



County of Fairfax, Virginia

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

November 20, 2013

Elizabeth D. Baker
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2011-PR-005
(Concurrent with Special Exception Amendment Application SEA 2008-MD-036)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 19, 2013, granting Rezoning Application RZ 2011-PR-005 in the name of NVCommercial Incorporated and Clyde's Real Estate Group, Inc. The Board's action rezones certain property in the Providence District from the C-8, HC and SC Districts to the PTC, HC and SC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 8.05 and waiver #1682-WSWD-001-1 to permit the location of underground storm water management facilities in a residential area. The subject property is located in the N.E. quadrant of the intersection of Leesburg Pike and Chain Bridge Road on approximately 5.79 acres of land, [Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A], subject to the proffers dated November 12, 2013.

Please note that on November 6, 2013, the Planning Commission approved Final Development Plan Application FDP 2011-PR-005 subject to the development conditions dated November 6, 2013.

The Board also:

- Approved a modification of Par. 2 of Sect. 17-201 and PFM Section 8-0201.3 of the Zoning Ordinance to permit the construction of the sidewalks and on-road bike lane system shown on the CDP in lieu of the Comprehensive Plan trails onsite.
- Waived Sect. 2-505 to permit structures and vegetation on a corner lot as shown on the CDP and FDP.
- Approved a waiver of Par. 1 of Sect. 6-506 to permit of a minimum district size of less than ten (10) acres for a PTC zoned parcel.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Approved a waiver to allow the use of underground stormwater management and best management practices in a residential development (1682-WSWD-001-1), subject to the conditions dated August 13, 2013, contained in Attachment A of Appendix 11 of the staff report.
- Approved a waiver or modification of Par. 2 of Sect. 2-506 to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.
- Approved a waiver of Pars, of 3(E) and (G) of Sect. 10-104 to increase the maximum fence height from seven (7) to 14 feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas as identified on the FDP.
- Approved a modification of Par. 4 of Sect. 11-202 requiring a minimum distance of forty (40) feet between the loading spaces and drive aisle to permit the loading spaces as shown on the CDP.
- Approved a waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Approved a modification of Sect. 7-800 of the Public Facilities Manual (PFM) to allow the use of tandem parking spaces and valet services to be counted as required parking (as permitted by the PTC District regulations).
- Approved a waiver of Sect. 16-403 to permit a site plan for public improvements plans associated with public roadway, infrastructure or final or interim park spaces as shown on the CDP to be filed without an approved FDP.
- Approved a waiver of Par. 3(B) of Sect. 17201 to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Approved a waiver of Par. 3(A) of Sect. 17201 which requires a service drive along Leesburg Pike and Chain Bridge Road.
- Approved a waiver of Par. 7 of Sect. 17-201 to allow establishment of parking control, signs and parking meters along private streets within the development.
- Approved a waiver of Par. 4 of Sect. 17-201 to allow only for the dedication and construction of roads as indicated in the plans and proffers.

- Approved a modification of Sect. 12-515.6(B) to reduce the minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the CDP and FDP.
- Approved a modification of Sect. 12-515.6B to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.
- Approved a modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.
- Approved a modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.
- Approved a modification of Par. 8 of Section 13-202 and Par. 5 of Sect. 13-203 of the Zoning Ordinance for interior and peripheral parking lot landscaping for new interim surface parking lots to what is shown on an approved FDP or a landscape plan for existing surface lots.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Lee Ann Pender, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



PROFFERS
NVCommercial Incorporated and Clyde's Real Estate Group, Inc.
RZ 2011-PR-005
November 12, 2013

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PROFFERS

NVCommercial Incorporated and Clyde's Real Estate Group, Inc. RZ 2011-PR-005

November 12, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and Applicants, for themselves and their successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually as the "Applicants"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2011-PR-005 (this "Rezoning") is granted.

GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the proffered elements of the Tysons Central Conceptual Development Plan ("CDP") dated February 22, 2011 and revised through November 11, 2013, prepared by VIKA, Incorporated, Davis, Carter, Scott Ltd and LSG Landscape Architecture Inc.

The CDP includes two options; Option 1 represents the maximum commercial proposal. Option 2 represents the maximum residential proposal. Option 1 is depicted as the primary design on Sheets C-6 and C-6A of the CDP. The design variations included in Option 2 are shown in the inset boxes on Sheets C-6 and C-6A. The Applicants reserve the right to develop in accordance with either option or a combination of the two options, provided the maximum gross square footages identified in Proffer 6 are not exceeded.

2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the grid of streets, general location of the points of access, general location of the buildings and build-to-lines, general mix of uses, minimum and maximum gross floor area ("GFA"), minimum and maximum building heights, amount and general location and character of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). A future amendment to the Proffered Elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment ("PCA"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").
3. Minor Modifications. Minor modifications to the Proffered Elements of the CDP may be permitted without the need for a CDPA or PCA when necessitated by sound engineering or that may become necessary as part of FDP approval or final site design or engineering,

pursuant to Section 16-403(4) of the Ordinance provided the development is in substantial conformance with the CDP and these Proffers.

4. Declarations/Owners Associations. The Applicants shall cause the recordation of one or more declarations creating an umbrella owners' association ("UOA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first Non-Residential use Permit ("Non-RUP") or Residential Use Permit ("RUP") for any new construction as shown on the CDP. The respective Governance Documents shall specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, associated sidewalks, streetscapes and furnishings, and site amenities such as, but not limited to, the publicly accessible park areas and implementation/management of a transportation demand management program. Such maintenance obligations shall not apply to the owners of any portions of the Property which have not yet been redeveloped in accordance with the CDP. The Governance Documents shall be included in any offering, sale materials or contracts for any condominiums. Purchasers of land or buildings shall be advised of these obligations in the contract of sale.

PROPOSED DEVELOPMENT

5. Existing Development and Interim Uses.
 - A. The Property is currently developed with seven existing buildings which contain approximately 82,403 square feet and associated surface parking lots (collectively, the "Existing Development"). The Existing Development on the Property, as shown on the CDP, may remain in use as an initial phase until such time as the portion of the Property on which the existing structure(s) is located is redeveloped in accordance with this application, or as otherwise stated in these Proffers. The structures may not be enlarged, except minor building additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Ordinance. Modifications to the interior and exterior of structures and associated parking areas shall be permitted. Changes may be made to the site conditions as shown in the phasing Sheets A-176 through A-178 of the CDP (the "Phasing Sheets") and changes may be made to accommodate interim uses.
 - B. Any use that is permitted by-right in the Planned Tysons Comer Urban ("PTC") District, with the exception of residential and hotel uses, may also be permitted within existing structures as an interim use subject to the Use Limitations in Sect. 6-505 and the provisions of Paragraph A above, until such time as the relevant portions of the Property are redeveloped. However, after June 1, 2015, adult book stores, adult mini motion picture theatres, and commercial nudity establishments uses shall not be permitted.

- C. Any use of existing structures requiring a minor site plan or site plan shall incorporate peripheral and interior parking lot landscaping to the degree practicable, provided existing parking spaces are not reduced.
 - D. Existing structures may be partially demolished to accommodate the construction in the early phases of development of the Property. In that event, the portion of the existing structures to remain shall be included in the associated FDP for the new development.
 - E. The Applicants may restore any portion of the Existing Development including any modifications or improvements consistent with this Proffer that later is destroyed or damaged by casualty, subject to Article 15 of the Ordinance.
 - F. Commercial off-street parking may be provided on an interim basis as set forth in Proffer 41.
 - G. In order to provide activity on the Property and avoid portions of the Property being vacant for an extended period of time, new interim structures and interim uses shall be permitted. Such interim buildings/uses shall require approval of an FDP, special exception or special permit as may be applicable but shall be deemed in conformance with the CDP subject to the following conditions:
 - (i) Interim pop-up uses and/or buildings shall be permitted on the Property adjacent to the Greensboro Metro Station as generally shown on Sheet L-8.1 of the CDP and as described in Proffer 52A without the requirement for a FDP.
 - (ii) Other interim pop-up uses and/or buildings shall be permitted with approval of a FDP in the areas designated for such potential uses on the Phasing Sheets.
 - (iii) Any use permitted in the PTC District, with the exception of residential uses, hotel uses, adult book stores, adult mini motion picture theatres, and commercial nudity establishments may also be permitted as an interim use within interim buildings, subject to the use limitations of Section 6-505 as may be waived or modified by the Board of Supervisors.
 - (iv) New interim structures and uses shall provide improvements to pedestrian connectivity and interim streetscaping in accordance with Proffer 24.
 - (v) It is demonstrated how the new interim structures and uses meet the requirements of Paragraph 8 of Section 6-505 of the Ordinance.
 - H. All existing structures, new interim structures, and associated parking lots and site features shall be maintained in good condition.
6. Proposed Development. The maximum gross square footage permitted on the Property is 2,029,000 (the "Proposed Development") with no more than 631,000 gross square feet

allocated to office use. The Proposed Development will over time replace the Existing Development. The Proposed Development may include all permitted uses in the PTC District, subject to the use limitations of Section 6-505 of the Ordinance, the development tabulations on Sheet C-3 of the CDP (the "Development Tabulations") and these Proffers. Notwithstanding that shown in the Development Tabulations, the office use permitted for Building E shall be no greater than 212,000 gross square feet with the balance of 419,000 gross square feet of office use to be allocated between Buildings A and F. However, the Applicants reserve the right to transfer office square footage between these buildings with FDP approval as set forth in Proffer 7 provided the maximum gross square footage allocated for office use on the Property does not exceed 631,000.

Retail uses as identified in the Development Tabulations may include any non-residential use permitted in the PTC District, exclusive of office or hotel uses, or uses accessory to the primary use, subject to the use limitation contained in Paragraph 14 of Section 6-505 of the Ordinance (hereinafter referred to as "Retail Uses"). Retail Uses may include grocery stores provided any particular grocery store does not exceed 27,000 gross square feet. The size and general location of Retail Uses shall be shown on the FDP submitted for each building and shall include uses that create activated first floor store fronts, although Retail Uses may also be located above and/or below the first floor, including opportunities for eating establishments and similar uses on the upper floors of buildings.

Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, provided the use is in substantial conformance with the approved CDP.

7. Final Development Plans. FDPs for the Property shall be in substantial conformance with the CDP and these Proffers. FDPs approved for individual buildings on the Property shall establish the maximum GFA or maximum number of residential units for each building within the limits established by these Proffers and the CDP. The specific GFA and number of dwelling units for each building shall be established at final site plan. If the maximum GFA or maximum number of dwelling units approved with the FDP is less than the maximum for that building as shown on the CDP, the excess GFA or dwelling units may be utilized in another building or building(s) within the Property, provided: (1) the excess GFA or dwelling units can be accommodated within the maximum building height for the building utilizing the excess GFA or dwelling units shown on the CDP; (2) the minimum building height for the building providing the excess GFA or dwelling units as shown on the CDP is maintained; and (3) FDP(s) or FDPA(s) for both of the applicable building(s) transferring and utilizing the excess GFA are approved.

In addition, the following information shall be provided with each FDP not filed concurrently with a CDP.

- A. A tabulation indicating the development status of all land subject to this Rezoning shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all proposed and or completed buildings, along with the GFA, uses, final building heights, and parking approved on the CDP, or

any FDP or site plan as may be applicable. The tabulation shall identify the allocation of any excess GFA (as compared with what was originally shown on the applicable CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.

- B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to this rezoning to be updated with each subsequent FDP, FDPA and site plan approved for the Property.
- C. TDM Supplement. A copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program.
- D. Functional Drawings/Sight Distance. Functional drawings to include proposed right-of-way lines associated with public streets; vehicular sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan; and details with respect to utilities and/or vegetation conflicts with building entrances and/or intersections as presented on the CDP.
- E. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDP including the location of the any utility vaults and stormwater management facilities overlaid on the Landscape Plan.
- F. Proposed Uses. A list of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.
- G. Architectural Elements. Specific information on architectural elements, build-to lines, and building heights as provided in Proffers 11 and 14.
- H. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 10 and refinement of, and adjustments to, streetscape elements as provided in Proffers 23 and 24.
- I. Garage/Loading and Service Area Treatments. Proposed parking garage façade designs and refined loading and service area designs and treatments as provided in Proffers 12 and 13.
- J. Landscaping. Detailed landscape plans as provided in Proffer 22.
- K. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 23.
- L. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 8 and those generally set forth on the phasing-related exhibits provided on the Phasing Sheets.
- M. Parks and Recreation. For on-site parks and active recreation facilities, depiction of special amenity features committed by building as provided in Proffer 52 as

well as the height of any fencing (limited to a maximum of 14 feet) proposed around recreational facilities.

- N. Provisions for Bicycles. Bicycle parking and storage as provided in Proffer 37.
- O. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 39.
- P. Stormwater Management. Identification of the treatment of stormwater as provided in Proffer 57.
- Q. Bus Shelter. Details of the proposed bus shelter location and design as described in Proffer 36.
- R. Workforce Dwelling Units. For residential development, the expected location (on-site or off-site) of workforce dwelling units.

8. Development Phasing. The Proposed Development includes six (6) buildings, which are identified on the CDP as Buildings A through F. Development of each building may proceed in any order provided that each such building provides the phasing conditions depicted for such building on the CDP and that all proffers that apply to such building are addressed with the development of that building. Where a proffer establishes an obligation that applies to a building, including associated phasing obligations and potential condemnation actions, reference to "Applicants" in such proffer shall mean the party undertaking the development such building.

The Applicants shall construct the grid of streets and provide pedestrian improvements, public parks, private amenities and public facilities on the Property in conjunction with the development of each individual building in accordance with the Phasing Sheets and as further described in these Proffers. In addition, interim improvements as outlined in Proffer 24D and as may be determined at time of FDP approval shall be provided commensurate with the construction of each building. Adjustments to the phasing may be approved with FDP approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases and are in substantial conformance with the CDP. For purposes of these Proffers "construct" shall mean that: 1) a committed road improvement is substantially complete and is available for use by the public for travel whether or not the improvement has been accepted for maintenance by the state, and 2) a committed publicly accessible park space improvement is substantially complete and open to use by the public for use whether or not the improvement has been accepted by the County or FCPA.

9. Fire Marshal Evaluation. The Applicants have coordinated the layouts depicted on the CDP with the Fire Marshal. Further changes to the CDP and future FDPs shall be permitted without the requirement for a CDPA in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning

("DPZ"), the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and in substantial conformance with the CDP, future FDPs and these Proffers.

ARCHITECTURAL AND URBAN DESIGN

10. Activated Streetscapes and Ground Floor Elements. The ground floors of all new buildings (excluding new interim buildings) on the Property, but not the parking structures associated with such buildings, shall be designed and constructed with ground floors having a minimum floor to floor height of 16 feet along Leesburg Pike (State Route 7), Station Place, Center Street, Viale Centrale and Tysons Central Street where Retail Uses are proposed to activate the streetscape. In addition, the Applicants shall provide for a hierarchy of activated streetscapes throughout the Property as delineated on Sheet L-1 of the CDP and described below. The specific activation elements to be utilized for each building shall be graphically depicted on the FDP.
- A. Gateway Pedestrian Corridor. This area located along a high volume boulevard (Leesburg Pike) may have significant pedestrian volumes, but will be generally used for pedestrian movement as opposed to pedestrian interaction. The Gateway Pedestrian Corridor shall generally incorporate the following elements, which may be adjusted with approval of an FDP:
- (i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 100 feet, or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades (not including the associated parking garages) shall be constructed with glazed windows and doors or other transparent, translucent materials.
 - (ii) Entrances to parking structures shall not be permitted. Where parking structures occur along the ground floor façade of buildings, the general façade detailing of the building above shall be continued to the ground plane or other such architectural features provided.
 - (iii) The loading/trash/service area for Building A shall be screened from public view through the use of doors, recessed entryways, architectural features or other such similar treatments as shown on Sheets A-172 and L-5.2 of the CDP and as described in Proffer 13A. Loading/trash/service doors shall remain closed except when service vehicles are accessing the area.
- B. Primary Pedestrian Corridors. These areas are designed to accommodate major pedestrian activity, providing access to the Metro Station (the "Metro Station") for pedestrians and accommodating access to, and encouraging interaction with, a variety of uses on the Property. Primary Pedestrian Corridors shall generally

incorporate the following elements, which may be adjusted with approval of an FDP:

- (i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.
- (ii) The ground floor facades of Buildings A and B that front on to the Metro Plaza shall be designed with active uses and architectural treatments to enliven and energize the Metro Plaza. Such ground floor facades shall incorporate Retail Uses, functioning entry doors with a maximum separation of 75 feet and a minimum of fifty percent (50%) glazed windows and doors or other transparent, translucent materials. Back of house operations and storage associated with the Retail Uses shall not front on to the Metro Plaza.
- (iii) Parking structures along the ground floor facades of buildings shall be minimized to the extent possible. Where parking structures occur along the ground floor façade of buildings, the general façade detailing of the building above shall be continued to the ground plane or other such architectural features provided.
- (iv) Loading/trash/service areas along other Primary Circulation Corridors shall be minimized to the extent possible. Where these areas occur, they shall be screened from public view through the use of doors, recessed entryways, architectural features or other such similar treatments. Loading/trash/service area doors shall remain closed except when service vehicles are accessing the area.

C. Secondary Pedestrian Corridors. These areas are designed to accommodate moderate pedestrian activity, providing access to the Metro Station for pedestrians and accommodating access to a variety of uses on the Property. Secondary Pedestrian Corridors shall generally incorporate the following elements, which may be adjusted with approval of an FDP:

- (i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such applicable uses shall be provided with a maximum separation of 75 feet, or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor

façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- (ii) In residential buildings that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary facades shall incorporate, to the degree feasible, recreational and amenity spaces on the ground floor with a minimum of 35% of the ground floor façade below the ceiling, constructed with windows and/or doors or other transparent materials or semi-transparent materials, and/or incorporate entries in to individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
- (iii) Parking structures along the ground floor facades shall have screening composed of architectural systems designed to restrict views into the parking structure from street level, or the general façade detailing of the building above may be continued to the ground plane.
- (iv) Loading/trash/service areas shall be screened from public view through the use of doors, architectural treatments or other such similar treatment. Loading/trash/service area doors shall remain closed except when service vehicles are accessing the area.

D. Tertiary Pedestrian Corridors. These areas are designed to accommodate modest pedestrian activity making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors, not located along private alleys, shall incorporate the following elements:

- (i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, a minimum of twenty percent (25%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials or semi-transparent materials.
- (ii) In residential buildings that do not incorporate Non-Residential Uses on part or all of the ground floors, efforts shall be made to incorporate, recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
- (iii) Parking structures along the ground floor facades shall have screening composed of architectural systems and/or landscaping treatments designed to restrict views into the parking structures from street level, or the general

façade detailing of the building above may be continued to the ground plane.

- (iv) Access to parking garages and loading/trash/service areas are encouraged to be located along Tertiary Pedestrian Corridors. Loading/trash/service areas shall be screened from public view to the extent possible, through the use of doors, recessed entryways and/or similar treatment.

11. Architecture.

- A. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, with a human scale at the ground plane, through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials that, at the time an individual FDP is approved, are typically used on the exterior of Class A office buildings and residential, retail and hotel buildings of a similar quality.
- B. Each FDP shall specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and as set forth in these Proffers, as determined by the Department of Public Works and Environmental Services ("DPWES") in consultation with DPZ in consultation with OCR without the need for a formal administrative determination.
- C. Build-to-lines ("BTL") have been established as depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP. Awnings and other architectural canopies attached to the building frontage shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP and/or site plan approval, the Applicants shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses, so that outdoor dining areas do not encroach into the sidewalk area.

12. Parking Structure Facades. To further the goals of the Comprehensive Plan, above grade parking structures shall incorporate uses or screening at the ground level in keeping with Proffer 10, so as to provide a pleasant and attractive design/experience along the streetscape. In addition, one or more of the following techniques shall be employed to screen garage areas above the street level:

- A. Inclusion of an active layer of occupied space;
- B. Continuation of the general façade detailing of the tower above;
- C. Extension of retail signage and architectural expressions above the retail level to provide a variety of storefront experiences, as may be permitted by the Ordinance or by an approved Comprehensive Sign Plan; or
- D. For up to the first six levels of above grade parking, application of architectural screening materials that may include, but not be limited to, metal framing systems with inserted panels of wire mesh, metal, glass or other materials, and precast concrete or masonry spandrels designed to minimize views into the garage spaces from street level. Any additional levels of above-grade parking (greater than the first six levels) shall be integrated into the architecture of the tower above.

Parking structure design features and materials shall be depicted on the FDP for review and approval.

13. Building A Loading/Trash/Service Area. Particular care shall be taken to mitigate the view of the loading/trash/service area serving Building A along Leesburg Pike and ensure that the loading area can accommodate safe and convenient pedestrian passage. The architectural treatment and integration of the loading door shall be in general conformance with the character shown on Sheet A-172, or as may be refined at the time of FDP approval.

- A. At the time of FDP submission for Building A, the Applicants shall provide detailed designs for the loading door treatment and demonstrate the door's integration with the first floor and general façade architectural detailing of the building in keeping with the design character shown on Sheet A-172. The width of the door for the loading trash /service area shall not exceed 36 feet. Based on the proposed uses of Building A known at the time of FDP submission, the Applicants shall make efforts to minimize the width of the loading door and/or reduce the number of loading spaces to the extent feasible, without the need for a PCA or CDPA. The FDP landscape plan shall seek to provide landscape screening of the loading area from Leesburg Pike through a combination of a low decorative wall, trees and plantings and/or similar treatments in keeping with the design character shown on Sheet L-5.2, subject to Virginia Department of Transportation ("VDOT") approval. The FDP shall also include details of the streetscape treatment (paving patterns, bollards, signage) designed to provide visual cues to the pedestrian of the potential loading activity.
- B. Prior to the issuance of the first Non-RUP for Building A, the Applicants shall appoint, and continuously employ, a dockmaster to oversee the management of loading operations for Buildings A, B and C. It shall be the dockmaster's responsibility to: 1) minimize loading conflicts with pedestrian movements; 2) ensure scheduled deliveries avoid peak traffic times defined as 7:30 a.m. to 9:30 a.m. and 4:00 p.m. to 7:00 p.m. weekdays; 3) ensure that the loading door remains

closed except for the movement of trucks in and out of the loading/trash/service areas; and 4) keep the loading/trash/service areas clean and well maintained at all times. Delivery restrictions, including limitations on the hours of delivery, may be modified at the time of FDP approval without the need for a PCA or CDPA.

- C. The Applicants shall construct, as may be approved by VDOT, a raised island on Viale Centrale to prohibit vehicles turning left into the new service alley from Viale Centrale. The Applicants shall install a sign on Viale Centrale indicating the new service alley is restricted to "delivery vehicles only" and install a sign prohibiting right turn movements by trucks from the new service alley on to Viale Centrale.

- 14. Building Height. The minimum and maximum building height for each building on the Property shall be measured in accordance with the provisions of the Ordinance and as identified in the Development Tabulations. The final height of buildings shall be determined at the time of site plan approval for each building and shall be equal to or less than the maximum height but equal to or greater than the minimum height shown on the CDP.

Building heights shown in the Development Tabulations are exclusive of penthouses and other rooftop structures that are typically excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance. Structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 may be constructed to a height not to exceed twenty-five (25) feet from the roof level of the top floor of the building. All building penthouses and rooftop structures shall be integrated into or compatible with the architecture of the building. The height and extent of any roof top penthouse shall be provided in the FDP, as well as any rooftop parapet, wall, or fencing in excess of that permitted by the Zoning Ordinance. Additional height may be permitted to accommodate features associated with sustainable design and green building practices, such as wind turbines or solar panels, etc., with FDP approval.

- 15. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the streets, forming the boundary of the Property, at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage.

BUILDING PRACTICES

16. Residential Building Certifications.

- A. The Applicants shall include, as part of the building plan submission for any residential building to be constructed on the Property, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction (LEED®-NC) rating system at the time of the project's registration, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicants and Fairfax County), that the Applicants anticipate attaining.

Except as otherwise provided below in Paragraph E as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") who is also a professional engineer or architect or is a third party LEED consultant shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the building.

- B. The Applicants shall designate the Chief of the Environment and Development Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ") as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Prior to the issuance of a building permit for the building to be constructed, the Applicants shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual ("PFM"), in the amount of \$2.00/square foot of GFA, as shown on the site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The submission to EDRB of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment.
- D. At the time LEED-NC certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicants.

If the Applicants provide to EDRB, within three (3) years of issuance of the final RUP for the building, documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points or less of attainment of LEED-NC

certification, 50% of the green building escrow will be released to the Applicants; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives.

If the Applicants fail to provide, within three (3) years of issuance of the final RUP for the building, documentation to EDRB demonstrating attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by greater than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicants provide documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicants, the Applicants' contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during the extension.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicants may choose at its sole discretion to pursue a certification higher than LEED-NC, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to the issuance of a building permit for the building to be constructed, the Applicants shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicants are not required to provide a "green building escrow" unless the Applicants fail to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of each building, the Applicants shall submit documentation to EDRB confirming the status of LEED certification.

- F. As an alternative to the actions outlined in the Paragraphs A, C, D and E above the Applicants may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft or the 2012 National Green Building Standard ("NGBS") using the ENERGY STAR Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate

residential rating systems listed herein is selected, the Applicants shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of building plan review. The Applicants shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the issuance of the final RUP for the building. In the event certification is dependent on the post occupancy operation of the building, the Applicants shall demonstrate attainment of the selected certification prior to final bond release.

17. Non-Residential Building Certifications.

- A. The Applicants shall include, as part of the building plan submission for any office or hotel building to be constructed on the Property, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell (LEED®-CS) rating system at the time of the project's registration, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicants and Fairfax County), that the Applicants anticipate attaining.

Except as otherwise provided below in Paragraph E as an alternative, the LEED-AP) shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification of the building.

- B. The Applicants shall designate the Chief of EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Prior to the issuance of a building permit for the building to be constructed, the Applicants shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of \$2.00/square foot of GFA, as shown on the site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS Silver certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The submission to EDRB of documentation from the USGBC that each building has attained LEED-CS Silver certification will be sufficient to satisfy this commitment.
- D. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicants.

If the Applicants provide to EDRB, within three (3) years of issuance of the final Non-RUP for the building, documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points or less of attainment of LEED-CS Silver certification, 50% of the green building escrow will be released to the Applicants; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives.

If the Applicants fail to provide, within three (3) years of issuance of the final Non-RUP for the building, documentation EDRB demonstrating attainment of LEED-Silver certification or demonstrating that the building has fallen short of LEED-CS Silver certification by greater than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicants provide documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED-Silver certification application has been delayed through no fault of the Applicants, the Applicants' contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during the extension.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicants may choose at its sole discretion to pursue a certification higher than LEED-CS Silver, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-CS Gold certification.

Prior to the issuance of a building permit for the building to be constructed, the Applicants shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-CS Gold certification. Under this alternative, the Applicants are not required to provide a "green building escrow" unless the Applicants fail to provide the above referenced documentation that the building is anticipated to attain LEED-CS Gold certification.

Prior to final bond release of each building, the Applicants shall submit documentation to EDRB, confirming the status of LEED certification.

18. Energy Sustainability. To promote efficient, renewable and sustainable energy practices, the Applicants shall provide the following:
- A. Electric Vehicle Charging Infrastructure. A minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces and conduit to facilitate two (2) additional future recharging stations in the parking garage for each building.
 - B. Shared Energy. For any site plan that includes more than one building, provide an assessment of the potential, within the area subject to the site plan, of shared energy systems, including but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome. At a minimum, the Applicants shall ensure that a utility sleeve through the foundations of the proposed buildings, are sized to accommodate a pipe/facility, a maximum of 12 inches in diameter, allowing potential future energy sharing or alternate energy sources.
 - C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County the Applicants shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building and the entire Property.
19. Noise Attenuation. The Applicants have submitted to Fairfax County a Traffic Noise Impact Analysis for Building F prepared by Polysonics Acoustics and Technology Consulting, dated September 20, 2013. The analysis indicates that projected traffic noise will be greater than a day-night averaged noise level ("Ldn") of 65 decibels ("dBA") for some dwelling units but that no dwelling units in Building F will be impacted by Ldn as high as 70 dBA. In addition the analysis shows that none of the buildings on the Property will be impacted by Ldn as high as 70 dBA.
- A. At building plan submission for Building F, the Applicants shall submit a refined acoustical study prepared by a qualified acoustical consultant (the "Refined Acoustical Analysis") addressing indoor noise levels and proposing noise attenuation measures to reduce interior Ldn to no more 45 dBA for the residential component of Building F. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval and shall additionally notify the Chief of EDRB by letter that such submission has been made. Failure by the Chief of EDRB to review and respond to the Applicants within 60 days of receipt of a Refined Acoustical Analysis shall be deemed approval of such analysis.
 - B. Prior to FDP approval for Buildings A, B, C, D and E, the Applicants shall provide an indoor noise impact analysis to determine if those specific buildings will be affected by transportation generated noise. If the specific noise impact analysis concludes that a building will be affected by noise levels that require mitigation, then at building plan submission for the applicable building, the Applicants shall submit a Refined Acoustical Analysis addressing indoor noise

levels and proposing noise attenuation measures to reduce interior Ldn to no more than 45 dBA for the residential or hotel component of any buildings and no more than 50 dBA for any office components. The Refined Acoustical Analysis shall be prepared in accordance with County specified acoustical study guidelines. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval and shall additionally notify the Chief of EDRB by letter that such submission has been made. Failure by the Chief of EDRB to review and respond to the Applicants within 60 days of receipt of a Refined Acoustical Analysis shall be deemed approval of such study.

- C. Based on the findings of the Refined Acoustical Analyses, the Applicants shall provide the following noise attenuation measures, unless otherwise modified by the findings of the Refined Acoustical Analyses.
- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the Refined Acoustical Analyses to be impacted by traffic noise having levels projected to be between 65 and 70 dBA Ldn shall be constructed with the following acoustical measures:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any residential façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed residential façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.
 - c. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
 - (ii) In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be between 70 and 75 dBA Ldn shall employ the following acoustical measures:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any residential façade exposed to noise levels of up to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed residential façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass.

- c. All surfaces shall be sealed and caulked in accordance with methods approved by ASTM to minimize sound transmission.
 - (iii) In order to reduce interior noise to a level of approximately of 50 dBA Ldn, office units anticipated by the Refined Acoustical Analyses to be impacted by traffic noise levels projected to be between 70 and 75 dBA Ldn shall be constructed with the following acoustical measures:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 70 to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.
 - c. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
 - (iv) In order to reduce exterior noise to a level that is approximately 65 dBA Ldn for the outdoor recreational plaza on the southwest corner of Building F (not the tower rooftop level), such plaza shall be shielded from noise impacts from Route 7 by the construction of a parapet wall extending upward a minimum of three (3) feet and a maximum of five (5) feet from the plaza level.
- 20. Notification of Exterior Noise Levels. The Applicants shall notify potential tenants or purchasers of individual residential units with balconies and/or other outdoor amenities, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.
- 21. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicants shall include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each building on the Subject Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicants to obtain a bird-friendly LEED credit. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

SITE DESIGN AND AMENITIES

22. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheets L-2.1, L-2.2, and L-5.1 through L-8.2 with adjustments permitted so long as the quality of the landscaping remains consistent with that shown on the CDP.

As part of the site plan submission for each building phase, the Applicants shall submit to the Urban Forest Management Division of the DPWES ("UFMD") for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and materials landscaping shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

23. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L-5.1, L-5.2, L-7.1 and L-8.2. Streetscape elements shall include: a landscape amenity panel located immediately behind the back of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail Uses. Outdoor display and dining areas shall be permitted within the building zone, but not within the clear pedestrian sidewalk. Streetscaping elements may be adjusted at the time of FDP approval provided the quality and character of the streetscape is consistent with that shown on the CDP.

- A. Street Trees. Tree planting sites are set forth on the CDP, subject to revision as may be approved on the FDP or at site plan review by the UFMD and the Fire Marshal. The Applicants shall retain the services of a certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection. Where minimum planting widths of 8 feet are not provided, structural cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:

- (i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;

- (ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape elements), with no barrier to root growth within four feet of the base of the tree;
 - (iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit as shown in the tree planting details found on Sheet L-7.1 and L-7.2 of the CDP;
 - (iv) Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where necessary, such as where paving above rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
 - (v) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;
 - (vi) All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting;
 - (vii) It is expected that some street trees may have to be planted within existing utility easements and that the Applicants shall replace any street trees that are removed to facilitate repairs of utilities in these easements; and
 - (viii) It is expected that some street tree planting sites will be designed to accommodate bio-retention functions.
- B. Non-Invasive Plant Materials. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas.
- C. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP and/or subsequent FDP as determined by DPWES. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted in the FDP. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering

considerations. If at the time of site plan approval, street trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicants shall modify the location of utilities to ensure that the trees shown on the FDP can be provided.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside clear pedestrian walkway zone of the streetscape to the extent feasible. These maintenance access points shall be shown on each site plan. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements.

- D. Sight Distance Considerations. Sight distance requirements shall be provided with the landscape plan submitted with each FDP, so as to identify and avoid conflicts with street tree locations. If at the time of site plan approval that street tree locations approved on the FDP are determined to conflict with sight distance requirements, the Applicants shall make efforts to gain approval of said trees by UFMD by making minor adjustments to their locations or by removing their lower branches. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicants shall be permitted to relocate the affected street tree and any associated stormwater management facilities without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.
- E. Streetscape Furnishings and Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons Corner Urban Design Guidelines for the Tysons West area, endorsed by the Board of Supervisors on January 24, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by Tysons Partnership.

All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Ordinance. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on the adjacent residences.

- F. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance. Alternatively, the Applicants may seek approval of a Comprehensive Sign Plan ("CSP"). The placement of traffic control signage on public streets shall be coordinated with VDOT. All signage on public streets is subject to VDOT approval. Wayfinding signage and elements may be provided as part of a larger CSP for the Tysons area. Such wayfinding signage shall be coordinated with the Tysons Partnership so to facilitate a consistent wayfinding and signage system throughout the district, but shall not be subject to approval by Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.
- G. Maintenance. The Applicants shall maintain and replace in-kind all pedestrian realm elements within the Proposed Development (including street trees currently maintained by the County). The pedestrian realm includes all areas between the back of curb and the building zone whether located within the public right-of-way or on private land with public access easements. The Applicants shall be responsible for obtaining all required VDOT permits and shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicants to perform such maintenance within publically owned portions of the pedestrian realm. The Applicants shall not be required to repair or restore any elements of the pedestrian realm within publicly-owned areas that are damaged by contractors or permittees that are not acting under the direct authority of the Applicants or the building owner. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicants without the requirement for a CDPA/FDPA/PCA. Maintenance commitments shall commence coincidental with the Applicants' streetscape installation and shall include, but not be limited to:
- (i) All plantings including trees, shrubs, perennials, and annuals;
 - (ii) All associated irrigation elements;
 - (iii) All hard surfaces;
 - (iv) All streetscape furnishings including benches, trash and recycling containers, bike racks and non-standard structures;
 - (v) All lighting poles, brackets and fixtures;
 - (vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
 - (vii) Snow removal;
 - (viii) Leaf removal;

- (ix) Trash, recycling and litter removal;
- (x) Decorative retaining walls;
- (xi) Special drainage features, such a Low Impact Design facilities; and
- (xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development the Applicants shall provide interim streetscape improvements as described herein.

H. Phasing. Streetscape improvements shall be provided commensurate with development of the individual buildings as shown on the Phasing Sheets. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicants shall provide interim streetscape improvements as described in Proffer 24D.

24. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for its build-out, phased redevelopment may result in various interim conditions on the Property. At the time of FDP approval, the Applicants shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, adequate vehicular circulation and access to existing businesses to remain, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.

A. If an interim condition/phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure as necessary to ensure revisions to parking and on-site circulation for the existing structure are adequate.

B. If interim improvements not located on the Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. If the Applicants, after good faith efforts, are unable to acquire the necessary rights to construct the off-site interim improvements and condemnation of easements or rights-of-way becomes necessary, the Applicants shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 61. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicants should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.

C. If an interim condition/phase results in street frontage or access insufficient to support planned ground floor Retail Uses, such ground floor areas may be utilized for other non-residential uses or temporary residential leasing offices/amenity spaces until such times as the street frontage or access necessary to support Retail

Uses is complete. Temporarily vacant first floor store fronts shall be animated with window dressings, displays, exhibits or similar visually interesting uses to minimize the appearance of vacancy, provided said window displays and/or exhibits shall not interfere with leasing efforts and are in compliance with Article 12 of the Ordinance or an approved Comprehensive Sign Plan.

- D. Interim conditions shall comply with the following general standards provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be appropriate:
- (i) Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian paths.
 - (ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees.
 - (iii) Provision of interim designs for publicly accessible open spaces will include interim landscaping, pedestrian pathways, seating, signage, lighting and recreational facilities as determined at FDP.
 - (iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance for new surface parking lots used for interim commercial off-street parking. For interim commercial off-street parking in existing surface lots, peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance shall be provided to the degree practicable provided existing parking spaces are not reduced.
 - (v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The use of temporary art works as a part of the screening system shall also be considered as part of the interim screening system. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening may be approved with FDP approval.
 - (vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed

Development, and are not scheduled to commence construction within 18 months.

- (vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

TRANSPORTATION IMPROVEMENTS

25. Grid of Streets. The Applicants shall construct and place into operation a new grid of streets throughout the Property including portions of streets identified on the CDP as Center Street, Station Place, Viale Centrale and Tysons Central Street and shall make improvements to existing public streets identified as Leesburg Pike and Tysons Central Street. For the purposes of these Proffers, Leesburg Pike and Center Street shall be considered to run east to west, and Stations Place and Viale Centrale shall be considered to run north to south. The functional classification of the streets is provided below:

Street	Classification
Leesburg Pike (State Route 7)	Boulevard
Center Street	Collector
Station Place	Collector
Viale Centrale	Local (private)
Tysons Central Street	Local (a portion of which is private)
Private Access Streets	Service Alley (private)

- A. Public Streets. Those streets constructed adjacent to and within the limits of the Property and identified on the CDP as Leesburg Pike, Center Street, Station Place and portions of Tysons Central Street shall be designed and constructed as public streets. Public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* (the "Design Standards") of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "MOA"), subject to modifications/waivers as may be granted. The Applicants shall design and construct these streets to meet the Design Standards. The Applicants shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the improvements proposed to existing and new public streets will be accepted into the VDOT system for maintenance.

The Applicants shall diligently pursue VDOT acceptance of improvements to existing streets and new public streets, for secondary street maintenance in accordance with the process outlined in VDOT's Secondary Street Acceptance Requirements (the "SSAR"), as amended, including VDOT's written certification that such streets and/or improvements have been constructed in a manner consistent with the VDOT approved plans and compliant with all applicable regulations ("VDOT's Written Certification"). In the event the Board of

Supervisors has not requested that VDOT accept the dedicated new public streets or improvements into the secondary street network for maintenance within five (5) years of VDOT's Written Certification, such street(s) may be retained by the Applicants upon notification to, and the concurrence of FCDOT, as a private street subject to a public access and maintenance agreement in a form acceptable to the County Attorney. In such event, a PCA, CDPA and/or FDPA will not be required.

- B. Right-of-Way. The Applicants shall dedicate and convey in fee simple to the Board of Supervisors rights-of-way for each of the public streets listed in Paragraph A above. Dedication shall include the area of the landscape amenity panel and sidewalk and shall occur at the time of site plan approval, with the following exceptions:
- (i) If at the time of site plan approval it is determined that electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicants shall provide dedication from 18 inches back of curb to 18 inches back of curb for the street section and shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney, over the area of the amenity panel/sidewalk. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicants shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan.
 - (ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the Applicants shall provide dedication from 18 inches back of curb to 18 inches back of curb for the street section at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated in fee simple. Conveyance of the amenity panel/sidewalk areas to the Board of Supervisors shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.
 - (iii) Should it be determined at final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or the County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk

areas shall be released and a public sidewalk and utility easement, in a form acceptable to the County Attorney, shall be granted in its place. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicants shall provide easements within any privately-owned amenity panel for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.

- C. Private Streets and Alleys. The Applicants shall construct and maintain Viale Centrale, Tysons Central Street, and access streets as private streets (the "Private Streets") as shown on the CDP to the standards contained in the PFM. Public access easements in a form acceptable to the Office of the County Attorney shall be granted for the Private Streets and appurtenant facilities to facilitate public access, inspection and emergency access; such public access easements to become effective upon completion of each private street.
 - D. Definition of Construct. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state or has obtained the release of bond.
 - E. Naming. The Applicants reserve the right to provide different names for the streets than those shown on the CDP.
 - F. Street Closures. The Applicants may temporarily close part or all of any streets to accommodate construction activity on the Property provided safe and adequate vehicle and pedestrian access is maintained, and the closure is for as short a time as reasonably possible.
 - G. Parking Lanes. The Applicants shall provide on-street parking throughout the limits of the Property as generally located on the CDP and as may be adjusted with approval of the FDP and/or site plan. The County and VDOT may restrict parking during peak commuting periods (typically 6:00 to 9:00 AM and 4:00 to 7:00 PM), in order to provide for turning movements to/from the public and/or private street network or to provide additional travel lanes. If requested by the County and/or VDOT, the Applicants shall install signs restricting parking subject to VDOT approval.
26. Leesburg Pike Frontage. The Applicants, subject to approval from VDOT and FCDOT, shall construct improvements along the Property's Leesburg Pike frontage measuring approximately 13 feet back from the existing face of curb to accommodate an additional combination through/right turn lane as shown on Sheets C-6 and C-6A of the CDP. Such improvement shall include a concrete bus stop pad located in the new combination through/right turn lane and a bus shelter as described in Proffer 36, subject to VDOT approval. Said improvements shall be constructed concurrent with the construction of the Viale Centrale/Leesburg Pike intersection as set forth in Proffer 29. In the event that the

Limited Access Break described in Proffer 31 is not approved, the construction of said Leesburg Pike improvements shall occur with the construction of Station Place.

27. Station Place

- A. If not previously constructed by others, then in conjunction with the submission of the site plan for Buildings A, B or C, whichever occurs first, the Applicants shall submit a Public Improvement Plan (the "Road Plan") for the ultimate improvement of Station Place generally from Leesburg Pike to Center Street. Station Place shall be designed with an ultimate section measuring approximately 41 feet from face of curb to face of curb to accommodate three lanes of traffic and a bicycle lane on one side of the street as depicted on Sheets C-6, C-6A and C-8 of the CDP with lane assignments and striping determined at site plan. This cross section will be reviewed with FCDOT at the time of FDP submission for the first of Buildings A, B or C and may be further refined at site plan without the need for a PCA and/or CDPA.
- B. As a part of the Road Plan, the Applicants shall design and construct an interim section of Station Place from Leesburg Pike to Center Street as depicted on Sheet C-9 and identified as *Station Place/Center Street "T" Intersection and Phase II Pedestrian Plan – Interim Option #1 ("Interim Option 1")* on Sheet C-10, which sets the eastern curb of Station Place in its ultimate location and maintains the western curb of Station Place in its existing location resulting in an interim section measuring 51 feet from face of curb to face with lane assignments and striping determined at site plan. This cross section will be reviewed with FCDOT at the time of FDP submission for the first of Buildings A, B, or C and may be further refined at site plan without the need for a PCA and/or CDPA. It is anticipated that the western curb will be reconstructed in its ultimate location with the redevelopment of 2013 Fairfax County tax maps as Tax Map 29-3 ((15)) 4E and 4F ("Parcels 4E and 4F").

Construction of *Interim Option #1* Station Place improvements will require off-site right-of-way or easements from Parcels 4E and 4F and an adjacent parcel identified on the 2013 Fairfax County tax maps as Tax Map 29-3 ((15)) 3C ("Parcel 3C"). It is understood that the necessary off-site right-of-way or easements from Parcels 4E and 4F will be made available to the Applicants. In the event the Applicants are unable to acquire the rights-of-way and/or easements necessary to construct *Interim Option #1* Station Place improvements through a cooperative agreement with the owners of Parcel 3C, then the Applicants shall submit a written request for condemnation to Fairfax County in accordance with Proffer 61.

- C. In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements from Parcel 3C to facilitate the construction of *Interim Option #1* Station Place improvements, then the Applicants shall be relieved of its obligation to construct *Interim Option #1* improvements and instead be permitted to construct a reduced interim section of

Station Place identified as *Modified "T" Intersection Station Place/Center Street and Phase II Pedestrian Plan – Interim Option #2 ("Interim Option #2")* on Sheet C-10 which sets the eastern curb of Station Place in an interim location and maintains the western curb of Station Place in its existing location resulting in an interim section measuring 24 to 30 feet from face of curb to face. In this event, the Applicants shall reserve the right-of-way for the ultimate design of Station Place and shall escrow with DPWES the cost of the future relocation of the eastern curb to its ultimate location and any reconstruction of the streetscape along the east side of Station Place.

- D. The final design of either *Interim Option #1* or *Interim Option #2* improvements to Station Place as generally described above shall be further refined and determined in conjunction with the submission of the FDP(s) and site plan(s) for Buildings A, B or C.
 - E. Construction of Station Place shall be provided consistent with the Phasing Sheets, except where modified by FDP, prior to the issuance of the first RUP or Non-RUP for Buildings A, B or C, whichever occurs first.
 - F. If Station Place is to be constructed by others prior to the Applicants' obligation to construct as stated above, then upon written demand by Fairfax County, the Applicants shall dedicate and convey at no cost the right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) sufficient interim access to/from the existing on-site uses is maintained at all times; and (ii) such improvements to the Property are minimized and coordinated with the Applicants prior to site plan approval for the improvement of this section of Station Place. In addition the Applicants shall escrow, or demonstrate that it has otherwise provided, its share of the cost of the ultimate improvements along the Property's frontage prior to the issuance of the building permit associated with Buildings A, B, or C, whichever occurs first. The specific streetscape improvements as reflected on the Phasing Sheets along the Building A and B frontages shall be constructed by the Applicants with the development of Buildings A and B and associated Metro Plaza improvements.
28. Center Street. The Applicants shall construct Center Street through the Property connecting Station Place and Pinnacle Drive. Center Street shall be designed with an ultimate section measuring 54 feet from face of curb to face of curb as depicted Sheet C-8 on the CDP. It is anticipated that the ultimate alignment of Center Street will be determined with the redevelopment of properties identified on the Fairfax County 2013 tax maps as Tax Map as 29-3 ((15)) 2, 3A, 3B and 3C.
- A. Center Street Between Station Place and the Property's Eastern Boundary. Between Station Place and the Property's eastern boundary, the Applicants shall construct Center Street as a 24 foot interim section from face of curb to face of curb to accommodate two lanes of traffic (one in each direction) as shown on Sheets C-6, C-6A and C-9 of the CDP. It is anticipated that the future redevelopment of adjacent properties will provide widening or realignment to

accommodate additional lanes and on-street bicycle facilities. The section of Center Street connecting Station Place and Viale Centrale shall be constructed prior to the issuance of the first RUP or Non-RUP for Buildings B or C, whichever shall be completed first, unless otherwise determined jointly by the Applicants and Fairfax County at the time of FDP approval for Buildings B or C. The section of Center Street between Viale Centrale and the Property's eastern boundary shall be constructed prior to the issuance of the first RUP or Non-RUP for Buildings D or E whichever shall occur first.

Construction of Center Street between Station Place and the Property's eastern boundary as shown on Sheets C-6, C-6A and C-9 of the CDP will require 15 feet of off-site right-of-way previously reserved to the Board of Supervisors on property shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((15)) 2 and off-site rights-of-way and/or easements from the adjacent parcel identified on the 2013 Fairfax County tax maps as Tax Map 29-3 ((15)) 3C ("Parcel 3C"). The Applicants shall make diligent efforts to obtain the necessary off-site rights-of-way and/or easements to construct Center Street through a cooperative agreement with the owner of Parcel 3C.

- (i) In the event the Applicants are unable to acquire the right-of-way and/or easements necessary to construct the above improvement through a cooperative agreement with the owner, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Ordinance, then the Applicants shall submit a written request to Fairfax County in accordance with Proffer 61.
- (ii) In the event the County elects not to use its powers of condemnation to acquire the off-site rights-of-way and/or easements to facilitate the construction of the above improvement, then the Applicants shall be relieved of their obligation to construct the section of Center Street shown on Sheet C-6 and be permitted to construct the *Interim Option #2* alignment of Center Street with an interim section dimension as shown on Sheet C-10. In the event the Applicants construct the *Interim Option #2* alignment, then the Applicants shall fully fund and install traffic signals at the time of the construction of the intersections of Station Place and Center Street, Center Street and Pinnacle Drive; and Leesburg Pike and Station Place, or as may be warranted by VDOT. Should any of the signals not be warranted, the Applicants shall escrow their pro rata cost of the unwarranted signal(s), as set forth in Proffer 32, with Fairfax County for future installation by others.

- B. Center Street Between the Property's Eastern Boundary and Pinnacle Drive
Between the Property's eastern boundary and Pinnacle Drive, the Applicants shall construct an interim section of Center Street measuring approximately 37.5 feet from face of curb to face of curb to accommodate three lanes of traffic as shown on Sheets C-6, C-6A and C-9 of the CDP. This section of Center Street shall be

constructed prior to the issuance of the first RUP or Non-RUP for Building D or E, whichever shall occur first.

Construction of this interim section will require 15 feet of off-site right-of-way previously reserved to the Board of Supervisors on property shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((15)) 2 as well as permission and a roadway license from property shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 69. In the event the Applicants are unable to acquire the permission and roadway license necessary to construct the above improvement through a cooperative agreement with the owners, then the Applicants shall escrow the cost of constructing the interim section from its eastern boundary to Pinnacle Drive and thereby be relieved of their obligation to construct that section of Center Street. Such escrow shall be posted prior to the approval of a site plan for Building D or E, whichever occurs first.

- C. Northern Alignment by Others. In the event, Center Street is reconstructed by others on a more northern alignment, the Applicants shall construct an enhanced streetscape/public open space area specifically located on the Property as shown on Sheet L-4.2. In addition, the Applicants shall reconstruct the loading and parking entrances between Buildings B and C as may be required with the realignment of Center Street.
 - D. Tysons Grid of Streets Transportation Fund Credit. In the event the Applicants, at their sole discretion, construct the off-site portion of Center Street extending from the Property's eastern boundary to Pinnacle Drive as more fully described in Paragraph B above in advance of their obligation to do so as specified in Paragraph B above, then the Applicants may request and may be granted in-kind credit as outlined in the Board of Supervisor's Guidelines for the Tysons Grid Fund.
29. Viale Centrale. The Applicants shall construct Viale Centrale within the Property from Center Street to Leesburg Pike with a section measuring approximately 38 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel parking on both sides of the street in specified locations as generally depicted on Sheet C-6 of the CDP. Construction of the connection to Leesburg Pike will require approval of a break in the existing Limited Access Line along Leesburg Pike (the "Limited Access Break") as described in Proffer 31.

Viale Centrale shall be privately owned and maintained with parking garages and other uses permitted under the street. The Applicants reserve the right to close a portion of Viale Centrale on a temporary basis to accommodate special events such as, but not limited to, art fairs, farmers markets, outdoor concerts, festivals and other such events provided safe and adequate vehicle and pedestrian access is maintained. Viale Centrale from Leesburg Pike to Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building A or F, whichever is completed first.

- A. With the construction of either Building A, B or C, whichever occurs first, the Applicants shall, subject to VDOT approval: 1) close the existing connection of the service drive paralleling Leesburg Pike to Leesburg Pike; and 2) remove the portion of the service drive between Station Place and Viale Centrale. With the construction of Building A the Applicants shall: 1) construct a service alley to serve Building A as shown on the CDP; and 2) construct the new connection of Viale Centrale to Leesburg Pike with channelization to prevent left-turn access from Viale Centrale to the new service alley serving Building A.

With the construction of Building F, the Applicants shall, subject to VDOT approval: 1) remove the existing service drive paralleling Leesburg Pike from Viale Centrale to the east and construct a park as shown on the CDP and further described in Proffer 52D; 2) reconstruct the service drive east of Building F as a service alley serving the loading and parking for Building F; and 3) construct the new connection of Viale Centrale to Leesburg Pike.

Until such time as either Building A, B or C is constructed, the service drive and its existing connection to Leesburg Pike shall remain open.

- B. Viale Centrale from Tysons Central Street to Center Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building B or C, whichever is completed first.
- C. Due to the potential construction phasing, the Applicants reserve the right to delay the installation of the final specialty paving materials in the Central Piazza until the last of Buildings A, B, C, E and F are constructed. If delayed, alternate interim paving shall be included in the FDP application for the respective buildings.

30. Tysons Central Street

- A. Tysons Central Street, from Viale Centrale to the existing portion of Tysons Central Street, shall be constructed with a section measuring approximately 30 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) and parking on one side of the street. It shall be privately owned and maintained with parking garages and other uses permitted under the street. This section of Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building F.
- B. The existing section of Tysons Central Street located along the Property's eastern boundary shall be reconstructed in part in order to improve the grade and relationship to the Property. It is anticipated that this improvement will extend northward along property identified on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 78B and may require reconstruction of its site access by the Applicants. This section of Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for either of Buildings D, E or F, whichever is completed first.

31. Limited Access Break. Having filed a request for the Limited Access Break with VDOT, the Applicants shall diligently pursue its approval. If the Limited Access Break is not approved and a direct connection between Viale Centrale and Leesburg Pike cannot be constructed, then the Applicants shall:
- A. Construct an alternate grid of streets to serve the Proposed Development as shown on Sheet C-6A with construction phased to development. The existing service drive paralleling Leesburg Pike shall remain open for two way traffic and connected to Leesburg Pike until such time as the first of Buildings A, B or C is constructed. The pavement of the service drive shall be narrowed and the narrowing of the service drive connection to Leesburg Pike further considered at the time of site plan approval for Building F, as determined by FCDOT and VDOT;
 - B. Construct a public park/plaza along Building A's Leesburg Pike frontage as shown on Sheet L-4.3 prior to the issuance of the first Non-RUP for Building A;
 - C. Escrow the cost of constructing the connection of Viale Centrale to Leesburg Pike, so as to facilitate construction should the Limited Access Break be approved in the future;
 - D. Limit development on the Property to the construction and occupancy of four buildings (with a maximum of 1,300,000 GFA) until such time as Center Street is constructed from Station Place to Pinnacle Drive;
 - E. Resubmit and process a request for approval of the Limited Access Break prior to the site plan approval for the third building to be constructed on the Property; and should the Limited Access Break be approved, construct the connection to Leesburg Pike (utilizing the escrowed funds) and reconstruct the area in front of Building F to a park/plaza like setting; and
 - F. Provide supplemental operational traffic analyses as may be required by FCDOT or VDOT at the time of FDP and/or site plan submission for each new building (excluding new interim buildings) to demonstrate that the proposed segments of the grid of streets shown on the FDP are adequate to support the proposed building(s). Commitments to the timing of construction of the necessary grid of streets to support the Proposed Development outlined elsewhere in these Proffers may be adjusted at the time of FDP approval based on the supplemental analyses, without the requirement for a PCA or CDPA.
32. Traffic Signals.
- A. If requested by VDOT, the Applicants shall complete and submit to VDOT warrant studies for potential signals at the following intersections within 12 months of the issuance of the first RUP or Non-RUP for the second building to be constructed on the Property and each consecutive building:
 - (i) Station Place and Center Street;

- (ii) Center Street and Pinnacle Drive; and
- (iii) Leesburg Pike and Station Place.

Such studies shall include a review of both vehicular and pedestrian volume warrants.

- B. If a signal(s) is warranted by VDOT, the Applicants shall equip and install the signal along with installation of pedestrian crosswalks and audible pedestrian countdown signals as may be permitted and approved by VDOT, utilizing any escrowed contributions for the signal(s) received by the County and any future escrowed contributions received by the County within ten (10) years of installation of the applicable signal by the Applicants.
 - C. If a signal at Station Place/Center or Center Street/Pinnacle Drive is not warranted within twenty-four (24) months after the issuance of the initial RUP or Non-RUP for the last new building to be constructed on the Property, then the Applicants' obligation to construct such signal(s) is deemed null and void and the Applicants shall instead escrow with the County their pro rata share of the signal(s) based on 2020 PM peak trip estimates toward the cost of future signalization of the intersection(s) by others.
 - D. For any signal warranted by VDOT, the Applicants shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors in accordance with Proffers 25B and 61.
 - E. If the County, upon request of the Applicants or on its own initiative, determines that such signal installations as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) permit the Applicants to proceed without the signal installations.
33. Route 123 Slip Ramp. Subject to VDOT and Federal Highway Administration ("FHWA") approval, the Applicants reserve the right to design and construct a vehicular connection ("Slip Ramp") within the existing right-of-way on southbound Route 123 between International Drive and Leesburg Pike, providing direct access to Tysons Central Street and Pinnacle Drive. Should the Applicants elect to file a public improvement plan/site plan, as may be applicable, for the Slip Ramp and construct the Slip Ramp, the Applicants may request in kind credit for all costs associated with the design, permitting and construction, including the relocation of all utilities, traffic signals, etc., for the Slip Ramp against their proffered contributions to the Tysons Grid of Streets Transportation Fund as described in Proffer 34. Should VDOT not approve a limited access break for the Slip Ramp, the public improvement plan/site plan or fail to issue the necessary permits for construction of the Slip Ramp, the Applicants shall have no further obligation under this Proffer. Nothing herein shall limit the Applicants ability to file for and receive

site plan approvals, building permit approvals, RUPs and Non-RUPS for the entirety of the Proposed Development.

34. Tysons Grid of Streets Transportation Fund. The Applicants shall provide a contribution of \$1,000.00 for each residential unit and \$6.44 for each square foot of new non-residential space constructed on the Property to Fairfax County for the Tysons Grid of Streets Transportation Fund. The contribution associated with each building shall be paid on or before the issuance of the initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the building. This contribution shall not apply to any public-use facilities constructed on the Property. The Applicants shall receive and deduct credits against the contributions that would otherwise be due to the County for the Grid of Streets Transportation Fund in keeping with the Guidelines for the Tysons-wide Transportation Fund endorsed by the Board of Supervisors on January 8, 2013.

Pursuant to the Guidelines, the Applicants shall receive credits for the following costs:

- A. Costs incurred by the Applicants at the request of the County in the preparation of plats, exhibits, agreements and administrative fees to advance the granting of a license/easement agreement allowing for the construction of Center Street between the Property's eastern boundary and Pinnacle Drive; and
- B. Costs incurred by the Applicants in the acquisition of off-site right-of-way and associated easements for the construction of off-site public streets and intersection improvements (including the intersection of Station Place and Center Street).

Furthermore, the Applicants may request in-kind credit for the advancement of the construction of Center Street between the Property's eastern boundary and Pinnacle Drive as referenced in Proffer 28D, the construction of the Route 123 Slip Ramp as referenced in Proffer 33, and the costs borne by the Applicants associated with any Fairfax County condemnation actions requested by the Applicants for the construction of off-site public streets and intersection improvements.

35. Tysons-wide Transportation Funds. The Applicants shall contribute the sum of \$5.63 per square foot of new non-residential space and \$1,000.00 for each residential unit constructed on the Property to Fairfax County for the Tysons-wide Transportation Fund. This contribution shall not apply to any public-use facilities constructed on the Property, including the public use described in Proffer 55. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the building. The Applicants shall receive and deduct credits against the contributions that would otherwise be due to the County for the Tysons-wide Transportation Fund in keeping with the Guidelines for the Tysons-wide Transportation Fund endorsed by the Board of Supervisors on January 8, 2013.
36. Bus Facilities. In conjunction with the Applicants' improvement to Leesburg Pike as discussed in Proffer 26, the Applicants shall install a reinforced concrete bus stop pad

within the new combination through/right turn lane and a bus shelter along the Property's Leesburg Pike frontage integrated into the Metro Plaza design. In the event FCDOT and/or WMATA determine that the reinforced concrete bus stop pad and/or bus shelter will not be needed, then the Applicants' obligation to provide a concrete pad and bus shelter shall be deemed null and void.

If not previously constructed by others, then prior to the issuance of the first RUP or Non-RUP for the first new building (excluding new interim buildings) on the Property the Applicants shall design and construct a layover bus bay in the Leesburg Pike right-of-way west of proposed Station Place. The Applicants shall be entitled to utilize any escrowed contributions for the layover bus bay received by the County or any future escrowed contributions received by the County within ten (10) years of installation of the layover bus bay by the Applicants. Should the layover bus bay be constructed by others prior to the obligation of the Applicants to do so, the Applicants shall, prior to the issuance of the first RUP or Non-RUP for the first new building (excluding new interim buildings) on the Property, escrow 50% of the cost of designing and constructing the layover bus bay with the County for disbursement to the constructing party. In the event FCDOT and/or WMATA determine that a layover bus bay will not be needed, then the Applicants' obligation to provide or partially fund the layover bus bay shall be deemed null and void and any escrowed contributions shall be returned to the Applicants.

PEDESTRIAN AND BICYCLE FACILITIES

37. Bicycle Parking. The Applicants shall provide bicycle racks, and bike storage areas throughout the Property both at the street level and within the parking garages, the specific locations of which shall be determined at the time of FDP approval. The bike racks shall be inverted U-style racks or other design approved by Fairfax County Department of Transportation in consultation with OCR. The total number of bike parking/storage spaces shall be consistent with LEED certification requirements or as may be determined at the time of FDP approval.
38. Pedestrian Path to Metro.
 - A. The Applicants shall coordinate with the owners of adjacent properties identified as 2013 Tax Map 29-3 ((15)) 3C and 4E (the "Adjacent Properties") to design and construct a five (5) foot wide concrete sidewalk to the Greensboro Metro Station as shown on Sheet C-10 of the CDP. This sidewalk is primarily located off-site of the Property. Provided all necessary easements and cost sharing agreements are in place within six (6) months of the approval of this Rezoning, the Applicants shall construct the sidewalk and open it for public use within 18 months of the approval of this Rezoning.
 - B. If all necessary easements and cost sharing agreements are not in place within six (6) months of the approval of this Rezoning, upon request of the Applicants, the Zoning Administrator may agree to a later date for completion of the sidewalk installation. However, delay in the sidewalk installation shall not limit the

Applicants ability to file for and receive site plan approvals, building permit approvals, RUPs and Non-RUPS for the entirety of the Proposed Development.

- C. If all necessary easements and cost sharing agreements are not in place within five (5) years of the approval of this Rezoning, then the Applicants obligation to install such sidewalk shall be null and void and instead the Applicants shall escrow the cost of installing that portion of the sidewalk located on the Property with DPWES.
- D. Should another party (including Fairfax County) seek to construct the sidewalk in advance of the Applicants' obligation to do so, upon demand by Fairfax County, the Applicants shall make the necessary right-of-way and/or ancillary easements on the Property available at no cost for the construction of the sidewalk by others.

PARKING

- 39. Zoning Ordinance Requirements. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Fairfax County Ordinance, and as shown on the CDP. Tandem and valet parking shall be permitted and shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of spaces to be provided shall be refined with approval of FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix. If changes in the mix of uses or bedroom mix result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the above-grade parking structures.
- 40. Phasing of Parking. Parking shall be provided in phases commensurate with development of the Property. Parking spaces in excess of the maximum parking ratios set forth in the Ordinance may be provided in the early phases of development of the Property, provided that at completion of the full build-out of the Property, the maximum parking rates are not exceeded. Required parking spaces for an individual building need not be provided on the parcel on which the building is located, but shall be provided within the Property.
- 41. Commercial Off-Street Parking.
 - A. The Applicants may provide commercial off-street parking on an interim basis in existing surface lots on the Property without approval of an FDP.
 - B. Commercial off-street parking may be provided on an interim basis in new surface lots on the Property with approval of an FDP.
 - C. With approval of an FDP, commercial off-street parking may be provided on an interim basis in new parking structures built to support the Proposed Development which due to phasing have excess parking capacity.

- D. Prior to site plan approval or issuance of a Non-RUP for commercial off-street parking in existing surface lots, whichever shall occur first, or at the time of FDP approval for commercial off-street parking in new surface lots or garages, the Applicants shall provide an operational traffic analysis (“Operational Analysis”) of the points of access to the parking lot(s) to FCDOT and VDOT for review and approval. Such Operational Analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular parking lot(s) and any proposed access controls.
 - E. Any establishment of interim commercial off-street parking facilities shall provide interim improvements as set forth in Proffer 24. New surface parking lots shall provide interior and peripheral parking lot landscaping, in accordance with the PFM. Existing parking lots shall not be required to meet PFM requirements for peripheral and interior parking lot landscaping, but shall provide enhanced peripheral and interior parking lot landscaping to the satisfaction of DPZ. The Applicants shall submit the enhanced landscaping plan to DPZ for review and approval at the time the Operational Analysis described in Paragraph D is submitted to FCDOT and VDOT. This parking shall be in addition to the permitted parking for the proposed uses on the Property.
42. Parking Spaces along Streets. The Applicants shall provide on-street parking spaces as generally as shown on the FDP for each building subject to VDOT approval as may be applicable for public streets. The spaces may be part of or in addition to the total number of required parking spaces to be provided. The Applicants reserves the right to restrict the use of spaces along any private streets, through appropriate signage or such other means as the Applicants determines, that otherwise are not required to satisfy the parking requirements for use as temporary or short term parking, car-share parking and/or similar uses.
43. Parking Stipulations.
- A. The Applicants shall provide controlled access to the parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garages. Such controls shall be located so as to avoid vehicle stacking on the public streets.
 - B. The sale or lease rates of parking spaces shall be “unbundled” from the purchase price or lease rate of the individual dwelling units; meaning a unit’s purchase price or lease rate shall be exclusive of parking costs.
 - C. The Applicants shall be permitted to install and maintain parking controls and fencing on its existing surface parking lots, without the requirement for a FDP, in order to control Metro-related parking by the general public.
44. Future Parking Revisions.
- A. Ordinance Revisions. The Applicants reserve the right to provide parking at revised rates as may be permitted by a future amendment to the Fairfax County

Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

- B. Increases. The Applicants reserve the right to seek a special exception for an increase in parking for the Property; such special exception application shall not require a CDPA or PCA, provided there is no increase in the size, height, or massing of above-grade parking structures.

TRANSPORTATION DEMAND MANAGEMENT

- 45. Tysons Transportation Management Association. The Applicants shall contribute towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and which all other Tysons property owners will contribute to also.

- A. The Applicants shall make a one-time contribution to Fairfax County for the establishment of this future TMA based on a participation rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses to be constructed on the Property.
- B. Twenty-five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Property. The remaining seventy-five (75) percent of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first initial RUP or Non-RUP for the subsequent three (3) new buildings but in any event no later than ten (10) years from the date of this rezoning approval.
- C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Urban Center, then the Applicants may, at his sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.
- D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Property. Further, any funds contributed to the TMA would then be returned to the Applicant.

- 46. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Tysons Central Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated May 2013 (the "TDM Plan"). It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the

surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one-year following issuance of the last initial RUP or Non-RUP for the final new building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each new building on the Property, as determined at the time of site plan approval for each new building, shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

<u>Development Levels</u>	<u>Percentage Vehicle Trip Reduction</u>
Up to 65 million GSF	30%
65 million GSF	35%
84 million GSF	40%
90 million GSF	43%
96 million GSF	45%
105 million GSF	48%
113 million GSF	50%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TPM shall provide the County with a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

- C. TDM Program Components – Site-Wide. The TDM Program shall include, but not necessarily be limited to, the following site-wide components, each of which are more fully described in the TDM Plan:
 - (i) Site-wide TDM Program Management.
 - (ii) TDM Program Branding.
 - (iii) Transportation Program Web Site.
 - (iv) Promotion of Real Time Transit Information.
 - (v) Site Specific Transportation Access Guide.
 - (vi) Live/work/play marketing to new tenants.
 - (vii) Pedestrian/bicycle facilities.
 - (viii) Monitoring/reporting.
 - (ix) Sustainable annual funding.
 - (x) Parking Management.

- D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.
 - (i) Residential Transportation Coordinators.
 - (ii) Try Transit Campaign for new residents

- E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.
 - (i) Office Transportation Coordinators.
 - (ii) Coordinated Outreach and Marketing Activities with TDM Providers.
 - (iii) Try Transit Campaign for new employees

- F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation

process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- (i) TDM Program Manager. If not previously appointed, the Applicants shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM). If not previously appointed, the TPM shall be appointed by the Applicants no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicants shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicants shall do the same within ten (10) days of any change in such appointment.
- (ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building (excluding new interim buildings) on the Property. Every calendar year thereafter but no later than February 15th, the TPM shall submit an Annual Report, which may revise the Budget in order to incorporate any new construction on the Property. The Annual Report shall include, at a minimum:
 - a. Details as to the start-up components of the TDM Plan that will be put into action effective with the first new building (excluding new interim buildings) on the Property;
 - b. The budget needed to implement the TDM Plan (the "Budget") for the coming calendar year;
 - c. A summary of the then existing development levels in the Tysons Corner Urban Center
 - d. A determination of the applicable Maximum Trips After Reduction for the Property;
 - e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and
 - f. Submission of the results of any Person Surveys and/or Vehicular Traffic Counts conducted in conjunction with each Annual Report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with

FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved Budget. Thereafter the TPM, in conjunction with each annual report summarizing the results of the TDM Program to be submitted no later than February 15th (the "Annual Report"), shall update the Annual Report and Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the TDM Plan for such year. The expected annual amounts of the Budget are further described in the TDM Plan.

- (iii) TDM Account. If not previously established, the Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant, through the TPM. The TDM Account shall not be eliminated as a line item in any governing budget associated with the Property and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in the following year. In no event shall the Budget exceed \$99,750.00 (this amount shall be adjusted annually from the date of rezoning approval for the Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time, on a building by building basis, at the rate of \$0.40 per gross square foot of new office uses and \$0.30 per gross square foot of new residential uses on the Property. Funding shall be provided by the building owners prior to the issuance of the first initial

RUP or Non-RUP for each applicable new building (excluding new interim buildings). This amount shall be adjusted annually from the date of rezoning approval of the Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any Budget adjustments as may be required.

- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a transit incentive program for initial purchasers/lessees within the Proposed Development. Such contributions shall be made one time on a building by building basis at the rate of \$0.02 per gross square foot of new office or residential uses to be constructed on the Property and provided prior to the issuance of the first initial RUP or Non-RUP for each individual new building (excluding new interim buildings).
- (vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicants shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with the Property. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicants shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building (excluding new interim buildings) on the Property, the Applicants shall:

- a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or
- b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or cash in an interest-bearing account acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to \$0.10 for each square foot of new office GFA or \$0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Property has been issued

as permitted by VA. Code Ann. Section 15.2-2303.3. using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicants (or the TPM) into the TDM Penalty Fund as provided below.

- (vii) Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Property. Thereafter, Person Surveys shall be conducted every three years and Vehicular Traffic Counts shall be collected annually until the results of three (3) consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Property have been met. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the above, FCDOT may suspend such Person Surveys and/or Vehicular Traffic Counts if conditions warrant.

G. Remedies and Penalties.

- (i) Pre-Stabilization. If the Maximum Trips After Reduction for the Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP.

- a. Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

<u>Maximum Trips Exceeded</u>	<u>Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

- b. If the results of the traffic counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owners through the TPM. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons		65-84,000,000 Square Feet of GFA in Tysons		84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0% - 4.9%	30%	0.0% - 4.9%	50%	0.0% - 4.9%	65%
5% - 10%	50%	5% - 10%	65%	5% - 8%	80%
10.1% - 15%	65%	10.1% - 13%	80%	8.1% - 10%	90%
15.1% - 18%	80%	13.1% - 15%	90%	>10%	100%
18.1 - 20%	90%	>15%	100%		
>20%	100%				
90-96,000,000 Square Feet of GFA in Tysons		96-113,000,000 Square Feet of GFA in Tysons		113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	80%	0.0% - 4.9%	90%	> 0.0%	100%
5% - 8%	90%	5%	100%		
>8%	100%				

- c. There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the TPM for final distribution to the Applicant/Owner once three consecutive annual Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met.

(ii) Upon Stabilization.

- a. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.
- b. If the results of the traffic counts conducted upon-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owners through the TPM.
- c. If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in Paragraph B above) are still exceeded after three consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
1% to 3%	5% of Penalty Fund
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

- d. The Applicants through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the Applicants fail to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall

have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

- e. The maximum amount of penalties associated with the Property, and the maximum amount the Applicants shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) (either Penalty and/or Remedy Funds) shall be released to the TPM once three consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.
- H. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in this Proffer, the TPM may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such Person Surveys and Vehicular Traffic Counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- J. Continuing Implementation. The Applicants through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- K. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

- L. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicants shall be subject to a penalty of \$100.00 per day not to exceed \$36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Property.
47. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit any proposed retail/hotel uses on the Property. Therefore, the Applicants will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will penalties be assessed against any Retail/Hotel Uses, which may be established on the Property.
- A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Property rather than focusing on the specific trip reductions during the AM or PM Peak Hours.
- B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, those components applicable to the Property that are described in Proffer 46 and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicants and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.
- (i) Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Property tenants and their employees.
- (ii) Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride

home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

- (iii) Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and Property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

48. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicants shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

- A. Traffic conditions, road hazards, construction work zones, and road detours.
- B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.
- C. Real time parking conditions and guidance to current on-site parking vacancies, if available.
- D. Bus stops pre-wired for real-time arrival/departures information, if available.

The Applicants shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicants shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

AFFORDABLE/WORKFORCE HOUSING

49. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.
50. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to this Proffer, the Applicants shall also provide for-sale and/or rental housing units on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010.

Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

The WDUs generated by each residential building on the Property shall be provided within said building, however the Applicants reserve the right to consolidate the WDUs into one or more buildings with the build-out of the Property and thereby increase the number of WDU units in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDU units in the other buildings. A minimum of ten percent (10%) of the dwelling units designated as ADUs and WDUs shall be designed and constructed with Universal Design features, as determined by the Applicants. The WDUs shall have a bedroom mix similar to that provided in the market rate units. Additionally, in the event that parking spaces are guaranteed to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the development.

