

SPRING HILL STATION DEMONSTRATION PROJECT PART D

REZONING APPLICATION CONCEPTUAL DEVELOPMENT PLAN RZ 2010-PR-014-D

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

DEMONSTRATION PROJECT SUBMISSION JULY 31, 2009

CDP SUBMISSION JUNE 22, 2010

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PROJECT CONCEPTUAL RENDERING

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COVER SHEET
CDP - PART D

Scale:
C-1

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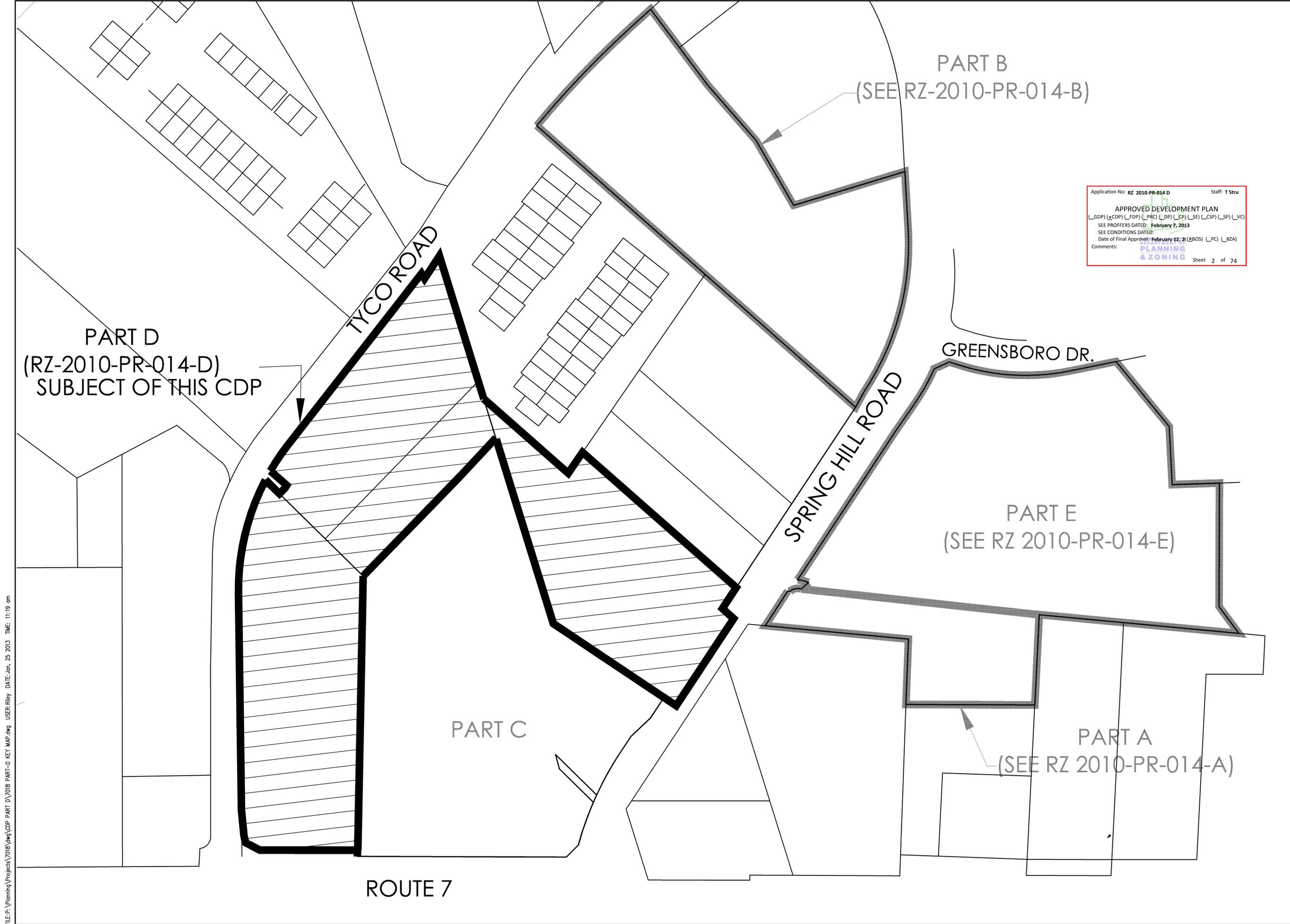
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REZONING
 KEY MAP
 CDP- PART D

SCALE: 1"=80'

C-2



Application No: RZ 2010-PR-014 D Staff: T Stru
APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_EP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED: February 12, 2013 (L_BOS) (L_PC) (L_BZA)
 Comments: PLANNING & ZONING Sheet 2 of 74

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CDP GENERAL NOTES:

- 1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON TAX MAP 29-3 & 29-1 AS TAX MAP NUMBERS 29-1-01-0018C, 29-3-01-0054A, 29-3-01-0057, 29-3-01-0057B AND 29-3-01-0057G ARE ZONED C-7, HC AND SC (AS TO PARCEL 54A) AND I-5, HC (AS TO PARCELS 18C, 57, 57B AND 57G). THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF: RMC TYCO LLC, BY DEED RECORDED IN D.B. 12455 AT PG. 802 (PARCEL 18C); BP REALTY LP, BY DEED RECORDED IN D.B. 15774 AT PG. 802 (PARCEL 54A); MCLEAN SELF STORAGE LLC, BY DEED RECORDED IN D.B. 11114 AT PG. 878 (PARCEL 57); FAIRFAX COUNTY BOARD OF SUPERVISORS, BY DEED RECORDED IN DEED BOOK 4437 AT PAGE 43 (PARCEL 57B); AND RMC TYCO LLC, BY THE DEED RECORDED IN D.B. 12455 AT PG. 393 (PARCEL 57G) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY AND THE CONTOUR INTERVAL IS TWO (2) FEET. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY VIKI, INC.
4. THE BOUNDARY INFORMATION WAS PREPARED FROM RECORD INFORMATION.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED AS NEEDED TO SERVE THE DEVELOPMENT.
6. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPs, BIOTENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWMBMP STANDARDS IN EFFECT AT THE TIME OF THE SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C-10 THRU C-14A.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING BURIAL SITES ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. AND FURTHER, TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT VA. 672.10- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.
9. THE SITE IS CURRENTLY IMPROVED WITH FIVE COMMERCIAL BUILDINGS AND A FIRE STATION. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY DESIGNATED R.P.A. ZONE. THERE IS NO FLOOD PLAIN MAPPED ON THE SUBJECT PROPERTY.
10. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SITE WORTHY OF DELINEATION.
11. LIMITS OF CLEARING AND GRADING WILL BE SHOWN ON THE FDPs.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THOSE WAIVERS AND MODIFICATIONS REQUESTED HEREON.

- 14. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FDP AND FINAL ENGINEERING AND DESIGN, BUT THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S).
15. FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FDP AND FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS, PROVIDED EACH SHALL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES ARE GRAPHICALLY SHOWN AND ARE PRELIMINARY IN NATURE. MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPW&S, VDOT, AND/OR FDOT APPROVAL. BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR GRAPHICALLY ON THE SHEETS ARE TO BE CONSIDERED MAXIMUM HEIGHTS.
16. RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AND PEDESTRIAN/BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND/OR ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.
17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
18. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 6-509 AND ARTICLE II OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND PRIVATE ON-STREET SPACES TO THE EXTENT AUTHORIZED. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH EXISTING PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL PAID PARKING IN SURFACE PARKING LOTS ON AN INTERIM BASIS IN CONFORMANCE WITH PROFFERS AND AS SHOWN ON THE FDP.
19. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
20. TRANSITIONAL SCREENING WITHIN THE TYSONS URBAN CENTER IS NOT REQUIRED AS SET FORTH IN ZONING ORDINANCE SEC. 6-510-4-C.
21. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW&S.
22. APPLICANT RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF UNITS WITHIN THE RANGE SHOWN, THE GFA OF EACH BUILDING, AND THE FINAL MIX OF USES WITH A FINAL SITE PLAN. BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING MAY BE MODIFIED ACCORDINGLY AS SHOWN ON THE FDP.
23. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
24. THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE OR PHASING WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
25. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.
26. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH USES PERMITTED IN THE PTC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN PTC DISTRICT SHALL BE PERMITTED AS APPROVED.
27. IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT SCHEDULE IS NOT KNOWN AT THIS TIME. BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO LIMITATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE OF BUILD-OUT, INFRASTRUCTURE, AMENITIES AND DWELLING UNITS MAY PROCEED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.
28. THE SUBJECT PROPERTY IS WITHIN A TOD DISTRICT. SEE SHEET C-5 FOR DELINEATIONS FROM THE METRO STATION ENTRANCE.
29. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS ON THE SITE WHICH WERE CREATED AFTER THE EFFECTIVE DATE OF THE ZONING ORDINANCE PER SECTION 2-308.
30. EXISTING ENTRANCES TO EXISTING LAND USES SHALL BE PERMITTED TO REMAIN UNTIL SUCH TIME AS THOSE PROPERTIES REDEVELOP.
31. CROSSWALKS SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL.
32. PARKING LANES SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL.
33. TREE ROOT BARRIERS WILL BE REQUIRED FRO TREE PITS ADJACENT TO TRAVEL WAYS
34. ALL EXISTING SIGNAL MODIFICATION OR NEW SIGNALS ARE SUBJECT TO VDOT APPROVAL.
35. ON-STREET HANDICAPPED SPACE LOCATION SUBJECT TO VDOT REVIEW AT FINAL SITE PLAN.
36. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETScape SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

PUBLIC FACILITIES MANUAL

WAIVERS / MODIFICATION REQUESTS

- 1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
2. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPW&S AT THE TIME OF SITE PLAN.
3. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.
4. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
5. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
6. MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1).
7. MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF SIX (6) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
8. MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
9. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPW&S AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:

- A. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
B. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
C. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
D. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
E. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
F. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
G. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

ZONING ORDINANCE

WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

- WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS INDICATED ON THE CDP AND AS MAY BE INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

- WAIVER OF ZONING ORDINANCE SECTION 6-506.1 FOR A 10 ACRE MINIMUM DISTRICT SIZE.

ZONING ORDINANCE ARTICLE 10 - ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

- WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

- MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP.

FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.

- MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-6) FOR INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW.

FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.

- MODIFICATION OF THE TYSON'S CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP.

- THE APPLICANT REQUESTS A MODIFICATION FROM THE TREE PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS \$12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS \$12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN \$12-0403." SPECIFIC TREES TO BE PRESERVED ARE IDENTIFIED ON THE CDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

- WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS SHOWN WITHIN THE CDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

WAIVER OF SECTION 17-201.(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

- WAIVER OF SECTION 17-201.(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL, SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPW&S.

- WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

- IN ACCORDANCE WITH SECTION 17-0201, WAIVER OF SERVICE ROAD ALONG ROUTE 7.

- THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4), PRIOR TO SITE PLAN APPROVAL, REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT, WITH COUNTY APPROVAL, TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.

- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

Application No: RZ 2010-PR-014 D Staff: T Stru
APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
SEE PROFFERS DATED: February 7, 2013
SEE CONDITIONS DATED:
Date of Final Approval: February 12, 2013 (2XBS) (L_PC) (L_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 3 of 74

FILE:P:\Planning\Projects\7018\cdp\PART-D -NOTES.dwg USER:Riley DATE:Jan. 28 2013 TIME: 08:14 am



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The Georgelas Group
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McLean, VA 22102

Table with 2 columns: CDP (Resubmission) and Date. Rows include CDP (06.22.10), CDP (Resubmission) (08.24.10), CDP (ACCEPTED) (10.14.10), CDP (REVISION) (12.20.10), CDP (REVISION) (3.18.11), CDP (REVISION) (4.25.11), CDP (REVISION) (4.29.11), CDP (REVISION) (5.6.11), CDP (REVISION) (5.27.11), CDP (REVISION) (7.6.11), CDP (REVISION) (8.5.11), CDP (REVISION) (8.22.11), CDP (REVISION) (11.30.11), CDP (REVISION) (7.13.12), CDP (REVISION) (10.19.12), CDP (REVISION) (11.28.12), CDP (REVISION) (01.11.13), CDP (REVISION) (01.28.13)



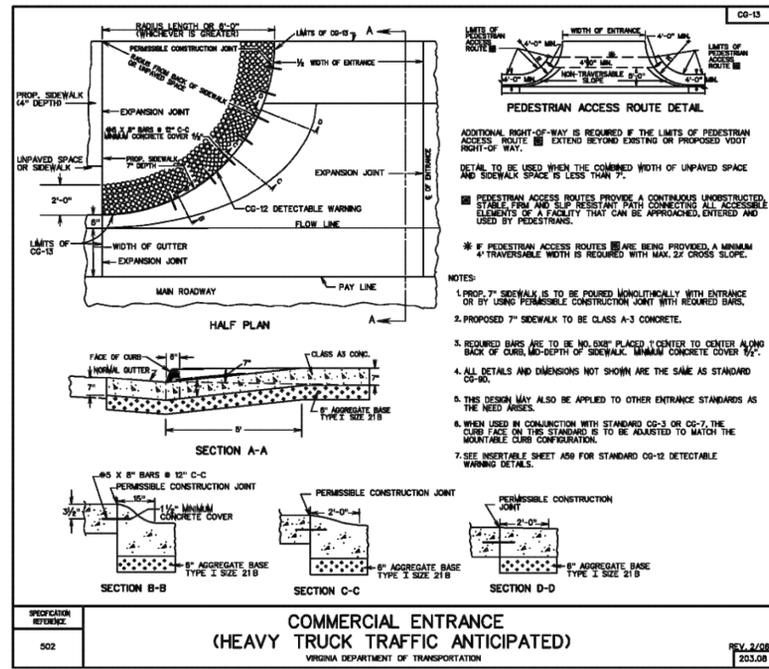
© 2003 WDG Project No: WA08031

CDP -NOTES AND WAIVERS PART D

Scale:

C-3

GARAGE / LOADING ENTRANCE DETAIL



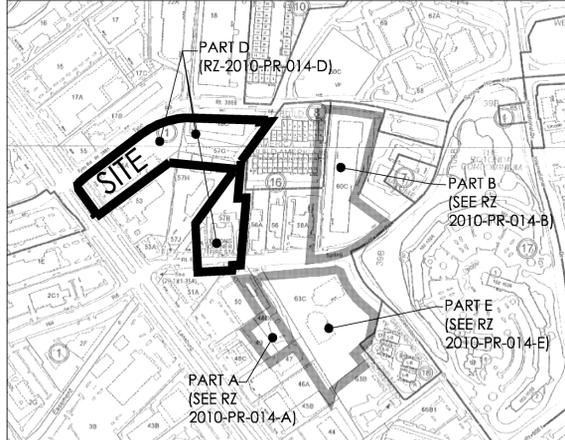
Application No: RZ 2010-PR-014 D Staff: T Stru
 APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRO) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED: February 12, 2013
 Date of Final Approval: February 12, 2013 (L_CXBS) (L_PC) (L_BZA)
 Comments:
 PLANNING & ZONING Sheet 4 of 74

RZ 2010-PR-014 - Overall Land Use Mix and FAR for Parts A, B, D & E

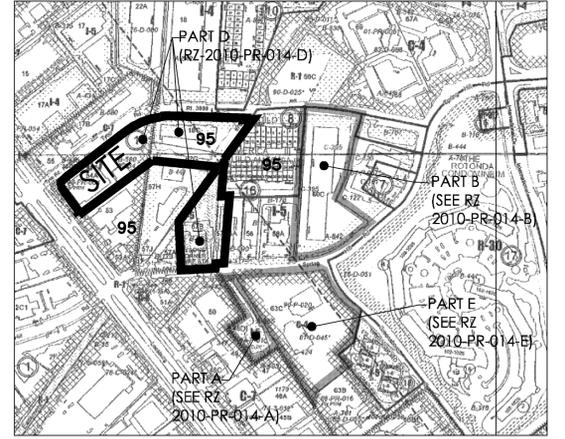
	Office	Hotel	Residential	Retail Service	Total
Part A	--	--	430,000	6,000	436,000
Part B [1]					
Option 1	--	--	1,720,000	18,100	1,738,100
Option 2	--	--	1,576,500	18,100	1,594,600
Part D					
Option 1	600,000 - 1,272,000	189,000	1,242,000	83,000	2,114,000 - 2,786,000
Option 2	400,000 - 837,000	--	1,861,000	83,000	2,344,000 - 2,781,000
Part E					
Option 1	631,170 - 851,170	135,000	--	23,000	789,170 - 1,009,170
Option 2	631,170 - 851,170	--	225,000	7,000	863,170 - 1,083,170
TOTAL					
Option 1	1,231,170 - 2,123,170	324,000	3,392,000	130,100	5,077,270 - 5,969,270
% of Total	24 - 35%	6 - 5%	67 - 57%	~ 3%	100.0%
FAR [2]	1.60 - 1.99	0.30	3.17	0.12	4.75 - 5.58
TOTAL					
Option 2	1,031,170 - 1,688,170	--	4,092,500	114,100	5,237,770 - 5,894,770
% of Total	20 - 29%	--	78 - 69%	~ 2%	100.0%
FAR [2]	0.98 - 1.58	--	3.82	0.11	4.90 - 5.51

[1] Part B also includes a fire station with a potential GFA of 25,000. However, this GFA is not included in the Part B totals. As specified in the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable FAR.
 [2] FAR was calculated based on a total area for density purposes of 1,070,360 SF or 24.57 acres.

SCALE 1" = 500' VICINITY MAP



SCALE 1" = 500' SOILS MAP



SOILS MAP DATA

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
95	URBAN LAND	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED

PART D - SITE TABULATIONS

Site Area 9.86100 AC or 429,545 SF
 Area of Density Credit 0.07516 AC or 3,274 SF
 Total Area for Density Purposes 9.93616 AC or 432,819 SF

Existing Zoning C-7 (Regional Retail Commercial District)
 I-5 (General Industrial District)
 HC (Highway Corridor Overlay District)
 SC (Sign Control Overlay District)

Proposed Zoning PTC (Planned Tysons Corner Urban District)
 HC (Highway Corridor Overlay District)
 SC (Sign Control Overlay District)

PART D - LAND USE MIX AND FAR

Use	Bonus GFA	Total GFA	FAR	Percentage of Total
Option 1		2,114,000 - 2,786,000	4.88 - 6.44	
--Office	189,953 [1]	600,000 - 1,272,000	1.39 - 2.94 [1]	29 - 46%
--Retail/Service	--	83,000	0.19	~ 3%
--Hotel	--	189,000	0.44	6 - 9%
--Residential	--	1,242,000	2.87	45 - 59%
Option 2		2,344,000 - 2,781,000	5.42 - 6.43	
--Office	--	400,000 - 837,000	0.94 - 1.94	17 - 30%
--Retail/Service	--	83,000	0.19	~ 3%
--Residential	---	1,861,000	4.30	67 - 79%

[1] Proposed office GFA of 1,272,000 under Option 1 includes a bonus of 189,953 SF for a total office FAR of 2.94. The office bonus exceeding 2.50 FAR is requested based on the public facility contribution of a fire station with RZ 2010-PR-014B which significantly exceeds the expected public facility contribution for the combined applications RZ 2010-PR-014 Parts A, B, D and E. In addition, while office uses in Part D (Option 1) and Part E exceed 2.50 FAR, office use in the combined Parts A, B, D and E applications is less than 2.50 FAR.

PART D - DEVELOPMENT TABULATIONS

Building	Maximum Building Height/Podium Height [1]	Stories [2]	Use [3]	GFA by Use	Building GFA [4]	Dwelling Units	WDUs [5]	Parking Permitted/Provided < 1/4 Mile to Metro [6] [7]		Parking Permitted/Provided % - 1/4 Mile to Metro [6] [8]		Loading Spaces [9]
								Min.	Max.	Min.	Max.	
D1	400/60	31	Office Retail/Service	200,000 - 435,000 15,000	215,000 - 450,000	--	--	0	320 - 696	--	--	2
D2-A	360/80	35	Residential Retail/Service	412,000 10,000	422,000	150 - 436	30 - 87	150 - 436	213 - 619	--	--	2
D2-B	360/80	35	Residential Retail/Service	400,000 13,000	413,000	150 - 436	30 - 87	150 - 436	213 - 619	48	--	2
D3 Option 1	285	24	Office Retail/Service	200,000 - 435,000 15,000	215,000 - 450,000	--	--	--	--	0	400 - 872	2
D3 Option 2	300/80	30	Residential Retail/Service	430,000 15,000	445,000	150 - 478	30 - 96	--	--	150 - 478	213 - 678	2
D4	300	30	Residential Retail/Service	430,000 6,000	436,000	150 - 478	30 - 96	--	--	150 - 478	213 - 678	2
D5 Option 1	360/60	35	Hotel Retail/Service	189,000 11,000	200,000	--	--	0	186	--	--	1
D5 Option 2	360/80	35	Residential Retail/Service	189,000 11,000	200,000	100 - 207	20 - 41	100 - 207	142 - 294	--	--	1
D6	400/60	31	Office Retail/Service	200,000 - 402,000 13,000	213,000 - 415,000	--	--	0	300 - 643	--	--	2
TOTALS Option 1			Office Hotel Residential Retail/Service	600,000 - 1,272,000 189,000 1,242,000 83,000	2,114,000 - 2,786,000	550 - 1,350	110 - 270	300 - 872	1,474 - 2,985	150 - 478	679 - 1,616	13
TOTALS Option 2			Office Residential Retail/Service	400,000 - 837,000 1,861,000 83,000	2,344,000 - 2,781,000	700 - 2035	140 - 407	400 - 1079	1,430 - 3,003	300 - 956	492 - 1,422	13

[1] Maximum building heights are measured from average grade and do not include mechanical penthouse and architectural features. Maximum building heights do include the podium and any social rooms/usable area on the roof penthouse level.
 [2] The numbers of stories shown are conceptual and may be adjusted provided the maximum building height is not exceeded.
 [3] Retail/Service use as indicated in this tabulation may include a variety of other commercial uses such as, but not limited to, eating establishments and fast food restaurants. (See Proffers.)
 [4] The square footage for individual buildings is conceptual. The Applicant reserves the right to transfer square footage between buildings provided the maximum building heights and overall site FAR are not exceeded. See the proffers for details.
 [5] Twenty (20) percent of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.
 [6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Ordinance, which is restated below for the primary uses proposed on the CDP. Multi-family residential parking was based on an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. It is understood that some commercial uses have different parking rates than the retail/service category shown below. At the time of site plan, parking will be provided based on the specific GFA, uses, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Ordinance.

Primary Use	Parking Permitted/Provided < 1/4 Mile to Metro		Parking Permitted/Provided % - 1/4 Mile to Metro	
	Min	Max	Min	Max
Office	0	1.6	0	2
Hotel	0	1.0	0	1
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential				
0-1 BR	1	1.3/Unit	1/Unit	1.3/Unit
2 BR	1	1.6/Unit	1/Unit	1.6/Unit

[7] Buildings D1, D2A, D2B, D5 and D6 are located within the 1/4 mile of the Metro.
 [8] Buildings D3 and D4 are located between 1/4 and 1/2 mile of the Metro.
 [9] Additional loading spaces may be provided as identified at the time of final site plan. However, such additional loading spaces shall not substantially increase the width of the loading entrance on the streetscape as shown on an approved FDP.



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 15th Floor
 Arlington, VA 22201

NOTES: PART D

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON TAX MAP 29-3 & 29-1 AS TAX MAP NUMBERS 29-1-01-0018C, 29-3-01-0054A, 29-3-01-0057, 29-3-01-0057B, AND 29-3-01-0057C AND ARE ZONED C-7 (AS TO PARCEL 54A) AND I-5 (AS TO PARCELS 18C, 57, 57B, AND 57C).
2. THE HORIZONTAL DATUM SHOWN HEREON IS TIED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NORTH ZONE) AND IS BASED ON A FIELD RUN SURVEY USING ACCEPTED GPS SURVEYING METHODS AND PRACTICES AND PERFORMED BY VIKI, INC.
3. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF: RMC TYCO LLC, BY DEED RECORDED IN D.B. 12455 AT PG. 386 (PARCEL 18C); BP REALTY LP, BY DEED RECORDED IN D.B. 15774 AT PG. 802 (PARCEL 54A); MCLAN SELF STORAGE LLC, BY DEED RECORDED IN D.B. 11114 AT PG. 878 (PARCEL 57); FAIRFAX COUNTY BOARD OF SUPERVISORS, BY DEED RECORDED IN DEED BOOK 4437 AT PAGE 43 (PARCEL 57B); AND RMC TYCO LLC, BY DEED RECORDED IN D.B. 12455 AT PG. 393 (PARCEL 57C) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE SUBJECT PROPERTIES LIE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 51525-0100-D, DATED MARCH 5, 1990.

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_PR) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFESSIONAL DATED: **February 7, 2013**
 SEE CONDITIONS DATED:
 Date of Final Approval: **February 12, 2013** (L_XBOS) (L_PC) (L_BZA)
 Comments:

PLANNING & ZONING Sheet 5 of 74

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C11	15.06'	43.00'	20°04'06"	7.61'	N35°50'49"E	14.98'
C12	233.78'	470.00'	28°29'56"	119.36'	N65°14'27"E	231.38'
C19	64.80'	470.00'	7°53'59"	32.45'	N85°53'09"E	64.75'

LEGEND

- BUILDING LINE
- PROPERTY LINES
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE CONDUIT
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- CONC. CONCRETE
- BLDG. CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV. ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. EASEMENT
- RCP. REINFORCED CONCRETE PIPE
- CMP. CORRUGATED METAL PIPE
- BRL. BUILDING RESTRICTION LINE
- R/W. RIGHT-OF-WAY
- (R) RECORD INFORMATION
- H. C. HANDICAP RAMP
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- TREE
- FIRE HYDRANT
- GUY POLE
- GAS VALVE
- SIGNALIZED INTERSECTION
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE



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PROPERTY TABULATION PART D			
TAX MAP #	AREA (SF)	AREA (AC)	EXISTING ZONE
29-1 (01) 0018C	100,034	2.29646	I-5
29-3 (01) 0054A	153,265	3.51848	C-7
29-3 (01) 0057	20,470	0.46993	I-5
29-3 (01) 0057B	112,189	2.57551	I-5
29-3 (01) 0057C	43,587	1.00062	I-5

APPLICATION AREA	
PART D:	429,545 9.86100

DENSITY CREDITS PART D			
DESCRIPTION/TYPE	AREA (SF)	AREA (AC)	DEED BOOK/PAGE
DENSITY CREDIT:	3,274	0.07516	(D.B. 20611 PG. 187)

DENSITY CREDITS AREA			
PART D:	3,274	0.07516	

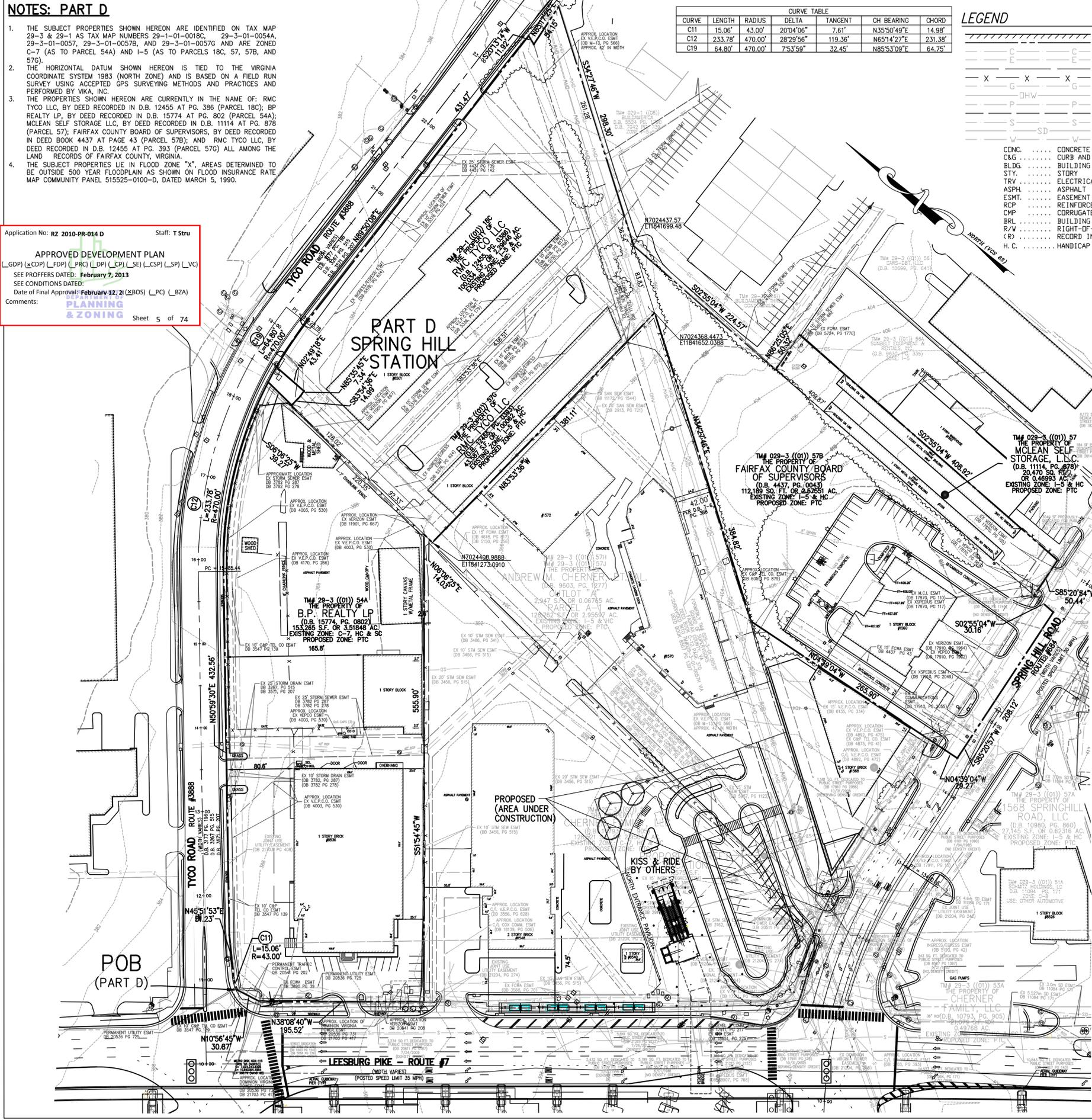
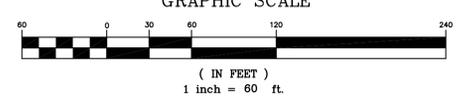
TOTAL APPLICATION AREA			
TOTAL APPLICATION AREA	429,545	9.86100	
TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS	432,819	9.93616	

LEGAL DESCRIPTION: (PART D)

TAX MAP 029-1 (01) 0018C, 029-3 (01) 0054A, 029-3 (01) 0057, 029-3 (01) 0057B, AND 029-3 (01) 0057C.
 BEING ALL OF THE PROPERTY OF B. P. REALTY, LP RECORDED IN DEED BOOK 15774 AT PAGE 802, ALL OF THE PROPERTY OF FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 4437 AT PAGE 43, ALL OF THE PROPERTY OF RMC TYCO, LLC AS RECORDED IN DEED BOOK 12455 AT PAGES 386 & 393, AND ALL OF THE PROPERTY OF MCLAN SELF STORAGE, LLC RECORDED IN DEED BOOK 11114 AT PAGE 878 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING FOR THE SAME AT A POINT MARKING A POINT AT THE INTERSECTION OF LEESBURG PIKE - ROUTE #7 AND TYCO ROAD - ROUTE 3888 (WIDTH VARIES); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH THE COMMON LINE BETWEEN SAID TYCO ROAD AND THE AFORESAID PROPERTY OF B.P. REALTY, LP (D.B. 15774, PG. 802) AND CONTINUING WITH THE COMMON LINE BETWEEN SAID TYCO ROAD AND THE AFORESAID PROPERTY OF RMC TYCO, LLC (D.B. 12455, PG. 386) THE FOLLOWING TWELEVE (12) COURSES AND DISTANCES:
1. 15.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35°50'49" EAST, 14.98 FEET TO A POINT; THENCE
 2. NORTH 45°51'53" EAST, 51.23 FEET TO A POINT; THENCE
 3. NORTH 50°59'30" EAST, 432.56 FEET TO A POINT; THENCE
 4. 233.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°14'27" EAST, 231.38 FEET TO A POINT; THENCE
 5. SOUTH 06°06'25" WEST, 39.27 FEET TO A POINT; THENCE
 6. SOUTH 83°54'36" EAST, 14.99 FEET TO A POINT; THENCE
 7. NORTH 85°35'45" EAST, 7.34 FEET TO A POINT; THENCE
 8. NORTH 02°49'18" EAST, 43.41 FEET TO A POINT; THENCE
 9. 64.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85°53'09" EAST, 64.75 FEET TO A POINT; THENCE
 10. NORTH 89°50'08" EAST, 431.47 FEET TO A POINT; THENCE
 11. SOUTH 20°13'14" WEST, 11.92 FEET TO A POINT; THENCE
 12. NORTH 85°17'25" EAST, 54.15 FEET TO A POINT; THENCE LEAVING THE AFORESAID TYCO ROAD AND CONTINUING WITH THE PROPERTY OF RMC TYCO, LLC (D.B. 12455, PG. 393)
 13. SOUTH 34°27'46" WEST, 298.30 FEET TO A POINT LYING ON THE WESTERLY LINE OF BUILD AMERICA THREE CONDOMINIUM; THENCE LEAVING THE AFORESAID PROPERTY OF RMC TYCO, LLC (D.B. 12455, PG. 393) AND RUNNING WITH SAID BUILD AMERICA THREE CONDOMINIUM THE FOLLOWING TWO (2) COURSES AND DISTANCES
 14. SOUTH 02°55'04" WEST, 224.57 FEET TO A POINT; THENCE
 15. NORTH 86°25'05" EAST, 50.32 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF THE PROPERTY OF SUNBELT EQUIPMENT & RENTALS, INC. RECORDED IN DEED BOOK 9630 AT PAGE 335 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH THE WESTERLY LINE OF SAID SUNBELT EQUIPMENT & RENTALS, INC. (D.B. 9630, PG. 335)
 16. SOUTH 02°55'04" WEST, 408.92 FEET TO A POINT LYING ON THE NORTHERLY LINE OF WAY LINE OF AFORESAID SPRING HILL ROAD-ROUTE 684 (WIDTH VARIES); THENCE LEAVING AFORESAID SUNBELT EQUIPMENT & RENTALS, INC. (D.B. 9630, PG. 335) AND RUNNING WITH SAID SPRING HILL ROAD-ROUTE 684 THE FOLLOWING FOUR (4) COURSES AND DISTANCES
 17. SOUTH 85°20'54" WEST, 50.44 FEET TO A POINT; THENCE
 18. SOUTH 02°55'04" WEST, 302.16 FEET TO A POINT; THENCE
 19. NORTH 89°20'57" WEST, 208.12 FEET TO A POINT; THENCE
 20. NORTH 04°39'04" WEST, 29.27 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THE PROPERTY OF 1568 SPRINGHILL ROAD LLC AS RECORDED IN DEED BOOK 10980 AT PAGE 860 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF AFORESAID SPRING HILL ROAD-ROUTE 684 (WIDTH VARIES) AND RUNNING WITH SAID 1568 SPRINGHILL ROAD, LLC (D.B. 10980 PG. 860)
 21. NORTH 04°39'04" WEST, 265.90 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THE PROPERTY OF ANDREW M. CHERNER, ET. AL AS RECORDED IN DEED BOOK 9603 AT PAGE 1277 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID PROPERTY OF 1568 SPRINGHILL ROAD, LLC (D.B. 10980 PG. 860) AND RUNNING WITH SAID THE PROPERTY OF ANDREW M. CHERNER, ET. AL (D.B. 9603 PG. 1277) THE FOLLOWING TWO (2) COURSES AND DISTANCES
 22. NORTH 84°22'64" EAST, 384.82 FEET TO A POINT; THENCE
 23. NORTH 83°53'36" WEST, 381.11 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THE PROPERTY OF CHERNER FAMILY, LLC AS RECORDED IN DEED BOOK 10793 AT PAGE 905 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID PROPERTY OF ANDREW M. CHERNER, ET. AL (D.B. 9603 PG. 1277) AND RUNNING WITH SAID PROPERTY OF CHERNER FAMILY, LLC (D.B. 10793 PG. 905) THE FOLLOWING TWO (2) COURSES AND DISTANCES
 24. NORTH 06°06'25" EAST, 14.03 FEET TO A POINT; THENCE
 25. SOUTH 51°54'45" WEST, 555.90 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE AFORESAID LEESBURG PIKE - ROUTE #7; THENCE LEAVING THE AFORESAID CHERNER FAMILY, LLC (D.B. 10793 PG. 905) AND RUNNING WITH SAID NORTHERLY LINE OF LEESBURG PIKE - ROUTE #7 THE FOLLOWING TWO (2) COURSES AND DISTANCES
 26. NORTH 38°08'40" WEST, 195.52 FEET TO A POINT; THENCE
 27. NORTH 10°56'45" WEST, 30.87 FEET TO THE POINT OF BEGINNING CONTAINING 429,545 SQUARE FEET OR 9.86100 ACRES OF LAND.

AN ADDITIONAL 3,274 SQ. FT. OR 0.07516 ACRES HAS BEEN RESERVED FOR DENSITY CREDIT ASSOCIATED WITH AREAS OF STREET DEDICATION RECORDED IN DEED BOOK 20611 AT PAGE 187 AMONG THE AFORESAID LAND RECORDS. FOR A TOTAL AREA FOR DENSITY PURPOSES OF 432,819 SQUARE FEET OR 9.93616 ACRES.

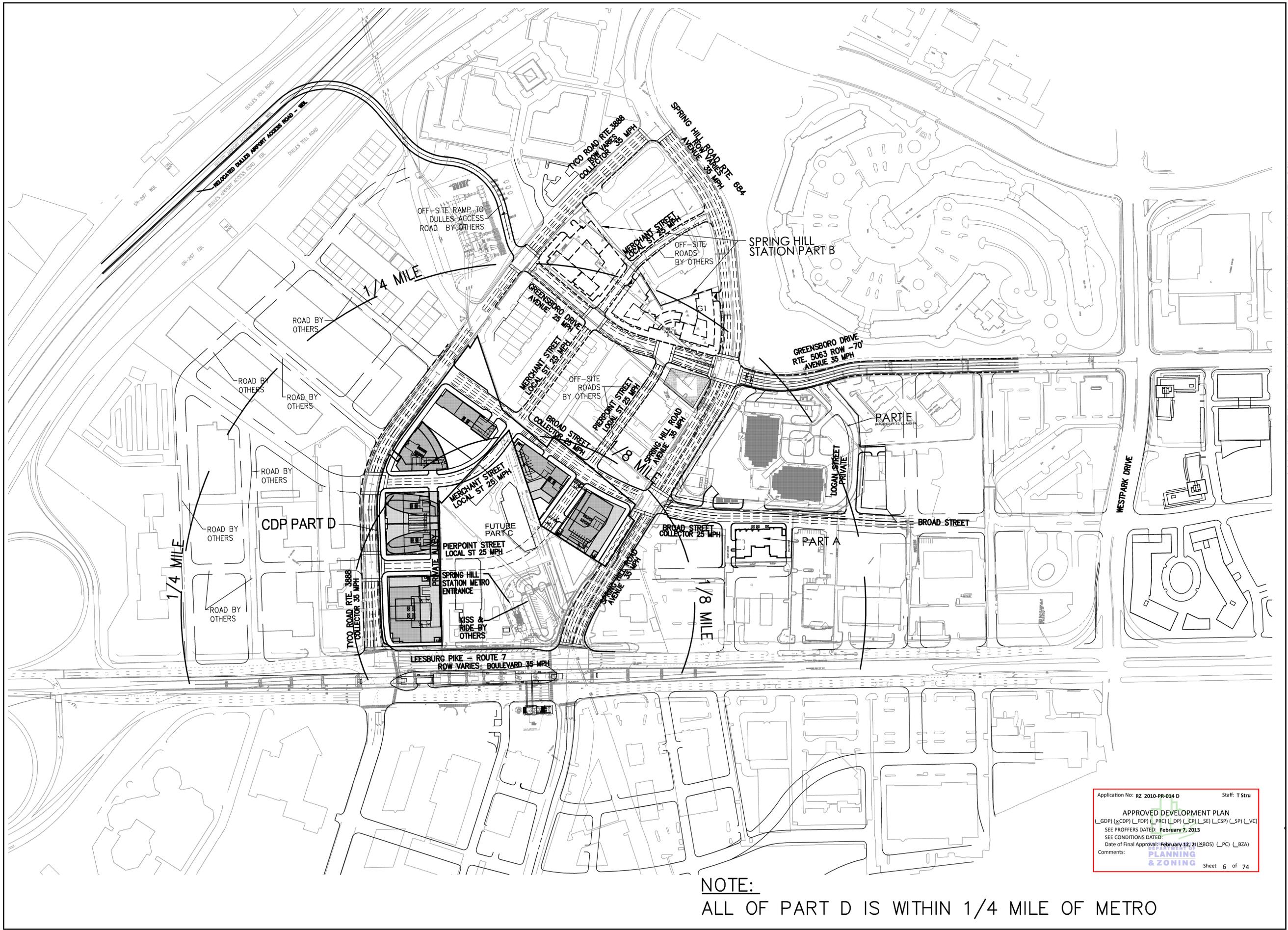


Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

The Georgelas Group
 8405 Greensboro Dr. P130
 McLean, VA 22102

CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (ACCEPTED)	10.14.10
CDP (REVISION)	12.20.10
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CDP (REVISION)	1.11.13
CDP (REVISION)	1.28.13

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PART D
EXISTING CONDITIONS PLAN
 Scale: 1" = 60'
C-4



NOTE:
ALL OF PART D IS WITHIN 1/4 MILE OF METRO

Application No: RZ 2010-PR-014 D Staff: T Stru
 APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FD) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 21 (L_ZBOS) (L_PC) (L_BZA)
 Comments:
 PLANNING & ZONING
 Sheet 6 of 74

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Spring Hill Station
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 FAIRFAX COUNTY, VIRGINIA



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 McLean, VA 22102

- CDP 06.22.10
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- CDP (REVISION) 10.19.12
- CDP (REVISION) 11.28.12
- CDP (REVISION) 01.11.13
- CDP (REVISION) 01.28.13

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OVERALL
 CONTEXT PLAN
 CDP PART-D

Scale: 1"=160'

C-5

LEGEND

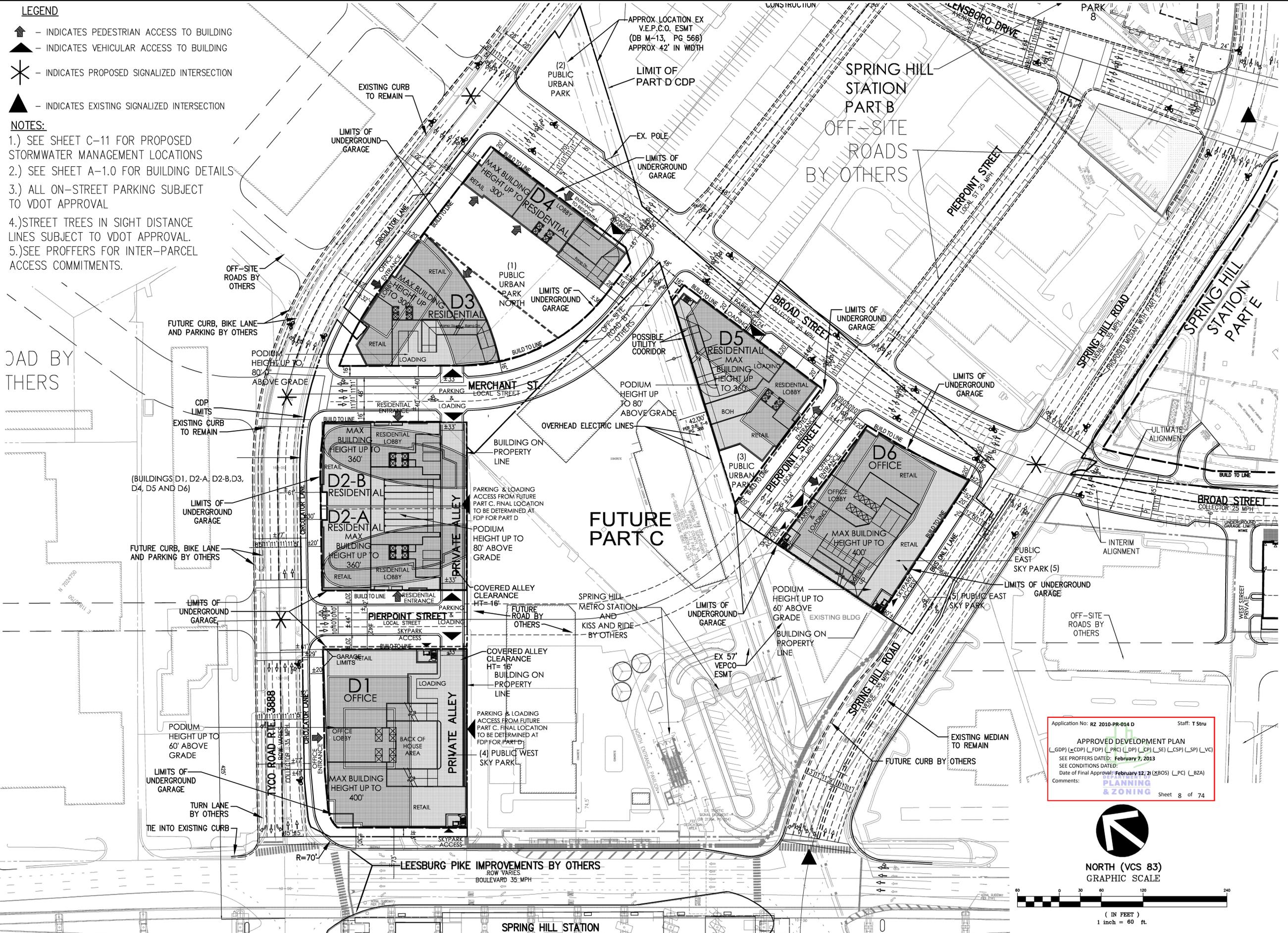
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- ▲ - INDICATES VEHICULAR ACCESS TO BUILDING
- * - INDICATES PROPOSED SIGNALIZED INTERSECTION
- ▲ - INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

- 1.) SEE SHEET C-11 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
- 2.) SEE SHEET A-1.0 FOR BUILDING DETAILS
- 3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.
- 5.) SEE PROFFERS FOR INTER-PARCEL ACCESS COMMITMENTS.

ROAD BY OTHERS

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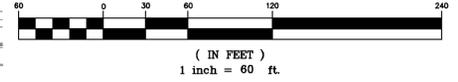


Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
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 SEE PROFFERS DATED: February 7, 2013
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 Date of Final Approval: February 12, 2013 (L_BOS) (L_PC) (L_BZA)
 Comments: PLANNING & ZONING
 Sheet 8 of 74



NORTH (VCS 83)
GRAPHIC SCALE



WDG Architecture, PLLC
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CDP (REVISION)	01.11.13
CDP (REVISION)	01.28.13

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CDP
OPTION 2
PART D

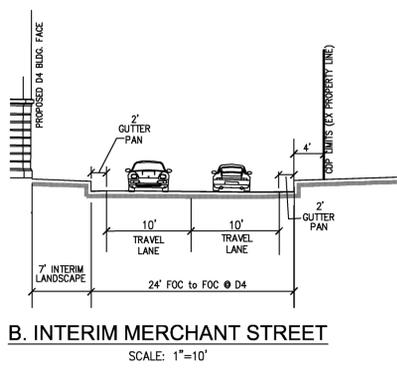
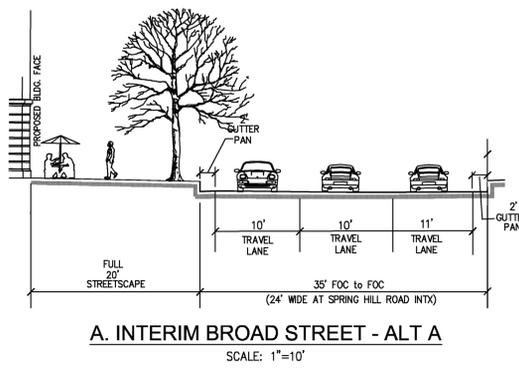
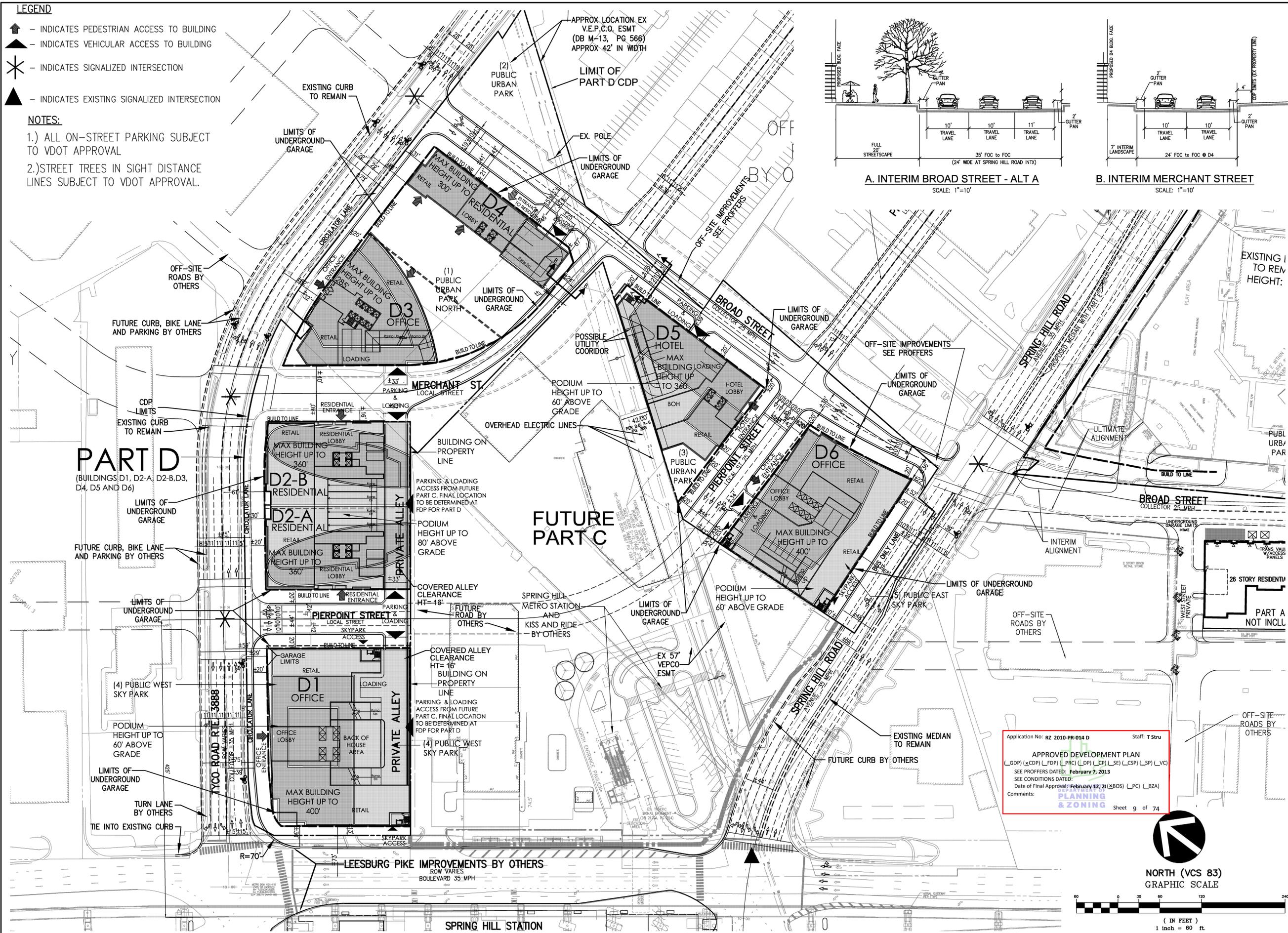
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LEGEND

- INDICATES PEDESTRIAN ACCESS TO BUILDING
- INDICATES VEHICULAR ACCESS TO BUILDING
- INDICATES SIGNALIZED INTERSECTION
- INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

- 1.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 2.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.



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Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED: February 12, 2013 (L_P) (L_BZA)
 Date of Final Approval: February 12, 2013 (L_P) (L_BZA)
 Comments: PLANNING & ZONING Sheet 9 of 74



Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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 CDP (REVISION) 11.28.12
 CDP (REVISION) 01.11.13
 CDP (REVISION) 01.28.13

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CDP INTERIM STREET ALT 'A'

Scale: **C-7**

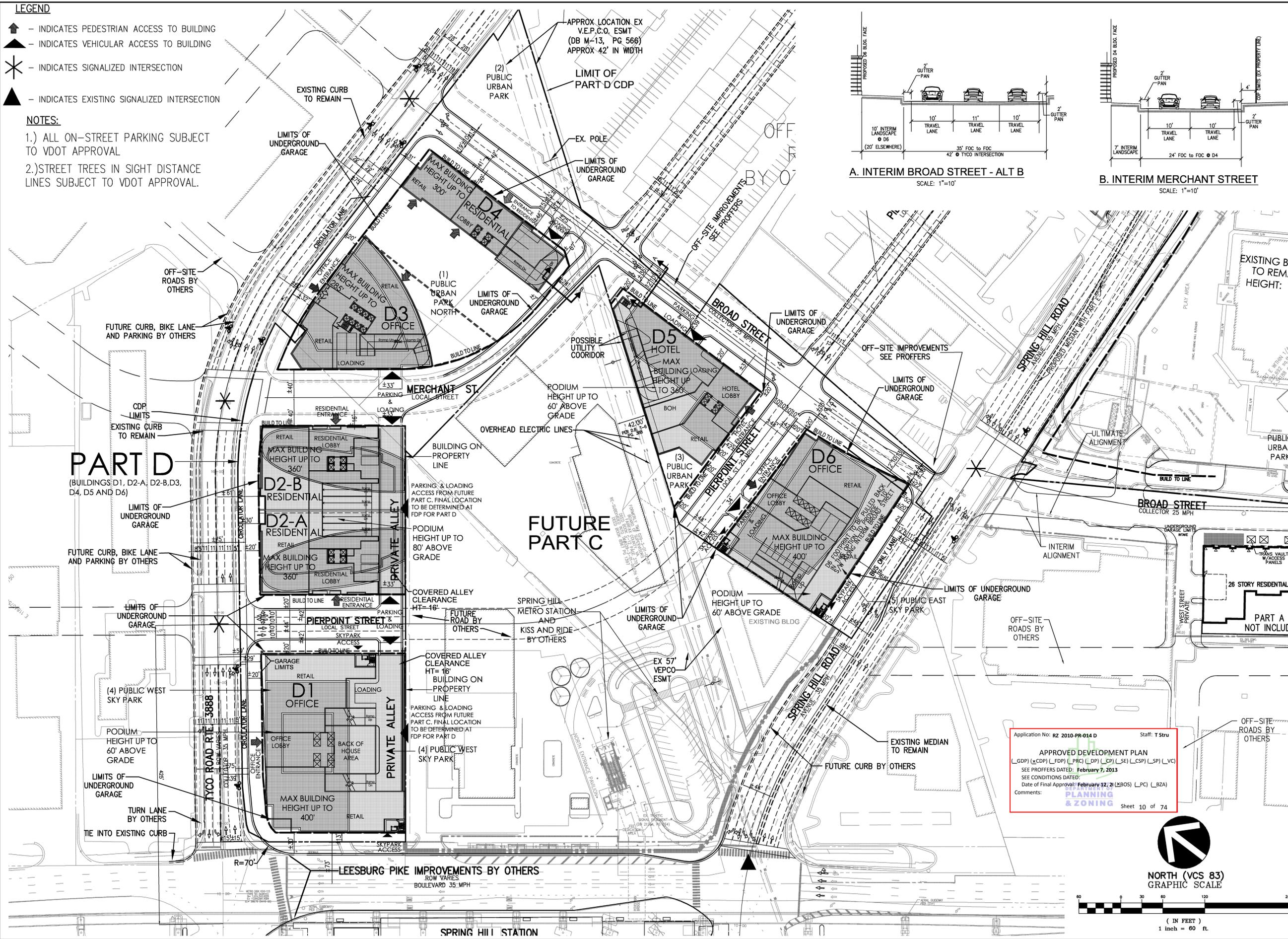
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LEGEND

- ▲ - INDICATES PEDESTRIAN ACCESS TO BUILDING
- ▲ - INDICATES VEHICULAR ACCESS TO BUILDING
- * - INDICATES SIGNALIZED INTERSECTION
- ▲ - INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

- 1.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 2.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.



