FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
FOR
CAPITAL ONE BANK
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

LAND USE ATTORNEY:
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RESTON, VA 20190

APPLICANT/ OWNER:
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1680 CAPITAL ONE DR
MCLEAN, VA 22102

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
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WASHINGTON , DC 20009

TRANSPORTATION ENGINEER:
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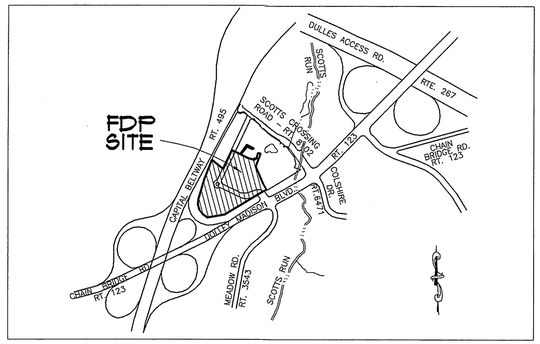
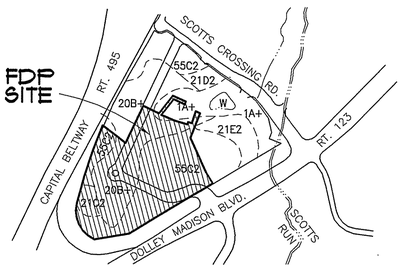
1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151

ENVIRONMENTAL ENGINEER:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VA 20155



VICINITY MAP
SCALE - 1:2000

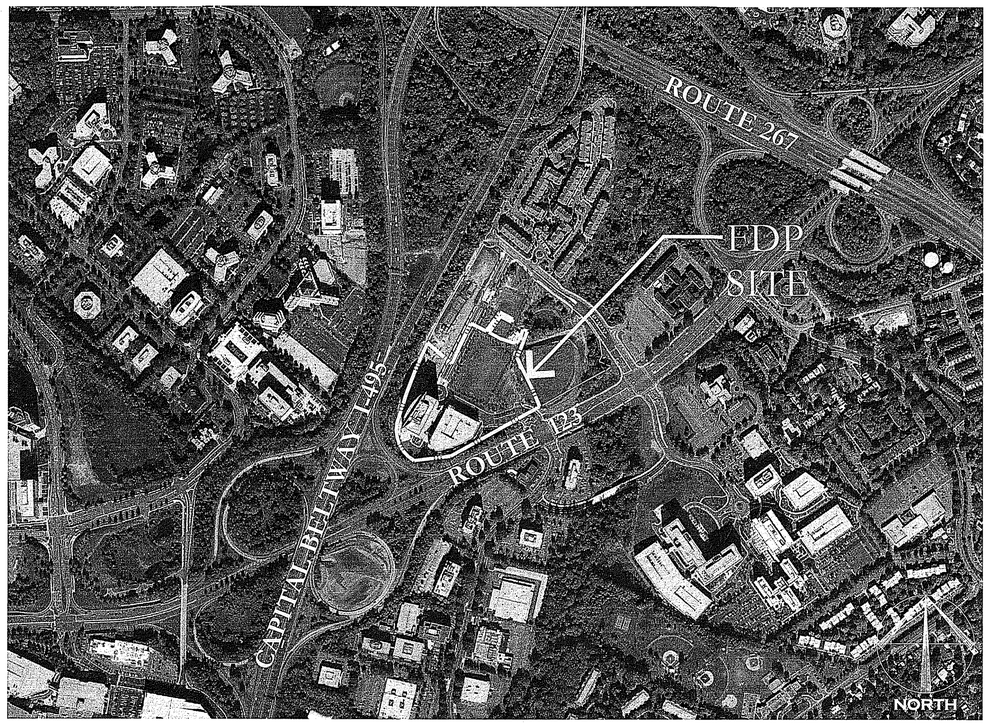


SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP

SOILS MAP
SCALE - 1:500



AERIAL MAP
NOT TO SCALE

REVISIONS	
June 30, 2011	Original Submission
Sept 16, 2011	County Comments
March 12, 2012	Prestaffing Comments
April 23, 2012	County Comments
May 24, 2012	County Comments
June 13, 2012	County Comments
August 13, 2012	County Comments

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
8/10/2012
PROFESSIONAL ENGINEER

SHEET INDEX

1	COVER SHEET
2	NOTES AND TABULATIONS
3	OVERALL DEVELOPMENT PLAN (CDP PLAN)
4	EXISTING CONDITIONS
5	FINAL DEVELOPMENT PLAN
6	BUILDING AND PARKING PLANS
7	BUILDING AND PARKING PLANS
8	BUILDING AND PARKING PLANS
9	VEHICULAR CIRCULATION PLAN
10	LANDSCAPE PLAN
10A	EXISTING VEGITATION MAP (EVM)
10B	LANDSCAPE NOTES AND TABULATIONS
10C	LANDSCAPE DETAILS
10D	CDP LANDSCAPE PLAN
10E	CDP LANDSCAPE TABULATIONS
11	OPEN SPACE PLAN
12	UTILITIES PLAN
13	PUBLIC FACILITIES PLAN
14	PEDESTRIAN CIRCULATION PLAN
15	PRIVATE STREET STANDARDS
16	ARCHITECTURAL PERSPECTIVES
17	ARCHITECTURAL BUILDING SECTIONS
18	SHADOW ANALYSIS
19	URBAN DESIGN AMENITIES
19A	URBAN DESIGN AMENITIES
19B	SITE SECURITY FEATURES
20	OVERALL SWM-BMP PROGRAM
20A	SWM PROGRAM DETAILS
21	SWM PROGRAM - TIER I
21A	SWM PROGRAM - TIERS II AND VI
22	SWM PROGRAM - TIERS III AND V
22A	SWM PROGRAM - TIER IV
23	ARCHITECTURAL BUILDING ELEVATIONS
24	ARCHITECTURAL BUILDING ELEVATIONS
25	ARCHITECTURAL BUILDING ELEVATIONS
26	ARCHITECTURAL BUILDING ELEVATIONS
27	3D SITE MODEL
28	EMERGENCY ACCESS PLAN
29	JONES BRANCH CONNECTOR PHASE
30	JONES BRANCH CONNECTOR PHASE ALT

Application No FDP 2010-PR-021 Staff S.Lin
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP) (PRO) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) approval 9-20-2012
Sheet 1 of 40

RECEIVED
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AUG 13 2012
Zoning Evaluation Division

1798-1101
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WAIVERS AND MODIFICATIONS:

MODIFICATION/WAIVER REQUESTS: THE APPLICANT REQUESTS WAIVERS AND MODIFICATIONS FOR THE FOLLOWING SHOWN BELOW:

A. THE APPLICANT REQUESTS A MODIFICATION OF SECTION 2-414.B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON WHEREAS THE EXISTING BUILDING IS AN EXISTING CONDITION.

B. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0515.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS ALONG ALL STREETSCAPES IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE APPLICANT WILL NEGOTIATE DIRECTLY WITH UTILITY PROVIDERS AS NECESSARY TO PLANT TREES ADJACENT TO THESE EASEMENTS, AND WILL COMMIT TO REPLACING TREES THAT ARE REMOVED DUE TO MAINTENANCE OR UNFORESEEN CIRCUMSTANCES.

C. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 4 FEET WITH STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER.

D. THE APPLICANT HEREBY REQUESTS A WAIVER OF COUNTYWIDE TRAILS PLAN TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL SINCE THIS DEVELOPMENT DOES NOT IMPACT INTERSTATE 495.

E. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES. THE URBAN CONDITIONS IN TYSONS CORNER AND IN THIS DEVELOPMENT MAY WARRANT AN OCCASION WHERE THE SWM FACILITIES CAN NOT DRAIN BY GRAVITY, THEREFORE, A WAIVER / MODIFICATION IF THE PFM IS HEREBY REQUESTED.

GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE ENTIRE 26.21 ACRES OF THE CAPITAL ONE CAMPUS IS SUBJECT TO RZ 2010-PR-021. IT IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102.

   THIS FDP APPLIES TO A SITE AREA APPROXIMATELY 12.77 ACRES (OR 556,388 SF) OF A PORTION OF PARCEL A2.

2. REQUEST THE APPLICANT REQUESTS THE FOLLOWING: A FINAL DEVELOPMENT PLAN (FDP) WITHIN PLANNED TYSONS CORNER (PTC) DISTRICT TO ESTABLISH A NEW FINAL DEVELOPMENT PLAN FOR A PORTION OF THE SITE. UNDER A SEPARATE APPLICATION, THE APPLICANT HAS FILED A REZONING FROM THE C-3 DISTRICT TO THE PLANNED TYSONS CORNER (PTC) DISTRICT IN ORDER TO ESTABLISH A NEW CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR THE SITE.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY WILLIAM H. GORDON ASSOCIATES, INC. IN JUNE 2000. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JUNE, 2000 AND CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. MOST OF THE EXISTING GRADES SHOWN WITH THIS PLAN ARE THE PROPOSED GRADES FROM THE CONSTRUCTION OF THE SITE AND ARE NOT FIELD RUN.

4. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11627 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. COMPREHENSIVE PLAN:

   THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S TYSONS CORNER URBAN CENTER AND TYSONS EAST TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD). THE TYSONS EAST TOD DISTRICT SERVES AS A SIGNATURE GATEWAY FOR THOSE ENTERING THE TYSONS CORNER URBAN CENTER FROM THE EAST. THE DEFINING FOCUS OF TYSONS EAST WILL BE SCOTTS RUN, WHICH IS ENVISIONED TO TRANSFORM INTO A GREAT URBAN PARK SURROUNDED BY MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RESIDENTIAL, HOTEL, SUPPORT RETAIL AND SERVICE USES. IN ADDITION, THE AREA COULD INCLUDE INSTITUTIONAL AND PUBLIC USES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES.

   THE COMPREHENSIVE PLAN TEXT DESIGNATES THIS SITE AS PART OF THE SCOTTS RUN CROSSING SUBDISTRICT AND STATES THAT HIGHER INTENSITY MIXED USE REDEVELOPMENT WITH OFFICE AS A PREDOMINANT USE SHOULD OCCUR NEAR THE METRO STATION.

   THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN THE 1/4 MILE RADIUS OF THE PROPOSED METRO EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

6. THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, AND WAIVERS, EXCEPTIONS, OR MODIFICATIONS SOUGHT BY THE APPLICANT ARE SHOWN ON THIS SHEET.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH THE PROFFERS AND ARE SHOWN ON SHEET 5. PARKING TABULATIONS ARE PROVIDED ON SHEET 6. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE FINAL DEVELOPMENT PLAN. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM AND MAXIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

8. LANDSCAPING/BUFFERING. SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEET 10 FOR PROPOSED LANDSCAPING.

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND FUTURE COMPREHENSIVE SIGN PLANS (CSP).

10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SWM/ BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP ANALYSIS SHEETS.

11. CLEARING AND GRADING: IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE FINAL DEVELOPMENT PLAN ON SHEET 5. SEE NOTE 26 THIS SHEET.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY. SEE PUBLIC UTILITY PLAN ON SHEET 12.

13. GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

(GENERAL NOTES CONTINUED)

14. RESOURCE PROTECTION AREA (RPA): THERE IS NO RPA WITHIN THE FDP AREA. NO WORK IS ANTICIPATED WITH THIS FDP IN RPA AREAS.

15. WETLANDS: THERE ARE NO WETLANDS ON THE FDP SITE. HOWEVER, THERE ARE WETLANDS ON THE CDP SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1. NO WORK IS ANTICIPATED ADJACENT TO THE WETLAND AREA WITH THIS FDP EXCEPT FOR THE STORMWATER OUTFALL AS SHOWN ON SHEET 12.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100 YEAR FLOODPLAIN. NO WORK IS ANTICIPATED WITH THIS FDP IN FLOODPLAIN AREAS.

17. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 4. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.

18. UNDERGROUND UTILITIES: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000 AND SUBSEQUENT AVAILABLE RECORD DATA.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS, AS SHOWN ON SHEET 3, ARE PROPOSED TO BE COMPLETED IN PHASES. THIS FDP IS PROPOSED FOR THE 1ST PHASE OF THE OVERALL DEVELOPMENT SCHEDULE. THE BUILDINGS AND USES SHOWN ON THIS FDP MAY BE CONSTRUCTED SIMULTANEOUSLY OR IN PHASES, AS DICTATED BY MARKET CONDITIONS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. SEE URBAN DESIGN AMENITIES PLAN ON SHEET 13. AT SITE PLAN, BICYCLE FACILITIES (INCLUDING LOCATION AND NUMBER OF RACKS) SHALL BE IDENTIFIED AS COORDINATED WITH THE FCDOT.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

22. SCENIC ASSETS/ EXISTING STRUCTURES. THE SITE CONTAINS SEVERAL PRIVATE SPORT COURTS AND FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND. DUE TO THE LOCATION OF THE FDP SITE, THE LARGE SOCCER FIELD WILL BE REMOVED FROM USE BUT THE BASEBALL AND JUNIOR SOCCER FIELDS WILL BE RETAINED ALONG WITH THE SPORT COURTS. THIS PHASE OF THE DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE OPEN SPACE PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

23. HAZMAT: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

24. SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN (FDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM AND MAXIMUM BUILDING SETBACKS TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED BY THE ZONING ADMINISTRATOR TO BE IN SUBSTANTIAL CONFORMANCE WITH THE FDP. THE DIMENSIONS SHOWN FOR BLDG SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.

26. FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE "LIMITS OF FINAL DEVELOPMENT PLAN" AND ITS ASSOCIATED LIMITS OF CLEARING AND GRADING THAT MAY RESULT FROM FINAL ENGINEERING AND ULTIMATE UTILITY CONNECTIONS.

27. ARCHAEOLOGICAL SURVEY: THE APPLICANT HAS SUBMITTED AN ARCHAEOLOGICAL SURVEY DATA FORM TO THE CULTURAL RESOURCE MANAGEMENT AND PROTECTION SECTION OF THE FAIRFAX COUNTY PARK AUTHORITY FOR REVIEW ON JULY 6TH, 2010. A 'NO SURVEY REQUIRED' RESPONSE HAS BEEN OBTAINED WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE ON-SITE INTERNAL ROADS WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) AS A PORTION OF PARCEL A2
SITE AREA	12.77 ACRES OR 556,388 SF
ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED/PROVIDED = SEE OPEN SPACE PLAN FOR CALCULATIONS (SHEET 11)
TREE CANOPY	REQUIRED/PROVIDED = SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 10)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
PARKING TABULATIONS	SEE PARKING AND LOADING TABULATIONS (SHEET 6)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 2 of 40

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ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 Cty Comments
03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE N/A
DATE JUNE 30, 2011
DRAWN OS/JPW/MP/JK
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101F-NT.dwg
SHEET # 2 of 30

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BUILDING TABULATIONS PER CDP

FAR Calculation											SF	Acres
Existing Site Area											1,141,884	26.21
Site Area Previously Dedicated												
Plat dated January 16, 2001 and Rev. April 2, 2001											109,344	2.51
Plat dated November 25, 2002 and Rev. June 5, 2003											21,633	0.50
Total Site Area (for calculating density)											1,272,861	29.22

BLOCK/ BUILDING	Minimum Bldg Height (ft)	Maximum Bldg Height (ft)	Proposed Bldg Height (feet)	Penthouse Height (feet)	Total Building Height (feet)	Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF by Land Use	Total Proposed Bldg GSF	Residential Dwelling Units
BLOCK A												
Building 1	150	281	281	35	316	21	Office	300,000	519,000	518,836	527,181	
							Retail	7,000	8,500	8,345		
Building 2	75	111	111	25	136	9	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	150	225	224	35	259	17	Office	200,000	292,500	277,086	307,086	
							Pub. Facil.	30,000	30,000	30,000		
Building 4	150	293	282	35	317	24	Hotel	200,000	367,500	335,498	337,756	
							Retail	2,000	2,300	2,258		
Building 5	125	200	182	25	207	14	Office	300,000	396,500	376,690	387,027	
							Retail	10,000	10,350	10,337		
BLOCK C												
Building 6	150	221	218	35	253	19	Residential	300,000	518,000	492,069	517,739	492
							Retail	28,000	26,300	25,670		
Building 7	125	221	218	35	253	19	Residential	200,000	274,800	251,509	256,485	252
							Retail	4,500	5,000	4,976		
Building 8	125	231	218	35	253	19	Residential	200,000	386,900	367,845	380,315	368
							Retail	12,000	12,500	12,470		
BLOCK D												
Building 9	75	175	174	25	199	15	Residential	50,000	124,250	118,185	122,014	118
							Retail	3,750	3,850	3,829		
Building 10	200	305	290	35	325	22	Office	400,000	484,000	459,623	487,715	
							Retail	27,000	28,100	28,092		
BLOCK E												
Building 11	150	266	252	35	287	19	Office	200,000	329,850	313,818	320,468	
							Retail	6,000	6,650	6,650		
Building 12	300	395	392	35	427	28	Office	400,000	786,000	732,100	732,100	
Subtotal GSF Buildings 1-12											4,465,523	1,230
Exisiting Buildings												
Ex.Building 1			205			14	Office			479,500	504,000	
Ex. Building2			42.5			2	Office			24,500		
Subtotals for Existing Buildings											504,000	
TOTALS											4,969,523	GSF
Total Site Area (for calculating density)											1,272,861	SF
Floor Area Ratio (FAR)											3.90	

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO ADJUST BUILDING HEIGHTS AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDP BUILDING TABULATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
3. SEE SHEET 6 FOR PARKING AND LOADING TABULATIONS.

FDP BUILDING TABULATIONS

FDP Tabulations							SF	Acres
FDP Site Area							556,388	12.77
FAR Calculation								
Site Area for FDP Calculation							1,141,884	26.21
Site Area Previously Dedicated								
Plat dated January 16, 2001 and Rev. April 2, 2001							109,344	2.51
Plat dated November 25, 2002 and Rev. June 5, 2003							21,633	0.50
Total Site Area (for calculating density)							1,272,861	29.22

BLOCK/ BUILDING	Proposed Bldg Height (feet)	Penthouse Height (feet)	Total Building Height (feet)	Number of Floors	Land Use	GSF by Land Use	Total Bldg GSF
BLOCK A							
1	281	35	316	21	Office	518,836	**527,181**
					Retail	8,345	
2	111	25	136	9	Hotel	81,388	**89,637**
					Retail	8,249	
BLOCK A Subtotal							**616,818**
Exisiting Buildings							
EX. 1	205			14	Office	479,500	504,000
EX. 2	42.5			2	Office	24,500	
Subtotals for Existing Buildings							**504,000**

TOTALS (Block A + Exisiting Buildings)	**1,120,818**	**GSF**
Total Site Area (for calculating density)	**1,272,861**	**SF**
Site Floor Area Ratio (FAR) (1)	**0.88**	**FAR**
Total Site GSF (from CDP)	**4,969,523**	**GSF**
Remaining Site GSF from CDP	**3,848,705**	**GSF**

1. FAR IS BASED ON THE AREA OF THE ENTIRE CAMPUS WIDE DEVELOPMENT OF 29.22 ACRES AND NOT THE INDIVIDUAL AREA OF THE FDP.

FDP LAND USE ALLOCATION

Land Use	GSF	Percentage of Land Use	Land Use FAR
Office	1,022,836	91%	0.80
Residential	0	0%	0.00
Hotel	81,388	6%	0.06
Retail	16,594	1%	0.01
Public Facility	0	0%	0.00
Totals	**1,120,818**	**100.0%**	**0.88**

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS; PACKAGE 1 AND 2/1-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
C2	577.35'	3503.94'	9°26'27"	289.33'	576.70'	N18°40'26"E

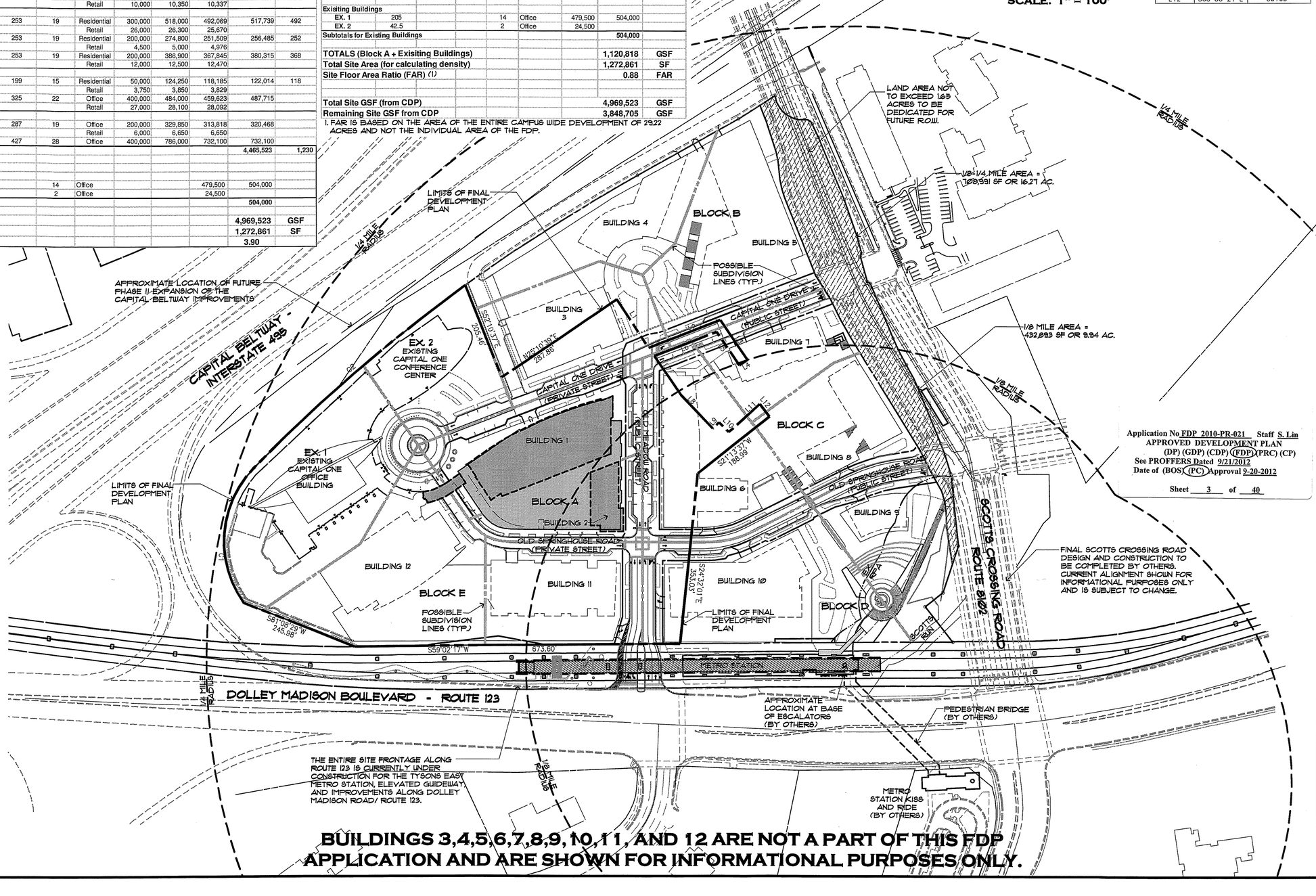
LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°50'00"E	120.60'
L2	N38°21'38"E	158.92'
L3	S64°49'21"E	99.70'
L4	S25°10'39"W	20.00'
L5	N64°49'21"W	83.85'
L6	S38°21'38"W	138.30'
L7	S65°02'33"E	100.11'
L8	S73°42'11"E	93.93'
L9	N14°26'10"E	18.25'
L10	S75°33'50"E	28.68'
L11	N17°03'03"E	86.01'
L12	S68°55'24"E	33.03'

NORTH

0 50 100 200 300

SCALE: 1" = 100'



Application No. FDP 2010-PR-021 Staff S. Lin
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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
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Sheet 3 of 40

BUILDINGS 3,4,5,6,7,8,9, 10,11, AND 12 ARE NOT A PART OF THIS FDP APPLICATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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OVERALL DEVELOPMENT PLAN (CDP PLAN)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-OV.dwg
SHEET #	3 of 30

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- EX. 8" W/M — WATER MAIN
- RETAINING WALL
- EX. CONC. S/W — SIDEWALK
- HEADER CURB
- EX. H.C. — CURB & GUTTER
- EX. C&G
- A — EX. 8" SAN. — SANITARY SEWER
- EX. STM. — STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- 390 — CONTOUR LINE
- 330 — SPOT ELEVATION
- LIMITS OF FINAL DEVELOPMENT PLAN
- LIMITS OF DISTURBANCE

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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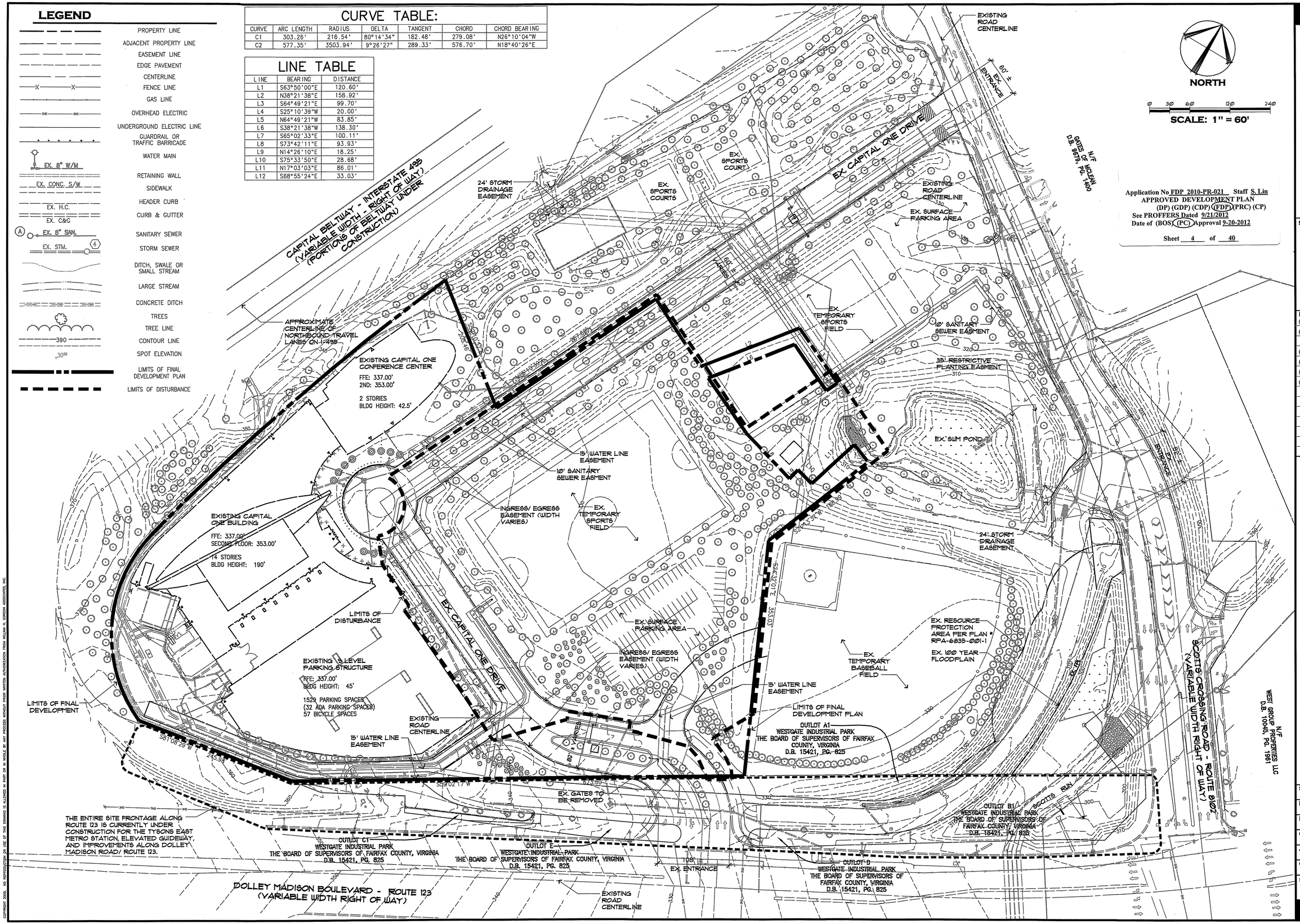

NORTH

0 30 60 120 240

SCALE: 1" = 60'

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EXISTING CONDITIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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LEGEND

- GROUND LEVEL RETAIL USES
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- GROUND FLOOR BANK ACCESS
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE (SEE NOTE 6, THIS SHEET)

CURVE TABLE:

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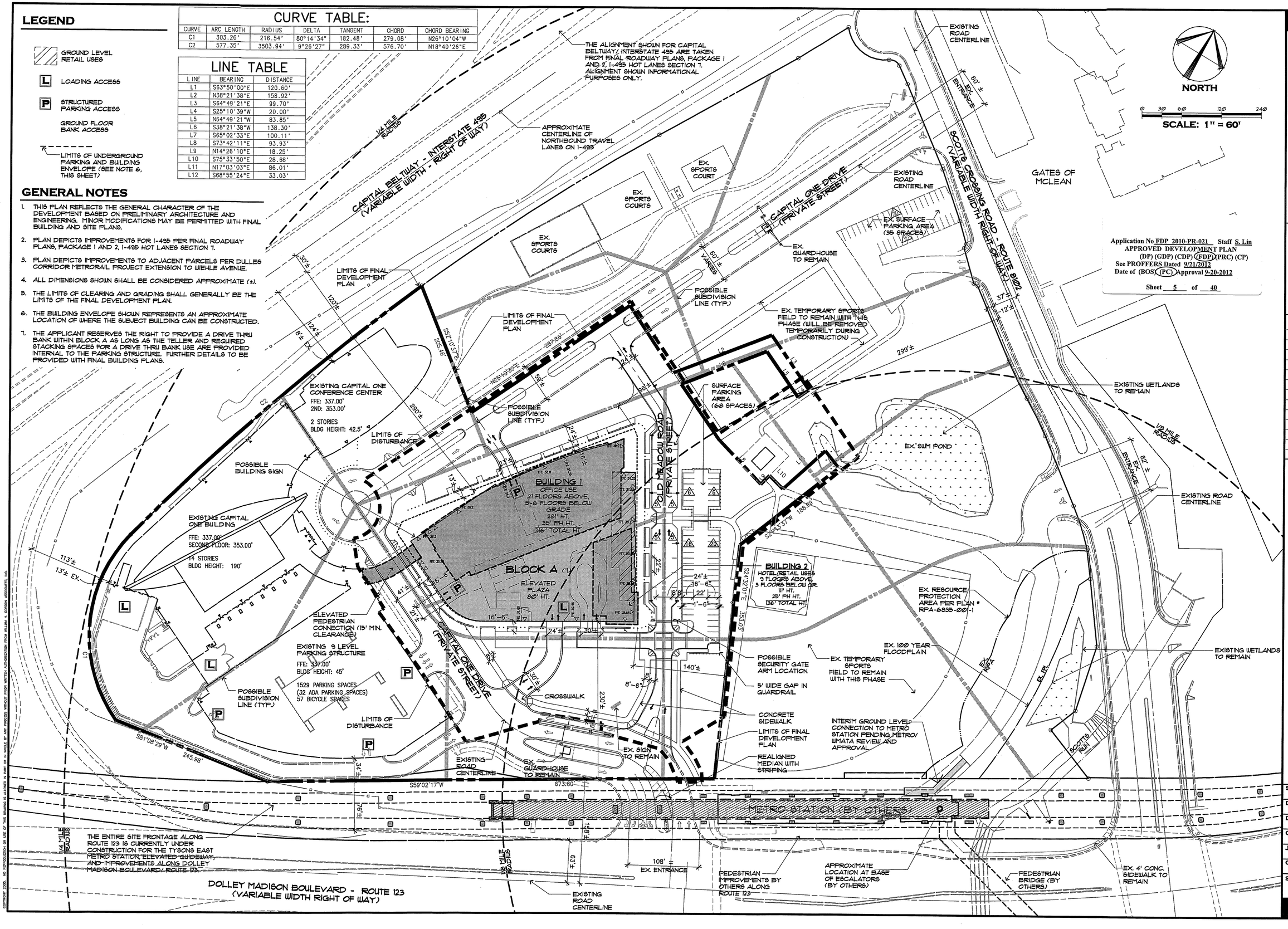
L11	N17°03'03"E	86.01'
L12	S68°55'24"E	33.03'

GENERAL NOTES

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
2. PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
3. PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRORAIL PROJECT EXTENSION TO WIEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL GENERALLY BE THE LIMITS OF THE FINAL DEVELOPMENT PLAN.
6. THE BUILDING ENVELOPE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
7. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.



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FINAL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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SHEET #	5 of 30

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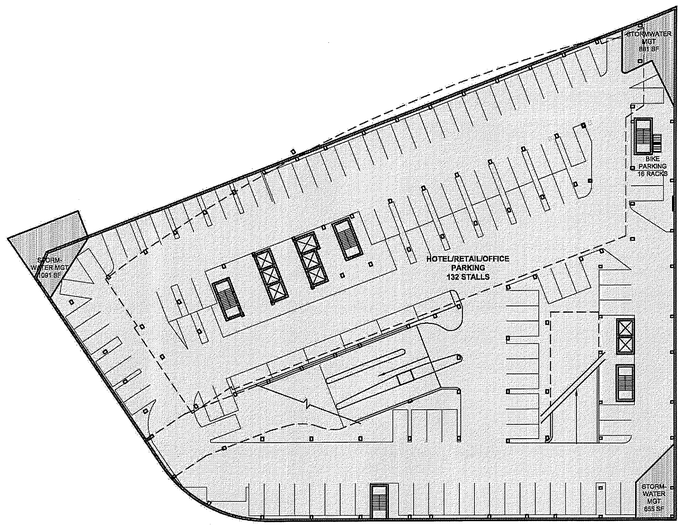
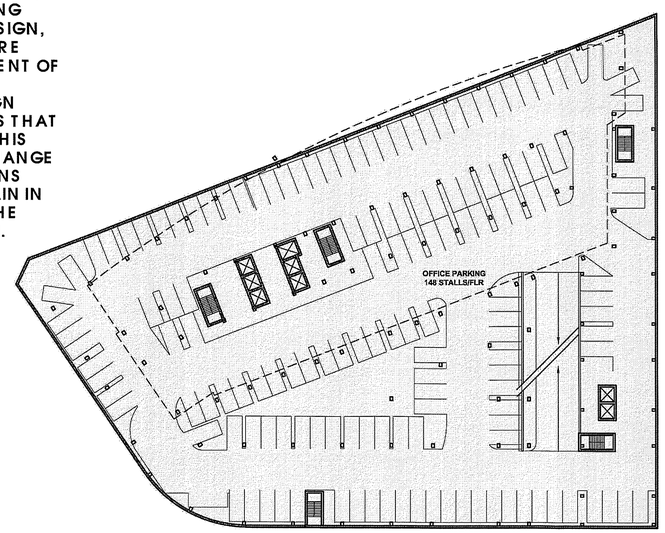
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



1 PLAN - LEVEL B1
1" = 40'

0' 40'



2 PLAN - TYPICAL BELOW-GRADE PARKING (SEE NOTE)
1" = 40'

0' 40'

STRUCTURED PARKING STALL COUNT	
LEVEL 7/8	117
LEVEL 4-6/7	UP TO 456
LEVEL 3	81
LEVEL 2	63
LEVEL 1	0
LEVEL B1	132
LEVEL B2-B3/B4/B5	UP TO 592
LOWEST LEVEL	152
TOTAL STALLS	1,435 MAX.

