SPRING HILL STATION
DEMONSTRATION PROJECT - PART B
NEIGHBORHOOD 3
REZONING APPLICATION
CONCEPTUAL DEVELOPMENT PLAN
RZ 2010-PR-014-B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEMONSTRATION PROJECT SUBMISSION JULY 31, 2009
CDP SUBMISSION JUNE 22, 2010
REVISED AUGUST 24, 2010
REVISED OCTOBER 14, 2010
REVISED DECEMBER 20, 2010 - RINALDI ADDITION
REVISED MARCH 18, 2011
REVISED APRIL 25, 2011
REVISED APRIL 29, 2011
REVISED MAY 6, 2011
REVISED MAY 27, 2011
REVISED JULY 6, 2011
REVISED AUGUST 5, 2011
REVISED AUGUST 22, 2011

Application No. RZ 2010-PR-14B Staff: T. Strunk
APPROVED DEVELOPMENT PLAN (CDP)
SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 1 of 44
CDP conditions dated 9/20/2011

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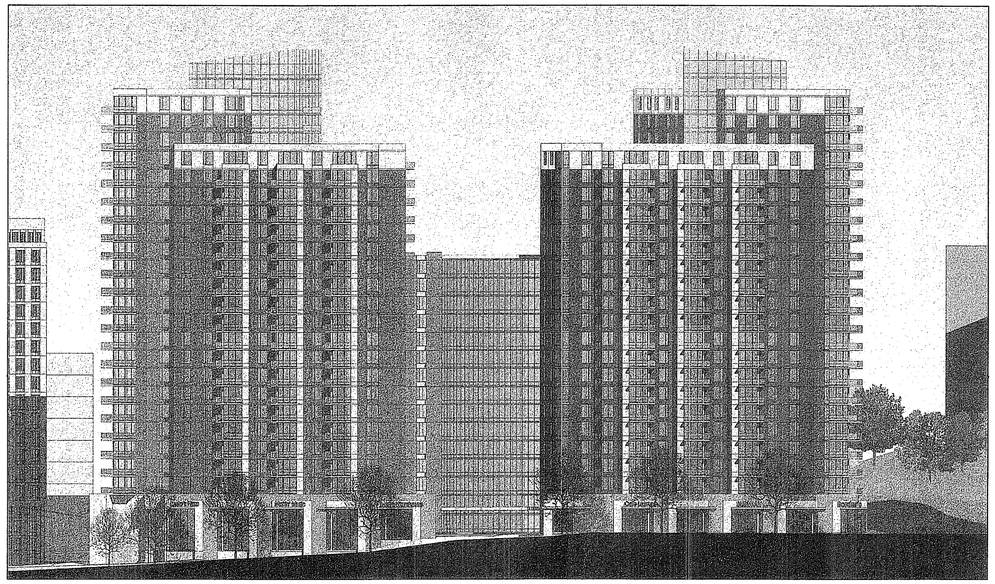

PROJECT CONCEPTUAL RENDERING

RECEIVED
Department of Planning & Zoning
FEB 09 2012
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
8/22/11
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CDP	06.22.10
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COVER SHEET

Scale:

C-1

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REZONING KEY MAP

SCALE: 1"=80'

C–2

P:\Planning\Projects\7018\dwg\SHS-N3B\CDP KEY MAP.dwg 8/22/2011 8:02:35 AM EDT

CDP GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED IN THE FAIRFAX COUNTY LAND RECORDS AS TAX MAP 29-3((1)) 60C. THE OWNER OF THE SUBJECT PROPERTY IS TYSONS/SPRINGHILL LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 6123 AT PAGE 1543. THE APPLICANT IS THE AGENT FOR THE OWNER. THE PROPERTY IS 5.50627 ACRES (239,853 SQUARE FEET) IN SIZE. THE PROPERTY IS CURRENTLY ZONED I-5 (GENERAL INDUSTRIAL DISTRICT). THE APPLICANT REQUESTS REZONING TO PTC (PLANNED TYSONS CORNER URBAN DISTRICT). THIS REZONING IS PART B OF THE LARGER SPRING HILL STATION DEMONSTRATION PROJECT REZONING.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY AND THE CONTOUR INTERVAL IS TWO (2) FEET. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY VIKA, INC.
4. THE BOUNDARY INFORMATION WAS PREPARED FROM RECORD INFORMATION.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED AS NEEDED TO SERVE THE DEVELOPMENT.
6. STORM WATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN A PRIVATELY OWNED AND MAINTAINED BELOW GROUND SYSTEM. THE SYSTEM WILL EITHER BE IN A CONCRETE BOX CULVERT OR IN VAULTS WITHIN A PARKING STRUCTURE AS GENERALLY SHOWN ON THESE PLANS. THE SYSTEM SHALL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE QUALITY SYSTEMS WILL BE IN A COMBINATION OF UNDERGROUND STORM FILTERS AND SHALL BE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL DESIGN CRITERIA. STORM WATER COMPUTATIONS WILL BE BASED ON REDEVELOPMENT REQUIREMENTS AS APPROVED BY DPW&ES AT THE TIME OF SITE PLAN SUBMISSION AND ASSOCIATED STORMWATER MANAGEMENT PROFFERS.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING BURIAL SITES ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. AND FURTHER, TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116,4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT VA. 672.10- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.
9. THE SITE IS CURRENTLY IMPROVED WITH AN INDUSTRIAL BUILDING.
10. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY DESIGNATED R.P.A. ZONE. THERE IS NO FLOOD PLAIN MAPPED ON THE SUBJECT PROPERTY.
11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SITE WORTHY OF DELINEATION.
12. LIMITS OF CLEARING AND GRADING WILL BE SHOWN ON THE FDPs.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THOSE WAIVERS AND MODIFICATIONS REQUESTED HEREON.
14. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FDP AND FINAL ENGINEERING AND DESIGN, BUT THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREET RIGHT OF WAY IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL.
15. FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FDP AND FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS, PROVIDED EACH SHALL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES ARE GRAPHICALLY SHOWN AND ARE PRELIMINARY IN NATURE. MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPW&ES, VDOT, AND/OR FCDOT APPROVAL. BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR GRAPHICALLY ON THE SHEETS ARE TO BE CONSIDERED MAXIMUM HEIGHTS.
16. RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AND PEDESTRIAN/BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND/OR ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.
17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
18. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 6-509 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND ON-STREET SPACES TO THE EXTENT AUTHORIZED. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL PAID PARKING IN SURFACE PARKING LOTS ON AN INTERIM BASIS.
19. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
20. TRANSITIONAL SCREENING WITHIN THE TYSONS URBAN CENTER IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 6-510-4-C.
21. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW&ES.
22. APPLICANT RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF UNITS WITHIN THE RANGE SHOWN, THE GFA OF EACH BUILDING, AND THE FINAL MIX OF USES WITH A FINAL SITE PLAN. BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING MAY BE MODIFIED ACCORDINGLY
23. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
24. THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE OR PHASING, AND THE PROPOSED SUBDIVISION SHOWN ON CDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
25. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN EXCESS OF THAT SHOWN HEREON.
26. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.
27. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH USES PERMITTED IN THE PTC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN PTC DISTRICT SHALL BE PERMITTED AS APPROVED.
28. IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO LIMITATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE OF BUILD-OUT, INFRASTRUCTURE, AMENITIES AND DWELLING UNITS MAY PROCEED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.
29. THE SUBJECT PROPERTY IS WITHIN A TOD DISTRICT. SEE SHEET C-6 FOR DELINEATION'S FROM THE METRO STATION ENTRANCE.
30. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS ON THE SITE WHICH WERE CREATED AFTER THE EFFECTIVE DATE OF THE ZONING ORDINANCE PER SECTION 2-308.
31. EXISTING ENTRANCES TO EXISTING LAND USES SHALL BE PERMITTED TO REMAIN UNTIL SUCH TIME AS THOSE PROPERTIES REDEVELOP.

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. THE FINAL LOCATION OF TREE BOXES, SIDEWALK WIDTHS, AND OTHER STREETSCAPE AMENITIES TO BE DETERMINED AT FDP.
2. WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
3. WAIVER OF SECTION 17-201 PARAGRAPH 3 OF THE ZONING ORDINANCE TO PROVIDE ANY ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP.
4. MODIFICATION OF SECTION 17-201 PARAGRAPH 4 OF THE ZONING ORDINANCE REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
7. WAIVER OF SECTION 6-506 PARAGRAPH 1 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN (10) ACRES.

PFM WAIVERS REQUESTED

1. MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
2. MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR RESIDENTIAL AND NON- RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE.
3. WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
4. WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-0509 DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS IT RELATES TO STREETSCAPE DESIGN.
5. MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS SECTION 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS SECTION 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN SECTION 12-0403."
6. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF SIX (6) FEET AS SHOWN WITH THE CDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST.

Application No. **RZ 2010-PR-14B** *Staff: T. Strunk*
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SEE PROFFERS DATED: **9/20/2011**
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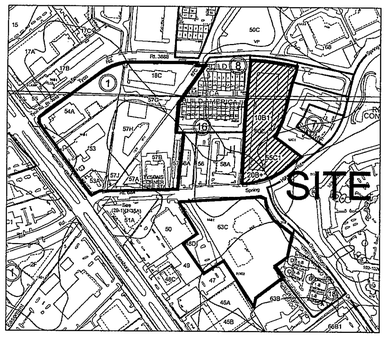
CDP
NOTES &
WAIVERS

Scale: N/A

C-3



SOILS MAP
SCALE: 1"=500'

SITE TABULATIONS

Site Area	**5.50627 acres or 239,853 SF**
Existing Zoning	**I-5 (General Industrial District)**
Proposed Zoning	**PTC (Planned Tysons Corner Urban District)**

TOTAL GROSS FLOOR AREA

Including Fire Station	**1,763,100**
Excluding Fire Station	**1,738,100**

TOTAL FLOOR AREA RATIO

Including Fire Station	**7.35**
Excluding Fire Station	**7.25**

OPEN SPACE	**See Sheet L - 4**
TREE CANOPY	**See Sheet C-12**

DENSITY CHART

Building	Maximum Building Height/ Podium Height [1]	Floors [2]	Use [3]	GFA by Use	Building GFA [4]	Total Dwelling Units	WDUs [5]	Parking Required/Permitted < 1/4 Mile to Metro [6] [7] Min.	Parking Required/Permitted < 1/4 Mile to Metro [6] [7] Max.	Loading Spaces [8]
G1										
Option 1	290/60	25	Residential	430,000	434,100	250-478	50-96	250-478	355-680	2
			Retail/Service	4,100				0	0	
Option 2	290/60	25	Residential	430,000	437,500	250-478	50-96	250-478	355-680	2
			Retail/Service	7,500				0	15	
G2										
Option 1	290/60	25	Residential	430,000	435,700	250-478	50-96	250-478	355-680	2
			Retail/Service	5,700				0	5	
Option 2	290/60	25	Residential	430,000	439,100	250-478	50-96	250-478	355-680	
			Retail/Service	9,100				0	25	2
G3										
Option 1	290/60	25	Residential	430,000	435,800	250-478	50-96	250-478	355-680	2
			Retail/Service	5,800				0	5	
Option 2	290/60	25	Residential	378,500	378,500	250-478	50-96	250-478	355-680	2
			Retail/Service	0						
G4										
Option 1	290/70	28	Residential	430,000	457,500	250-478	50-96	250-478	355-680	2
			Retail/Service	2,500				0	0	
			Fire Station	[9] 25,000						
Option 2	290/60	25	Residential	338,000	339,500	250-478	50-96	250-478	355-680	2
			Retail/Service	1,500				0	0	
G5 Option 2 only	60	–	Fire Station	[9] 25,000	[10] 25,000	–	–	–	–	–
TOTALS										
Option 1			Residential	1,720,000	1,763,100	1000-1912	200-384	1000-1912	1430-2730	8
			Retail/Service [3]	18,100						
			Fire Station	[9] 25,000						
Option 2			Residential	1,576,500	1,619,600	1000-1912	200-384	1000-1912	1460-2760	8
			Retail/Service	18,100						
			Fire Station	[9] 25,000						

[1] Maximum building heights are measured from average grade and do not include mechanical penthouse and architectural features. Penthouses shall not exceed 30 feet. Maximum building heights do include the podium and any social rooms/usable area on the roof penthouse level.

[2] The numbers of floors shown are conceptual and may be adjusted provided the maximum building height is not exceeded.

[3] Retail/Service use as indicated in this tabulation may include any non-residential use permitted in the PTC District. The GFA of Retail/Service uses may be shifted between buildings and the overall GFA of Retail/Services may be doubled with a commensurate decrease in the maximum Residential GFA. In addition to the ability to double the GFA of Retail/Service uses, 60,000 square feet of Retail/Service use may be allowed in either of Buildings G1, G2, G3, and/or G4 to accommodate a health club with a basketball court. To the extent that the health club utilizes GFA above the allowable 18,100-36,200 square feet of Retail/Service use, the maximum Residential GFA shall be reduced accordingly. (See Proffers.)

[4] The GFA for individual buildings is conceptual. The Applicant reserves the right to transfer square footage between buildings provided the maximum building heights and overall site FAR are not exceeded. GFA includes cellar space as specified in the Zoning Ordinance.

[5] Twenty (20) percent of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided. The WDUs may be consolidated in to one or more buildings with the build-out of the Subject Property. (See proffers.)

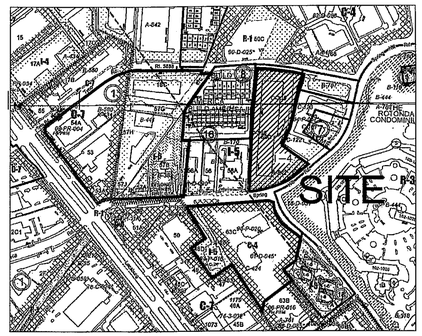
[6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Ordinance, which is restated below for the primary uses proposed on the CDP. Residential parking was based on an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. It is understood that some commercial uses have different parking rates than the retail/service category shown below. At the time of site plan, parking will be provided based on the specific GFA, uses, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Ordinance. The Applicant reserves the right to provide parking spaces in excess of the maximum parking rates set forth in the Zoning Ordinance, provided that at the build-out of the Subject Property, the maximum parking rates are not exceeded. Parking for the Fire Station will be in addition to the parking shown required/permitted herein.

Primary Use	Parking Required/Permitted < 1/4 Mile to Metro	
	Min	Max
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential		
0-1 BR	1	1.3/Unit
2 BR	1	1.6/Unit

[7] For the purpose of this tabulation, all of the Subject Property is being parked as if it were located within 1/4 mile of the Metro Station.

[8] Additional loading spaces may be provided as identified at the time of final site plan.

[9] GFA for the Fire Station is provided, however in accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable FAR.



VICINITY MAP
SCALE: 1"=500'

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CDP (Revision)	08.05.11
CDP (Revision)	08.22.11

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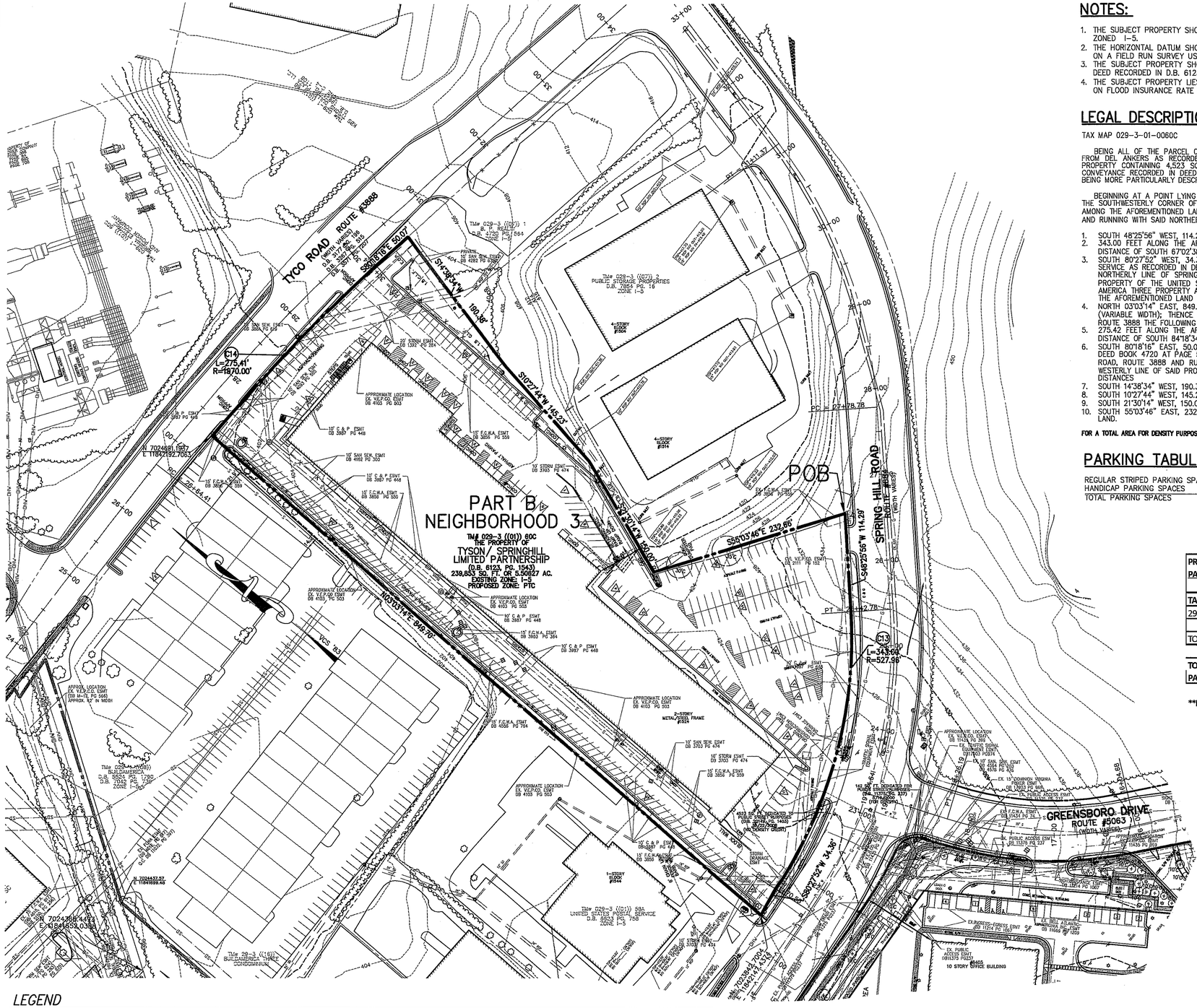
TABULATIONS

Scale: AS SHOWN

C-4



NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 29-3 AS TAX MAP NUMBER 29-3-01-0060C AND IS ZONED I-5.
2. THE HORIZONTAL DATUM SHOWN HEREON IS TIED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NORTH ZONE) AND IS BASED ON A FIELD RUN SURVEY USING ACCEPTED GPS SURVEYING METHODS AND PRACTICES AND PERFORMED BY VIKA, INC.
3. THE SUBJECT PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TYSONS. SPRINGHILL LIMITED PARTNERSHIP, BY DEED RECORDED IN D.B. 6123 AT PG. 1543 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515525-0100-D, DATED MARCH 5, 1990.

LEGAL DESCRIPTION: (PART B – NEIGHBORHOOD 3)

TAX MAP 029-3-01-0060C

BEING ALL OF THE PARCEL OF LAND ACQUIRED BY TYSONS/SPRINGHILL LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, FROM DEL ANKERS AS RECORDED IN DEED BOOK 6123 AT PAGE 1543, LESS AND EXCEPT THEREFROM THAT PORTION OF THE PROPERTY CONTAINING 4,523 SQUARE FEET OF LAND DEDICATED FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION AND CONVEYANCE RECORDED IN DEED BOOK 20149 AT PAGE 1403 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684, (VARIABLE WIDTH), SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY OF PUBLIC STORAGE PROPERTIES AS RECORDED IN DEED BOOK 7854 AT PAGE 16 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID PROPERTY OF PUBLIC STORAGE PROPERTIES (DB 7854 PG 16) AND RUNNING WITH SAID NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 48°25'56" WEST, 114.29 FEET TO A POINT OF CURVATURE; THENCE
2. 343.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 527.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67°02'38" WEST, 337.00 FEET TO A POINT; THENCE
3. SOUTH 80°27'52" WEST, 34.36 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPERTY OF THE UNITED STATES POSTAL SERVICE AS RECORDED IN DEED BOOK 5623 AT PAGE 758 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID NORTHERLY LINE OF SPRING HILL ROAD, ROUTE 684 SPRING HILL ROAD AND RUNNING WITH SAID EASTERLY LINE OF THE PROPERTY OF THE UNITED STATES POSTAL SERVICE (DB 5623 PG 758) AND CONTINUING WITH THE EASTERLY LINE OF BUILD AMERICA THREE PROPERTY AS RECORDED IN DEED BOOK 5524 AT PAGE 1790 AND DEED BOOK 7042 AT PAGE 739 ALL AMONG THE AFOREMENTIONED LAND RECORDS
4. NORTH 03°03'14" EAST, 849.70 FEET TO A POINT OF CURVATURE LYING ON THE SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 (VARIABLE WIDTH); THENCE LEAVING FROM BUILD AMERICA THREE AND RUNNING WITH SAID SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
5. 275.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1970.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84°18'34" EAST, 275.19 FEET TO A POINT; THENCE
6. SOUTH 80°18'16" EAST, 50.07 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY OF B.P. REALTY AS RECORDED IN DEED BOOK 4720 AT PAGE 564 AMONG THE AFOREMENTIONED LAND RECORDS; THENCE LEAVING SAID SOUTHERLY LINE OF TYCO ROAD, ROUTE 3888 AND RUNNING WITH SAID WESTERLY LINE OF B.P. REALTY (DB 4720 PG 564) AND CONTINUING WITH THE WESTERLY LINE OF SAID PROPERTY OF PUBLIC STORAGE PROPERTIES (DB 7854 PG 16) THE FOLLOWING FOUR (4) COURSES AND DISTANCES
7. SOUTH 14°38'34" WEST, 190.38 FEET TO A POINT; THENCE
8. SOUTH 10°27'44" WEST, 145.23 FEET TO A POINT; THENCE
9. SOUTH 21°30'14" WEST, 150.00 FEET TO A POINT; THENCE
10. SOUTH 55°03'46" EAST, 232.66 FEET TO THE POINT OF BEGINNING CONTAINING 239,853 SQUARE FEET OR 5.50627 ACRES OF LAND.

FOR A TOTAL AREA FOR DENSITY PURPOSES OF 239,853 SQUARE FEET OR 5.50627 ACRES.

PARKING TABULATION:

REGULAR STRIPED PARKING SPACES	:=	277
HANDICAP PARKING SPACES	:=	11
TOTAL PARKING SPACES	:=	278

****NOTE: THERE ARE NO DENSITY CREDITS ASSOCIATED WITH PART B**

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. ..... HANDICAP RAMP

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Spring Hill Station
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8405 Greensboro Dr. P130
Mclean, VA 22102

Application No. RZ 2010-PR-14B *Staff: T. Strunk*
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SEE PROFFERS DATED: 9/20/2011
Date of BOS approval: 9/27/2011
Sheet 5 of 44
CDP conditions dated 9/20/2011

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CDP (REVISION)	8.5.11
CDP (REVISION)	8.22.11

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PART B
NEIGHBORHOOD 3
EXISTING CONDITIONS PLAN
Scale: 1"=60'

C-5

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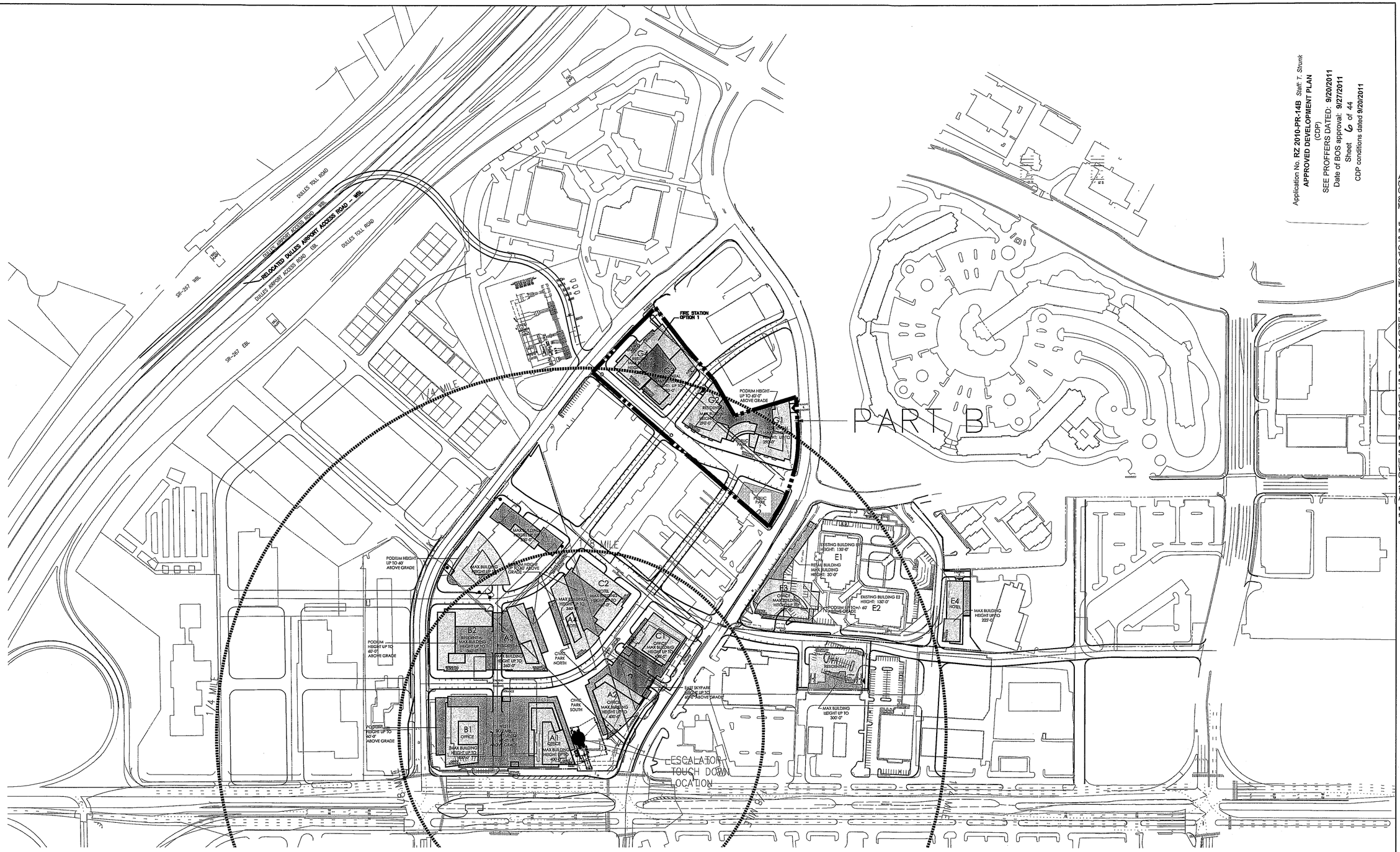

TOD DENSITY RING TABULATION:	AREA		GFA	
PART B	SQ. FT.	ACRES	Option 1	Option 2
APPLICATION AREA WITHIN 1/8 MILE RADIUS	0	0	0	0
APPLICATION AREA WITHIN 1/8 AND 1/4 MILE RADIUS	171,260	3.93158	967,710	967,710
APPLICATION AREA WITHIN 1/4 AND 1/3 MILE RADIUS	68,593	1.57469	795,390	651,890
APPLICATION AREA WITHIN 1/3 AND 1/2 MILE RADIUS	0	0	0	0
TOTAL AREAS WITH DENSITY CREDIT	239,853	5.50627	1,763,100	1,619,600

TOTAL OVERALL SITE AREA FOR DENSITY PURPOSES
ALL OF RZ 2010-PR-014: 1,394,342 SQ. FT. (OR 32.0097 ACRES)
SITE AREA WITHIN 1/4 MILE OF METRO: 1,236,408 SQ. FT. OR (28.38402 ACRES)
SITE AREA BEYOND 1/4 MILE OF METRO: 157,934 SQ. FT. OR (3.62567 ACRES)

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OVERALL CONTEXT PLAN

SCALE: 1"=160'

C-6

NOTES:
1.) SEE SHEET C-15 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
2.) SEE SHEET A.04 FOR BUILDING DETAILS
3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.

TYCO ROAD RTE. 3888
ROW VARIES
COLLECTOR - 35 MPH

SPRING HILL ROAD RTE. 684
90' ROW VARIES
AVENUE - 35 MPH

MERCHANT STREET
LOCAL - 25 MPH

GREENSBORO DRIVE
AVENUE - 30 MPH

RETAIL CIRCLE
LOCAL ST - 25 MPH

EX. GREENSBORO DRIVE
RTE. 5063 ROW VARIES
25 mph posted

FIRE STATION OPTION 1

G1 RESIDENTIAL MAX BUILDING HEIGHT: UP TO 290'-0"

G2 RESIDENTIAL MAX BUILDING HEIGHT: UP TO 290'-0"

G3 RESIDENTIAL MAX BUILDING HEIGHT: UP TO 290'-0"

G4 RESIDENTIAL MAX BUILDING HEIGHT: UP TO 290'-0"

PODIUM HEIGHT UP TO 60'-0" ABOVE GRADE

PUBLIC PARK 8

PUBLIC PARK 7

EXISTING CURB TO REMAIN

FUTURE CURB, BIKE LANE AND PARKING BY OTHERS

OFF-SITE PROPERTY LINE

EXISTING ENTRANCE TO REMAIN

FUTURE CURB AND PARKING BY OTHERS

LIMITS OF UNDERGROUND GARAGE

PARKING PENDING VDOT APPROVAL

OFF-SITE RAMP TO DULLES ACCESS ROAD BY OTHERS

OFF-SITE ROADS BY OTHERS

END RET WALL

EX RIGHT-OF-WAY LINE

RET WALL HT = 8'

RET WALL HT = 10'

LIMITS OF CONSTRUCTION

BUILD TO LINE

RESIDENTIAL ENTRANCE

FIRE STATION ENTRANCE

PARKING & LOADING

EX MEDIAN

EX CURB (TO REMAIN)

EX PROPERTY LINE (TO REMAIN)

SEE C-10 FOR STREET SECTIONS A-A THRU G-G AS INDICATED ON THIS SHEET

LEGEND
- INDICATES PEDESTRIAN ACCESS TO BUILDING
- INDICATES VEHICULAR ACCESS TO BUILDING
- INDICATES SIGNALIZED INTERSECTION
- INDICATES EXISTING SIGNALIZED INTERSECTION
- INDICATES BUILD TO LINE

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CDP
NEIGHBORHOOD 3

SCALE: 1"=50'

C-7

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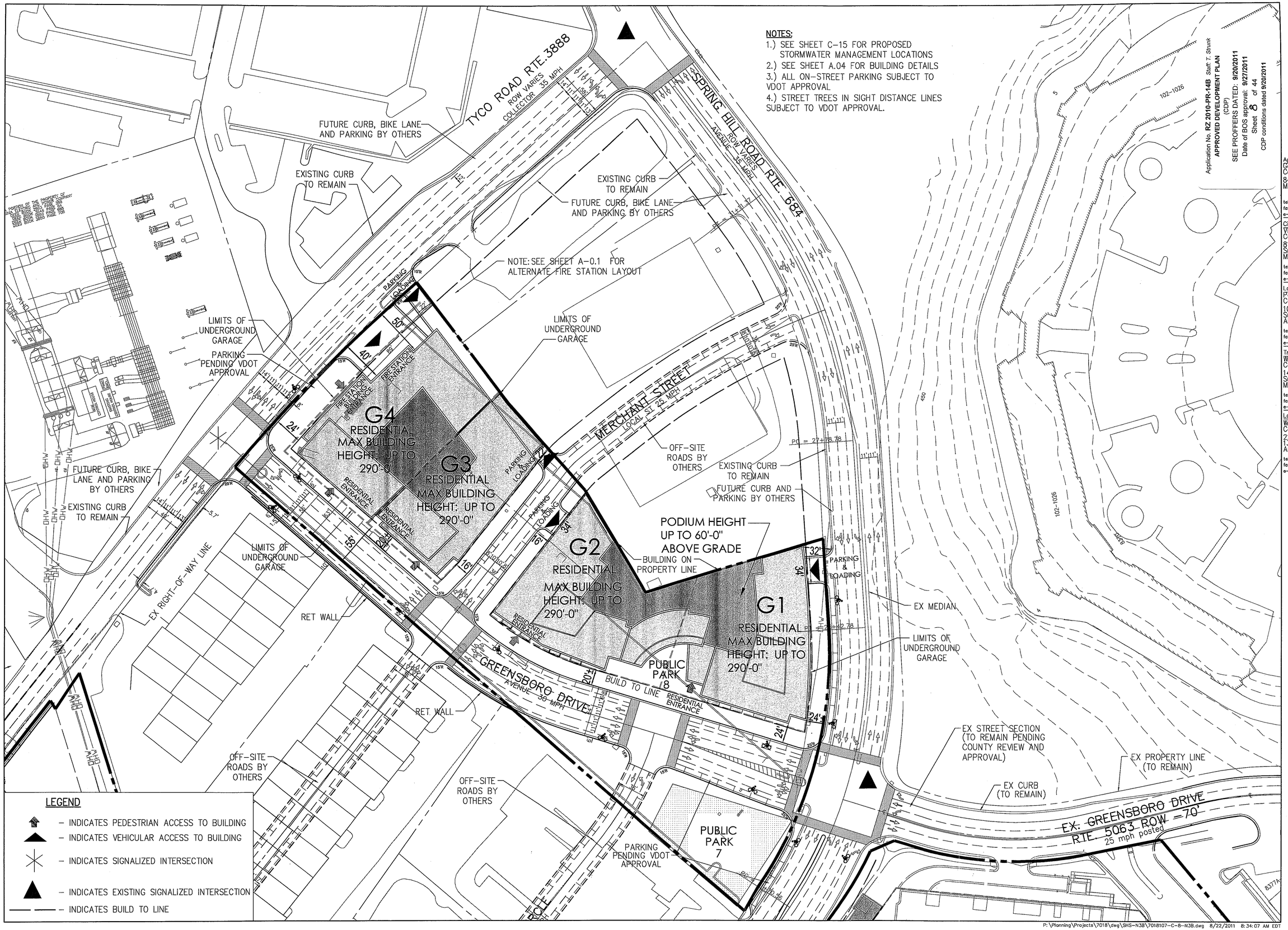

NOTES:
1.) SEE SHEET C-15 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
2.) SEE SHEET A.04 FOR BUILDING DETAILS
3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.