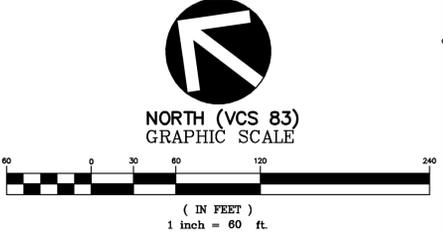
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SEE PROFFERS DATED: February 7, 2013
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Comments: PLANNING & ZONING

Sheet 10 of 74



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CDP INTERIM STREET ALT 'B' PART D

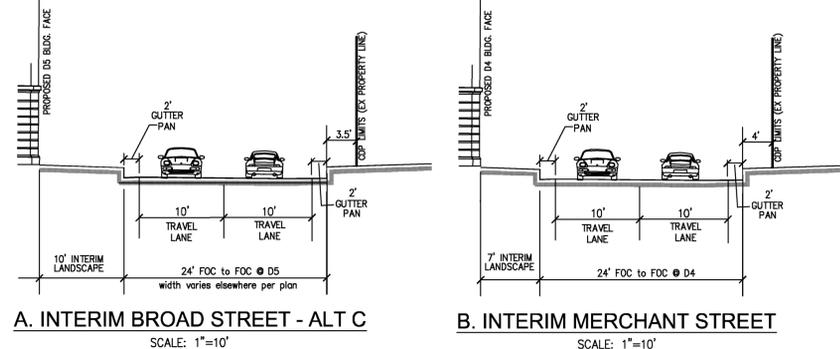
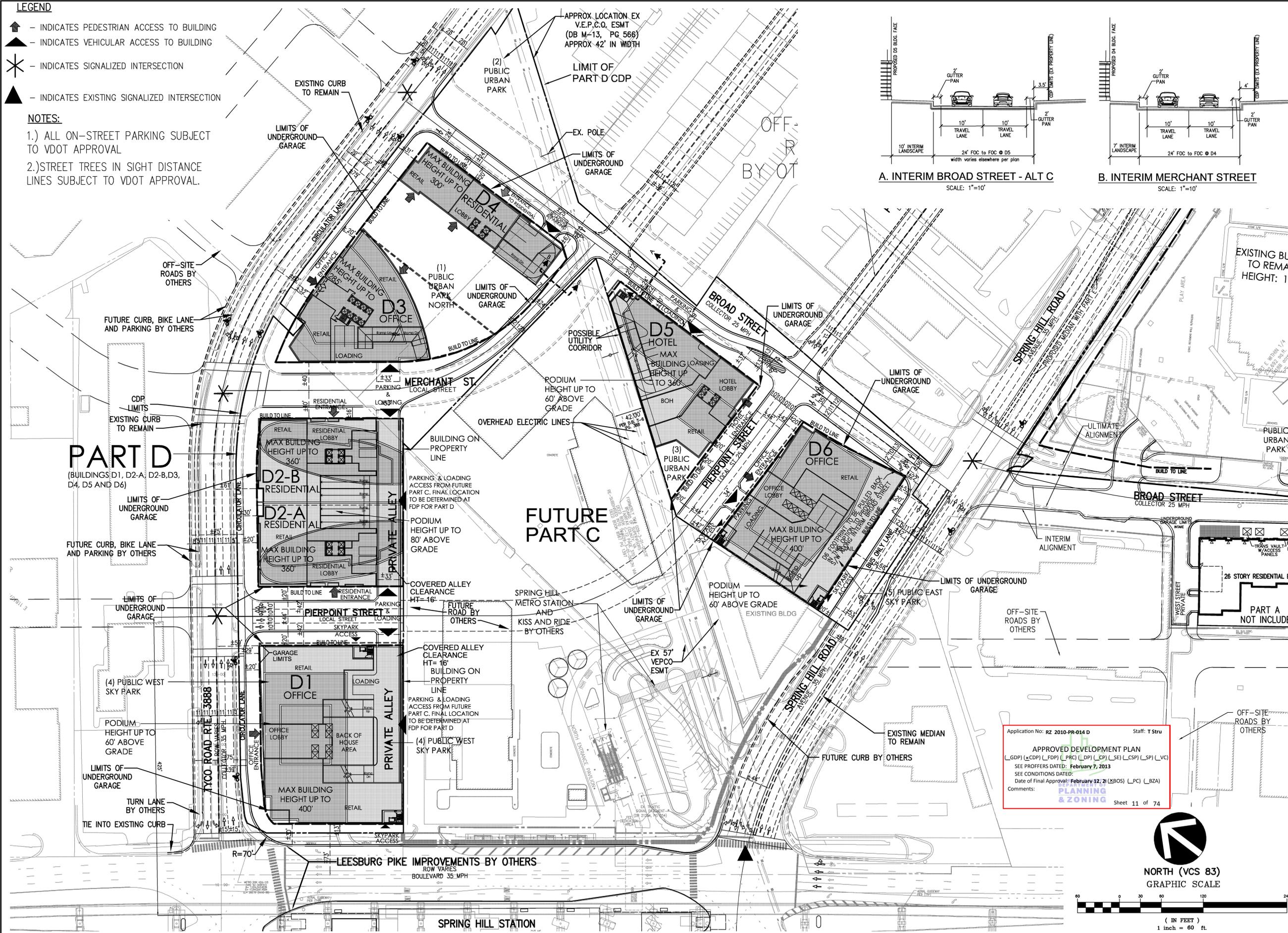
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LEGEND

- ▲ - INDICATES PEDESTRIAN ACCESS TO BUILDING
- ▲ - INDICATES VEHICULAR ACCESS TO BUILDING
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- ▲ - INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

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 fax 703 761 6787
 e-mail rcochran@vika.com

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Land/Zoning Attorney
 Walsh Colucci Lubeley Emrich & Walsh PC
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 e-mail ebaker@arl.thelandlawyers.com

Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



The Georgelas Group
 8405 Greensboro Dr. P130
 McLean, VA 22102

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CDP (Resubmission)	08.24.10
CDP (ACCEPTED)	10.14.10
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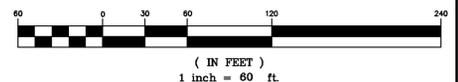
CDP INTERIM STREET ALT 'C' PART D

Scale:
C-7B

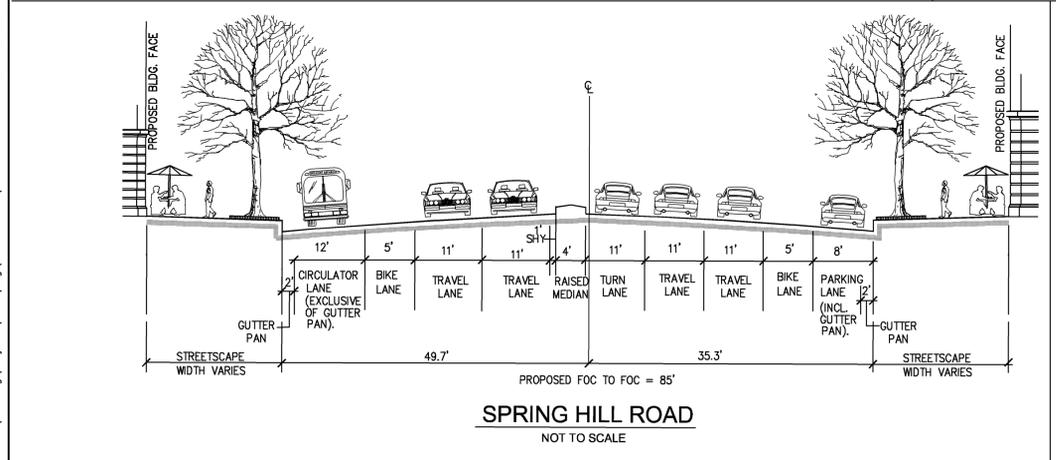
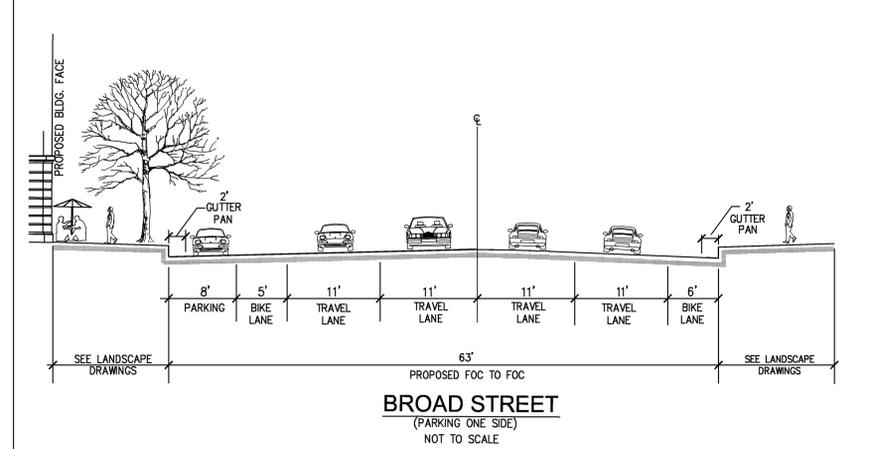
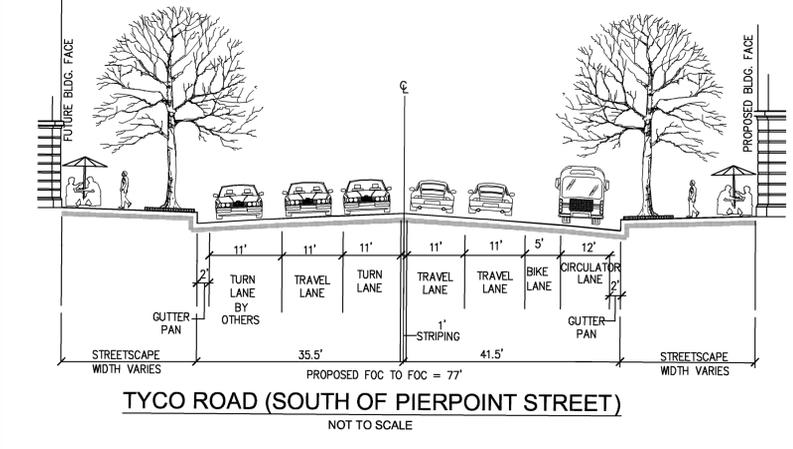
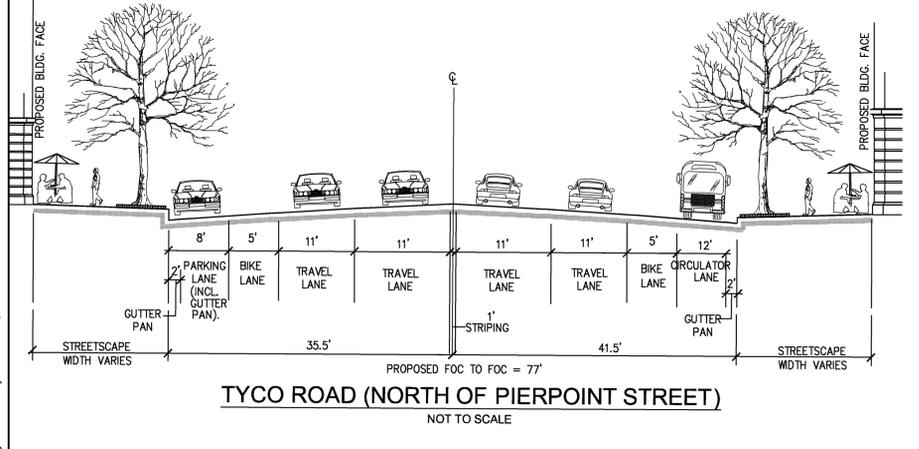
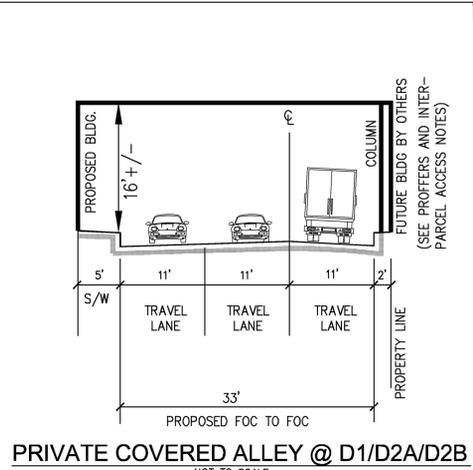
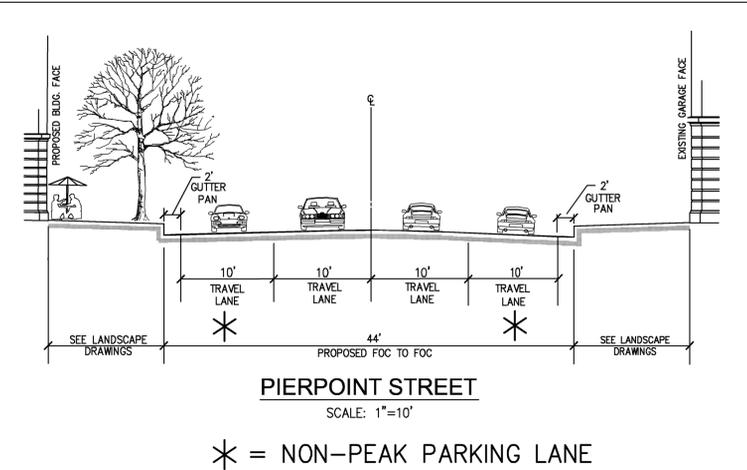
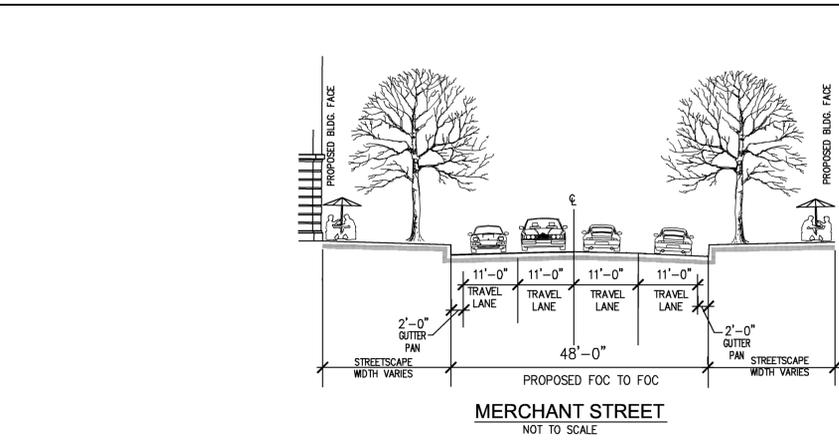
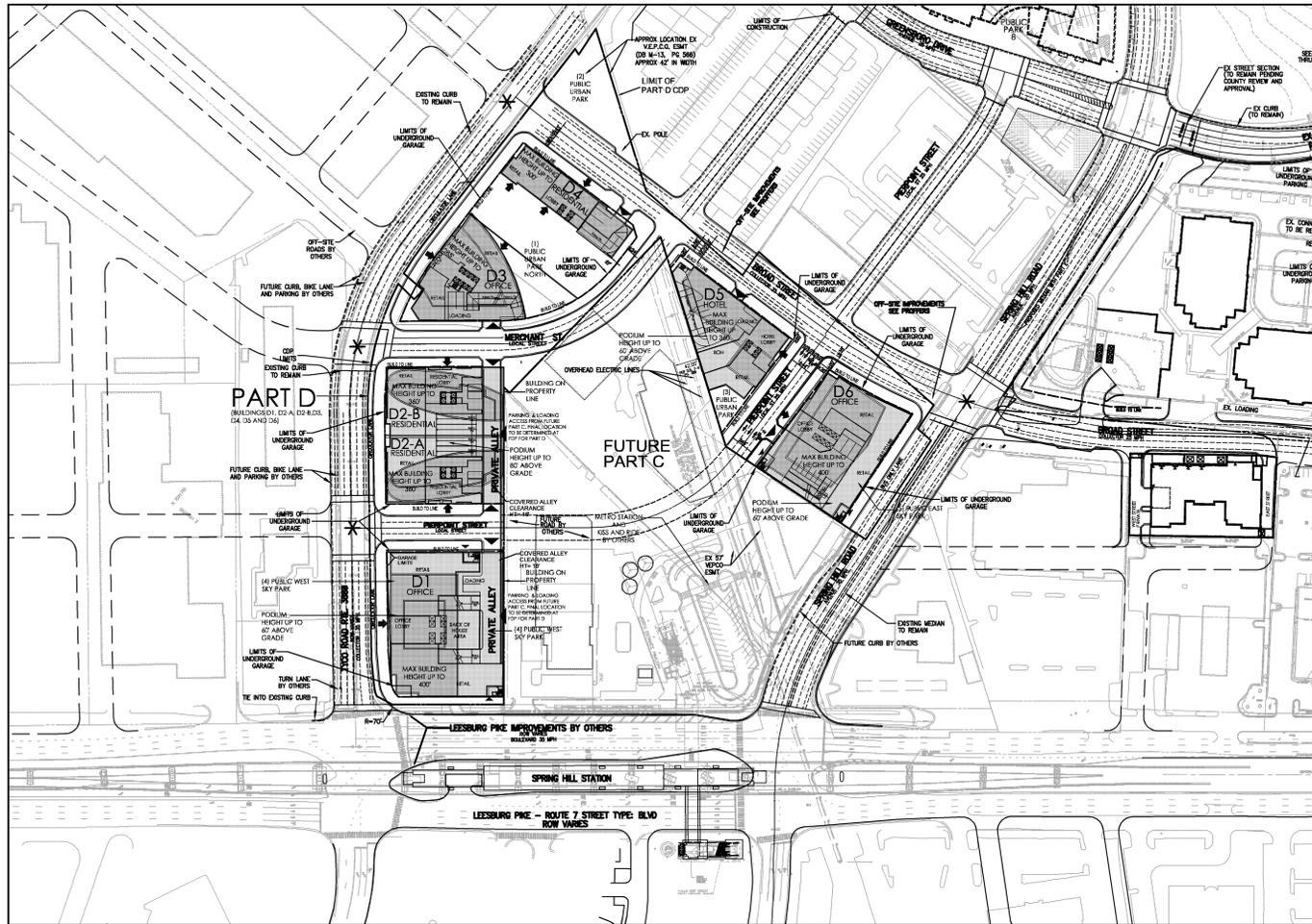
Application No: RZ 2010-PR-014 D Staff: T Stru
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 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 2013 (L_XBOS) (L_PC) (L_BZA)
 Comments:
 PLANNING & ZONING Sheet 11 of 74



NORTH (VCS 83)
 GRAPHIC SCALE



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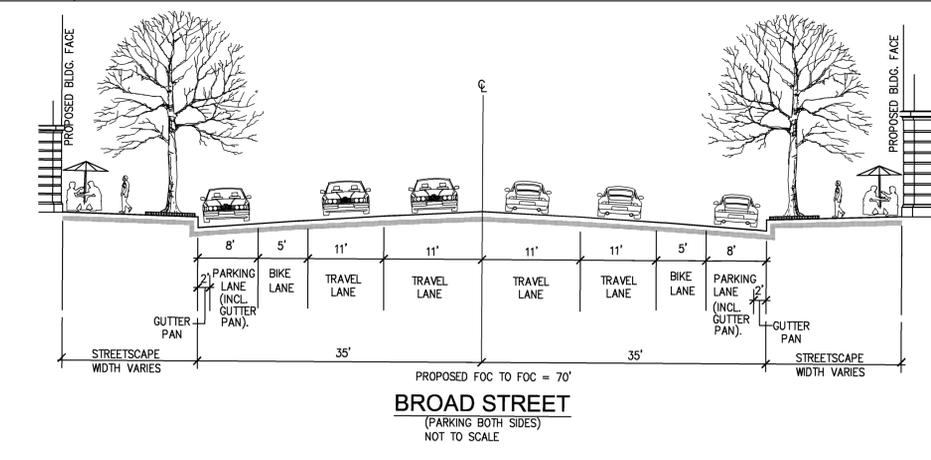


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Comments:

SEE LANDSCAPE SHEETS FOR STREETScape DIMENSIONS
SEE SHEETS C-7 THRU C-7B FOR INTERIM STREET SECTIONS

Sheet 12 of 74



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STREET SECTION / CIRCULATION PLAN PART D
Scale: **C-8**

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EXISTING VEGETATION TABLE PART-D

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	90,876 SF (2.0862 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED PARCEL AND PUBLIC USE (FIRESTATION) WITH LAWN, LANDSCAPED & OPEN SPACE AREAS.
"B"	UPLAND FOREST	LONG-TERM SUB-CLIMAX	40,952 SF (0.9401 AC)	GOOD	SEE COVER TYPE TABLE	SEMI-MATURE WOOD STAND BORDERED BY OTHER DEVELOPED PARCELS.
"C"	DEVELOPED/ MAINTAINED	N/A	297,717 SF (6.8346 AC)	N/A	SEE COVER TYPE TABLE	DEVELOPED AS WAREHOUSE & LIGHT INDUSTRY. ALL AREAS ARE DEVELOPED AS PAVED HARDSCAPE.
TOTAL AREA	-	-	429,545 SF (9.8610 AC)	-	-	-

PART-D VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer rubrum - Red Maple
 Acer saccharinum - Silver Maple
 Cornus - Dogwood
 Pinus virginiana - Virginia Pine
 Quercus palustris - Pin Oak
 Tilia - Linden
 Thuja occidentalis - White Cedar

"B" PRIMARY SPECIES

Acer rubrum - Red Maple
 Acer saccharinum - Silver Maple
 Albizia julibrissin - Momosa
 Carya glabra - Pignut Hickory
 Juniperus virginiana - Eastern Red Cedar
 Pinus strobus - Eastern White Pine
 Picea abies - Norway Spruce
 Prunus serotina - Black Cherry
 Robinia pseudoacacia - Black Locust
 Zelkova serrata - Japanese Zelkova

"C" PRIMARY SPECIES

Acer - Maple
 Cornus - Dogwood
 Ginkgo biloba - Ginko
 Juniperus - Juniper
 Magnolia acuminata - Cucumber
 Magnolia Quercus palustris - Pin Oak
 Prunus serotina - Black Cherry
 Robinia pseudoacacia - Black Locust
 Tilia - Linden



October 19, 2012

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

**RE: Tree Preservation Target Deviation Request
 Spring Hill Station Demonstration Project
 Part D
 CDP/RZ 2010-PR-014D
 VIKA # V7018C**

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In the Fairfax County Comprehensive Plan, adopted on June 22, 2010, the referenced site is located within the Tysons Corner Urban Center. The referenced FDP plan submittal is associated with Neighborhood 1, Part D. This deviation is requested in whole and is based upon the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

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

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

Portions of the existing vegetation on the referenced site had been planted with the development of the property while portions of the existing vegetation on this site are remnant wooded areas that were not cleared during the development process. Neighborhood 1, Part D will be razed of all existing features. This re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well as a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with preservation of existing vegetation as part of the redevelopment of Neighborhood 1 Part D. Therefore, it is requested here that UFMD deem that the tree TPT requirements will be hereby satisfied with the planting of the new 10-year tree canopy requirements. The 10-year tree canopy calculations will be provided in accordance with the Tysons Corner Urban Center recommendations. Therefore, the new landscape specified with this redevelopment will meet the 10-year tree canopy requirements. Please refer to the project landscape plans, tabulations and computations in this submittal.

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

Mr. Michael Knapp, Director UFMD
 Forest Conservation Branch, DPWES
**RE: Spring Hill Station
 Target Deviation Request
 Part D
 RZ 2010-PR-014
 VIKA # V7018N**

July 5, 2012
 Page 2 of 2

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

Sincerely,
 VIKA, Inc.

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

NPK/nck

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

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED: February 12, 2013 (L_BZ) (L_PC) (L_BZA)
 Date of Final Approval: February 12, 2013 (L_BZ) (L_PC) (L_BZA)
 Comments:

Sheet 13 of 74

PART-D EVM NARRATIVE

APPROXIMATELY 96% OF THIS NEIGHBORHOOD HAS BEEN DEVELOPED THAT IS RETAIL AND LIGHT INDUSTRIAL/WAREHOUSE SERVICE ESTABLISHMENTS.

AREA-A: THIS AREA IS DEVELOPED AND HAS A USE AS A FIRE STATION. THIS SITE HAD BEEN LANDSCAPED AT THE TIME OF DEVELOPMENT. THE VEGETATION IS MAINTAINED AND SHOWS GOOD HEALTH AND VIGOR.

AREA-B: THIS AREA IS A REMNANT UPLAND FOREST WOOD STAND. THERE ARE VARIOUS LEVELS OF VEGETATION MATURITY. EARLY SUCCESSIONAL, SUB-CLIMAX AND SUB-MATURITY. TRUNK CALIPER VARIES FROM 6" TO 22". THIS VEGETATION IS A MIX OF HARDWOOD AND CONIFEROUS PINE. THIS AREA IS NOT MAINTAINED. SOME OF THE TREES IN THIS AREA HAVE BEEN "TOPPED" LIKELY DURING PAST STORM EVENTS. AREA-B HAS A SIGNIFICANT PROPORTION OF ESTABLISHED INVASIVE PLANT MATERIAL. THIS VEGETATION SHOWS AVERAGE HEALTH FOR UNMAINTAINED PLANT MATERIAL. AREA-B SHOULD NOT BE CONSIDERED A PRIORITY AREA FOR PRESERVATION.

AREA-C: AREA-C HAS BEEN DEVELOPED WITH RETAIL/WAREHOUSE/LIGHT INDUSTRIAL DEVELOPMENT. THERE WAS VIRTUALLY NO LANDSCAPING OR TREE PRESERVATION WITH THIS DEVELOPMENT. THERE IS REMNANT AND VOLUNTEER VEGETATION THAT EXIST BETWEEN PARKING AND TRAVEL LANE AREAS. ALONG THE ROUTE 7 RIGHT-OF-WAY TWO GINKGOS HAD BEEN PLANTED. THE HEALTH AND CONDITION OF THE EXISTING VEGETATION IN AREA-C SHOWS STRESS, POOR FORM AND SYMMETRY AND LOW MAINTENANCE. THERE IS A HIGH PROPORTION OF ESTABLISHED INVASIVE PLANT MATERIAL WITHIN AREA-C. THE VEGETATION WITHIN AREA-C SHOULD NOT BE CONSIDERED A PRIORITY FOR TREE PRESERVATION.

CDP PART-D IS PROPOSED TO BE ZONED PTC AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING COMPOUND AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT MEET THE TREE PRESERVATION TARGET REQUIREMENTS. AS PART OF THIS APPLICATION SUBMITTAL AND IN ACCORDANCE WITH PFM 12-0508.4, A TREE PRESERVATION TARGET DEVIATION REQUEST IS INCLUDED FOR FAIRFAX COUNTY UFMD REVIEW AND APPROVAL.

PART - D

Table 12.3 - Tree Preservation Target Calculations and Statement

Step		Totals	Reference
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	60,888	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	14%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met? 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	No	Provide Yes or No
G	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	C-B	Provide sheet number, see § 12-0508.3
H	Place this information prior to the 10-year Canopy Calculations as per instructions in Table 12.10.	YES	see § 12-0508.4
I			

\\192.168.10.4\eng\DATA\7000-9000\7018C\10-yr Tree Canopy Reqmts Part-D.1.xls\NH No 1

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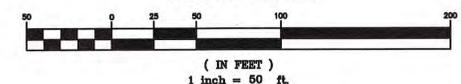
PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
 ISA CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE DATE 1/25/13



VA STATE GRID NORTH

GRAPHIC SCALE

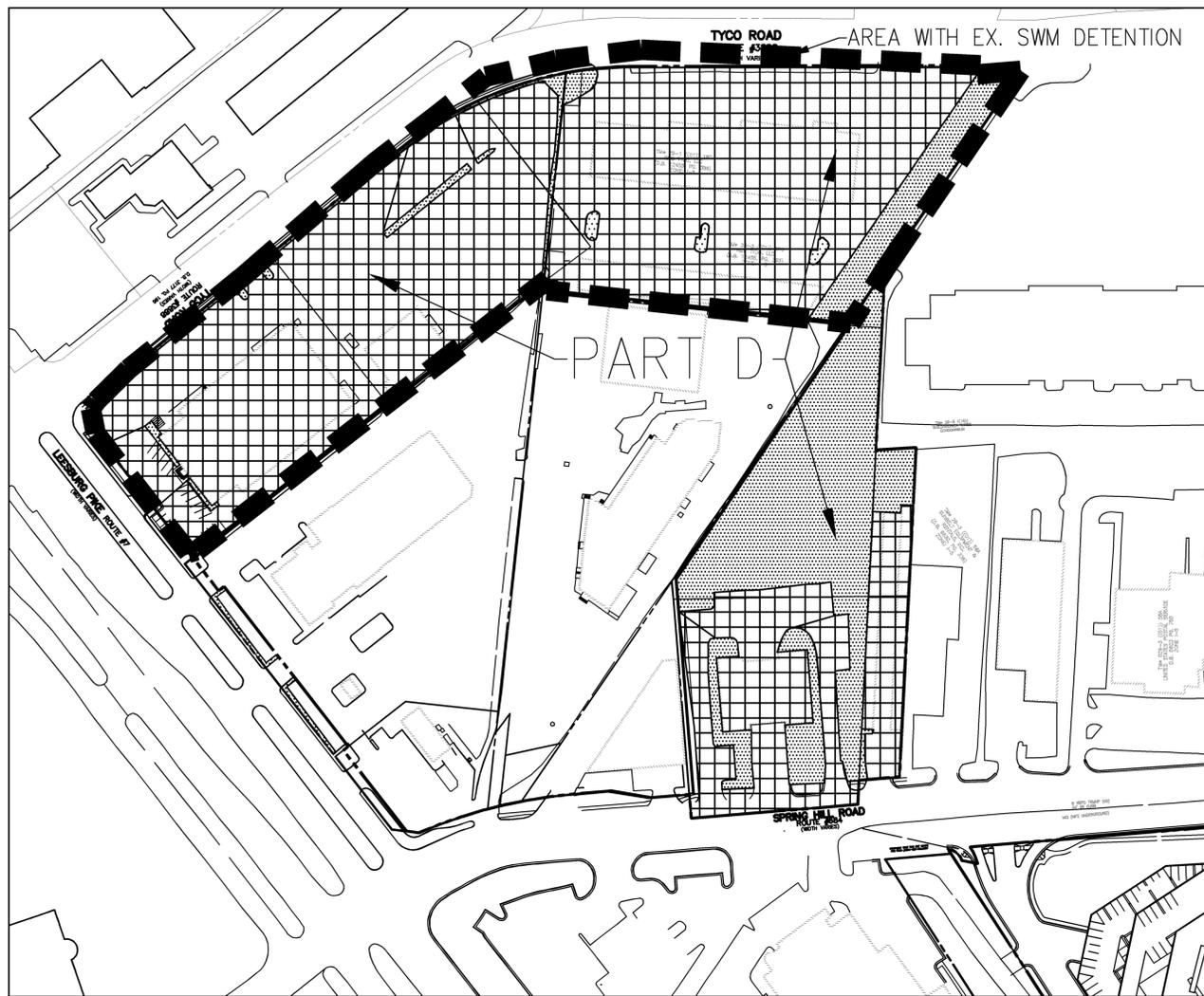


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EXISTING VEGETATION MAP
 CDP PART D

Scale: 1"=50'

C-9



CURRENT EXISTING CONDITION EXHIBIT

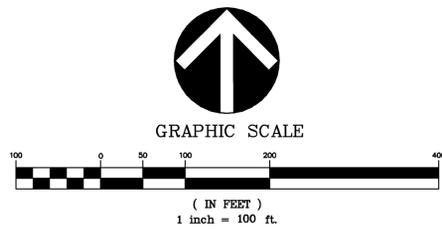
LEGEND

	IMPERVIOUS AREA = 327,521 SF (7.52 AC) = 76%
	PERVIOUS AREA = 102,024 SF (2.34 AC) = 24%

EXISTING CONDITIONS (PRE-DEVELOPMENT) PFM DETENTION CHECK

IMPERVIOUS AREA = 59,285 SF (1.36 AC) = 14%
 *PERVIOUS AREA = 370,260 SF (8.5 AC) = 86%

*THE AREA OF THE SITE THAT HAS EXISTING DETENTION FACILITIES (SHOWN HERE) WILL BE CONSIDERED 100% PERVIOUS (PRE-EXISTING CONDITIONS) FOR OUR EXISTING CONDITIONS PFM CALCULATIONS.



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EXISTING CONDITIONS SWM PLAN

Scale: AS SHOWN

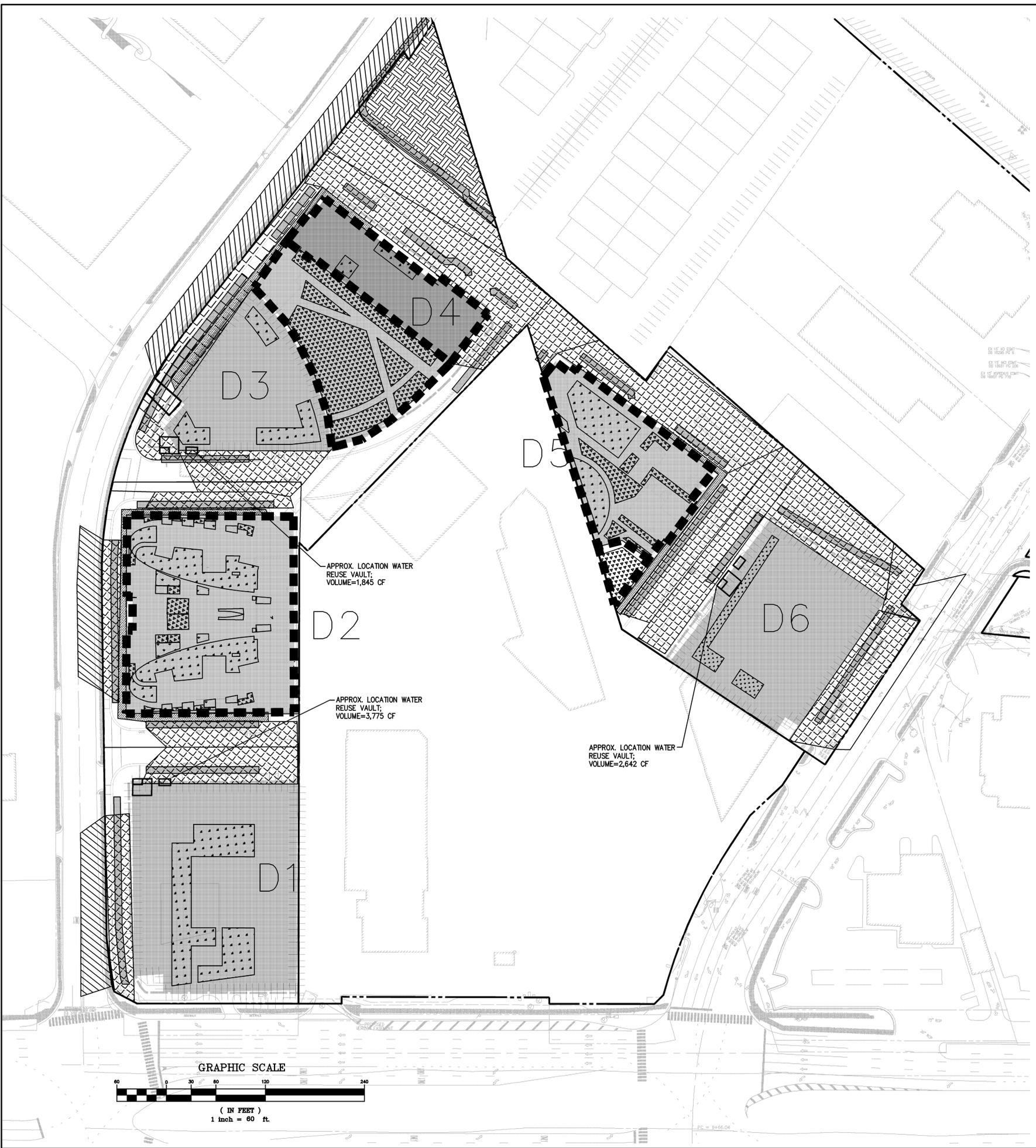
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Sheet 15 of 74

- LEGEND**
- SOIL AMENDMENTS
 - DRAINAGE AREA TO BIORETENTION TREE PIT
 - OFFSITE DRAINAGE AREA TO BIORETENTION TREE PIT
 - AREA OF PERMEABLE PAVERS
 - EXTENSIVE GREEN ROOF AREA
 - INTENSIVE GREEN ROOF AREA
 - DRAINAGE AREA TO INTENSIVE GREEN ROOF = 2.8 AC (D2, D4, D5)
 - DRAINAGE AREAS TO STORMWATER VAULT REUSE = 1.97 AC (D1, D3, D6)
 - LOCATION OF BIORETENTION TREE PIT



TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT PRACTICABLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.
- THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (E.G. VEGETATIVE ROOF AND URBAN BIO-RETENTION (TREE PITS) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	RESPONSE INFILTRATION SHALL NOT BE USED ON THE PROJECT DUE TO ITS IMPRACTICALITY. AREAS ON SITE AVAILABLE FOR INFILTRATION ARE VERY LIMITED DUE TO THE LARGE PROPOSED UNDERGROUND GARAGES ON EACH BLOCK. THE APPLICATION AREA TOTALS 9.86 ACRES, 5.72 ACRES (OR 58%) OF WHICH ARE COVERED BY THE EXTENTS OF THE UNDERGROUND GARAGE. ADDITIONALLY, ANOTHER 2.57 ACRES (OR 26%) OF THE SITE WILL BE PUBLIC ROADWAYS. IN THE REMAINING 16% OF THE APPLICATION AREA INFILTRATION IS IMPRACTICABLE DUE TO VARIOUS SITE CONSTRAINTS. REUSE WILL BE IMPLEMENTED ON BUILDINGS D1, D3, AND D6.
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AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FIVE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, PERMEABLE PAVEMENT, ROOFTOP RAINWATER HARVESTING, URBAN BIO-RETENTION (TREE PITS) AND STORMWATER PLANTERS. <ul style="list-style-type: none"> THE EXTENSIVE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT VEGETATIVE ROOF AREAS. THE INTENSIVE ROOF AREAS INCLUDE ELEMENTS FROM DCR SPECIFICATIONS BUT ARE MODIFIED PER DETAILS SHOWN ON THE CDP TO TREAT BOTH VEGETATED AS WELL AS NON-VEGETATED ROOF AREAS. THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A WITH MODIFICATION OF CERTAIN ELEMENTS PER THE DETAIL WITHIN THIS CDP. THE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETScape. THE STORMWATER PLANTERS (DETAILED ON THE CDP) ARE USED TO TREAT IMPERVIOUS BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABLE (TIER 3). THE PERMEABLE PAVEMENT (LEVEL ONE) HAS BEEN DESIGNED PER DCR SPEC #7 AND WILL ONLY CAPTURE ITS FOOTPRINT AREA. RAINWATER WILL BE HARVESTED FROM BUILDINGS D1, D3, AND D6 ROOF AREAS. THE WATER WILL BE REUSED FOR COOLING TOWER AND IRRIGATION DEMANDS.
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REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE APPLICABLE DCR SPECIFICATION (IF ONE EXISTS) THAT GOVERNS THEM. THE EXTENSIVE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, PERMEABLE PAVEMENT, AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
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"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED, IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL.	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, AND THE URBAN BIO-RETENTION (TREE PITS) AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS (BUILDINGS D1, D3, AND D6) AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. A WAIVER HAS BEEN SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT. SIMILARLY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ON SHEETS C-13 THRU C-13E ARE BASED ON THE TOTAL SITE AREA BROKEN DOWN BY BLOCK. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.
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"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETScape OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL FROM THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
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"LIQ TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9 AND MODIFIED TO MEET TYSONS URBAN DESIGN GUIDELINES.
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"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER. <ul style="list-style-type: none"> TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS) THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES. TIER 3 INNOVATIVE BMP'S (NON-APPROVED) THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THE SOIL HAS BEEN INCREASED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEETS C-13, 0.08 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THIS TIER 3
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CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), PERMEABLE PAVEMENT, ROOFTOP RAINWATER HARVESTING, AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETScape SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. THE BUILDING ROOF AREAS FOR D2, D4, AND D5 SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. THE BUILDING ROOF AREAS FOR D1, D3, AND D6 SHALL BE CONTROLLED BY VEGETATIVE ROOFS THAT ARE DESIGNED TO TREAT VEGETATIVE AREAS AND ALSO BY ROOFTOP RAINWATER HARVESTING. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-13 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS AND PERMEABLE PAVEMENT. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS. THE STORMWATER VAULTS WILL BE ACCESSED THROUGH THE GARAGE AND ALSO STREETScape AREAS.
- THE TREE PITS, VEGETATIVE ROOFS, STORMWATER VAULT, PERMEABLE PAVEMENT AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PFC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
 - A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP'S) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT AS REFERENCED IN SECTION 6-0303.8 OF THE PFM. A WAIVER HAS BEEN SUBMITTED UNDER A SEPARATE COVER.
 - A WAIVER OF PFM SECTION 6-1304.2F TO REDUCE THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF THE PERMEABLE PAVEMENT SYSTEM SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
 - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
 - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO FOUR (4) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
 - SWM VAULTS SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
 - A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

PERMEABLE PAVEMENT SYSTEM SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

- DESIGN OF BEST MANAGEMENT PRACTICES**
 - INFILTRATION BMP'S**
THERE ARE NO INFILTRATION BMP'S PROPOSED WITH THIS APPLICATION. THIS IS DUE TO THE FACT THAT INFILTRATION IS NOT FEASIBLE ON 84% OF THE DEVELOPED SITE DUE TO UNDERGROUND GARAGES AND ROADWAYS. INFILTRATION IS IMPRACTICABLE BECAUSE OF LIMITED CONTIGUOUS AREAS ON THE REMAINING 16% OF THE SITE AREA FOR PRACTICES DUE TO PROPOSED UTILITIES, VAULTS, AND STREETScaPES. ALL RUNOFF REDUCTION SHALL BE CONTROLLED BY URBAN BIO-RETENTION, PERMEABLE PAVEMENT (LEVEL 1), AND VEGETATIVE ROOF SYSTEMS.
 - RAINWATER HARVESTING**
RAINWATER HARVESTING HAS BEEN PROVIDED WITH THIS SITE. IT WILL BE USED FOR COOLING TOWER REUSE IN BUILDINGS D1, D3, AND D6. THESE BUILDINGS ARE NOT RESIDENTIAL AND WILL THEREFORE HAVE A HIGHER COOLING TOWER DEMAND.

RUNOFF REDUCTION PRACTICES
THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, PERMEABLE PAVEMENT (LEVEL 1) AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9**
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9 WITH MODIFICATIONS REQUIRED BY THE URBAN NATURE OF THE SITE. THE EXTENSIVE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5. THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.98" AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-13).

TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)
THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THE SOIL HAS BEEN INCREASED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEETS C-13, 0.08 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THIS TIER 3

APPROACH WITH A 0.85 AC DRAINAGE AREA (0.56 AC OF WHICH IS TIER 1). ADDITIONALLY, STORMWATER PLANTERS ARE PROPOSED WITH THIS APPLICATION WHICH SHALL BE A TIER 3 DESIGN. THESE PLANTERS ARE A DCR DESIGN (SPEC #9 URBAN BIORETENTION) MODIFIED TO DISCONNECT TOWER ROOF WATER TO A PODIUM OR AT GRADE. AS CAN BE SEEN ON SHEET C-13, 0.15 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THIS TIER 3 APPROACH. IF AT SITE PLAN TIME THIS DESIGN CONCEPT IS NOT FEASIBLE IT IS REQUESTED THAT OFFSITE TREATMENT BE ALLOWED IN THE FORM OF TREE PIT TREATING RUNOFF FROM THE EXISTING PUBLIC TYCO ROAD. THIS AREA SHALL ADD AN ADDITIONAL 0.03 INCH OF RAINFALL DEPTH CONTROLLED THEREBY PARTIALLY MITIGATING THE RAINFALL DEPTH LOST PROVIDED THE TIER 3 INTENSIVE GREEN ROOF IS NOT FEASIBLE AT SITE PLAN. SEE SHEET C-13 AND C-14 FOR COMPUTATIONS AND DETAILS.

- OFFSITE OR SHARED FACILITIES**
CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, THE TREE PITS CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM TYCO ROAD APPROXIMATELY 0.36 AC). AS CAN BE SEEN ON SHEET C-13 THIS WILL YIELD AN ADDITIONAL 0.03 INCH OF THE 1.00 INCH RAINFALL DEPTH CONTROLLED.
- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

IT IS THE BELIEF OF THE UNDERSIGNED ENGINEER THAT THIS SITE PLAN ADEQUATELY HANDLES, TO THE MAXIMUM EXTENT POSSIBLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. BELOW IS SUMMARY OF THE RUNOFF REDUCTION PRACTICES UTILIZED IN THE STORMWATER MANAGEMENT PLAN AND THEIR CONFORMANCE TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THIS SUBJECT APPLICATION.

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.98" OF RAINFALL (1.00" WITH OFF SITE TREATMENT; 2.26" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT).
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, PERMEABLE PAVEMENT, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS).
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (SUCH AS INFILTRATION)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-10 THRU C-15 FOR DETAILS.
- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS, COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT CAN BE MET ON SITE BY CAPTURING OFFSITE AREAS IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETScape ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ADJUTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS.

BMP NARRATIVE

THE SUBJECT SITE DRAINS ENTIRELY INTO THE REGIONAL STORMWATER POND D-67. THIS POND MEETS ALL REQUIREMENTS OF BMP FOR THE ENTIRE DRAINAGE SHED. SEE SHEET 14A FOR POND INFORMATION.

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

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

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

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A (STORM VAULTS)
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
D1	0.90	0	0.90	755	3189	
D3	0.44	0	0.44	369	2392	
D6	0.63	0	0.63	528	2658	
Totals					8239 CF (TOTAL)	
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-15. Pond inlet and outlet pipe systems are shown on Sheet C-15.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-12.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-15.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-15.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-4.
- 11. A submission waiver is requested for ALLOW STORM VAULTS TO SERVE RESIDENTIAL UNITS
- 12. Stormwater management is not required because _____

Application No: **RZ 2010-PR-014 D** Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: **February 7, 2013**
 SEE CONDITIONS DATED:
 Date of Final Approval: **February 12, 2013** (L_BOS) (L_PC) (L_BZA)
 Comments:
 PLANNING & ZONING
 Sheet 16 of 74



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CDP (Revised)	11.28.12
CDP (Revised)	01.11.13
CDP (Revised)	01.28.13

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SWM NARRATIVE

C-12

APPLICATION OVERALL SWM COMPUTATIONS-TYSONS CORNER CONFORMANCE SPREADSHEET

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: **Georgelas Part D**
 Description: **D.A. 'A' - D1, D.A. 'B' - D2, D.A. 'C' - D3 & D4, D.A. 'D' - D5, D.A. 'E' - D6**

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)			0.10		0.10
Impervious Cover (acres)			1.55		1.55
Total					1.65

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)			0.09		0.09
Impervious Cover (acres)			1.65		1.65
Total					1.74

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)			0.19		0.19
Impervious Cover (acres)			3.26		3.26
Total					3.45

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)			0.07		0.07
Impervious Cover (acres)			1.31		1.31
Total					1.38

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)			0.07		0.07
Impervious Cover (acres)			1.57		1.57
Total					1.64

Land Cover Type *	Rv Coefficients			
	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

* See the instructions tab for a definition of each land cover type.

