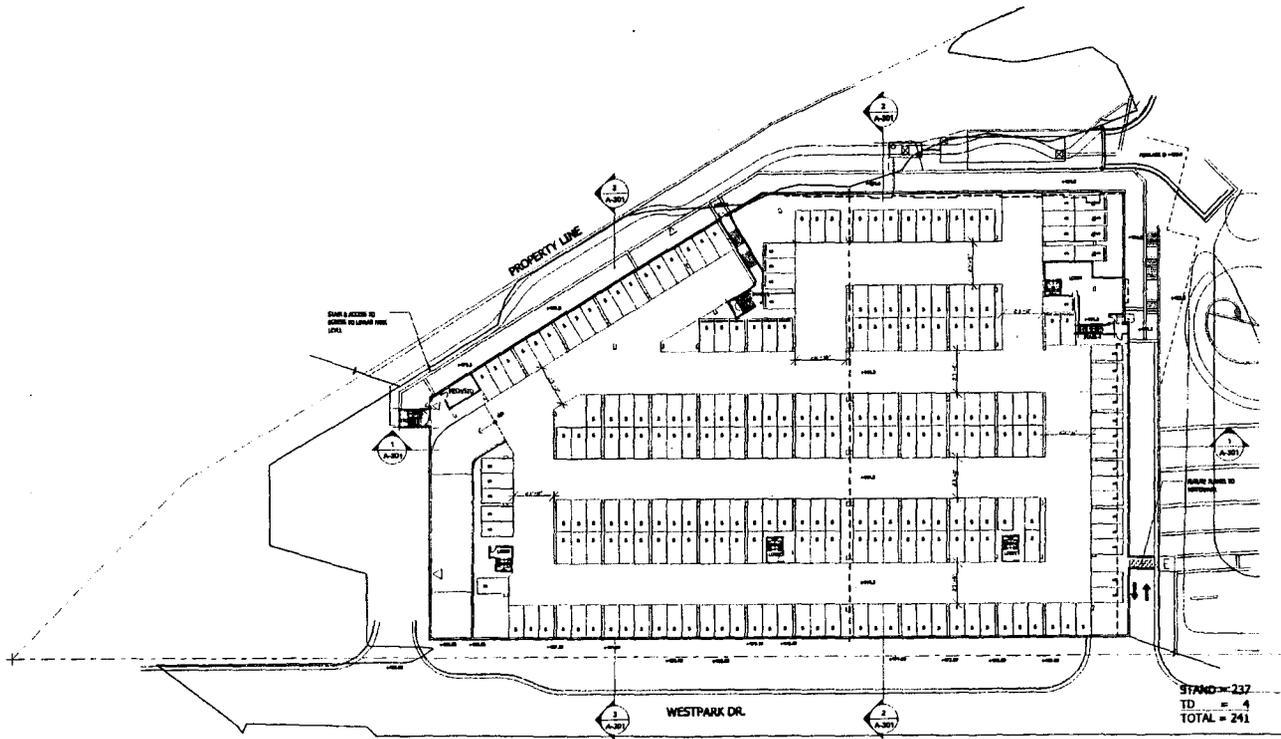
AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

No.	Description	Date

PROJECT NO:
FILE NAME:
DRAWN BY:
CHECKED BY:
PLOT DATE:

A-001

SHEET 22



BASEMENT 3
 Scale: 1/32" = 1'-0"
 A-101



IN/R ONLY

SHEET 24



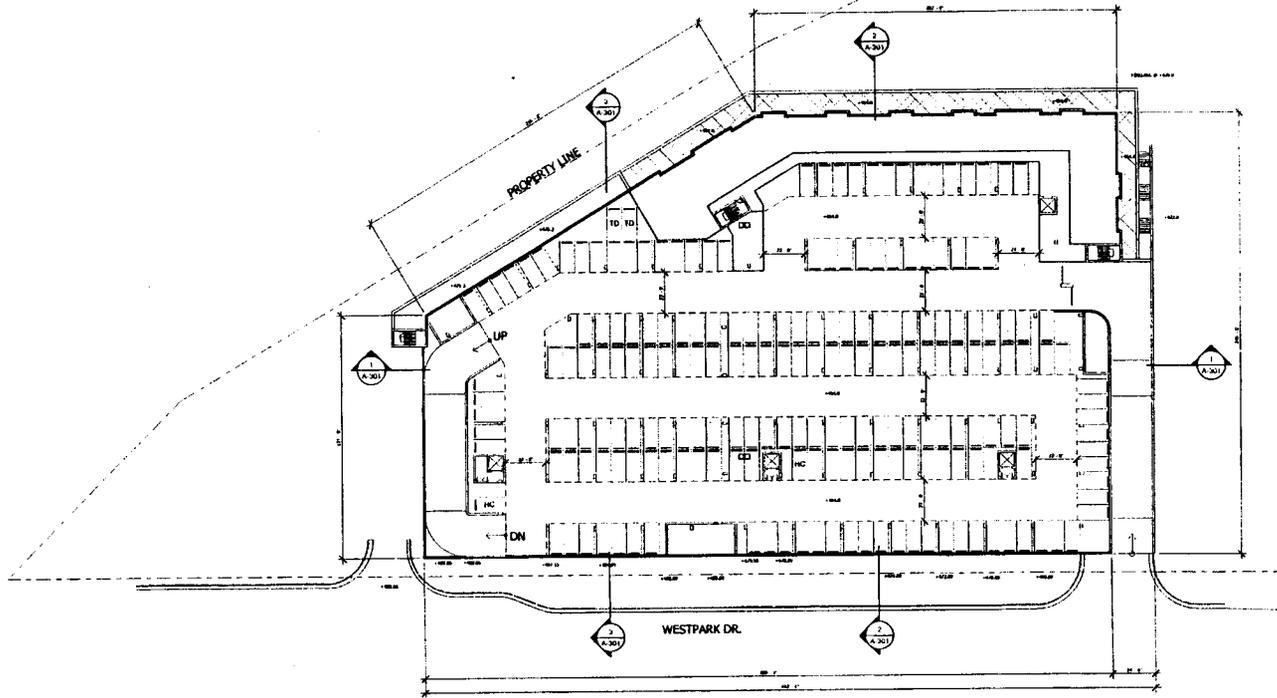
lessard
 GROUP
 LESSARD GROUP INC.
 4521 LESSARD PIKE, SUITE 700 | VIENNA, VA 22182
 P: 703.761.8344 | F: 703.761.8128
 WWW.LESSARDGROUP.COM

AVALON PARK CREST
 VIENNA, VA

BASEMENT 3

NO.	REVISION	DATE
1	0/0/00	3/17/10
2	0/0/00	0/0/00
3	0/0/00	0/0/00
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A-101