Notwithstanding the foregoing, the Applicants reserve the right to enter into a separate binding written agreement with Fairfax County as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicants and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

51. Non-Residential Contribution for Workforce Housing. For all non-residential development, excluding ground level commercial retail/services and public uses, the Applicants shall select, within their sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be made to the Board of Supervisors, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable at the time of issuance of the initial Non-RUPs for office buildings or the hotel on the Property, excluding any ground level retail/service uses and public uses. The options shall consist of either (i) a one-time contribution of \$3.00 for each square foot of GFA of office or hotel use, or (ii) an annual contribution of \$0.25 for each square foot of GFA of new office or hotel use continuing for a total of sixteen (16) years. Should the Board of Supervisors adopt new policies for non-residential affordable housing contributions in Tysons Corner, the Applicants may, within its discretion, elect to comply with these policies in lieu of the contributions described herein without the necessity of a CDPA or PCA.

PARKS AND RECREATIONAL FACILITIES

52. Publicly Accessible Parks. The Applicants shall provide a variety of park space on and adjacent to the Property that will be open and accessible to the public as depicted on the CDP. The Applicants shall retain the area(s) in fee simple and shall record public access easement(s) ensuring that the park space is open to the public for periods of time consistent with urban parks; and provide for perpetual private maintenance. The Applicants shall also work with the Fairfax County Park Authority ("FCPA") to plan and coordinate activities and events within the publicly accessible park areas. A wayfinding and signage system shall be developed in coordination with FCPA at the time of FDP and site plan approval and installed by the Applicants. The construction of the publicly accessible parks shall occur in phases commensurate with the development of the Property as shown on the Phasing Sheets. The following publicly assessed parks shall be provided as generally shown on the CDP:

A. Metro Plaza – A street level park of approximately 0.73 (for Option 1 on Sheet L-4.1) to 0.84 acres (for Option 2 on Sheet L-4.2) located adjacent to the Metro Station escalator pavilion at the corner of Leesburg Pike and Station Place.

- (i) The Applicants shall provide interim improvements to the Metro Plaza as shown on Sheet L-8.1 of the CDP. These interim improvements shall include an extension of the paving installed by MWA and/or enhanced paving, benches, bike racks and landscaping and may include the provision of interim "placemaking" uses, such as pop-up retail uses (temporary Retail Use establishments), on the Property immediately adjacent to the Metro Plaza. Said "pop-up" retail may be housed in temporary buildings such as storage/shipping containers or may be food trucks, or a combination thereof as generally represented in the images on shown on Sheet L-8.1. Any temporary Retail Use establishments shall be tastefully appointed and well maintained and shall meet all applicable building code and health department regulations. The plaza improvements shall be provided within six (6) months of the Applicants' receipt of title for 2013 Tax Map 29-3 ((1)) part 71A, agreement from the property owner of the remainder of 2013 Tax Map 29-3 ((1)) 71A to provide such improvements on the remainder of Parcel 71A, and receipt of all requisite approvals and permits.

Should the Applicants elect to include pop-up retail uses with the interim improvements to the Metro Plaza, the Applicants shall meet with representatives of DPZ and the Providence District Supervisor's office prior to establishing such uses to review the installation, the uses and the level of quality appointments. The Applicants shall meet again with representatives of DPZ and the Providence District Supervisor's office every five (5) years thereafter to ensure that the installation remains high quality, well maintained and an appropriate place-making use. Should it be determined that modifications, replacements or updating of the installation is necessary, the Applicants shall make such improvements. Nothing

herein shall preclude the Applicants from electing to discontinue the pop-up retail uses and remove the installation.

- (ii) The Applicants shall also provide permanent improvements to the Metro Plaza Park. Those improvements shall include hardscaping, landscaping, bike racks and, seating, with a water feature and WMATA public art piece as focal elements as conceptually shown on Sheet L-6.1A, contingent on agreements with WMATA, the property owner of the remainder of 2013 Tax Map 29-3 ((1)) 71A and VDOT. Space and requisite utility connections in accordance with FCDOT specifications (electric and telecommunications) shall also be provided for a multi-modal commuter information kiosk; said kiosk to be provided by others. Should Center Street be built in accordance with the *Interim Option #2* alignment, the Metro Plaza improvements shall be provided as conceptually shown on Sheet L-6.1B. More specific details shall be determined at time of FDP approval for Building A or B, whichever shall be approved first. The Metro Plaza shall be constructed prior to the issuance of the initial RUP or Non-RUP for Building A or B, whichever shall occur first.

Applicants may install a video art display, approximately 100 feet by 40 feet in size or another size as may be determined with the FDP approval, on the façade of Building B facing and animating Metro Plaza. The purpose of the video art display shall be to provide artistic displays and not be used for commercial advertisements. Details of the video art display (including size, content, lighting and sound) shall be provided and approved with the FDP for Building B.

- B. Sky Park – An elevated public skypark of approximately 0.26 acres that provides gathering spaces with movable seating, plantings, water feature and a recreation area for bocce ball, shuffleboard and/or horseshoes or comparable amenities as conceptually shown on Sheet L-6.5. Well-marked and visible vertical transportation to the Skypark shall include staircases and glass elevators from both the Metro Plaza level and the Central Piazza level. Wayfinding signage to the Skypark shall be provided from Metro Plaza and Central Piazza. Any private area at the skypark level serving the adjacent uses shall be in addition to the approximate 12,171 square feet of public park space and shall be clearly defined. More specific details, including identification of wayfinding signage locations, shall be determined at time of FDP approval for Building A with construction of the skypark provided prior to the issuance of the first RUP or Non-RUP for Building A.
- C. Central Piazza – A street level park of approximately 0.12 acres to be located at the intersection of Viale Centrale and Tysons Central Street. Designed as an urban plaza where employees, residents, hotel and retail patrons meet, greet and interact, the park will include hardscaping, specialty landscaping, seating, and a water feature with sculptural elements or similar focal element as conceptually shown on Sheet L-6.6. More specific design details for the Central Piazza shall be

determined at time of FDP approval for Building A, B, or C, whichever shall be approved first. Construction of the Central Piazza shall occur prior to the issuance of the first RUP or Non-RUP for Buildings A, B and C, whichever shall occur first, although the first two of such buildings to be built may incorporate some interim conditions in the piazza as determined at the time of FDP to avoid major reconstruction with the construction of the last of Buildings A, B and C to be built. Such interim conditions shall be shown on the FDPs for the applicable buildings.

D. Corner Park - A street level urban park of approximately 0.31 acres to be located in the southeast corner of the Property between Building F and Leesburg Pike. Contingent on agreement with the Commonwealth of Virginia and VDOT, the urban park shall include lawn panels, hardscape and landscape areas, a decorative stone wall and benches as conceptually shown on Sheet L-6.4. More specific details shall be determined at time of FDP approval for Building F. The Corner Park shall be constructed prior to the issuance of the first RUP or Non-RUP for Building F, unless the alternate grid of streets shown on Sheet C-6A is implemented, in which case the Applicants' obligation to provide the Corner Park shall be null and void.

E. Clyde's Park- A park of approximately 0.40 acres to be located between Buildings D and E. The park shall include walkways and landscape areas, an interactive water fountain, a multi-purpose lawn, playground, climbable sculpture, exercise station and a dog park as conceptually shown on Sheet L-6.3. Any private areas serving the adjacent uses shall be clearly defined. The park or portions of the park may be closed for up to 24 days per year for private events associated with Buildings D or E.

An interim design of the Clyde's Park is provided on Sheet L-6.2; this design would be implemented if Building D or E is constructed prior to the access being provided from Center Street or Tysons Central Street. More specific details shall be determined at time of FDP approval for the first of Buildings D or E to be approved. Construction of the permanent Clyde's Park shall occur prior to the issuance of the first RUP or Non-RUP for Buildings D or E, whichever occurs last.

F. The Pocket Park- A vest pocket park of approximately 0.05 acres designed with lawn, landscaping and seatwalls with engraved game boards as conceptually shown on Sheet L-6.4. More specific details shall be determined at time of FDP approval for Building D and construction of the Pocket Park shall occur prior to the issuance of the first RUP or Non-RUP for Building D.

53. Amenities and Facilities for Residents. The Applicants shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-508 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicants shall expend a minimum of \$1700.00 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond

release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Board of Supervisors for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided for each individual residential building or shared between two or more buildings shall be determined at the time of FDP approval. Amenities to be provided may include, but not be limited to:

- A. Private exterior recreational areas/courtyards to be provided on the ground level, the upper level of the parking podiums and/or the roof level, with seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, and swimming pools;
- B. Clubroom for community gatherings;
- C. Media/entertainment center; and
- D. Fitness center with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts.

54. Athletic Field Contribution. To address the Comprehensive Plan's recommendations regarding the provision of athletic fields in Tysons Corner, the Applicants shall provide a contribution to the Fairfax County Board of Supervisors for the development of athletic fields in Westgate Park or acquisition and development of athletic fields elsewhere serving the Tysons area. The Applicants may elect to make contributions in accordance with the following options:

- A. Contribute a fixed sum for one or more buildings on or before December 31, 2015. The fixed contribution for each building as set forth below shall not be subject to adjustment pursuant to Proffer 63:
 - (i) Building A - \$531,000.00
 - (ii) Building B - \$497,000.00
 - (iii) Building C - \$393,000.00
 - (iv) Building D - \$504,000.00
 - (v) Building E - \$340,000.00
 - (vi) Building F - \$571,000.00

The above contribution amounts are based on the mid-point of the GFA range for each building as shown in the Development Tabulations. If at the time of issuance of the first RUP or Non-RUP for any building for which a discounted payment was made in 2015, it is determined that the actual GFA of such building exceeds the mid-point GFA for the building, then the Applicants shall make an

additional contribution to the Board of Supervisors equal to \$2.38 per square foot of excess GFA. Such additional per square foot contribution shall be subject to adjustment pursuant to Proffer 63 but shall not apply to any public facilities including the public use described in Proffer 55.

- B. For buildings that do not make a contribution prior to December 31, 2015, the Applicants shall, prior to the issuance of the first RUP or Non-RUP for the applicable building, contribute \$2.38 per each square foot based on the actual GFA in the building. This contribution shall not apply to any public facilities constructed in a building including the public use described in Proffer 55, but shall be subject to adjustment as described in Proffer 63.

PUBLIC FACILITIES

55. Public Facility.

- A. To address the Comprehensive Plan's recommendations regarding the provision of public facilities in Tysons Corner, the Applicants shall design, permit, construct and make available for use by Fairfax County or its designee space consisting of approximately 5,400 rentable square feet on the first floor at the northwest corner of Building C, at no cost to the County. This space is intended to house an institution of higher education such as George Mason University or another such institution as determined by the Board of Supervisors, or another public/community use which may include educational facilities, museums, art galleries/studios, theatres, cultural centers, indoor recreational activities, County or State offices or other uses mutually agreed upon by the Applicants and the County (the "Public Use Space"). The Public Use Space shall be constructed by the Applicants as a shell with interior improvements as follows:

(i) Core and Shell Obligations – Public Use Space

a. General

- 1) Demising walls necessary to form the space
- 2) Storefront or ribbon windows along the exterior perimeter of the space
- 3) Egress stair and egress stair finishes
- 4) Elevator shaft for the future private elevator to the second floor
- 5) Exterior entry door – storefront type with glass in accordance with building's standard design retail storefront
- 6) Door for secondary means of egress

b. Structural

- 1) Reinforced concrete structure
- 2) Slab to slab height of +/- 16'-0".

- 3) Loading capacity of 80 psf live + 20 psf partition = 100 psf total load

c. Core

- 1) ~~Men's and women's restrooms to meet IBC codes including all plumbing fixtures, finishes, toilet partitions, toilet accessories, etc.; to provide a complete and functioning set of restrooms on each floor~~
- 2) Water fountains in accordance with IBC codes
- 3) Gypsum board installed on all the Public Use Space tenant side of all restroom and stairwell core walls, taped and finished ready for paint
- 4) Gypsum board installed on the exterior walls below and above the exterior windows
- 5) Adjustable 1" horizontal metal mini-blinds installed at the vision glass of the exterior windows
- 6) Fire alarm devices and exit signage at the emergency exit stairs and the main entrance
- 7) Code mandated signage

d. Base Building Plumbing

- 1) Domestic hot and cold water piping and sanitary piping for the restrooms
- 2) All fixtures for the typical floor restrooms

e. Heating, Ventilation and Air Conditioning ("HVAC") system -The base building HVAC system has not yet been designed and but is expected to include the following:

- 1) Roof mounted cooling tower providing condenser water to an air handler(s) in the space
- 2) Supply duct loop
- 3) VAV Boxes complete with all thermostats/sensors, control wiring and DDC control boards are stocked on the floor
- 4) Provision for outside air to meet ASHRAE standards
- 5) An Energy Management System to monitor and control mechanical equipment functions for the entire building from a remote location. System will be managed and controlled by the Building Engineer
- 6) Metering equipment to meter the condenser water usage

f. Fire and Life Safety

- 1) Sprinkler mains designed at a ratio of 1 head per 100 square feet. Laterals and sprinkler heads (heads are

installed upright in the shell space) will be installed at code minimums but not less than a ratio of 1 head per 225 SF

- 2) Fire Alarm System -A complete system as required for the building to obtain a core and shell occupancy permit

g. Electrical System

- 1) 3-phase 4-wire 277/480 volt main service
- 2) Electrical closet to include:
 - a) High voltage panels to power the lights
 - b) Low voltage panels to provide for receptacle loads
 - c) Emergency power circuits, risers and connections for lights, security and fire alarm system
- 3) Generator: A base building emergency generator to provide power to life-safety systems and other legally required stand by systems only. The Public Use Space will not be permitted to place circuits for its equipment or loads on the emergency generator.
- 4) Metering equipment to separately meter the electrical usage for the Public Use Space

(ii) Interior Improvements Fit-Out Allowance - Public Use Space

All space fit-out with the exception of the Core and Shell Obligations is anticipated to include the following, subject to the public/community use design:

- a. Access Control System, if any
- b. Gypsum board on all columns
- c. Doors and hardware
- d. Interior gypsum board partitions
- e. Acoustic ceiling grid and tile
- f. Floor coverings, e.g. carpet & base, VCT
- g. Wall finishes and paint
- h. Interior signage beyond code required signage
- i. HVAC
 - 1) Installation of Applicants provided VAV boxes including but not limited to the following:

- a) Main tap, balancing damper and ductwork to the VAV box
 - b) Connection of the automatic temperature controls to the base building system
 - c) Air Balance
 - d) ~~Any duct downstream of the VAV box, flex duct and diffusers~~
- j. Fire and Life Safety
- 1) Turning sprinkler heads down, head relocation and additional heads necessary to meet the public/community use's space layout
 - 2) Fire Alarm devices within the Public Use Space
- k. Electrical
- 1) Lighting fixtures
 - 2) Receptacles and other power connections
 - 3) Communications and data conduits and infrastructure
 - 4) Communications and data wiring and equipment

The design, construction and permit costs of the interior improvements shall not exceed \$100.00 per rentable square foot. Should the Public Use Space tenant design the interior improvements such that the cost of design, permits and construction is greater than \$100.00 per rentable square foot, the Public Use Space tenant shall either 1) cause the space to be redesigned to a cost that does not exceed the \$100.00 per rentable square foot or 2) reimburse the Applicants the difference between the actual cost and the \$100.00 per rentable square foot. Should the public/community use design the interior improvements such that the cost of design, permits and construction is less than the \$100.00 per rentable square foot allowance, the remaining balance of the allowance may be used by the public/community use to purchase furniture, fixtures and equipment ("FF&E") for the Public Use Space. The Public Use Space shall be made available for a period of fifty (50) years rent-free. Operating costs exclusive of real estate taxes, if any, associated with the Public Use Space shall be abated for a period of ten (10) years. Following the ten (10) year abatement period, operating costs for the Public Use Space shall be the responsibility of the occupant of the Public Use Space. The Applicants agree to separately meter or sub-meter water and electricity for the Public Use Space. Up to six (6) parking spaces within the garage of Buildings B and C will be made available for the Public Use Space at market rates. Said Public Use Space shall be made available to the County prior to the issuance of a RUP or Non-RUP for more than 100,000 square feet of other uses in Building C, as may be applicable, or as may otherwise be determined at FDP.

- B. In addition to the 5,400 rentable square feet on the first floor, the Applicants shall provide approximately 9,100 rentable square feet on the second floor of Building C for future expansion of the public/community use (the "Supplemental Public Use Space"). The Supplemental Public Use Space shall be designed, permitted and constructed as a cold dark shell, at no cost to the County, as follows:

(i) Core and Shell Obligations – Supplemental Public Use Space

a. General

- 1) Demising walls necessary to form the space
- 2) Storefront or ribbon windows along the exterior perimeter of the space
- 3) Egress stair and egress stair finishes
- 4) Elevator shaft for the future private elevator to the second floor
- 5) Entry door from the garage – fire-rated hollow metal type
- 6) Door(s) for secondary means of egress

b. Structural

- 1) Reinforced Concrete structure
- 2) Slab to Slab height of 10'-4" which will allow for an eight foot (8'-0") clear finished ceiling height
- 3) Loading capacity of 80 psf live + 20 psf partition = 100 psf total load

c. Base Building Plumbing

- 1) Domestic hot and cold water piping at the demising partition for connection by the Public Use Space tenant for the future restrooms and other plumbing fixtures
- 2) Sanitary piping below the slab for the future restrooms

d. Fire and Life Safety

- 1) Sprinkler mains designed at a ratio 1 head per 100 square feet; laterals and sprinkler heads (heads are installed upright in the shell space) installed at code minimums for storage
- 2) Fire Alarm System - a complete system as required for the building to obtain a core and shell occupancy permit

e. HVAC system

- 1) Condenser water supply and return piping sized to meet the needs of the Supplemental Public Use Space; the piping

will be stubbed through the demising wall at a location to be determined

- 2) Provision for the connection to an outside air supply system
- 3) Provision for the connection of the future HVAC equipment to the building energy management system

f. Electrical System

- 1) Meter base and main disconnect in the main electrical room to serve the space
- 2) Conduit from the main electrical room to the space

The Supplemental Public Use Space shall be made available to Fairfax County or its designee upon one (1) year written notice to the Applicants and verification that the public/community use can, and will, complete the interior fit out of, and occupy, the Supplemental Public Use Space. The Supplemental Public Use Space shall be made available rent-free for a period that is co-terminus with the Public Use Space. Operating costs and real estate taxes, if any, for the Supplemental Public Use Space shall be the responsibility of the occupant of the Supplemental Public Use Space. The Applicants agree to separately meter or sub-meter water and electricity for the Supplemental Public Use Space. Until such time as the Applicants receive notice of the intent to fit out and occupy the Supplemental Public Use Space, the space shall be used by the Applicants or other users for storage.

56. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicants shall contribute \$9,378.00 per expected student (based on a ratio of 0.087 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for each residential building and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 63. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

STORMWATER MANAGEMENT

57. Stormwater Management. Stormwater Management ("SWM") measures for the Property shall be designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, subject to the determination of

DPWES and DPZ, retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by the County which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative BMPs.

Plans submitted subsequent to this Rezoning shall identify the use of certain Low Impact Development ("LID") techniques that will aid in runoff volume reduction and promote reuse throughout the site. As a part of the LID techniques proposed, the Applicants may provide green roofs both intensive and/or extensive, bio-retention (traditional and urban) areas, soil amendments, dry swales, pervious hardscapes/streetscapes, and infiltration.

Additionally, the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes and reduce pollutant runoff as contemplated within the stormwater management-related credits of the project's registered version, or the most current version, of the U.S. Green Building Council's applicable Leadership in Environmental Education and Design (LEED[®]) rating system (e.g., for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]). The above noted SWM Facilities shall be designed, to the maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version or the most current version of the U. S. Green Building Council's applicable LEED rating system for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

- A. At the time of each FDP, the Applicants shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included, as part of each FDP submission, that is of sufficient detail, subject to DPWES's determination in coordination with the Environment and Development Review Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDP. This information shall include the following:
 - (i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s).
 - (ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.

- B. The requirements of Paragraph B may be met on an individual building basis (to include consideration of any associated parking, roadway and/or courtyard areas) or be based upon the total area of the Property. Extended detention facilities and

extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the Proposed Development.

Each FDP shall include the location and preliminary design of the SWM facilities including the access points to underground vaults. Access points, detailed at the time of FDP, shall be located outside of the landscape amenity panel and sidewalk zone of the streetscape.

- C. With each subsequent site plan, the Applicants shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall and meeting the requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicants reserve the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicants reserve the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

Where it may be the Applicant's intent to use a rainwater harvesting system ("RWHS") for stormwater credit, variations in reuse water demand may create fluctuations in draw down of the RWHS tank(s). If storage time will exceed 10 days, due to seasonal variation in demand, the Applicants shall have the right to discharge excess volumes off site during non-rainfall periods in a manner and at release rates as allowed by the PFM or as approved by the Director of DPWES. To the extent practicable, such discharges shall mimic release rates from a good forested condition for a significant majority of rainfall events, and/or excess volume shall be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES. If for any reason the designed dedicated end use(s) becomes unavailable because of some change, the Applicants shall provide an approved alternative end use or install a properly designed BMP treatment system to achieve runoff reduction and treatment of the runoff.

58. Tree Replacement. As shown on the CDP, the Applicants are requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of those facilities, the Applicants shall replace removed trees as determined by the UFMD to sustain the 10-year canopy UFMD to sustain the 10-year canopy.

MISCELLANEOUS

59. Tree Preservation and Planting Fund Contribution. At the time of site plan approval for the first building on the Property, the Applicants shall make a one time contribution of \$4,200.00 to the Fairfax County Tree Preservation and Planting Fund.
-
60. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording any residential condominium documents that would change the use of all or any portion of the Property that either i) is zoned to permit multi-family residential use but is not yet used for that purpose or ii) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicants shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicants intend to record such condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicants shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.
61. Condemnation Procedures. The development of the Property in accordance with these Proffers may require the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Property, in particular 2013 Tax Map 29-3 ((1)) 2, 3B and 3C, (collectively referred to as "Off-Site Parcels"). The Applicants shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicants are not able to acquire the property, rights-of way and/or easements from Off-Site Parcels necessary to fulfill the obligations described herein, the Applicants shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers. This Proffer shall not apply to the roadway license associated with 2013 Tax Map 29-3 ((1)) 69 as described in Proffer 28B.

In conjunction with any such request, the Applicants shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (c) a sixty (60) year title search certificate of Off-Site Parcels from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcels; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcels are awarded more than the appraised value of the Off-Site Parcels and of the damages to the residue in a condemnation suit, the Applicants shall pay the amount of the award in excess of cash amount to the County within fifteen

(15) calendar days of said award. It is understood that the Applicants upon demand shall pay all other costs incurred by the County in acquiring the easements to the County.

Prior to and during any potential condemnation proceedings, the Applicants, its successors and assigns, shall be permitted, at its own risk, to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Property.

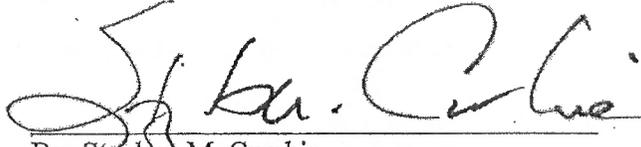
62. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicants' control, proffered improvements such as, but not limited to, transportation, publicly-accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT approval for traffic signals, necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).
63. Adjustment in Contribution Amounts. Except for contributions to the Tysons Grid of Streets Transportation Fund, the Tysons-wide Transportation Fund, and public schools, all monetary contributions specified in these proffers shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
64. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
65. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
66. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicants and their successors and assigns. Each reference to "Applicants" in this proffer statement shall include within its meaning and shall be binding upon Applicants' successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.

67. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

CO-APPLICANT/AGENT FOR OWNER OF 29-3 ((1))
65/AGENT FOR TITLE OWNER OF TAX MAP 29-3
((1)) 71A pt.; CONTRACT PURCHASER OF TAX MAP
29-3 ((1)) 71, 72, 73, 76

NVCOMMERCIAL INCORPORATED

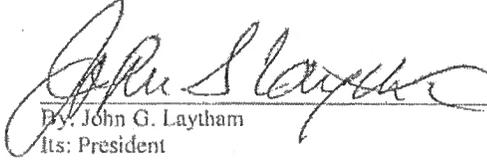
A handwritten signature in black ink, appearing to read "Stephen M. Cumbie", written over a horizontal line.

By: Stephen M. Cumbie
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
29-3 ((1)) 75, 78A

CLYDE'S REAL ESTATE GROUP, INC.



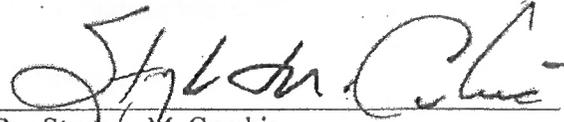
By: John G. Laytham
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 65

TYSONS ONE, LLC

By: NVCommercial Incorporated, its Manager

A handwritten signature in black ink, appearing to read "Stephen M. Cumbie", written over a horizontal line.

By: Stephen M. Cumbie

Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 71

TYSONS PROPERTIES, L.L.C.

By: Lassen Family Limited Partnership, its sole
manager/member

By: Sellica Corporation, its sole general partner

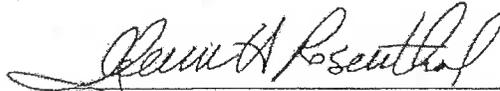
Lenora R Lassen

By: Lenora R. Lassen
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 72

LEESBURG PIKE INVESTORS, L.L.C.

A handwritten signature in cursive script, reading "Glenn H. Rosenthal". The signature is written in black ink and is positioned above a horizontal line.

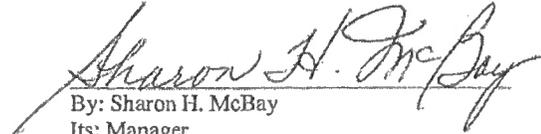
By: Glenn H. Rosenthal

Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 73

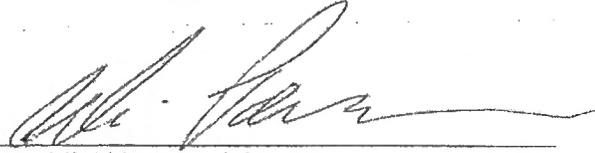
MCBAY TYSONS, L.L.C.


By: Sharon H. McBay
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 76

8334 LEESBURG PIKE, LLC

A handwritten signature in black ink, appearing to read 'Ali Parvizian', written over a horizontal line.

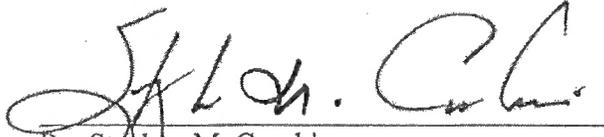
By: Ali Akbar Parvizian

Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 71A PT.

TYSONS CENTRAL LLC

A handwritten signature in black ink, appearing to read "Stephen M. Cumbie", written over a horizontal line.

By: Stephen M. Cumbie
Its: Administrative Member

[SIGNATURES END]

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TYSONS CENTRAL

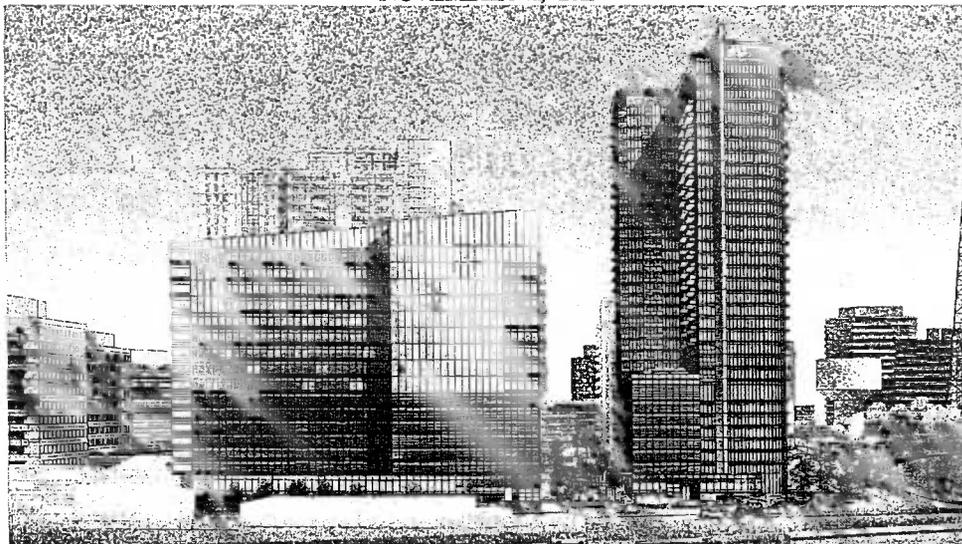
RZ 2011-PR-005

RE: SEA 2008-MD-036

CONCEPTUAL DEVELOPMENT PLAN

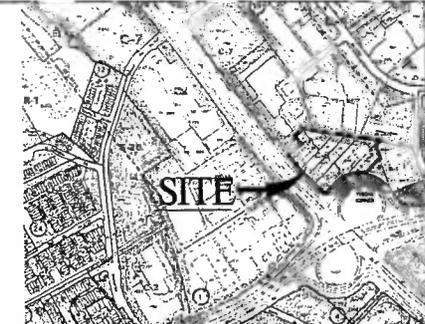
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 22, 2011
JANUARY 25, 2012
MARCH 30, 2012
JUNE 20, 2012
NOVEMBER 19, 2012
MARCH 11, 2013
APRIL 18, 2013
MAY 13, 2013
JULY 10, 2013
AUGUST 15, 2013
OCTOBER 28, 2013
NOVEMBER 11, 2013



CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 (01) 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A



TAX MAP/VICINITY MAP
SCALE: 1" = 500'

APPLICANTS

NVCOMMERCIAL INCORPORATED 8230 LEESBURG PIKE SUITE 620 VIENNA, VIRGINIA 22182 STEPHEN CUMBIE (703) 448-4300	CLYDES REAL ESTATE GROUP, INC. 3236 M STREET NW WASHINGTON, D.C. 20007 JEFF OWENS (202) 333-9180
--	--

APPLICANTS' REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, ENRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 15TH FLOOR
ARLINGTON, VIRGINIA 22201
MARTIN D. WALSH ESQUIRE & ELIZABETH BAKER
(703) 528-4700

ARCHITECT

DAVIS, CARTER, SCOTT LTD.
1676 INTERNATIONAL DRIVE
SUITE 500
MCLEAN, VIRGINIA 22102
DOUGLAS CARTER, AIA & ANDREW MAKIN, AIA
(703) 556-9275

ENGINEER

VIKA INC. & VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ROBERT COCHRAN LS.
JOHN F. AMATETTI P.E.
(703) 442-7800

LANDSCAPE ARCHITECT

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWAY ROAD, SUITE 110
VIENNA, VIRGINIA 22182
ROBERT K. ESSELBURN ASLA AND STEVE CHOI, ASLA
(703) 821-2045

TRANSPORTATION

WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ROBIN ANTONUCCI
MICHAEL PINKOSKE
(703) 365-9262



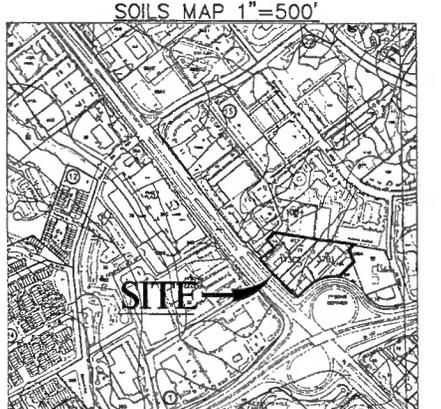
VIKA NUMBER V748C
SHEET C-1

CDP NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS ZONING CONFORMS TO PARCELS IDENTIFIED ON THE FARRIX COUNTY ZONE ASSESSMENT MAP AS 29-1 (01) PARCELS 65, 71, PART OF 71A, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THE PROPERTY IS CURRENTLY ZONED C-2, S2 AND M2. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-2 TO P2C, S2 AND M2 AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN (CDP).
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS NOT FIELD VERIFIED BY WMA, INC. THE CONTOUR INTERVAL IS 10 FEET (2').
- THE BOUNDARY INFORMATION WAS PREPARED BY WMA, INC.
- THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FARRIX COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION AT ALL PHASES OF CONSTRUCTION AN ACCURATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FARRIX COUNTY WILL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM DRAINAGE MANAGEMENT AND BMP FACILITIES THROUGHOUT THE DEVELOPMENT IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, FURROW REDUCING BASINS, BARRIERS, VEGETATED ROOFS, TEMPORARY ABOVE GROUND DRY POND AND/OR UNDERGROUND TANKS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FARRIX COUNTY SWMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN APPROVAL FOR THE SPECIFIED FACILITY. SEE SHEETS C-1 THRU C-5 FOR DETAILED BMP FACILITIES AS PROPOSED AS PERMANENT FACILITIES.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THIS PROPERTY.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PROPERTY. DATES OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
- THE ENTIRE PROPERTY IS LOCATED WITHIN AN R2A ZONE. THERE IS NO FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THE PROPERTY AS SHOWN ON SHEET C-4.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FARRIX COUNTY PLAN PROCESSING AND APPROVALS. CONSTRUCTION OF DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET SHEETS 3-4 & 5-4 AND IN THE APPLICATION.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE WORKED AND FURNISH DEFINED AT THE TIME OF FDP SO LONG AS IN SUBSTANTIAL CONFORMANCE WITH THE CDP.
- BEING THE FOOTPRINTS, GARAGES, PLAZAS, PATIOS AND ROADS REPRESENTED HEREON ARE APPROVED AND ARE BEING BUILT FOR CONCEPTUAL PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED OR INCORPORATED OR RELOCATED IN SIZE OR QUANTITY AT THE TIME OF FDP REVIEW TO ACHIEVE THE CDP AS OUTLINED IN THE PROFILES.
- SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED, THE MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MAXIMUM AND MINIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MAXIMUM AND MINIMUM BUILDING HEIGHTS FOR EACH BUILDING COMPLY WITH THOSE SHOWN ON DEVELOPMENT REGULATION CHART, SEE SHEET C-3.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNERS, TRAILERS, EXISTING SHOW, LIGHTS WALLS, AND ALL OTHER ACCESSORY USES PERMITTED IN THE P2C ZONE NOT REPRESENTED ON THE CDP MAY BE PROVIDED ON THE FDP WITHOUT THE NEED FOR A CDP.
- THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C-5 AND C-6. NO ADDITIONAL DEDICATION TO THE PUBLIC HIGHWAYS OR ON USING PAVED OR UNPAVED CENTRAL STREET ADJACENT TO THE PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE P2C ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE DETERMINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES. BUILDING HEIGHT OR NUMBER OF STORIES SHALL NOT BE INCREASED TO PROVIDE ADDITIONAL ABOVE GRADE PARKING.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DESIGNATION.
- TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN Z2C, SEC. 6-910C.
- AS PROVIDED FOR IN THE PROFILES THE APPLICANT RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR EXISTING AND FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMBINATION PARKING AND/OR CONSTRUCTION STAGING. SEE ARCHITECTURAL PARKING PLANS IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING FOR MORE THAN TWENTY WORKING TRUCKS TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING MATERIAL AREA STANDARDS FOR PERMANENT STREET TREES. INTERIM PARKING LOT LANDSCAPING SHALL BE REQUIRED OR PROVIDED FOR THESE AREAS, AS SPECIFIED IN THE PROFILES.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY (25) FEET OR MORE ON THE PROPERTY. THERE ARE NO OTHER MAJOR UNDERGROUND UTILITY LOCATIONS ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE CPA AND UNIT COUNT OF EACH BUILDING WITH THE RANGES SHOWN ON SHEET C-3 OF THIS CDP. ALSO A TON OF CPA AND UNITS BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP REGULATIONS.
- WHICH MODIFICATIONS MAY BE MADE TO THE FINAL SITE PLANS FOR THE PROPERTY PER SECTION 4-403 OF THE ZONING ORDINANCE.
- THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWS WITHOUT REQUIRING A CDP OR MODIFICATION OF THE PRELIMINARY PLAN.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET TYSONS URBAN STREET STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF FDP.
- CONSTRUCTION PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.
- AREAS OF SHARED PARKING, MANAGED PARKING AND/OR THROUGH/VALLEY PARKING SHALL BE DEMONSTRATED ON THE FDP.
- FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE MORE THAN THE PORTION OF SEPARATE P1 PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS UNITS SHALL BE DETERMINED AT FDP.
- SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND AS SUCH ARE INTENDED TO REFLECT THE GENERAL TONE AND CHARACTER OF THE DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN (FDP) AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRAILERS, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SCULPTURE, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SHALL FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
- ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREON ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDINGS AND PARKING STRUCTURES SHOWN ON THE GRAPHICS ARE SUBJECT TO ADJUSTMENT AND REDUCTION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS ON THE APPROVED CDP.

- SOME OF THE PROPOSED ROADWAY IMPROVEMENTS, INCLUDING INTERIM IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/REVISION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. SUCH EXCEPTIONS/REVISIONS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN (FDP)/FINAL SITE PLAN. THE QUALITY AND COMPLIANCE WITH SUCH APPROVED EXCEPTIONS/CHANGES SHALL NOT REQUIRE ADJUSTMENT TO THE CDP. SEE SHEETS 3-3 AND 5-4.
- PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING USES MAY BE PERMITTED WITHIN THE DEVELOPMENT WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED BY INDIVIDUAL FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, RETAIL BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, GROCERY SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, LIVING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, CARWASH CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND GROUP PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND OTHER USES. OTHER FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FDP OR SE. PURSUANT TO PARAGRAPH 2 OF SECTION 10-102 OF THE ZONING ORDINANCE.
- SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARKING SHALL BE CALCULATED ON THE DENSITY OF THE PROPERTY AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.
- PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED "STREETS" AND MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN AS SHOWN ON THE CDP AND APPROVED BY THE PLANNING COMMISSION AND FOOTNOTED WITH AN FDP.
- EXISTING LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.
- ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT S1 CC-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- ROOT BARRIERS SHALL BE PROVIDED IN THOSE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
- PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OF WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
- ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FDP AND SITE PLAN.
- A GRAPHIC DEPICTION OF THE ANGLE OF BANK PLANE FOR THE PROPERTY IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIMETER OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 18-102 OF THE ZONING ORDINANCE.
- ALL PROPOSED SIGNALS AND EXISTING SIGNAL NOTIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
- ALL BANK USE DISCRETIONS, INCLUDING BUREAU DESIGNATION, SUCH AS SHARROWS (E.G., INTERIM, OR PLANNED PARKING SPACES, ETC.) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AND FDOT AT THE TIME OF FDP OR SITE PLAN AND MAY BE WORKED WITHOUT THE NEED FOR PCA, CDP AND/OR FDP.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITH BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING DRIVEWAY.
- RETAIL ENTRANCES SHALL BE ESTABLISHED AT FDP AND SITE PLAN.
- PERMANENT AND TEMPORARY RETAINING WALLS SHALL BE INDICATED ON THE FDP FOR EACH BUILDING.
- ALL IMPROVEMENTS TO VDOT SERVICE ROAD RIGHT OF WAY AREA ARE SUBJECT TO VDOT APPROVAL AND PERMIT CONDITIONS.

- PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS**
- WAIVER OF PFM SECTION 6-030S.B, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE DEVELOPMENT. (SEPARATE WAIVER FILED 081662-HW30-001-1)
 - MODIFICATION OF PFM SECTION 2-0800 TO ALLOW TANDEM/VALLEY PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, WITH SUCH SPACES COUNTING TOWARD REQUIRED PARKING.
 - MODIFICATION OF SECTION 12-0510 TO PERMIT:
 - REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET TO 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.
 - TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE ONE-YEAR TREE CANOPY REQUIREMENTS.
 - MODIFICATION OF SECTION 12-5111 FOR TO ALLOW FOR TREE PRESERVATION TARGET AND 10 PERCENT CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
 - WAIVER OF SECTION 6-0201.3 REGARDING 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.
 - MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
 - MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS CITY TREE COVER REQUIREMENTS.
- THE FOLLOWING PFM WAIVER/MODIFICATIONS 8 THRU 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT THIS PLAN.
- WAIVER OF PFM SECTION 7 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN CENTER.
 - 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.



- ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS**
- ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS**
- APPLICANT REQUESTS A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.
 - APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICHE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON AN FDP.
- ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS**
- THE APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE AND THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
- STREET LINE ON NORTH SIDE OF RTE. 7 AND ADJACENT TO PARK, INCLUDING THE REQUIREMENT FOR THE BUILDING ZONE
 - EAST SIDE TYSONS CENTRAL STREET ADJACENT TO THE ROUTE 123 RAMP.
 - EAST SIDE STATION PLACE ALONG METRO PLAZA.
 - NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERIM ROAD SECTION AND AT THE BUILDING'S ENTRANCE.
 - SOUTH SIDE CENTER STREET ALONG THE USA PROPERTY FRONTAGE.
 - EAST AND WEST SIDE OF PRIVATE SERVICE ALLEY AT BUILDING "D."
 - CENTRAL PLAZZA
- APPLICANT REQUESTS A WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

- 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 FEE HEIGHT FROM SEVEN FEET TO FIFTEEN 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 ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING
 - APPLICANT REQUESTS A MODIFICATION OF SECTION 11-102(A) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE ALIENS, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE APPROVED FDP.
 - APPLICANT REQUESTS A 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**
- APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA. 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. 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.
 - APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA. 3, TO THAT SHOWN ON THE CDP OR AS MAY BE SHOWN ON THE FDP.
- ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS**
- APPLICANT REQUESTS A 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 AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP.
 - APPLICANT REQUESTS A WAIVER OF SECTION 17-201(4)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
 - APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 AS APPROPRIATE FOR ALL REQUIRED TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
 - IN ACCORDANCE WITH SECTION 17-201, APPLICANT REQUESTS A WAIVER OF SERVICE ROADS ALONG ROUTE 7 AND ROUTE 123.
 - THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) 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 REQUESTS THE RIGHT TO ESTABLISH PARKING CONTRAILS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FDOT.

- SEE PFM WAIVER/MODIFICATIONS 1-7 AS REQUESTED FROM THE BOARD OF SUPERVISORS.

WMA, INC.
 ARCHITECTS & ENGINEERS
 1000 COMMONWEALTH DRIVE, SUITE 200 • FARRIX COUNTY, VIRGINIA 22033
 (541) 998-1008 • FAX (541) 998-1281
 WWW.WMA-INC.COM

TYSONS CENTRAL PROVIDENCE DISTRICT FARRIX COUNTY, VIRGINIA

NOTES

REVISIONS

REV.	DATE	DESCRIPTION
1	NOVEMBER 11, 2013	REVISED PER COMMENTS
2	OCTOBER 28, 2013	REVISED PER COMMENTS
3	AUGUST 15, 2013	REVISED PER COMMENTS
4	MAY 13, 2013	REVISED PER COMMENTS
5	APRIL 18, 2013	REVISED PER COMMENTS
6	NOVEMBER 18, 2012	REVISED PER COMMENTS
7	AUGUST 21, 2012	REVISED PER COMMENTS
8	JUNE 20, 2012	REVISED PER COMMENTS
9	MARCH 30, 2012	REVISED PER COMMENTS
10	FEBRUARY 28, 2012	REVISED PER COMMENTS
11	JANUARY 26, 2012	REVISED PER COMMENTS
12	FEBRUARY 22, 2011	REVISED PER COMMENTS

WKA REVISIONS

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1	NOVEMBER 11, 2013	REVISED PER COMMENTS
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11	JANUARY 26, 2012	REVISED PER COMMENTS
12	FEBRUARY 22, 2011	REVISED PER COMMENTS

DES: ENG: DWG: PNC

SCALE: N/A

PROJECT/FILE NO: V744BC

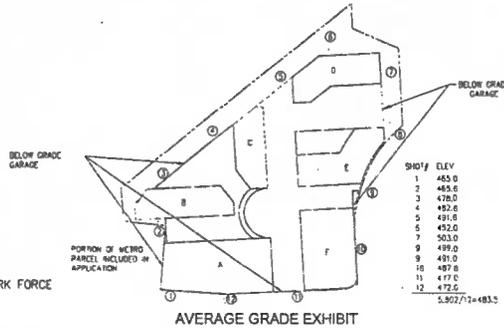
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DEVELOPMENT TABULATIONS

Building	Option	Building Height [1]			Range of Stories [2]	Use [3]	GFA by Use [4]	Building GFA [4]	Number of Dwelling Units/Hotel Rooms [5]	Number of WOKs	Parking Permitted < 1/8 Mile to Metro Station Entrance [5]		Loading Spaces [7]
		Min.	Max.	Shown							Min.	Max.	
A	Options 1 & 2	210'	300'	210'	15-25	Office	200,000 - 320,000	240,000 - 362,000	-	-	8	320 - 612	2
						Retail	40,000 - 62,000				8	210 - 302	
B	Options 1 & 2	250'	330'	300'	22-29	Hotel	100,000 - 150,000	220,000 - 358,000	150 - 200	20 - 28	8	150 - 200	2
						Residential	100,000 - 170,000				100 - 175	100 - 175	
C	Options 1 & 2	290'	380'	330'	28-38	Retail	20,000 - 33,000	233,000 - 343,000	250 - 350	60 - 70	250 - 350	350 - 497	2
						Residential	220,000 - 335,000				0	0	
D	Options 1 & 2	190'	290'	210'	20-26	Public Facility [10]	3,000 - 8,000	245,000 - 343,000	200 - 360	62 - 72	0	8 - 18	2
						Retail	5,400 - 14,500				0	TBD [10]	
E	Option 1 Office	125'	180'	170'	10-13	Office	190,000 - 212,000	200,000 - 245,000	-	-	8	304 - 338	2
						Retail	18,000 - 33,000				8	30 - 168	
E	Option 1 Hotel	75'	180'	Not Shown	8-16	Hotel	95,000 - 152,000	106,000 - 225,000	150 - 300	-	8	150 - 300	2
						Retail	10,000 - 33,000				0	30 - 168	
E	Option 2	140'	210'	170'	14-18	Residential	165,000 - 195,000	175,000 - 228,000	178 - 210	34 - 42	170 - 218	241 - 288	2
						Retail	10,000 - 33,000				0	30 - 168	
F	Option 1	165'	260'	182'	15-19	Office	140,000 - 248,000	150,000 - 257,000	-	-	8	224 - 384	2
						Retail	10,000 - 17,000				8	30 - 72	
F	Option 2	300'	400'	347'	27-34	Residential	300,000 - 398,000	310,000 - 416,000	282 - 414	62 - 83	200 - 414	372 - 588	2
						Retail	16,000 - 17,000				8	30 - 72	
Option 1 Totals [8]						Office	530,000 - 631,000		610 - 885				
Option 1 Totals [8]						Residential	675,000 - 648,000	1,884,000 - 1,867,000	150 - 200	122 - 177	610 - 885	2,225 - 3,551	12
Option 1 Totals [8]						Hotel	100,000 - 150,000						
Option 1 Totals [8]						Retail	63,000 - 173,000						
Option 1 Totals [8]						Public Facility [10]	5,400 - 14,500						
Option 2 Totals [9]						Office	200,000 - 320,000		1,042 - 1,508				
Option 2 Totals [9]						Residential	1,040,000 - 1,441,000	423,000 - 2,028,000	150 - 200	208 - 302	1,042 - 1,508	2,310 - 3,714	12
Option 2 Totals [9]						Hotel	100,000 - 150,000						
Option 2 Totals [9]						Retail	83,000 - 173,000						
Option 2 Totals [9]						Public Facility [10]	5,400 - 14,500						

PARKING RATES

Primary Use	Parking Permitted < 1/8 Mile to Metro Station Entrance	
	Minimum	Maximum
Office	8	1.6/1000 GFA
Retail	8	0.9/1000 GFA, excluding the first 5,000 GFA.
Multi-family Residential		
0-1 BR	1	1.36/Unit
2 BR	1	1.68/Unit
Hotel	6	1/Hotel room



WORK FORCE HOUSING NOTE:
20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SEE PROFESSORS.

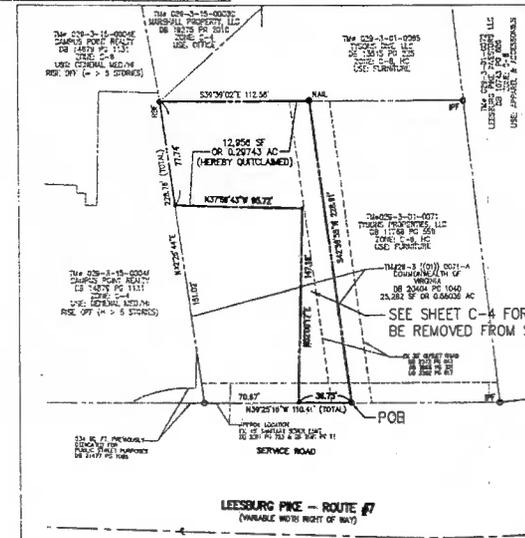
TABULATION NOTES

- [1] Building heights are measured from average grade; the average grade is estimated at 463.50 feet for Buildings A through F on a common garage. Minimum and maximum building heights do not include penthouses and architectural embellishments. Minimum and maximum building heights do include above grade parking levels. See Professors for details on architectural treatment of above grade parking levels. The building heights "shown" identify the various building heights illustrated in the COP.
- [2] The numbers of stories shown are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum building heights shown hereon.
- [3] Retail 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 Professors). Office use as indicated in this tabulation may include other accessory uses.
- [4] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded and the minimum and maximum building heights shown for individual buildings are maintained (see Professors).
- [5] The number of hotel rooms is conceptual and may be adjusted at FDP and/or site plan.
- [6] The minimum required and maximum permitted parking spaces were calculated for the primary uses proposed in accordance with Section 6-509 of the Ordinance, which is re-stated hereon. For the purposes of this tabulation, the residential parking was calculated by assuming an average mix of 60% 0-1 bedroom units and 40% 2 bedroom units. At the time of site plan, the mix of uses, number of hotel rooms, dwelling units, mix of bedroom types and specific parking provided will be determined. The Applicants reserve the right to provide more or less parking for each building at the time of FDP approval and/or site plan approval than required by Section 6-509 provided the minimum parking rates are met and the maximum parking rates are not exceeded at the build-out of the overall development.
- [7] Additional loading spaces inside the buildings may be provided with FDPs and/or site plans.
- [8] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. The Option 1 "GFA by Use" column provide the GFA range or both the office/retail and hotel/retail alternatives, thus the Option 1 "GFA by Use" for individual buildings do not mathematically add up to the Option 1 "GFA by Use" Totals and the individual Option 1 "Building GFAs" do not mathematically add up to the Option 1 "Building GFA" Totals. In addition, GFA for office uses has been set at the maximum 2.50 FAR permitted (631,000 SF) which is less than the sum of the office uses shown in Buildings A, E and F for Option 1. (See Professors for limitations on overall GFA and office GFA). The Total Building GFA and minimum and maximum parking numbers reported for Option 1 in the tabulation reflect the Building E office/retail option, not the hotel/retail option.
- [9] Option 2 Total GFA is less than the sum of the Option 2 office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However, Total Option 2 GFA is 2,028,000 (See Professors for limitations on overall GFA).
- [10] Up to 14,500 gross SF of proposed public facility space will be provided in Building C in compliance with the Professors. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a developer's allowable GFA and FAR and thus up to 14,500 gross SF is not included in the building or overall GFA or FAR. Parking associated with the public facility use to be determined at site plan and in accordance with the Professors.

LAND USE MIX AND FAR

Use	GFA [1]	Percentage of Total		FAR [2]
		Use	FAR	
OPTION 1 [3]				
-Office	631,000	35%		2.50 [2]
-Residential	846,000	47%		
-Hotel	155,000	9%		
-Retail	123,000	5%		7.17
TOTAL	1,807,000	100%		
OPTION 2 [4]				
-Office	320,000	15%		1.27
-Residential	1,441,000	69%		
-Hotel	155,000	8%		
-Retail	123,000	8%		8.85
TOTAL	2,029,000	100%		

- [1] The Development Tabulations provide for a minimum and maximum GFA. The maximum GFAs were utilized in this chart.
- [2] Based on a land area of 242,291 SF.
- [3] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. For the purposes of the comparison in this chart the Building E - office/retail use was utilized.
- [4] Option 2 Total GFA is less than the sum of the office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However, Total GFA is 2,028,000 (See Professors).



ARCHITECTS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & SUSTAINABLE DESIGN
VIA, INCORPORATED
2100 DEVERWOOD DRIVE, SUITE 300 & FISHKILL CORNER, WINDSOR, VA 22170
10000 LANDLORD SUITE 400 & SHAMONDA, ARLINGTON, VA 22204
20201 CENTURY PARKWAY SUITE 400 & FAWCETT, FALLS CHURCH, VA 22044
WWW.VIA.A.COM

TYSONS CENTRAL
PRINCEDALE DISTRICT
FAIRFAX COUNTY, VIRGINIA

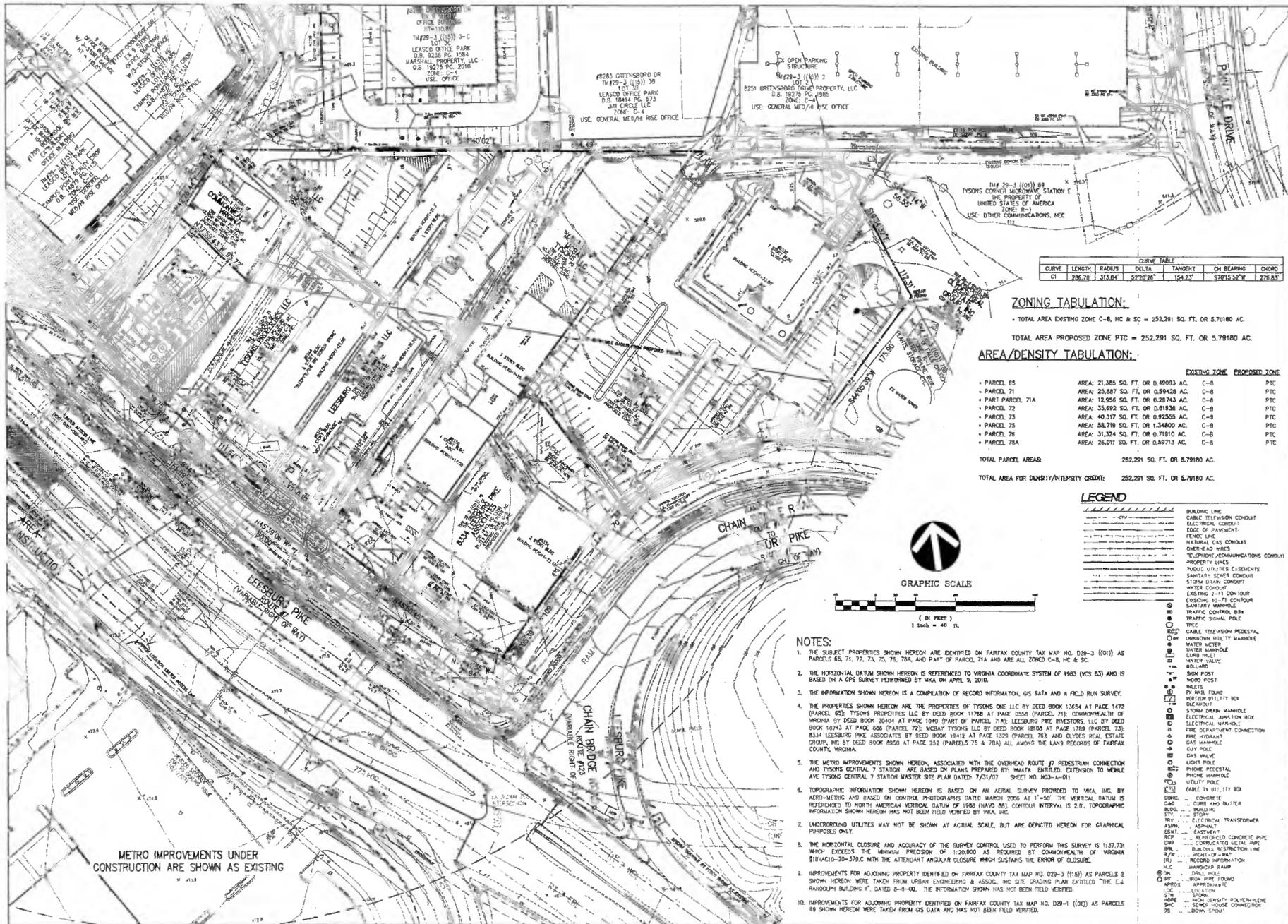
NOTES AND
TABULATIONS



VIA REVISIONS

REV NOVEMBER 11, 2013
REV OCTOBER 28, 2013
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
INSERT AUGUST 21, 2012
REV JUNE 20, 2012
REV MARCH 26, 2012
REV JANUARY 26, 2012
DATE: FEBRUARY 22, 2011

DES: ENG DWN RMC
SCALE: N/A
PROJECT/FILE NO: V7148C
SHEET NO: C-3



VPK INCORPORATED
 9100 ROCKCREEK DRIVE, SUITE 400
 (703) 442-7000 #714 (703) 341-7707
 2025 CENTURY BOUNDARY STATE 400 S. GERMANTOWN, MARYLAND 20874
 (410) 421-1100
 WWW.VPK.COM

**TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

**EXISTING CONDITIONS
 PLAN**



VKA REVISIONS

REV	NO.	DATE	DESCRIPTION
1	1	11/21/11	ISSUE FOR PERMIT
2	2	06/28/13	REVISED TO REFLECT PERMIT
3	3	07/11/13	REVISED TO REFLECT PERMIT
4	4	07/11/13	REVISED TO REFLECT PERMIT
5	5	11/20/13	REVISED TO REFLECT PERMIT
6	6	03/20/14	REVISED TO REFLECT PERMIT
7	7	03/20/14	REVISED TO REFLECT PERMIT
8	8	01/25/14	REVISED TO REFLECT PERMIT

DES: JFA DWN: JAB
 SCALE: 1"=40'
 PROJECT/FILE NO.: 17314N
 SHEET NO.: C-4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	296.70'	315.84'	57.20°26'	154.23'	S70°15'27"W	276.83'

ZONING TABULATION:
 • TOTAL AREA EXISTING ZONE C-8, HC & SQ = 252,291 SQ. FT. OR 5.79180 AC.
 TOTAL AREA PROPOSED ZONE PTC = 252,291 SQ. FT. OR 5.79180 AC.

AREA/DENSITY TABULATION:

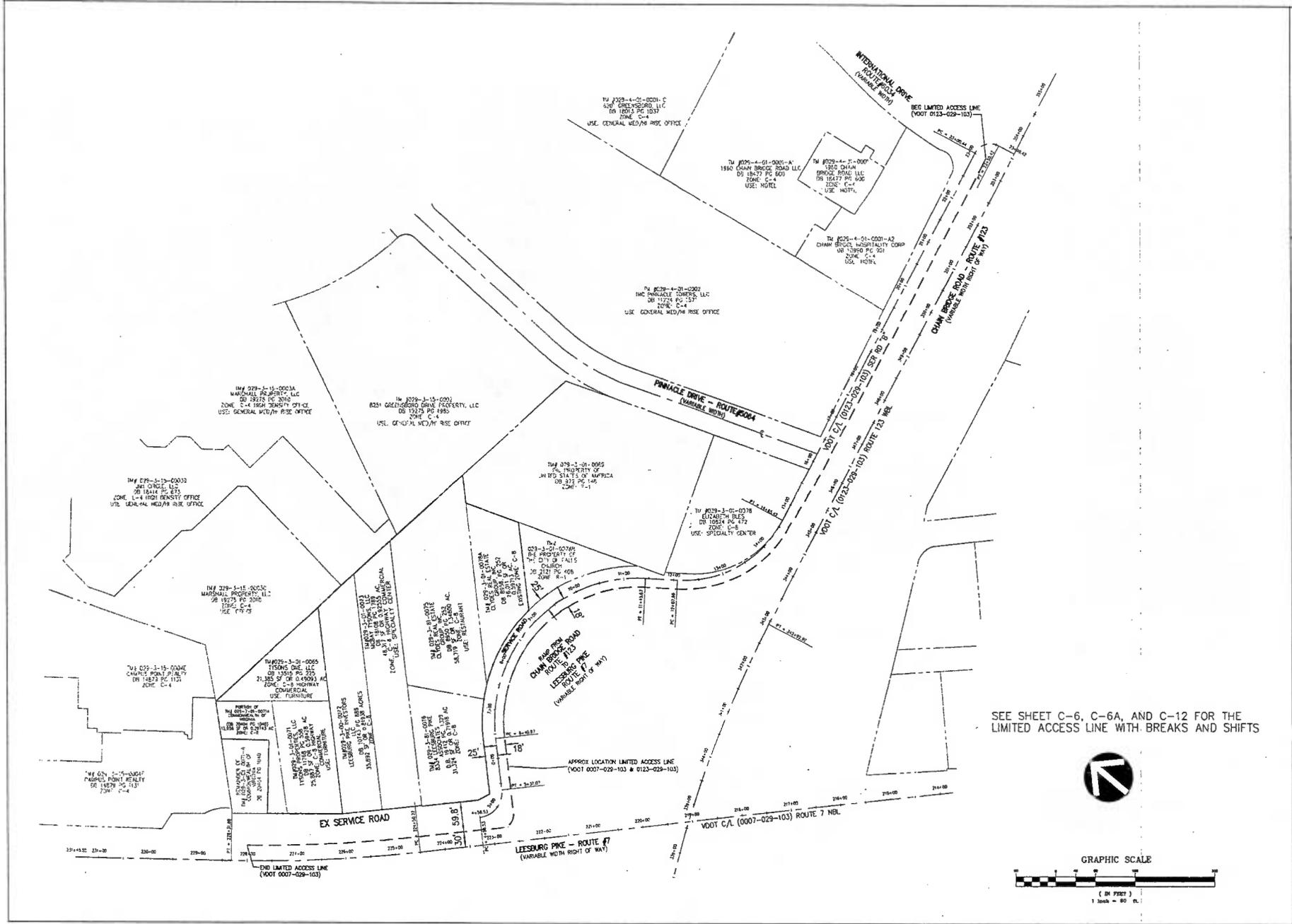
PARCEL	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 65	AREA: 21,385 SQ. FT. OR 0.49093 AC.	C-8	PTC
• PARCEL 71	AREA: 25,607 SQ. FT. OR 0.59428 AC.	C-8	PTC
• PART PARCEL 71A	AREA: 12,856 SQ. FT. OR 0.29713 AC.	C-8	PTC
• PARCEL 72	AREA: 35,692 SQ. FT. OR 0.81938 AC.	C-8	PTC
• PARCEL 73	AREA: 40,317 SQ. FT. OR 0.92555 AC.	C-8	PTC
• PARCEL 75	AREA: 58,719 SQ. FT. OR 1.34000 AC.	C-8	PTC
• PARCEL 76	AREA: 31,324 SQ. FT. OR 0.71810 AC.	C-8	PTC
• PARCEL 78A	AREA: 26,011 SQ. FT. OR 0.59713 AC.	C-8	PTC
TOTAL PARCEL AREAS	252,291 SQ. FT. OR 5.79180 AC.		
TOTAL AREA FOR DENSITY/INTENSITY CREDIT:	252,291 SQ. FT. OR 5.79180 AC.		

LEGEND

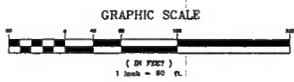
---	BUILDING LINE
---	CABLE TELEVISION CONDUIT
---	ELECTRICAL CONDUIT
---	EDGE OF PAVEMENT
---	FENCE LINE
---	NATURAL GAS CONDUIT
---	OVERHEAD WIRES
---	TELEPHONE COMMUNICATIONS CONDUIT
---	PROPERTY LINES
---	PUBLIC UTILITIES EXISTENTS
---	SANITARY SEWER CONDUIT
---	STORM DRAIN CONDUIT
---	WATER CONDUIT
---	EXISTING 10'-FT. CONTOUR
---	SANITARY MANHOLE
---	TRAFFIC CONTROL BOX
---	TRAFFIC SIGNAL POLE
---	TRUCK
---	CABLE TELEVISION PEDESTAL
---	UNKNOWN UTILITY MANHOLE
---	WATER MANHOLE
---	WATER PILE
---	WATER VALVE
---	WELLDOWN
---	WOOD POST
---	WELLS
---	WELLS
---	VERTICAL UTILITY BOX
---	CLEANOUT
---	STORM DRAIN MANHOLE
---	ELECTRICAL JUNCTION BOX
---	ELECTRICAL MANHOLE
---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT
---	GAS MANHOLE
---	GUY POLE
---	GAS VALVE
---	LIGHT POLE
---	PHONE PEDESTAL
---	PHONE MANHOLE
---	UTILITY POLE
---	CABLE TV UTILITY BOX
---	CONCRETE
---	CURB AND GUTTER
---	DRIVE
---	BUILDING
---	STORY
---	ELECTRICAL TRANSFORMER
---	ADDITIONAL
---	EASTMENT
---	REINFORCED CONCRETE PIPE
---	CAP
---	CORRUGATED METAL PIPE
---	BUILDING RESTRICTION LINE
---	RIGHT-OF-WAY
---	RECORD INFORMATION
---	HANDICAP RAMP
---	IRON PIPE FOUND
---	ADJUSTABLE
---	LOCATION
---	NON PERMANENT
---	NON PERMANENT
---	SEWER HOUSE CONNECTION
---	DOWN SLOPE

- NOTES:**
1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. D29-3 (01) AS PARCELS 65, 71, 72, 73, 75, 76, 78A, AND ARE ALL ZONED C-8, HC & SQ.
 2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VPK ON APRIL 6, 2010.
 3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
 4. THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF TYSONS ONE LLC BY DEED BOOK 13654 AT PAGE 1472 (PARCEL 65); TYSONS PROPERTIES LLC BY DEED BOOK 17968 AT PAGE 2008 (PARCEL 71); COMMONWEALTH OF VIRGINIA BY DEED BOOK 26404 AT PAGE 1040 (PART OF PARCEL 71A); LEESBURG PIKE INVESTORS, LLC BY DEED BOOK 10743 AT PAGE 686 (PARCEL 72); MCKAY TYSONS LLC BY DEED BOOK 18108 AT PAGE 1788 (PARCEL 73); RSM LEESBURG PIKE ASSOCIATES BY DEED BOOK 18413 AT PAGE 1303 (PARCEL 75); AND OZDOR REAL ESTATE GROUP, INC. BY DEED BOOK 8520 AT PAGE 252 (PARCELS 76 & 78A) ALL ALONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 5. THE METRO IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION WERE BASED ON PLANS PREPARED BY MATA ENGINEERS, EXTENSION TO WHELAN AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. M03-A-011.
 6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VPK, INC. BY AEROMETRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2006 AT 1"=50'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS NOT BEEN FIELD VERIFIED BY VPK, INC.
 7. UNDERGROUND UTILITIES MAY NOT BE SHOWN AT ACTUAL SCALE, BUT ARE DEPICTED HEREON FOR GRAPHICAL PURPOSES ONLY.
 8. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:37.73 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 AS REQUIRED BY COMMONWEALTH OF VIRGINIA DIVISION 20-37.2 WITH THE ADJUTANT ANGULAR CLOSURE WHICH EXCEEDS THE ERROR OF CLOSURE.
 9. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. D29-3 (01) AS PARCELS 68 SHOWN HEREON WERE TAKEN FROM URBAN ENGINEERING & ASSOC. INC. SITE GRADING PLAN ENTITLED "THE E.L. RANDOLPH BUILDING II," DATED 8-8-00. THE INFORMATION SHOWN HAS NOT BEEN FIELD VERIFIED.
 10. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. D29-1 (01) AS PARCELS 69 SHOWN HEREON WERE TAKEN FROM GIS DATA AND HAS NOT BEEN FIELD VERIFIED.

**METRO IMPROVEMENTS UNDER
 CONSTRUCTION ARE SHOWN AS EXISTING**



SEE SHEET C-6, C-6A, AND C-12 FOR THE LIMITED ACCESS LINE WITH BREAKS AND SHIFTS



LUPULUS & PLANNERS & LANDSCAPE ARCHITECTS & ENGINEERS & SUSTAINABLE
 WVA INCORPORATED
 6900 OPENING DRIVE SUITE 200 & TYSONS CENTER, WINDY 27157
 (703) 442-7800 & FAX (703) 442-7829
 2025 CENTURY (202) 944-1000 & FAX (202) 944-1024
 WWW.VIVA.ECM

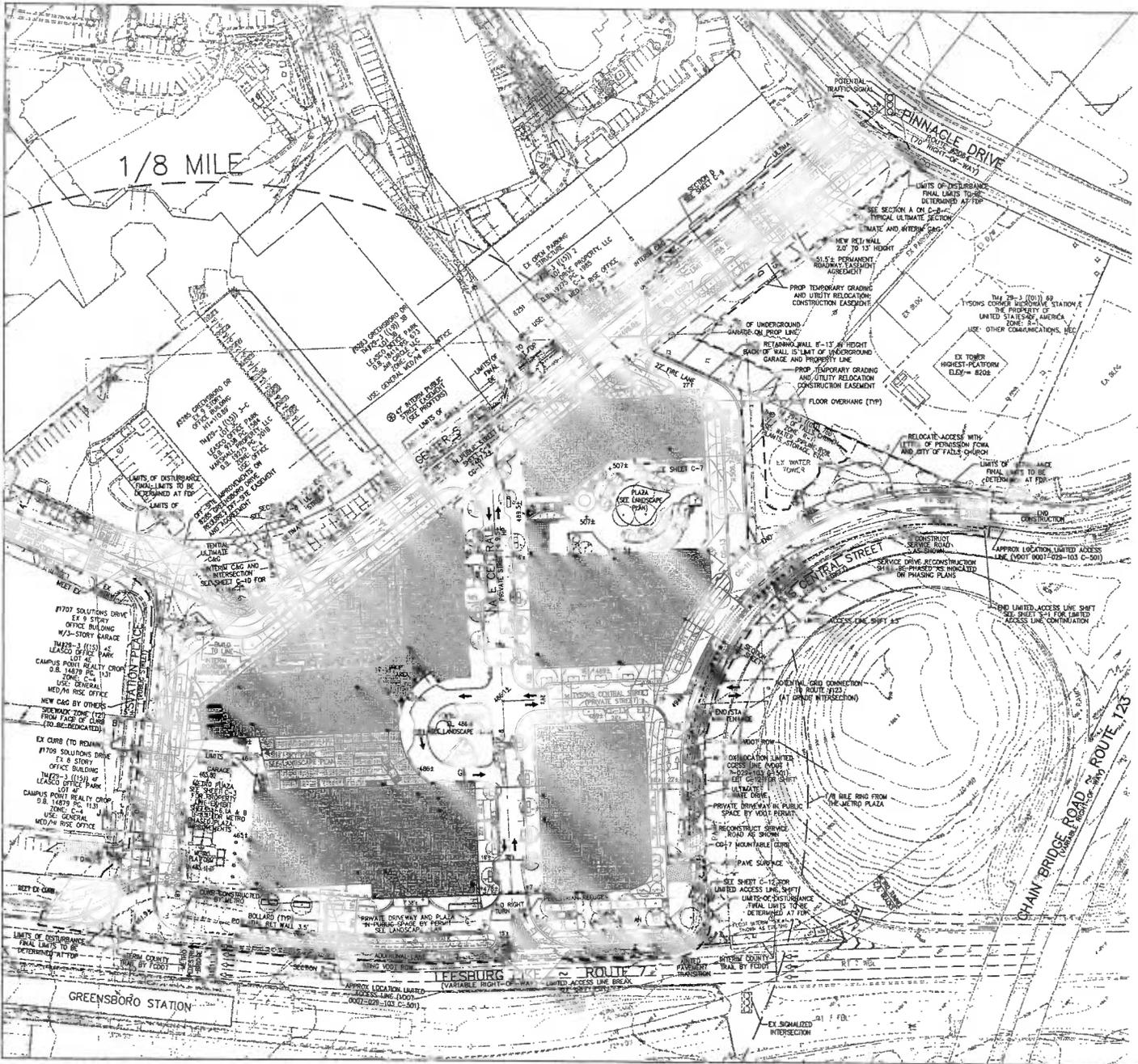
TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LIMITED ACCESS EXHIBIT



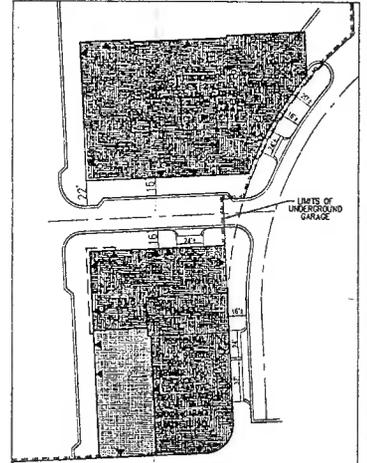
WVA INCORPORATED

REV NOVEMBER 11, 2010	
REV OCTOBER 26, 2010	
REV AUGUST 15, 2010	
REV JULY 10, 2010	
REV MAY 13, 2010	
REV APRIL 15, 2010	
REV MARCH 11, 2010	
REV NOVEMBER 19, 2012	
REV JUNE 20, 2012	
REV FEBRUARY 24, 2016	
DATE: FEBRUARY 22, 2016	
DES. SURV. DWG. LWG.	
SCALE: 1"=80'	
PROJECT/FILE NO. V7148C	
SHEET NO. C-5	



LEGEND:

- ENTRANCE (TYP) [Symbol] DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES
- ENTRANCE (TYP) [Symbol] DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENNHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES
- [Symbol] DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153
- [Symbol] LOADING ENTRANCE
- [Symbol] PARKING ENTRANCE
- [Symbol] TREE PITS
- [Symbol] DENOTES BUILDING ENTRANCE



ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

CIP SHEET NOTES:

- SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
- SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CIP LAYOUT
- SEE SHEET C-8A FOR ALTERNATE MALE CENTRALE AND TYSONS CENTRAL STREET
- SEE SHEET C-8B FOR ALTERNATE CENTER STREET PLAN
- SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS
- SEE SHEET C-8 FOR ULTIMATE TYPICAL STREET SECTIONS
- SEE SHEET C-9 FOR INTERMEDIATE ROAD CROSS-SECTIONS C.D. & J
- SEE SHEET C-13 THRU C-20 FOR SMI PLANS
- SEE SHEET L-11 AND L-12 FOR OPEN SPACE PLAN
- SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN
- SEE SHEET L-4 FOR TYPICAL STREET SECTIONS

VA STATE GRID NORTH (NAD 83)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CONCRETE & PLASTERERS & LANDSCAPE ARCHITECTS & SURVEYORS INC.
VA INCORPORATED
8100 GREENSBORO DRIVE, SUITE 200 • TYSONS CORNER, MARYLAND 22102
20251 CENTURY BUCKLEWAY SUITE 400 • COMMERCEVILLE, MARYLAND 20814
(301) 884-1100 • FAX (301) 884-2332
WWW.VI.A.COM

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

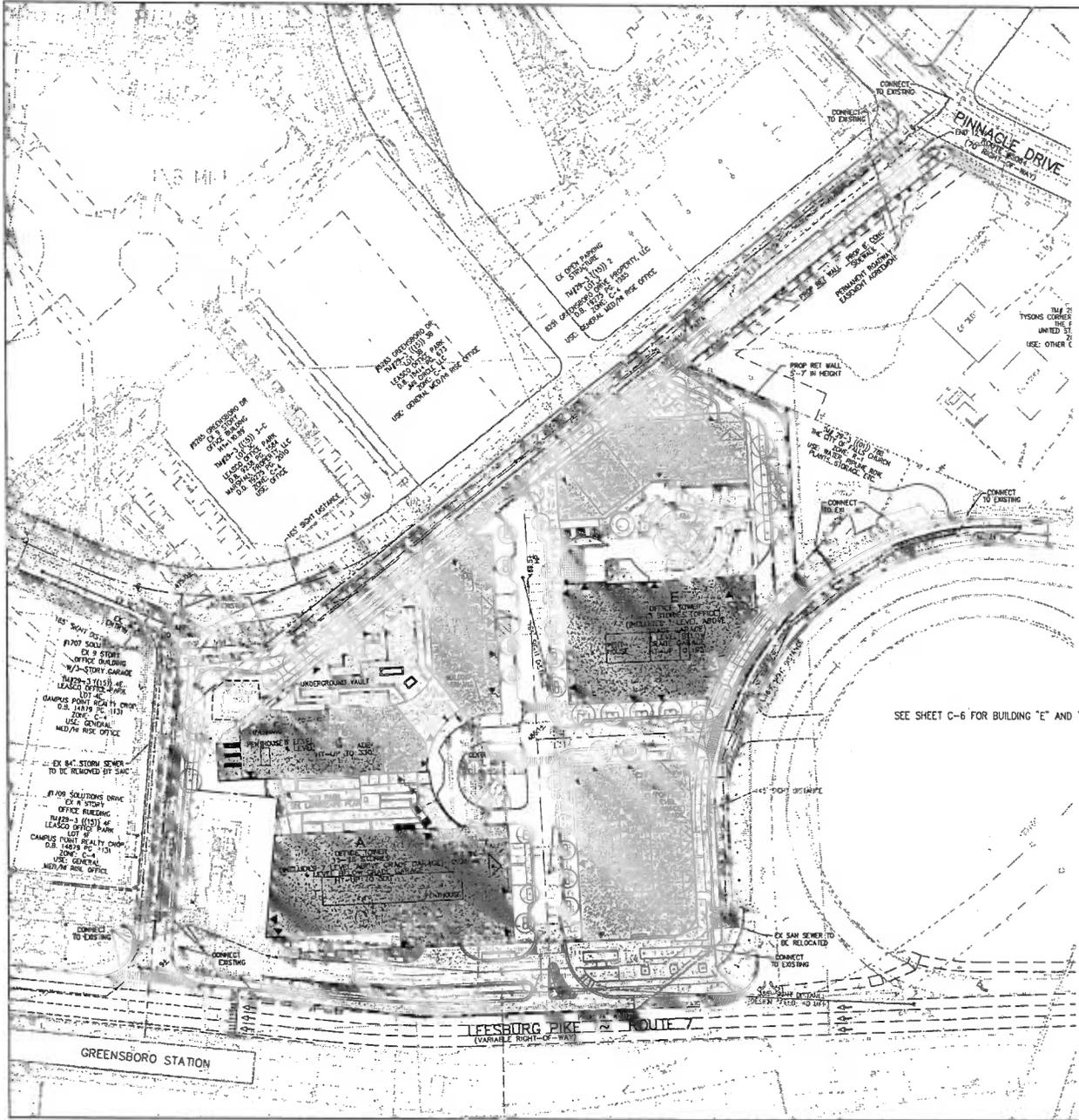
CONCEPTUAL DEVELOPMENT PLAN



VIKA REVISIONS

REV	DESCRIPTION	DATE
1	REV PROVISIONAL PL 2013	OCTOBER 26, 2013
2	REV AUGUST 16, 2013	AUGUST 16, 2013
3	REV JULY 16, 2013	JULY 16, 2013
4	REV MAY 15, 2013	MAY 15, 2013
5	REV APRIL 16, 2013	APRIL 16, 2013
6	REV MARCH 11, 2013	MARCH 11, 2013
7	REV FEBRUARY 18, 2012	FEBRUARY 18, 2012
8	REV JUNE 26, 2012	JUNE 26, 2012
9	REV MARCH 26, 2012	MARCH 26, 2012
10	REV JANUARY 29, 2007	JANUARY 29, 2007

DES: JFA DIM: RMC
SCALE: 1"=50'
PROJECT/FILE NO: 17148C
SHEET NO: C-6



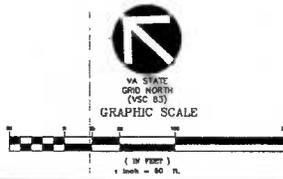
LEGEND

WATER	- BLUE
STORM SEWER	- GREEN
SANITARY SEWER	- BROWN
ELECTRIC	- ORANGE
GAS	- RED
SIGHT DISTANCE	- PINK
STREET TREES	- ○

SEE SHEET C-6 FOR BUILDING "E" AND "F" ALTERNATIVE LAYOUTS

NOTE: POWER VAULTS ARE SHOWN IN PROPOSED LOCATIONS. DUCT BANK ALIGNMENT HAS NOT BEEN DETERMINED AT THIS POINT. ALL OTHER DRY UTILITIES WILL RUN PARALLEL TO POWER DUCT BANK IN SAME TRENCH.