NOTES:

1. PARKING RATES BASED ON THE COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER, ARTICLE 6-509, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. NO SHARED PARKING REDUCTION IS PROPOSED WITH THESE CALCULATIONS AS DEFINED WITHIN THE ARTICLE 6-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
3. BELOW-GRADE PARKING LEVELS WILL ACCOMMODATE ±932 PARKING STALLS ON FIVE TO SIX LEVELS. THE TOTAL NUMBER OF BELOW-GRADE LEVELS AND PARKING STALLS WILL BE ESTABLISHED PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AT SITE PLAN.
4. ABOVE GRADE PARKING LEVELS WILL ACCOMMODATE UP TO 717 PARKING STALLS ON SIX TO SEVEN LEVELS. BELOW GRADE PARKING LEVELS WILL ACCOMMODATE UP TO 816 PARKING STALLS ON FIVE TO SIX LEVELS. THE MAXIMUM NUMBER OF PARKING STALLS WILL BE 1,435± THE TOTAL NUMBER OF ABOVE GRADE AND BELOW GRADE PARKING LEVELS WILL BE ESTABLISHED AT SITE PLAN PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AND SUB-SURFACE CONDITIONS.

VEHICLE PARKING SPACES

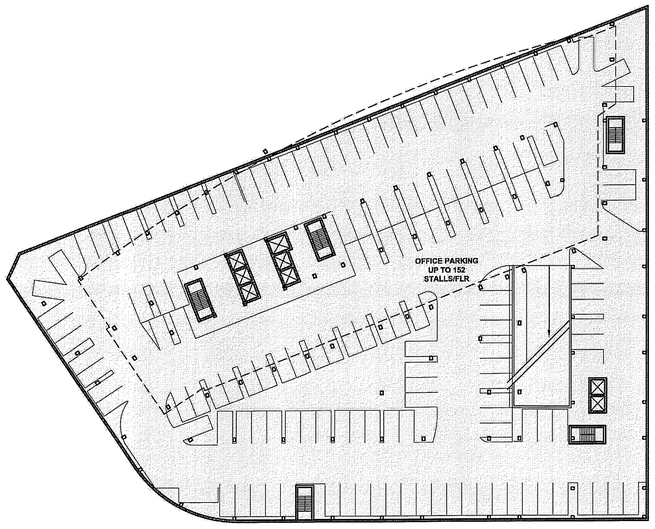
PROPOSED PARKING DECK SPACES:	1435
PROPOSED SURFACE SPACES:	68
EXISTING SURFACE SPACES:	35
EXISTING PARKING DECK SPACES:	1529

TOTAL SPACES PROVIDED: 3067

BICYCLE PARKING SPACES

PROPOSED PARKING DECK SPACES:	112
PROPOSED SURFACE SPACES:	36
EXISTING PARKING DECK SPACES:	57

TOTAL SPACES PROVIDED: 205



3 PLAN - LOWEST PARKING LEVEL (SEE NOTE)
1" = 40'

0' 40'

PARKING AND LOADING TABULATIONS

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,350 SF	516,486 SF				8,345 SF				527,181 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
Existing Parking					28	40		35	-	103
New Parking	4	1,331 max						69	31	1,435 max
New Loading		3						2		5
Block E										
Bldg. 11										0 SF
Bldg. 12										0 SF
Existing Bldg.		504,000 SF								504,000 SF
Existing Parking		1,529								1,529
Existing Loading		5								5
TOTALS										
Existing FAR SF	0 SF	504,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	504,000 SF
Existing Parking	0	1,529	0	0	28	40	0	35	0	1,632
Existing Loading	0	5	0	0	0	0	0	0	0	5
Existing Parking Ratio	-	3:1000	-	-	*1:200 for 1st 1000 + 6.0:1000 for remainder; 1st 5000 exempt	*1:200 for 1st 1000 + 5.9:1000 for remainder; 1st 5000 exempt	-	0.9:room	-	
New FAR SF	2,350 SF	516,486 SF	0 SF	0 SF	6,789 SF	9,805 SF	0 SF	63,366 SF	18,022 SF	616,818 SF
New Parking	4	1,331 max	0	0	0	0	0	69	31	1,435 max
New Loading	0	3	0	0	0	0	0	2	0	5
New Parking Ratio	1.6:1000	2.6:1000	-	-	-	-	-	0.9:room (average room 554 SF)	1.0:room (average room 554 SF)	
Total FAR SF	2,350 SF	1,020,486 SF	0 SF	0 SF	6,789 SF	9,805 SF	0 SF	63,366 SF	18,022 SF	1,120,818 SF
Total Parking	4	2,860 max	0	0	28	40	0	104	31	3,067 max
Total Loading	0	8	0	0	0	0	0	2	0	10

PARKING RATES PROVIDED

PARKING RATIO - CAPITAL ONE HEADQUARTERS EXPANSION PHASE - FDP:		
Spaces provided per adjusted CDP		
Residential	0	
Office <1/8 mile	4	1.6 / 1000
Office >1/8 mile	2,860	2.8 / 1000
Retail	68	1/200 for first 1000 + 6.3/1000 for remaining GSF (first 5000 SF exempt) / block
Hotel	135	1.0 / unit
Public Facility	0	
TOTAL	3,067	

PERMITTED PARKING RATES

Maximums per PTC Zoning/Comprehensive Plan		
Residential	0	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	4	1.6 / 1000
Office >1/8 mile	2,007	2.0 / 1000
Retail	64	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	158	1.0 / room
Public Facility	0	1 / 3 occupants (using maximum occupant load per code)
TOTAL	2,233	
Minimums per PTC Zoning/Comprehensive Plan		
Residential	0	1.0 / unit (using maximum number of proposed units)
Office <1/8 mile	0	none
Office >1/8 mile	0	none
Retail	0	none
Hotel	0	none
Public Facility	0	none
TOTAL	0	

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BUILDING AND PARKING PLANS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
DATE JUNE 30, 2011
DRAWN OS/JPW/MP/JK
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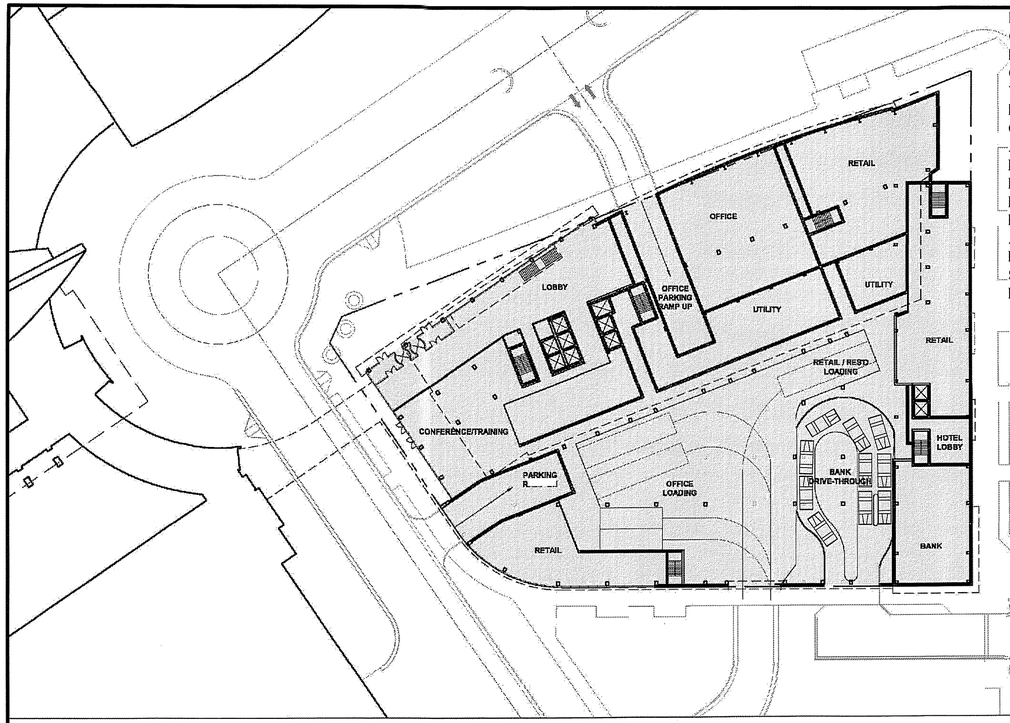
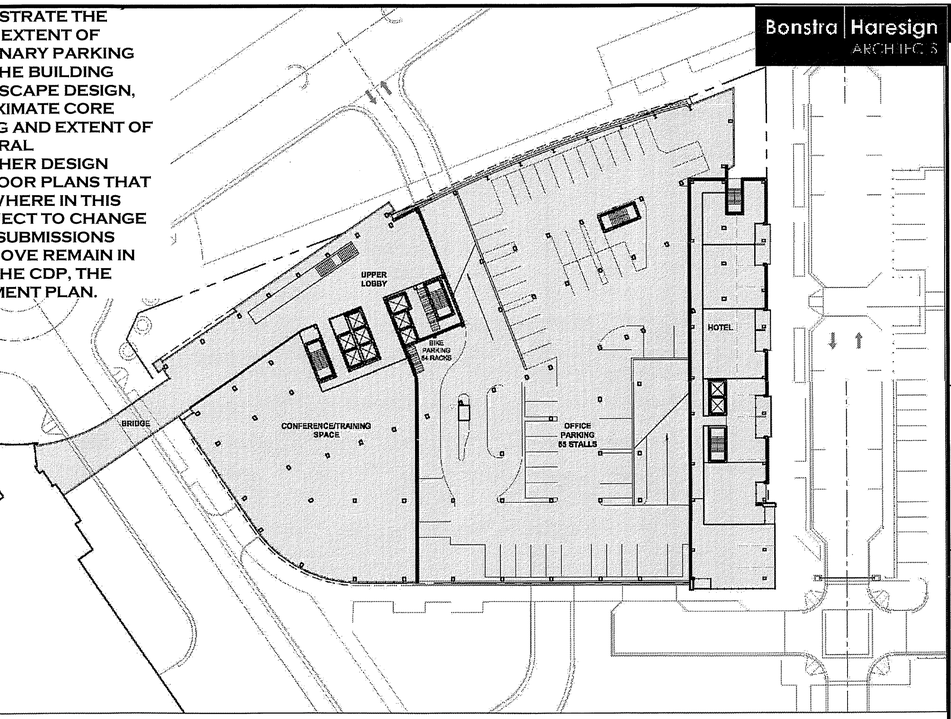


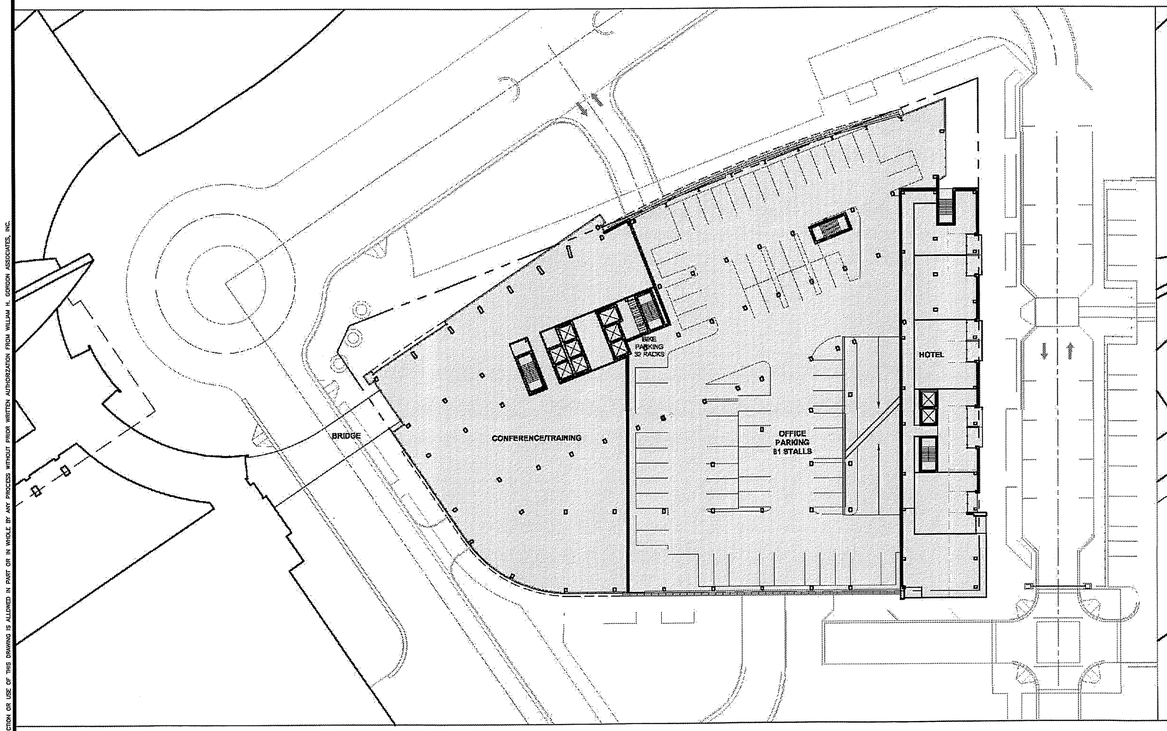
1 PLAN - GROUND LEVEL
1" = 40'

0' 40'



2 PLAN - LEVEL 2
1" = 40'

0' 40'



3 PLAN - LEVEL 3
1" = 40'

0' 40'

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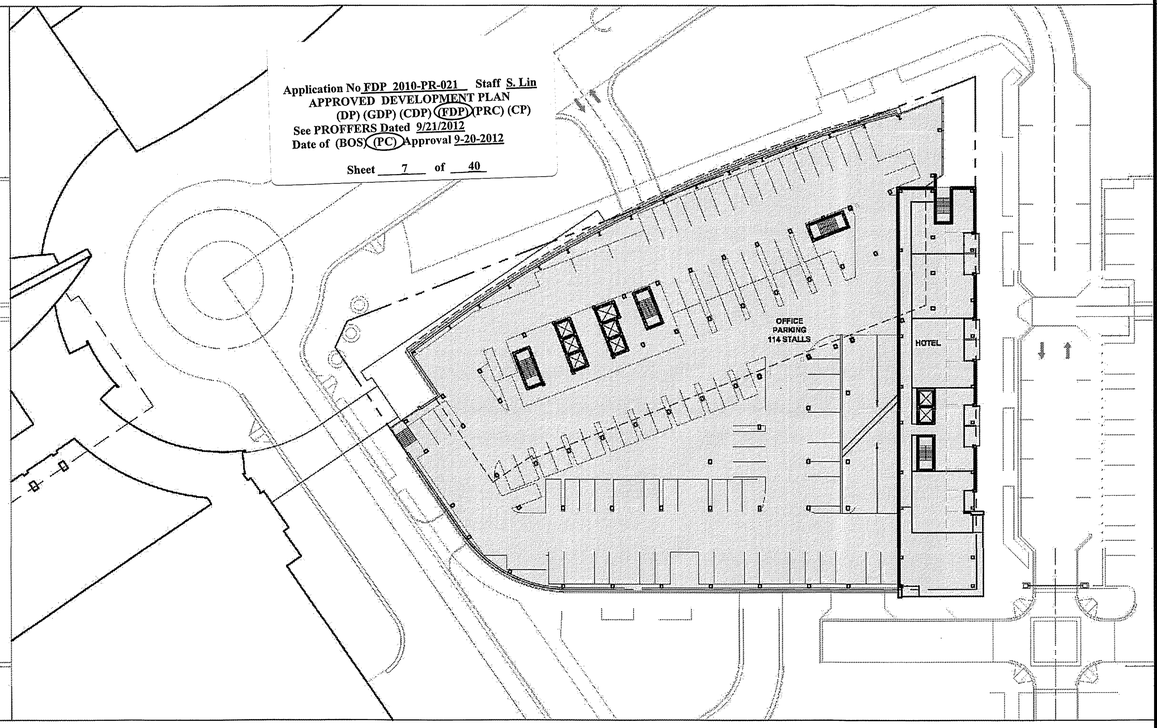

4 PLAN - TYPICAL ABOVE-GRADE PARKING (LEVELS 4 - 6 / 7)
1" = 40'

0' 40'

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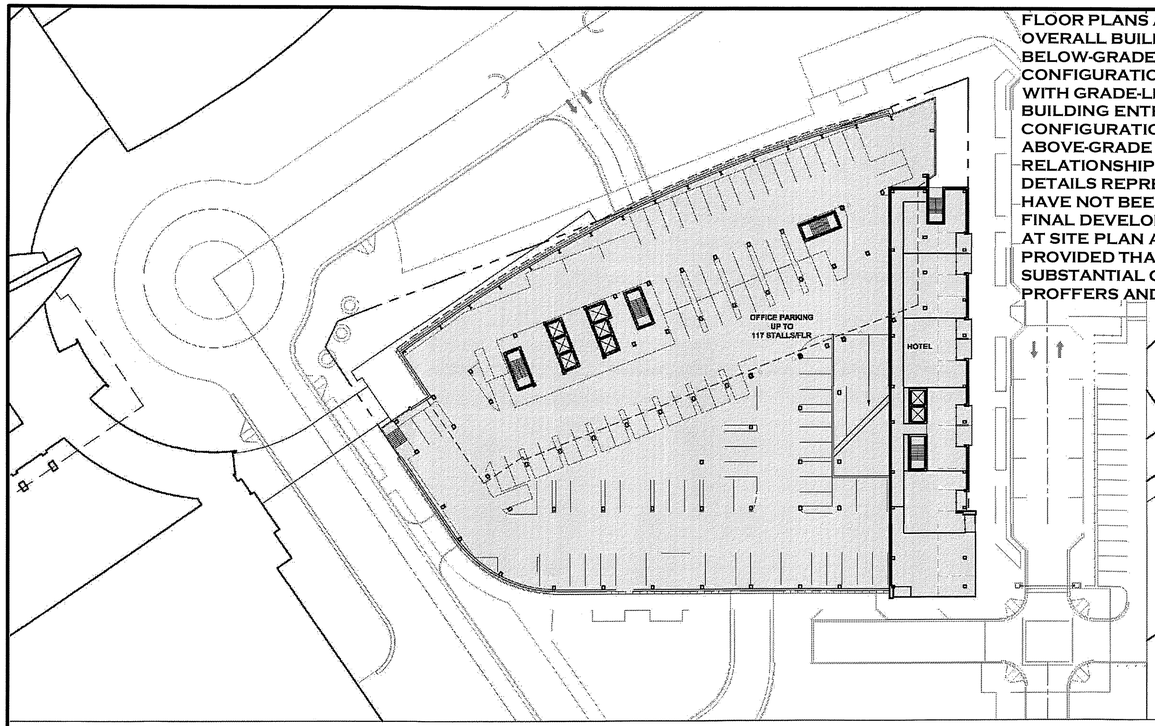
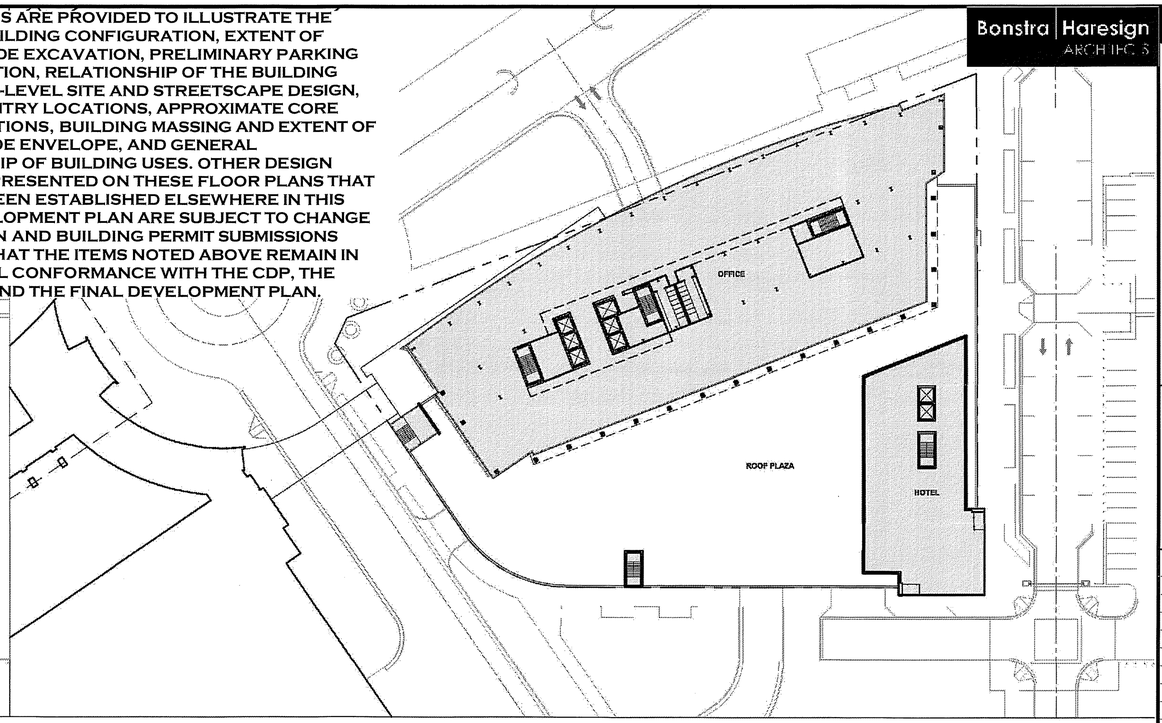
CAD FILE	1101F-PKG.dwg
SHEET #	7 of 30

FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



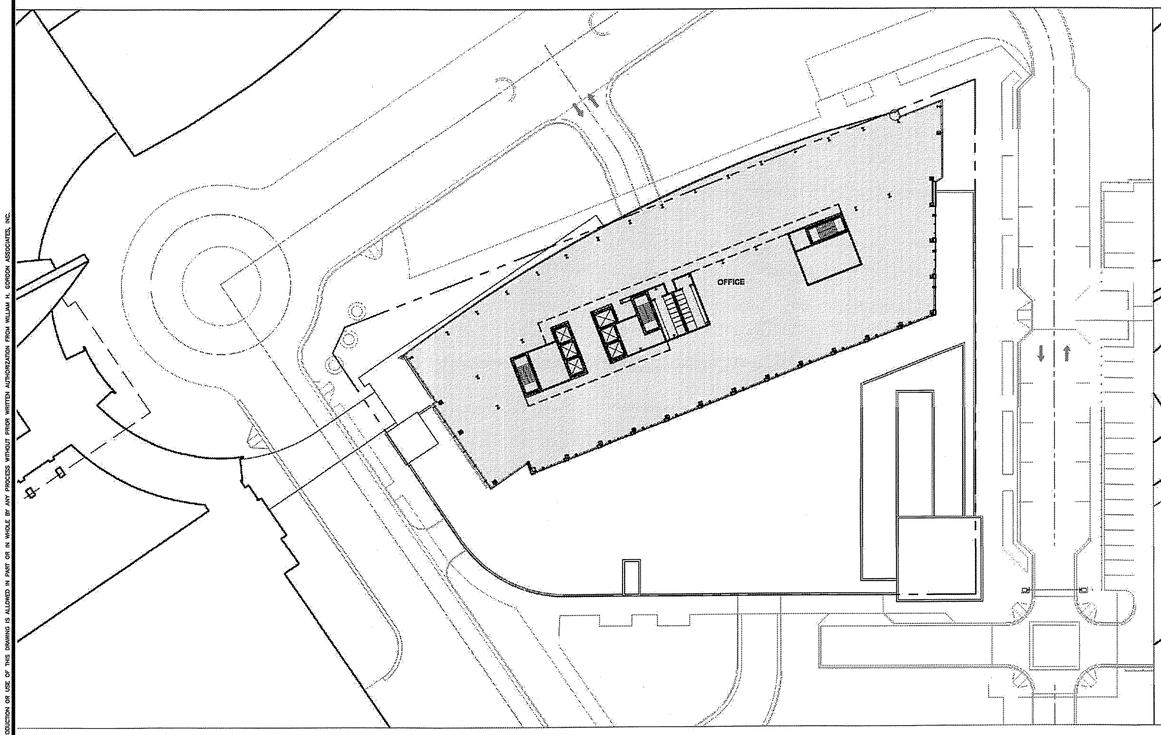
1 PLAN - LEVELS 7 / 8
1" = 40'

0' 40'



2 PLAN - LEVEL 8 / 9
1" = 40'

0' 40'

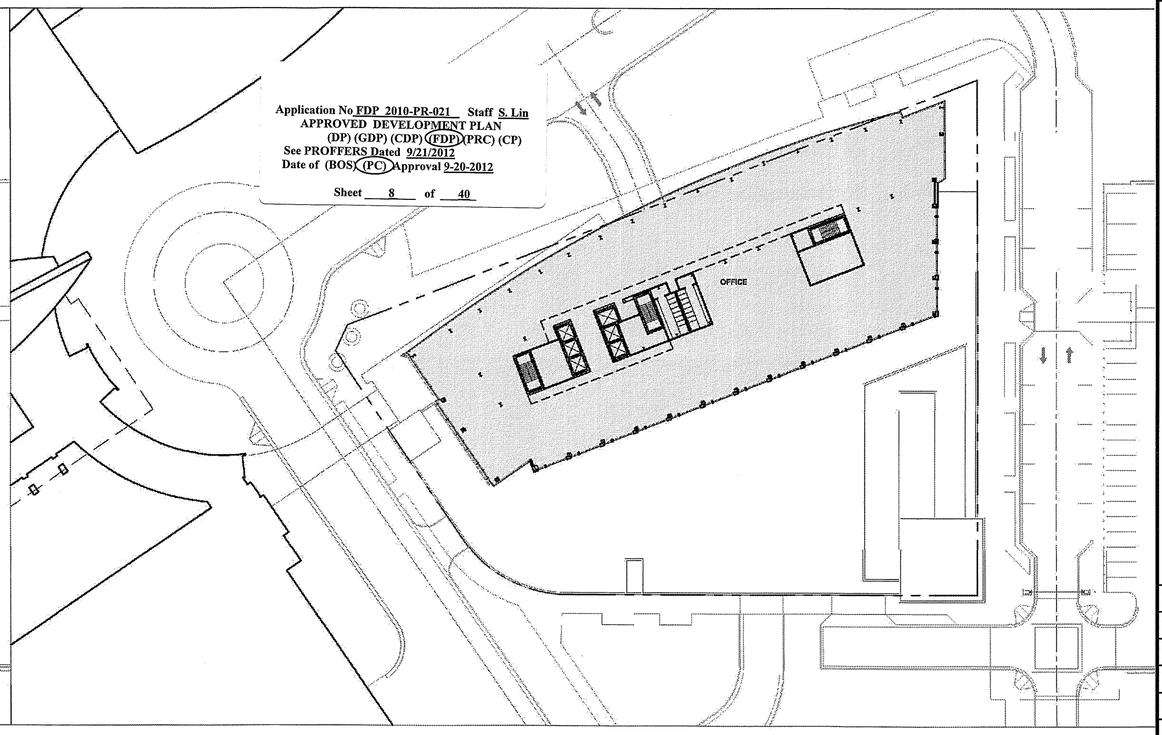


3 PLAN - TYPICAL LEVEL (9/10 - 18/19)
1" = 40'

0' 40'

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 8 of 40



4 PLAN - LEVEL 19 /20 - 20/21
1" = 40'

0' 40'

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 Cty Comments
03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

BUILDING AND PARKING PLANS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
DATE JUNE 30, 2011
DRAWN OS/JPW/MP/JK
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101F-PKG.dwg
SHEET # 8 of 30

LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- B — GROUND FLOOR BANK ACCESS
- PROPOSED VEHICLE CIRCULATION PATTERN
- EXISTING VEHICLE CIRCULATION PATTERN
- DETAIL NO. CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13)
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
- EXISTING SIGNALIZED INTERSECTION

NORTH

0 30 60 120 240

SCALE: 1" = 60'

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

CAPITAL BELTWAY - INTERSTATE 495

1/4 MILE RADIUS

CAPITAL ONE DRIVE (PRIVATE STREET)

EX. GUARDHOUSE

EX. ENTRANCE

N/F GATES OF MCLEAN D.B. 9879, PG. 1450

SCOTTS CROSSING ROAD - ROUTE 9102

LIMITS OF FINAL DEVELOPMENT PLAN

PROPOSED GRASSPAVE FIRELANE

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISITING POCKET PARK/PLAZA

LIMITS OF DISTURBANCE

BUILDING 1

OLD MEADOW ROAD (PRIVATE STREET, EMERGENCY/THRU-WAY)

BLOCK A

BUILDING 2

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING 9 LEVEL PARKING STRUCTURE

EX. 72' ±

EX. 35'

EX. 35' ±

EX. 44' ±

EX. 35' ±

EX. 24' ±

CAPITAL ONE DRIVE (PRIVATE STREET)

POTENTIAL GRASSPAVE FIRELANE

EX. GUARDHOUSE

LIMITS OF FINAL DEVELOPMENT PLAN

POSSIBLE SECURITY GATE ARM LOCATION

INTERIM GROUND LEVEL CONNECTION TO METRO STATION PENDING METRO/ WMATA REVIEW AND APPROVAL.

EXISTING MAINTENANCE ENTRANCE TO REMAIN

82' ± EX. ENTRANCE

1/8 MILE RADIUS

N/F WEST GROUP PROPERTIES LLC D.B. 10045, PG. 1951

METRO STATION (BY OTHERS)

DOLLEY MADISON ROAD - ROUTE 123

1/4 MILE RADIUS

1/8 MILE RADIUS

±108' EX. ENTRANCE

Application No. FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 9 of 40

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VEHICULAR CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-PKG.dwg
SHEET #	9 of 30

NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS HAVE BEEN PROVIDED WITH THIS FDP TO PROVIDE BETWEEN 400-1200 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.

2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.

3. PER THE APPROVED TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER , PLANT MATERIALS AND STREET TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE MAINTAINED PER PAGE D8-23.

LEGEND

- PER CDP REQUIREMENTS
  - PR STREET-LEVEL SHADE TREE (IN ADDITION TO CDP REQUIRED TREES)
  - PR STREET-LEVEL ORNAMENTAL TREE (IN ADDITION TO CDP REQUIRED TREES)
  - PR STREET-LEVEL SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES)
  - PR STREET-LEVEL ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
  - PR ROOF SHADE TREE (CATEGORY III DECIDUOUS TREES)
  - PR ROOF ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
  - PR ROOF EVERGREEN TREE (CATEGORY I EVERGREEN TREES)
  - PROPOSED SHRUBS
  - PR SHRUBS/ GROUNDCOVERS/ PERENNIALS
  - PR BIO-RETENTION PLANTINGS
  - VEGETATED ROOF (GROUNDCOVER, PERENNIALS, OR SHRUBS)
  - LAWN AREAS FOR ROOF
- EX. SHADE TREE NOTED TO MEET PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT
- TREES NOTED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT

NORTH

0 30 60 120 240

SCALE: 1" = 60'

CAPITAL BELTWAY - INTERSTATE 495

1/4 MILE RADIUS

CAPITAL ONE DRIVE

SCOTTS CROSSING ROAD ROUTE 8160

LIMITS OF FINAL DEVELOPMENT PLAN

POTENTIAL GRASSPAVE FIRELANE

LONDON PLANE STREET TREES (TYP.) ALONG OLD MEADOW ROAD

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING POCKET PARK/PLAZA

AMERICAN ELM STREET TREES

BIO-RETENTION PLANTER WITH STREET TREE

LAWN

160' SIGHT DISTANCE

GINGKO STREET TREES (TYP.)

BUILDING 1

EXTENSIVE VEGETATED ROOF

OLD MEADOW ROAD

EXISTING CAPITAL ONE OFFICE BUILDING

BLOCK A PLAZA

BUILDING 2

CAPITAL ONE DRIVE

EXISTING PARKING STRUCTURE

THORNLESS HONEY LOCUST (TYP.)

LIMITS OF DISTURBANCE

TREE PROTECTION AND FENCING

PERIPHERAL LANDSCAPE REQUIREMENT: 1/40 FEET X 270 +/- = 6 TREES MET WITH EXISTING VEGETATION

270' +/-

LIMITS OF FINAL DEVELOPMENT PLAN

INTERIM GROUND LEVEL CONNECTION TO METRO STATION SUBJECT TO METRO/ WMATA REVIEW AND APPROVAL.