BASEMENT 2 FLOOR PLAN 1
A-102

4/14/16
 1170
 0241

SHEET 25



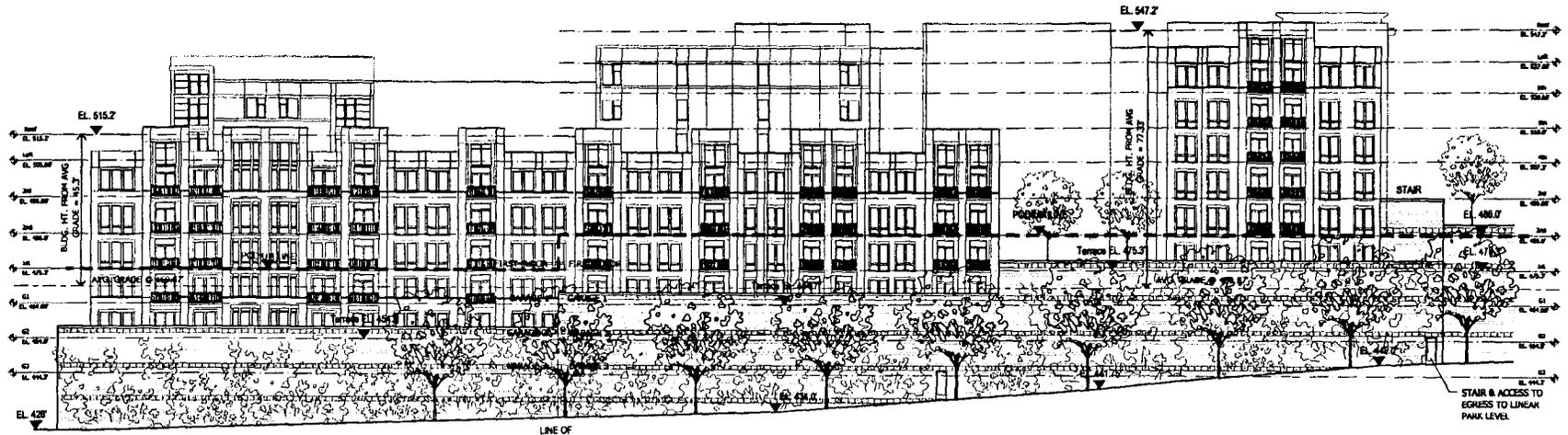
LESSARD GROUP INC.
 8521 LEEBURG PIKE, SUITE 700 | VIENNA, VA 22182
 P: 703.760.9344 | F: 703.760.9328
 WWW.LESSARDGROUP.COM

AVALON PARK CREST
 VIENNA, VA
AVALON BAY COMMUNITIES
BASEMENT 2
FLOOR PLANS

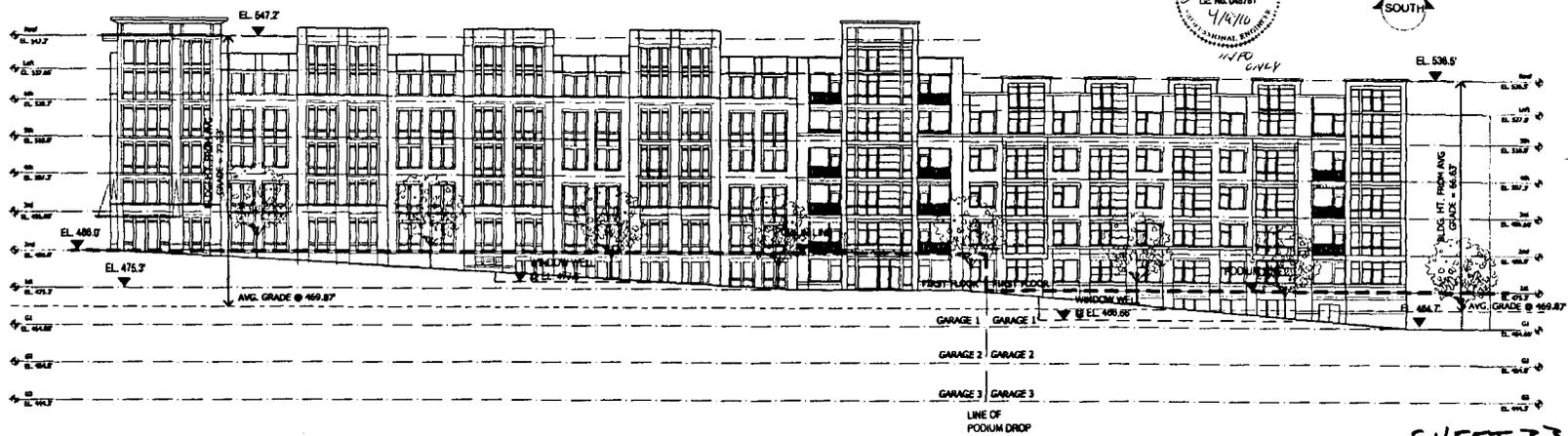
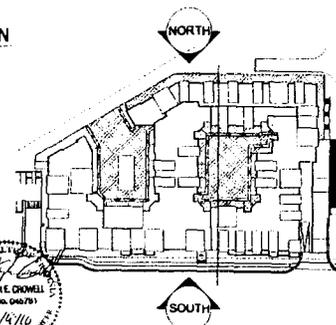
NO.	DESCRIPTION	DATE
1	4/14/16	