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.52
Weighted Rv (turf)	0.22
% Managed Turf	5%
Impervious Cover (acres)	9.34
Rv (impervious)	0.95
% Impervious	95%

Total Site Area (acres) 9.86
Site Rv 0.91

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	35,792
Volume Not Converted to Runoff (cf)	3,168
1-inch Runoff Volume for entire site (cf)	32,624

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	32,624
Runoff Reduction Volume Achieved (cf)	31,784
Total Runoff Volume Retained (cf)	34,952
Total Area of Site Captured in a BMP (acres)	9.53

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 97%

Rainfall Depth Retained Onsite (inch) 0.98

*SEE BELOW FOR TABLE IDENTIFYING ALTERNATE/ADDITIONAL STORMWATER OPTIONS

TOTAL RUNOFF REDUCTION REQUIRED	35,792 CFT	SEE OVERALL COMPUTATIONS SHEET 1
TOTAL RUNOFF REDUCTION PROVIDED	34,952 CFT	(SHOWN HERE)
RAINFALL DEPTH RETAINED ONSITE	0.98 IN	
SITE AREA	9.86	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES)	0.88	0.95	3035	28439	1.00	3035	0.08
TOTAL =						3035	0.08

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
GREEN ROOF	1.72	0.95	5931	12854	2.17	6922	0.19
PERMEABLE PAVEMENT	0.25	0.95	862	496	0.58	0	0.00
BIORETENTION (TREES)	3.50	0.95	12070	38472	3.19	26402	0.74
DISCONNECTION TO SWM PLANTER	1.54	0.95	5311	30755	3.20	11684	0.33
RAINWATER HARVESTING	2.17	0.95	7068	8239	1.10	756	0.02
*SHALL NOT EXCEED 3.2" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT					TOTAL EXCESS VOL	45764	1.28

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER
GREEN ROOF - EXTENSIVE	0.08 IN	TIER 1
PERMEABLE PAVEMENT	0.01 IN	
BIORETENTION (TREES)	0.34 IN	
RAINWATER HARVESTING	0.20 IN	
SOIL AMENDMENTS	0.03 IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09 IN	0.74 IN
GREEN ROOF - INTENSIVE	0.08 IN	TIER 3
DISCONNECTION TO SWM PLANTER	0.15 IN	0.24 IN
TOTAL	0.98 IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BLOCK	INCHES RETAINED
A	D1	0.96
B	D2	1.00
C	D3/D4	0.96
D	D5	0.98
E	D6	0.99



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 FAIRFAX COUNTY, VIRGINIA



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Application No: RZ 2010-PR-014 D Staff: T Stru
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 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: **February 7, 2013**
 SEE CONDITIONS DATED:
 Date of Final Approval: **February 12, 2013** (L_BOS) (L_PC) (L_BZA)
 Comments:
PLANNING & ZONING Sheet 17 of 74

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SWM COMPUTATIONS

C-13

BUILDING D1-DRAINAGE AREA 'A' SWM SUMMARY

DRAINAGE AREA 'A' LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION County : FAIRFAX Subtitle: D.A. 'A' EXISTING

Date: Drainage Area : 1.65 Acres Runoff Curve Number : 97 Time of Concentration : 0.10 Hours Rainfall Type : II Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	11	13	15	17	18

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

2 YR: 1.65 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 17,130 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION County : FAIRFAX Subtitle: D.A. 'A' PROPOSED

Date: Drainage Area : 1.65 Acres Runoff Curve Number : 97 Time of Concentration : 0.10 Hours Rainfall Type : II Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	11	13	15	17	18

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):

2 YR: 1.65 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 17,130 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.*

THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

2 YR: 17,130 CF - (0.75)* 17,130 CF = 4,283 CF

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME

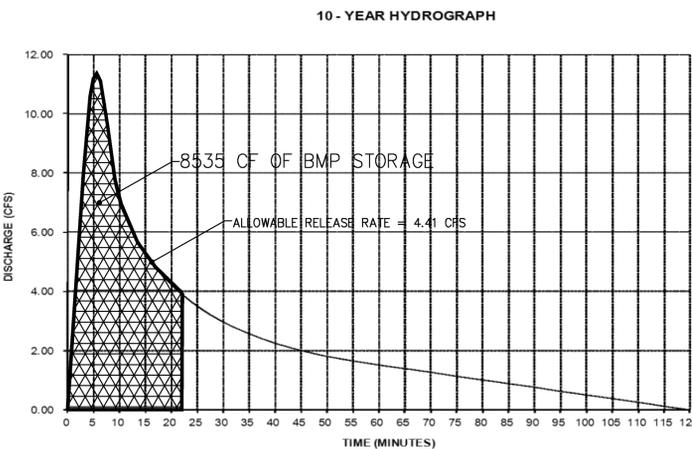
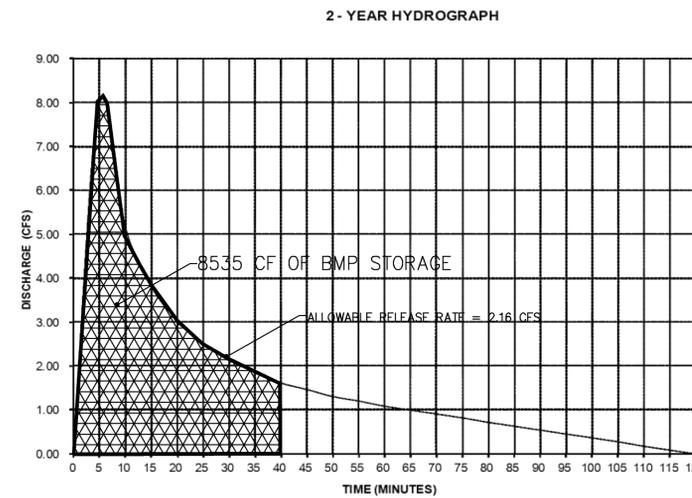
10,403 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY) = 1040 CF

REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 7,495 CF

= 4,283 CF - (1040+7495) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

PFM COMPLIANCE

* PER FAIRFAX 2011 SOILS MAP, SOIL TYPE IS URBAN LAND - SOIL TYPE ASSUMED TO BE TYPE C



D.A. 'A'	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type C	
Total Site Area (Ac)	Type A	Type B	Type C	Type D	Note: 1-yr Storm intensity (I) taken as 60% of 2-yr storm 'I'	
1.65	0	0.00	1.65	0		

Base Line Flow Rates	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:	
Land Use = Existing Conditions (0% Imp)	Type A	Type B	Type C	Type D	C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P]	
	-	-	74	-	where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Weighted CN for site	74				5 Minute Tc	
S for CN to C Calc.	2-yr	10-yr	1-yr	Design Storm Rainfall Intensity (I) in / hr		
3.51	3.2	5.2	2.7	2-yr	10-yr	1-yr
	Equivalent C			Existing Conditions Peak Flow Rates cfs		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
	0.32	0.49	0.27	2.92	5.82	1.45

Proposed Flow Rates	Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:	
Land Use = Proposed Conditions (94% Imp)	Type A	Type B	Type C	Type D	C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P]	
	-	-	97	-	where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Weighted CN for site	97				5 Minute Tc	
S for CN to C Calc.	2-yr	10-yr	1-yr	Design Storm Rainfall Intensity (I) in / hr		
0.31	3.2	5.2	2.7	2-yr	10-yr	1-yr
	Equivalent C			Proposed Conditions Peak Flow Rates cfs		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
	0.89	0.93	0.87	8.03	11.18	4.72

ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 1.65 ACRES
 $i_2 = 5.45 \text{ in/hr}$, $i_{10} = 7.27 \text{ in/hr}$
 $c_2 = 0.32$, $c_{10} = 0.49$ (EXISTING)

$Q_2 = 0.32 \times 5.45 \times 1.65 = 2.88 \times (0.75) = 2.16 \text{ CFS}$
 $Q_{10} = 0.49 \times 7.27 \times 1.65 = 5.88 \times (0.75) = 4.41 \text{ CFS}$

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

*EX CONDITIONS ALLOWABLE RELEASE FOUND BY TAKING THE AREAS OF SITE WITH DETENTION MEASURES AS GOOD CONDITION OPEN SPACE (CN=74) RATHER THAN AS WHAT EXISTS CURRENTLY

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: **February 7, 2013**

SEE CONDITIONS DATED: **February 7, 2013**

Date of Final Approval: **February 12, 2013** (L_BOS) (L_PC) (L_BZA)

Comments: **PLANNING & ZONING** Sheet 18 of 74

D.A. 'A' 1" SUMMARY

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: **Georgelas Part D**

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.10	0.00	0.10
Impervious Cover	0.00	0.00	1.55	0.00	1.55
D.A. Total (acres)					1.65

Rv (turf) 0.22
 Rv (impervious) 0.95
 1" rainfall 5990
 Runoff from 1" Rainfall (cf) = 5,425

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Estimate RWH RR % Credit				Downstream Practice
											Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)		
Roof Rainwater Harvesting	Roof area without vegetated roof	0.92	1.00	3,173	Estimate Runoff Reduction % Using Spreadsheet	94%	0	3,173	7,952	23,856	2,993	347			
Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)		Downstream Practice	
Vegetated Roof	10403 sf of Extensive Green Roof, 4" depth, 0.3 Porosity	0.24	N/A	828	Subtract 100% of provided storage vol.	100%	N/A	828	N/A	1,040	828	0			
Bioretention - DCR Level 2 Design Spec (enhanced)	4409 sf tree pits, assuming 4" depth, Max ponding depth 6" and soil porosity 0.3. Typical drainage area 0.07 Ac/tree pit	0.40		1,379	Subtract 100% of provided storage vol.	100%	0	1,379	N/A	7,495	1,379	0			
Totals:		1.56	0.00												
Total Drainage Area Treated (acres):				1.56											
Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):											5,200				

See Site Data and Summary Tab for Site Results

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SWM COMPUTATIONS

C-13A



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BUILDING D2-DRAINAGE AREA 'B' SWM SUMMARY

DRAINAGE AREA 'B' LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION County : FAIRFAX State: VA User: NB Checked: Date: Subtitle: D.A. 'B' EXISTING

Data: Drainage Area : 1.74 Acres Runoff Curve Number : 97 Time of Concentration : 0.10 Hours Rainfall Type : II Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	11	13	15	18	19

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

2 YR: 1.74 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 18,064 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION County : FAIRFAX State: VA User: NB Checked: Date: Subtitle: D.A. 'B' PROPOSED

Data: Drainage Area : 1.74 Acres Runoff Curve Number : 97 Time of Concentration : 0.10 Hours Rainfall Type : II Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	11	13	15	18	19

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):

2 YR: 1.74 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 18,064 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.*

THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

2 YR: 18,064 CF - (0.75)* 18,064 CF = 4,516 CF

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME

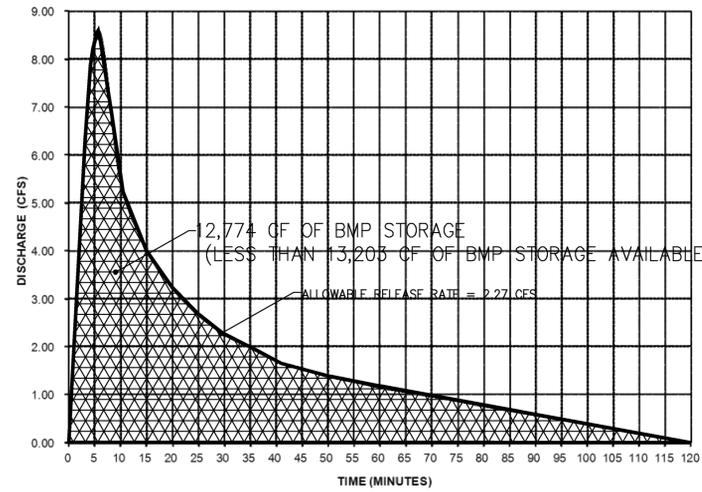
2000 SF INTENSIVE GREEN ROOF (4' DEPTH, 0.3 POROSITY)
28000 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)

REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 6,771 CF

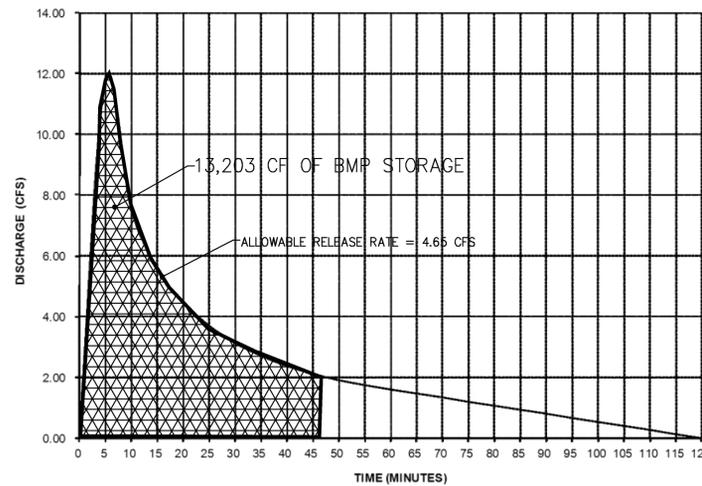
REDUCTION TAKEN FOR PERMEABLE PAVEMENT STORAGE = 232 CF

= 4516 CF - (6200+6771+232) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 1.74 ACRES

i2 = 5.45 in/hr, i10 = 7.27 in/hr
c2 = 0.32, c10 = 0.49 (EXISTING)

Q2 = 0.32 x 5.45 x 1.74 = 3.03 x (0.75) = 2.27 CFS
Q10 = 0.49 x 7.27 x 1.74 = 6.20 x (0.75) = 4.65 CFS

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

*EX CONDITIONS ALLOWABLE RELEASE FOUND BY TAKING THE AREAS OF SITE WITH DETENTION MEASURES AS GOOD CONDITION OPEN SPACE (CN=74) RATHER THAN AS WHAT EXISTS CURRENTLY

D.A. 'B' 1" SUMMARY

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Georgelas Part D

Drainage Area Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.09	0.00	0.09
Impervious Cover	0.00	0.00	1.65	0.00	1.65
D.A. Total (acres)	1.74				1.74

Runoff from 1" Rainfall (cfs) = 5.782

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD		0	0			0	0	
Apply Runoff Reduction Practices													
Vegetated Roof	Roof drainage area to intensive (15000 sf - 1' depth) and extensive (13000 sf - 4" depth), 45% voids	0.64	N/A	2,207	Subtract 100% of provided storage vol.	100%	N/A	2,207	N/A	8,700	2,207	0	
Permeable Pavement - DCR Level 1 Design Spec	5165 sf permeable pavement	0.12	N/A	414	Reduce vol. through permeable pavement by 0.045 cfs/ft of permeable pavement.	N/A	N/A	414	5,165	N/A	232	181	
Bioretenition - DCR Level 2 Design Spec (enhanced)	3983 sf tree pits, assuming 4' depth. Max ponding depth 6" and soil porosity 0.3. Typical drainage area 0.07 ac/tree pit	0.47		1,621	Subtract 100% of provided storage vol.	100%	0	1,621	N/A	6,771	1,621	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	0.50 ac of roof disconnection to 2000 sf stormwater planters (3' depth, 45% voids)	0.50	N/A	1,724	Subtract 100% of provided storage vol.	100%	0	1,724	N/A	2,700	1,724	0	
Totals:		1.73	0.00										
Total Drainage Area Treated (acres):		1.73											
Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):								5,785					

See Site Data and Summary Tab for Site Results

PFM COMPLIANCE

* PER FAIRFAX 2011 SOILS MAP, SOIL TYPE IS URBAN LAND - SOIL TYPE ASSUMED TO BE TYPE C

D.A. 'B'	Amount of Site Area (Ac) Per Hydrologic Soil Group *				*Per Soils Map approximately 100% type C
Total Site Area (Ac)	Type A	Type B	Type C	Type D	
1.74	0	0.00	1.74	0	Note: 1-yr Storm intensity (I) taken as 60% of 2-yr storm I
Base Line Flow Rates					
Land Use = Existing Conditions (0% Imp)					
Curve Number (CN) For Soil Type Per Land Use					
	Type A	Type B	Type C	Type D	
	-	-	74	-	
Weighted CN for site					
74					
Proposed Flow Rates					
Land Use = Proposed Conditions (95% Imp)					
Curve Number (CN) For Soil Type Per Land Use					
	Type A	Type B	Type C	Type D	
	-	-	97	-	
Weighted CN for site					
97					
5 Minute Tc					
S for CN to C Calcs.	Design Storm 24-hr Rainfall Depth (in)			Design Storm Rainfall Intensity (I) in/hr	
3.51	2-yr	10-yr	1-yr	2-yr	10-yr
	3.2	5.2	2.7	5.45	7.27
Equivalent C					
	2-yr	10-yr	1-yr	Existing Conditions Peak Flow Rates cfs	
	0.32	0.49	0.27	3.07	6.14
Proposed Flow Rates					
Land Use = Proposed Conditions (95% Imp)					
Curve Number (CN) For Soil Type Per Land Use					
	Type A	Type B	Type C	Type D	
	-	-	97	-	
Weighted CN for site					
97					
5 Minute Tc					
S for CN to C Calcs.	Design Storm 24-hr Rainfall Depth (in)			Design Storm Rainfall Intensity (I) in/hr	
0.31	2-yr	10-yr	1-yr	2-yr	10-yr
	3.2	5.2	2.7	5.45	7.27
Equivalent C					
	2-yr	10-yr	1-yr	Proposed Conditions Peak Flow Rates cfs	
	0.89	0.93	0.87	8.47	11.79



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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



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CDP	06.22.10
CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10
CDP (Revised)	12.20.10
CDP (Revised)	03.18.11
CDP (Revised)	04.25.11
CDP (Revised)	11.30.11
CDP (Revised)	7.13.12
CDP (Revised)	10.19.12
CDP (Revised)	11.28.12
CDP (Revised)	01.11.13
CDP (Revised)	01.28.13

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SWM COMPUTATIONS

C-13B

BUILDINGS D3 & D4-DRAINAGE AREA 'C' SWM SUMMARY

DRAINAGE AREA 'C' LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION State: VA User: KB Date: _____
 County : FAIRFAX Checked: _____ Date: _____
 Subtitle: D.A. 'C' EXISTING

Data: Drainage Area : 3.45 Acres
 Runoff Curve Number : 95
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.04	0.03	0.02	0.02	0.02	0.02	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.16	2.64	3.92	4.62	5.41	6.41	6.70
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.03 Ponds Used							
Peak Discharge (cfs)	12	14	21	25	29	35	37

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

2 YR: 3.45 AC x (2.64 IN / 12 IN/FT) x 43,560 SQ FT/AC = 33,062 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION State: VA User: KB Date: _____
 County : FAIRFAX Checked: _____ Date: _____
 Subtitle: D.A. 'C' PROPOSED

Data: Drainage Area : 3.45 Acres
 Runoff Curve Number : 97
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.09 Ponds Used							
Peak Discharge (cfs)	13	16	23	26	31	36	38

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):

2 YR: 3.45 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 35,817 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM

MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.*

THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

2 YR: 35,817 CF - (0.75)* 33,062 CF = 11,021 CF

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME

16,503 SF INTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)
 5040 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)

REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 14,173 CF

REDUCTION TAKEN FOR PERMEABLE PAVEMENT STORAGE = 160 CF

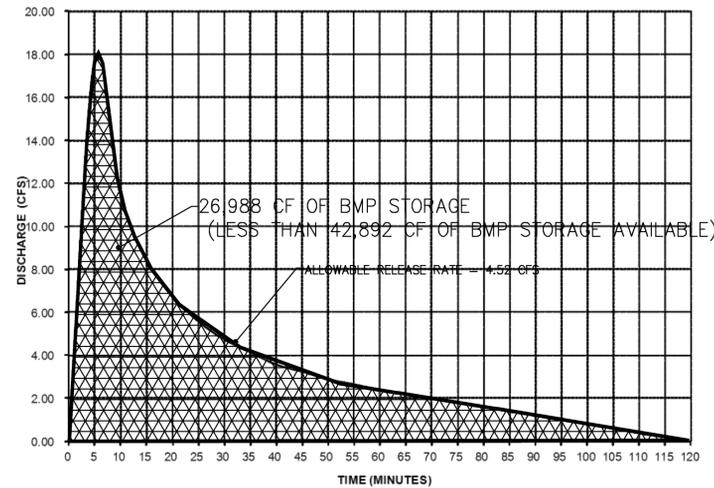
= 11,021 CF - (28,559+14,173+160) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

PFM COMPLIANCE

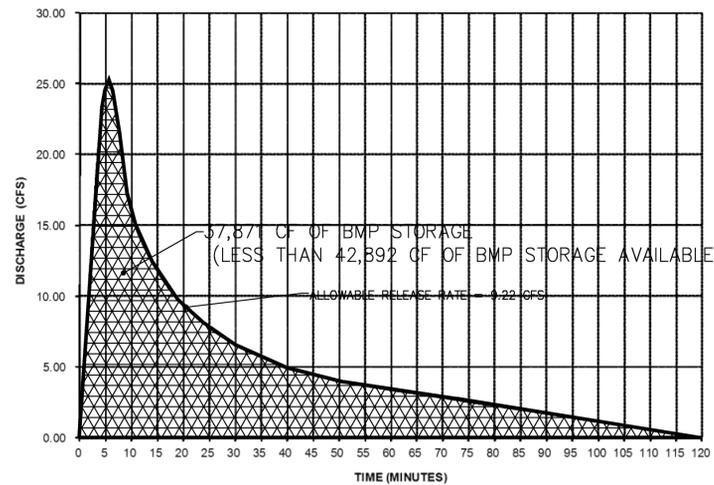
* PER FAIRFAX 2011 SOILS MAP, SOIL TYPE IS URBAN-LAND- SOIL TYPE ASSUMED TO BE TYPE C

D.A. 'C'	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type C				
Total Site Area (Ac)	Type A	Type B	Type C	Type D	Note: 1-yr Storm intensity ("I") taken as 60% of 2-yr storm "I"				
3.45	0	0.00	3.45	0					
Base Line Flow Rates									
Land Use = Existing Conditions (0% Imp)									
Curve Number (CN) For Soil Type Per Land Use									
Type A	Type B	Type C	Type D	Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: $C = 1 - [(S \times (1.2 - (S / (P + 0.85))) / P]$ where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10					
Weighted CN for site	Design Storm 24-hr Rainfall Depth (in)			5 Minute Tc			in / hr		
74	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr
S for CN to C Calcs.	3.2	5.2	2.7	5.45	7.27	3.27	Existing Conditions Peak Flow Rates cfs		
	Equivalent C			Proposed Conditions Peak Flow Rates			cfs		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr	6.10	12.18	3.02
Proposed Flow Rates									
Land Use = Proposed Conditions (94% Imp)									
Curve Number (CN) For Soil Type Per Land Use									
Type A	Type B	Type C	Type D	Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: $C = 1 - [(S \times (1.2 - (S / (P + 0.85))) / P]$ where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10					
Weighted CN for site	Design Storm 24-hr Rainfall Depth (in)			5 Minute Tc			in / hr		
97	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr	5.45	7.27	3.27
S for CN to C Calcs.	3.2	5.2	2.7	5.45	7.27	3.27	Proposed Conditions Peak Flow Rates cfs		
	Equivalent C			Proposed Conditions Peak Flow Rates			cfs		
	2-yr	10-yr	1-yr	2-yr	10-yr	1-yr	16.78	23.38	9.87

2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 3.45 ACRES

I2 = 5.45 in/hr, I10 = 7.27 in/hr

c2 = 0.32, c10 = 0.49 (EXISTING)

Q2 = 0.32 X 5.45 X 3.45 = 6.02 X (0.75) = 4.52 CFS
 Q10 = 0.49 X 7.27 X 3.45 = 12.29 X (0.75) = 9.22 CFS

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

*EX CONDITIONS ALLOWABLE RELEASE FOUND BY TAKING THE AREAS OF SITE WITH DETENTION MEASURES AS GOOD CONDITION OPEN SPACE (CN=74) RATHER THAN AS WHAT EXISTS CURRENTLY

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 2013 (ZBOS) (L_PC) (L_BZA)
 Comments:

PLANNING & ZONING

Sheet 20 of 74

D.A. 'C' 1" SUMMARY

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Georgelas Part D

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals	Rv (Turf) 0.22	Rv (Impervious) 0.95	1" rainfall 1254	Runoff from 1" Rainfall (cf) = 11,944
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00				
Managed Turf	0.00	0.00	0.19	0.00	0.19				
Impervious Cover	0.00	0.00	3.26	0.00	3.26				
D.A. Total (acres)					3.45				

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Apply Runoff Reduction Practices	D3 roof area without D3 extensive green roof area - drawdown # is for D3 only	0.47	1.00	1,621	Estimate Runoff Reduction % Using Spreadsheet	95%	0	1,621	5,964	17,892	1,540	166		
Apply Runoff Reduction Practices	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice		
Vegetated Roof	5040 sf extensive green roof (D3 & D4)	0.12	N/A	414	Subtract 100% of provided storage vol.	100%	N/A	414	N/A	504	414	0		
Permeable Pavement - DCR Level 1 Design Spec	3596 sf permeable pavement	0.08	N/A	276	Reduce vol. through permeable pavement by 0.045 cfs/ft of permeable pavement	N/A	N/A	276	3,586	N/A	160	115		
Bioretention - DCR Level 2 Design Spec (enhanced)	8337 sf tree pits, Assuming 4' depth, Max. Ponding depth 6" and soil porosity 0.3. Typical drainage area 0.07 Acre/tree pit 16503 sf stormwater planters-drainage area is D4 roof without extensive areas	1.25		4,311	Subtract 100% of provided storage vol.	100%	0	4,311	N/A	14,173	4,311	0		
Disconnection to Stormwater Planter, Extended Tree Pit, or Qurb Extension (Urban Bioretention)	1.04	N/A	3,586	Subtract 100% of provided storage vol.	100%	0	3,586	N/A	28,055	3,586	0			
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	0.35		1,207	Reduce volume by 0.00 cu. ft per sq. ft. of conservation area	N/A	0	1,207	15144	N/A	909	298			
Proprietary / Other practice not listed above			0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0			
Totals:		3.31	0.00											
Total Drainage Area Treated (acres):		3.31		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 10,920										



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Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



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CDP (Revised)	11.28.12
CDP (Revised)	01.11.13
CDP (Revised)	01.28.13

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SWM COMPUTATIONS

C-13C

BUILDING D5-DRAINAGE AREA 'D' SWM SUMMARY

DRAINAGE AREA 'D' LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION User: KB Date: _____
 County : FAIRFAX State: VA Checked: _____ Date: _____
 Subtitle: D.A. 'D' EXISTING

Data: Drainage Area : 1.38 Acres
 Runoff Curve Number : 77
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.22	0.19	0.13	0.11	0.10	0.09	0.08
Used	0.22	0.19	0.13	0.11	0.10	0.10	0.10
Runoff (in)	0.87	1.21	2.21	2.79	3.48	4.37	4.64
Unit Peak Discharge (cfs/acre/in)	1.508	1.528	1.559	1.570	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.0% Ponds Used							
Peak Discharge (cfs)	2	3	5	6	8	10	10

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):
 2 YR: 1.38 AC x (1.21 IN / 12 IN/FT) x 43,560 SQ FT/AC = 6,061 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION User: KB Date: _____
 County : FAIRFAX State: VA Checked: _____ Date: _____
 Subtitle: D.A. 'D' PROPOSED

Data: Drainage Area : 1.38 Acres
 Runoff Curve Number : 97
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.01	0.01	0.01	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.95	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.0% Ponds Used							
Peak Discharge (cfs)	5	6	9	11	12	14	15

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):
 2 YR: 1.38 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 14,327 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

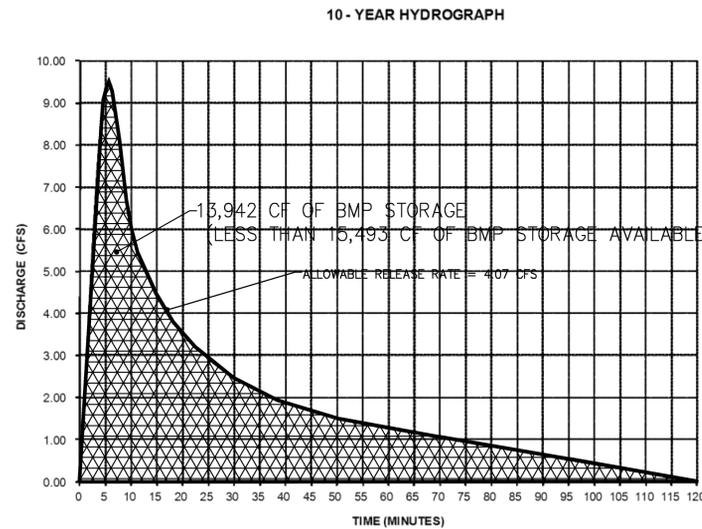
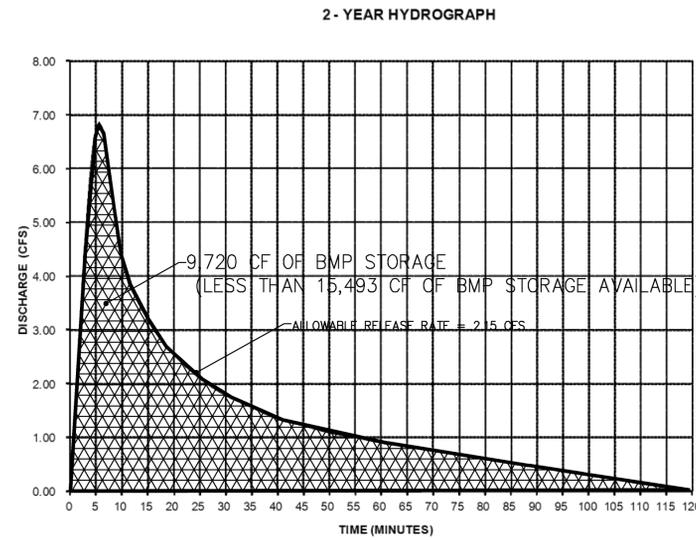
PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME (EX. SITE IS GREATER THAN 50% PERVIOUS). THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

2 YR: 14,327 CF - 6,061 CF = 8266 CF
 REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME
 5752 SF INTENSIVE GREEN ROOF (4' DEPTH, 0.3 POROSITY)
 5940 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)

REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 5,018 CF
 REDUCTION TAKEN FOR PERMEABLE PAVEMENT STORAGE = 103 CF
 = 8266 CF - (5,018 + 103) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

PFM COMPLIANCE

* PER FAIRFAX 2011 SOILS MAP,
 SOIL TYPE IS URBAN LAND
 SOIL TYPE ASSUMED TO BE TYPE C



D.A. 'D'	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type C
Total Site Area (Ac)	Type A	Type B	Type C	Type D	
1.38	0	0.00	1.38	0	Note: 1-yr Storm intensity (I) taken as 60% of 2-yr storm I'

Base Line Flow Rates					Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Land Use = Existing Conditions (14% Imp)	Type A	Type B	Type C	Type D	5 Minute Tc	Design Storm Rainfall Intensity (I) in/hr
Curve Number (CN) For Soil Type Per Land Use	-	-	77	-	2-yr	10-yr
Weighted CN for site	77				1-yr	3.27
S for CN to C Calcs.	2-yr	10-yr	1-yr		5 Minute Tc	Design Storm Rainfall Intensity (I) in/hr
	3.2	5.2	2.7		2-yr	5.45
					10-yr	7.27
					1-yr	3.27
					Equivalent C	Existing Conditions Peak Flow Rates cfs
	2-yr	10-yr	1-yr		2-yr	2.85
	0.38	0.54	0.32		10-yr	5.39
					1-yr	1.45

Proposed Flow Rates					Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x (1.2 - (S / (P + 0.85))) / P] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Land Use = Proposed Conditions (95% Imp)	Type A	Type B	Type C	Type D	5 Minute Tc	Design Storm Rainfall Intensity (I) in/hr
Curve Number (CN) For Soil Type Per Land Use	-	-	97	-	2-yr	10-yr
Weighted CN for site	97				1-yr	3.27
S for CN to C Calcs.	2-yr	10-yr	1-yr		5 Minute Tc	Design Storm Rainfall Intensity (I) in/hr
	3.2	5.2	2.7		2-yr	5.45
					10-yr	7.27
					1-yr	3.27
					Equivalent C	Proposed Conditions Peak Flow Rates cfs
	2-yr	10-yr	1-yr		2-yr	6.71
	0.89	0.93	0.87		10-yr	9.35
					1-yr	3.95

ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 1.38 ACRES
 I2 = 5.45 in/hr, I10 = 7.27 in/hr
 c2 = 0.38, c10 = 0.54 (EXISTING)

Q2 = 0.38 X 5.45 X 1.38 = 2.86 X (0.75) = 2.15 CFS
 Q10 = 0.54 X 7.27 X 1.38 = 5.42 X (0.75) = 4.07 CFS

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 2013 (L_BOS) (L_PC) (L_BZA)
 Comments:
 PLANNING & ZONING
 Sheet 21 of 74

D.A. 'D' 1" SUMMARY

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Georgelas Part D

Drainage Area D Post-Development Land Cover		HSG A soils	HSG B soils	HSG C soils	HSG D soils	Totals	Rv (in/hr) 0.22	Rv (impervious) 0.95	1" rainfall 5009	Runoff from 1" Rainfall (cf) = 4.873
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	0.00				
Managed Turf	0.00	0.00	0.07	0.00	0.07	0.14				
Impervious Cover	0.00	0.00	1.31	0.00	1.31	1.38				
D.A. Total (acres)						1.38				

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHs Credit	Input % RRR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Custom Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Roof Rainwater Harvesting		1.00	0	0	SELECT RWHs DESIGN METHOD			0	0			0	0	
Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (#)	Description of Credit	% Credit	Volume Received from Upstream Practices (#)	Total Volume Received by Practice (#)	Surface Area of Practice (#)	Storage Vol Provided by Practice (#)	Runoff Reduction Vol (#)	Remaining Volume (#)	Downstream Practice	
Vegetated Roof	Roof drainage area to 5940 sf extensive green roof, 5752 sf intensive green roof	0.65	N/A	2,242	Subtract 100% of provided storage vol.	100%	N/A	2,242	N/A	2,320	2,242	0		
Permeable Pavement - DCR Level 1 Design Spec	2288 sf permeable pavement	0.05	N/A	172	Reduce vol. through permeable pavement by 0.045 cfs/d of permeable pavement.	N/A	N/A	172	2,288	N/A	103	69		
Bioretention - DCR Level 2 Design Spec (enhanced)	2662 sf tree pits, Assuming 4' depth, Max ponding depth 1' and soil porosity 0.3. Typical drainage area 0.07 Ac.	0.62		2,138	Disconnection to Bioretention	100%	0	2,138	N/A	5,018	2,138	0		
Totals:		1.32	0.00	4,552				4,414				4,414		
Total Drainage Area Treated (acres):				1.32			Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):				4,463			



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SWM COMPUTATIONS

C-13D

BUILDING D6-DRAINAGE AREA 'E' SWM SUMMARY

DRAINAGE AREA 'E' LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION
County : FAIRFAX State: VA User: KB Date:
SubTitle: D.A. 'E' EXISTING Checked: Date:

Data: Drainage Area : 1.64 Acres
Runoff Curve Number : 92
Time of Concentration : 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.06	0.05	0.04	0.03	0.03	0.02	0.02
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	1.88	2.35	3.40	4.28	5.07	6.05	6.35
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.08 Ponds Used							
Peak Discharge (cfs)	5	6	9	11	13	16	16

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

2 YR: 1.64 AC x (2.35 IN / 12 IN/FT) x 43,560 SQ FT/AC = 13,990 CF

GRAPHICAL PEAK DISCHARGE METHOD Version 2.00

Project : SPRINGHILL STATION
County : FAIRFAX State: VA User: KB Date:
SubTitle: D.A. 'E' PROPOSED Checked: Date:

Data: Drainage Area : 1.64 Acres
Runoff Curve Number : 97
Time of Concentration : 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3	4	5	6	7
Frequency (yrs)	1	2	5	10	25	50	100
24-Hr Rainfall (in)	2.7	3.2	4.5	5.2	6	7	7.3
Ia/P Ratio	0.02	0.02	0.03	0.03	0.03	0.01	0.01
Used	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Runoff (in)	2.36	2.86	4.15	4.85	5.64	6.64	6.94
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578	1.578	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
0.08 Ponds Used							
Peak Discharge (cfs)	6	7	11	13	15	17	18

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):

2 YR: 1.64 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 17,026 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.*

THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

2 YR: 17,026 CF - (0.75) * 13,990 CF = 6,534 CF

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME

2898 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY) = 290 CF

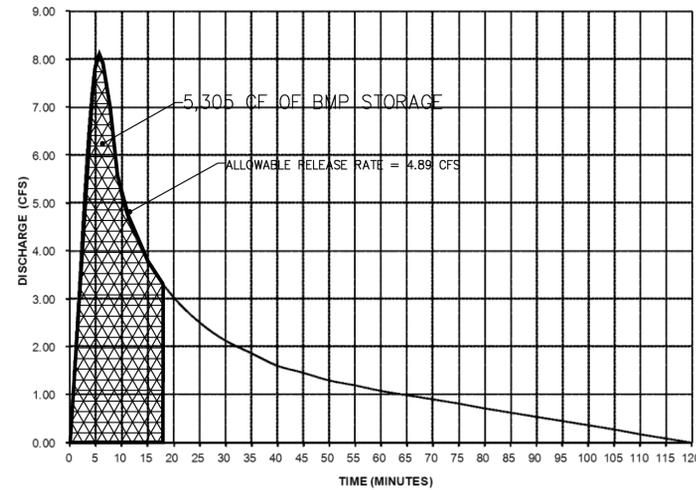
REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 5,015 CF

= 6,534 CF - (290+5015) CF = 1,229 CF WILL BE MET IN REUSE VAULT

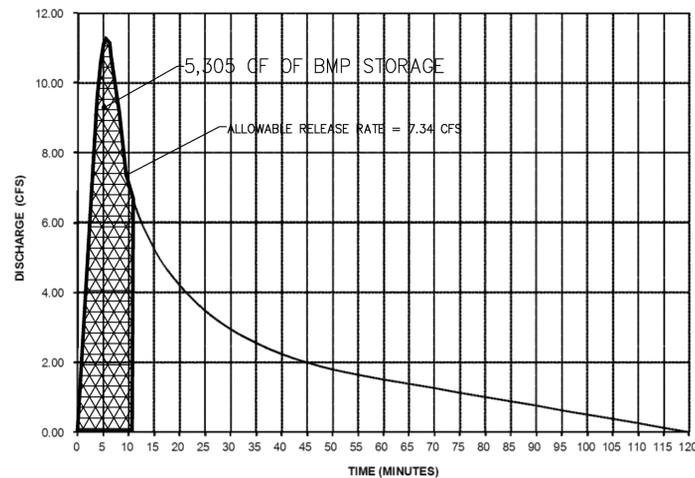
PFM COMPLIANCE

* PER FAIRFAX 2011 SOILS MAP, SOIL TYPE IS URBAN LAND- SOIL TYPE ASSUMED TO BE TYPE C

2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



D.A. 'E'	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type C	
Total Site Area (Ac)	Type A	Type B	Type C	Type D	Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I	
1.64	0	0.00	1.64	0		
Base Line Flow Rates						
Land Use = Existing Conditions (76% imp)						
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:		
Type A	Type B	Type C	Type D	C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P)]		
-	-	92	-	where:		
Weighted CN for site				P = 24-hr rainfall depth for design storm		
92				S = (1000 / CN) - 30		
S for CN to C Calc.				Design Storm 24-hr Rainfall Depth (in)		5 Minute Tc
0.87				2-yr	10-yr	1-yr
				3.2	5.2	2.7
				Design Storm Rainfall Intensity (I)		in/hr
				2-yr	10-yr	1-yr
				0.73	0.82	0.70
				Equivalent C		Existing Conditions Peak Flow Rates
				2-yr	10-yr	1-yr
				0.89	0.93	0.87
				Proposed Conditions Peak Flow Rates		cfs
				2-yr	10-yr	1-yr
				0.89	0.93	0.87
				Proposed Conditions Peak Flow Rates		cfs
				2-yr	10-yr	1-yr
				0.89	0.93	0.87

ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 1.64 ACRES
I2 = 5.45 in/hr, I10 = 7.27 in/hr
c2 = 0.73, c10 = 0.82 (EXISTING)

Q2 = 0.73 X 5.45 X 1.64 = 6.52 X (0.75) = 4.89 CFS
Q10 = 0.82 X 7.27 X 1.64 = 9.78 X (0.75) = 7.34 CFS

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: February 7, 2013
SEE CONDITIONS DATED:
Date of Final Approval: February 12, 2013 (L_BOS) (L_PC) (L_BZA)

Comments:
DEPARTMENT OF PLANNING & ZONING

Sheet 22 of 74

D.A. 'E' 1" SUMMARY

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Georgelas Part D

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B soils	HSG C soils	HSG D soils	Totals	Rv (turf) 0.22	Rv (impervious) 0.95	1" rainfall 5653
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00			
Managed Turf	0.00	0.00	0.07	0.00	0.07			
Impervious Cover	0.00	0.00	1.57	0.00	1.57			
D.A. Total (acres)					1.64			Runoff from 1" Rainfall (cf) = 5,470

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max. Volume Captured by Practice (cf)	RWHs Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Roof area without vegetated roof	0.78	1.00	2,690	Estimate Runoff Reduction % Using Spreadsheet	94%	0	2,690	6,627	19,881	2,535	297		
Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max. Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice	
Vegetated Roof	2898 sf extensive green roof, 4" depth, 0.3 Porosity, 2950 sf tree pits, Assuming 4" depth, Max ponding depth 6" and soil porosity 0.3. Typical drainage area 0.07 Acres per pit.	0.07	N/A	241	Subtract 100% of provided storage vol.	100%	N/A	241	N/A	290	241	0		
Bioretention - DCR Level 2 Design Spec (enhanced)	Max ponding depth 6" and soil porosity 0.3. Typical drainage area 0.07 Acres per pit.	0.78		2,621	Subtract 100% of provided storage vol.	100%	0	2,621	N/A	5,015	2,621	0		
Totals:		1.61	0.00											
Total Drainage Area Treated (acres):		1.61		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):		5,397		See Site Data and Summary Tab for Site Results						



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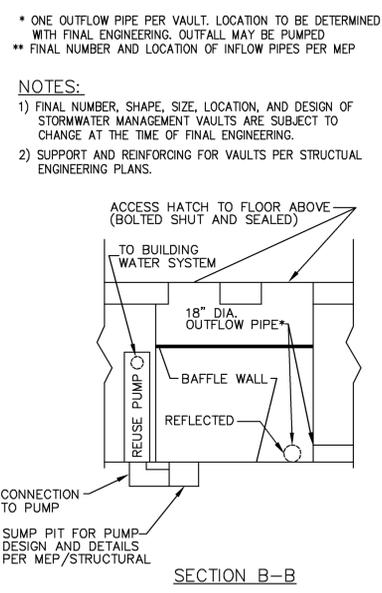
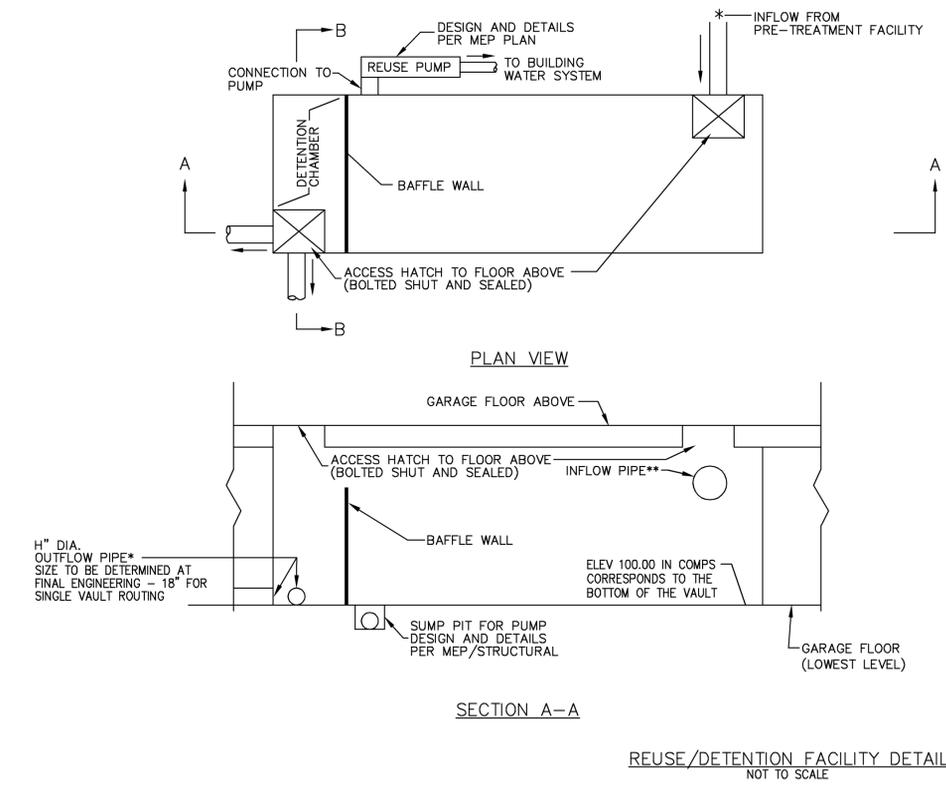
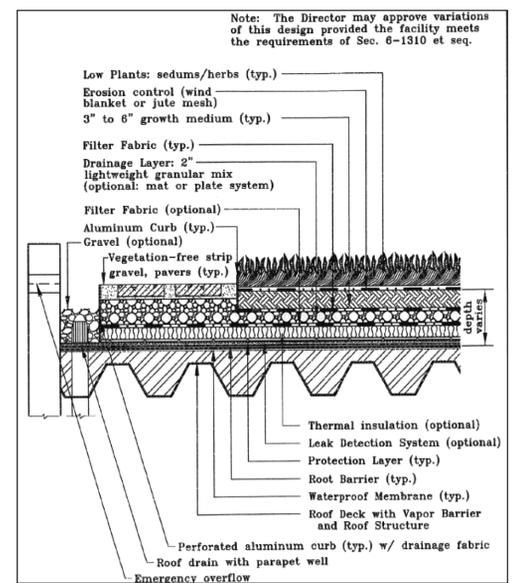
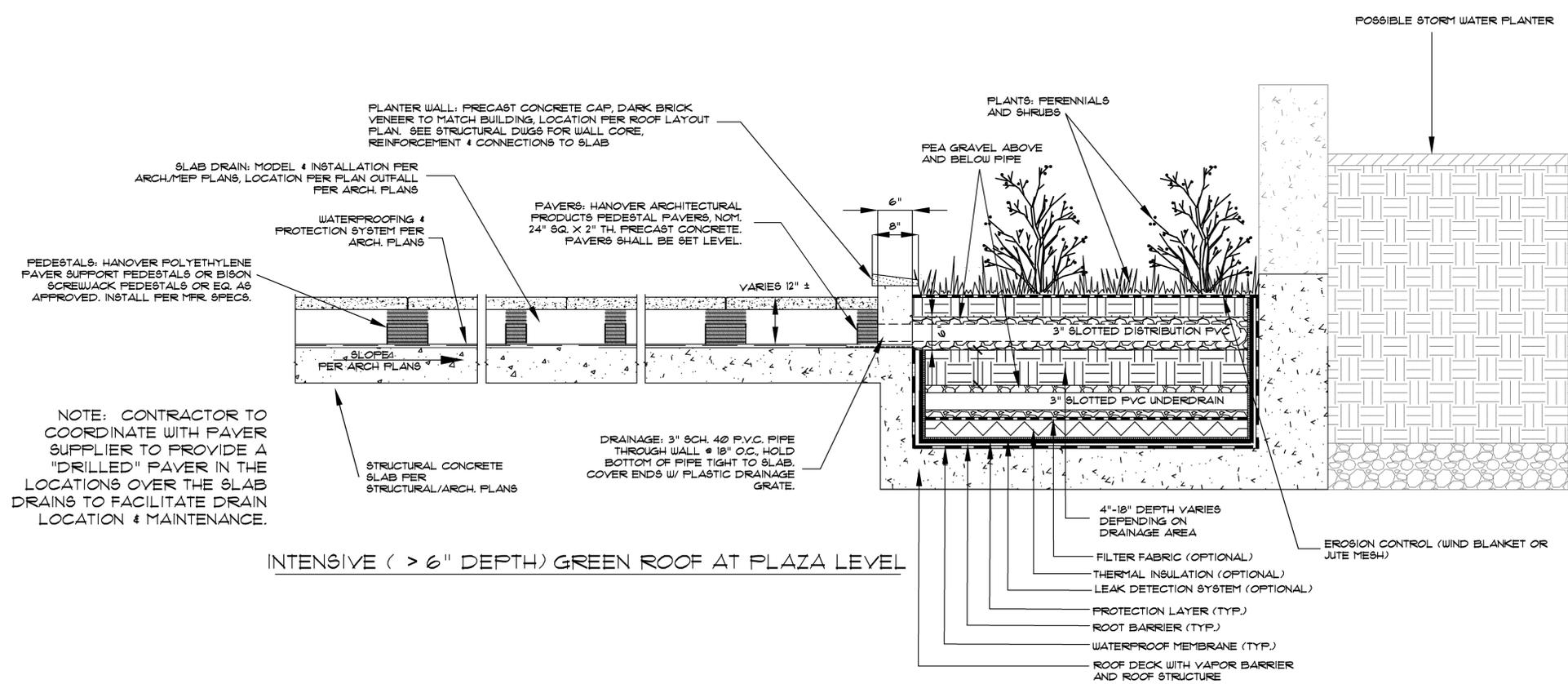
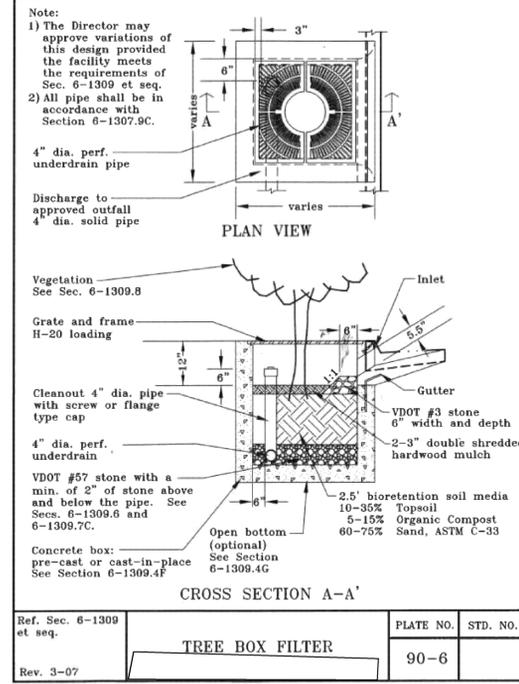
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SWM COMPUTATIONS

C-13E



Application No: RZ 2010-PR-014 D Staff: T Stru

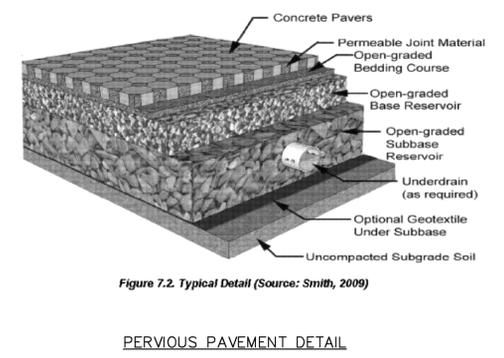
APPROVED DEVELOPMENT PLAN

L_GDP (L_CDP) L_FDP (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: February 7, 2013

SEE CONDITIONS DATED: February 12, 2013 (L_BOS) (L_PC) (L_BZA)

Comments: PLANNING & ZONING Sheet 23 of 74



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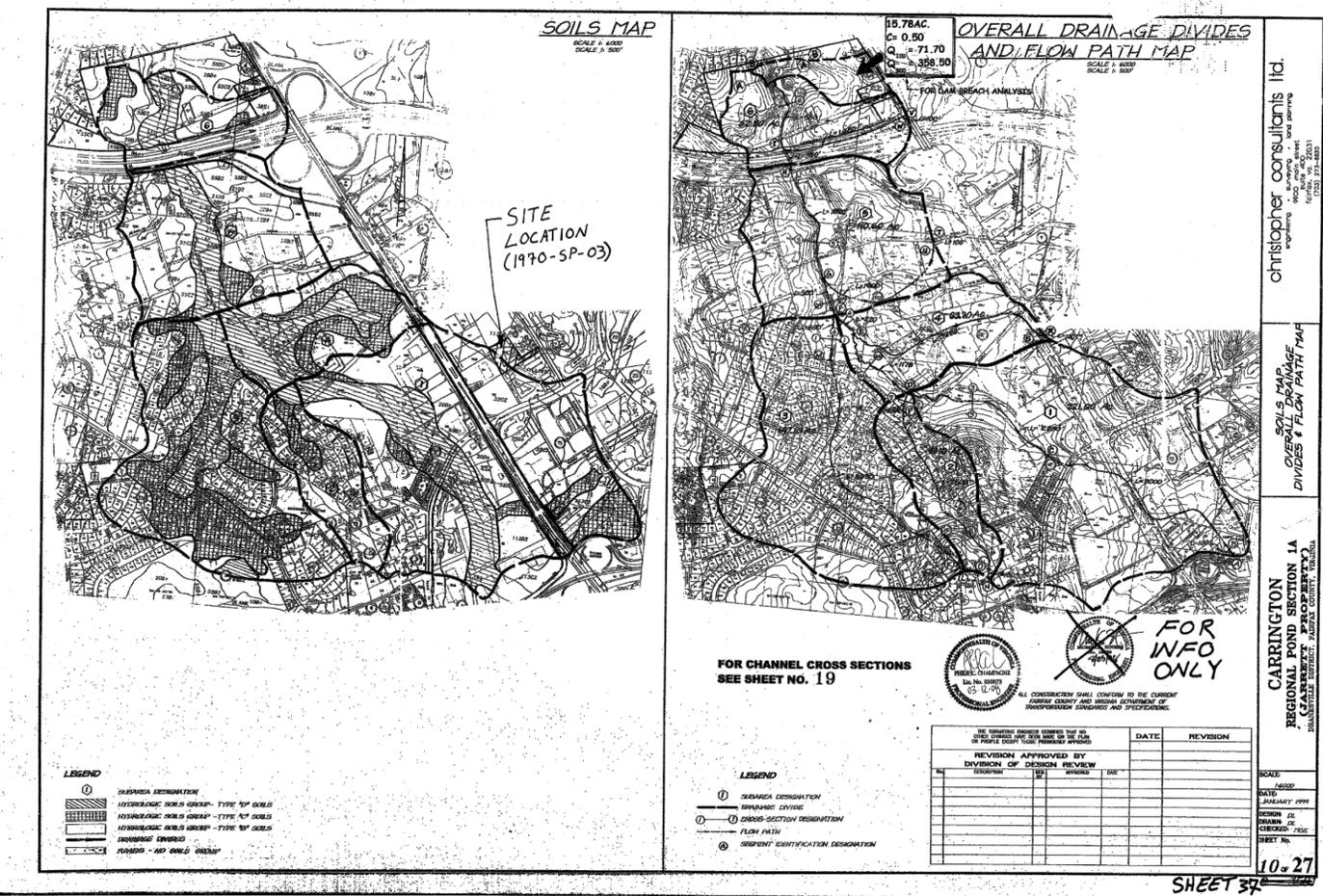
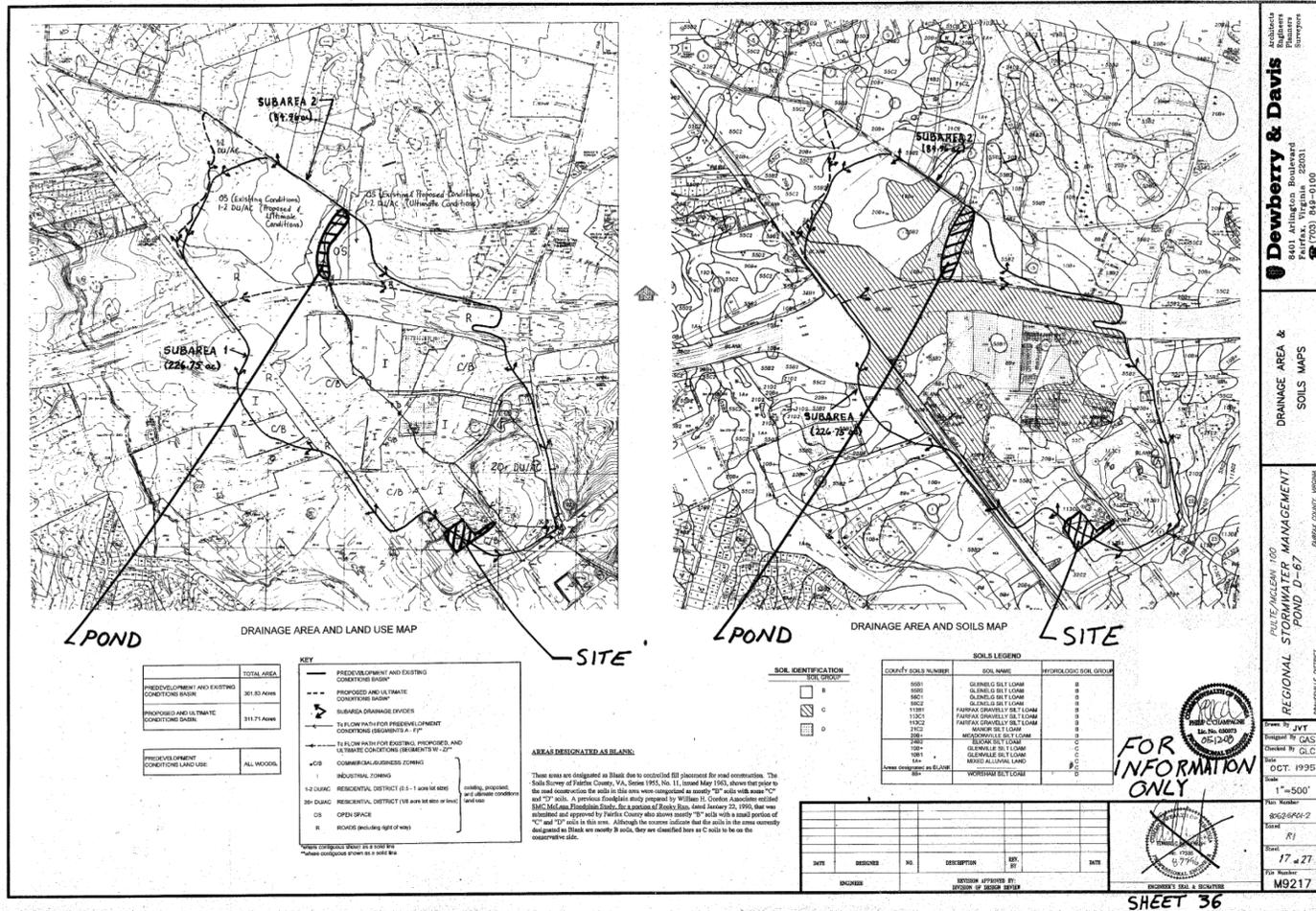
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SWM DETAILS



Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 2013 (L_XBOS) (L_PC) (L_BZA)

Comments: **PLANNING & ZONING**

Sheet 24 of 74

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 e-mail trini@parkerrodriguez.com

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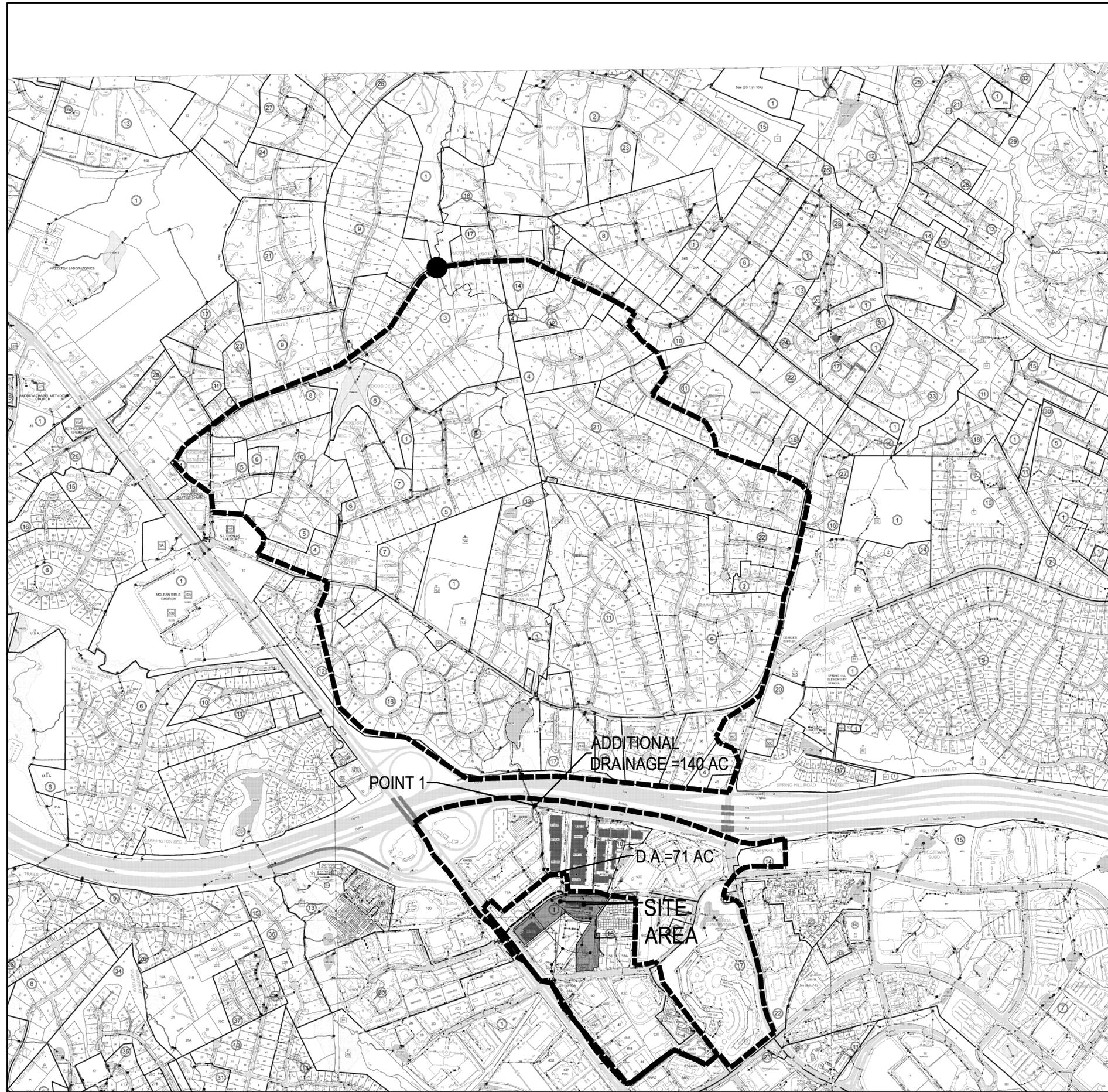
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POND OUTFALL INFORMATION

Scale: AS SHOWN

C-14A



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDES AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR NEIGHBORHOOD 1, PART D, IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE. THE OUTFALL FOR N1 IS A PART CLOSED CONDUIT SYSTEM FLOWING NORTH WHERE IT CONVERGES WITH NEIGHBORHOOD 2. THE COMBINED OUTFALL RE-ENTERS A CLOSED CONDUIT SYSTEM FLOWING NORTH TO A BOX CULVERT CONVEYING RUNOFF FROM APPROXIMATELY 211 ACRES UNDER THE DULLES ACCESS ROAD. THE OUTFALL BECOMES FLOOD PLAIN AT THE DULLES ACCESS ROAD BOX CULVERT OUTFALL ON THE NORTH SIDE OF THE ROAD. THIS FLOW IS CONVEYED TO EXISTING REGIONAL POND D-67 (PULTE MCLEAN 100). THE POND OUTFALLS INTO ROCKY RUN, CONTINUING NORTH TO A POINT THAT HAS A DRAINAGE AREA OF 713 ACRES. THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 924 ACRES, WHICH IS WELL OVER ONE SQUARE MILE (640 ACRES). PLEASE NOTE THAT AT SITE PLAN, IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT 1 WHICH REPRESENTS A CONFLUENCE OF 90% OR MORE PER PFM 6-0203.2A.