BLVD

SCOTTS RUN

METRO STATION

1/8 MILE RADIUS

DOLLEY MADISON ROAD - ROUTE 123

938'±

PERIPHERAL LANDSCAPE REQUIREMENT: 1/40 FEET X 938 = 24 TREES MET WITH EXISTING VEGETATION

APPROXIMATE LOCATION OF PROPOSED TREE PRESERVATION AREA (32,802+/- SF) SHOWN PER RZ 2010-PR-021. THIS TREE PRESERVATION AREA IS SHOWN OUTSIDE OF THE FDP LIMITS AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

Application No. FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (SDP) (PRO) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 12-10-2012
Sheet 10 of 40

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS

09-16-11 Cty Comments
03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN FDP 2010-PR021

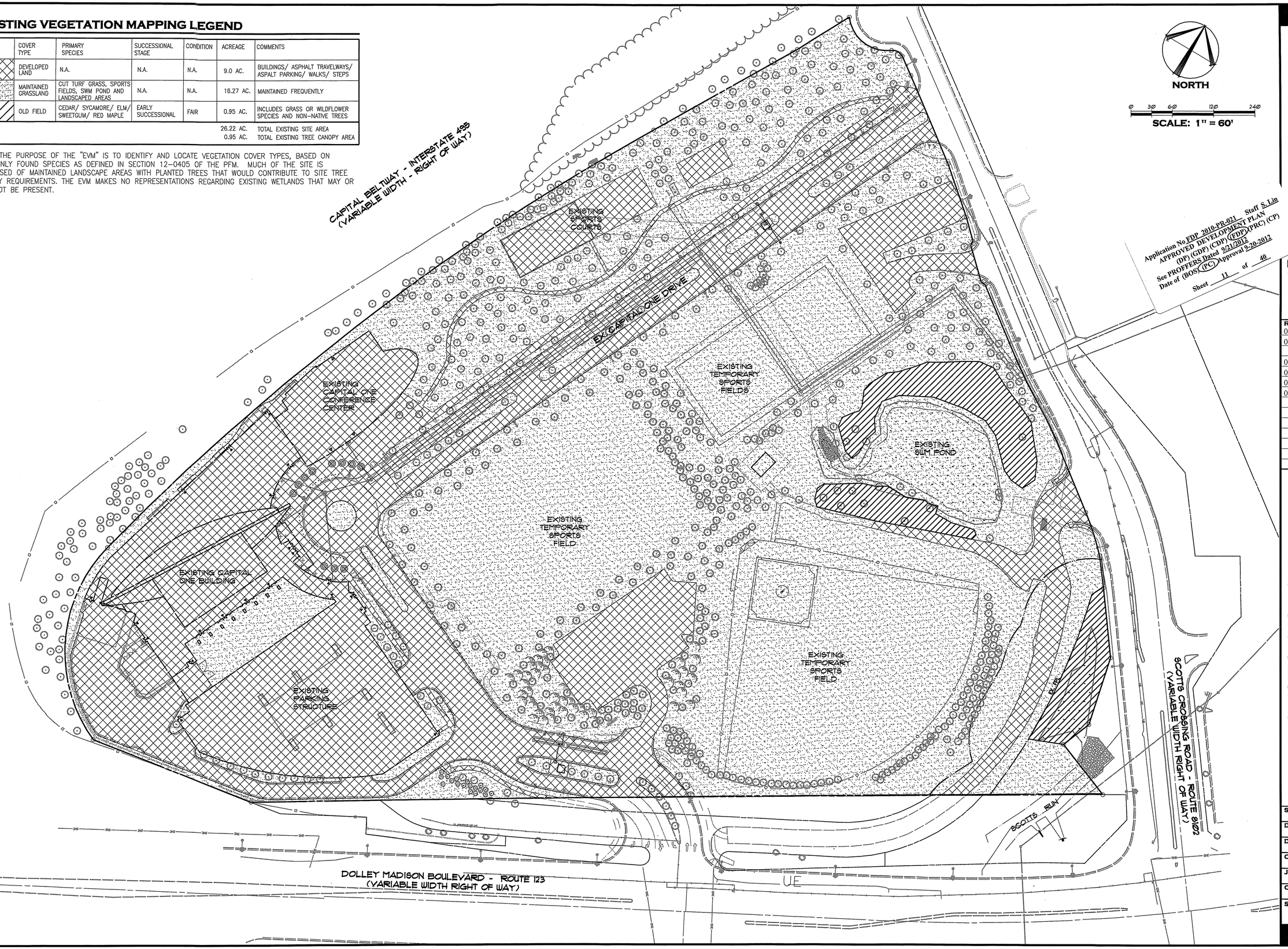
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-GOL.dwg
SHEET #	10 of 30

EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N.A.	N.A.	N.A.	9.0 AC.	BUILDINGS/ ASPHALT TRAVELWAYS/ ASPALT PARKING/ WALKS/ STEPS
	MAINTAINED GRASSLAND	CUT TURF GRASS, SPORTS FIELDS, SWM POND AND LANDSCAPED AREAS	N.A.	N.A.	16.27 AC.	MAINTAINED FREQUENTLY
	OLD FIELD	CEDAR/ SYCAMORE/ ELM/ SWEETGUM/ RED MAPLE	EARLY SUCCESSIONAL	FAIR	0.95 AC.	INCLUDES GRASS OR WILDFLOWER SPECIES AND NON-NATIVE TREES
					26.22 AC.	TOTAL EXISTING SITE AREA
					0.95 AC.	TOTAL EXISTING TREE CANOPY AREA

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0405 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF MAINTAINED LANDSCAPE AREAS WITH PLANTED TREES THAT WOULD CONTRIBUTE TO SITE TREE CANOPY REQUIREMENTS. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.



NORTH

0 30 60 120 240

SCALE: 1" = 60'

Application No. FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012 Approval 9-20-2012
Date of (BOS) (PC) Approval 9-20-2012
Sheet 11 of 40

COMMONWEALTH OF VIRGINIA
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REVISIONS

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05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

EXISTING VEGITATION MAP (EVM)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101E-EVM.dwg
SHEET #	10A of 30

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Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, 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 § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	Deviation Request to Tree Preservation Target shown on this sheet
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	112,631	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	-	(No dedication with this FDP)
B2b	Road Dedication: Internal Roads	-	(No dedication with this FDP)
B3	Subtract area of exemptions =	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	112,631	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**11,263**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	2,151	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	11,263	
D2	Area of canopy planted for air quality benefits =	3,100	
D3	x 1.5 =	**4,650**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	3,100	
D9	x 1.5 =	**4,650**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	3,100	
D13	x 1.25 =	**3,875**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**13,175**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	
E2	Total of canopy area provided through tree planting (D17) =	**13,175**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**13,175**	Total of E1 through E3. Area should meet or exceed area required by B7

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NOTE:

A DEVIATION REQUEST TO THE TREE PRESERVATION TARGET HAS BEEN SUBMITTED AS PART OF RZ 2010–PR–021 AND IS SHOWN HERE FOR INFORMATION ONLY.

THE TREE PRESERVATION TARGET IS EXPECTED TO BE ACHIEVED WITH THIS PHASE OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN AND THE TREE PRESERVATION AREAS SHOWN AS PART OF RZ 2010–PR–021 ARE NOT IMPACTED WITH THIS FDP.

PLANTING LIST *

CATEGORY II DECIDUOUS TREES (3" CALIPER)

AMELANCHIER ARBOREA	SERVICEBERRY
CARPINUS CAROLINIANA	AMERICAN HORNBEAM
CERCIS CANADENSIS	EASTERN REDBUD
CORNUS KOUSA	DOGWOOD
PRUNUS SP.	CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)

BETULA NIGRA	RIVER BIRCH
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
NYSSA SYLVATICA	BLACK GUM
PRUNUS SP.	CHERRY
OXYDENDRUM ARBOREUM	SOURWOOD
TILIA AMERICANA	LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)

ACER RUBRUM	RED MAPLE
GINKGO BILOBA (MALE ONLY)	GINKGO
PLATANUS ACERIFOLIA	LONDON PLANETREE
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLOW OAK
QUERCUS RUBRA	NORTHERN RED OAK
ULMUS PARVIFOLIA	CHINESE ELM
ZELKOVA SERRATA	ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)

ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)

JUNIPERUS VIRGINIANA	EASTERN REDCEDAR
ILEX OPACA	AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)

PICEA ABIES	NORWAY SPRUCE

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

LANDSCAPE COMPUTATIONS

4–708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13–201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INLCUDES ON–STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE VEHICULAR CIRCULATION PLAN FOR AREAS

SURFACE AREAS = 137,200 SF

EXISTING GARAGE SURFACE AREA = 59,240 SF

TOTAL = 196,440 SF

X PERCENTAGE OF TREE COVER REQUIRED 5%

TREE COVER REQUIRED 9,822 SF

TOTAL SHADE TREE COVER PROVIDED:
(27 TREES @ 250 SF x 1.5 MULTIPLIER) = 10,125 SF

TREE COVER PROVIDED 10,125 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13–202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/40 LF)
938' x 1/40= 26 TREES
MET WITH EXISTING VEGETATION

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/50 LF)
270' X 1/50 = 6 TREES
MET WITH EXISTING VEGETATION

13–301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

FOR INFORMATION ONLY, TAKEN FROM RZ 2010–PR–021

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~~November 17, 2011~~
~~Revised April 23, 2012~~
Revised May 24, 2012

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, RZ 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, William H. Gordon Associates hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned C-3 but is in process of being rezoned to the PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 99,689 SF of which 19,041 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner.

Civil Engineering • Survey • Land Planning • Landscape Architecture
Site Security Consulting • GIS

Mr. Michael P. Knapp, Director UFM
Requested Deviation to Tree Preservation Target
Page 2

We appreciate your attention to this request. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Oomer Syed
Licensed Landscape Architect

TREE COVER CALCULATION

CDP TREE COVER CALCULATIONS FOR BLOCK A

SITE AREA						1,141,884	SF	26.21	ACRES							
Road Dedication Scotts Crossing Road/ JBC						(71,817)	SF	-1.65	ACRES							
Road Dedication Internal Streets						(74,027)	SF	-1.70								
Gross Site Area						996,040	SF	22.87	ACRES							
10-YEAR TREE CANOPY REQUIRED																
10% FOR PTC District						99,604	SF	2.29	ACRES							
	Qty	CATEGORY II Deciduous (Ornamental) Credit	Qty	CATEGORY III Deciduous (Medium Shade) Credit	Qty	CATEGORY IV Deciduous (large shade) Credit	Qty	CATEGORY I Evergreen (Columnar) Credit	Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	x	125	x	175	x	250	x	75				
Block A												
Street Level					27	6,750			6,750			
Elevated Plaza	6	750	6	1050			10	750	2,550			
Block A Total									9,300	13,175	2.59	12%

FDP TREE COVER CALCULATIONS FOR BLOCK A

FDP SITE AREA						556,295	SF	12.78	ACRES							
CDP BLOCK A AREA						112,631	SF									
(FOR CALCULATING 10-YEAR TREE CANOPY BASED ON CDP)																
10-YEAR TREE CANOPY REQUIRED																
10% FOR PTC District						55,630	SF	1.28	ACRES							
	Qty	CATEGORY II Deciduous (Ornamental) Credit	Qty	CATEGORY III Deciduous (Medium Shade) Credit	Qty	CATEGORY IV Deciduous (large shade) Credit	Qty	CATEGORY I Evergreen (Columnar) Credit	Block Canopy Total with Additional Credit	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	x	125	x	175	x	250	x	75				
Street Level	-	-	-	-	27	6,750	-	-	6,750			
Elevated Plaza	6	750	6	1,050			10	750	2,550			
Proposed Tree Planting Total									9,300	13,175	2.59	12%

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and allocation of additional credit may vary at the time of Site Plan.

				Canopy Credits
Air Quality Benefits (Approximate)	3,100	X	1.50	4,650
Wildlife Benefits (Approximate)	3,100	X	1.50	4,650
Improved Cultivars (Approximate)	3,100	X	1.25	3,875
				13,175

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 12 of 40

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Chantilly, VA 20151
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ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
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8/10/2012
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LANDSCAPE NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE
DATE JUNE 30, 2011
DRAWN OS/JPW/MP/JK
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101F-GOL.dwg
SHEET # 10B of 30

SCREENING OF STRUCTURED PARKING

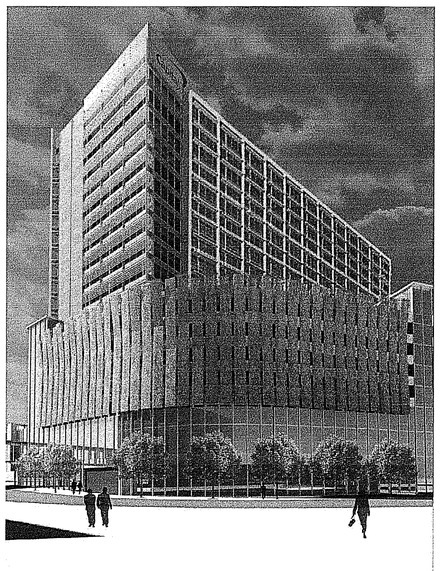
SCREENING OF THE STRUCTURED PARKING PLINTH WILL BE ACCOMPLISHED BY A VARIETY OF TREATMENTS DEPENDING ON THE EXPOSURE AND LOCATION WITHIN THE BLOCK. PARKING SCREENING IS INTENDED TO PROVIDE VISUALLY INTERESTING FAÇADES THAT INTEGRATE WITH THE ARCHITECTURAL FAÇADE TREATMENT OF UPPER FLOORS/TOWERS, AS WELL AS TO COMPLEMENT AN ACTIVATED AND POROUS GROUND FLOOR PEDESTRIAN EXPERIENCE WITH ACTIVE USES.

THE PARKING PLINTH WILL BE WRAPPED ON THE EAST ALONG OLD MEADOW ROAD IN ITS ENTIRETY BY BUILDING 2 (SINGLE-LOADED CORPORATE/EXTENDED STAY HOTEL WITH GROUND FLOOR RETAIL - SEE SHEET 24). ALONG THE EXISTING NORTHERN LEG OF CAPITAL ONE DRIVE, A VARIETY OF METAL MESH SCREENS, MASSING OVERLAYS AND CURTAIN WALL TREATMENTS CONSISTENT WITH THE MATERIALS/DETAILING OF THE OFFICE STRUCTURE WILL INTEGRATE THE FAÇADE TREATMENT OF THE PARKING LEVELS (FLOORS 2-7) WITH THAT OF THE OFFICE TOWER (SEE ELEVATION ON SHEET 25).

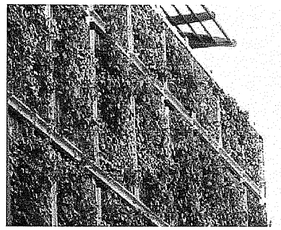
THE PARKING STRUCTURE ENCLOSURE ALONG THE SOUTHERN LEG OF THE EXISTING CAPITAL ONE DRIVE (FUTURE OLD SPRINGHOUSE ROAD) WILL EMPLOY A COMPOSITE SYSTEM OF GREEN WALL PANELS AND ARCHITECTURAL PANELS (FINAL MATERIAL TO BE DETERMINED) AT FLOORS 4-7. FLOORS 2 AND 3 WILL BE LARGELY WRAPPED BY THE CAPITAL ONE CORPORATE TRAINING CENTER, EMPLOYING A VISUALLY POROUS CURTAIN WALL SYSTEM CONSISTENT WITH THAT USED AT THE BUILDING'S GROUND FLOOR RETAIL AREAS.

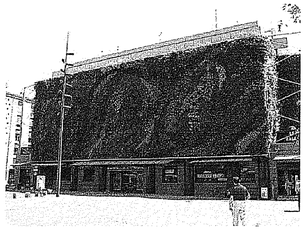
GREEN WALL CONCEPT / DESIGN INTENT

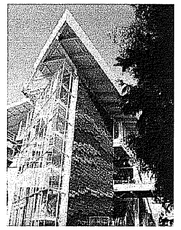
THE DESIGN INTENT OF THE GREEN WALL SCREEN EMPLOYS A GRID SYSTEM OF SELF-CONTAINED VEGETATED MODULES THAT WILL BE ATTACHED TO AND IRRIGATED FROM THE SUBSTRATE ENCLOSURE WALL (STEEL AND/OR PRECAST CONCRETE FRAMING AND PANELS). VEGETATED SECTIONS WILL BE INTEGRATED WITH OPEN LOUVER PANELS TO PROVIDE NATURAL VENTILATION AS WELL AS A VARIED VERTICAL LANDSCAPE THAT WILL NOT BE ENTIRELY DEPENDENT ON THE VEGETATED SURFACES TO PROVIDE VISUAL INTEREST. PLANT SELECTIONS WILL ALSO ALLOW FOR A VARIED EFFECT OF COLOR AND TEXTURE THROUGHOUT THE YEAR, TAKING ADVANTAGE OF SEASONAL VARIATIONS. CONCEPT DETAILS AND PRECEDENT IMAGES FOR THE GREEN WALL SYSTEM ARE PROVIDED HERE FOR THE PURPOSE OF ILLUSTRATING THE DESIGN INTENT AND TECHNICAL FEASIBILITY, AND DO NOT REPRESENT A FINAL DESIGN OR MATERIAL/PLANT SELECTIONS.

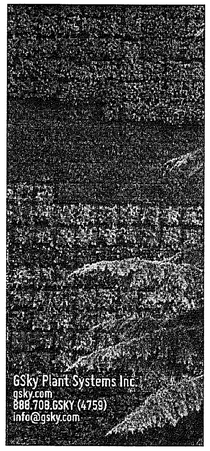


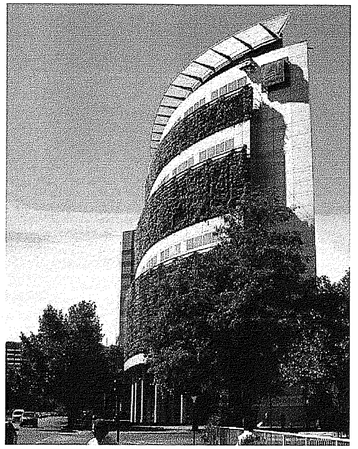
VEGETATED SCREEN WALL EXAMPLES











THE ACCOMPANYING PRECEDENT IMAGES AND TECHNICAL DIAGRAMS ILLUSTRATE THE OVERALL VISUAL CHARACTER AND GENERAL DESIGN PARAMETERS OF THE GREEN WALL SYSTEM, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS. SPECIFIC PROPRIETARY SYSTEM DESIGN AND OTHER DETAILS PERTAINING TO THE COMBINATION OF THE VEGETATIVE LIVING WALL AND OTHER SCREENING SYSTEMS NOTED MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS. WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION AND QUALITY LEVEL OF THE STATED DESIGN PRINCIPLES AND SYSTEMS.

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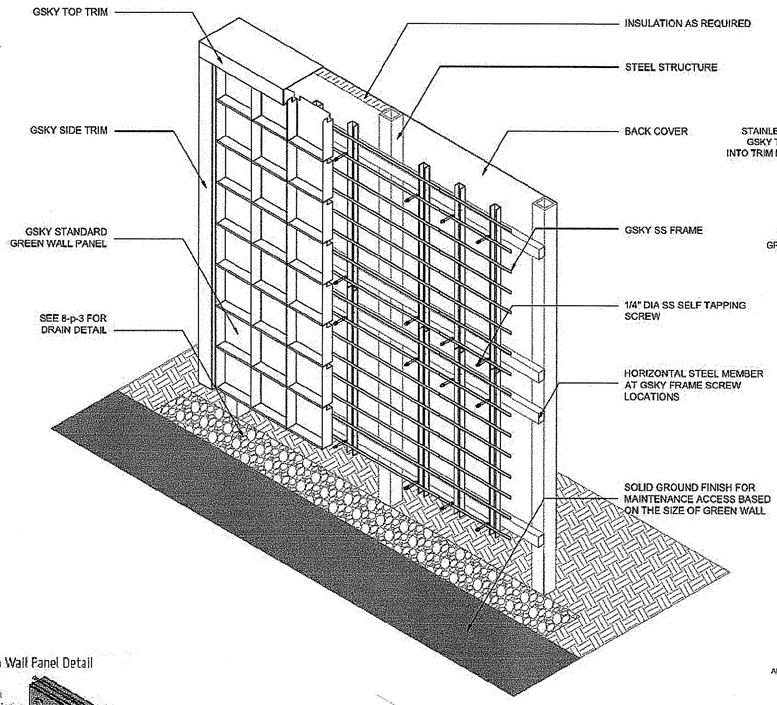
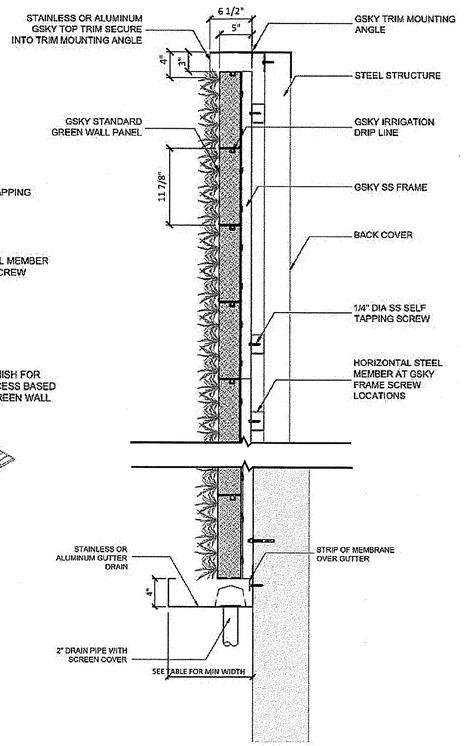
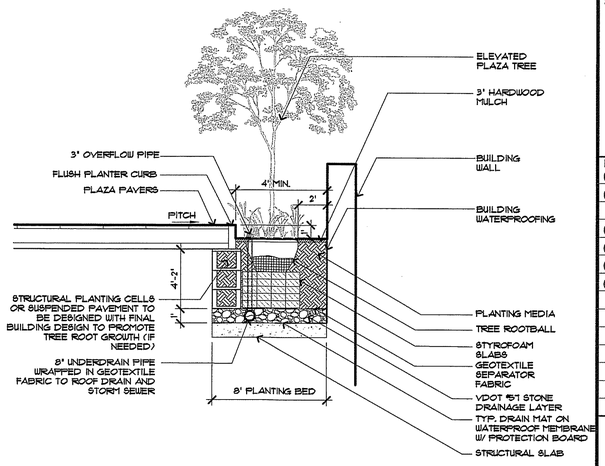
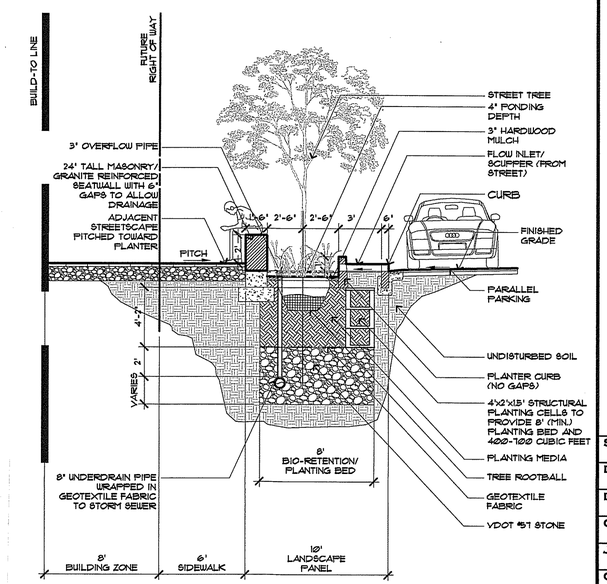






CONCEPT TREE PLANTER ON ROOF STRUCTURE

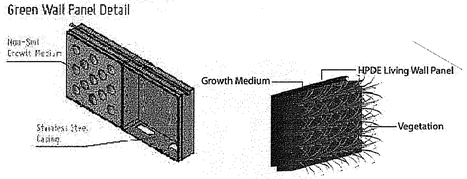
SCALE: 1" = 5'-0"

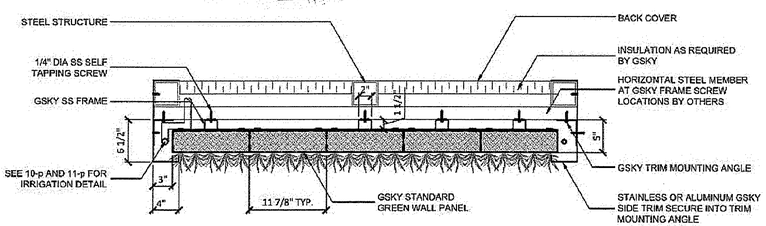


CONCEPT BIO-RETENTION PLANTER

SCALE: 1" = 5'-0"

Green Wall Panel Detail





Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 13 of 40

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER II
NO. 37609
8/10/2012
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09-16-11 Cty Comments
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LANDSCAPE DETAILS

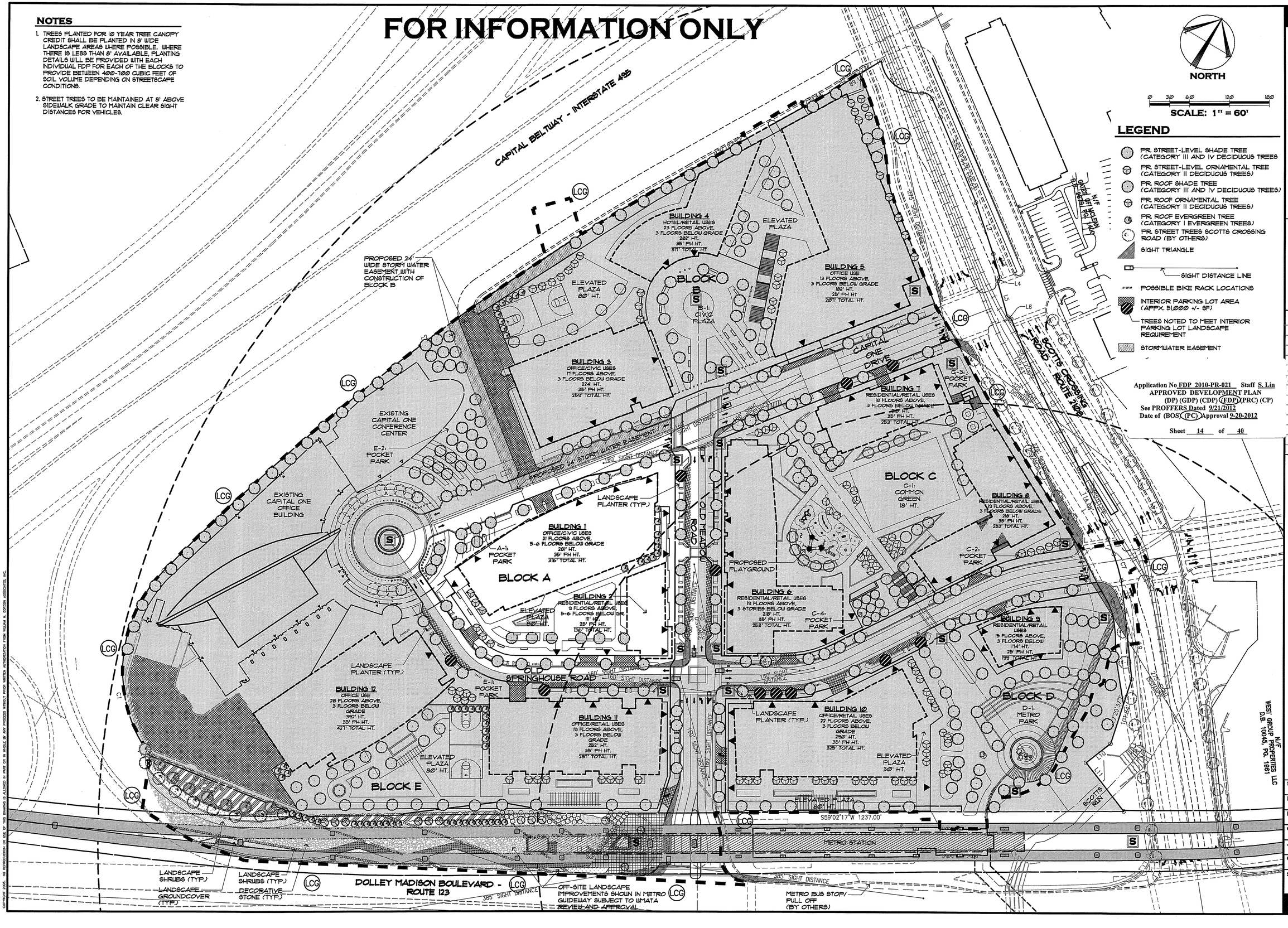
CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-GOL.dwg
SHEET #	10C of 30

FOR INFORMATION ONLY

NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS WILL BE PROVIDED WITH EACH INDIVIDUAL FDP FOR EACH OF THE BLOCKS TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.
2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.



NORTH

0 30 60 120 180

SCALE: 1" = 60'

LEGEND

- PR STREET-LEVEL SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES)
- PR STREET-LEVEL ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR ROOF SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES)
- PR ROOF ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR ROOF EVERGREEN TREE (CATEGORY I EVERGREEN TREES)
- PR STREET TREES SCOTTS CROSSING ROAD (BY OTHERS)
- SIGHT TRIANGLE
- SIGHT DISTANCE LINE
- POSSIBLE BIKE RACK LOCATIONS
- INTERIOR PARKING LOT AREA (APPX. 51,000 +/- SF)
- TREES NOTED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
- STORMWATER EASEMENT

Application No FDP 2010-PR-021 Staff S. Lin
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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
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Sheet 14 of 40

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CDP LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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SHEET #	10D of 30

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Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, 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 § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	Deviation Request to Tree Preservation Target shown on this sheet
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	71,817	
B2b	Road Dedication: Internal Roads	73,177	
B3	Subtract area of exemptions =	144,994	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	996,890	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**99,689**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	19,041	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	99,689	
D2	Area of canopy planted for air quality benefits =	30,683	
D3	x 1.5 =	**46,025**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	30,683	
D9	x 1.5 =	**46,025**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	30,683	
D13	x 1.25 =	**38,355**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**130,404**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**130,404**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**130,404**	Total of E1 through E3. Area should meet or exceed area required by B7

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151
703-263-1900 Phone
703-263-0766 Fax

~~November 17, 2011~~
~~Revised April 23, 2012~~
Revised May 24, 2012

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, RZ 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Deviation to Tree Preservation Target

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Sincerely,

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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 15 of 40

LANDSCAPE COMPUTATIONS

4-708: OPEN SPACE

OPEN SPACE REQUIRED N/A FOR PTC DISTRICT

13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INLCUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS 51,000 SF

X PERCENTAGE OF TREE COVER REQUIRED 5%

TREE COVER REQUIRED 2,550 SF

TOTAL SHADE TREE COVER PROVIDED:

(11 TREES @ 250 SF) = 2,750 SF

TREE COVER PROVIDED 2,750 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY

TOTAL LINEAR FEET OF FRONTAGE: N/A

NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY

TOTAL LINEAR FEET OF FRONTAGE: N/A

NUMBER OF TREES REQUIRED (1/50 LF)

13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

TREE COVER CALCULATION

SITE AREA	1,141,884	SF	26.21	ACRES
Road Dedication Scotts Crossing Road/ JBC	(71,817)	SF	-1.65	ACRES
Road Dedication Internal Streets	(74,027)	SF	-1.70	
Gross Site Area	996,040	SF	22.87	ACRES
10-YEAR TREE CANOPY REQUIRED				
10% FOR PTC District	99,604	SF	2.29	ACRES

		CATEGORY II Deciduous (Ornamental)		CATEGORY III Deciduous (Medium Shade)		CATEGORY IV Deciduous (large shade)		CATEGORY I Evergreen (Columnar)		Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
		Qty	Credit	Qty	Credit	Qty	Credit	Qty	Credit				
		x	125	x	175	x	250	x	75				
Block A													
	Street Level					27	6,750			6,750			
	Elevated Plaza	6	750	6	1050			10	750	2,550			
	Block A Total									9,300	13,175	2.59	12%
Block B													
	Street Level	11	1375			41	10,250			11,625			
	Elevated Plaza	16	2,000	17	2,975			9	675	5,650			
	Block B Total									17,275	24,473	5.00	11%
Block C													
	Street Level	8	1,000	9	1575	32	8,000			10,575			
	Elevated Plaza	18	2,250			30	7500			9,750			
	Block C Total									20,325	28,794	4.02	16%
Block D													
	Street Level	12	1,500			64	16,000			17,500			
	Elevated Plaza	18	2,250	6	1,050					3,300			
	Block D Total									20,800	29,467	3.56	19%
Block E													
	Street Level	6	750			56	14,000			14,750			
	Elevated Plaza	8	1,000	0	-	26	6,500	15	2,100	9,600			
	Block E Total									24,350	34,496	7.70	10%
Totals										92,050	130,404	22.87	13.1%

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and allocation of additional credit may vary at the time of Site Plan.