PROJECT NO:
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 DRAWN BY:
 CHECKED BY:
 DATE:

A-102



NORTH ELEVATION



SOUTH ELEVATION

SHEET 33

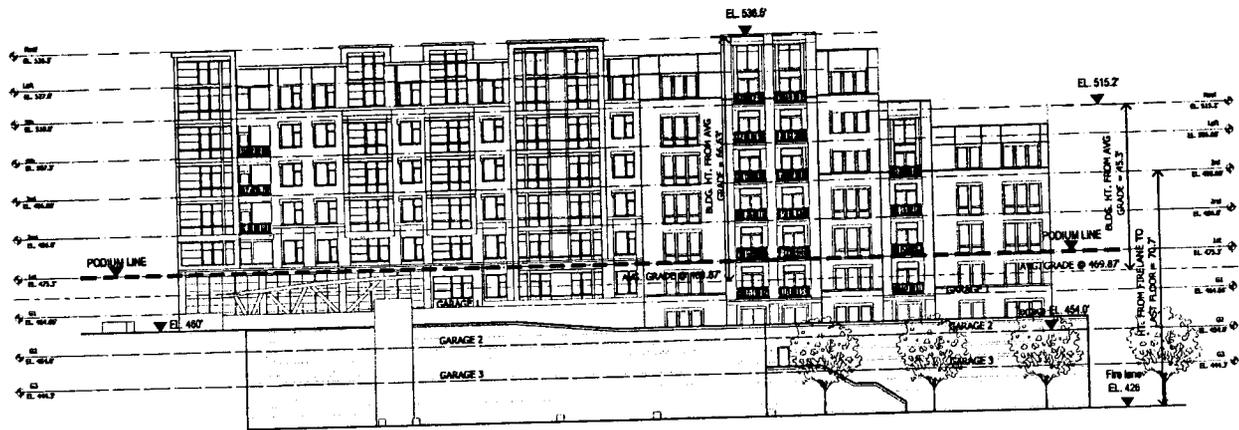


LESSARD GROUP INC
 6521 LEESBURG PIKE SUITE 700 | VIENNA, VA 22182
 P: 703.760.9344 | F: 703.366.8228
 WWW.LESSARDGROUP.COM