LEGEND:

 DENOTES CDP N1 PART D

 DRAINAGE LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 600 ft.

Application No: RZ 2010-PR-014 D Staff: T Stru
 APPROVED DEVELOPMENT PLAN
 (_GDP) (x_CDP) (_FDP) (_PRC) (_DPI) (_CP) (_SE) (_CSP) (_SP) (_LCV)
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ADEQUATE OUTFALL MAP - PART D

Scale: 1"=600'

C-15

LEGEND

- INDICATES PEDESTRIAN ACCESS TO BUILDING
- INDICATES VEHICULAR ACCESS TO BUILDING
- INDICATES SIGNALIZED INTERSECTION
- INDICATES EXISTING SIGNALIZED INTERSECTION

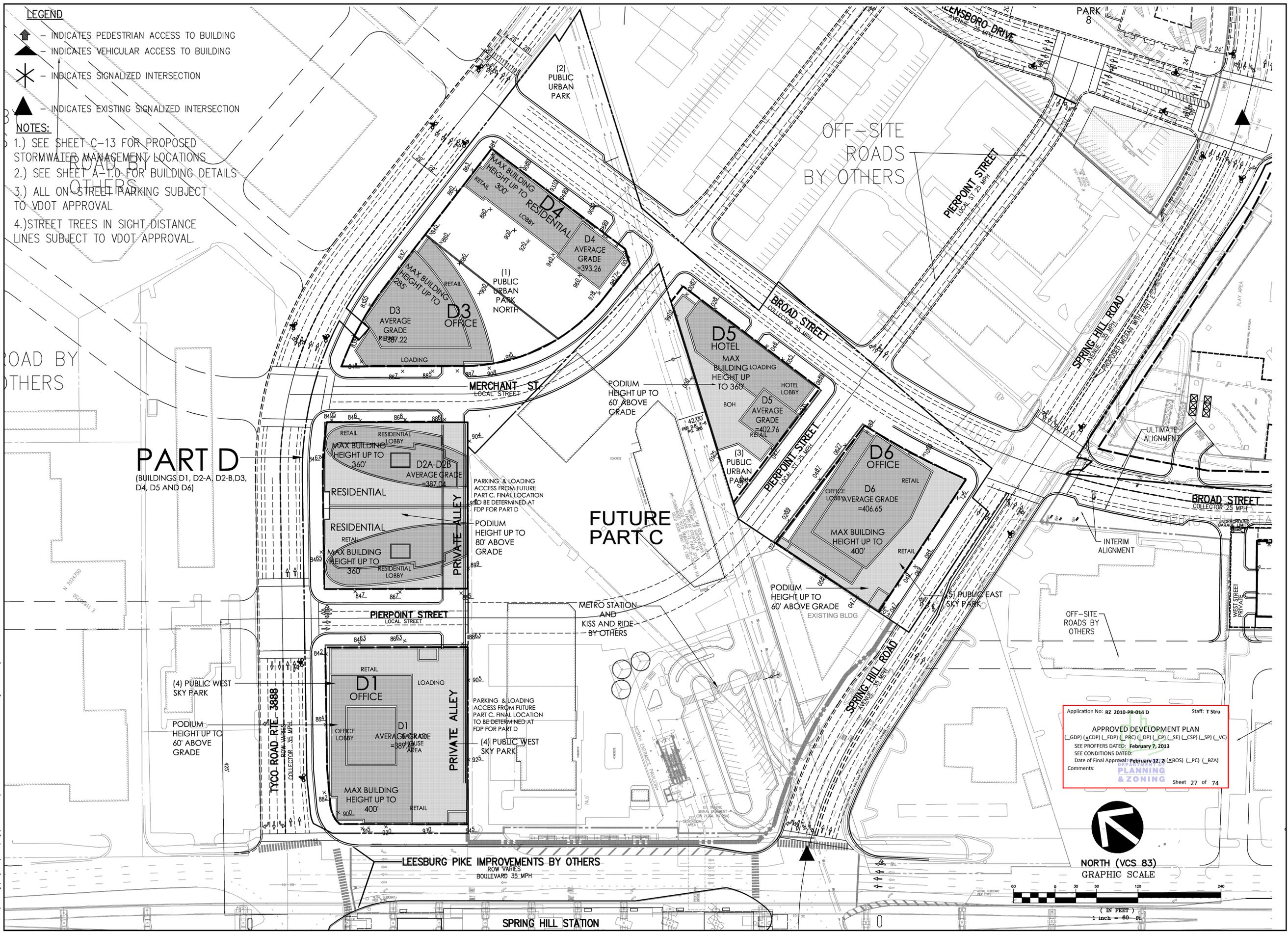
NOTES:

- 1.) SEE SHEET C-13 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
- 2.) SEE SHEET A-1.0 FOR BUILDING DETAILS
- 3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.

ROAD BY OTHERS

PART D

(BUILDINGS D1, D2-A, D2-B, D3, D4, D5 AND D6)



FUTURE PART C

OFF-SITE ROADS BY OTHERS

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

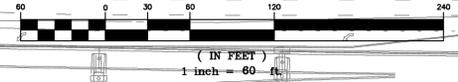
SEE PROFFERS DATED: February 7, 2013
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Comments: _____

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NORTH (VCS 83)
GRAPHIC SCALE



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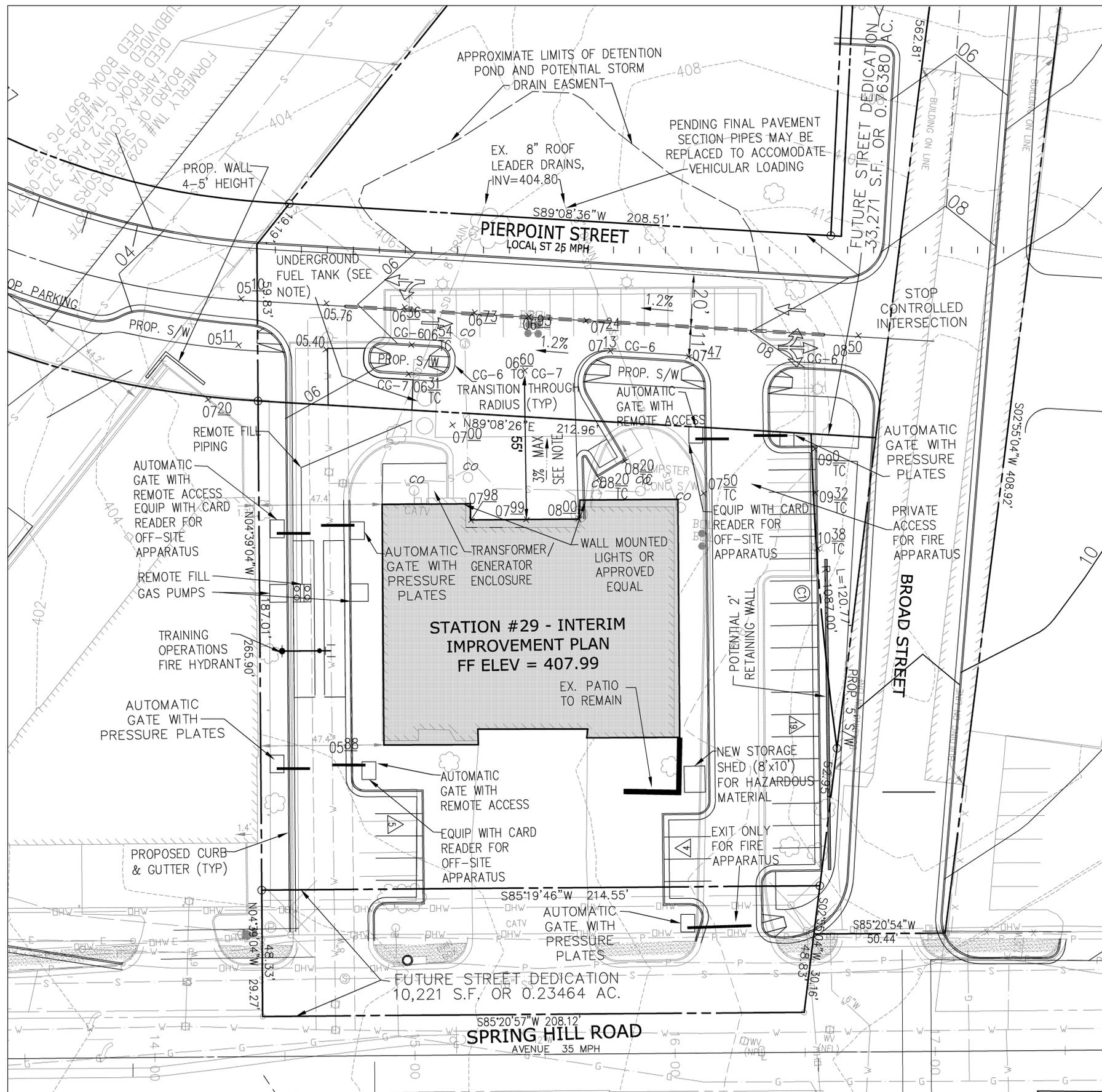
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PART D
AVERAGE GRADE
EXHIBIT

Scale:
C-17

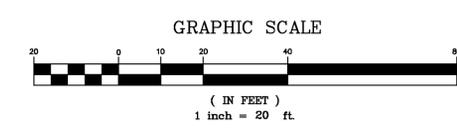


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Comments: **PLANNING & ZONING** Sheet 28 of 74



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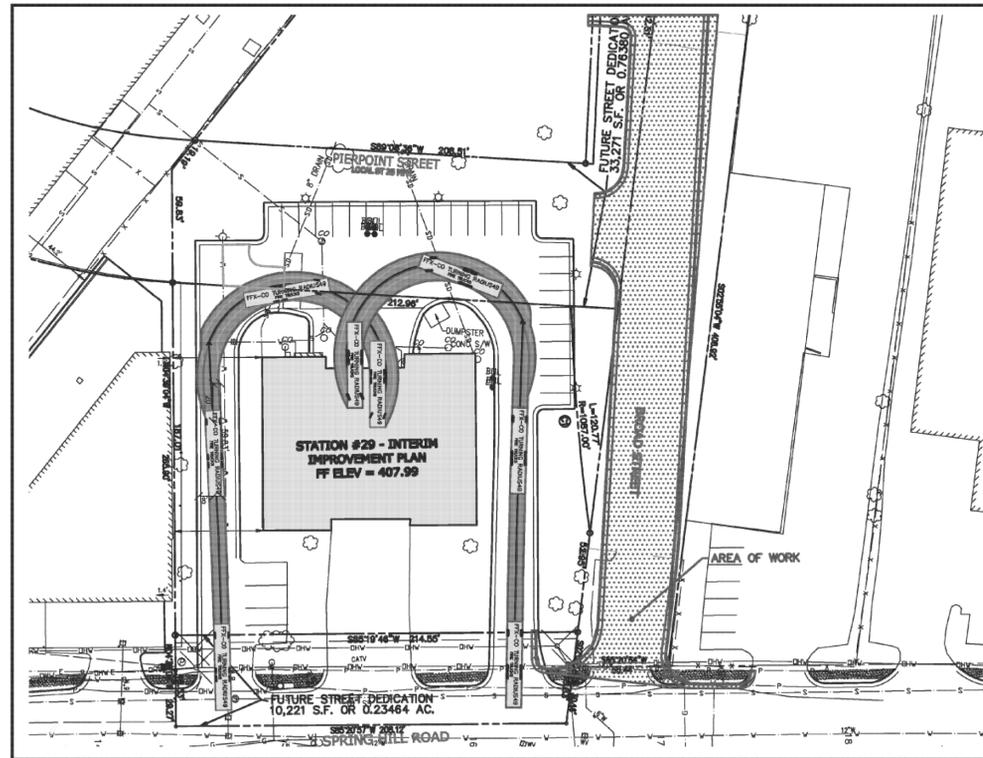
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PART D INTERIM FIRE STATION PLAN

Scale: 1" = 20'
C-18

FILE: P:\Planning\Projects\2018\Fire Station Exhibits REVISED 11-15-2011\InterimFireStation_Phase1_Auto_tum.dwg USER: Riley DATE: Jan. 27 2013 TIME: 01:36 pm



PHASE I DESCRIPTION:
PHASE I IS TO CONSIST OF THE CONSTRUCTION OF BROAD STREET. TEMPORARY BROAD STREET NEEDS TO BE AT LEAST BASE PAVED FOR USE IN FUTURE PHASES.

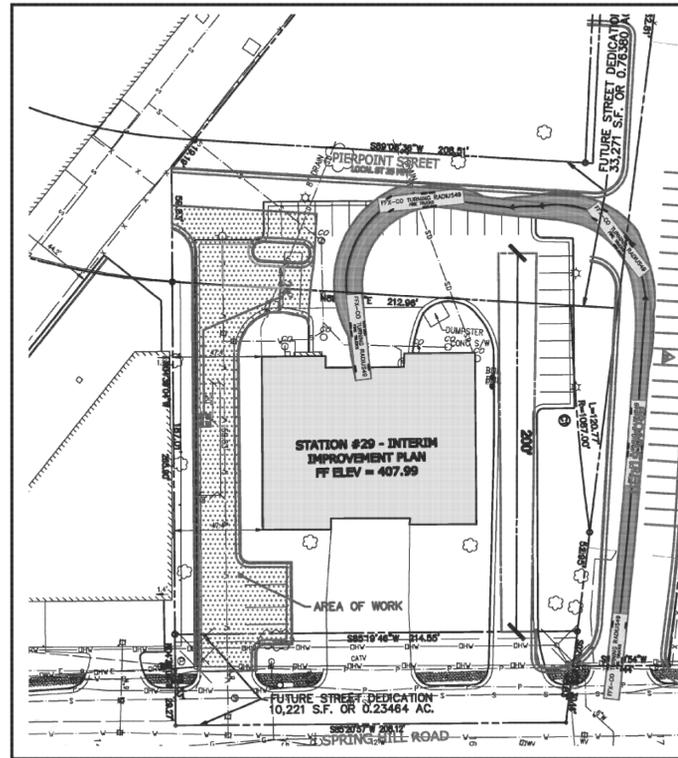
- PHASE I NOTES:**
1. ALL PARKING IS TO REMAIN ON SITE IN THE EXISTING CONDITION.
 2. DELIVERY OF FUEL AND FUELING OF THE APPARATUS VEHICLES IS TO REMAIN ON SITE IN THE EXISTING CONDITION.
 3. EQUIPMENT TESTING IS TO REMAIN ON SITE IN THE EXISTING CONDITION.
 4. STATION APPARATUS MOVEMENTS WILL REMAIN IN THE EXISTING CONDITION. VEHICLES WILL CONTINUE TO EXIT THE STATION ONTO SPRING HILL ROAD AND RETURN TO THE BACK OF THE STATION THROUGH THE EAST AND WEST DRIVE AISLES.
 5. IN ALL INSTANCES WHERE NEW PAVEMENT WORK WILL ABUT EXISTING PAVEMENT TO REMAIN, CONTRACTOR SHALL ENSURE SMOOTH TRANSITION FROM NEW TO EXISTING TO PROVIDE A TRAVERSABLE DRIVING SURFACE. HEEL CUT AND OVERLAY OF NEW PAVEMENT BEYOND SEAM TO BE PROVIDED.

FIRE STATION #29
INTERIM IMPROVEMENT PLAN
PHASING PLAN - PHASE I
SCALE: 1"=40'
DATE: 01/11/2013



NORTH : 1"=40'

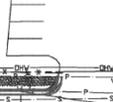
SHEET 1.1



PHASE III DESCRIPTION:
PHASE III IS TO CONSIST OF THE CONSTRUCTION OF THE WESTERN SIDE OF THE SITE.

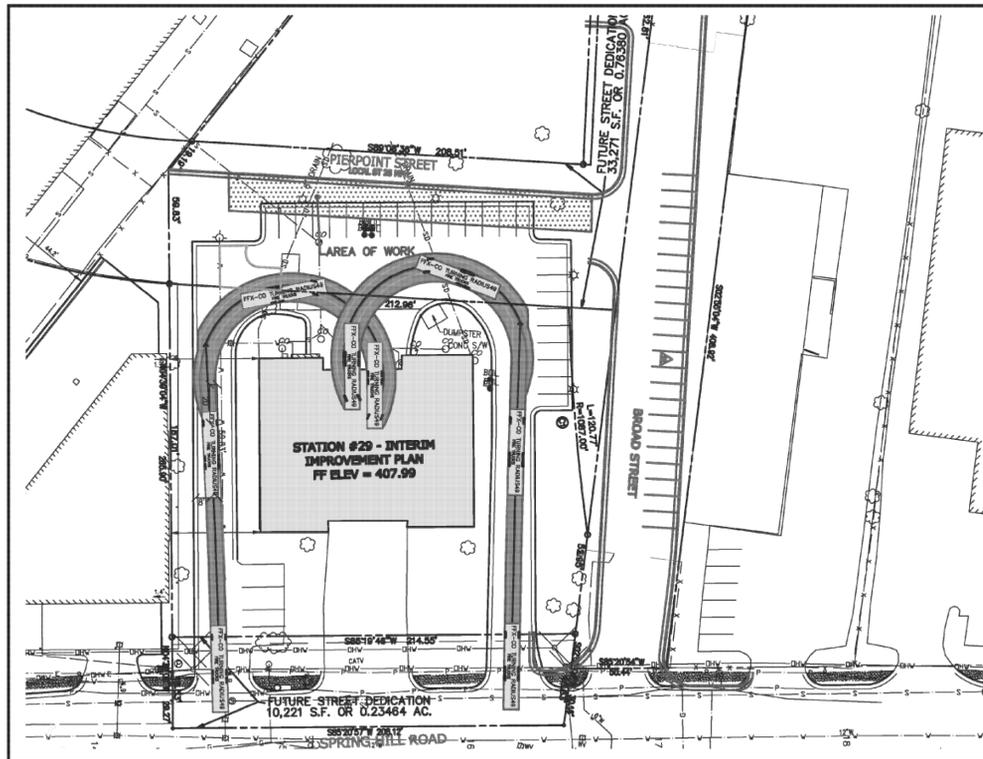
- PHASE III NOTES:**
1. 22 TEMPORARY PARKING SPACES DESIGNATED AS FOR FIRE AND RESCUE DEPARTMENT ONLY ARE TO BE LOCATED ON PREVIOUSLY CONSTRUCTED BROAD STREET.
 2. DELIVERY OF FUEL AND FUELING OF THE VEHICLES IS TO BE RELOCATED TO THE NEW LOCATION IN THE WESTERN DRIVE AISLE. FUELING MAY BE DISCONTINUED ON-SITE FOR NO MORE THAN 30 DAYS.
 3. EQUIPMENT TESTING IS TO OCCUR IN EXISTING EASTERN DRIVE AISLE.
 4. STATION APPARATUS MOVEMENTS FROM THE SITE REMAIN IN THE EXISTING CONDITION AND CONTINUE TO EXIT THE STATION ONTO SPRING HILL ROAD. VEHICLES WILL RETURN TO THE BACK OF THE STATION USING BROAD STREET AND PIERPOINT STREET.
 5. DEVELOPER TO PROVIDE NECESSARY TRAFFIC CONTROL AND MONITORING TO ALLOW FIRE AND RESCUE STAFF TO UTILIZE BROAD STREET FOR PARKING AND RETURNING TO THE STATION.
 6. IN ALL INSTANCES WHERE NEW PAVEMENT WORK WILL ABUT EXISTING PAVEMENT TO REMAIN, CONTRACTOR SHALL ENSURE SMOOTH TRANSITION FROM NEW TO EXISTING TO PROVIDE A TRAVERSABLE DRIVING SURFACE. HEEL CUT AND OVERLAY OF NEW PAVEMENT BEYOND SEAM TO BE PROVIDED.

FIRE STATION #29
INTERIM IMPROVEMENT PLAN
PHASING PLAN - PHASE III
SCALE: 1"=40'
DATE: 01/11/2013



NORTH : 1"=40'

SHEET 1.3



PHASE II DESCRIPTION:
PHASE II IS TO CONSIST OF THE CONSTRUCTION OF THE NORTHERN HALF OF PIERPOINT STREET.

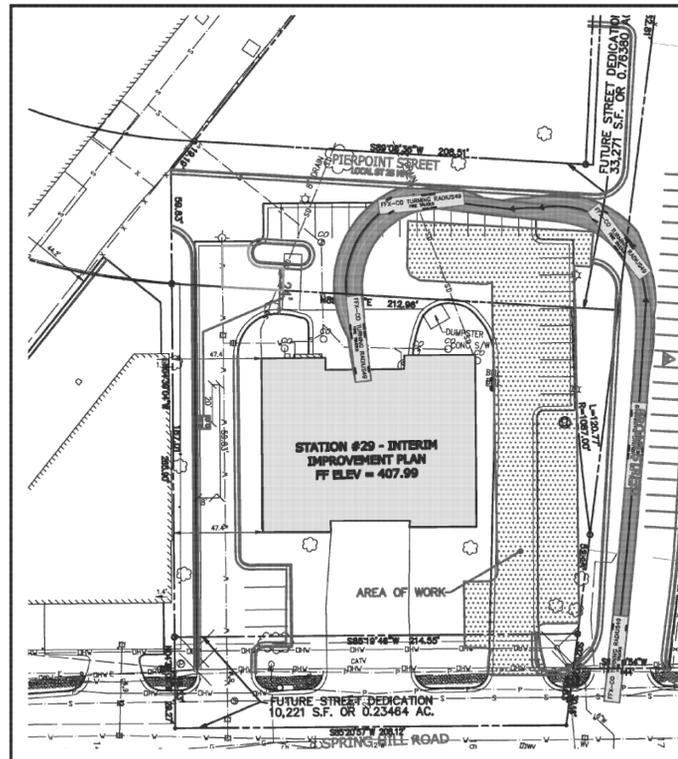
- PHASE II NOTES:**
1. 22 TEMPORARY PARKING SPACES DESIGNATED AS FOR FIRE AND RESCUE DEPARTMENT ONLY ARE TO BE LOCATED ON PREVIOUSLY CONSTRUCTED BROAD STREET.
 2. DELIVERY OF FUEL AND FUELING OF THE APPARATUS VEHICLES IS TO REMAIN ON SITE IN THE EXISTING CONDITION.
 3. EQUIPMENT TESTING IS TO REMAIN ON SITE IN THE EXISTING CONDITION.
 4. STATION APPARATUS MOVEMENTS WILL REMAIN IN THE EXISTING CONDITION. VEHICLES WILL CONTINUE TO EXIT THE STATION ONTO SPRING HILL ROAD AND RETURN TO THE BACK OF THE STATION THROUGH THE EAST AND WEST DRIVE AISLES.
 5. DEVELOPER TO PROVIDE NECESSARY TRAFFIC CONTROL AND MONITORING TO ALLOW FIRE AND RESCUE STAFF TO UTILIZE BROAD STREET FOR PARKING.
 6. IN ALL INSTANCES WHERE NEW PAVEMENT WORK WILL ABUT EXISTING PAVEMENT TO REMAIN, CONTRACTOR SHALL ENSURE SMOOTH TRANSITION FROM NEW TO EXISTING TO PROVIDE A TRAVERSABLE DRIVING SURFACE. HEEL CUT AND OVERLAY OF NEW PAVEMENT BEYOND SEAM TO BE PROVIDED.

FIRE STATION #29
INTERIM IMPROVEMENT PLAN
PHASING PLAN - PHASE II
SCALE: 1"=40'
DATE: 01/11/2013



NORTH : 1"=40'

SHEET 1.2



PHASE IV DESCRIPTION:
PHASE IV IS TO CONSIST OF THE CONSTRUCTION OF THE EASTERN SIDE OF THE SITE.

- PHASE IV NOTES:**
1. 22 TEMPORARY PARKING SPACES DESIGNATED AS FOR FIRE AND RESCUE DEPARTMENT ONLY ARE TO BE LOCATED ON PREVIOUSLY CONSTRUCTED BROAD STREET.
 2. DELIVERY OF FUEL AND FUELING OF THE VEHICLES IS TO OCCUR IN PREVIOUSLY CONSTRUCTED WESTERN DRIVE AISLE.
 3. EQUIPMENT TESTING IS TO OCCUR IN PREVIOUSLY CONSTRUCTED WESTERN DRIVE AISLE.
 4. STATION APPARATUS MOVEMENTS FROM THE SITE REMAIN IN THE EXISTING CONDITION AND CONTINUE TO EXIT THE STATION ONTO SPRING HILL ROAD. VEHICLES WILL RETURN TO THE BACK OF THE STATION USING BROAD STREET AND PIERPOINT STREET.
 5. DEVELOPER TO PROVIDE NECESSARY TRAFFIC CONTROL AND MONITORING TO ALLOW FIRE AND RESCUE STAFF TO UTILIZE BROAD STREET FOR PARKING AND RETURNING TO STATION.
 6. IN ALL INSTANCES WHERE NEW PAVEMENT WORK WILL ABUT EXISTING PAVEMENT TO REMAIN, CONTRACTOR SHALL ENSURE SMOOTH TRANSITION FROM NEW TO EXISTING TO PROVIDE A TRAVERSABLE DRIVING SURFACE. HEEL CUT AND OVERLAY OF NEW PAVEMENT BEYOND SEAM TO BE PROVIDED.

FIRE STATION #29
INTERIM IMPROVEMENT PLAN
PHASING PLAN - PHASE IV
SCALE: 1"=40'
DATE: 01/11/2013



NORTH : 1"=40'

SHEET 1.4

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: February 7, 2013
SEE CONDITIONS DATED:
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Comments:

PLANNING & ZONING Sheet 29 of 74



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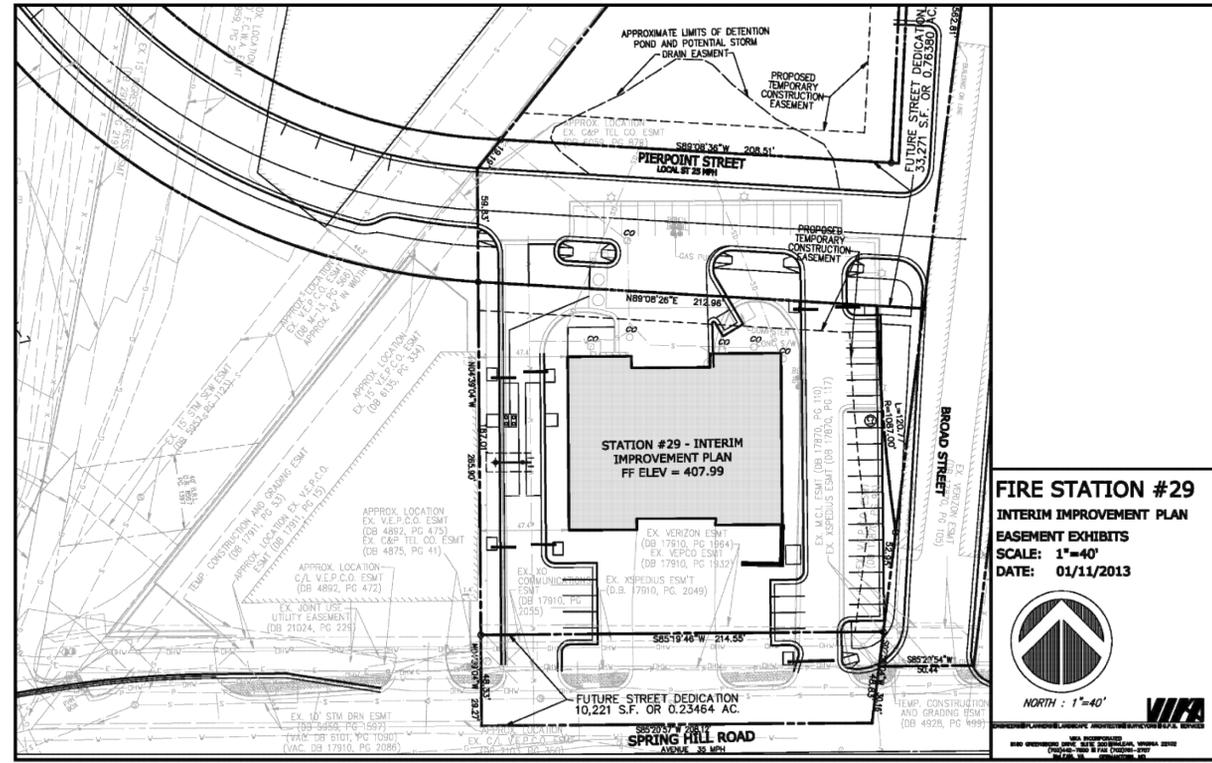
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INTERIM FIRE STATION PHASING PLANS

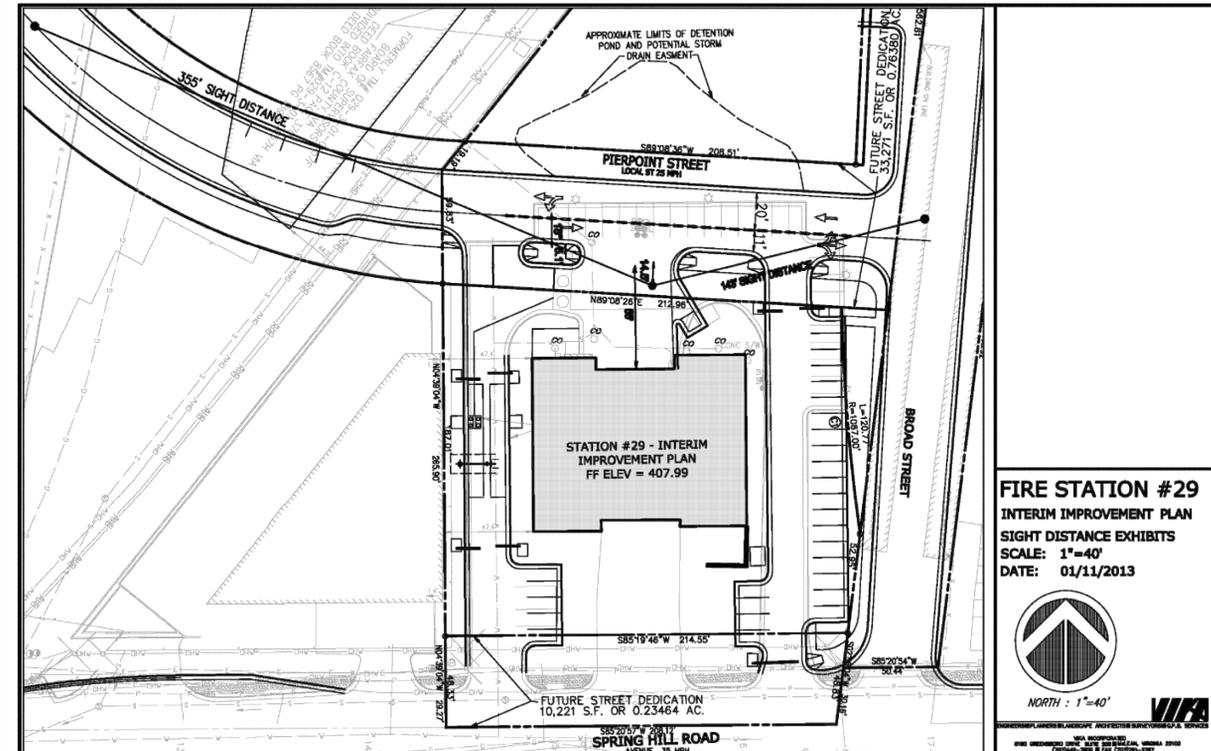
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FIRE STATION #29
INTERIM IMPROVEMENT PLAN
EASEMENT EXHIBITS
SCALE: 1"=40'
DATE: 01/11/2013



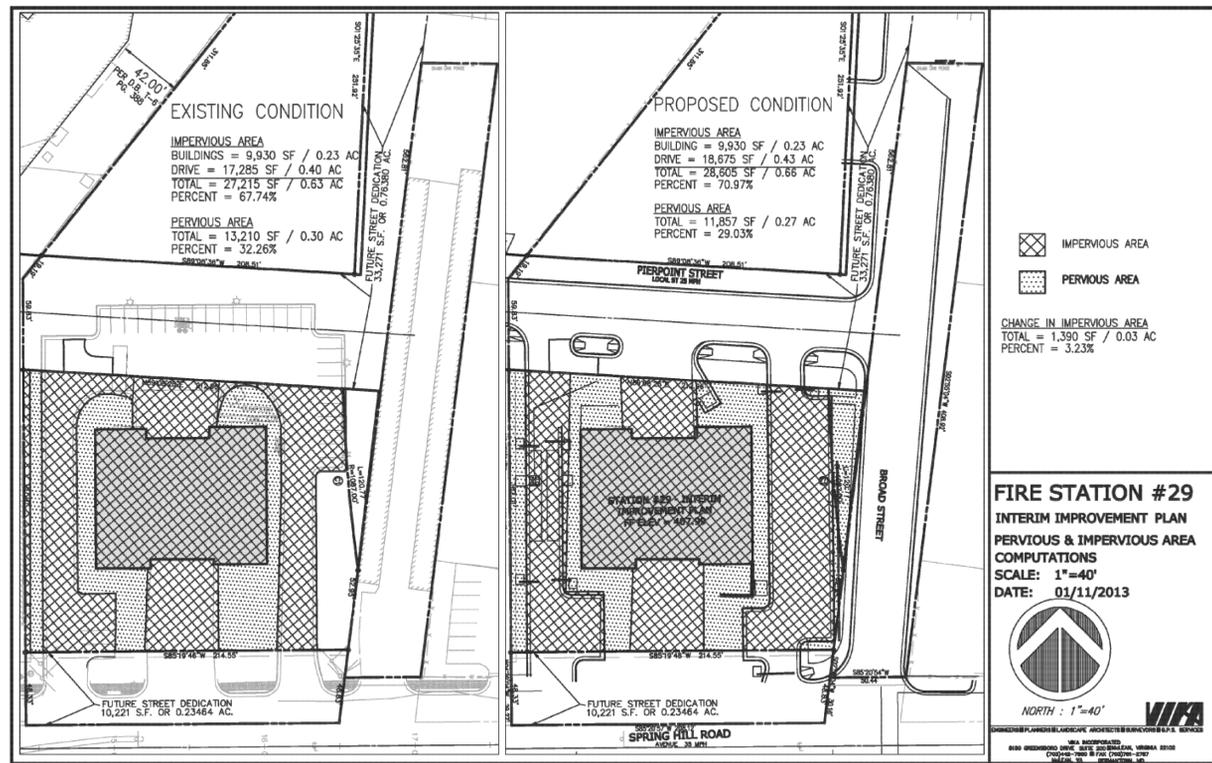
SHEET 4.1



FIRE STATION #29
INTERIM IMPROVEMENT PLAN
SIGHT DISTANCE EXHIBITS
SCALE: 1"=40'
DATE: 01/11/2013



SHEET 6.1



FIRE STATION #29
INTERIM IMPROVEMENT PLAN
PERVIOUS & IMPERVIOUS AREA
COMPUTATIONS
SCALE: 1"=40'
DATE: 01/11/2013



SHEET 5.1

Application No: RZ 2010-PR-014 D Staff: T Stru
APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: February 7, 2013
 SEE CONDITIONS DATED:
 Date of Final Approval: February 12, 2013 (L_BOS) (L_PC) (L_BZA)
 Comments:
PLANNING & ZONING Sheet 30 of 74



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INTERIM FIRE STATION PLANS

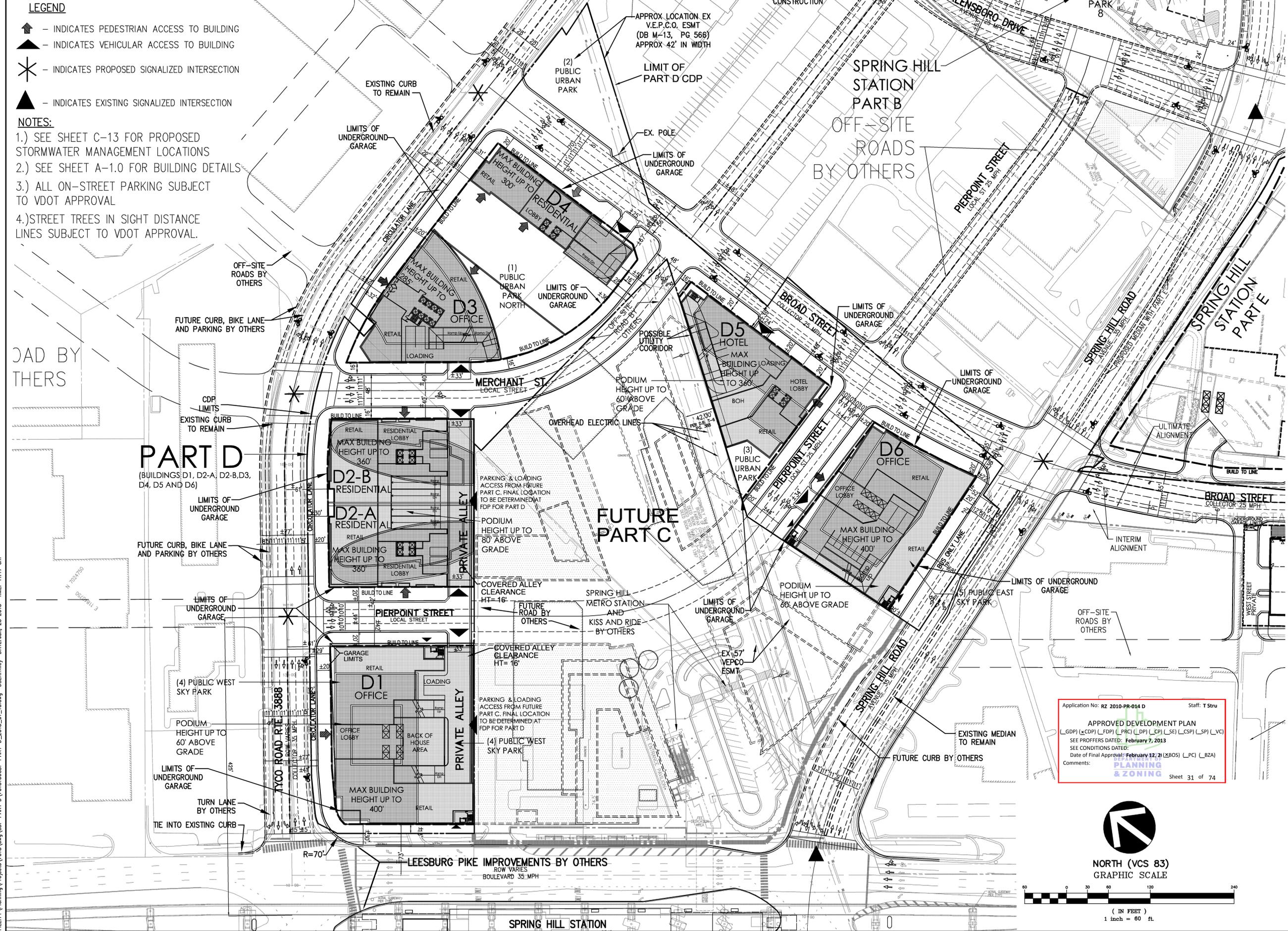
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LEGEND

- INDICATES PEDESTRIAN ACCESS TO BUILDING
- INDICATES VEHICULAR ACCESS TO BUILDING
- INDICATES PROPOSED SIGNALIZED INTERSECTION
- INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

- 1.) SEE SHEET C-13 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
- 2.) SEE SHEET A-1.0 FOR BUILDING DETAILS
- 3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL.



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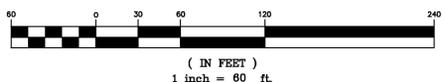
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 PLANNING & ZONING
 Sheet 31 of 74



NORTH (VCS 83)
 GRAPHIC SCALE



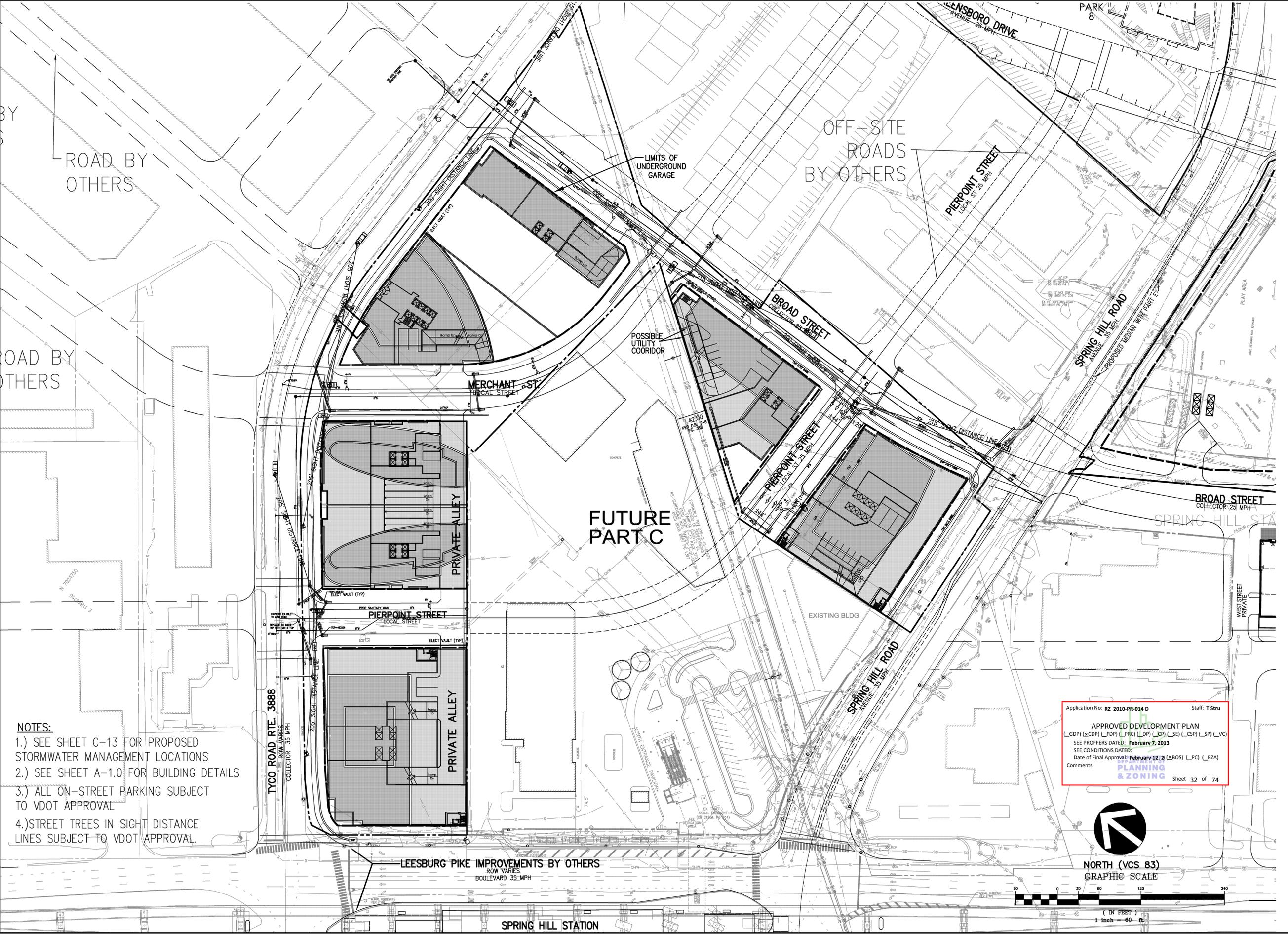
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CDP PART D WITH PART C LAYOUT

Scale:
C-19

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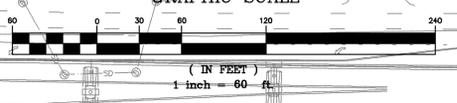
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Comments: **PLANNING & ZONING** Sheet 32 of 74



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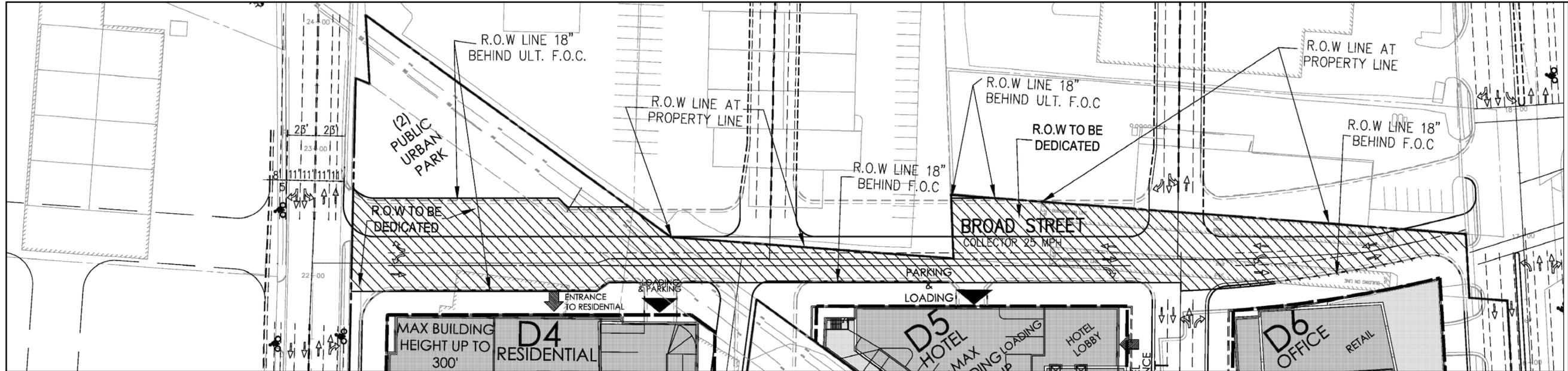
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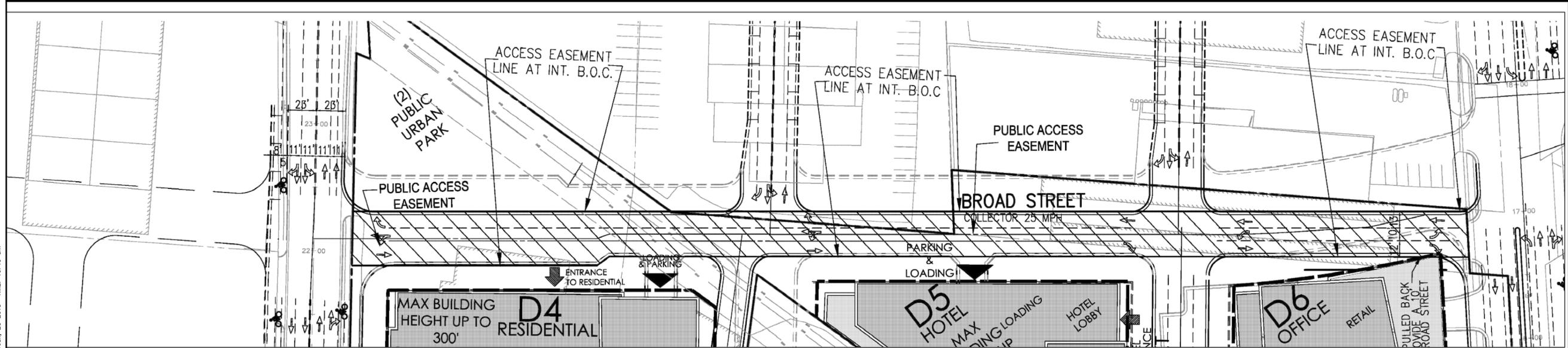
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**PART D
 CONCEPT
 UTILITES**

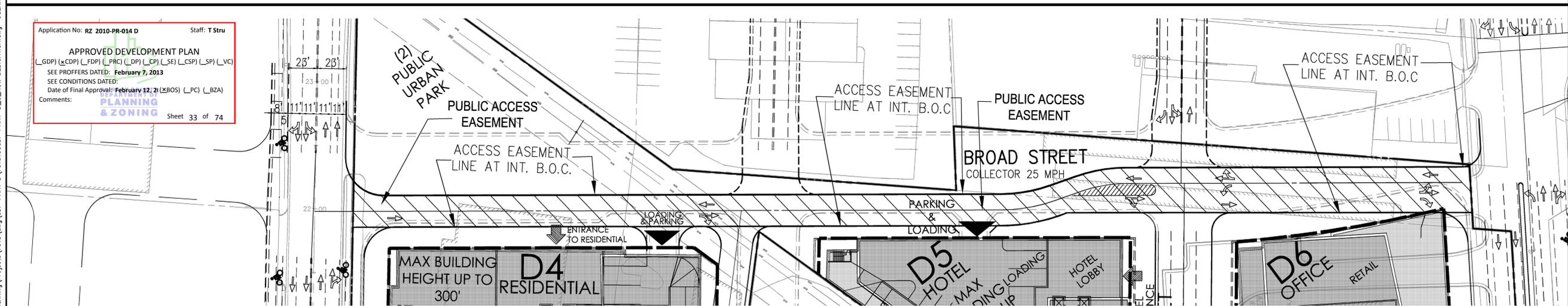
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BROAD STREET ALT "A" - INITIAL RIGHT-OF-WAY DEDICATION EXHIBIT



INTERIM BROAD STREET ALT "B" - PUBLIC ACCESS EASEMENT EXHIBIT



INTERIM BROAD STREET ALT "C" - PUBLIC ACCESS EASEMENT EXHIBIT

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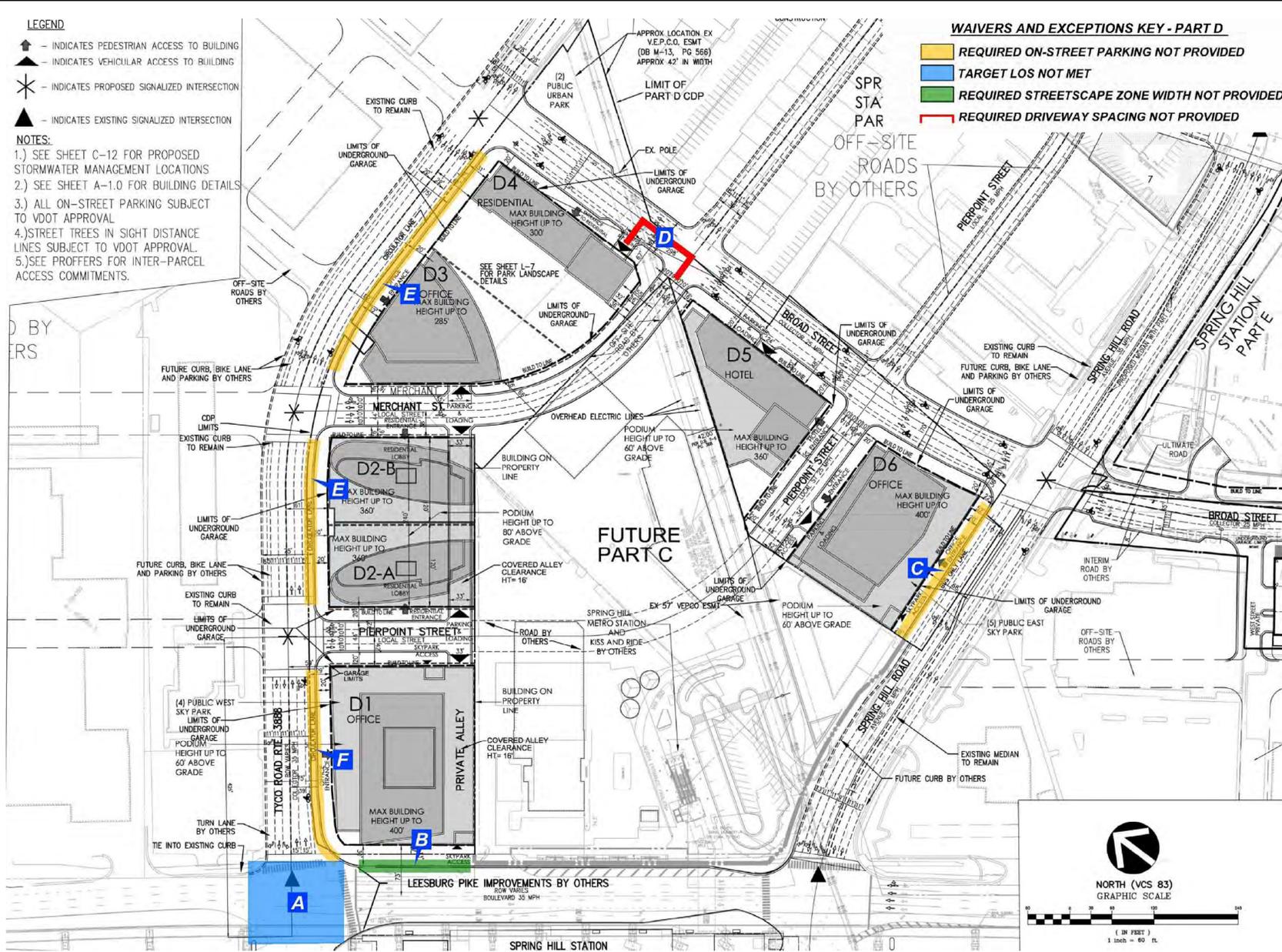
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BROAD STREET DEDICATION / EASEMENT EXHIBIT

Scale: 1" = 40'

FILE: P:\Planning Projects\7018\CDP PART D\7018100CDP PART-D_C_ROW DEDICATION.dwg USER: Riley DATE: Jan. 25 2013 TIME: 10:40 am



WAIVERS AND EXCEPTIONS KEY - PART D

- REQUIRED ON-STREET PARKING NOT PROVIDED
- TARGET LOS NOT MET
- REQUIRED STREETScape ZONE WIDTH NOT PROVIDED
- REQUIRED DRIVEWAY SPACING NOT PROVIDED

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
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Sheet 34 of 74

Summary of Design Standards for Tysons Corner as Applicable to Spring Hill Station Part D (RZ 2010-PR-014-D)

CLASSIFICATION	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	AVENUE	Spring Hill Road	COLLECTOR	Tyco Road	Broad Street	LOCAL	Pierpoint Street	Merchant Street
Raised/Landscaped Median (Table 4, DS-15)	Required (16-20)	✓	Optional ^{1,7}	✓	Optional ^{1,7}	N/A	N/A	N/A	N/A	N/A
Circular Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	✓	Yes @ certain locations	✓	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ^a	Restricted	✓	Required (E)	Need Waiver	Required (E)	Need Waiver	Need Waiver	Required (7-8)	✓	✓
Target LOS (Table 2, DS-5)	D/E	Need Waiver	E	✓	E	✓	✓	E	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	Existing 35 mph	25-30 mph	Existing 35 mph	✓	25 mph	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	Discretionary	✓	✓	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	525'-660' ³	✓	425'-660' ³	* See Below	N/A	325'-660'	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	N/A	200'-660'	✓	✓	100'-660'	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	N/A	200'-660'	N/A	155'-660'	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	N/A	155'	N/A	* See Below	50'	✓	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11"	✓	10'-11"	✓	✓	10'	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33' = 15' Building zone 10' sidewalk 8' landscaping panel	No. 30' = 11' Building zone 10' Walk 8' landscaping panel	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	16-24' = 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓
Site Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	155'	✓	✓	155'	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6"	✓	4'-6"	✓	✓	N/A	N/A	N/A

Notes on Requirements:
 1. Drive Administrator may accept lower LOS pending operational analysis.
 2. Spacing must be demonstrated through an operational analysis; 850 to 1,250 feet recommended.
 3. Evaluated on a case-by-case basis.
 4. 10' for streets restricted to character; 11' for streets more commercial in nature.
 5. New signalized intersections on collector/avenue within 660 feet of low speed boulevard need operational analysis.
 6. Widths vary depending on location relative to curb and outside parking.
 7. On collector/avenue medians should be 24'-36" on Avenue and Collectors.
 8. Parking may be restricted in the vicinity of circular routes.