				Canopy Credits
Air Quality Benefits (Approximate)	30,683	X	1.50	46,025
Wildlife Benefits (Approximate)	30,683	X	1.50	46,025
Improved Cultivars (Approximate)	30,683	X	1.25	38,354
				130,404

PLANTING LIST *

CATEGORY II DECIDUOUS TREES (3" CALIPER)
- AMELANCHIER ARBOREA — SERVICEBERRY
- CARPINUS CAROLINIANA — AMERICAN HORNBEAM
- CERCIS CANADENSIS — EASTERN REDBUD
- CORNUS KOUSA — DOGWOOD
- PRUNUS SP. — CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)
- BETULA NIGRA — RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS — THORNLESS HONEYLOCUST
- NYSSA SYLVATICA — BLACK GUM
- PRUNUS SP. — CHERRY
- OXYDENDRUM ARBOREUM — SOURWOOD
- TILIA AMERICANA — LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)
- ACER RUBRUM — RED MAPLE
- GINKGO BILOBA (MALE ONLY) — GINKGO
- PLATANUS ACERIFOLIA — LONDON PLANETREE
- QUERCUS PALUSTRIS — PIN OAK
- QUERCUS PHELLOS — WILLOW OAK
- QUERCUS RUBRA — NORTHERN RED OAK
- ULMUS PARVIFOLIA — CHINESE ELM
- ZELKOVA SERRATA — ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)
- ILEX X NELLIE STEVENS — NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)
- JUNIPERUS VIRGINIANA — EASTERN REDCEDAR
- ILEX OPACA — AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)
- PICEA ABIES — NORWAY SPRUCE

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

FOR INFORMATION ONLY

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
- 09-16-11 Cty Comments
- 03-12-12 Prestaffing Comments
- 04-23-12 Cty Comments
- 05-24-12 Cty Comments
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- 08-13-12 Cty Comments

CDP LANDSCAPE TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE N/A
DATE JUNE 30, 2011
DRAWN OS/JPW/MP/JK
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101F-GOL-CDP.dwg
SHEET # 10E of 30

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LEGEND

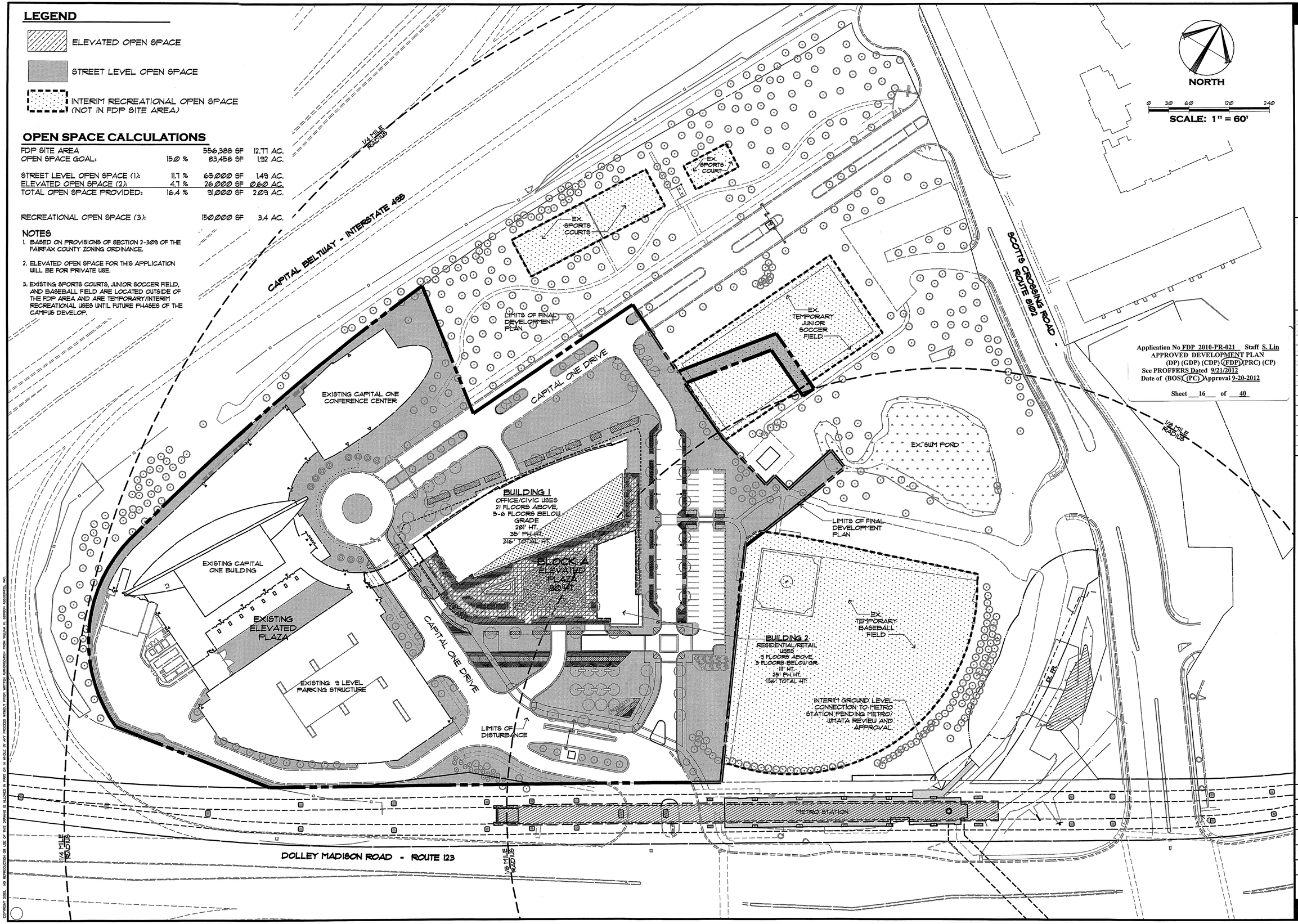
- ELEVATED OPEN SPACE
- STREET LEVEL OPEN SPACE
- INTERIM RECREATIONAL OPEN SPACE (NOT IN FDP SITE AREA)

OPEN SPACE CALCULATIONS

FDP SITE AREA		556,388 SF	12.77 AC.
OPEN SPACE GOAL:	15.0 %	83,458 SF	1.92 AC.
STREET LEVEL OPEN SPACE (1):	11.7 %	65,000 SF	1.49 AC.
ELEVATED OPEN SPACE (2):	4.7 %	26,000 SF	0.60 AC.
TOTAL OPEN SPACE PROVIDED:	16.4 %	91,000 SF	2.09 AC.
RECREATIONAL OPEN SPACE (3):		150,000 SF	3.4 AC.

NOTES

1. BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. ELEVATED OPEN SPACE FOR THIS APPLICATION WILL BE FOR PRIVATE USE.
3. EXISTING SPORTS COURTS, JUNIOR SOCCER FIELD, AND BASEBALL FIELD ARE LOCATED OUTSIDE OF THE FDP AREA AND ARE TEMPORARY/INTERIM RECREATIONAL USES UNTIL FUTURE PHASES OF THE CAMPUS DEVELOP.



NORTH

0 30 60 120 240

SCALE: 1" = 60'

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
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Sheet 16 of 40

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OPEN SPACE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	1101F-OS.dwg
SHEET #	11 of 30

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PUBLIC UTILITY NOTES

1. EXISTING AND PROPOSED PUBLIC WATER MAIN SHALL BE MAINTAINED BY FALLS CHURCH WATER
2. EXISTING AND PROPOSED PUBLIC SANITARY SEWER SHOWN SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS.
3. THE MAJORITY OF THE EXISTING AND PROPOSED STORM DRAINAGE PIPES SHOWN HEREIN ARE INTENDED TO BE PUBLIC AND SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. THERE WILL BE LIMITED AREAS WHERE SOME PRIVATE STORM WILL EXIST.

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Sheet 17 of 40

NORTH

0 30 60 120 240

SCALE: 1" = 60'

LEGEND

- G — GAS
- UGF — UNDERGROUND FIBER
- W — WATER MAIN
- SS — SANITARY SEWER
- STORM SEWER
- UGE — UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC
- SWM DETENTION
- BMP CISTERN

NOTE:
1. THE UTILITIES ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/ APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.
2. CONDUIT FOR ADDITIONAL UTILITY CONNECTIONS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING.

CAPITAL BELTWAY - INTERSTATE 495
CAPITAL ONE DRIVE
SCOTTS CROSSING ROAD ROUTE 8172
DOLLEY MADISON BOULEVARD - ROUTE 123
EXISTING CAPITAL ONE CONFERENCE CENTER
EXISTING CAPITAL ONE OFFICE BUILDING
EXISTING PARKING STRUCTURE
BUILDING 1
BLOCK A
BUILDING 2
SWM:A1
SWM:A2
SWM:A3
LIMITS OF FINAL DEVELOPMENT PLAN
LIMITS OF DISTURBANCE
EX. 60" STM
EX. 8" SANITARY
EX. 12" W/M
EX. 24" STORM EASEMENT
EX. 10' SANITARY EASEMENT
FR 10' SANITARY EASEMENT
FR WATER SERVICE STUB
FR 10' WATER EASEMENT
EX. 15' WATER EASEMENT
EX. BMP FACILITY (PRIVATELY MAINTAINED)
EX. 36" STM EX. BMP OUTFALL
EX. ASPHALT PATH (BMP MAINTENANCE ACCESS ROAD)
RIPRAP
EX. FH
METRO STATION
S32°10'57"E 1005.48'
N05°10'39"E 287.86'
S24°35'37"W 1788.89'
S25°32'37"W 3,10.63'
S81°08'29"W 245.94'
S89°02'17"W 673.60'

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UTILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	1101F-UP.dwg
SHEET #	12 of 30

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LEGEND

LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS

LIMITS OF POCKET PARK (CIVIC USES ONLY)

PARK/ PLAZA AREAS

POCKET PARKS 0.04 AC.

TOTAL PARKS/ PLAZA AREA: 0.04 AC.

Park Requirements					
Office Acre/ 3,000,000 SF	x	(590,244)	SF	-0.20	Acre
Total Park Area Requirement				**-0.20**	**Acre**
Recreational Field Requirements					
1 Acre/ 4,500,000 SF Mixed Use Development	x	(515,059)	SF Mixed use	-0.11	Acres
Recreational Field Requirement				**-0.11**	**Acres**

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE CIVIC SPACE SHOWN AT BLOCK A IS A GUIDE FOR THE CIVIC USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3). FINAL LOCATION IS SUBJECT TO THE APPROVED PROFFERS PER RZ-2010-PR-021.

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

EX. SPORT COURTS TO REMAIN IN USE FOR OFFICE, CIVIC, AND RESIDENTIAL USERS AND NOT INTENDED FOR GENERAL COMMUNITY OR PUBLIC USERS.

APPROXIMATELY 1.65 +/- ACRES TO BE DEDICATED FOR FUTURE ROW.

NORTH

0 30 60 120 240

SCALE: 1" = 60'

1/4 MILE RADIUS

CAPITAL BELTWAY - INTERSTATE 495

LIMITS OF FINAL DEVELOPMENT PLAN

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING POCKET PARK/ PLAZA

CAPITAL ONE DRIVE

EX. TEMPORARY JUNIOR SOCCER FIELD

SCOTTS CROSSING ROAD - ROUTE 5162

EX. SWM POND

1/8 MILE RADIUS

POCKET PARK

BUILDING 1

LIMITS OF FINAL DEVELOPMENT PLAN

EXISTING CAPITAL ONE OFFICE BUILDING

BLOCK A ELEVATED PLAZA

BUILDING 2

CAPITAL ONE DRIVE

EXISTING PARKING STRUCTURE

LIMITS OF DISTURBANCE

EX. TEMPORARY BASEBALL FIELD

LIMITS OF FINAL DEVELOPMENT PLAN

EX. WMATA

BLVD

SCOTTS RUN

METRO STATION

1/4 MILE RADIUS

DOLLEY MADISON BOULEVARD - ROUTE 123

1/2 MILE RADIUS

Application No FDP 2010-PR-021 Staff S. Lin
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Sheet 18 of 40

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PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	1101F-PF.dwg
SHEET #	13 of 30

LEGEND

PEDESTRIAN CIRCULATION

- FUTURE 10' WIDE TRAIL
- PLANNED TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- DETAIL NO. / CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13)

NORTH

0 50 100 200 300

SCALE: 1" = 100'

1/4 MILE RADIUS

CAPITAL BELTWAY - INTERSTATE 495

PLANNED MAJOR REGIONAL TRAIL (ALONGSIDE INTERSTATE 495) PER COUNTYWIDE TRAILS PLAN. A WAIVER IS SOUGHT UNDER THE GDP APPLICATION FOR THE SITE TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.

EXISTING PEDESTRIAN WALKWAYS (TYP.)

SCOTTS CROSSING ROAD - ROUTE 8001

LIMITS OF FINAL DEVELOPMENT PLAN

EXISTING CAPITAL ONE CONFERENCE CENTER

EX. POCKET PARK/ PLAZA

CAPITAL ONE DRIVE

BUILDING 1

BLOCK A ELEVATED PLAZA

BUILDING 2

OLD MEADOW ROAD

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING ELEVATED PLAZA

EXISTING PARKING STRUCTURE

CAPITAL ONE DRIVE

LIMITS OF FINAL DEVELOPMENT PLAN

INTERIM GROUND LEVEL CONNECTION TO METRO STATION SUBJECT TO METRO/ WMATA REVIEW AND APPROVAL.

PLANNED STREAM VALLEY TRAIL PER COUNTYWIDE TRAILS PLAN

METRO STATION

DOLLEY MADISON BOULEVARD - ROUTE 123

PEDESTRIAN BRIDGE (BY OTHERS)

EX. PEDESTRIAN CROSSWALK (TYP.)

FUTURE MAJOR PAVED TRAIL (8'-10' WIDE) PER COUNTYWIDE TRAIL PLAN TO BE PROVIDED WITH FUTURE FDP

ALTERNATE ROUTE FOR STREAM VALLEY TRAIL

METRO STATION KISS AND RIDE

1/2 MILE RADIUS

1/4 MILE RADIUS

Application No FDP 2010-PR-021 Staff S. Lin
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Sheet 19 of 40

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PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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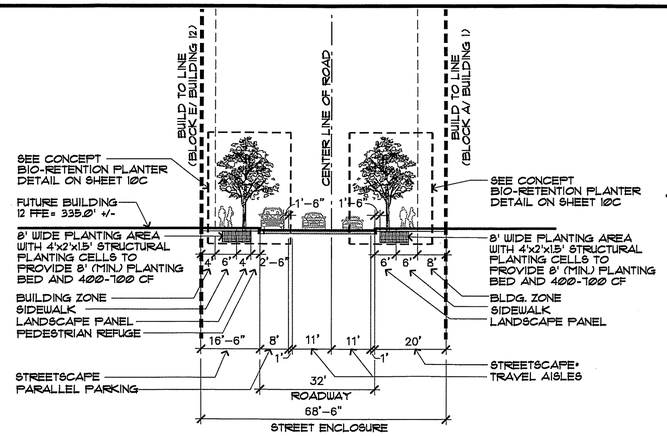
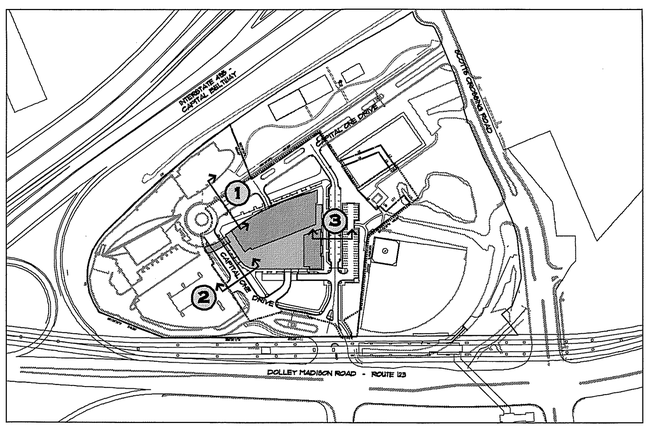
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-PD.dwg
SHEET #	14 of 30

NOTES:

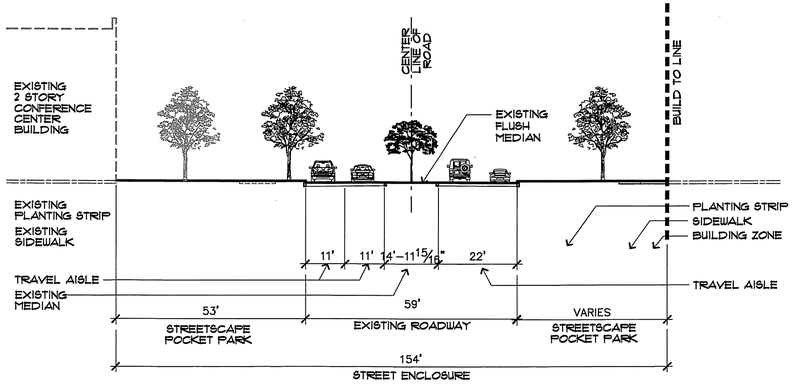
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE VEHICULAR CIRCULATION PLAN SHEET 9 FOR SPECIFIC LOCATIONS OF ROADWAY CROSS SECTIONS.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE ARES ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.

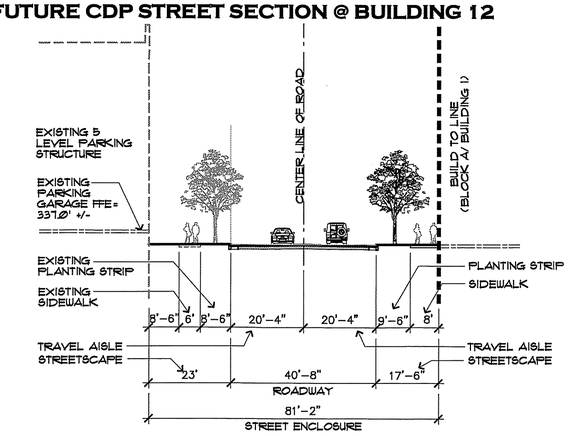


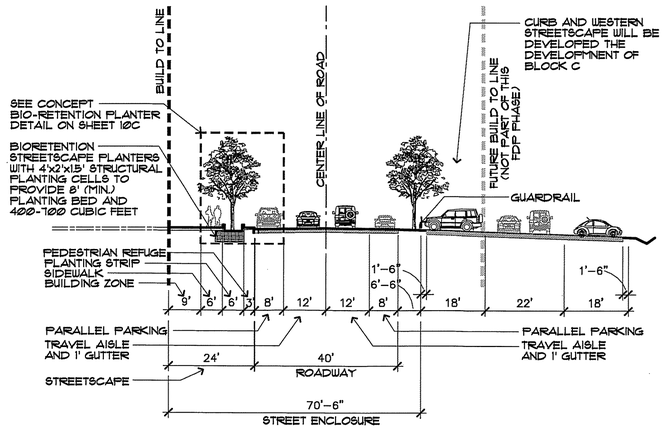
FUTURE CDP STREET SECTION @ BUILDING 12



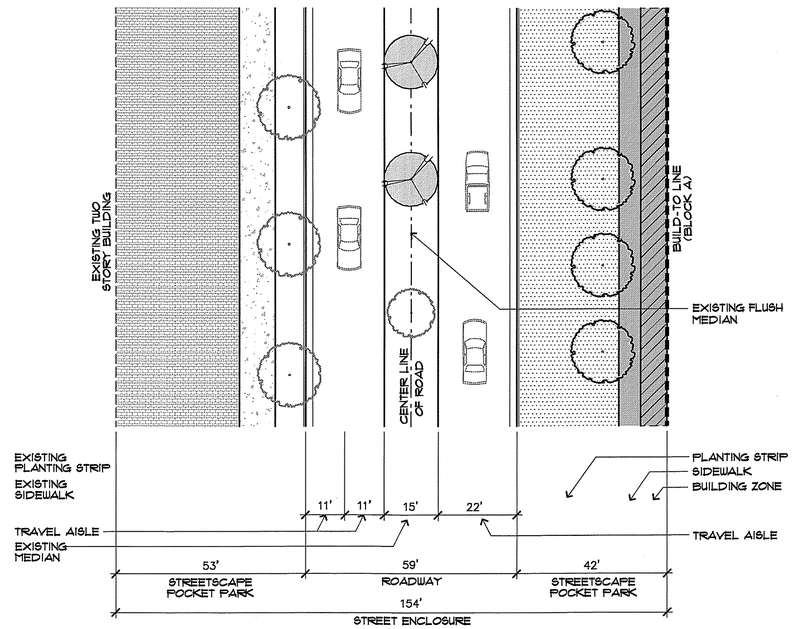
KEY PLAN
SCALE: 1" = 250'

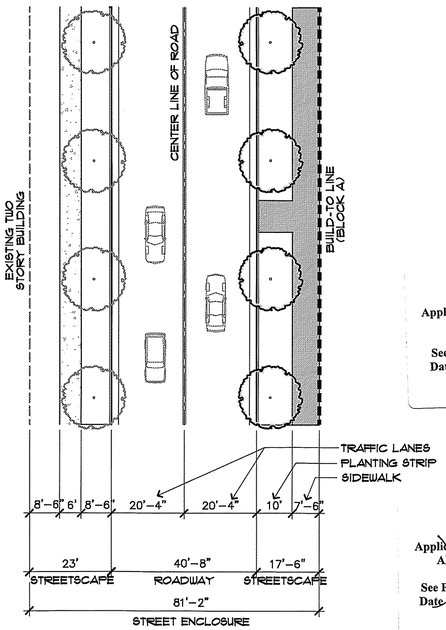


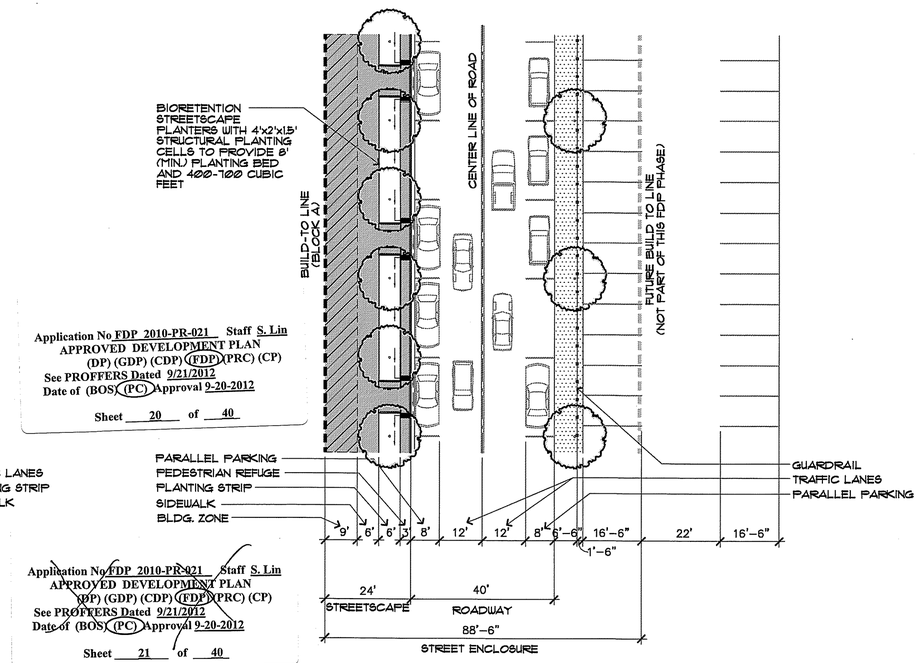




FDP STREET SECTION @ PARKING GARAGE







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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012
Sheet 20 of 40

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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012
Sheet 21 of 40

1 CAPITAL ONE DRIVE - FOUR LANE (NO PARKING)
SCALE: 1" = 20'

2 CAPITAL ONE DRIVE - 2 LANE (NO PARKING)
SCALE: 1" = 20'

3 PRIVATE DRIVE - 2 LANE (WITH PARKING)
SCALE: 1" = 20'

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

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03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

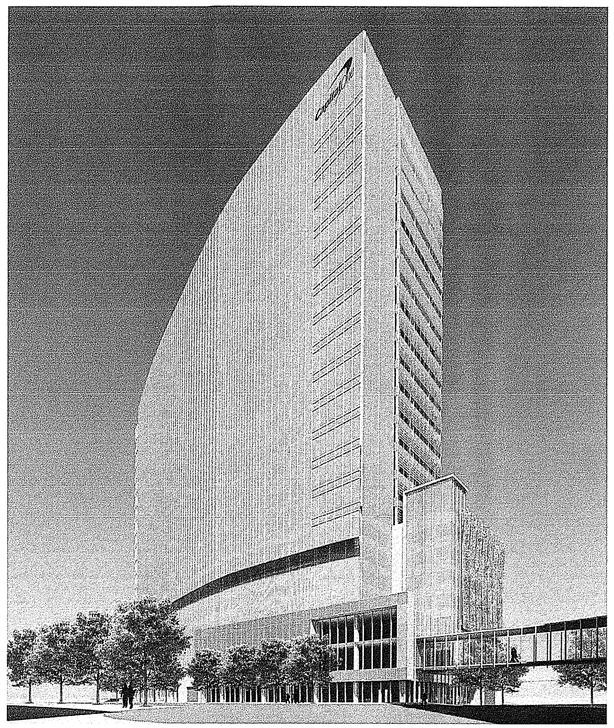
PRIVATE STREET STANDARDS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-SECT1.dwg
SHEET #	15 of 30

1 VIEW- SOUTHEAST



2 VIEW- NORTHWEST

3 VIEW- NORTHWEST

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

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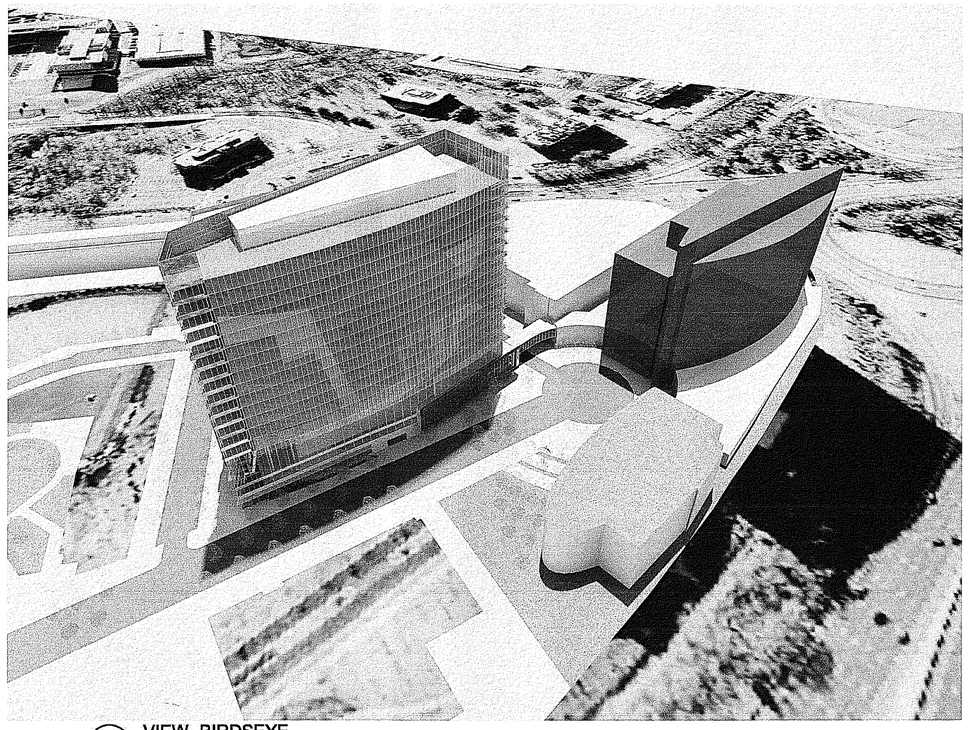
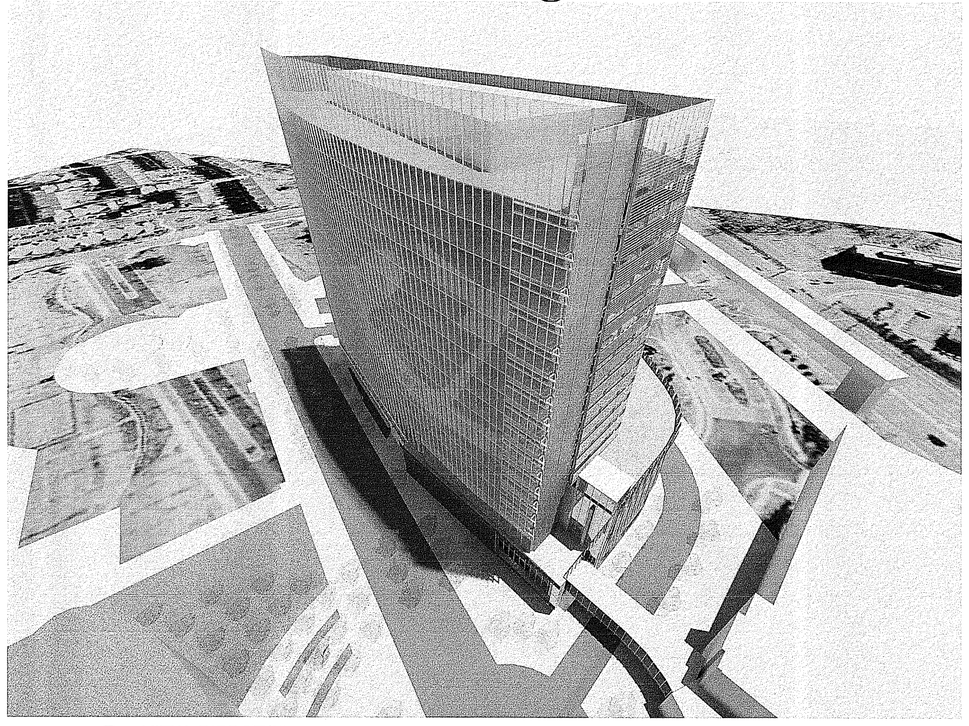
Date of (BOS) (PC) Approval 9-20-2012
Sheet 21 of 40



4 VIEW- BIRDSEYE



5 VIEW- BIRDSEYE

PERSPECTIVE VIEWS OVERLAY THE FUTURE STREET GRID AT FULL BUILD-OUT ATOP THE EXISTING/INTERIM STREET CONFIGURATION FOR THE PURPOSES OF ILLUSTRATION. SEE THE VEHICULAR CIRCULATION PLAN ON SHEET 9 FOR DETAILS OF THE FDP STREET CONFIGURATION.

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ARCHITECTURAL PERSPECTIVES

CAPITAL ONE MASTERPLAN

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SCALE Not to Scale
DATE JUNE 30, 2011
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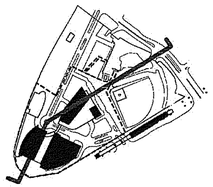
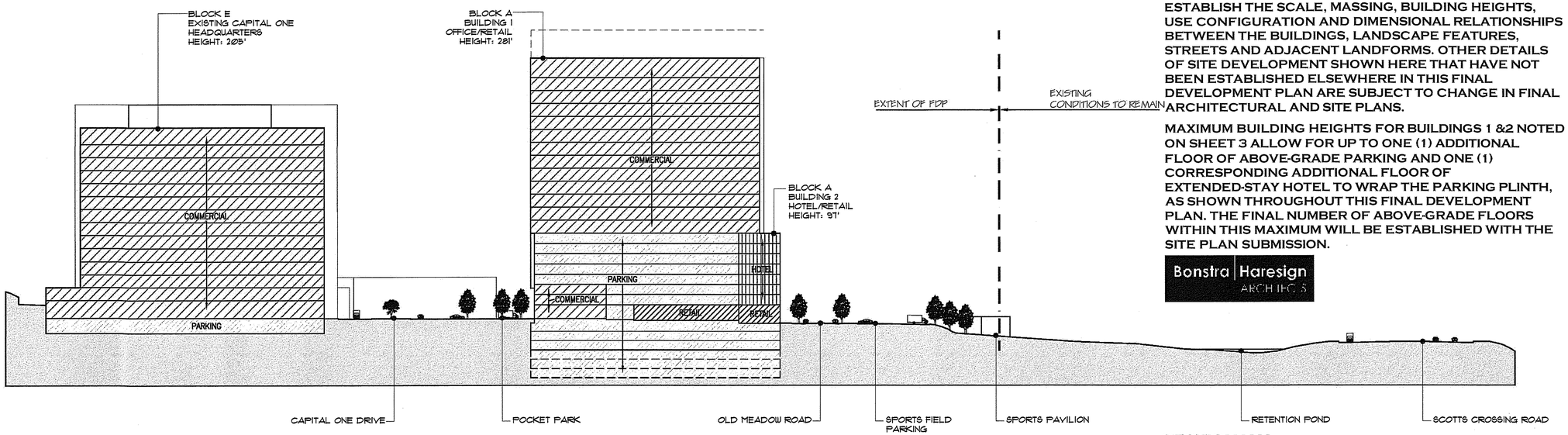
JOB # 1798-1101
CAD FILE 1101F-ARCH.dwg
SHEET # 16 of 30





SECTION H-H

SITE AND BUILDING SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING, BUILDING HEIGHTS, USE CONFIGURATION AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, STREETS AND ADJACENT LANDFORMS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

MAXIMUM BUILDING HEIGHTS FOR BUILDINGS 1 &2 NOTED ON SHEET 3 ALLOW FOR UP TO ONE (1) ADDITIONAL FLOOR OF ABOVE-GRADE PARKING AND ONE (1) CORRESPONDING ADDITIONAL FLOOR OF EXTENDED-STAY HOTEL TO WRAP THE PARKING PLINTH, AS SHOWN THROUGHOUT THIS FINAL DEVELOPMENT PLAN. THE FINAL NUMBER OF ABOVE-GRADE FLOORS WITHIN THIS MAXIMUM WILL BE ESTABLISHED WITH THE SITE PLAN SUBMISSION.