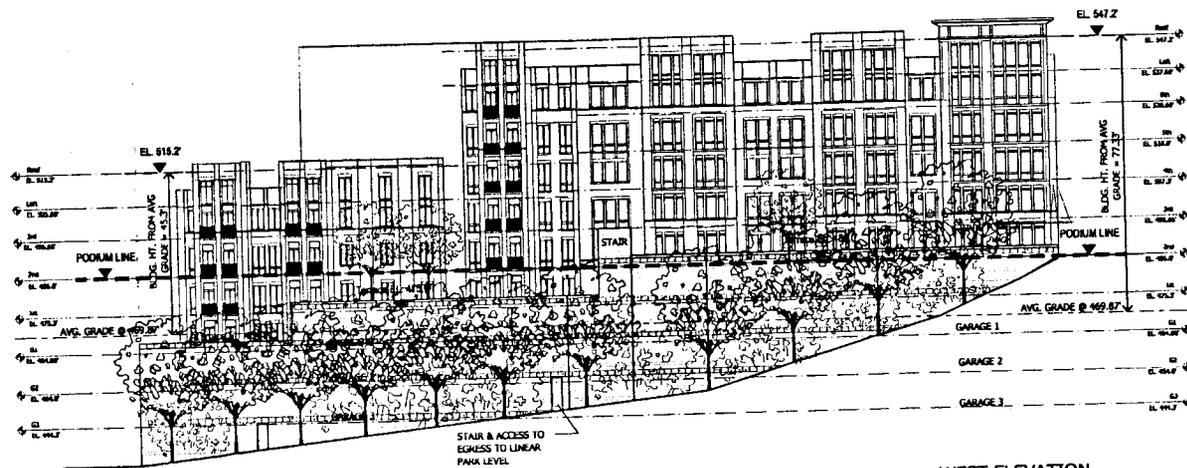
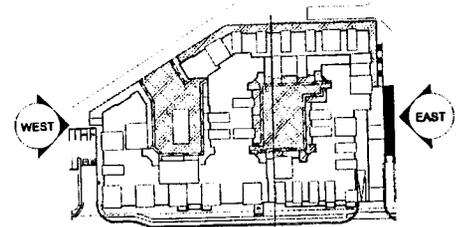
AVALON PARK CREST
 VIENNA, VA

PROJECT NO.	478711
DATE	2/12/10
DESIGNED BY	GENE E. CROWELL
CHECKED BY	GENE E. CROWELL
FILE NAME	AVALON_PARK_CREST_1.dwg
DESIGNED BY	GENE E. CROWELL
DATE	2/12/10

A-201



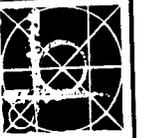
EAST ELEVATION



WEST ELEVATION



SHEET 34



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GROUP

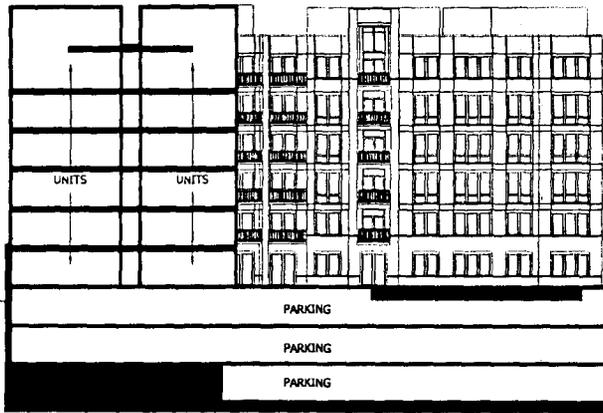
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P: 703.760.9344 | F: 703.760.4328
WWW.LESSARDGROUP.COM

AVALON PARK CREST
VIENNA, VA

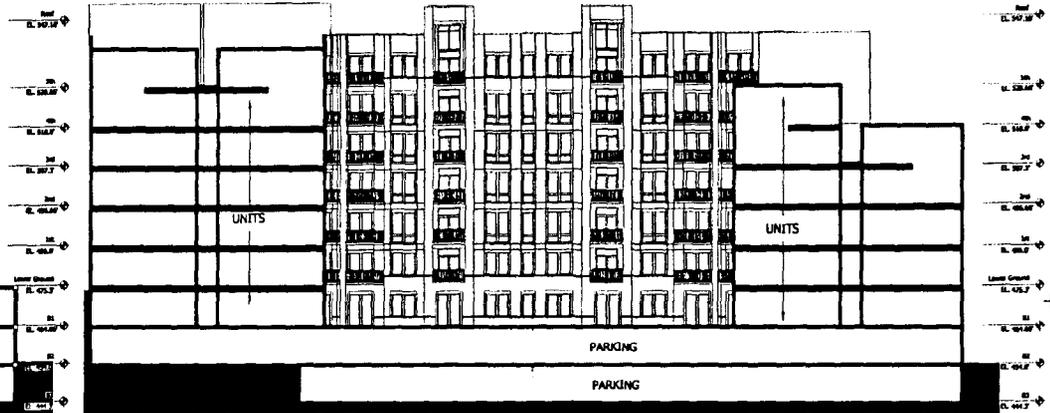
NO.	REVISION	DATE
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2	REVISION	DATE