Application No. RZ 2010-PR-14B Staff: T. Strunk
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Spring Hill Station
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FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
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CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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NEIGHBORHOOD 3 ALTERNATE W/ NO RAMP CONNECTION
SCALE: 1"=50'

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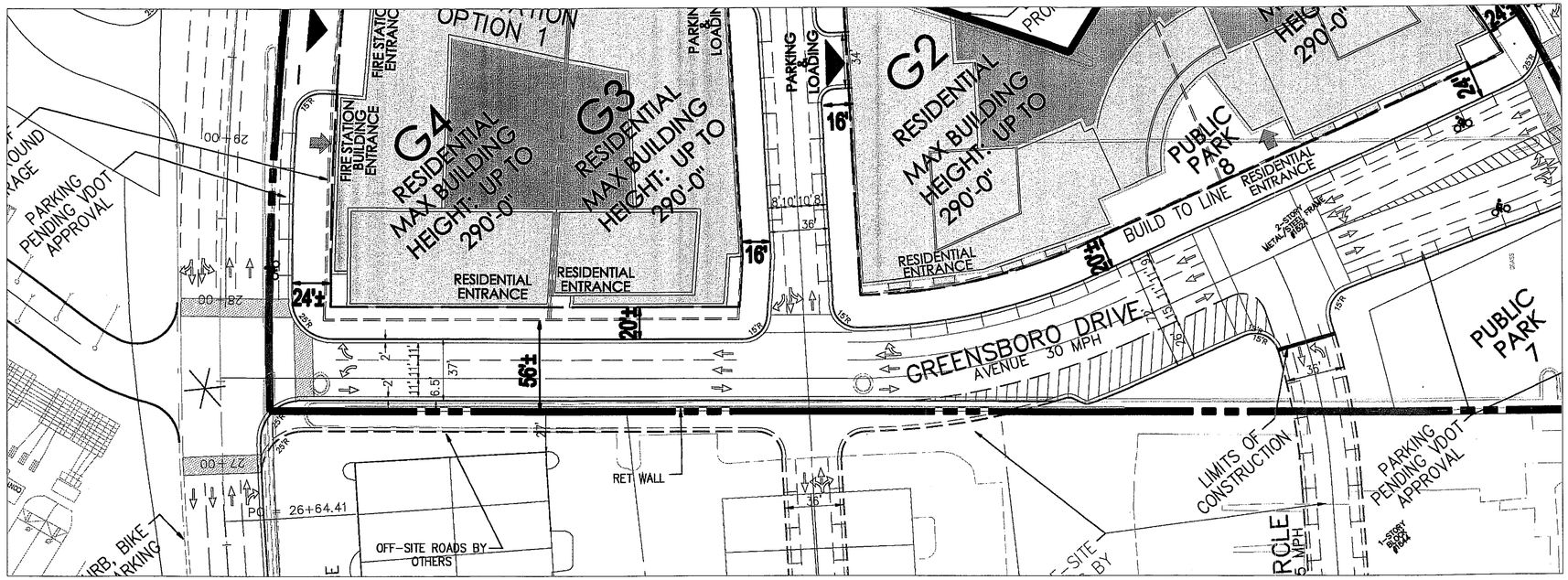
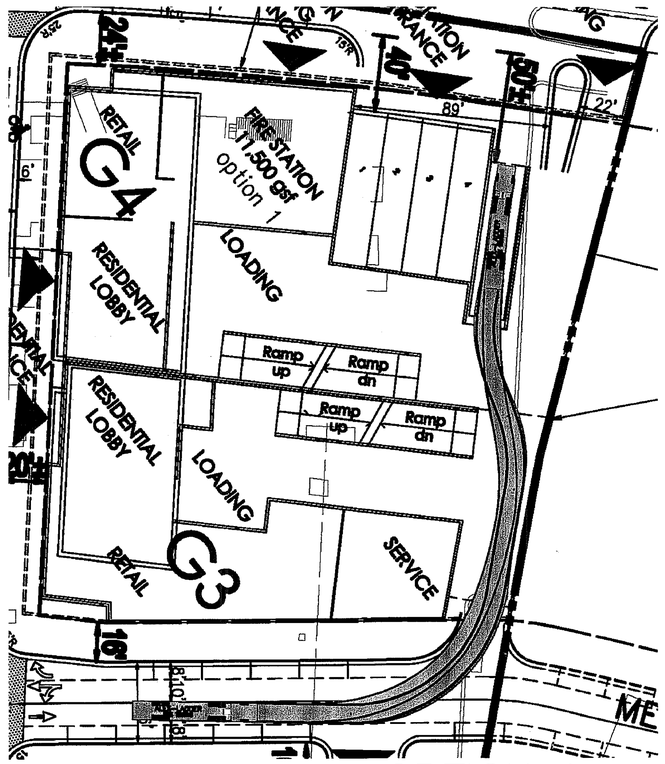
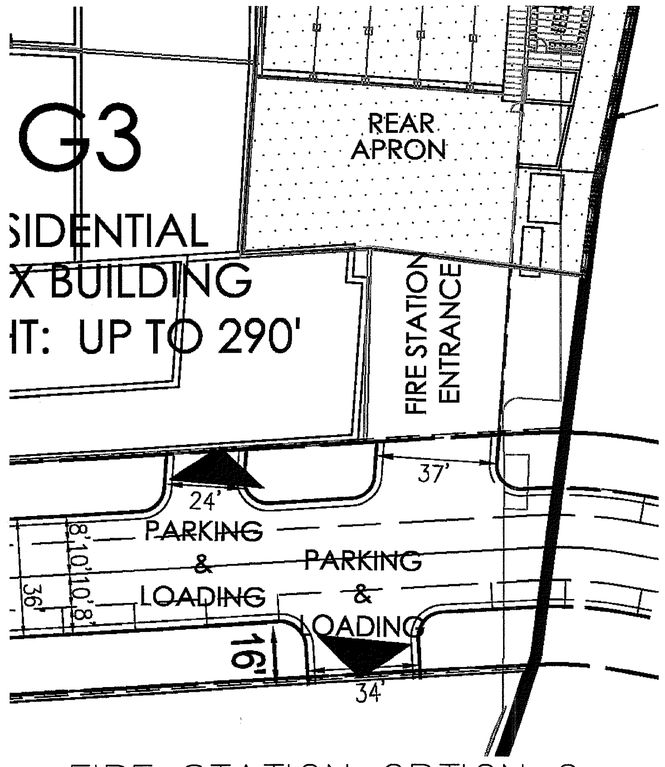


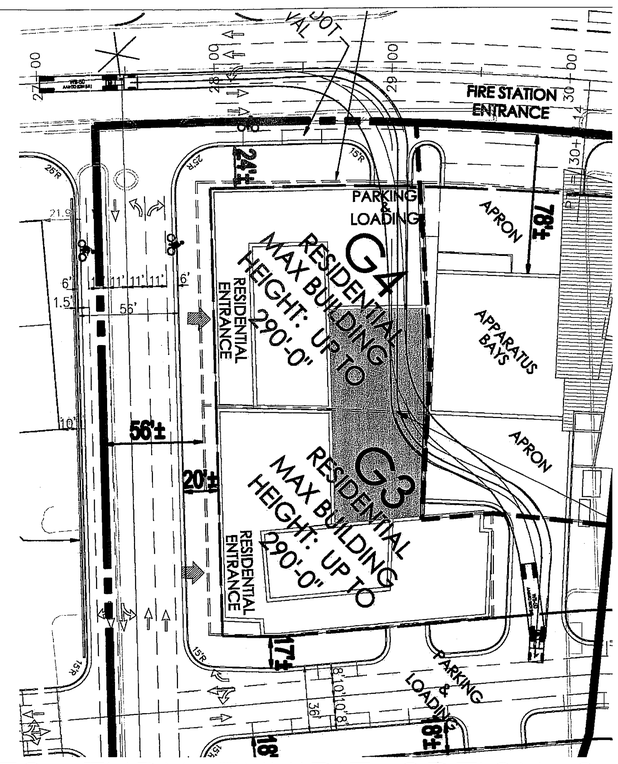
3 LANE INTERIM GREENSBORO DRIVE



FIRE STATION OPTION 1
LAND AREA DETAILS SCALE: 1"=40'



FIRE STATION OPTION 2
LAND AREA DETAILS SCALE: 1"=40'



AUTO-TURN EXHIBIT OPTION 2
DELIVERY TRUCK SCALE: 1"=40'

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CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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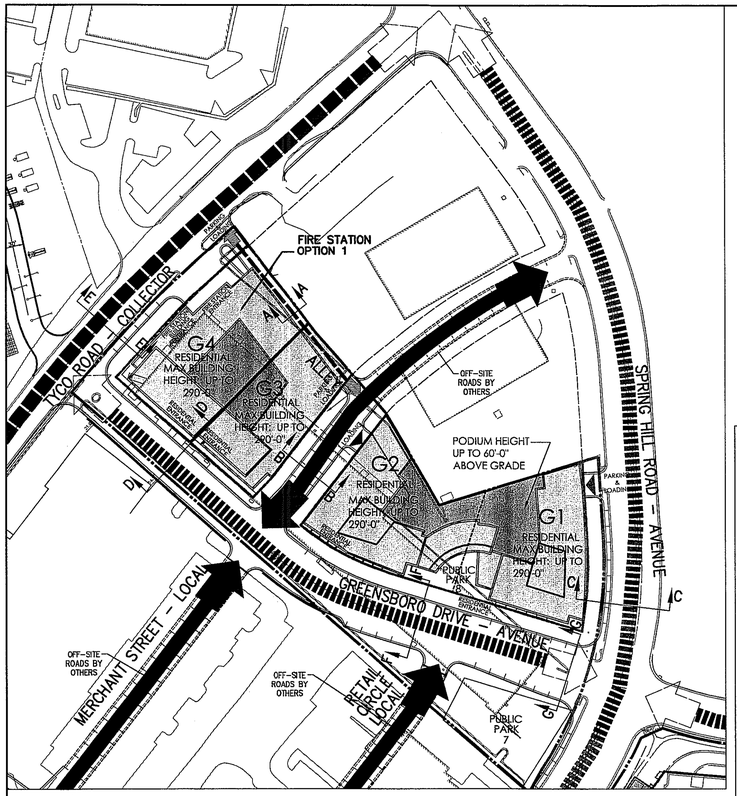
INTERIM GREENSBORO DRIVE / FIRE STATION DETAIL

SCALE: NTS

C-9



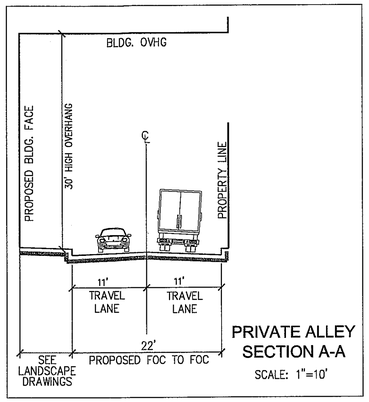
LEGEND:

PUBLIC AVENUE

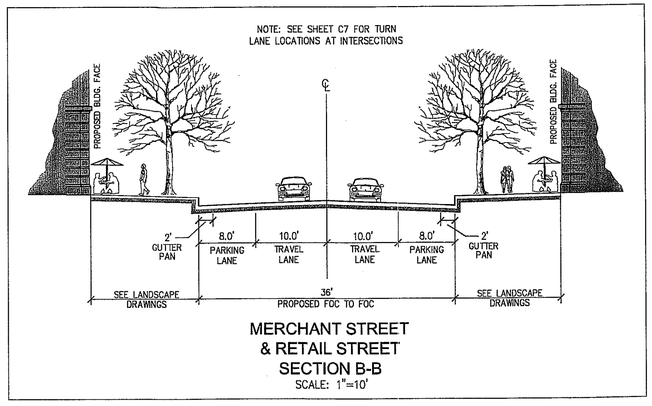
PUBLIC COLLECTOR

LOCAL STREET

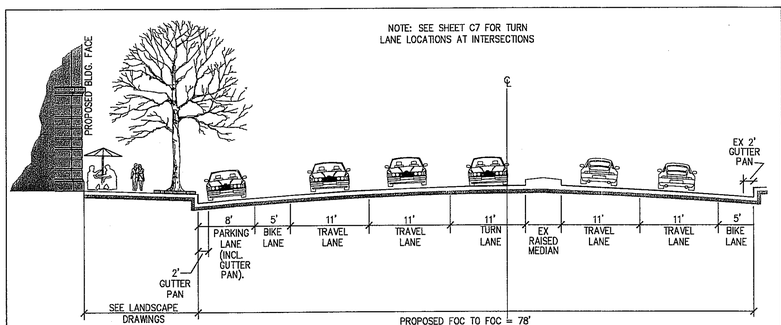
SERVICE ALLEY



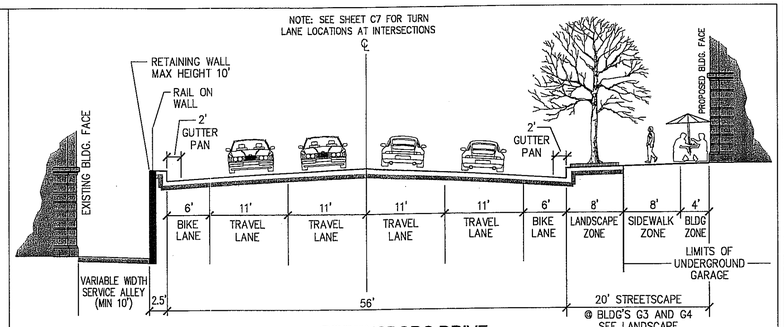
PRIVATE ALLEY
SECTION A-A
SCALE: 1"=10'



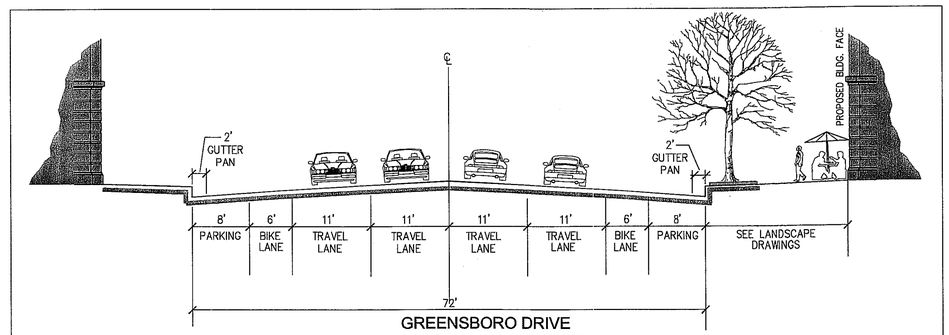
MERCHANT STREET
& RETAIL STREET
SECTION B-B
SCALE: 1"=10'



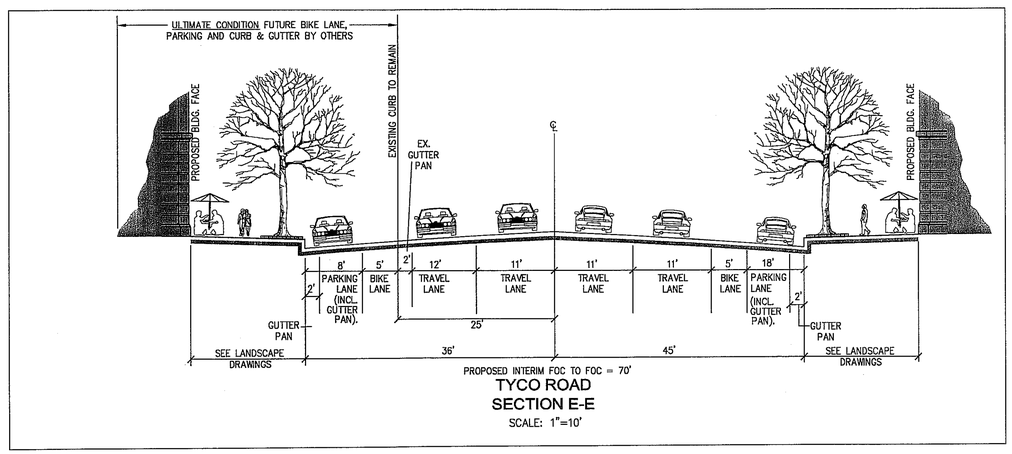
SPRING HILL ROAD
SECTION C-C
SCALE: 1"=10'



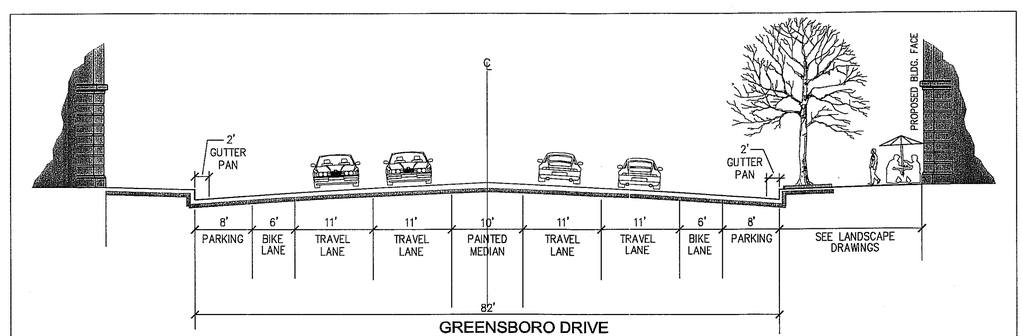
GREENSBORO DRIVE
(between Merchant and Tyco)
SECTION D-D
SCALE: 1"=10'



GREENSBORO DRIVE
(between Merchant and Retail Circle)
SECTION F-F
SCALE: 1"=10'



TYCO ROAD
SECTION E-E
SCALE: 1"=10'



GREENSBORO DRIVE
(between Retail Circle and Spring Hill)
SECTION G-G
SCALE: 1"=10'

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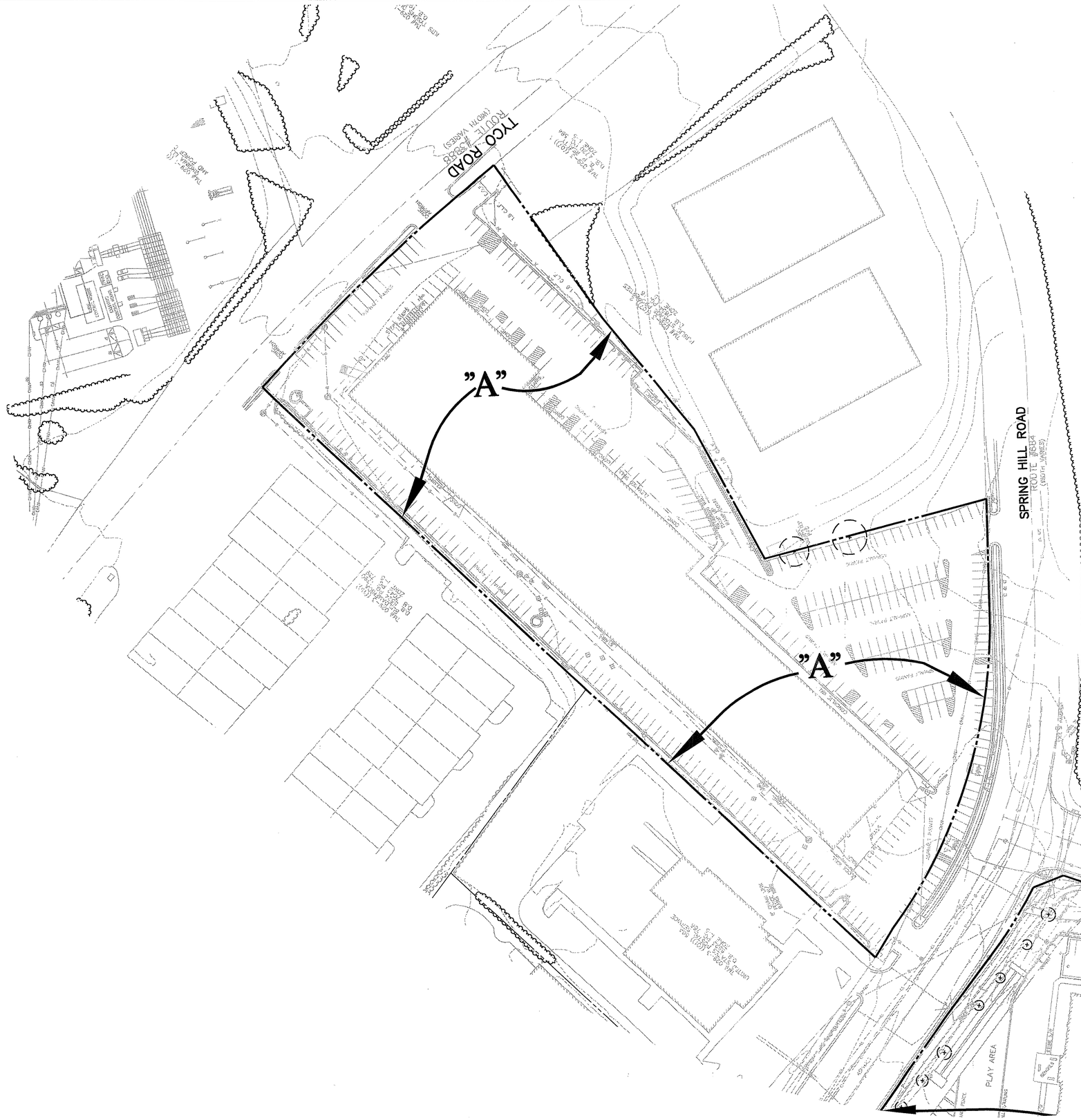
ROADWAY SECTION EXHIBITS AND CIRCULATION PLAN

SCALE: 1"=100'

C-10



NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A
SIGNATURE _____ DATE 8/22/11

Application No. RZ 2010-PR-14B Staff T. Strunk
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NEIGHBORHOOD EXISTING VEGETATION MAP

Scale: 1"=50'

C-11

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EXISTING VEGETATION TABLE – NEIGHBORHOOD No. 3 PART–B

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	PARCEL DEVELOPED AS WAREHOUSE AND LIGHT INDUSTRIAL SERVICE. ALL AREAS ARE IMPERVIOUS.	N/A	239,853 SF (5.5063 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED PARKING LOT WITH LANDSCAPING AND MAINTAINED LAWN AREA.
TOTAL AREA	–	–	239,853 SF (5.5063 AC)	–	–	–

NH No. 3 PART–B VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Liriodendron tulipfera – Yellow Poplar

NH No. 3 PART–B EVM NARRATIVE

APPROXIMATELY 95% OF THE NEIGHBORHOOD 3 HAS BEEN DEVELOPED WITH A BOX BUILDING AND PERIPHERAL ASPHALT PARKING LOT. THERE IS NO INTERIOR PARKING LOT LANDSCAPING. THE EXISTING VEGETATION CONSIST OF TWO MATURE TULIP POPLARS THAT ARE LIKELY REMNANTS OF VEGETATION WHEN THE SITE WAS DEVELOPED.THE CONDITION AND HEALTH OF THESE TWO TREES IS GOOD. THESE TREES SHOW GOOD COLOR, VIGOR AND FORM.

NEIGHBORHOOD No. 3 IS ZONED PTC AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12–0507.4. THEREFORE TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12–0507.4.

NEIGHBORHOOD No 3			
Table 12.3 Tree Preserve Target Calculations and Statement Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	1,669	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	1%	
C	Percentage of 10-year tree canopy required for site =	23,985	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	1%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-12	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4

ENGINEERS ◇ PLANNERS ◇ LANDSCAPE ARCHITECTS ◇ SURVEYORS ◇ SUSTAINABLE DESIGN

May 25, 2011

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

RE: Tree Preservation Target Deviation Request
Spring Hill Station Demonstration Project
Neighborhood 3 – Part B
FDP/RZ 2010-PR-014
VIKA # V7018C

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In the Fairfax County Comprehensive Plan, adopted on June 22, 2010, the referenced site is located within the Tysons Corner Urban Center. The referenced FDP plan submittal is associated with a site which is identified as Neighborhood 3 – Part B. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

The existing vegetation on the referenced site may have been planted with the development of the subject property. Neighborhood 3 will be entirely razed of all existing features for total redevelopment. This redevelopment will include a major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. Therefore, it is requested that UFMD deem the tree preservation requirements will be hereby be satisfied with the planting of the 10-year tree canopy requirements. In accordance with the Tysons Corner Urban Center recommendations, the proposed preliminary landscape 10-year tree canopy calculations will provide canopy coverage of 13,893 SF. Therefore, the new landscape specified with this redevelopment will meet the 10-year tree canopy requirements. The 10% landscape canopy coverage will be provided with the landscape plan at the time of the PDP submittal. Please refer to the landscape plans, tabulations and computations in this submittal.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ◇ McLean, Virginia 22102 ◇ 703.442.7800 Fax 703.761.2787
McLean, VA ◇ Germantown, MD ◇ Washington, DC
www.vika.com

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

Sincerely,
VIKA, Inc.

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

NPK/nek

cc: Dan Avrit, RLA, - Parker Rodriguez
Robert R. Cochran, Associate Principal – VIKA, Inc
Todd Nelson, Urban Forrester II, Fairfax County UFMD

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CDP (Revision)	07.06.11
CDP (Revision)	08.05.11
CDP (Revision)	08.22.11

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A
SIGNATURE _____ DATE 8/22/11

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

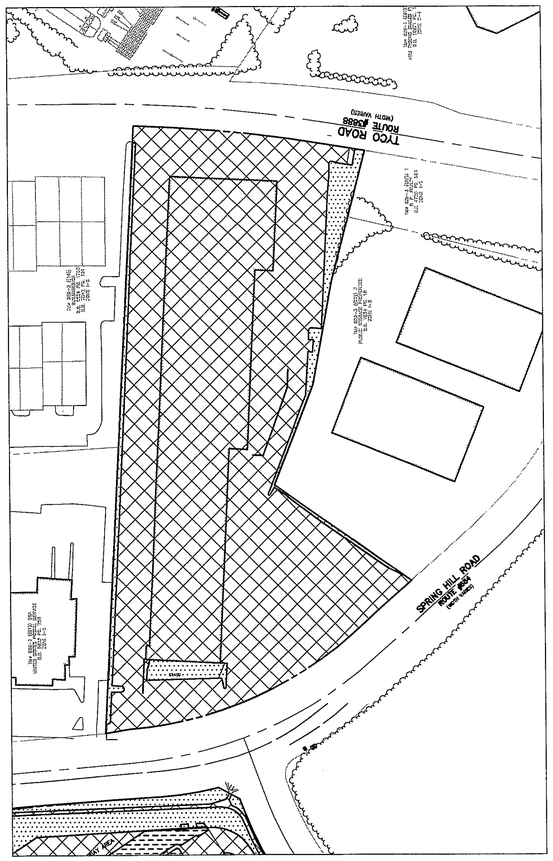
©2003 WDG Project No: WA08031

EXISTING VEGETATION MAP TABULATIONS

Scale: 1"=50'

C–12

P:\Planning\Projects\7018\dwg\SHS-N3B\V7018107-N3B EVM.dwg 8/22/2011 9:05:45 AM EDT



EXISTING CONDITION EXHIBIT

LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA
- GREEN ROOF PERVIOUS AREA

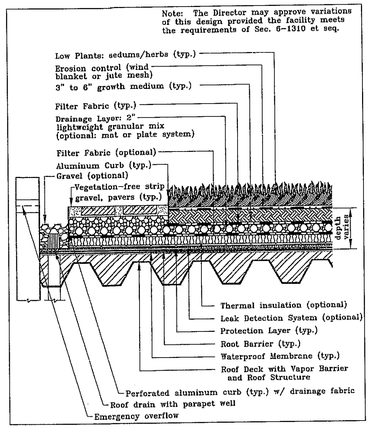
GRAPHIC SCALE

100 0 50 100 200 400

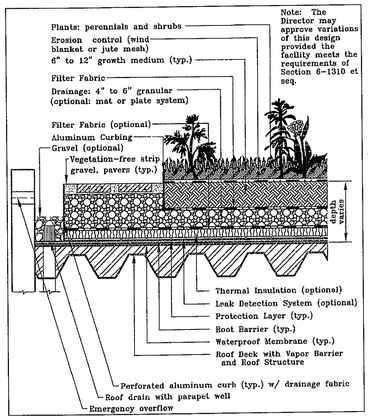
(IN FEET)
1 inch = 100 ft.

PERVIOUS / IMPERVIOUS AREA SUMMARY (EXISTING CONDITION)

		Total		Impervious		Pervious	
		S.F.	Ac.	S.F.	Ac.	S.F.	Ac.
PART B							
Neighborhood 3							
	Building	80,244.58	1.84	80,244.58	1.84	0.00	0
	Road/Sidewal	143,719.99	3.3	143,719.99	3.3	0.00	0
	Green Roof	0	0	0	0	0	0
	Grass	15,143.93	0.35	0	0	15,143.93	0.35
Subtotal				223,964.57	5.14	15,143.93	0.35
Total		239,108.50	5.49		93.62%		6.38%



GREEN ROOF CROSS SECTION
NOT TO SCALE



ALTERNATIVE GREEN ROOF CROSS SECTION
NOT TO SCALE

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A (STORM VAULTS)

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
G1 CISTERN	0.77*	0	0.77*	382	2,245	N/A
G2 CISTERN	0.91*	0	0.91*	450	2,652	N/A
G3 CISTERN	0.49*	0	0.49*	243	1,428	N/A
G4 CISTERN	0.58*	0	0.58*	208	1,675	N/A
GREEN ROOF PERVIOUS	0.89*	0	0.89*	38,765	1,615	N/A
TOTAL	3.64	0	3.64	40,051	9,615	

*APPROXIMATE

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 17. Pond inlet and outlet pipe systems are shown on Sheet 17

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A (STORM VAULTS) Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A (STORM VAULTS)

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 13

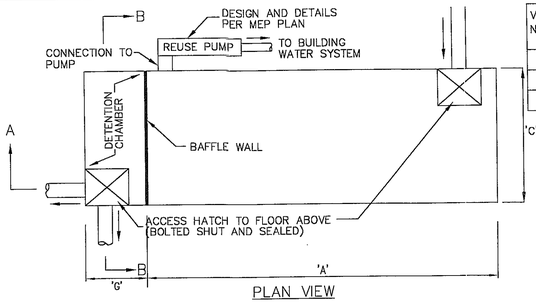
☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 17.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 17

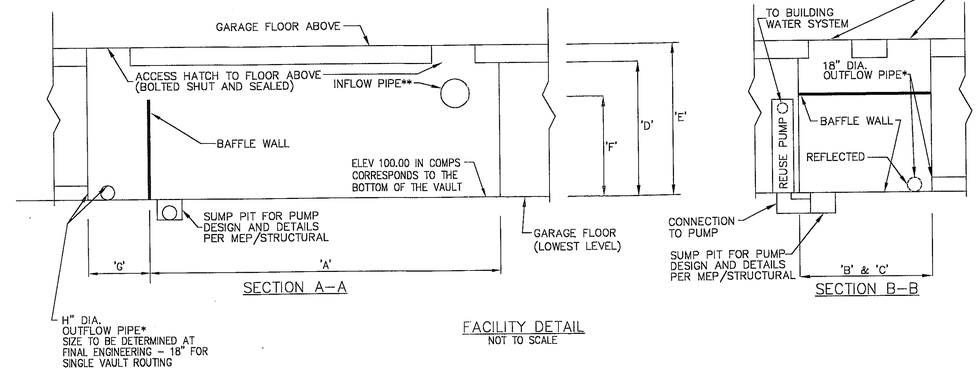
☒10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 5.

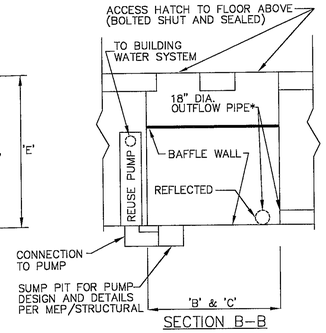
☒11. A submission waiver is requested for ALLOW STORM VAULTS TO SERVE RESIDENTIAL UNITS

☐12. Stormwater management is not required because _____



PLAN VIEW





SECTION B–B

FACILITY DETAIL
NOT TO SCALE

VAULT / NEIGH. #	A LENGTH FT	B TOTAL WIDTH FT	C REUSE WIDTH FT	D REUSE DEPTH FT	E DEPTH (W/ SLAB) FT	F STORAGE DEPTH FT	G DETENTION CHAMBER SIZE (FT)	H OUTLET PIPE DIA IN
1	240	17	17	9	10	8	4	18
2	110	17	17	9	10	8	32	15
3	100	17	17	9	10	8	4	18

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING, AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THE FDP.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF A GREEN ROOF, POROUS PAVEMENT, AS WELL AS THE STORING OF WATER IN VAULTS FOR REUSE (E.G. IRRIGATION, AIR CONDITIONING ETC.) AND DETAINING WATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT. THIS STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: LEED

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED REQUIREMENTS. BECAUSE THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE LEED REQUIREMENT (AND THEREFORE THE TARGET FOR THIS PLAN) IS TO REDUCE THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION FOR THE 2-YR, 24 HOUR STORM EVENT TO 25% LESS THAN THE TOTAL VOLUME RELEASED FOR THIS SAME STORM EVENT IN THE EXISTING SITE CONDITION. ADDITIONALLY, THE PEAK RELEASE RATE FOR THE 2-YR STORM IN THE POST DEVELOPED CONDITION WILL BE EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE 2-YR STORM IN THE EXISTING CONDITION. FOR THIS CALCULATION, A LEED BOUNDARY HAS BEEN ESTABLISHED CONSISTING OF THE BUILDING AND GARAGE FOOTPRINTS (2.75 AC).

PART II: CAPTURE/CONTROL 1" RAINFALL

THE SECOND GOAL OF THE COMPREHENSIVE PLAN IS TO CONTROL/CAPTURE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE. COMPUTATIONS HAVE BEEN PROVIDED USING THE RUNOFF REDUCTION METHOD DEMONSTRATING THAT THE PROPOSED RUNOFF VOLUME OF THE ENTIRE SITE REPRESENTS A 67% DECREASE FROM THE EXISTING RUNOFF VOLUME. BMP REDUCTIONS FOR THE GREEN ROOF AND CISTERN HAVE BEEN FACTORED INTO THIS CALCULATION. IT IS POSSIBLE THAT DURING THE FDP THAT ADDITIONAL LID FEATURES LIKE POROUS PAVERS AND/OR TREE BOX FILTERS WILL BE INCLUDED TO FURTHER REDUCE THIS VALUE.

PART III: PFM COMPLIANCE

ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-YR STORM PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE AFOREMENTIONED REUSE VOLUME (SIMPLY STORING ALL OF THIS RUNOFF WILL REDUCE THE POST DEVELOPED PEAK RATE), AND THROUGH ADDITIONAL DETENTION IN THE VAULT "DOWNSTREAM" OF THE REUSE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR 10-YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION 10-YR STORM. THE PEAK RELEASE RATE CONTROL FOR THE 10-YR STORM WILL BE ACCOMPLISHED IN THE SAME MANNER AS THE 2-YR PEAK RELEASE RATE CONTROL, WITH ADDITIONAL STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

CISTERN/RAINWATER HARVESTING FACILITY

THE SUBJECT APPLICATION PRESENTS COMPUTATIONS BASED ON INDIVIDUAL VAULTS IN THE PROPOSED GARAGE OF EACH BUILDING. THESE VAULTS WILL HOLD A PORTION OF THE POST-DEVELOPED RUNOFF VOLUME FOR REUSE SUCH THAT THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION WILL MEET THE REQUIREMENTS OF LEED AS WELL AS THE PFM.

THE VAULTS WILL OPERATE TO PROVIDE BOTH REUSE AND DETENTION IN TWO (2) SEPARATE CHAMBERS. WATER WILL FLOW INTO THE FIRST CHAMBER WHICH HAS NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING/MECHANICAL SYSTEMS FOR REUSE. BY CONTROLLING THE HEIGHT OF THE BAFFLE WALL SEPARATING THE WATER REUSE CHAMBER FROM THE DETENTION CHAMBER, THE REUSE VOLUME CAN BE SET AT THE DESIRED VALUE TO ACHIEVE THE AFOREMENTIONED 25% REDUCTION. ONCE THE REUSE CHAMBER IS FULL (DURING A LARGE STORM EVENT) WATER WILL CREST THE WALL SEPARATING THE CHAMBERS AND ENTER THE DETENTION CHAMBER. IN THE DETENTION CHAMBER THE OUTFLOW WILL BE CONTROLLED BY THE OUTFLOW PIPE ACTING AS A CONTROL ORIFICE, OR PENDING FINAL DESIGN, A RISER STRUCTURE CREATED BY ENCLOSING THE OUTFLOW PIPE BEHIND INTERIOR VAULT WALLS. THE OUTFALL FROM THE DETENTION CHAMBER MAY BE PUMPED IN ORDER TO CONNECT TO THE EXISTING STORM DRAIN SYSTEM ADJACENT TO THE NEW GARAGE.