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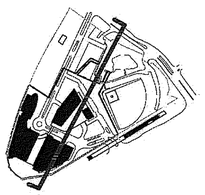

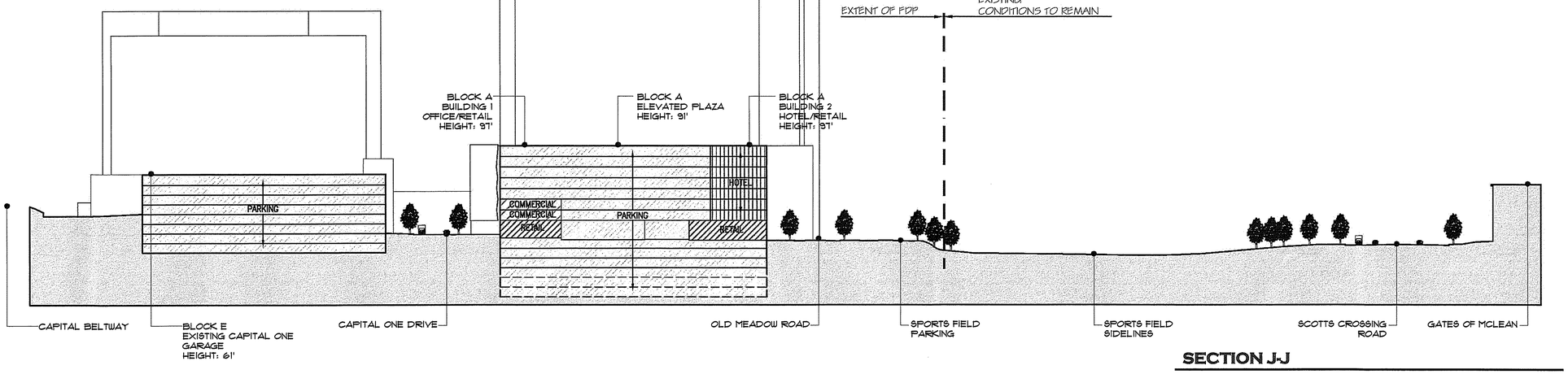

SECTION J-J

LEGEND

	COMMERCIAL
	RETAIL
	RESIDENTIAL
	HOTEL
	PUBLIC FACILITY
	PARKING
	EARTH / FILL

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Sheet 27 of 40

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ARCHITECTURAL BUILDING SECTIONS

CAPITAL ONE MASTERPLAN

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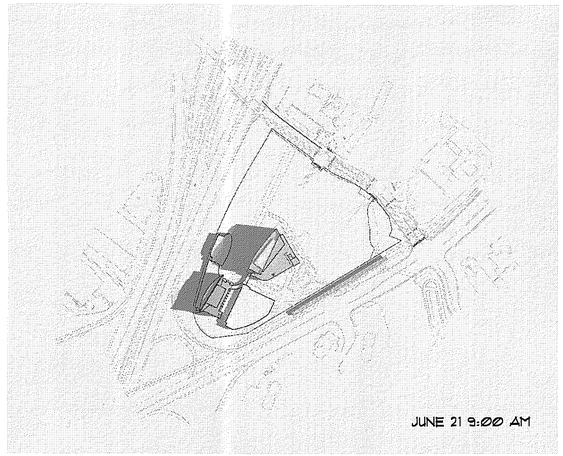
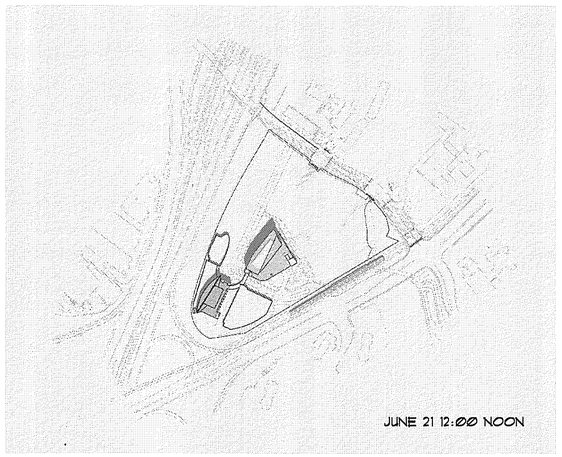
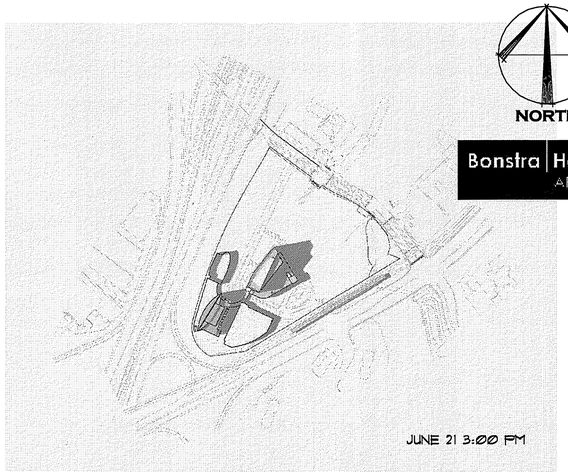
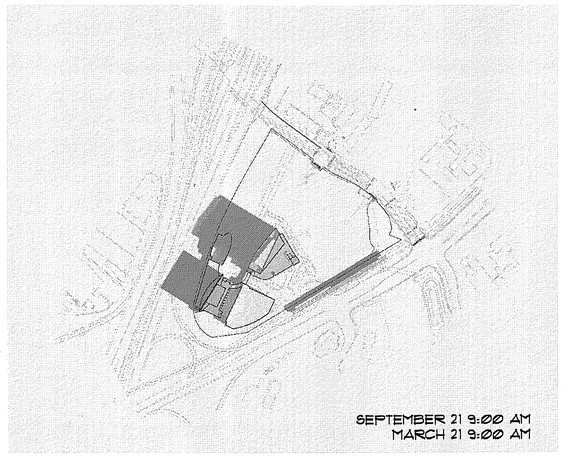
JOB #: 1798-1101
CAD FILE: 1101F-ARCH.dwg
SHEET #: 17 of 30

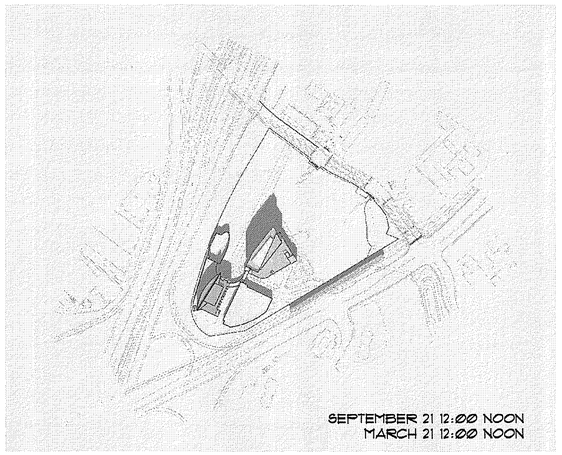


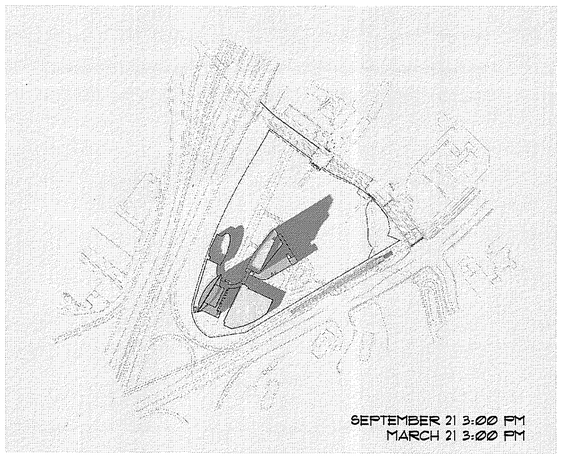




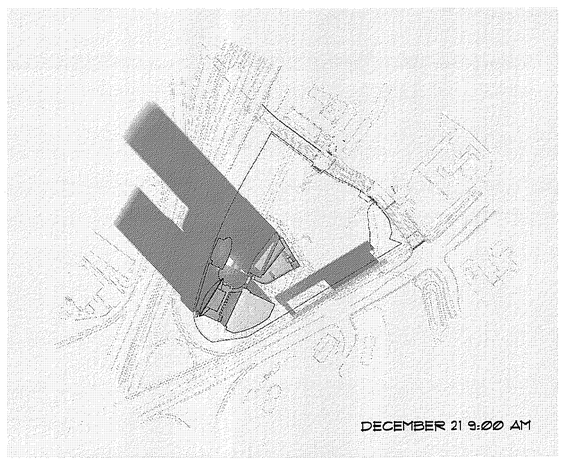
SUMMER

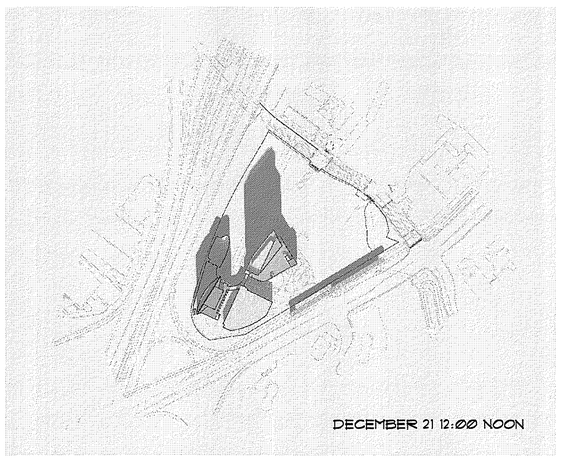


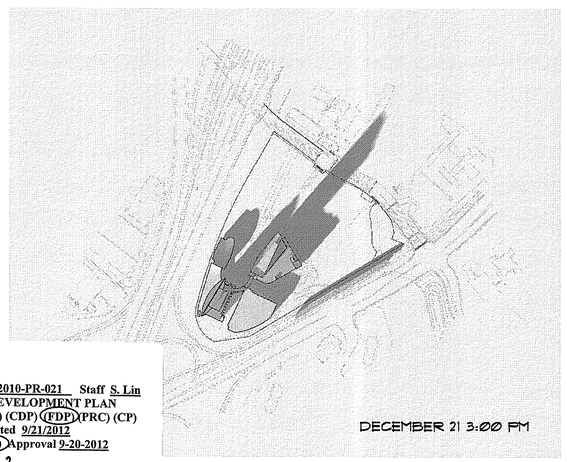




SPRING/ FALL







WINTER

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Date of (BOS) (PC) Approval 9-20-2012
Sheet 23 of 40

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NORTH

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SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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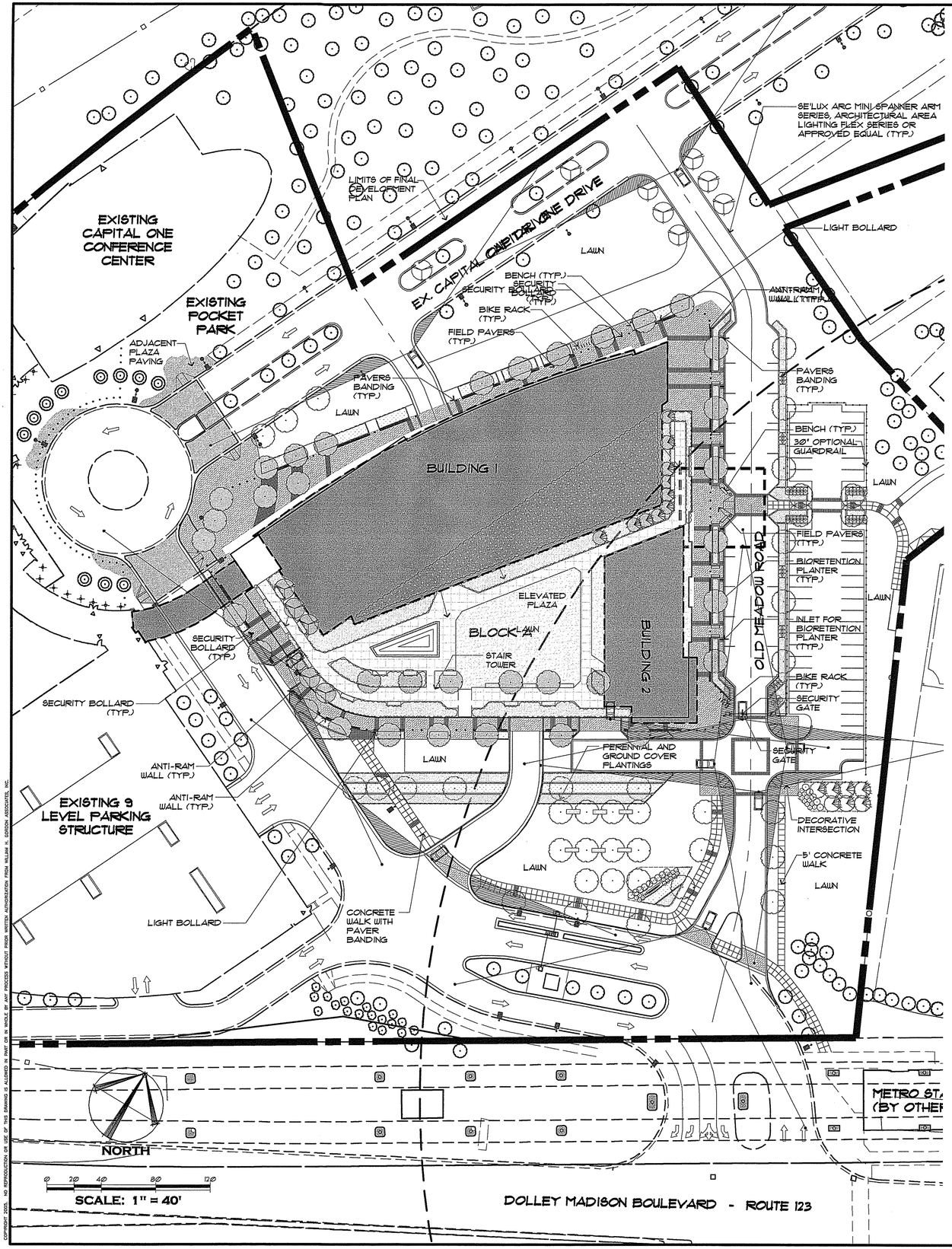
JOB #	1798-1101
CAD FILE	1101F-ARCH.dwg
SHEET #	18 of 30



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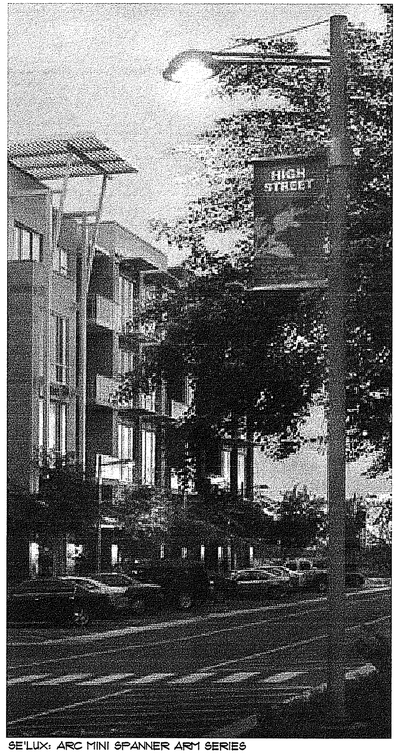
PRECEDENT IMAGES, PAVING PATTERNS, SITE AMENITIES AND DESIGN DETAILS ARE PROVIDED TO ESTABLISH THE BASELINE STANDARD, VISUAL CHARACTER, SCALE, AND MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE REPRESENTATIVE OF THE INTENDED DESIGN. FIELD PAVING AT SECONDARY PEDESTRIAN AREAS AS SHOWN MAY BE DESIGNED AS SCORED CONCRETE, IN CONFORMANCE WITH THE CAPITAL ONE URBAN DESIGN GUIDELINES. SPECIFIC PRODUCT SELECTIONS, AMENITY LOCATIONS, AND DETAILING OF STREETSCAPE FURNITURE, LIGHTING AND PAVING MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT PRESENTED IN THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



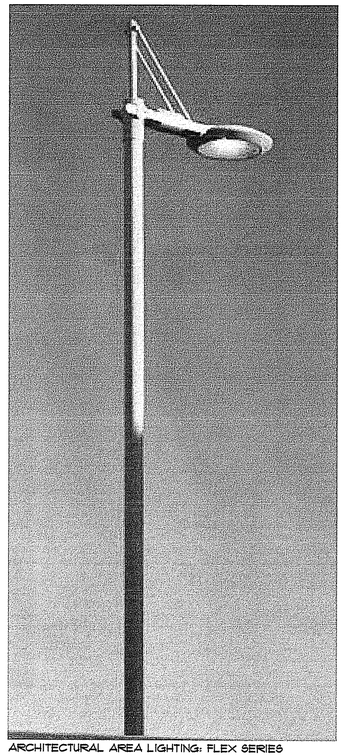
SE'LUX: ARC MINI SPANNER ARM SERIES

PEDESTRIAN SCALE STREETSCAPE LIGHTING OPTIONS (STREET LAMPS)

OPTION A
SE'LUX
-ARC MINI SPANNER ARM SERIES
-SILVER FINISH
-HID LAMP
-TEMPERED FLAT GLASS LENS

OPTION B
ARCHITECTURAL AREA LIGHTING
-FLEX SERIES
-MATTE ALUMINUM FINISH
-HID OPTION

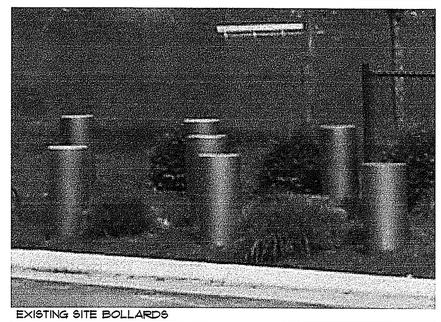
OPTION C
APPROVED EQUAL



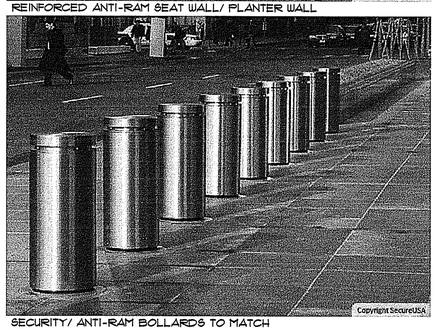
ARCHITECTURAL AREA LIGHTING: FLEX SERIES

LIGHTING

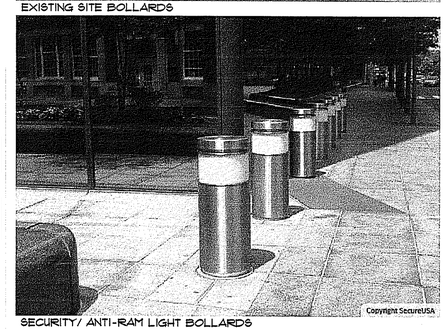
REINFORCED ANTI-RAM SEAT WALL/ PLANTER WALL



EXISTING SITE BOLLARDS



SECURITY/ ANTI-RAM BOLLARDS TO MATCH EXISTING SITE BOLLARDS STYLE



SECURITY/ ANTI-RAM LIGHT BOLLARDS

SECURITY

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Date of (BOS) (PC) approval 9-20-2012
Sheet 4 of 40

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URBAN DESIGN AMENITIES

CAPITAL ONE MASTERPLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
DATE JUNE 30, 2011
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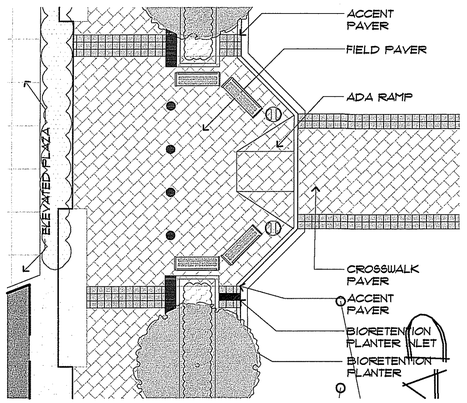
SHEET # 19 of 30



PAVING ELARGEMENT

SCALE: 1" = 10'

FIELD PAVING - POURED IN PLACE CONCRETE
- LOCATION: BUILDING ZONE, SIDEWALK
- PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
- COLOR: COOL GREY, LIMESTONE GREY, AND BUFF (MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER)
- SUGGESTED SCORING PATTERNS: 3' X 3' SQUARE OR 2' X 3' RECTANGULAR LONDON BOND. CREATIVE SCORING PATTERNS USED TO HIGHLIGHT BUILDING ENTRANCES OR OTHER STREETSCAPE ELEMENTS ARE ENCOURAGED.

FIELD PAVING - UNIT PAVERS
- LOCATION: LANDSCAPE AMENITY PANEL, SIDEWALK, BUILDING ZONE.
- PRODUCT DESCRIPTION: 2' X 2' X 2" MIN. PRECAST CONCRETE, STONE PAVERS, OR PERMEABLE PAVERS. MUST MEET ADA, AND PROVIDE NON-SLIP FINISH.
- COLOR: LIMESTONE GREY OR LIMESTONE GREY WITH BLACK AGGREGATE (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER).

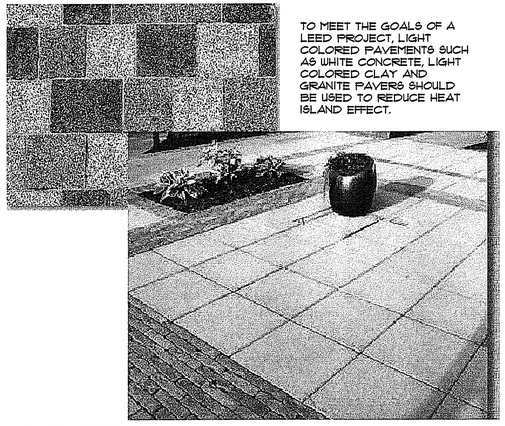
ACCENT PAVING - SMALL UNIT PAVERS
- LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE, SELECT ACCENTS THAT MAKE UP NO MORE THAN 25% OF THE STREETSCAPE.
- PRODUCT DESCRIPTION: BRICK, CONCRETE, STONE, OR PERMEABLE PAVERS (OR UNIT PAVERS SET IN PERVIOUS SETTING BED) WITH NON-SLIP FINISH.
- COLOR: COOL GREY, WARM GREY, AND BUFF (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 IF POSSIBLE)

TREE GRATES
- LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (NOT IN SIDEWALK ZONES)
- PRODUCT DESCRIPTION: CAST IRON, OR BRONZE. SET ON FRAME. GRATES MUST BE 2 FEET MINIMUM CLEAR FROM ANY TREE TRUNK.

ADA ACCESSIBLE RAMP PAVING
- LOCATION: ADA CURB RAMPS
- PRODUCT DESCRIPTION: PRE-CAST DETECTABLE WARNING PAVERS CHARCOAL GREY SUGGESTED BUT COLOR TO BE DETERMINED BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

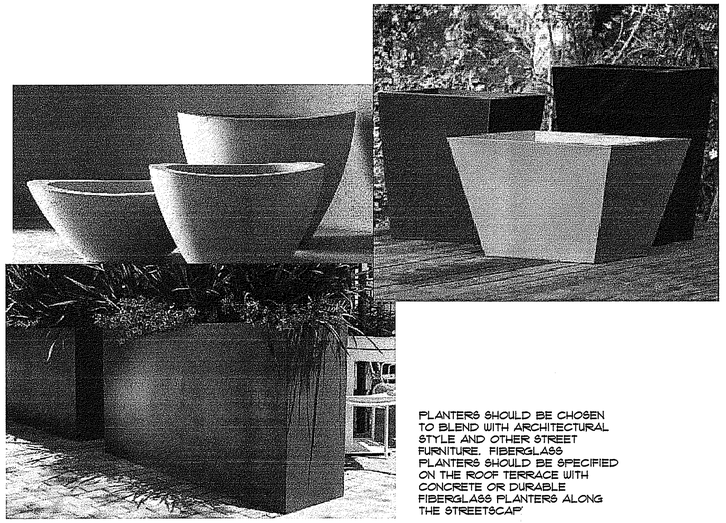
CROSSWALK PAVING - MASONRY UNIT PAVERS
- LOCATION: LOCAL STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES AND MID BLOCK CROSSINGS.
- PRODUCT DESCRIPTION: PRE-CAST CONCRETE OR STONE UNIT PAVERS OR PAVER SETS.

STAMPED CONCRETE (ONLY UNDER REVIEW OF ARCHITECTURAL REVIEW BOARD)
- LOCATION: LOCAL STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES AND MID BLOCK CROSSINGS.
- PRODUCT DESCRIPTION: STAMPED AND COLORED CONCRETE.



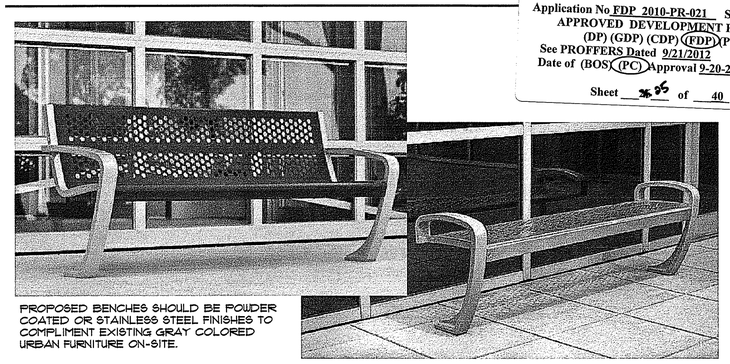
TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS WHITE CONCRETE, LIGHT COLORED CLAY AND GRANITE PAVERS SHOULD BE USED TO REDUCE HEAT ISLAND EFFECT.

PAVEMENT



PLANTERS SHOULD BE CHOSEN TO BLEND WITH ARCHITECTURAL STYLE AND OTHER STREET FURNITURE. FIBERGLASS PLANTERS SHOULD BE SPECIFIED ON THE ROOF TERRACE WITH CONCRETE OR DURABLE FIBERGLASS PLANTERS ALONG THE STREETSCAPE

PLANTERS



PROPOSED BENCHES SHOULD BE POWDER COATED OR STAINLESS STEEL FINISHES TO COMPLIMENT EXISTING GRAY COLORED URBAN FURNITURE ON-SITE.

BENCHES

PROPOSED TRASH AND RECYCLING SHOULD BE PLACED IN CONVENIENT LOCATIONS ALONG THE STREETSCAPE.

TRASH & RECYCLING RECEPTACLES

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(DP) (GDP) (CDP) (FDP) (PRC) (CP)
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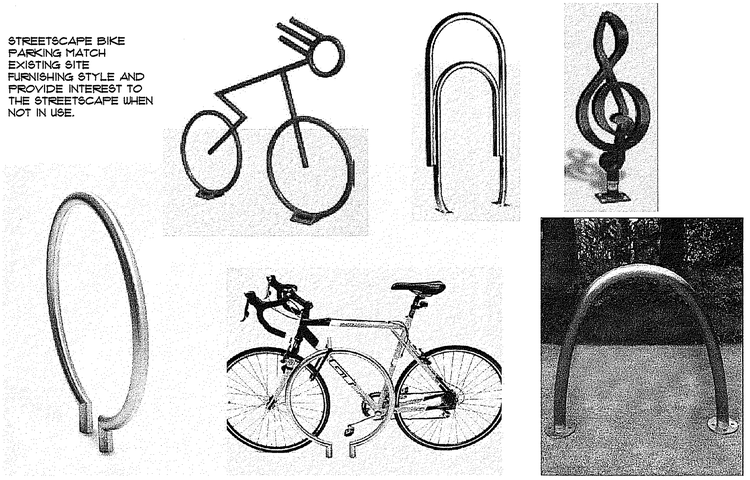
Date of (BOS) (PC) Approval 9-20-2012
Sheet 36 of 40

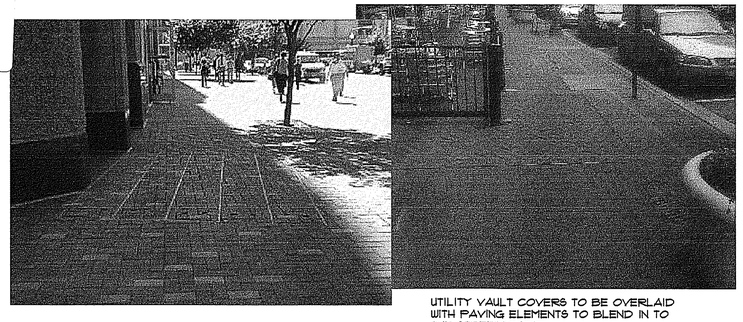
PRECEDENT IMAGES, PAVING PATTERNS, SITE AMENITIES AND DESIGN DETAILS ARE PROVIDED TO ESTABLISH THE BASELINE STANDARD, VISUAL CHARACTER, SCALE, AND MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE REPRESENTATIVE OF THE INTENDED DESIGN. FIELD PAVING AT SECONDARY PEDESTRIAN AREAS AS SHOWN MAY BE DESIGNED AS SCORED CONCRETE, IN CONFORMANCE WITH THE CAPITAL ONE URBAN DESIGN GUIDELINES. SPECIFIC PRODUCT SELECTIONS, AMENITY LOCATIONS, AND DETAILING OF STREETSCAPE FURNITURE, LIGHTING AND PAVING MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT PRESENTED IN THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.

STREETSCAPE BIKE PARKING MATCH EXISTING SITE FURNISHING STYLE AND PROVIDE INTEREST TO THE STREETSCAPE WHEN NOT IN USE.



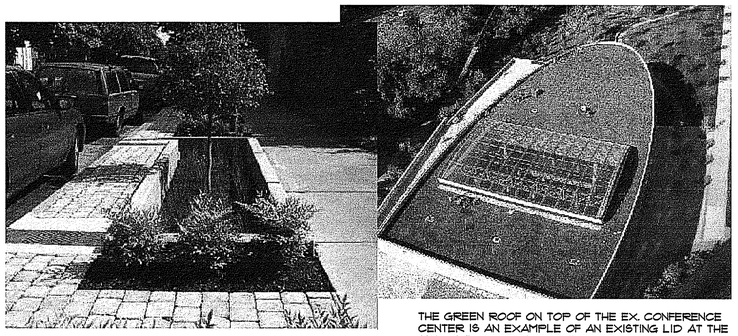
NOTE:
ADDITIONAL BICYCLE PARKING TO BE PROVIDED WITHIN THE PARKING GARAGE TO MEET OR EXCEED LEED STANDARDS.

BIKE RACKS



UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND IN TO THE STREETSCAPE.

UTILITY VAULT COVERS



STREETSCAPE PLANTERS AND TREE PITS SERVING AS URBAN BIORETENTION PLANTERS TO FILTER STORMWATER AND PROMOTE HEALTHY TREE GROWTH.

THE GREEN ROOF ON TOP OF THE EX. CONFERENCE CENTER IS AN EXAMPLE OF AN EXISTING LID AT THE SITE. THE PROPOSED BUILDINGS WILL HAVE ELEVATED OPEN SPACE INCORPORATING VEGETATED ROOFS AND GRID PAVEMENT TO MEET LEED CREDITS AND HELP WITH FILTERING RAIN WATER.

LOW IMPACT DESIGN (LID'S)

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
- 09-16-11 Cty Comments
- 03-12-12 Prestaffing Comments
- 04-23-12 Cty Comments
- 05-24-12 Cty Comments
- 06-13-12 Cty Comments
- 08-13-12 Cty Comments

URBAN DESIGN AMENITIES

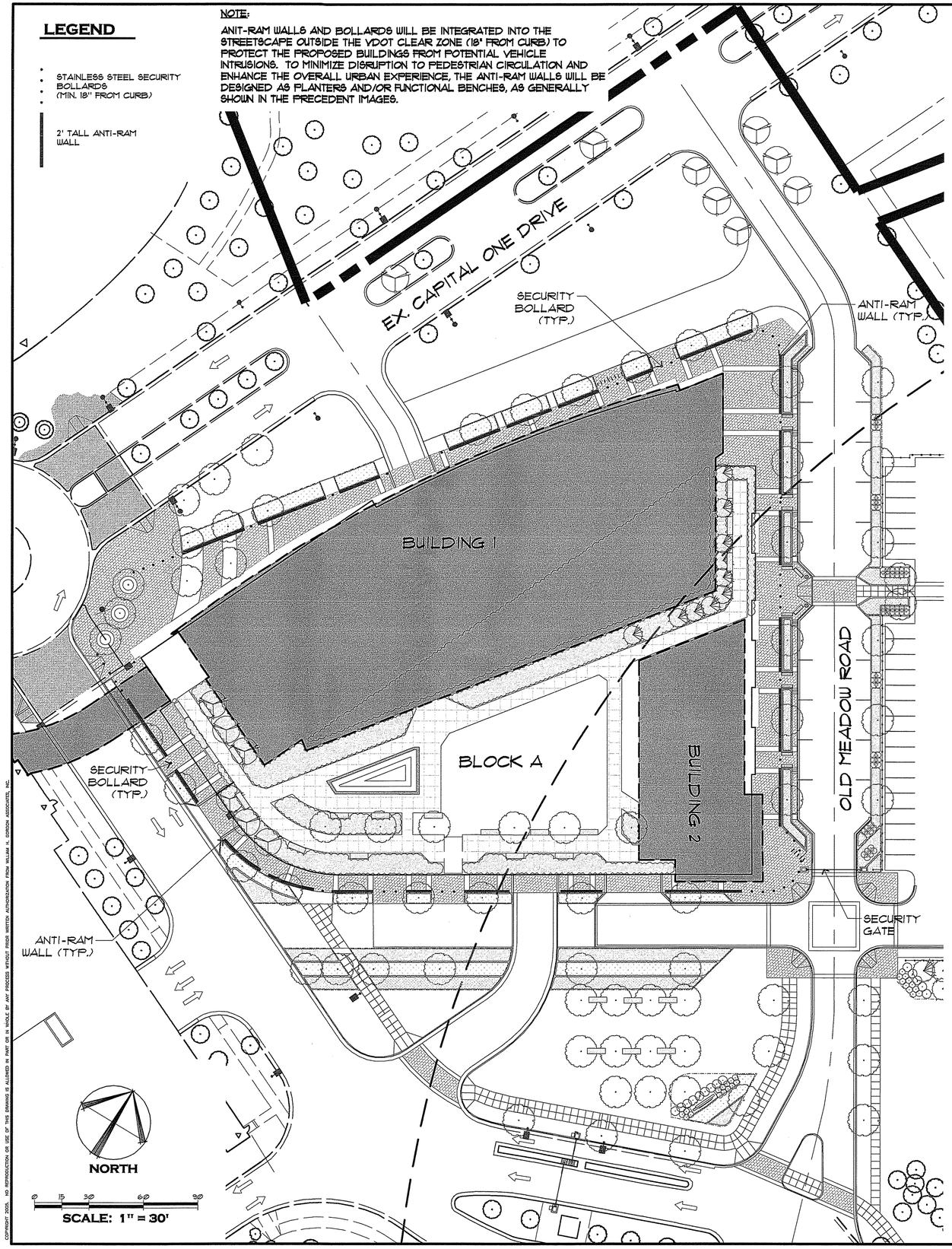
CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-DA.dwg
SHEET #	19A of 30

LEGEND

- STAINLESS STEEL SECURITY BOLLARDS (MIN. 18" FROM CURB)
- 2' TALL ANTI-RAM WALL

NOTE:
ANIT-RAM WALLS AND BOLLARDS WILL BE INTEGRATED INTO THE STREETSCAPE OUTSIDE THE VDOT CLEAR ZONE (18' FROM CURB) TO PROTECT THE PROPOSED BUILDINGS FROM POTENTIAL VEHICLE INTRUSIONS. TO MINIMIZE DISRUPTION TO PEDESTRIAN CIRCULATION AND ENHANCE THE OVERALL URBAN EXPERIENCE, THE ANTI-RAM WALLS WILL BE DESIGNED AS PLANTERS AND/OR FUNCTIONAL BENCHES, AS GENERALLY SHOWN IN THE PRECEDENT IMAGES.