- DENOTES TYPICAL UNDERGROUND DOMINION VIRGINIA POWER VAULT

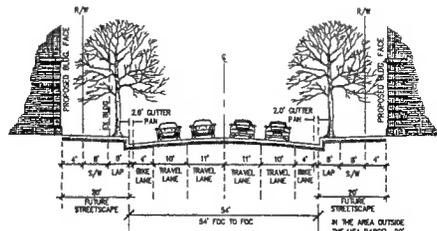


TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL DRAWING
AND UTILITY PLAN

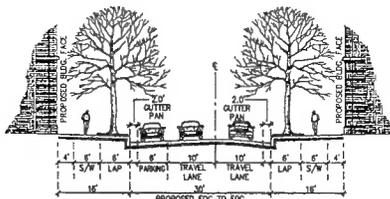
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REV AUGUST 15, 2013	REV JULY 10, 2013
REV MAY 13, 2013	REV APRIL 18, 2013
REV MARCH 11, 2013	REV FEBRUARY 16, 2013
REV JUNE 15, 2012	
REV JANUARY 23, 2012	
DES. JFA	DWN. RUC

PROJECT/FILE NO. V7148C
SHEET NO. C-7

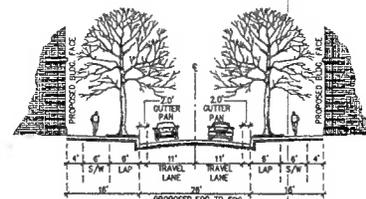


COLLECTOR
ULTIMATE SECTION
CENTER STREET
(PUBLIC STREET)
SECTION A

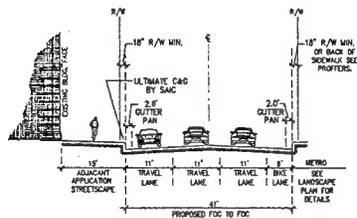
SEE SECTIONS "C" AND "D" SHEET C-7 FOR INTERIM SECTION.



LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PRIVATE STREET)
SECTION E

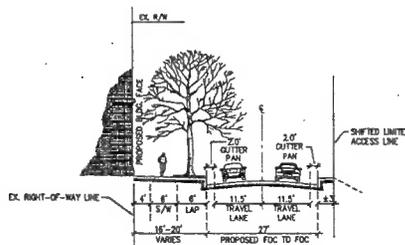


LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION G

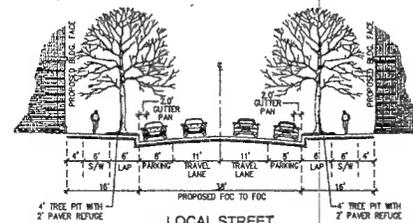


COLLECTOR
ULTIMATE SECTION
STATION PLACE
(PUBLIC STREET)
SECTION B

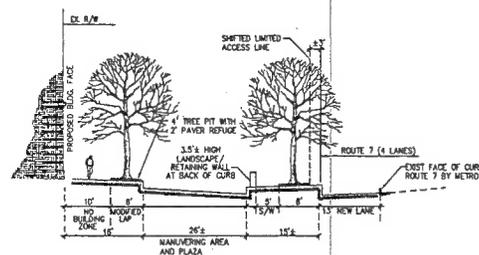
SEE SECTION "F" SHEET C-7 FOR INTERIM SECTION.



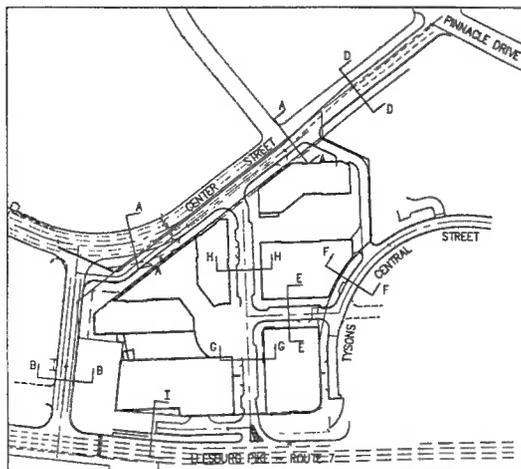
LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PUBLIC STREET)
SECTION F



LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION H



BOULEVARD
ULTIMATE SECTION
LEESBURG PIKE-ROUTE 7
(PUBLIC STREET)
SECTION I



SECTION NOTES:

1. RIGHT-OF-WAY MAY BE MINIMUM 18" FROM FACE OF CURB SEE PROFFERS
2. LAP - LANDSCAPE AMENITY PANEL INCLUDING 2 FOOT REFUGE IN STREET PARKING AREAS.
3. SEE SHEET C-9 FOR INTERIM SECTIONS C, D & J.
4. SEE SHEET C-12 FOR LIMITED ACCESS LIMITS.

DESIGNER & PLANNING & LANDSCAPE ARCHITECTS & ARCHITECTS
V.A. INCORPORATED
4180 GREENWOOD DRIVE, SUITE 200 & 1700B CORNERS, WINDHAM, VIRGINIA 22190
(703) 440-1600 & FAX (703) 441-2399
2020 CONCEPT (803) 944-1100 & FAX (803) 944-2381
WWW.VAIA.COM

TYSONS CENTRAL
PROVIDENCE DISTRICT
FARRAX COUNTY, VIRGINIA

ULTIMATE TYPICAL
STREET SECTIONS



VKA REVISIONS

REV	NOVEMBER 11, 2013
REV	OCTOBER 26, 2013
REV	APRIL 16, 2013
REV	MARCH 11, 2013
REV	MARCH 30, 2012
REV	JANUARY 26, 2012

DES.	JFA	DWN.	RMG
SCALE:	N.T.S.		
PROJECT FILE NO.	V7148C		
SHEET NO.	C-B		

May 13, 2013
 Mr. Michael Kuyper, Director UPMED
 Forest Conservation Branch, DPWDC
 Department of Public Works and Environmental Services
 Local Development Services, Urban Forest Management Division
 1700 Commonwealth Parkway, Suite 510
 Fairfax, Virginia 22030-5533

RE: Tyson's Central
 Final Development Plan (FDP)
 Tree Preservation Targeted Assessment
 and Final Report
 FPM No. 12-0506.4

Dear Mr. Kuyper:
 This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. On June 23, 2010 the Fairfax County Board of Supervisors adopted the new zoning ordinance for Tyson's Central, the TPT District, Planned Tyson's Central Urban District. The above referenced site, Tyson's Central, is located in this TPT District and is associated with the existing Conceptual Landscape Plan (CLP) shown on site plan 12-0506.1-01-000. This deviation is requested to allow the site to be developed under the following tree preservation conditions as required in the Fairfax County Public Facilities Manual (PFM), Title 51A:

- 12-0506.1A(1) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.
- 12-0506.1A(2) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

The actual standing tree canopy is 43,412 SF. A significant portion of the existing vegetation on site has been removed in the development of the subject site. However, there is also a portion of the vegetation that is present on site that was not removed during site development. This site will be used for all existing features. The development will include major features of the urban infrastructure, the street grid, both on and off site, as well as many other components such as building type and use, active and passive recreation and other infrastructure improvements.

The basis for this deviation is warranted as a result of the site's unique geometry within this portion of the Tyson's Central Urban District. While the result of the development of this site will meet the TPT requirements, the site requires a tree canopy of 25,279 SF. With this FDP, the landscape plan options are included both of which provide a tree canopy of 31,853 SF which exceeds the canopy required. Option 1 provides 31,853 SF of tree canopy and Option 2 provides 31,853 SF of tree canopy. For reference, these proposed trees within the right-of-way have been included in the canopy calculation. It should be noted that in the preferred alternative with this plan (Option 1) (12-0111-00-000)

12-0506.1A(3) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(4) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

The actual standing tree canopy is 43,412 SF. A significant portion of the existing vegetation on site has been removed in the development of the subject site. However, there is also a portion of the vegetation that is present on site that was not removed during site development. This site will be used for all existing features. The development will include major features of the urban infrastructure, the street grid, both on and off site, as well as many other components such as building type and use, active and passive recreation and other infrastructure improvements.

The basis for this deviation is warranted as a result of the site's unique geometry within this portion of the Tyson's Central Urban District. While the result of the development of this site will meet the TPT requirements, the site requires a tree canopy of 25,279 SF. With this FDP, the landscape plan options are included both of which provide a tree canopy of 31,853 SF which exceeds the canopy required. Option 1 provides 31,853 SF of tree canopy and Option 2 provides 31,853 SF of tree canopy. For reference, these proposed trees within the right-of-way have been included in the canopy calculation. It should be noted that in the preferred alternative with this plan (Option 1) (12-0111-00-000)

12-0506.1A(5) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(6) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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12-0506.1A(7) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(8) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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12-0506.1A(9) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(10) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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12-0506.1A(11) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(12) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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12-0506.1A(13) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(14) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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12-0506.1A(15) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(16) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

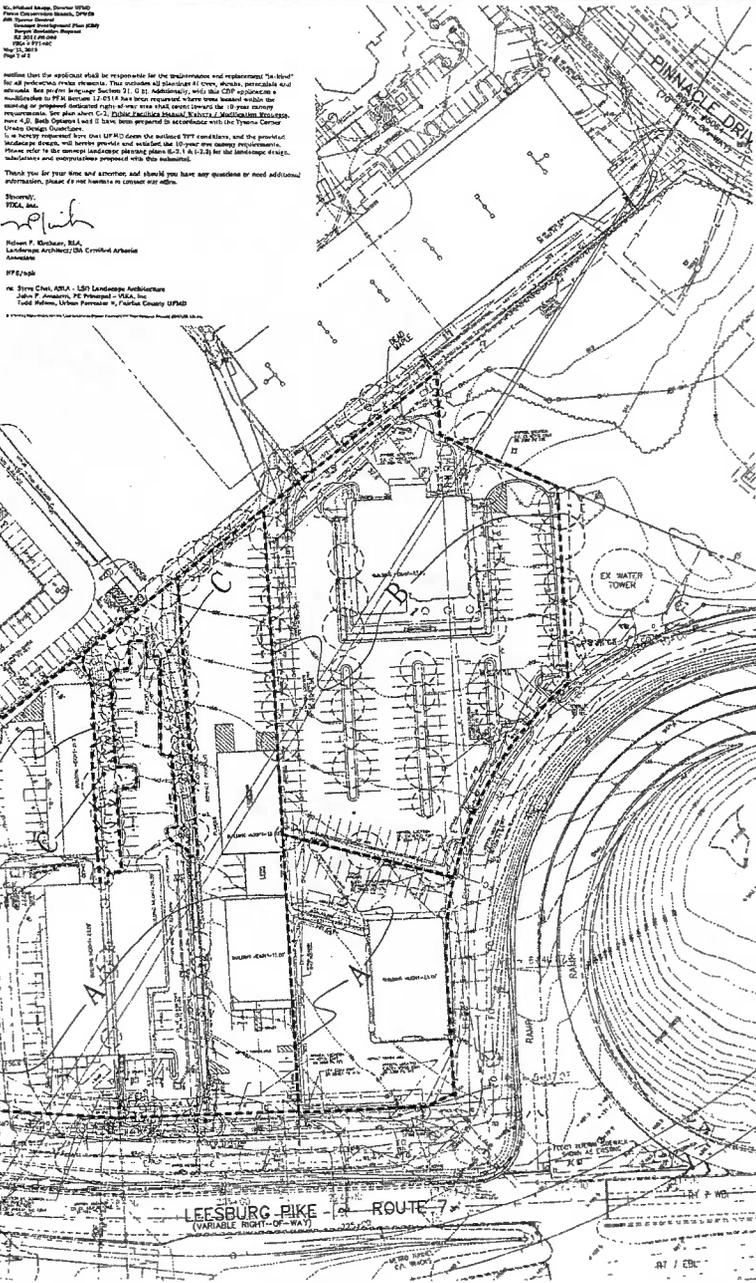
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12-0506.1A(17) - where meeting the Tree Preservation Target would preclude the development of uses as detailed otherwise allowed by the Zoning Ordinance.

12-0506.1A(18) - where an alternative structure could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent that such trees would not likely survive as a healthy and structurally sound manner if a minimum of 10-year tree canopy is maintained within the project site and the site and forested areas provided in PFM 12-0506.4(12-0506.4).

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- EXISTING VEGETATION COVER TYPES**
- "A" PRIMARY COVER**
 Eurythmum obtusum-Burning Bush
 Ilex opaca-American Holly
 Nandina domestica-Nandina
 Lagerströmia-Crotonmistle
 Pinus strobus-Eastern White Pine
 Pinus thunbergii-Japanese Black Pine
 Tilia cordata-Lilifolia Linden
- "B" PRIMARY COVER**
 Acer rubrum-Red Maple
 Morus alba-White Mulberry
- "C" PRIMARY COVER**
 Acer rubrum-Red Maple
 Ilex opaca-American Holly
 Liriodendron tulipifera-Yellow Poplar
 Pinus strobus-Eastern White Pine
 Pinus thunbergii-Japanese Black Pine
 Quercus monticola-Overstory Oak
 Robinia pseudoacacia-Black locust
 Prunus serotina-Black Cherry
- "D" PRIMARY COVER**
 No canopy vegetation

TYSON'S CENTRAL EXISTING VEGETATION SUMMARY

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	125,367.43 SF (2,878.0 AC)	FAIR	SEE COVER TYPE TABLE	DEVELOPED RETAIL WITH SURFACE PARKING AND NO INTERIOR PARKING LOT LANDSCAPING.
"B"	DEVELOPED/ MAINTAINED	N/A	84,783.84 SF (1,946.4 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED RESTAURANT SITE WITH SURFACE PARKING AND INTERIOR PARKING LOT LANDSCAPING.
"C"	DEVELOPED W/ UPLAND FOREST REMNANT	SUB-CLIMAX	10,815.73 SF (0.2483 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA WITH DECIDUOUS AND CONIFER TREES.
"D"	EX DEVELOPMENT HAS BEEN RAZED, NO VEGETATION.	N/A	31,324.00 SF (0.7191 AC)	GOOD	SEE COVER TYPE TABLE	NO CANOPY VEGETATION.
TOTAL AREA			252,291.00 SF (5.7918 AC)			

EVM NARRATIVE
 THE SUBJECT SITE HAS BEEN DEVELOPED AS RETAIL, COMMERCIAL AND RESTAURANT. THERE ARE CULTIVARS ON THIS DEVELOPED PROPERTY THAT ARE PLANTED LANDSCAPE. REMNANT VEGETATION FROM THE TIME OF DEVELOPMENT AND VOLUNTEER PLANT GERMINATIONS THAT THRIVED INTO SEMI-MATURE VEGETATION.

COVER TYPE-A. THIS AREA HAS BEEN DEVELOPED AS RESTAURANT/COMMERCIAL WITH SURFACE PARKING COMPOUND. THE PARKING COMPOUND HAS INTERIOR AND PERIPHERAL PARKING LANDSCAPING. ALL THE DECIDUOUS TREES PLANTED ARE OF ONE GENUS/SPECIES (LINDEN), FROM A BIOTIC STAND POINT, BECAUSE ALL THESE TREES ARE OF ONE SPECIES, THIS CAN BE PROBLEMATIC SHOULD THERE BE A DISEASE OR PEST PROBLEM. THE AGE CLASS IS SEMI-MATURE. GENERALLY THIS VEGETATION IS OF GOOD TO FAIR HEALTH. THIS VEGETATION APPEARS TO HAVE AN MODERATE LEVEL OF MAINTENANCE. THIS VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE-B. THIS AREA HAS BEEN DEVELOPED AS RETAIL, COMMERCIAL, APPROXIMATELY 85% (+/-) OF THIS AREA IS IMPERVIOUS WITH NO SIGNIFICANT VEGETATION. THE VEGETATION THAT IS WITHIN THIS AREA IS PLANTED LANDSCAPE (MAPLE) WITH SOME VOLUNTEER OBTAINED VEGETATION (MAPLE, LOCUST, MULBERRY). THE AGE CLASS IS SUB TO SEMI-MATURE. IT DOES NOT APPEAR THAT THIS VEGETATION IS REGULARLY MAINTAINED. THE GENERAL HEALTH CONDITION OF THIS VEGETATION IS FAIR TO GOOD. HOWEVER, THIS VEGETATION SHOWS AVERAGE TO BELOW AVERAGE VIGOR AND VITALITY. THE VEGETATION IN THIS AREA SHOULD NOT BE CONSIDERED FOR PRESERVATION.

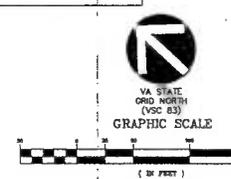
COVER TYPE-C. THIS ENTIRE AREA IS VEGETATED AND PERVIOUS. A PORTION OF THIS VEGETATION APPEARS TO HAVE BEEN INSTALLED AT THE TIME THE SITE WAS DEVELOPED (JAPANESE BLACK PINE, MAPLE, HOLLY). HOWEVER, THE MAJOR PORTION OF THIS AREA APPEARS TO BE REMNANT OR VOLUNTEER VEGETATION (LOCUST, OAK, MAPLE, BLACK CHERRY). THERE IS AN EXTENSIVE AMOUNT OF INVASIVE ENGLISH IVY THAT IS ROOTED THROUGH A LARGE PORTION OF THIS AREA. THIS IVY IS EMBEDDED AT THE EXISTING GROUND PLANE. ON A NUMBER OF THE EXISTING TRUNK STEMS AND THROUGH TREE CANOPIES. THE GENERAL HEALTH CONDITION OBSERVED WAS FAIR TO GOOD. OVERALL THE TREES IN THIS AREA SHOWED GOOD COLOR AND VIGOR. HOWEVER, THE ON-SITE SAMPLING OF THE CONDITION, STRUCTURE AND TYPE OF VEGETATION OBSERVED IN THIS AREA DOES INDICATE THAT THIS VEGETATION SHOULD BE CONSIDERED FOR PRESERVATION.

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12-0506.4.

Table 12.3: Tree Preservation Target Calculations and Statement

		May 13, 2013
A. Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF)	43,412 see § 12-0506.4
B	Percentage of gross site area covered by existing tree canopy =	17.21%
C	Percentage of 10-year tree canopy required for site =	109% see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	No Provide Yes or No
G	If no for line 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 § 12-0506.4 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met.	C-117 Provide sheet number, see § 12-0506.3(A)(1)
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0506.4	YES see § 12-0506.4
Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10		

NOTE:
 FOR PFM WAIVERS / MODIFICATIONS
 REQUESTS SEE SHEET C-2.



PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
 CERTIFIED ARBORIST NO. MA-4720AM
 APRIL 17, 2013

TYSON'S CENTRAL VEGETATION MAP AND CALCULATIONS

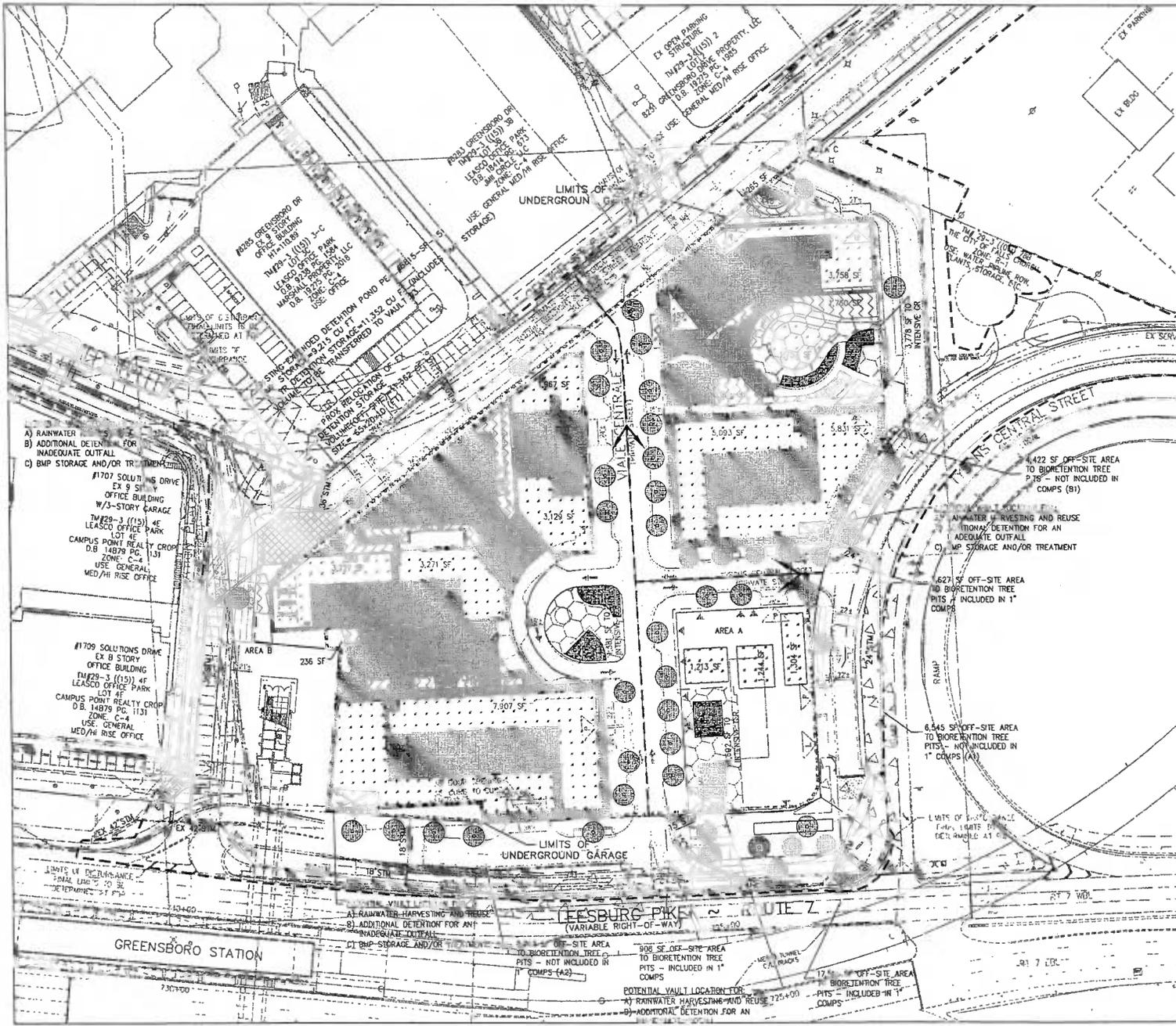
COMMUNITY OF PROFESSIONAL PLANNERS & ARCHITECTS & INTERIORS & RESTAURANT DESIGN

VA. LICENSED PROFESSIONAL ARCHITECT NO. 11447
 1/13

VKA REVISIONS

REV NOVEMBER 11, 2013	REV NOVEMBER 26, 2013
REV JULY 16, 2013	REV MAY 13, 2013
REV APRIL 16, 2013	REV MARCH 11, 2013
REV NOVEMBER 19, 2012	REV JUNE 25, 2013
REV MARCH 30, 2012	

DES. JFA DWN RMC
 SCALE: 1"=30'
 PROJECT/FILE NO. V7140C
 SHEET NO. C-11



- A) RAINWATER
- B) ADDITIONAL DETENTION FOR INADEQUATE OUTFALL
- C) BMP STORAGE AND/OR TREATMENT

#1707 SOLUTIONS DRIVE
EX B STORY
OFFICE BUILDING
W/3-STORY GARAGE
TM29-3 (115) 4E
LEASCO OFFICE PARK
LOT 4E
CAMPUS POINT REALTY CROP
D.B. 14879 PG. 1131
ZONE: C-4
USE: GENERAL
MED/HI RISE OFFICE

#1709 SOLUTIONS DRIVE
EX B STORY
OFFICE BUILDING
TM29-3 (115) 4E
LEASCO OFFICE PARK
LOT 4E
CAMPUS POINT REALTY CROP
D.B. 14879 PG. 1131
ZONE: C-4
USE: GENERAL
MED/HI RISE OFFICE

A) RAINWATER HARVESTING AND REUSE
B) ADDITIONAL DETENTION FOR AN INADEQUATE OUTFALL
C) BMP STORAGE AND/OR TREATMENT

OFF-SITE AREA TO BIORETENTION TREE PITS - NOT INCLUDED IN COMPS (A2)

906 SF OFF-SITE AREA TO BIORETENTION TREE PITS - INCLUDED IN 1" COMPS

POTENTIAL VAULT LOCATION FOR

A) RAINWATER HARVESTING AND REUSE 725+00

B) ADDITIONAL DETENTION FOR AN

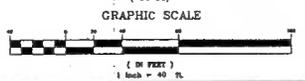
4,422 SF OFF-SITE AREA TO BIORETENTION TREE PITS - NOT INCLUDED IN COMPS (B1)

627 SF OFF-SITE AREA TO BIORETENTION TREE PITS - INCLUDED IN 1" COMPS

6,545 SF OFF-SITE AREA TO BIORETENTION TREE PITS - NOT INCLUDED IN 1" COMPS (A1)

NOTE:
GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.

- LEGEND**
- SITE OVERALL DRAINAGE DIVIDE
 - AREA CAPTURED BY GREEN ROOF
 - POTENTIAL OFF-SITE DRAINAGE AREA TO BIORETENTION - NOT IN COMPS
 - BIO-RETENTION DRAINAGE AREA (OFF-SITE AREA INCLUDED IN COMPS)
 - APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
 - AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
 - AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
 - ROOF TOP DISCONNECT TO STORMWATER PLANTERS
 - STORM WATER PLANTERS
 - INTENSIVE GREEN ROOF NON-VEGETATED DRAINAGE AREA



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WVA, INCORPORATED
8180 CRENSHAW DRIVE, SUITE 200 • FRODO'S CORNER, WRESTON, VA 22092
10200 CENTREVILLE ROAD, SUITE 402 • DOWNTOWN, FARMAN, VA 22024
(703) 914-1000 FAX (703) 914-1282
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TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL STORMWATER
MANAGEMENT PLAN



VKA REVISIONS

REV	DATE	DESCRIPTION
1	NOVEMBER 11, 2013	ISSUE FOR PERMIT
2	OCTOBER 26, 2013	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS	
4	REVISED FOR COMMENTS	
5	REVISED FOR COMMENTS	
6	REVISED FOR COMMENTS	
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100	REVISED FOR COMMENTS	

DES. #A DWN. DRW.

SCALE: 1"=40'

PROJECT/FILE NO. V7148C

SHEET NO. C-13



VIKA REVISIONS

REV	NO.	DATE	DESCRIPTION
REV	1	11/13/13	REVISED TO 11/13/13
REV	2	11/13/13	REVISED TO 11/13/13
REV	3	11/13/13	REVISED TO 11/13/13
REV	4	11/13/13	REVISED TO 11/13/13
REV	5	11/13/13	REVISED TO 11/13/13
REV	6	11/13/13	REVISED TO 11/13/13
REV	7	11/13/13	REVISED TO 11/13/13
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REV	28	11/13/13	REVISED TO 11/13/13
REV	29	11/13/13	REVISED TO 11/13/13
REV	30	11/13/13	REVISED TO 11/13/13
DES.	BC	DWN.	BC
SCALE:	N/A		
PROJECT/FILE NO.	V7148C		
SHEET NO.	C-14		

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET
 Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Bota Version 4-18-2012

Site Name: MVC - CDP
 Description: Mixed Use

Post-Development Land Cover: data input cells highlighted in yellow

APPLICATION OVERALL SWM COMPUTATIONS – ADDITIONAL RETENTION (OFF-SITE AND LARGER STORMS)

CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL. PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
TOTAL RUNOFF REDUCTION REQUIRED	21,054	CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)			
TOTAL RUNOFF REDUCTION PROVIDED	21,051	CFT				
RAINFALL DEPTH RETAINED ONSITE	1.00	IN				
SITE AREA	5.80					

CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL. PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.00	0.65	3737	3530	1.47	1772
INTENSIVE GREEN ROOF	0.28	0.95	962	2098	2.18	1136
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0
BIORETENTION (TREES)	2.46	0.95	8477	13640	1.63	5363
DISCONNECTION TO SWM PLANTER	1.08	0.95	3634	9232	2.34	5596
RAINFALL NOT CONVERTED TO RUNOFF	0.00	0.95	0	0	0.00	0
TOTAL						

PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER I CONTROLS
EXTENSIVE GREEN ROOF	0.18 IN	TIER I CONTROLS 8.73"
INTENSIVE GREEN ROOF (Vegetative areas)	0.03 IN	
PERMEABLE PAVEMENT	0.00 IN	
BIORETENTION (TREES)	0.41 IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.04 IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.00 IN	TIER III Controls 8.28"
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.26 IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.02 IN	
TOTAL	1.80 IN	

BLOCK	INCHES RETAINED
A	1.00
B	1.00
C	1.00

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)					0.00
Impervious Cover (acres)			0.77	0.77	0.77
Total					0.77

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)			0.04	0.04	0.04
Impervious Cover (acres)			2.84	2.84	2.84
Total					2.88

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)			0.02	0.02	0.02
Impervious Cover (acres)			2.13	2.13	2.13
Total					2.16

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)					0.00
Impervious Cover (acres)					0.00
Total					0.00

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)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Rv Coefficients

Land Cover Type *	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	0.85	0.85	0.93	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)	0.06
Weighted Rv (turf)	0.25
% Managed Turf	1%
Impervious Cover (acres)	5.74
Rv (impervious)	0.95
% Impervious	99%
Total Site Area (acres)	5.80
Site Rv	0.94

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	21,054
Volume Not Converted to Runoff (cf)	1,206
1-inch Runoff Volume for entire site (cf)	19,848

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	19,849
Runoff Reduction Volume Achieved (cf)	19,796
Total Runoff Volume Retained (cf)	2,100
Total Area of Site Captured in a BMP (acres)	5.78

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	100%
Rainfall Depth Retained Onsite (inch)	1.00 WITH OFF-SITE CREDITS

LEED CREDIT 6.1 COMPLIANCE

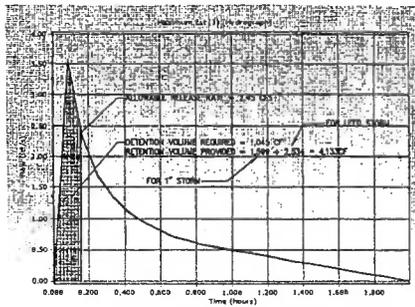
PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details									
ID	IS		Notes						
Label	NVC DETENTION		2YR DETENTION VOLUME REQUIRED = 1,045 CF						
Detention Storage Estimates -- Target Peak Outflow Rate									
Storm	Peak In (cfs)	Target Peak Out (cfs)	Volume (cu ft)	Duration (hrs)	Peak In (cfs)	Target Peak Out (cfs)	Volume (cu ft)	Duration (hrs)	Total (cu ft)
10	3.27	2.45	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2	4.36	4.37	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Calculation Time Ranges									
Storm	Lower (hrs)	Upper (hrs)	Volume (cu ft)	Duration (hrs)	Storm	Lower (hrs)	Upper (hrs)	Volume (cu ft)	Duration (hrs)
10	0.000	0.100	0.000	0.100	0.000	0.100	0.000	0.100	0.000
2	0.000	0.100	0.000	0.100	0.000	0.100	0.000	0.100	0.000

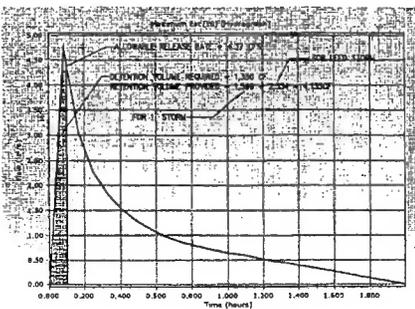
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 4,133 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 5,506 CF -- 4,133 CF = 1,373 CF < 75% OF EX VOLUME
 2YR STORM: 8,848 CF -- 4,133 CF = 2,715 CF < 75% OF EX VOLUME

EXISTING CONDITIONS

Project: NVC REZONING
 County: FAIRFAX
 Subtitle: DRAINAGE AREA A

Drainage Area: 1.77 Acres
 Runoff Curve Number: 1.90
 Time of Concentration: 0.10 Hours
 Rainfall Type: II
 Pond and Swamp Area: NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
In/P Ratio	0.08	0.05	0.04
Used	0.20	0.10	0.20
Runoff (in)	1.71	2.17	4.07
Unit Peak Discharge (cfs/acre/in)	11,578	11,578	11,518
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	2	7	5

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 0.77 AC X 1.71 (IN) X 1.71/12IN X 43,560 SF = 4,780 CF
 2YR STORM: 0.77 AC X 2.17 (IN) X 1.71/12IN X 43,560 SF = 6,065 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%. A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET.

1YR STORM: 4,780 CF X 75% = 3,585 CF
 2YR STORM: 6,065 CF X 75% = 4,549 CF

PROPOSED CONDITIONS

Project: NVC REZONING
 County: FAIRFAX
 Subtitle: DRAINAGE AREA A

Drainage Area: 1.77 Acres
 Runoff Curve Number: 0.97
 Time of Concentration: 0.13 Hours
 Rainfall Type: II
 Pond and Swamp Area: NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
In/P Ratio	0.06	0.05	0.03
Used	0.20	0.10	0.10
Runoff (in)	1.97	2.45	3.19
Unit Peak Discharge (cfs/acre/in)	11,578	11,518	11,118
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	2	7	3

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 0.77 AC X 1.97 (IN) X 1.71/12IN X 43,560 SF = 5,506 CF
 2YR STORM: 0.77 AC X 2.45 (IN) X 1.71/12IN X 43,560 SF = 8,848 CF

STORAGE PROVIDED BY PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL. PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME
EXTENSIVE GREEN ROOF	0.00	0.95	298	613	2.06	315
INTENSIVE GREEN ROOF	0.00	0.95	298	308	1.00	240
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0
BIORETENTION (TREES)	0.48	0.95	187	4887	2.02	3214
DISCONNECTION TO SWM PLANTER	0.00	0.95	0	0	0.00	0
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0
TOTAL EXCESS VOL.						3771

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'-BUILDING E

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

Site Name: NVC - CDP

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	0.00	0.77	0.77
Impervious Cover	0.00	0.00	0.00	0.77	0.77
D.A. Total (acres)					0.77

Rv (urb) 0.00
 Rv (impervious) 0.95
 Runoff from 1" Rainfall (cf) = 2,885

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 (cf)	Description of Credit	%	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Surface Area of Practice (sf)	Storage Vol Provided by Practice (cf)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Vegetated Roof	Intensive and Extensive (1.5" depth and 0.30 porosity; 1"12" depth and 0.30 porosity)	0.20	N/A	700	Subtract 100% of provided storage vol	100%	N/A	700	N/A	7,145	700	0	D
Bioswallow - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetcape & road)	0.57	0.00	1,858	Subtract 100% of provided storage vol	100%	0	1,858	N/A	4,887	1,858	0	D
Totals:		0.77	0.00	2,558				2,558					

Total Drainage Area Treated (acres): 0.77

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,885

ALLOWABLE RELEASE RATE
 PER LEED CREDIT 6.1 - FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2 YEAR RELEASE RATE = 3.27 CFS

75% OF EXISTING RELEASE RATE = 3.27 X 75% = 2.45 CFS 2YR ALLOWABLE RELEASE RATE
 4.37 CFS 10YR ALLOWABLE RELEASE RATE

DRAINAGE AREA 'A'

THOMPSON & PARRISH & ASSOCIATES ARCHITECTS & ENGINEERS
 1000 GREENWOOD DRIVE, SUITE 200 • FARMERS CONVENT, VIRGINIA 22109
 (703) 442-1000 • FAX (703) 761-2380
 JOHN C. HANLEY (LIC) 199-1008 • J. J. COOPER (LIC) 199-1009
 WWW.TPA-VA.COM

TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER
 MANAGEMENT
 COMPUTATIONS



REV	DATE	DESCRIPTION
1	APR 11, 2012	ISSUE FOR PERMIT
2	MAY 11, 2012	REVISED
3	MARCH 11, 2013	REVISED
4	NOVEMBER 19, 2012	REVISED
5	APRIL 20, 2012	REVISED
6	APRIL 30, 2012	REVISED
7	MAY 23, 2012	REVISED
8	JULY 22, 2011	REVISED

DES: BC DWN: BC
 SCALE: N/A
 PROJECT/FILE NO.: V7148C
 SHEET NO.: C-16

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: NVC DETENTION

Element Details		Notes	
ID	IS		
Lead	NVC DETENTION		

2YR DETENTION VOLUME REQUIRED = 3,790 CF

Detention Storage Estimate -- Target Peak Outflow Rate

Return Time (hr)	Peak Flow (cfs)	Target Peak Flow (cfs)	Lower Limit (cfs)	Upper Limit (cfs)	Total Volume (cu ft)
2	9.96	6.71	0.04	0.04	0.03
10	13.29	11.72	0.02	0.02	0.001

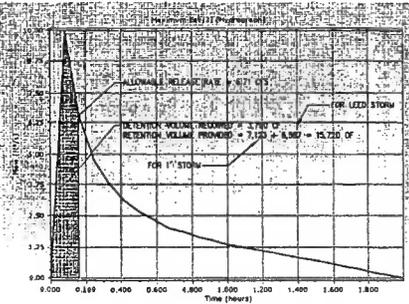
Calculation Time Ranges

Return Time (hr)	Lower Limit (cfs)	Upper Limit (cfs)	Target Peak Flow (cfs)	Lower Limit (cfs)	Upper Limit (cfs)	Total Volume (cu ft)
2	0.058	0.160	0.000	0.160	0.000	0.000
10	0.073	0.111	0.000	0.111	0.000	0.000

10YR DETENTION VOLUME REQUIRED = 3,223 CF

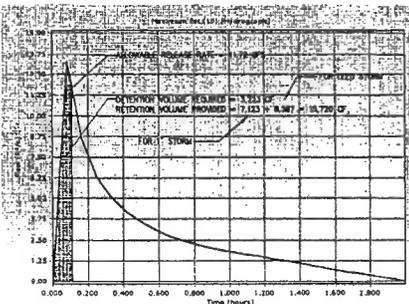
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: NVC DETENTION



ALLOWABLE RELEASE RATE
 FOR LEED CREDIT 6.1 - FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25% FOR SITES LESS THAN 50% IMPERVIOUS THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATE MUST NOT INCREASE THE EXISTING CONDITIONS.

THIS DRAINAGE AREA IS COMPRISED OF 3 SITES, ONE OF WHICH HAS A DETENTION FACILITY EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITE WITH DETENTION IS GREATER THAN 50% HOWEVER THE EXISTING DETENTION FACILITY MAKES THE PARCEL Mimic A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDERTAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDERTAINED AREAS
 1.95 AC X 0.80 X 5.45 IN/HR = 8.50CFS X 75% = 6.38 CFS
 EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
 0.20 AC X 0.30 X 5.45 IN/HR = 0.33

2 YEAR ALLOWABLE RELEASE RATE = 6.71 CFS
 10 YEAR ALLOWABLE RELEASE RATE = 11.72 CFS

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE
 FOR LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 15,720 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE. THIS DOES NOT ACCOUNT FOR ANY ADDITIONAL VOLUME BEYOND THE 1" STORM THAT WOULD ACTUALLY BE CAPTURED IN THE LEED EVENT.
 1YR STORM: 15,375 CF = 15,720 CF = 0 CF < 75% OF EX VOLUME
 2YR STORM: 19,121 CF = 15,720 CF = 3,401 CF < 75% OF EX VOLUME

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT						
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RIMOFF RETAINED (INCHES)	EXCESS VOLUME
EXTENSIVE GREEN ROOF	0.33	0.99	1190	1795	1.42	505
INTENSIVE GREEN ROOF	0.17	0.50	580	1135	1.89	555
PERMEABLE PAVEMENT	0.00	0.00	0	0	0.00	0
BIORETENTION TREES	0.89	0.56	668	555	1.84	200
DISCONNECTION TO SWM PLANTER	0.73	0.99	2513	1120	3.20	5528
RAINWATER HARVESTING	0.00	0.00	0	0	0.00	0
					TOTAL EXCESS VOL.	8197

EXISTING CONDITIONS
 GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
 Project: NVC REZONING User: BC Date:
 County: FALSTAFF State: VA Checked: Date:
 Subsite: DRAINAGE AREA 17
 Data: Drainage Area: 2.15 Acres
 Runoff Curve Number: 88
 Time of Concentration: 8.10 Hours
 Rainfall Type: 12
 Pond and Sump Area: NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ta/P Ratio	0.99	0.99	0.95
Dead	0.10	0.10	0.10
Runoff (in)	1.55	2.00	3.84
Unit Peak Discharge (cfs/acre/in)	1.578	1.518	1.578
Pond and Sump Factor	1.00	1.00	1.00
0.01 Ponds Used			
Peak Discharge (cfs)	2	3	13

RUNOFF VOLUME EXISTING CONDITIONS
 1YR STORM: 2.15 AC X 1.55 (in) X 1.578/24H X 43,560 SF = 12,097 CF
 2YR STORM: 2.15 AC X 2.00 (in) X 1.578/24H X 43,560 SF = 15,808 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS
 WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET:
 1YR STORM: 12,097 CF X 75% = 9,073 CF
 2YR STORM: 15,808 CF X 75% = 11,707 CF

PROPOSED CONDITIONS
 GRAPHICAL PEAK DISCHARGE METHOD Version 2.00
 Project: NVC REZONING User: BC Date:
 County: FALSTAFF State: VA Checked: Date:
 Subsite: DRAINAGE AREA 17
 Data: Drainage Area: 2.15 Acres
 Runoff Curve Number: 81
 Time of Concentration: 8.10 Hours
 Rainfall Type: 12
 Pond and Sump Area: NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ta/P Ratio	0.96	0.95	0.83
Dead	0.10	0.10	0.10
Runoff (in)	1.97	2.43	4.29
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Sump Factor	3.00	1.00	1.00
0.04 Ponds Used			
Peak Discharge (cfs)	3	6	13

RUNOFF VOLUME PROPOSED CONDITIONS
 1YR STORM: 2.15 AC X 1.97 (in) X 1.578/24H X 43,560 SF = 15,375 CF
 2YR STORM: 2.15 AC X 2.43 (in) X 1.578/24H X 43,560 SF = 19,121 CF

DRAINAGE AREA 'C'

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'-BUILDINGS D AND E

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

Site Name: NVC - CDP

Drainage Area C 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	
Managed Turf	0.00	0.00	0.00	0.02	0.02
Impervious Cover	0.00	0.00	0.00	2.13	2.13
D.A. Total (acres)					2.15

Rv 0.25
 Rv (Impervious) 0.95

Runoff from 1" Rainfall (cf) = 7,363

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 (cf)	Description of Credit	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Allocated by Practice (cf)	Surface Area of Practice (sq ft)	Storage Vol Provided by Practice (cf)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice	Estimate RW/RH R/R % Credit	
														Estimate RW/RH R/R % Credit	Estimate RW/RH R/R % Credit
Vegetated Roof	Intensive and Extensive: 7.4.5" depth and 0.30 porosity; 1.2" depth and 0.30 porosity	0.52	N/A	1,797	Subtract 100% of provided storage vol.	100%	N/A	1,797	N/A	2,837	1,797	9			
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (street/landscape & road)	0.89	0.00	3,056	Subtract 100% of provided storage vol	100%	9	3,056	N/A	5,066	3,056	0			
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Stormwater)	Direct Rainfall and Rooftop Area Piped to Planter	0.73	N/A	2,513	Subtract 100% of provided storage vol	100%	0	2,513	N/A	11,240	2,513	0			
Totals:		2.14	0.00												
Total Drainage Area Treated (acres):		2.14													
Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):											7,363				

See Site Data and Summary Tab for Site Results

DESIGNERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & ENGINEERS
 2000 W. WISCONSIN AVE. SUITE 200 FAYETTEVILLE, VIRGINIA 22032
 (703) 447-7000 FAX (703) 91-2397
 WWW.PVI.VA.COM

TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAYETTE COUNTY, VIRGINIA

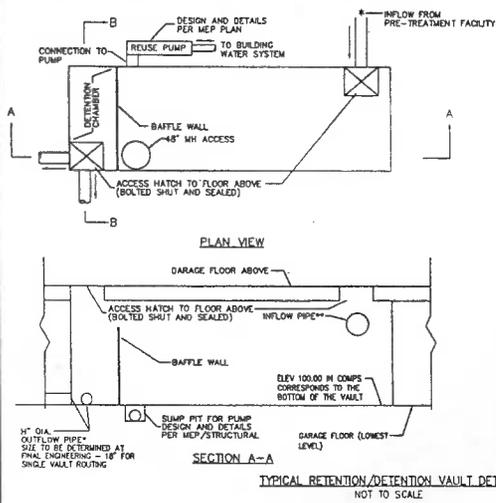
STORMWATER MANAGEMENT COMPUTATIONS



VKA REVISIONS

REV	DATE	DESCRIPTION
1	11-20-12	
2	11-20-12	
3	11-20-12	
4	11-20-12	
5	11-20-12	
6	11-20-12	
7	11-20-12	
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50	11-20-12	

SCALE: N/A
 PROJECT/FILE NO. 17148C
 SHEET NO. C-18

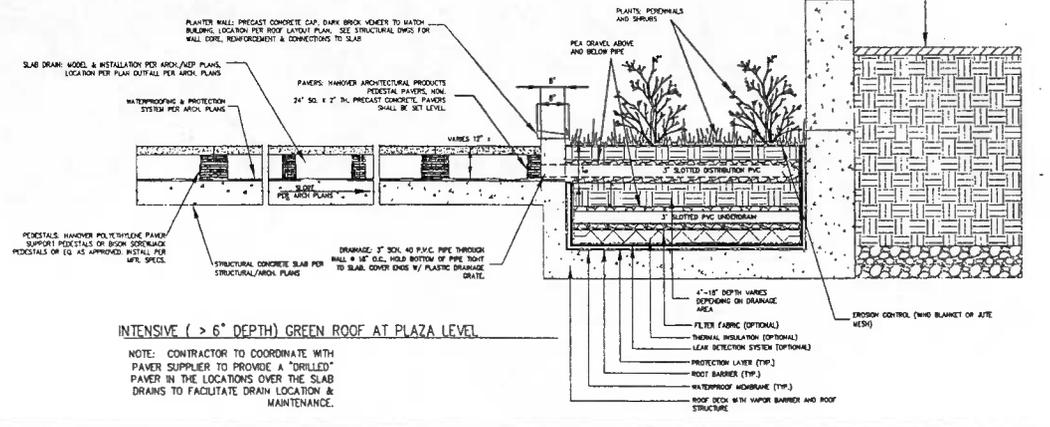
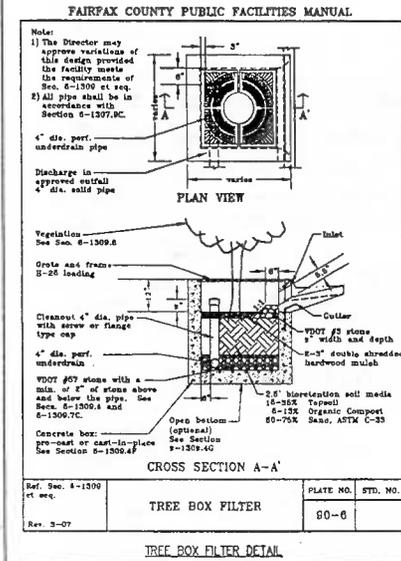
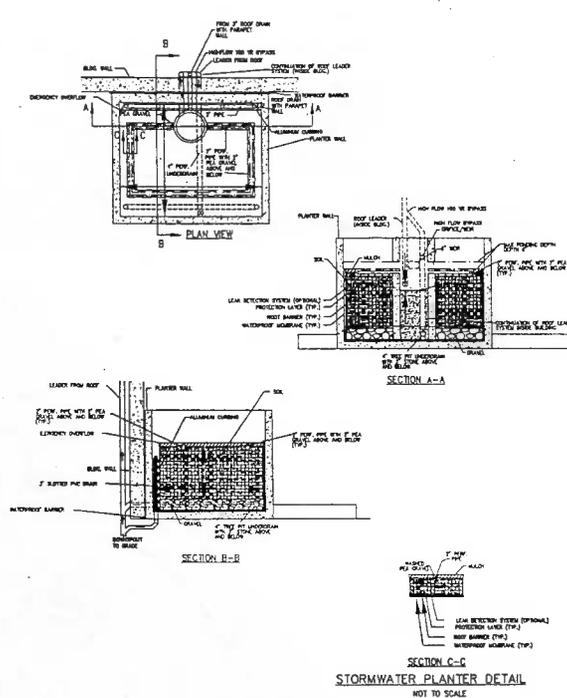
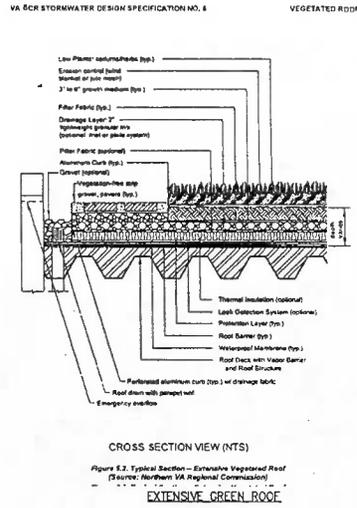


* ONE OUTFLOW PIPE PER VAULT, LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
 ** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.

2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.



TYSONS CENTRAL PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

SWM VAULT AND BMP DETAILS

REVISIONS

REV	DATE	DESCRIPTION
REV	NOVEMBER 11, 2019	
REV	OCTOBER 28, 2019	
REV	AUGUST 15, 2019	
REV	JULY 10, 2019	
REV	MAY 13, 2019	
REV	APRIL 18, 2019	
REV	MARCH 11, 2019	
REV	FEBRUARY 14, 2019	
REV	FEBRUARY 14, 2019	
REV	MARCH 25, 2018	
REV	JANUARY 25, 2018	
REV	DECEMBER 28, 2011	

DES. BC DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-19

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 master record of the submission requirement with justification shall be attached. Note: Viewers will be asked upon separate, 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:

Section 16-011 2.1 & 2.1
 Chapter Subdivision (16-116 C & 116)
 Development Plans PRC District (16-302 3 & 11)
 FDP P District (except PRC) (16-502 1F & 10)

Special Exception (16-011 2.1 & 2.1)
 Commercial Reutilization District (16-022 3A 11B & 11C)
 PRC Plan (16-302 1E & 10)
 Amendments (16-022 10F & 10)

1. Plan 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 facilities and limits of clearing and grading accommodate the stormwater management facilities, storm drainage pipe systems and outlet protection, pond pathways, access roads, site outline, energy dissipation devices, and erosion stabilization measures as shown on Sheet C-6.
3. Provide:

Facility Name Type & No.	Driveway area served (acres)	Ordnance area served (acres)	Drainage area (acres)	Footprint area (sq. ft)	Storage Volume (cf)	if pond, dam height (ft)
GREEN ROOF	1.81 AC	0	1.81 AC	57,433 SF	3,014 CF	N/A
RETENTION	2.01 AC	0.59 AC	2.60 AC	7,274 SF	13,142 CF	N/A
PLAZAS	1.31 AC	0	1.31 AC	10,775 SF	3,232 CF	N/A
Total	5.13 AC	0.59 AC	5.72 AC	68,482 SF	19,288 CF	
4. Drainage channels, outlets and pipe systems are shown on Sheet C-6.
 Pond break and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facilities are shown on Sheet C-6.
 Type of maintenance access road surface noted on the plan is ASPHALT (seal, gravel, pavers, 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-6, C-7.
8. A description of the existing conditions of each watershed site outlet, outfall 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-17.
9. A description of how the outlet requirements, including known changes to contributing drainage area (i.e. drainage diversion), of the Public Facilities Manual will be satisfied is provided on Sheet C-6.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet C-6.
11. A submission waiver is requested for UNDERGROUND DETENTION.
12. Stormwater management is still required because N/A.
 Annex 2.1.704



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL (POINT 'A') IS A CLOSED CONDUIT AND FLOWS SOUTH-WEST. THE OUTFALL JOINS ANOTHER OUTFALL ON THE NORTH SIDE OF LEESBURG PIKE (ROUTE 7) AND IS THEN DIRECTED UNDER ROUTE AND THROUGH AN EXISTING SHOPPING CENTER (PIKE 7 PLAZA). THE CONDUIT THEN CROSSES UNDER GOSHELL ROAD (RT. 938) AND THEN DAYLIGHTS ON THE WEST SIDE OF GOSNELL ROAD. THE OUTFALL THEN ENTERS AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH - POINT 'B') AND IS CONVEYED TO THE TO THE WEST UNDER DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC.) - THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

ADDITIONAL ANALYSIS, TO A GREATER DEGREE OF DETAIL, IS TO BE PROVIDED WITH SUBSEQUENT FINAL DEVELOPMENT PLANS CONNECTED TO THIS CONCEPTUAL DEVELOPMENT PLAN. FURTHER COMPUTATIONS AND ANALYSIS ON THE FDP PLANS WILL SUPPLEMENT THIS OUTFALL DESCRIPTION FROM THE CDP.



GRAPHIC SCALE



LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

CONCRETE & PLUMBING & LANDSCAPE ARCHITECTS & ENGINEERS & INCORPORATED
 8100 OXFORD DRIVE, SUITE 200 • FRYDENE CORNER, VIRGINIA 22102
 (703) 415-7900 • FAX (703) 415-7922
 2024 CONRAD BLVD #114 • DALLAS, TEXAS 75241
 (214) 341-1000 • FAX (214) 341-1074
 WWW.VTCA.COM

TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CDP
 ADEQUATE OUTFALL
 DESCRIPTION



REV	DATE	BY	CHKD	DESCRIPTION
REV	10, 2011			
REV	18, 2011			
REV	23, 2012			
REV	04, 2012			
REV	23, 2012			
REV	22, 2011			

DES. #A
 SCALE: 1"=500'
 PROJECT/FILE NO. V71-8C
 SHEET NO. C-20

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 433.50'.
BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.

Developer:
RVC Commercial
763-448-4308
Civil Engineer:
TRICK TRICK AND VELA VIRGINIA, LLC
763-443-7899
Landscape Architect:
LSD Landscape Architecture
902-821-7947

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/31/13
CDP	04/16/13
CDP	03/11/13
CDP	11/19/12
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CDP	3/20/12
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CDP	2/22/11
CDP	1/10/10

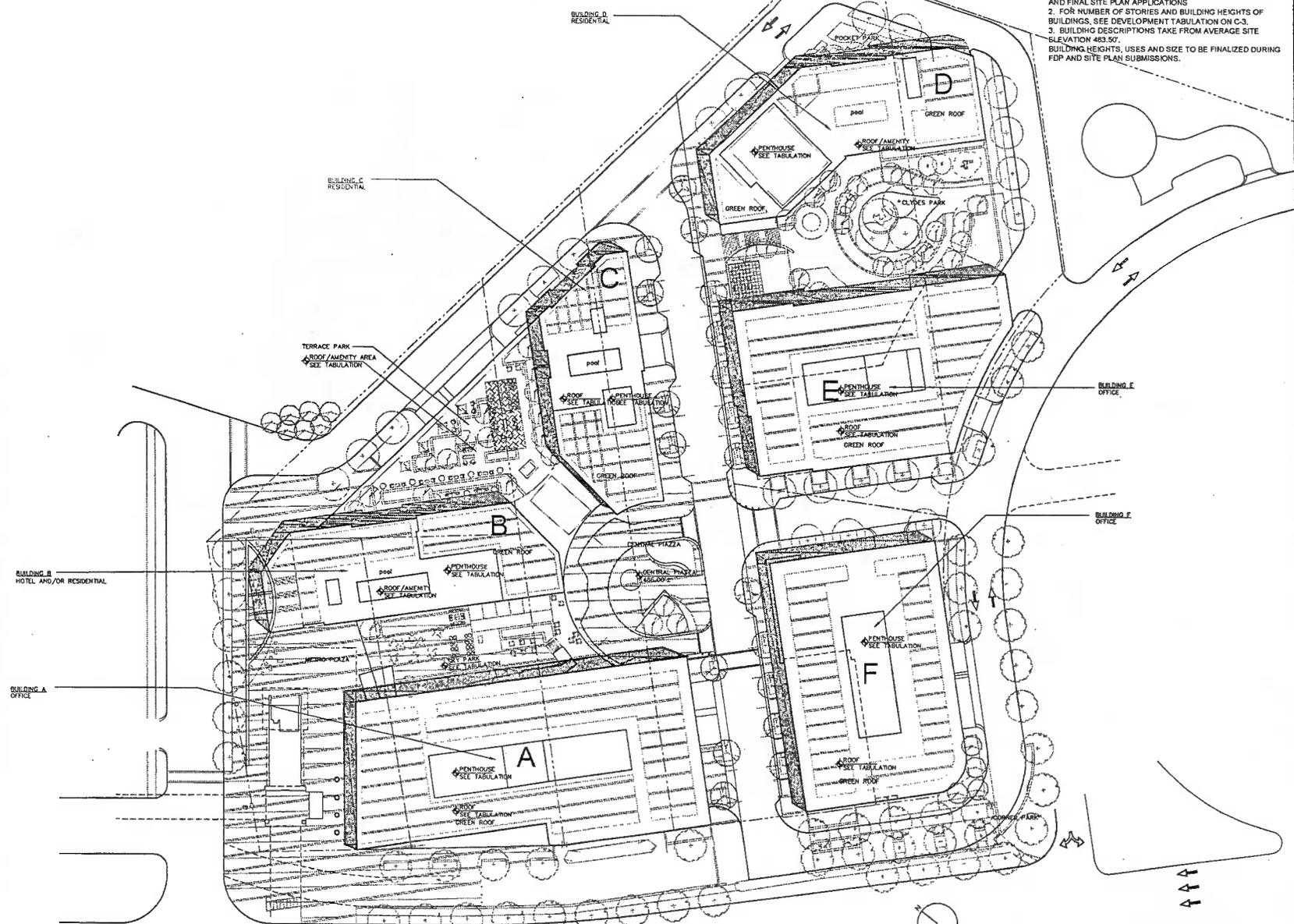
PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-776.00

DRAWING TITLE
ROOF PLAN
AERIAL VIEW

OPTION 1
Printed On: 7/11/13, 11:34 AM
CA REVIEWED BY
DATE: JUNE 20, 2012
DRAWN BY: JA
CHECKED BY: AH

DRAWING NUMBER
A-152
SHEET 07



1 ROOF PLAN - AERIAL VIEW - OPTION 1
1/32" = 1'-0"



DCS DESIGN

DAVID CARTER SCOTT Inc
 Architects
 228 Westmont Drive
 Suite 200
 Fairfax, Virginia 22031
 703.261.8110
 703.261.8171
 www.dcsdesign.com

Developer
 VTC Commercial
 703-448-4308

Civil Engineer
 VTC INC and VICA VIRGINIA, LLC
 703-441-7600

Landscape Architect
 ESG Landscape Architecture
 703-421-3000

REVISIONS

CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
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CDP	6/20/12
CDP	3/29/12
CDP	1/22/12
CDP	2/23/11
CDP	11/03/10

PROJECT TITLE
 TYSONS CENTRAL

PROJECT NO. 308-778-00

DRAWING TITLE
 ROOF PLAN AERIAL VIEW

OPTION 2
 Project Date: 10/19/13, 1340 sqm

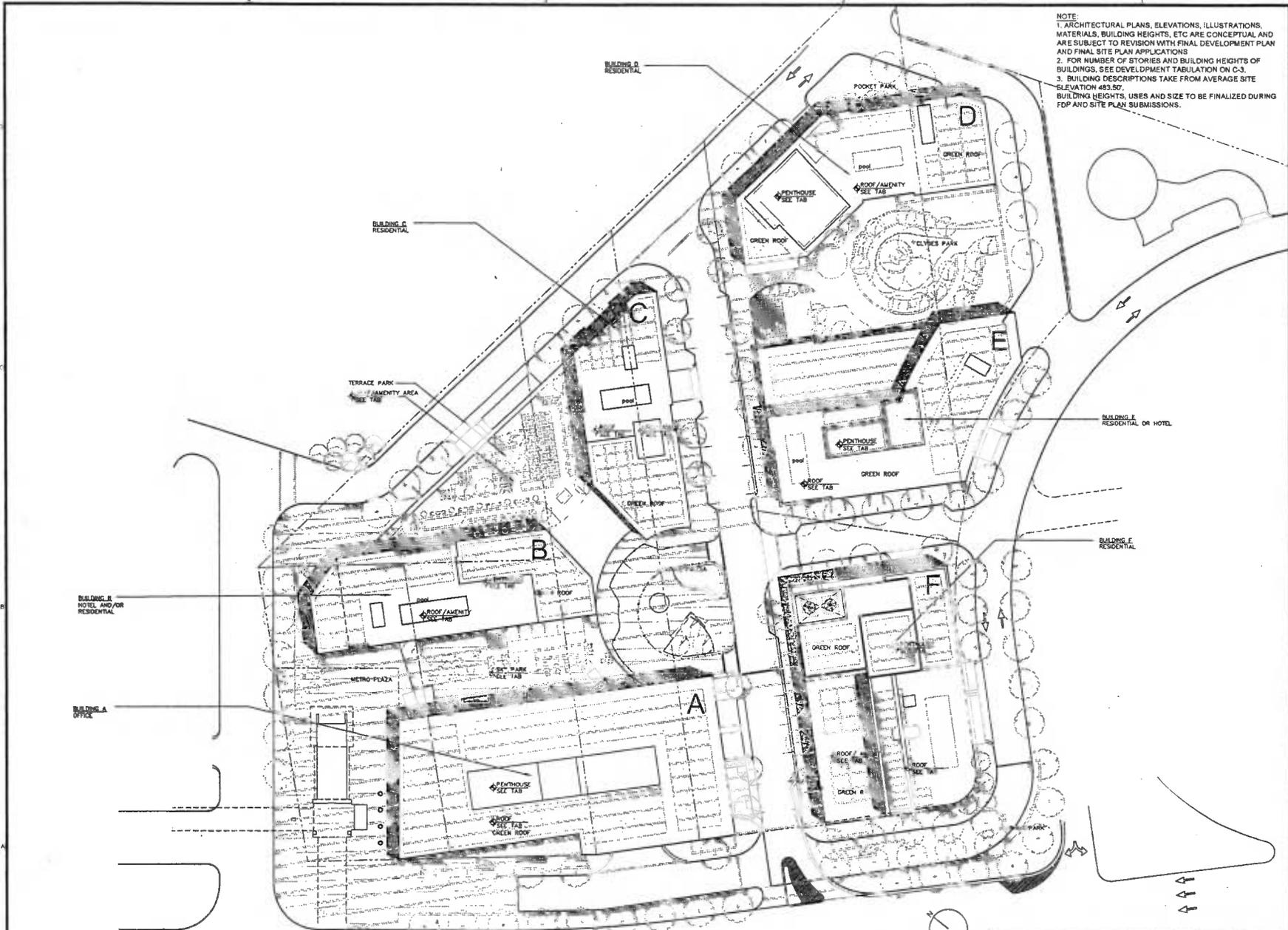
CA REVIEWED BY

DATE	JUNE 20, 2012
DRAWN BY	JA
CHECKED BY	AM
TSX-A-152A.DWG	

DRAWING NUMBER
 A-152A

SHEET OF

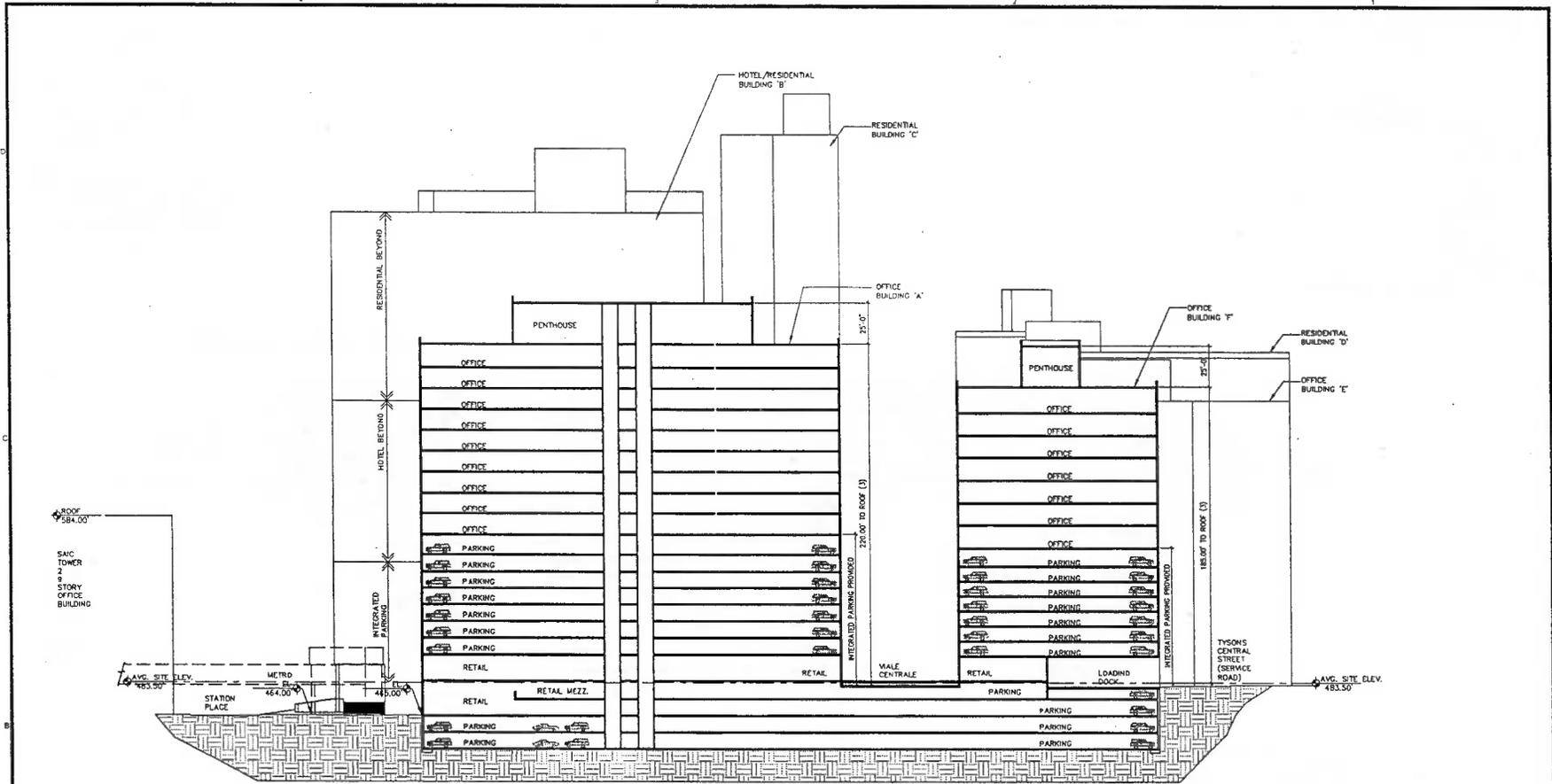
NOTE:
 1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
 2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
 3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 483.50'.
 BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.



1 ALTERNATE ROOF PLAN - AERIAL VIEW - OPTION 2
 1/32"=1'-0"

GRAPHIC SCALE
 SCALE: 1/32" = 1'-0"

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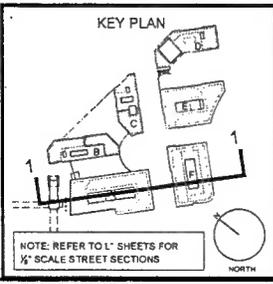
1 SITE SECTION - OPTION 1
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS.