IN ORDER TO ROUTE EACH VAULT, WHICH IN ESSENCE IS TWO (2) FACILITIES ACTING IN SERIES, THE VIRGINIA TECH URBAN HYDROLOGY MODEL (VTPSUHM) WAS USED. THE RESULTS OF THESE ROUTINGS ARE INCLUDED IN THIS APPLICATION. THE COMPUTATIONS CONTAINED IN THE SUBJECT APPLICATION, AS WELL AS THE ROUTINGS, DEMONSTRATE THAT THE SUBJECT STORMWATER MANAGEMENT DESIGN HAS MET THE THREE TARGET GOALS HOLDING A SUFFICIENT AMOUNT OF RUNOFF VOLUME FOR REUSE TO REDUCE THE TOTAL POST DEVELOPED RUNOFF VOLUMES RELEASED TO LEVELS 25% LESS THAN THE EXISTING CONDITION RUNOFF VOLUMES FOR THE 2-YR, 24 HOUR STORM EVENT, REDUCING THE PEAK RELEASE RATE IN THE POST DEVELOPED CONDITION FOR THE 2-YR STORM TO A LEVEL 25% LESS THAN THE EXISTING CONDITION PEAK 2-YR STORM RUNOFF RATE, AND REDUCING THE PEAK RELEASE RATE FOR THE POST DEVELOPED 10-YR STORM TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RUNOFF RATE FOR THE 10-YR STORM.

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

Application No. **RZ 2010-PR-014B** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP)
SEE PROFFERS DATED: **9/20/2011**
SEE CDP CONDITIONS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet 13 of 44

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Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10
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CDP (Revised)	04.25.11
CDP (Revised)	04.29.11
CDP (Revised)	05.06.11
CDP (Revised)	05.27.11
CDP (Revised)	07.06.11
CDP (Revised)	08.05.11
CDP (Revised)	08.22.11

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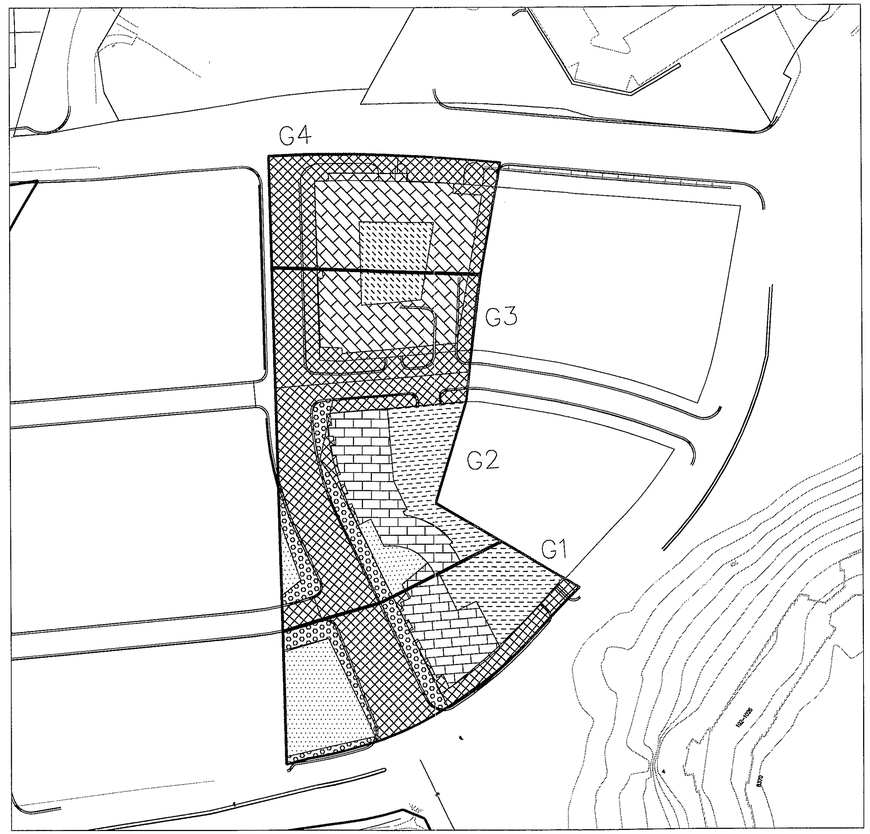
CDP
PART B-N3
SWM PLAN

Scale: AS SHOWN

C-13



SOIL TYPE EXHIBIT

NOTE: HATCH PATTERNS ARE NOT INTENDED AS A LEGEND, ONLY TO HELP DISTINGUISH SOIL TYPE BOUNDARIES WITHIN PROPERTY BOUNDARIES

SOIL TABULATION

DESIGNATION	SOIL NAME	HYDROLOGIC CLASS
55B2	GLENELG	B
10B1	GLENVILLE	C
8B+	WORSHAM	B
55C1	GLENELG	B
20B+	MEADOWVILLE	B
113C2	FAIRFAX (GR SIL)	B

BUILDING

ROAD/SIDEWALK

GREEN ROOF

POROUS PAVERS

PARKS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PERVIOUS/IMPERVIOUS AREA SUMMARY (PROPOSED CONDITION)

		Total		Impervious		Pervious	
		S.F.	Ac.	S.F.	Ac.	S.F.	Ac.
PART B							
Neighborhood 3							
	Building	69,375.16	1.59	69,375.16	1.59	0.00	0
	Road/Sidewal	93,322.24	2.14	93,322.24	2.14	0.00	0
	Green Roof	38,608.56	0.89	19,304.28	0.44	19,304.28	0.44
	Porous Pavers	18,245.75	0.42	0.00	0	18,245.75	0.42
	Parks	19,592.69	0.45	0	0	19,592.69	0.45
Subtotal				182,001.68	4.17	57,142.72	1.31
Total		239,144.40	5.49		75.96%		23.86%

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CDP (Revised)	08.22.11

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CDP
PART B–N3
SWM PLAN
Scale: 1"=100'

C–14

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NOTE: ALL SWM FACILITIES SHOWN HERE ON ARE APPROXIMATE FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN

STORMWATER MANAGEMENT STATEMENT

THE GOAL OF STORMWATER MANAGEMENT MEASURES FOR THE SUBJECT REZONING AREA IS TO PROTECT THE DOWNSTREAM RECEIVING WATERS IN THE TYSONS CORNER AREA FROM FURTHER DEGRADATION WHILE PROVIDING SUFFICIENT CONTROLS TO PROPORTIONALLY IMPROVE THE CONDITION OF SAID RECEIVING WATERS. THROUGH THE USE OF AGGRESSIVE AND INNOVATIVE STORMWATER MANAGEMENT PLANNING AND TECHNIQUES, THE SUBJECT REZONING AREA WILL PROVIDE BOTH WATER QUANTITY AND WATER QUALITY CONTROLS TO ACHIEVE THE ABOVE STATED GOAL.

WHILE HISTORICAL WATER QUANTITY CONTROLS HAVE BEEN FOCUSED ON REDUCING THE PEAK FLOW RATES FROM POST-DEVELOPED SITES TO LEVELS EQUAL TO OR LESS THAN THE PEAK FLOW RATES FOR PRE-DEVELOPED SITES, THIS TACTIC ACCOUNTS FOR ONLY PART OF THE IMPACT DEVELOPMENT HAS ON STORM WATER RUNOFF. THAT IS TO SAY, DEVELOPMENT WILL AFFECT NOT ONLY PEAK RUNOFF RATES, BUT ALSO TOTAL RUNOFF VOLUME. ALTHOUGH THIS HISTORICAL PEAK SHAVING METHODOLOGY ENSURES THE DOWNSTREAM RECEIVING CHANNELS ARE CAPABLE OF CONVEYING THE POST-DEVELOPED PEAK FLOWS, IT DOES NOT ACCOUNT FOR THE INCREASED VOLUME OF RUNOFF THAT WILL BE GENERATED AS A RESULT OF DEVELOPMENT.

BECAUSE BOTH THE PEAK FLOW RATE AND THE OVERALL RUNOFF VOLUME INTRODUCED INTO THE DOWNSTREAM RECEIVING WATERS IMPACT THE CONDITION OF THE STREAMS, IT IS THE INTENT OF THIS REZONING APPLICATION TO COMMIT TO A STORMWATER MANAGEMENT PLAN WHICH NOT ONLY ATTEMPTS TO MIMIC THE PRE-DEVELOPED PEAK RELEASE RATES, BUT ALSO THE PRE-DEVELOPED RUNOFF VOLUMES. IN ORDER TO BOTH CONTROL THE POST-DEVELOPED PEAK FLOW RATES AND REDUCE THE POST-DEVELOPED RUNOFF VOLUMES, IT IS THE INTENT OF THE SUBJECT REZONING STORMWATER MANAGEMENT PLAN TO MAKE USE OF CERTAIN LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT WILL AID IN WATER RUNOFF REDUCTION AND RE-USE.

IN GENERAL, TECHNIQUES SUCH AS GREEN ROOFS, TREE BOX FILTERS, PERVIOUS HARDSCAPES/STREETSCAPES, AND STORMWATER REUSE WILL BE INTEGRATED INTO THE DEVELOPMENT WITHIN THE REZONING AREA. THESE TECHNIQUES WILL BOTH REDUCE THE TOTAL RUNOFF RELEASE FROM THE DEVELOPMENT AREA AND CONTROL THE PEAK RUNOFF RATE. MORE SPECIFICALLY:

- GREEN ROOFS WILL ALLOW FOR A PORTION OF THE RUNOFF VOLUME TO BE DECREASED THROUGH THE UPTAKE BY PLANTINGS ON THE GREEN ROOF.
- TREE BOX FILTERS WILL ALSO ALLOW FOR A DEGREE OF PLANT UPTAKE, AND CAN ALSO BE DESIGNED TO INFILTRATE PORTIONS OF THE RUNOFF VOLUME, DEPENDING ON THE CHARACTERISTICS OF THE INSITU SOILS.
- PERVIOUS HARDSCAPES/STREETSCAPES WILL ALLOW FOR INFILTRATION OF PORTIONS OF RUNOFF VOLUME THROUGH THE PERVIOUS SURFACE INTO STORAGE BELOW WHERE IT WILL BE HELD FOR INFILTRATION INTO THE GROUND, DEPENDING ON THE CHARACTERISTICS OF THE INSITU SOILS.
- CISTERNS/STORMWATER REUSE WILL ALLOW FOR RUNOFF VOLUME TO BE RECYCLED INTO THE WATER SUPPLY OF THE NEW BUILDINGS FOR ALLOWABLE PURPOSES SUCH AS LANDSCAPE IRRIGATION AND AIR CONDITIONING UNIT COOLING. SO, INSTEAD OF MERELY HOLDING RUNOFF TO REDUCE ITS PEAK FLOW RATE, RETENTION VAULTS CAN HOLD RUNOFF UNTIL IT IS REUSED IN THE BUILDINGS. THIS REUSE HAS THE ADDED BENEFIT OF REDUCING THE DEMAND ON THE DOMESTIC WATER SUPPLY, WHILE INFILTRATION TECHNIQUES WILL HAVE THE ADDED BENEFIT OF RECHARGING THE SURROUNDING WATER TABLE.
- STRUCTURAL BMPS WILL ALLOW FOR FILTRATION OF SEDIMENTS AND POLLUTANTS FROM THE RUNOFF. THEY MAY INCLUDE DEVICES SUCH AS BIO-RETENTION BASINS, DETENTION PONDS, SAND FILTERS AND PERVIOUS PAVEMENT WHICH WILL ALL ALSO ACT TO DECREASE THE RUNOFF VOLUME.
- INTEGRATED MANAGEMENT PRACTICES (IMPS) WILL ALLOW FOR REDUCTION OF POLLUTANTS AND RUNOFF BY INCORPORATING METHODS OF LOW IMPACT STRATEGIES THAT EMPHASIZE CONSERVATION AT THE SOURCE. THESE MAY INCLUDE MAINTAINING VEGETATION, IMPLEMENTING EROSION AND SEDIMENT CONTROLS, AND OTHER TECHNIQUES THAT WORK TO MITIGATE FLOW.

BEYOND REDUCING THE VOLUME OF RUNOFF FROM A POST-DEVELOPED SITE, THE ABOVE LID TECHNIQUES WILL HELP TO REDUCE THE PEAK FLOW RATES RELEASED FROM A POST-DEVELOPED SITE. BY REDUCING THE OVERALL IMPERVIOUSNESS OF THE SITE AS WELL AS DISCONNECTING IMPERVIOUS AREAS THESE TECHNIQUES WILL REDUCE THE PEAK RUNOFF RATE. THIS IS DUE TO THE FACT THAT TIMES OF CONCENTRATION FOR SUB AREAS OF THE SITE WILL INCREASE FOR CERTAIN LID TECHNIQUES, THUS AVOIDING COINCIDENT PEAKS FOR ALL OF THE SITE SUB AREAS, SOME USING LID TECHNIQUES AND SOME NOT.

REGARDING WATER QUALITY, THE USE OF GREEN ROOFS AND TREE BOX FILTERS WILL HAVE A SIGNIFICANT IMPACT ON WATER QUALITY, AS NUTRIENT UPTAKE WILL GREATLY REDUCE THE POLLUTANTS IN THE SITE RUNOFF. FURTHERMORE, INFILTRATION (PENDING THE CHARACTERISTICS OF THE INSITU SOILS) IN BOTH TREE BOX FILTERS AND PERVIOUS HARDSCAPE/STREETSCAPE WILL GREATLY IMPROVE THE QUALITY OF THE RUNOFF FROM THE POST-DEVELOPED SITE. THUS, THE USE OF THESE TECHNIQUES WILL BE USED TO MEET THE ESTABLISHED PHOSPHORUS REMOVAL REQUIREMENTS FOR THE REZONING AREAS, AS DETERMINED DURING THE REZONING PROCESS.

Application No. RZ 2010-PR-014B Staff: T. Strunk
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CDP
PART B-N3
SWM PLAN

Scale: 1"=50'

C-15

PART I: LEED COMPUTATIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : SPRINGHILL STATION — User: KB — Date: 08-11-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS

Data: Drainage Area : 2.75 Acres
Runoff Curve Number : 98
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.02	0.01	0.01
Used	0.10	0.10	0.10
Runoff (in)	2.47	2.97	4.96
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	11	13	22

TOTAL RUNOFF VOLUME (EX CONDITIONS)
1 YR: 2.75 AC x 2.47/12 x 43,560 = 24,657 CF RUNOFF
2 YR: 2.75 AC x 2.97/12 x 43,560 = 29,648 CF RUNOFF

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : SPRINGHILL STATION — User: KB — Date: 08-11-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS

Data: Drainage Area : 2.75 Acres
Runoff Curve Number : 97
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.02	0.02	0.01
Used	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.85
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	10	12	21

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR: 2.75 AC x 2.36/12 x 43,560 = 23,559 CF RUNOFF
2 YR: 2.75 AC x 2.86/12 x 43,560 = 28,550 CF RUNOFF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

1 YR: 23,559 CF – (0.75) x 24,657 CF = 5,066 CF
2 YR: 28,550 CF – (0.75) x 29,648 CF = 6,314 CF

PART II: FIRST INCH OF RAINFALL

1" RAINFALL DEPTH RUNOFF CHECK USING RUNOFF REDUCTION METHOD:

Existing Conditions

	Ac	%	Rv				
Impervious	5.14	93.62	0.95			soil type=	C
Disturbed Soils	0.35	6.38	0.22				
Forested	0	0	0.04			P(in) =	1
Total	5.49			Tv (Ac-ft)	Tv (cf)		
				0.4133	**18003**		

SOIL	Rv (Forest)
A	0.02
B	0.03
C	0.04
D	0.05

SOIL	Rv (Disturbed Soils)
A	0.15
B	0.2
C	0.22
D	0.25

Proposed Conditions

	Ac	%	Rv
Impervious	4.17	76.09	0.95
Disturbed Soils	1.31	23.91	0.22
Forested	0	0	0.04
Total	5.48		

Tv (Ac-ft)	Tv (cf)
0.3541	**15425**

Reduction from BMPs

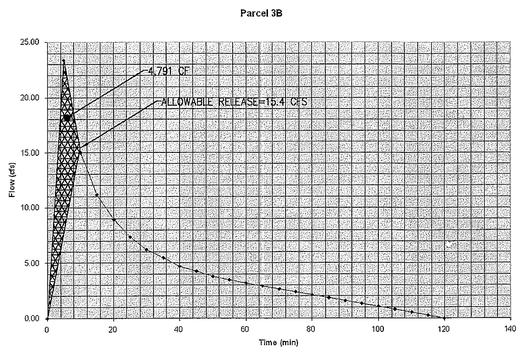
BMP	Ac	Rv	Tv (Ac-ft)	Tv (cf)	% Reduction	Reduction Volume (cf)
Green Roof	0.89	0.95	0.0705	3071	50	**1536**
Cistern/Rainwater Harvesting	2.75	0.8	0.1833	7985	100	**7985**
Adjusted Proposed Tv		**5904**				

Difference in Volume= Adjusted Proposed Tv - Existing Tv
-12099 *

*The proposed runoff volume represents a 67% decrease from existing runoff volume

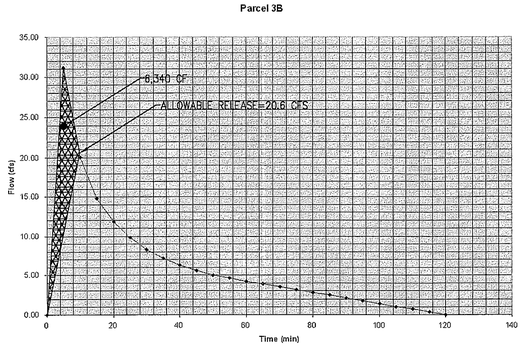
PART III: PFM COMPLIANCE

2 YEAR HYDROGRAPH



APPROXIMATE VOLUME REQUIRED FOR PEAK REDUCTION=4,791 CF

10 YEAR HYDROGRAPH



APPROXIMATE VOLUME REQUIRED FOR PEAK REDUCTION = 6,340 CF

ALLOWABLE RELEASE COMPUTATION	
1. PREDEVELOPMENT RUNOFF	
TOTAL SITE AREA = 5.49	
C = 0.93	
i2 = 5.45, i10 = 7.27	
Q2 = 27.8 cfs	
Q10 = 37.1 cfs	
2. POST DEVELOPMENT DETENTION FACILITY INFLOW	
AREA = 2.75	
C = 0.80	
i2 = 5.45, i10 = 7.27	
Q2 = 12 cfs	
Q10 = 16 cfs	
3. POST DEVELOPMENT ONSITE UNDETAINED	
AREA = 2.74	
C = 0.83	
i2 = 5.45, i10 = 7.27	
Q2 = 12.4 cfs	
Q10 = 16.5 cfs	
4. ALLOWABLE RELEASE RATE COMPUTATION	
Q Allowable = (Predeveloped runoff) - (Onsite Undetained)	
Q2 Allowable = 27.8 cfs - 12.4 cfs = 15.4 cfs	
Q10 Allowable = 37.1 cfs - 16.5 cfs = 20.6 cfs	

OVERALL SWM SUMMARY

NEIGHBORHOOD	PART I– LEED REUSE VOLUME REQUIRED (CF)	PART II– 1" RAINFALL VOL. REQUIRED (CF)	PART III– PFM REUSE VOLUME REQUIRED (CF)	REUSE VOLUME PROVIDED (CF)
3	6,314*	7,985*	6,340*	8,000

PART I: *ALLOWABLE RELEASE (2YR)
TOTAL RUNOFF VOLUME (EX CONDITIONS)
2.75 AC x 2.97/12 x 43,560 = 29,648 CF RUNOFF
TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
2.75 AC x 2.86/12 x 43,560 = 28,550 CF RUNOFF
ALLOWABLE RELEASE:
28,550 CF – (0.75) x 29,648 CF = 6,314 CF

PART II: * RUNOFF FROM FIRST INCH OF RAINFALL
CISTERN REDUCTION/CAPTURE VOLUME = 7,985 CF

PART III: * 10 YEAR APPROXIMATE VOLUME REQUIRED FOR PEAK REDUCTION = 6,340 CF

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
5.49	0	1.81	3.68	0

*Per Soils Map approximately 33% type B and 67% type C
Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates
Land Use = Existing Conditions

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(5 x (1.2 - (S / (P + 0.8)))) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Weighted CN for site
98

S for CN to C Calcs.
0.20

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc — Design Storm Rainfall Intensity (I) — in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.93	0.95	0.91

Proposed Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
27.75	*38.09*	*16.42*

Proposed Site
Land Use = Per Zoning Plans

Various Site Condition Areas (Ac) (Controlled)

Impervious Area	Pervious Area	Green Roof	Pervious Pavers
3.73	0.45	0.89	0.42

5 Minute Tc — Design Storm Rainfall Intensity (I)

2-yr	10-yr	1-yr
5.45	7.27	3.27

***Per PFM C is:
C = (I - kp) / I
where:
I = Intensity
kp = coef. of perm.
1.1 used

Weighted C (Controlled)	
0.78	2-yr
0.78	10-yr
0.77	1-yr

C for Each Area (Controlled)

Impervious Area	Pervious Area	Green Roof****	Pervious Pavers***	
0.90	0.30	0.50	0.80	2-yr
			0.85	10-yr
			0.66	1-yr

Controlled Area Peak Flow Rates

2-yr	10-yr	1-yr**
23.28	*31.21*	*13.79*

****Per PFM 0.50 used for extensive

Weighted CN (Controlled)
97

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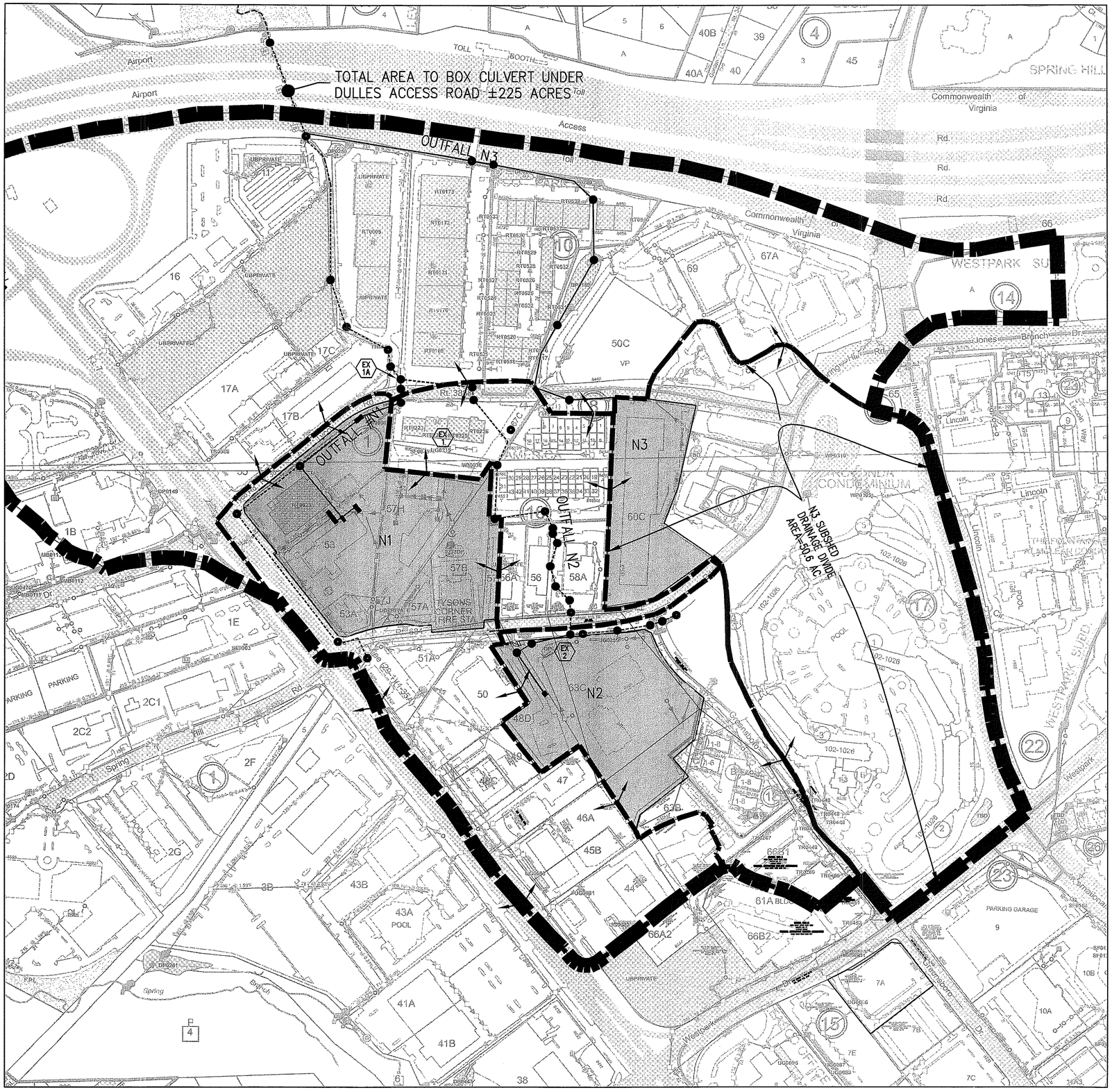
CDP
PART B–N3
SWM PLAN

Scale: N/A

C–16



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR NEIGHBORHOOD 3 IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE. THE OUTFALL FOR N3 JOINS AN EXISTING PIPE ON THE SOUTH SIDE OF THE DULLES TOLL ROAD. THE COMBINED OUTFALL RE-ENTERS A CLOSED CONDUIT SYSTEM FLOWING NORTH TO A BOX CULVERT CONVEYING RUNOFF FROM APPROXIMATELY 225 ACRES UNDER THE DULLES ACCESS ROAD. THE OUTFALL BECOMES FLOOD PLAIN AT THE DULLES ACCESS ROAD BOX CULVERT OUTFALL ON THE NORTH SIDE OF THE ROAD. THIS FLOW IS CONVEYED TO EXISTING REGIONAL POND D-67 (PULTE MCLEAN 100) THAT PROVIDES BMP AND DETENTION FOR THE WHOLE WATERSHED.

LEGEND:

DENOTES CDP N1, 2, & 3

SUB AREA DRAINAGE LINE

SUB SHED DRAINAGE LINE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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CDP
PART B-N3
OUTFALL MAP

Scale: 1"=200'

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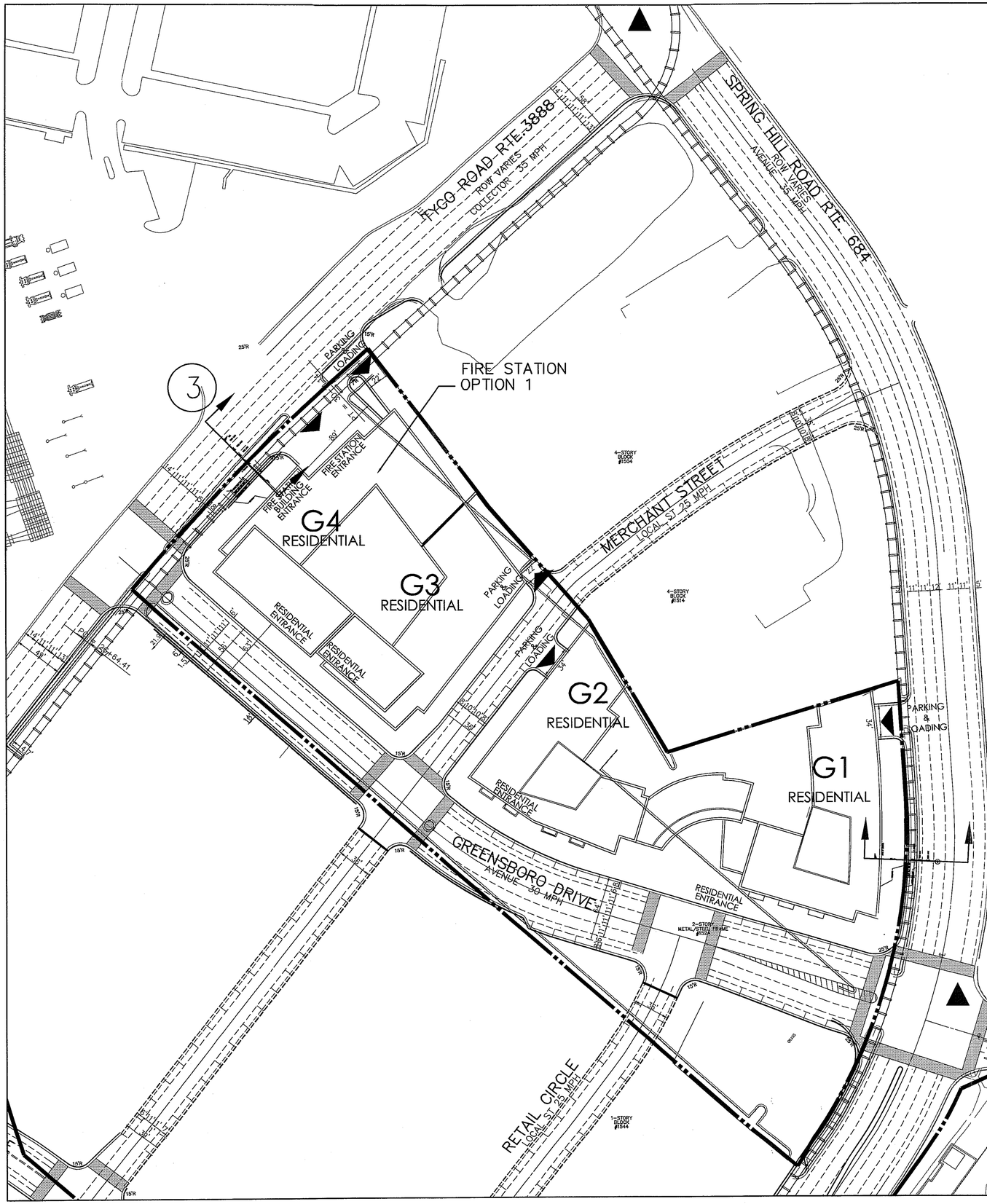
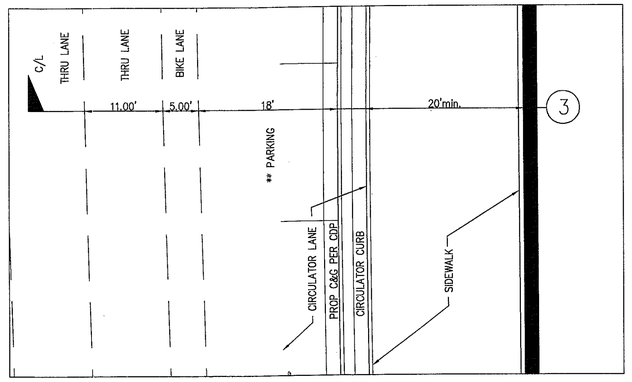


LEGEND:

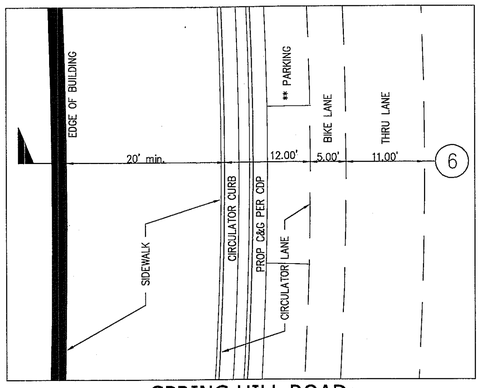
- INDICATES CIRCULATOR ROUTE 12' LANE WIDTH INCLUDES THE 2' GUTTER PAN.

- NO ON-STREET PARKING PROVIDED ONCE THE CIRCULATOR ROUTE IS OPENED.