* Intersection spacing requiring operations - distances shown (required)
 ** If warranted at time of site plan and adjacent intersections (Tyco/Pierpoint and Tyco/Broad) are signalized spacing from Pierpoint Street to Merchant Street is defined - 320' (457')
 - Building D4 driveway to Merchant Street - 85' (155')

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TRANSPORTATION WAIVER MATRIX CDP - PART D

Scale: **S-1**



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PART D
GROUND FLOOR PLAN
(OPTION 1 AND OPTION 2)

Scale: 1" = 80'-0"

A-2.0

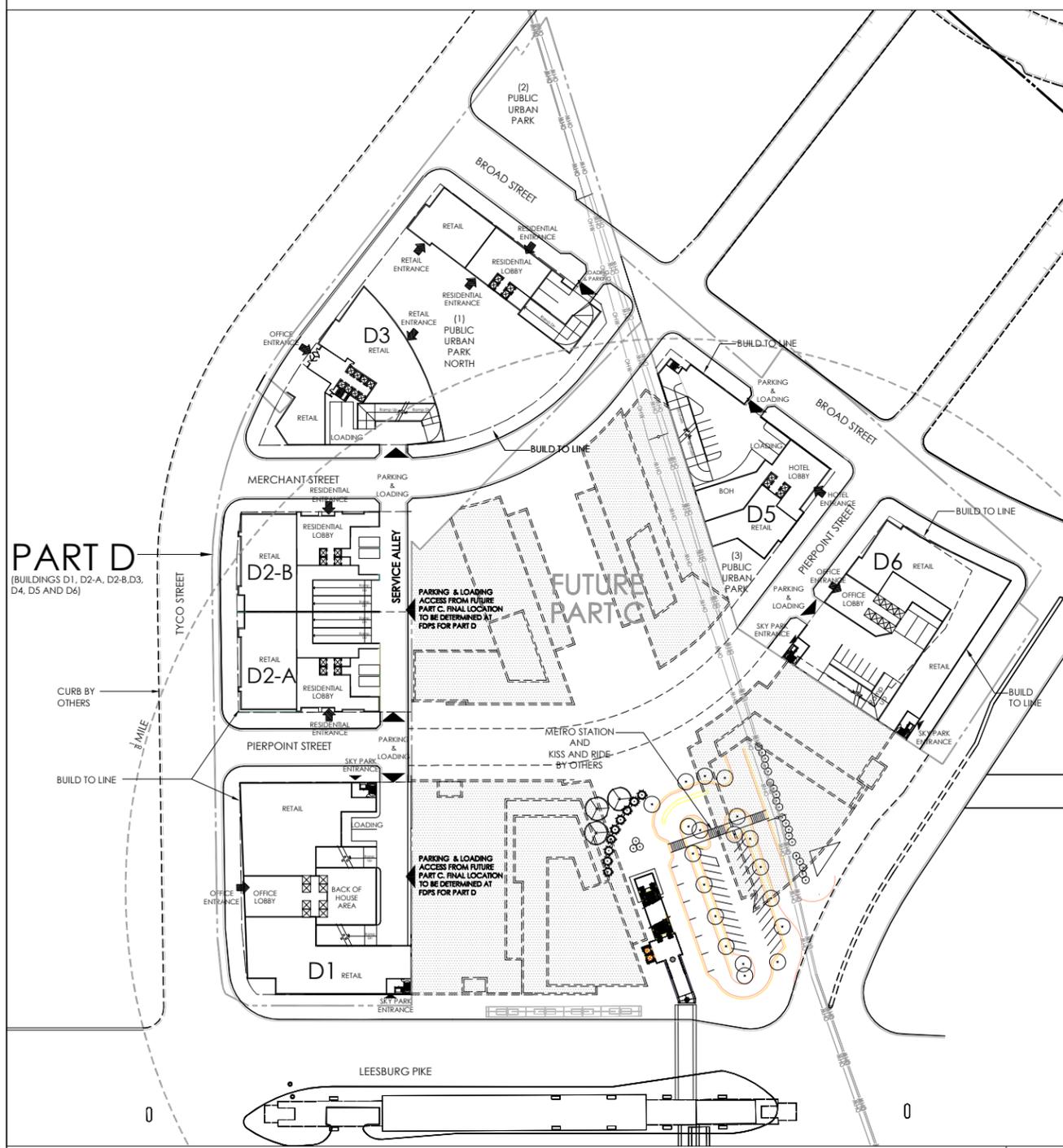
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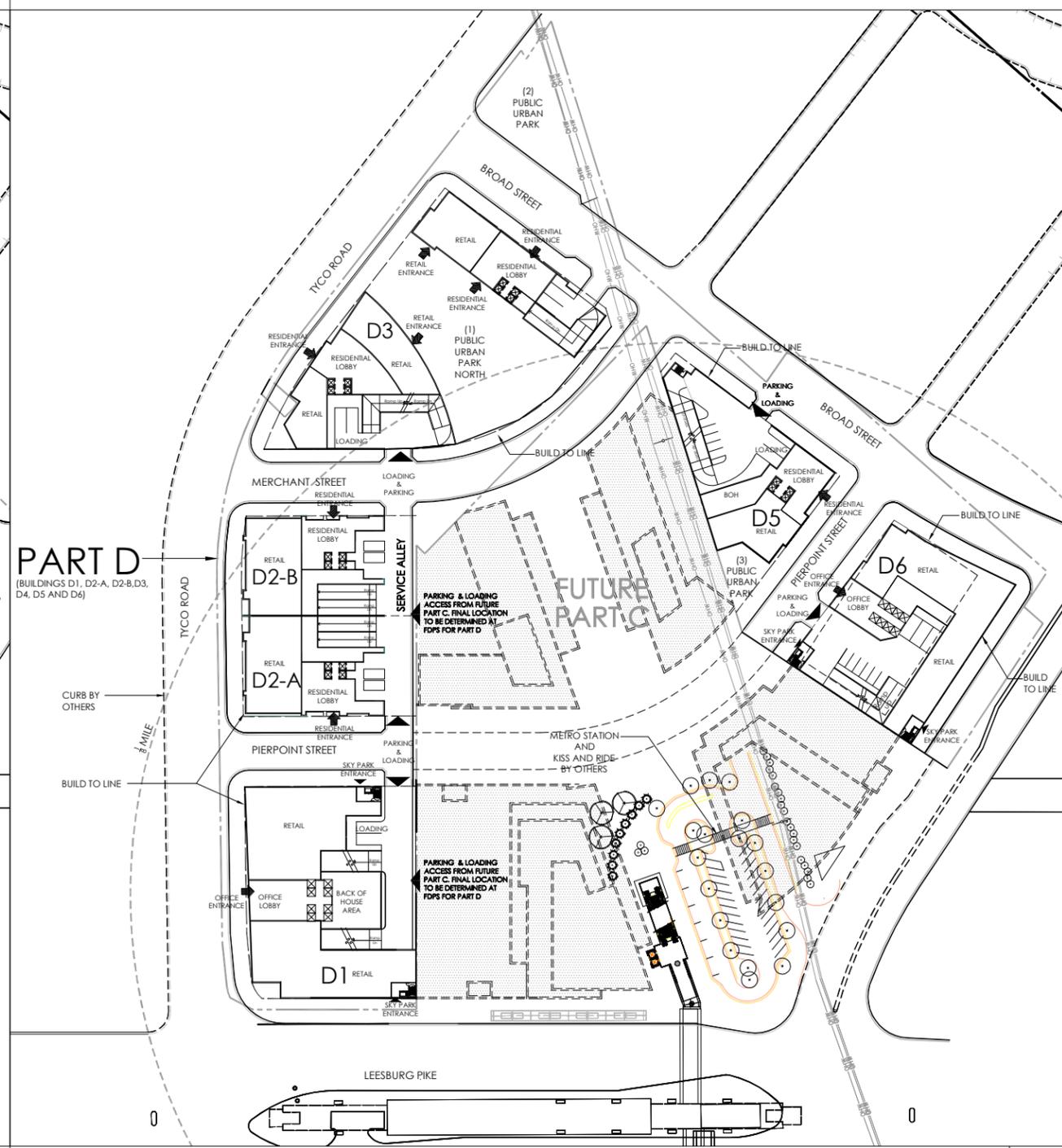
Comments:

- NOTES:
1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL, PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF/PENTHOUSE LEVEL.
 2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
 3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
 4. OPTION 1 REPRESENTS THE MAXIMUM COMMERCIAL SCENARIO AND OPTION 2 REPRESENTS MAXIMUM RESIDENTIAL SCENARIO. THE APPLICANT RESERVES THE RIGHT TO DEVELOP AT THE LEVELS BETWEEN THESE TWO SCENARIO PROVIDED THAT THE OFFICE GFA DOES NOT EXCEED OPTION 1 LEVEL AND THE FAR DOES NOT EXCEED THE OPTION 2 LEVEL.



GROUND FLOOR PLAN - OPTION 1 MAXIMUM COMMERCIAL

1



GROUND FLOOR PLAN - OPTION 2 MAXIMUM RESIDENTIAL

2

APPROVED DEVELOPMENT PLAN
(GDP) (**x**CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

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Comments:



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CDP 06.22.10

CDP (Resubmission) 08.24.10

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PART D

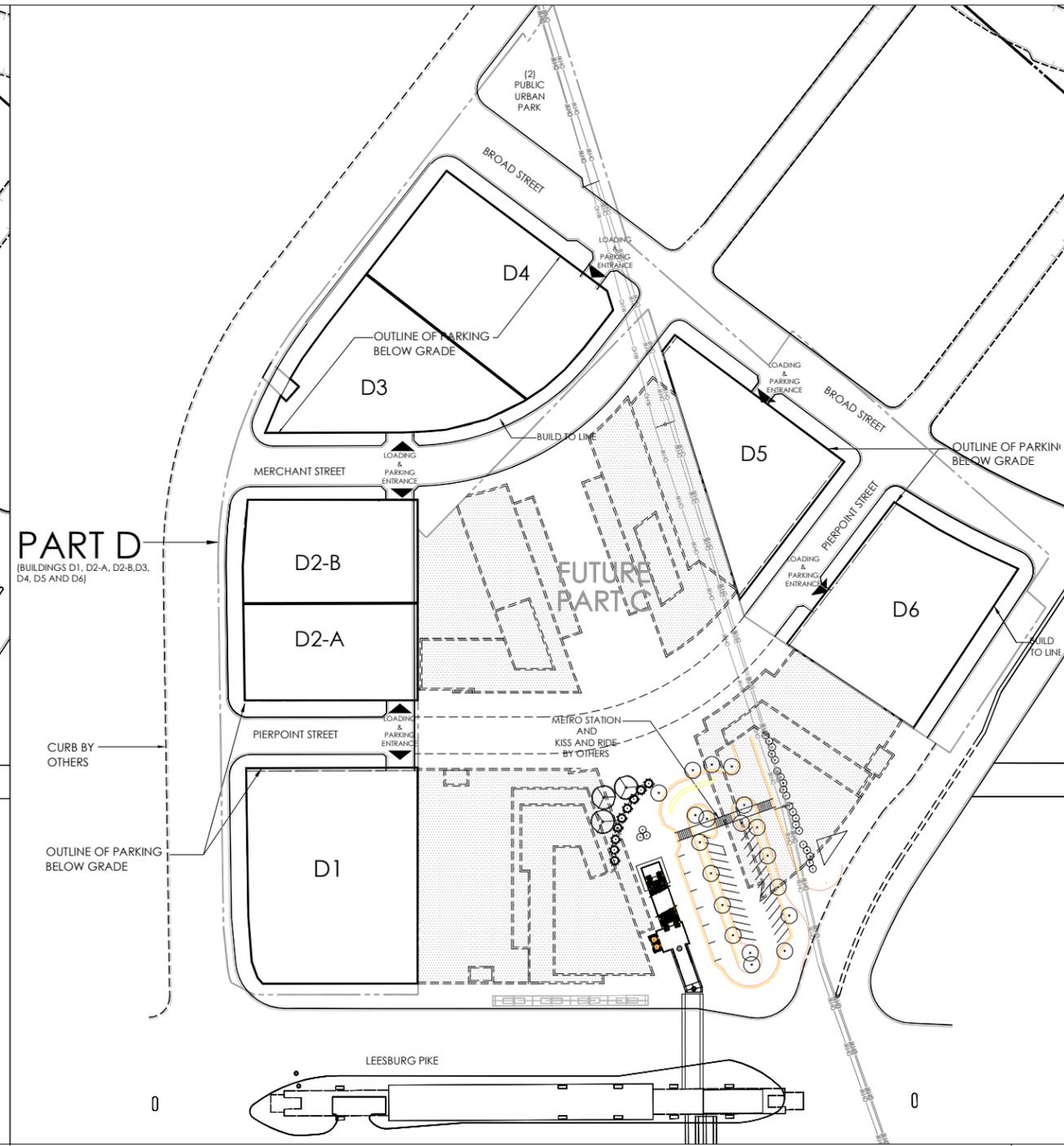
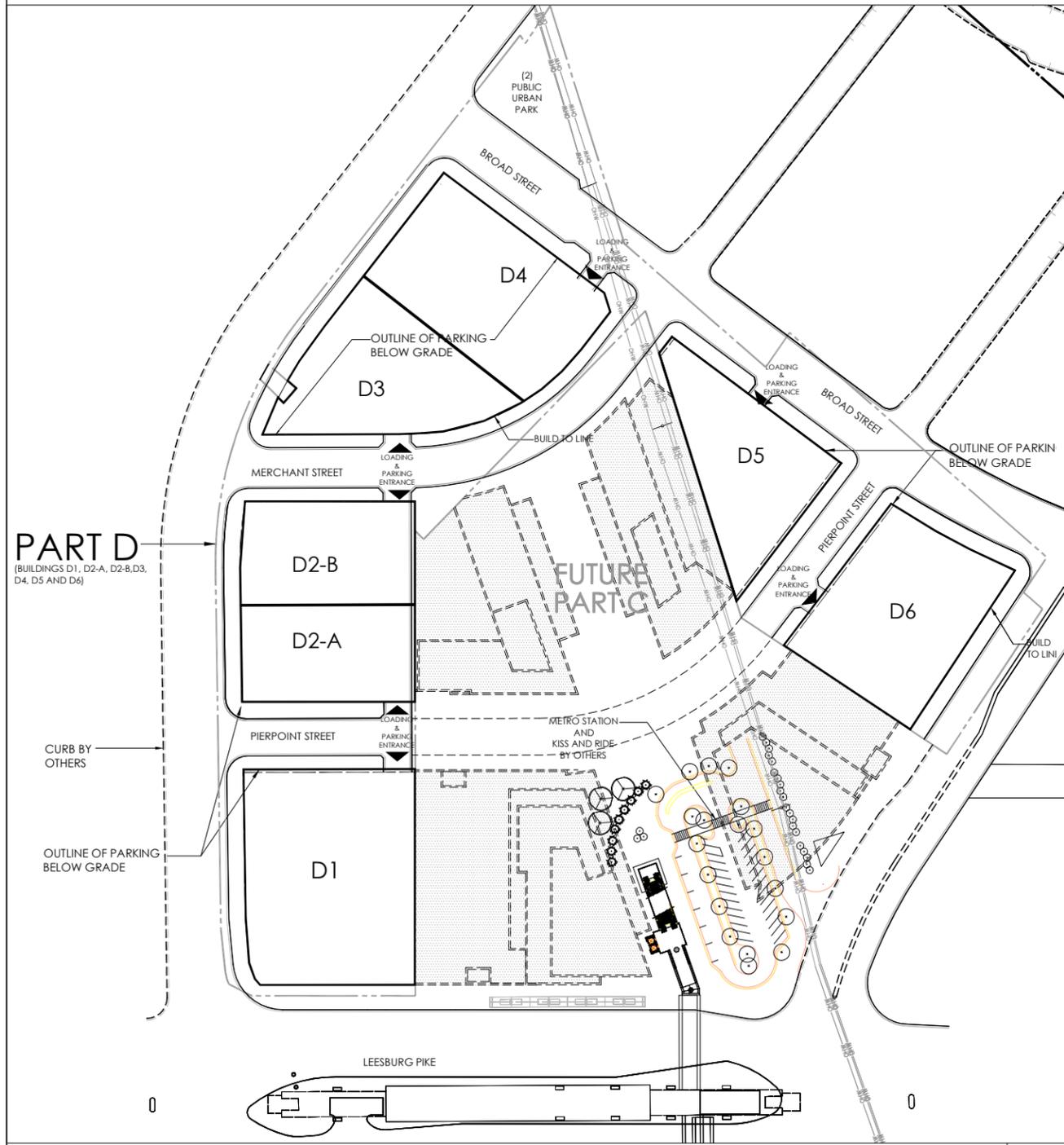
BELOW GRADE PARKING

OUTLINE

(OPTION 1 AND OPTION 2)

Scale: 1" = 80'-0"

A-3.0



BELOW GRADE PARKING OUTLINE - OPTION 1 MAXIMUM COMMERCIAL

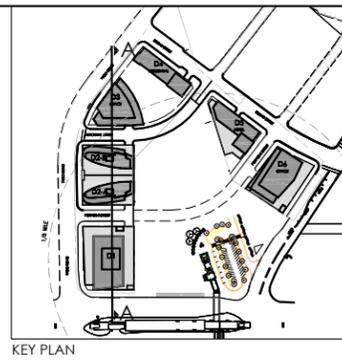
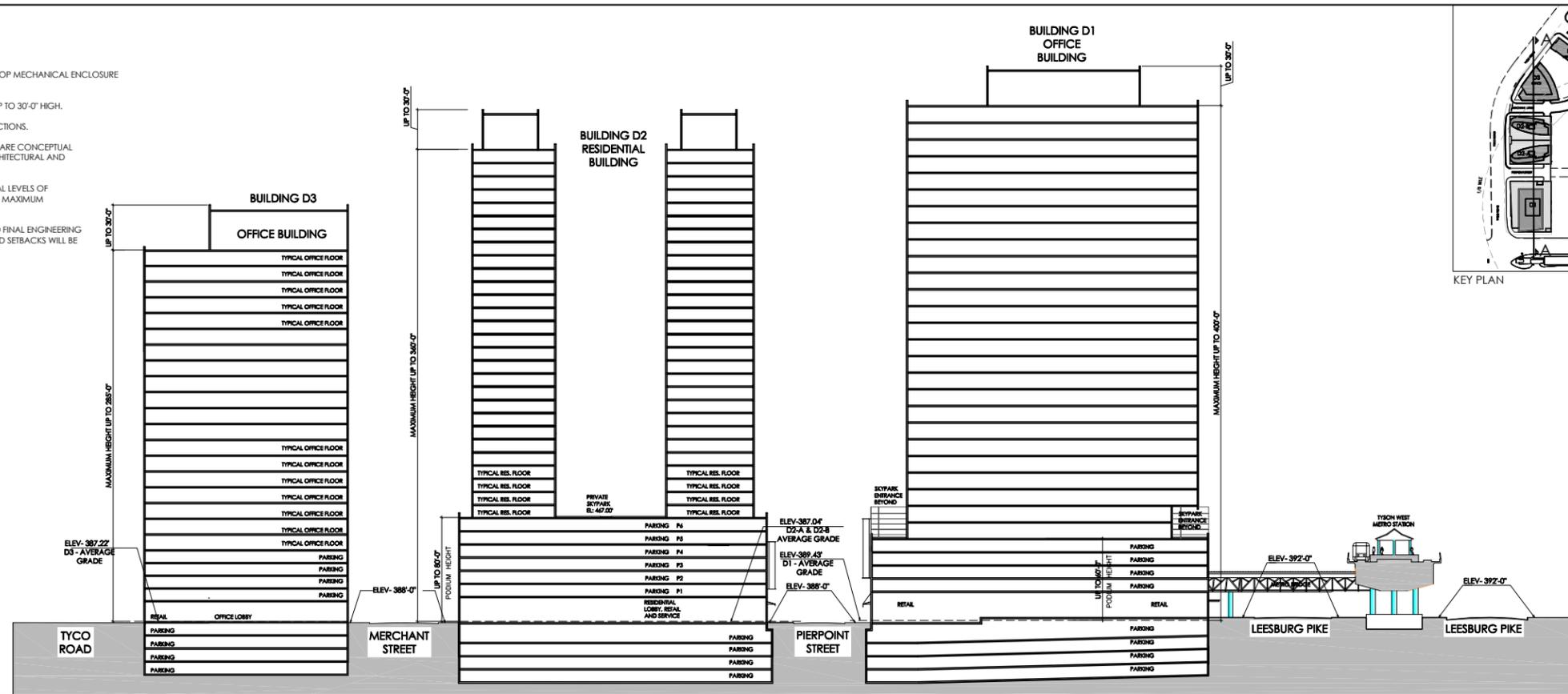
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BELOW GRADE PARKING OUTLINE - OPTION 2 MAXIMUM RESIDENTIAL

2

NOTES:

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



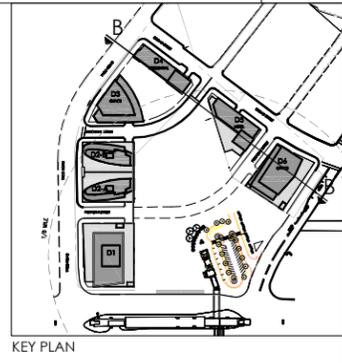
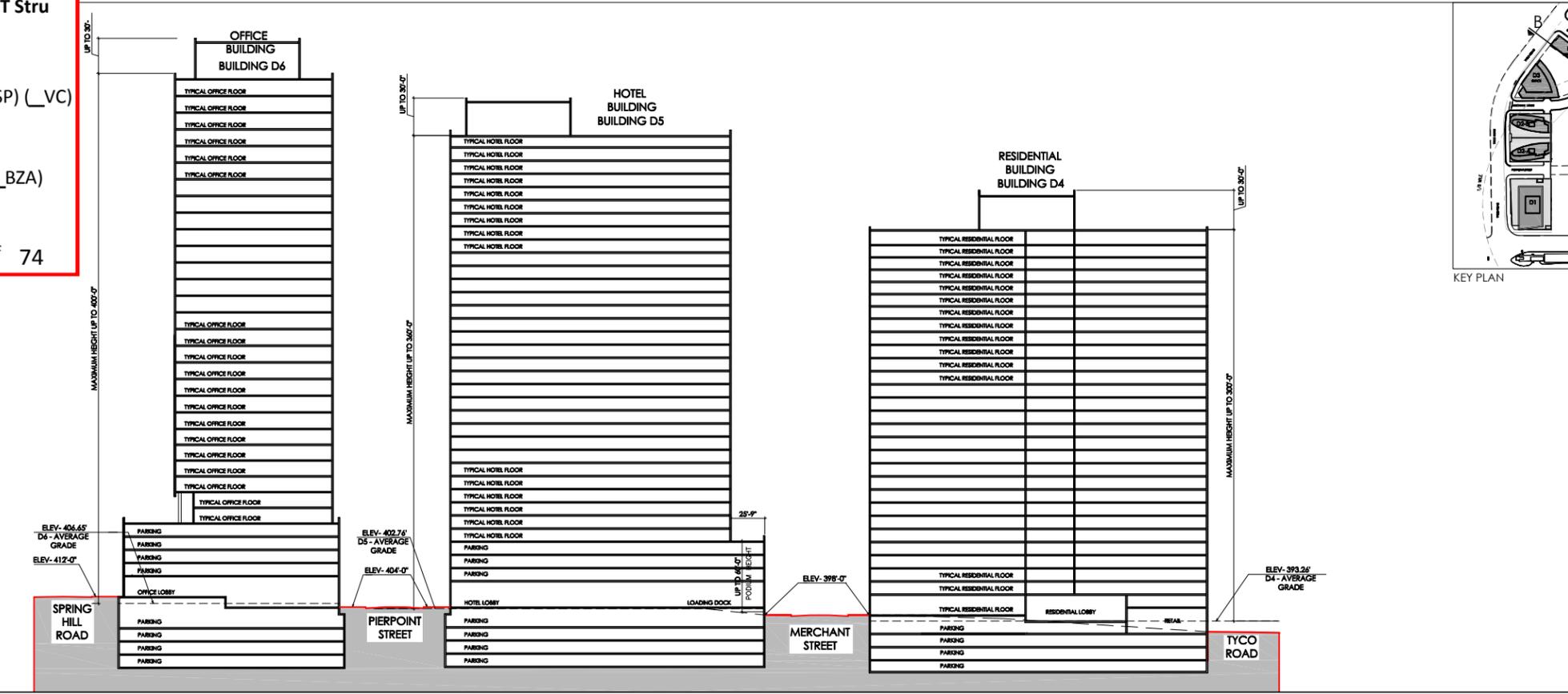
SECTION A-A 1

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (GDP) (~~x~~CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)
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Sheet 38 of 74



SECTION B-B 2



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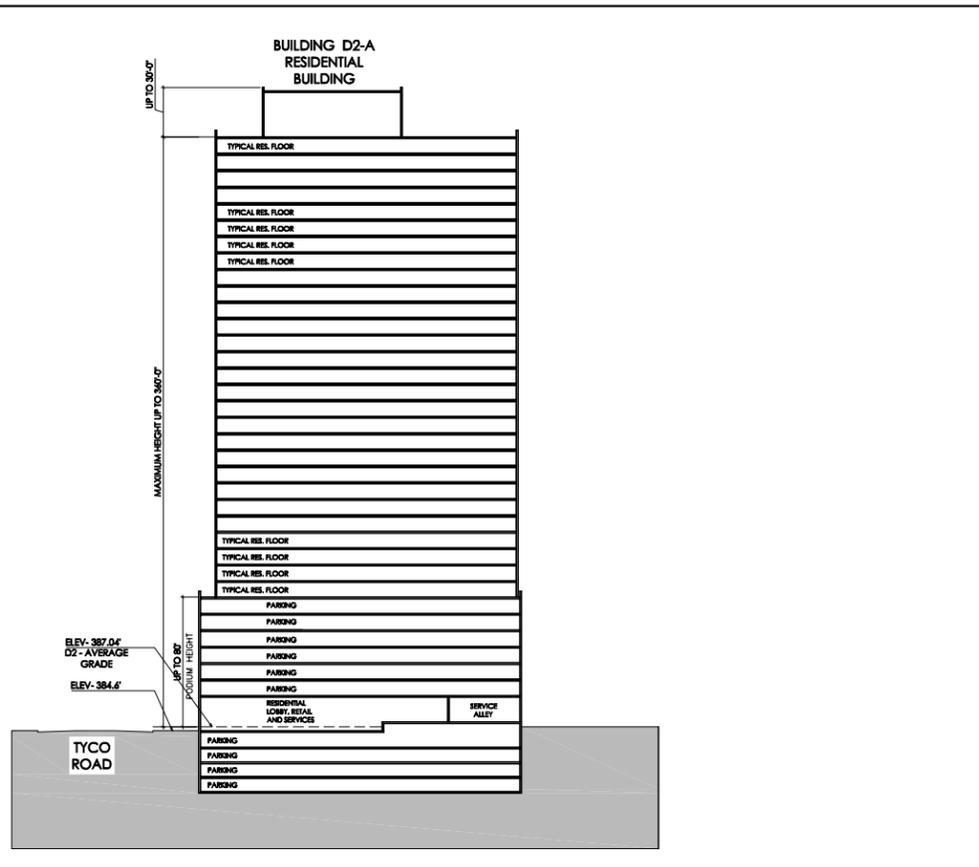
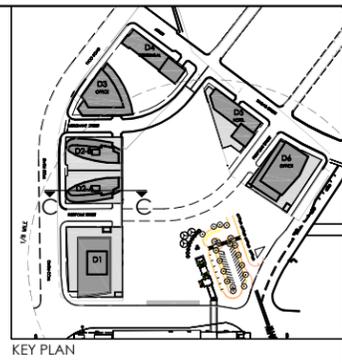


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PART D
 SECTION A-A &
 SECTION B-B

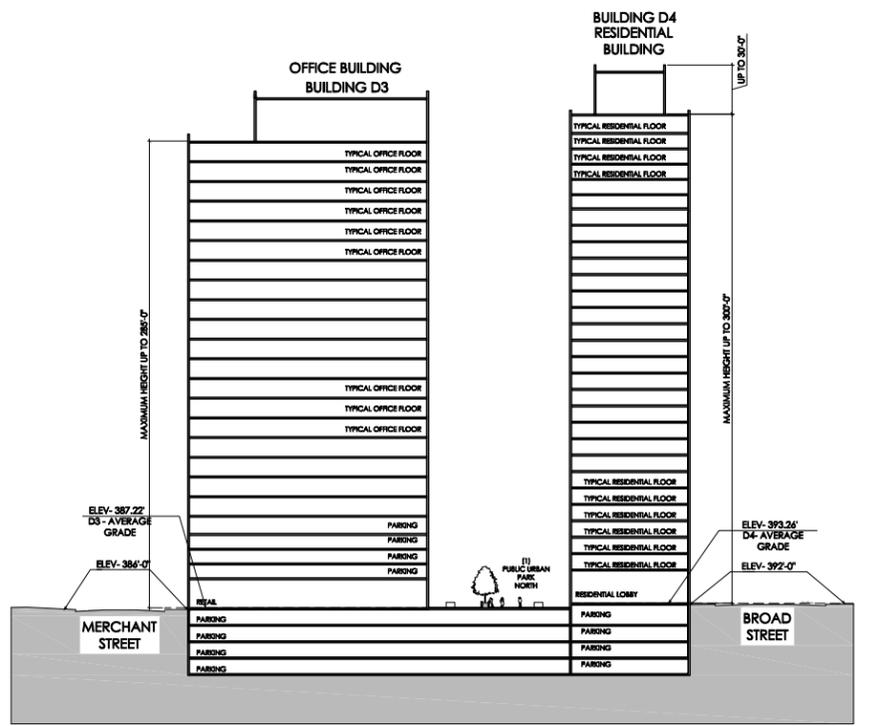
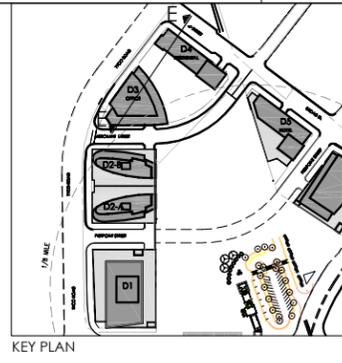
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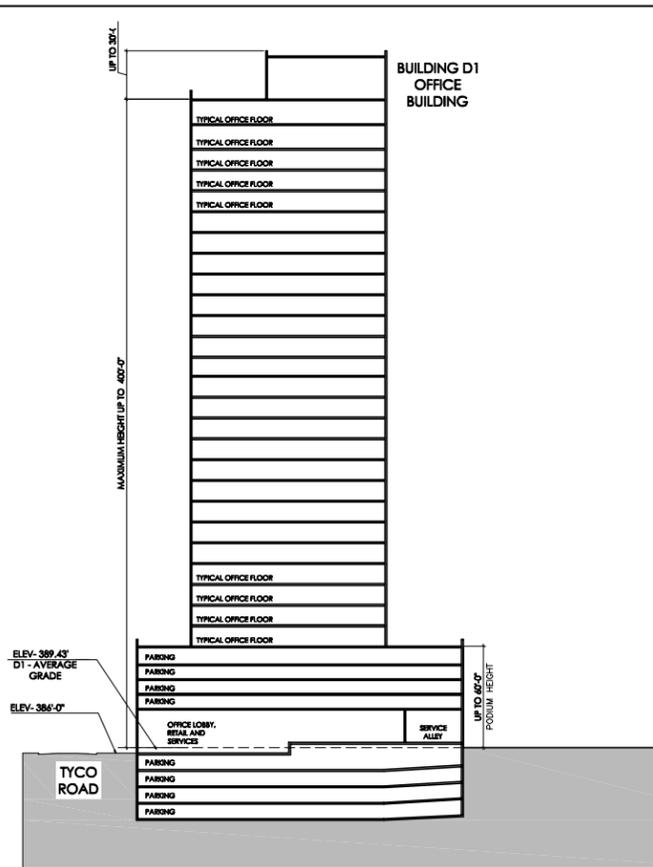
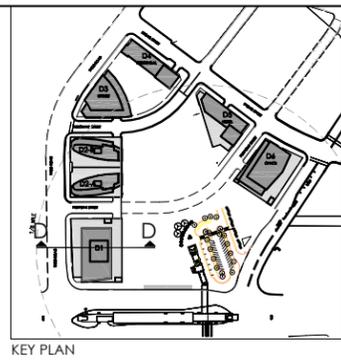
SECTION C-C

2



SECTION E-E

3



SECTION D-D

1

- NOTES:**
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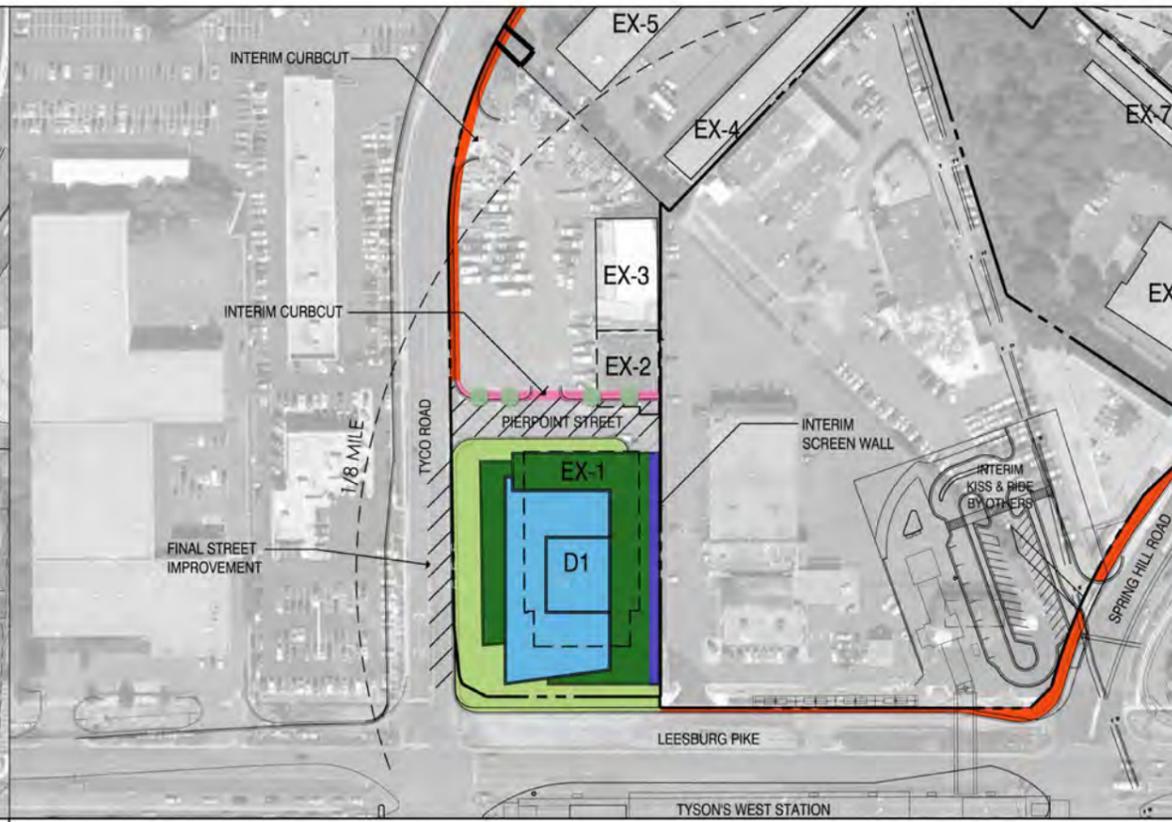
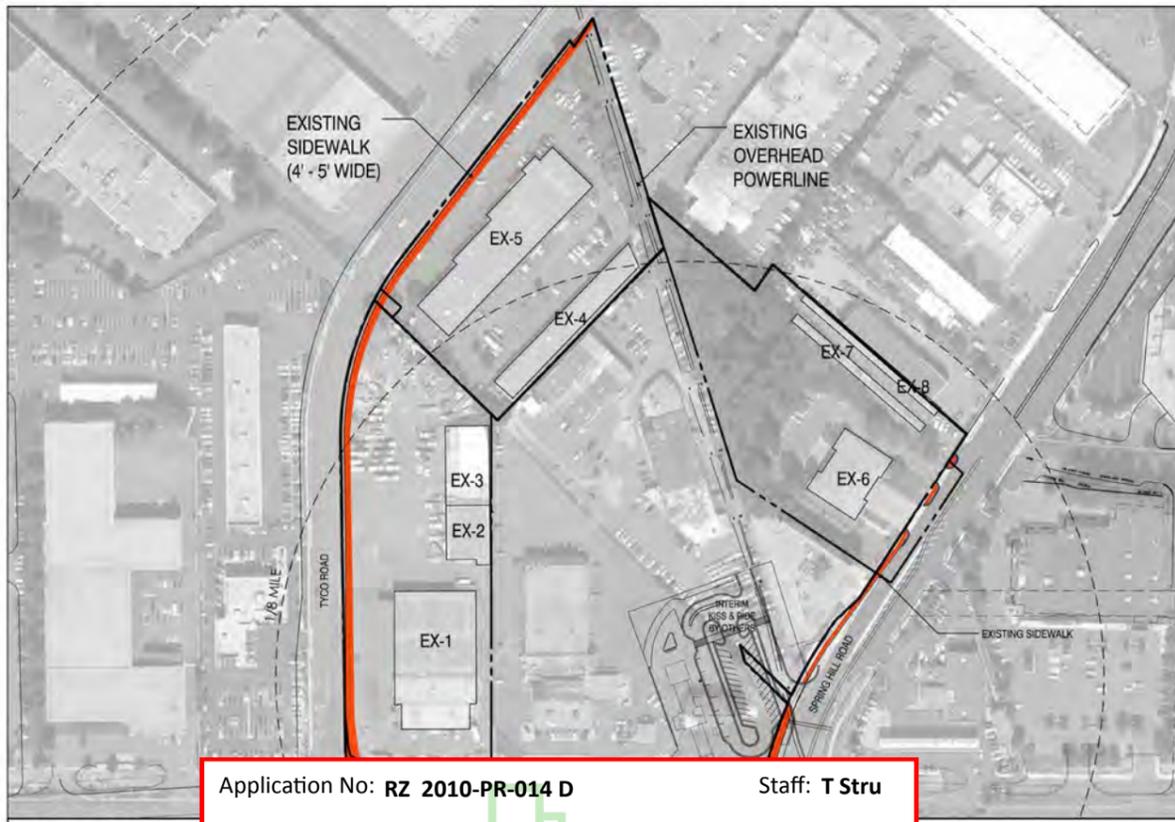
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Comments:

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Sheet 39 of 74



LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
- Final Urban Park
- Final Road Construction
- Interim Road Construction
- Interim Use
- Interim Screen Wall
- Existing Sidewalk
- Interim Retaining Wall

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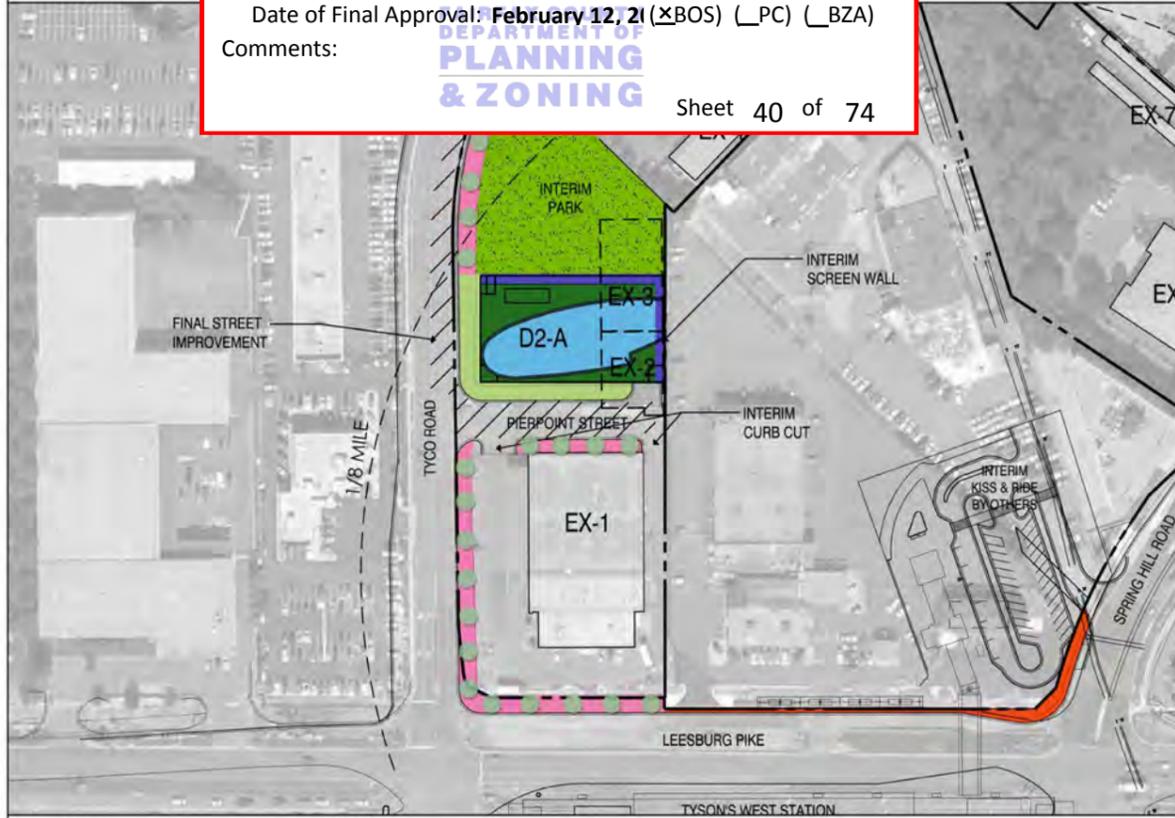
Sheet 40 of 74

EXISTING CONDITION

PHASE D1

DEMOLITION:
 - EX - 1
 - EX - 2

PROPOSALS:
 - CONSTRUCT BUILDING D1.
 - CONSTRUCT PIERPOINT STREET IN FRONT OF D1 FRONTAGE.
 - FINAL STREET AND STREETScape IMPROVEMENT ON TYCO ROAD, LEESBURG PIKE, AND PIERPOINT STREET ALONG D1 FRONTAGE.
 - INTERIM SCREEN WALL ON BUILDING D1.
 - FINAL (4) PUBLIC WEST SKY PARK
 - INTERIM STREETScape IMPROVEMENT ON PIERPOINT STREET ALONG D2-A FRONTAGE.



PHASE D2-A

DEMOLITION:
 - EX - 2
 - EX - 3

PROPOSALS:
 - CONSTRUCT BUILDING D2-A.
 - CONSTRUCT PIERPOINT STREET ALONG BUILDING D2-A FRONTAGE.
 - CONSTRUCT SERVICE ALLEY UNDER BUILDING D2-A.
 - FINAL STREET AND STREETScape IMPROVEMENT ALONG TYCO ROAD D2-A FRONTAGE AND PIERPOINT STREET.
 - INTERIM PARK AND/OR OPEN SPACE IMPROVEMENT AT FUTURE LOCATION OF BUILDING D2-B.
 - INTERIM SCREEN WALL ON BUILDING D2-A.
 - INTERIM STREETScape IMPROVEMENT ON TYCO ROAD NORTH ALONG D2-A FRONTAGE AND SOUTH OF PIERPOINT STREET AND ON LEESBURG PIKE FRONTS.

PHASE D2-B

DEMOLITION:
 - EX - 2
 - EX - 3

PROPOSALS:
 - CONSTRUCT BUILDING D2-B.
 - CONSTRUCT SERVICE ALLEY UNDER D2-B TO PIERPOINT STREET.
 - CONSTRUCT MERCHANT STREET IN FRONT OF BUILDING D2-B.
 - CONSTRUCT INTERIM SECTION OF PIERPOINT STREET.
 - INTERIM STREETScape IMPROVEMENT ON TYCO ROAD SOUTH OF D2-B AND ALONG LEESBURG PIKE FRONTAGE.
 - INTERIM PARK AND/OR OPEN SPACE IMPROVEMENT ON FUTURE D2-A.
 - INTERIM SCREEN WALL.
 - FINAL STREET AND INTERIM STREETScape AT PIERPOINT STREET

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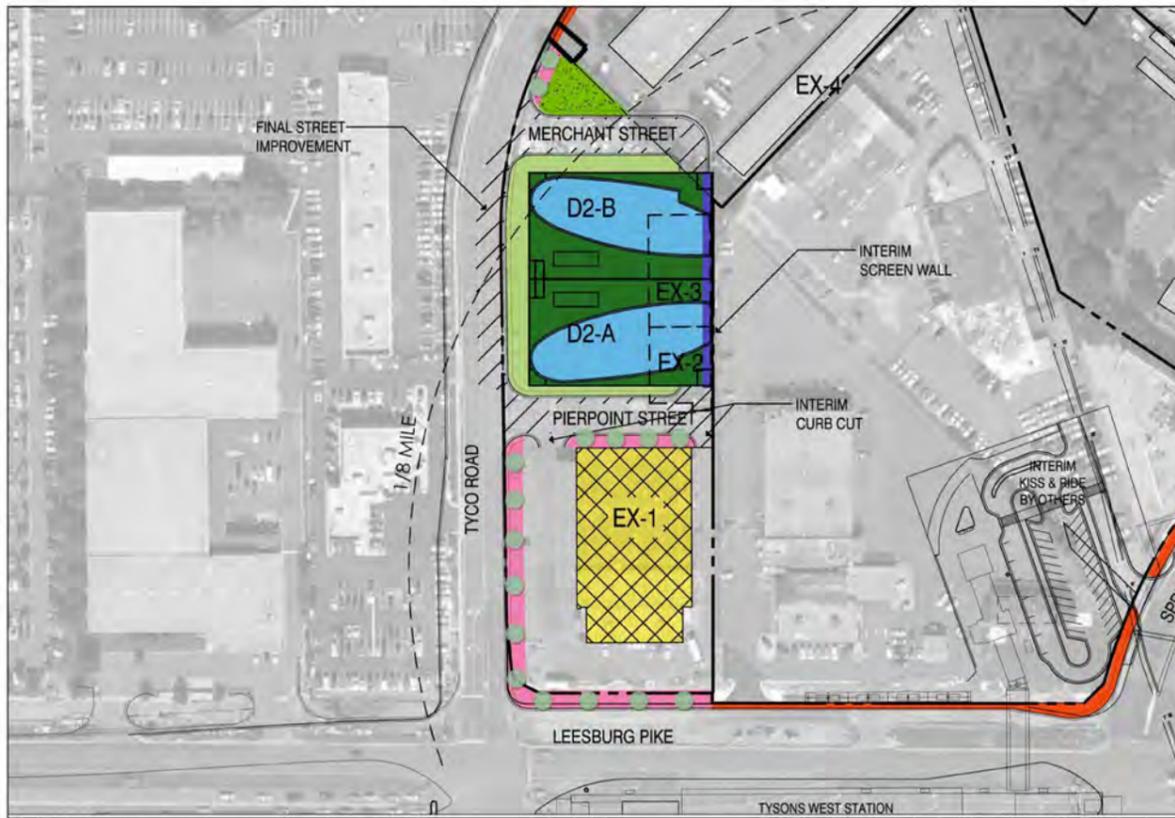
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 PART D

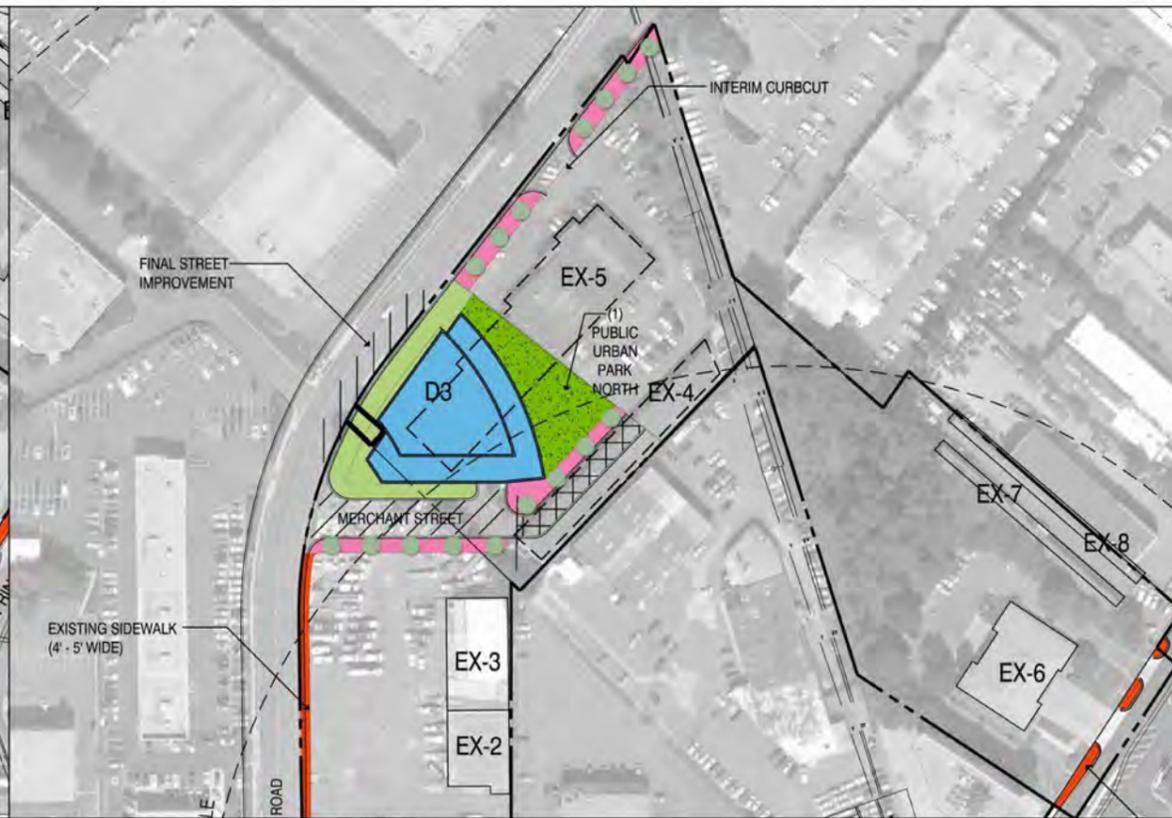
PART D - PHASING DIAGRAM
 INDIVIDUAL BUILDINGS

Scale: NTS

A-6.0

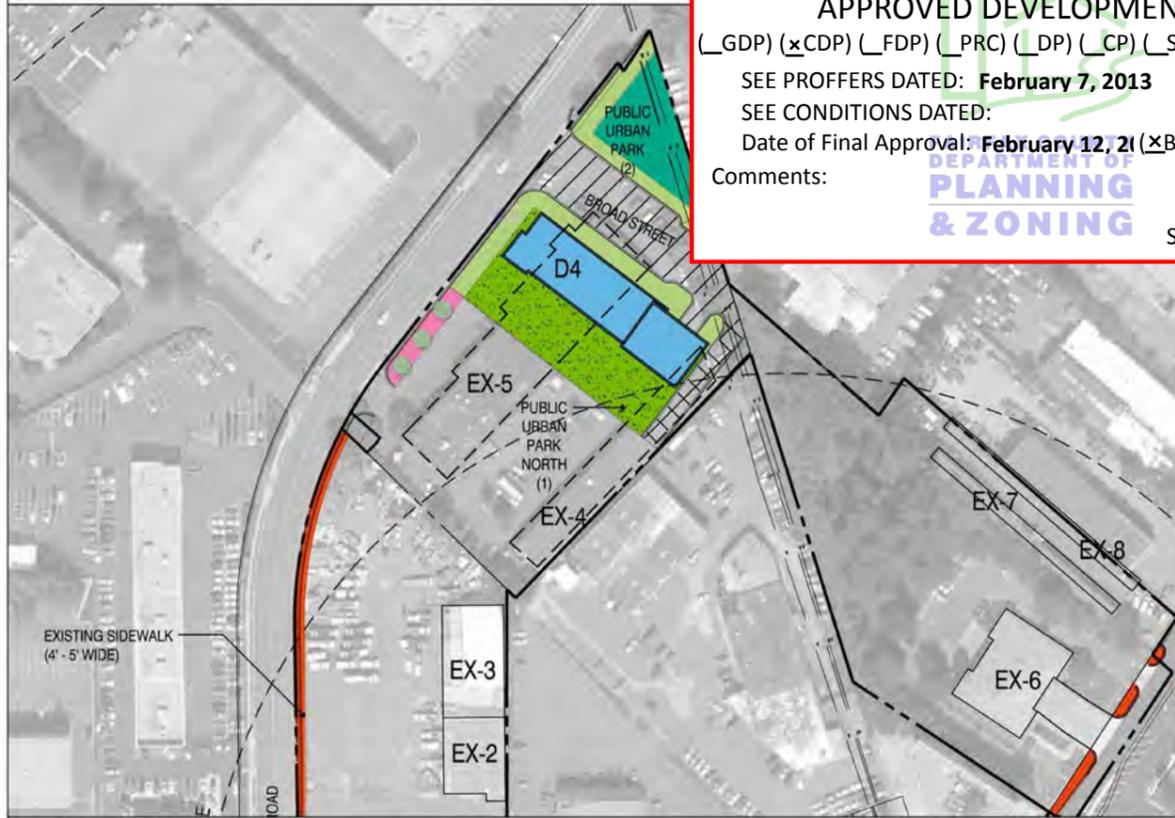


PHASE D2-A & D2-B
 PROPOSALS:
 - ACTIVATION OF EXISTING BUILDING EX-1 FOR INTERIM USE.
 DEMOLITION:
 - EX - 2
 - EX - 3

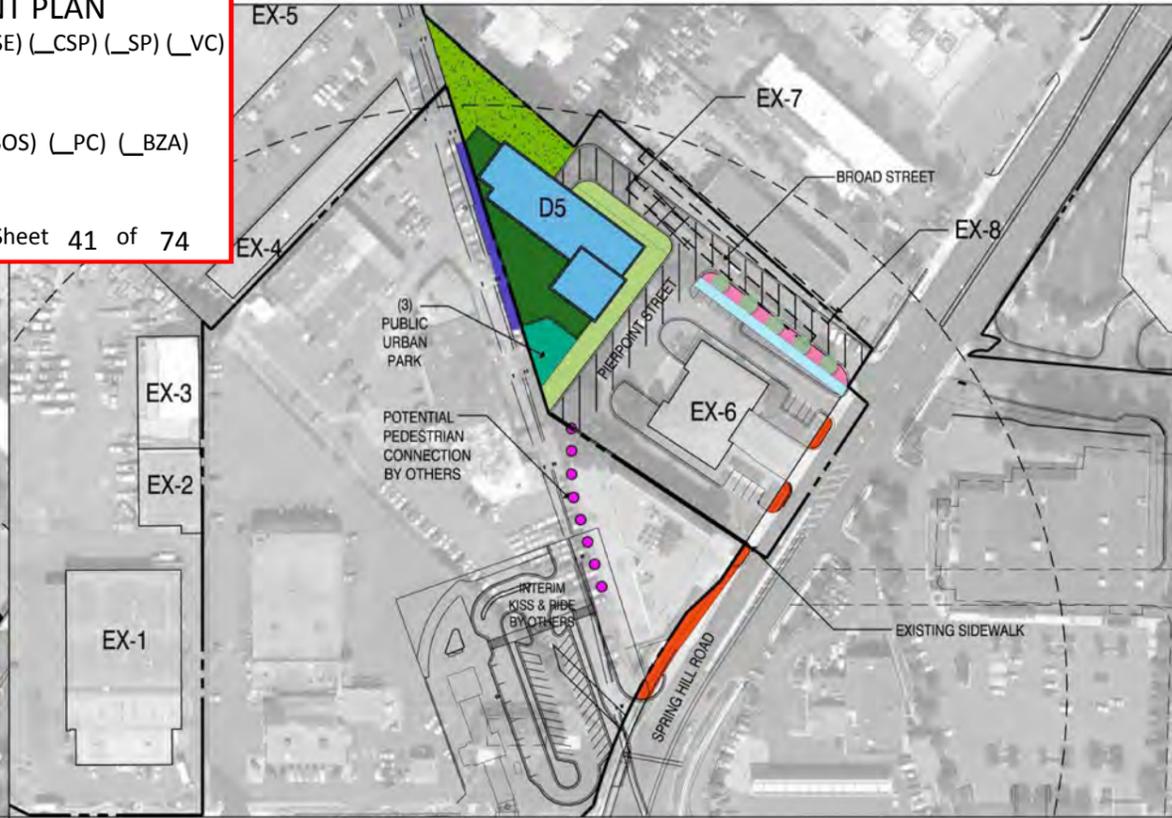


PHASE D3
 PROPOSALS:
 - CONSTRUCT BUILDING D3.
 - CONSTRUCT MERCHANT STREET ALONG D3 FRONTAGE.
 - FINAL STREET AND STREETScape ALONG D3 FRONTAGE ON TYCO ROAD AND NORTH SIDE OF MERCHANT STREET TO GARAGE ENTRANCE.
 - CONSTRUCT INTERIM CONDITION OF (1) PUBLIC URBAN PARK NORTH.
 - INTERIM STREETScape ON TYCO ROAD NORTH OF BUILDING D3, ON SOUTH SIDE OF MERCHANT STREET, AND ON NORTH SIDE OF MERCHANT STREET EAST OF GARAGE ENTRANCE.
 DEMOLITION:
 - EX - 2
 - EX - 3