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



NOTE: REFER TO 'L' SHEETS FOR 1/4" SCALE STREET SECTIONS

dcs
DESIGN

DAVIS
CARTER
SCOTT & WOOD

Architects
Interior Architects
Landscape Architects

1416 International Drive
Suite 508
Milpitas, CA 95035
P 408.388.0916
F 408.388.0918
www.dcsdesign.com

Developer:
VIC Commercial
303-448-4308

Civil Engineer:
VICA, INC. and VICA VIRGINIA, LLC
703-647-7800

Landscape Architect:
L30 Landscape Architecture
303-931-1041

REVISIONS	
CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
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CDP	2/22/11
CDP	11/23/10

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-378-00

DRAWING TITLE
SITE SECTION

OPTION 1

Prepared On: 11/11/13, 11:31 am

CA REVIEWED BY
DATE: JUNE 20, 2012

DRAWN BY: RC, LA
CHECKED BY: AM

DRAWING NUMBER
A-154

SHEET 0P

REVISIONS

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PROJECT TITLE

**TYSONS
CENTRAL**

PROJECT NO. 306-770-00

DRAWING TITLE

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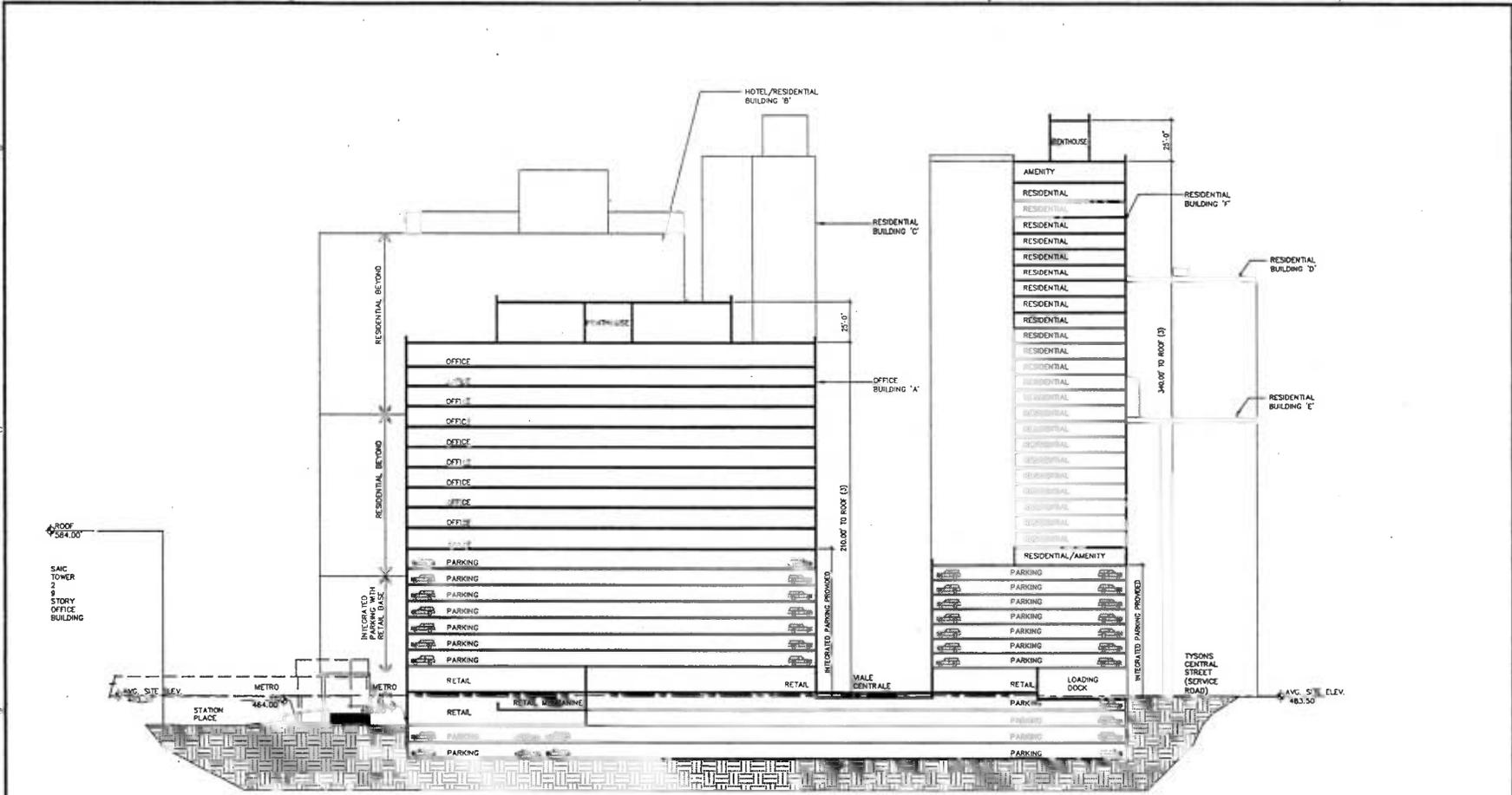
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DATE: JUNE 20, 2012
DRAWN BY: RC, JA
CHECKED BY: AM

DRAWING NUMBER

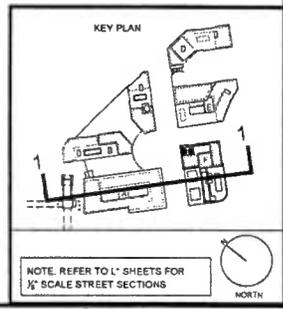
A-154A

SHEET 07



1 SITE SECTION - OPTION 2
1/32"=1'-0"

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2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



NOTE: REFER TO L-SERIES SHEETS FOR 1/4" SCALE STREET SECTIONS



REVISIONS

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CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
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CDP	11/03/10

PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 306-778 00

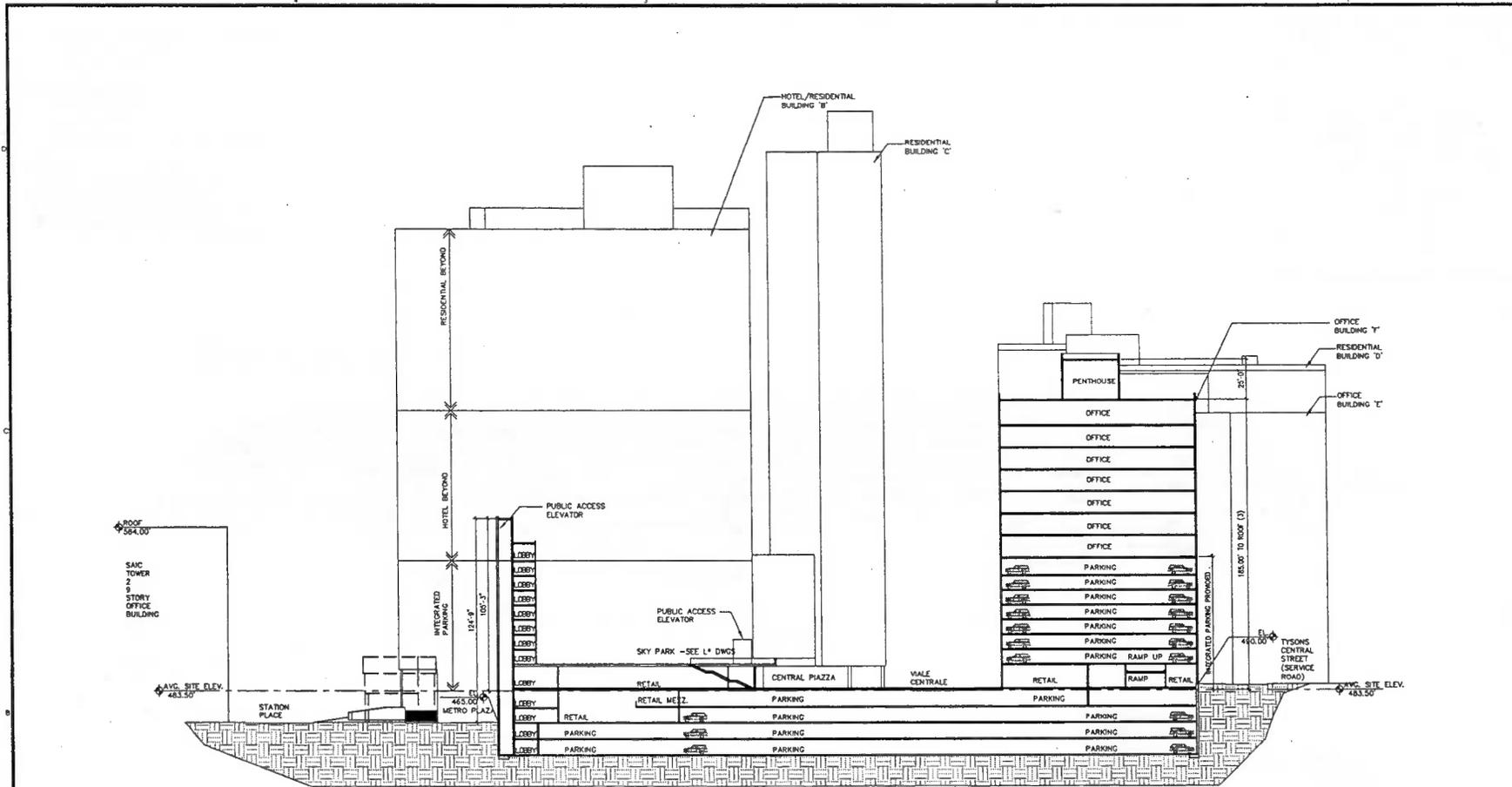
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OPTION 1

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, JA
CHECKED BY AM

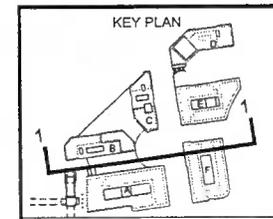
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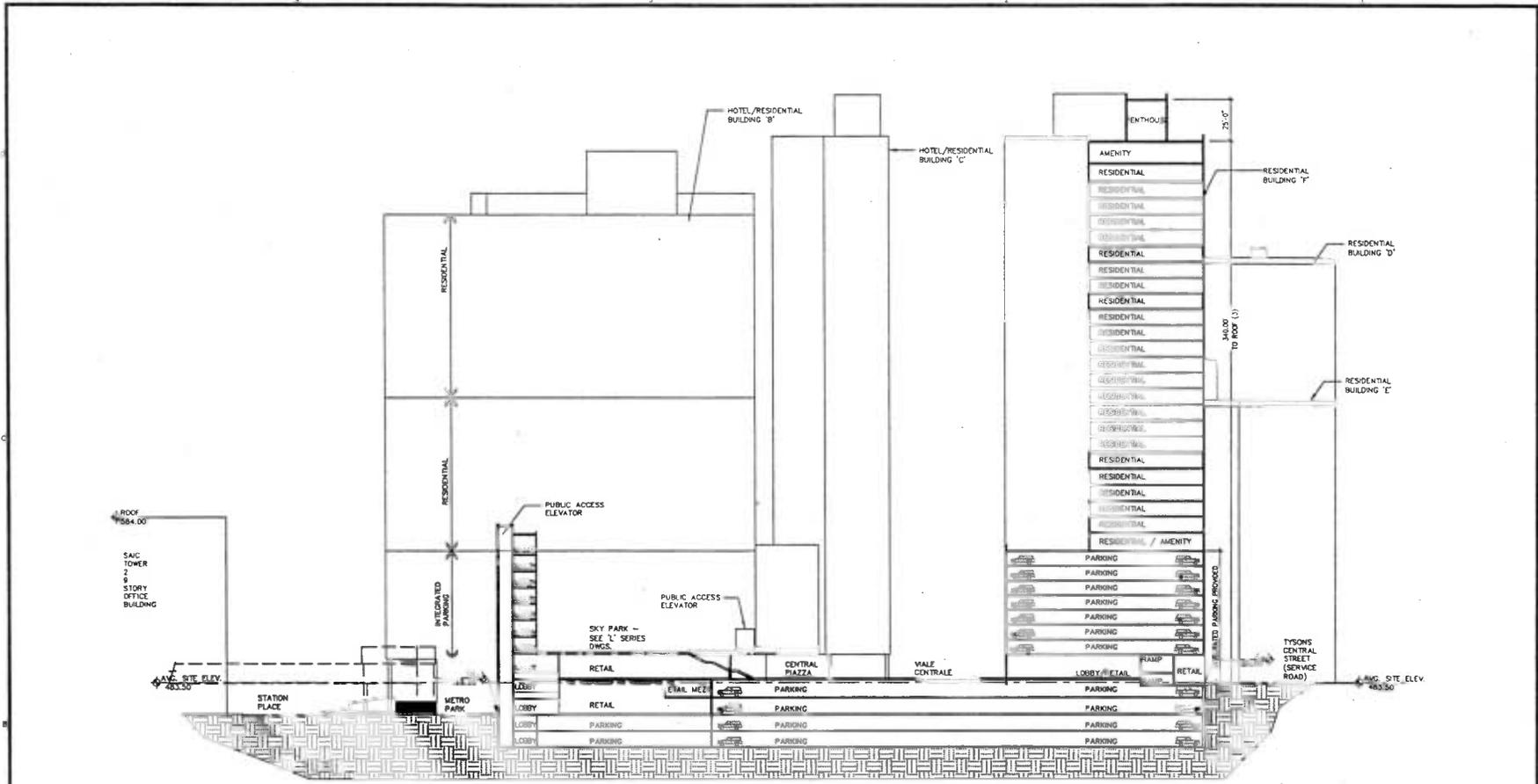
1 SITE SECTION - OPTION 1
1/32"=1'-0"

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2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



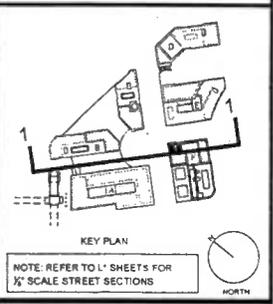
NOTE: REFER TO L-SHEETS FOR 1/4" SCALE STREET SECTIONS





1 SITE SECTION - OPTION 2
1/32"=1'-0"

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4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS



dcs
DESIGN

DAVIS
CAHILL
SCOTT LLP

Architects
Interior Architects
Landscape Architects

1478 Westwood Drive
Suite 400
Madison, Virginia 22117

P 703.388.8878
F 703.831.2878
www.dcsdesign.com

Developer
STC Commercial
703-448-4308

Civil Engineer
VICKI INC. and VIKI VIRIOTI, LLC
703-442-7900

Landscape Architect
LEO Landscape Architecture
302-821-2815

REVISIONS

NO.	DATE	DESCRIPTION
CDP	11/15/13	
CDP	10/20/13	
CDP	08/16/13	
CDP	07/10/13	
CDP	05/13/13	
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CDP	6/20/12	
CDP	3/30/12	
CDP	1/25/12	
CDP	2/22/11	
CDP	11/03/10	

PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 306-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

Printed On: 10/11/13, 11:30 am

CA REVIEWED BY
DATE: JUNE 20, 2012

DRAWN BY: BC, IA

CHECKED BY: AM

THE A 155A.DWG

DRAWING NUMBER
A-155A

SHEET 07

REVISIONS

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CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	08/13/13
CDP	04/16/13
CDP	03/11/13
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CDP	6/20/12
CDP	3/20/12
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CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 306-778 00

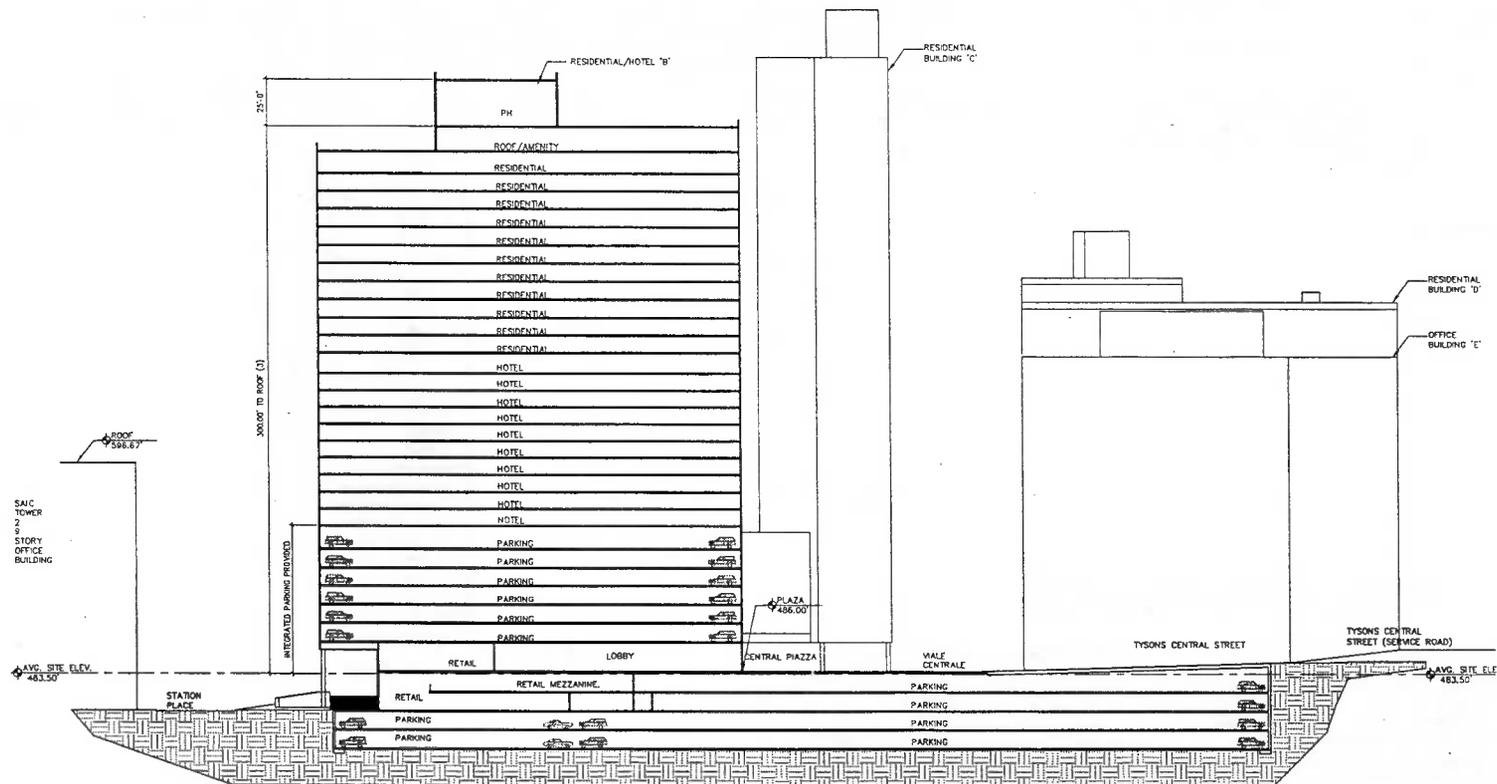
DRAWING TITLE
SITE SECTION

OPTION 1

Prepared On: 05/15/13 11:28 AM
CA REVIEWED BY
DATE JUNE 30, 2013
DRAWN BY RC-JA
CHECKED BY AM

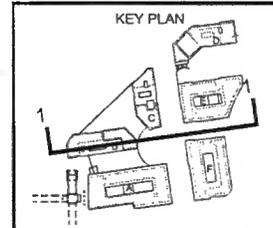
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A-156
SHEET OF



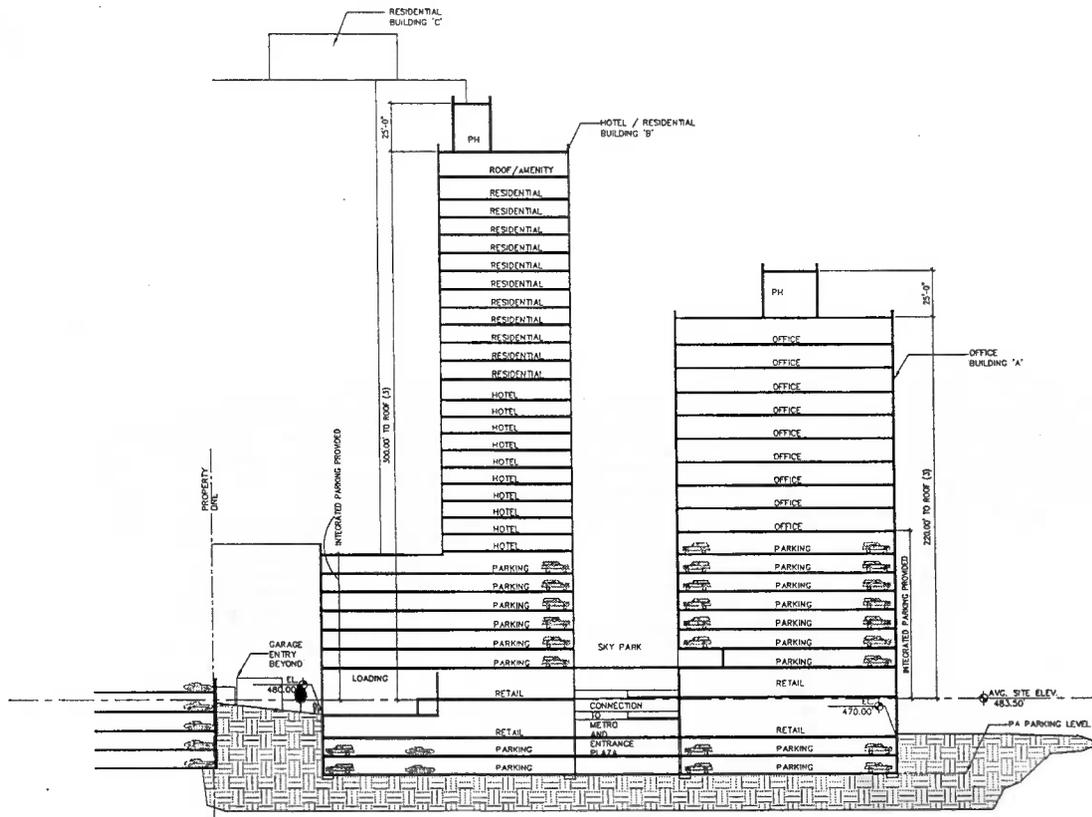
1 SITE SECTION - OPTION 1
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



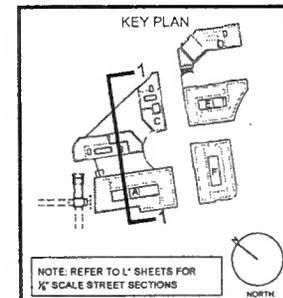
NOTE: REFER TO 'L' SHEETS FOR 3/4" SCALE STREET SECTIONS





1 SITE SECTION - OPTION 2
1/32" = 1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS.
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



dcs
DESIGN

DAVIS
CARTEER
S.C.D.P. Inc.

Architects
Interior Architecture
Land Planning

1818 International Drive
Suite 300
Millsboro, Virginia 22111

P 757 558 8316
F 757 551 4916
www.dcsdesign.com

Developer:
RDC Commercial
703-448-4306

Civil Engineer:
VIRGA, INC. and VIVICA VIRGINIA, LLC
703-441-7800

Landscape Architect:
L30 Landscape Architecture
303-421-2045

REVISIONS	
CDP	1/31/13
CDP	10/29/13
CDP	09/16/13
CDP	07/01/13
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CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	02/07/12
CDP	3/20/12
CDP	1/25/12
CDP	2/22/11
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PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 306-778 00

DRAWING TITLE
SITE SECTION

OPTION 2
Printed On: 1/15/13, 11:28 am

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DATE: JUNE 20, 2012

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TS, A-158 DWG

DRAWING NUMBER
A-158

SHEET DP

REVISIONS

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CDP	05/16/13
CDP	07/10/13
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CDP	04/10/13
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CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778 00

DRAWING TITLE
SITE SECTION

OPTION 1

Printed On 12/19/12, 11:28 am

CA REVIEWED BY

DATE JUNE 20, 2012

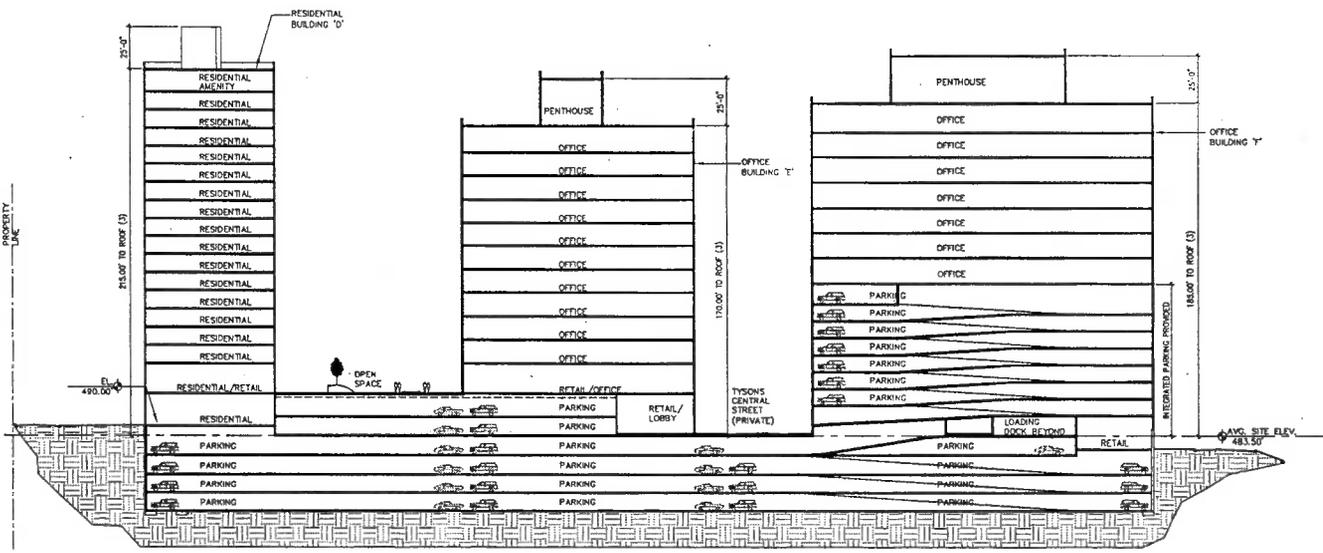
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TR, A-W/MDG

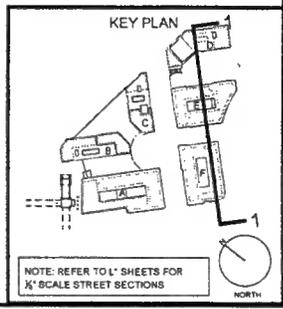
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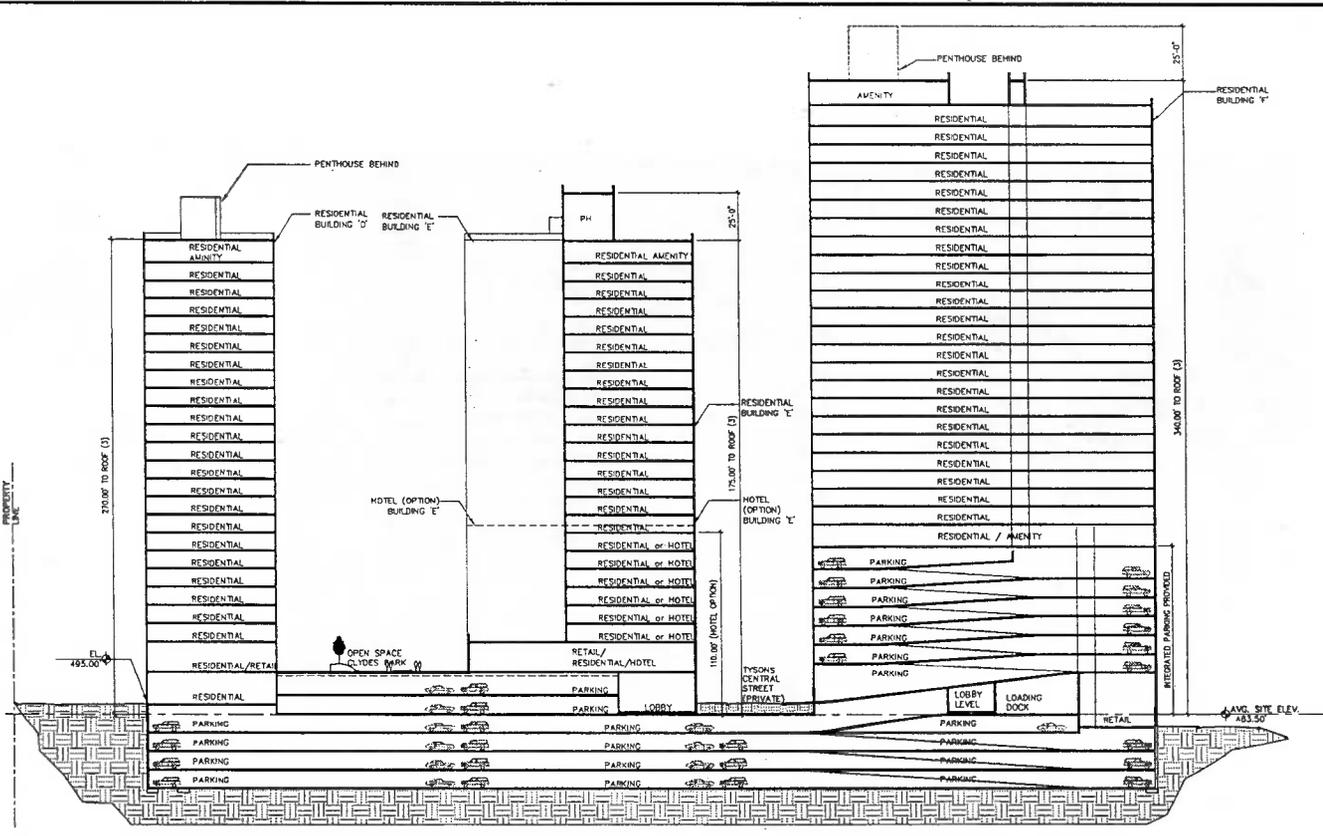
SHEET OF



1 SITE SECTION - OPTION 1
1/32"=1'-0"

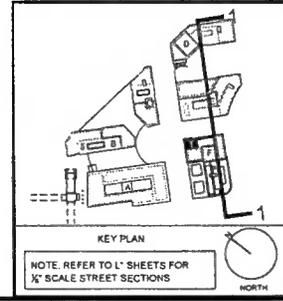
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS.
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.





1 SITE SECTION - OPTION 2
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



DCS DESIGN

DAVIS CARTER SCOTT INC
Architectural
Landscape Architecture
Civil Engineering
1876 Independence Drive
Suite 100
Arlington Heights, IL 60015
P 708.334.5175
F 708.471.8876
www.dcsdesign.com

Client: TYSONS CENTRAL
303-448-4308
Civil Engineer: VICKI TINE, P.E. VINCENZI ARCHITECT, LLC
703-443-7800
Landscape Architect: LESTER LANGRISH ARCHITECTURE
202-831-2044

REVISIONS	
CDP	11/11/13
CDP	10/28/13
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CDP	07/10/13
CDP	05/13/13
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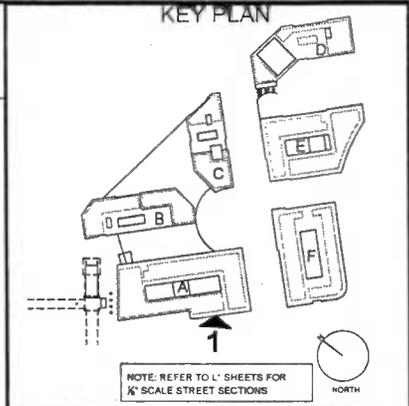
PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2
Project No. 111175 11.18.10
CA REVIEWED BY
DATE: JUNE 20, 2012
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CHECKED BY: AM
THE A-MADDOG
DRAWING NUMBER
A-161A
SHEET 07

NOTE:
 1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
 2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.



dcs
 DESIGN

DAVIS
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Architects
 Interior Architects
 Land Planning

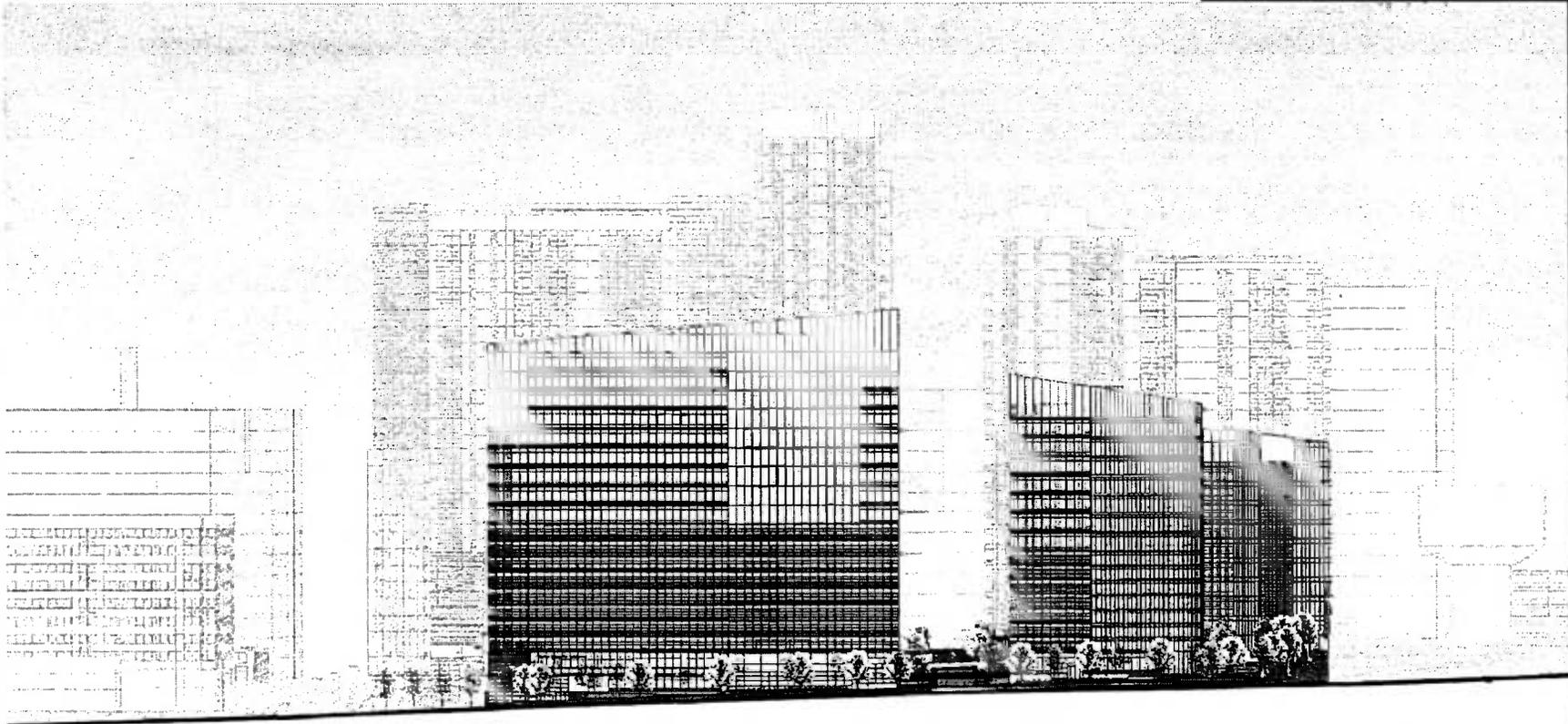
325 International Drive
 Suite 300
 McLean, Virginia 22102

7 703 558 2275
 7 703 551 3815
 www.dcs199.com

Developer:
 RVC Commercial
 703-448-4308

Civil Engineer:
 TUCKER and VICKS VIRGINIA, LLC
 703-447-7800

Landscape Architect:
 DCO Landscape Architecture
 202-421-2643



REVISIONS

CDP	11/11/13
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CDP	07/10/13
CDP	05/13/13
CDP	04/16/13
CDP	03/11/13
CDP	11/18/12
CDP	8/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/02/10

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 308-778-00

DRAWING TITLE
 EXTERIOR
 ELEVATION

OPTION 1

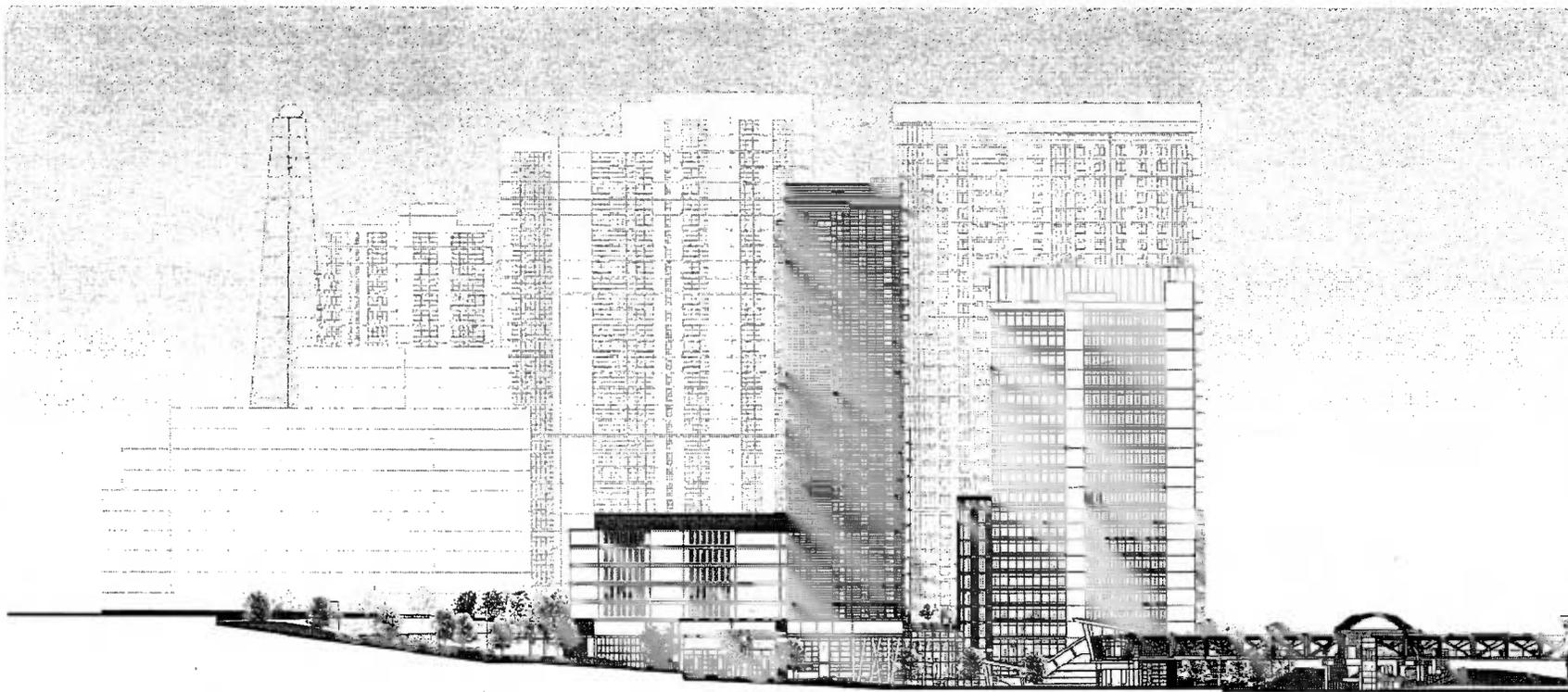
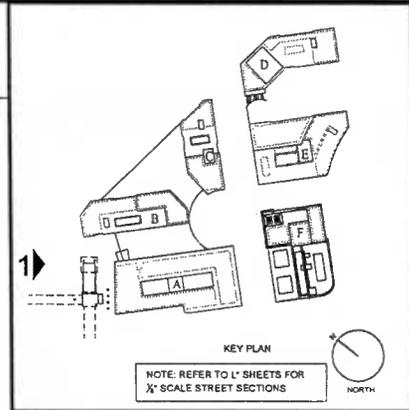
DATE REVIEWED BY
 DATE JUNE 20, 2012
 DRAWN BY RC, TN
 CHECKED BY AM

DRAWING NUMBER
 A-162

SHEET OF

1 ROUTE 7 ELEVATION - OPTION 1
 1/32" = 1'-0"

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 2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.



1 STATION PLACE ELEVATION - OPTION 2
 1/32" = 1'-0"

dcS
 DESIGN

DAVIS
 CAATER
 SCOTT LLC

Architect
 1616 Massachusetts Drive
 Suite 300
 McLean, Virginia 22101
 P: 703.536.8775
 F: 703.871.6576
 www.dcsdesign.com

Developer:
 SVV Commercial
 703-448-1308

Civil Engineer:
 VTKA INC. and VTKA VIRGINIA, LLC
 703-442-1800

Landscape Architect:
 E.S. Lindemeyer Architecture
 703-821-2014

REVISIONS

CDP	11/11/13
CDP	10/28/13
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CDP	04/18/13
CDP	03/11/13
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CDP	2/22/11
CDP	1/03/10

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 308-778-00

DRAWING TITLE
 EXTERIOR
 ELEVATION

OPTION 2

Prepared On: 10/19/11, 11/11/11

CA REVIEWED BY

DATE JUNE 20, 2012

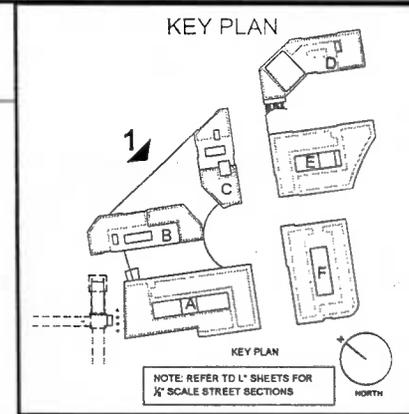
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CHECKED BY AM

DRAWING NUMBER
 A-163A

SHEET OF

NOTE:
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 2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.



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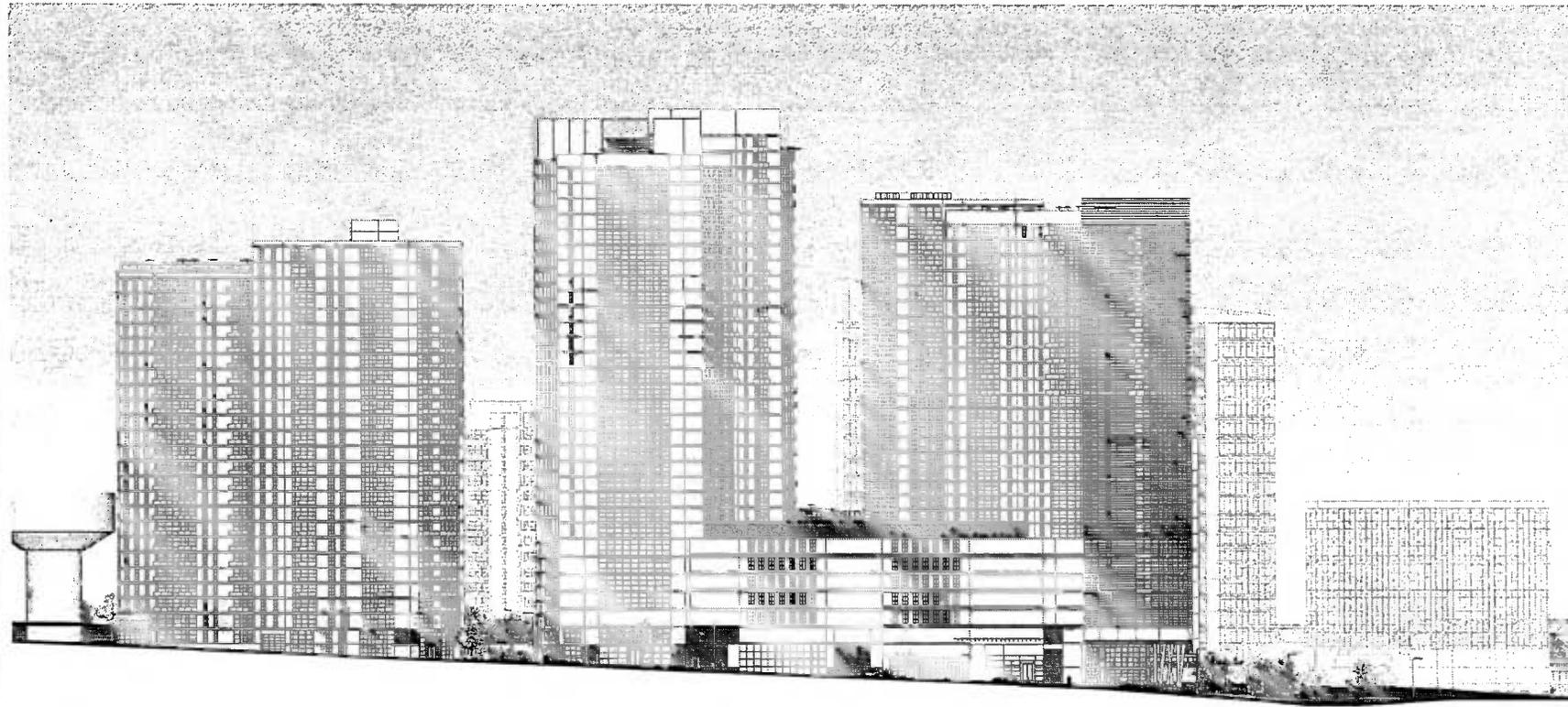
DAVIS
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Architect
 Interior Architecture
 Land Planning
 1816 Investment Blvd
 Suite 300
 McLean, Virginia 22102
 P 703.558.8375
 F 703.271.3676
 www.dcsdesign.com

Developer:
 RVC Commercial
 703-448-4398

Civil Engineer:
 VICKI D.C. & VICKI VIRGINIA, LLC
 703-442-7800

Landscape Architect:
 LTD Landscape Architecture
 302-821-3543



REVISIONS

CDP	1/15/13
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CDP	07/10/13
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CDP	03/11/13
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CDP	1/10/10

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 308-778-00

DRAWING TITLE
 EXTERIOR
 ELEVATION

OPTION 2

CA REVIEWED BY
 DATE JUNE 20, 2012

DRAWN BY RC, TN

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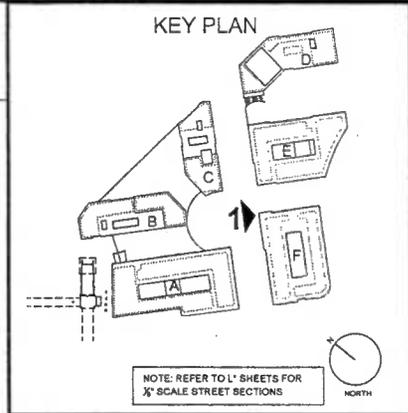
TY, A-164A-DWG

DRAWING NUMBER
 A-164A

SHEET OF

1 CENTER STREET ELEVATION - OPTION 2
 1/32" = 1'-0"

NOTE:
 1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
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 Land Planners

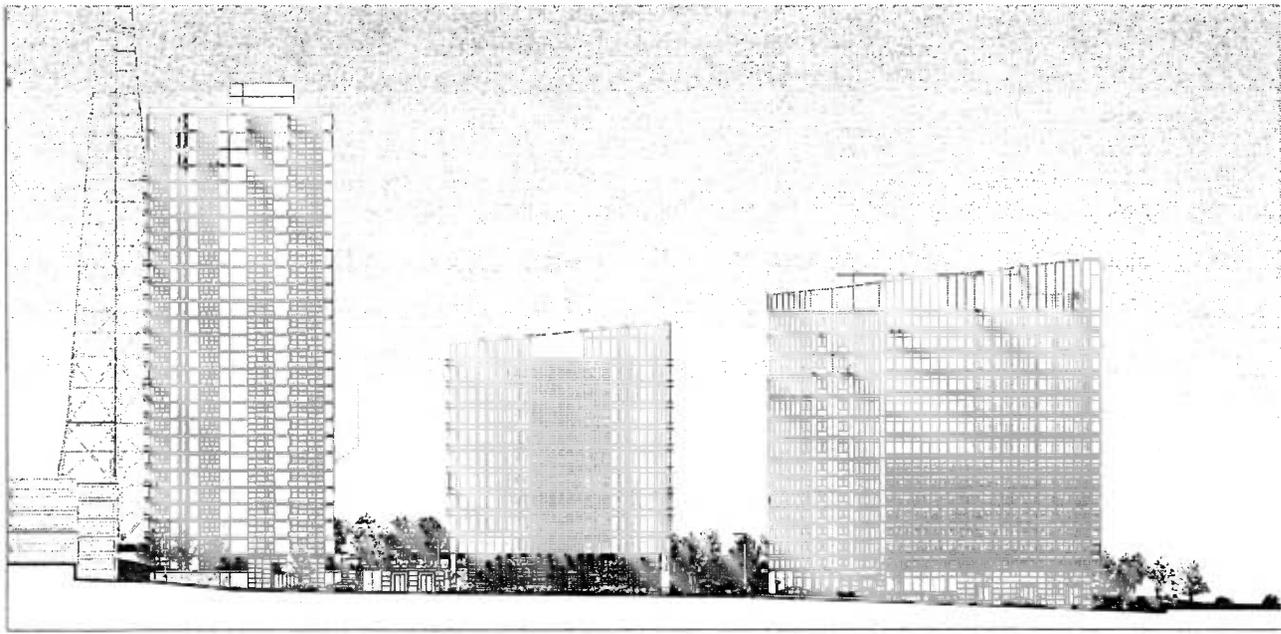
1818 Metropolitan Drive
 Suite 600
 McLean, Virginia 22102

P 703.446.8175
 F 703.441.8175
 www.dcsdesign.com

Developer
 SYC Commercial
 703-448-4308

Civil Engineer
 TRICK TRICK and VITICA VINCIGRILLI, LLC
 703-443-7800

Landscape Architect
 ESD Landscape Architects
 703-451-3003



1 VIALE CENTRALE EAST ELEVATION - OPTION 1
 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
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CDP	10/28/13	
CDP	06/19/13	
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CDP	11/03/10	

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
 EXTERIOR
 ELEVATION

OPTION 1

CA REVIEWED BY
 DATE JUNE 20, 2012
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 A-166
 SHEET OF

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Interior Architecture
Landscape Architecture
1424 International Drive
Suite 140
Atlanta, Georgia 30318
P 770 994 8275
F 770 571 8819
www.dcsdesign.com

Developer
PVC Commercial
770-448-4308
Civil Engineer
TYSON AND VILCA VINCIGUERRA LLC
770-441-7800
Landscape Architect
LEO Landscape Architecture
770-421-0943

REVISIONS

CDP	11/11/13
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CDP	08/16/13
CDP	07/10/13
CDP	05/13/13
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PROJECT TITLE
TYSONS
CENTRAL

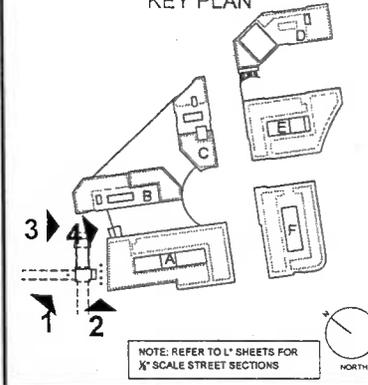
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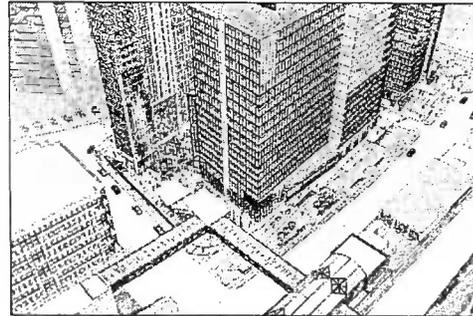
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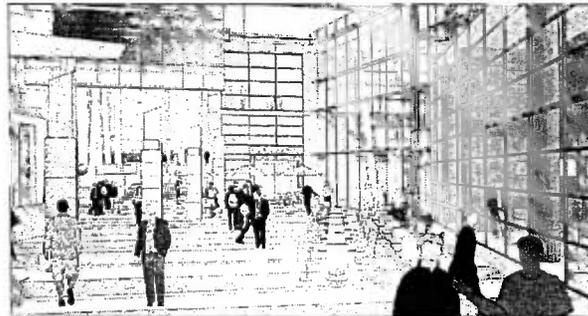


NOTE: REFER TO L' SHEETS FOR
1/4" SCALE STREET SECTIONS

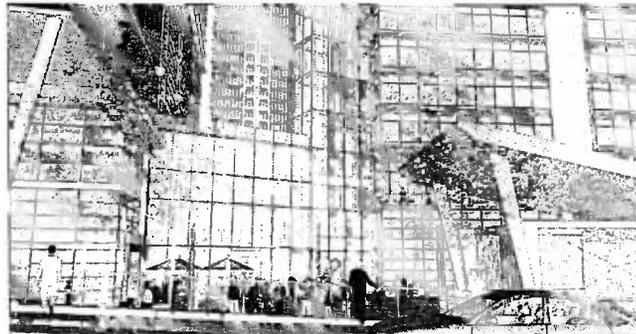
- NOTE:
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 2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.
 3. THIS SUBMISSION SHOWS THE GENERAL CHARACTER & QUALITY OF THE PROPOSED DEVELOPMENT.



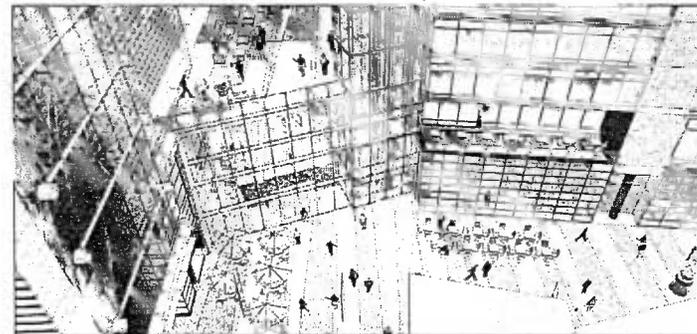
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WTS (OPTION 1 SIM)



02 ILLUSTRATIVE VIEW - OPTION 1 & 2
WTS

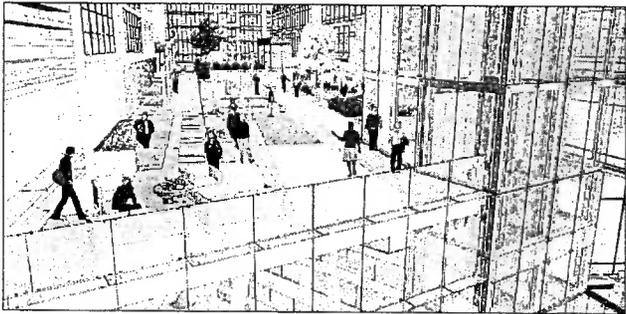


03 ILLUSTRATIVE VIEW - OPTION 1 & 2
WTS



04 ILLUSTRATIVE VIEW - OPTION 1 & 2
WTS

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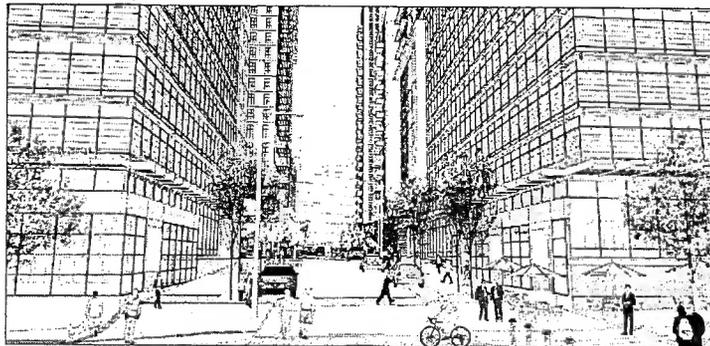
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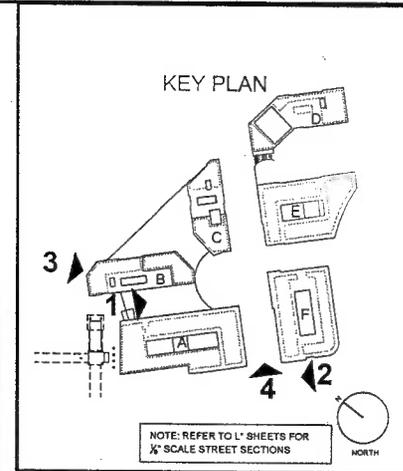
02 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 2 (OPTION 1 SIM)
NTS



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2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.
3. THIS SUBMISSION SHOWS THE GENERAL CHARACTER & QUALITY OF THE PROPOSED DEVELOPMENT.

dcS
DESIGN

Architects
DAVIS
CARTER
& SCOTT, Inc.
1628 Interrelated Drive
Suite 100
McLean, Virginia 22102
P 703.558.9270
F 703.677.8813
www.dcsdesign.com

Developer:
BYC Commercial
703-442-4106
Civil Engineer:
VICA INC. and VICA VIRGINIA, LLC
703-442-7800
Landscape Architecture:
L20 Landscape Architecture
703-821-2845

REVISIONS

CDP	1/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/10/13
CDP	05/15/13
CDP	04/10/13
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PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-178.00

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ILLUSTRATIVE
VIEW

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775-A-108-112.DWG

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A-170
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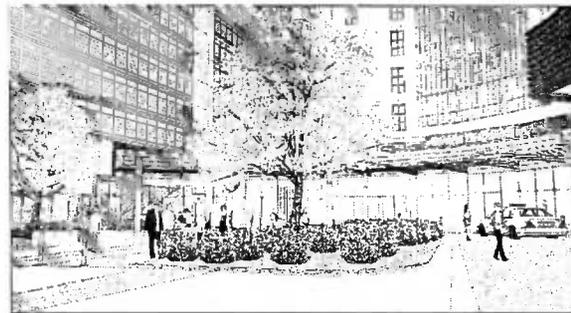
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01 ILLUSTRATIVE VIEW - OPTION 2
NTS (OPTION 1 SIM)



02 ILLUSTRATIVE VIEW - OPTION 2
NTS (OPTION 1 SIM)



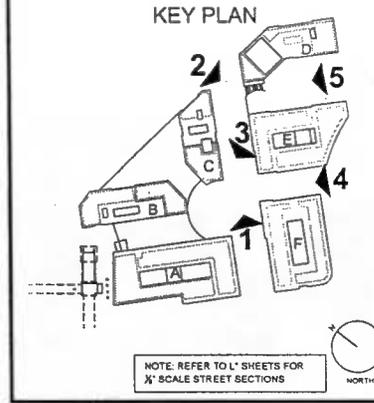
03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



05 ILLUSTRATIVE VIEW - OPTION 2
NTS (OPTION 1 SIM)



NOTE. REFER TO 'L' SHEETS FOR
1/8" SCALE STREET SECTIONS

NOTE:
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2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS
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DCS DESIGN

DAVIS CARTER SCOTT
Architects
1416 Massachusetts Drive
Beverly Hills, California 90210
714 353 1375
1 310 357 8912
www.dcsdesign.com

Developer: NYC Commercial
703-443-8208
Civil Engineer: VICA INC. and VICA VERBOD, LLC
703-443-7800
Landscape Architect: CEC Landscape Architecture
303-421-2043

REVISIONS

CDP	11/11/13
CDP	10/28/13
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CDP	07/10/13
CDP	08/13/13
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CDP	3/30/12
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PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

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ILLUSTRATIVE VIEW

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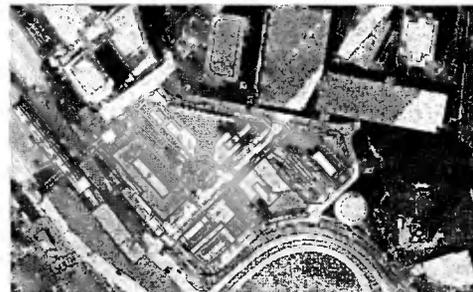
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SHEET OF



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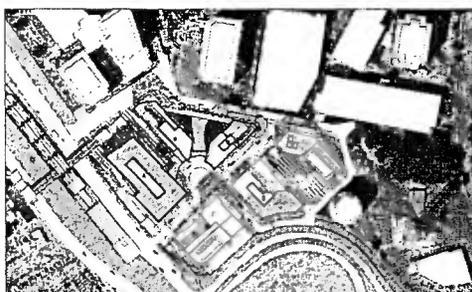
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WINTER SOLSTICE - 3:00 PM



SUMMER SOLSTICE - 9:00 AM



SUMMER SOLSTICE - 12:00 PM



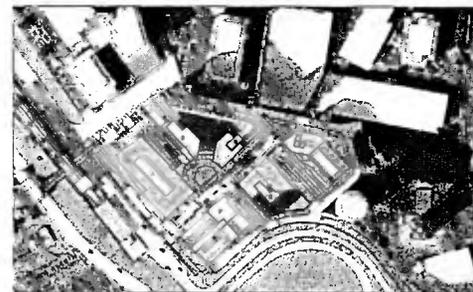
SUMMER SOLSTICE - 3:00 PM



SPRING SOLSTICE - 9:00 AM



SPRING SOLSTICE - 12:00 PM



SPRING SOLSTICE - 3:00 PM

dcs
DESIGN

DAVIS
CARTER
SCOTT LLC
Architects
Interior Architecture
Land Planning
1400 Newmarket Drive
Suite 500
McLean, Virginia 22104
P 703.568.8774
F 703.561.8718
www.dcsltd.com

Developer:
RDC Commercial
703-448-4208
Civil Engineer:
VICA INC and VICA VIRGINIA, LLC
703-443-7800
Landscape Architecture:
ESQ Landscape Architecture
202-821-2043

REVISIONS

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CDP	07/10/13
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PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 308-776.00

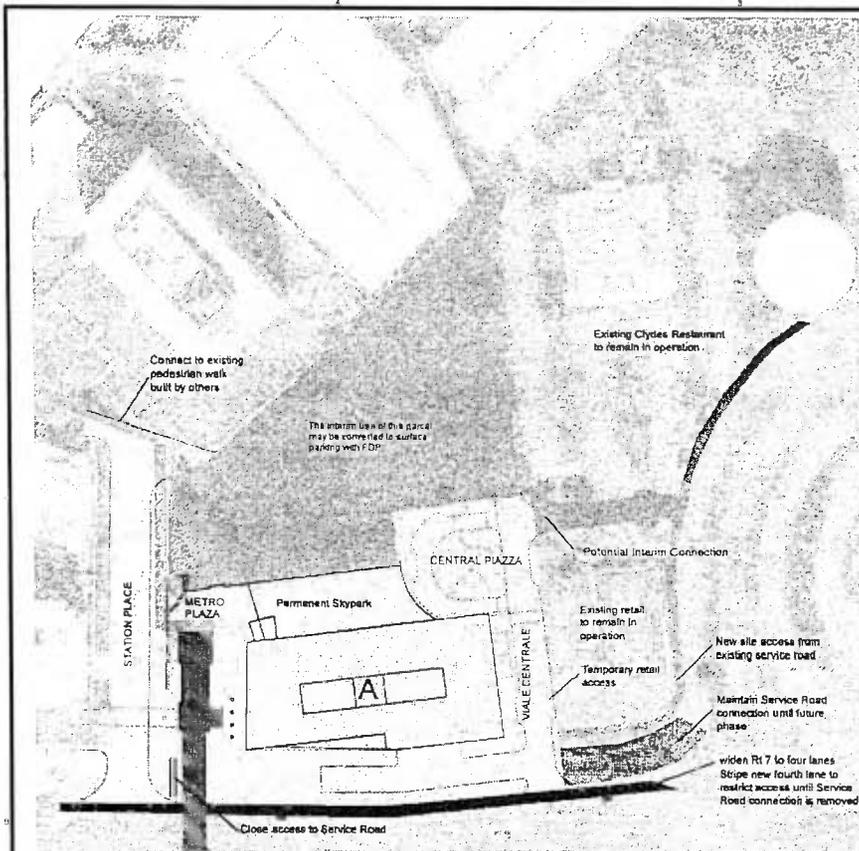
DRAWING TITLE
**SHADOW
STUDY**

OPTION 2

Preced Dec 11/13/13, 11:24 am
 CA REVIEWED BY
 DATE JUNE 20, 2012
 DRAWN BY RC
 CHECKED BY AM

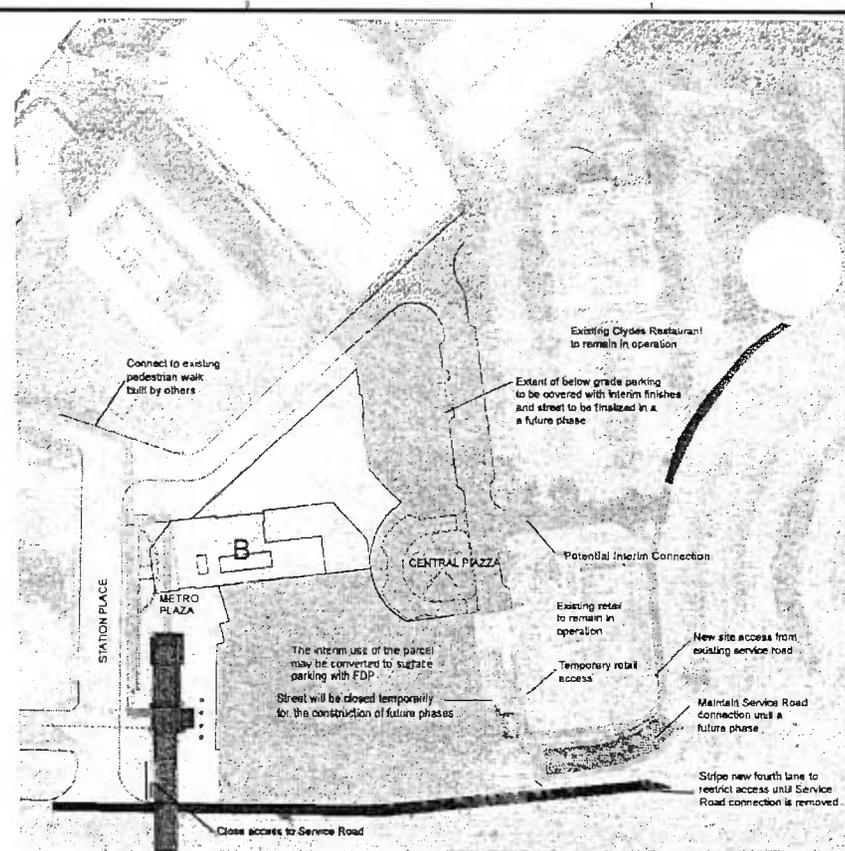
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A-174A
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PHASE A

- Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
- Construct Building A, with below grade parking, at grade retail, above grade parking and office
- Build retail base north to the edge of future Phase B
- Construct the Skypark, with access from the Metro Plaza and Central Plaza.
- Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
- Construct Station Place
- Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
- Construct Viale Centrale from Rt 7 to Central Plaza, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place
- Construct permanent condition of Service Road south of Building A from Viale Centrale to Station Place with closure of vehicular connection at Station Place all subject to item # 8 above.
- Widen Route 7 with new fourth travel lane along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
- Service Road east of Viale Centrale will remain open until Phase F is complete.
- Construct Central Plaza in an interim condition to the border of adjacent future phases
- Areas directly north of Building A will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.
- Construct interim site access construction between Viale Centrale and existing Tysons Central Street, re-using existing curb cut.



PHASE B

- Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
- Construct Building B, with below grade parking, at grade retail, above grade parking, hotel and/or residential uses
- Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
- Construct Station Place
- Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
- Construct Center Street from Station Place to Viale Centrale
- Construct Viale Centrale from Center Street to Central Plaza. Street will be finished with interim finishes to allow for future adjacent construction. Final finishes to be installed with future phases.
- Maintain existing Service Road for site access, with closure of vehicular connection at Station Place, or provide interim connection between Central Plaza and existing Tysons Central Street.
- Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
- Service Road east of Viale Centrale will remain open until Phase F is complete.
- Construct Central Plaza in an interim condition to the border of adjacent future phases
- Areas directly to the south of Building B will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

PROPOSED IMPROVEMENTS

DCS DESIGN

DAVIS CARTER SCOTT LLC
 Architecture
 Interior Architecture
 Land Planning
 1516 International Drive
 Suite 400
 Midway, Virginia 22122
 P 703 646 1215
 F 703 646 1812
 www.dcsdesign.com

Developer:
 NVC Commercial
 703-448-2008

Civil Engineer:
 VICA INC. and VICA VIRGINIA, LLC
 703-442-7800

Landscape Architect:
 LSO Landscape Architecture
 703-421-7845

REVISIONS	
CDP	1/01/13
CDP	1/28/13
CDP	02/18/13
CDP	07/10/13
CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/18/12
CDP	6/20/12
CDP	3/20/12
CDP	1/25/12
CDP	2/27/11
CDP	1/10/10

PROJECT TITLE
TYSONS CENTRAL

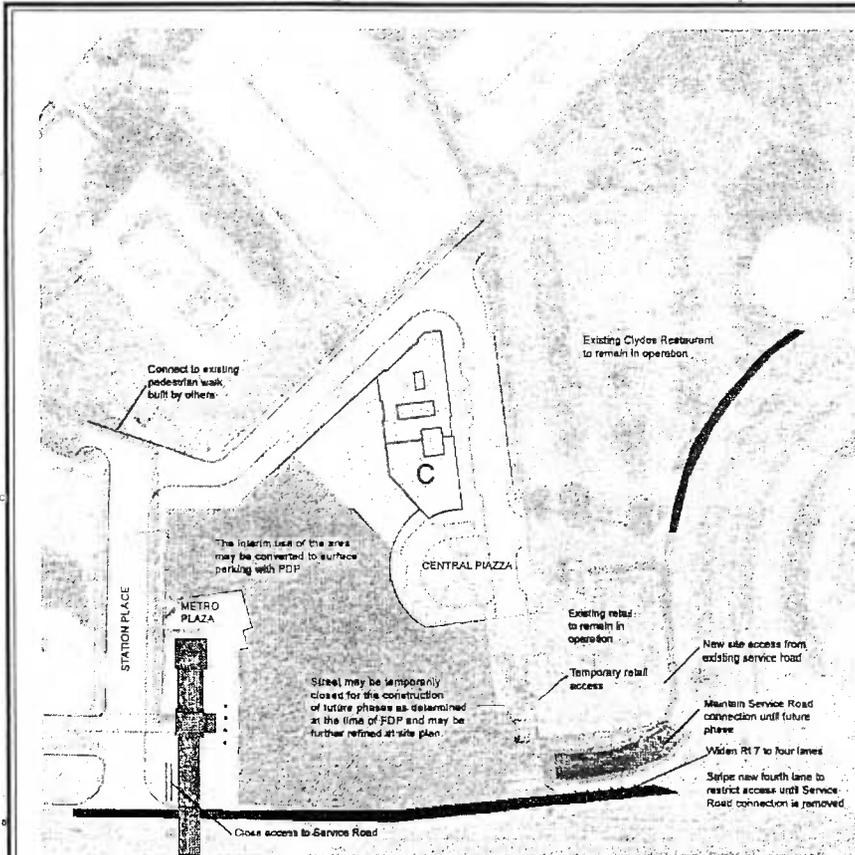
PROJECT NO. 308-778-00

DRAWING TITLE
PHASING PLAN

Printed On: 1/11/13 11:34 AM
 CA REVIEWED BY
 DATE JUNE 20, 2012
 DRAWN BY MM
 CHECKED BY AM

DRAWING NUMBER
A-176

SHEET OF



PHASE C

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building C, with below grade parking, at grade retail, above grade parking and residential uses
3. Upgrade Metro Plaza to the border of future Phase A and B
4. Construct Station Place
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
6. Construct Center Street from Station Place to Viale Centrale
7. Construct Viale Centrale from Rt 7 to Center Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place. Street south of Central Plaza will be interim to allow for future Phase (A or F) construction of below grade parking and final streetscape.
8. Maintain existing Service Road for site access, with closure of vehicular connection at Station Place.
9. Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
10. Service Road east of Viale Centrale will remain open until Phase F is complete.
11. Construct Central Plaza in an interim condition to the border of adjacent future phases.
12. Areas directly to the south and west of Building C will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

LEGEND

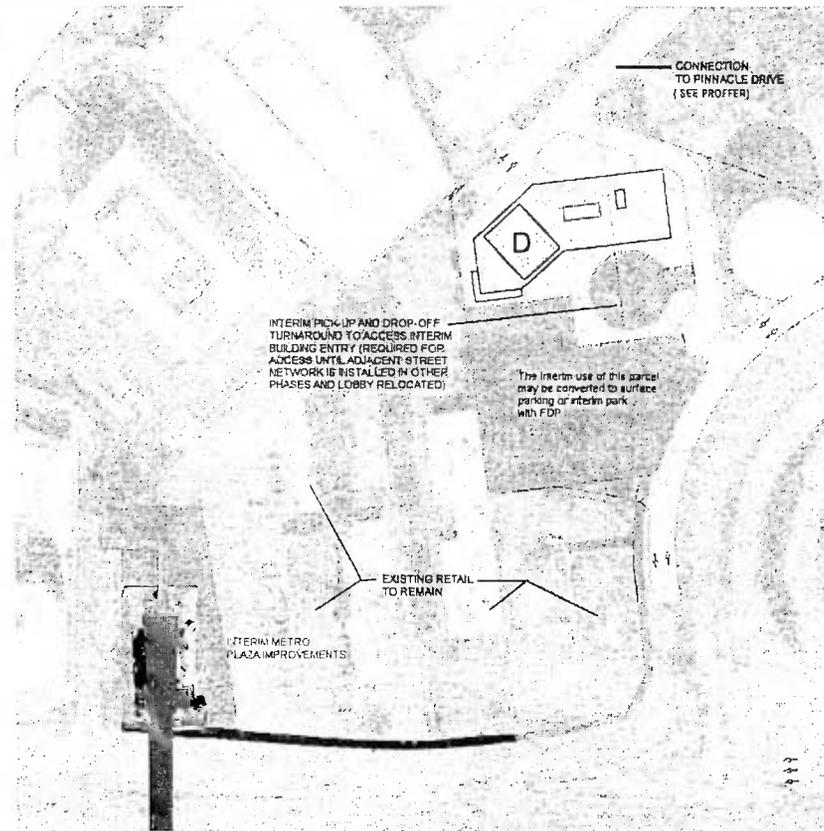
- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

PROPOSED IMPROVEMENTS



PHASE D

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building D, with below grade parking, and residential uses
3. Construct Center Street at north edge of site for connections to Pinnacle Drive during future Phases.
4. Rebuild Existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
5. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
6. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
7. Area to the south to be regraded and have interim park / open space uses.
8. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected so these streets, and the interim turnaround will be replaced with Clyde's Park.

dcs
DESIGN

DAVID
CARTER
SCOTT W
Architect
Interior Architecture
Lead Planning
2000 International Blvd
Suite 300
Wellesley, MA 02157
978.935.8375
781.831.8876
www.dcsdesign.com

Developer:
SIVCONCORP
703-448-1308
Civil Engineer:
VICA INC and VICA VIRGINIA, LLC
703-442-1800
Landscape Architect:
LCO Landscape Architecture
302-831-2643

REVISIONS

CDP	DATE
CDP	11/11/13
CDP	10/28/13
CDP	08/16/13
CDP	07/01/13
CDP	05/13/13
CDP	04/16/13
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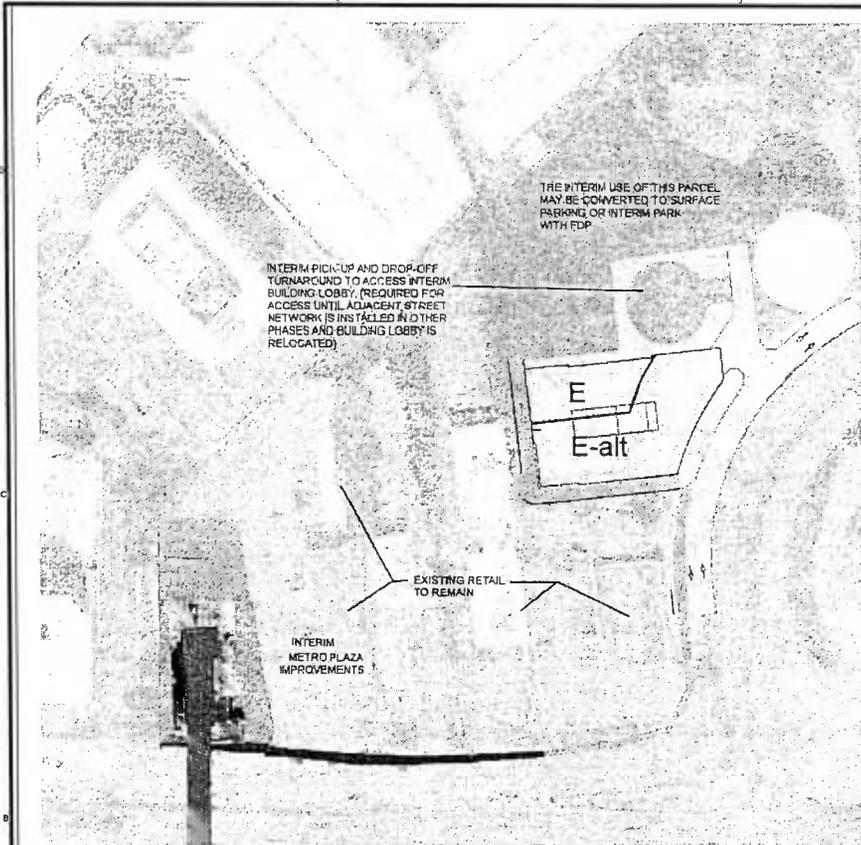
PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 308-778.00

DRAWING TITLE
**PHASING
PLAN**

Checked by: CA
Date: JUN 20, 2012
Checked by: MAJ

DRAWING NUMBER
A-177
SHEET 01



PHASE E

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building E, with below grade parking, at grade retail, and office or residential or hotel uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
6. Area to the north will be regraded and have interim park / open space uses.
7. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected to those streets, and the interim turnaround will be replaced with Clyde's Park.
8. See Puffer for connection of Center Street and Pinnacle Drive.