** PARKING SUBJECT TO VDOT APPROVAL



TYCO ROAD
1"=10'



SPRING HILL ROAD
1"=10'

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CIRCULATOR PLAN

Scale: 1"=50'

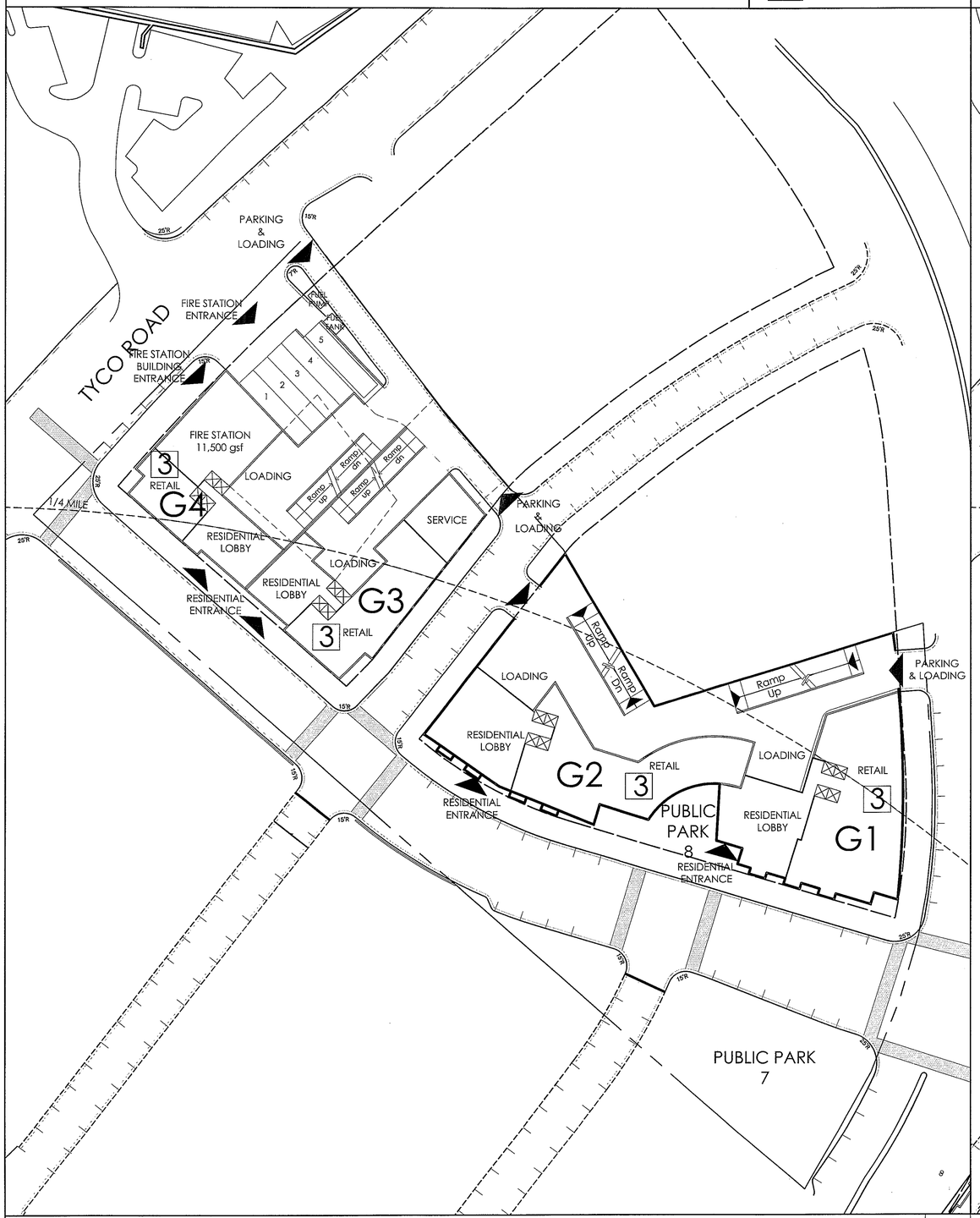
C-18

3 TIERED RETAIL APPROACH

1	PRIORITY
2	SECONDARY
3	OPTIONAL

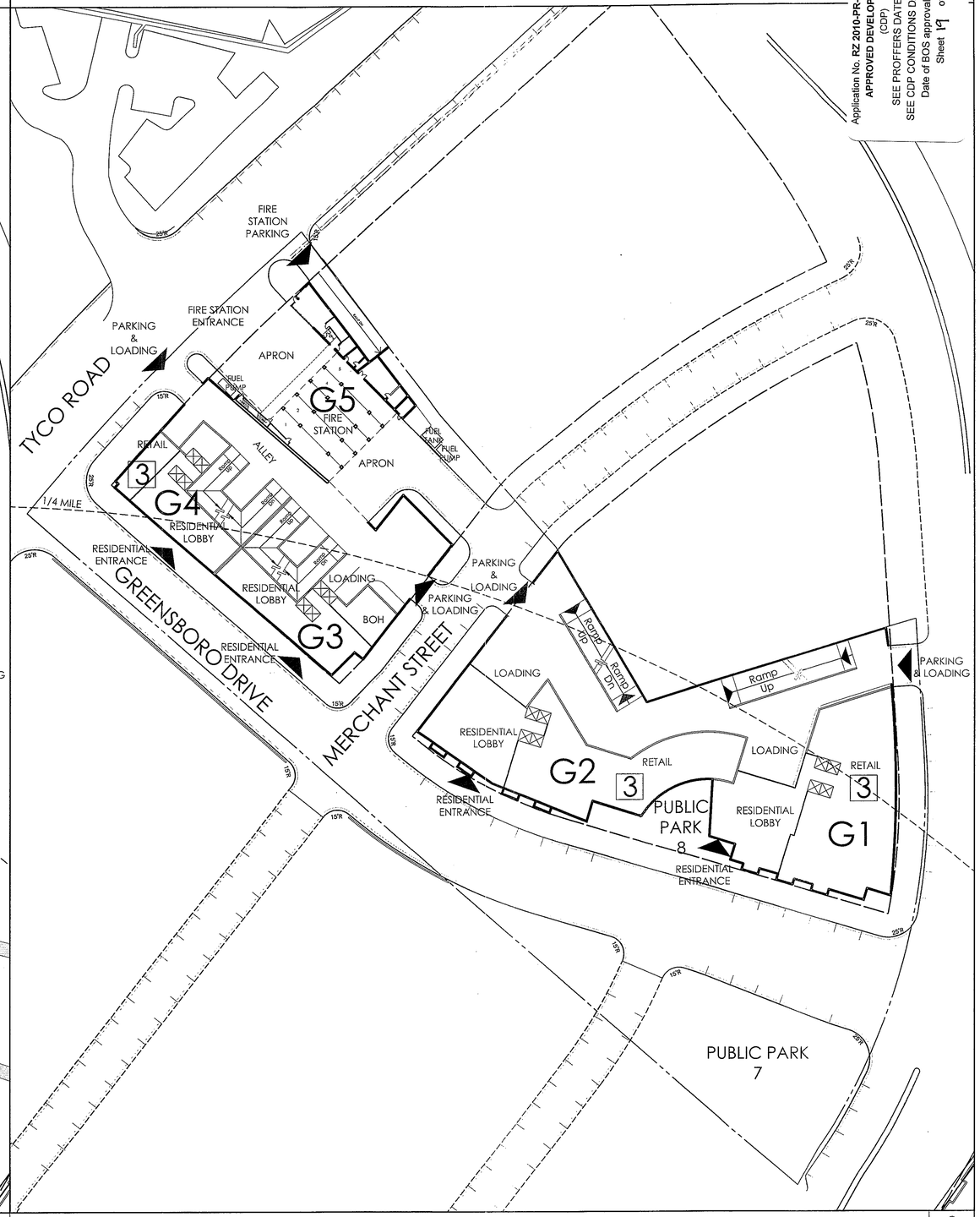
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE UP TO 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



GROUND FLOOR PLAN - OPTION 1

1" = 50'-0"



GROUND FLOOR PLAN - OPTION 2

1" = 50'-0"

Application No. RZ 2010-PR-014B *Staff: T. Strunk*
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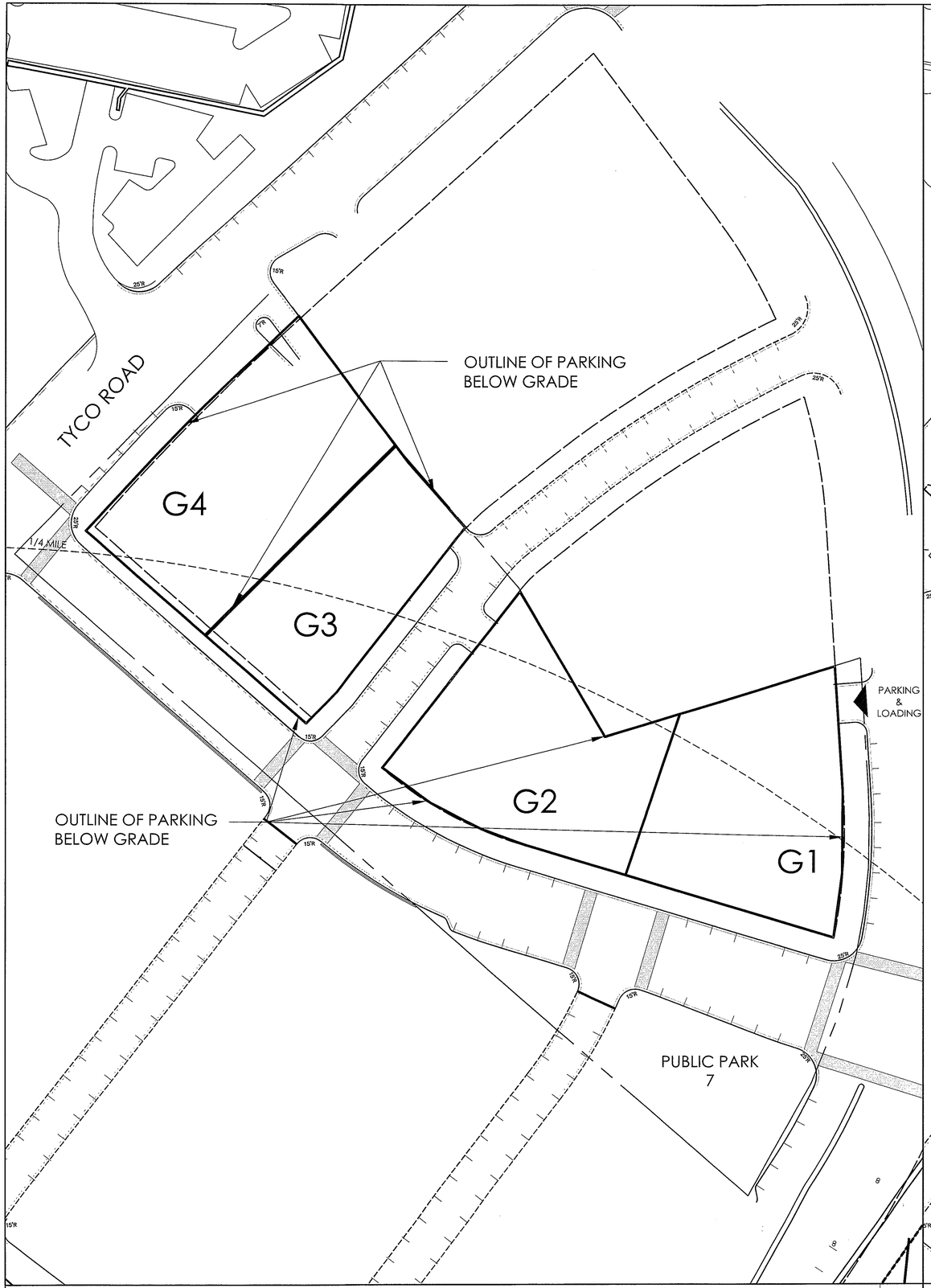
PART B - NEIGHBORHOOD 3
OVERALL GROUND FLOOR

Scale: 1" = 50'-0"

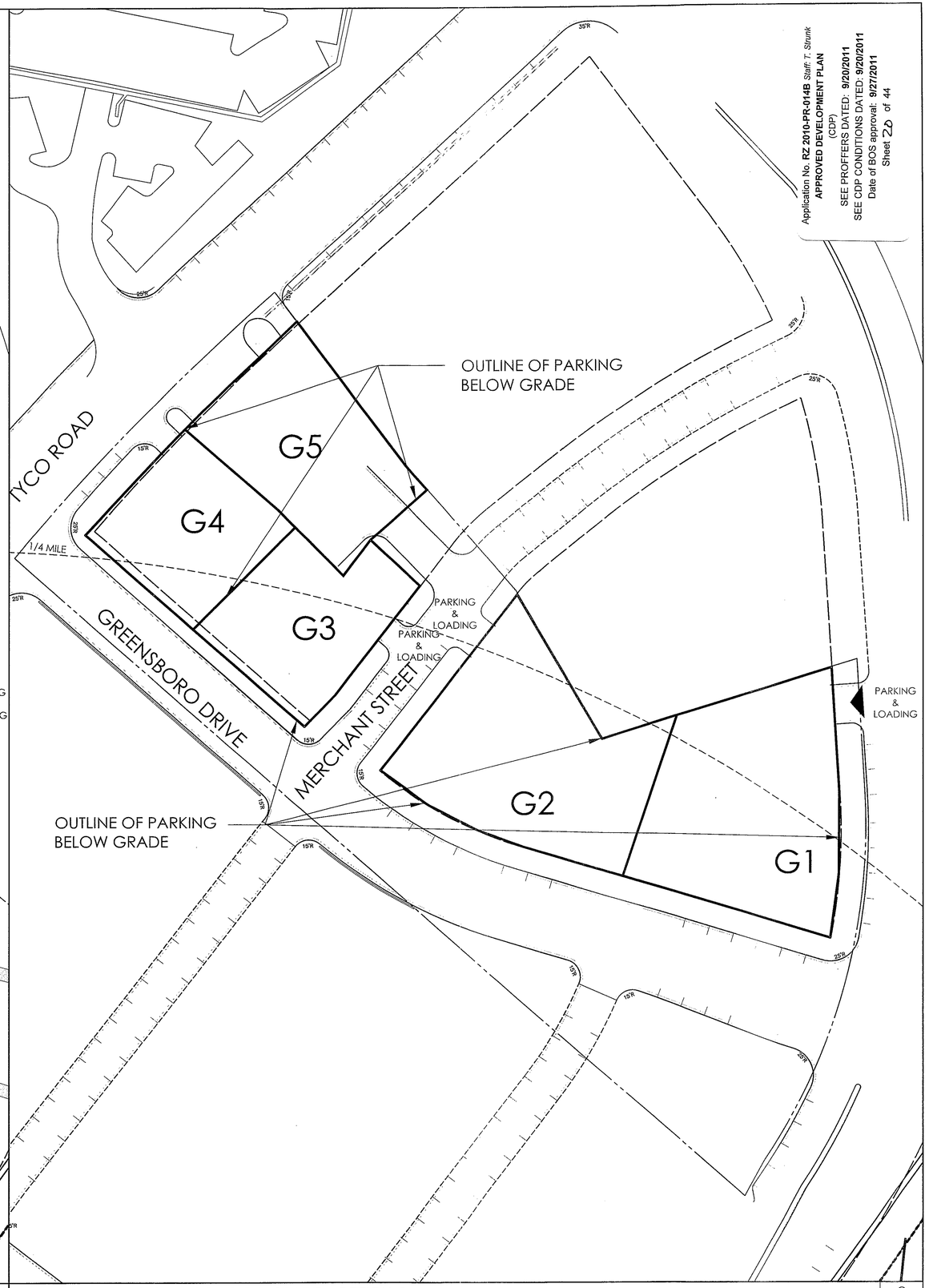
A-0.1



OUTLINE PARKING GARAGE BELOW GRADE - OPTION 1

1" = 50'-0"

1



OUTLINE PARKING GARAGE BELOW GRADE - OPTION 2

1" = 50'-0"

2

Application No. **RZ 2010-PR-014B** *Staff: T. Strunk*
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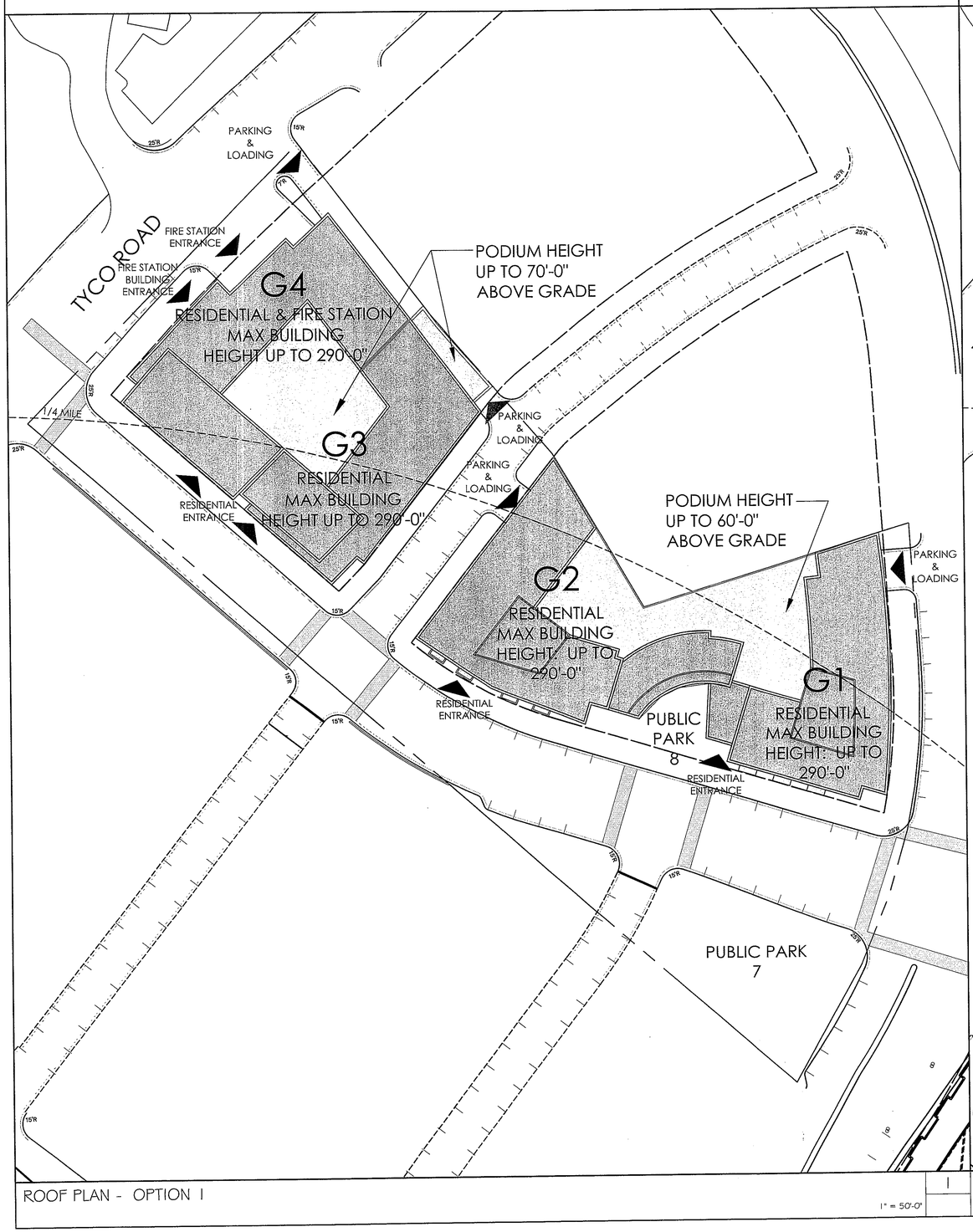
PART B - NEIGHBORHOOD 3
OVERALL OUTLINE OF BELOW GRADE PARKING

Scale: 1" = 50'-0"

A-0.2

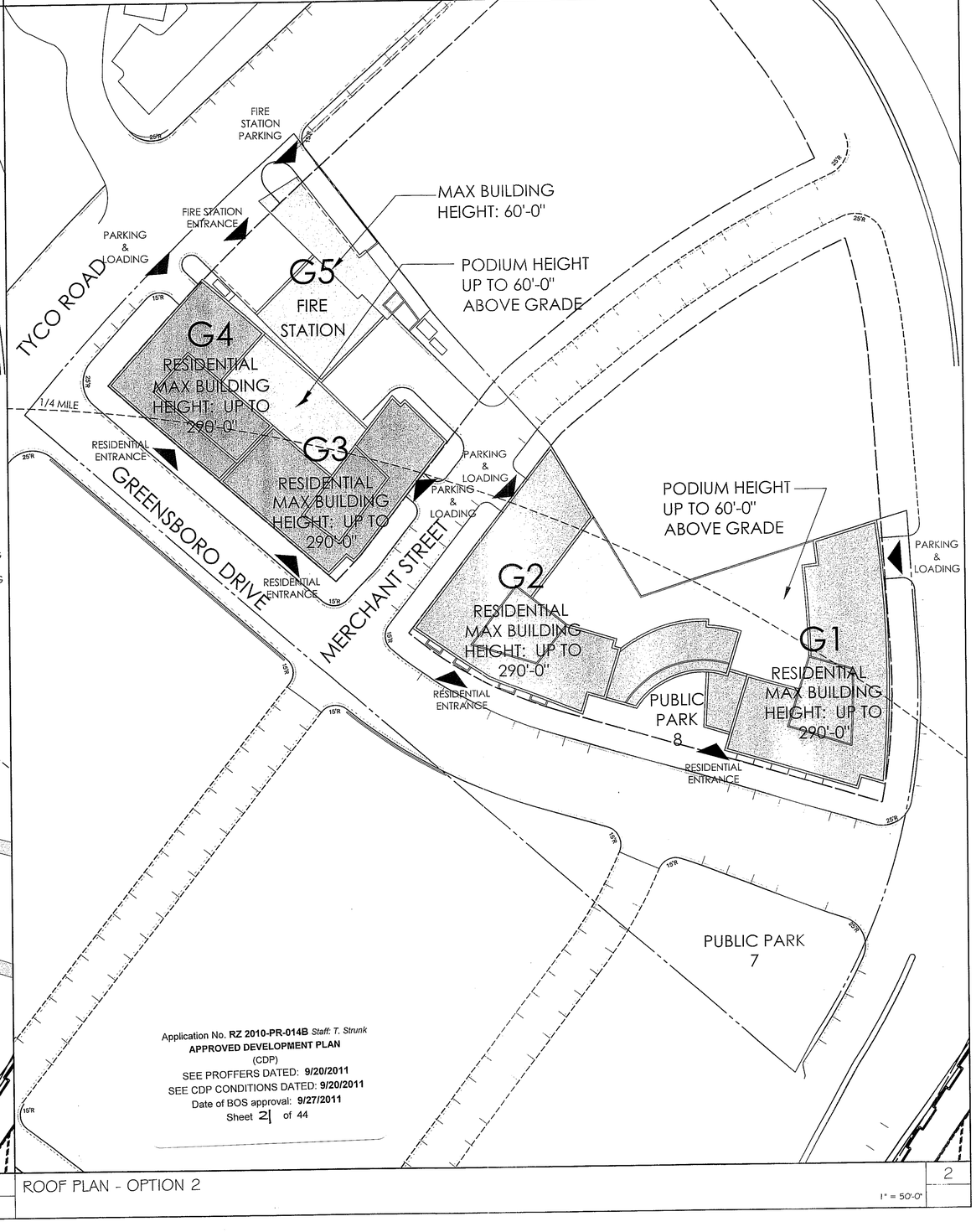
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE UP TO 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



ROOF PLAN - OPTION 1

1" = 50'-0"



ROOF PLAN - OPTION 2

1" = 50'-0"

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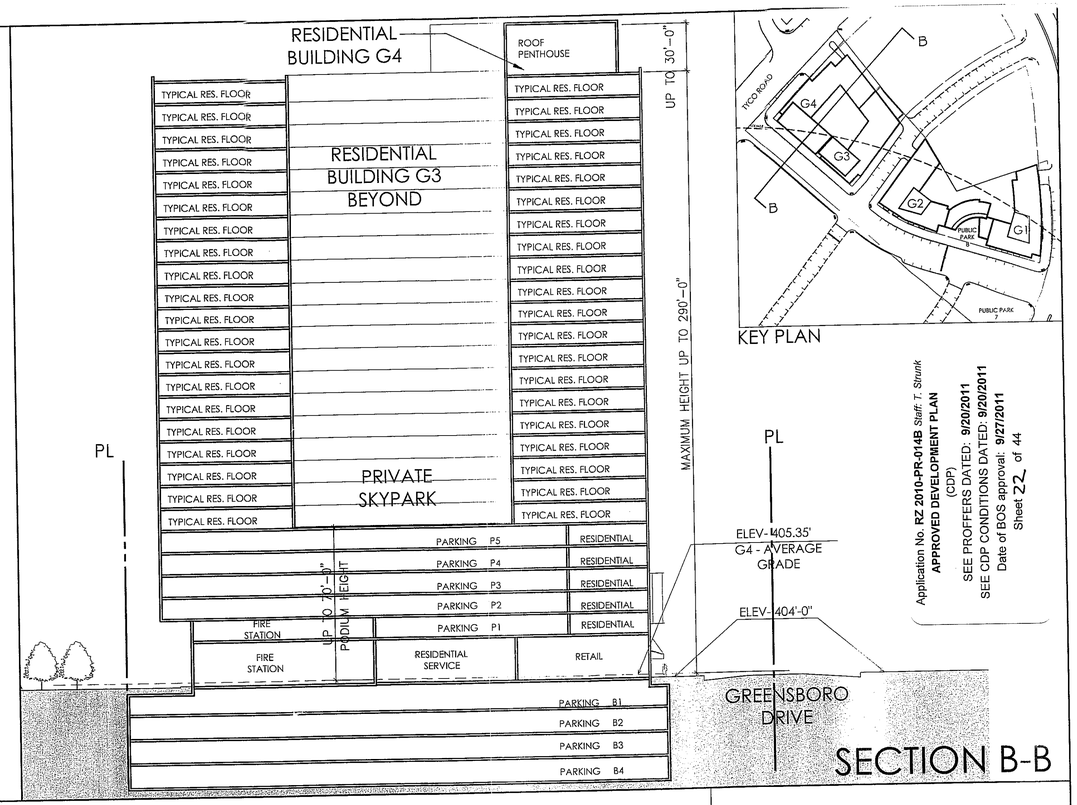
PART B - NEIGHBORHOOD 3
OVERALL ROOF PLAN

Scale: 1" = 50'-0"

A-0.3

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE ROOF TOP MECHANICAL ENCLOSURE AND ARCHITECTURAL FEATURES.
2. HEIGHT OF ROOF TOP MECHANICAL ENCLOSURE ARE UP TO 30'-0" HIGH.
3. REFER TO CIVIL DRAWINGS FOR STREET DESIGN AND SECTIONS.
4. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO FDP APPROVAL AND FINAL ARCHITECTURAL AND ENGINEERING DESIGN
5. APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LEVELS OF UNDERGROUND PROVIDED THAT THE MAXIMUM PARKING RATES ARE NOT EXCEEDED.



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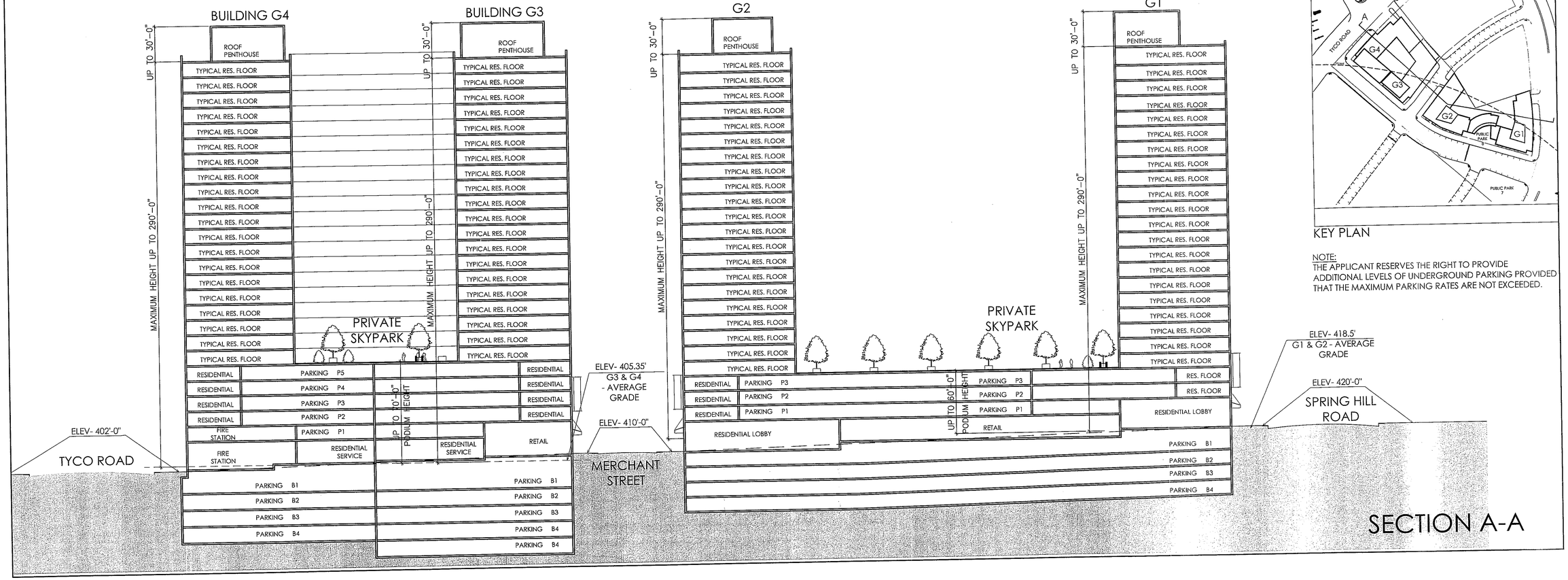

NOTE:
THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LEVELS OF UNDERGROUND PARKING PROVIDED THAT THE MAXIMUM PARKING RATES ARE NOT EXCEEDED.

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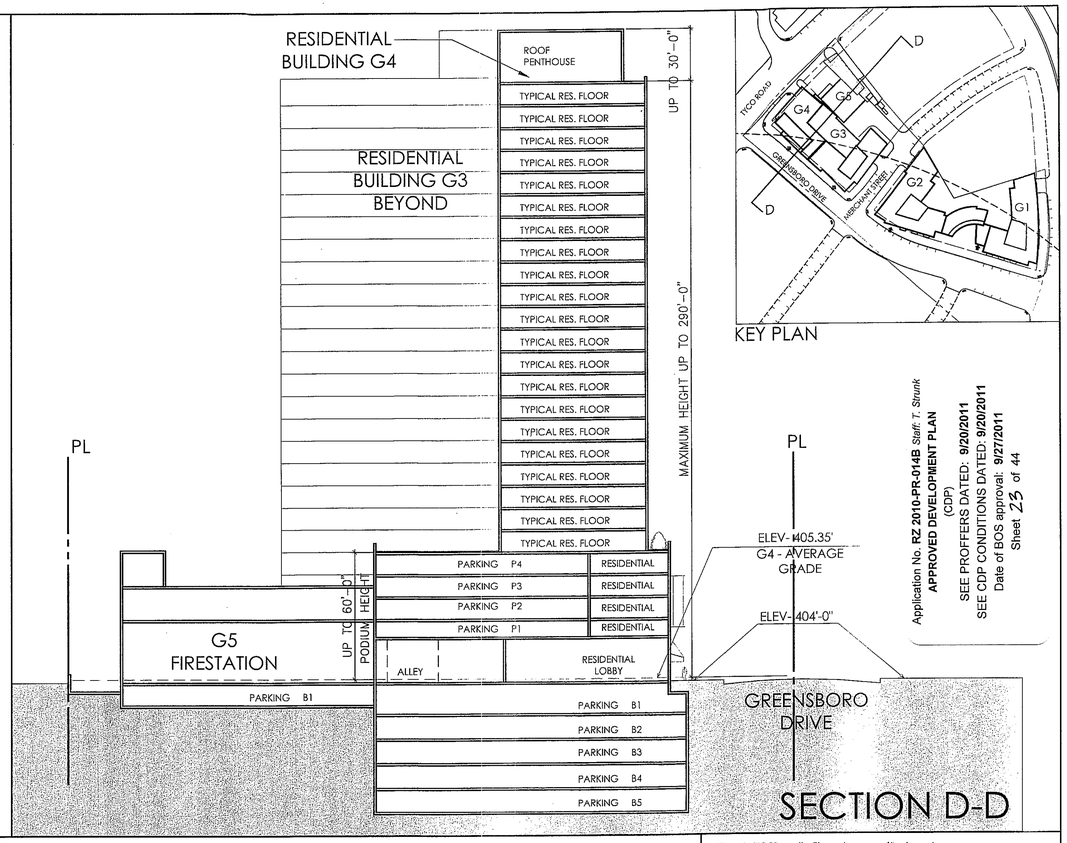
PART B -
SECTIONS A-A AND
SECTION B-B
OPTION 1

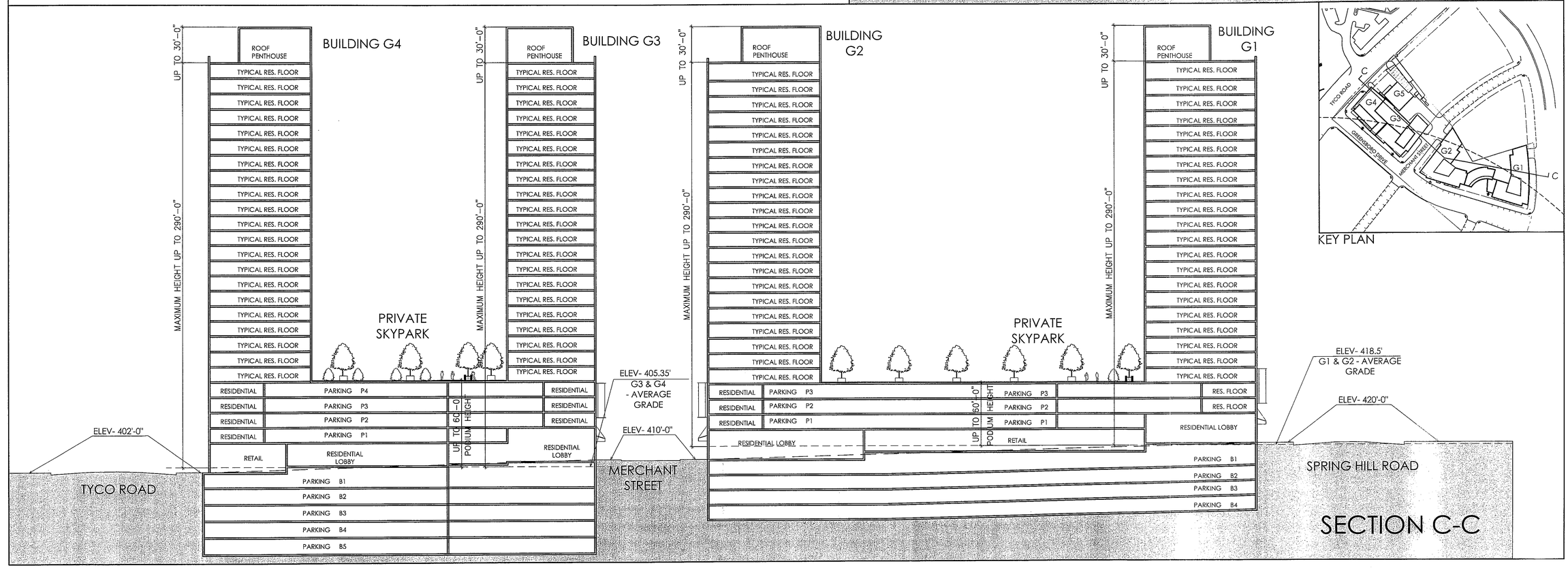
Scale: 1/32"=1'-0"

A-0.4

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE ROOF TOP MECHANICAL ENCLOSURE AND ARCHITECTURAL FEATURES.
2. HEIGHT OF ROOF TOP MECHANICAL ENCLOSURE ARE UP TO 30'-0" HIGH.
3. REFER TO CIVIL DRAWINGS FOR STREET DESIGN AND SECTIONS.
4. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO FDP APPROVAL AND FINAL ARCHITECTURAL AND ENGINEERING DESIGN
5. APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LEVELS OF UNDERGROUND PROVIDED THAT THE MAXIMUM PARKING RATES ARE NOT EXCEEDED.





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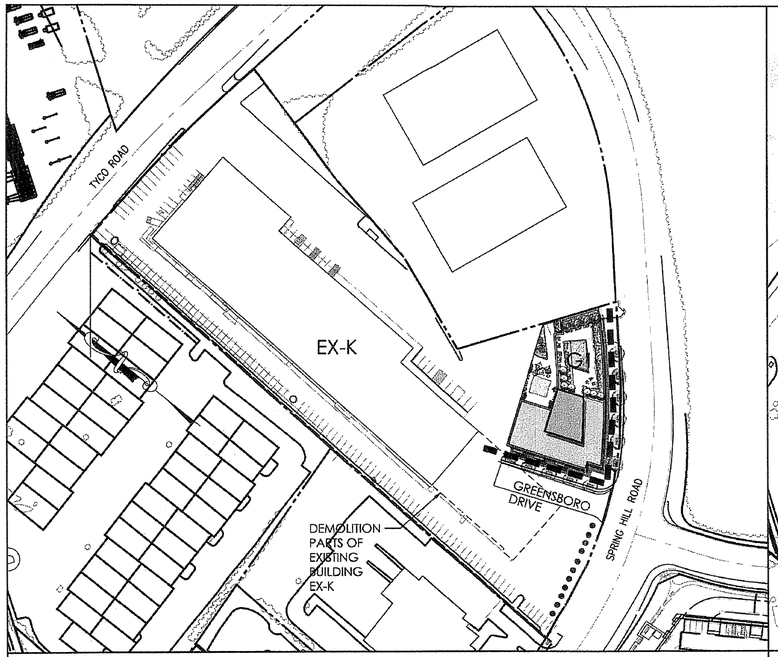
PART B -
SECTIONS C-C AND
SECTION D-D
OPTION 2

Scale: 1/32"=1'-0"

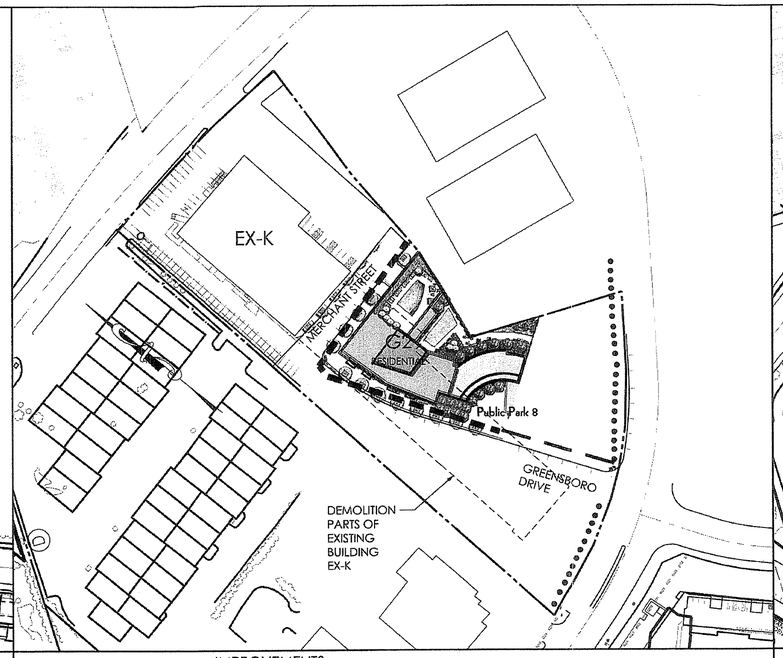
A-0.5



PHASE G1

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

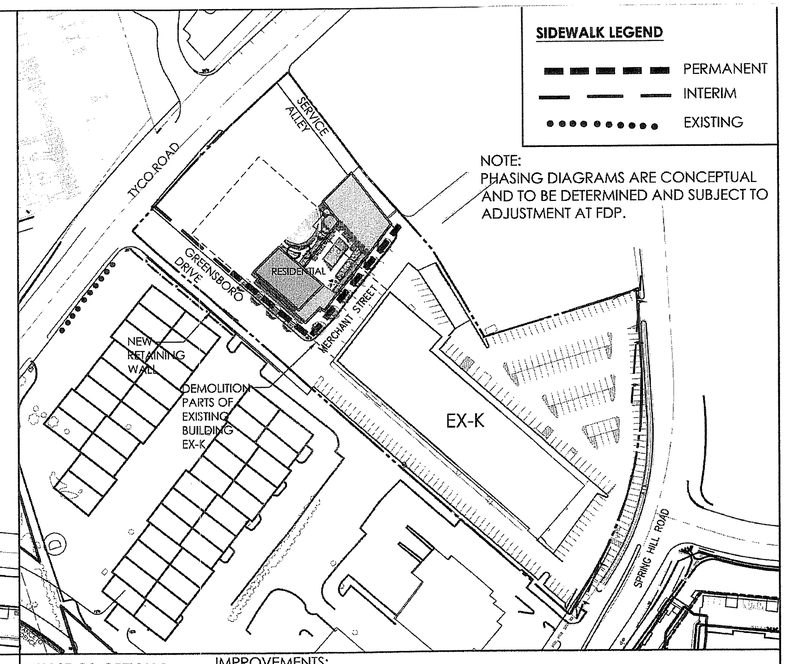
IMPROVEMENTS:
-Building G1
-Construct partial section of Greensboro Drive from Spring Hill Road along G1 frontage.
-Construct final streetscaping along G1's Greensboro Drive frontages and Spring Hill Road.
-Provide rooftop and courtyard amenities.
-See Proffer for Public Park 7.