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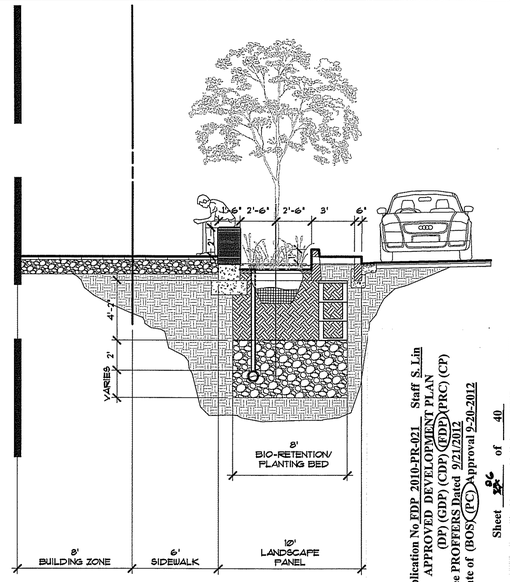
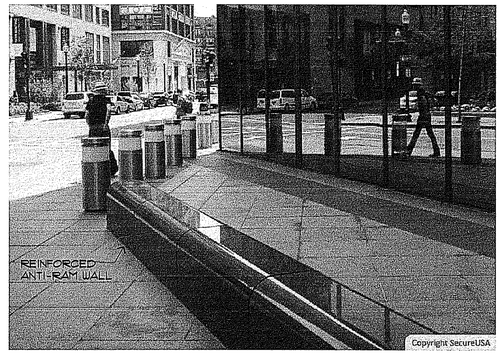


Application No.FDP 2010-PR-021 Staff S.Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) approval 9-20-2012
Sheet 26 of 40

CONCEPT BIO-RETENTION PLANTER / ANTI-RAM WALL
SCALE: 1"=5'-0"

PRECEDENT IMAGES AND SITE AMENITIES ARE PROVIDED TO ESTABLISH THE BASELINE STANDARD, VISUAL CHARACTER, SCALE, AND MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE REPRESENTATIVE OF THE INTENDED DESIGN. SPECIFIC PRODUCT SELECTIONS, AMENITY LOCATIONS, AND DETAILING MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT PRESENTED IN THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



REINFORCED ANTI-RAM SEAT WALL AND ANTI-RAM LIGHT BOLLARDS

REINFORCED ANTI-RAM SEAT WALL/ PLANTER WALL

EXISTING SITE BOLLARDS

SECURITY/ ANTI-RAM BOLLARDS TO MATCH EXISTING BOLLARD STYLE

SECURITY/ ANTI-RAM LIGHT BOLLARDS

SITE SECURITY FEATURES

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SITE SECURITY FEATURES

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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JOB #	1798-1101
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SHEET #	19B of 30

BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THIS APPLICATION IS PART OF THE CAMPUS WIDE STORMWATER MANAGEMENT PROGRAM, HEREIN ENTITLED "THE PROGRAM", SEE OVERALL FACILITIES MAP AND TABLE THIS SHEET 20A. THE PROGRAM HAS BEEN DEVELOPED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND TYSONS CORNER URBAN CENTER – FAIRFAX COUNTY COMPREHENSIVE PLAN (TCUC–FCCP) REQUIREMENTS. THE SWM REQUIREMENTS OF THE PFM INCLUDES ADEQUATE OUTFALL, SWM QUANTITY CONTROL, AND SWM QUALITY CONTROL. THE SWM REQUIREMENTS OF TCUC–FCCP INCLUDES RETENTION OF THE FIRST INCH OF RAINFALL FROM THE SITE, LEED SSc6.1, AND LEED SSc6.2. THE PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. THESE TIERS WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE PROGRAM FOR THE CAMPUS.

EXISTING CONDITIONS

THE PROGRAM HAS BEEN BASED ON THE EXISTING SWM DESIGN AS PREVIOUSLY APPROVED WITH SITE PLAN # 6835–SP–04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THE PRE–DEVELOPMENT CONDITION FOR THE APPROVED SWM PROGRAM CONSISTED OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS, SEE SHEET 21A "EXISTING CONDITION". THE PREVIOUSLY APPROVED SWM DESIGN ESTABLISHES THE BASELINE CONDITION FOR THIS DEVELOPMENT SINCE THE PRESENT CAPITAL ONE BUILDING (EXISTING BUILDING #1) AND THE PRESENT INFRASTRUCTURE HAVE PREVIOUSLY BEEN IMPLEMENTED BASED ON THAT PLAN. THEREFORE, THE EXISTING CONDITION IS THE SAME EXISTING CONDITIONS PLAN THAT AND IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN. THE SITE IS LOCATED IN D SOIL AREA BASED ON FAIRFAX COUNTY 2011 SOIL MAP. THEREFORE, INFILTRATION PRACTICES WERE NOT CONSIDERED FEASIBLE UNTIL FURTHER ANALYSIS IS COMPLETED. THE TOTAL APPLICABLE SITE AREA IS 6.35 AC. THE EXISTING CONDITIONS IN THE APPROVED PLAN (SITE PLAN 6835–SP–004) HAVE BEEN CONSISTENTLY USED FOR THIS APPLICATION. THE EXISTING IMPERVIOUSNESS IS 80%.

PROPOSED CONDITIONS

A VARIETY OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED INCLUDING THE EXISTING POND TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. THE PROPOSED PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, AND BIORETENTION WITH STORAGE. PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, BIOFILTERS, AND INJECTION WELL, ETC., MAY BE APPLIED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES WHEN IT COMES TO THE FINAL ENGINEERING. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE SWM PROGRAM FOR THIS PROJECT WILL INCLUDE SIX DISTINCT TIERS (SEE BELOW), HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS. THE PROPOSED IMPERVIOUSNESS PERCENTAGE IS 64% (TREATING GREEN ROOFS AS IMPERVIOUS AREA).

TIER I: PFM ADEQUATE OUTFALL

THE ADEQUATE OUTFALL ADDRESSED HERE IS JUST FOR FDP AREA (BLOCK A) ONLY, NOT FOR THE ENTIRE PROPERTY (OVERALL CAMPUS). SINCE THE CDP UTILIZED THE DETENTION METHOD TO ACHIEVE ADEQUATE OUTFALL, THE FDP ATTEMPTED TO APPLY THIS METHOD, BUT THE PROVIDED VOLUME WAS NOT SUFFICIENT. INSTEAD, ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEM, SPECIFICALLY THE DOWNSTREAM PIPE SYSTEM, WILL BE VERIFIED ACCORDING TO PUBLIC FACILITIES MANUAL (PFM) 6–0203.3B(4) WITH THE EXTENT OF REVIEW DETERMINED UTILIZING THE 90% RULE, PFM 6–0203.2A. METHODOLOGY UTILIZED IS CONSISTENT WITH LDS TECHNICAL GUIDANCE, ADEQUATE OUTFALL (PFM 6–0200), MARCH 1, 2008 AND GUIDELINE TO STORMWATER OUTFALL ANALYSIS, MARCH 9, 2006.

THE OUTFALL OF THE DEVELOPMENT BLOCK A IS THE EXISTING WET POND. WHEN USING THE 90% RULE TO DETERMINE THE EXTENT OF REVIEW, TO DETERMINE THE DRAINAGE AREA FOR COMPARISON, SUBTRACT THE DRAINAGE AREA FROM THE DEVELOPMENT SITE'S DIRECTION FROM THE TOTAL DRAINAGE AREA TO THE POND'S CONTROL STRUCTURE. IF THE DRAINAGE AREA MEETS THE 90% CRITERIA, THE EXTENT OF REVIEW WILL BE AT LEAST 150 FEET BELOW THE DAYLIGHT POINT OF THE PRINCIPAL SPILLWAY OR AT LEAST 150 FEET BELOW THE FIRST STRUCTURE BELOW THE DAM IF DISCHARGING INTO A CLOSED SYSTEM.

THE TOTAL DRAINAGE AREA TO THE POND IS 69.5 AC. THE DRAINAGE AREA FROM THE APPLICABLE SITE'S DIRECTION TO THE POND IS 18.2 AC. SUBTRACTING THE 18.2 AC FROM THE TOTAL 69.5 AC WILL GET 51.3 AC, WHICH IS GREATER THAN 90% OF 18.2 AC. THEREFORE, THE DRAINAGE AREA MEETS THE 90% CRITERIA, AND THE EXTENT OF REVIEW WILL BE AT LEAST 150 FEET BELOW THE DAYLIGHT POINT OF THE PRINCIPAL SPILLWAY OR THE FIRST STRUCTURE BELOW THE DAM. EXISTING STRUCTURE 60 IS THE FIRST STRUCTURE BELOW THE DAM, AND THEREFORE, IS THE STARTING POINT OF REVIEW. THE LENGTH FROM EXISTING STRUCTURE 60 TO EXISTING STRUCTURE 14 IS OVER 150 FEET. THEREFORE, THE EXTENT OF REVIEW IS FROM EXISTING STRUCTURE 60 TO EXISTING STRUCTURE 14.

BASED ON THE ANALYSIS SHOWN ON ADEQUATE OUTFALL ANALYSIS SHEET, IT IS THE OPINION OF THE ENGINEER THAT THE EXISTING STORM SEWER AND THUS SITE OUTFALL IS ADEQUATE AND SHALL MEET THE INTENT OF THE REQUIREMENTS SET FORTH IN (FM 6–0203.3B(4).

THE APPLICANT RESERVES THE RIGHT TO RE–EVALUATE THE CONDITION OF DOWNSTREAM ADEQUACY BASED ON FINAL ENGINEERING AND ADDITIONAL SURVEY OF THE DOWNSTREAM CHANNEL. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED, AND APPROVED BY DPWES AT THE TIME OF FINAL SITE PLAN.

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS

THE SECOND GOAL OF THE STORMWATER PROGRAM IS TO MEET REQUIREMENTS OF SECTION 6–0101.3A OF THE PFM. THE POST–DEVELOPMENT RUNOFF RATES FOR 2–YR AND 10–YR DESIGN STORMS SHALL NOT EXCEED THE PRE–DEVELOPMENT RUNOFF RATES FOR THE 2–YR AND 10–YR DESIGN STORMS (REFER TO SECTION 5–3 OF VIRGINIA STORMWATER MANAGEMENT HANDBOOK).

THE REQUIREMENT IS BEING ACHIEVED THROUGH THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS, WHICH REDUCE THE RUNOFF CURVE NUMBER FROM 94 FOR THE EXISTING CONDITION TO 87 FOR THE PROPOSED CONDITION. SEE THE ANALYSIS ON SHEET 21A.

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM. EVEN THOUGH PROPOSED CONSTRUCTION WITHIN BLOCK A CAN BE CLAIMED AS "REDEVELOPMENT" SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20%, THE DEVELOPMENT OF BLOCK A IS STILL TREATED AS "NEW DEVELOPMENT" FOR WATER QUALITY CONTROL PURPOSE TO BE CONSISTENT WITH THE OVERALL PROGRAM. FOR NEW DEVELOPMENT, THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED BY NO LESS THAN 40% COMPARED TO PHOSPHORUS LOADS PROJECTED FOR DEVELOPMENT WITHOUT BMPs.

ALL THE RUNOFF FROM THE SITE WILL EVENTUALLY ENTER THE EXISTING WET POND. THE TOTAL IMPERVIOUSNESS FOR THIS PROPOSED DEVELOPMENT WILL DECREASE FROM THE EXISTING CONDITION, SO THE WET STORAGE OF THE EXISTING WET POND IS SUFFICIENT TO PROVIDES FOUR TIME OF WATER QUALITY VOLUME FOR THE PROPOSED DEVELOPMENT AND THE PHOSPHORUS REMOVAL EFFICIENCY OF 50% CAN BE ACHIEVED. THEREFOR, THE 40% PHOSPHORUS REMOVAL REQUIREMENT WILL BE MET THROUGH THE EXISTING WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

THE FOURTH GOAL OF THE STORMWATER PROGRAM IS TO RETAIN THE FIRST INCH OF RAINFALL ON–SITE. THROUGHOUT THE CAPITAL ONE APPLICATION PROCESS, OUR DESIGN TEAM HAS CONTINUALLY EVALUATED STORMWATER CONTROL MEASURES (SCM) THAT UTILIZE INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE OF RAINFALL TO MEET THE RETENTION RECOMMENDATION OF THE FAIRFAX COUNTY'S APPROVED COMPREHENSIVE PLAN FOR TYSONS CORNER. IN ADDITION, WE HAVE MET WITH STAFF ON NUMEROUS OCCASIONS DETAILING THE VARIOUS REGULATORY CHALLENGES AND THE COMPLEX TECHNICAL CONSIDERATIONS AFFECTING OUR APPLICANT'S COMPLIANCE.

AFTER AN EXHAUSTIVE PROCESS, AND PREDICATED ON OUR UNDERSTANDING OF THE RETENTION CREDITS FAIRFAX COUNTY DPW&ES WILL ACCEPT FOR THE VARIOUS SCM AND OUR UNDERSTANDING THAT VDOT WILL ALLOW THE USE OF BIORETENTION WITH THEIR RIGHT–OF–WAY (ROW) WE BELIEVE THIS APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE PORTION OF BLOCK A BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS FOR THIS FINAL DEVELOPMENT PLAN AS SHOWN ON SHEET 20A. SINCE THIS LEVEL OF COMPLIANCE IS BASED ON MANY FACTORS, MANY OF WHICH ARE BEYOND CONTROL OF THE APPLICANT, WE BELIEVE IT IS INCUMBENT TO DETAIL THOSE FACTORS BELOW AND STATE THAT THE LEVEL OF COMPLIANCE AT THE SUBSEQUENT SITE PLAN STAGE MAY CHANGE IF THE FACTORS STATED BELOW CHANGE.

IN ORDER TO CAPTURE OR REUSE RAINFALL, THERE ARE A NUMBER OF MEASURES THAT ARE CURRENTLY AVAILABLE, INCLUDING BUT NOT LIMITED TO: GREEN ROOFS, BIORETENTION AND RAINWATER HARVESTING (CISTERNS). THERE ARE TWO KEY FACTORS AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL. THE FIRST IS THE EFFICIENCY LEVEL OF EACH MEASURE AT RETAINING RAINFALL, REFERRED TO AS THE "RETENTION CREDIT". THE SECOND FACTOR AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL IS THE SPECIFIC DESIGN DETAILS OF EACH MEASURE.

THE FOLLOWING MEASURES AND ASSOCIATED RETENTION CREDITS HAVE BEEN UTILIZED WITHIN THE PROJECT TO ACHIEVE COMPLIANCE.

STORMWATER CONTROL MEASURE	RETENTION CREDIT
VEGETATED "GREEN" ROOFS	100%
URBAN BIORETENTION W/ MINIMUM 12 INCHES STONE SUMP BELOW OUTLET INVERT	100%
RAINWATER HARVESTING (CISTERNS) UP TO 1.4 INCHES RAINFALL	UP TO 95%

AT THE TIME OF THIS APPLICATION THE RETENTION CREDITS FOR EACH MEASURE HAVE ONLY BEEN RECOGNIZED WITHIN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET– BETA VERSION 4–18–2012" AND HAVE NOT BEEN FULLY ADOPTED BY DPW&ES. WE HAVE CONCERNS THAT DPW&ES DURING COMPLIANCE ANALYSIS AT SITE PLAN REVIEW MAY NOT ACCEPT THESE RETENTION CREDITS OR THAT THESE CREDITS MAY SUBSEQUENTLY CHANGE. THEREFORE, THE COMPUTATIONS AND THE COMPLIANCE CONTAINED WITHIN FUTURE DEVELOPMENT PLANS ARE SUBJECT TO CHANGE IF DIFFERENT GUIDANCE IS RECEIVED FROM DPW&ES AT THE TIME OF FINAL ENGINEERING.

REGARDING THE DESIGN DETAILS OF THE MEASURES, THEY ARE GENERALLY CONSISTENT WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AS REQUESTED BY STAFF, ALTHOUGH SOME MEASURES MAY BE ENHANCED TO PROVIDE SLIGHTLY MORE STORAGE TO MEET THE REQUIREMENTS TO RETAIN THE FIRST INCH OF RAINFALL. FOR EXAMPLE, THE BIORETENTION PROVIDED WILL BE CONSISTENT WITH THE URBAN BIORETENTION MEASURE, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE, BUT ENHANCED TO PROVIDE ADDITIONAL STORAGE BY THE INCLUSION OF A MINIMUM 12 INCH STONE SUMP BELOW THE OUTLET INVERT IN ORDER TO ACHIEVE THE 100% RETENTION CREDIT. THE STORAGE SUMP TECHNIQUE IS USED IN THE BIORETENTION BASIN, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE AND THE COUNTY CONFORMANCE SPREADSHEET HAS MADE AN ALLOWANCE FOR ENHANCED STORAGE WITHIN BIORETENTION. IN ADDITION, AT THE TYSONS CORNER STORMWATER DESIGN INFORMATION SESSION OF APRIL 18TH, THE TOPIC OF ENHANCED STORAGE WITHIN URBAN BIORETENTION WAS DISCUSSED AND ENDORSED BY STAFF.

IN ADDITION TO THE KEY FACTORS AFFECTING COMPLIANCE OF EACH MEASURE, RETENTION OF THE FIRST INCH OF RAINFALL ALSO RELIES ON TREATING ON–SITE ROW UTILIZING BIORETENTION. IT IS OUR UNDERSTANDING THAT VDOT WILL ACCEPT BIORETENTION, SUBJECT TO CAPITAL ONE MAINTENANCE OF THESE BIORETENTION MEASURES. THEREFORE, ACHIEVING RETENTION OF THE FIRST INCH OF RAINFALL IS CONTINGENT UPON VDOT ACCEPTING BIORETENTION TO TREAT AND RETAIN VDOT STORMWATER.

AT THIS TIME, WE BELIEVE THIS APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL ONSITE FOR THE PORTION OF BLOCK A BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS AS SHOWN ON SHEET 20A, ALTHOUGH UNCERTAINTY OF THE FINAL RETENTION CREDITS THAT WILL BE APPROVED FOR EACH MEASURE IN THE COMPLIANCE ANALYSIS, THE DETAILS OF EACH MEASURE AND THE LOCATION OF THE BIORETENTION MEASURES WITHIN THE ROW MAY PRESENT SIGNIFICANT CHALLENGES DOWN THE ROAD. ULTIMATELY, COMPLIANCE WITH THE TYSONS PLAN GOALS MAY BE AFFECTED IF THE ASSUMPTIONS USED IN THIS APPLICATION ARE ALTERED.

SEE THE ANALYSIS ON SHEET 22A.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

THE GOAL OF THE FIFTH TIER OF THE STORMWATER PROGRAM IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.2) IN WHICH TO IMPLEMENT A PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY.

AS STATED IN TIER III, ALL THE RUNOFF FROM THE SITE WILL EVENTUALLY ENTER THE EXISTING WET POND. THE WATER QUALITY VOLUME OF WET POND IS 4 TIMES OF THE RUNOFF FROM 0.4" RAINFALL, OR EQUIVALENT TO THE RUNOFF FROM 1.6" RAINFALL. THIS ENSURES THE TSS REMOVAL EFFICIENCY OF THE WET IS AT LEAST 80%. THE REQUIREMENT OF LEED SS C6.2 IS MET BY THE EXISTING WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

THE GOAL OF THE LAST TIER IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.1) IN WHICH THE POST–DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME WILL BE DESIGNED TO BE 25% LESS THAN THE PRE–DEVELOPMENT VALUES FOR THE 2–YR 24–HR DESIGN STORM.

AS STATED IN TIER II, THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS REDUCES THE RUNOFF CURVE NUMBER FROM 94 FOR THE EXISTING CONDITION TO 87 FOR THE PROPOSED CONDITION. THE RUNOFF REDUCTION BY THE RAINWATER HARVESTING AND BIORETENTION FURTHER REDUCES THE RUNOFF CURVE NUMBER FROM 87 TO 86 FOR 2–YR 24–HR STORM. IN ADDITION, DETENTION VOLUME IS ALSO PROVIDED TO FURTHER REDUCE THE PEAK DISCHARGE. CONSIDERING THE REDUCED RUNOFF CURVE NUMBER AND THE DETENTION VOLUME, THE REQUIREMENT OF LEED SS C6.1 IS ACHIEVED. SEE THE ANALYSIS ON SHEET 21A.

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Sheet 20 of 40

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

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OVERALL SWM-BMP PROGRAM

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: JUNE 30, 2011
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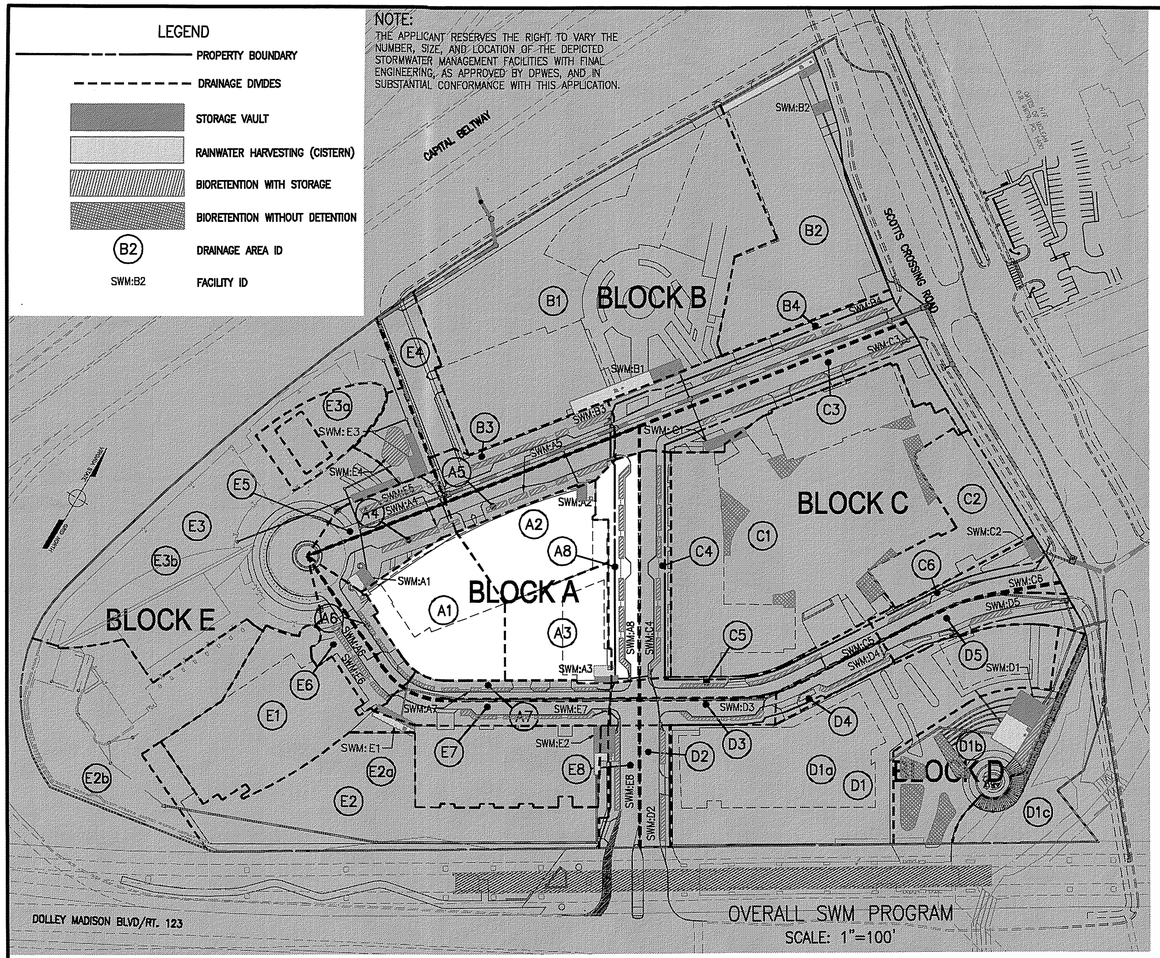
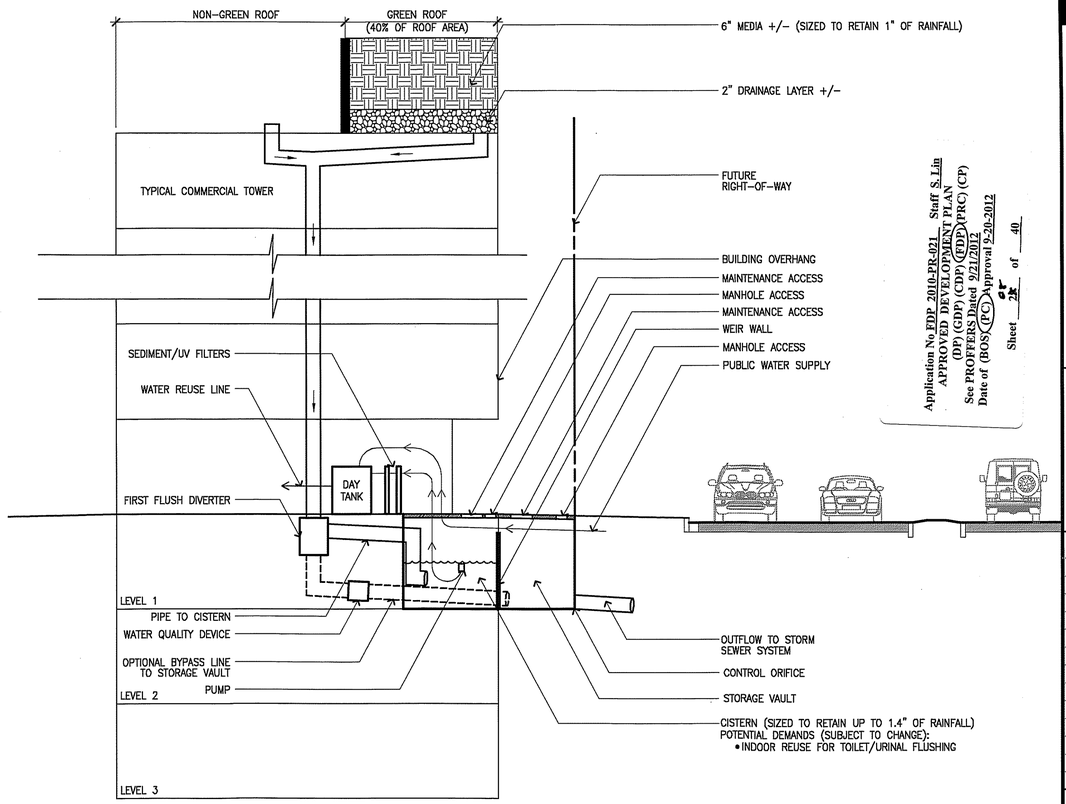
JOB #: 1798-1101
CAD FILE: 1101F-SWM-1-Overall.dwg
SHEET #: 20 of 30



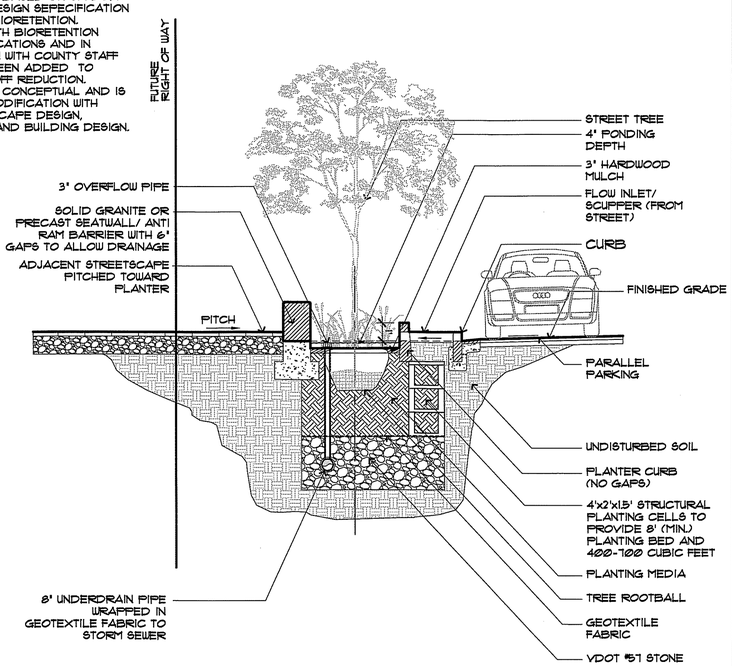


Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012
Sheet 23 of 40

1 SCHEMATIC COMMERCIAL SWM PROGRAM

NOT TO SCALE

THIS DETAIL IS BASED ON VA DCR STORMWATER DESIGN SEPECIFICATION NO. 9, URBAN BIORETENTION. CONSISTENT WITH BIORETENTION BASIN SPECIFICATIONS AND IN COORDINATION WITH COUNTY STAFF A SUMP HAS BEEN ADDED TO ENHANCE RUNOFF REDUCTION. THIS DETAIL IS CONCEPTUAL AND IS SUBJECT TO MODIFICATION WITH FINAL STREETSCAPE DESIGN, ENGINEERING, AND BUILDING DESIGN.



2 CONCEPT BIO-RETENTION PLANTER

NOT TO SCALE

Drainage Area ID	Required Runoff Retention: Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Runoff Reduction Practices: Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Runoff Reduction by Green Roof - 100% Reduction Efficiency: Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Runoff Reduction by Bioretention - 100% Reduction Efficiency: Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Runoff Reduction by Rainwater Harvesting (Cistern): Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Provided Runoff Retention: Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.64	0.64	0.00		2,207	√		√	0.25	862	862	39%	0	0	0	0	0%	0.39	1.05	1,412	95%	1,342	61%	2,204	100%
A2	0.49	0.49	0.00		1,690	√		√	0.20	690	690	41%	0	0	0	0	0%	0.29	1.05	1,050	95%	998	59%	1,687	100%
A3	0.46	0.46	0.00		1,586	√		√	0.18	621	621	39%	0	0	0	0	0%	0.28	1.05	1,014	95%	963	61%	1,584	100%
A4	0.25	0.23	0.02		811		√		0.00	0	0	0%	811	0	811	811	100%	0.00	0.00	0	0%	0	0%	811	100%
A5	0.25	0.22	0.03		786		√		0.00	0	0	0%	786	0	786	786	100%	0.00	0.00	0	0%	0	0%	786	100%
A6	0.14	0.13	0.01		457		√		0.00	0	0	0%	457	0	457	457	100%	0.00	0.00	0	0%	0	0%	457	100%
A7	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	0.00	0	0%	0	0%	501	100%
A8	0.34	0.31	0.03		1,096		√		0.00	0	0	0%	1,096	0	1,096	1,096	100%	0.00	0.00	0	0%	0	0%	1,096	100%
B1	3.05	3.05	0.00		10,518	√		√	1.22	4,207	4,207	40%	0	0	0	0	0%	1.83	1.05	6,626	95%	6,295	60%	10,502	100%
B2	1.29	1.29	0.00		4,449	√		√	0.52	1,793	1,793	40%	0	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,442	100%
B3	0.31	0.28	0.03		993		√		0.00	0	0	0%	993	0	993	993	100%	0.00	0.00	0	0%	0	0%	993	100%
B4	0.49	0.44	0.05		1,563		√		0.00	0	0	0%	1,563	0	1,563	1,563	100%	0.00	0.00	0	0%	0	0%	1,563	100%
C1	2.72	2.72	0.00		9,380	√	√		1.09	3,759	3,759	40%	9,380	3,759	5,621	5,621	60%	0.00	0.00	0	0%	0	0%	9,380	100%
C2	0.56	0.56	0.00		1,931	√	√		0.22	759	759	39%	1,931	759	1,172	1,172	61%	0.00	0.00	0	0%	0	0%	1,931	100%
C3	0.60	0.51	0.09		1,840		√		0.00	0	0	0%	1,840	0	1,840	1,840	100%	0.00	0.00	0	0%	0	0%	1,840	100%
C4	0.32	0.29	0.03		1,027		√		0.00	0	0	0%	1,027	0	1,027	1,027	100%	0.00	0.00	0	0%	0	0%	1,027	100%
C5	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	0.00	0	0%	0	0%	855	100%
C6	0.28	0.22	0.06		813		√		0.00	0	0	0%	813	0	813	813	100%	0.00	0.00	0	0%	0	0%	813	100%
D1-a	1.97	1.97	0.00		6,794	√		√	0.79	2,724	2,724	40%	0	0	0	0	0%	1.18	1.05	4,273	95%	4,059	60%	6,783	100%
D1-b	0.78	0.51	0.27		2,004		√		0.00	0	0	0%	2,004	0	2,004	2,004	100%	0.00	0.00	0	0%	0	0%	2,004	100%
D1-c	0.44	0.00	0.00	0.44	80				0.00	0	0	0%	0	0	0	0	0%	0.00	0.00	0	0%	0	0%	0	0%
D2	0.17	0.15	0.02		535		√		0.00	0	0	0%	535	0	535	535	100%	0.00	0.00	0	0%	0	0%	535	100%
D3	0.21	0.20	0.01		699		√		0.00	0	0	0%	699	0	699	699	100%	0.00	0.00	0	0%	0	0%	699	100%
D4	0.14	0.13	0.01		457		√		0.00	0	0	0%	457	0	457	457	100%	0.00	0.00	0	0%	0	0%	457	100%
D5	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	0.00	0	0%	0	0%	855	100%
E1	1.59	1.59	0.00		5,483	√		√	0.63	2,173	2,173	40%	0	0	0	0	0%	0.96	1.05	3,476	95%	3,302	60%	5,475	100%
E2-a	1.27	1.27	0.00		4,380	√		√	0.50	1,724	1,724	39%	0	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,373	100%
E4	0.45	0.21	0.24		942		√		0.00	0	0	0%	942	0	942	942	100%	0.00	0.00	0	0%	0	0%	942	100%
E5	0.19	0.17	0.02		604		√		0.00	0	0	0%	604	0	604	604	100%	0.00	0.00	0	0%	0	0%	604	100%
E6	0.22	0.20	0.02		708		√		0.00	0	0	0%	708	0	708	708	100%	0.00	0.00	0	0%	0	0%	708	100%
E7	0.28	0.26	0.02		915		√		0.00	0	0	0%	915	0	915	915	100%	0.00	0.00	0	0%	0	0%	915	100%
E8	0.19	0.17	0.02		604		√		0.00	0	0	0%	604	0	604	604	100%	0.00	0.00	0	0%	0	0%	604	100%
Total	20.79	19.29	1.06	0.44	67,563				5.60	19,312	19,312	29%	30,378	4,518	25,860	25,860	38%	6.47		23,427	95%	22,256	33%	67,428	100%