LEGEND

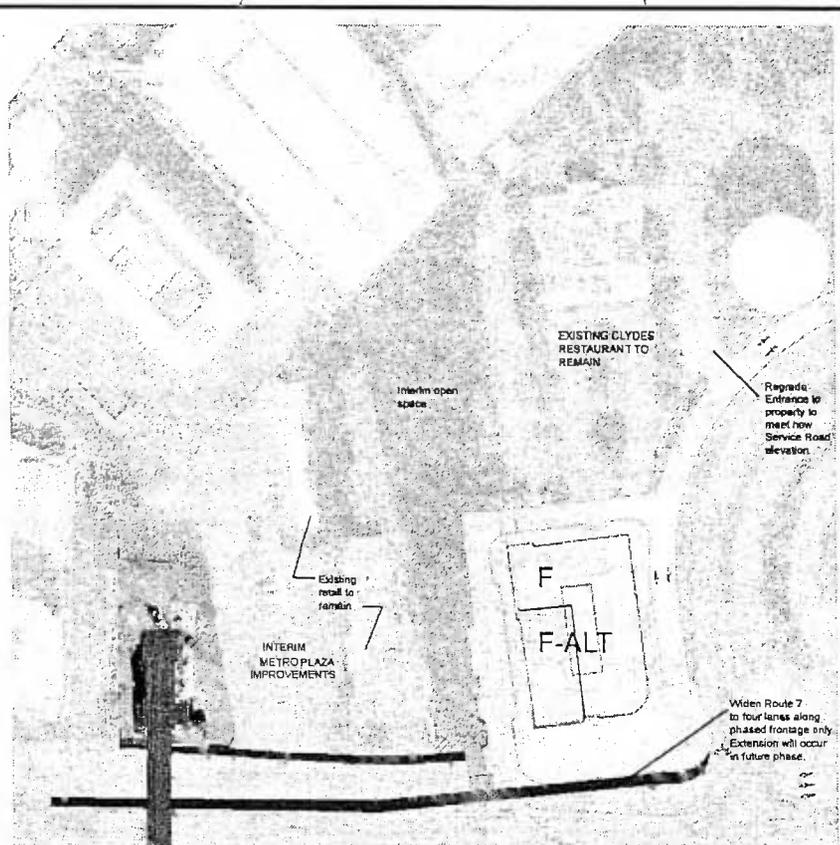
- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

FINAL CONDITIONS

- PROPOSED IMPROVEMENTS



PHASE F

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building F, with below grade parking, at grade retail, and office or residential uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Construct Viale Centrale from Rt 7 to Tysons Central Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place.
5. Construct Tysons Central Street from Viale Centrale to Service Road.
6. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
7. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
8. Widen Route 7 with new fourth travel lane from Route 123 off-ramp to Viale Centrale. The lane will be extended with a future phase that included the construction of Station Place.
9. Service Road east of Viale Centrale to be converted to fire lane access integrated with pedestrian plaza and park.
10. Areas north of Building F will be regraded and have interim park and open space. Design to be determined at FDP.
11. Construct new vehicular entrance to existing Clyde's Restaurant to connect to new, regraded Service Road. Construct pedestrian connection from Clyde's Restaurant to Tysons Central Street.

DCS DESIGN

DAVIS
CARTER
SCOTT

Architecture
Interior Architecture
Landscape Architecture
1576 Inverwood Drive
Suite 100
McLean, Virginia 22101
703.844.1375
703.844.1313
www.dcsdesign.com

Developer
NY Commercial
703-418-4308

Civil Engineer
VICA INC. and VICA VIRGINIA, LLC
703-442-7000

Landscape Architect
L33 Landscape Architects
303-851-2943

REVISIONS

NO.	DATE	DESCRIPTION
CDP	1/11/13	
CDP	1/23/13	
CDP	02/18/13	
CDP	07/07/13	
CDP	08/13/13	
CDP	04/18/13	
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CDP	11/19/12	
CDP	6/20/12	
CDP	3/20/12	
CDP	1/25/12	
CDP	2/27/11	
CDP	1/16/10	

PROJECT TITLE

TYSONS CENTRAL

PROJECT NO. 336-778-00

DRAWING TITLE

PHASING PLAN

Printed On: 1/11/13, 11:48 AM

CA REVIEWED BY
DATE: JUNE 20, 2012

DRAWN BY: MM
CHECKED BY: AM

DESIGNER: TIA A. FREDRICKS

DRAWING NUMBER

A-178

SHEET OF

PRIMARY PEDESTRIAN CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entrances, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscapes and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

SECONDARY PEDESTRIAN CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

TERTIARY PEDESTRIAN CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may have high level of pedestrian activity associated with access to a transit station, but may have reduced retail and placemaking opportunities.

ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking are indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.

M micro METRO STATION

★ ELEVATOR TOWER

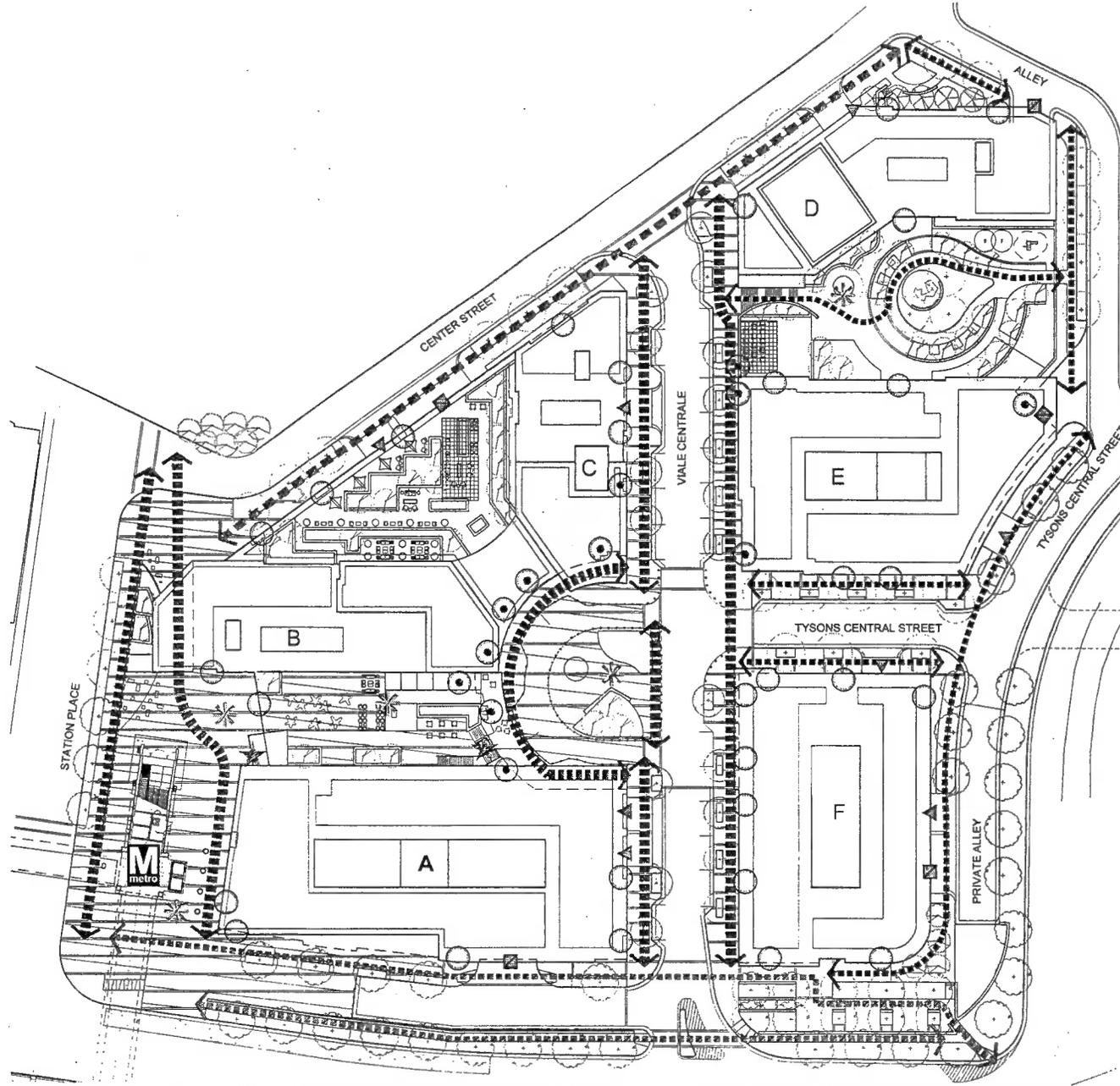
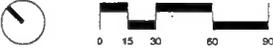
○ BUILDING ENTRANCE

● BUILDING ENTRANCE UNDER THE BUILDING CANOPY

▲ GARAGE ENTRANCE

■ LOADING DOCKS

NOTE
THE PLAN AND MASONRY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



dcS DESIGN

DAVIS
CATER
SCOTT

Architectural
Graphic Architects
Landscape
1975 International Drive
Suite 100
McLean, Virginia 22101
P 703.891.8816
F 703.891.8816
www.dcsdesign.com

Developer:
SVC Commercial
703-448-1508

Civil Engineer:
VIGA INC. and VIGA VIROTIK, LLC
703-442-7900

Landscape Architect:
L30 Landscape Architecture
703-471-2815

REVISIONS

NO.	DATE	DESCRIPTION
CDP	1/11/13	
CDP	1/28/13	
CDP	02/15/13	
CDP	07/10/13	
CDP	05/13/13	
CDP	04/18/13	
CDP	03/11/13	
CDP	11/18/12	
CDP	6/20/12	
CDP	3/30/12	
CDP	1/25/12	
CDP	7/27/11	
CDP	1/16/10	

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778-00

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

Printed On 1/15/13, 10:02 am

CA REVIEWED BY
DATE JUNE 20, 2012

DRAWN BY
CHECKED BY

L-1.dwg

DRAWING NUMBER
L-1

SHEET OF

CDP TREE SCHEDULE (option 1, limits of CDP site)

STREET TREES (CATEGORY I)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
	(Symbol)		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
	(Symbol)		Quercus robur 'Fastigata'	Fastigata English Oak	3" cal.	B&B	75
sub-total		39					1425
STREET TREES (CATEGORY IV)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	250
	(Symbol)		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
	(Symbol)		Quercus laevis	Southern Red Oak	3" cal.	B&B	250
	(Symbol)		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total		28					1000
ORNAMENTAL TREES (CATEGORY II)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Amelanchier arborea	Downy Serviceberry	3" cal.	B&B	125
	(Symbol)		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
	(Symbol)		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
	(Symbol)		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total		5					425
ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Amelanchier arborea	Downy Serviceberry	3" cal.	B&B	125
	(Symbol)		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
	(Symbol)		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
	(Symbol)		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total		44					5500
GROSS SITE AREA:							752,291 sf
AREA OF 30-YEAR TREE CANOPY ACQUIRED: (20% gross site)							75,229 sf
TOTAL TREE COVER PROVIDED BY PLANTING (SF)							14,350

CDP TREE SCHEDULE (option 2, included on-site improvement)

STREET TREES (CATEGORY I)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Acer rubrum 'Columnare'	Columnare Red Maple	3" cal.	B&B	75
	(Symbol)		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
	(Symbol)		Quercus robur 'Fastigata'	Fastigata English Oak	3" cal.	B&B	75
sub-total		39					1425
STREET TREES (CATEGORY IV)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	250
	(Symbol)		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
	(Symbol)		Quercus laevis	Southern Red Oak	3" cal.	B&B	250
	(Symbol)		Ulmus americana 'Valley Forge'	American Elm	3" cal.	B&B	250
sub-total		72					18000
ORNAMENTAL TREES (CATEGORY II)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Amelanchier arborea	Downy Serviceberry	3" cal.	B&B	125
	(Symbol)		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
	(Symbol)		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
	(Symbol)		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total		36					2000
ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER/CANOPY
	(Symbol)		Amelanchier arborea	Downy Serviceberry	3" cal.	B&B	125
	(Symbol)		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
	(Symbol)		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
	(Symbol)		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total		44					5500
TOTAL TREE COVER PROVIDED BY PLANTING (SF)							26,925

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

GENERAL NOTE:
1. NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.O.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.O.D.

LEGEND

PROPOSED ON SITE TREES
 OFF SITE TREES

LEGEND

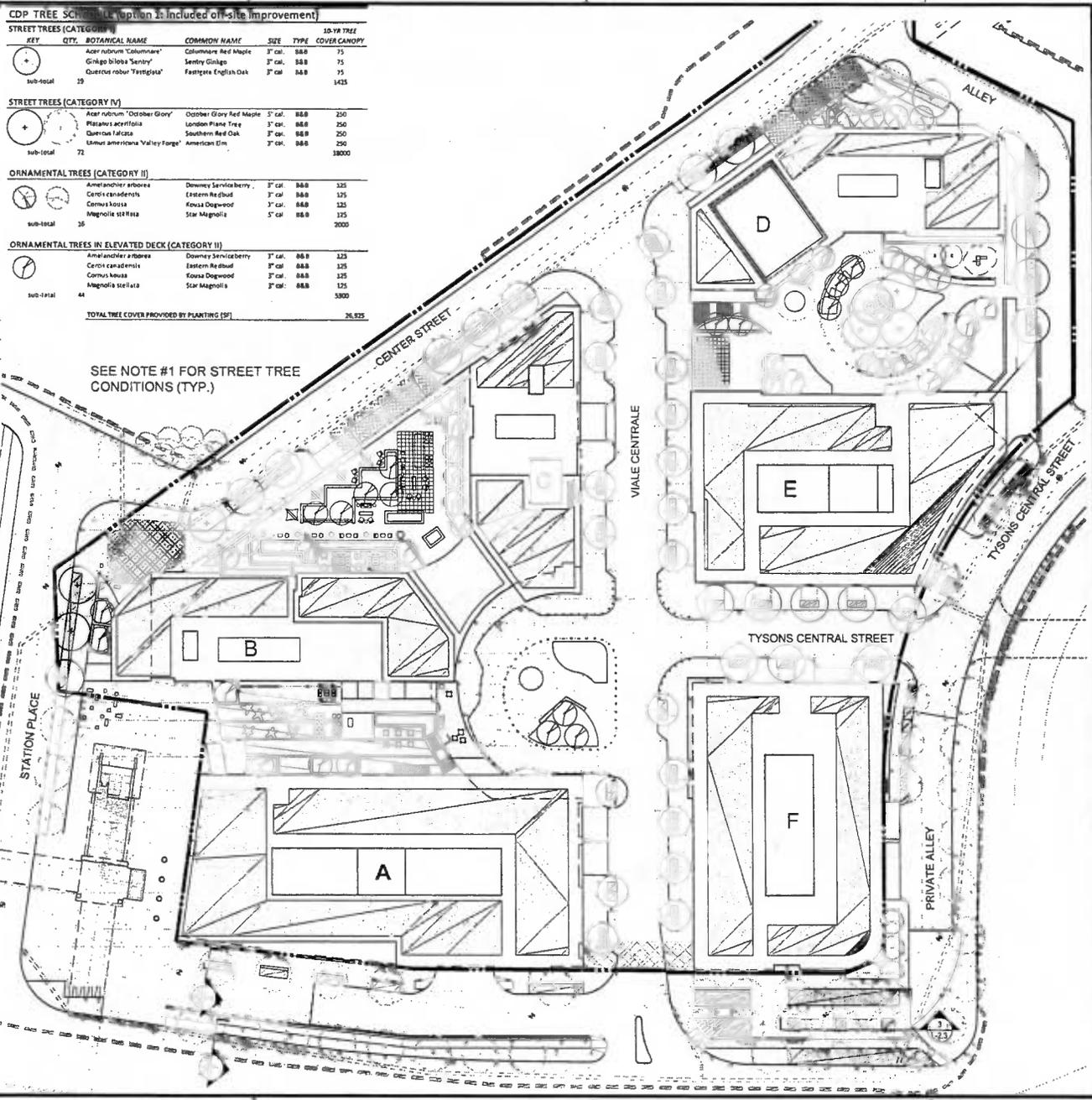
EXTENSIVE GREEN ROOF
 BIO-RETENTION TREE PIT
 BIO-RETENTION PLANTER
 DETENTION VAULT
 UTILITY VAULT
 STORM WATER LINE
 WATER LINE
 SANITARY LINE
 LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)
 PROPERTY LINE

NOTE:

1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS (SEE SHEET L-2.4 AND L-7.1)

2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMES IN ACCORDANCE WITH THE PROFFERS

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN. PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN



dcs DESIGN

DAVID SCOTT
 Associate
 Landscape Architect
 170 International Blvd
 Suite 200
 McLean, Virginia 22102
 P 703.348.7718
 F 703.421.8370
 www.dcsdesign.com

Developed by:
 VICA Commercial
 703-448-1308

Civil Engineer:
 VICA INC. and VICA VIRGINIA, LLC
 703-442-7900

Landscape Architect:
 DSO Landscape Architects
 503-871-2045

REVISIONS

NO.	DATE	DESCRIPTION
1	1/17/13	CDP
2	1/28/13	CDP
3	08/19/13	CDP
4	07/10/13	CDP
5	05/13/13	CDP
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9	6/20/12	CDP
10	3/20/12	CDP
11	1/25/12	CDP
12	2/22/11	CDP
13	11/20/10	CDP

PROJECT TITLE
 TYSONS CENTRAL

PROJECT NO. 300-178-00

DRAWING TITLE
 CONCEPT LANDSCAPE PLANTING PLAN
 OPTION 1

Revised Date: 12/11/13, 10:06 pm

CA REVIEWED BY
 DATE: JUNE 20, 2012

DRAWN BY
 CHECKED BY

DATE
 L-2.1

DRAWING NUMBER
 L-2.1

SHEET OF

CDP TREE SCHEDULE (option 2, limit of CDP site)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'Columnare'	Columnar Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	250
		Platanus acerifolia	London Plane Tree	3" cal.	B&B	250
		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
		Liriodendron tulipifera	American Elm	3" cal.	B&B	250
sub-total	27					6750

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	5					625

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

GROSS SITE AREA:	252,291 sq'
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site)	25,229 sq'
TOTAL TREE COVER PROVIDED BY PLANTING (SF)	14,300

CDP TREE SCHEDULE (option 2 - included on-site improvement)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'Columnare'	Columnar Red Maple	3" cal.	B&B	75
		Ginkgo biloba 'Sentry'	Sentry Ginkgo	3" cal.	B&B	75
		Quercus robur 'Fastigata'	Fastigate English Oak	3" cal.	B&B	75
sub-total	19					1425

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	250
		Platanus scrifolia	London Plane Tree	3" cal.	B&B	250
		Quercus falcata	Southern Red Oak	3" cal.	B&B	250
		Liriodendron tulipifera	American Elm	3" cal.	B&B	250
sub-total	78					19500

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	12					1500

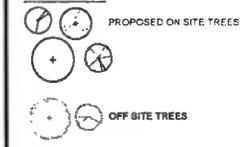
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	10-YR TREE COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	B&B	125
		Cercis canadensis	Eastern Redbud	3" cal.	B&B	125
		Cornus kousa	Kousa Dogwood	3" cal.	B&B	125
		Magnolia stellata	Star Magnolia	3" cal.	B&B	125
sub-total	44					5500

TOTAL TREE COVER PROVIDED BY PLANTING (SF)	27,925
--	--------

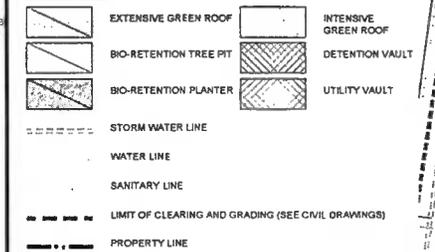
NOTES:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule. Species may vary depending on final design and availability.

GENERAL NOTE:
1. NO PERIPHERAL AND/OR INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P.
FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

LEGEND



LEGEND

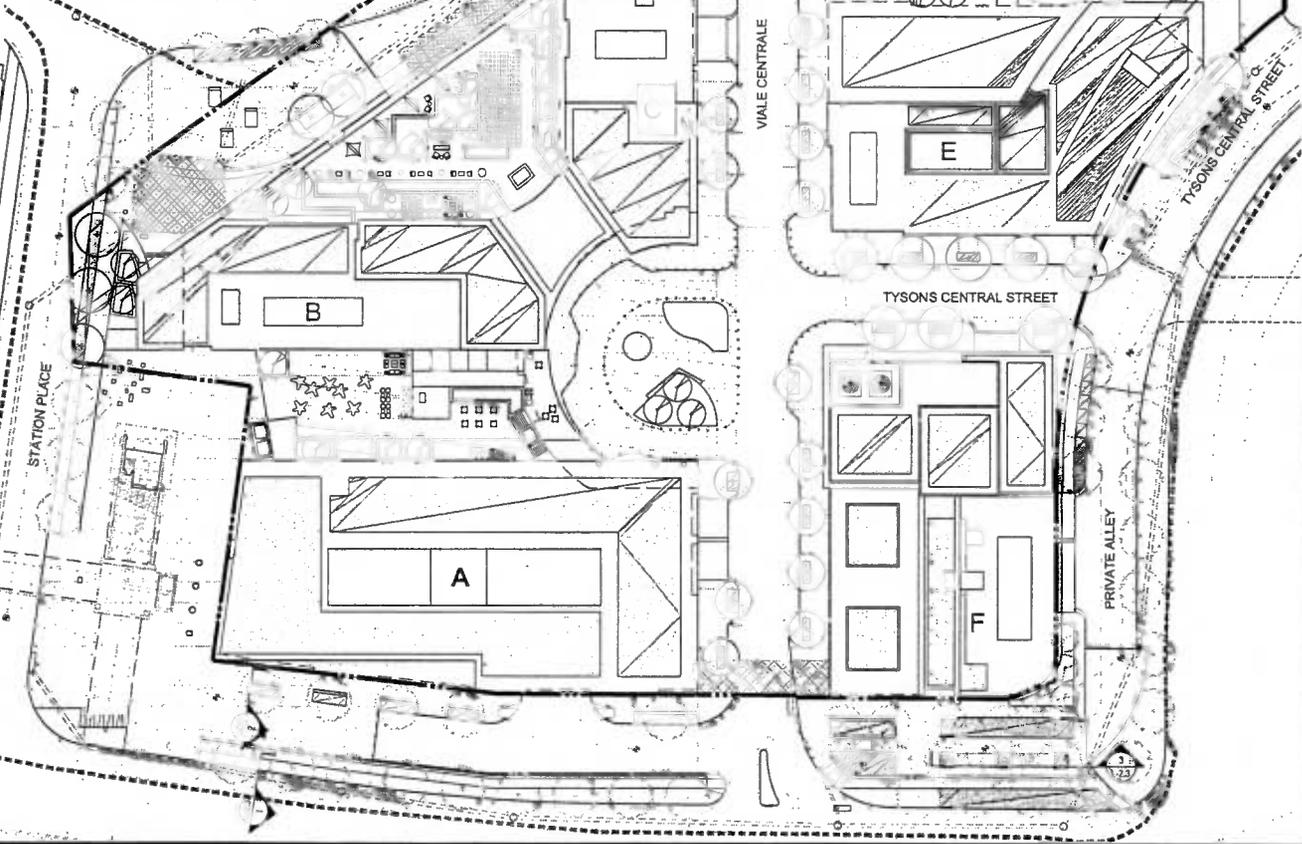


NOTE:
1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY (LANDSCAPE PANELS) SHALL PROVIDE SOIL VOLUMENS IN ACCORDANCE WITH THE PROFFERS

NOTE:
THE PLAN AND MASONRY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN



SEE NOTE #1 FOR STREET TREE CONDITIONS (TYP.)



dcs DESIGN

Architects
Interior Architecture
Landscape Architecture
1870 International Drive
Suite 100
McLean, Virginia 22102
703.846.8275
703.852.1815
www.dcsdesign.com

Developer:
BY Commercial
703-448-4308

Civil Engineer:
VICKI TICHA and VICKI VIRGINIA, LLC
703-442-7000

Landscape Architect:
ESJ Landscape Architecture
703-491-1043

REVISIONS	DATE
CDP	11/11/13
CDP	10/28/13
CDP	08/15/13
CDP	07/19/13
CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/15/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
CONCEPT LANDSCAPE PLANTING PLAN (ALT.)

OPTION 2

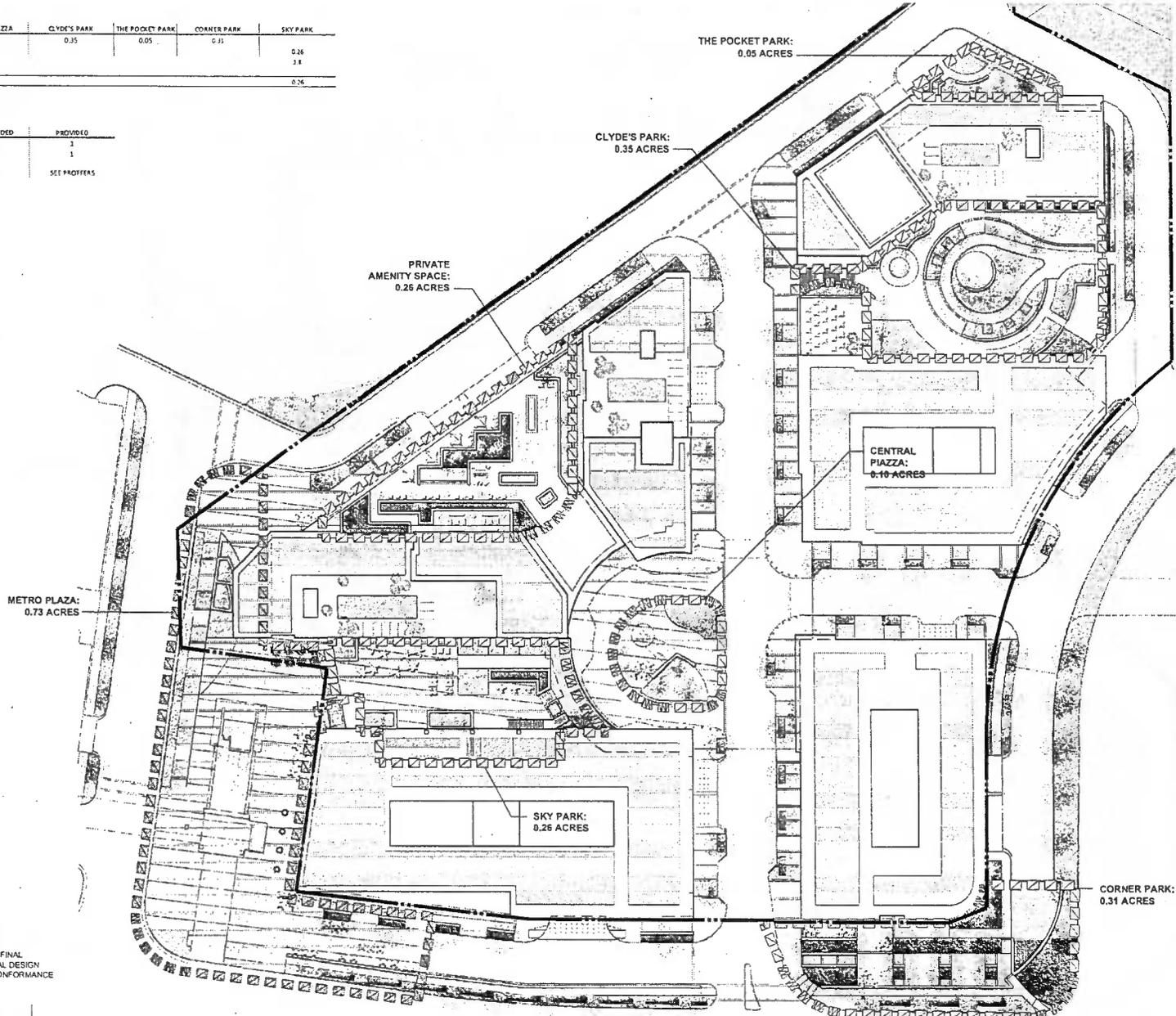
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CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

DRAWING NUMBER
L-2.2

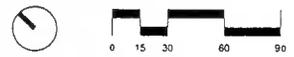
SHEET OF

PUBLIC PARK PROVIDED						
TYPE	METRO PLAZA	CENTRAL PLAZZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.73	0.1	0.35	0.05	0.31	0.26
PUBLIC OPEN SPACE - ABOVE						2.8
TOTAL OPEN SPACE PROPOSED						
<i>PRIVATE OPEN SPACE (Information only)</i>						0.26

RECREATIONAL FACILITIES RECOMMENDED			
USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	0.66	1
PLAYGROUNDS	1/2300 residents	0.5	1
ATHLETIC FIELDS	1/4.5M NetW GFA	0.36	SEE PROFFERS



NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL
ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN
QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE
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DESIGN

DAVIS
CARTER
& EASTMAN

Architect
1875 International Drive
Suite 100
McLean, Virginia 22102
P 703.441.4370
F 703.441.4368
www.dcsdesign.com

Developer:
NYCommTrust
703.444.4308

Civil Engineer:
VICKA INC. and VICKA VIRGINIA, LLC
703.443.7800

Landscape Architect:
LDC Landscape Architecture
703.421.2043

REVISIONS	
CDP	11/11/13
CDP	10/28/13
CDP	08/15/13
CDP	07/10/13
CDP	05/13/13
CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	6/20/12
CDP	3/30/12
CDP	1/25/12
CDP	3/22/11
CDP	11/03/10

PROJECT TITLE
**TYSONS
CENTRAL**

PROJECT NO. 306-778-00

DRAWING TITLE
**PARK &
OPEN SPACE
PLAN**

OPTION 1

Printed On: 10/11/13, 16:18 pm

CA REVIEWED BY
DATE: JUNE 20, 2012

DRAWN BY

CHECKED BY

L-Sing

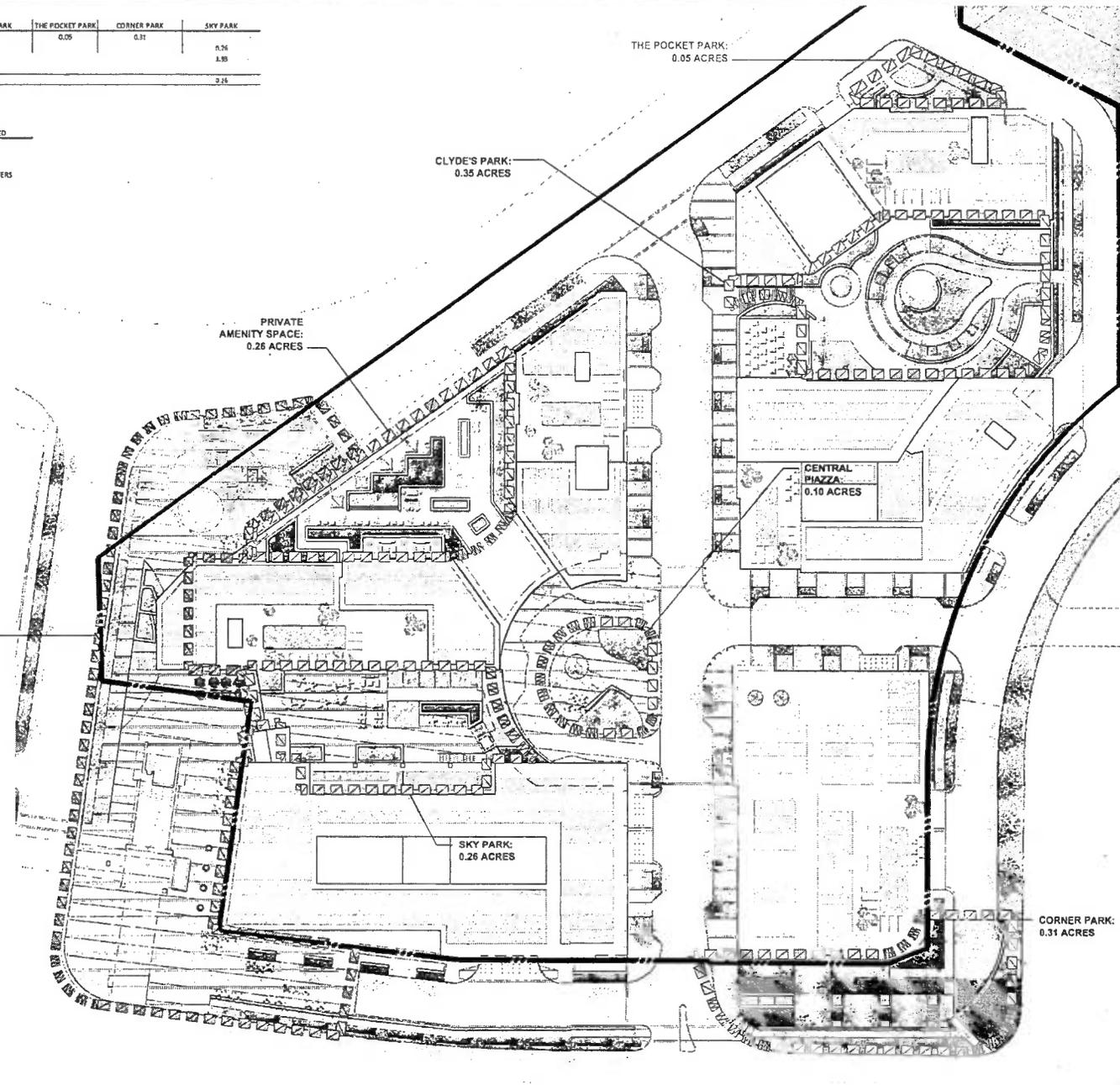
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L-3.1

SHEET OF

PUBLIC PARK PROVIDED						
TYPE	METRO PLAZA*	CENTRAL PLAZA	CLYDE'S PARK	THE POCKET PARK	CORNER PARK	SKY PARK
PUBLIC OPEN SPACE - AT GRADE	0.86	0.1	0.35	0.05	0.31	
PUBLIC OPEN SPACE - ABOVE						0.26
TOTAL OPEN SPACE PROPOSED						1.93

PRIVATE OPEN SPACE (Information only)
 *based on the ultimate center street alignment
 0.26

RECREATIONAL FACILITIES RECOMMENDED			
USE	RATIO	RECOMMENDED	PROVIDED
MULTI-USE COURTS	1/2100 residents	1.26	1
PLAYGROUNDS	1/2800 residents	0.9	1
ATHLETIC FIELDS	1/4.5M new GFA	0.44	SEE PROFFERS



dcs
DESIGN

DAVIS
CARTER
SCOTT Inc

Architect
Interior Architect
Landscape Architect

1676 International Drive
Suite 500
McLean, Virginia 22102
P 703.598.8275
F 703.521.8976
www.dcsd.com

Developer:
RVC Commercial
703-447-3300

Civil Engineer:
VTKA INC. and VTKA VIRGINIA, LLC
703-447-7900

Landscape Architect:
ESQ Landscape Architecture
703-421-2943

REVISIONS	
CDP	11/11/13
CDP	10/28/13
CDP	08/15/13
CDP	07/10/13
CDP	05/13/13
CDP	04/16/13
CDP	03/11/13
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CDP	02/29/12
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CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
**TYSONS
 CENTRAL**

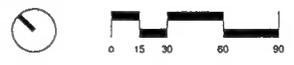
PROJECT NO. 308-778.00

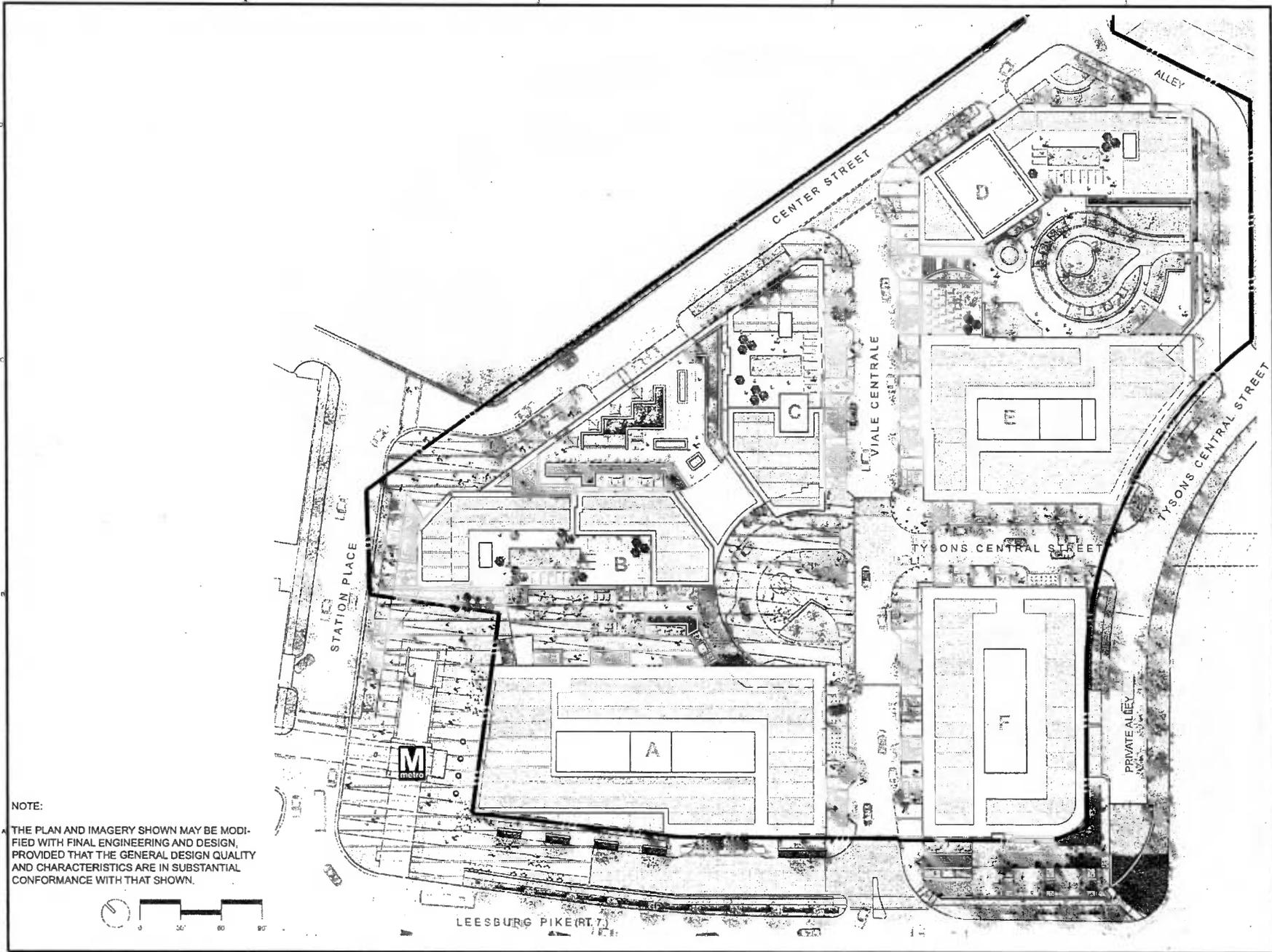
DRAWING TITLE
**PARK &
 OPEN SPACE
 PLAN**

OPTION 2

Prepared by: TYSONS, 05/10/10
 C.I. REVIEWED BY:
 DATE: JUNE 20, 2012
 DRAWN BY:
 CHECKED BY:
 L3:mg
 DRAWING NUMBER
 L-3.2
 SHEET OF

NOTE:
 THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL
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 WITH THAT SHOWN





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 DESIGN

DAVIS
 COLLIER
 & BOSTON
 Architects
 Interior Architecture
 Land Planning
 1414 Massachusetts Drive
 Suite 400
 McLean, Virginia 22101
 P 703.886.8100
 F 703.811.8278
 www.daviscollier.com

Developer:
 DDC Commercial
 703.444.4308

Civil Engineer:
 VICKI, INC. and VICKI VIRGINIA, LLC
 703.443.7800

Landscape Architect:
 L&L Landscape Architecture
 703.431.2943

REVISIONS

NO.	DATE	DESCRIPTION
CDP	11/11/13	
CDP	10/26/13	
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CDP	6/20/12	
CDP	3/20/12	
CDP	1/25/12	
CDP	2/22/11	
CDP	11/03/10	

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO. 300-718.00

DRAWING TITLE
 ILLUSTRATIVE
 SITE PLAN:

OPTION 1

Permit No. 1911971.10.21.00

CA REVIEWED BY

DATE JUNE 20, 2012

DRAWN BY

CHECKED BY

L.Sing

DRAWING NUMBER

L-4.1

SHEET OF

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DESIGN

**DAVIS
CARTER
SCOTT**
Architect
Interior Architecture
Civil Planning
1718 Intersecticut Drive
Suite 100
McLean, Virginia 22101
P 703.261.5151
F 703.261.5474
www.dcsdesign.com

Developer:
VIC Commercial
703.444.4300
Civil Engineer:
VICA, INC. and VICA VIRGINIA, LLC
901.442.7000
Landscape Architect:
LSP Landscape Architecture
703.421.7043

REVISIONS

NO.	DATE	DESCRIPTION
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12	2/22/11	CDP
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PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 306-778.00

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ILLUSTRATIVE
SITE PLAN:

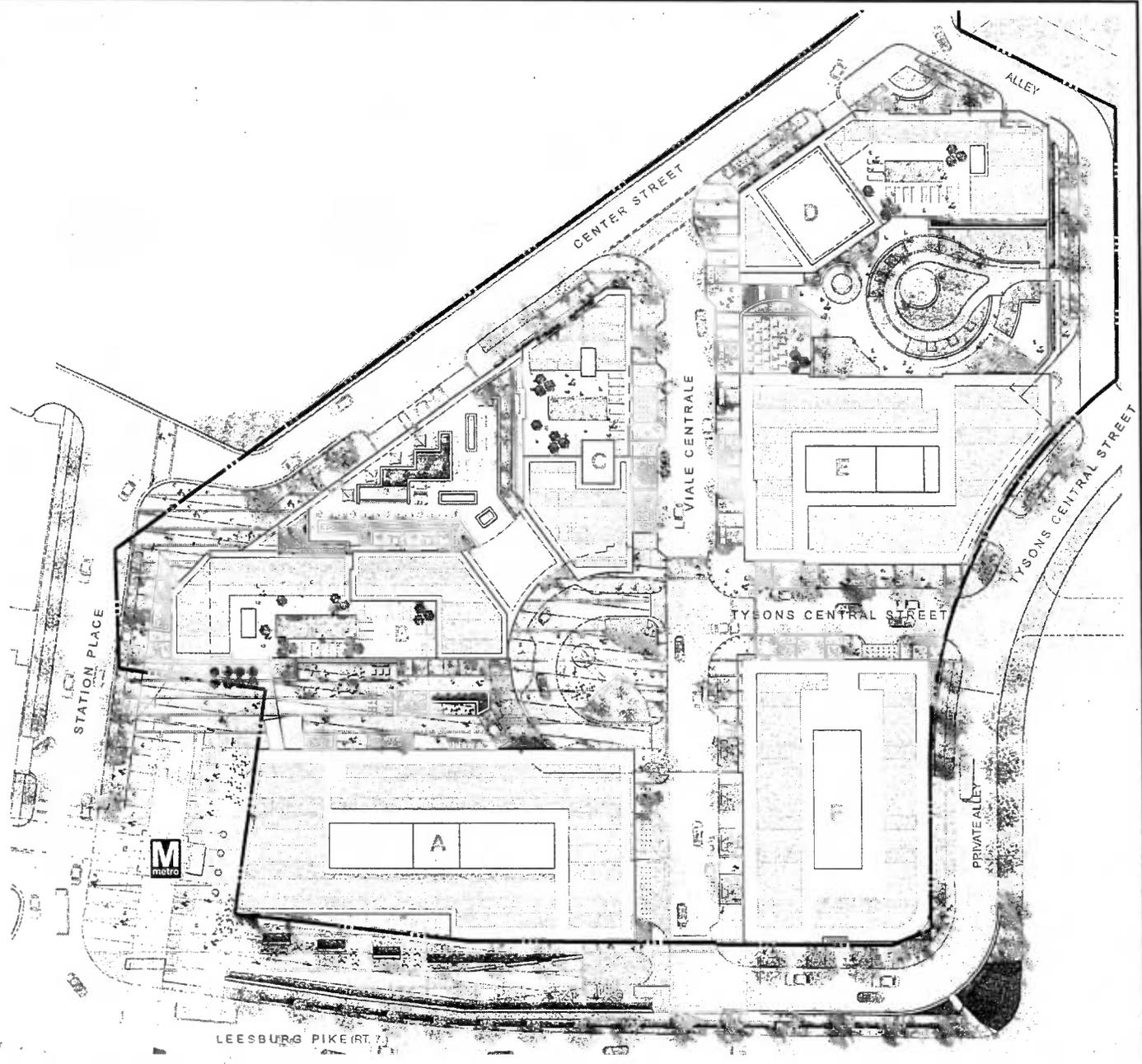
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CHECKED BY

DRAWING NUMBER
L-4.3

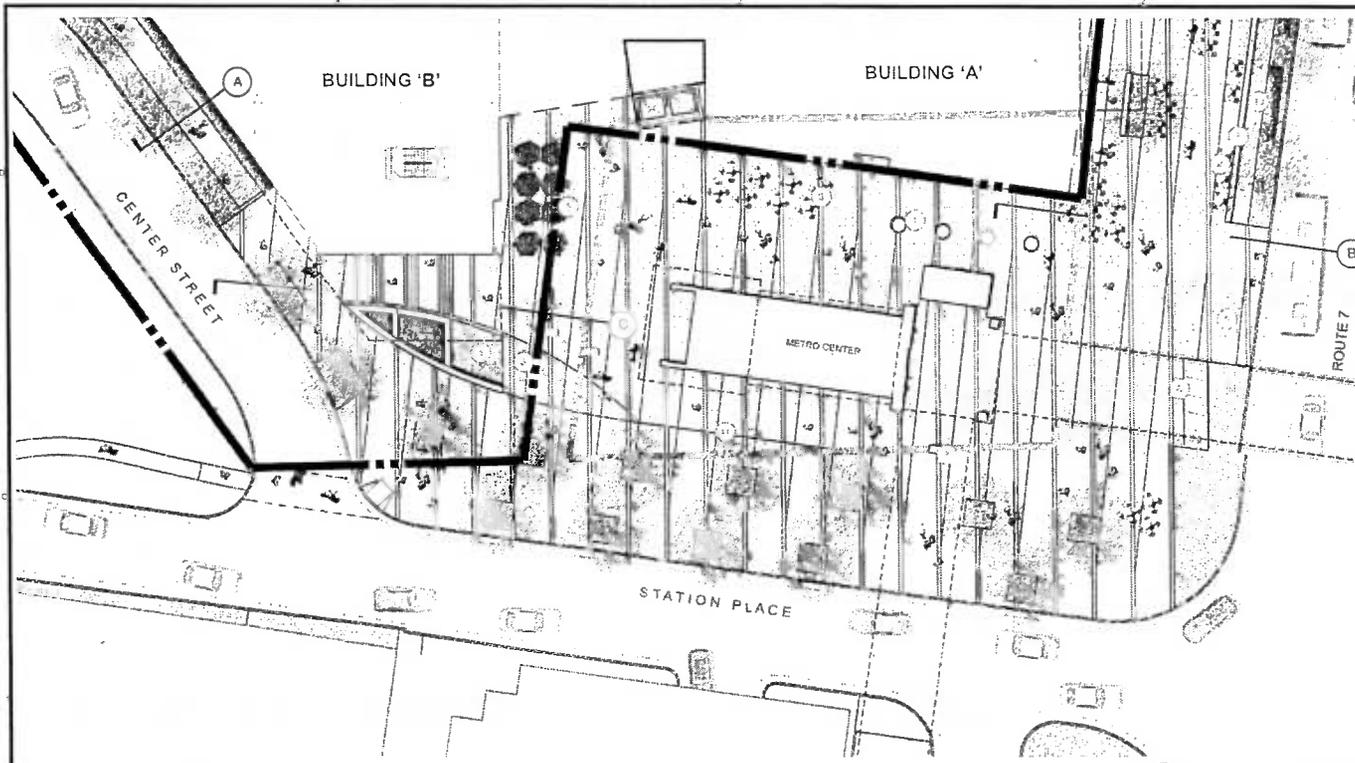
SHEET OF



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LEESBURG PIKE (RT. 7)



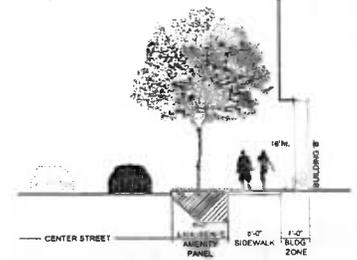
METRO PLAZA POTENTIAL ACTIVITIES:

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACEMAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. CASCADE WATER FEATURE
5. OUTDOOR RETAIL AREA
6. METRO BIKE STORAGE
7. BRIDGE COLUMN
8. INTERACTIVE WATER FOUNTAIN WITH FEATURES IN THE MIDDLE
9. METRO PLAZA SPECIAL PAVING
10. FAIRFAX CO. TRAIL
11. RETAINING WALL

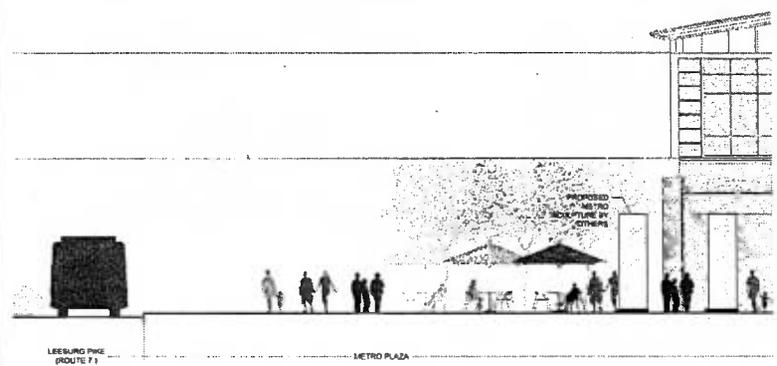
NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

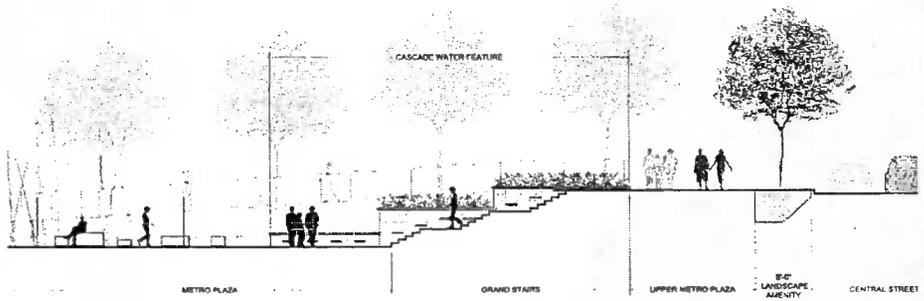


A STREET SECTION

METRO PLAZA 'T' INTERSECTION ENLARGEMENT PLAN



B METRO PLAZA SECTION



C METRO PLAZA SECTION

dcs
DESIGN

DAVIS
CARTER
SCOTT LLP

Architects
Interior Architecture
Landscape Planning

1978 International Drive
Suite 300
Metairie, LA 70001-2181
P 504.885.8118
F 504.885.8119
www.dcsdesign.com

Developer:
NYC Commercial
703 Lark Street

Civil Engineer:
VIRLA, INC. and VIRLA VIRGINIA, LLP
703-643-7800

Landscape Architect:
ESQ Landscape Architecture
703-421-3045

REVISIONS

NO.	DATE	DESCRIPTION
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CDP	07/10/13	
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CDP	3/20/12	
CDP	1/25/12	
CDP	2/22/11	
CDP	11/03/10	

PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT;
METRO PLAZA

MODIFIED 'T' INTERSECTION

Prepared On: 10/11/13, 10:21 am

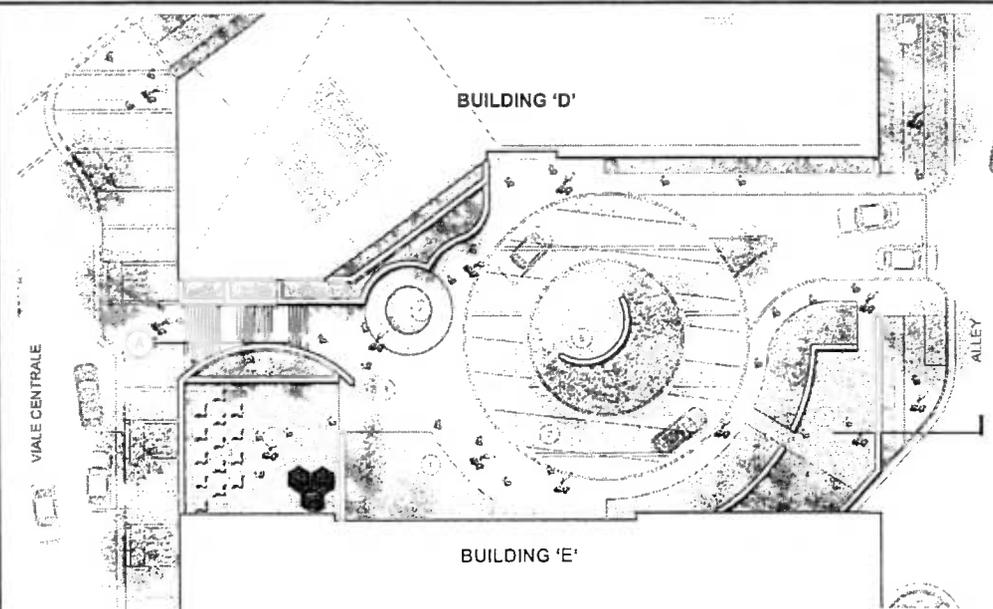
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DATE: JUNE 20, 2012

DRAWN BY
CHECKED BY

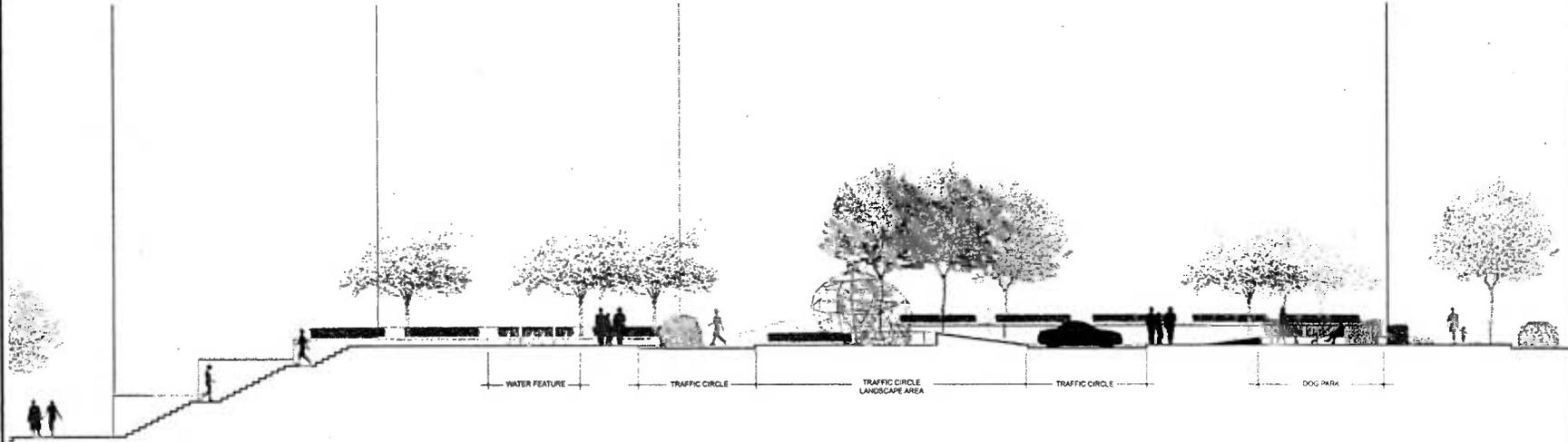
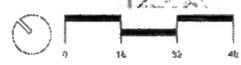
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DRAWING NUMBER
L-6.1B

SHEET OF



CLYDE'S PARK ENLARGEMENT PLAN: INTERIM



CLYDE'S PARK SECTION: INTERIM



- CLYDE'S PARK POTENTIAL ACTIVITIES:**
 SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.
1. MULTI-PURPOSE LAWN AREA
 2. DOG PARK
 3. OVERHEAD STRUCTURE
 4. INTERACTIVE WATER FOUNTAIN
 5. OUTDOOR DINING AREA (PRIVATE USE)
 6. CLIMBABLE SCULPTURE
 7. TRAFFIC CIRCLE
 8. REMOVABLE POT



dcs
 DESIGN

DAVID
 CARTER
 TCOTTAM

4000 Riverchase
 Suite 100
 Metairie, Louisiana 70001
 P 504.885.4398
 F 504.885.4399
 www.dcsdesign.com

Developer:
 SYC Commercial
 707.444.4398

Client/Engineer:
 VTKA INC. AND VTKA VIRGINIA, LLC
 703.442.7800

Landscape Architect:
 CDT Landscape Architecture
 90-211-2861

REVISIONS

NO.	DATE	DESCRIPTION
CDP	1/7/12/13	
CDP	10/28/13	
CUP	08/15/13	
CDP	07/10/13	
CDP	05/13/13	
CDP	04/18/13	
CDP	03/11/13	
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CDP	6/20/12	
CDP	3/29/12	
CDP	1/25/12	
CDP	2/22/11	
CDP	11/03/10	

PROJECT TITLE
 TYSONS
 CENTRAL

PROJECT NO.
 306-778.00

DRAWING TITLE
 ENLARGEMENT:
 CLYDE'S PARK:

**INTERIM
 (BUILDING D & E)**

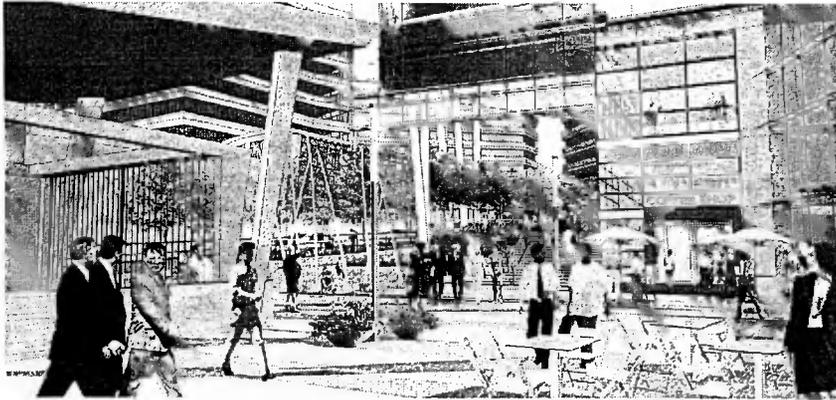
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CA REVIEWED BY
 DATE: JUNE 20, 2012

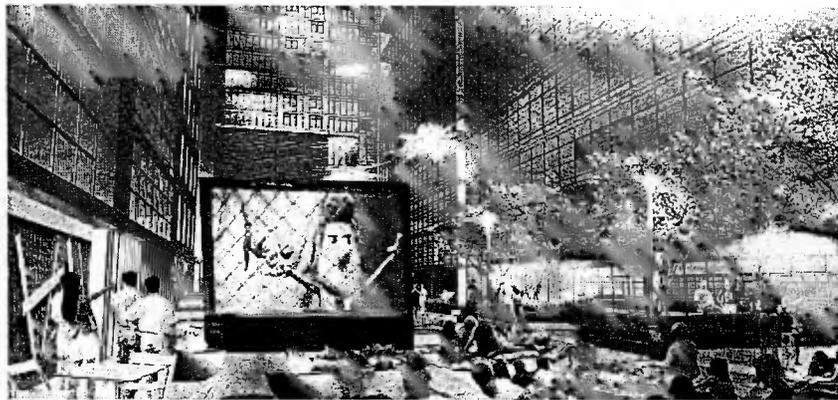
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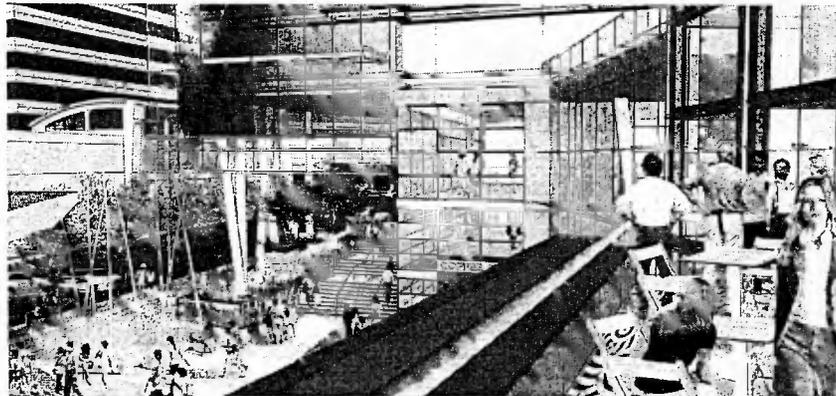
SHEET OF



METRO PLAZA



SKY PARK (EVENING EVENT)



METRO PLAZA



SKY PARK

dcs
DESIGN

DAVIS
CARTER
SCOTT
ARCHITECTS
LAND PLANNING
2700 Massachusetts Drive
Suite 404
McLean, Virginia 22101
P 703.298.8370
F 703.467.8976
www.dcsdesign.com

Developer:
PDC Commercial
703.448.4395
Civil Engineer:
VICKI, INC. and VICKI VIRGINIA, LLC
703.443.7400
Landscape Architect:
L&L LANDSCAPE ARCHITECTURE
703.421.2543

REVISIONS

NO.	DATE	DESCRIPTION
CDP	1/11/13	
CDP	10/28/13	
CDP	08/15/13	
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PROJECT TITLE
TYSONS
CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE
PARK VIEWS

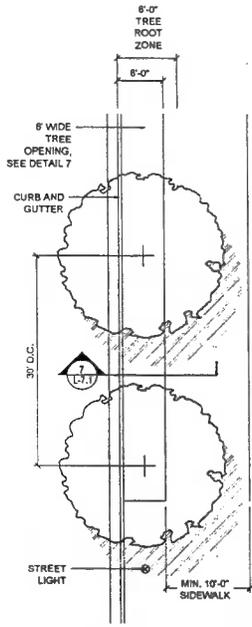
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CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-5mg
DRAWING NUMBER
L-6.7

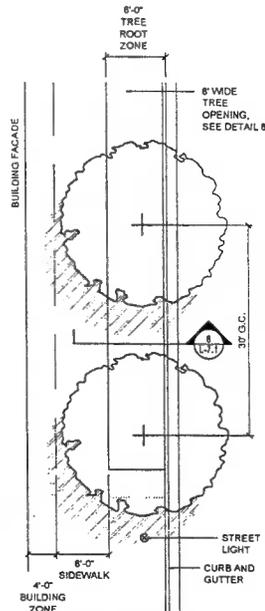
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NOTE:

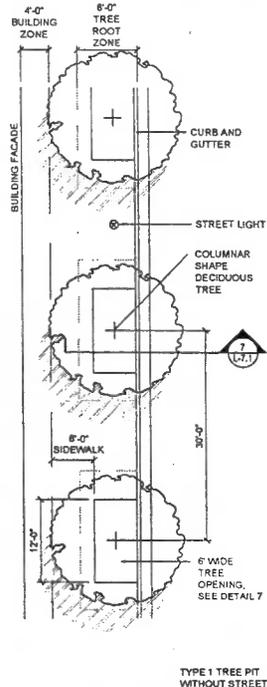
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



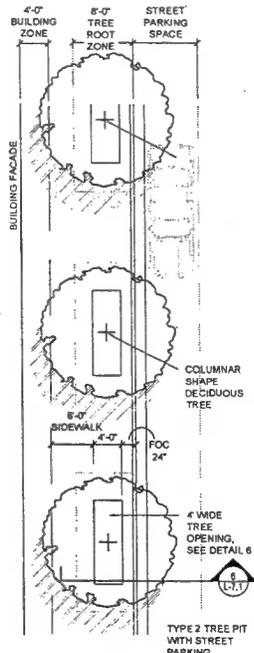
1 STATION PLACE
SCALE 1/8"=1'-0"



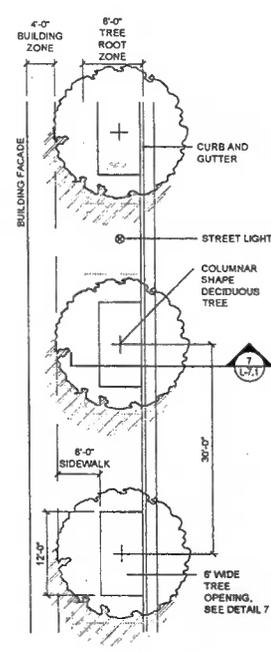
2 CENTER STREET
SCALE 1/8"=1'-0"



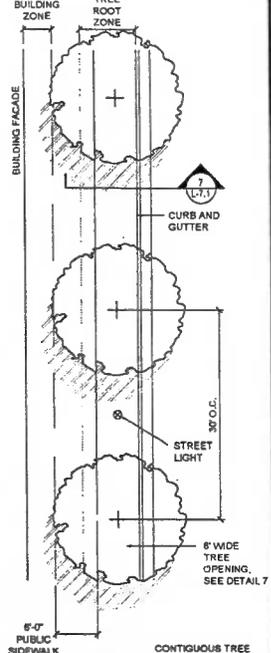
3 VIALE CENTRALE
SCALE 1/8"=1'-0"



TYPE 1 TREE PIT WITHOUT STREET PARKING

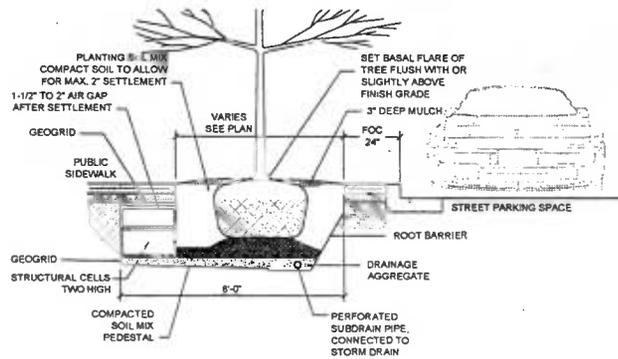


TYPE 2 TREE PIT WITH STREET PARKING

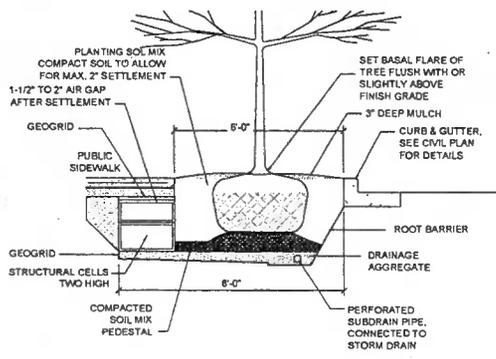


CONTIGUOUS TREE PLANTING AREA

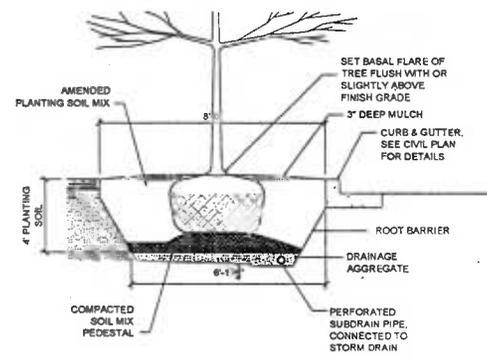
4 TYSONS CENTRAL ST.
SCALE 1/8"=1'-0"



6 STREET TREE DETAIL @ STREET PARKING
SCALE 1/2"=1'-0"



7 STREET TREE DETAIL W/ NO STREET PARKING
SCALE 1/2"=1'-0"



8 8' WIDE STREET TREE DETAIL
SCALE 1/2"=1'-0"

NOTE:
1 SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2 FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3 FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 400 CUBIC FEET SOIL PER TREE.