PHASE G2

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

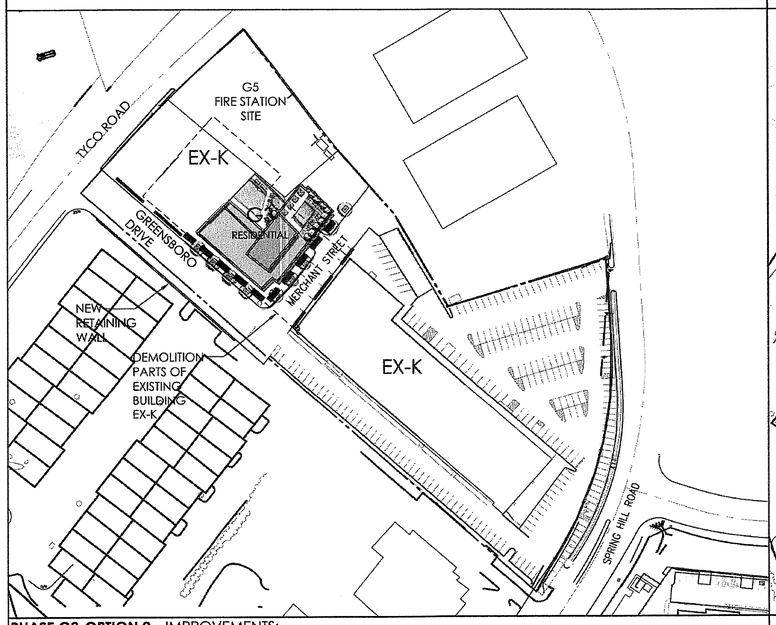
IMPROVEMENTS:
-Building G2
-Construct partial section of Greensboro Drive from Spring Hill Road to Merchant Street.
-Construct final streetscaping along G2's Greensboro Drive frontage.
-Construct Merchant Street.
-Construct final streetscape along G2's Merchant Street frontage.
-Provide rooftop and courtyard amenities.
-Construct Public Park 8
- See proffer for Public Park 7.



PHASE G3-OPTION 1

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

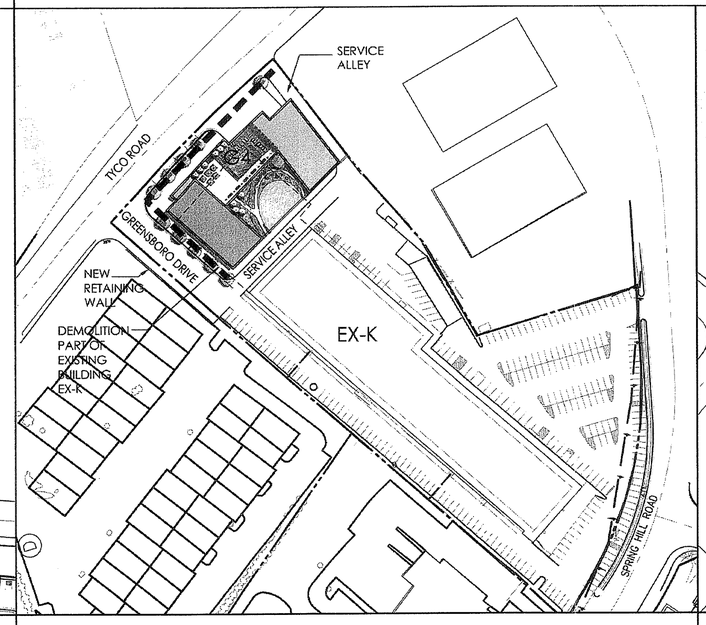
IMPROVEMENTS:
-Building G3
-Construct Greensboro Drive from Tyco Road to Merchant Street.
-Construct final streetscaping along G3's Greensboro Drive frontage
-Construct Merchant Street
-Construct final streetscape along G3's Merchant Street frontage.
-Provide rooftop and courtyard amenities.
- See Proffer for Public Park 7.



PHASE G3-OPTION 2

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

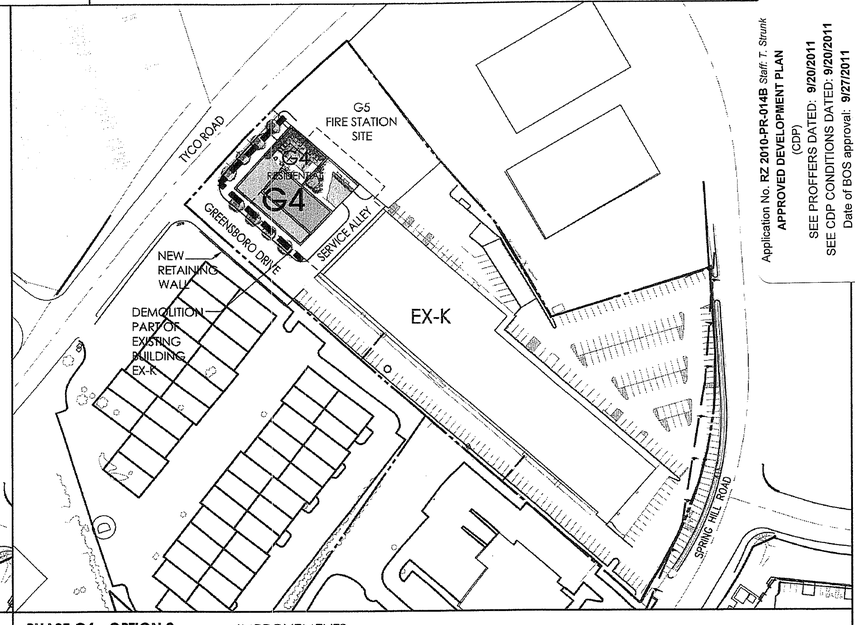
IMPROVEMENTS:
-Building G3
-Construct partial section of Greensboro Drive from Tyco Road to Merchant Street.
-Construction of final streetscaping along G3's Greensboro Drive frontage
-Construct Merchant Street
-Construct final streetscape along G3's Merchant Street frontage
-Provide rooftop and courtyard amenities.
- See proffer for Public Park 7.



PHASE G4 - OPTION 1

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

IMPROVEMENTS
-Building G4 and Fire Station
-Construct Greensboro Drive from Tyco Road to temporary service alley.
-Construct final streetscaping along G4's Greensboro Drive frontage.
-Construct temporary service alley.
-Construct frontage improvements and final streetscaping along Tyco Road in front of G4.
-Provide rooftop and courtyard amenities.
-See proffer for Public Park 7.



PHASE G4 - OPTION 2

DEMOLITION:
- PARTS OF EXISTING BUILDING EX-K

IMPROVEMENTS
-Building G4
-Construction of Greensboro Drive from Tyco Road to temporary service alley.
-Construction of final streetscaping along G4's Greensboro Drive frontage.
-Construct frontage improvements and final streetscaping along Tyco Road in front of G4.
-Provide rooftop and courtyard amenities.
-See proffer for Public Park 7.

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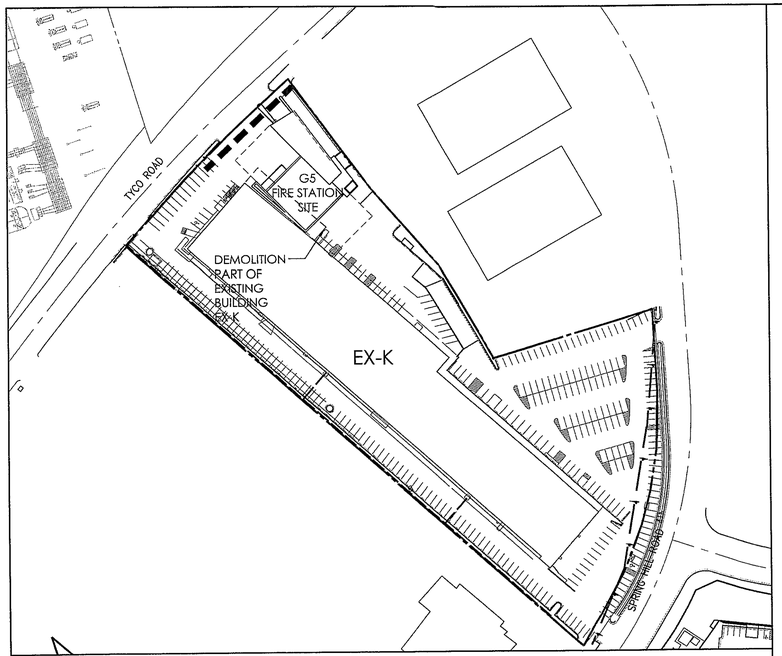
PART B

PHASING DIAGRAMS
INDIVIDUAL BUILDING

Scale: NTS

A-0.6



PHASE G5-OPTION 2

DEMOLITION:
PART OF
EXISTING BUILDING
EX-K

IMPROVEMENTS
-Building G5
-Frontage improvements and final streetscaping along Tyco Road in front of G5

SIDEWALK LEGEND

PERMANENT
INTERIM
EXISTING

NOTE:
PHASING DIAGRAMS ARE CONCEPTUAL AND TO BE DETERMINED AND SUBJECT TO ADJUSTMENT AT FDP.

Application No. RZ 2010-PR-014B *Staff: T. Strunk*
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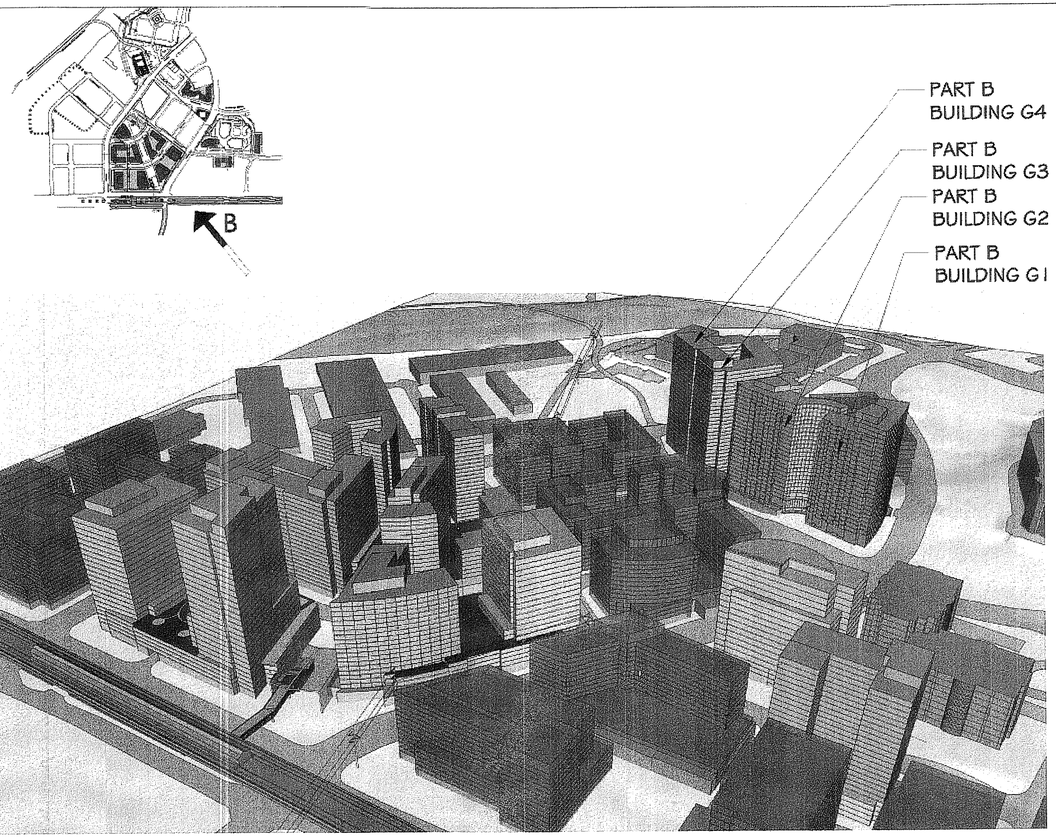
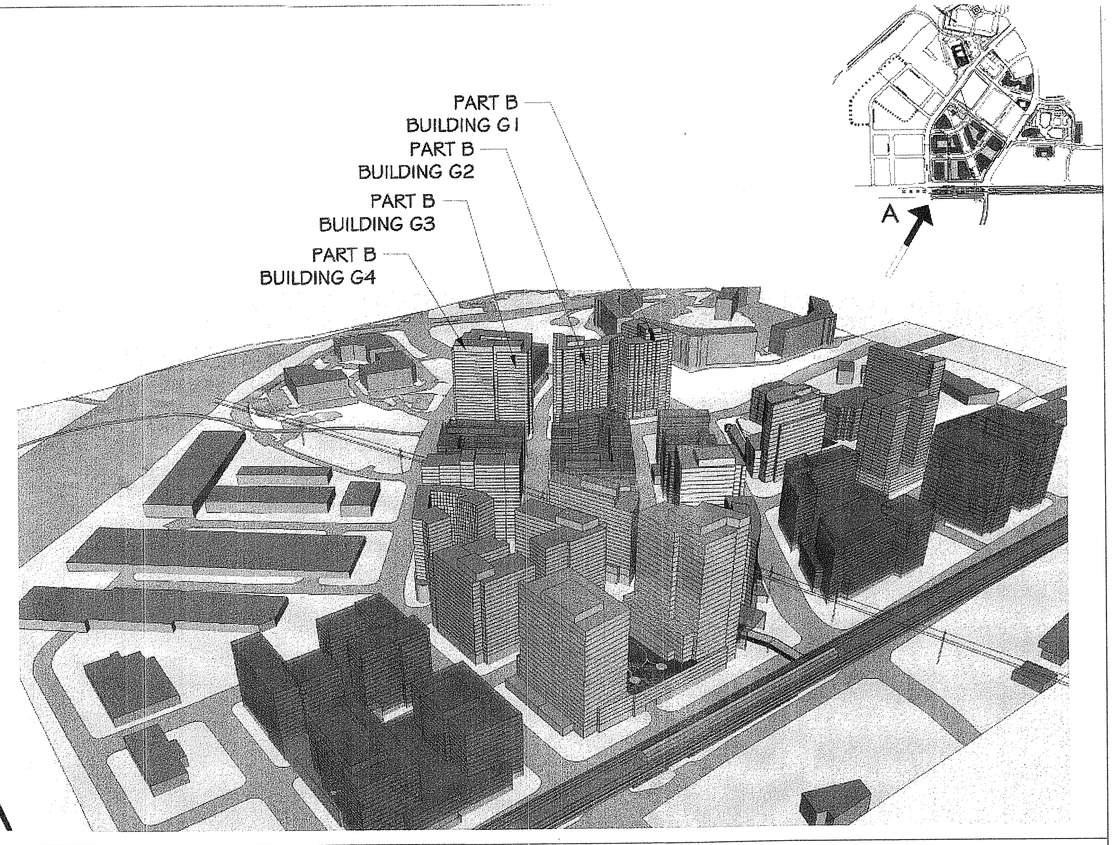
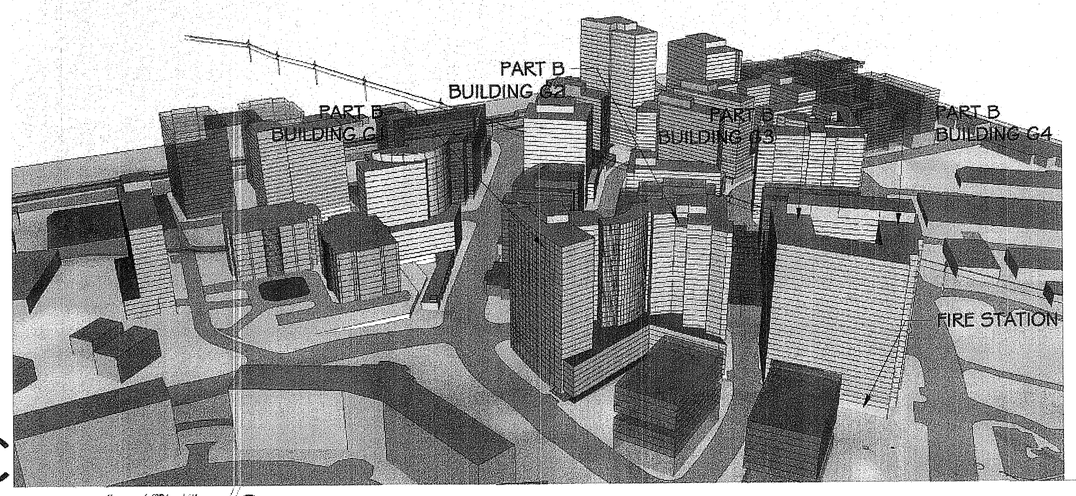
PHASING DIAGRAMS
INDIVIDUAL BUILDING

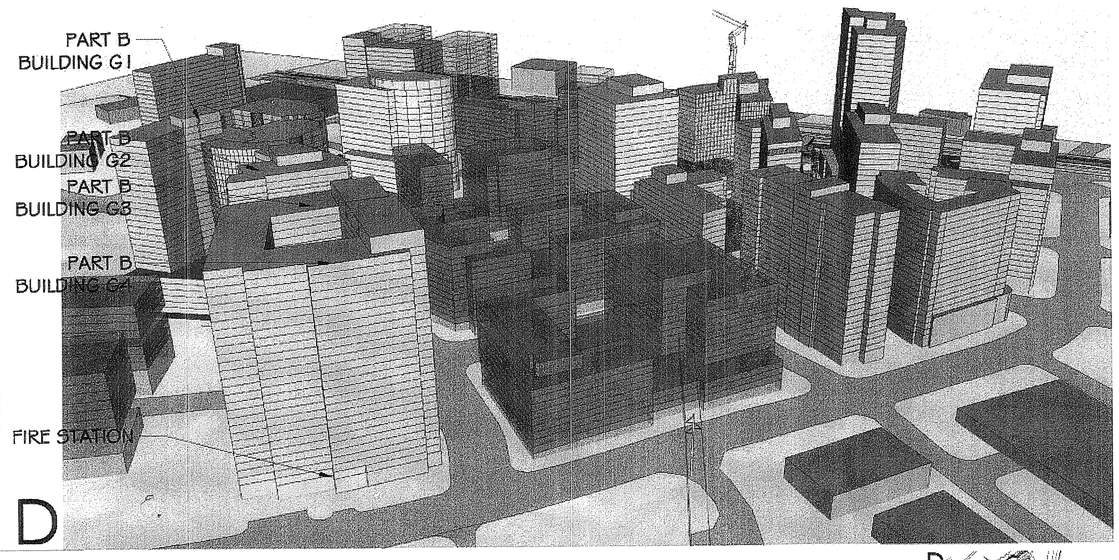
Scale: NTS

A-0.7









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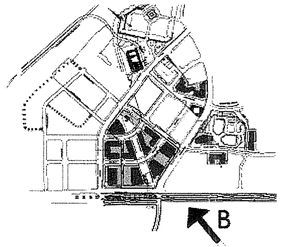
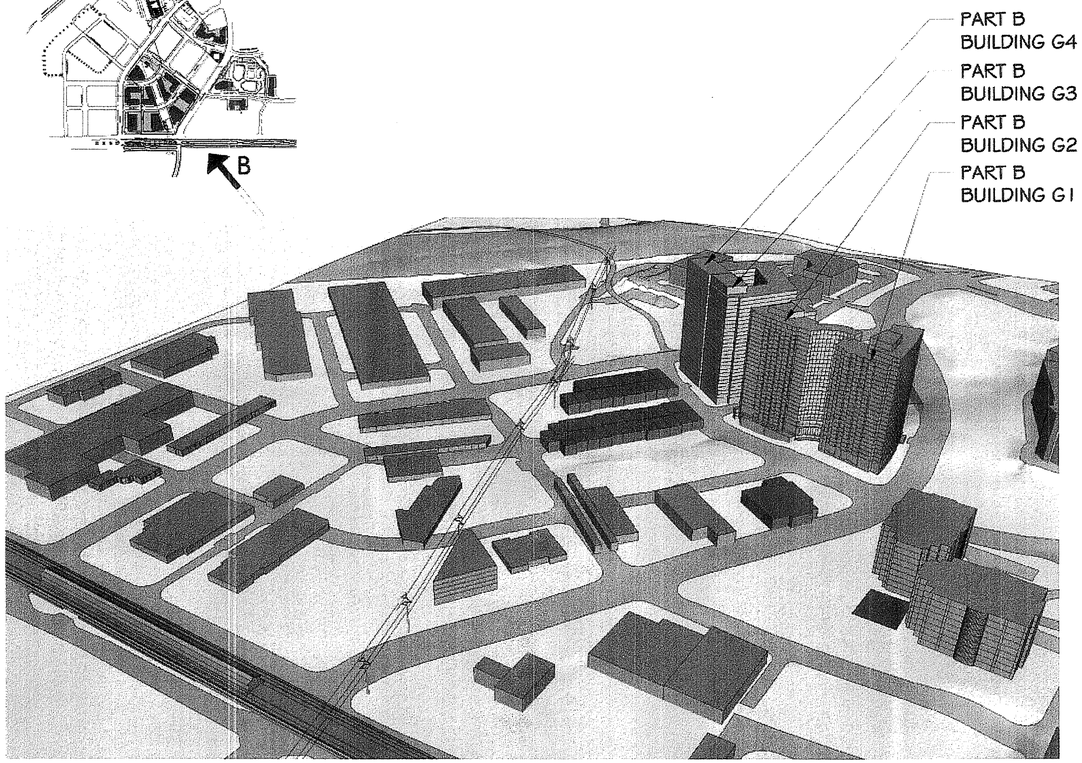
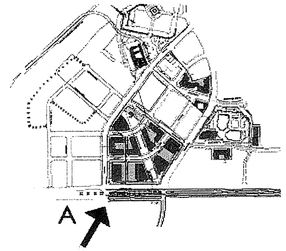
PART B
NEIGHBORHOOD 3 -
PROPOSED DEVELOPMENT
WITH PROPOSED
NEIGHBORHOOD BUILDINGS
OPTION 1

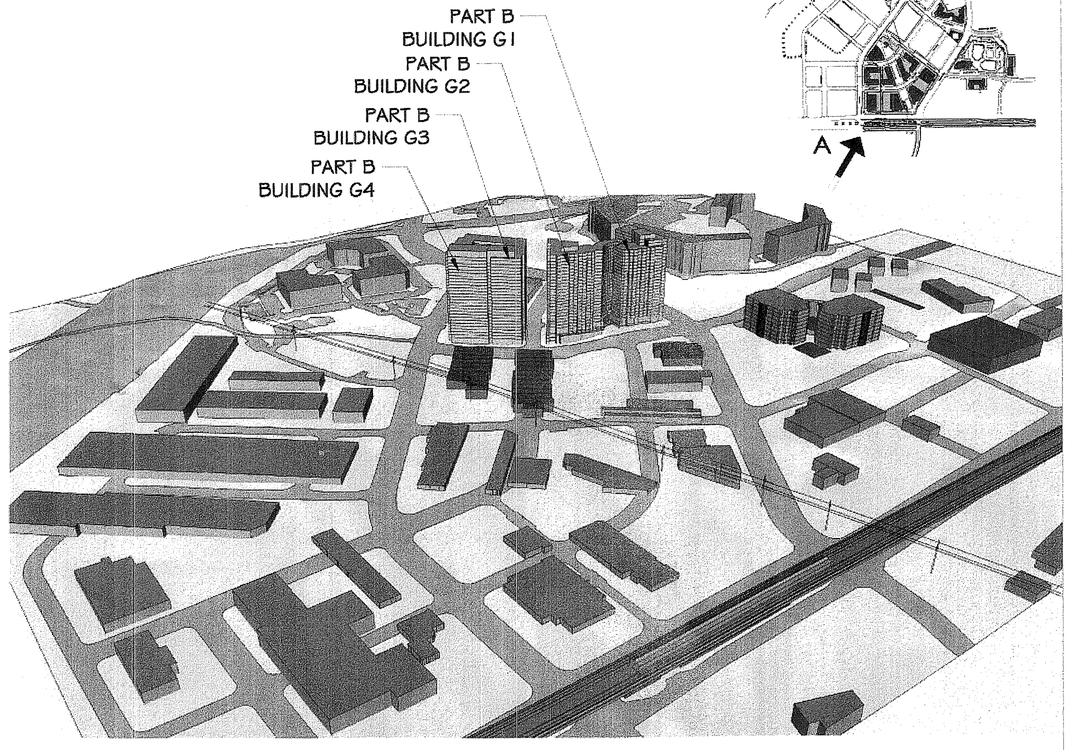
Scale:

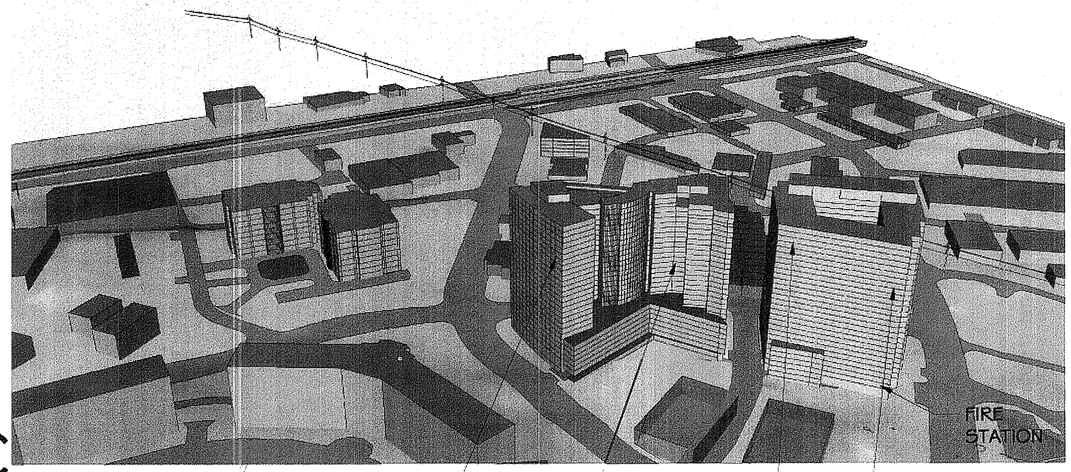
A-0.8

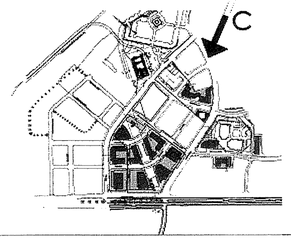










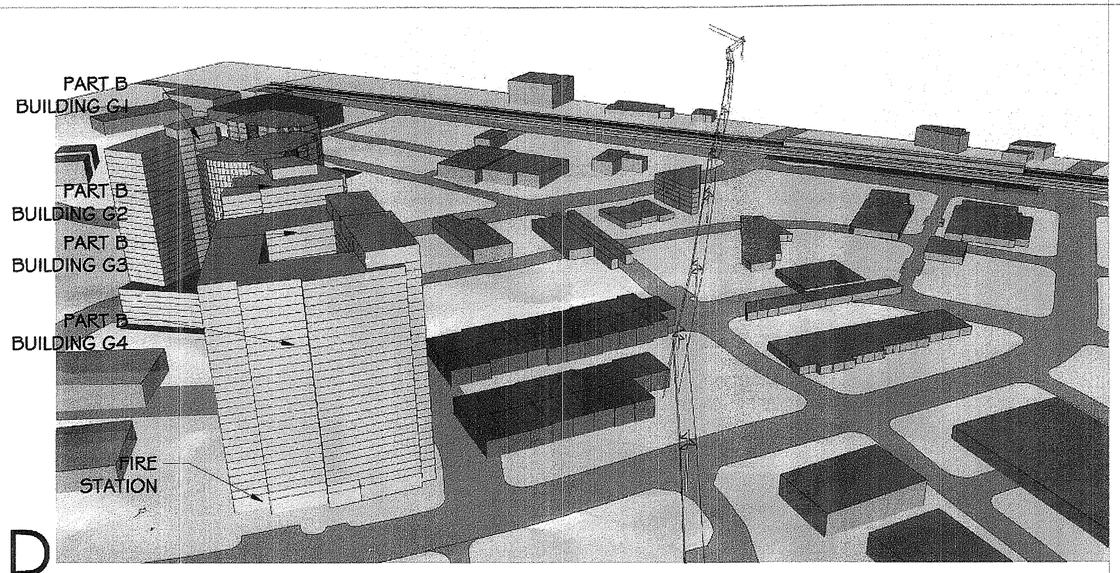


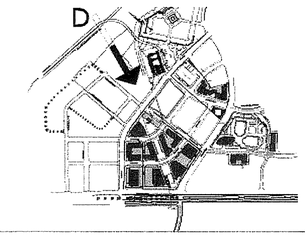
PART B
BUILDING G1

PART B
BUILDING G2

PART B
BUILDING G3

PART B
BUILDING G4





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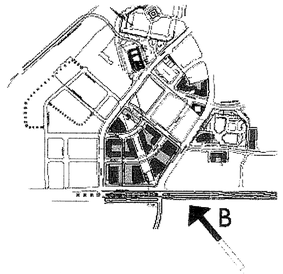
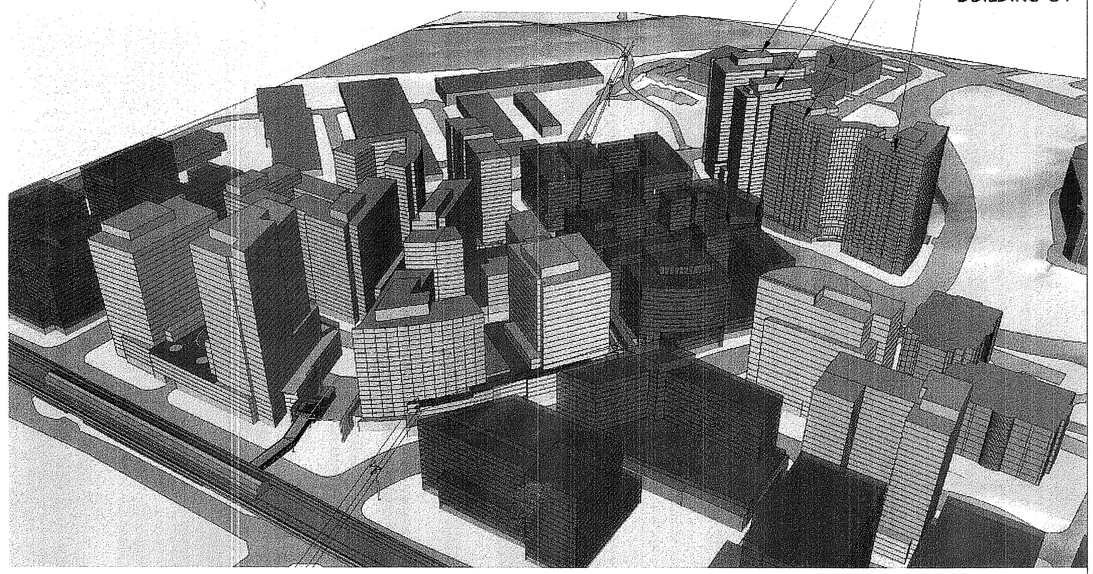
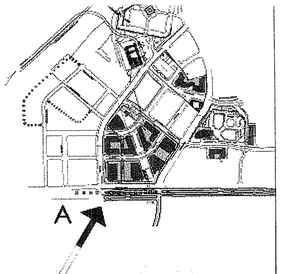
PART B -
NEIGHBORHOOD 3
PROPOSED DEVELOPMENT
WITH EXISTING CONTEXT
OPTION 1