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 DEPARTMENT OF **PLANNING & ZONING**
 Sheet 41 of 74



PHASE D4 (OPTION 1 & 2)
 PROPOSALS:
 - CONSTRUCT BUILDING D4.
 - FINAL CONSTRUCTION OF BROAD STREET ALONG D4 FRONTAGE.
 - FINAL STREETScape IMPROVEMENT ALONG D4'S TYCO ROAD AND BROAD STREET FRONTAGE.
 - CONSTRUCT FINAL CONDITION OF URBAN PARK (2).
 - INTERIM STREETScape IMPROVEMENT ON TYCO ROAD ALONG FUTURE D3.
 - CONSTRUCT INTERIM CONDITION OF (1) PUBLIC URBAN PARK NORTH.
 DEMOLITION:
 - PART OF EX - 4
 - PART OF EX - 5



PHASE D5
 PROPOSALS:
 - CONSTRUCT BUILDING D5.
 - CONSTRUCT INTERIM BROAD STREET FROM SPRING HILL ROAD TO PARKING GARAGE AND LOADING ENTRANCE OF BUILDING D5.
 - CONSTRUCT FINAL PIERPOINT STREET ALONG BUILDING D5 & (3) PUBLIC URBAN PARK.
 - CIRCULATION AND ACCESS IMPROVEMENT ON BUILDING EX-6.
 - INTERIM RETAINING WALL ALONG BROAD STREET AT BUILDING EX-6.
 - INTERIM STREETScape IMPROVEMENT AT BROAD STREET ALONG BUILDING EX-6 FRONTAGE.
 - INTERIM SCREEN WALL AT D5.
 DEMOLITION:
 - EX - 7
 - EX - 8

LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
- Final Urban Park
- Final Road Construction
- Interim Road Construction
- Interim Use
- Interim Screen Wall
- Existing Sidewalk
- Interim Retaining Wall



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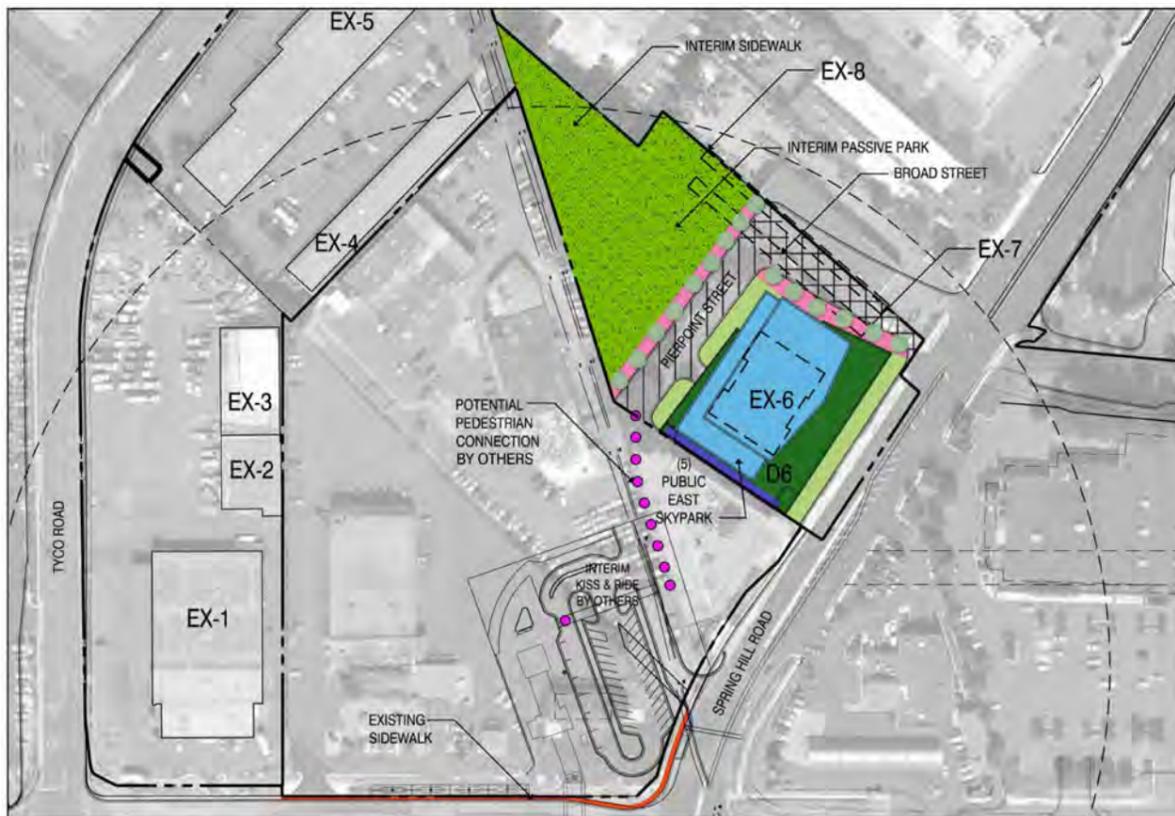
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 PART D

PART D - PHASING DIAGRAM
 INDIVIDUAL BUILDINGS

Scale: NTS

A-7.0



PHASE D6

DEMOLITION:

- EX - 6
- EX - 7
- EX - 8

PROPOSALS:

- CONSTRUCT BUILDING D6.
- CONSTRUCT INTERIM BROAD STREET FROM SPRING HILL ROAD TO PIERPOINT STREET.
- CONSTRUCT PIERPOINT STREET ALONG BUILDING D6 FRONTAGE.
- FINAL SKY PARK.
- INTERIM SCREEN WALL AT D6.
- INTERIM SIDEWALK ON BROAD STREET AND PIERPOINT STREET ALONG D5 FRONTAGE.
- INTERIM PASSIVE PARK AT D5.

LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
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CDP (Part D)	01.28.13

Comments:



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 PART D

PART D - PHASING DIAGRAM
 INDIVIDUAL BUILDINGS

Scale: NTS

A-8.0

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

(GDP) (x)CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

SEE PROFFERS DATED: **February 7, 2013**

SEE CONDITIONS DATED:

Date of Final Approval: **February 12, 2013** (x)BOS) (PC) (BZA)

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Sheet 42 of 74





DECEMBER 3:00 PM



JUNE 3:00 PM



MARCH 3:00 PM



DECEMBER 12:00 PM



JUNE 12:00 PM



MARCH 12:00 PM



DECEMBER 9:00 AM



JUNE 9:00 AM



MARCH 9:00 AM

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 DEPARTMENT OF PLANNING & ZONING
 Sheet 43 of 74

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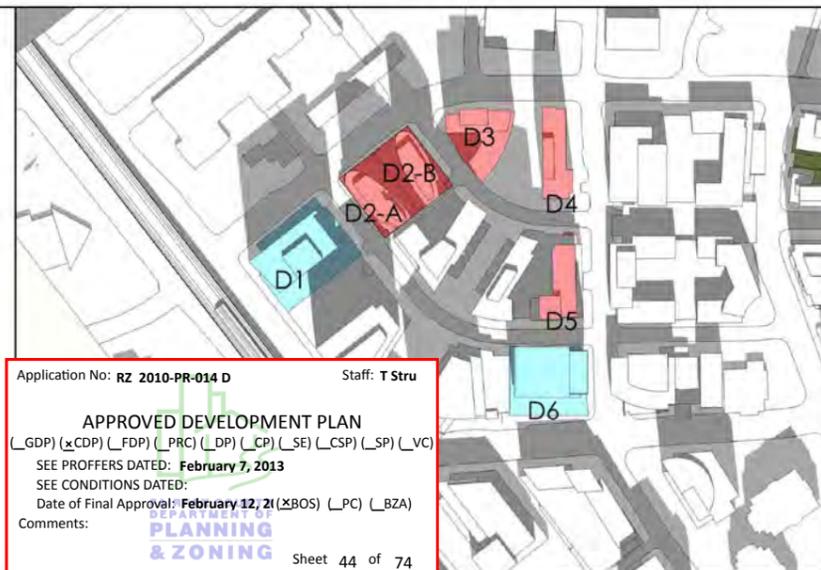
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JUNE 12:00 PM



MARCH 12:00 PM

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 PLANNING & ZONING Sheet 44 of 74



DECEMBER 9:00 AM



JUNE 9:00 AM



MARCH 9:00 AM

Application No: RZ 2010-PR-014 D

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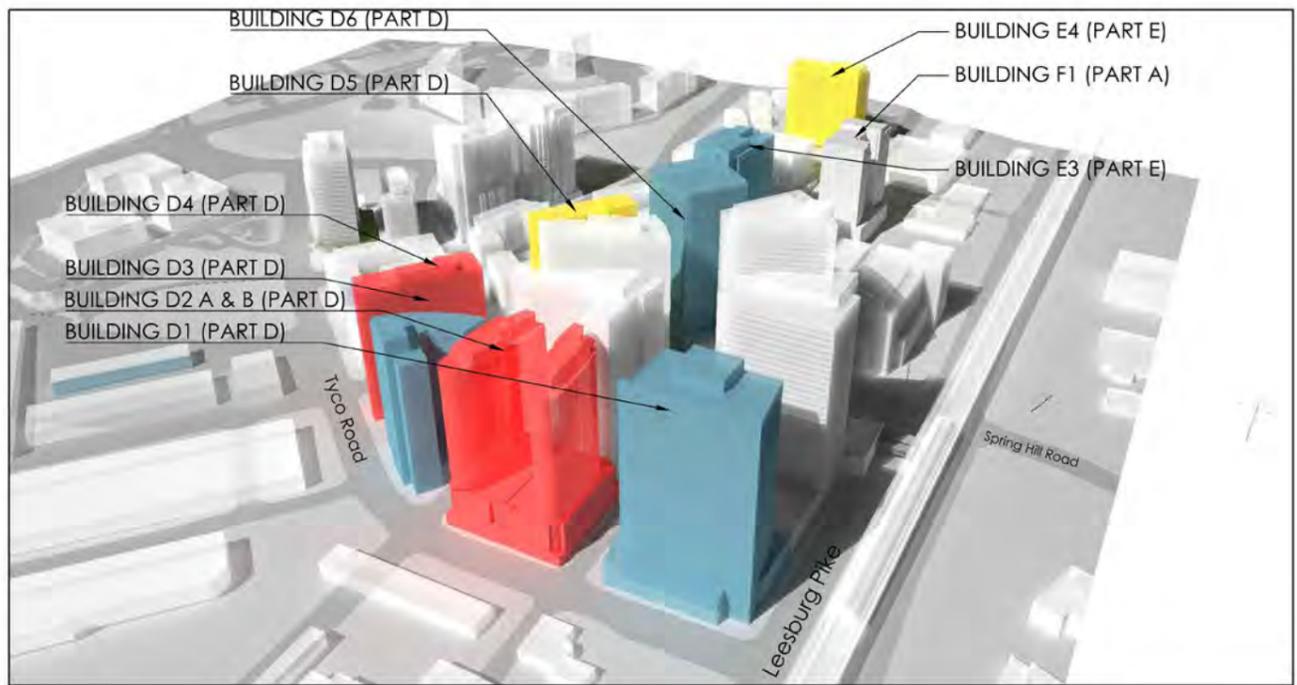
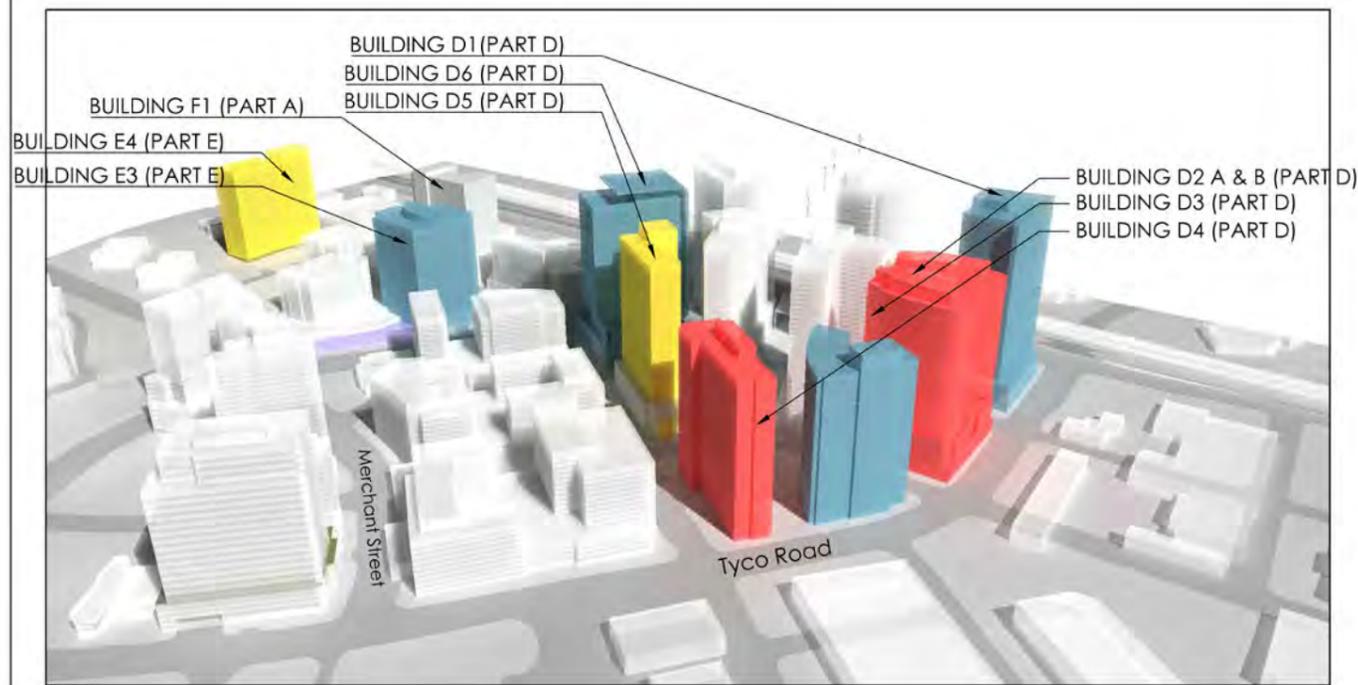
RETAIL
 RESIDENTIAL
 OFFICE
 HOTEL
 PROPOSED BUILDINGS



LEGEND

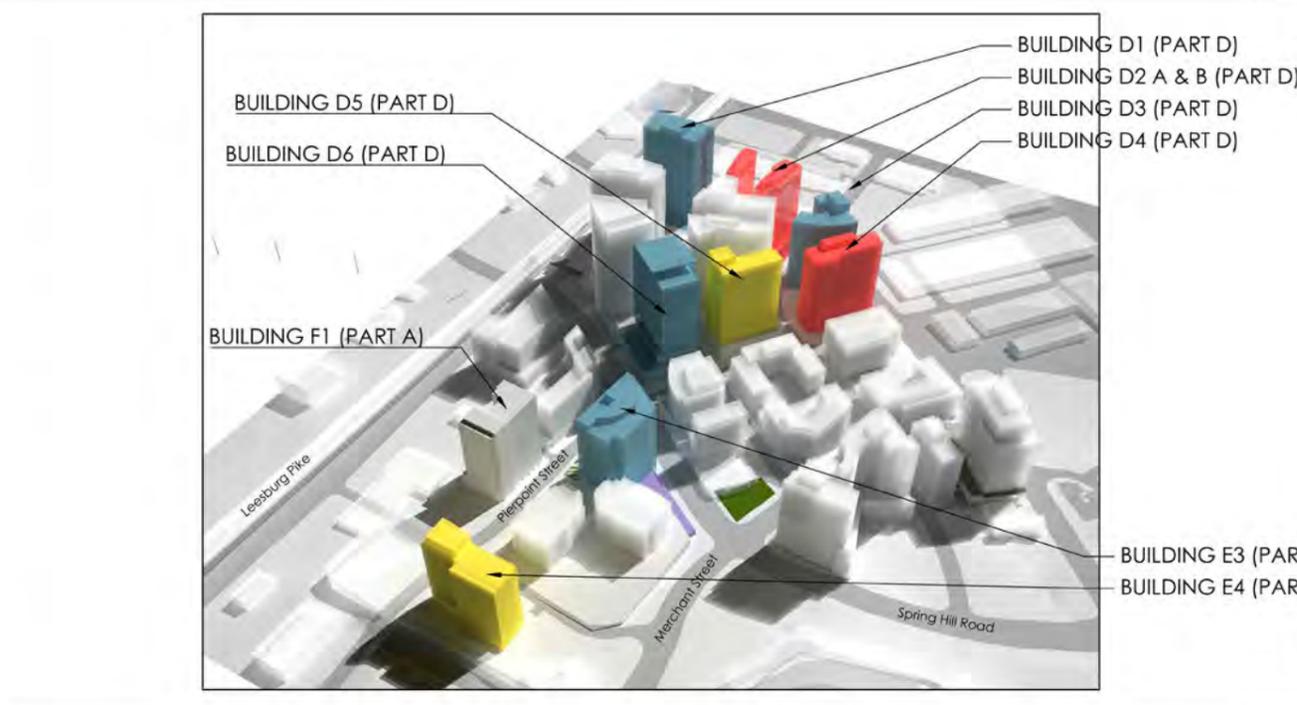
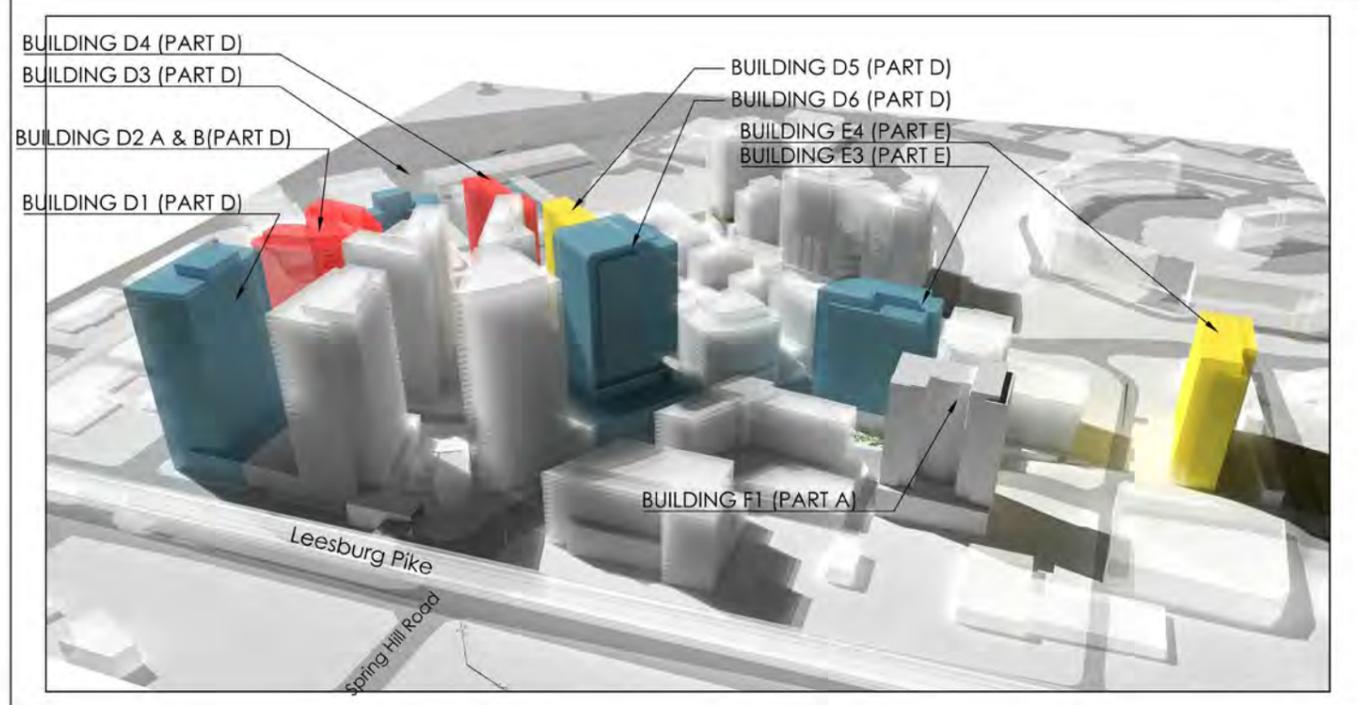


KEY PLAN



A

B



C

D

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PART D

PROPOSED DEVELOPMENT
 WITH NEIGHBORING
 PROPERTIES-OPTION 1

Scale: NTS

A-11.0

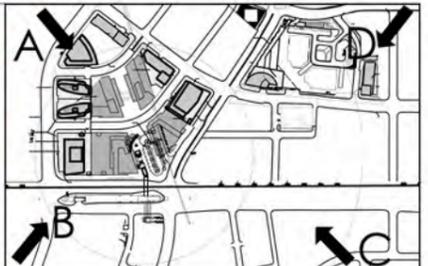
Application No: RZ 2010-PR-014 D Staff: T Stru

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 Comments:

DEPARTMENT OF PLANNING & ZONING

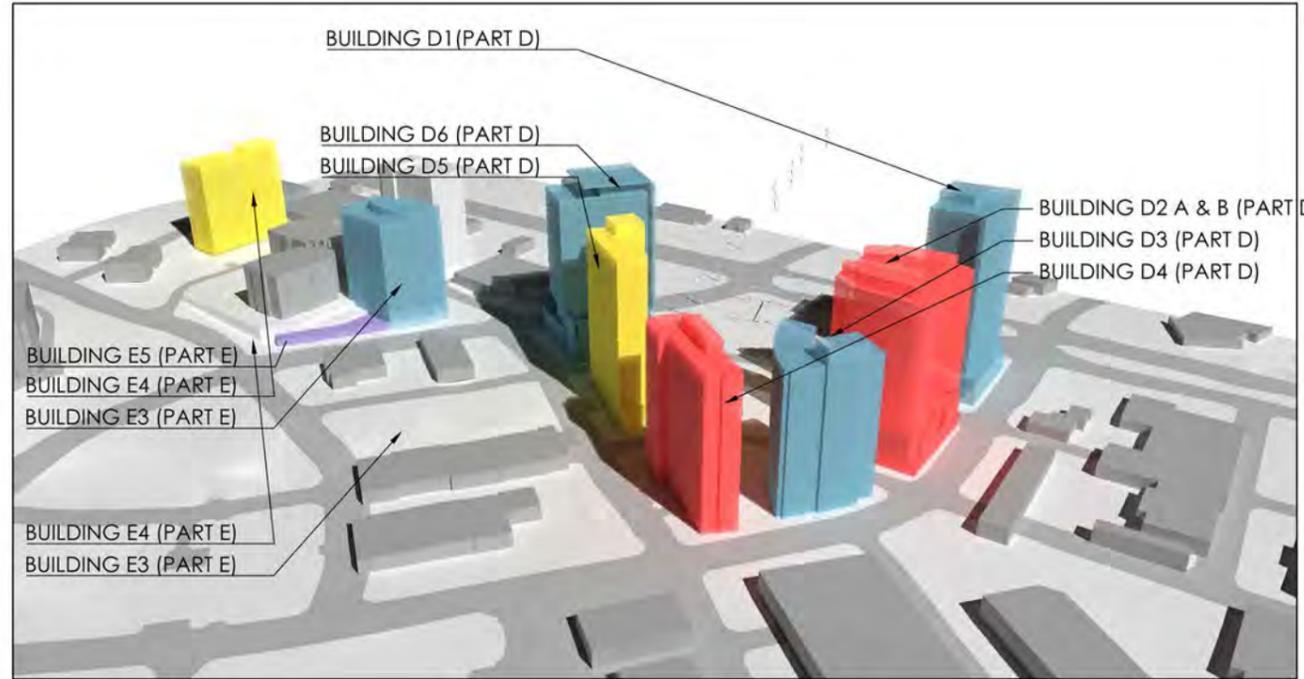
Sheet 46 of 74

RETAIL
 RESIDENTIAL
 OFFICE
 HOTEL
 EXISTING BUILDINGS

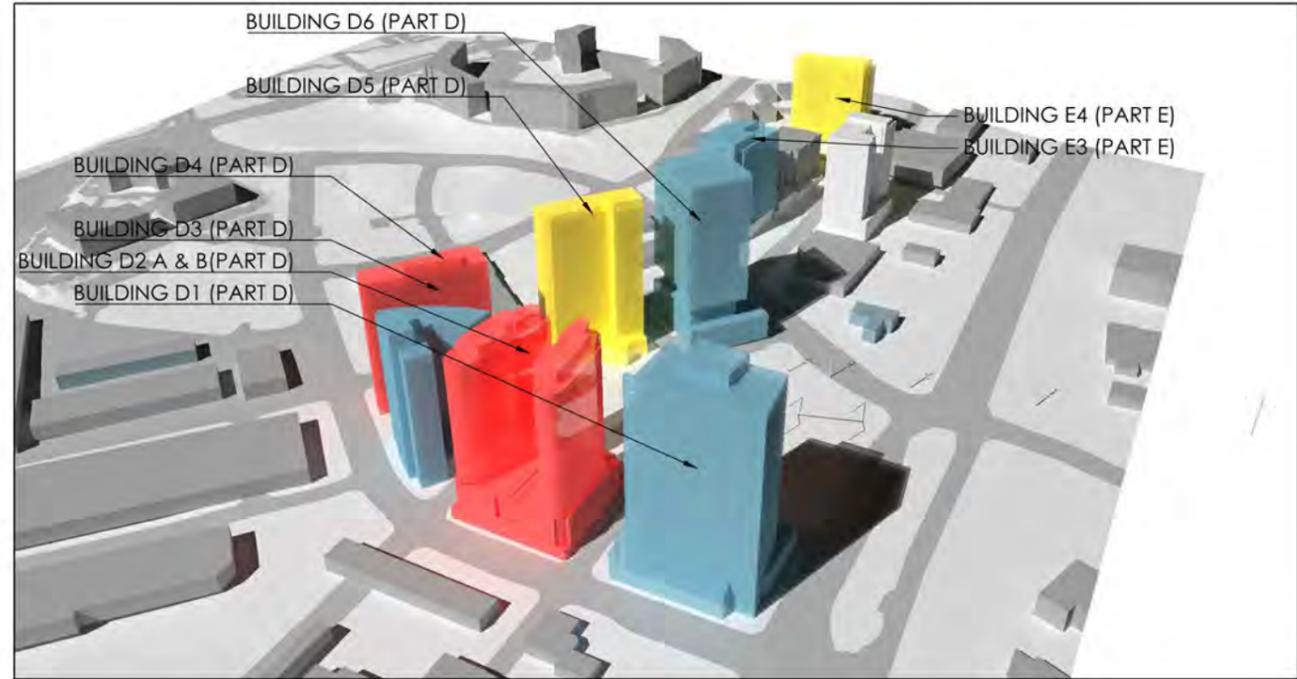


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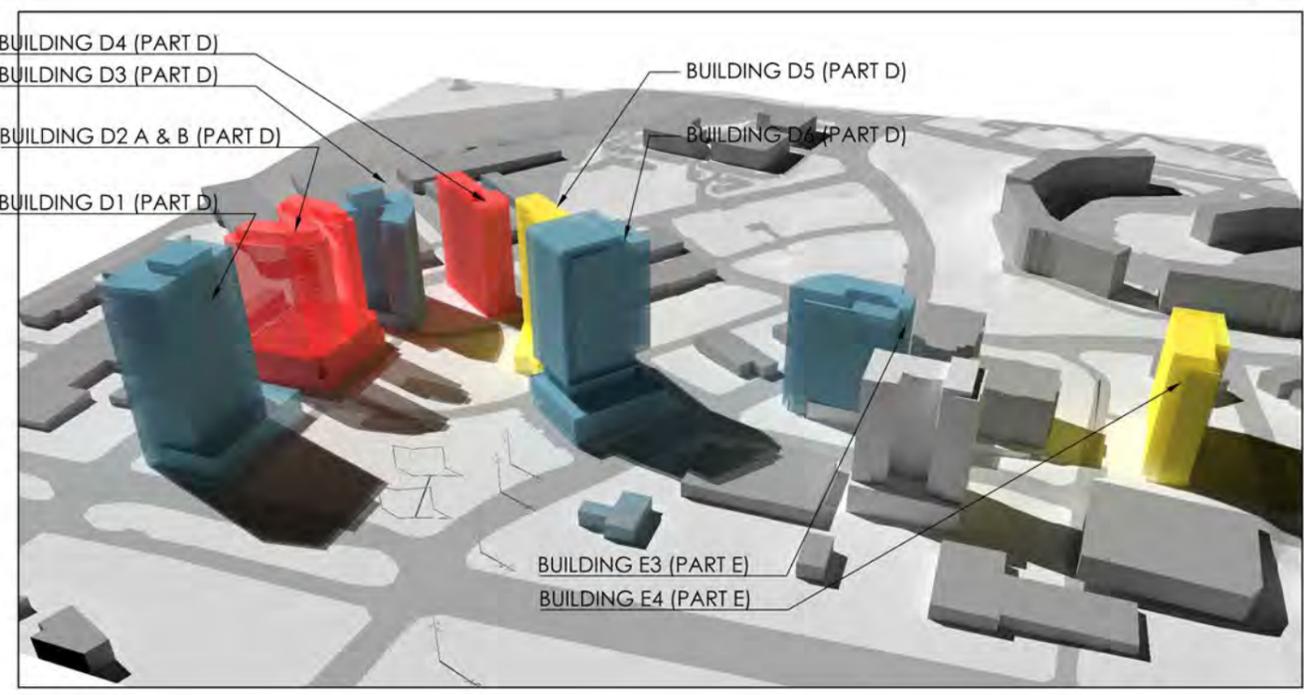
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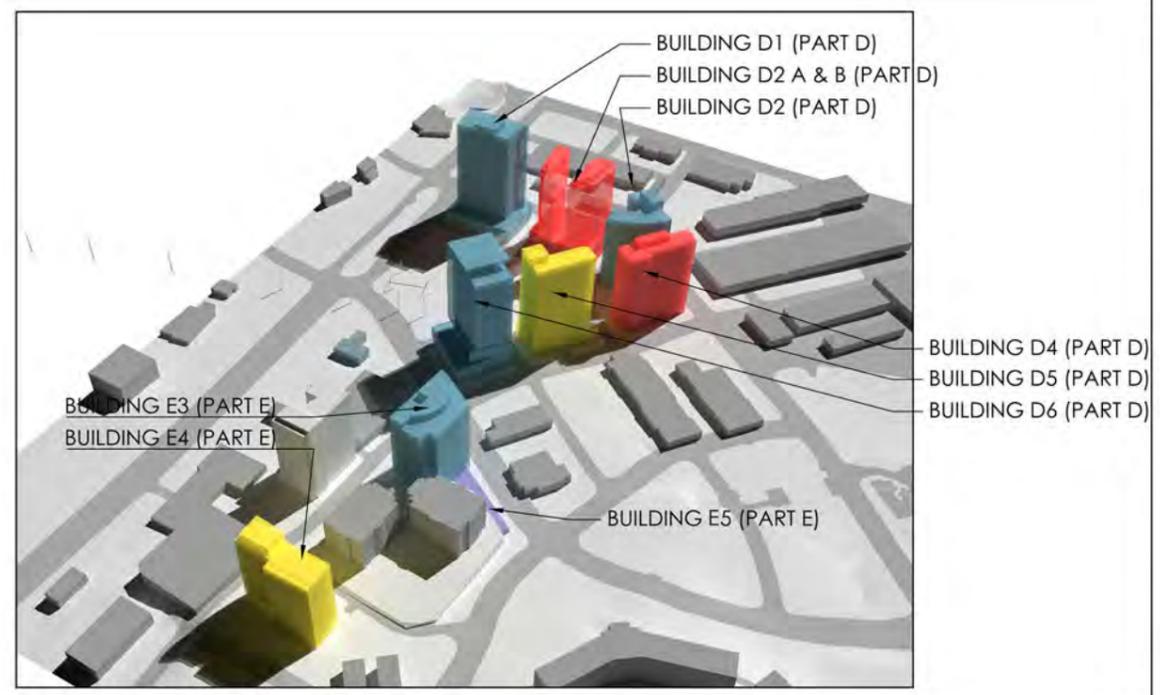
A



B



C



D

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 PART D

PROPOSED DEVELOPMENT
 WITH EXISTING CONTEXT
 - OPTION 1

Scale: NTS
A-12.0

Application No: RZ 2010-PR-014 D Staff: T Stru

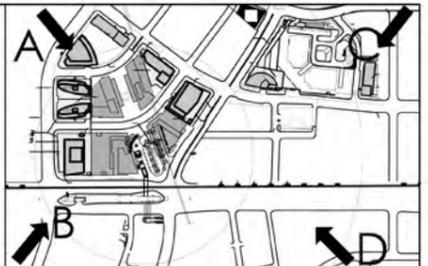
APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

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Comments:

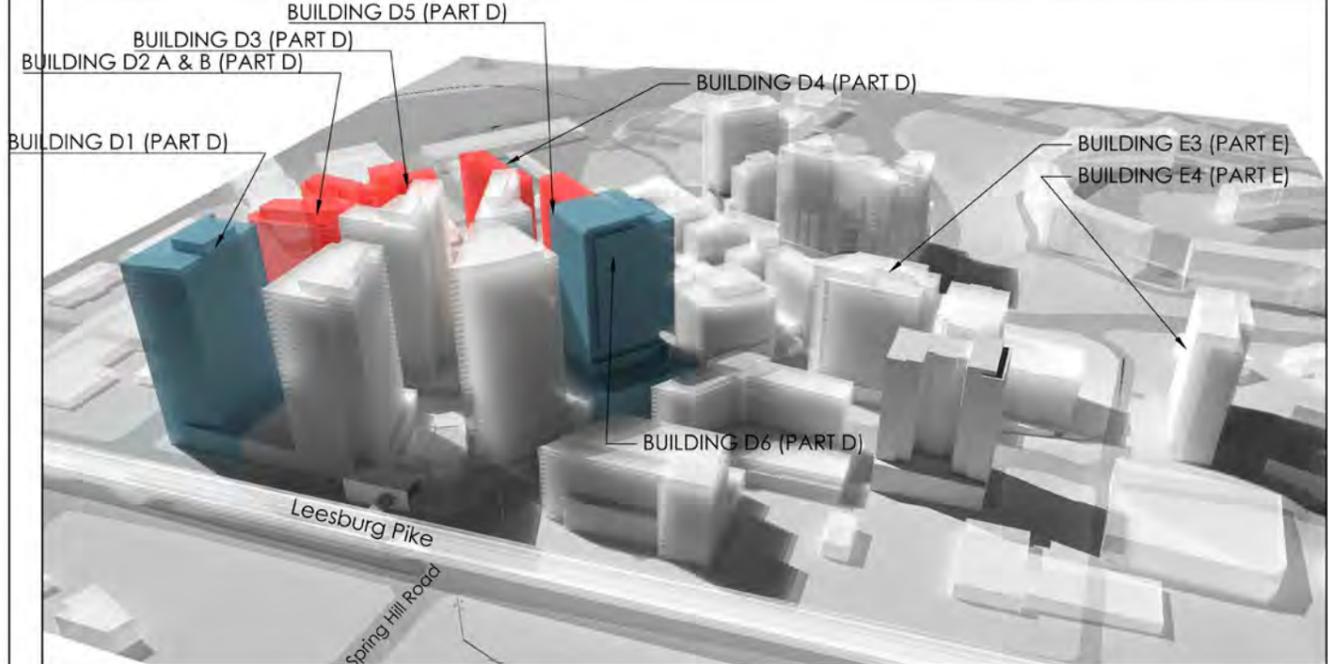
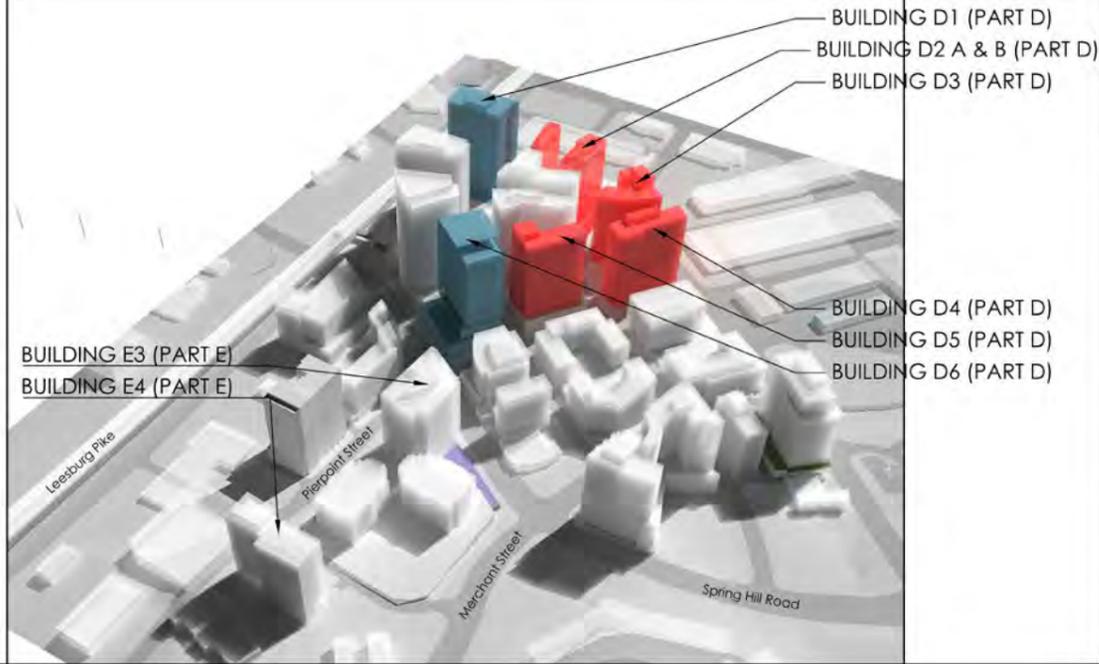
PLANNING & ZONING Sheet 47 of 74

RETAIL
 RESIDENTIAL
 OFFICE
 HOTEL
 PROPOSED BUILDINGS



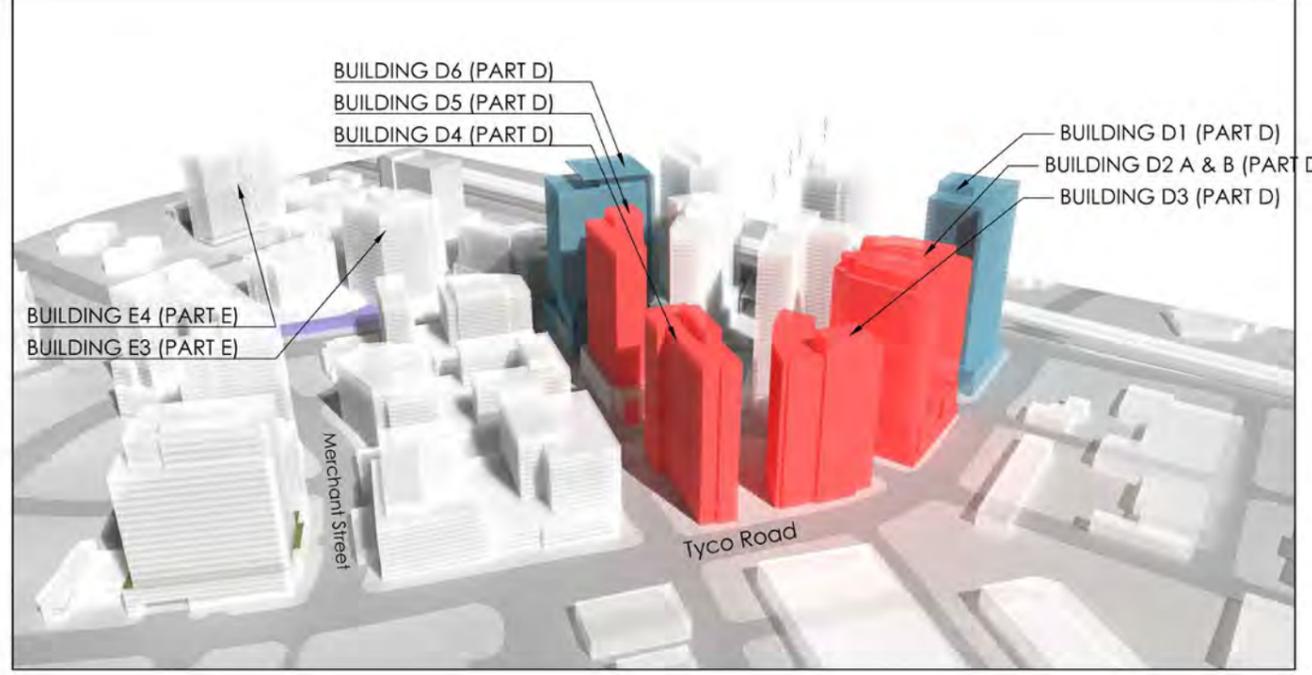
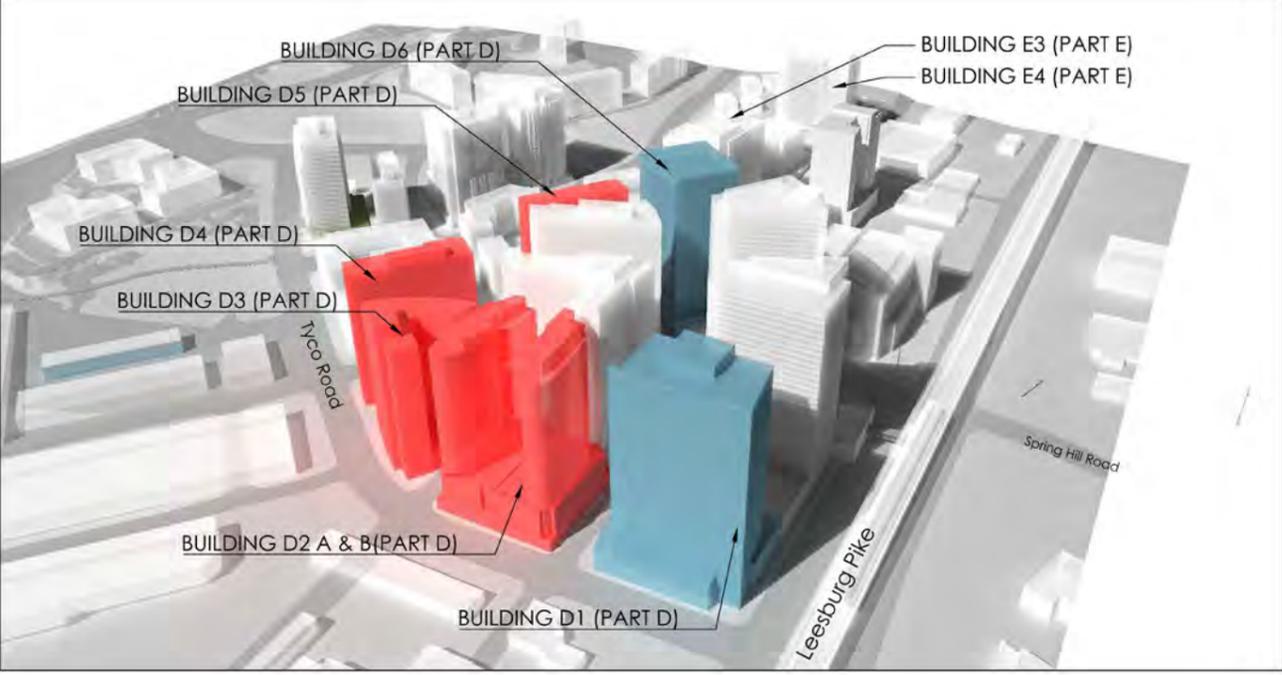
LEGEND

KEY PLAN



A

B



C

D

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PROPOSED DEVELOPMENT
 WITH NEIGHBORING
 PROPERTIES-OPTION 2

Scale: NTS
A-13.0

Application No: RZ 2010-PR-014 D

Staff: T Stru

APPROVED DEVELOPMENT PLAN

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SEE PROFFERS DATED: February 7, 2013

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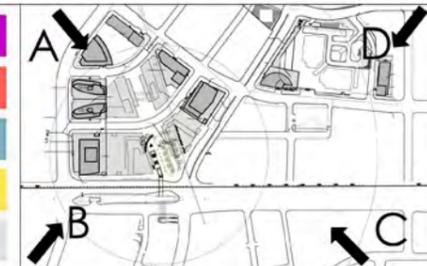
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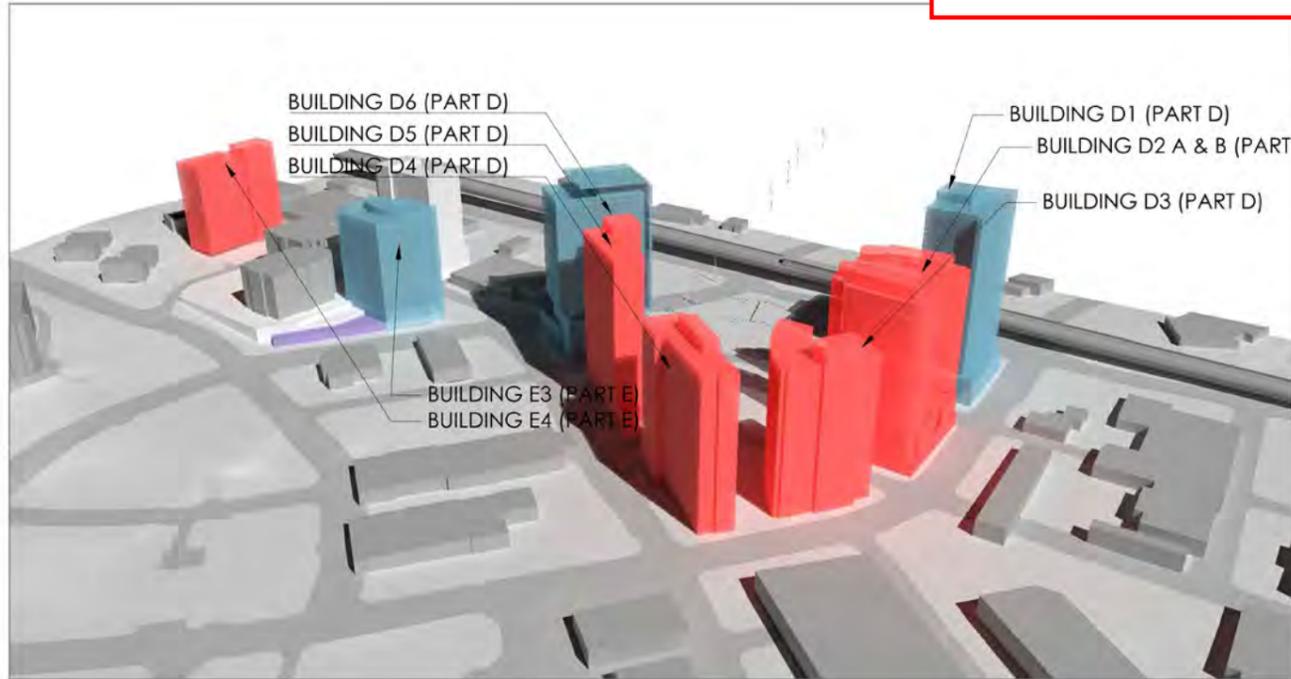
Sheet 48 of 74

- RETAIL
- RESIDENTIAL
- OFFICE
- HOTEL
- EXISTING BUILDINGS

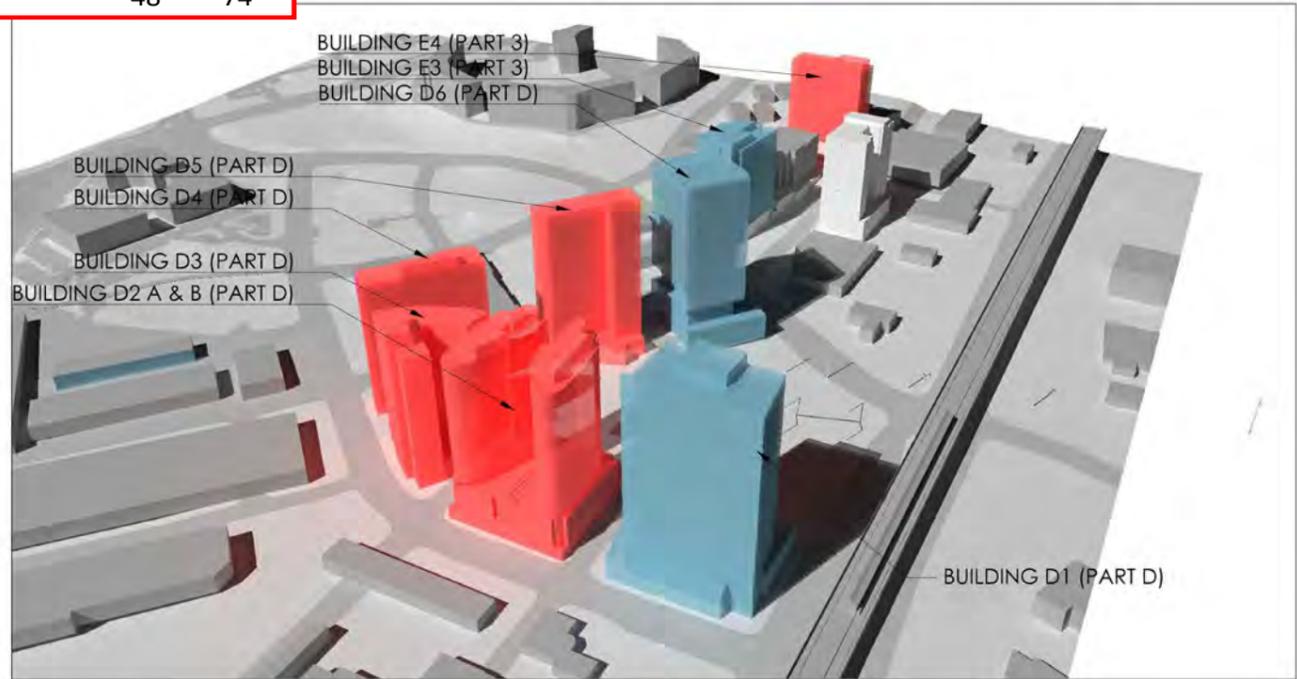


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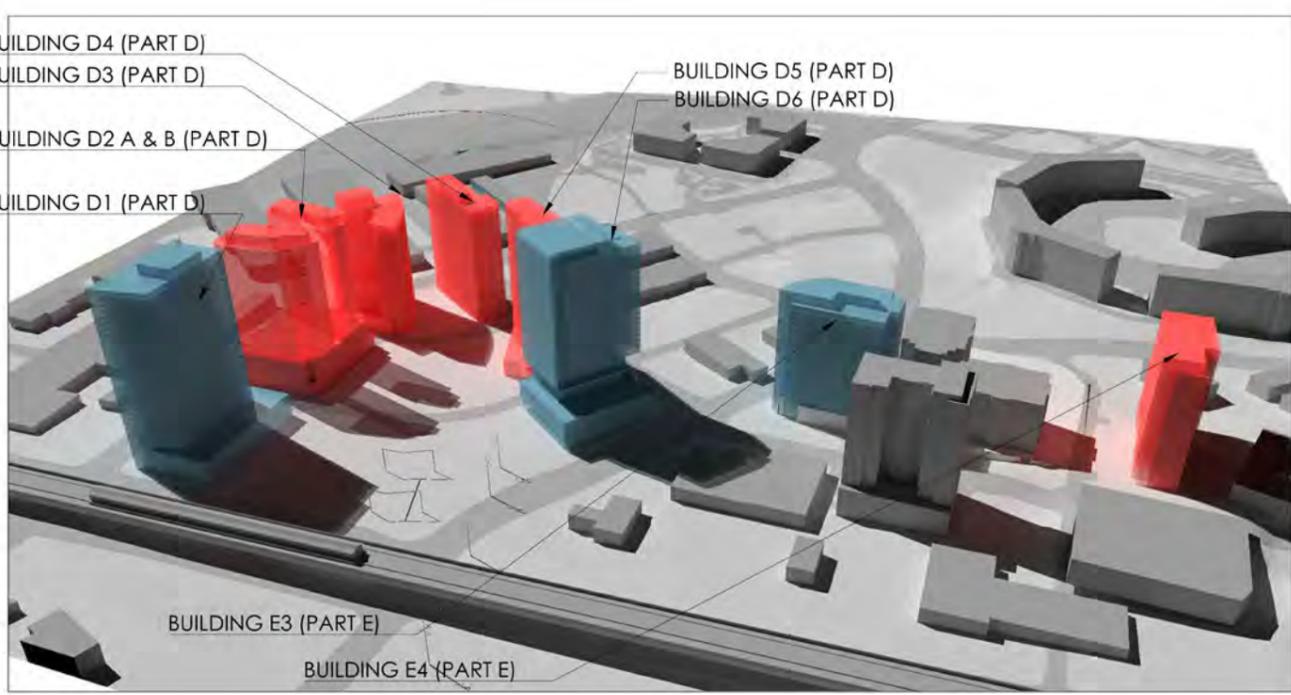
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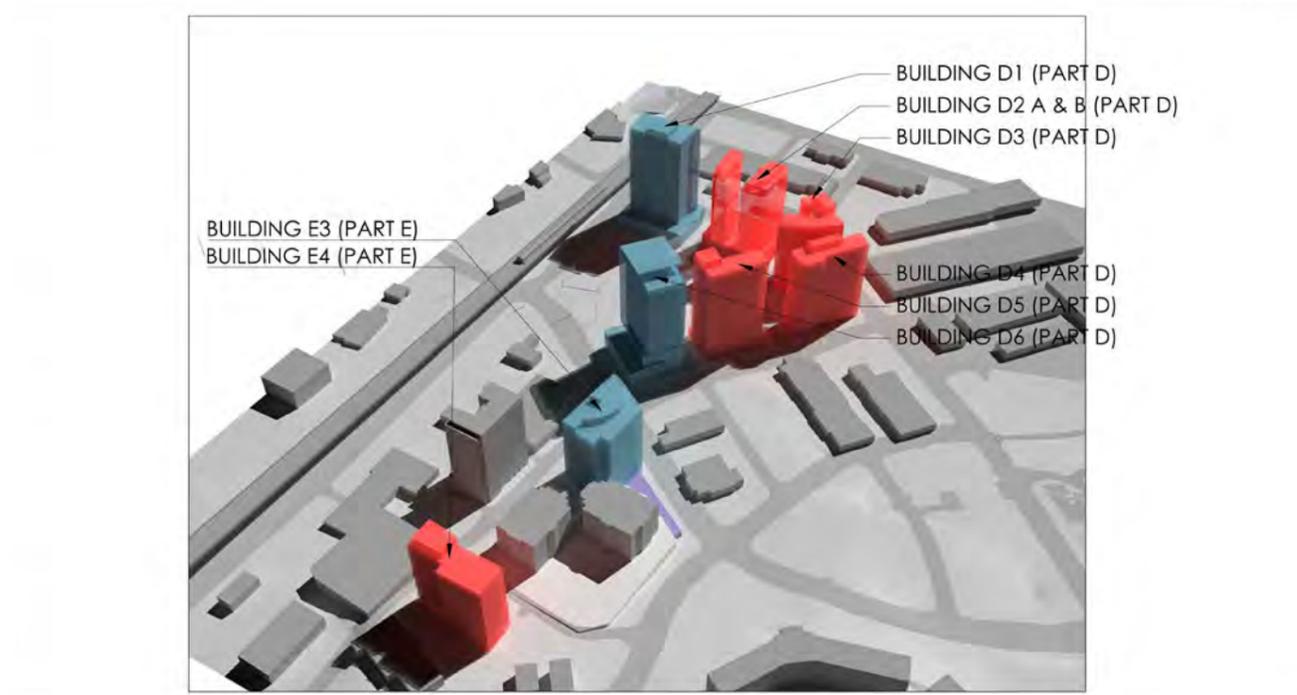
A



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D

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CDP (Part D)	01.28.13

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PART D
PROPOSED DEVELOPMENT
WITH EXISTING CONTEXT
- OPTION 2

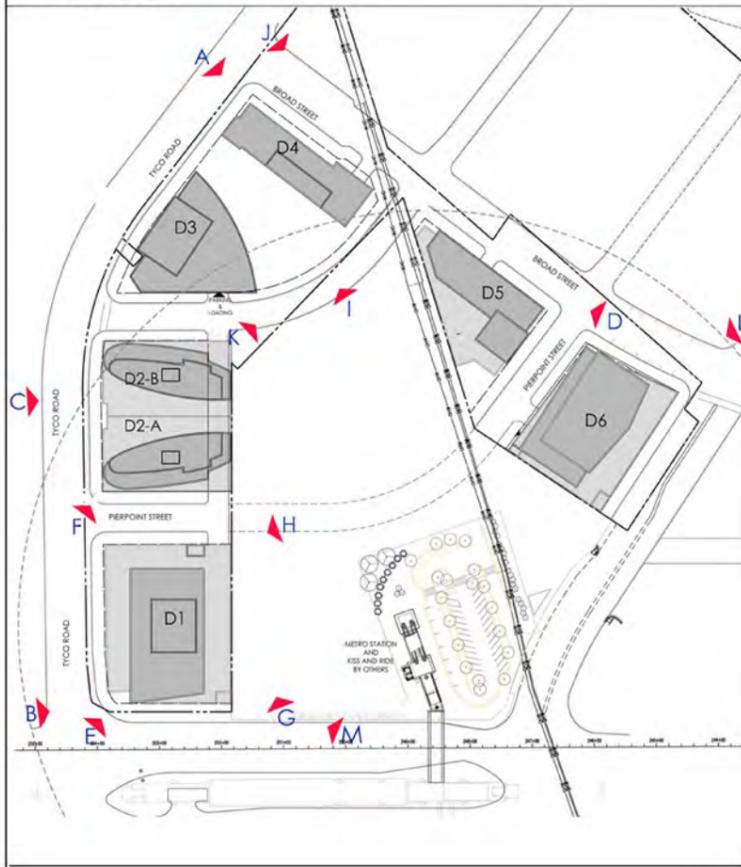
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CDP (Part D)	01.11.13
CDP (Part D)	01.28.13



KEYPLAN



NOTES:

1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.
2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREETScape AND PUBLIC PARK.
3. SIGNAGE AND SCREEN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE SUBJECT TO ZONING ORDINANCE REQUIREMENTS OR AN APPROVED COMPREHENSIVE SIGN PLAN.