NOTE:
SEE ARCHITECTURE DRAWINGS FOR STRUCTURE SLAB AND SUB-GRADE CONDITIONS

dcs
DESIGN

DAVIS
CARRILLO
SCOTT Inc

Architectural
Interior Architecture
Landscape Planning

1510 International Drive
Suite 400
Miami, Florida 33197
Tel: 305.441.4000
Fax: 305.441.4010
www.dcsdesign.com

Developer:
VICI International
793-448-1308

Civil Engineer:
VICI INC and VICI VIRGINIA, LLC
703-442-7800

Landscape Architect:
LED Landscape Architecture
793-421-2045

REVISIONS	
CDP	11/11/13
CDP	10/28/13
CDP	08/15/13
CDP	07/01/13
CDP	05/31/13
CDP	04/18/13
CDP	03/11/13
CDP	11/19/12
CDP	02/02/12
CDP	3/30/12
CDP	1/25/12
CDP	2/22/11
CDP	11/03/10

PROJECT TITLE
TYSONS CENTRAL

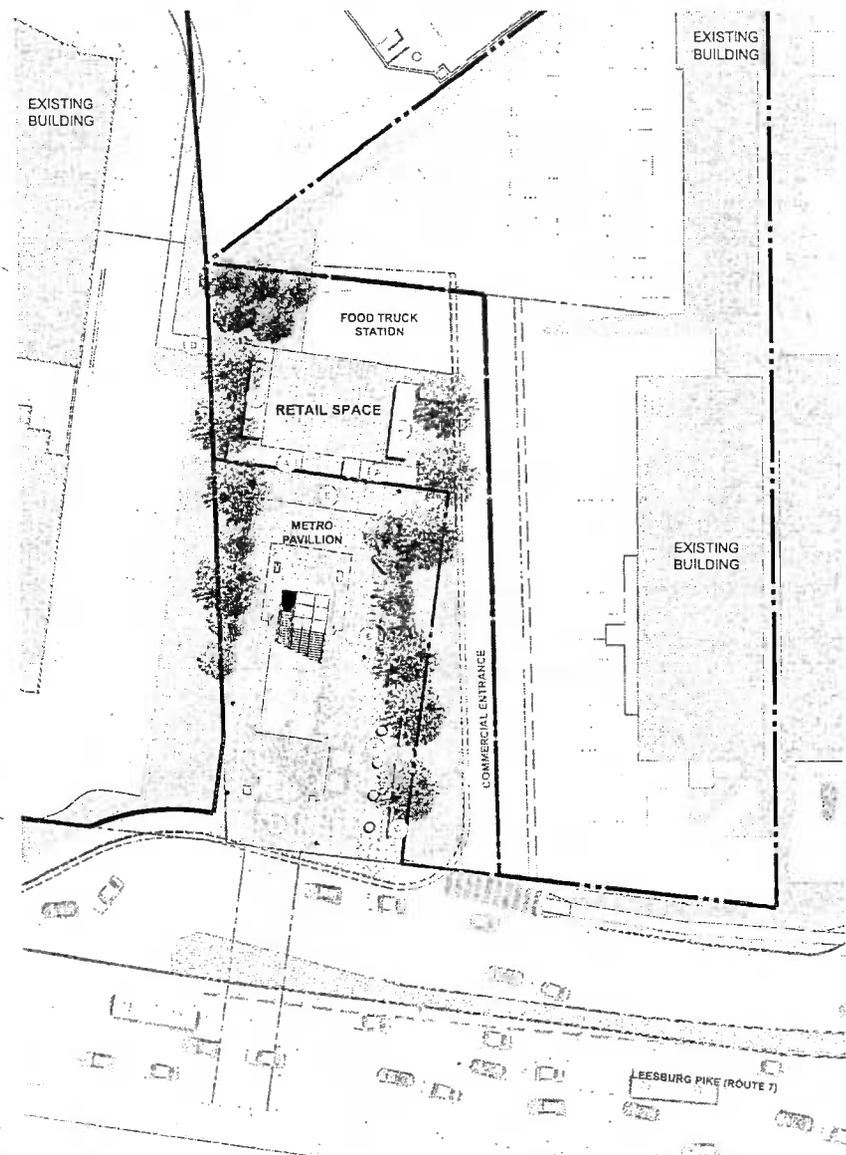
PROJECT NO. 308-778.00

DRAWING TITLE
TYPICAL STREET TREE DETAILS

Printed On: 11/19/13, 11:20 am
CA REVIEWED BY: [Signature]
DATE: JUNE 20, 2012
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DRAWING NUMBER
L-7.1

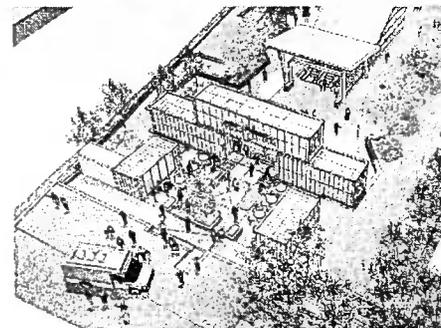
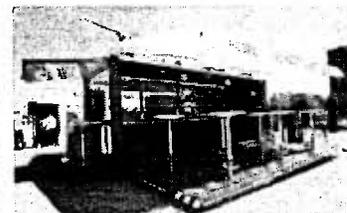
SHEET 09



INTERIM METRO PLAZA



- A. POP-UP RETAIL UNITS
- B. RELOCATED BIKE RACKS (10)
- C. BENCHES (5)
- D. TRAIL CONNECTION
- E. SCORED CONCRETE PLAZA PAVING
- F. METRO ART SCULPTURE



dcs
DESIGN

DAVIS
CARTER
DESIGN

Architect
Interior Architecture
Landscape Architecture
1818 Innovation Blvd
Suite 100
McLean, Virginia 22102
P 703.244.8370
F 703.244.1814
www.dcdcs.com

Developer:
KVC Commercial
703.448.4300

Civil Engineer:
VIRCA INC. and VIRCA VIRGINIA, LLC
703.442.7000

Landscape Architect:
L&L Landscape Architecture
703.421.8043

REVISIONS

NO.	DATE	DESCRIPTION
CDP	1/11/12	
CDP	1/25/12	
CDP	2/01/12	
CDP	07/18/12	
CDP	05/13/12	
CDP	04/18/12	
CDP	03/11/12	
CDP	11/19/12	
CDP	6/20/12	
CDP	3/20/12	
CDP	12/21/12	
CDP	2/22/11	
CDP	11/02/10	

PROJECT TITLE
TYSONS
CENTRAL

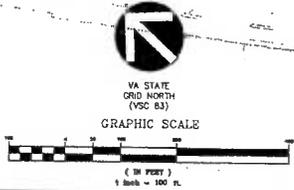
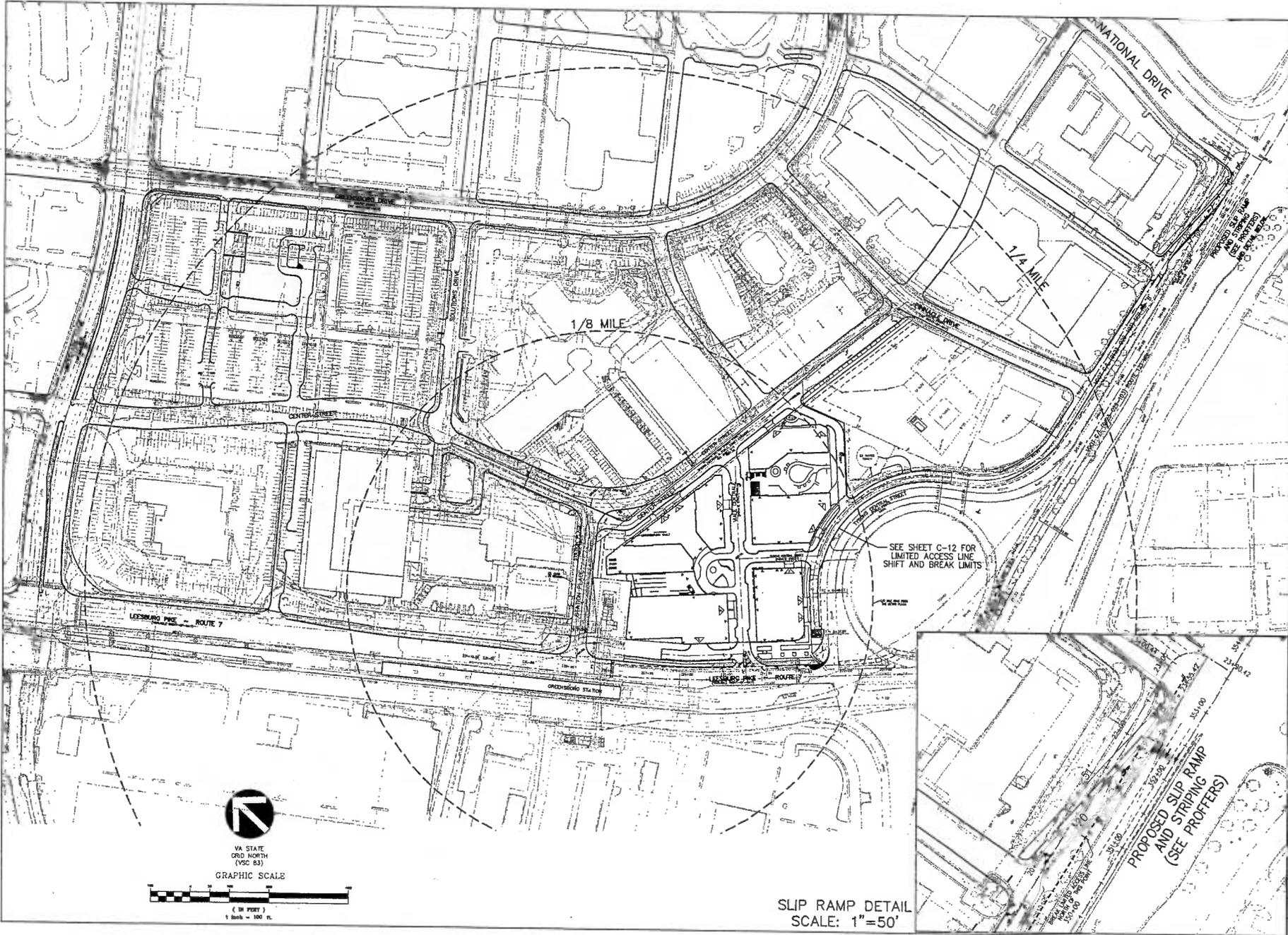
PROJECT NO. 308-778.00

DRAWING TITLE
INTERIM
METRO
PLAZA PLAN

Printed On: 10/21/12 11:21 am
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

DRAWING NUMBER
L-8.1

SHEET OF



SLIP RAMP DETAIL
SCALE: 1"=50'

CONCEPTS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & DESIGNERS
VIA INCORPORATED
810 GREENSBORO ST. SUITE 200
2203 GAITHERS BOLLINGWAY SUITE 400 # GAITHERSDOWN, MARYLAND 20874
(301) 946-0077 FAX (301) 946-2282
P. O. BOX 111, S.W. 15, FLA.

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CENTRAL 7
SUB-SECTION CONTEXT
STREET GRID PLAN



VKA REVISIONS

REV	DATE	BY	CHK
REV	11, 2013		
REV	10, 2013		
REV	09, 2013		
REV	08, 2013		
REV	07, 2013		
REV	06, 2013		
REV	05, 2013		
REV	04, 2013		
REV	03, 2013		
REV	02, 2013		
REV	01, 2013		
REV	12, 2012		
REV	11, 2012		
REV	10, 2012		
REV	09, 2012		
REV	08, 2012		
REV	07, 2012		
REV	06, 2012		
REV	05, 2012		
REV	04, 2012		
REV	03, 2012		
REV	02, 2012		
REV	01, 2012		
DES.	JFA	DWN	RWC
SCALE:	1"=100'		
PROJECT/FILE NO.	V7148C		
SHEET NO.	S-1		

Summary of Design Standards for Tysons Corner as Applicable to Tysons Central

CLASSIFICATION	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	COLLECTOR	Center Street	Station Place	LOCAL	Tysons Central Street	Viale Centrale	SERVICE STREET	Private Service Alley
CRITERIA										
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional ⁷	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ⁸	Restricted	✓	Required (B)	Need Waiver (FC_P2) Approved 10/15/2013	Need Waiver (FC_P3) Approved 10/15/2013	Required (7'-8')	Need Waiver (FC_P1) Approved 10/15/2013	✓	N/A	N/A
Target LOS (Table 2, DS-5)	D/E ¹	✓	E	✓	✓	E	✓	✓	N/A	N/A
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	425'-660' ³	N/A	N/A	325'-660'	N/A	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	✓	N/A	100'-660'	✓	✓	N/A	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	155'	* See Below	✓	50'	✓	*See Below	50'	*See Below
Lane Widths (Table 5, DS-13)	11'	✓	10'-11" ⁴	✓	✓	10'	✓	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33" ⁵ 15' Building zone 10' sidewalk 8' landscaping panel	Need Waiver (FC_SSI) Approved 10/15/2013	20-28" ⁶ 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	16-24" ⁶ 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	5' sidewalk	✓
Sight Distance (Table 12, DS-23)	385' (105' SSD)	✓	155'	✓	✓	155'	✓	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6" ⁴	✓	✓	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District 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 residential in character; 11' for streets more commercial in nature.
5. Non-signalized intersections on collector/avenues within 660 feet of low speed boulevard need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.

7. On circulator routes median should be 24'-36" on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes.

Intersection spacing requiring exceptions - distances shown (required):

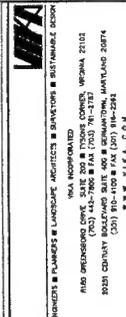
- Leesburg Pike**
- Viale Centrale to Route 123 westbound off ramp 220' (215') (AM-1_1) - YDOT APPROVED 3.24.2013
 - Same as above (Relation to Station Place)
 - Viale Centrale to Building D Driveway 149' (155') (AM-2_1) - YDOT APPROVED 3.24.2013
 - Building D Driveway to Building D Alley 70' (151') (AM-2_2) - YDOT APPROVED 3.24.2013

Station Place

- Alley to SAC Building 60' (155') (AM-2_4) - YDOT APPROVED 3.24.2013
- Leesburg Pike to SAC Building (north) 135' (225') (AM-2_6) - YDOT APPROVED 3.21.2013

Viale Centrale

- Leesburg Pike to Private Service Alley 20' (225') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8) - YDOT APPROVED 3.24.2013



TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

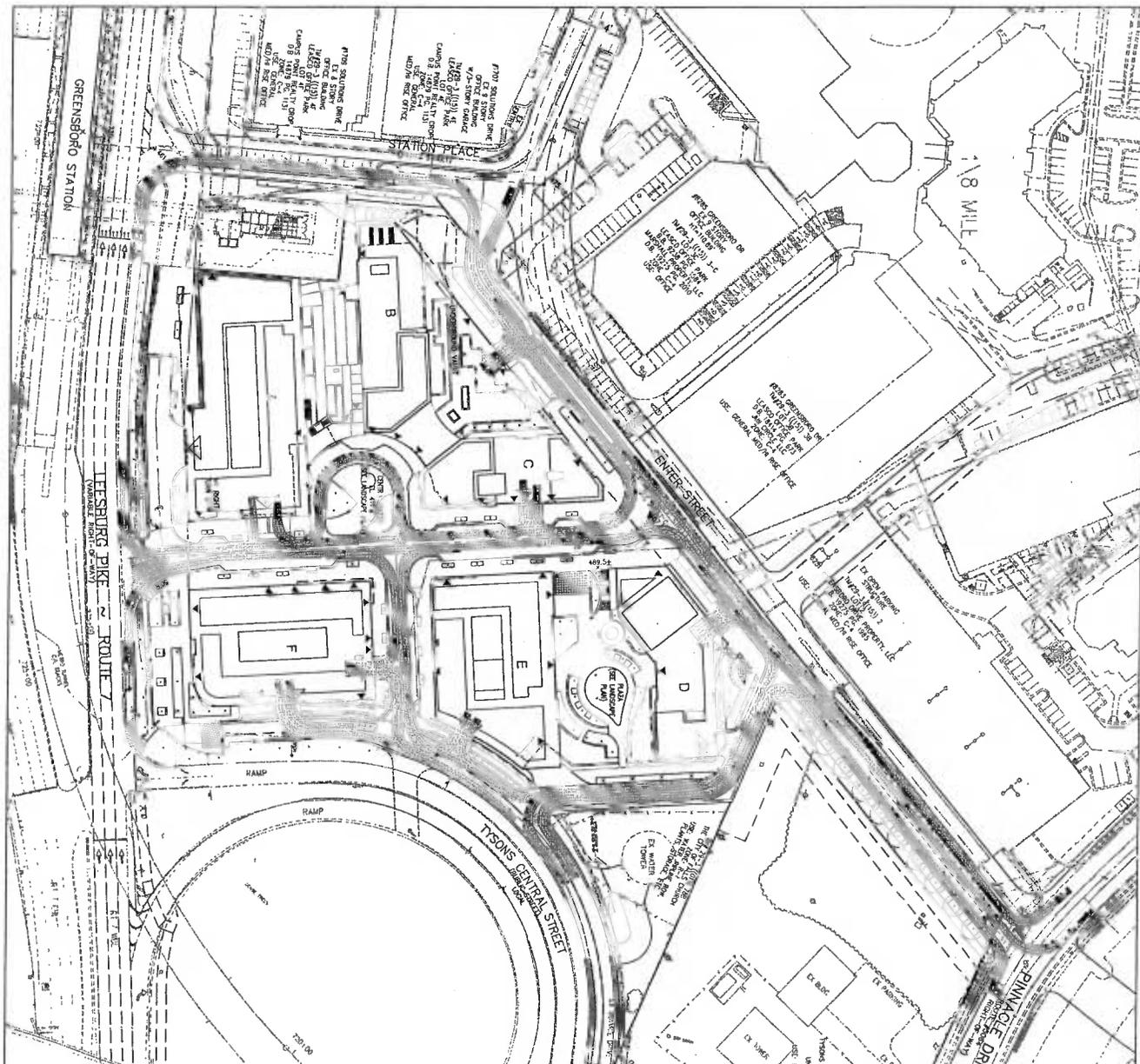
WAIVERS /
EXCEPTIONS OF
TYSONS CORNER
TRANSPORTATION
TRAFFIC STANDARDS



VKA REVISIONS

REV	DATE	BY	CHK	DESCRIPTION
REV	NOVEMBER 11, 2013			
REV	OCTOBER 28, 2013			
REV	AUGUST 15, 2013			
REV	JULY 10, 2013			
REV	MAY 13, 2013			
REV	APRIL 16, 2013			
REV	MARCH 11, 2013			
DATE	JANUARY 4, 2013			
DES	ENG	OWN	RMC	
SCALE:	N/A			
PROJECT/FILE NO.	V7148C			
SHEET NO.	S-4			

SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.



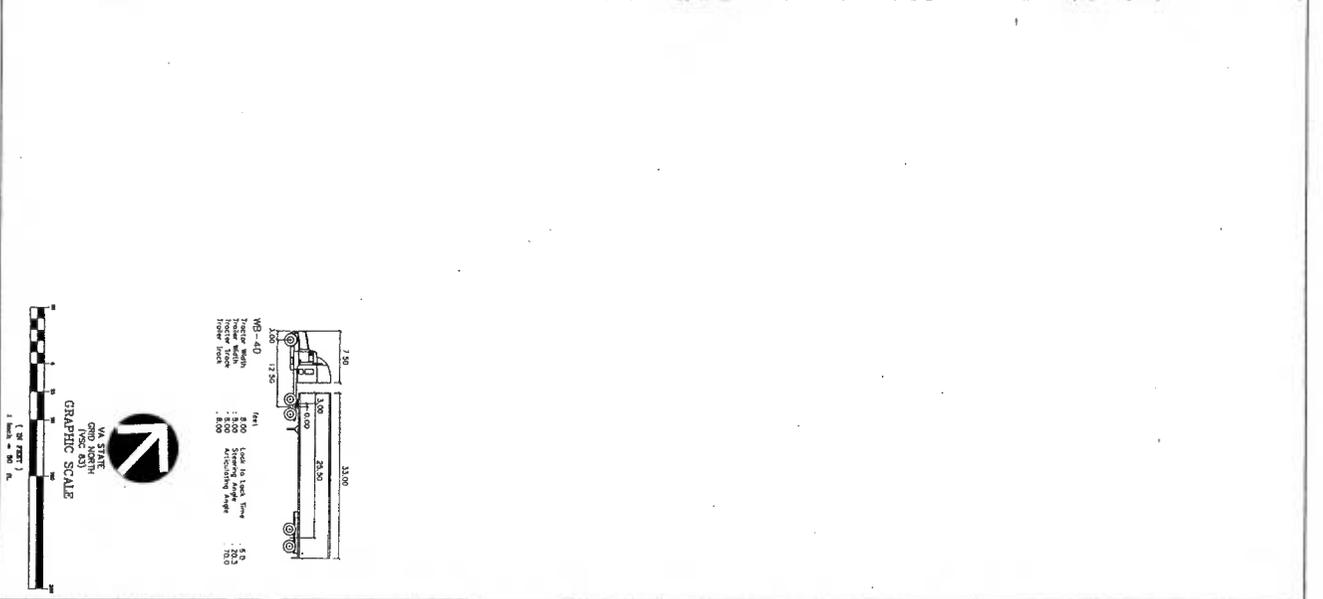
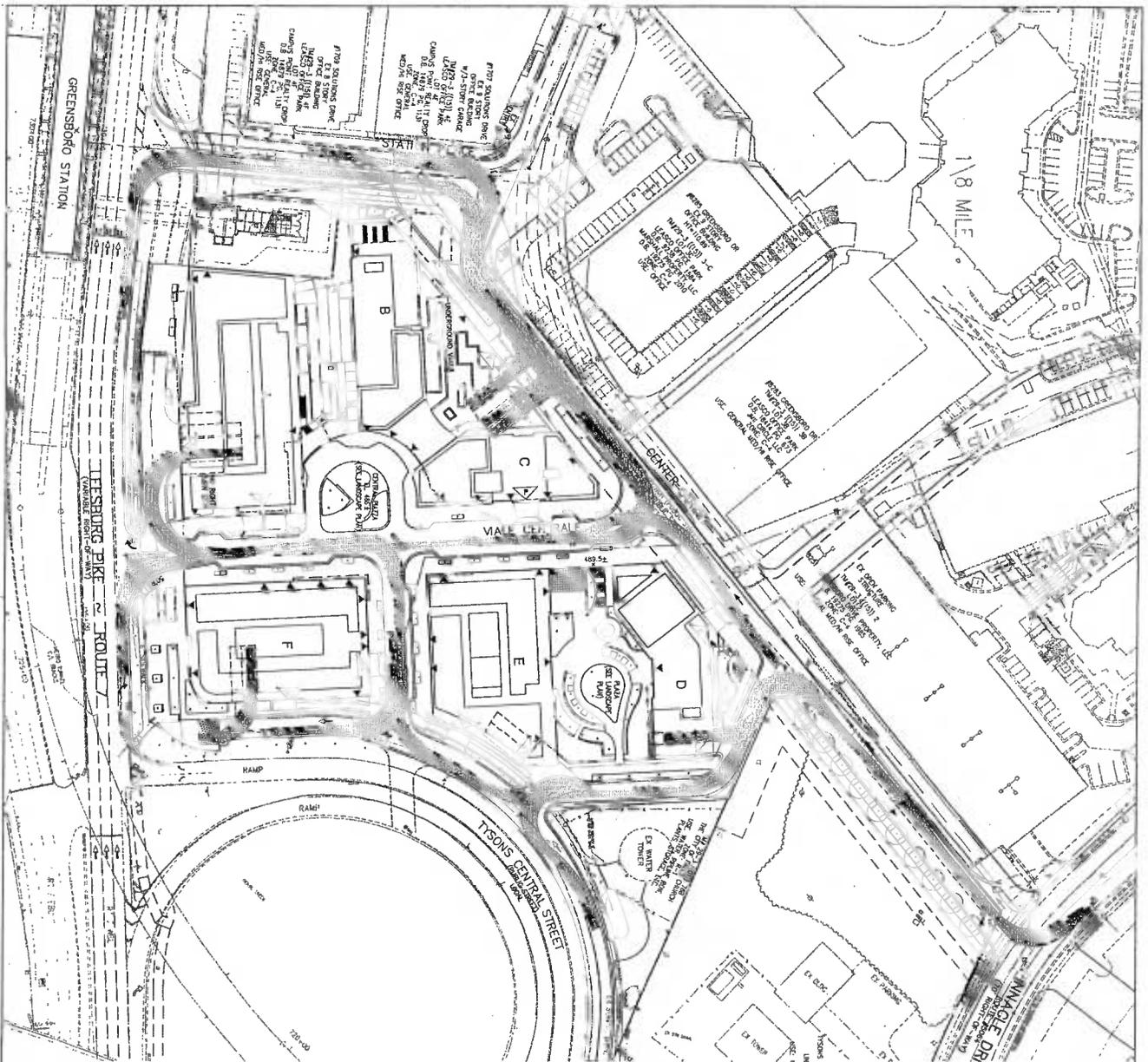
<p>1" = 50' (GRAPHIC SCALE)</p> <p>0 50 100</p>	<p>1" = 50' (GRAPHIC SCALE)</p> <p>0 50 100</p>	<p>1" = 50' (GRAPHIC SCALE)</p> <p>0 50 100</p>
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DESIGN VEHICLE MOVEMENTS

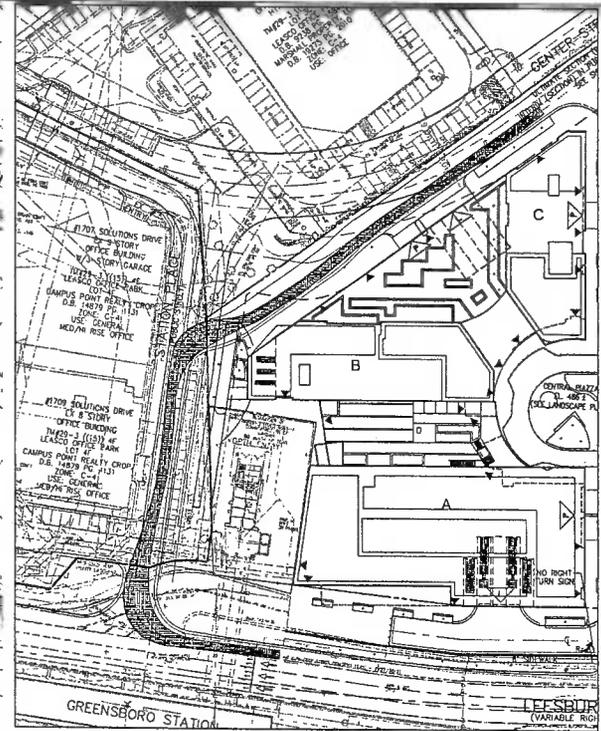
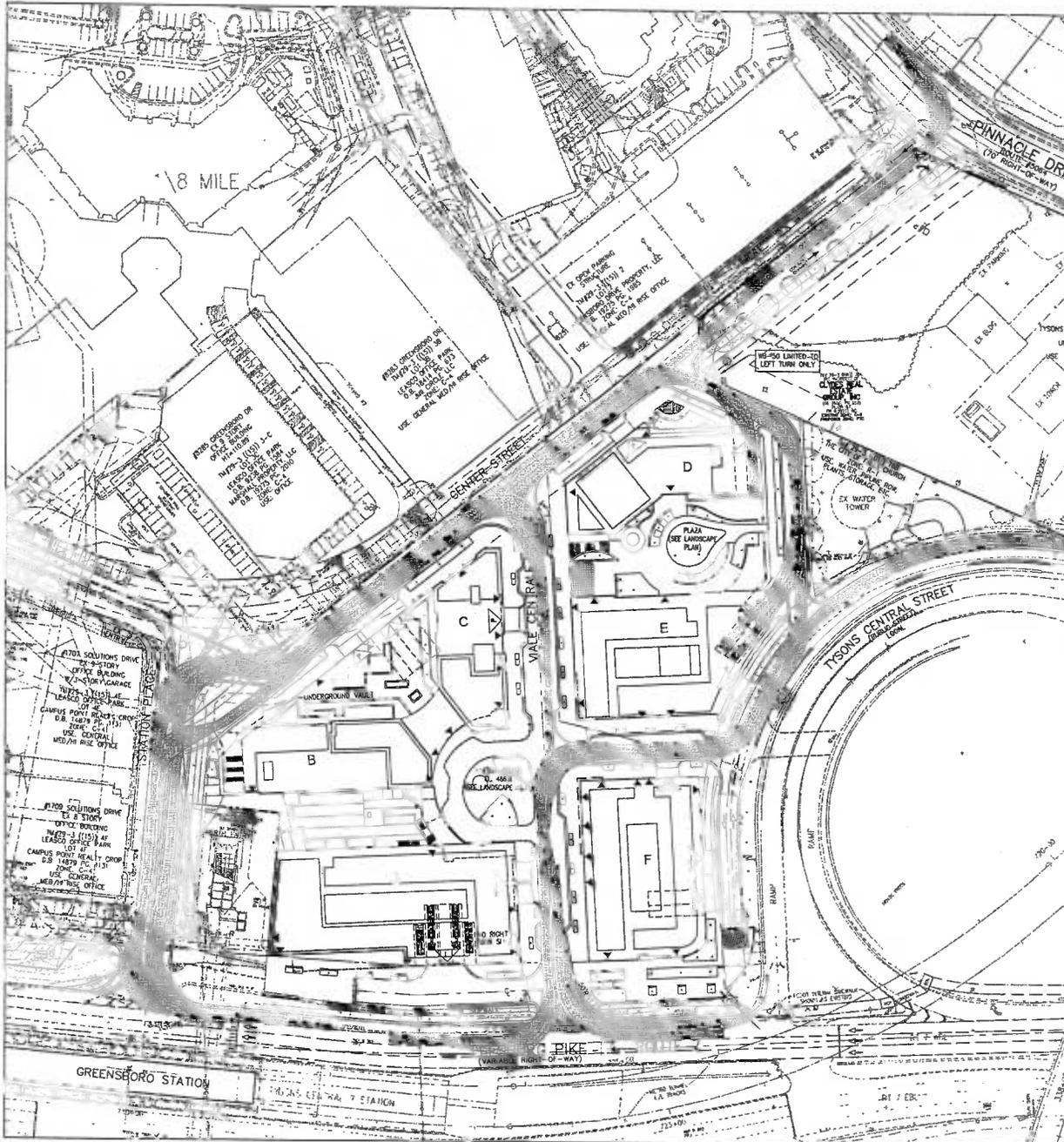
TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VFA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

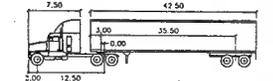
VFA INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
 (703) 412-1800 ■ FAX (703) 781-2187
 22251 CENTURY BOULEVARD SUITE 400 ■ DENNANTOWN, MARYLAND 20874
 (301) 918-1100 ■ FAX (301) 918-2262
 WWW.VFA.COM



<p>GRAPHIC SCALE 1" = 50' (1" = 100')</p> <p>VA STATE PROFESSIONAL ENGINEER NO. 431</p>	<p>DATE: 11/13/2013 TIME: 10:25 AM PROJECT: TYSONS CENTRAL SHEET NO. 5-6</p>	<p>AUTURN (WB 40) CONTROL VEHICLE MOVEMENTS</p>	<p>TYSONS CENTRAL PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>VIA ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN</p> <p>VIA INCORPORATED 1100 GREYSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102 (703) 442-7000 ■ FAX (703) 761-2787 2025 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MARYLAND 20874 (301) 916-4100 ■ FAX (301) 916-2362 WWW.VIA.CDM</p>
--	---	--	---	--



AUTOTURN WITH MODIFIED 'T' INTERSECTION



WB-50		feet	
Tractor Width	7.50	Lock in Lock Time	8.0
Tractor Wheel	8.50	Steering Angle	17.7
Tractor Track	8.50	Articulating Angle	70.3
Trailer Track	8.50		



GRAPHIC SCALE



ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & SURVEILLANCE
 WEISS ASSOCIATES
 8845 GREENSBORO BLVD., SUITE 200 • TYSONS CORNER, VIRGINIA 22102
 2025 CENTURY BOULEVARD, SUITE 400 • GAITHERSBURG, MARYLAND 20878
 (703) 991-1100 • FAX (703) 991-2242
 WWW.WEISSA.COM

TYSONS CENTRAL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

AUTOTURN
 (WB 50)
 CONTROL VEHICLE
 MOVEMENTS



VIKA REVISIONS

MAY 13, 2013
 APRIL 18, 2013
 DES. JFA DWN. KY
 SCALE: 1"=50'
 PROJECT/FILE NO. V7148C
 SHEET NO. S-7





COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2011-PR-005 *Amended*

(Assigned by staff)
RECEIVED
 Department of Planning & Zoning

JAN 30 2012

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), NVCommercial Incorporated and Clyde's Real Estate Group, Inc., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-8, HC and SC District to the PTC, H-C, SC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP (X)	FDP ()	CDPA ()	FDPA ()
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

Metes and Bounds - See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-3	((1))		65, 71, 71A pt., 72, 73, 75, 76, 78A	5.79 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8348, 8346, 8344, 8342, 8338, 8334, 8332, 8328 Leesburg Pike, *Mechanicsville, VA 22102*

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northern quadrant of the intersections of Leesburg Pike (Rte. 7) and Chain Bridge Road (Rte. 123)	
PRESENT USE: Retail uses/eating establishment	PROPOSED USE: Mixed uses including office, hotel, *
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): H-C, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh, attorney/agent

 Type or Print Name
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
 2200 Clarendon Blvd., 13th Fl., Arlington, Virginia 22201
 Address

M D Walsh

 Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:
 Elizabeth D. Baker 703-528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 4/12/2012

KGs 4/12/12
 RZ 2012-0018
 Fee Paid \$ 5,455.00

Virginia Ruffner



RZ 2011-PR-005

Zoning Application Closeout Summary Report

Printed: 12/6/2013

General Information

APPLICANT: N V COMMERCIAL INCORPORATED AND CLYDE'S REAL ESTATE GROUP, INC.
DECISION DATE: 11/19/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: SUZANNE LIN
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON NOVEMBER 19, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2011-PR-005 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO PROFFERS DATED NOVEMBER 12, 2013.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
C-8	5.79 ACRES	PTC	5.79 ACRES	PTC	5.79 ACRES

Tax Map Numbers

0293 ((01)) ()0071 A	0293 ((01)) ()0071	0293 ((01)) ()0075	0293 ((01)) ()0065	0293 ((01)) ()0078 A
0293 ((01)) ()0076	0293 ((01)) ()0072	0293 ((01)) ()0073		

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	1509	5.79 ACRES		302			
HOTEL/MOTL							
OFFC/GENRL							
RETAIL/EST							
TOTALS	1,509			302			

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

12/6/2013

Approved Proffers

PROFFER STATEMENT DATE: 11-12-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
ROAD FUNDS	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION - B0S	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$4,200	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001
CONDEMNATION - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
PURSUE WAIVERS / MODIFICATIONS OF SWM	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
INTERIM USE	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (DEMOLISH / REPLACE)	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
PARKING GARAGES	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
COMMUTER PARKING	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
SCREEN TELECOMMUNICATIONS EQUIPMENT	01-01-0001	0	N/A	\$0	01-01-0001
TRANSITIONAL SCREENING	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
ROAD PHASING	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	1	RUP	\$0	01-01-0001

12/6/2013



NOVEMBER 3, 2010
 REVISED JANUARY 25, 2012

ZONING DESCRIPTION
 TYSONS CENTRAL
 NVCOMMERCIAL, INC.
 CLYDE'S REAL ESTATE GROUP, INC.
 COMMONWEALTH OF VIRGINIA
 8334 LEESBURG PIKE ASSOCIATES

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Being all of the property described in a conveyance from Jefferson Investment Group, Inc to Tysons One, LLC by deed dated November 18, 2002 and recorded in Deed Book 13654 at Page 1472; all of the property described in a conveyance from Raymond E. Lassen and Lenora Lassen to Tysons Properties, LLC by deed dated December 11, 2000 and recorded in Deed Book 11768 at Page 0558; all of the property described in a conveyance from Cosat, Inc to Leesburg Pike Investors, LLC by deed dated December 21, 1998 and recorded in Deed Book 10743 at Page 0886; all of the property described in a conveyance from Wilbur L. McBay and Sharon H. McBay to Tysons, LLC by deed dated February 1, 2003 and recorded in Deed Book 18101 at Page 1791; all of the property described in a conveyance from Abdolreza Parivisian, et al to 8334 Leesburg Pike Associates by deed dated May 30, 2007 and recorded in Deed Book 19412 at Page 1329; all the property described in a conveyance from Elizabeth Bles Hughes, Trustee of the Clyde's Leasehold Revocable Trust to Clyde's Real Estate Group, Inc. by deed dated January 6, 1994 and recorded in Deed Book 8950 at Page 0252; and a portion of the property described in a conveyance from Marbish, LLC and Bishmar, LLC to the Commonwealth of Virginia by deed dated April 20, 2009 and recorded in Deed Book 20404 at Page 1040 all among the Land Records of Fairfax County Virginia and being more particularly described as follows:

Beginning for the same at a PKNail found marking the southwesterly corner of the aforesaid property of 8334 Leesburg Pike Associates (D.B. 19412, PG. 1329), said PKNail found also marking the point of intersection of the northerly right of way line of Leesburg Pike - Route #7 (width varies) and the westerly right of way line of the ramp from Chain Bridge Road - #123 to the aforesaid Leesburg Pike'; thence leaving said point of intersection and running with the common line of said northerly right of way line of Leesburg Pike and said property of 8334 Leesburg Pike Associates (D.B. 19412, PG. 1329) the following three (3) courses and distances

1. North 67°41'56" West, 26.94 feet to a point; thence
2. North 45°50'45" West, 113.08 feet to a point; thence
3. North 44°00'34" East, 1.19 feet to a point marking the southeasterly corner of the aforesaid property of McBay Tyson's, LLC (D.B. 18101, PG. 1791); thence leaving the aforesaid property of 8334 Leesburg Pike Associates (D.B. 19412, PG. 1329) and running with said property of McBay Tyson's, LLC (D.B. 18101, PG. 1791)
4. North 45°46'56" West, 80.00 feet to the southerly corner of the aforesaid property of Leesburg Pike Investors, LLC (D.B.10743, PG. 0886); thence leaving the aforesaid property of McBay Tyson's, LLC (D.B. 18101, PG. 1791) and running with said property of Leesburg Pike Investors, LLC (D.B.10743, PG. 0886)
5. North 45°39'06" West, 80.00 feet to an iron pipe found at the southerly corner of the aforesaid property of Tysons Properties, LLC (D.B. 11768, PG. 0558); thence leaving the aforesaid property of Leesburg Pike Investors, LLC (D.B.10743, PG. 0886) and running with said property of Tysons Properties, LLC (D.B. 11768, PG. 0558)

Vika, Incorporated

8180 Greensboro Drive, Suite 200 * McLean, Virginia 22102 * 703.442.7800 Fax 703.761.2787

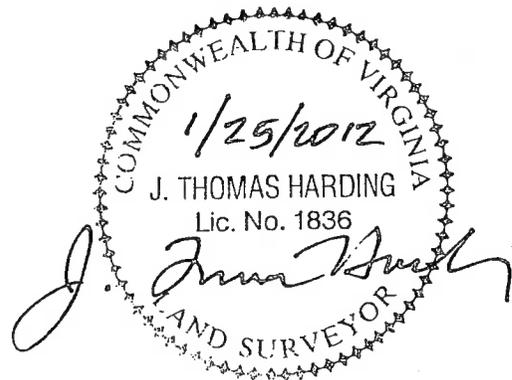
McLean, VA * Germantown, MD * Washington, DC

www.vika.com

ZONING DESCRIPTION
TYSONS CENTRAL
NVCOMMERCIAL, INC.
CLYDE'S REAL ESTATE GROUP, INC.
COMMONWEALTH OF VIRGINIA
8334 LEESBURG PIKE ASSOCIATES
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
NOVEMBER 3, 2010
REVISED JANUARY 25, 2012
SHEET 2

6. North 39°25'16" West, 111.94 feet to the southeasterly corner of the aforesaid said property of Commonwealth of Virginia (D.B. 20404, PG. 1040); thence leaving the aforesaid northerly right of way line of Leesburg Pike and continuing with said property of Commonwealth of Virginia (D.B. 20404, PG. 1040)
7. North 39°25'16" West, 39.75 feet to a point; thence leaving the aforesaid northerly right of way line of Leesburg Pike – Route #7 (width varies) and running so as to cross and include a portion of the aforesaid property of Commonwealth of Virginia (D.B. 20404, PG. 1040) the following three (3) courses and distances
8. North 52°00'17" East, 147.11 feet to a point; thence
9. North 37°59'43" West, 95.72 feet to a point; thence
10. North 42°26'44" East, 77.74 feet to a point marking the southwesterly corner of Lot 3C Leasco Office Park as shown on a plat recorded in Deed Book 9238 at Page 1584 among the aforesaid Land Records; thence running with said Lot 3C and continuing with Lot 2 Leasco Office Park as shown on a plat recorded in Deed Book 4998 at Page 201 among said Land Records
11. South 81°40'02" East, 674.49 feet to an iron pipe found at the northeasterly corner of the aforesaid property of Clyde's Real Estate Group, Inc. (D.B. 8950, PG 0252); thence leaving the aforesaid Lot 2 and running with said property of Clyde's Real Estate Group, Inc. (D.B. 8950, PG 0252) the following five (5) courses and distances
12. South 44°22'14" West, 56.55 feet to an iron pipe found; thence
13. South 19°34'32" East, 112.31 feet to a rebar found; thence
14. South 44°05'39" West, 175.90 feet to point of curvature on the aforesaid ramp from Chain Bridge Road - #123 to Leesburg Pike; thence running with said ramp the following two (2) courses and distances
15. 286.70 feet along the arc of a non-tangent curve to the left having a radius of 313.84 feet and a chord bearing and distance of South 70°15'52" West, 276.83 feet to a point; thence
16. South 44°05'39" West, 109.07 feet to the point of beginning containing 252,291 square feet or 5.79180 acres of land.

X:\DATA\7000-9000\7148C\DESCRIPTION\OVERALL 2-25-2012.doc





COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDP 2011-PR-005

(Assigned by staff)

Amended

RECEIVED
 Department of Planning & Zoning

SEP 03 2013

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), NVCommercial Incorporated, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP ()	FDP (X)	CDPA ()	FDPA ()
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LEGAL DESCRIPTION:

N/A				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-3	((1))		73 pt., 75 pt., 76 pt.	42,213 sf
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8338, 8334, 8332 Leesburg Pike

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northern quadrant of the intersections of Leesburg Pike (Rte. 7) and Chain Bridge Road (Rte. 123)

PRESENT USE: Retail uses/eating establishment	PROPOSED USE: Multi family residential w/ retail/services
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): H-C, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application. *residential, retail/service uses, eating establishment

Martin D. Walsh, attorney/agent

MD Walsh

Type or Print Name

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
 2200 Clarendon Blvd., 13th Fl., Arlington, Virginia 22201

Signature of Applicant or Agent

(Work) (703) 528-4700 (Mobile)

Address

Telephone Number

Please provide name and telephone number of contact if different from above:

Elizabeth D. Baker 703-528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted:

September 3, 2013

Virginia Ruffner

Fee Paid \$ N/A

MPC
9/3/13

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-PR-005

November 6, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-005 on property located at Tax Map 29-3 ((1)) 73 (pt.), 75 (pt.) and 76 (pt.) , staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Tysons Central Building F ," prepared by VIKA, Inc.; Davis, Carter and Scott Ltd.; and, LSG Landscape Architecture; and dated January 4, 2013 as revised through October 28, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Notwithstanding what is shown on the FDP, Tysons Central Street shall be extended to connect to the drive aisle on Tax Map 29-3 ((1)) 72 (Parcel 72) to provide interim access to Parcel 72 with pedestrian improvements as shown below on the Tysons Central Parcel 72 Interim Entrance Exhibit prepared by VIKA and dated November 6, 2013 unless the owner of Parcel 72 agrees that the connection need not be made. Such interim access shall be removed with the future construction of Buildings A, B, or C.

FDP 2011-PR-005

Zoning Application Closeout Summary Report

Printed: 12/4/2013

General Information

APPLICANT: NVCOMMERCIAL INCORPORATED
DECISION DATE: 11/06/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: SUZANNE LIN
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON NOVEMBER 6, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-PR-005 ON A MOTION BY COMMISSIONER LAWRENCE SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 6, 2013 AND TO THE BOARD'S APPROVAL OF THE REZONING GRZ 2011-PR-005.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PTC	42,213.00 SQ FEET

Tax Map Numbers

0293 ((01)) ()0075 0293 ((01)) ()0076 0293 ((01)) ()0073

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	414			83			
RETAIL/EST					411,000	9.74	42,213.00 SQ FEET
TOTALS	414			83			

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 12-03-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
DRIVEWAY AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	0	01-01-0001
ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	0	01-01-0001
BONUS DENSITY	01-01-0001	0	N/A	0	01-01-0001

12/4/2013

TYSONS CENTRAL BUILDING F FINAL DEVELOPMENT PLAN

SHEET INDEX:

PDF CIVIL

1.	C-1. COVER SHEET
2.	C-2. BOUNDARY AND KEY MAP
3.	C-3. NOTES AND WAIVERS
4.	C-4. TABULATIONS
5.	C-5. AREA METRO CONTEXT PLAN
6.	C-5A. EXISTING CONDITIONS
7.	C-6. OVERALL CDP CONTEXT PLAN
8.	C-7. FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS AND LIMITED ACCESS BREAK
9.	C-7A. INTERIM FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS PRIOR TO LIMITED ACCESS BREAK
10.	C-7B. FINAL DEVELOPMENT WITHOUT LIMITED ACCESS LINE BREAK
11.	C-8. DETAILED FINAL DEVELOPMENT PLAN
12.	C-9. EXISTING VEGETATION MAP AND CALCULATIONS
13.	C-10. FDP TRAFFIC CIRCULATION PLAN
14.	C-10A. FDP TRAFFIC CIRCULATION PLAN W/O LIMITED ACCESS LINE BREAK
15.	C-11. TYPICAL STREET SECTIONS
16.	C-12. FIRE LANE ACCESS PLAN
17.	C-13. AUTO TURN ANALYSIS DESIGN VEHICLE
18.	C-14. AUTO TURN ANALYSIS CONTROL VEHICLE
19.	C-15. OVERALL STORMWATER MANAGEMENT PLAN
20.	C-16. STORMWATER MANAGEMENT NARRATIVE
21.	C-17. STORMWATER COMPUTATIONS
22.	C-18. SWM VAULT AND BMP DETAILS
23.	C-19. FDP ADEQUATE OUTFALL DESCRIPTIONS
24.	C-20. FUNCTIONAL PLAN

PDF ARCHITECTURAL

25.	A-151. FLOOR PLANS
26.	A-152. FLOOR PLANS
27.	A-153. BUILDING SECTIONS
28.	A-154. BUILDING ELEVATIONS
29.	A-155. BUILDING ELEVATIONS
30.	A-156. PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT
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34.	A-160. ILLUSTRATIVE VIEW WITH EXISTING ADJACENT DEVELOPMENT
35.	A-161. ILLUSTRATIVE VIEW WITH EXISTING ADJACENT DEVELOPMENT
36.	A-162. SHADOW STUDY

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38.	L-1a. LANDSCAPE PLAN
39.	L-1b. LIMITS OF CLEARING & INTERIM METRO PLAZA
40.	L-1c. TREE CANOPY COMPUTATIONS
41.	L-2. BUILDING 'F' ILLUSTRATIVE SITE PLAN & SECTIONS
42.	L-3. ROOF TOP & PODIUM LANDSCAPE PLAN
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44.	L-5. TYPICAL TREE DETAILS
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46.	L-6. PEDESTRIAN CIRCULATION PLAN
47.	L-7.1. SITE FURNITURE & MATERIAL IMAGES
48.	L-7.2. INTERIM PARK SITE FURNITURE & MATERIAL IMAGES

PDF SUPPLEMENTAL

49.	S-1. TYSONS CENTRAL 7 SUB-SECTION CONTEXT STREET GRID PLAN
50.	S-2. WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION TRAFFIC STANDARDS
51.	S-3. ROAD DESIGN STANDARDS SUMMARY

FDP-2011-PR-005
RE: RZ 2011-PR-005 (CDP)

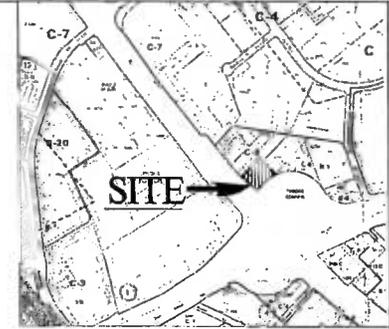
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 4, 2013
MARCH 11, 2013
APRIL 18, 2013
MAY 13, 2013
JULY 10, 2013
AUGUST 15, 2013
OCTOBER 28, 2013



CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 ((0)) PART OF 73, PART OF 75 AND PART OF 76



TAX MAP/VICINITY MAP
SCALE: 1" = 500'

APPLICANT

NVCOMMERCIAL INCORPORATED
8230 LEESBURG PIKE
SUITE 620
VIENNA, VIRGINIA 22182
STEPHEN CUMBIE
(703) 448-4300

APPLICANT'S REPRESENTATIVE:
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 15TH FLOOR
ARLINGTON, VIRGINIA 22201
MARTIN D. WALSH ESQUIRE & ELIZABETH BAKER
(703) 528-4700

ARCHITECTS

DAVIS, CARTER, SCOTT LTD.
1676 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
DOUGLAS CARTER, AIA & ANDREW MAKIN, AIA
(703) 556-9275

ENGINEER

VIKA INC. & VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ROBERT COCHRAN L.S.
JOHN F. AMATETTI P.E.
(703) 442-7800

LANDSCAPE ARCHITECT

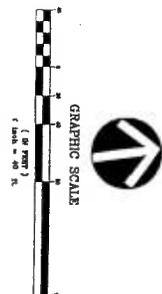
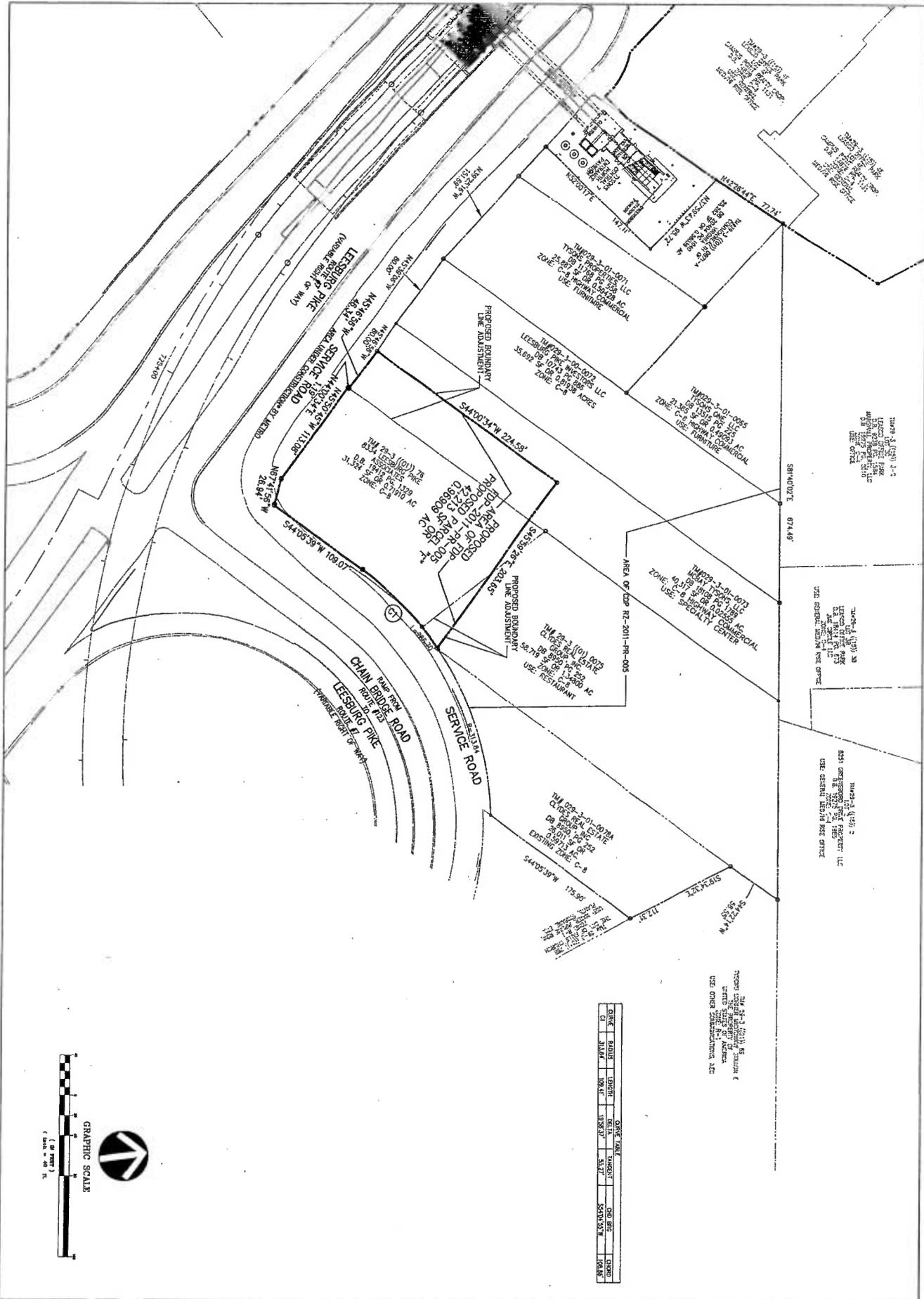
LSG LANDSCAPE ARCHITECTURE
1919 GALLOW'S ROAD, SUITE 110
VIENNA, VIRGINIA 22182
ROBERT K. ESSELBURN ASLA
STEVE CHOI ASLA
(703) 821-2045

TRANSPORTATION

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS CORNER, VIRGINIA 22102
ROBIN ANTONUCCI
MICHAEL PINKOSKIE
(703) 365-9262



VIKA NUMBER VV7480
SHEET C-1



DATE	REVISION	BY	CHK	APP
01/11/11	ISSUED FOR PERMITS	W. J. WILSON	J. WILSON	W. J. WILSON
01/11/11	ISSUED FOR PERMITS	W. J. WILSON	J. WILSON	W. J. WILSON

SHEET NO. C-2
 PROJECT/FILE NO. V178-31
 SCALE: 1"=40'
 DATE: JANUARY 4, 2011
 DESIGNED BY: W. J. WILSON
 DRAWN BY: J. WILSON
 CHECKED BY: W. J. WILSON
 APPROVED BY: W. J. WILSON
 REV. DATE: JAN 11, 2011
 REV. BY: W. J. WILSON
 REV. DATE: JAN 11, 2011
 REV. BY: W. J. WILSON



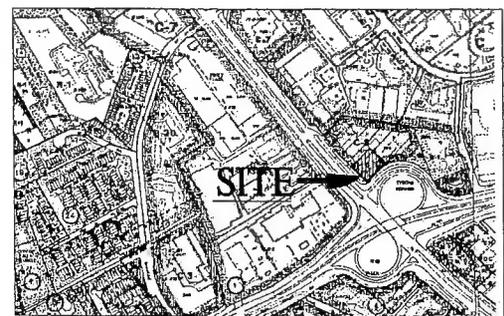
BOUNDARY AND KEY MAP

TYSONS CENTRAL BUILDING F
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIFA
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN
 WVA VIRGINIA, LLC
 8180 GREENHURST DRIVE • SUITE 200 • FARMERS CORNER, VIRGINIA 22102
 (703) 442-7800 • FAX (703) 782-7272
 WWW.VIFA.COM

FDP GENERAL NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FDP CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 28-3 (11) PARCELS PART OF 7A, PART OF 7B AND PART OF 7C. THE PROPERTY IS CURRENTLY ZONED C-4, SC AND NC. THE PURPOSE OF THIS APPLICATION IS TO PROVIDE A FDP FOR THE PROPERTY REZONED TO PFC 50, 60 WITH RE-ZONING TO 50-20 AND TO BE DEVELOPED AS SHOWN ON THE FDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND HAS BEEN VERIFIED BY VPKA, INC. THE CONTOUR INTERVAL IS 10' TO FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VPKA, INC.
5. THE SUBJECT PROPERTY IS LOCATED IN THE NORTH SUB-DIVISION OF THE TYSONS CORNER URBAN CENTER IN THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE DEVELOPMENT WILL BE PROVIDED ON-SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS OTHERWISE SPECIFIED IN ACCORDANCE WITH TYSONS COMPREHENSIVE PLAN STORMWATER MANAGEMENT OPERATIONS. AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY INC. PROVIDES THE APPLICANT 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, DIRECTIONAL DRAINAGE, WITH IN-LOT OR ON-LY-SITE UNDERGROUND WATERS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIC FACILITY, NO DUAL SWM DRAIN FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES OR THE PROPERTY, DATES OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN AEA ZONE. IN ADDITION, THERE IS NO FLOOD PLAIN, R.F.A. OR AN ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVAL. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS DETAILED WITHIN THE FDP AND FURTHER REQUESTED OR RE-APPROVED ON THIS SHEET.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE WOODED WITH SUBSTANTIAL CONFORMANCE ALLOWANCES AT THE TIME OF FINAL SITE PLAN.
15. THE EXISTING FOOTPRINTS, CHANGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ACQUIRED, WOODED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN (FDP) AS OUTLINED IN THE WAIVERS SO LONG AS THE MINIMUM STREETSCAPE DIMENSIONS AS SHOWN ON THE FDP ARE MAINTAINED, AND THE WALKWAY AND WALKWAY BLENDING OF A, UTILITY AND WALKWAY NUMBER OF RESIDENTIAL UNITS AND WALKWAY & WALKWAY BLENDING RESULTS COMPLY WITH THOSE SHOWN ON THE FDP.
16. ADDITIONAL SITE FEATURES SUCH AS BUT NOT LIMITED TO, PLAZAS, GAZEBOS, FENCING CORNERS, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE PFC ZONE OR USES NOT REPRESENTED ON THE FDP MAY BE PROVIDED ON THE FINAL SITE PLAN.
17. NO REDUCTION TO THE PUBLIC RIGHTS OF WAY ON ROUTE 7 WHICH IS ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PFC ZONE PER ARTICLES 1 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED BY A COMBINATION OF AT GRADE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT FINAL SITE PLAN BASED ON THE ACTUAL AMOUNT OF SPA AND NUMBER OF UNITS AND/OR OTHER USES.
20. THERE ARE NO SEIZING ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
21. UNDER DEVELOPMENT MAY BE USED TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
22. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURING, OR PHASING, ANY PROPOSED SUBDIVISION SHOWN ON FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF PFC LBS WITHOUT REQUIRING MODIFICATION OF THE FDP.
23. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR WOODED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF THE SITE PLAN.
24. AREAS OF SHARED PARKING, MANAGED PARKING OR THROUGH PARKING SHALL BE DOCUMENTED ON THE SITE PLAN.
25. SITE AMENITIES, FEATURES AND FURNISHINGS AND QUALITY OF FURNISHINGS IDENTIFIED HEREON ARE CONCEPTUAL AND, AS SHOWN, ARE INTENDED TO REFLECT THE GENERAL TONE AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF THE SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTINGS, GAZEBOS, BENCHES, COFFER SEATING AREAS, WALKWAYS, BOLLARDS, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
26. ARCHITECTURAL, BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREON ARE SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDINGS AND PARKING STRUCTURES(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS HEREON AND MAINTAIN STREETSCAPE AND BUILDING ZONE DIMENSIONS.
27. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTIONS/DEVIATIONS FROM MOOT ACCESS MANAGEMENT DESIGN STANDARDS AND ROAD DESIGN MANUAL AND/OR THE TRANSPORTATION DESIGN FOR TYSONS CORNER URBAN CENTER. (AS SET FORTH IN THE FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTIONS/DEVIATIONS SHALL NOW BECOME ADDENDUM TO THE FDP.
28. PURSUANT TO ARTICLE 2 SECTION 6-501 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL AND OTHER USES IDENTIFIED ON TABLE 10.01, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHIN BUILDING 7 WITHOUT REQUIRING AN AMENDMENT TO THE FDP OR FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, CAR, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, GOLF SERVICE, FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, LEASING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, CONSULTING ENGINEERING ESTABLISHMENTS, OFFICE PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUAS PUBLIC USES RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.
29. PRIVATE ACCESS ROADS SHOWN ON THE FDP SHALL NOT BE CONSIDERED "STREETS", AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.



SOILS MAP 1"=500'

6A,6B BARKERS CROSSROADS-RHODISS-ROCK OUTCROP COMPLEX CLASS IVB, TYPE D
 78B MEADOWVILLE LOAM CLASS II, TYPE B
 101 URBAN LAND/WHEATON COMPLEX CLASS IVB TYPE D

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2011-PR-005, (GDP) THE FOLLOWING ZONING ORDINANCE MODIFICATIONS AND WAIVERS LISTED HAVE BEEN REITERATED AS THEY SPECIFICALLY APPLY TO THE BUILDING 7 SITE.
PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS 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 DEVELOPMENT. (SEPARATE WAIVER FILE #0001881-WSWD-003-1)
2. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW YANDEMAN/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, WITH SUCH SPACES COUNTING TOWARD REQUIRED PARKING.
3. MODIFICATION OF SECTION 12-0510 TO PERMIT:
 - A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO 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.
 - B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE COVER REQUIREMENTS.
4. MODIFICATION OF SECTION 12-0515.18 TO ALLOW FOR TREE PRESERVATION TARGET AND 18 PERCENT CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE COP HEREIN.
5. WAIVER OF SECTION 6-0203.1 REGARDING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE COP.
6. MODIFICATION OF SECTION 12-0603.18 TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE COP AND AS PROFFERED.
7. MODIFICATION OF SECTION 12-0515.18 TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREA TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS B THRU 18 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

1. WAIVER OF PFM SECTION 7-11 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN CENTER.
2. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 45° PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALL AREA BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPW 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 6-1304.2F TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
 - B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS AS REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT AS SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
 - C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.25 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
 - D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY BENCHMARK FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
 - E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.3C TO ALLOW FOR INSTALLATION OF BIO-RETENTION PLUMES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
 - F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.3G TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS AS REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
 - G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.3G TO ALLOW FOR THE MAXIMUM DRAINAGE AREA AS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RAINFALL BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
 - H) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.1C TO ALLOW INSTALLATION OF THE BOX FLEETS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.

SEE SHEET S-2 AND S-3 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-18 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

- ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS
3. APPLICANT REQUESTS A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE UMC ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH CAN CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.
 2. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2.F.B ALLOW FOR A PARAPET WALL, CORNER OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON AN FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE AND THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE COP. SPECIFIC AREAS INCLUDE:
 - A. STREET LINE ON NORTH SIDE OF RTE. 7 AND ADJACENT TO PARK, INCLUDING THE REQUIREMENT FOR THE BUILDING ZONE
 - B. EAST SIDE TYSONS CENTRAL STREET ADJACENT TO THE ROUTE 113 RAMP.
 - C. EAST SIDE STATION PLACE ALONG METRO PLAZA.
 - D. NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERM ROAD SECTION AND AT THE BUILDING B ENTRANCE.
 - E. SIXTH SIDE CENTER STREET ALONG THE USA PROPERTY FRONTAGE.
 - F. EAST AND WEST SIDE OF PRIVATE SERVICE ALLEY AT BUILDING "D."
 - G. CENTRAL PLAZA
4. APPLICANT REQUESTS A WAIVER OF SECTION 6-506 PARAGRAPH 1.L TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

ZONING ORDINANCE ARTICLE 18 - ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

5. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 18-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARDS FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS ZONING ORDINANCE ARTICLE 18 - PARKING AND LOADING
6. APPLICANT REQUESTS A 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 COP AND SHOWN ON THE APPROVED FDP.

ZONING ORDINANCE ARTICLE 13 - SITE PLAN - 2-505

7. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2.B BY SECTION 13-102 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202) FOR INTERIOR SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA. 6, TO THAT SHOWN ON THE COP AND TO BE SHOWN ON THE FDP. FOR INTERIOR SURFACE PARKING LOTS; INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203.5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIOR SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA. 3, TO THAT SHOWN ON THE COP OR AS MAY BE SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

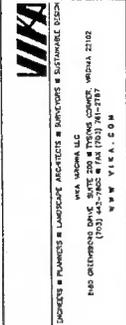
10. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRES AS SHOWN WITHIN THE COP AND INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 13 - SITE PLAN - 2-505

11. APPLICANT REQUESTS A WAIVER OF SECTION 17-011-(3)(H) REQUIRING AN INTERIM PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE COP) AND AS PROFFERED.
12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 AS APPROPRIATE FOR ALL REQUIRED TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE COP AND AS PROFFERED.
14. THE APPLICANT REQUESTS A RETRIBUTION OF ZONING ORDINANCE SECTION 17-101 (1) IMPROVEMENTS SHOWN ON THE COP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROLS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FDOT.

SEE PFM WAIVERS/MODIFICATIONS 1-7 AS REQUESTED FROM THE BOARD OF SUPERVISORS.



TYSONS CENTRAL BUILDING F
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES AND WAIVERS



VIKA REVISIONS

REV.	DATE	BY	DESCRIPTION
REV.	OCTOBER 26, 2013		
REV.	AUGUST 15, 2013		
REV.	JULY 10, 2013		
REV.	MAY 13, 2013		
REV.	MARCH 16, 2013		
REV.	MARCH 11, 2013		
DATE	JAN. 4, 2013		
CHK.	JFA	DWH	RY
SCALE:	N/A		
PROJECT/TITLE NO.	V7148C		
SHEET NO.	C-3		

DEVELOPMENT TABULATION

Building	Building Height [1]		Range of Stories [1]	Use [2]	GFA by Use		Building GFA	Dwelling Units	WDUs [4]	Parking Permitted/Provided < 1/8 Mile to Metro [5]		Loading Spaces [6]
	Min.	Max.			Min.	Max.				Min.	Max.	
F	325'	400'	27-34	Residential Retail/Service	350,000 - 394,000 10,000 - 17,000	360,000 - 411,000	375 - 414	75 - 83	375 - 414	505 - 557	0 - 30 - 72	2

[1] Building height is measured from average grade and includes the podium and any social rooms/usable area on the roof penthouse level. Building height does not include architectural features or mechanical penthouses per section 2-508 of the zoning ordinance. Such features may be a maximum of 25 feet.
 [2] The number of floors shown is conceptual and may be adjusted provided the maximum building height is not exceeded.
 [3] Retail/Service uses 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 as well as public uses and residential amenity space. (See Proffers.)
 [4] 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.
 [5] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Zoning Ordinance, which is restated below for the primary uses proposed on the FDP. It is understood that some commercial uses have different parking rates than the residential category shown below. Residential parking was based on an average mix of 85% 0-1 bedroom units and 15% 2-bedroom units. At the time of site plan, parking will be provided based on the specific uses, GFA, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance.
 [6] Addition of loading spaces may be provided inside the building as denoted at the time of final site plan.

Primary Use	Parking Permitted/Provided < 1/8 Mile to Metro	
	Min	Max
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-Family Residential	1	1.30/unit
0-1 Bedrooms	1	1.30/unit
2 Bedrooms	1	1.60/unit

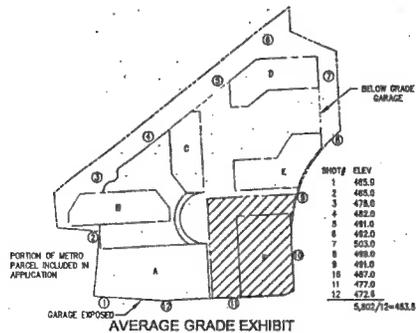
RUNNING TABULATION - BUILDINGS A, B, C, D, E & F

Building	Option	Use	CDP GFA	FDP GFA	Site Plan GFA
A	Options 1 & 2	Office	200,000 - 320,000		
		Retail	40,000 - 60,000		
		Total	240,000 - 380,000		
B	Options 1 & 2	Residential	150,000 - 180,000		
		Retail	20,000 - 30,000		
		Total	170,000 - 210,000		
C	Options 1 & 2	Residential	220,000 - 335,000		
		Retail	3,000 - 6,000		
		Public Facility [3]	5,400 - 14,500		
D	Options 1 & 2	Retail	0 - 20,000		
		Office	180,000 - 212,000		
		Total	180,000 - 212,000		
E	Option 1, Alt. 1	Office	180,000 - 212,000		
		Retail	18,000 - 30,000		
		Total	198,000 - 242,000		
E	Option 2	Hotel	96,000 - 182,000		
		Retail	10,000 - 30,000		
		Total	106,000 - 212,000		
F	Option 1	Office	140,000 - 240,000		
		Retail	10,000 - 17,000		
		Total	150,000 - 257,000		
F	Option 2	Residential	300,000 - 390,000	350,000 - 394,000	
		Retail	10,000 - 17,000	10,000 - 17,000	
		Total	310,000 - 407,000	360,000 - 411,000	
Option 1 Totals [1]		Office	530,000 - 831,000		
Option 1 Totals [1]		Residential	575,000 - 848,000		
Option 1 Totals [1]		Hotel	100,000 - 185,000		
Option 1 Totals [1]		Public Facility [3]	5,400 - 14,500		
Option 1 Totals [1]		Retail	83,000 - 172,000		
Option 1 Totals [1]		TOTAL	1,288,000 - 1,807,000		
Option 2 Totals [2]		Office	280,000 - 320,000		
Option 2 Totals [2]		Residential	1,040,000 - 1,441,000	350,000 - 394,000	
Option 2 Totals [2]		Hotel	100,000 - 185,000		
Option 2 Totals [2]		Public Facility [3]	5,400 - 14,500		
Option 2 Totals [2]		Retail	83,000 - 173,000	10,000 - 17,000	
Option 2 Totals [2]		TOTAL	1,423,000 - 2,029,000	360,000 - 411,000	

[1] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. The Option 1 "CDP GFA" column provides the GFA ranges for both the office/retail and hotel/retail alternatives, that the Option 1 GFA for individual buildings do not mathematically add up to the Option 1 "Totals". In addition, GFA for office uses has been set at the maximum 2.50 FAR permitted (631,000 SF) which is less than the sum of the office uses shown in Buildings A, E and F for Option 1.
 [2] Option 2 Total GFA is less than the sum of the Option 2 office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. Total Option 2 GFA is 2,029,000 (See Proffers for limitations on overall GFA).
 [3] Up to 14,500 gross SF of proposed public facility space will be provided in Building C in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a developer's allowable GFA and FAR and thus up to 14,500 gross SF is not included in the building or overall GFA or FAR.

FDP - SITE TABULATION

FDP AREA = 42,213 SF OR 0.96909 ACRES
 PROPOSED MAXIMUM GFA W/ BLDG F = 411,000 GSF
 FAR = 9.74



TYSONS CENTRAL BUILDING F
 PROVIDENCE DISTRICT
 FAYETTE COUNTY, VIRGINIA

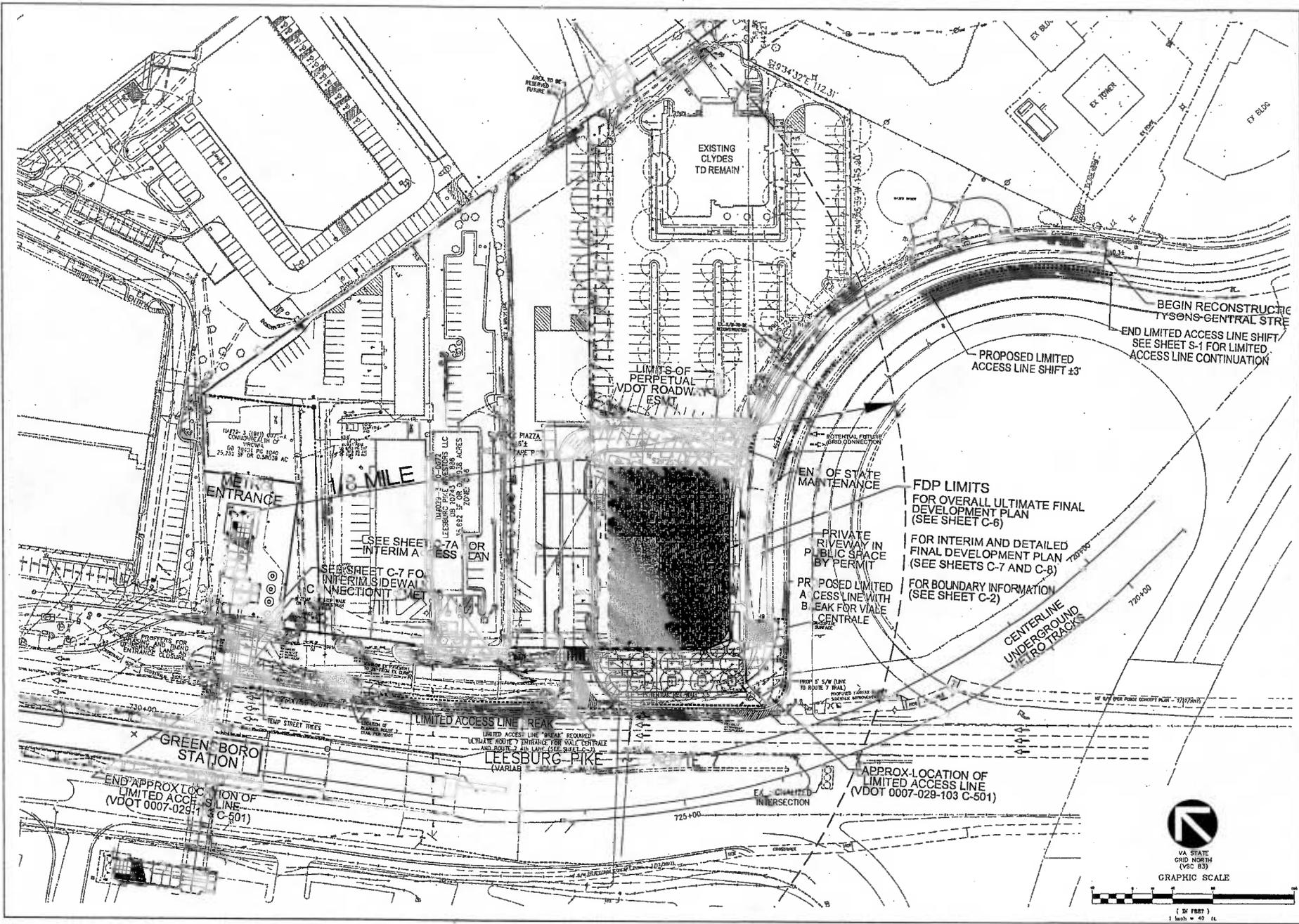
TABULATIONS



VVA REVISIONS

REV. OCTOBER 28, 2013		
REV. AUGUST 15, 2013		
REV. JULY 10, 2013		
REV. MAY 13, 2013		
REV. APRIL 10, 2013		
REV. MARCH 11, 2013		
DATE: JAN. 4, 2013		
DES. JFA	DWN	KY
SCALE: N/A		
PROJECT/FILE NO. VV71480		
SHEET NO. C-4		

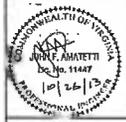
WORK FORCE HOUSING NOTE:
 ALL REQUIRED WORK FORCE HOUSING WILL CONFORM WITH TYSONS COMPREHENSIVE PLAN POLICIES FOR WORK FORCE HOUSES. SEE PROFFERS.