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

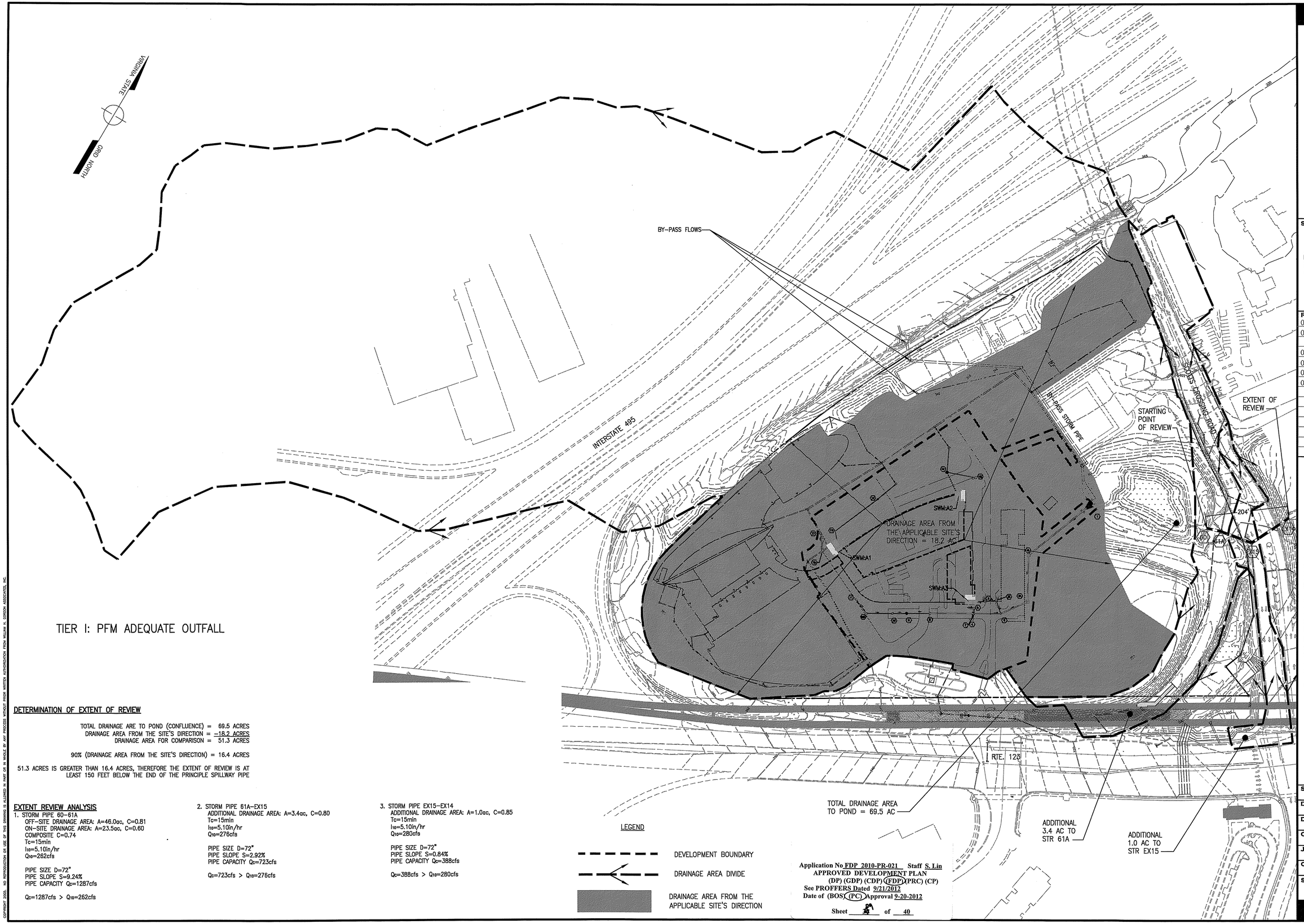
REVISIONS
09-16-11 Cty Comments
03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: JUNE 30, 2011
DRAWN: OS/JPW/MP/JK
CHECKED: OS/RW
JOB #: 1798-1101
CAD FILE: 1101F-SWM-1-Overall.dwg
SHEET #: 20A of 30



TIER I: PFM ADEQUATE OUTFALL

DETERMINATION OF EXTENT OF REVIEW

TOTAL DRAINAGE ARE TO POND (CONFLUENCE) = 69.5 ACRES
DRAINAGE AREA FROM THE SITE'S DIRECTION = −18.2 ACRES
DRAINAGE AREA FOR COMPARISON = 51.3 ACRES

90% (DRAINAGE AREA FROM THE SITE'S DIRECTION) = 16.4 ACRES

51.3 ACRES IS GREATER THAN 16.4 ACRES, THEREFORE THE EXTENT OF REVIEW IS AT LEAST 150 FEET BELOW THE END OF THE PRINCIPLE SPILLWAY PIPE

EXTENT REVIEW ANALYSIS

1. STORM PIPE 60–61A
   OFF–SITE DRAINAGE AREA: A=46.0ac, C=0.81
   ON–SITE DRAINAGE AREA: A=23.5ac, C=0.60
   COMPOSITE C=0.74
   Tc=15min
   I$_{10}$=5.10in/hr
   Q$_{10}$=262cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=9.24%
   PIPE CAPACITY Qc=1287cfs

   Qc=1287cfs > Q$_{10}$=262cfs

2. STORM PIPE 61A–EX15
   ADDITIONAL DRAINAGE AREA: A=3.4ac, C=0.80
   Tc=15min
   I$_{10}$=5.10in/hr
   Q$_{10}$=276cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=2.92%
   PIPE CAPACITY Qc=723cfs

   Qc=723cfs > Q$_{10}$=276cfs

3. STORM PIPE EX15–EX14
   ADDITIONAL DRAINAGE AREA: A=1.0ac, C=0.85
   Tc=15min
   I$_{10}$=5.10in/hr
   Q$_{10}$=280cfs

   PIPE SIZE D=72"
   PIPE SLOPE S=0.84%
   PIPE CAPACITY Qc=388cfs

   Qc=388cfs > Q$_{10}$=280cfs

LEGEND

- DEVELOPMENT BOUNDARY
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA FROM THE APPLICABLE SITE'S DIRECTION

Application No FDP 2010-PR-021 Staff S. Lin
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Sheet 21 of 40

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08-13-12 Cty Comments

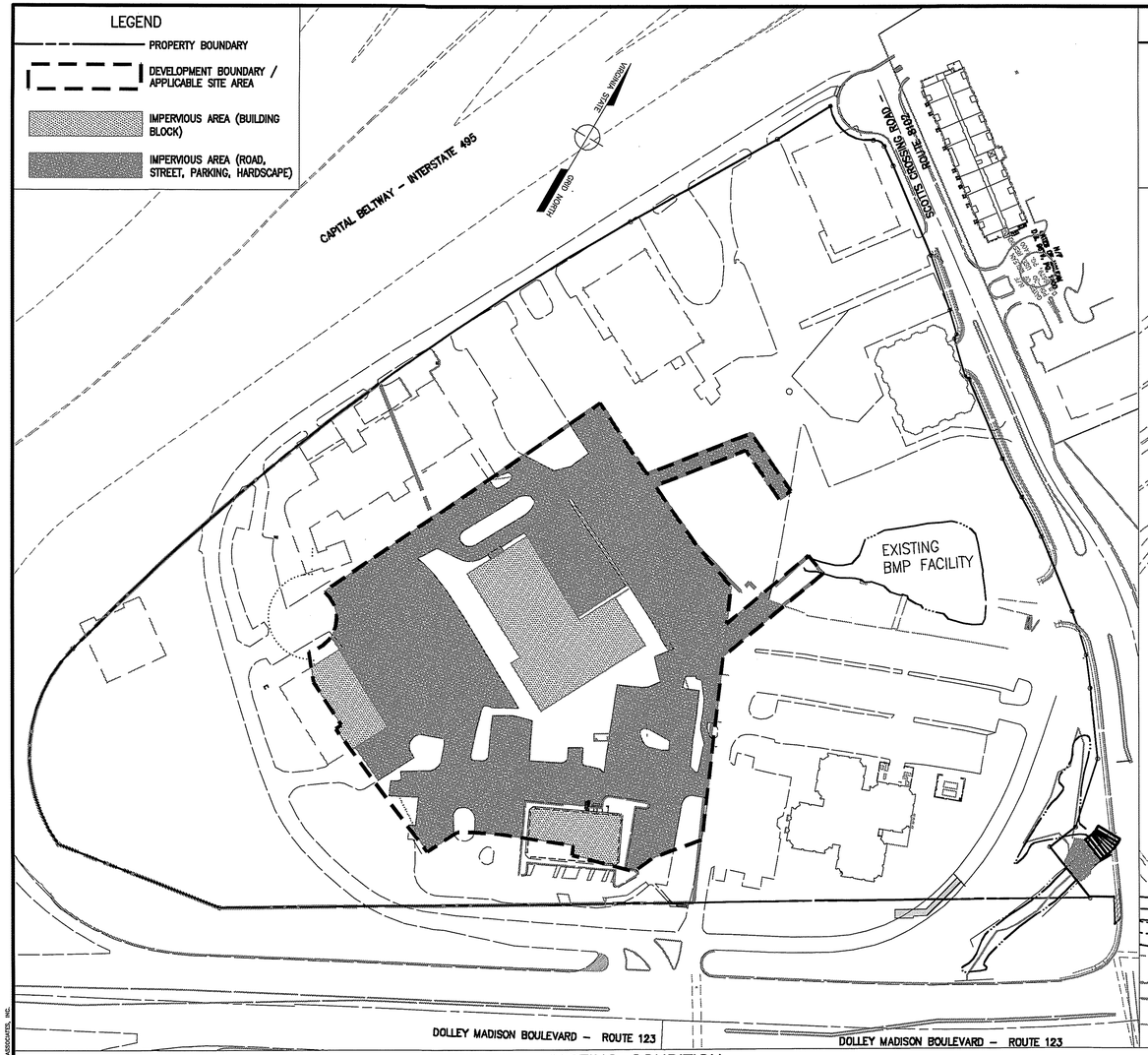
CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

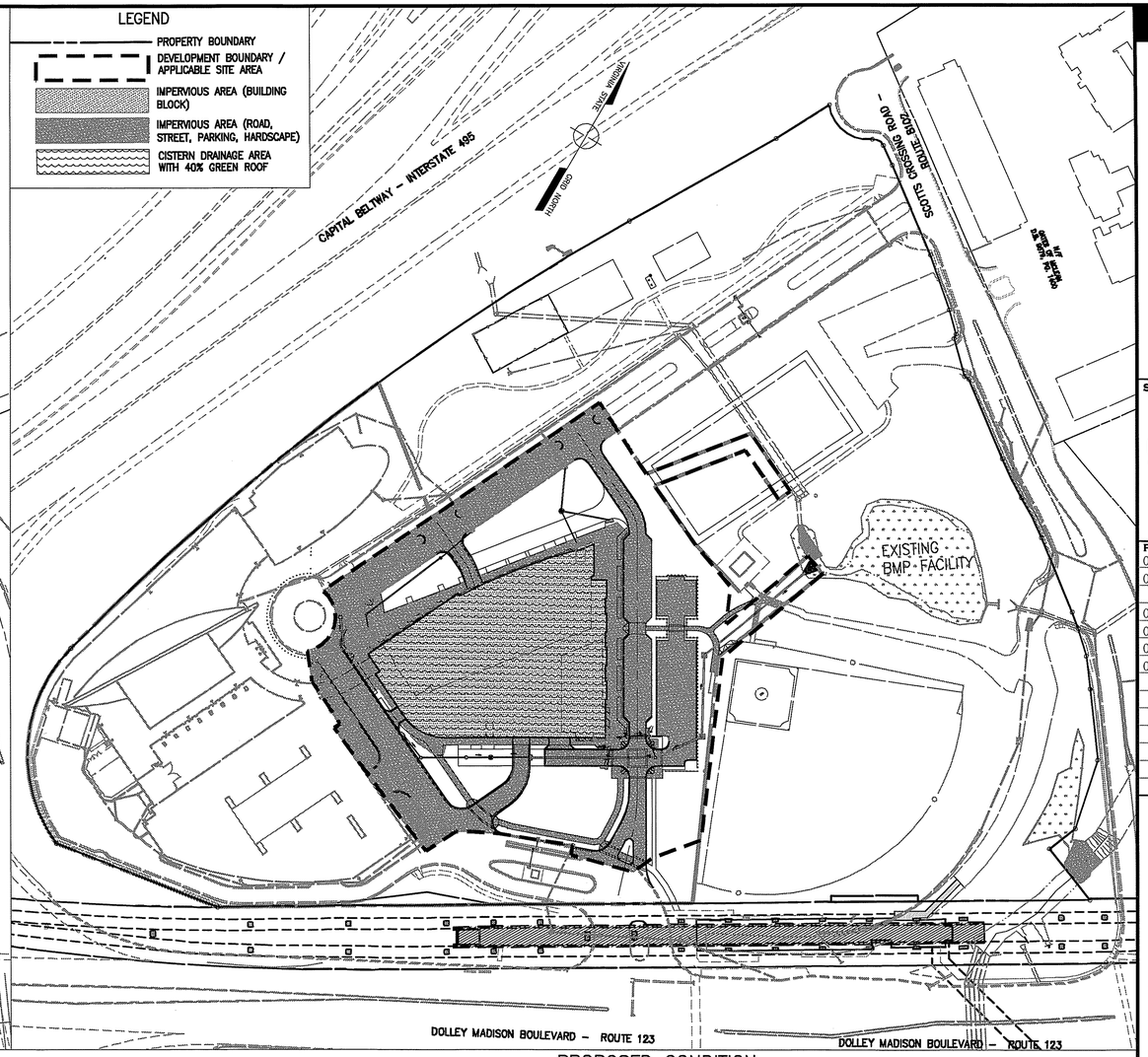
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SWM PROGRAM - TIER I

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-SWM-2-I.dwg
SHEET #	21 of 30



EXISTING CONDITION
SCALE: 1"=100'



PROPOSED CONDITION
SCALE: 1"=100'

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2-YR AND 10-YR DESIGN STORMS

Block	AREA (ac)	Existing Condition						Proposed Condition						
		Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)
A	6.35	5.09	1.26	94	5	27.66	47.19	0.63	3.39	2.33	88	5	22.96	42.88

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

Block	AREA (ac)	2-YR 24-HR Rainfall (in)	Existing Condition						Allowable		Proposed Condition									
			Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Qe2 (cfs)	Ve2 (cf)	Qa2 (cfs) (Qe2 X 75%)	Va2(cf) (Ve2 X 75%)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting (cf)	*Weighted CN after Adjustment	Tc (min)	Provided Detention Volume (cf)	Qp2 (cfs)	Vp2 (cfs)
A	6.35	3.20	5.09	1.26	94	5	27.66	60,469	20.75	45,352	0.63	3.39	2.33	88	3,906	86	5	13,405	17.01	43,618

* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

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Date of (BOS) (PC) Approval 9-20-2012
Sheet 30 of 40

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

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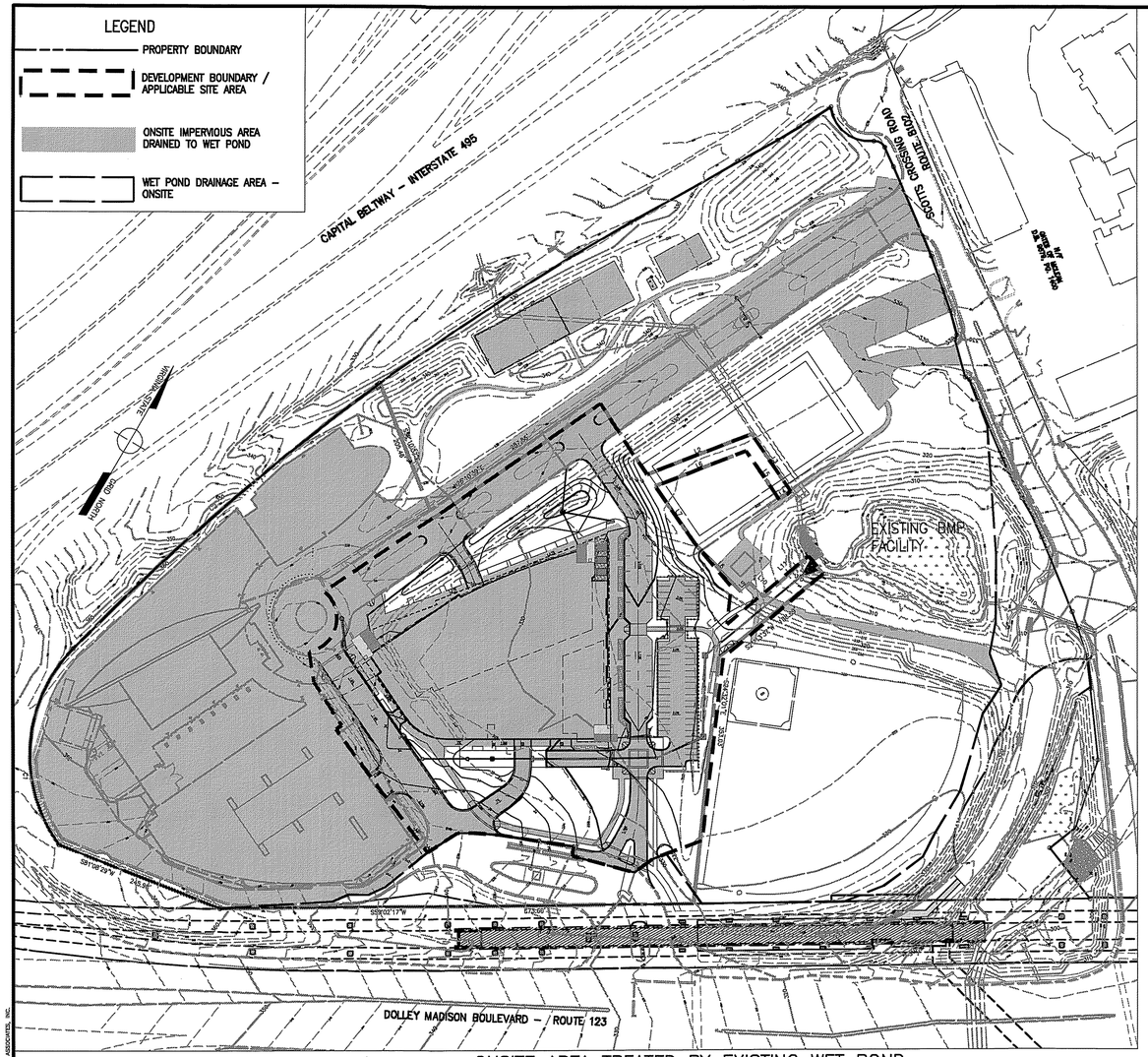
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

SWM PROGRAM - TIERS II AND VI

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: JUNE 30, 2011
DRAWN: OS/JPW/MP/JK
CHECKED: OS/RW
JOB #: 1798-1101
CAD FILE: 1101F-SWM-3-II&VI&IV.dwg
SHEET # 21A of 30



ONSITE AREA TREATED BY EXISTING WET POND

SCALE: 1"=100'

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

Block	AREA (ac) A	Removal Requirement			Removal Achievement			
					Existing Wet Pond			
		Proposed Impervious Area including green roof (ac)	Runoff Coefficient C	40% X A X C	Treatment Area (ac) A	Runoff Coefficient C	Removal Efficiency E	Achieved Removal A X C X E
A	6.35	4.02	0.68	1.73	6.35	0.68	50%	2.16

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

EXISTING WET POND WATER QUALITY VOLUME VERIFICATION

APPROXIMATELY TOTAL 23.5ac OF DRAINAGE AREA WITHIN THE PROPERTY BOUNDARY IS DRAINED TO THE EXISTING WET POND UNDER THE PROPOSED CONDITION. INCLUDING 11.5ac OF IMPERVIOUS AREA AND 12.0ac OF PERVIOUS AREA.
TREATED DRAINAGE AREA A=23.5ac
THE COMPOSITE RUNOFF COEFFICIENT C=0.59
REQUIRED WATER QUALITY VOLUME V_{BMP}=4 x 0.4 x 23.5 x 0.59 x 43560 / 12 = 80,528cf
AVAILABLE WATER QUALITY VOLUME =88,003cf > V_{BMP}=80,528cf
THEREFORE, THE EXISTING WET POND CAN PROVIDE ENOUGH WATER QUALITY VOLUME FOR THIS DEVELOPMENT.

POND VOLUME AFTER DREDGING PER SITE PLAN #6835-SP-04

EL. (FT) [1]	DEPTH (FT) [2]	AREA (SF) [3]	AVE AREA (SF) [4]	VOL (CF) [5]	TOTAL VOLUME (CF) [6]	TOTAL VOLUME (AF) [9]	REMARKS [10]
293.00	0.00	3,060	0.00	0.00	0.00	0.00	
294.00	1.00	5,049	4,055	4,055	4,055	0.09	
296.00	2.00	7,245	6,147	12,294	16,349	0.38	
298.00	2.00	9,360	8,303	16,605	32,954	0.76	
300.00	2.00	13,770	11,565	23,130	56,084	1.29	
301.90	1.90	19,829	16,800	31,920	88,003	2.02	BMP WSE
302.00	2.00	20,151	16,961	33,921	90,005	2.07	

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
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Sheet 31 of 40

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05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

SWM PROGRAM - TIERS III AND V

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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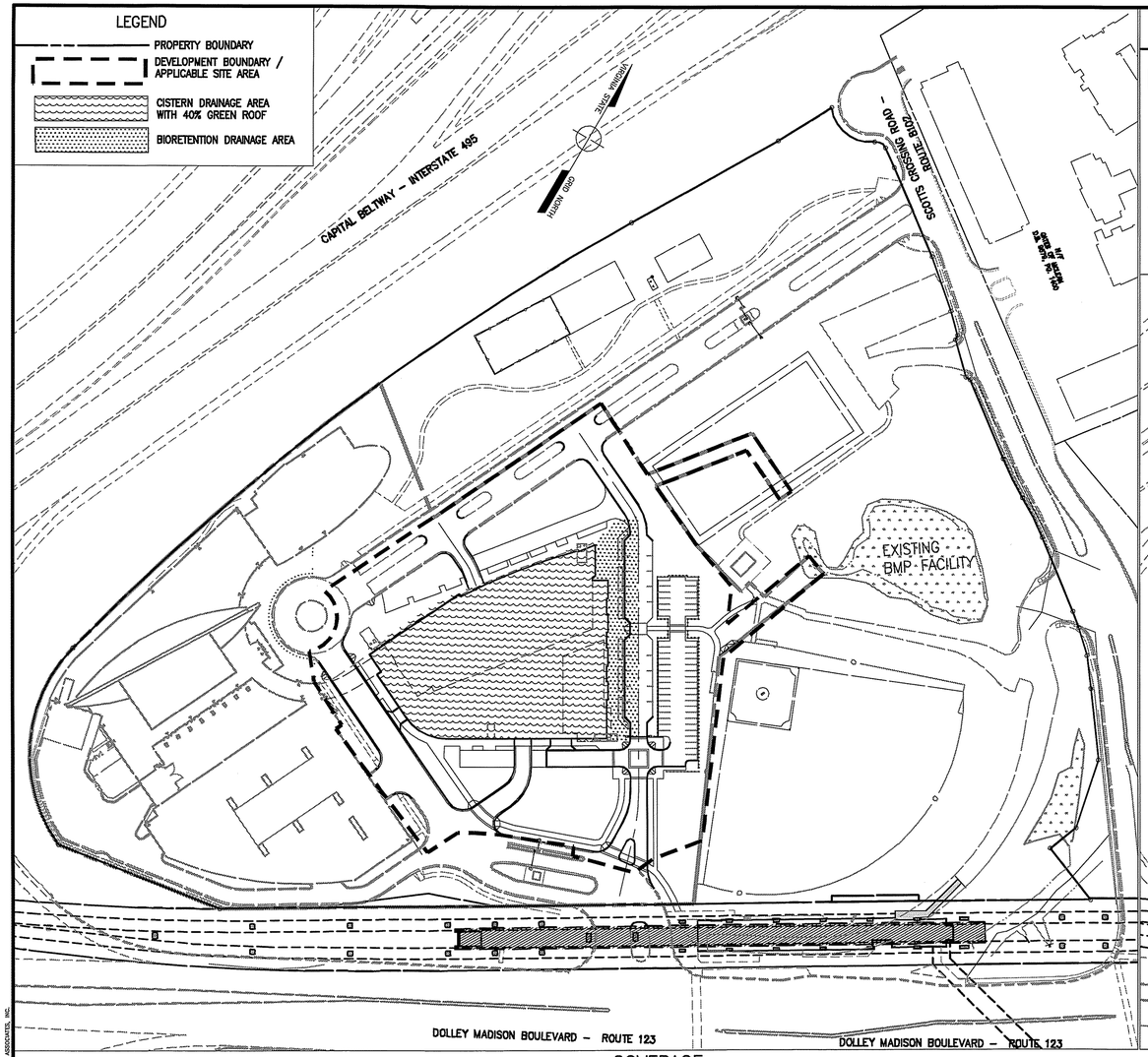
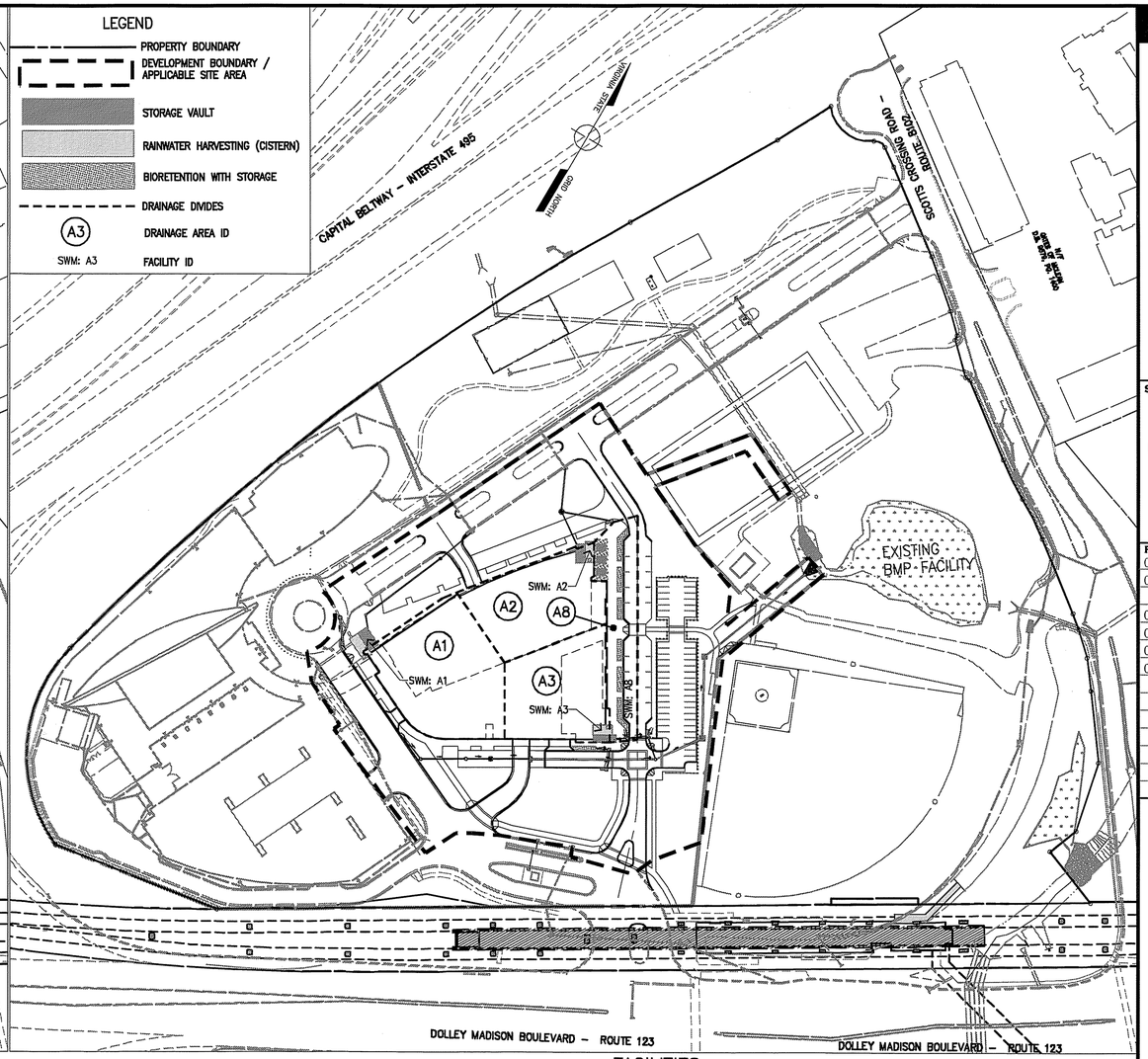
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-SWM-III&V.dwg
SHEET #	22 of 30



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

Drainage Area ID	Required Runoff Retention					Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction Efficiency				Runoff Reduction by Bioretention - 100% Reduction Efficiency					Runoff Reduction by Rainwater Harvesting (Cistern)					Provided Runoff Retention	
	Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05(ac)	Runoff Volume from 1" Rainfall (cf)	Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Rainwater Collect Area (ac)	Runoff Volume to Rainwater Harvesting (Cistern) from 1.05" rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.64	0.64	0.00		2,207	√		√	0.25	862	862	39%	0	0	0	0	0%	0.39	1,412	95%	1,342	61%	2,204	100%
A2	0.49	0.49	0.00		1,690	√		√	0.20	690	690	41%	0	0	0	0	0%	0.29	1,050	95%	998	59%	1,687	100%
A3	0.46	0.46	0.00		1,586	√		√	0.18	621	621	39%	0	0	0	0	0%	0.28	1,014	95%	963	61%	1,584	100%
E8	0.19	0.17	0.02	0.00	604		√		0.00	0	0	0%	604	0	604	604	100%	0.00	0	0%	0	0%	604	100%
Total	1.78	1.76	0.02	0.00	6,088				0.63	2,173	2,173	36%	604	0	604	604	10%	0.96	3,476	95%	3,302	54%	6,079	100%

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area (ac)	Supply: Rainwater Collect Area (sf)	Supply: Design Rainfall for RWH (in)	Supply: Max Volume Captured by Cistern (cf)	Demand: Building #Served	Demand: Lowest Monthly Demand (January) (gallons)	Demand: Avg Daily Drawdown in Lowest Demand Month (gallons)	Cistern Volume: Footprint (sf)	Cistern Volume: Height (ft)	Cistern Volume: Volume (cf)	Cistern Volume: (gallons)	*Runoff Reduction Credit: Estimated % Credit	*Runoff Reduction Credit: Runoff Reduction Volume (cf)
A	A1	0.39	16,988	1.05	1,412				530	9.0	4,770	35,680		
	A2	0.29	12,632	1.05	1,050				380	9.0	3,420	25,582		
	A3	0.28	12,197	1.05	1,014				380	9.0	3,420	25,582		
Total		0.96	41,818		3,476	#1	334,582	10,793	1,290		11,610	86,843	95%	3,302

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

PROPOSED DETENTION FACILITIES

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Facility Sizing: Footprint (sf)	Facility Sizing: Equivalent Depth (ft)	Facility Sizing: Provided Detention
A1	Storage Vault	0.64	460	8.0	3,680
A2	Storage Vault	0.49	340	8.0	2,720
A3	Storage Vault	0.46	320	8.0	2,560
A8	Bioretention with Storage	0.34	1,784	2.2	3,925
Total		1.93	2,904	4.44	12,885

NOTE:
THE PROPOSED DEVELOPMENT SITE FOR THIS SUBMISSION IS PART OF THE OVERALL CAMPUS DEVELOPMENT. THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION ON-SITE IS ADDRESSED IN THE OVERALL STORMWATER MANAGEMENT PRORAM. THEREFORE THIS SUBMISSION CONTRIBUTES TO ULTIMATE CONDITION OF THE OVERALL PROGRAM FOR THE REQUIREMENT OF THE FIRST 1" RAINFALL RETENTION ON-SITE. ULTIMATELY, AS THE REST OF THE CAMPUS INFRASTRUCTURE IS CONSTRUCTED AND OTHER BLOCKS ARE DEVELOPED THE CAMPUS WILL ACHIEVE RETENTION OF THE FIRST 1" RAINFALL TO THE EXTENT POSSIBLE AS OUTLINED IN OVERALL CAMPUS STORMWATER PROGRAM

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

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012
Sheet 32 of 40

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NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS
09-16-11 Cty Comments
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04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
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SWM PROGRAM - TIER IV

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: JUNE 30, 2011
DRAWN: OS/JPW/MP/JK
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JOB #: 1798-1101
CAD FILE: 1101F-SWM-3-II&VI&IV.dwg
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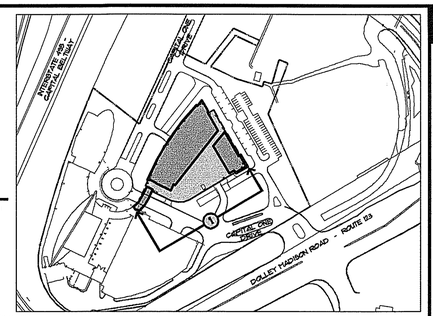
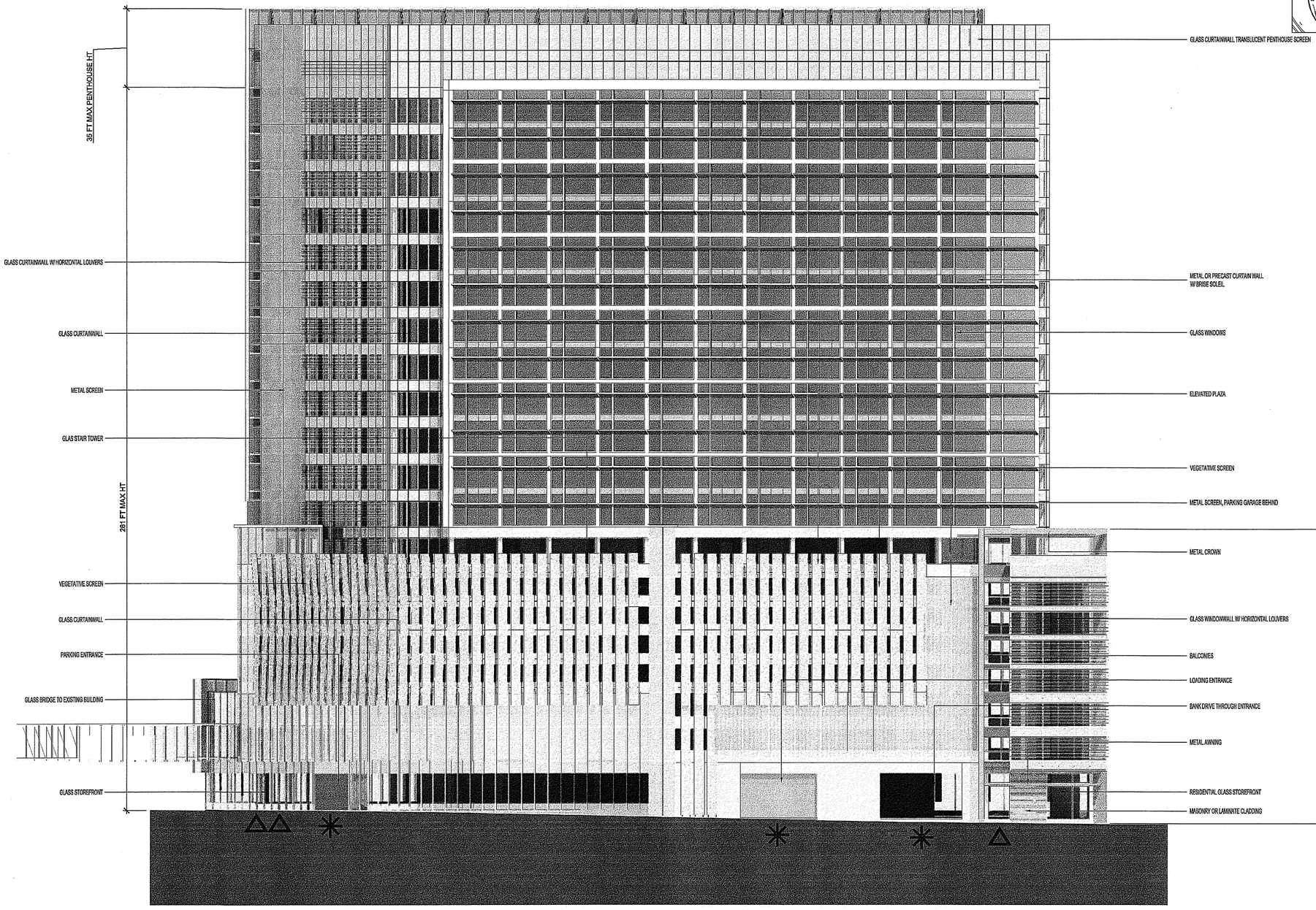
NORTH

KEY PLAN

SCALE: 1" = 250'





LEGEND

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

NOTE:

SEE SHEET 10C FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.