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DRAWN BY:
CHECKED BY:
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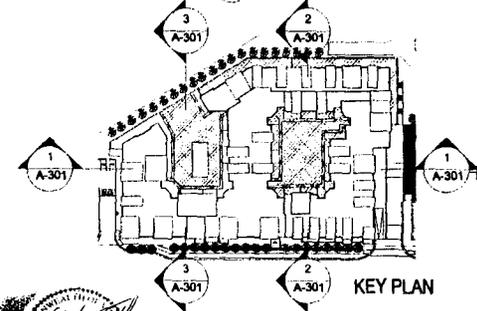
A-202



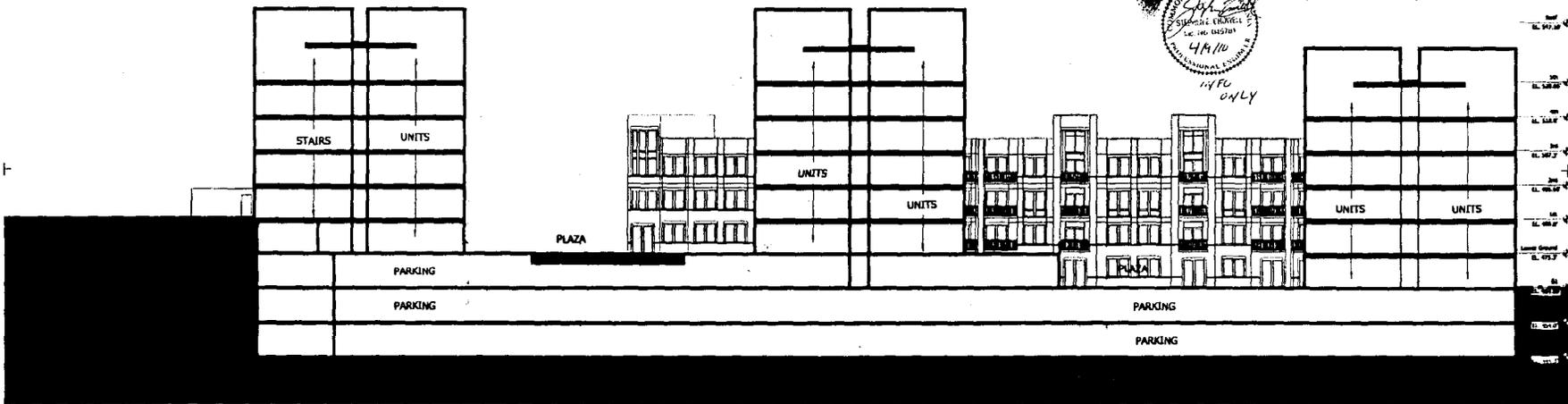
BUILDING SECTION 3
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BUILDING SECTION 2
SCALE: 1/16" = 1'-0" (A-301)

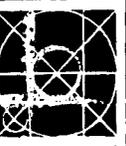


KEY PLAN



BUILDING SECTION 1
SCALE: 1/16" = 1'-0" (A-301)

SHEET 35



lessard
GROUP

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8521 LESSARD PIKE, SUITE 700 | VIENNA, VA 22182
703.760.9341 | F.703.361.8328
WWW.LESSARDGROUP.COM

AVALON PARK CREST
VIENNA, VA

BUILDING SECTIONS

DATE	4/14/16	DRW	DR
BY	ML/MS/MS	CHK	MS
PROJECT NO.		REV	
OWNER		DATE	
DESIGNED BY		SCALE	
CHECKED BY		NO. OF SHEETS	
PLT DATE		NO. OF PAGES	

A-301