VIVA
 ENGINEERS & ARCHITECTS
 1000 COMMONWEALTH DRIVE
 SUITE 200
 FALLS CHURCH, VIRGINIA 22044
 (703) 441-1100
 WWW.VIVA.COM

**TYSONS CENTRAL
 BUILDING F**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**AREA METRO
 CONTEXT PLAN**



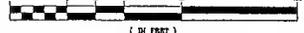
VIVA REVISIONS

REV. OCTOBER 2, 2013
 REV. AUGUST 15, 2013
 REV. JULY 10, 2013
 REV. MAY 15, 2013
 REV. APRIL 15, 2013
 REV. MARCH 11, 2013
 DRAWING NO. 13-0018
 DES. JFA DWN. KY
 SCALE: 1"=40'
 PROJECT/FILE NO. V371456
 SHEET NO. C-5

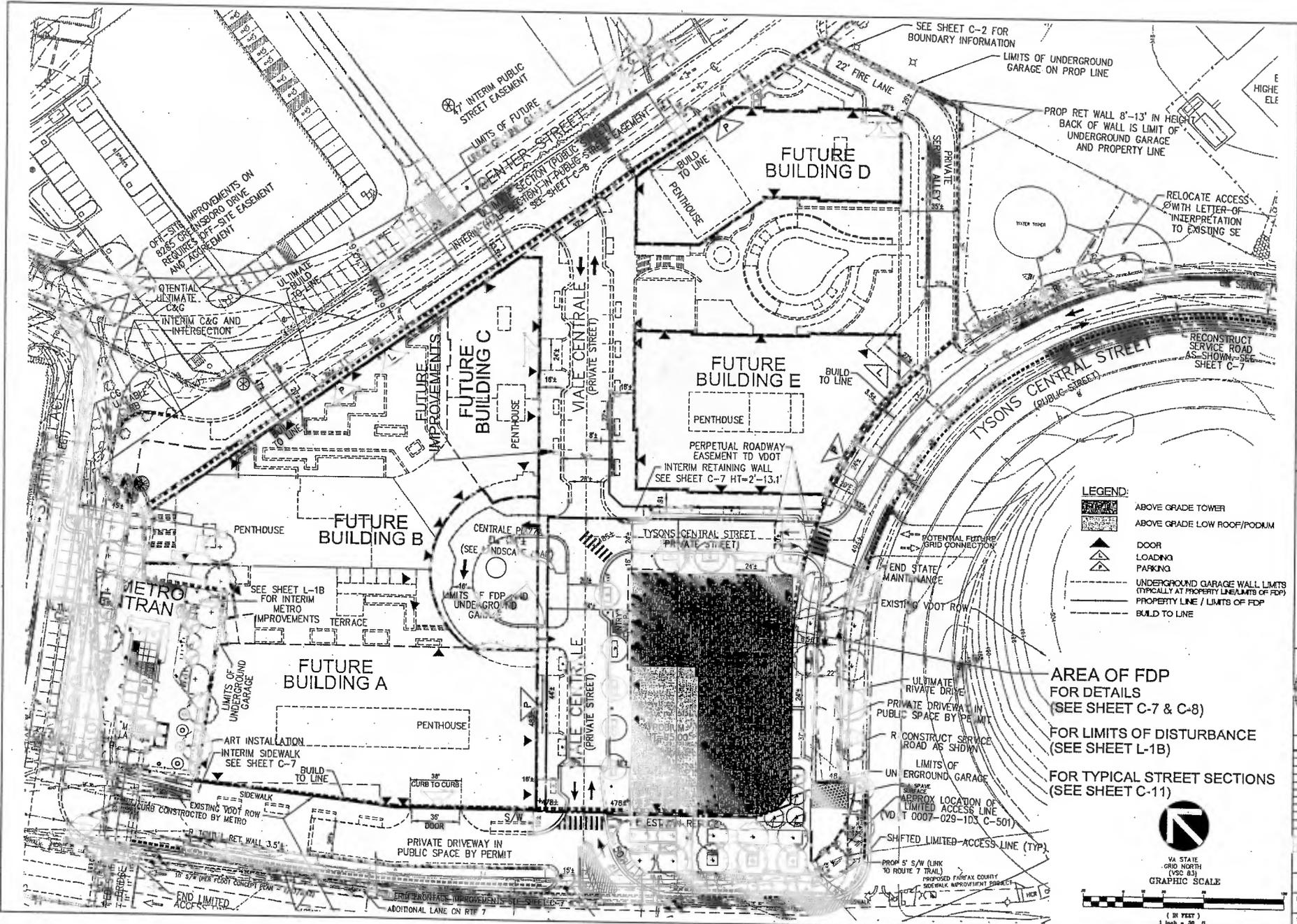


VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE



(1 IN FEET)
 1 inch = 40 ft



LEGEND:

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF/PODIUM
- DOOR
- LOADING PARKING
- UNDERGROUND GARAGE WALL LIMITS (TYPICALLY AT PROPERTY LINE/LIMITS OF FDP)
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE

AREA OF FDP FOR DETAILS
(SEE SHEET C-7 & C-8)

FOR LIMITS OF DISTURBANCE
(SEE SHEET L-1B)

FOR TYPICAL STREET SECTIONS
(SEE SHEET C-11)

VA STATE GRID NORTH (SIC 83)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VKA

ARCHITECTS & LANDSCAPE ARCHITECTS & SURVEYORS & SUSTAINABLE DESIGN

1000 COMMONWEALTH DRIVE, SUITE 200 & PHOTOS COURTESY OF VDOT
FALLS CHURCH, VA 22046
(703) 441-1100
WWW.VKA.COM

VA, VIRGINIA, LLC

6180 CRENSHAW DRIVE, SUITE 200 & PHOTOS COURTESY OF VDOT
FALLS CHURCH, VA 22046
(703) 441-1100
WWW.VKA.COM

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CDP
CONTEXT PLAN

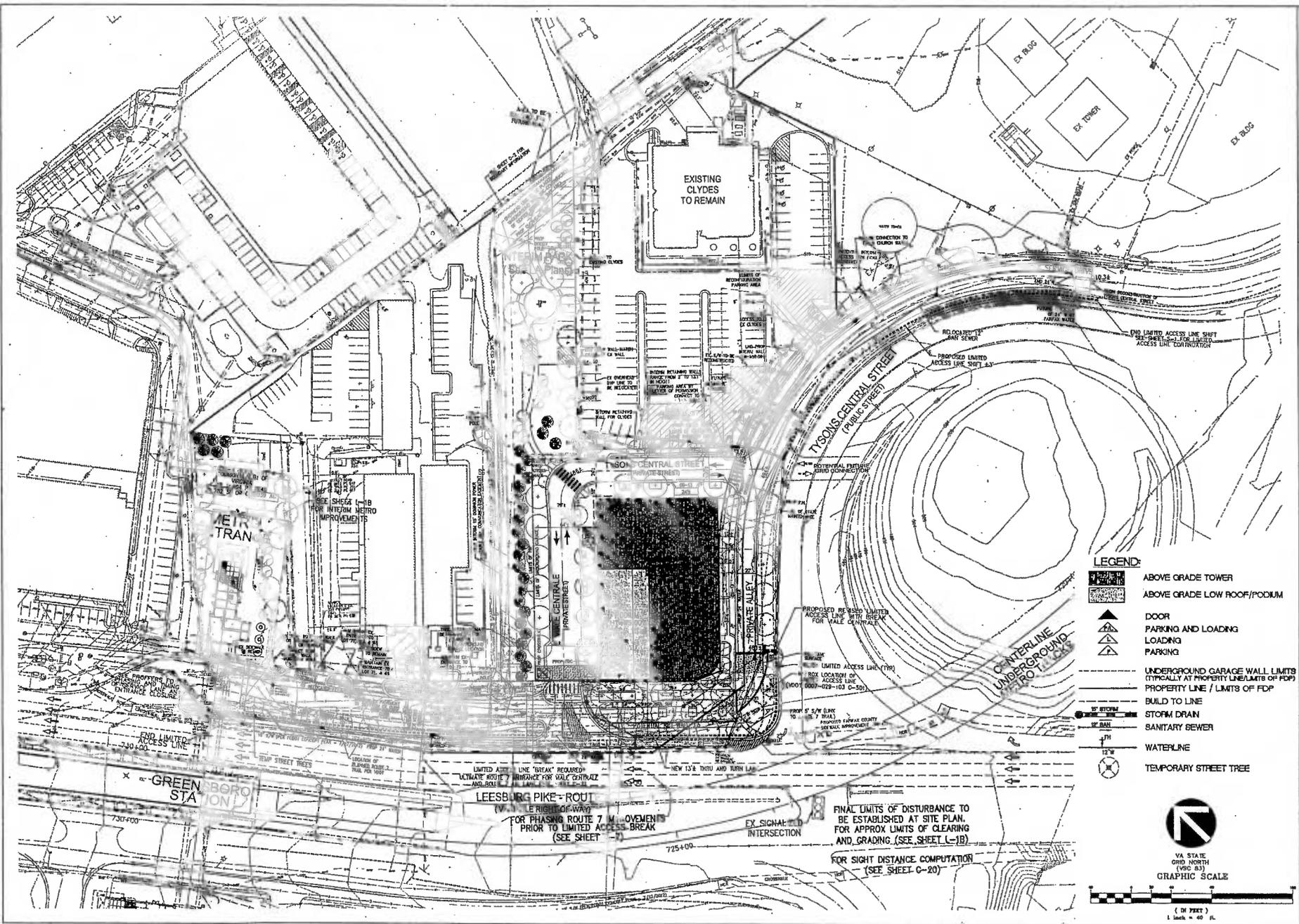
PROFESSIONAL SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF VIRGINIA

NO. 11447

1/12/13

VKA REVISIONS

DATE	DESCRIPTION
REV. OCTOBER 28, 2010	
REV. AUGUST 15, 2013	
REV. JULY 16, 2013	
REV. MAY 13, 2013	
REV. APRIL 1, 2013	
DES.	JFA
DWN.	KY
SCALE:	1"=30'
PROJECT/FILE NO.	W71480
SHEET NO.	C-6



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 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS AND LIMITED ACCESS BREAK



VKA REVISIONS

REV. OCTOBER 28, 2013
 REV. AUGUST 15, 2013
 REV. JULY 1, 2013
 REV. MAY 13, 2013
 REV. APRIL 18, 2013
 REV. MARCH 11, 2013

DES. JFA DWN. KY
 SCALE: 1"=40'
 PROJECT/FILE NO. VY7148C
 SHEET NO. C-7

LEGEND:

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF/PODIUM
- DOOR
- PARKING AND LOADING
- LOADING
- PARKING
- UNDERGROUND GARAGE WALL LIMITS (TYPICALLY AT PROPERTY LINE/LIMITS OF FDP)
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- STORM DRAIN
- SANITARY SEWER
- WATERLINE
- TEMPORARY STREET TREE

VA STATE GRID NORTH (VGC 83)
 GRAPHIC SCALE

1" = 40'
 1" OF GRID 1
 1 Inch = 40 Ft.

FINAL LIMITS OF DISTURBANCE TO BE ESTABLISHED AT SITE PLAN. FOR APPROX LIMITS OF CLEARING AND GRADING. (SEE SHEET L-1B)

FOR SIGHT DISTANCE COMPUTATION (SEE SHEET C-20)

LEESBURG PIKE - ROUTE 7
 LEASING OF RIGHT-OF-WAY FOR PHASING ROUTE 7 MOVEMENTS PRIOR TO LIMITED ACCESS BREAK (SEE SHEET -7)

GREEN STATION

METR TRAN

EXISTING CLYDES TO REMAIN

CENTERLINE UNDERGROUND PROJECT

PROPOSED REVISION LIMITED ACCESS LINE WITH FLOOR FOR VALE CENTRAL

TYSONS CENTRAL STREET (PUBLIC STREET)

TYSONS CENTRAL STREET (PRIVATE STREET)

TYSONS CENTRAL STREET (PRIVATE STREET)

PRINCE ALLEY

EXISTING CLYDES TO REMAIN

EA BUNG

EA TOWER

EA BUNG

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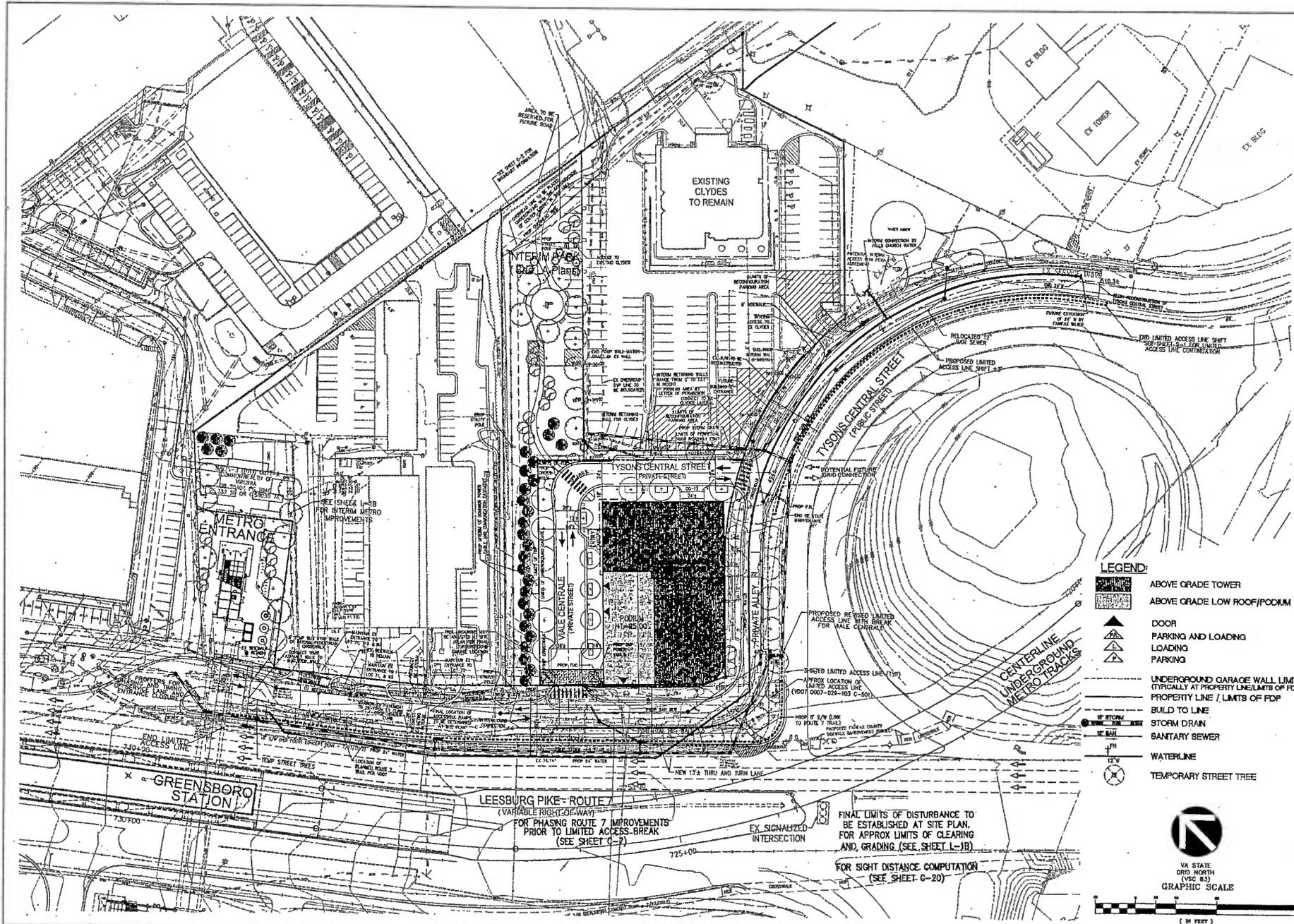
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- LEGEND:**
- ABOVE GRADE TOWER
 - ABOVE GRADE LOW ROOF/PODIUM
 - DOOR
 - PARKING AND LOADING
 - LOADING
 - PARKING
 - UNDERGROUND GARAGE WALL LIMITS (TYPICALLY AT PROPERTY LINE/LIMITS OF FDP)
 - PROPERTY LINE / LIMITS OF FDP
 - BUILD TO LINE
 - STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - TEMPORARY STREET TREE

VA STATE
 GRID NORTH
 (VSC 83)
GRAPHIC SCALE

 (IN FEET)
 1 Inch = 40 FT.

LEESBURG PIKE - ROUTE 7
 (VARIABLE RIGHT-OF-WAY)
 FOR PHASING ROUTE 7 IMPROVEMENTS
 PRIOR TO LIMITED ACCESS-BREAK
 (SEE SHEET C-7)

EX SIGNALIZED
 INTERSECTION

FINAL LIMITS OF DISTURBANCE TO
 BE ESTABLISHED AT SITE PLAN.
 FOR APPROX LIMITS OF CLEARING
 AND GRADING. (SEE SHEET L-18)

FOR SIGHT DISTANCE COMPUTATION
 (SEE SHEET C-20)

WVA
 WASHINGTON VA ARCHITECTS & ENGINEERS
 8102 JEFFERSON DRIVE, SUITE 300 • CLYDES CROSSING, WASHINGTON, DC 20112
 (703) 461-7800 • FAX (703) 761-1297
 WVA # 14-14-0338

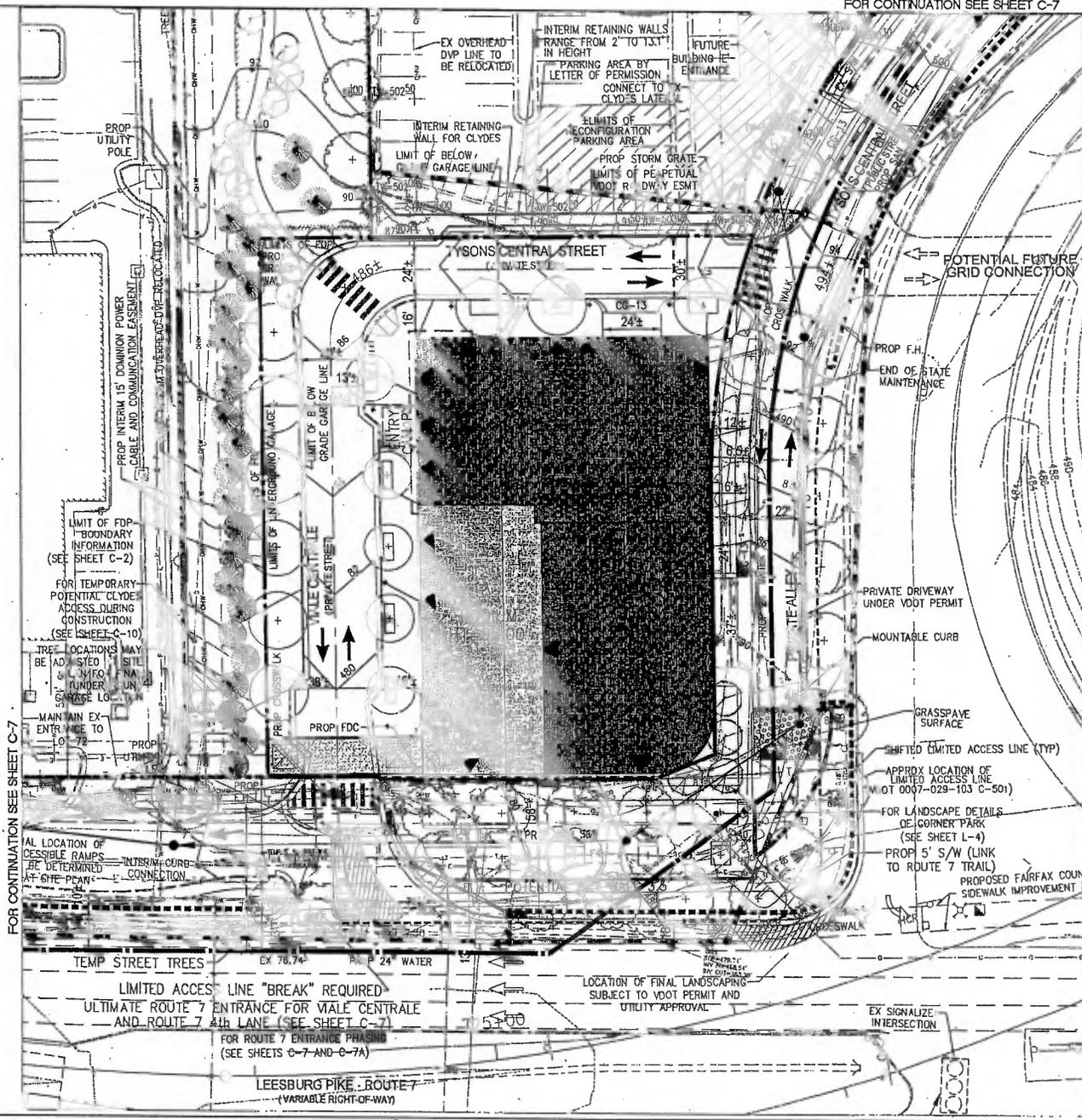
**TYSONS CENTRAL
 BUILDING F**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**FINAL DEVELOPMENT PLAN
 WITH RTE 7
 IMPROVEMENTS WITHOUT
 LIMITED ACCESS BREAK**



REV. AUGUST 15, 2013
 REV. JULY 1, 2013
 REV. MAY 13, 2013
 DATE: JAN 4, 2013
 DES. FA DWG. KY
 SCALE: 1"=40'
 PROJECT/FILE NO. W71480
 SHEET NO. C-7B

FOR CONTINUATION SEE SHEET C-7



DETAILED FDP NOTES:

- SEE SHEET A-153 FOR BUILDING HEIGHT DETAILS.
- PROPOSED SEWER AND WATER TO SERVE SITE SHALL BE PROVIDED BY CONNECTION TO PROPOSED SEWER AND WATER MAINS WITHIN TYSONS CENTRAL STREET AND LEESBURG PIKE OR AS DETERMINED AT SITE PLAN SUBMISSION.
- THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE ADJACENT PROPERTIES.
- SEE SHEETS C-3 AND C-4 NOTES AND TABULATIONS FOR GENERAL NOTES, AND MODIFICATIONS AND WHICH APPLY TO THE SUBJECT PROPERTY.
- UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.
- STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN. (SEE PROFFERS)
- LIMITS OF CLEARING & GRADING TO INCLUDE ALL ON-SITE PROPERTY AND OFF-SITE AREAS NOTED SUBJECT TO PERMIT OR LICENSE AGREEMENT WITH COMMONWEALTH OF VIRGINIA SUBJECT AND TO VDOT APPROVAL. SEE SHEET L-1b FOR LIMITS OF CLEARING AND GRADING.
- APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING INCLUDING ALL REQUIRED OPTISITE IMPROVEMENTS AS DICTATED AT SITE PLAN. SEE SHEET L-1b.
- THE FINAL NUMBER AND LOCATION OF PARKING SPACES TO MEET THE MINIMUM AND MAXIMUM PERMITTED BY THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.
- RECREATIONAL AMENITIES PROVIDED WITH THE BUILDING "F" PARCEL ARE TO INCLUDE: PRIVATE ROOF TERRACE, PRIVATE RESIDENTIAL ROOF TERRACE AND POOL, GROUND LEVEL PARK ALONG LEESBURG PIKE AND INTERIM PARK OFFSITE.
- PROPOSED 24" WATERMAIN IN TYSONS CENTRAL STREET AND LEESBURG PIKE FOR FAIRFAX WATER.
- ALL STREET TREES ARE SUBJECT TO VDOT AND FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.
- ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
- SEE SHEET C-13 AND C-14 FOR AUTO TURN ANALYSIS.
- SEE SHEET C-20 FOR SIGHT DISTANCE LINES.
- SUBDIVISION AND LOT LINE ADJUSTMENT ARE SUBJECT TO AGREEMENT BETWEEN INV COMMERCIAL AND CLYDES REAL ESTATE GROUP, INC. AND SHALL BE RESOLVED PRIOR TO FINAL SITE PLAN.
- THIS PLAN REQUIRES A LIMITED ACCESS LINE BREAK AND SHIFT ALONG ROUTE 7 AND TYSONS CENTRAL STREET - SEE CDP.

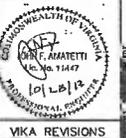
LEGEND:

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF/PODIUM
- DOOR
- PARKING AND LOADING
- LOADING
- PARKING
- UNDERGROUND GARAGE WALL LIMITS (TYPICALLY AT PROPERTY LINE/LIMITS OF FDP)
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- TEMPORARY STREET TREE

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 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

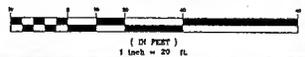
DETAILED FINAL DEVELOPMENT PLAN



VVA REVISIONS



VA STATE GRID NORTH (VSC B3)
GRAPHIC SCALE



DES: JFA DW: KY
 SCALE: 1"=20'
 PROJECT/FILE NO: VV71482
 SHEET NO: C-8

FOR CONTINUATION SEE SHEET C-7

May 13, 2013

Mr. Michael Knepp, Director UPMW
Forest Conservation Branch, DNR/D3
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
1255 Government Center Parkway, Suite 818
Fairfax, Virginia 22033-5205

Re: Tysons Central
Final Development Plan (FDP)
Tree Preservation Target Deviation Request
FD# 12-0508
PFA# No. 12-0508

Dear Mr. Knepp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. On June 22, 2010 the Fairfax County Board of Supervisors adopted the new policy for Tysons Center Urban District, the TFC District. The referenced site is located within the North Subdistrict of the Tysons Center Urban District. The referenced site is associated with the Conceptual Development Plan (CDP) FD# 12-01-PR 005 application submitted.

This deviation is requested in whole and is based under the following non-alternative deviation conditions as outlined in the Fairfax County Public Works Manual (PWS) and the Fairfax County Code, Chapter 12-7-301 (Items 1 and 2). They are as follows:

12-0508-3A(1) - where existing and Tree Preservation Targets would result in the development of a site or structure not permitted by the zoning Ordinance.

12-0508-3A(2) - where construction activities would be reasonably expected to impact existing trees or forested areas not to meet the Tree Preservation Target in the event there would be any change in a building and abnormally small numbers of a minimum of 10 trees in accordance with the development standards for trees and lot area provided in PWS 12-0503 and 12-0504.

If projects that the referenced above in this existing Vegetation Map (EVM) had been placed with the development of the subject site. The existing vegetation as of last in good health and mature. However, this plant material should not be considered for preservation. This site will be cleared of all existing trees. This is development will increase significant portions of the existing landscape. The overall open space, trees and lot area, as well as mature urban canopy cover are preserved and positive response and water management improvement. The result of the replacement of trees and the TPT requires a request for a deviation.

The issues for this deviation is submitted as a result of the site registration anniversary within the process of the Tysons Center Urban District redesign. With the result of the redesign of the site the TPT registration requirements cannot be fulfilled. The revised CDP also requires 10% canopy or 25,278 SF. With this FDP application the overall proposed canopy exceeds that requirement. For the new canopy area that will be provided with this FDP evaluation see sheet 12-0508-3A(1).

12-0508-3A(2)

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L-1 and L-2. The proposed trees within the right-of-way are included in those canopy cover and it is noted in the plan application number (FD# 12-01-PR 005) that the applicant shall be responsible to maintain and replace the trees' all potential tree classes. This includes all plantings of trees, shrubs, perennials and annuals. For proper landscape design (L-1, L-2). Additionally, with this plan application a modification to PWS Section 12-0503 has been requested where trees located in the existing prepared right-of-way designation area shall remain beyond the 10-year maturity requirements. See plan sheet C-1, 12-0508-3A(1), 12-0508-3A(2), 12-0508-3A(3), and C-2. Work District Level 2 items are provided in accordance with the Tysons Center Urban Design Guidelines. It is hereby requested that UPMW review the submitted TPT conditions, and the provided landscape design, will review and provide the 10-year tree canopy requirements as required for the TPT application. Please refer to the landscape plan sheets L-1, L-2, L-3 and L-4 for the requirements and construction proposed with this submittal.

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.

Respectfully,
Nelson P. Kirchner, RLA
ISA Certified Arborist
Director

Mr. John V. Amatore, PE (Principal) - VEA, Inc.
3100 Westpark Drive, Suite 100
Falls Church, Virginia 22044
Tel: 703-291-1100
www.vea.com

12-0508-3A(1) - where existing and Tree Preservation Targets would result in the development of a site or structure not permitted by the zoning Ordinance.

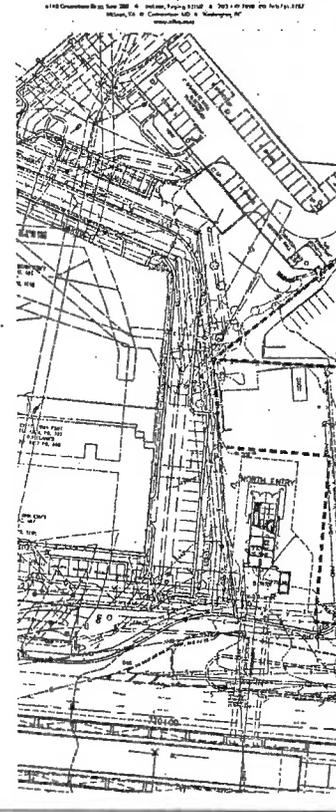
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12-0508-3A(2)

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Wilson, VA • Commercial • 40 • 12-0508-3A(1)



12-0508-3A(1) - where existing and Tree Preservation Targets would result in the development of a site or structure not permitted by the zoning Ordinance.

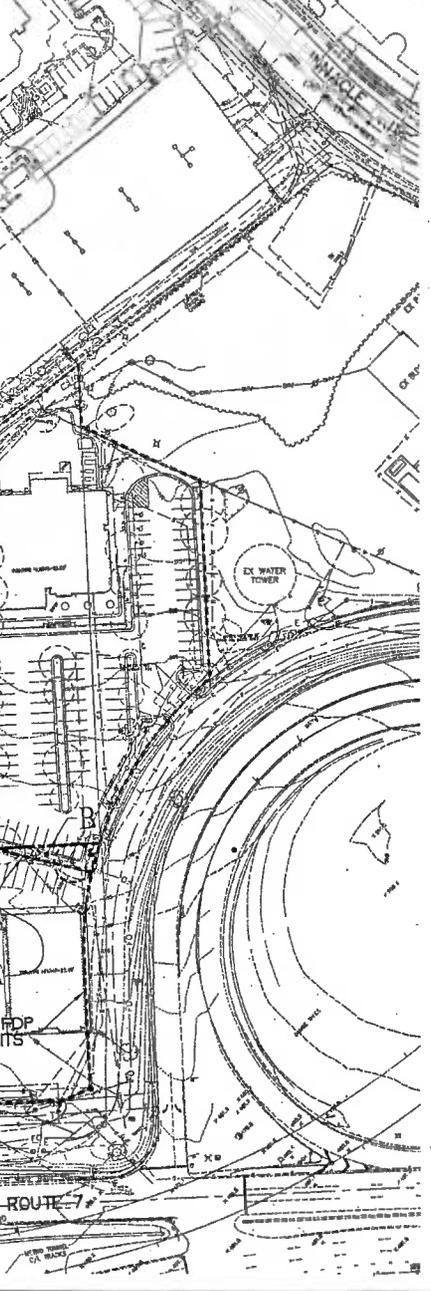
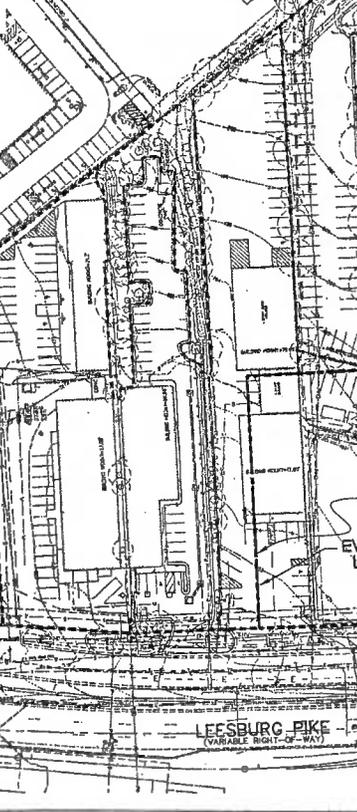
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12-0508-3A(2)

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Wilson, VA • Commercial • 40 • 12-0508-3A(1)



TYSONS CENTRAL
EXISTING VEGETATION SUMMARY

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	41,086 SF (0.9322 AC)	FAIR	SEE COVER TYPE TABLE	DEVELOPED RETAIL WITH SURFACE PARKING AND NO INTERIOR PARKING LOT LANDSCAPING.
"B"	DEVELOPED/ MAINTAINED	N/A	1,127 SF (0.02587 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED RESTAURANT SITE WITH SURFACE PARKING AND INTERIOR PARKING LOT LANDSCAPING.
TOTAL AREA			42,213 SF (0.95808 AC)			

TYSONS CENTRAL
EXISTING VEGETATION COVER TYPES

"A" PRIMARY COVER
1150 apoccc-American Holly
The cordata-Littleleaf Linden

"B" PRIMARY COVER
1150 apoccc-American Holly
The cordata-Littleleaf Linden

EVM NARRATIVE
THE SUBJECT SITE HAS BEEN DEVELOPED AS RETAIL, COMMERCIAL AND RESTAURANT. THERE ARE CULTIVARS ON THIS DEVELOPED PROPERTY THAT ARE PLANTED LANDSCAPE, REMAINING VEGETATION FROM THE TIME OF DEVELOPMENT AND VOLUNTARY PLANT GENERATIONS THAT THRIVED INTO SEMI-MATURE VEGETATION.

COVER TYPE-A: AREA-A HAS BEEN DEVELOPED AS RETAIL, COMMERCIAL WITH SURFACE PARKING COMPOUND. THE PARKING COMPOUND HAS NO INTERIOR OR PERIPHERAL PARKING LANDSCAPING. THE EXISTING VEGETATION GENUS/SPECIES IS OBTAINED ABOVE, FROM A BIOTIC / QUALITY ASSESSMENT. THE SUBJECT VEGETATION WOULD NOT BE CONSIDERED OF HIGH VALUE PLANT MATERIAL. THE AGE CLASS IS SEMI-MATURE. GENERALLY THE VEGETATION IS OF FAIR TO GOOD HEALTH. THIS VEGETATION APPEARS TO HAVE AN MODERATE LEVEL OF MAINTENANCE. THIS VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE-B: AREA-B HAS BEEN DEVELOPED AS RESTAURANT COMMERCIAL. THIS AREA OF FDP APPLICATION IS A PORTION OF THE RESTAURANT PARKING COMPOUND PERIPHERY, APPROXIMATELY 36% (+/-) OF THIS AREA IS IMPERVIOUS. THE REMAINDER WOULD BE CONSIDERED PERIPHERAL LANDSCAPING THAT HAD BEEN INSTALLED WITH THE RESTAURANT DEVELOPMENT. THE EXISTING VEGETATION GENUS/SPECIES IS OBTAINED ABOVE, FROM A BIOTIC / QUALITY ASSESSMENT. THE SUBJECT VEGETATION WOULD NOT BE CONSIDERED OF HIGH VALUE PLANT MATERIAL. THE AGE CLASS IS SUB TO SEMI-MATURE. IT APPEARS THAT THIS VEGETATION HAS A LOW FREQUENCY MAINTENANCE SCHEDULE. THE GENERAL HEALTH CONDITION OF THIS VEGETATION IS FAIR TO GOOD. HOWEVER, THIS VEGETATION SHOWS AVERAGE TO BELOW AVERAGE vigor and vitality. THE SUBJECT VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED, THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST IS SUBMITTED WITH THIS APPLICATION FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12-0507.4.

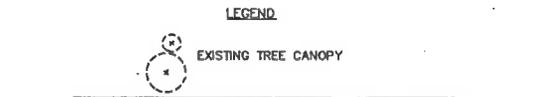
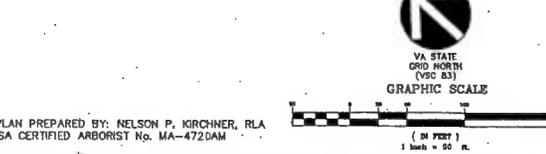


Table 12.3: Tree Preservation Target Calculations and Statement

Statement	May 13, 2013
A. Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from existing vegetation map) = 1,227 SF
B	Percentage of gross site area covered by existing tree canopy = 2.96%
C	Percentage of 10-year tree canopy required for site = 10.0% see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 3%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 0%
F	Has the Tree Preservation Target minimum been met? No Provide Yes or No
G	If No for line 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 site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number. see § 12-0508.3A(1)
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4. YES see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10. (DATA#0000-900071481V71481G10-Yr Tree Canopy FDP 12.10.05.10.01a)sheet (2)

NOTE: FOR PFM WAIVERS / MODIFICATIONS REQUESTS, SEE SHEET C-3.



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

VEA
LANDSCAPE ARCHITECTS & SURVEYORS & DISTINGUISHED

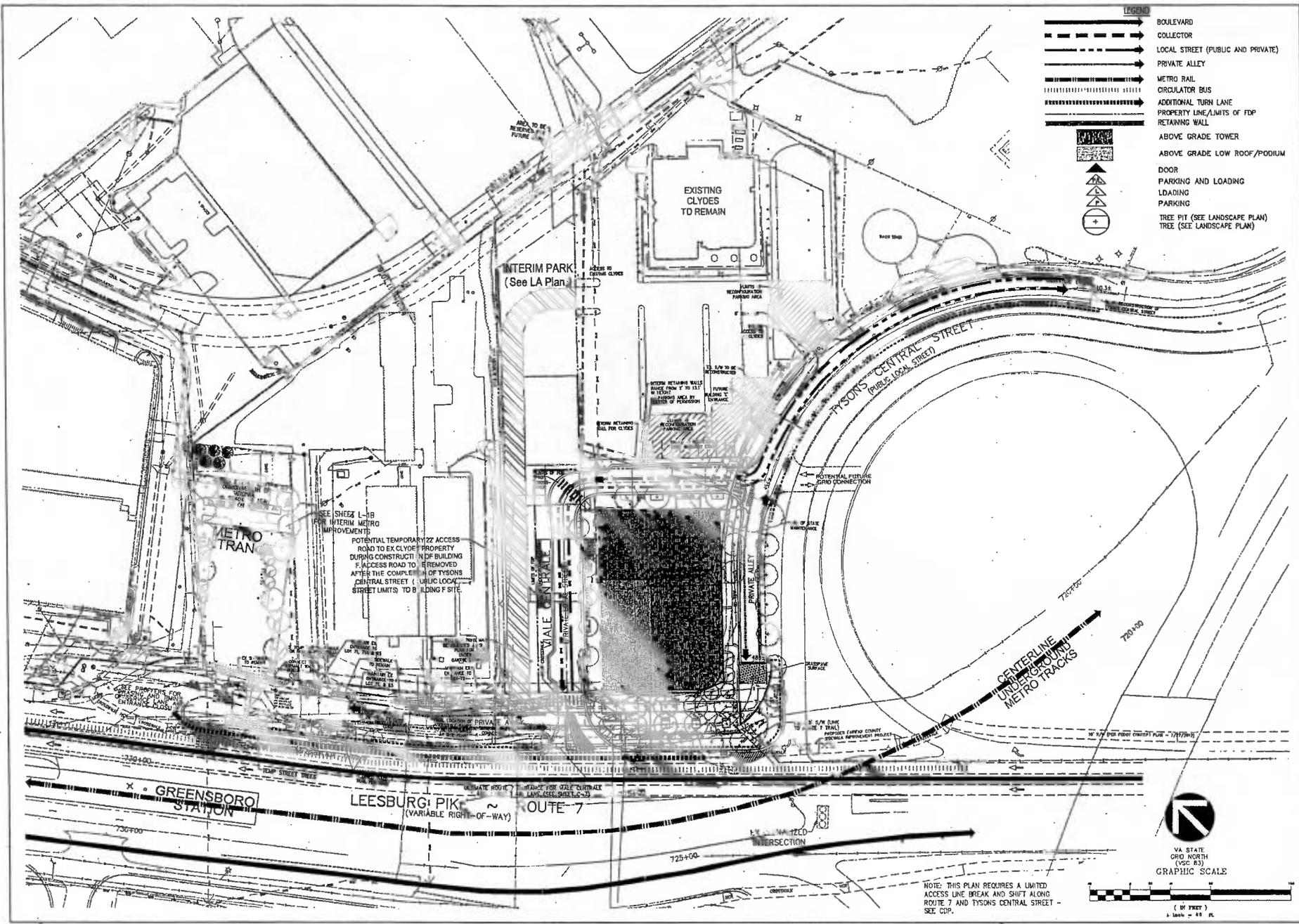
VEA LANDSCAPE ARCHITECTS & SURVEYORS & DISTINGUISHED
1200 WESTLAKE DRIVE, SUITE 200 • TYSONS CORNER, VIRGINIA 22102
(703) 291-1100
www.vea.com

TYSONS CENTRAL
BUILDING F
PROMISE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP AND CALCULATIONS



DES. NPK DREN NPK
SCALE: 1"=50'
PROJECT/FILE NO. W7148
SHEET NO. C-9



- LEGEND**
- BOULEVARD
 - COLLECTOR
 - LOCAL STREET (PUBLIC AND PRIVATE)
 - PRIVATE ALLEY
 - METRO RAIL
 - CIRCULATOR BUS
 - ADDITIONAL TURN LANE
 - PROPERTY LINE/LIMITS OF FDP
 - RETAINING WALL
 - ABOVE GRADE TOWER
 - ABOVE GRADE LOW ROOF/PODIUM
 - DOOR
 - PARKING AND LOADING
 - LOADING
 - PARKING
 - TREE PIT (SEE LANDSCAPE PLAN)
 - TREE (SEE LANDSCAPE PLAN)

ARCHITECTS & PLANNERS & LANDSCAPE ARCHITECTS IN INTERIOR & SUSTAINABLE DESIGN
 WVA ARCHITECTS
 10017 WOODBURN DRIVE, SUITE 200 • FRENCH CREEK, VIRGINIA 22102
 (703) 441-2110
 W.V.A. ARCHITECTS, P.C.

**TYSONS CENTRAL
 BUILDING F**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**FDP TRAFFIC
 CIRCULATION PLAN**



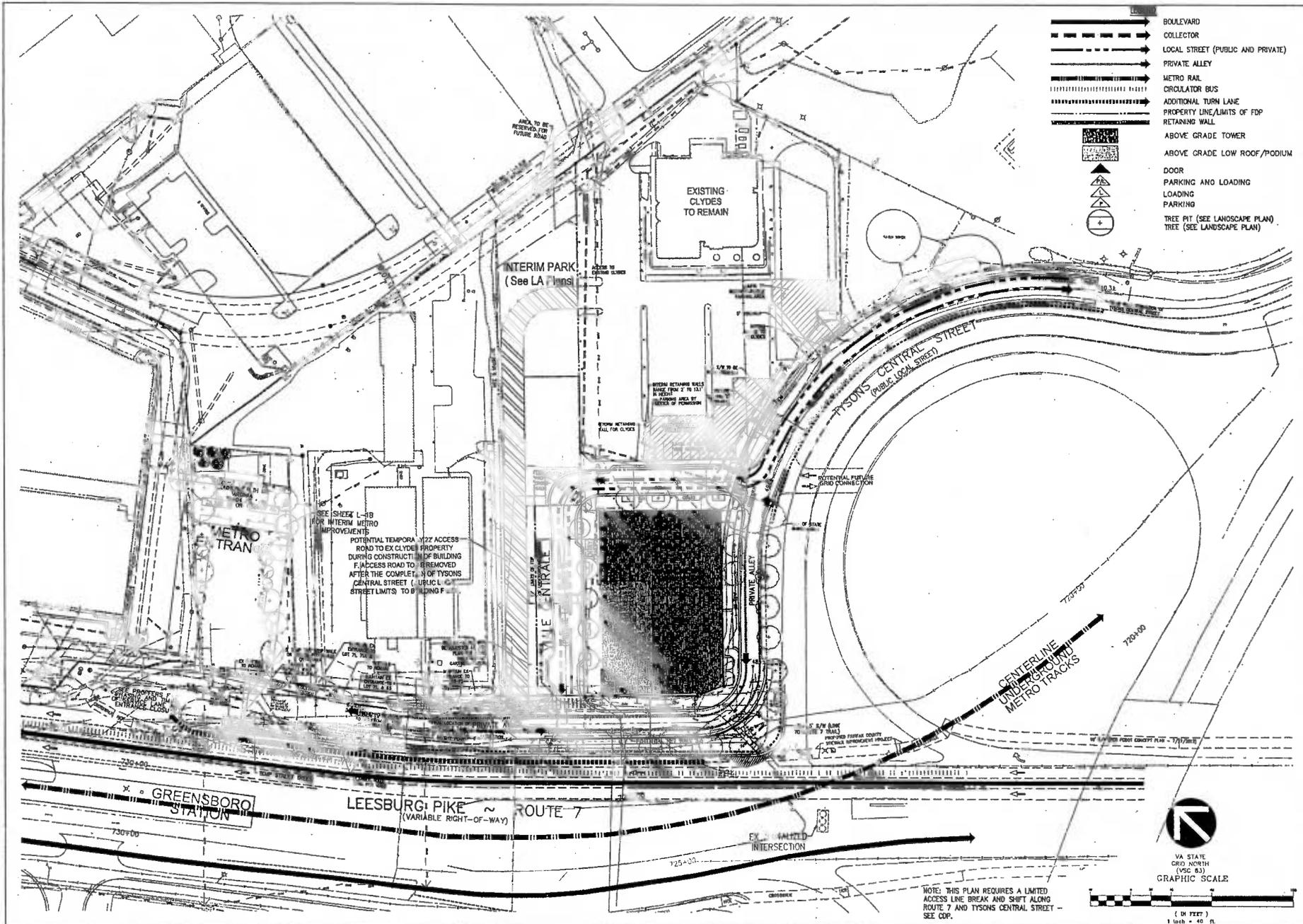
WVA REVISIONS

DESIGNED BY: JFA
 DRAWN BY: HW
 DATE: 28.2013
 REV. DATE: 10.2013
 REV. DATE: 10.2013
 REV. DATE: 13.2013

DES: JFA DWN: HW
 SCALE: 1" = 40'
 PROJECT/FILE NO.: VV71480
 SHEET NO.: C-10

NOTE: THIS PLAN REQUIRES A LIMITED
 ACCESS LINE BREAK AND SHIFT ALONG
 ROUTE 7 AND TYSONS CENTRAL STREET -
 SEE CDP.





- BOULEVARD
- COLLECTOR
- LOCAL STREET (PUBLIC AND PRIVATE)
- PRIVATE ALLEY
- METRO RAIL
- CIRCULATOR BUS
- ADDITIONAL TURN LANE
- PROPERTY LINE/LIMITS OF FDP
- RETAINING WALL
- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF/PODIUM
- DOOR
- PARKING AND LOADING
- LOADING
- PARKING
- TREE PIT (SEE LANDSCAPE PLAN)
- TREE (SEE LANDSCAPE PLAN)

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 ARCHITECTS & LANDSCAPE ARCHITECTS & SURVEYORS & ENGINEERS, INC.
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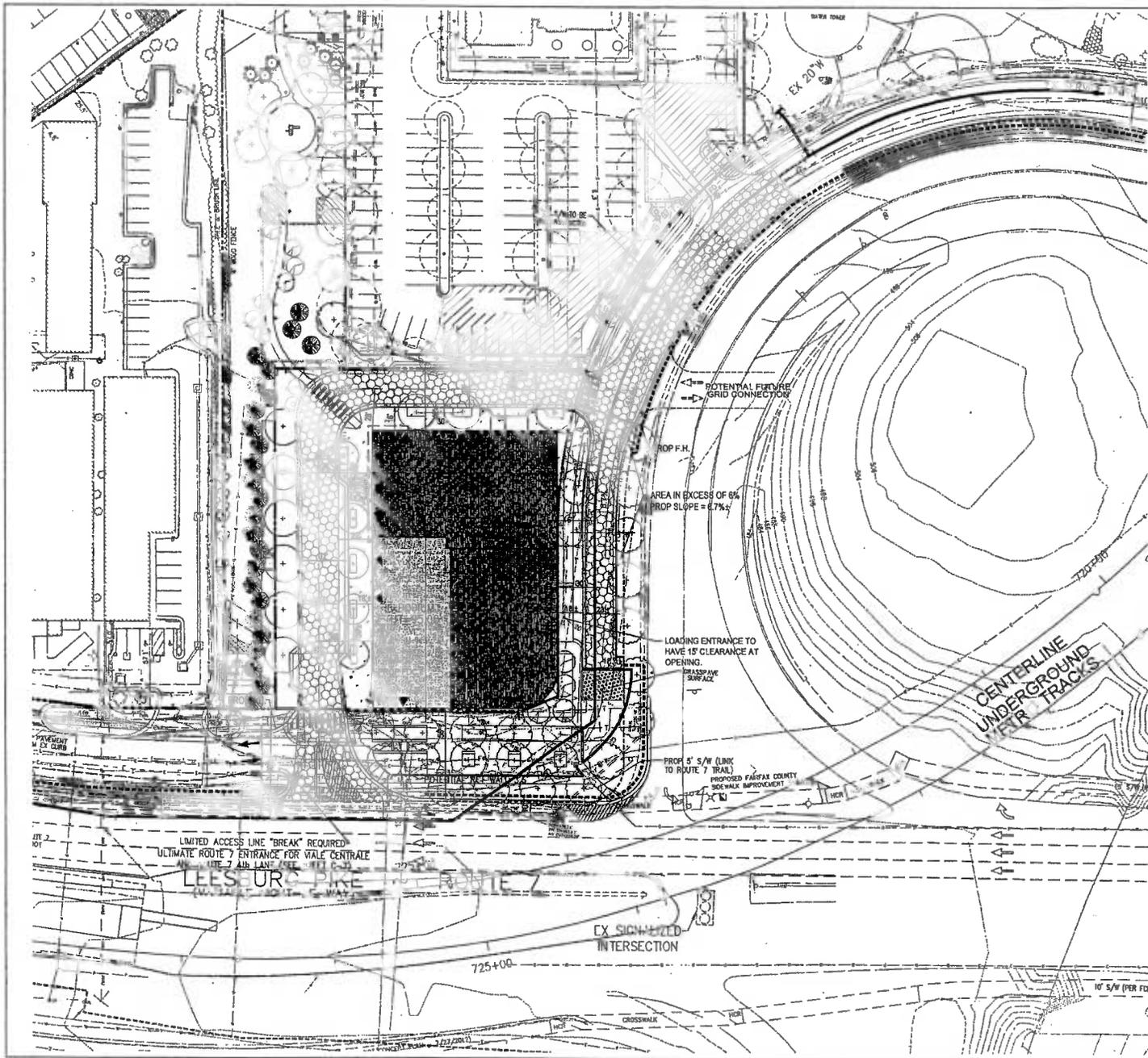
TYSONS CENTRAL BUILDING F
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

FDP TRAFFIC CIRCULATION PLAN
 W/O LIMITED ACCESS LINE BREAK

CONTRACT NO. 11447
 10/12/13
 PROFESSIONAL SEAL

WKA REVISIONS

DES.	JFA	DIM	KY
SCALE:	1" = 40'		
PROJECT/TITLE NO.	VV71480		
SHEET NO.	C-10A		



- THE ACCESS SHEET REQUIREMENTS**
- 1) ALL RBARS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE RBARS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (TO BE PROVIDED)
 - 2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STOCK-BUILD, BOW-TI-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
 - 3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)
 - 4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 38 FEET SEPARATION. (PROVIDED)
 - 5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE POOLS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
 - 6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (TO BE PROVIDED)
 - 7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
 - 8) LOCATION OF OVERHEAD UTILITY LINES. (TO BE PROVIDED)
 - 9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE POOL, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE POOL CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (TO BE PROVIDED)
 - 10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (TO BE PROVIDED)
 - 11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR. ACCESS DOORS AND ELEVATORS, INCLUDING MEDIVAC ELEVATORS, SHOULD BE SHOWN ON THE FOP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE BELINEATED. (TO BE PROVIDED)
 - 12) IRRADIATION AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
 - 13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - NOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (TO BE PROVIDED)
 - 14) ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. (TO BE PROVIDED)

BUILDING DATA

BUILDING	F
TYPE OF CONSTRUCTION	IB
NUMBER OF STORES	34
BUILDING HEIGHT	ROOF
USE GROUP	B
BUILDING FOOT PRINT	21,871 sq ft
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	2 HOUR
ROOF TYPE	CLASS 3A

LEGEND

-  DENOTES VEHICULAR FIRE ACCESS FOR FIRE LANES (450 PSF LIVE LOAD RATED)
-  < 80' BUILDING HEIGHT
-  > 80' BUILDING HEIGHT
-  DENOTES ACCESSIBLE ROUTE



VA STATE GRID NORTH (VSC 83)
GRAPHIC SCALE



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9410 CRENSHAW DRIVE, SUITE 200 • FREDERICKSBURG, VIRGINIA 22405
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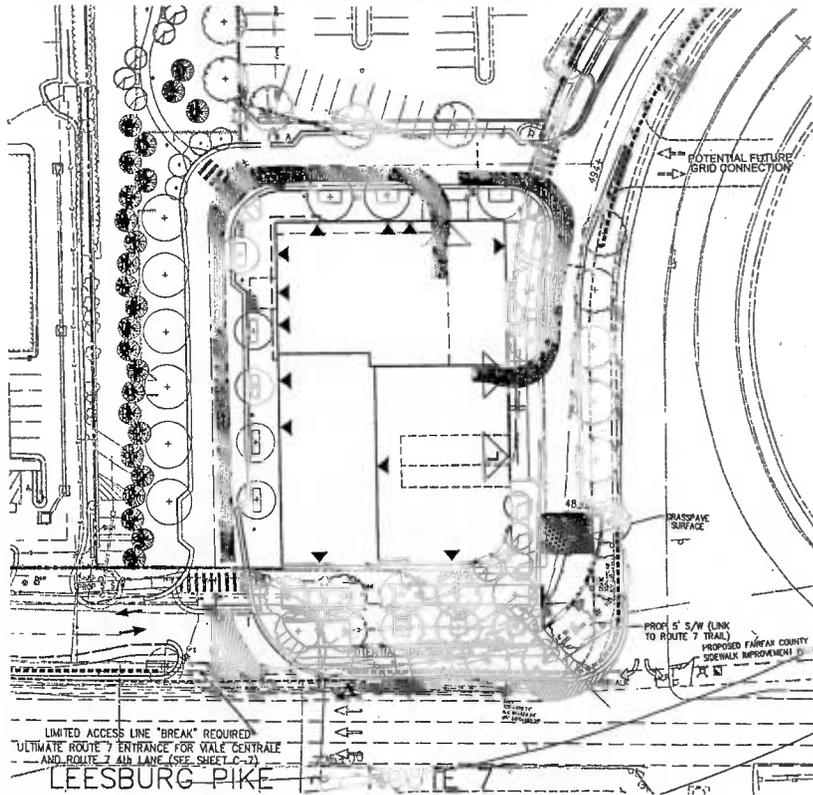
TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE LANE ACCESS PLAN

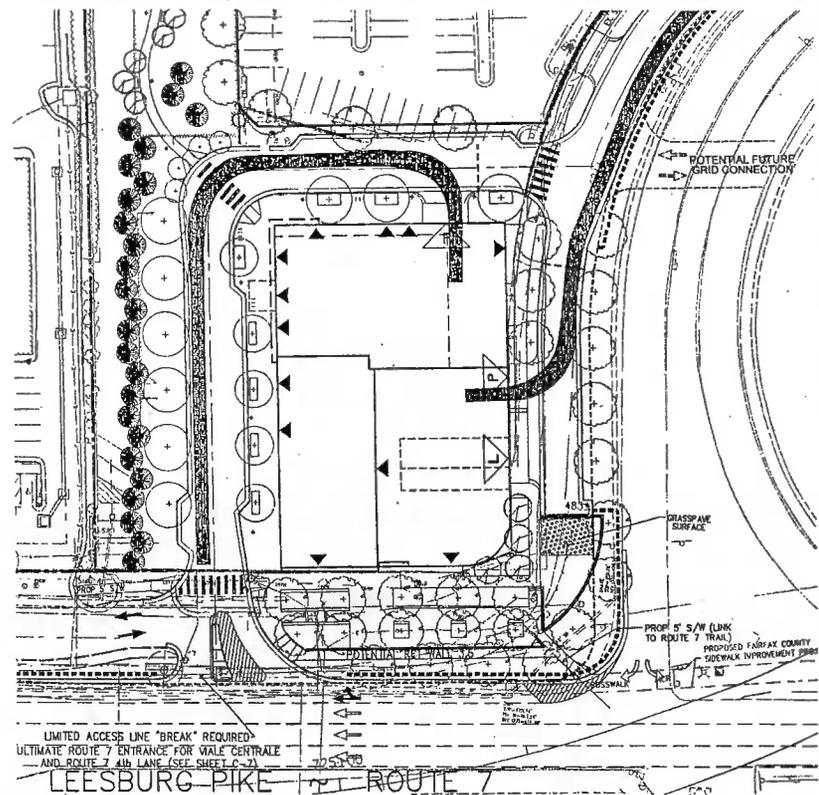


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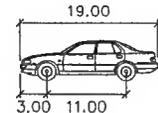
REV. DATE	DESCRIPTION
REV. MARCH 11, 2013	DATE: JAN. 4, 2013
DES. JFA	DWN. KY
SCALE: 1" = 30'	PROJECT/FILE NO. W71480
	SHEET NO. C-12



AUTO TURN ANALYSIS GOING INTO THE GARAGE MOVEMENTS



AUTO TURN ANALYSIS LEAVING THE GARAGE MOVEMENTS



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DESIGN VEHICLE
NOT TO SCALE



VA STATE GRID NORTH (VSC 83)
GRAPHIC SCALE



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 8330 GREENBROOK DR., SUITE 200 ■ FORT MYERS, FLORIDA 33904
 (239) 939-0000
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TYSONS CENTRAL
 BUILDING F
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS
 DESIGN VEHICLE



VVA REVISIONS

REV. AUGUST 15, 2013
 REV. JULY 1, 2013
 REV. MAY 13, 2013

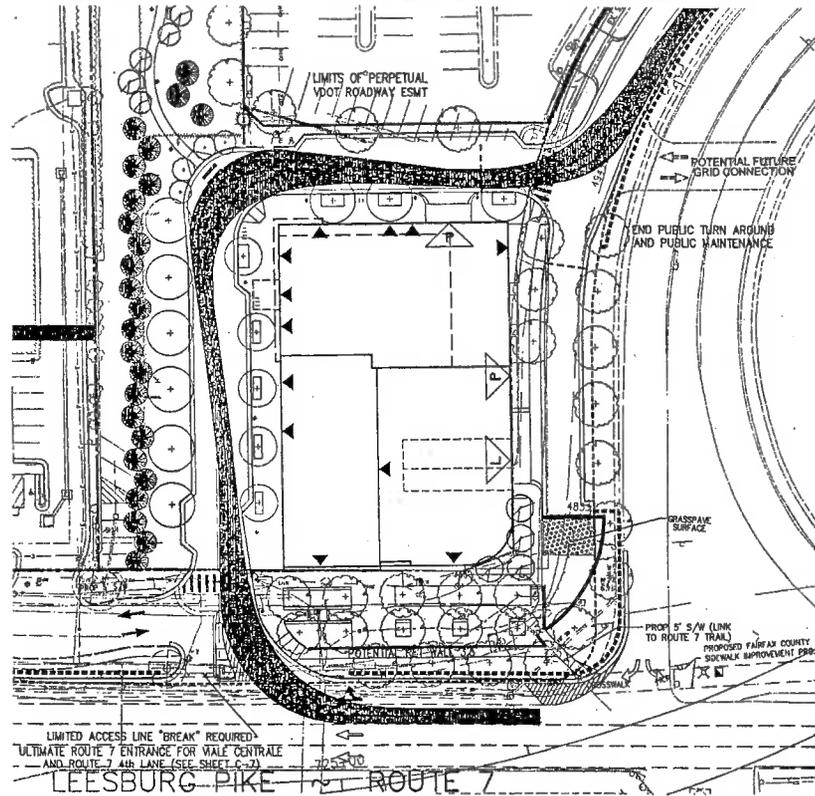
REV. MARCH 11, 2013

DES. JFA DWN. KY

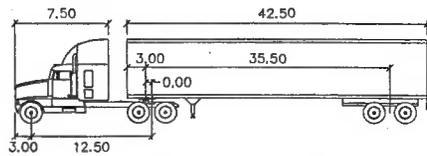
SCALE: 1"=30'

PROJECT/FILE NO. VV71480

SHEET NO. C-13

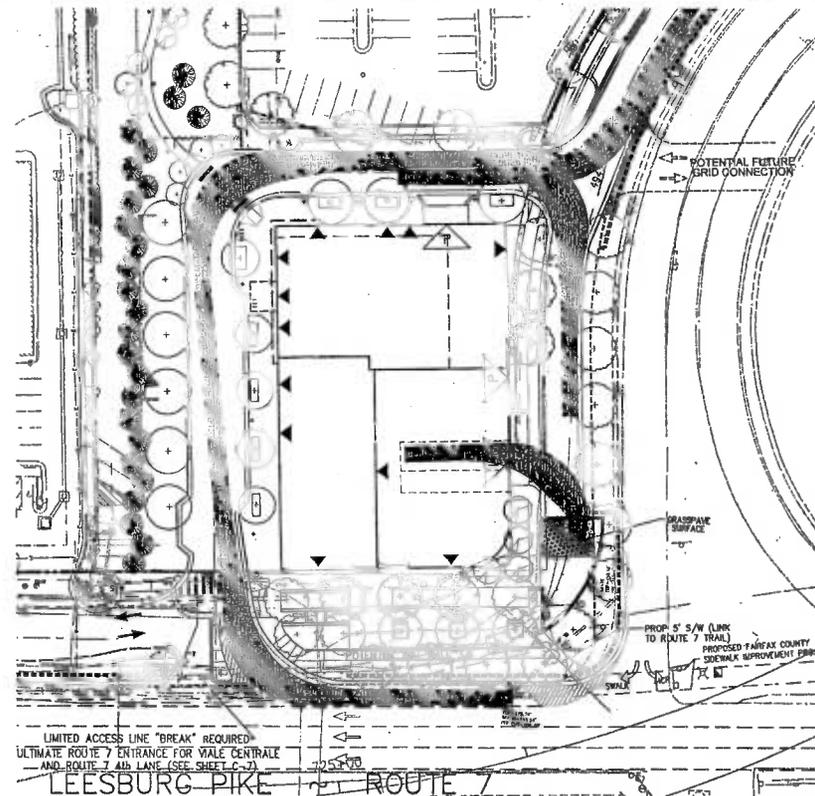


AUTO TURN ANALYSIS WB-50 MOVEMENTS

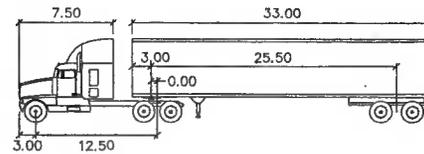


WB-50		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

CONTROL VEHICLE (WB-50)
NOT TO SCALE



AUTO TURN ANALYSIS WB-40 LOADING MOVEMENTS



WB-40		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

CONTROL VEHICLE (WB-40)
NOT TO SCALE



VA STATE
GRID NORTH
(V.S.G. 93)
GRAPHIC SCALE



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VIA VIKING LLC
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FALLS CHURCH, VIRGINIA 22027
(703) 441-7000 & FAX (703) 741-2789
P.O. BOX 1114, G.D.A.

**TYSONS CENTRAL
BUILDING F**
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

**AUTO TURN ANALYSIS
CONTROL VEHICLE**



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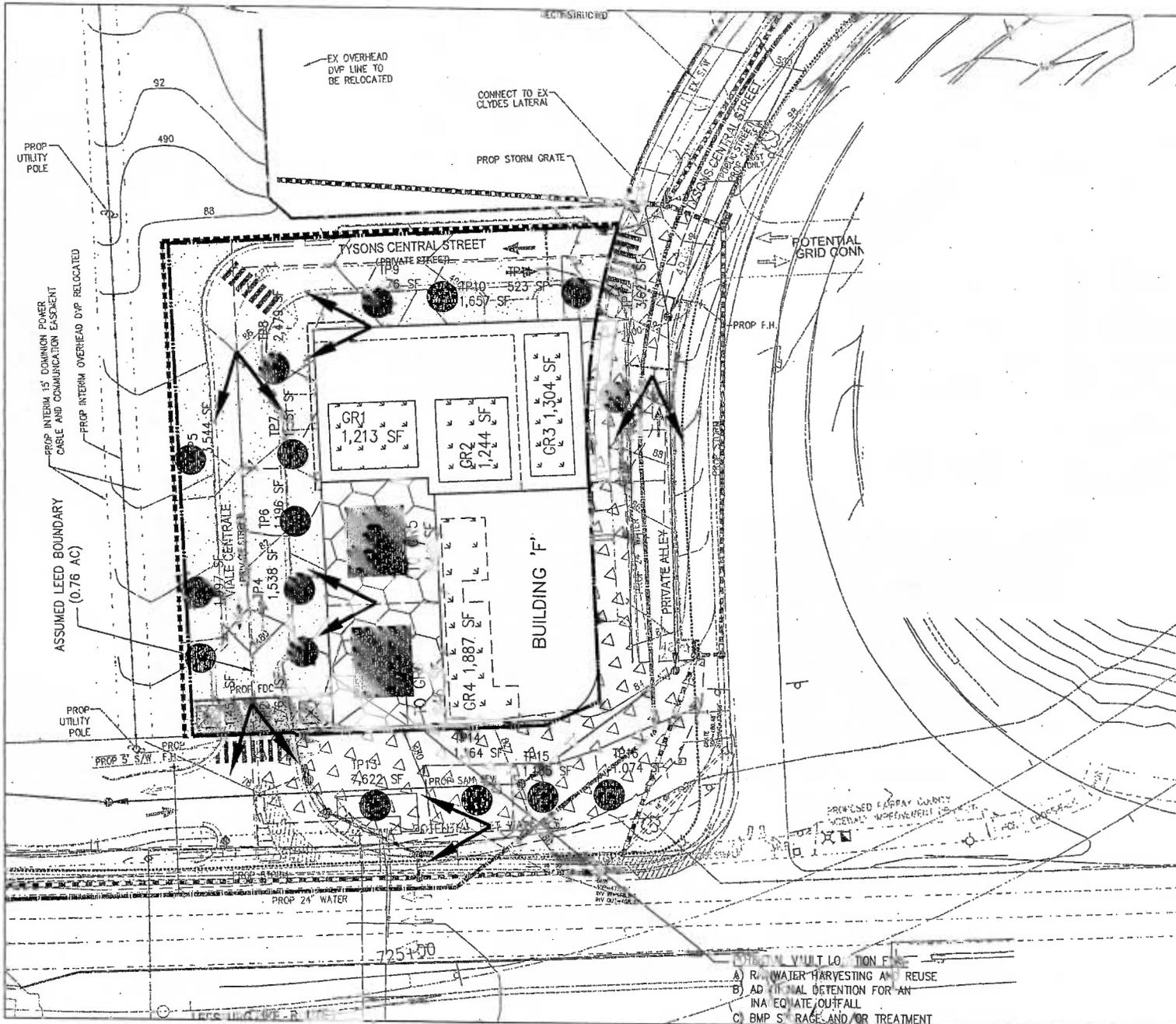
REV.	DATE	BY	CHKD.
REV.	OCTOBER 2, 2013		
REV.	AUGUST 13, 2013		
REV.	JULY 10, 2013		
REV.	MAY 13, 2013		
REV.	APRIL 18, 2013		
REV.	MARCH 11, 2013		
DATE:	JAN. 4, 2013		

DES. JFA DYN KY

SCALE: 1"=30'

PROJECT/FILE NO. W71482

SHEET NO. C-14



LEGEND

- SITE OVERALL DRAINAGE DIVIDE
- DRAINAGE DIVIDES
- APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- NON-VEGETATED AREA TO INTENSIVE GREEN ROOF
- ASSUMED LEED BOUNDARY LINE
- AREA TO TREE PITS
- POTENTIAL OFF-SITE TREATMENT AREAS

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

- STORMWATER MANAGEMENT PLAN**
- A) RAIN WATER HARVESTING AND REUSE
 - B) ADDITIONAL DETENTION FOR AN INADEQUATE OUTFALL
 - C) BMP SIZING AND/OR TREATMENT

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**TYSONS CENTRAL
 BUILDING F**
 PROVIDENCE DISTRICT
 FARMERS COUNTY, VIRGINIA

**OVERALL STORMWATER
 MANAGEMENT PLAN**



DATE: JAN. 4, 2013
 DES. JFA DWN. KY
 SCALE: 1"=40'
 PROJECT FILE NO. VV1480
 SHEET NO. C-15

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Building F Detention

Element Details	2	Notes
ID	21	
Label	Building F Detention	

Detention Storage Estimates -- Target Peak Outflow Rate

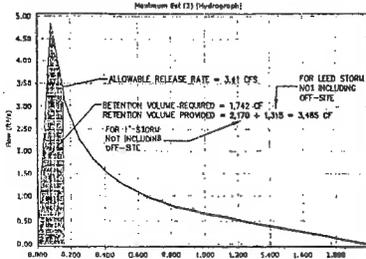
Storm Event	Peak Inflow (cfs)	Target Peak Outflow (cfs)	Detention Volume (cu ft)	Peak Inflow (cfs)	Target Peak Outflow (cfs)	Detention Volume (cu ft)
1	4.81	3.41	0.000	0.152	0.000	0.000
2	6.41	4.95	0.000	0.152	0.000	0.000

Calculation Time Ranges

Time (hours)	1	2	3	4	5	6	7	8	9	10	11	12
Peak Inflow (cfs)	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.000
Peak Outflow (cfs)	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.152	0.000	0.000

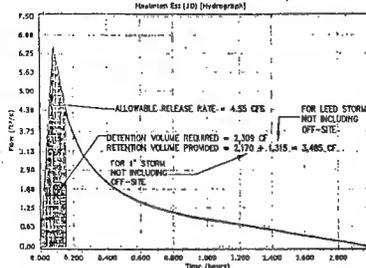
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: Building F Detention



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: Building F Detention



ALLOWABLE RELEASE RATE:
 PER LEED CREDIT 6.1 -- FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.
 EXISTING CONDITIONS 2 YEAR RELEASE RATE = 4.54 CFS
 75% OF EXISTING RELEASE RATE = 4.54 x 75% = 3.41 CFS 2YR ALLOWABLE RELEASE RATE
 4.55 CFS 10YR ALLOWABLE RELEASE RATE

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

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

Site Name: **NVC - CDP**
 Description: **Food Use**

Post-Development Land Cover: **Food** (only cells highlighted in yellow)

Drainage Area A

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Rv Coefficients

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or a watered 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	0.05	0.95

Drainage Area B

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	0.97
Rv (impervious)	0.95
% Impervious	100%
Total Site Area (acres)	0.87
Site Rv	0.95

Drainage Area C

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	3,524
Volume Not Converted to Runoff (cf)	178
1-inch Runoff Volume for entire site (cf)	3,346

Drainage Area D

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	3,345
Runoff Reduction Volume Achieved (cf)	3,331
Total Runoff Volume Retained (cf)	3,508
Total Area of Site Captured in a BMP (acres)	0.97

Drainage Area E

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	100%
Rainfall Depth Retained Onsite (inches)	1.00

Tyson's Corner Tree Pit Sizing chart (FDP) - ONSITE

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	REV'D (SFT)	TV	SURFACE AREA (SQ. FT.)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING SOIL Wt	GRAVEL Wt	DRAINAGE TV	PROV'D (CF)	
Tree Pit 1	2452	81	0.95	113	48	6	4	1	2	0.35	0.4	93
Tree Pit 2	2253	75	0.95	140	48	6	4	1	1	0.3	0.4	101
Tree Pit 3	1227	75	0.95	158	72	6	4	3	1	0.3	0.4	151
Tree Pit 4	1518	61	1.95	250	48	6	4	1	1	0.3	0.4	103
Tree Pit 5	3544	145	0.95	871	58	6	4	1	1	0.3	0.4	152
Tree Pit 6	1196	47	0.95	394	48	6	4	1	1	0.3	0.4	101
Tree Pit 7	1321	53	1.95	220	72	6	4	1	1	0.3	0.4	151
Tree Pit 8	2479	90	2.95	629	72	6	4	1	1	0.3	0.4	151
Tree Pit 9	121	35	1.95	288	72	6	4	1	1	0.3	0.4	151
Tree Pit 10	1957	84	0.95	111	72	6	4	1	1	0.3	0.4	151
Tree Pit 11	523	21	0.95	43	72	6	4	1	1	0.3	0.4	151
TOTALS	11576	727		3218	682						2413	

Tyson's Corner Tree Pit Sizing chart (FDP) - OFFSITE

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	REV'D (SFT)	TV	SURFACE AREA (SQ. FT.)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING SOIL Wt	GRAVEL Wt	DRAINAGE TV	PROV'D (CF)	
Tree Pit 12	1877	144	0.95	287	438	6	4	1	1	0.35	0.4	834
Tree Pit 13	7622	303	0.95	603	415	6	4	1	1	0.35	0.4	789
Tree Pit 14	1164	40	0.95	97	66	6	4	1	1	0.3	0.4	134
Tree Pit 15	1185	41	0.95	94	64	6	4	1	1	0.3	0.4	134
Tree Pit 16	1074	43	0.95	85	64	6	4	1	1	0.3	0.4	134
TOTALS	14622	581		1162	1066						1021	

Tyson's Corner Green Roof Sizing chart (FDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE (SQ. FT.)	DA (NON-VEGETATIVE) (SQ. FT.)	TV	SURFACE AREA (SQ. FT.)	PONDING DEPTH (IN)	SOIL DEPTH (IN)	MEDIA DEPTH (IN)	TV	PROV'D (CF)
Green Roof 1	EXTENSIVE	3713	0	96	1213	4.5	0.30	136	
Green Roof 2	EXTENSIVE	1244	0	96	1244	6.5	0.30	146	
Green Roof 3	EXTENSIVE	1394	0	108	1394	4.8	0.30	147	
Green Roof 4	EXTENSIVE	1887	0	149	1887	4.5	0.30	212	
Green Roof 5	INTENSIVE-PODIUM	846	846	134	846	17	0.30	254	
Green Roof 6	INTENSIVE-PODIUM	846	846	134	846	17	0.30	254	
Total		7346		725	7200			1148	

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'-BUILDING F

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: **NVC - CDP**

Drainage Area A Post-Development Land Cover

Land Cover Type	H50 A soils	H50 B Soils	H50 C Soils	H50 D Soils	Total
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.00	0.00
Total					0.00

Apply Runoff Reduction Practices	Description of Area	Impervious Cover Contributing D.A. (ac)	Managed Turf Contributing D.A. (ac)	Max Volume Received by Practice (cf)	Description of Credit	% Credit	Volume Received by Practice (cf)	Total Volume Received by Practices (cf)	Surface Area of Practice (ft ²)	Storage Vol Provided by Practice (ft ³)	Runoff Reduction Vol (ft ³)	Remaining Volume (ft ³)	Downstream Practice
Vegetated Roof	Minimum 4" and Maximum 12" depth and 0.30 porosity; 1" depth and 0.30 porosity	0.31	N/A	715	Subtract 100% of provided storage vol.	100%	N/A	715	N/A	1,143	715	0	
Bio-retention - DCR Level 2 Design Spec (enhanced)	FREE PITS Subcatchment & reach	0.78	0.00	2,918	Subtract 100% of provided storage vol.	100%	0	2,918	N/A	3,448	2,918	0	
Total:		0.97	0.00										
Total Drainage Area Treated (acres):		0.97											
Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):								3,633					

LEED CREDIT 6.1 COMPLIANCE

7148BDF GRAPHICAL PEAK DISCHARGE METHOD version 2.00

Project: **NVC BUILDING F** State: **VA**
 County: **FAIRFAX** Subj: **EXISTING CONDITIONS** User: **LM** Date: **11/15/13**
 Data: **Drainage Area: 1.76 Acres**
Runoff Curve Number: 39
Time of Concentration: 0.10 Hours
Rainfall Type: 1E
Pond and Swamp Area: NONE

EXISTING CONDITIONS

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
IA/P ratio	0.03	0.03
Used	0.30	0.30
Runoff (in)	1.97	2.45
Unit Peak Discharge (Cfs/Acre/Hr)	1.578	1.578
Pond and Swamp Factor (0.0% Ponds used)	1.00	2.00
Peak Discharge (Cfs)	2	3

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 0.76 AC X 1.97 (IN) X 177/20H X 43,560 SF = 5,435 CF
 2YR STORM: 0.76 AC X 2.45 (IN) X 177/20H X 43,560 SF = 6,759 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS
 WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET.