Application No: **RZ 2010-PR-014 D**

Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

()GDP) ()CDP) ()FDP) ()PRC) ()DP) ()CP) ()SE) ()CSP) ()SP) ()VC)

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A - VIEW FROM TYCO ROAD

1



B - VIEW FROM LEESBURG PIKE

2



Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 50 of 74

- NOTES:**
1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.
 2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREETScape AND PUBLIC PARK.
 3. REFER TO SHEET A-15.0 FOR VIEWS KEYPLAN
 4. SIGNAGE AND SCREEN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE SUBJECT TO ZONING ORDINANCE REQUIREMENTS OR AN APPROVED COMPREHENSIVE SIGN PLAN



D - VIEW FROM BROAD STREET

2

E - VIEW FROM LEESBURG PIKE

3

F - VIEW FROM TYCO ROAD

4



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3. REFER TO SHEET A15.0 FOR VIEWS KEYPLAN

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Staff: **T Stru**

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Comments:



Sheet 51 of 74



G - BUILDING D1 - VIEW FROM LEESBURG PIKE

1



Ultimate parking garage and loading access to Building C1 (Cherner's) and D1, with service alley at Building D1



Example of how interim parking and loading access to future buildings on Pierpoint Street east of D1 and D2-A can be reconfigured with retail with ultimate garage loading off service alley constructed with D1 and D2-A.

H - BUILDING D1 - VIEW FROM PIERPOINT STREET

2



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The Georgelas Group
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McLean, VA 22102

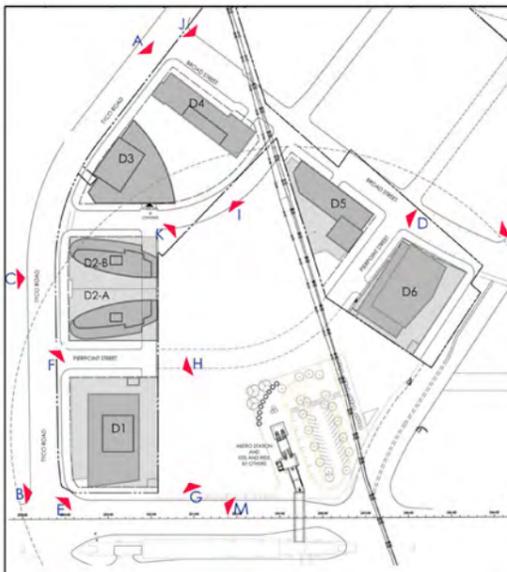
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CDP (Resubmission)	08.24.10
CDP (Accepted)	10.14.10
CDP (Part C & D)	11.23.11
CDP (Part D)	07.13.12
CDP (Part D)	10.19.12
CDP (Part D)	11.28.12
CDP (Part D)	01.11.13
CDP (Part D)	01.28.13



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PART D
ILLUSTRATIVE VIEWS

Scale:

A-17.0



KEY PLAN

NOTES:

1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.
2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREETScape AND PUBLIC PARK.
3. REFER TO SHEET A-15.0 FOR VIEWS KEYPLAN.



I - VIEW OF (1) PUBLIC URBAN PARK NORTH

1

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (_GDP) (~~x~~CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: **February 7, 2013**
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DEPARTMENT OF PLANNING & ZONING

Sheet 52 of 74



J - VIEW OF D4 FROM TYCO ROAD

2



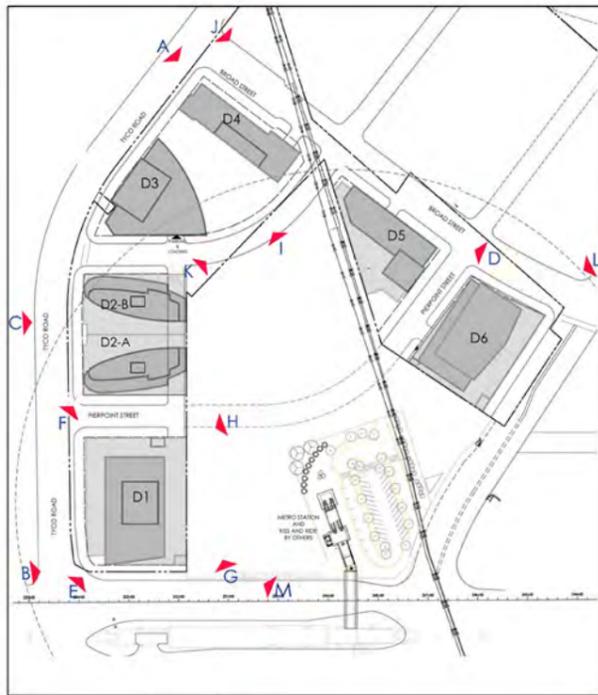
K - VIEW OF D4 FROM MERCHANT STREET

3



CDP	06.22.10
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KEY PLAN

NOTES:

1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL ENGINEERING AND DESIGN.
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3. REFER TO SHEET A-15.0 FOR VIEWS KEYPLAN.



L- VIEW OF D6 AT SPRING HILL ROAD AND GREENSBORO DRIVE

1

Application No: **RZ 2010-PR-014 D**

Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

(GDP) (CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

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Sheet 53 of 74



M - EXAMPLE OF SKY PARK ENTRANCE

2



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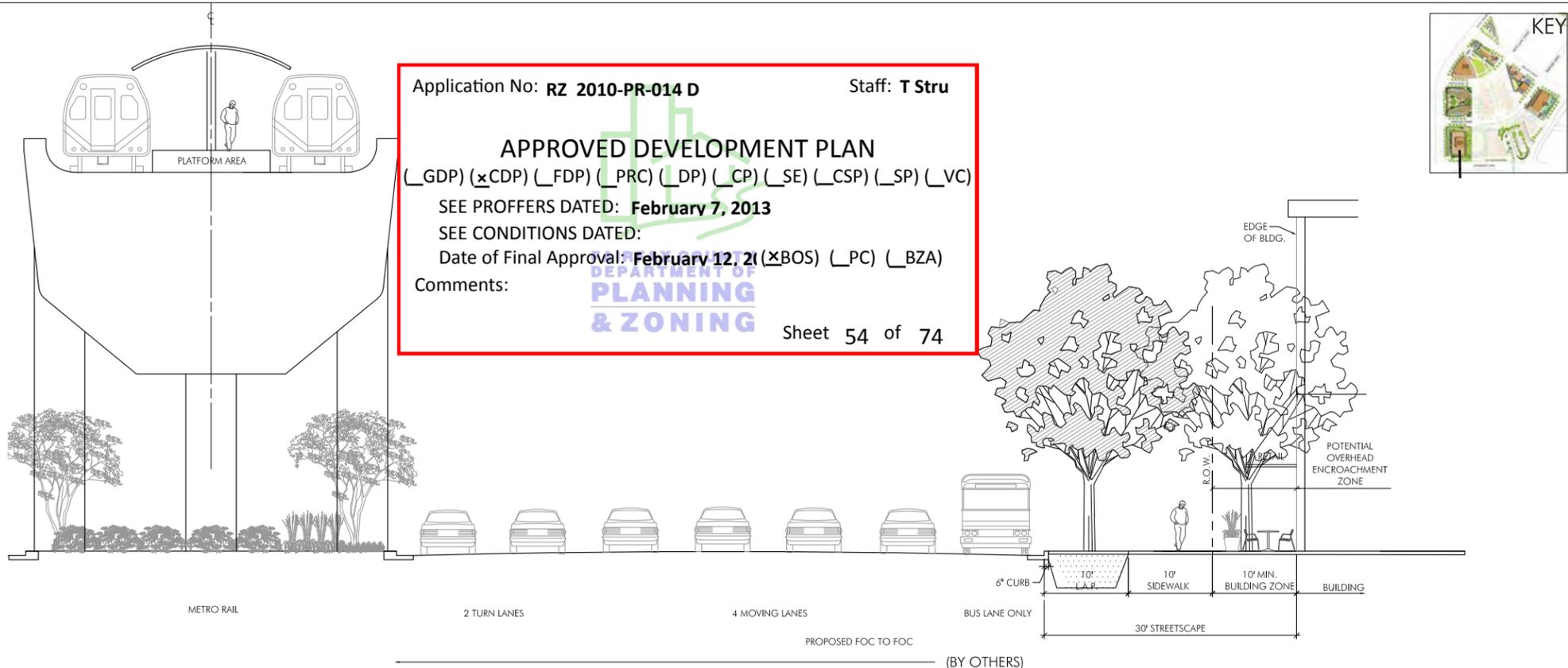
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ILLUSTRATIVE VIEWS

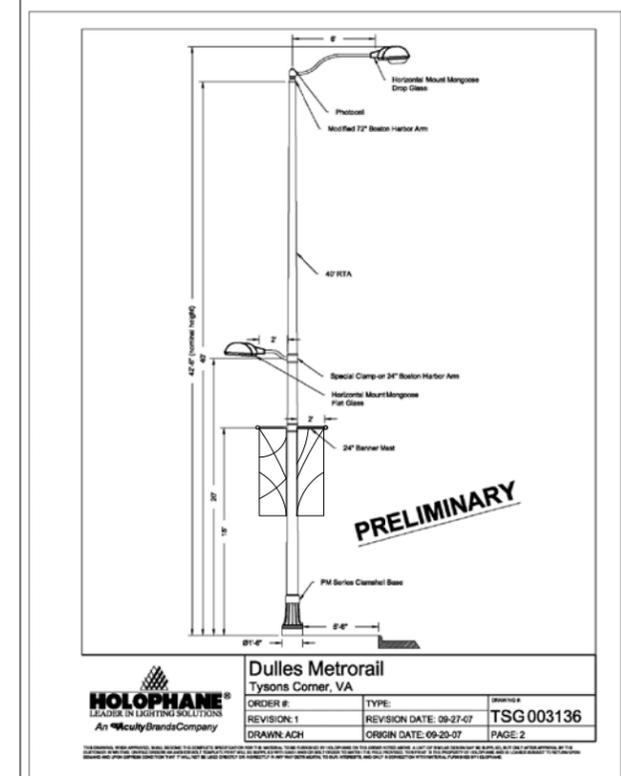
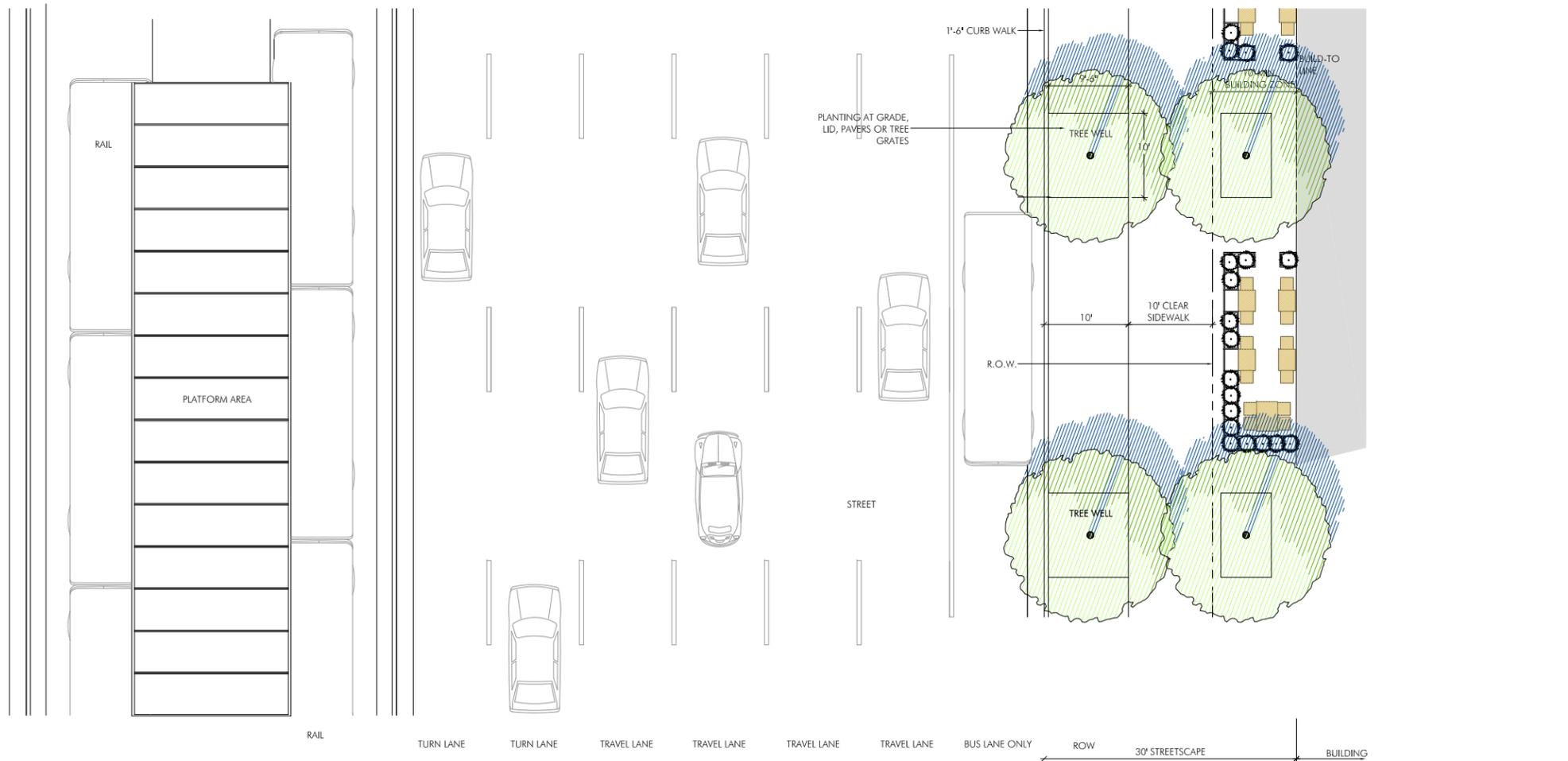
Scale:

A-19.0



ROUTE 7 BOULEVARD STREETScape CONCEPTS

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



01 ROUTE 7 (BOULEVARD)
 SCALE: 1/8"=1'-0"

02 DTP MWAA STREETLIGHT STANDARD



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STREET SECTIONS

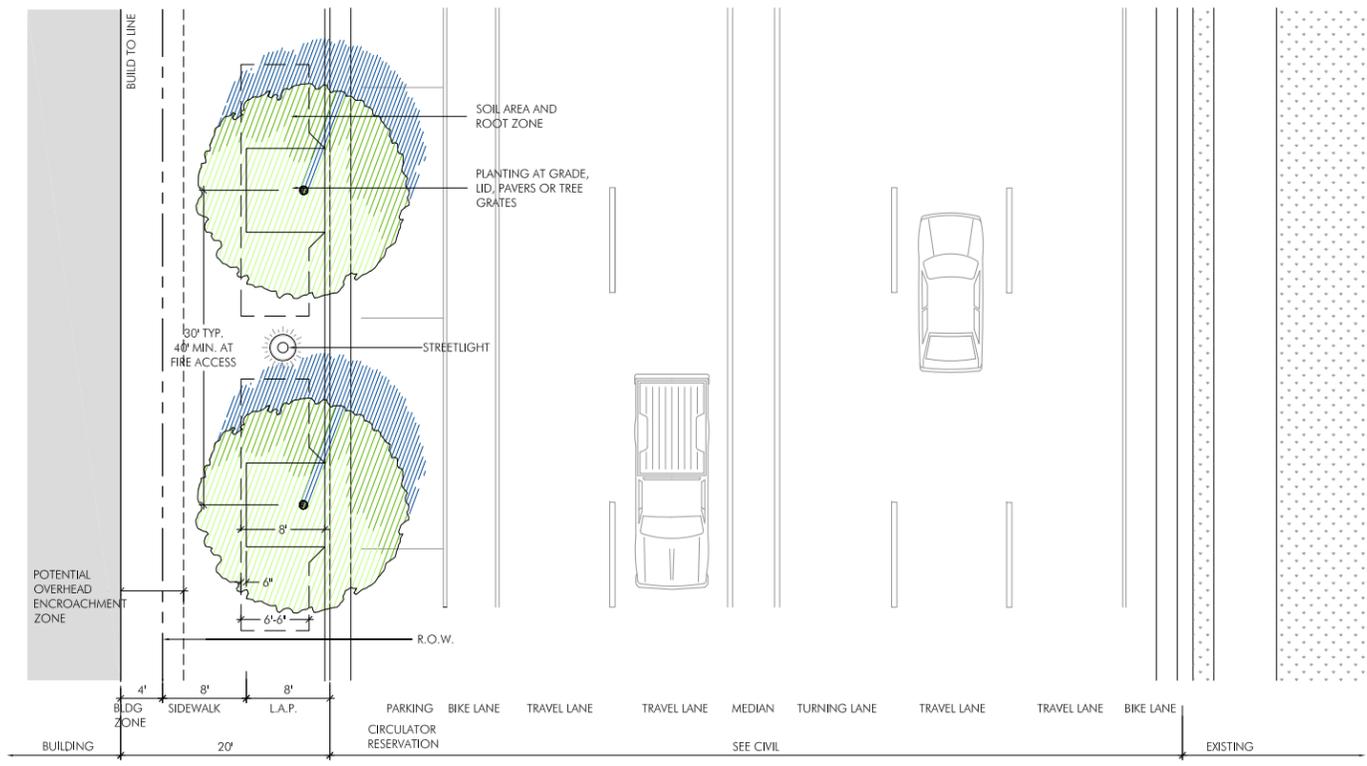
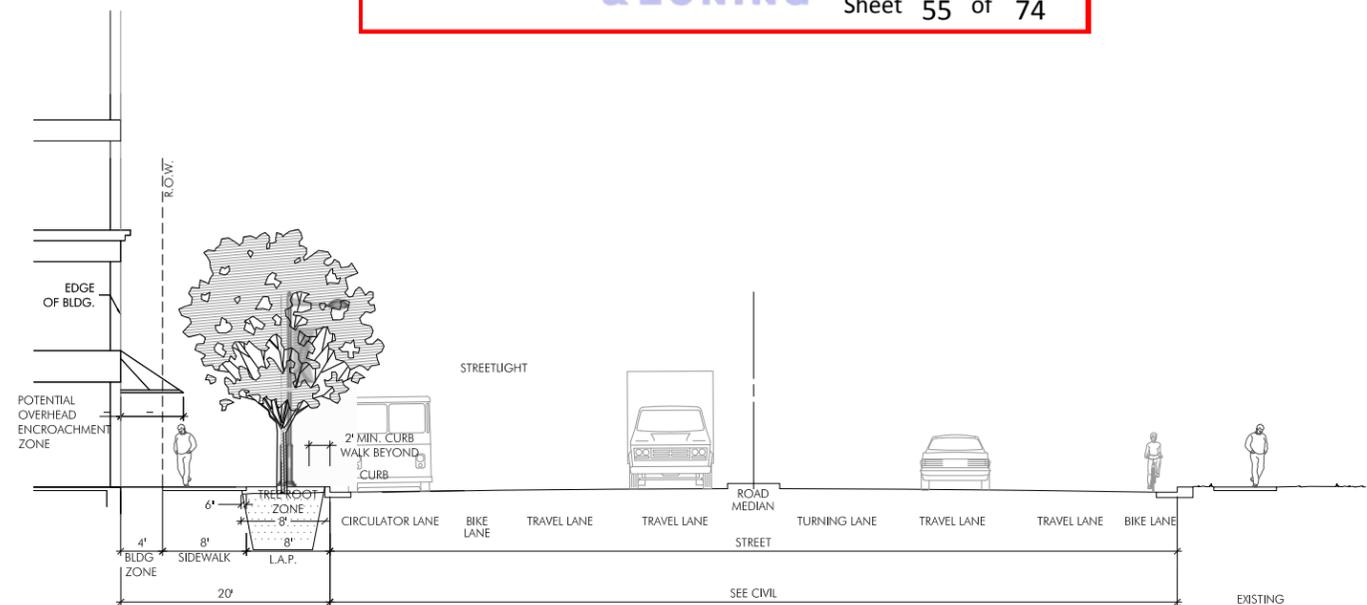
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Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

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Sheet 55 of 74



01 SPRING HILL ROAD
 SCALE: 1/8"=1'-0"

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

SPRING HILL ROAD STREETScape CONCEPTS



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STREET SECTIONS

Scale: AS NOTED
L-2



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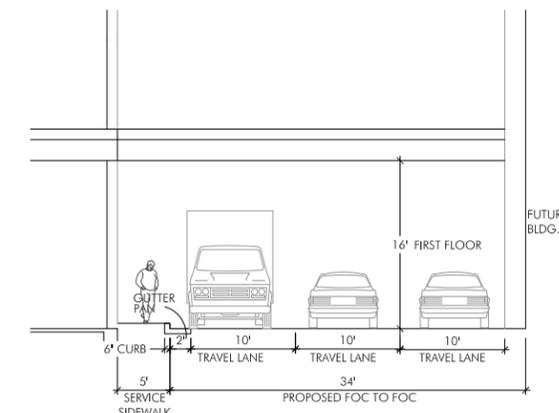
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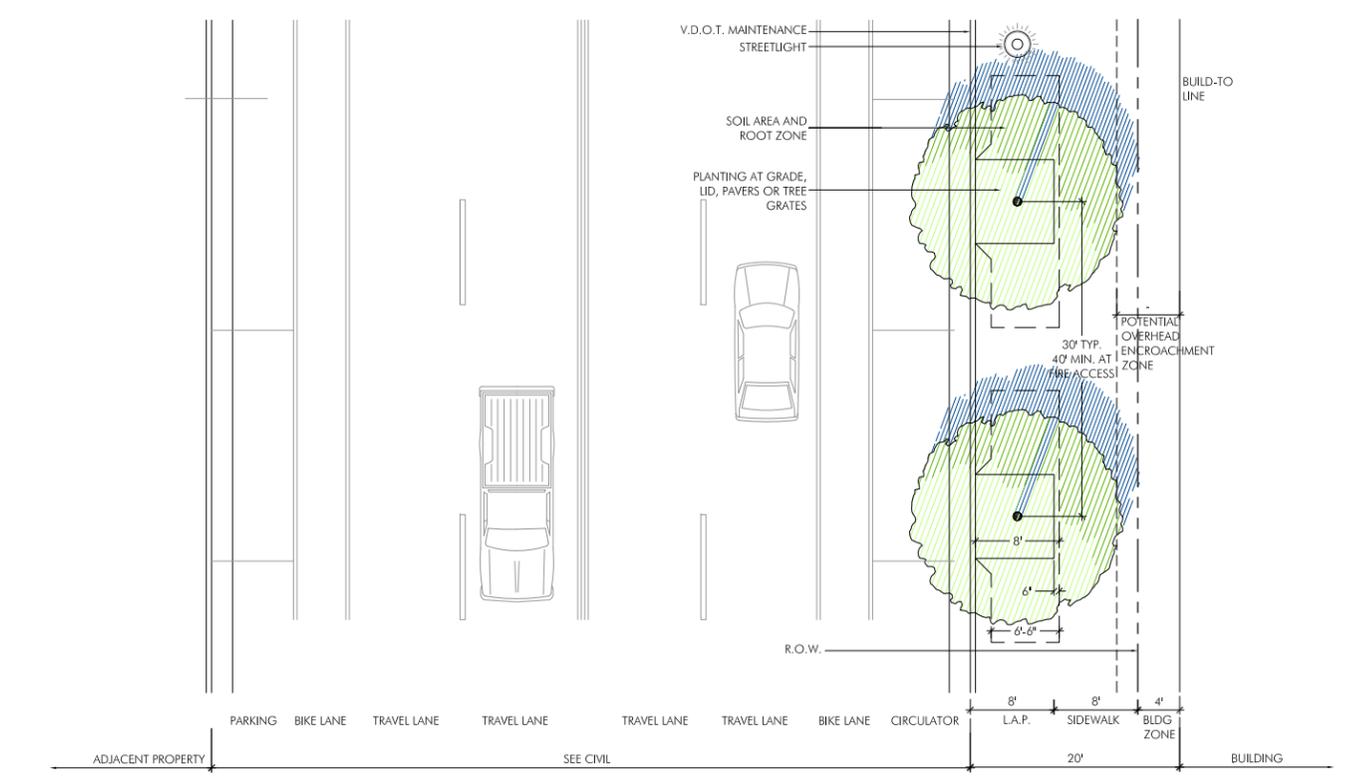
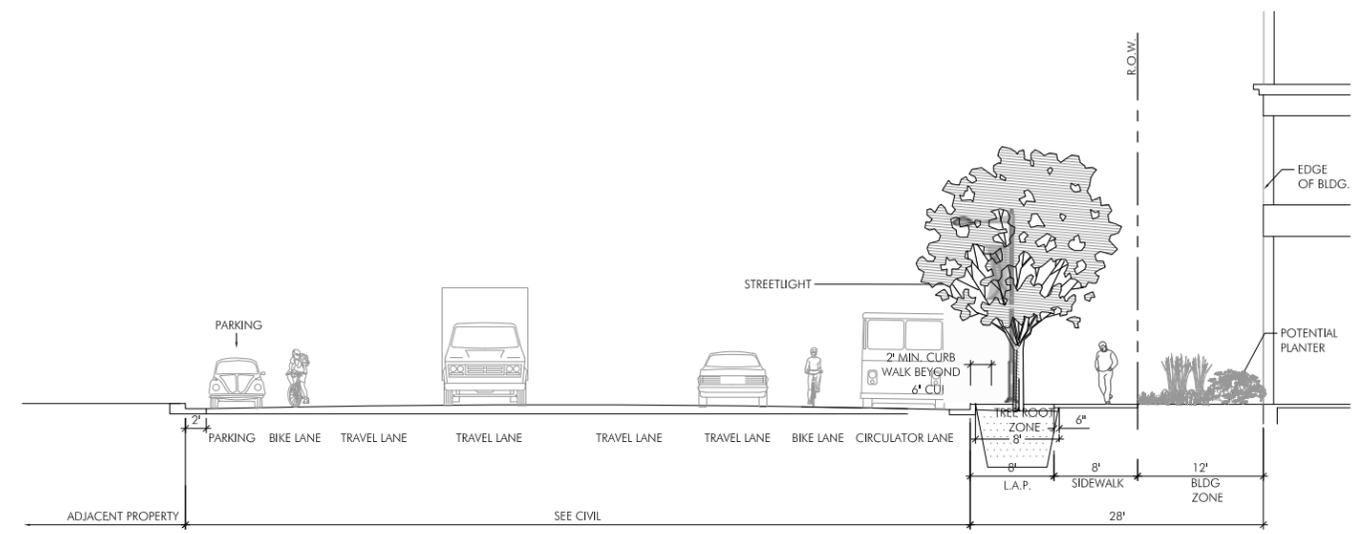
Sheet **56** of **74**



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



ALLEY SECTION



TYCO ROAD STREETScape CONCEPTS



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STREET SECTIONS

Scales: AS NOTED

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Sheet 57 of 74

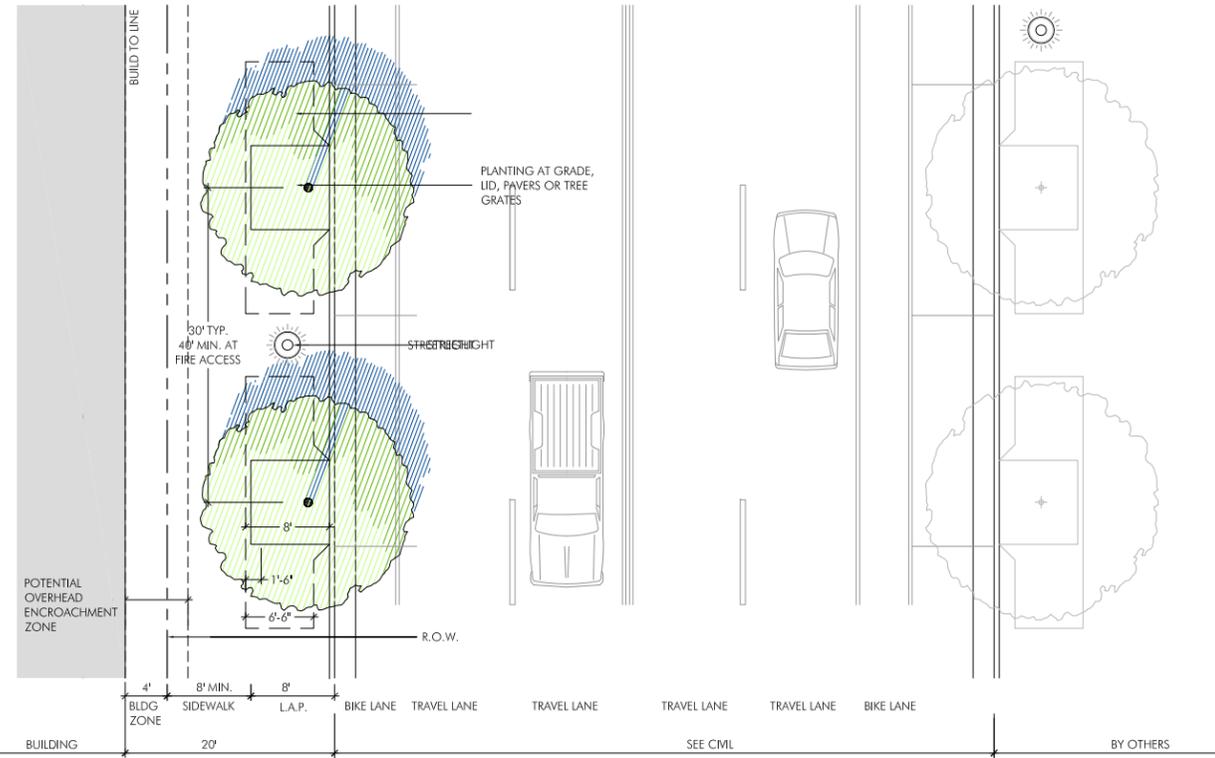
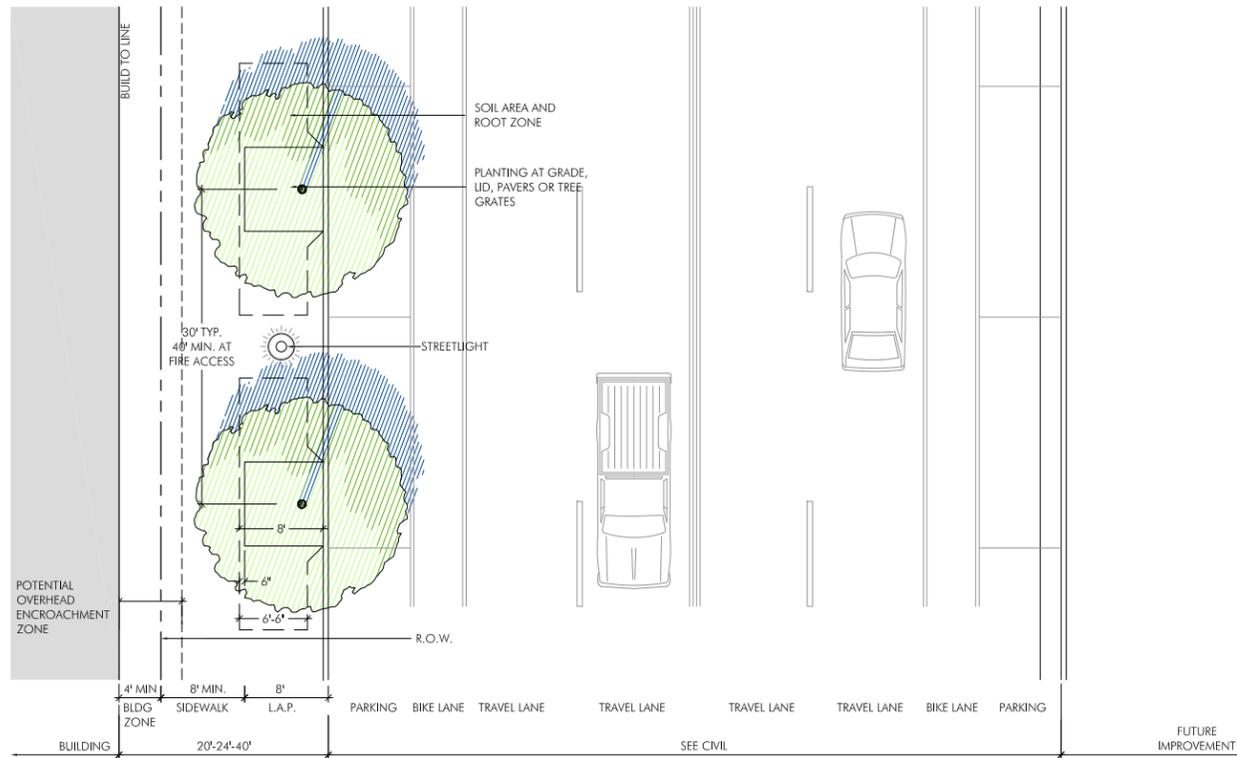
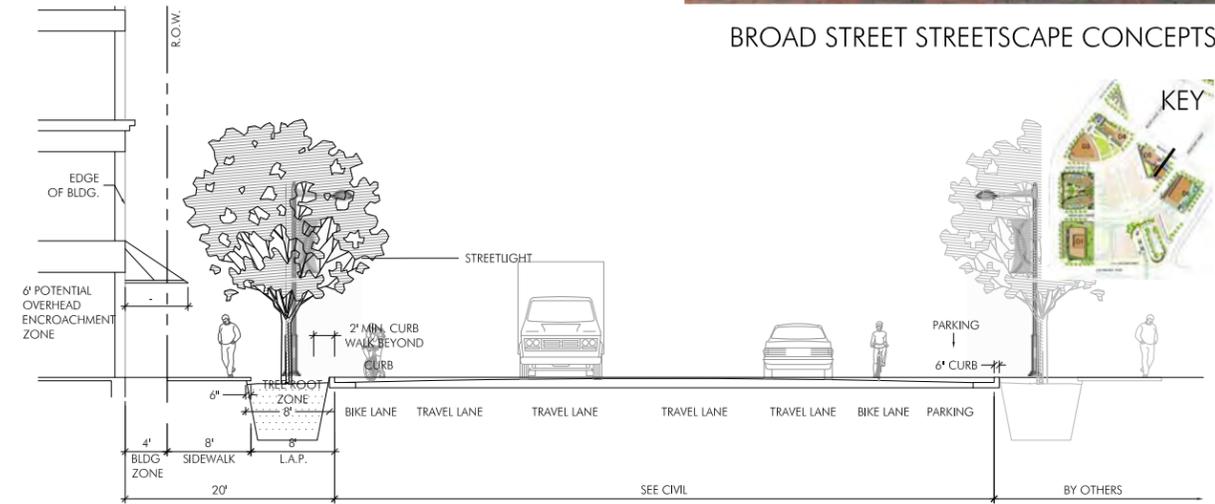
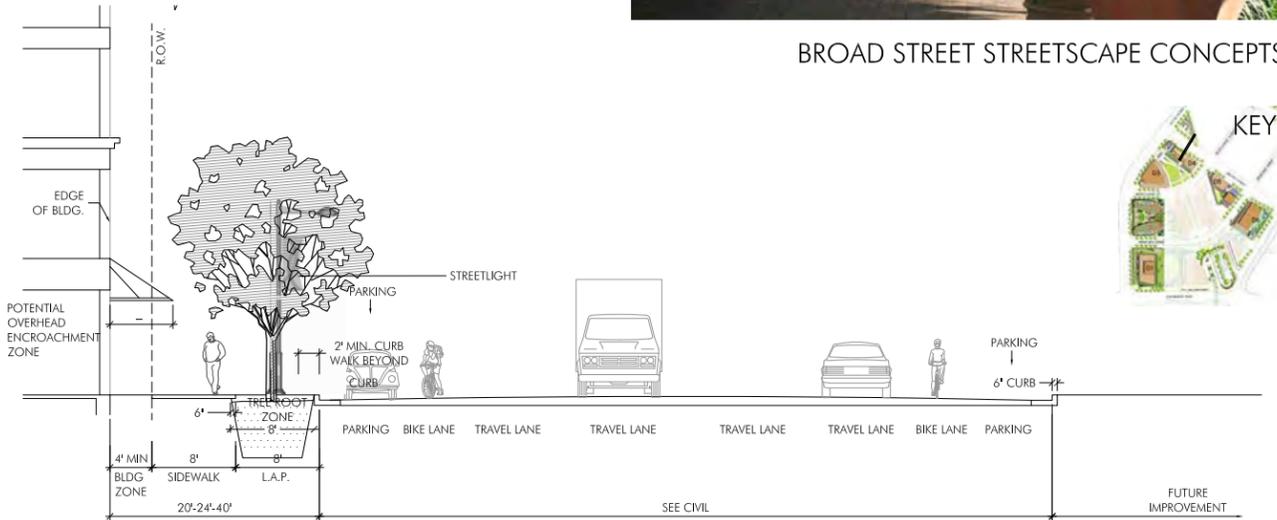


BROAD STREET STREETScape CONCEPTS

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



BROAD STREET STREETScape CONCEPTS



01 BROAD STREET
SCALE: 1/8"=1'-0"

02 BROAD STREET
SCALE: 1/8"=1'-0"



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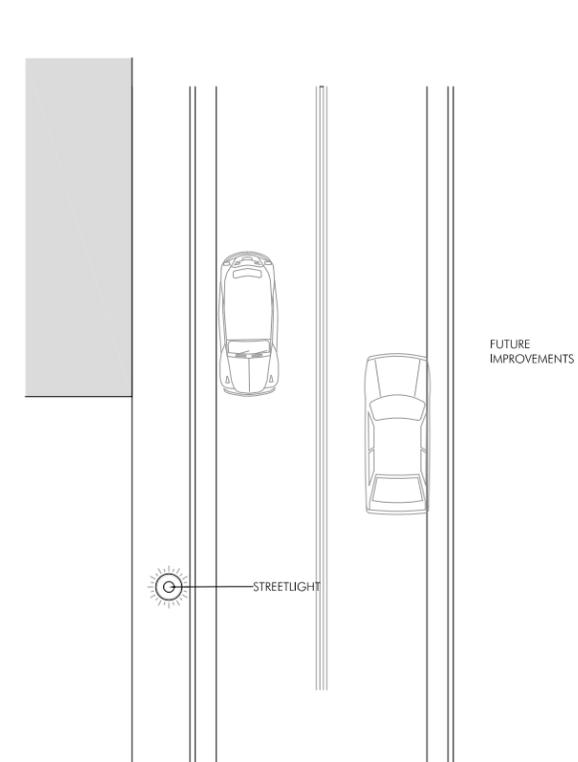
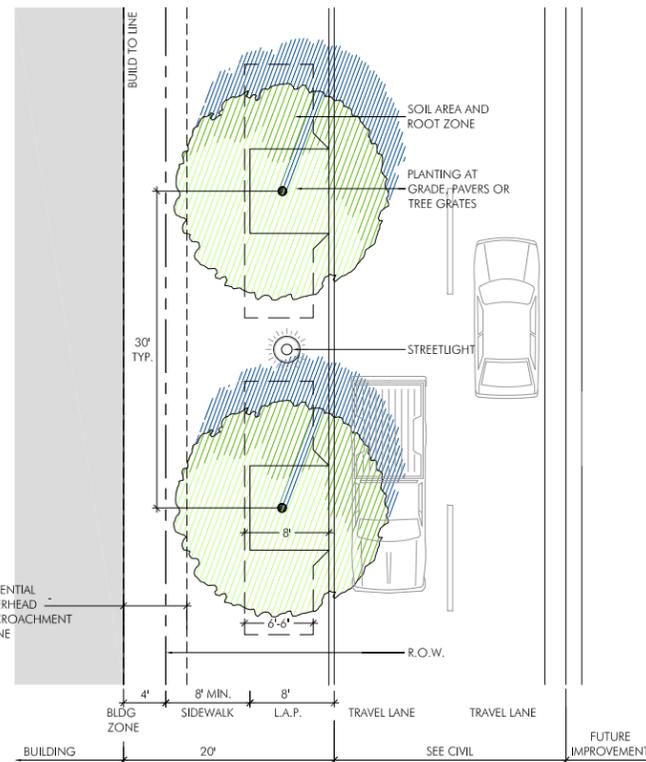
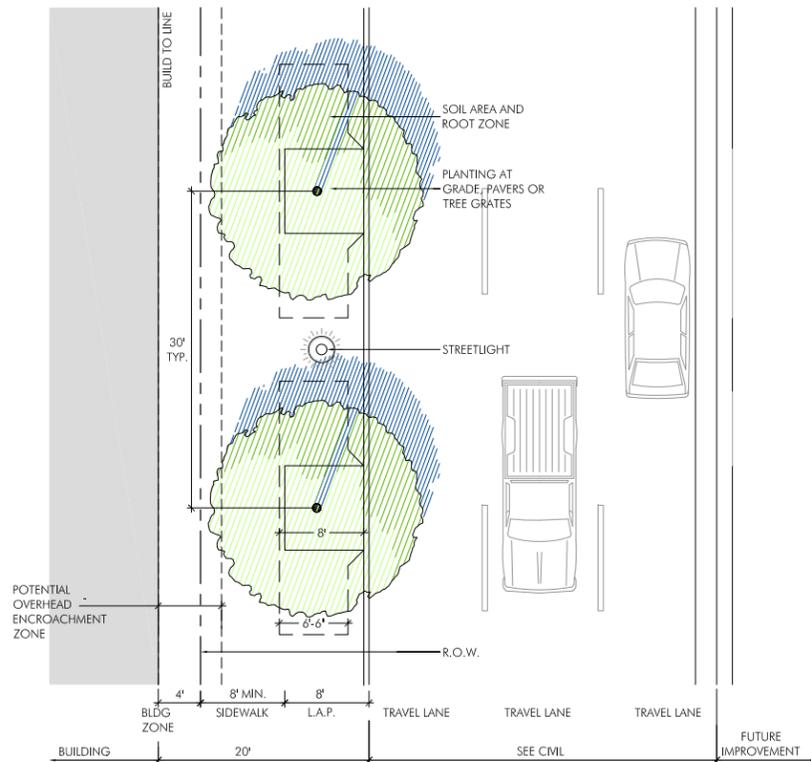
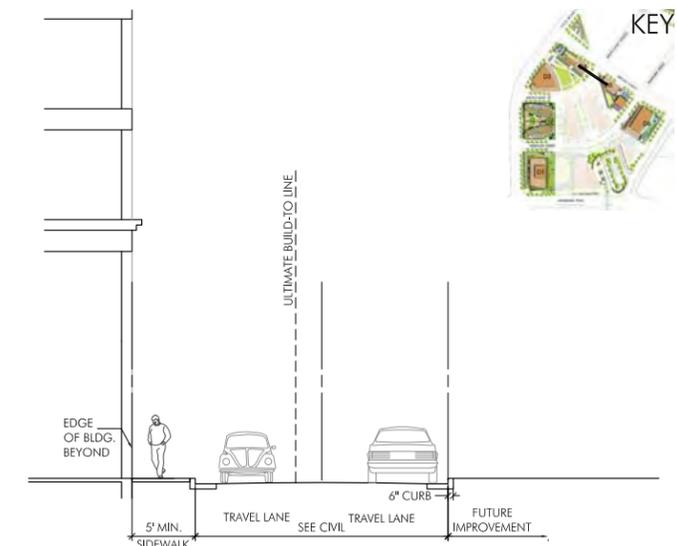
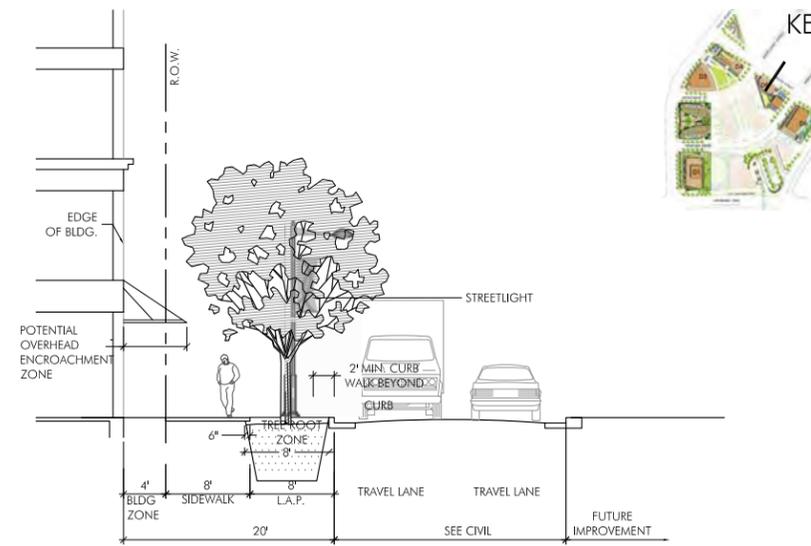
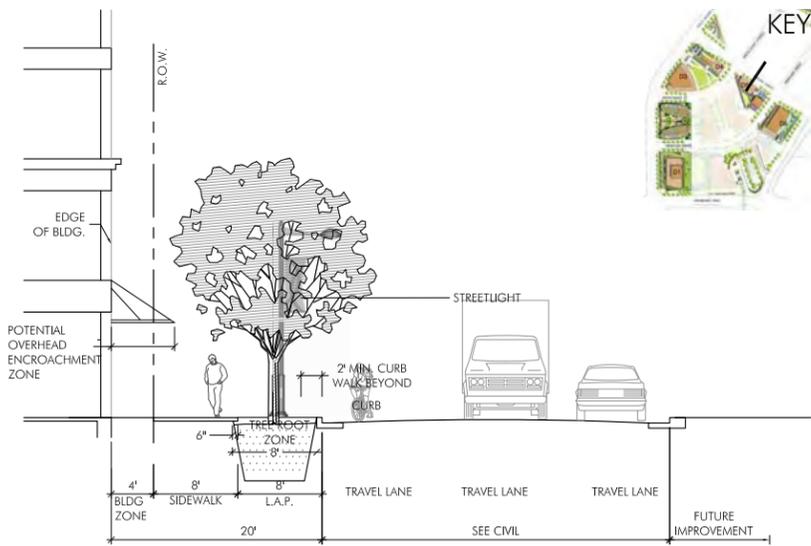


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CDP (RESUBMISSION)	01.28.13



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STREET SECTIONS



01 INTERIM BROAD STREET - ALTERNATE A
SCALE: 1/8"=1'-0"

02 INTERIM BROAD STREET - ALTERNATE B
SCALE: 1/8"=1'-0"

03 INTERIM MERCHANT STREET
SCALE: 1/8"=1'-0"

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (L_GDP) (x_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