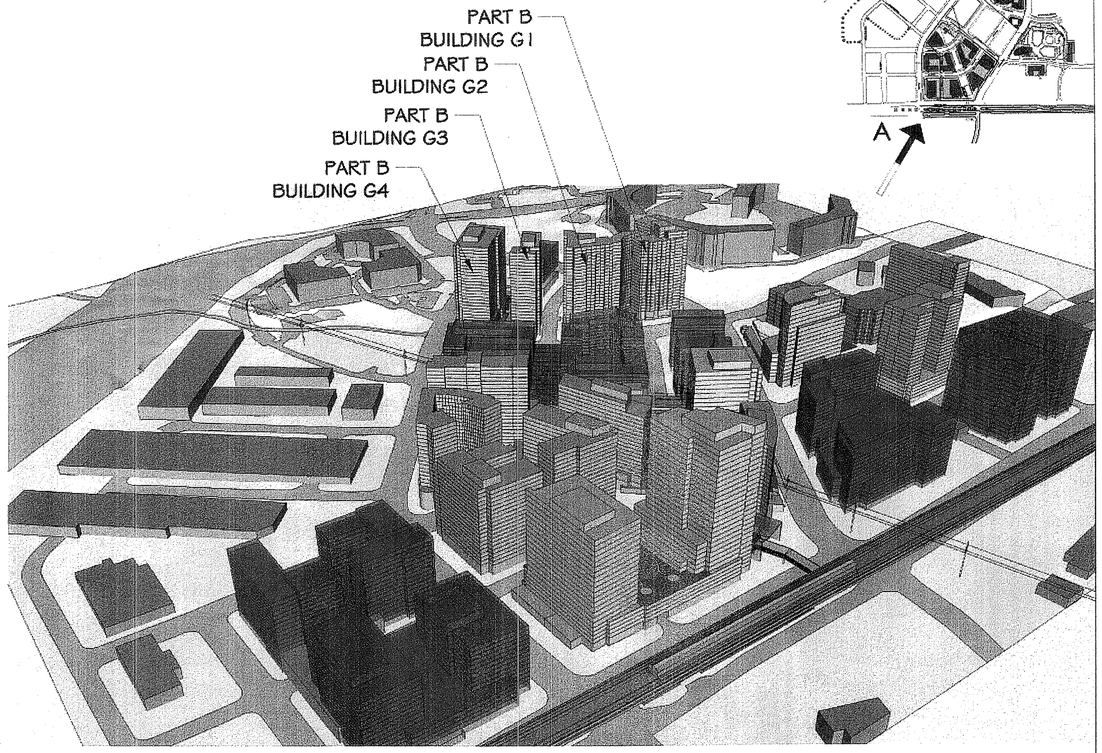
Scale: NTS

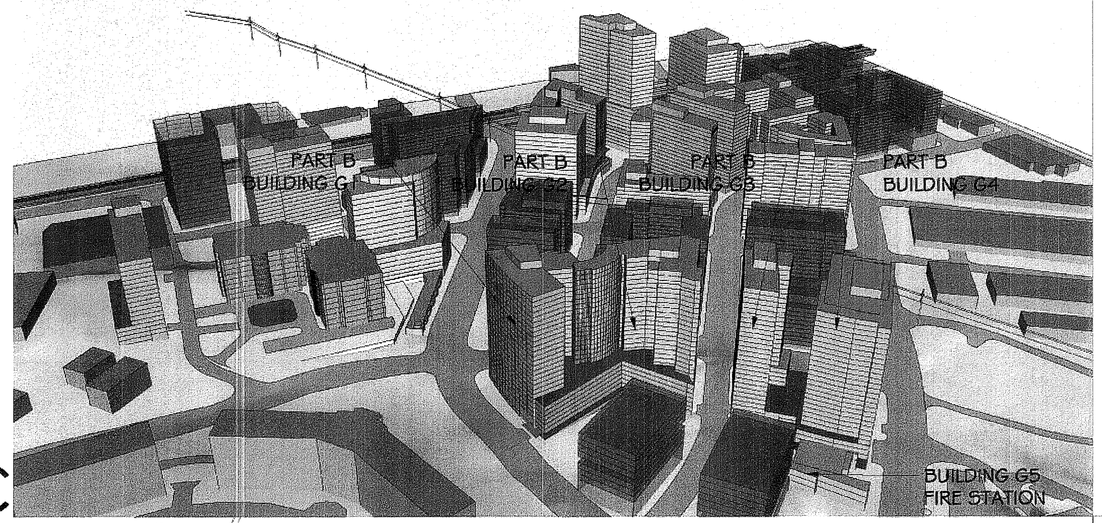
A-0.9

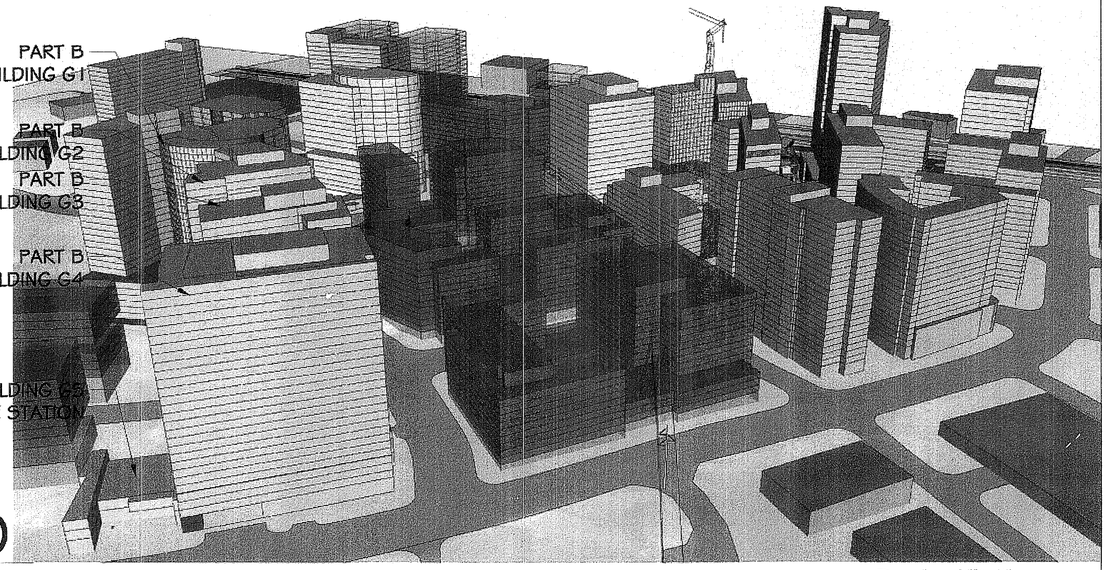


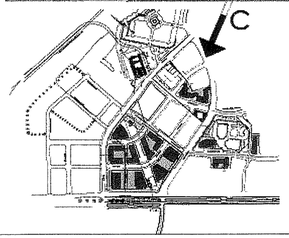


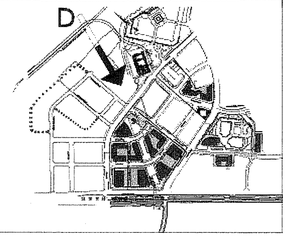












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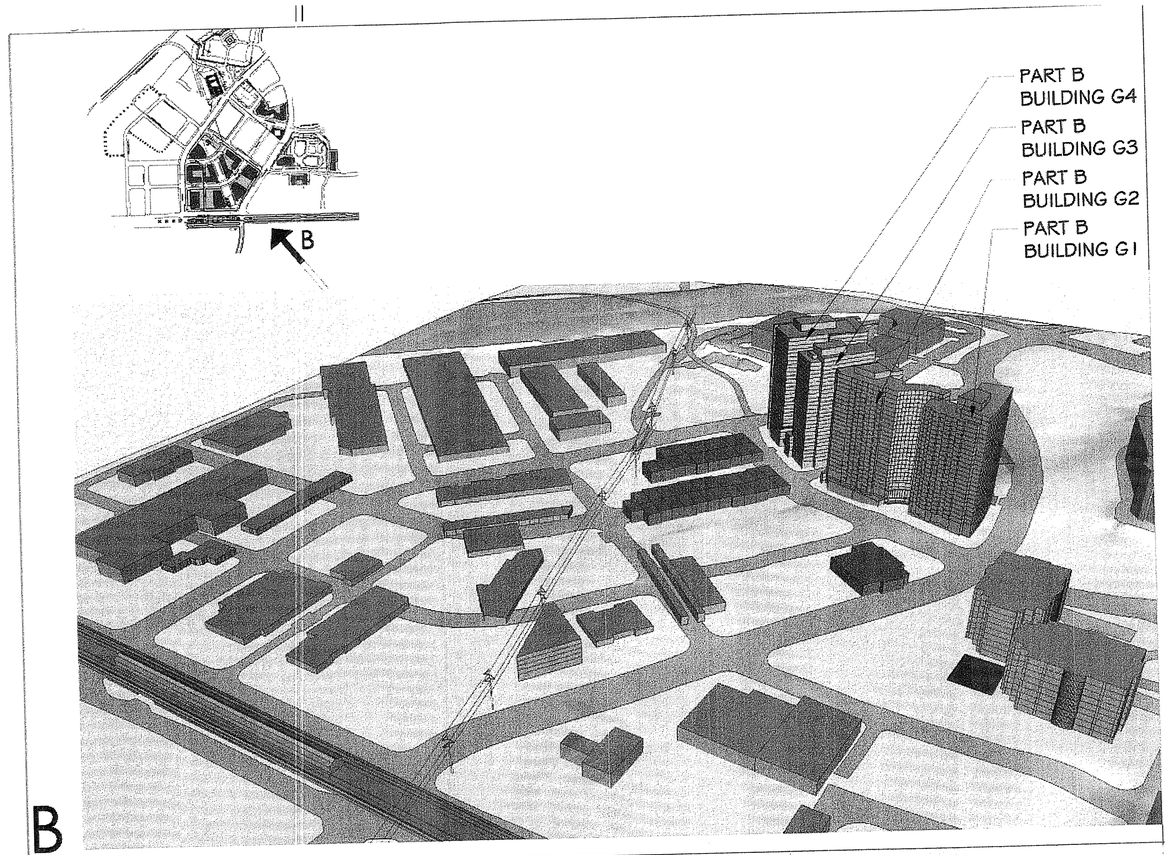
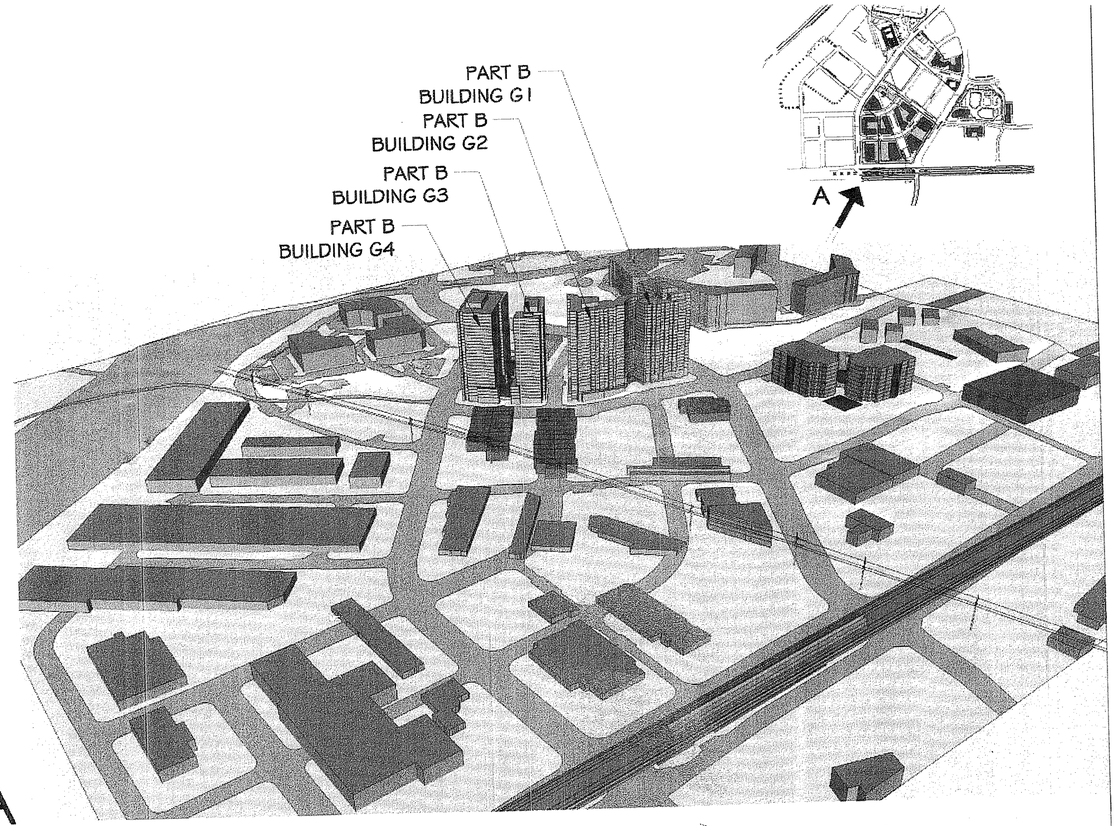
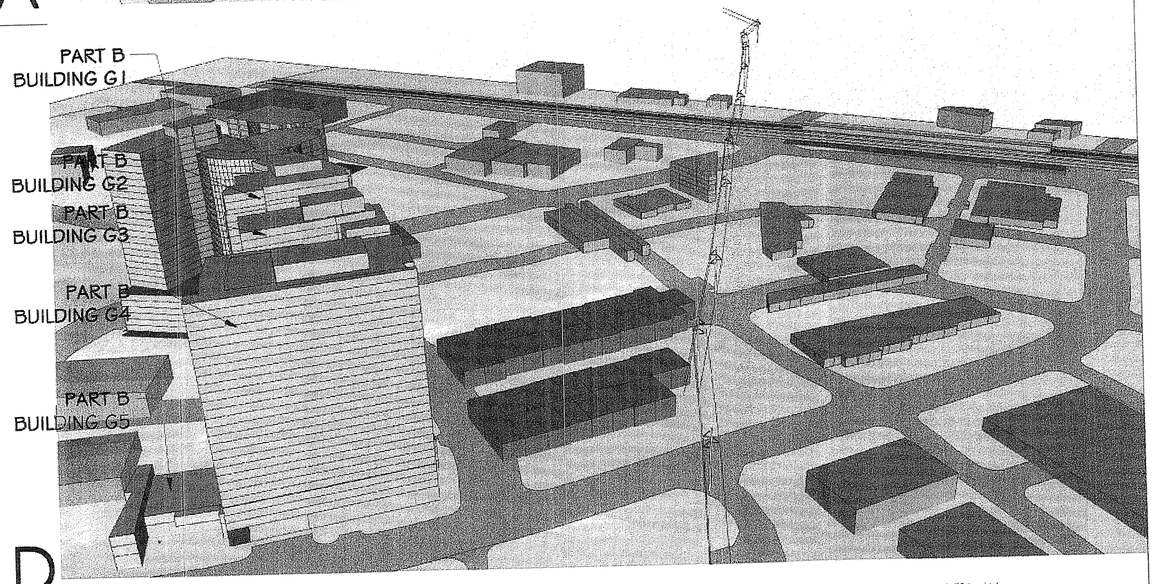
PART B
NEIGHBORHOOD 3 -
PROPOSED DEVELOPMENT
WITH PROPOSED
NEIGHBORING BUILDINGS
OPTION 2

Scale:

A-0.10







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WITH EXISTING
NEIGHBORING BUILDINGS
OPTION 2

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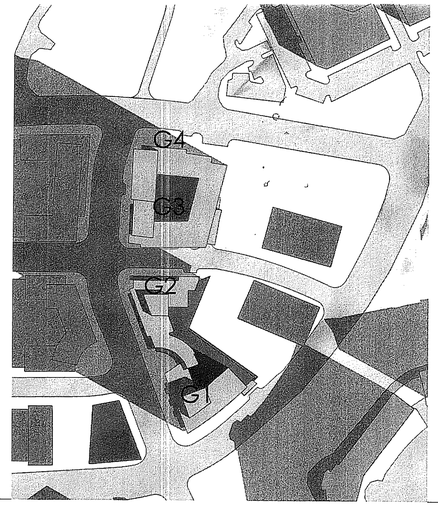
A-0.11



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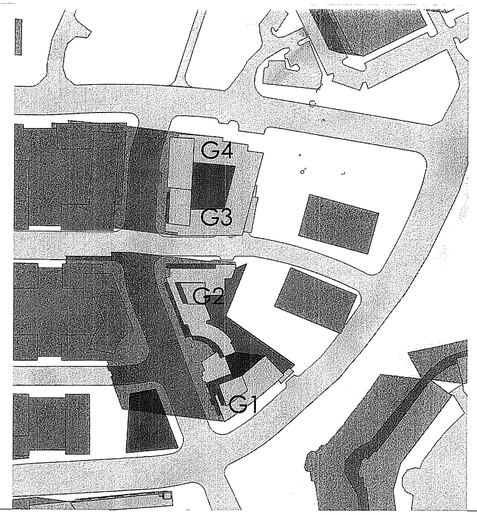

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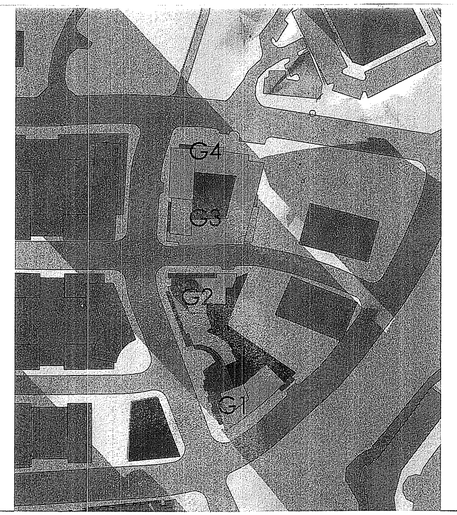
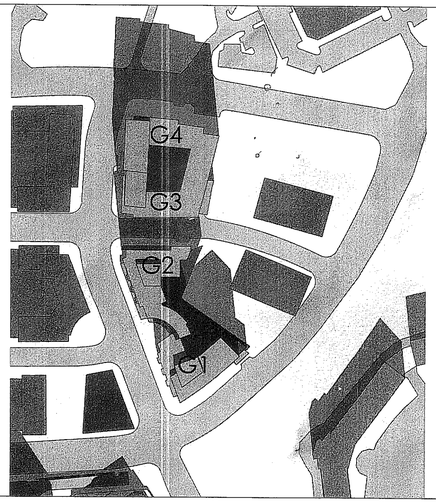


DECEMBER 21 - 9:00 AM



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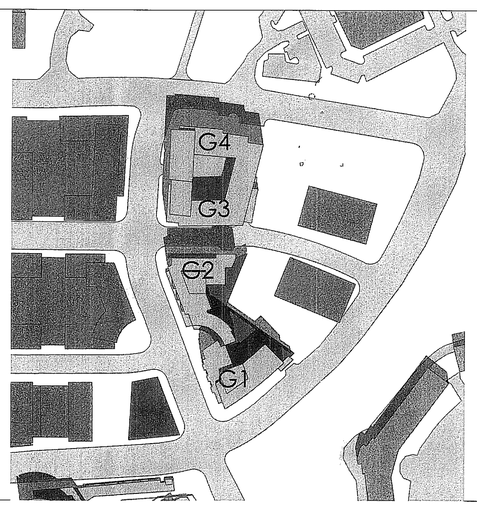
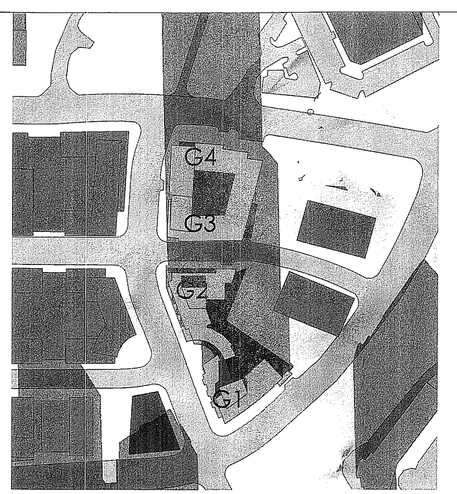


JUNE 21 - 12:00PM



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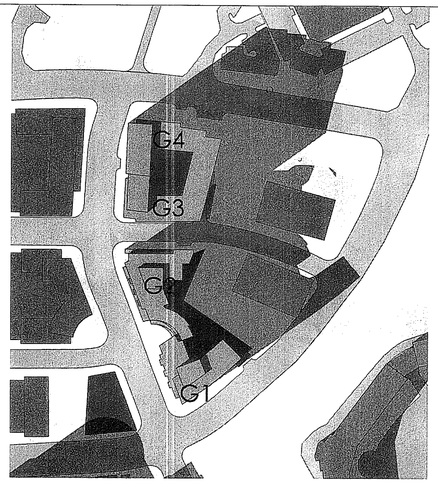
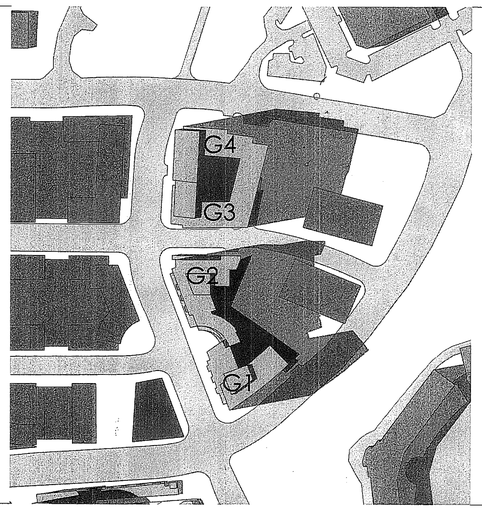


MARCH 21 - 3:00PM



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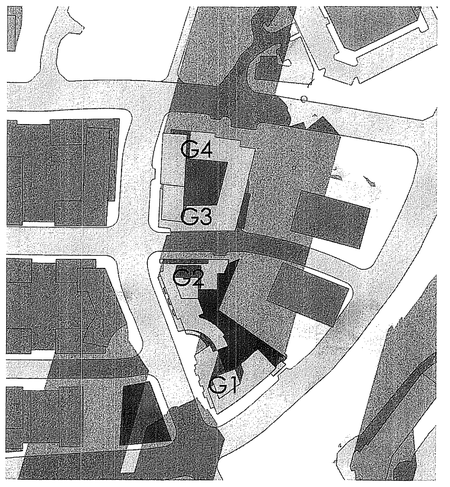

DECEMBER 21 - 3:00PM

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Sheet 20 of 44

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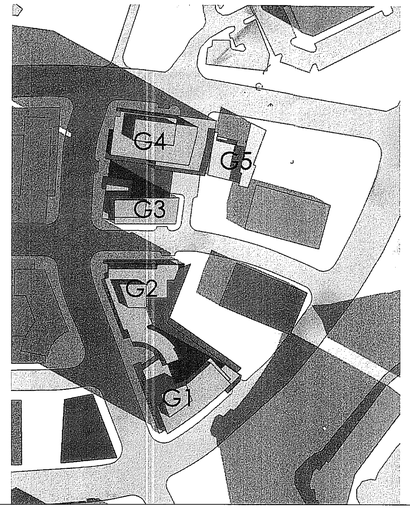
PART B
NEIGHBORHOOD 3
SHADOW STUDY -
OPTION 1

Scale: NTS

A-0.12



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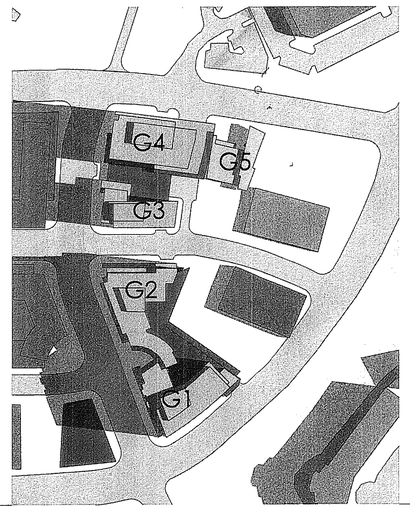

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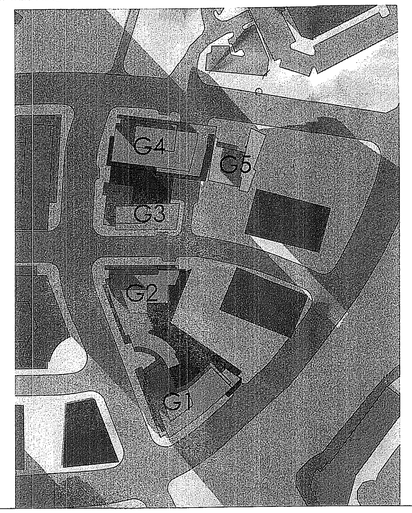

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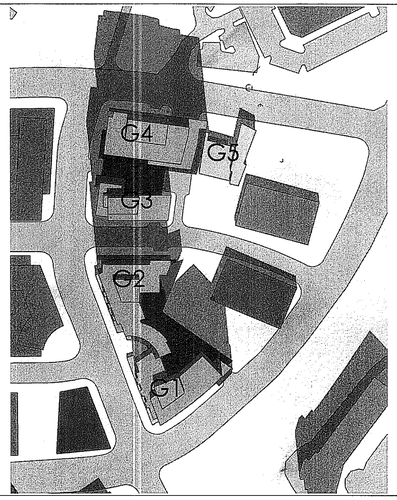

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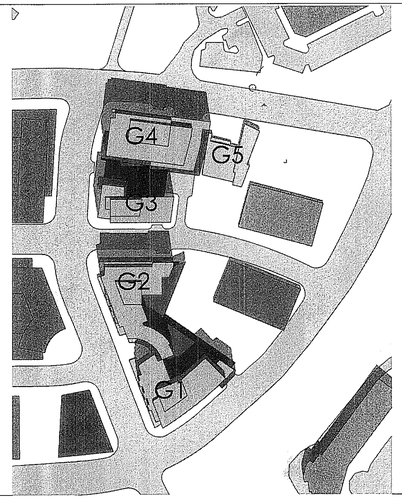

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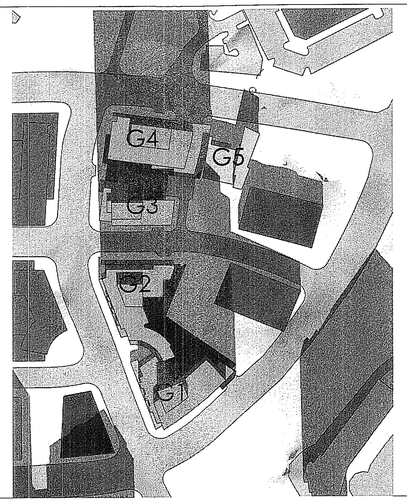

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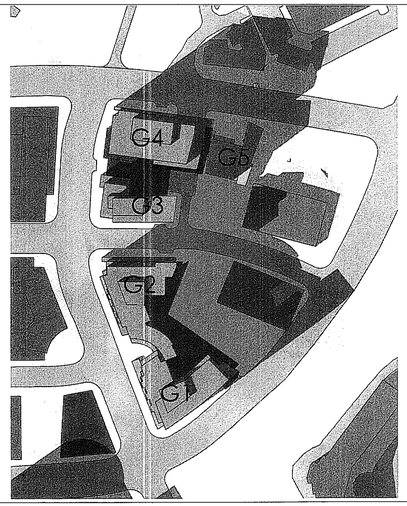

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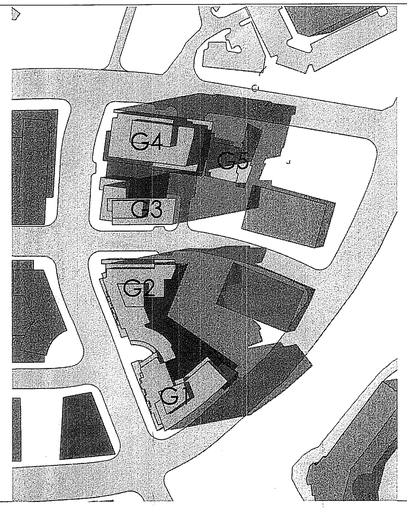

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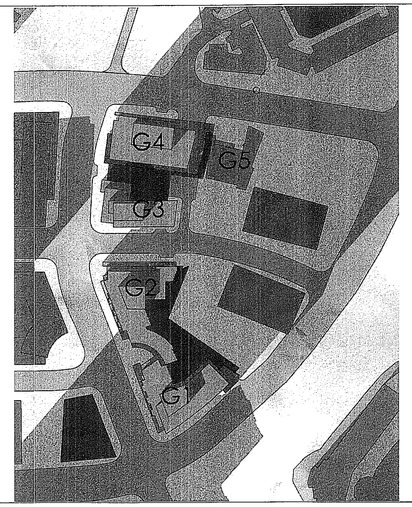

DECEMBER 21 - 3:00PM

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PART B
NEIGHBORHOOD 3
SHADOW STUDY -
OPTION 2

Scale: NTS

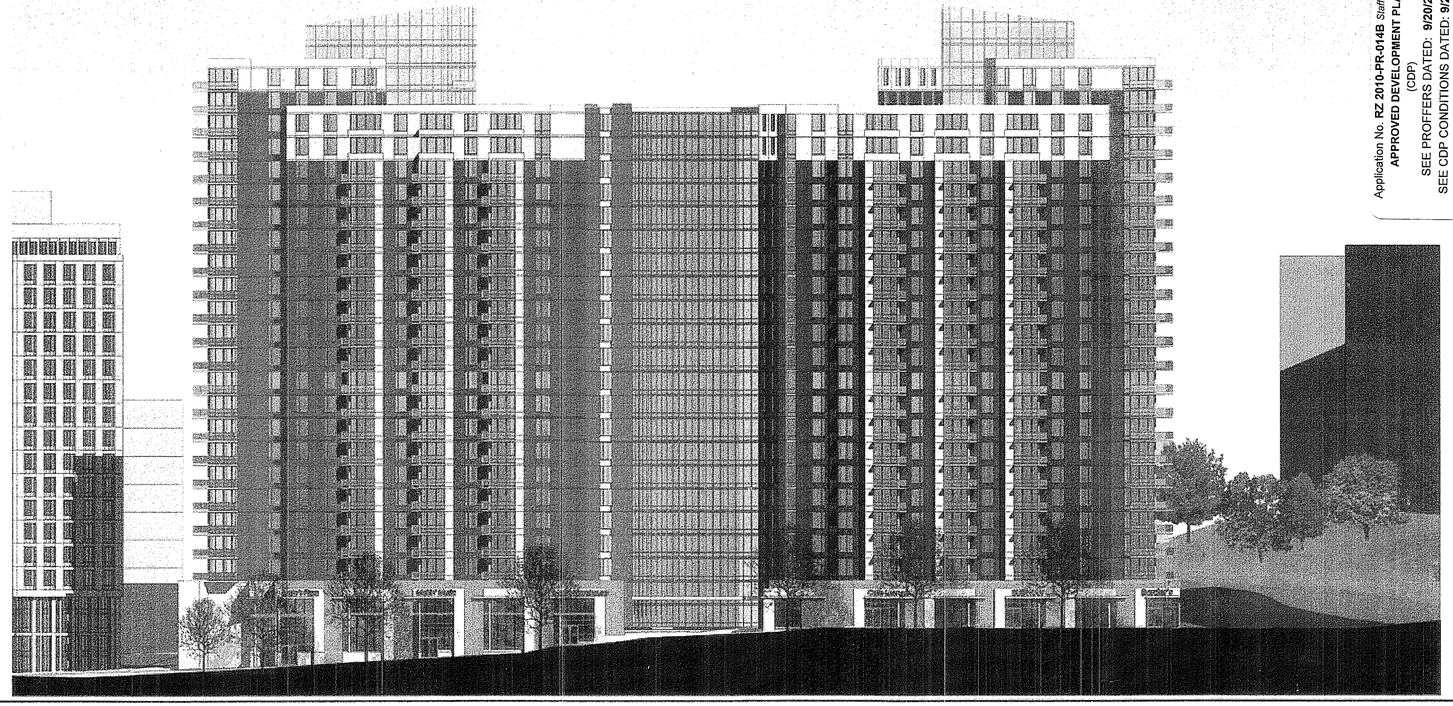
A-0.13

EXAMPLE OF BUILDING BASE AT NEIGHBORHOOD 3

NOTES:

1. ELEVATIONS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.

2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREETSCAPE AND PUBLIC PARK.



EXAMPLE OF ELEVATIONS AT NEIGHBORHOOD 3

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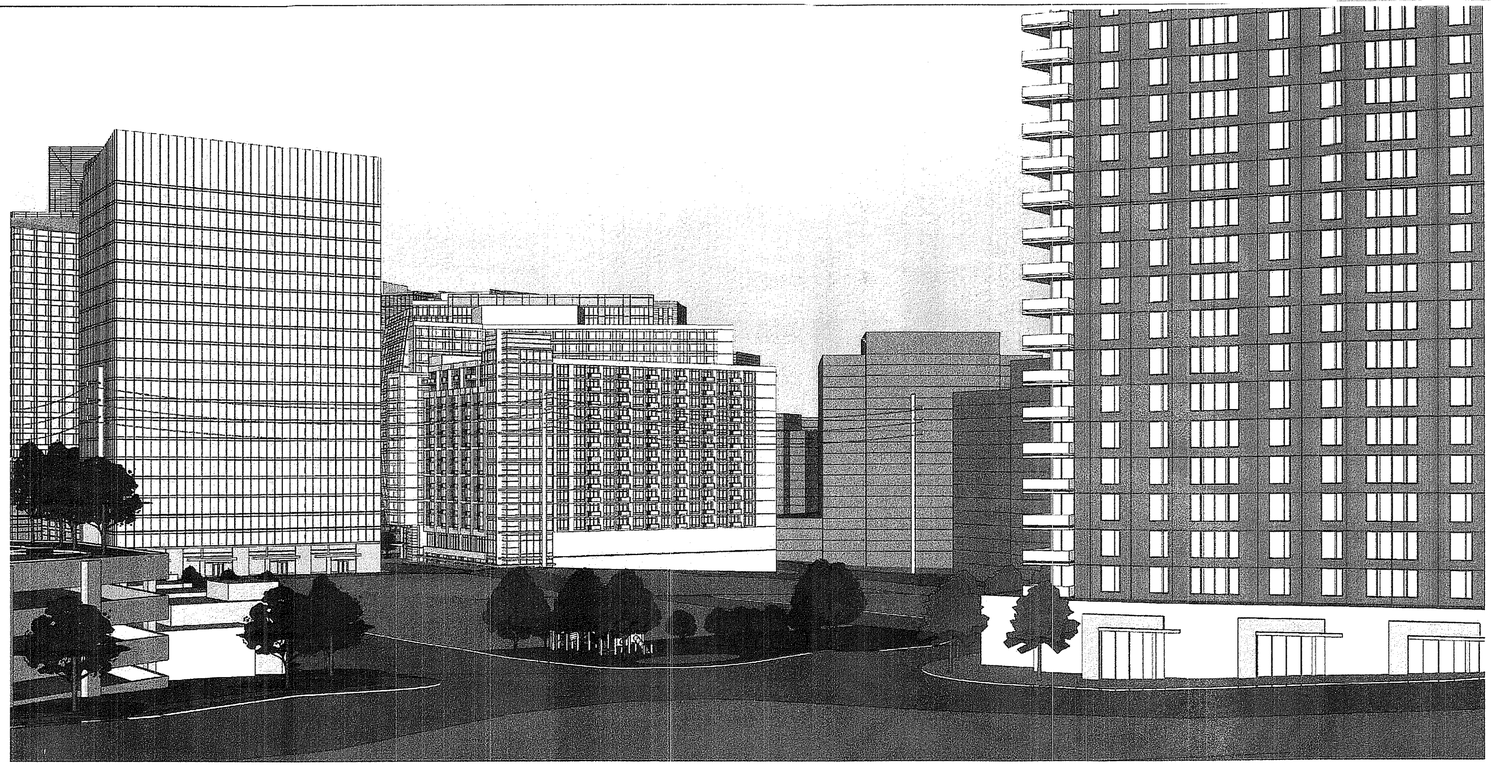
PART B -
NEIGHBORHOOD 3
ILLUSTRATIVE ELEVATION VIEWS

Scale: NTS

A-0.14



ILLUSTRATIVE VIEW FROM ROTUNDA

EXAMPLE ILLUSTRATIVE VIEW OF NEIGHBORHOOD 3 BUILDING BASE

NOTES:

1. VIEWS OF BUILDINGS, STREETSCAPES AND PUBLIC PARK ARE ILLUSTRATIVE EXAMPLE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.

2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREET SCAPE AND PUBLIC PARK.