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Date of (BOS) (PC) Approval 9-20-2012
Sheet 33 of 40

1 ELEVATION- SOUTHEAST (VIEW FROM SOUTHERN LEG OF EXISTING CAPITAL ONE DRIVE AND ROUTE 123)
1" = 40'

0' 20'

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ARCHITECTURAL BUILDING ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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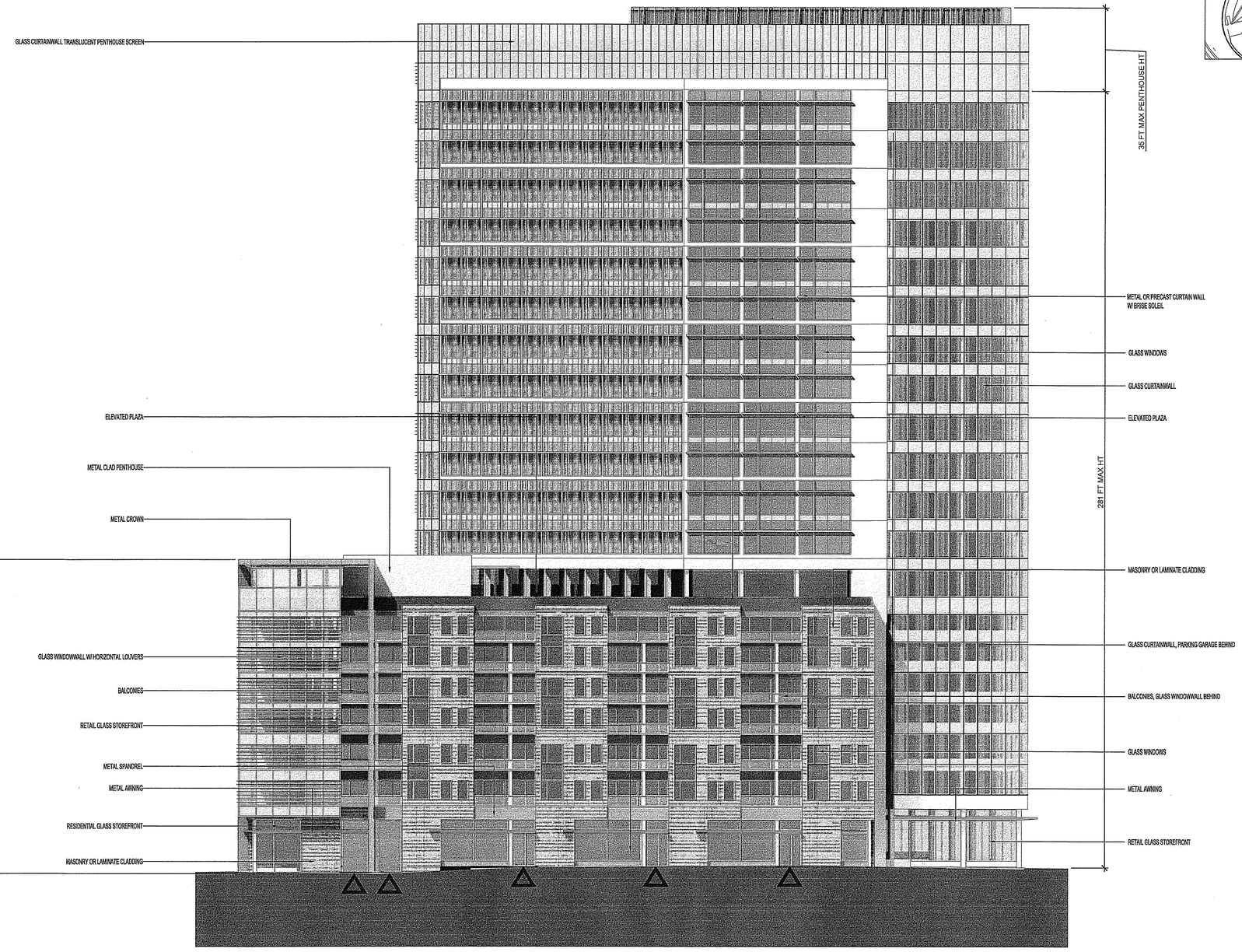
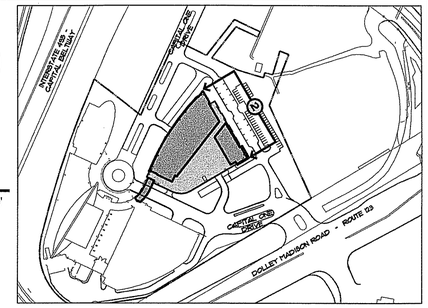


2 ELEVATION- NORTHEAST (VIEW FROM PROPOSED OLD MEADOW ROAD)
1" = 20'

0' 20'

NORTH

key plan
SCALE: 1" = 250'



LEGEND

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

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ARCHITECTURAL BUILDING ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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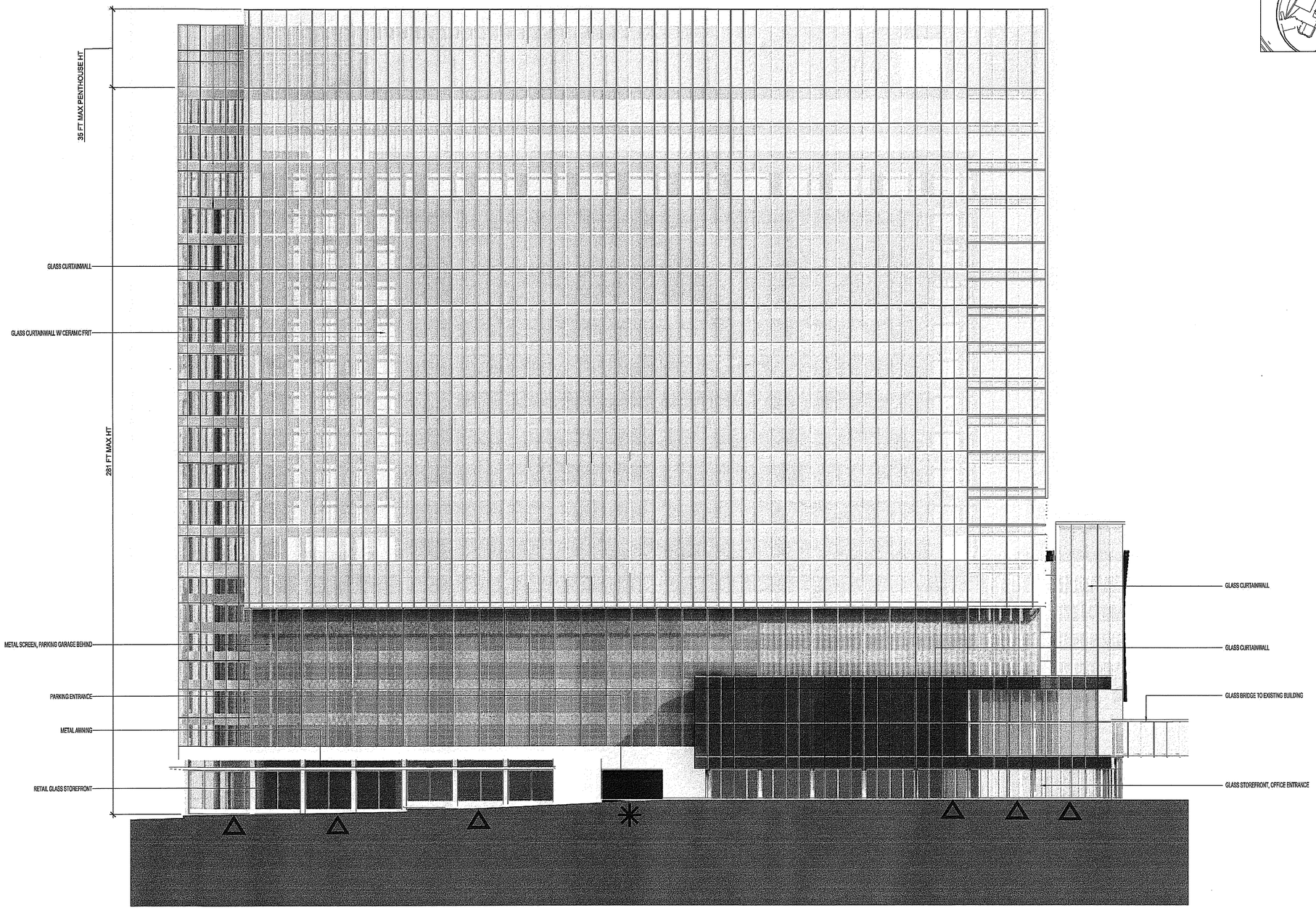
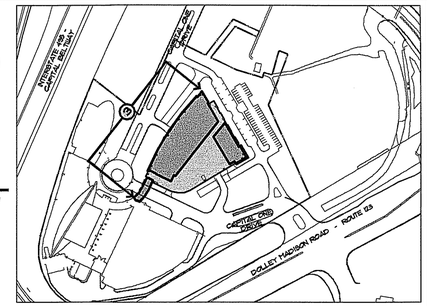


3 ELEVATION- NORTHWEST (VIEW FROM NORTHERN LEG OF CAPITAL ONE DRIVE)
1" = 20'

0' 20'

NORTH

KEY PLAN
SCALE: 1" = 250'



LEGEND

▲ PEDESTRIAN ENTRANCE

✳ VEHICULAR ENTRANCE

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Date of (BOS) (PC) Approval 9-20-2012
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ARCHITECTURAL BUILDING ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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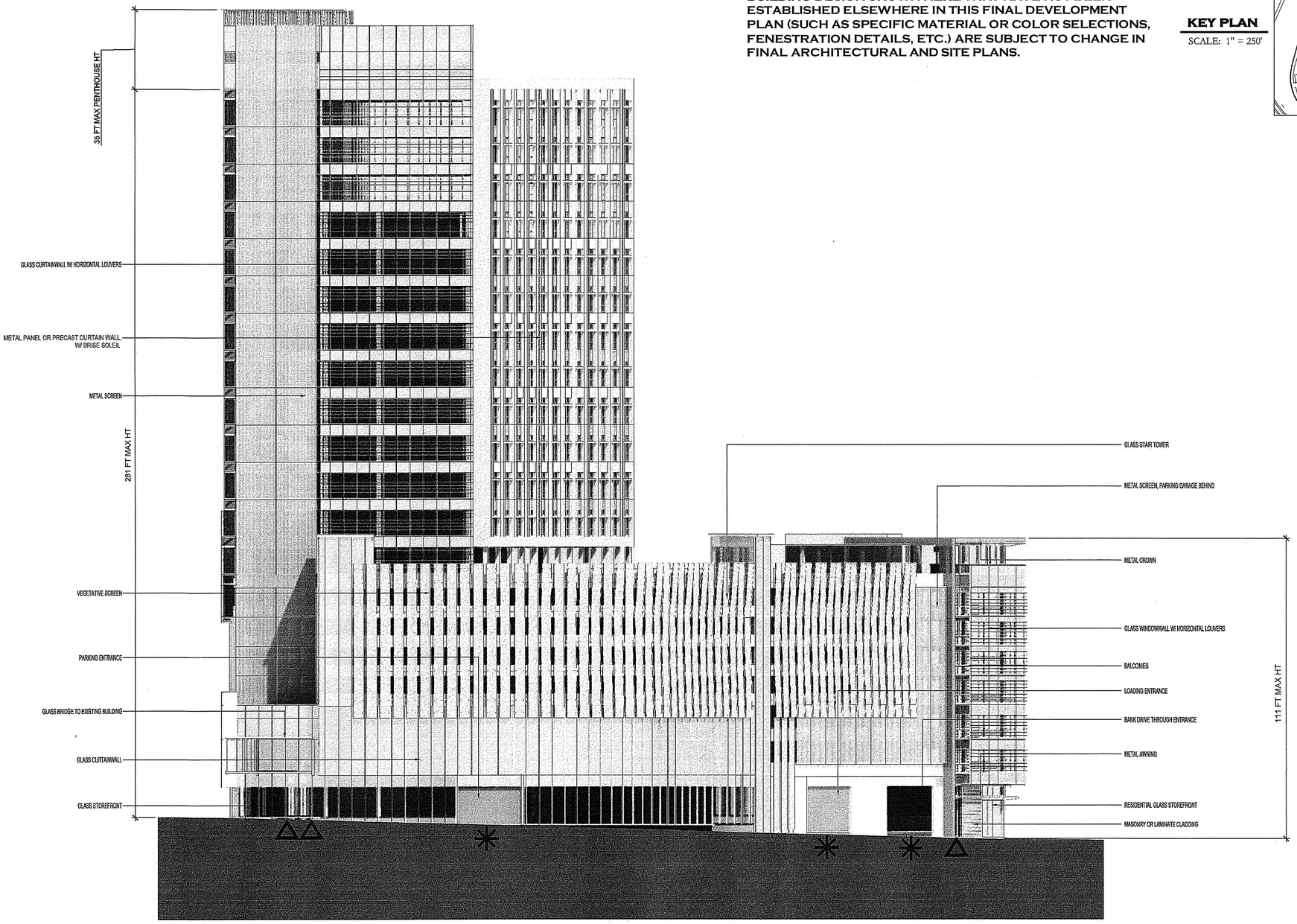
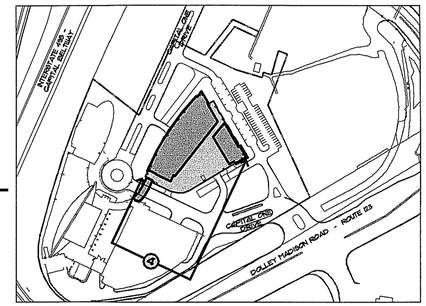


4 **ELEVATION- SOUTHWEST** (VIEW FROM EXISTING PARKING GARAGE & SOUTHERN LEG OF EXISTING CAPITAL ONE DRIVE)
1" = 20'

0' 20'

NORTH

KEY PLAN
SCALE: 1" = 250'



LEGEND

▲ PEDESTRIAN ENTRANCE

✳ VEHICULAR ENTRANCE

NOTE:

SEE SHEET 10C FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.

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ARCHITECTURAL BUILDING ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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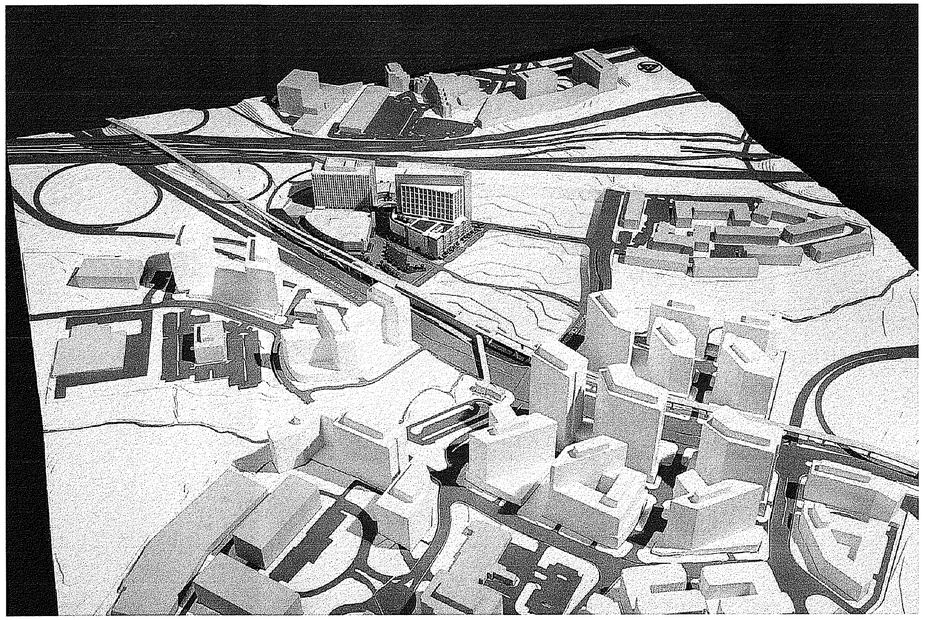
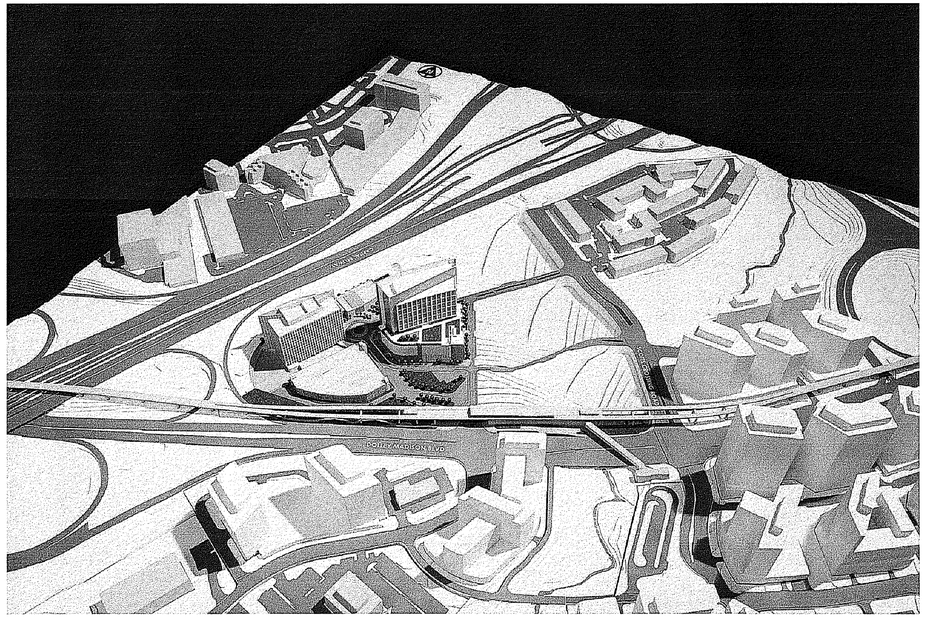
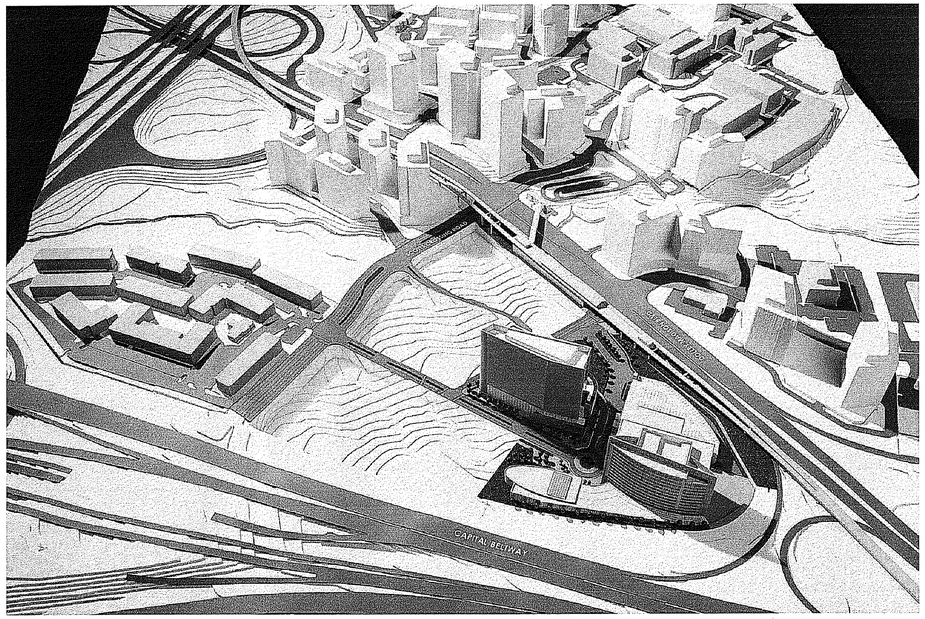


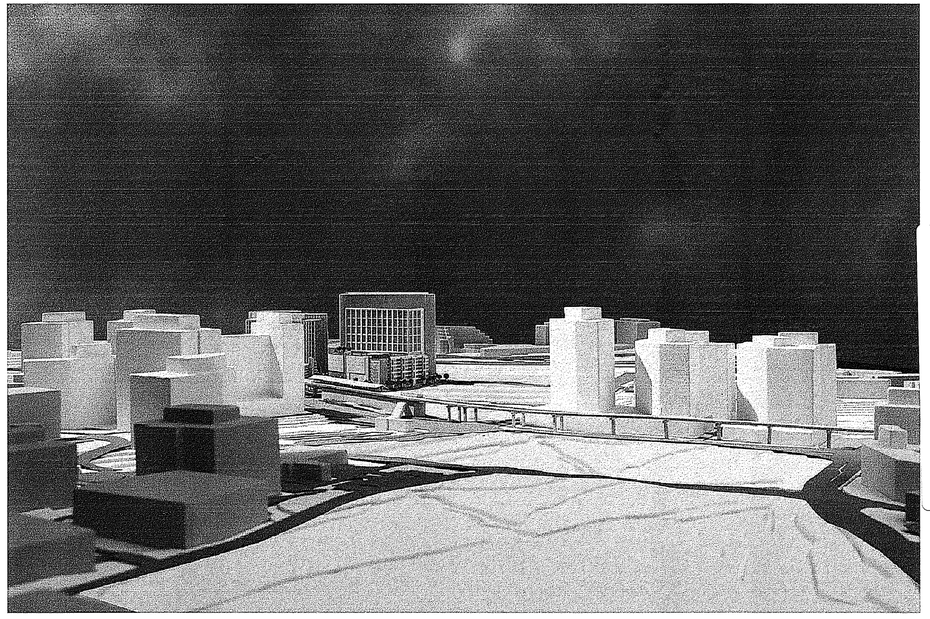
VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH THROUGH OLD MEADOW ROAD



VIEW LOOKING SOUTHEAST



VIEW LOOKING WEST

Application No. FDP 2010-PR-021 Staff S. Lin
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Date of (BOS) (PC) Approval 9-20-2012
Sheet 27 of 40

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3D SITE MODEL

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	NTS
DATE	JUNE 30, 2011
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NORTH

0 30 60 120 180

SCALE: 1" = 60'

LEGEND

- MAIN BUILDING ENTRANCE
- ENTRANCE TO ELEVATED PLAZA
- BUILDING EMERGENCY ACCESS COMPLIANCE
- GRASSPAVE FIRELANE

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING CAPITAL ONE DRIVE

SCOTTS CROSSING ROAD - ROUTE 2108

PROPOSED GRASSPAVE FIRELANE

BUILDING 1
OFFICE/CIVIC USES
21 FLOORS ABOVE,
281' HT.
35' PH HT.
316' TOTAL HT.

BLOCK A

BUILDING 2
RESIDENTIAL/RETAIL USES
9 FLOORS ABOVE,
111' HT.
25' PH HT.
136' TOTAL HT.

ELEVATED PLAZA 20' HT.

DOLLEY MADISON BLVD

POTENTIAL GRASSPAVE FIRELANE

METRO STATION

DOLLEY MADISON BOULEVARD
ROUTE 123

Application No. FDP 2010-PR-021 Staff: S. Lin
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EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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SHEET #	28 of 30

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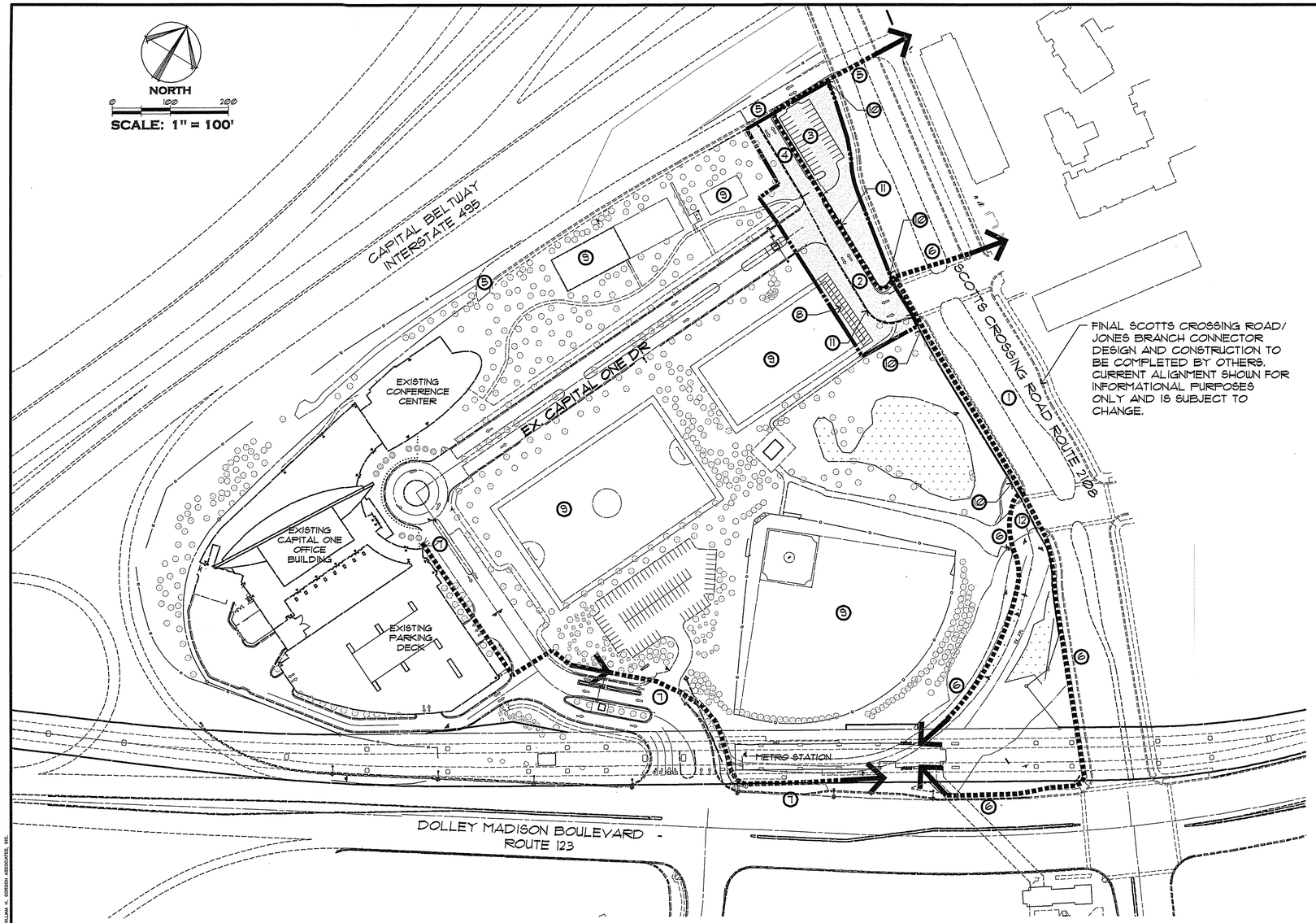

INTERIM CONDITION: TEMPORARY CONNECTION TO SCOTT'S CROSSING ROAD

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

NOTE: IN SUCH CASE AS THE ENTIRETY OF CAPITAL ONE DRIVE IS NOT REALIGNED WHEN THE JONES BRANCH CONNECTOR IS COMPLETED, A DRIVEWAY SHALL BE CONSTRUCTED, AS CONCEPTUALLY SHOWN, TO CONNECT CAPITAL ONE DRIVE TO THE GATES OF MCLEAN SECONDARY ACCESS ROAD.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)

1. SCOTTS CROSSING ROAD RE-ALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
2. CONSTRUCTION OF TEMPORARY RE-ALIGNMENT OF CAPITAL ONE DRIVE. INCLUDES 5' WIDE CONCRETE WALK ON THE EAST SIDE OF THE ROAD.
3. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
4. CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCLEAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
5. GATES OF MCLEAN ACCESS ROAD WITH 5' WIDE WALK UNDER SCOTTS CROSSING ROAD (BY OTHERS).
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDINGS.
8. POTENTIAL IMPACT TO SPORTS FIELD.
9. TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
10. CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
11. PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
12. THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

Application No: FDP 2010-PR-021 Staff: S.Lin

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☐(CDP) ☒(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: 9.21.12

Date of (BOS) (PC) Approval: 9.20.12

Sheet: 39 of 40

Comments: no dev. conditions

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO PUBLIC FACILITIES PLAN ON SHEET 10 FOR DETAILS.
3. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED BASED ON FINAL ENGINEERING.
4. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
8/10/2012
PROFESSIONAL ENGINEER

REVISIONS

09-16-11 Cty Comments
03-12-12 Prestaffing Comments
04-23-12 Cty Comments
05-24-12 Cty Comments
06-13-12 Cty Comments
08-13-12 Cty Comments

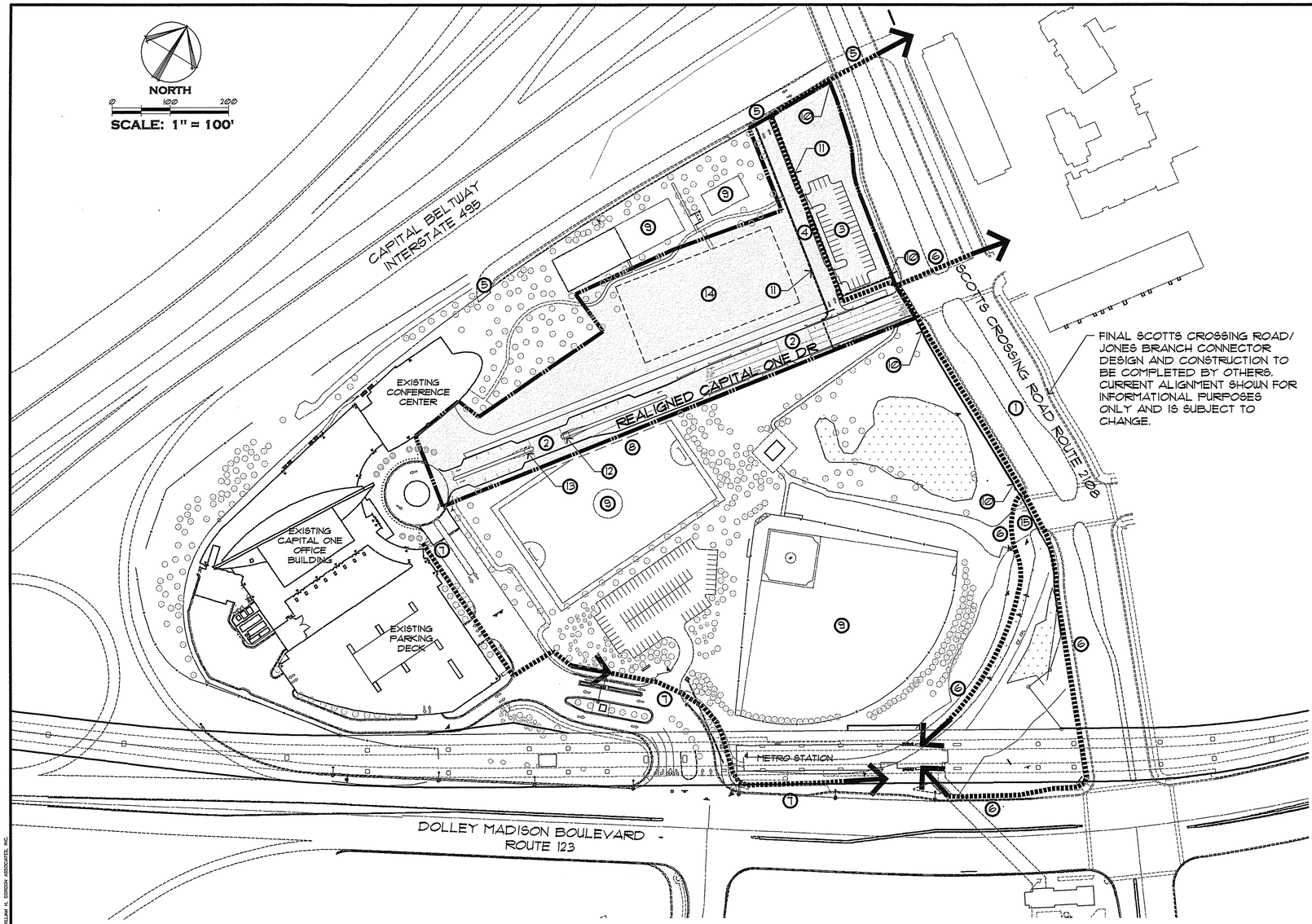
JONES BRANCH CONNECTOR PHASE

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/JK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-INTERIM.dwg
SHEET #	29 of 30



INTERIM CONDITION: ULTIMATE CONNECTION TO SCOTT'S CROSSING ROAD

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)

1. SCOTTS CROSSING ROAD RE-ALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
2. CONSTRUCTION OF RE-ALIGNMENT OF CAPITAL ONE DRIVE.
3. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
4. CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCLEAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
5. GATES OF MCLEAN ACCESS ROAD WITH 5' WIDE WALK UNDER SCOTTS CROSSING ROAD (BY OTHERS).
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDINGS.
8. IMPACT TO TEMPORARY SPORTS FIELD, MAY BE RECONFIGURED.
9. TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
10. CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
11. PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
12. SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
13. FUTURE SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
14. POTENTIAL LOCATION OF NEW TEMPORARY SPORTS FIELD.
15. THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

Application No FDP 2010-PR-021 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC) (CP)
See PROFFERS Dated 9/21/2012
Date of (BOS) (PC) Approval 9-20-2012

Sheet 40 of 40

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO PUBLIC FACILITIES PLAN ON SHEET 10 FOR DETAILS.
3. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED BASED ON FINAL ENGINEERING.
4. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.

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08-13-12 Cty Comments

JONES BRANCH CONNECTOR PHASE ALT

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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