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Sheet 58 of 74



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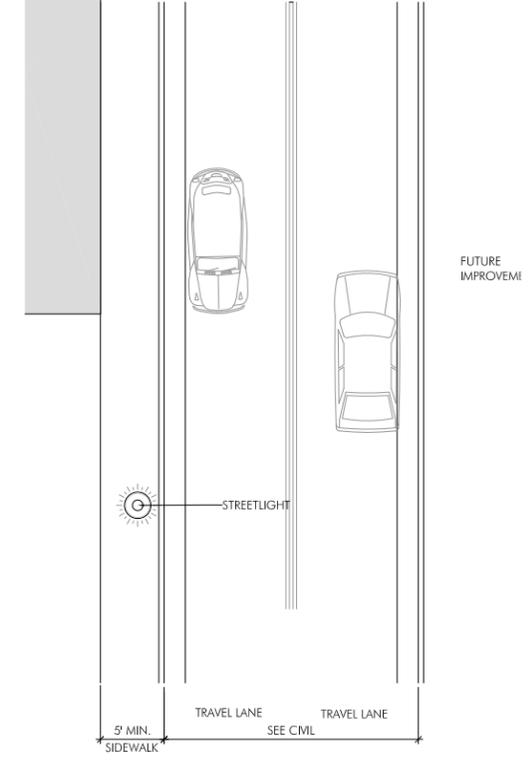
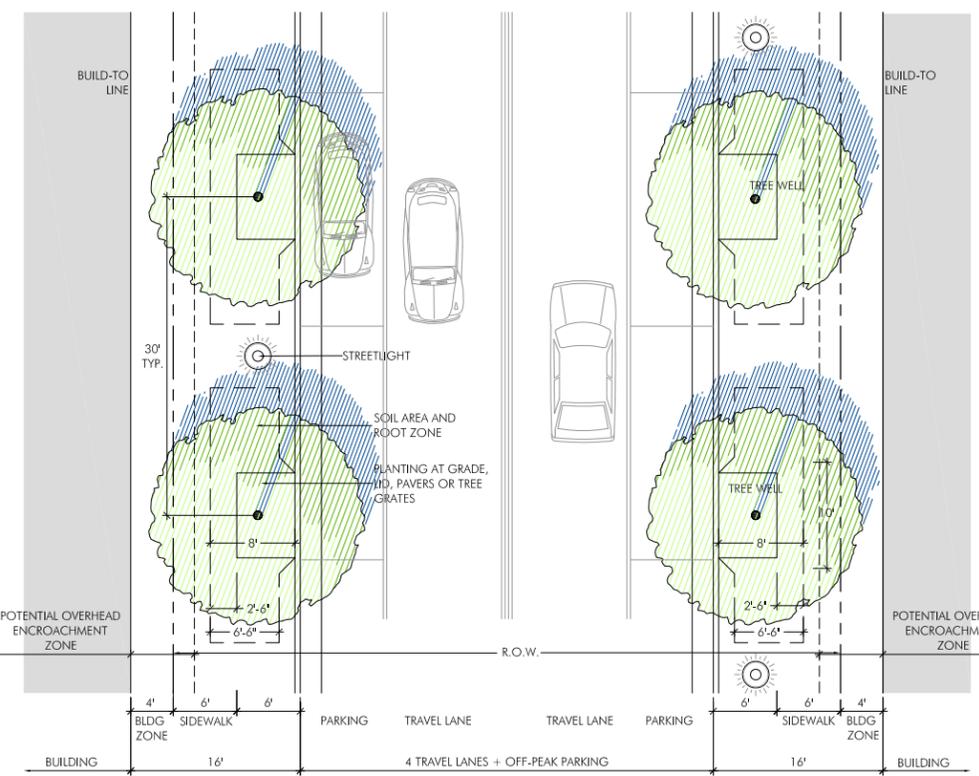
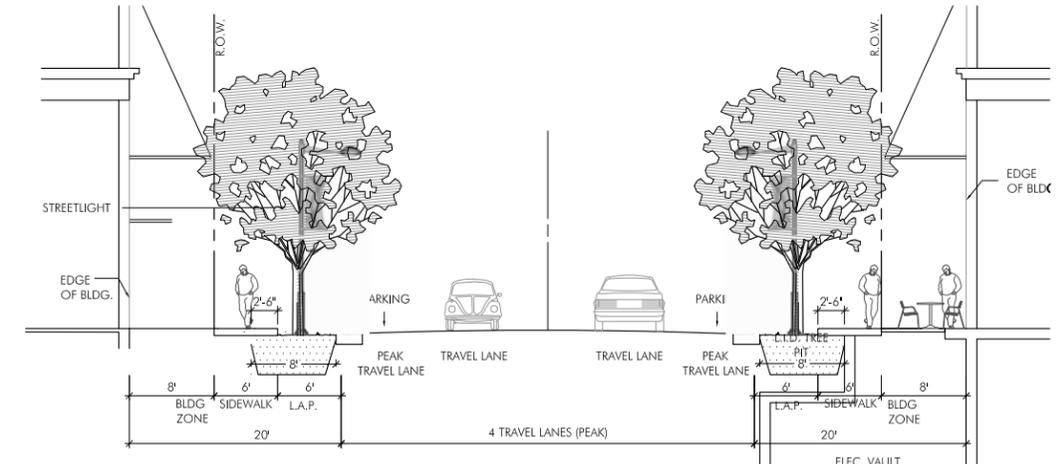
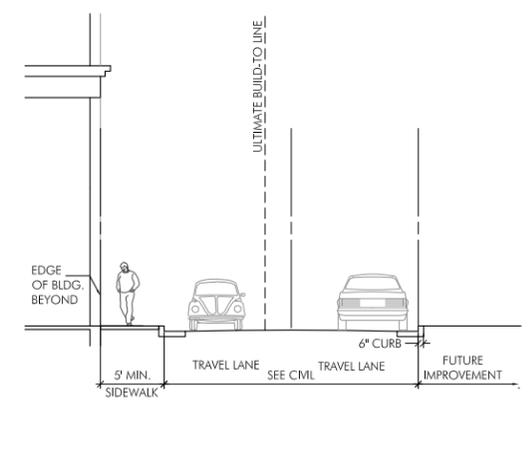
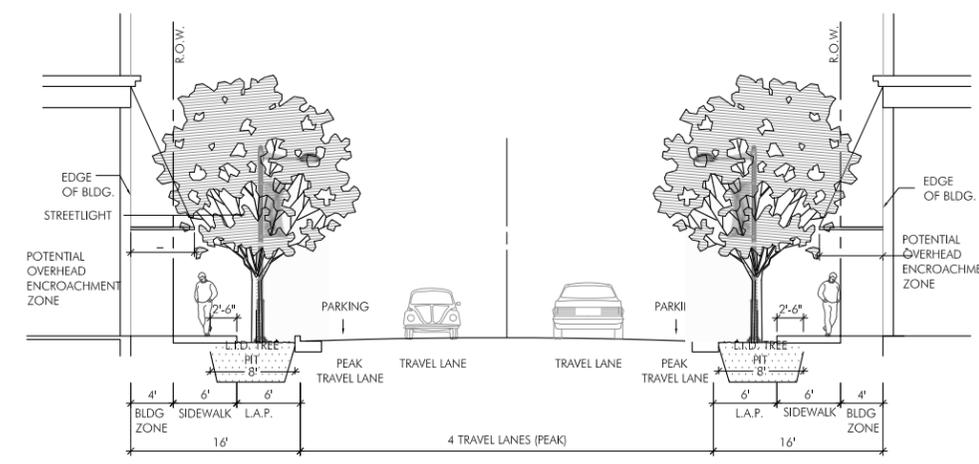


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STREET SECTIONS
INTERIM

Scale: AS NOTED
L-5



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01 MERCHANT STREET
SCALE: 1/8"=1'-0"



MERCHANT STREET STREETScape CONCEPTS

02 MERCHANT STREET - INTERIM
SCALE: 1/8"=1'-0"

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

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03 PIERPOINT STREET
SCALE: 1/8"=1'-0"



PIERPOINT STREETScape CONCEPTS

KEY



THE STREETScape SHOWN IS
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**Spring Hill Station
 Part D**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA

CDP	11.30.11
CDP (RESUBMISSION)	07.13.12
CDP (RESUBMISSION)	10.19.12
CDP (RESUBMISSION)	11.28.12
CDP (RESUBMISSION)	01.11.13
CDP (RESUBMISSION)	01.28.13

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (GDP) (~~x~~CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

SEE PROFFERS DATED: **February 7, 2013**
 SEE CONDITIONS DATED:
 Date of Final Approval: **February 12, 21** (~~x~~BOS) (PC) (BZA)

Comments:



WDG Project No: WA08031
NEIGHBORHOOD 1
 SIGHT DISTANCE AND
 UTILITIES

Scale: 1:50
L-8A

LEESBURG PIKE

Sheet 62 of 74

PLANTING DETAILS



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Spring Hill Station Part D

PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

LANDSCAPE COMPUTATIONS N1

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC1HC
Adjacent Zoning Districts: I-5, C-7, PDC, PTC1HC
Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step 1: Tree Preservation Target and Statement
A.1 See Table 12.3 on Sheet C-8

B. Tree Canopy Requirement		Gross Site Area	429,543
B1	Land Dedicated to park, road frontage	0	
B2	Optional Deductions (SVM)	0	
B3	Adjusted Gross Site Area	429,543	
B4	Site Zoning	PTC	
B5	Percentage of 10-year Tree Canopy Cover Required	10%	
B6	Area of 10-year tree canopy cover	42,954	
B7	Modification of 10-year tree canopy cover requested	Yes	
B8	Plan sheet where modification is requested	C-8	

C. Tree Preservation		Tree Preservation Target	3,188
C1	Total canopy area meeting standards of 12-0200	3,209	
C2	Total canopy area provided by unique or valuable forest or woodland communities	0	
C3	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0	
C4	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
C5	Total of C1, C2, C3, C4 and C5	3,188	

D. Tree Planting		Area of Canopy met through tree planting (B7-C10)	44,400
D1	Area of canopy planted for energy conservation benefits	0	
D2	Area of canopy planted for water quality benefits	0	
D3	Area of canopy planted for wildlife benefits	0	
D4	Area of canopy provided by native trees	0	
D5	Area of canopy provided by improved cultivars and varieties	0	
D6	Area of canopy provided by seedlings	0	
D7	Percent of D14 represented by D15	0	
D8	Total of canopy area provided through tree planting	44,400	
D9	Is an offset planting site requested?	No	
D10	Tree bank or Trust Fund?	No	
D11	Canopy area requested to be provided through offset banking or trust fund	0	
D12	Amount to be deposited into the Tree Preservation and Planting Fund	0	

E. Total of 10-year Tree Canopy Provided		Total of Canopy Provided through tree preservation (C10)	4,136
E1	Total of Canopy Provided through tree preservation (C10) <td>4,136</td> <td></td>	4,136	
E2	Total of canopy area provided through tree planting (D17) <td>44,400</td> <td></td>	44,400	
E3	Total of canopy area provided through offset mechanism (D19) <td>0</td> <td></td>	0	
E4	Total of 10-year Tree Canopy Provided <td>44,400</td> <td></td>	44,400	

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

LANDSCAPE COMPUTATIONS N2

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC1HC
Adjacent Zoning Districts: I-5, C-7, PDC, PTC1HC
Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step 1: Tree Preservation Target and Statement
A.1 See Table 12.3 on Sheet C-8

B. Tree Canopy Requirement		Gross Site Area	322,035
B1	Land Dedicated to park, road frontage	0	
B2	Optional Deductions (SVM)	0	
B3	Adjusted Gross Site Area	322,035	
B4	Site Zoning	PTC	
B5	Percentage of 10-year Tree Canopy Cover Required	10%	
B6	Area of 10-year tree canopy cover	32,204	
B7	Modification of 10-year tree canopy cover requested	Yes	
B8	Plan sheet where modification is requested	C-8	

C. Tree Preservation		Tree Preservation Target	3,188
C1	Total canopy area meeting standards of 12-0200	3,209	
C2	Total canopy area provided by unique or valuable forest or woodland communities	0	
C3	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0	
C4	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
C5	Total of C1, C2, C3, C4 and C5	3,188	

D. Tree Planting		Area of Canopy met through tree planting (B7-C10)	35,100
D1	Area of canopy planted for energy conservation benefits	0	
D2	Area of canopy planted for water quality benefits	0	
D3	Area of canopy planted for wildlife benefits	0	
D4	Area of canopy provided by native trees	0	
D5	Area of canopy provided by improved cultivars and varieties	0	
D6	Area of canopy provided by seedlings	0	
D7	Percent of D14 represented by D15	0	
D8	Total of canopy area provided through tree planting	35,100	
D9	Is an offset planting site requested?	No	
D10	Tree bank or Trust Fund?	No	
D11	Canopy area requested to be provided through offset banking or trust fund	0	
D12	Amount to be deposited into the Tree Preservation and Planting Fund	0	

E. Total of 10-year Tree Canopy Provided		Total of Canopy Provided through tree preservation (C10)	4,136
E1	Total of Canopy Provided through tree preservation (C10) <td>4,136</td> <td></td>	4,136	
E2	Total of canopy area provided through tree planting (D17) <td>35,100</td> <td></td>	35,100	
E3	Total of canopy area provided through offset mechanism (D19) <td>0</td> <td></td>	0	
E4	Total of 10-year Tree Canopy Provided <td>33,236</td> <td></td>	33,236	

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

LANDSCAPE COMPUTATIONS N3

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC1HC
Adjacent Zoning Districts: I-5, C-7, PDC, PTC1HC
Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step 1: Tree Preservation Target and Statement
A.1 See Table 12.3 on Sheet C-8

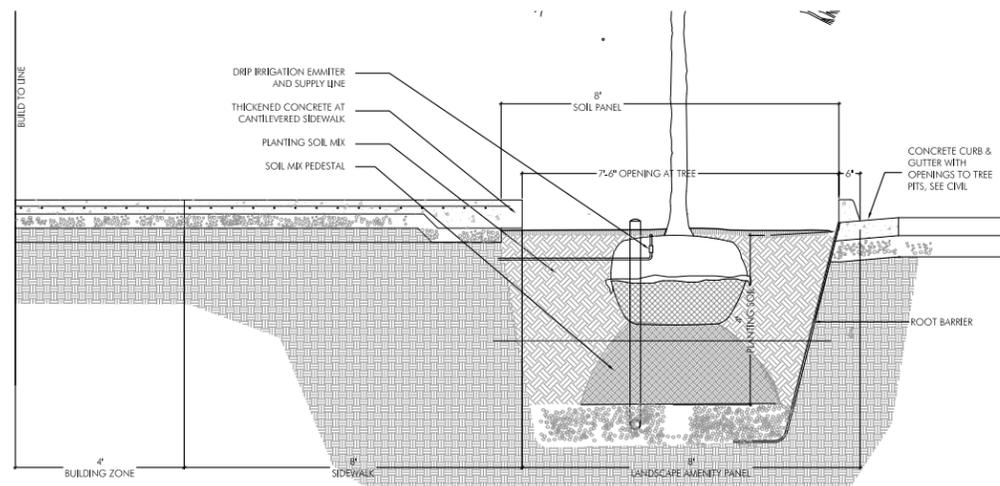
B. Tree Canopy Requirement		Gross Site Area	289,853
B1	Land Dedicated to park, road frontage	0	
B2	Optional Deductions (SVM)	0	
B3	Adjusted Gross Site Area	289,853	
B4	Site Zoning	PTC	
B5	Percentage of 10-year Tree Canopy Cover Required	10%	
B6	Area of 10-year tree canopy cover	28,985	
B7	Modification of 10-year tree canopy cover requested	Yes	
B8	Plan sheet where modification is requested	C-8	

C. Tree Preservation		Tree Preservation Target	3,188
C1	Total canopy area meeting standards of 12-0200	3,209	
C2	Total canopy area provided by unique or valuable forest or woodland communities	0	
C3	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0	
C4	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
C5	Total of C1, C2, C3, C4 and C5	3,188	

D. Tree Planting		Area of Canopy met through tree planting (B7-C10)	24,500
D1	Area of canopy planted for energy conservation benefits	0	
D2	Area of canopy planted for water quality benefits	0	
D3	Area of canopy planted for wildlife benefits	0	
D4	Area of canopy provided by native trees	0	
D5	Area of canopy provided by improved cultivars and varieties	0	
D6	Area of canopy provided by seedlings	0	
D7	Percent of D14 represented by D15	0	
D8	Total of canopy area provided through tree planting	24,500	
D9	Is an offset planting site requested?	No	
D10	Tree bank or Trust Fund?	No	
D11	Canopy area requested to be provided through offset banking or trust fund	0	
D12	Amount to be deposited into the Tree Preservation and Planting Fund	0	

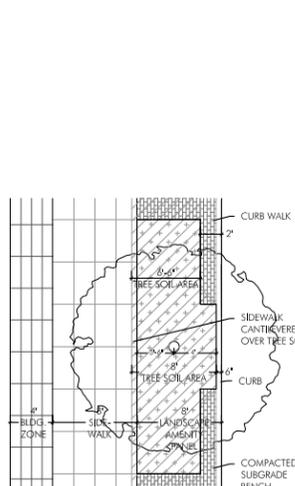
E. Total of 10-year Tree Canopy Provided		Total of Canopy Provided through tree preservation (C10)	4,136
E1	Total of Canopy Provided through tree preservation (C10) <td>4,136</td> <td></td>	4,136	
E2	Total of canopy area provided through tree planting (D17) <td>24,500</td> <td></td>	24,500	
E3	Total of canopy area provided through offset mechanism (D19) <td>0</td> <td></td>	0	
E4	Total of 10-year Tree Canopy Provided <td>24,500</td> <td></td>	24,500	

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



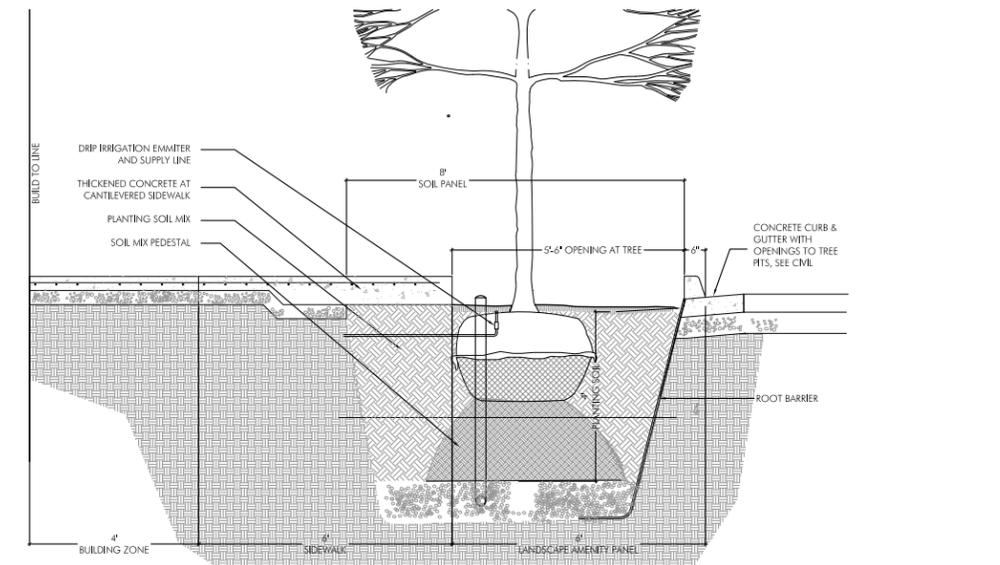
01 TREE PLANTING DETAIL - 8' AMENITY PANEL

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



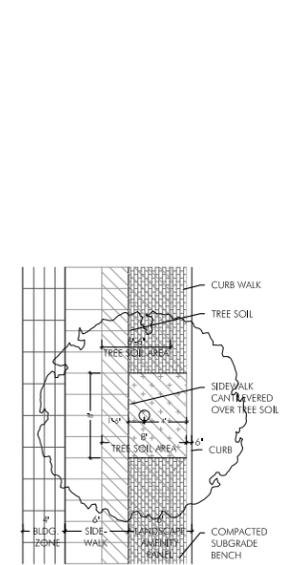
02 PLAN VIEW - 8' AMENITY PANEL

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



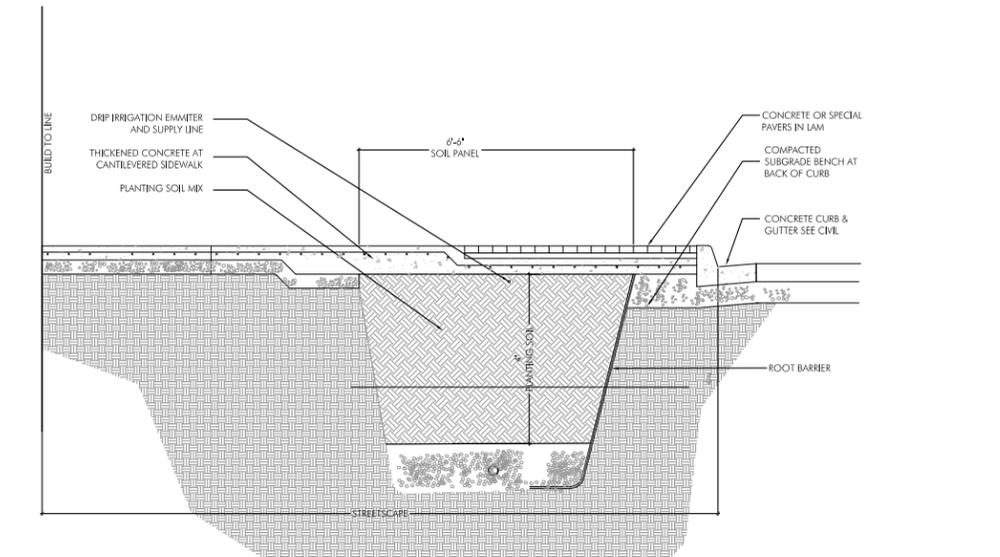
03 TREE PLANTING DETAIL - 6' AMENITY PANEL

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



04 PLAN VIEW - 6' AMENITY PANEL

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



05 TREE PLANTING DETAIL - SIDEWALK TREE SOIL BRIDGE

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

Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: February 7, 2013

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Date of Final Approval: February 12, 2013 (x_BOS) (_PC) (_BZA)

Comments:



Sheet 63 of 74

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

L-9

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PLANTING DETAILS



(1) PUBLIC URBAN PARK NORTH



PARTIAL PLAN OF NEIGHBORHOOD I

Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

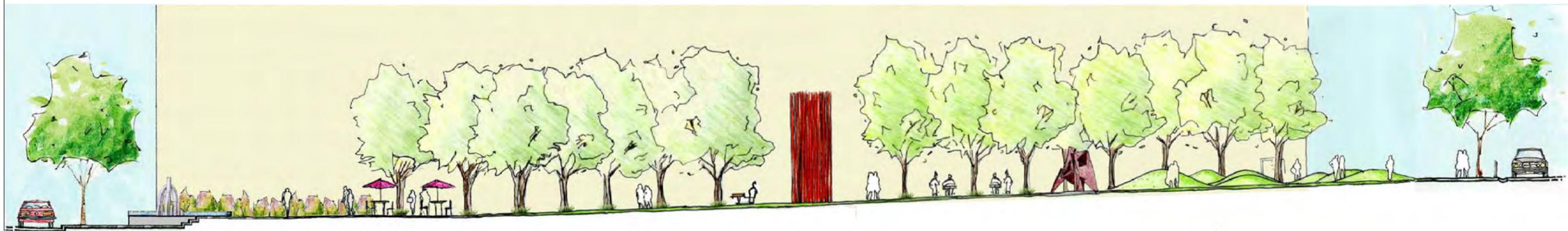
APPROVED DEVELOPMENT PLAN
 (_GDP) (~~x~~CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: **February 7, 2013**
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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 64 of 74



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CDP (RESUBMISSION)	01.11.13
CDP (RESUBMISSION)	01.28.13



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URBAN PARK SECTION

Scale: 1:20
L-10



PUTTING COURSE



PUTTING COURSE

(4) PUBLIC WEST SKY PARK ELEMENTS

NEIGHBORHOOD 1

Application No: **RZ 2010-PR-014 D**

Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

(GDP) (CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

SEE PROFFERS DATED: **February 7, 2013**

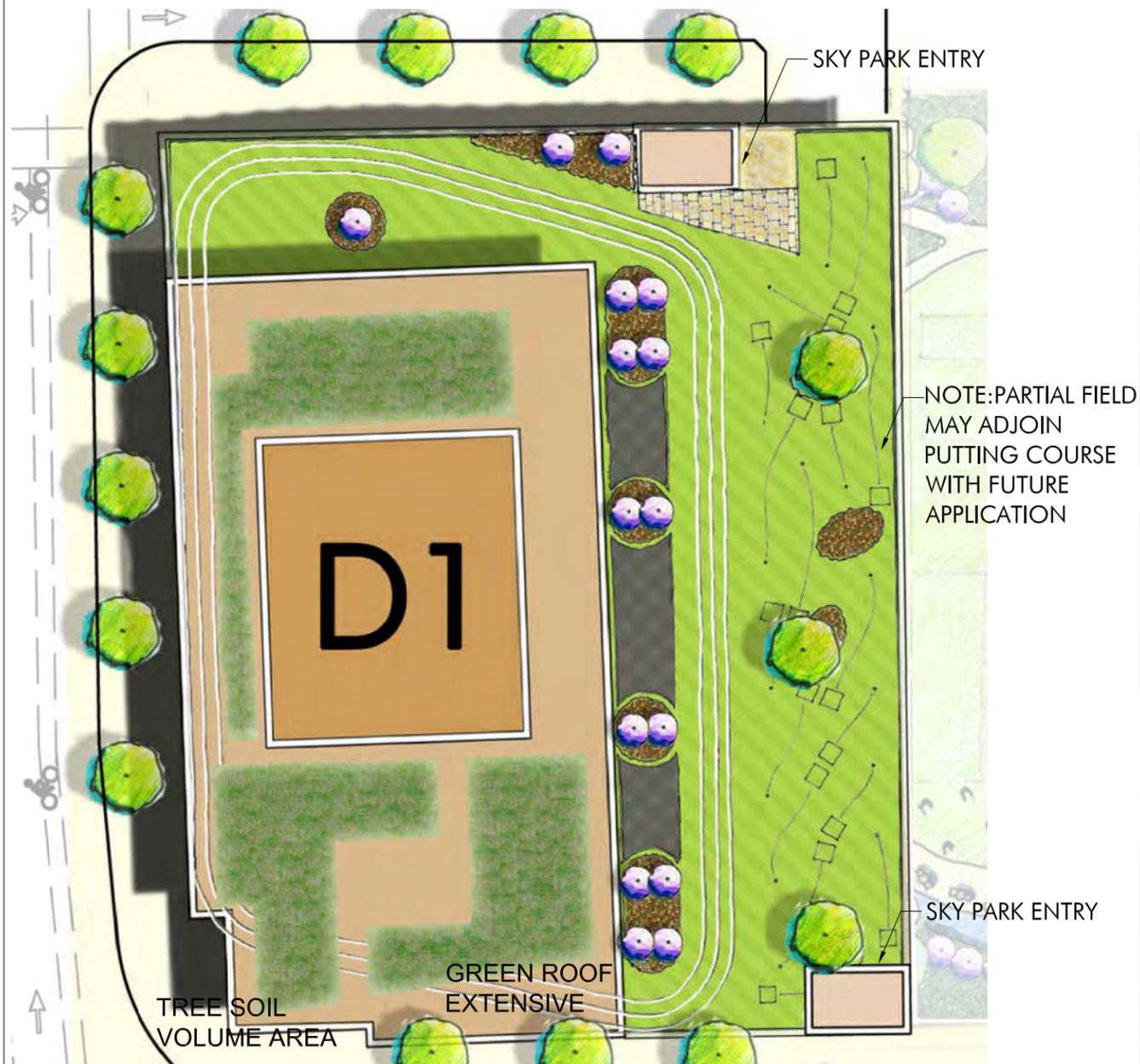
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Comments:



Sheet 65 of 74



SCALE: 1" = 20'-0"



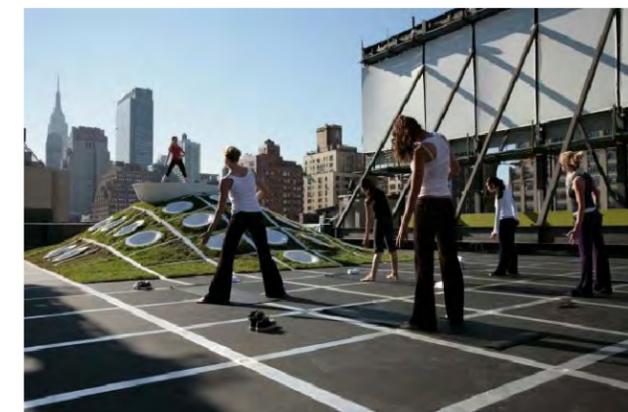
ACCESS TO PUBLIC SKYPARKS DIRECTLY FROM THE ADJACENT BUILDINGS SHALL BE CONSIDERED AT THE TIME OF FDP



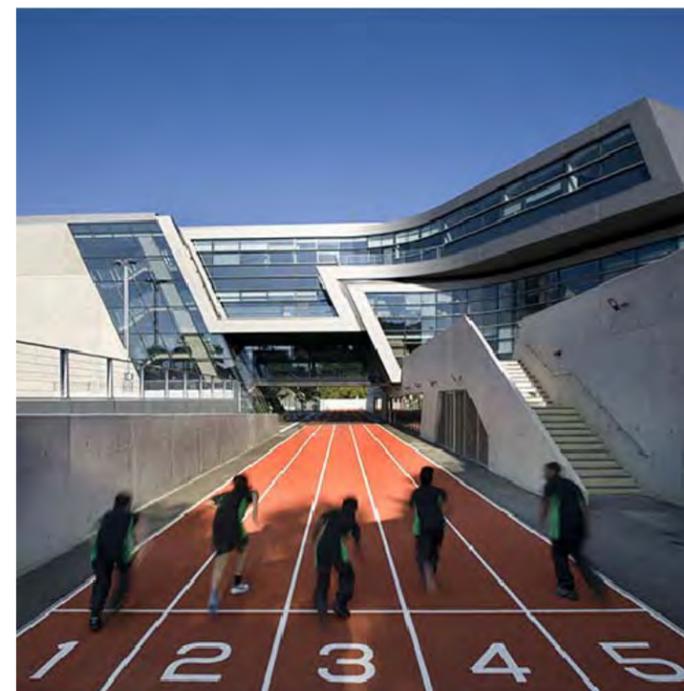
PUTTING COURSE



OUTDOOR YOGA / PILATES AND STRETCHING STATION



OUTDOOR YOGA / PILATES AND STRETCHING STATION



RUNNING TRACK ON PODIUM



RUNNING TRACK ON PODIUM

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Spring Hill Station
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CDP (RESUBMISSION)	11.28.12
CDP (RESUBMISSION)	01.11.13
CDP (RESUBMISSION)	01.28.13



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PARK PLAN

Scale: 1:20

(4) WEST SKY PARK SECTION



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ROOF SECTION

Scale: **L-12**

Spring Hill Station
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 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
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PARTIAL PLAN OF NEIGHBORHOOD I

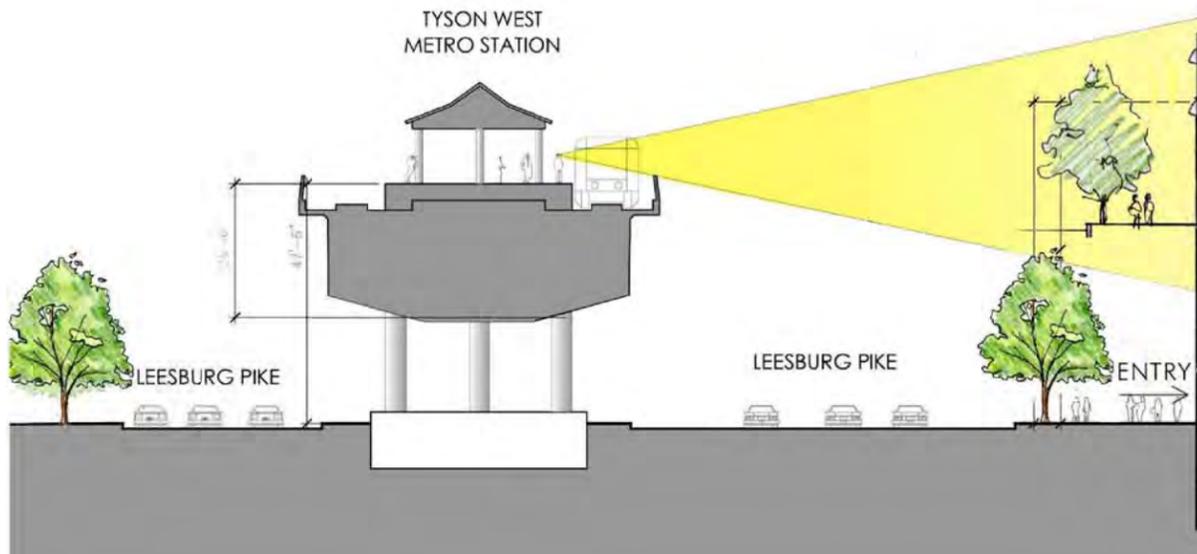
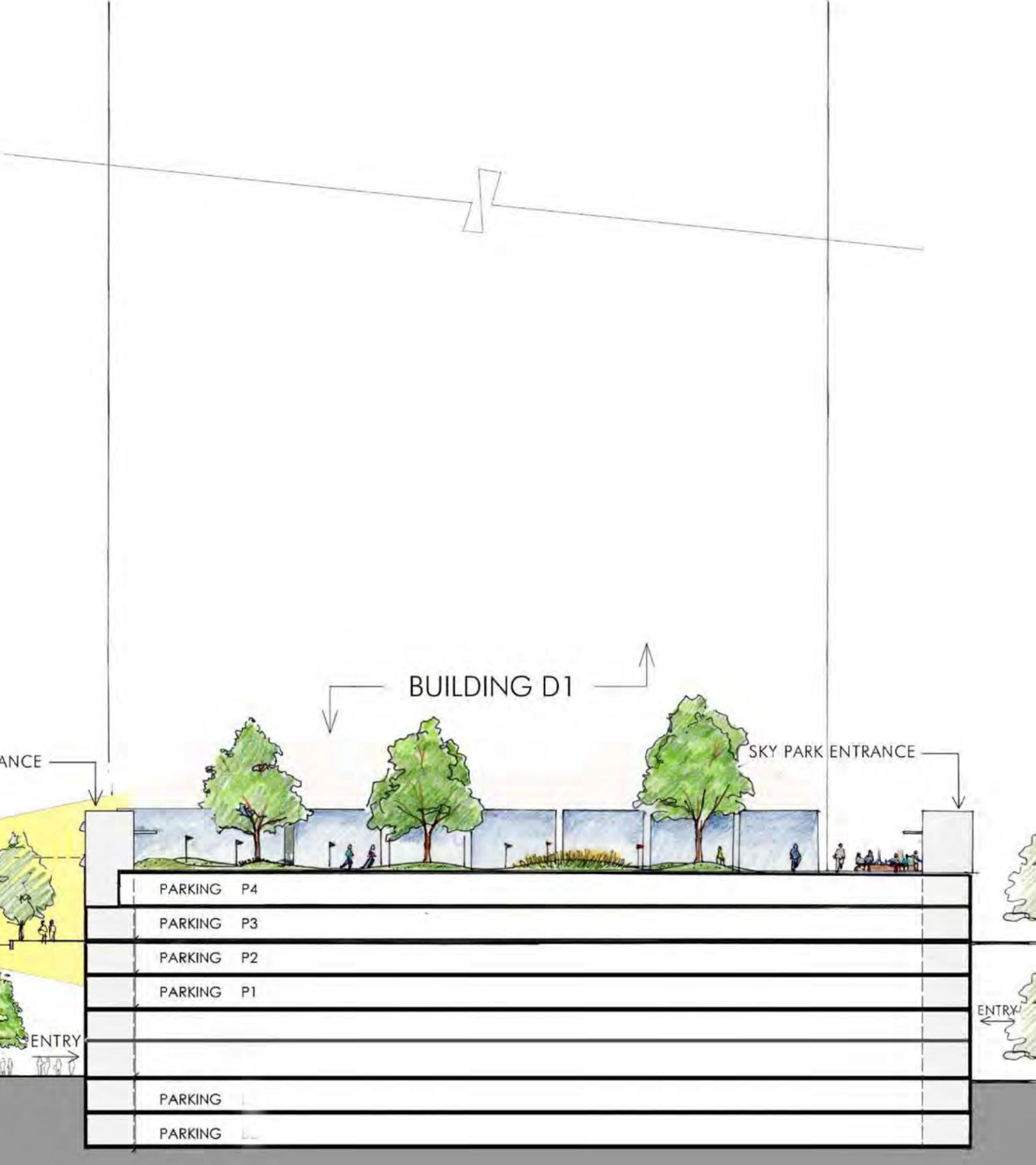


Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (_GDP) (~~x~~CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
 SEE PROFFERS DATED: **February 7, 2013**
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 Comments:

DEPARTMENT OF
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Sheet 66 of 74



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(5) PUBLIC EAST SKY PARK ELEMENTS

NEIGHBORHOOD 1

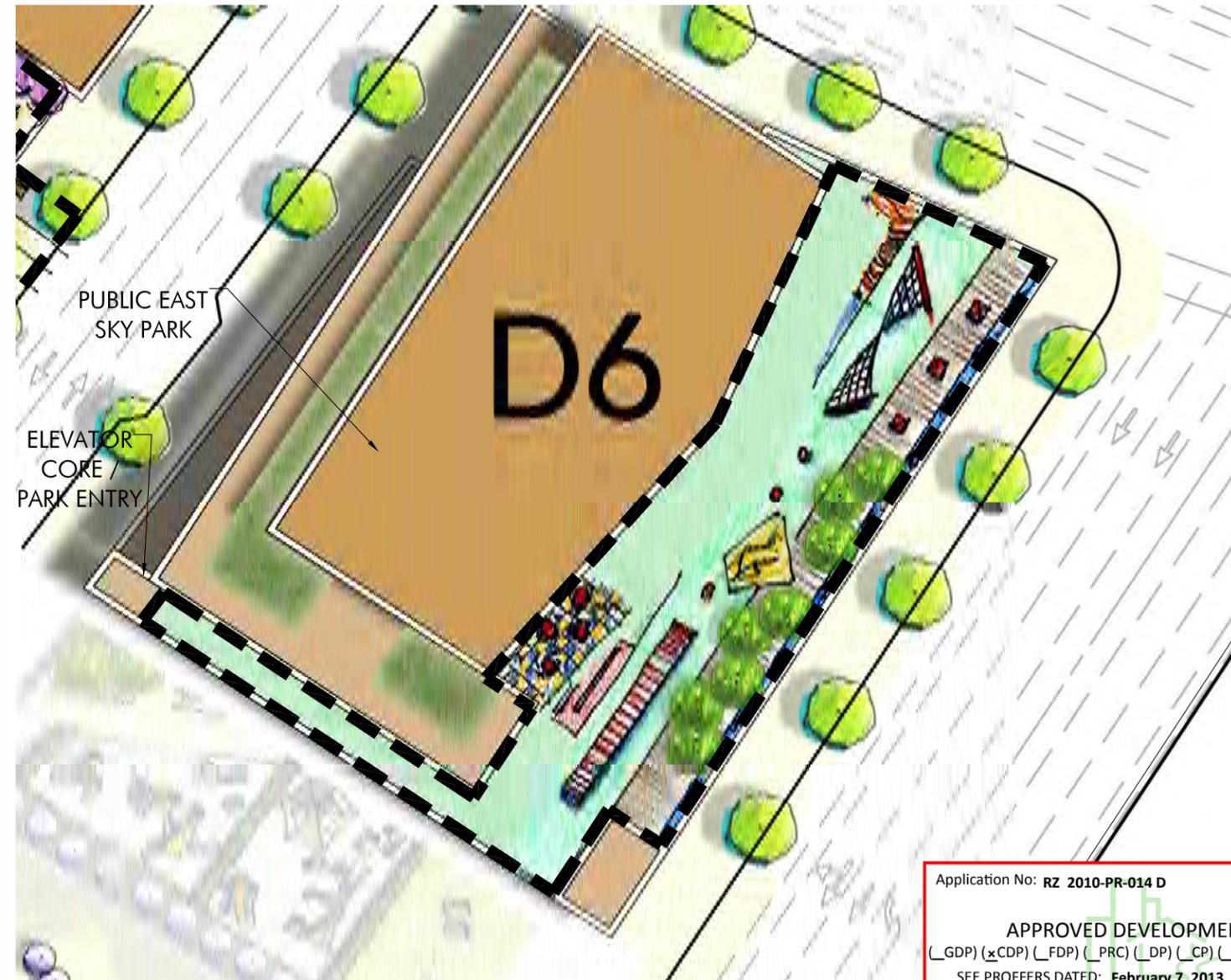


TABLES AND CHAIRS



COMFORTABLE SEATING

ACCESS TO PUBLIC SKYPARKS DIRECTLY FROM THE ADJACENT BUILDINGS SHALL BE CONSIDERED AT THE TIME OF FDP



Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

APPROVED DEVELOPMENT PLAN
 (GDP) (CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

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Comments:

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Sheet 67 of 74



ADVENTURE PLAYGROUND

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



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CDP (RESUBMISSION)	11.28.12
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CDP (RESUBMISSION)	01.28.13

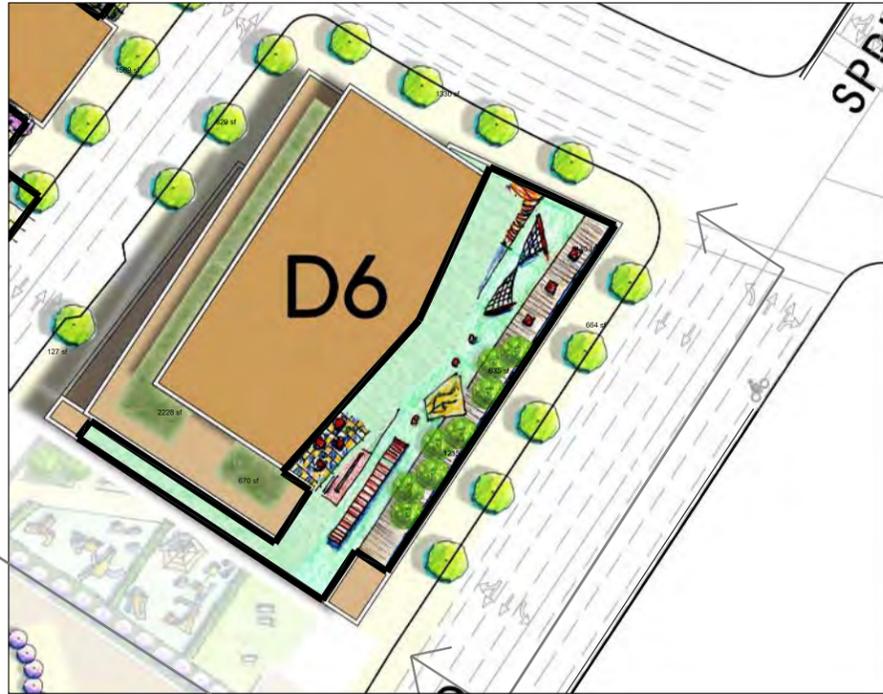


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PARK PLAN

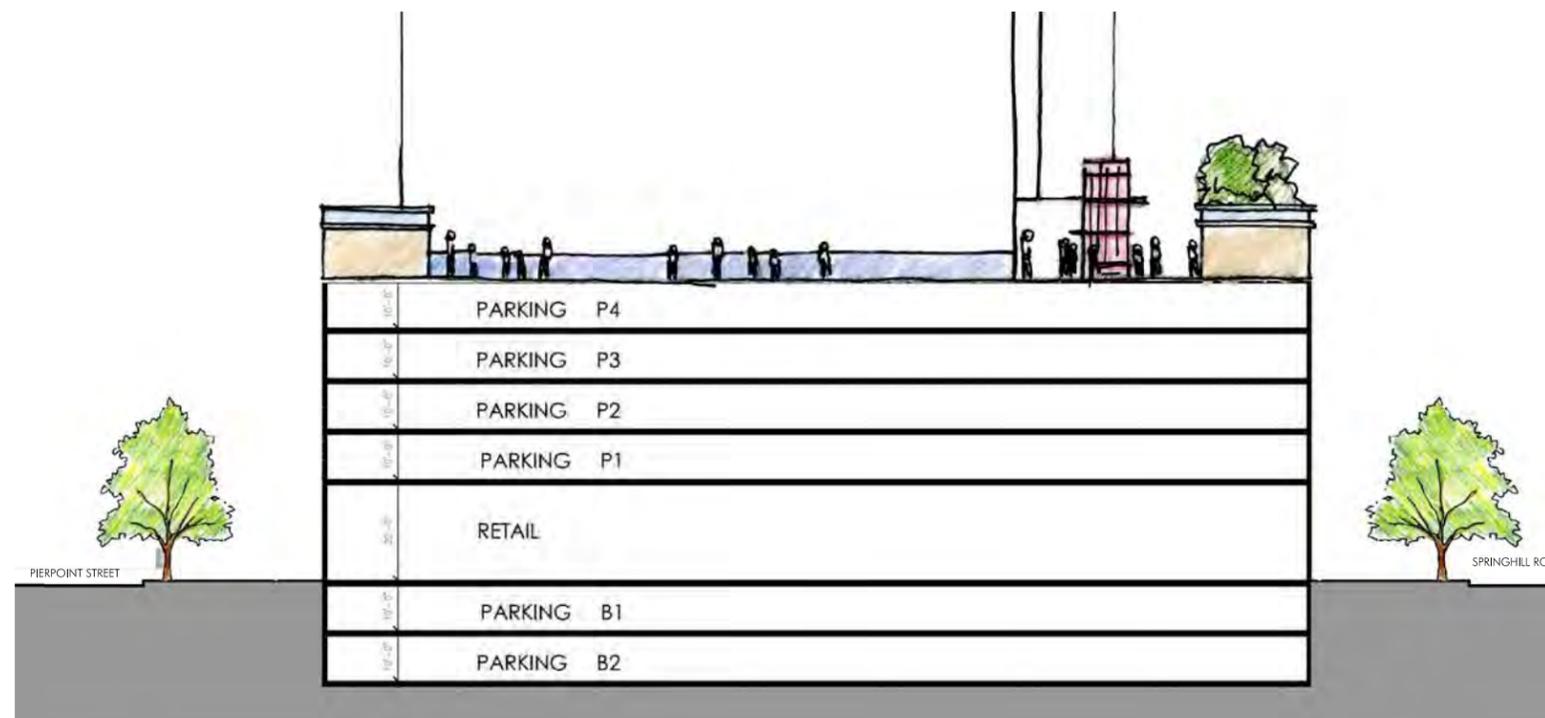
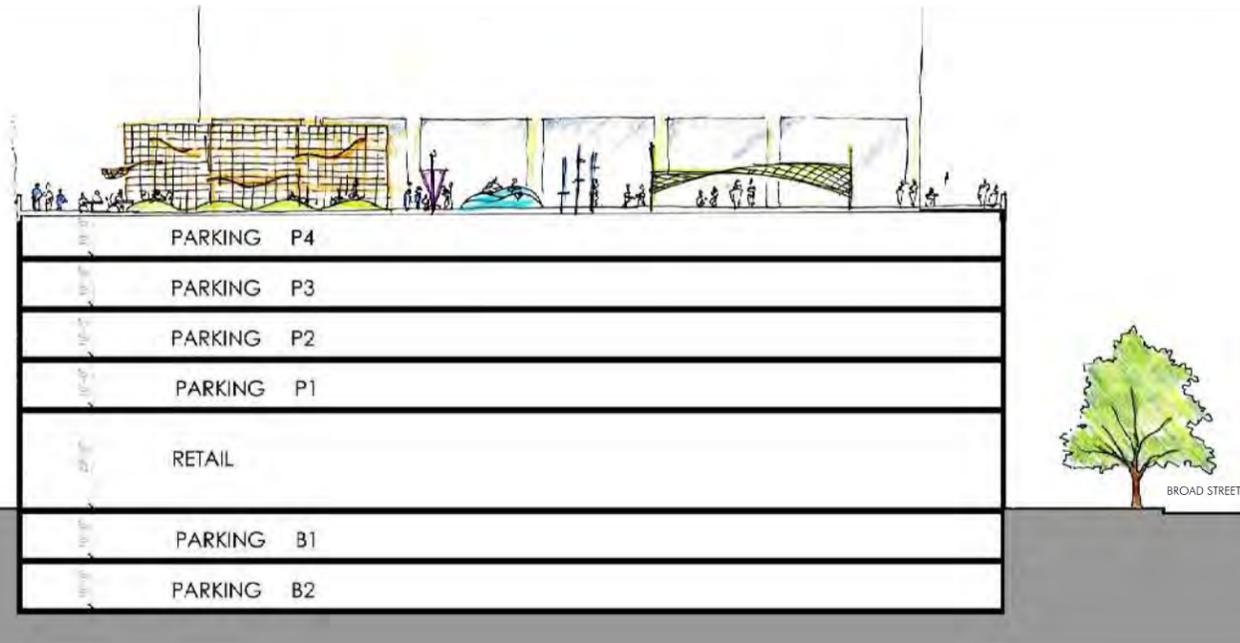
Scale:
 1:20
L-13



PARTIAL PLAN OF NEIGHBORHOOD I



(5) PUBLIC EAST SKY PARK SECTION



Application No: **RZ 2010-PR-014 D**

Staff: **T Stru**

APPROVED DEVELOPMENT PLAN

(GDP) (x)CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

SEE PROFFERS DATED: **February 7, 2013**

SEE CONDITIONS DATED:

Date of Final Approval: **February 12, 2013** (x)BOS) (PC) (BZA)

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ROOF SECTION

Scale: **L-14**

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PRIVATE WEST SKY PARK ELEMENTS

NEIGHBORHOOD ONE



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PARK PLAN

Scale: 1:20
L-15



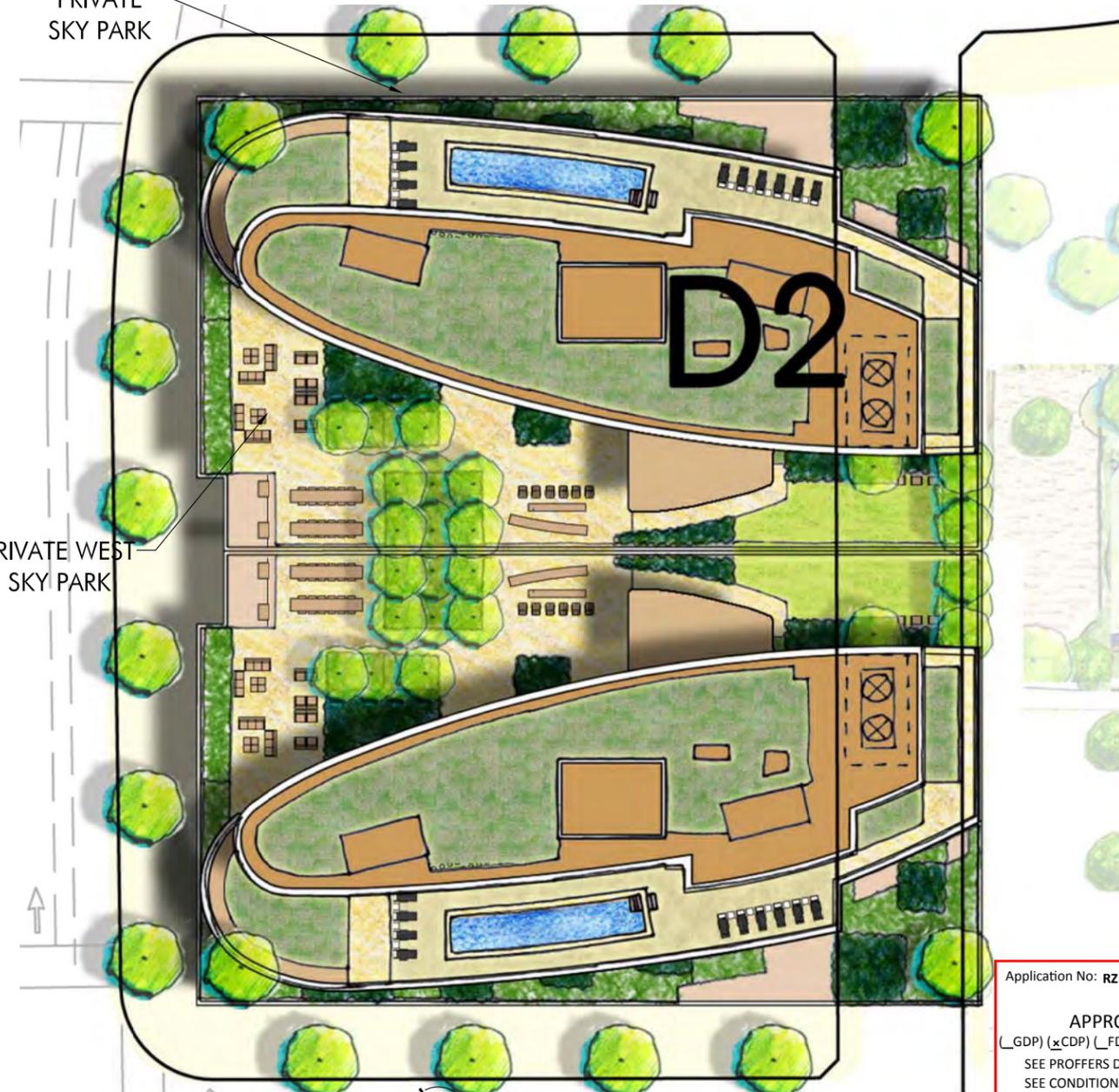
POOL



LOOSE TABLES AND CHAIRS IN GARDEN

PRIVATE SKY PARK

PRIVATE WEST SKY PARK



SCALE: 1"=20'-0"
20'-0" 40'-0" 80'-0"



Application No: RZ 2010-PR-014 D Staff: T Stru

APPROVED DEVELOPMENT PLAN
(L_GDP) (X_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
SEE PROFFERS DATED: **February 7, 2013**
SEE CONDITIONS DATED:
Date of Final Approval: **February 12, 2013** (X_BOS) (L_PC) (L_BZA)
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Sheet 69 of 74

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Application No: RZ 2010-PR-014 D

Staff: T Stru

APPROVED DEVELOPMENT PLAN

(GDP) (**x**CDP) (FDP) (PRC) (DP) (CP) (SE) (CSP) (SP) (VC)

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Date of Final Approval: **February 12, 2013** (**x**BOS) (PC) (BZA)

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Sheet 70 of 74



(2) PUBLIC URBAN PARK ELEMENTS

NEIGHBORHOOD 1



SKATEABLE PARK ART



SKATEABLE PARK ART



OR ALTERNATE DOG PARK



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PARK PLAN

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Scale: 1:20

L-16

APPROVED DEVELOPMENT PLAN
 (_GDP) (~~_CDP~~) (~~_FDP~~) (~~_PRC~~) (~~_DP~~) (~~_CP~~) (~~_SE~~) (~~_CSP~~) (~~_SP~~) (~~_VC~~)
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 Comments:
PLANNING & ZONING Sheet 71 of 74



GARDEN EDGE TREATMENT



POOL



POOL



SCALE: 1" = 20'-0"
 20'-0" 40'-0" 80'-0"



GARDEN EDGE TREATMENT



SEATING

PRIVATE EAST SKY PARK ELEMENTS

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PARK PLAN

Scale: 1:20
L-17

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PUBLIC PARK ELEMENTS

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PARK PLAN

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L-18



Application No: **RZ 2010-PR-014 D** Staff: **T Stru**

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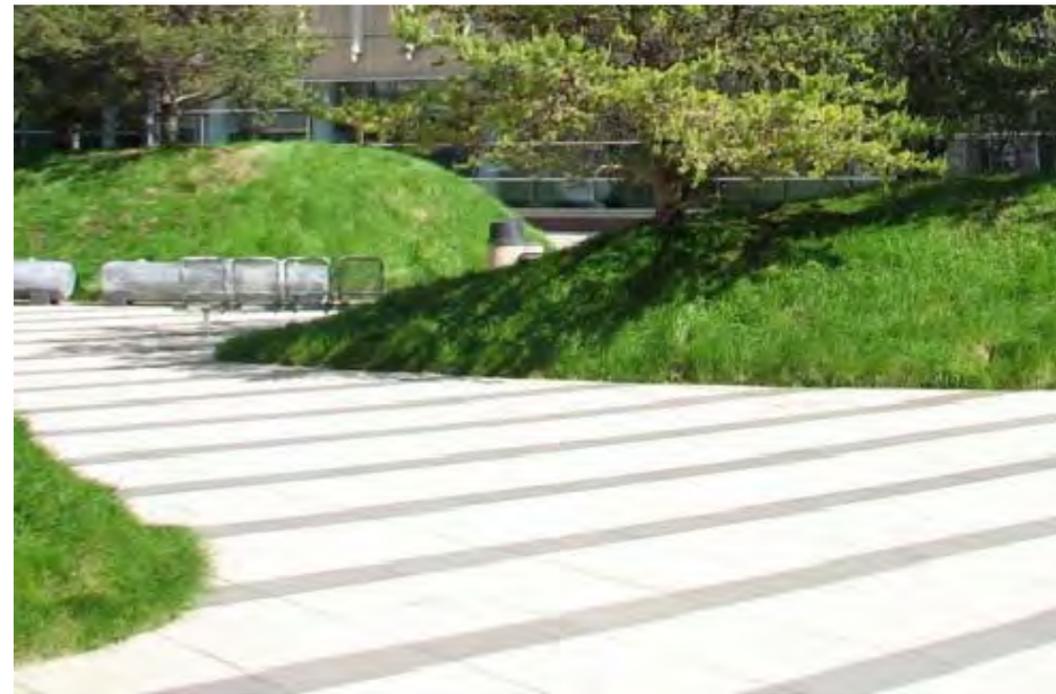
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Comments:



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APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED: February 7, 2013

SEE CONDITIONS DATED:

Date of Final Approval: February 12, 2013 (~~x~~BOS) (_PC) (_BZA)

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PEDESTRIAN HIERARCHY PLAN

Scale: 1:100
L-19

PEDESTRIAN & BICYCLE CIRCULATION

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PEDESTRIAN & BICYCLE CIRCULATION

Scale: 1:100
L-20

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SEE CONDITIONS DATED:
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Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 74 of 74



KEY :

- PUBLIC ELEVATOR
- PUBLIC SIDEWALK - 6' W MIN.
- PUBLIC ALLEY SIDEWALK - 5' W MIN.
- 5' DEDICATED BIKE LANE
- PUBLIC SIDEWALK - 10' W. MIN.
- PUBLIC STAIRWAY
- PUBLIC SIDEWALK - 8' W MIN.
- EXISTING SIDEWALK
- OFF-SITE SIDEWALK
SEE PROFFERS FOR
R2 2010-PR-014-B



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