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CDP (Resubmission)	08.22.11

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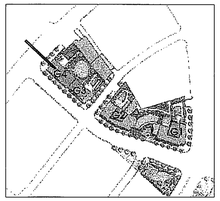
PART B -
NEIGHBORHOOD 3
EXAMPLE
ILLUSTRATIVE VIEWS

Scale: NTS

A-0.15



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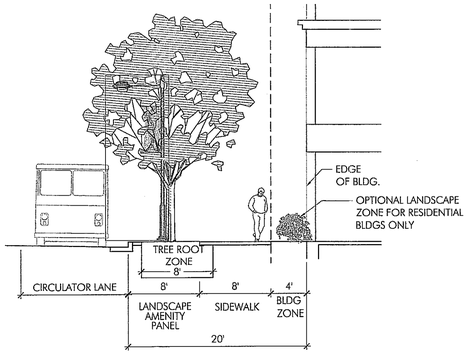
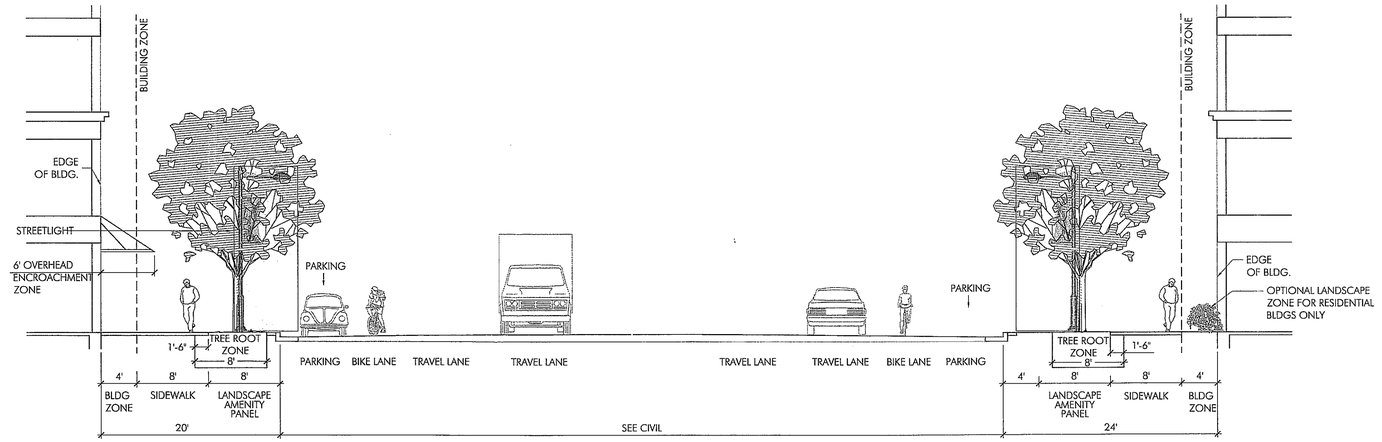
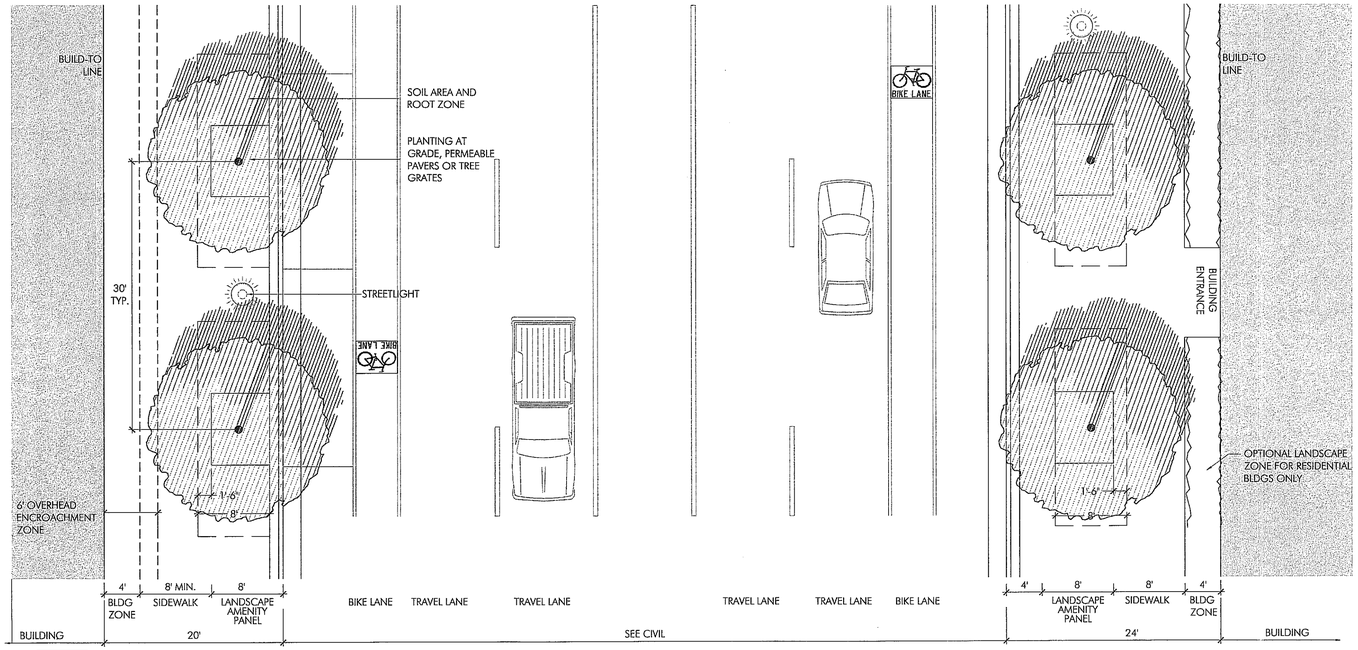


CIRCULATOR SECTION

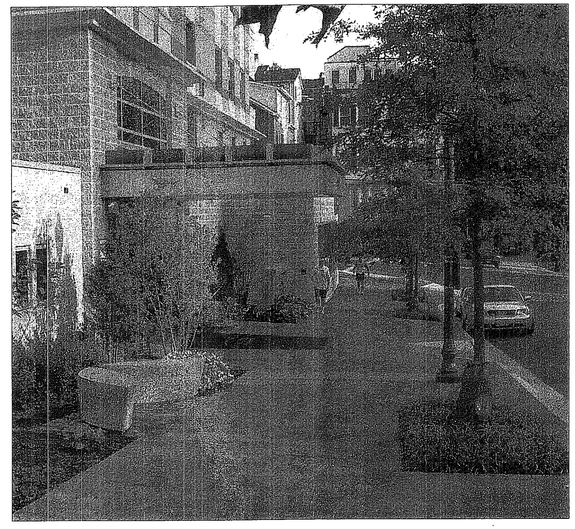


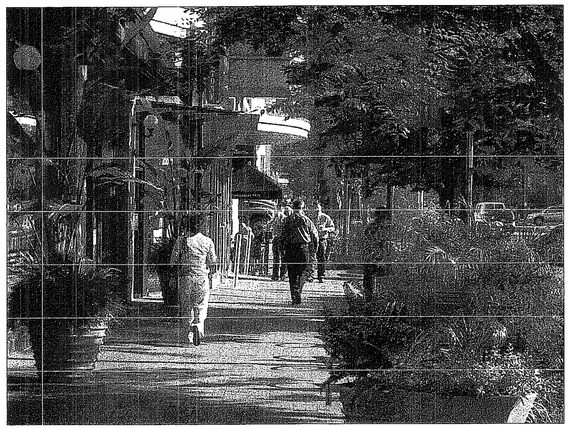


01 TYCO ROAD

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

THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL





TYCO ROAD STREETSCAPE CONCEPTS

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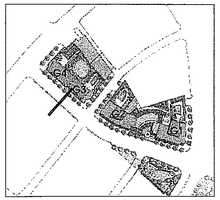
STREET SECTIONS

Scale: **AS NOTED**

L-0



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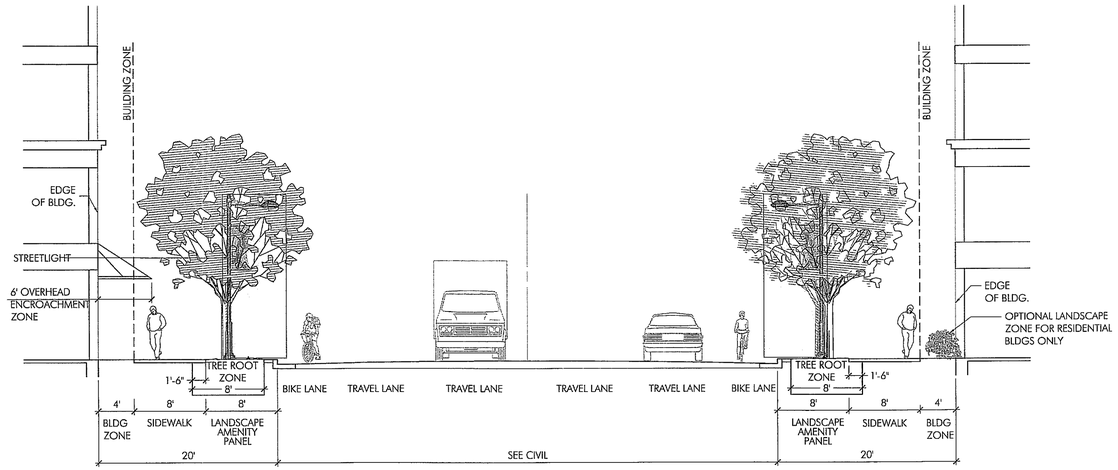
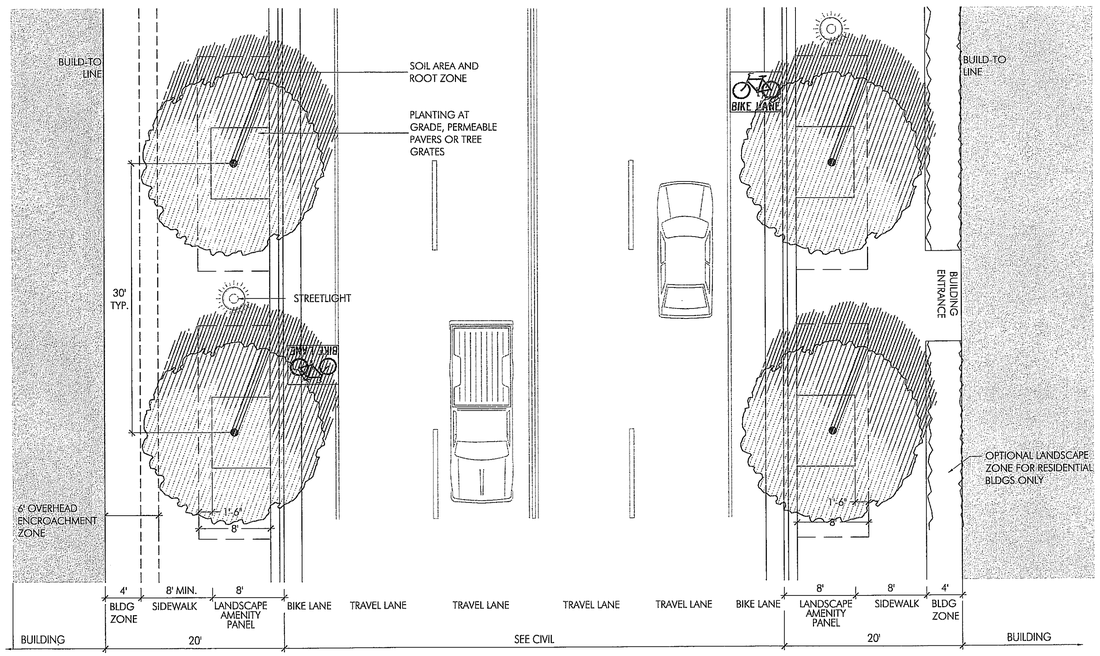
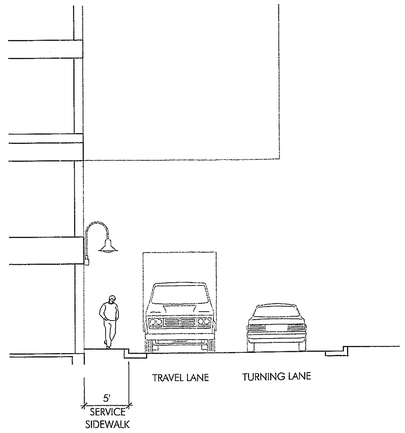




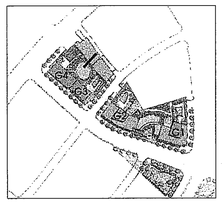
01 GREENSBORO DRIVE WITHOUT PARKING

(BETWEEN MERCHANT STREET AND TYCO ROAD)
SCALE: 1/8"=1'-0"



02 PRIVATE ALLEY

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



KEY

THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

GREENSBORO DRIVE STREETSCAPE CONCEPTS

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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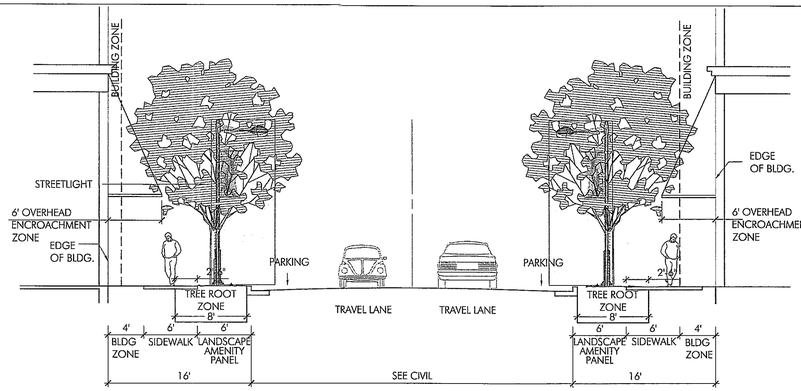
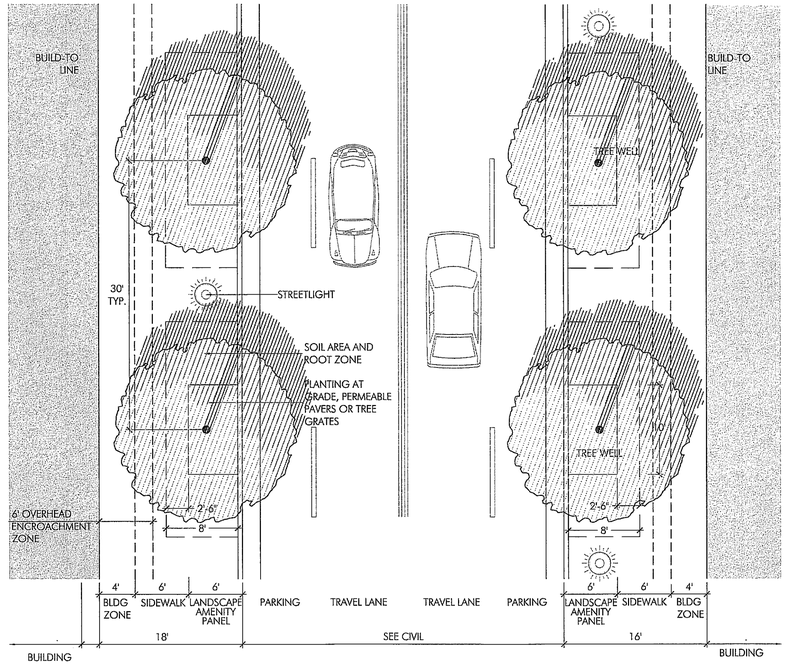
STREET SECTIONS

Scale: **AS NOTED**

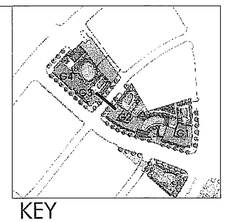
L-1





01 MERCHANT STREET

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



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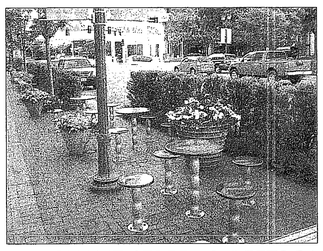
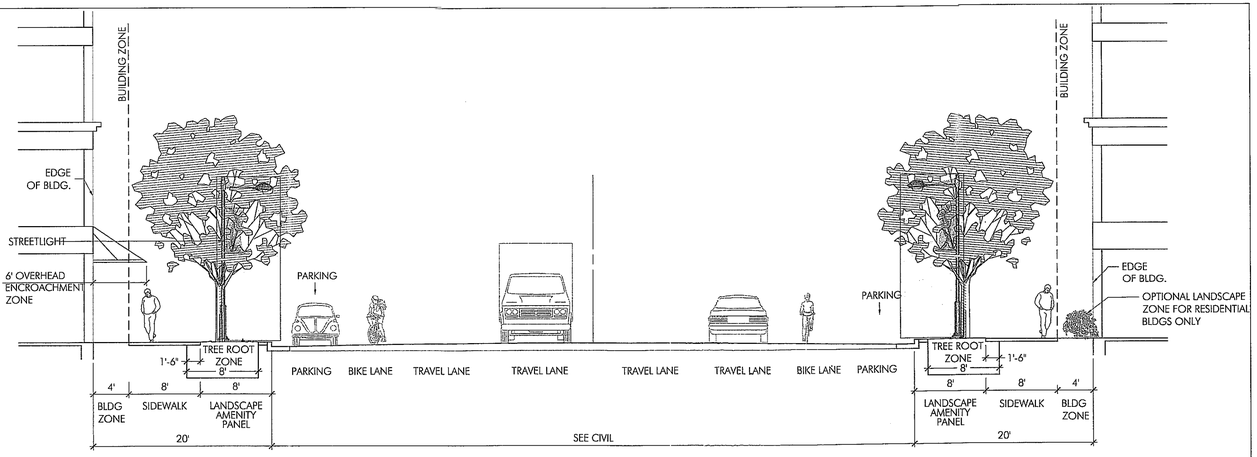
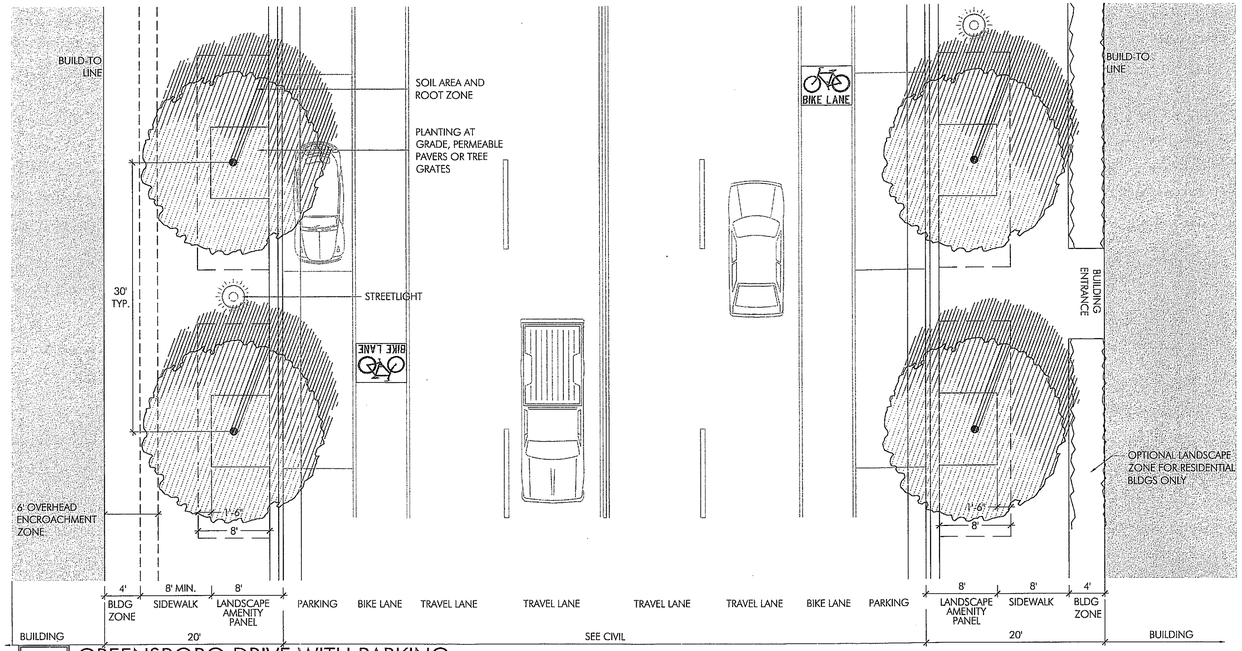


MERCHANT STREET STREETSCAPE CONCEPTS





02 GREENSBORO DRIVE WITH PARKING

(BETWEEN MERCHANT STREET AND SPRINGHILL ROAD)
SCALE: 1/8"=1'-0"

Application No. **RZ 2010-PR-014B** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP)
SEE PROFFERS DATED: **9/20/2011**
SEE CDP CONDITIONS DATED: **9/20/2011**
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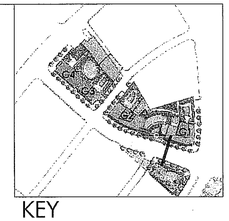

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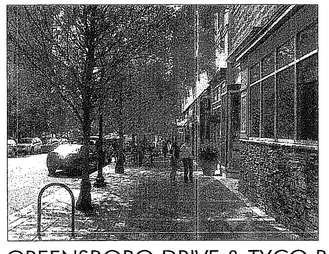

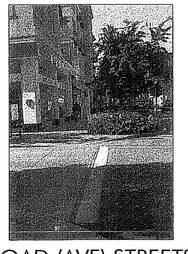

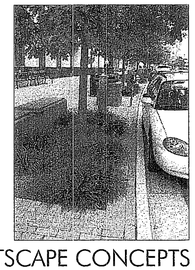

GREENSBORO DRIVE & TYCO ROAD (AVE) STREETSCAPE CONCEPTS

THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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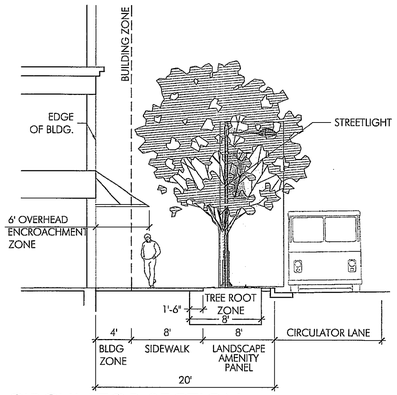
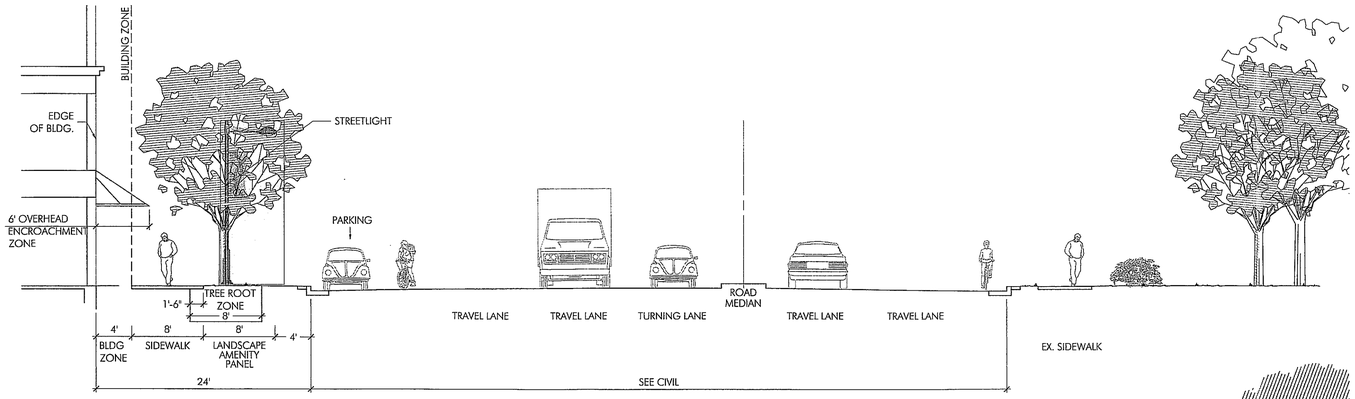
STREET SECTIONS

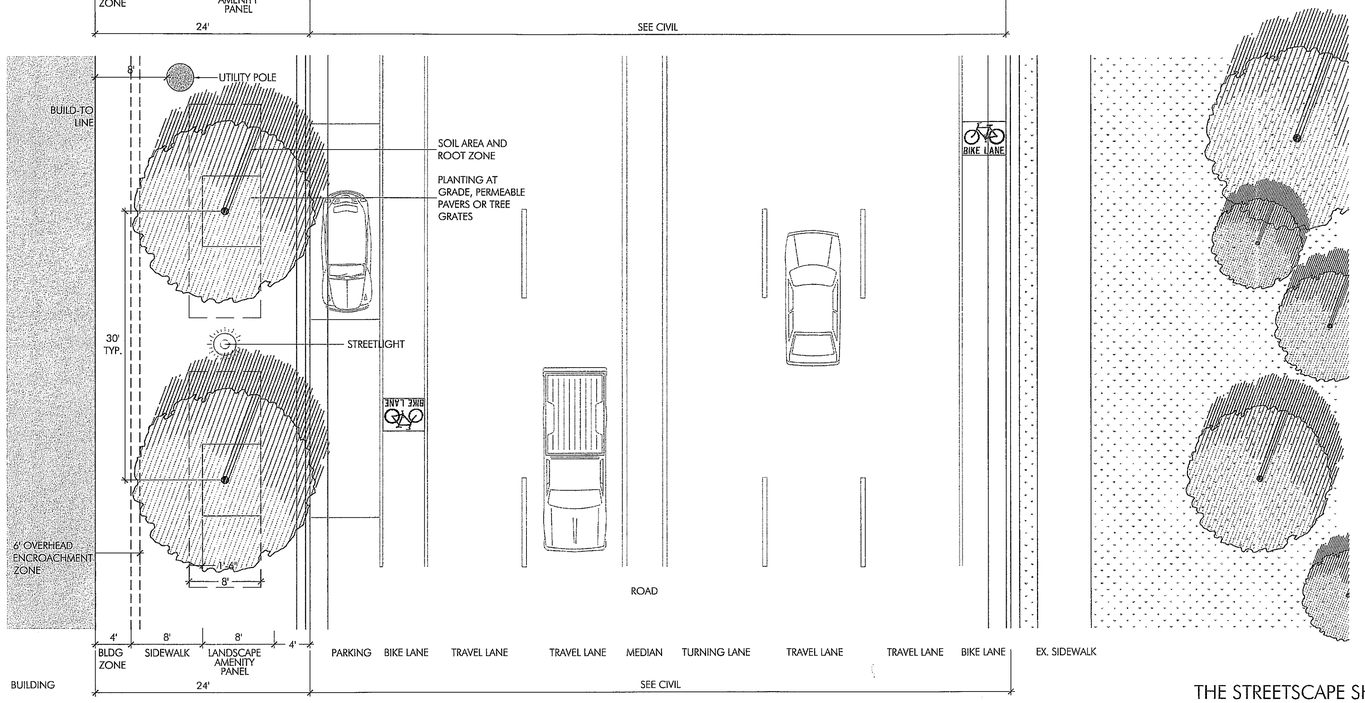
Scale: AS NOTED

L-2



CIRCULATOR SECTION





01 SPRING HILL ROAD

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

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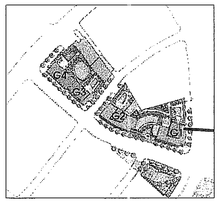

KEY

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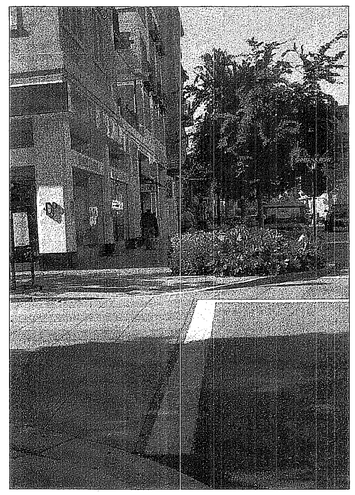

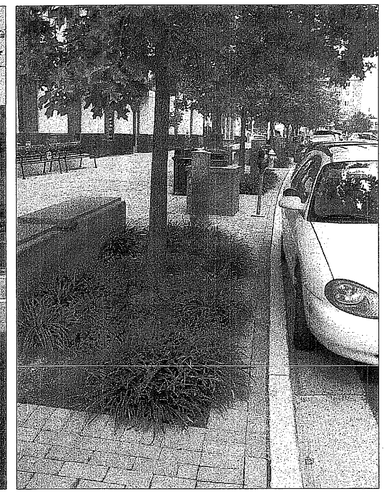

SPRING HILL ROAD STREETSCAPE CONCEPTS

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STREET SECTIONS

Scale: **AS NOTED**

L-3

NEIGHBORHOOD 3

0.47 ACRES PARK SPACE PROVIDED

Spring Hill Station - Total Park Space Provided			
Neighborhood 1			
Public Urban Parks		121,000	sq. ft.
Public Sky Parks		74,900	sq. ft.
	Total	4.50	Acres
Neighborhood 2			
Public Urban Parks		50,950	sq. ft.
	Total	1.17	Acres
Neighborhood 3			
Public Urban Parks		16,350	sq. ft.
	Total	0.38	Acres
Total Public Parks		**6.04**	**Acres**
Off-Site			
Public Urban Park	**Total**	**2.81**	**Acres**
In Addition, Spring Hill Station is providing Private Sky Parks.			
Neighborhood 1		1.53	Acres
Neighborhood 2		0.52	Acres
Neighborhood 3		1.15	Acres
Total Private Sky Parks		**3.21**	**Acres***
*Additional Private Park space may be provided with future FDP sets			

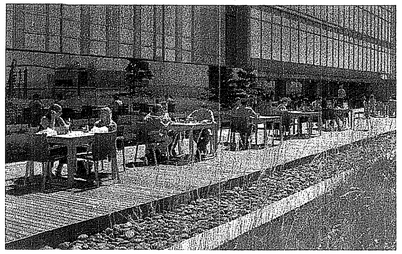
Note:
Sky Parks denote parks above street level, built on structure. All other parks are at-grade.

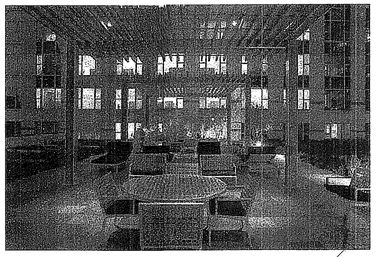
71% of Public Parks provided at Street Level

Spring Hill Station - Park Space Running Tab			
Running Tab for Part A & B but not including future Parts			
Neighborhood 1			
Public Urban Parks		Future	sq. ft.
Public Sky Parks		Future	sq. ft.
	Total	Future	Acres
Neighborhood 2			
Public Urban Parks		Future	sq. ft.
	Total	Future	Acres
Neighborhood 3			
Public Urban Parks		16,350	sq. ft.
	Total	0.38	Acres
Total Public Parks		**0.38**	**Acres**
Off-Site			
Public Urban Park	**Total**	**2.81**	**Acres**
In Addition, Spring Hill Station is providing Private Sky Parks.			
Neighborhood 1			Acres
Neighborhood 2 (from Part A)		0.34	Acres
Neighborhood 3		1.15	Acres
Total Private Sky Parks		**1.49**	**Acres***
*Additional Park space to be provided with future CDP & FDP sets			

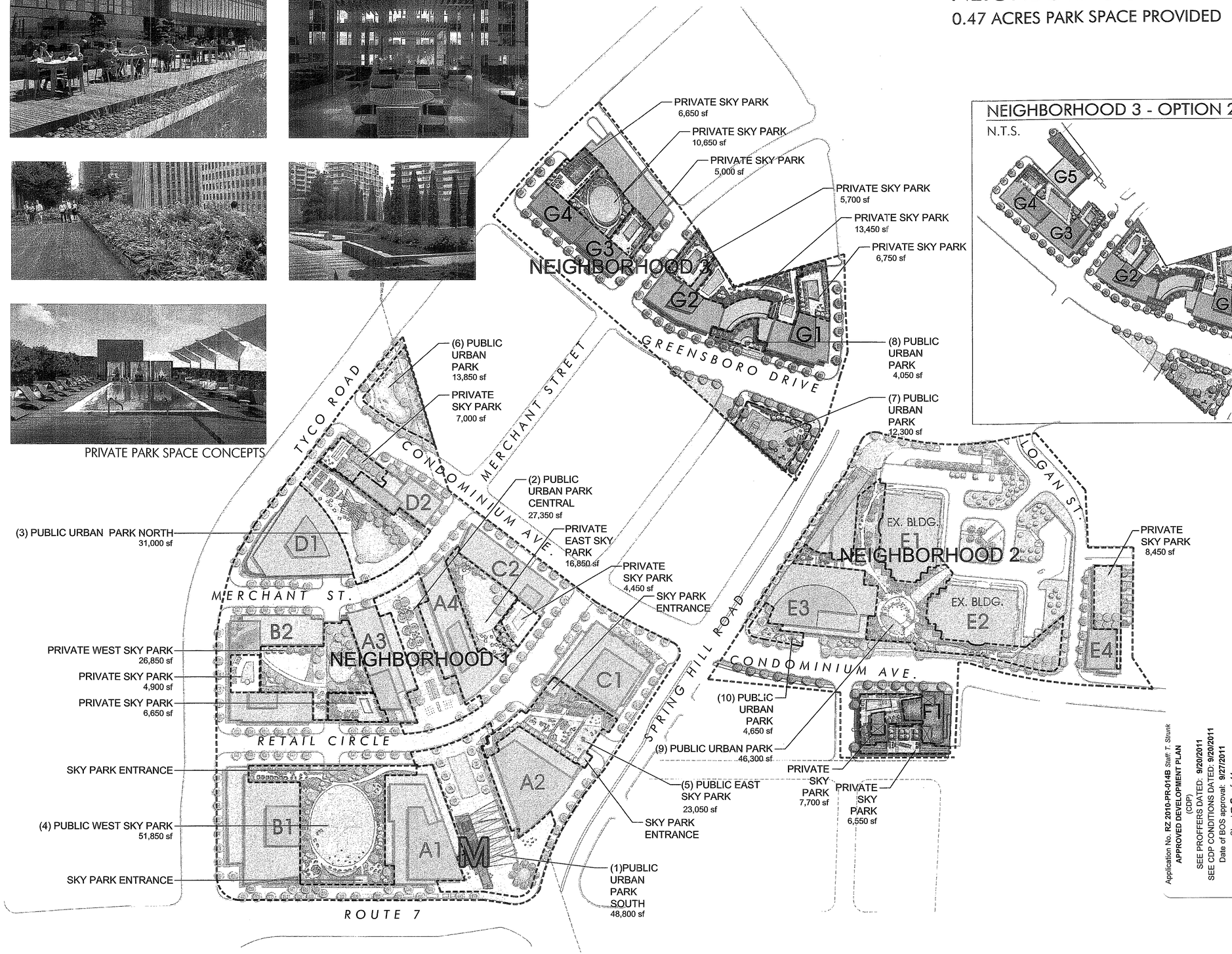
Note:
Sky Parks denote parks above street level, built on structure. All other parks are at-grade.

100% of Public Parks provided at Street Level



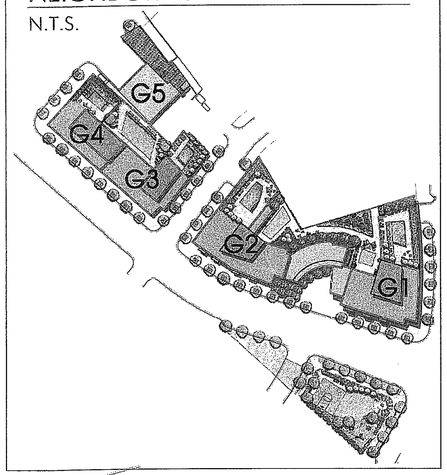


PRIVATE PARK SPACE CONCEPTS



NEIGHBORHOOD 3 - OPTION 2

N.T.S.



NOTE: PARK DESIGN FOR NEIGHBORHOOD 1 & 2 ARE FOR INFORMATIONAL PURPOSES ONLY

SCALE: 1"=100'-0" 100'-0" 200'-0" 400'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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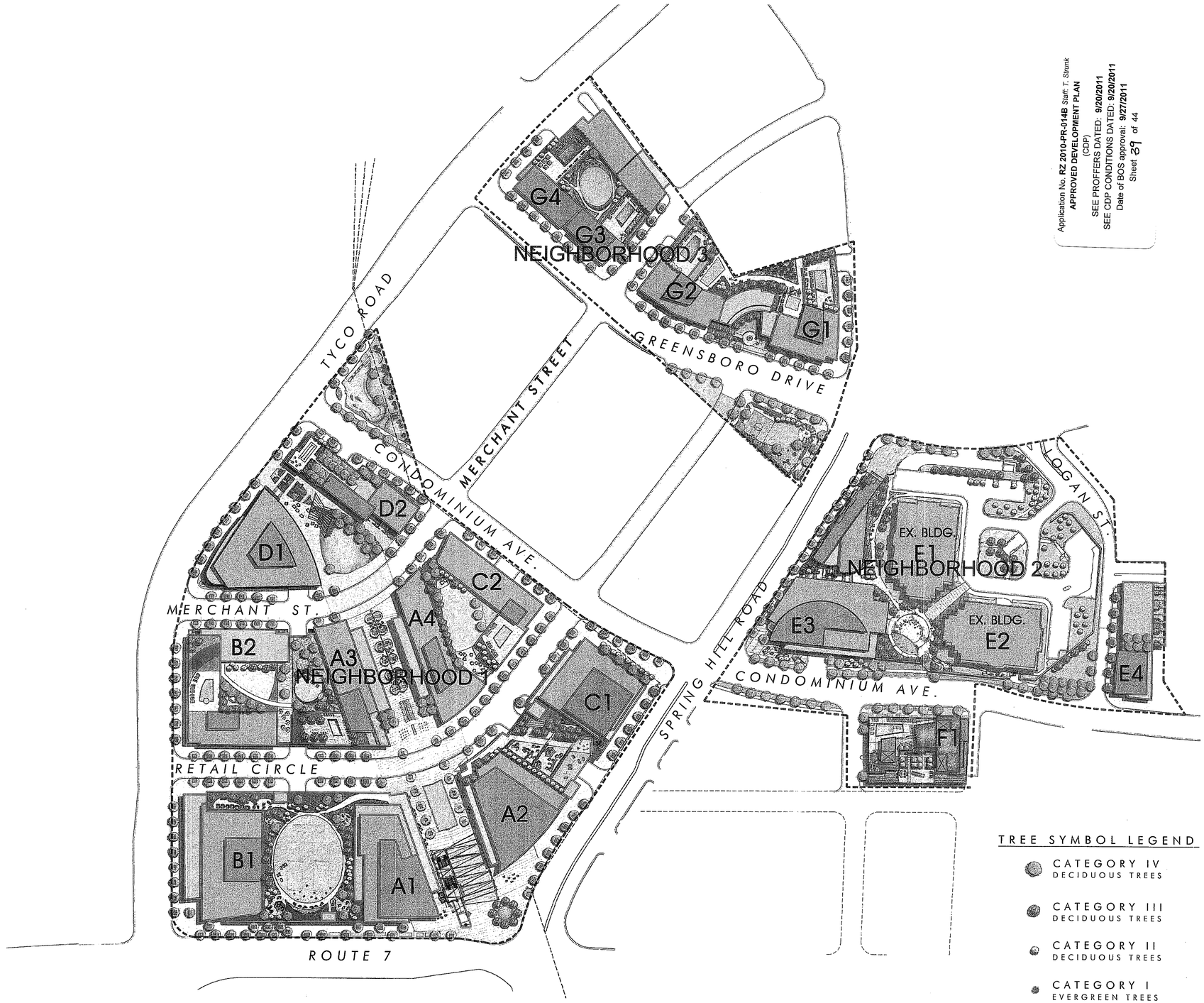
OVERALL PARKS PLAN

Scale: 1:40

L-4



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NEIGHBORHOOD 1, 2 & 3

LANDSCAPE PLAN

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 1

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nutalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	
	258	*CATEGORY IV DECIDUOUS TREES*				250	64500
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	
	87	*CATEGORY III DECIDUOUS TREES*				150	13050
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionanthus virginicus*	Fringetree	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstamia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	
	76	*CATEGORY II DECIDUOUS TREES*				100	7600
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	0
	14	*CATEGORY II EVERGREEN TREES*				100	1400
Category 1 Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	0
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	0
		CATEGORY I EVERGREEN TREES				100	0
					Total Tree Cover Provided by Planting (SF) =		86,550
					Total Tree Cover Required (SF) =		74,106
					Surplus:		12,444

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 2

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nutalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	
	68	*CATEGORY IV DECIDUOUS TREES*				250	17000
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	
	45	*CATEGORY III DECIDUOUS TREES*				150	6750
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionanthus virginicus*	Fringetree	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstamia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	
	55	*CATEGORY II DECIDUOUS TREES*				100	5500
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	0
	6	*CATEGORY II EVERGREEN TREES*				100	600
Category 1 Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	0
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	0
		CATEGORY I EVERGREEN TREES				100	0
					Total Tree Cover Provided by Planting (SF) =		29,950
					Total Tree Cover Required (SF) =		39,006
					Shortfall		9,056

NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

CONCEPTUAL PLANT SCHEDULE - NEIGHBORHOOD 3

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		*Acer rubrum*	Red Maple	3-3 1/2" cal.	B&B	250	
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250	
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250	
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		*Quercus nutalli*	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		*Quercus palustris*	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250	
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	
	65	*CATEGORY IV DECIDUOUS TREES*				250	16250
Category III - Deciduous Trees							
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	2 -2 1/2" cal.	B&B	150	
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150	
KP		*Koelreuteria paniculata*	Golden Rain Tree	2 -2 1/2" cal.	B&B	150	
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150	
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150	
	25	*CATEGORY III DECIDUOUS TREES*				150	3750
Category II - Deciduous Trees							
AA		*Amelanchier arborea*	Downey Serviceberry	2" cal.	B&B	100	
AB		*Amelanchier x grandiora 'Autumn Brilliance'*	A.B. Serviceberry	2" cal.	B&B	100	
CA		*Carpinus caroliniana*	Ironwood	2" cal.	B&B	100	
CC		*Cercis canadensis*	Eastern Redbud	2" cal.	B&B	100	
CV		*Chionanthus virginicus*	Fringetree	2" cal.	B&B	100	
CF		*Cornus florida*	Flowering Dogwood	2" cal.	B&B	100	
CK		*Cornus kousa*	Kousa Dogwood	2" cal.	B&B	100	
LI		*Lagerstamia 'Natchez'*	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	2" cal.	B&B	100	
	34	*CATEGORY II DECIDUOUS TREES*				100	3400
Category II- Evergreen Trees							
CT		*Chamaecyparis thyoides*	Atlantic White Cedar	2" cal.	B&B	100	
IO		*Ilex opaca*	American Holly	2" cal.	B&B	100	
		CATEGORY I EVERGREEN TREES					0
Category 1 Evergreen Trees							
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	2" cal.	B&B	75	
JV		*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	2" cal.	B&B	75	
TO		*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	2" cal.	B&B	50	
	39	*CATEGORY I EVERGREEN TREES*				100	3900
					Total Tree Cover Provided by Planting (SF) =		27,300
					Total Tree Cover Required (SF) =		23,985
					Surplus		3,315

NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

TREE SYMBOL LEGEND

- CATEGORY IV DECIDUOUS TREES
- CATEGORY III DECIDUOUS TREES
- CATEGORY II DECIDUOUS TREES
- CATEGORY I EVERGREEN TREES

TOTALS	
Total Tree Cover Provided by Planting N1 + N2+ N3(SF) =	143,800
Total Tree Cover Required N1+N2+N3(SF) =	137,097
Surplus	6,703

NOTE: THE PLANT SCHEDULES SHOWN HERE ARE FOR INFORMATIONAL PURPOSES ONLY.

SCALE: 1"=100'-0" 100'-0| 200'-0| 400'-0|

THE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
8405 Greensboro Dr. Pl30
Mclean, VA 22102

CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Resubmission)	12.20.10
CDP (Resubmission)	03.18.11
CDP (Resubmission)	04.25.11
CDP (Resubmission)	04.29.11
CDP (Resubmission)	05.06.11
CDP (Resubmission)	05.27.11
CDP (Resubmission)	07.06.11
CDP (Resubmission)	08.05.11
CDP (Resubmission)	08.22.11

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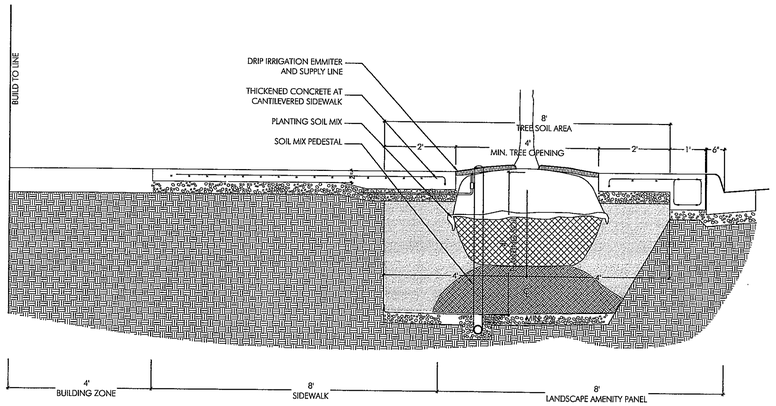
OVERALL LANDSCAPE PLAN

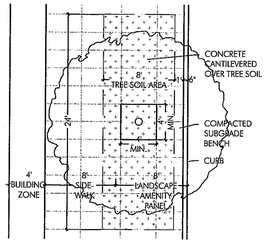
Scale: 1:40

L-5



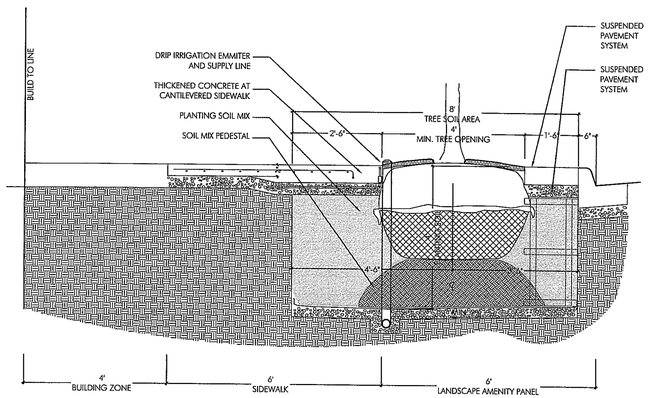
01 TREE PLANTING DETAIL - 20' STREETSCAPE

SCALE: 1/2"=1'-0"



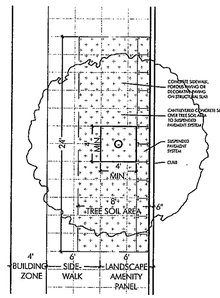
02 PLANVIEW - 20' STREETSCAPE

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



03 TREE PLANTING DETAIL - 16' STREET SCAPE

SCALE: 1/2"=1'-0"



04 PLANVIEW - 16' STREETSCAPE

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

LANDSCAPE COMPUTATIONS N1

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	
B. Tree Canopy Requirement		
B1	Gross Site Area	741,055
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	741,055
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	74,106
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3
C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0
D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	74,106
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	86,550
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	86,550

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce

LANDSCAPE COMPUTATIONS N2

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	
B. Tree Canopy Requirement		
B1	Gross Site Area	390,059
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	390,059
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	39,006
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3
C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0
D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	39,006
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	29,950
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	29,950

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce

LANDSCAPE COMPUTATIONS N3

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC/HC
Adjacent Zoning Districts; I-5, C-7, PDC, PTC/HC

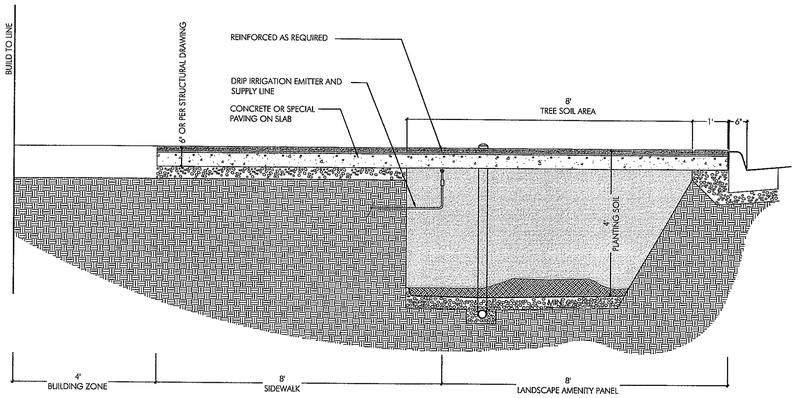
Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

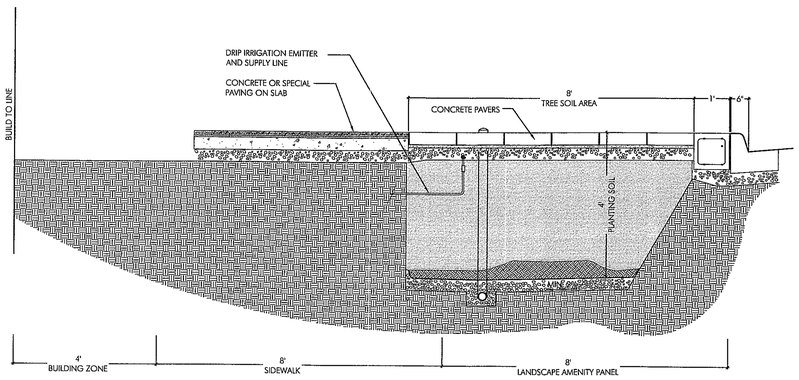
Step		Totals
A. Tree Preservation Target and Statement		
A1	See Table 12.3 on Sheet C-8	
B. Tree Canopy Requirement		
B1	Gross Site Area	239,853
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	239,853
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	23,985
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3
C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0
D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	23,985
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	27,300
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	27,300

* Note: Tree Cover Credit calculations for A1 are part of overall Neighborhoods 1, 2 & 3 Canopy Coverage calculations for the Tysons Spring Hill Station Project. Any Excess Tree Cover provided on a parcel shall go towards Tree Cover Credit on other Parce



05 TREE PLANTING DETAIL - TREE SOIL BRIDGE

SCALE: 1/2"=1'-0"



06 TREE PLANTING DETAIL - CONDRETE PAVERS

SCALE: 1/2"=1'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

SCALE: 1/2"=1'-0" | 1'-0" | 2'-0" | 4'-0"

Application No. **RZ 2010-PR-014B** *Staff: T. Strunk*
APPROVED DEVELOPMENT PLAN
(CDP)
SEE PROFFERS DATED: **9/20/2011**
SEE CDP CONDITIONS DATED: **9/20/2011**
Date of BOS approval: **9/27/2011**
Sheet **40** of 44

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Spring Hill Station

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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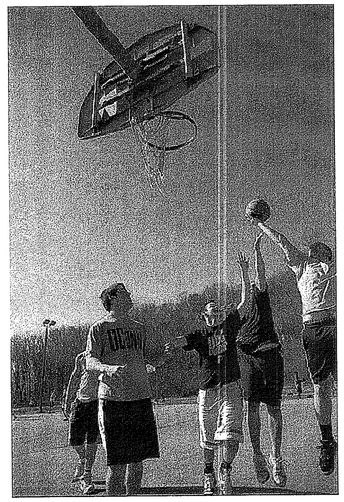
PLANT DETAILS

Scale: 1/2"=1'-0"

L-6

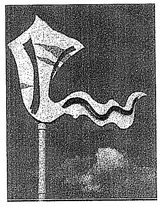
GREENSBORO PARK ELEMENTS

NEIGHBORHOOD THREE

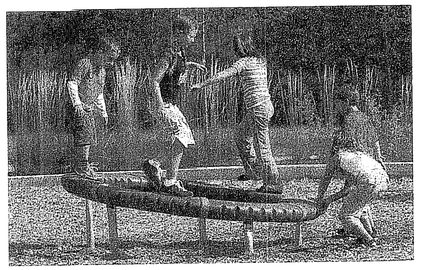


BASKETBALL COURT

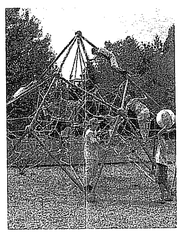
CLIMBING STRUCTURE

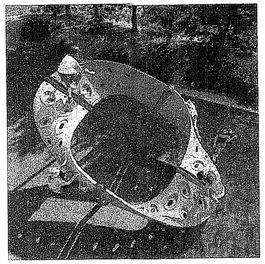


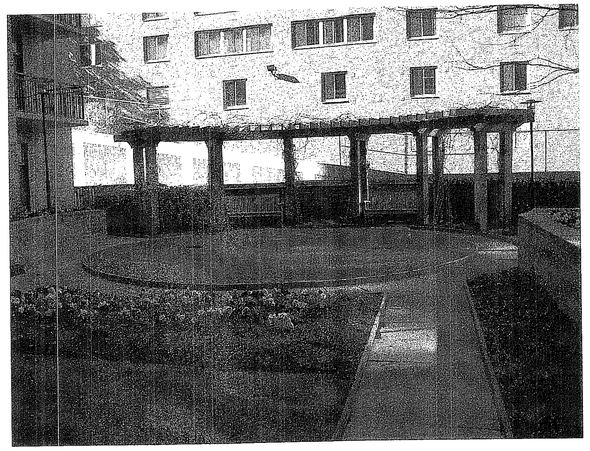
SCULPTURAL FLAG



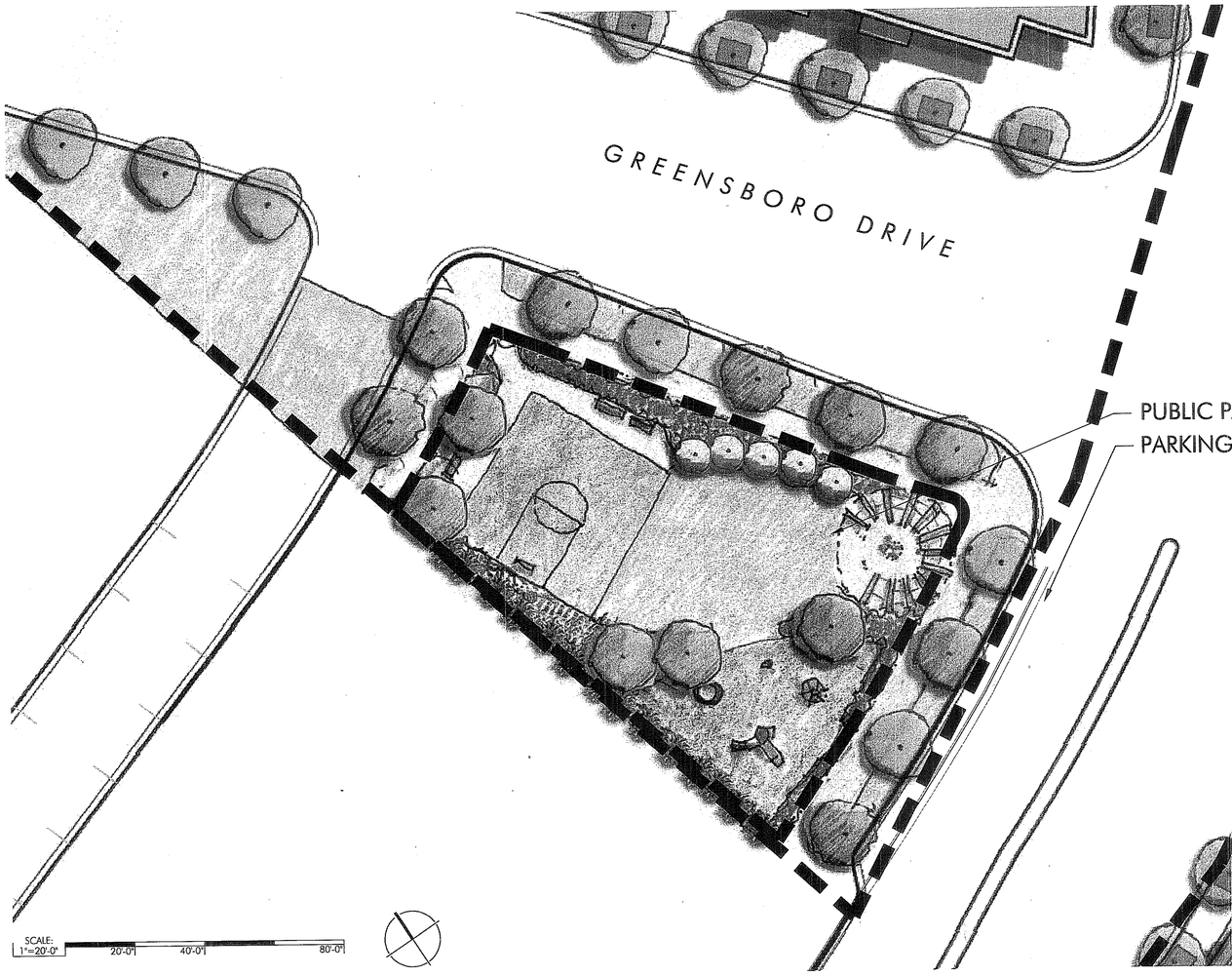
PLAY AREA

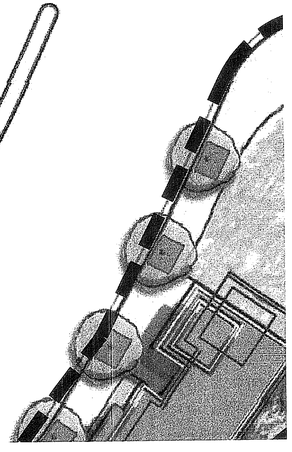




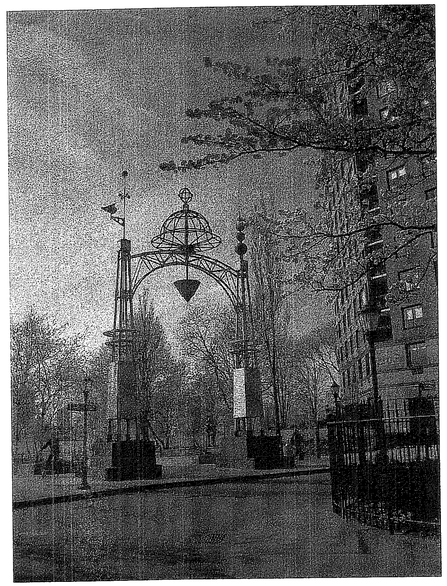


PERGOLA STRUCTURE

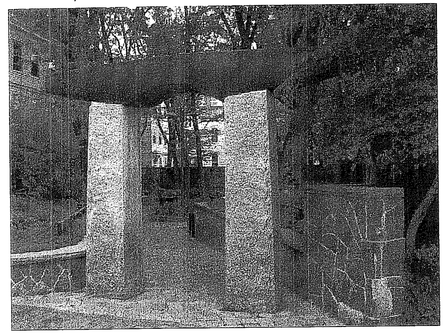




THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



ART OPPORTUNITY AT ENTRY



SCULPTURAL ENTRY

Application No. **RZ 2010-PR-014B** *Staff T. Strunk*
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Sheet **4** of 44

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PARK PLAN

Scale: 1:20

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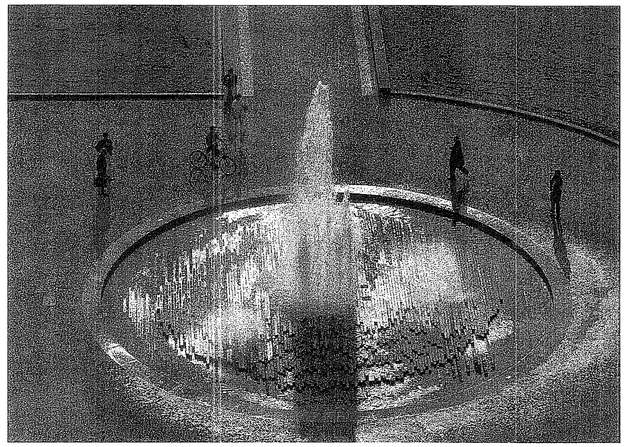
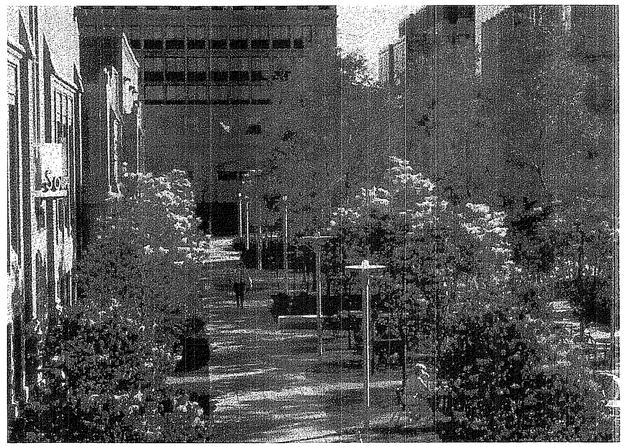
GREENSBORO PARK ELEMENTS

NEIGHBORHOOD TWO

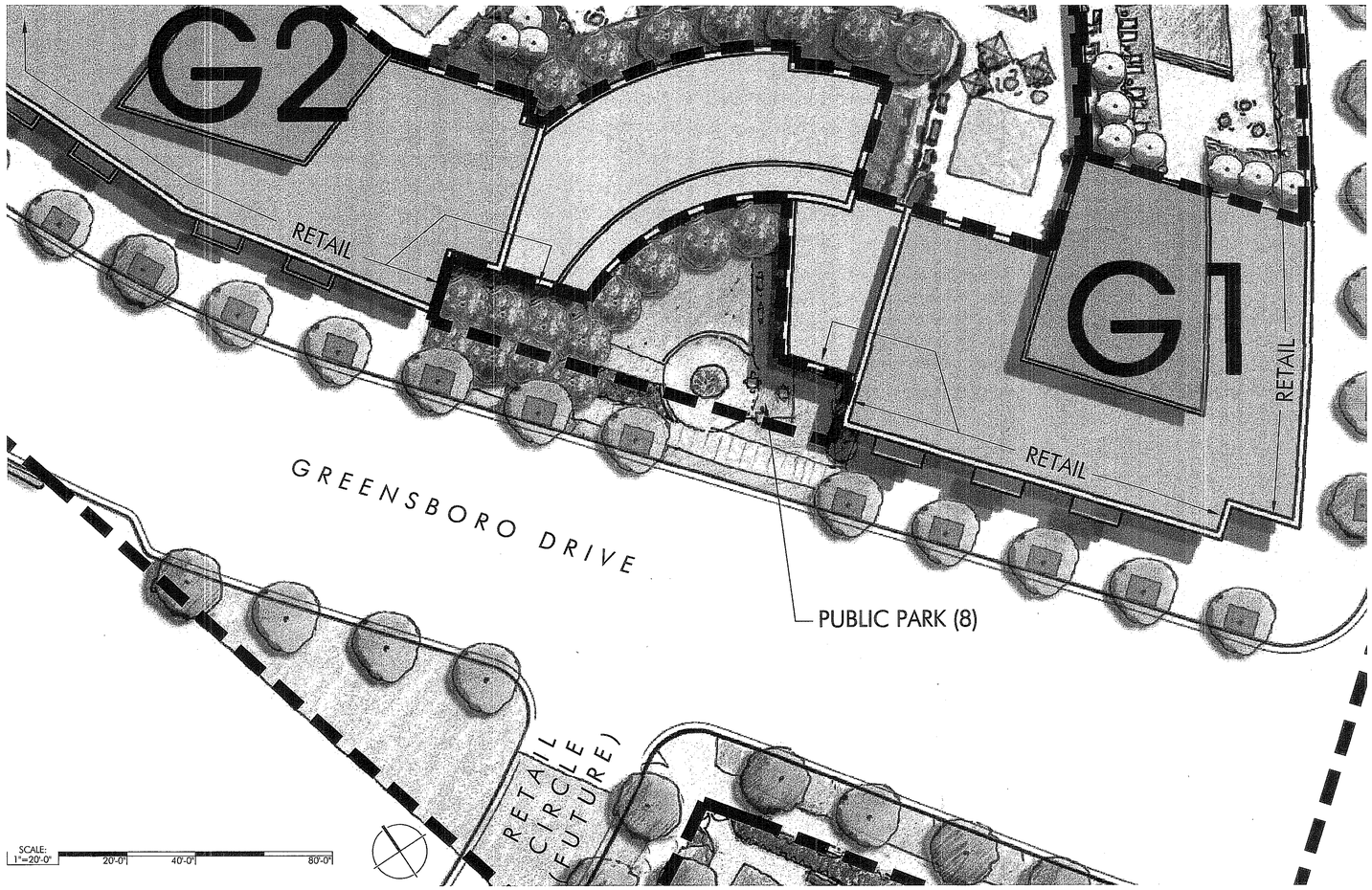


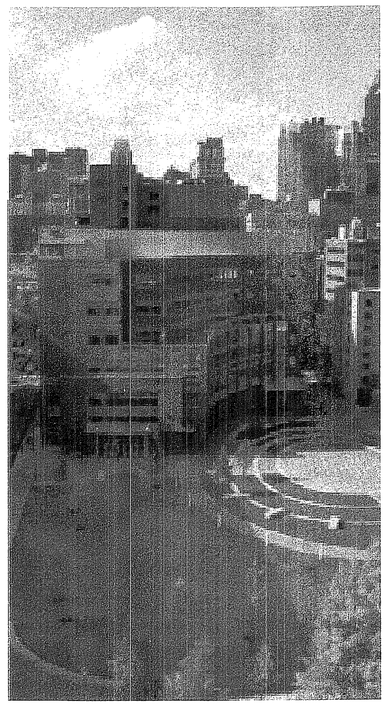
FOUNTAIN



SHADE BOSQUE

RAISED LAWN





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PARK PLAN

Scale: 1:20

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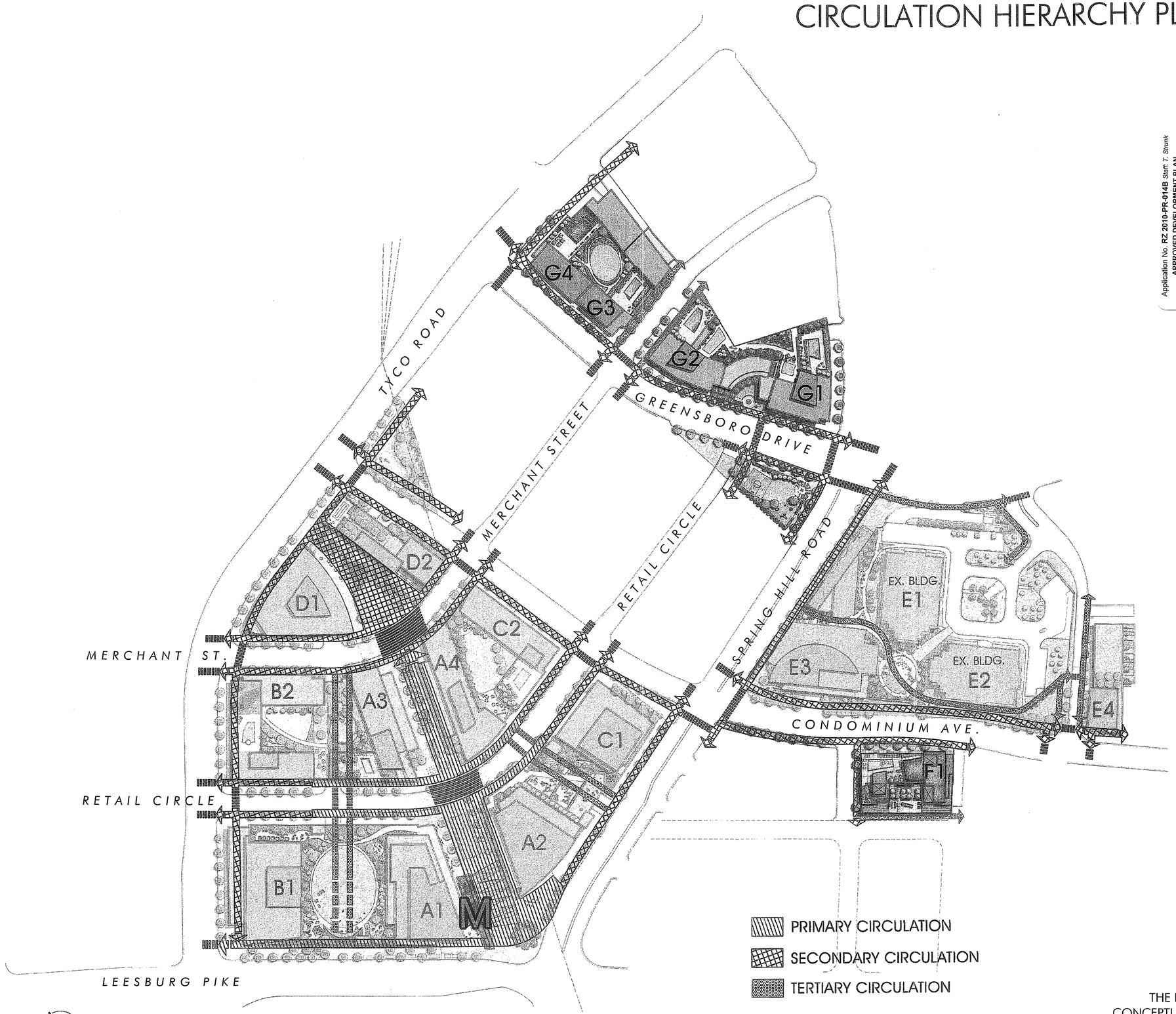
CIRCULATION HIERARCHY PLAN



SCALE: 1"=100'-0" 100'-0| 200'-0| 400'-0|

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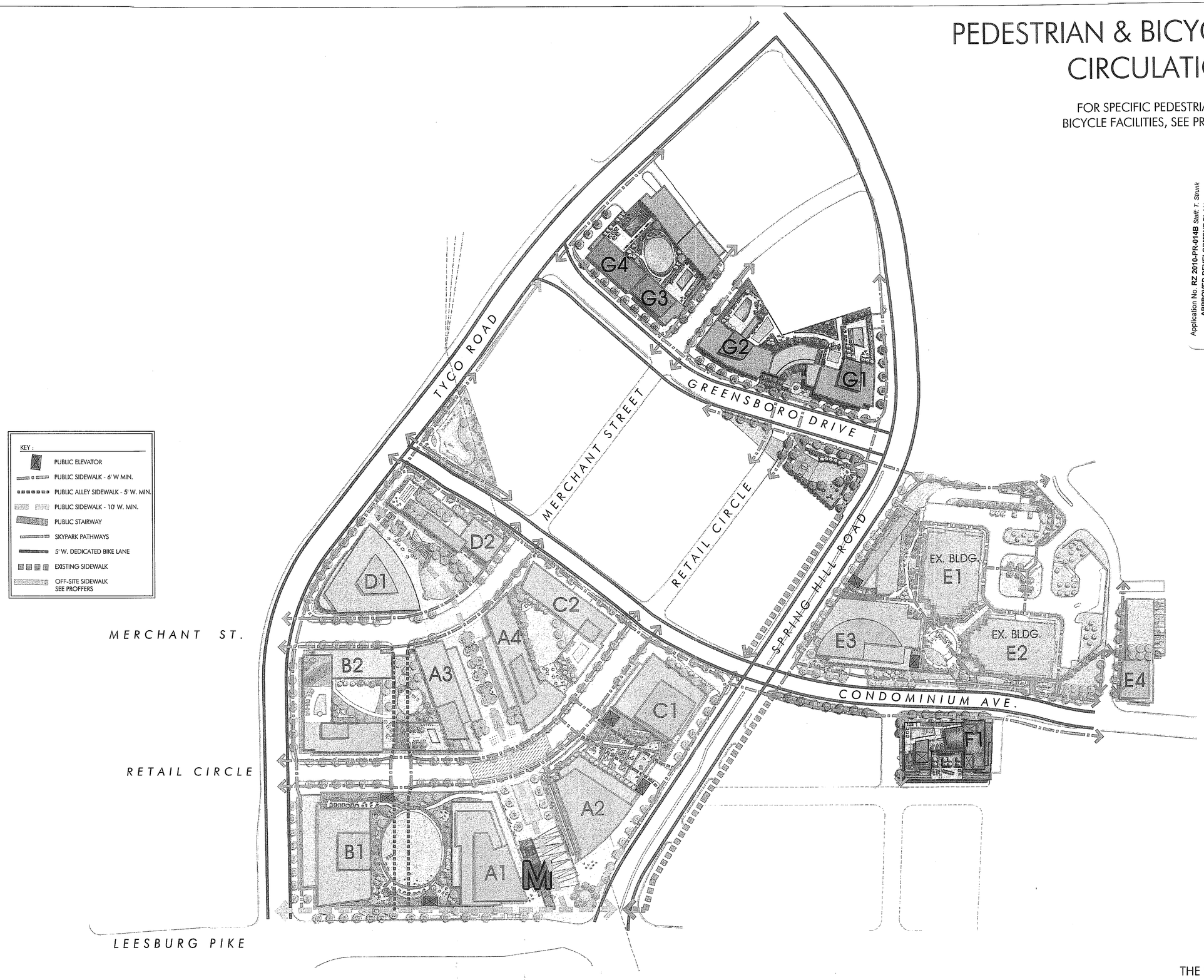
CIRCULATION HIERARCHY PLAN

Scale: 1:100

L-9

PEDESTRIAN & BICYCLE CIRCULATION

FOR SPECIFIC PEDESTRIAN AND BICYCLE FACILITIES, SEE PROFFERS



KEY :

- PUBLIC ELEVATOR
- PUBLIC SIDEWALK - 6' W MIN.
- PUBLIC ALLEY SIDEWALK - 5' W. MIN.
- PUBLIC SIDEWALK - 10' W. MIN.
- PUBLIC STAIRWAY
- SKYPARK PATHWAYS
- 5' W. DEDICATED BIKE LANE
- EXISTING SIDEWALK
- OFF-SITE SIDEWALK SEE PROFFERS

SCALE: 1"=100'-0" 100'-0 200'-0 400'-0

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PEDESTRIAN & BICYCLE CIRCULATION

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L-10