1YR STORM: 5,435 CF X 75% = 4,076 CF
 2YR STORM: 6,759 CF X 75% = 5,069 CF

7148BDF GRAPHICAL PEAK DISCHARGE METHOD version 2.00

Project: **NVC BUILDING F** State: **VA**
 County: **FAIRFAX** Subj: **PROPOSED CONDITIONS** User: **LM** Date: **11/15/13**
 Data: **Drainage Area: 1.76 Acres**
Runoff Curve Number: 35
Time of Concentration: 0.10 Hours
Rainfall Type: 1E
Pond and Swamp Area: NONE

PROPOSED CONDITIONS

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
IA/P ratio	0.03	0.03
Used	0.10	0.10
Runoff (in)	2.26	2.75
Unit Peak Discharge (Cfs/Acre/Hr)	1.578	1.578
Pond and Swamp Factor (0.0% Ponds used)	1.00	1.00
Peak Discharge (Cfs)	5	3

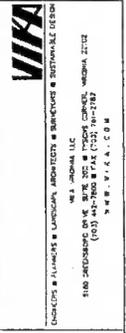
RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 0.76 AC X 2.26 (IN) X 177/20H X 43,560 SF = 6,235 CF
 2YR STORM: 0.76 AC X 2.75 (IN) X 177/20H X 43,560 SF = 7,987 CF

TOTAL VOLUME ALLOWABLE RELEASE
 PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 5,102 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 6,235 CF - 3,485 CF = 2,750 CF < 75% OF EX VOLUME
 2YR STORM: 7,987 CF - 3,485 CF = 4,502 CF < 75% OF EX VOLUME

LEED REQUIREMENTS ARE MET THROUGH THE LID / SWM PRACTICES - APPLICANT RESERVES THE RIGHT TO IMPLEMENT AN UNDERGROUND DETENTION VAULT AT THE TIME OF FINAL ENGINEERING AS DEPICED ON THE FDP.



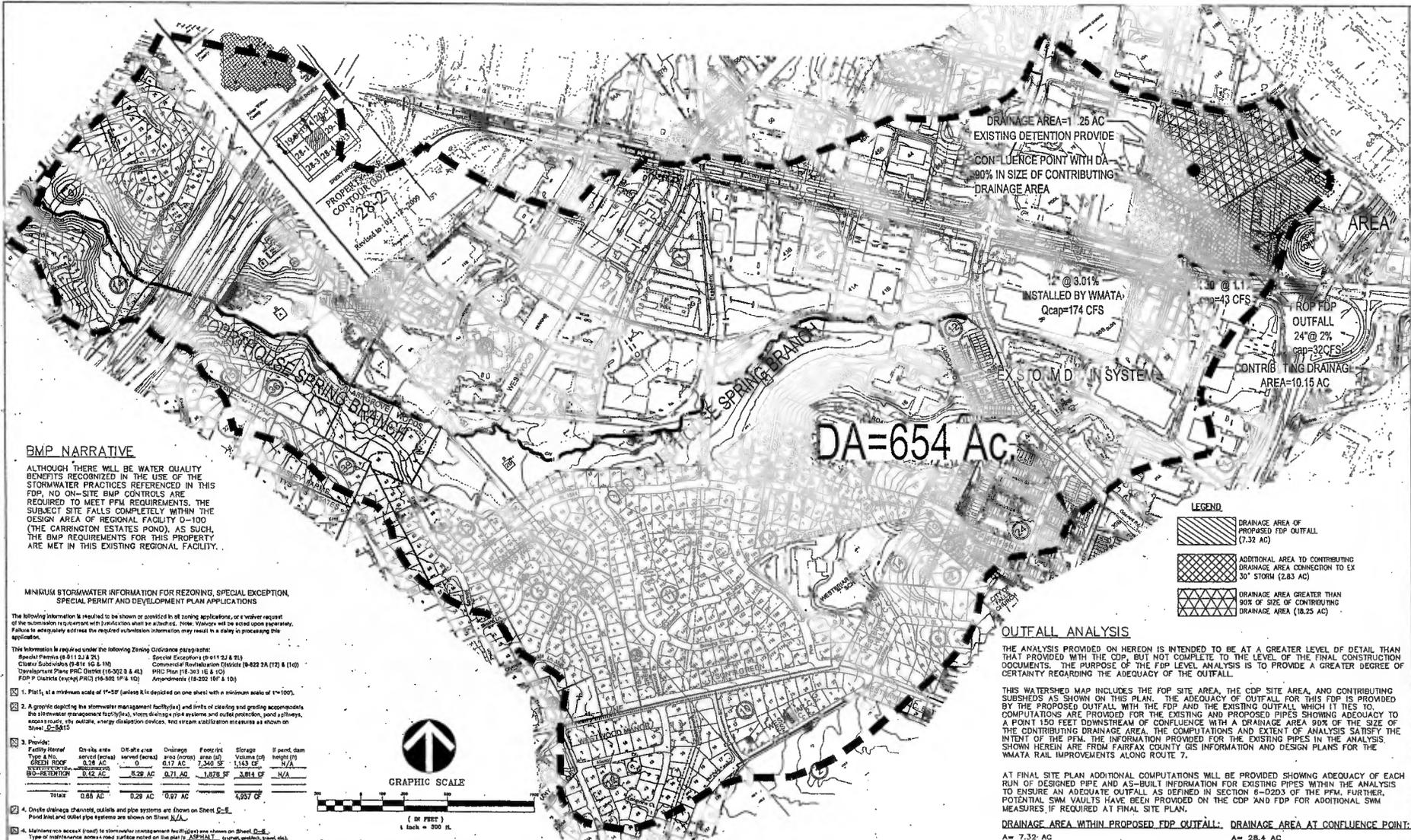
TYSONS CENTRAL BUILDING F
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPUTATIONS



VVA REVISIONS

REV. OCTOBER 26, 2013		
REV. AUGUST 15, 2013		
REV. JULY 10, 2013		
REV. MAY 13, 2013		
REV. APRIL 16, 2013		
REV. MARCH 11, 2013		
DATE: JAN. 4, 2013		
DES. JFA	DWN.	KY
SCALE: N/A		
PROJECT/FILE NO. W7148C		
SHEET NO. C-17		



BMP NARRATIVE

ALTHOUGH THERE WILL BE WATER QUALITY BENEFITS RECOGNIZED IN THE USE OF THE STORMWATER PRACTICES REFERENCED IN THIS FDP, NO ON-SITE BMP CONTROLS ARE REQUIRED TO MEET PPM REQUIREMENTS. THE SUBJECT SITE FALLS COMPLETELY WITHIN THE DESIGN AREA OF REGIONAL FACILITY 0-100 (THE CARRINGTON ESTATES POND), AS SUCH, THE BMP REQUIREMENTS FOR THIS PROPERTY ARE MET IN THIS EXISTING REGIONAL FACILITY.

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 is required with justification what is omitted. Note: Waivers will be acted upon liberally. Failure to adequately address the required information may result in a delay in processing the application.

This information is required under the following zoning ordinance paragraphs:
 Section 15-11-1 (1) & 2-1
 Section 15-11-1 (2) & 3-1
 Section 15-11-1 (3) & 4-1
 Section 15-11-1 (4) & 5-1
 Section 15-11-1 (5) & 6-1
 Section 15-11-1 (6) & 7-1
 Section 15-11-1 (7) & 8-1
 Section 15-11-1 (8) & 9-1
 Section 15-11-1 (9) & 10-1
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 Section 15-11-1 (11) & 12-1
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 Section 15-11-1 (97) & 98-1
 Section 15-11-1 (98) & 99-1
 Section 15-11-1 (99) & 100-1

Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Flow rate (cfs)	Storage Volume (cu ft)	If pond, dam height (ft)
EXISTING FDP	0.28 AC	0.28 AC	0.71 AC	1,828 SF	3,814 CF	N/A
PROPOSED FDP	0.88 AC	0.28 AC	0.97 AC	1,957 CF		
TOTAL	0.88 AC	0.28 AC	0.97 AC	1,957 CF		



OUTFALL DESCRIPTION

THE OUTFALL PROPOSED WITH THIS FDP WILL BE A CLOSED CONDUIT SYSTEM COLLECTING THE FDP SITE AREA AND THE INTERIM PARK, PLUS PARCELS 75, 78A, 78B, AND 69 OF TAX MAP 29-3 ((1)). THE OUTFALL WILL FLOW SOUTH DOWN TYSONS CENTRAL STREET THEN WEST ALONG ROUTE 7 WITH THE 'OUT POINT BEING A DOGHOUSE MANHOLE CONNECTION TO THE EXISTING 30" RCP UNDER PINNACLE DRIVE. APPROXIMATELY 50' DOWNSTREAM FROM THE PROPOSED DOGHOUSE MANHOLE THE EX 30" RCP TIES INTO AN EXISTING MANHOLE WITH A TOTAL DRAINAGE AREA OF 28.4 ACRES. THIS IS THE POINT OF CONFLUENCE WITH A DRAINAGE AREA AT LEAST 90% OF THE SIZE OF THE CONTRIBUTING DRAINAGE AREA. THE OUTFALL OF THIS MANHOLE INCREASES TO A 42" PIPE WHERE THE WATER IS THEN CONVEYED ACROSS ROUTE 7 IN A NEW STORM DRAIN WMATA BUILT WITH THE RAIL IMPROVEMENTS. BEYOND ROUTE 7 THE CLOSED CONDUIT SYSTEM CONTINUES SOUTH-WEST IN A 42" PIPE UNTIL IT IS JOINED BY A 30" PIPE ON PARCEL 29-3((1))-32. FROM HERE THE OUTFALL TURNS NORTH WEST AND IS NOW A 56" PIPE AT APPROXIMATELY 1% TRAVELING TOWARDS THE HEAD OF THE OLD COURTHOUSE SPRING BRANCH. AFTER CROSSING GOSNELL ROAD THE OUTFALL DAYLIGHTS INTO AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) AND IS CONVEYED TO THE WEST UNDER OULLES TOLL ROAD (RT. 287). THIS NATURAL CHANNEL NEED NOT BE ANALYZED DURING THE SITE PLAN ANALYSIS AS IT IS BEYOND THE EXTENT OF REVIEW DESCRIBED ABOVE. THIS CHANNEL HAS WELL ESTABLISHED BED AND BANKS BASED ON FIELD OBSERVATIONS. THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC. - GREATER THAN A SQUARE MILE (640 AC) WHICH IS REQUIRED FOR THE OUTFALL DESCRIPTION IN AN ENTITLEMENT PLAN.

OUTFALL ANALYSIS

THE ANALYSIS PROVIDED ON HEREON IS INTENDED TO BE AT A GREATER LEVEL OF DETAIL THAN THAT PROVIDED WITH THE COP, BUT NOT COMPLETE TO THE LEVEL OF THE FINAL CONSTRUCTION DOCUMENTS. THE PURPOSE OF THE FDP LEVEL ANALYSIS IS TO PROVIDE A GREATER DEGREE OF CERTAINTY REGARDING THE ADEQUACY OF THE OUTFALL.

THIS WATERSHED MAP INCLUDES THE FDP SITE AREA, THE COP SITE AREA, AND CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS FDP IS PROVIDED BY THE PROPOSED OUTFALL WITH THE FDP AND THE EXISTING OUTFALL WHICH IT TIES TO. COMPUTATIONS ARE PROVIDED FOR THE EXISTING AND PROPOSED PIPES SHOWING ADEQUACY TO A POINT 150 FEET DOWNSTREAM OF CONFLUENCE WITH A DRAINAGE AREA 90% OF THE SIZE OF THE CONTRIBUTING DRAINAGE AREA. THE COMPUTATIONS AND EXTENT OF ANALYSIS SATISFY THE INTENT OF THE PPM. THE INFORMATION PROVIDED FOR THE EXISTING PIPES IN THE ANALYSIS SHOWN HEREIN ARE FROM FAIRFAX COUNTY GIS INFORMATION AND DESIGN PLANS FOR THE WMATA RAIL IMPROVEMENTS ALONG ROUTE 7.

AT FINAL SITE PLAN ADDITIONAL COMPUTATIONS WILL BE PROVIDED SHOWING ADEQUACY OF EACH RUN OF DESIGNED PIPE AND AS-BUILT INFORMATION FOR EXISTING PIPES WITHIN THE ANALYSIS TO ENSURE AN ADEQUATE OUTFALL AS DEFINED IN SECTION 6-0203 OF THE PPM. FURTHER, POTENTIAL SWM VAULTS HAVE BEEN PROVIDED ON THE COP AND FDP FOR ADDITIONAL SWM MEASURES IF REQUIRED AT FINAL SITE PLAN.

DRAINAGE AREA WITHIN PROPOSED FDP OUTFALL:		DRAINAGE AREA AT CONFLUENCE POINT:	
A= 7.32 AC	C= 0.70	A= 28.4 AC	C= 0.70
Tc=10 MIN	I= 5.92 IN/HR	Tc=12 MIN	I= 5.59 IN/HR
Q= 31 CFS (CAPACITY PROVIDED 32 CFS)		Q= 111 CFS (CAPACITY PROVIDED 174 CFS)	
CONTRIBUTING DRAINAGE AREA AT FDP OUTFALL CONNECTION TO EXISTING:			
A= 10.15 AC	C= 0.70		
Tc=10 MIN	I= 5.92 IN/HR		
Q= 42 CFS (CAPACITY PROVIDED 43 CFS)			

LEGEND

- DRAINAGE AREA OF PROPOSED FDP OUTFALL (7.32 AC)
- ADDITIONAL AREA TO CONTRIBUTING DRAINAGE AREA CONNECTION TO EX 30" STORM (2.83 AC)
- DRAINAGE AREA GREATER THAN 90% OF SIZE OF CONTRIBUTING DRAINAGE AREA (18.25 AC)

WVA ARCHITECTS & ENGINEERS, INC.
 1400 WINDY LANE
 #100 BETHESDA, MARYLAND 20814
 (301) 440-1111

TYSONS CENTRAL BUILDING F
 PRINCIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

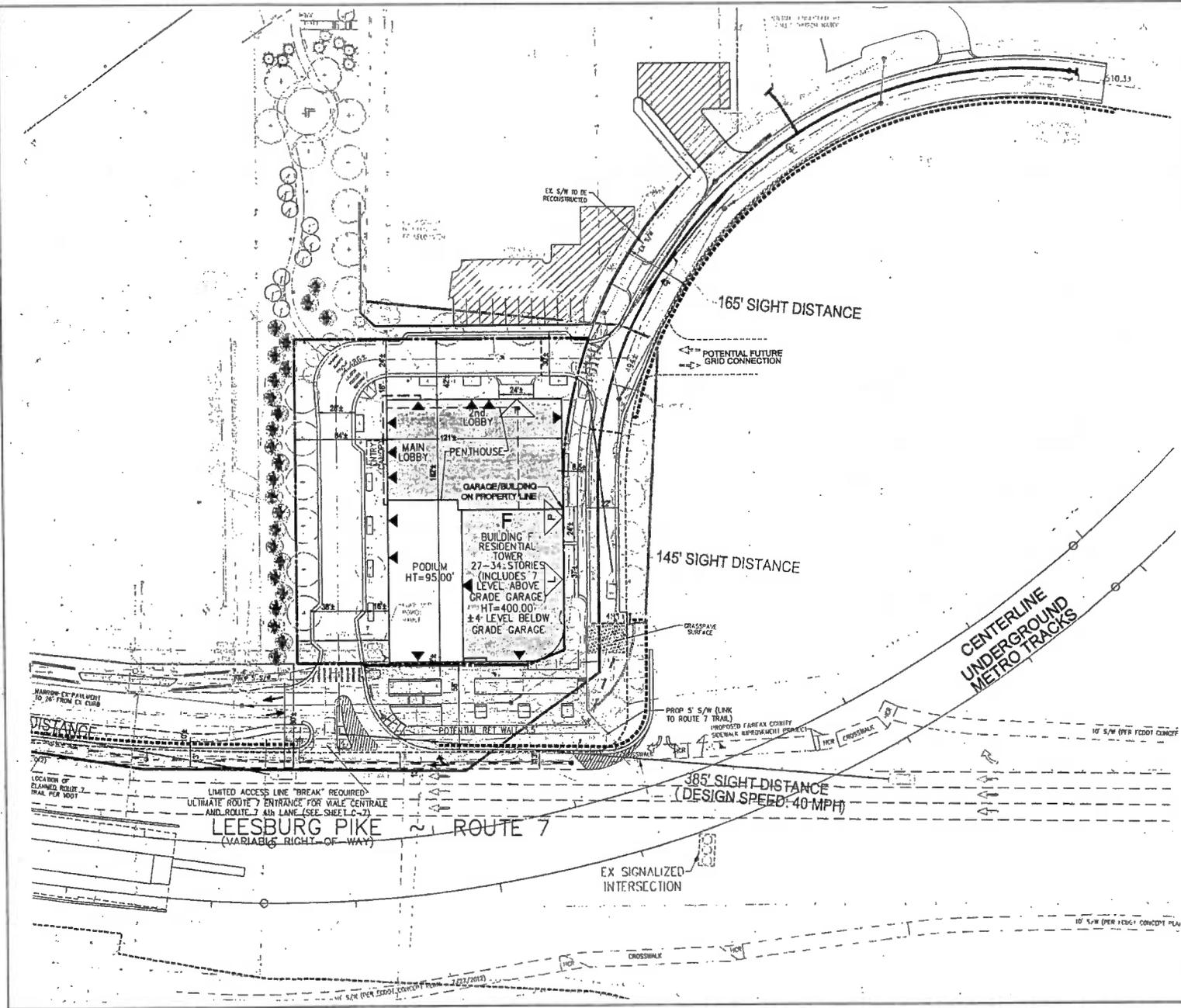
FDP OUTFALL ADEQUATE DESCRIPTIONS



VKA REVISIONS

REV. DATE: 28.03.2013
 REV. BY: JMM
 REV. DATE: 16.05.2013
 REV. BY: JMM
 REV. DATE: 13.05.2013
 REV. BY: JMM

DES: JFA DWN: KY
 SCALE: AS SHOWN
 PROJECT/FILE NO: W7148C
 SHEET NO: C-19



- LEGEND**
- WATER - BLUE
 - STORM SEWER - GREEN
 - SANITARY SEWER - BROWN
 - ELECTRIC - ORANGE
 - GAS - RED
 - SIGHT DISTANCE - PINK
 - STREET TREES - ○

VIVA
 CONSULTING ENGINEERS & ARCHITECTS
 1000 W. WASHINGTON ST. SUITE 200
 ARLINGTON, VIRGINIA 22202
 (703) 442-1500 FAX: (703) 442-1510
 WWW.VIVA-VA.COM

**TYSONS CENTRAL
 BUILDING F**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

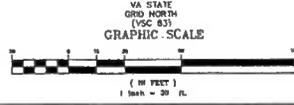
FUNCTIONAL PLAN

Handwritten initials and date:
 10/16/13

VIVA REVISIONS

REV OCTOBER 28, 2013
 REV AUGUST 15, 2013
 REV JULY 10, 2013
 REV MAY 13, 2013
 REV APRIL 18, 2013
 REV MARCH 11, 2013

DES: JFA DWN: KY
 SCALE: 1" = 30'
 PROJECT/FILE NO.: VV71400
 SHEET NO.: C-20



REVISIONS

NO.	DATE	DESCRIPTION
1	10/28/13	FDP
2	08/16/13	FDP
3	08/10/13	FDP
4	05/13/13	FDP
5	04/18/13	FDP
6	03/11/13	FDP

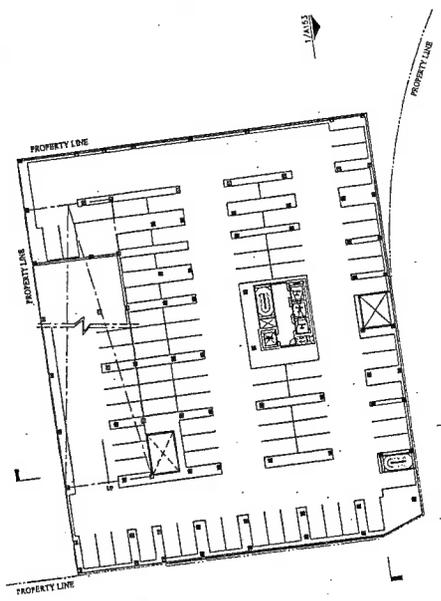
PROJECT TITLE
**TYSONS
CENTRAL
BUILDING F**

PROJECT NO. 308-778.00

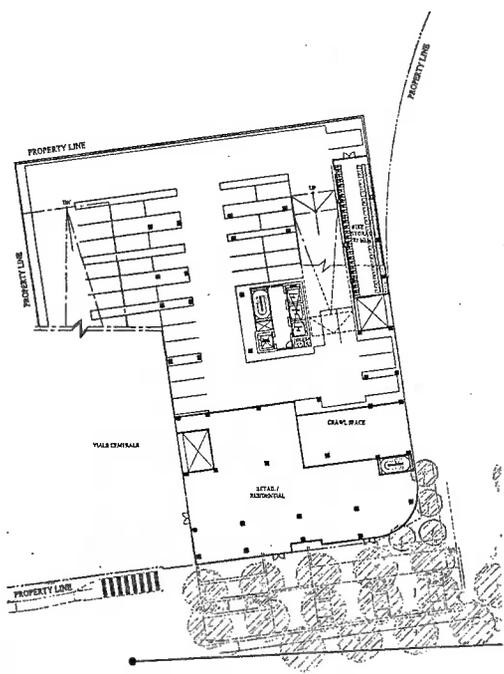
DRAWING TITLE
FLOOR PLANS

Printed On: 10/29/13, 12:44 pm
CA REVIEWED BY
DATE: JAN. 04, 2013
DRAWN BY: HIC
CHECKED BY: AM
TYPED BY: HSD/DAV

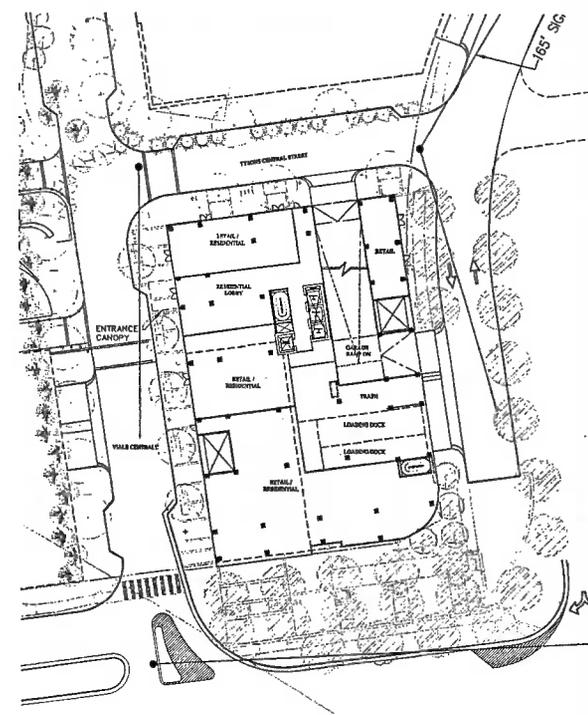
DRAWING NUMBER
A-151
SHEET 01



1 Typical Below Grade Plan
1"=30'



2 P1 Level Plan
1"=30'



3 1st Floor
1"=30'

NOTE:
1. FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW GRADE EXCAVATION, RELATIONSHIP OF THE BUILDING WITH GRADE LEVEL SITE AND STREETScape DESIGN, BUILDING ENTRY LOCATIONS, BUILDING MASSING AND ABOVE GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. THESE DESIGN DETAILS ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING FRONT SUBMISSIONS.
2. REFER TO LANDSCAPE GRANNINGS FOR EXTENT OF STREETScape.
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.
4. UNDERGROUNDS VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN

dcs
DESIGN

DAVIS
CARTER
SCOTCH
ARCHITECTS
1876 International Blvd
Suite 100
Milpitas, CA 95035
P 950.518.9715
F 950.517.8118
www.dcsdesign.com

Developer:
11/1/2012
703-448-4208
Client Engineer:
VIKA TRU and VIKI VERGINO, LLC
703-442-7866
Landscape Architect:
TSC Landscape Architecture
904-431-2642

REVISIONS

NO.	DATE	DESCRIPTION
PDF	10/28/13	
PDF	08/16/13	
PDF	06/10/13	
PDF	05/13/13	
PDF	04/18/13	
PDF	03/11/13	

PROJECT TITLE
TYSONS
CENTRAL
BUILDING F

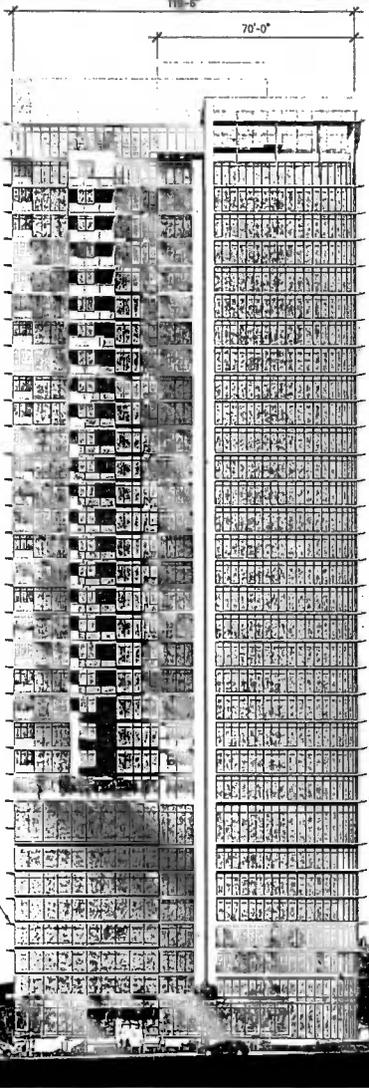
PROJECT NO. 308-778.00

DRAWING TITLE
BUILDING
ELEVATIONS

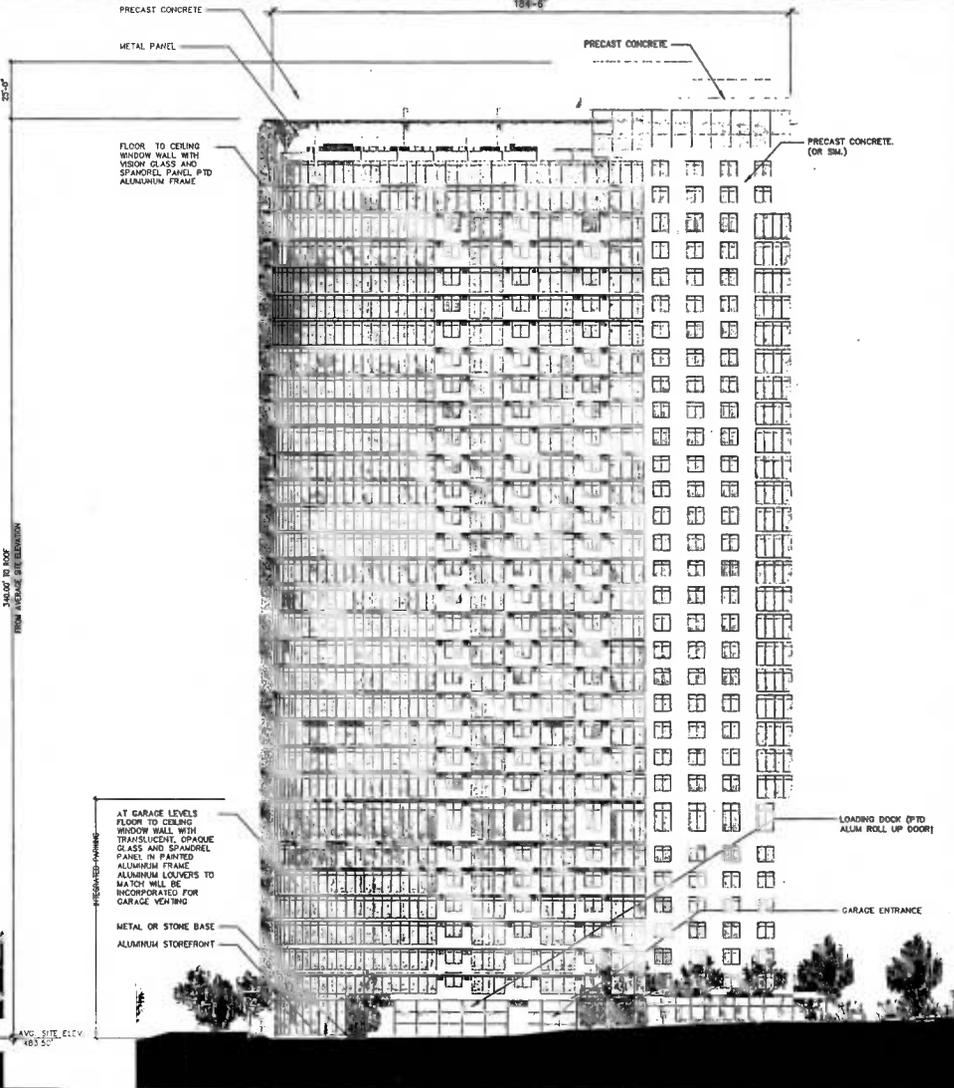
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CA REVIEWED BY
DATE JAN. 04, 2013
DRAWN BY RC TN
CHECKED BY AJL
178-01-A-154.DWG

DRAWING NUMBER

A-154
SHEET 07



2 BUILDING F SOUTH ELEVATION
1/20" = 1'-0"
SEE 1/4-154 FOR TYPICAL MATERIAL
CONSTRUCTION



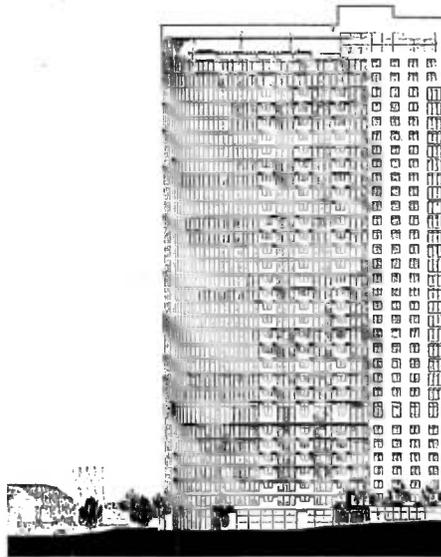
1 BUILDING F EAST ELEVATION
1/20" = 1'-0"

DATE PLOTTED: 10/22/13 12:28 PM

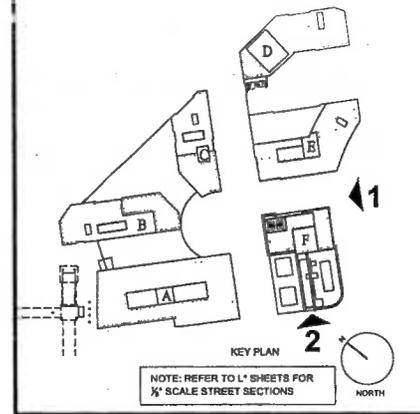
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2 BUILDING F SOUTH ELEVATION
1/32" = 1'-0"



1 BUILDING F EAST ELEVATION
1/32" = 1'-0"



NOTE: REFER TO L1 SHEETS FOR 1/4" SCALE STREET SECTIONS

NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN

dcs
DESIGN

DAVIS
CARTER
& SCOTT LLC

Architectural
Graphic Architects
East Potomac
1878 International Blvd
Suite 100
McLean, Virginia 22102
703.531.7113
703.531.7114
www.dcsdesign.com

Developer:
KVC Commercial
501-441-6666

Civil Engineer:
VIRA INC. and VIRA VIRGINIA, LLC
703-442-7800

Landscape Architect:
ESQ Landscape Architecture
703-431-2047

REVISIONS

PDF	10/28/13
PDF	08/16/13
PDF	06/10/13
PDF	05/15/13
PDF	04/18/13
PDF	03/11/13

PROJECT TITLE
**TYSONS
CENTRAL
BUILDING F**

PROJECT NO. 308-776.00

DRAWING TITLE
**PROPOSED
ELEVATIONS
WITH
PROPOSED
DEVELOPMENT**

Project No. 308-776.00
CA REVIEWED BY
DATE JAN 04, 2013
DRAWN BY RC JM
CHECKED BY AM

TRAVELER ARCHITECTS
DRAWING NUMBER

A-156
SHEET OF

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DCS DESIGN

Architects
 DAVIS
 SCOTT
 & PARTNERS
 1000 West 10th Street
 Suite 1000
 Denver, Colorado 80202
 Tel: 303.733.1000
 Fax: 303.733.1001
 www.davis-scott.com

Architect
 DAVIS SCOTT & PARTNERS
 1000 West 10th Street
 Suite 1000
 Denver, Colorado 80202
 Tel: 303.733.1000
 Fax: 303.733.1001
 www.davis-scott.com

Engineer
 TAYSONS
 1000 West 10th Street
 Suite 1000
 Denver, Colorado 80202
 Tel: 303.733.1000
 Fax: 303.733.1001
 www.taysons.com

DATE: 04/04/2013
 BY: J.M.
 CHECKED BY: J.M.
 DRAWING NUMBER: A-157

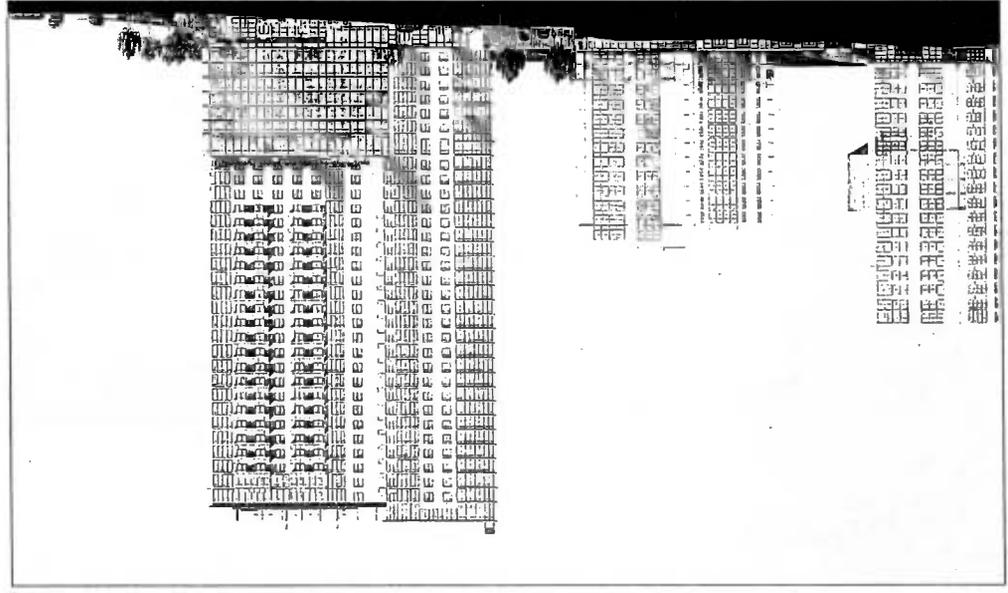
PROJECT NO: 206 119 00

DRAWING TITLE: PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT

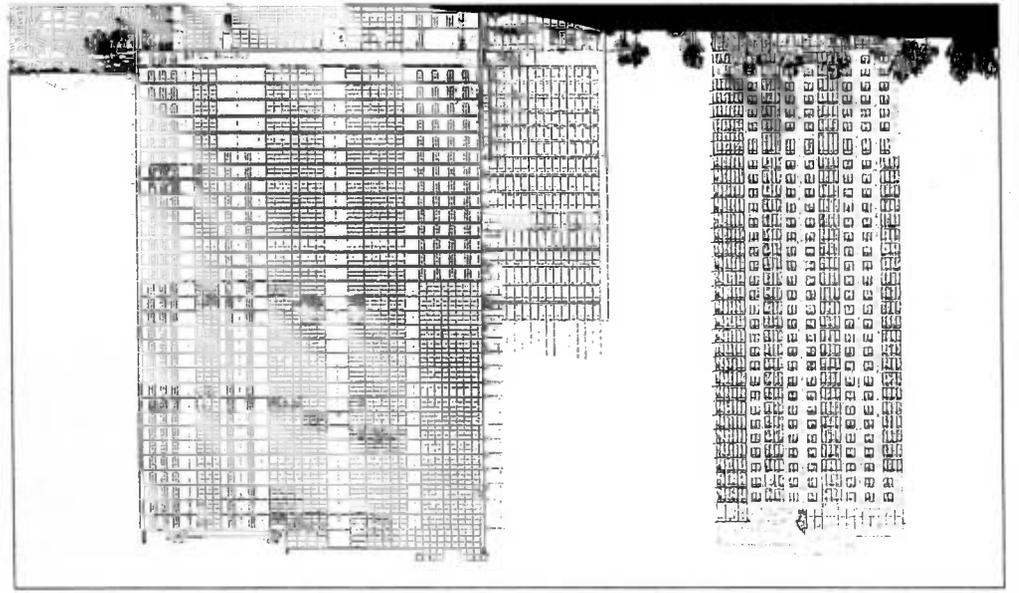
PROJECT TITLE: TYSONS CENTRAL BUILDING F

REVISIONS:

1 BUILDING F WEST ELEVATION
 1/32" = 1'-0"

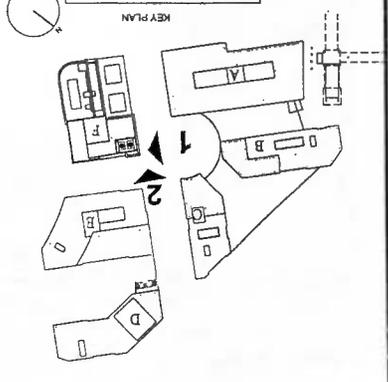


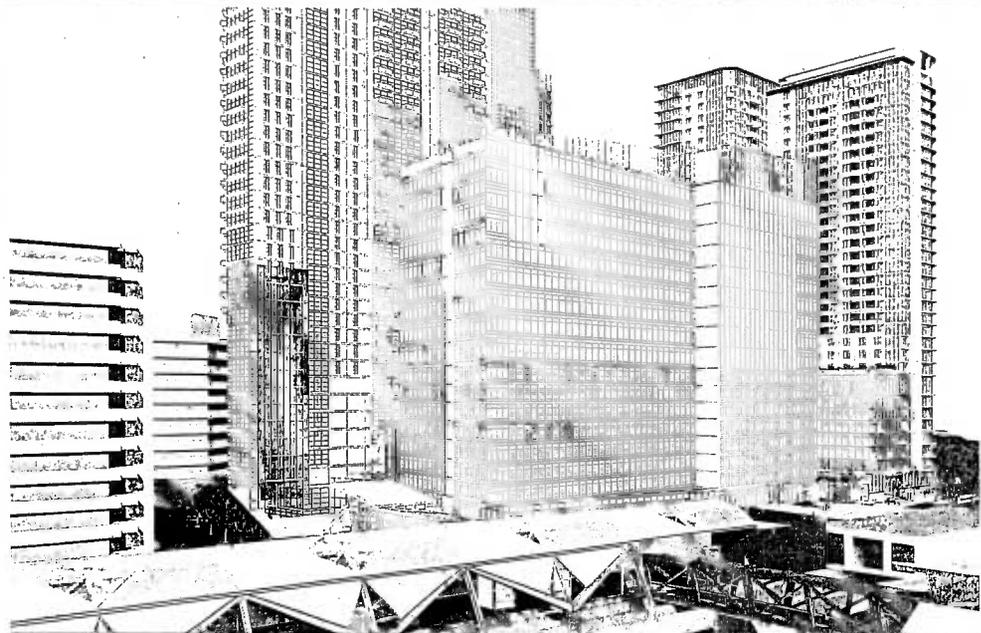
2 BUILDING F NORTH ELEVATION
 1/32" = 1'-0"



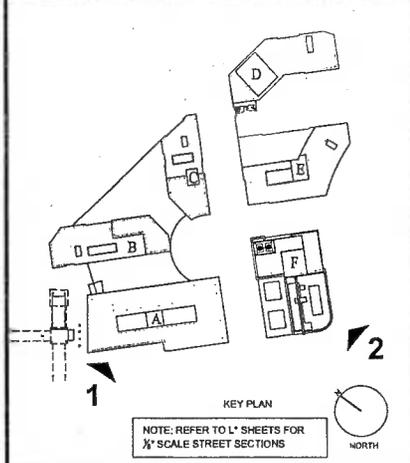
NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN

NOTE: REFER TO 'S' SHEETS FOR X-SCALE STREET SECTIONS





1 ILLUSTRATIVE VIEW
NTS



2 ILLUSTRATIVE VIEW
NTS

dcs
DESIGN

DAVIS
CARTER
SCOTT
M

Architects
2000 Massachusetts
Avenue
1875 International Blvd
Suite 200
Baltimore, Maryland 21202
P 410 516 1818
F 410 516 1819
www.dcsdesign.com

Developer:
RVC Commercial
703-448-4306

Chief Engineer:
VICKI WILSON VICKI VIRGINIA, L.L.C.
703-442-2065

Landscape Architect:
LRS Landscape Architecture
202-613-3625

REVISIONS

DDP	10/28/13
FVP	09/18/13
SPV	06/10/13
DDP	05/13/13
FVP	04/18/13
DDP	03/11/13

PROJECT TITLE
TYSONS
CENTRAL
BUILDING F

PROJECT NO. 308-178-00

DRAWING TITLE
ILLUSTRATIVE
VIEW WITH
PROPOSED
DEVELOPMENT

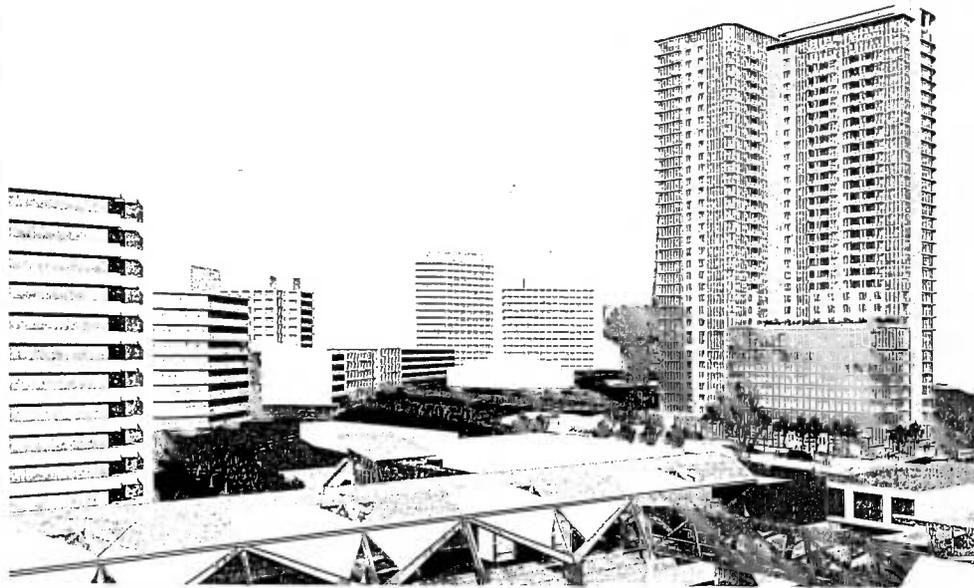
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CA REVIEWED BY
DATE JAN. 04, 2013

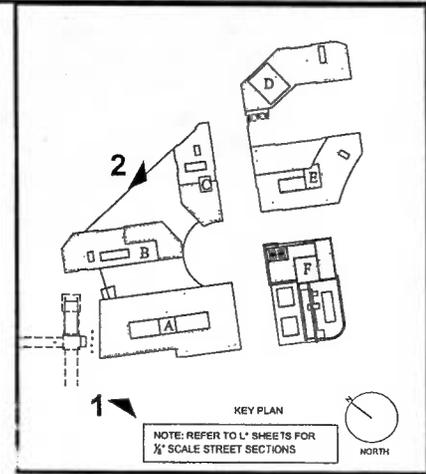
DRAWN BY SC. JA.
CHECKED BY AM

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1 ILLUSTRATIVE VIEW
NTS



2 ILLUSTRATIVE VIEW
NTS



dcs
DESIGN

DAVID
CARTER
SCOTT W.
ARCHITECT
ARCHITECTURE
L.L.P.
1518 International Blvd
Suite 200
McLean, Virginia 22101
P 703.441.2200
F 703.441.2212
www.dcsdesign.com

Developer:
RVC Commercial
Washington
Civil Engineer:
VTKA INC and VTKA VIRGINIA, L.L.P.
703.442.7800
Landscape Architect:
TKO Landscape Architecture
703.421.2047

REVISIONS

FDP	10/20/13
FDP	08/18/13
FDP	05/10/13
FDP	05/13/13
FDP	04/18/13
FDP	03/11/13

PROJECT TITLE
TYSONS
CENTRAL
BUILDING F

PROJECT NO. 306-770-03

DRAWING TITLE
ILLUSTRATIVE
VIEW WITH
EXISTING
ADJACENT
DEVELOPMENT

Printed On: 06/03/13 11:18 pm
CA REVIEWED BY
DATE JAN. 04, 2013
DRAWN BY RC_JA
CHECKED BY AM

1708-J-1001-C

DRAWING NUMBER

A-159

SHEET OF

CDP TREE SCHEDULE (option 1, limits of CDP site)

STREET TREES (CATEGORY I)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Acer rubrum 'Columbian'	Columbian Red Maple	3" cal.	8&8	75
+		Quercus robur 'Fastigata'	Fastigiate English Oak	3" cal.	8&8	75
	19					1425

STREET TREES (CATEGORY IV)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	8&8	250
+		Platanus acerifolia	London Plane Tree	3" cal.	8&8	250
+		Quercus falcata	Southern Red Oak	3" cal.	8&8	250
+		Liriodendron 'Valley Forge'	American Elm	3" cal.	8&8	250
	29					750

ORNAMENTAL TREES (CATEGORY II)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	8&8	125
+		Cercis canadensis	Eastern Redbud	3" cal.	8&8	125
+		Cornus kousa	Kousa Dogwood	3" cal.	8&8	125
+		Magnolia stellata	Star Magnolia	3" cal.	8&8	125
	5					625

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	8&8	125
+		Cercis canadensis	Eastern Redbud	3" cal.	8&8	125
+		Cornus kousa	Kousa Dogwood	3" cal.	8&8	125
+		Magnolia stellata	Star Magnolia	3" cal.	8&8	125
	44					5500

GROSS SITE AREA:	251,351 sf
AREA OF 10-YEAR TREE CANOPY REQUIRED (100% gross site):	25,135 sf
TOTAL TREE COVER PROVIDED BY PLANTING (SF):	14,650

CDP TREE SCHEDULE (option 1: Included off-site improvement)

STREET TREES (CATEGORY I)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Acer rubrum 'Columbian'	Columbian Red Maple	3" cal.	8&8	75
+		Quercus robur 'Fastigata'	Fastigiate English Oak	3" cal.	8&8	75
	29					1425

STREET TREES (CATEGORY IV)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	8&8	250
+		Platanus acerifolia	London Plane Tree	3" cal.	8&8	250
+		Quercus falcata	Southern Red Oak	3" cal.	8&8	250
+		Liriodendron 'Valley Forge'	American Elm	3" cal.	8&8	250
	29					750

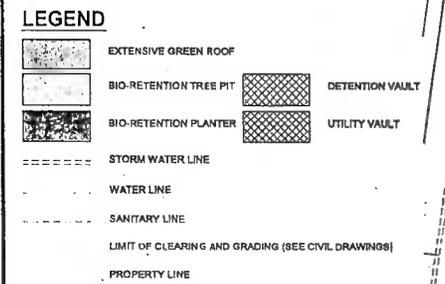
ORNAMENTAL TREES (CATEGORY II)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	8&8	125
+		Cercis canadensis	Eastern Redbud	3" cal.	8&8	125
+		Cornus kousa	Kousa Dogwood	3" cal.	8&8	125
+		Magnolia stellata	Star Magnolia	3" cal.	8&8	125
	16					2000

ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	COVER CANOPY
+		Amelanchier arborea	Downey Serviceberry	3" cal.	8&8	125
+		Cercis canadensis	Eastern Redbud	3" cal.	8&8	125
+		Cornus kousa	Kousa Dogwood	3" cal.	8&8	125
+		Magnolia stellata	Star Magnolia	3" cal.	8&8	125
	44					5500

TOTAL TREE COVER PROVIDED BY PLANTING (SF):	28,925
---	--------

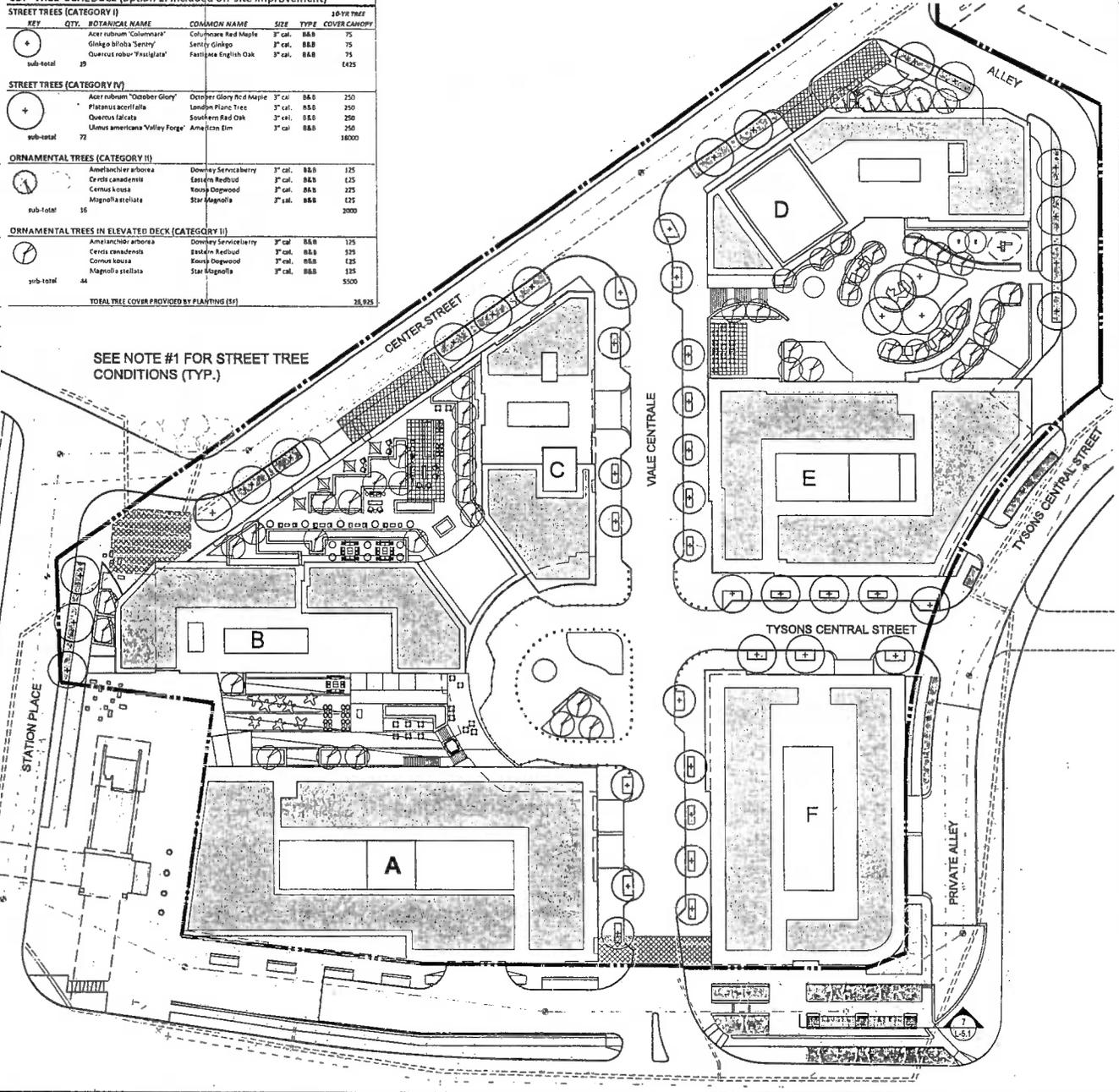
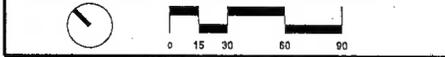
NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule. Species may vary depending on final design and availability.

GENERAL NOTE:
1. NO FURNISHED HIGH-TENSION PAVING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.



NOTE:
1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS. (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMES IN ACCORDANCE WITH THE PROFFERS.

NOTE:
THE PLAN AND MASONRY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



SEE NOTE #1 FOR STREET TREE CONDITIONS (TYP.)

dcs DESIGN

DAVIS CAREER SCOTT WOOD ARCHITECTURE LEAD PLANNING
1874 MAGNANIMAL DRIVE
SUITE 400
ARLINGTON, VIRGINIA 22201
P 703.536.8270
F 703.531.8270
www.dcsdesign.com

Developer:
RVC Commercial
703-443-4708
Civil Engineer:
VIXA INC. and VIXA VIRGINIA, LLC
703-443-7900
Landscape Architect:
ESQ Landscape Architecture
703-421-2045

REVISIONS

NO.	DATE	DESCRIPTION
FDP	2012.10.28	
FDP	2013.08.16	
FDP	2013.07.10	
FDP	2013.05.13	
FDP	2013.04.18	
FDP	2013.03.11	

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
CONCEPT LANDSCAPE PLANNING PLAN
OPTION 1

Printed On: 10/27/13, 1:53 pm
CA REVIEWED BY
DATE: JUNE 20, 2012
DESIGN BY
CHECKED BY
L-1/sg

DRAWING NUMBER
L-1

SHEET OF

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
**TYSONS
CENTRAL
BUILDING 'F'**

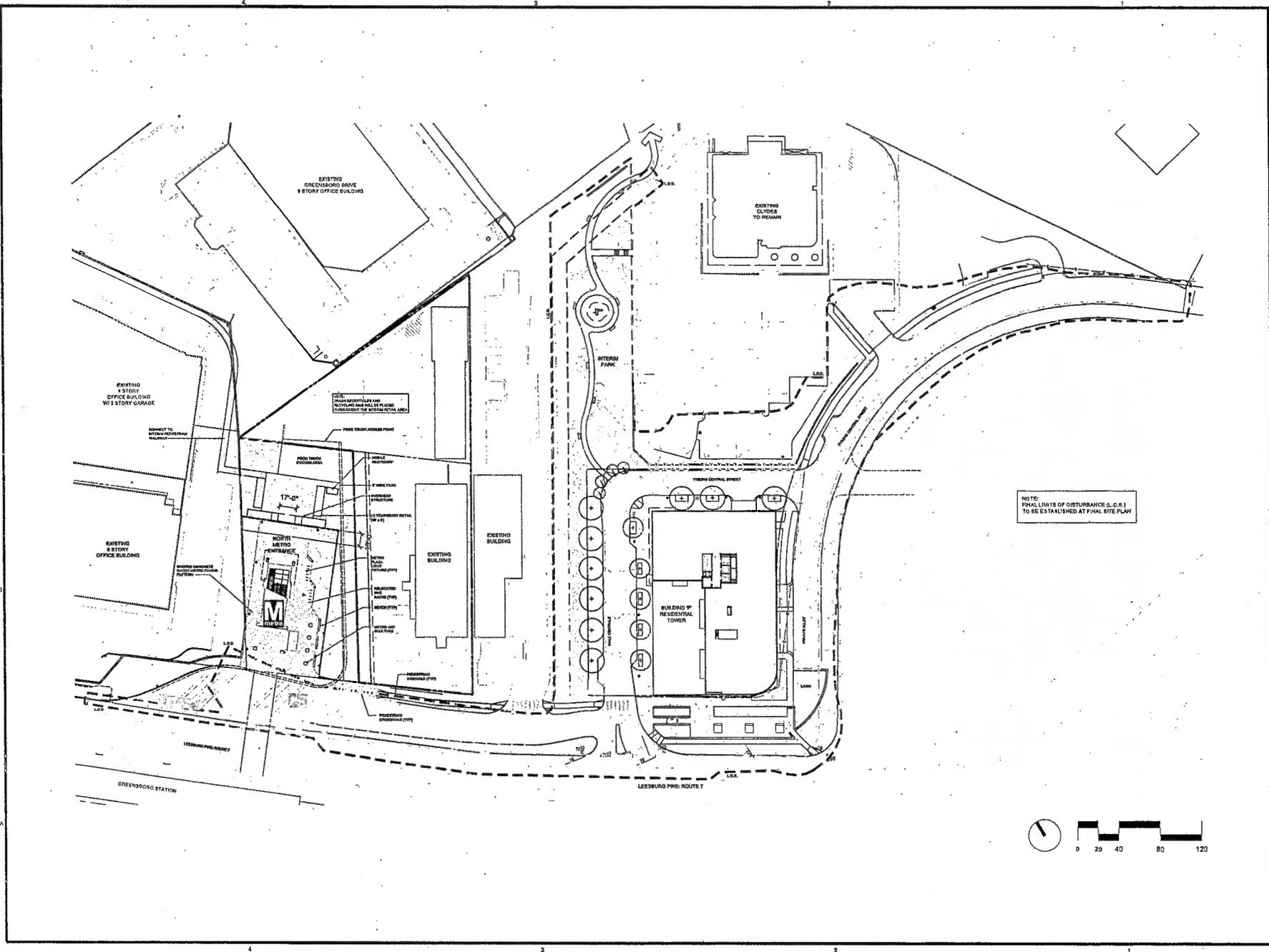
PROJECT NO.

DRAWING TITLE
**LIMITS OF
CLEARING &
INTERIM
METRO PLAZA**

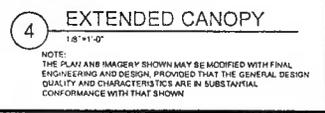
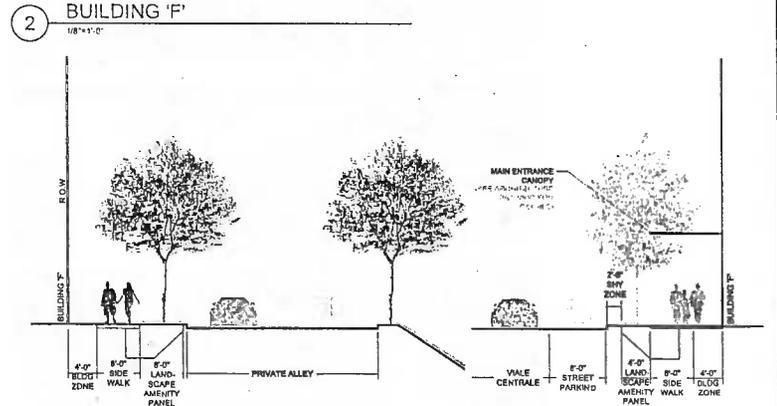
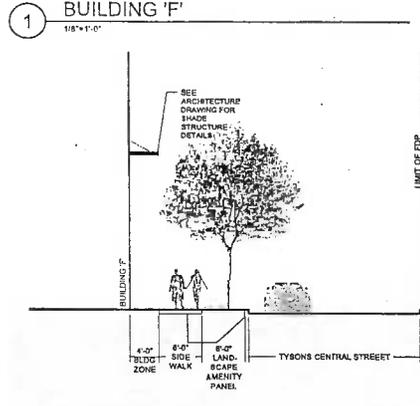
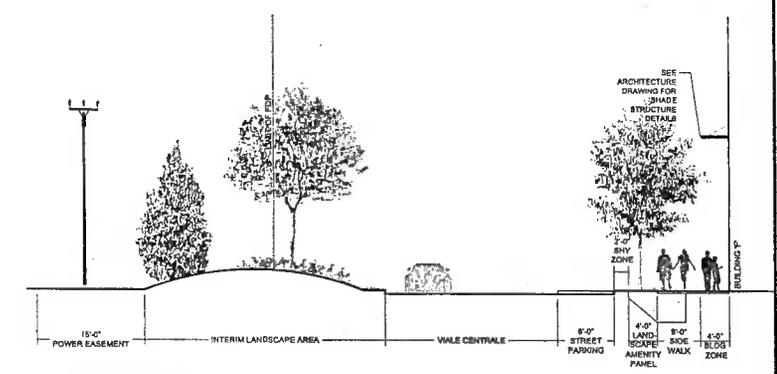
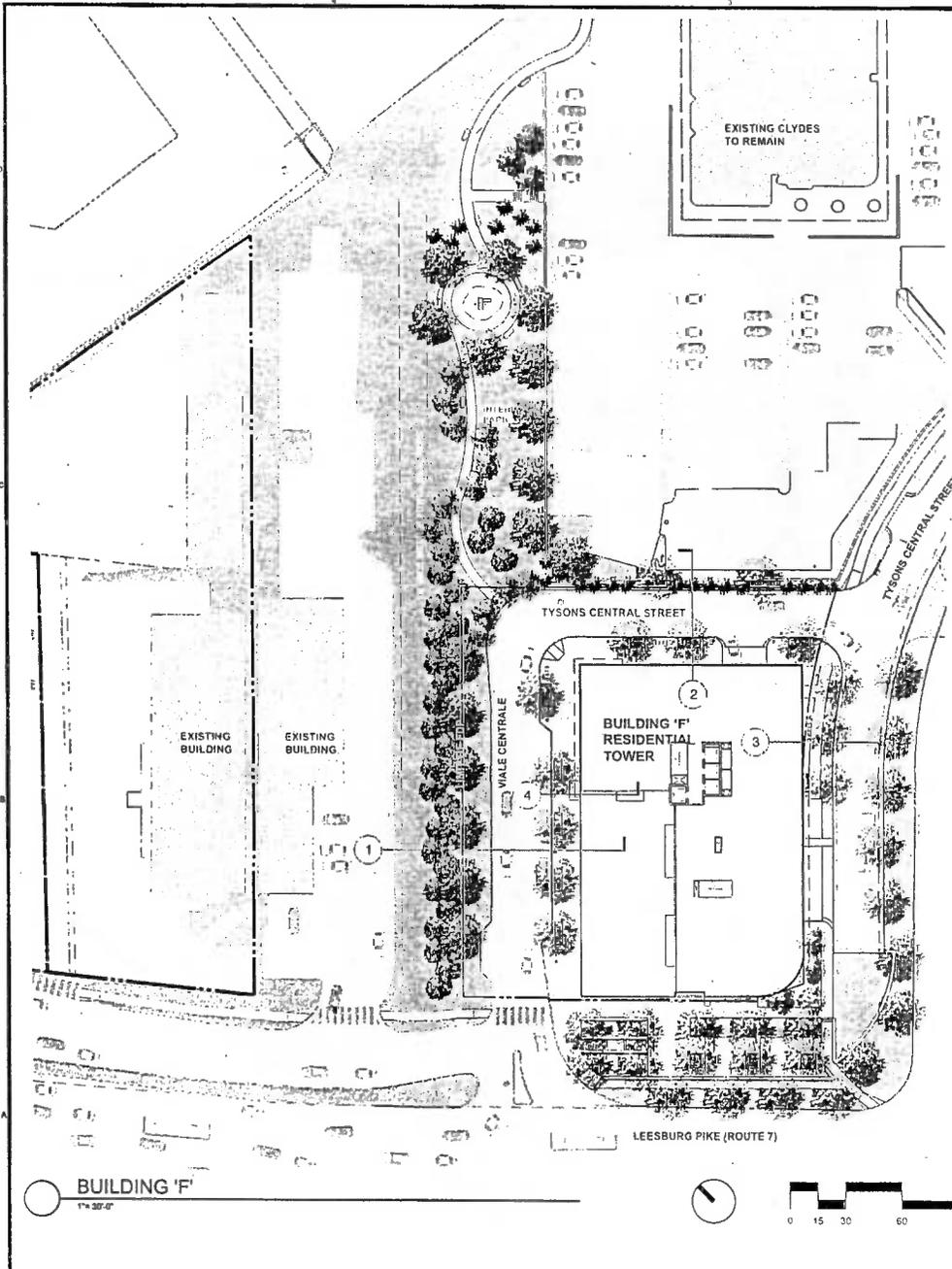
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CA REVIEWED BY
DATE
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CHECKED BY
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DRAWING NUMBER
L-1b

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dcs
DESIGN

DAVID
CARTER
SCOTT M

Architect
General Architect
1318 MacArthur Blvd.
Suite 202
McLean, Virginia 22101
P 703.546.5375
F 703.881.9218
www.dcsdesign.com

Developed by:
DCS Commercial
703.441-4342

Civil Engineer:
TUCKER and VICKI VILLEGAS, LLC
703.441-1300

Landscape Architect:
T.C. Landscape Architecture
703.441-7942

REVISIONS

NO.	DATE	DESCRIPTION

FDP: 2013.10.28
FDP: 2013.08.18
FDP: 2013.07.10
FDP: 2013.05.13
FDP: 2013.04.18
FDP: 2012.03.11

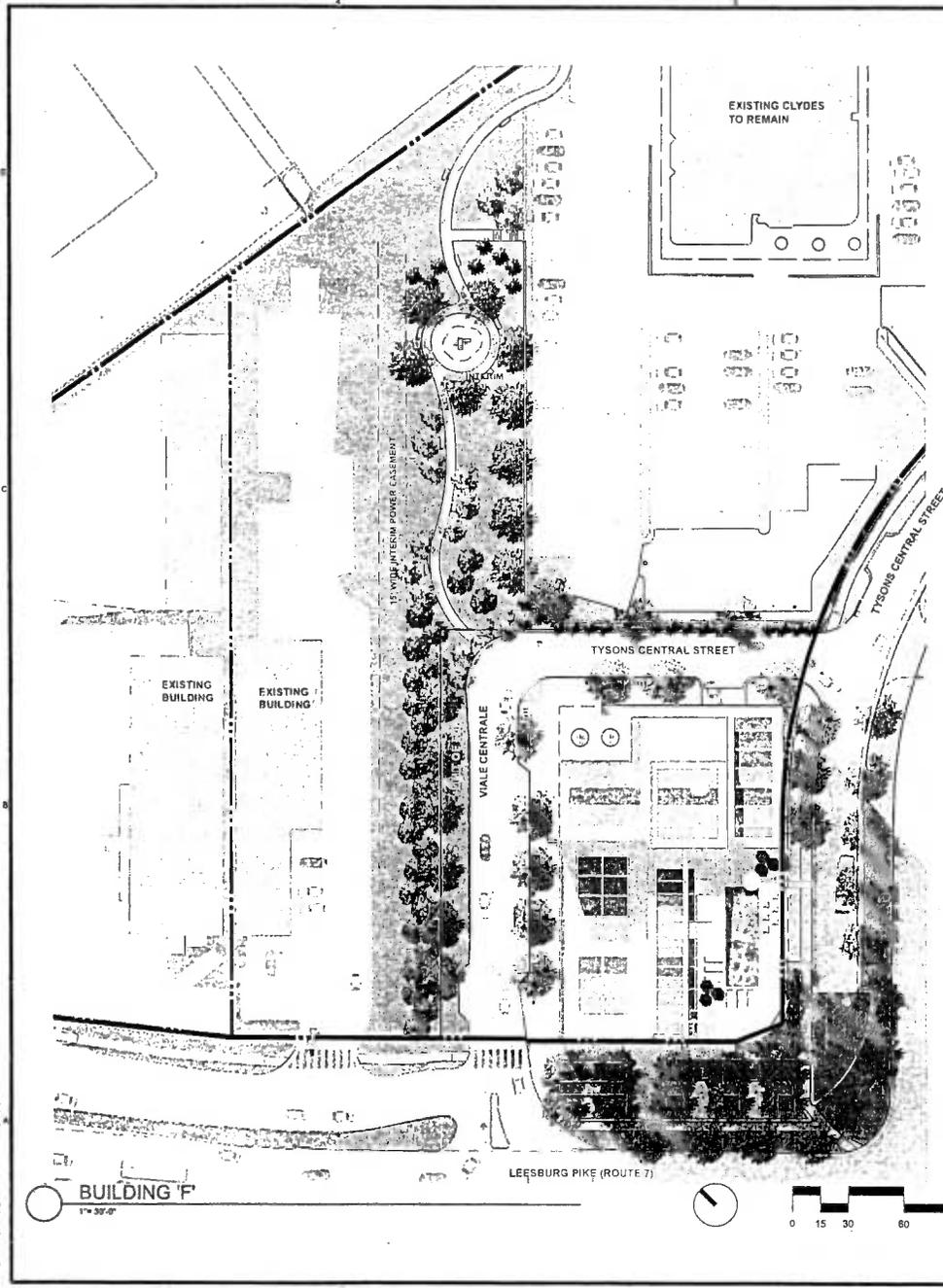
PROJECT TITLE
TYSONS
CENTRAL
BUILDING 'F'

PROJECT NO.

DRAWING TITLE
BUILDING 'F'
ILLUSTRATIVE
SITE PLAN &
SECTIONS

Printed On: 5/8/13, 1:01 pm
CA REVIEWED BY
DATE: JUNE 20, 2012
DRAWN BY
CHECKED BY
L.J.L-44mg

DRAWING NUMBER
L-2
SHEET OF



REFERENCE IMAGES



- A. EXTENSIVE GREEN ROOF
- B. INTENSIVE GREEN ROOF
- C. POOL DECK AREA
- D. ROOF TERRACE

NOTE:
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dcs
DESIGN

DAVIS
CARTER
SCOTT & W

Architect
Interior Architecture
Landscape Architecture

1278 Inverwood Drive
Suite 200
McLean, Virginia 22102

P 703.558.8910
F 703.887.8910
www.dcsdc.com

Developer:
SVC Commercial

703-448-4308

Client/Programmer:
VIA TYSONS and VIA VIRGINIA, L.P.

703-443-3300

Landscape Architect:
DCS Landscape Architecture

703-821-2045

REVISIONS

NO.	DATE	DESCRIPTION
FDP	2013.10.18	
FDP	2013.08.15	
FDP	2013.07.10	
FDP	2013.06.13	
FDP	2013.04.18	
FDP	2013.03.11	

PROJECT TITLE
**TYSONS
CENTRAL
BUILDING 'F'**

PROJECT NO.

DRAWING TITLE
**ROOF TOP &
PODIUM
LANDSCAPE
PLAN**

Printed On: 06/21/12 12:22 pm

CA REVIEWED BY

DATE: JUNE 20, 2012

DRAWN BY

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1:2,4-Land

DRAWING NUMBER
L-3

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REVISIONS

FDP	2013.10.28
FDP	2013.07.10
FDP	2013.05.13
FDP	2013.04.18
FDP	2013.03.11

PROJECT TITLE
**TYSONS
CENTRAL
BUILDING 'F'**

PROJECT NO.

DRAWING TITLE
**CORNER PARK
SITE PLAN &
SECTIONS**

Printed On: 3/10/13 12:44 pm

CA REVIEWED BY

DATE: JUNE 20, 2012

DRAWN BY

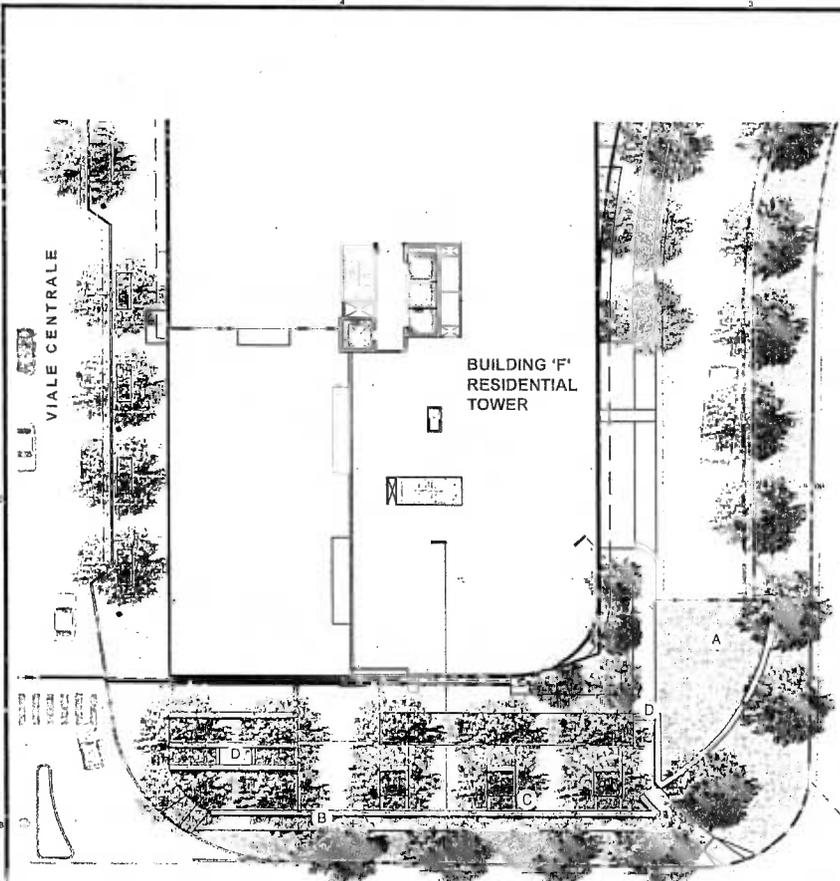
CHECKED BY

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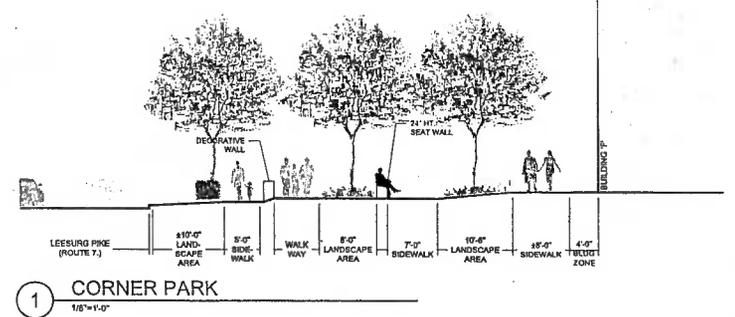
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L-4

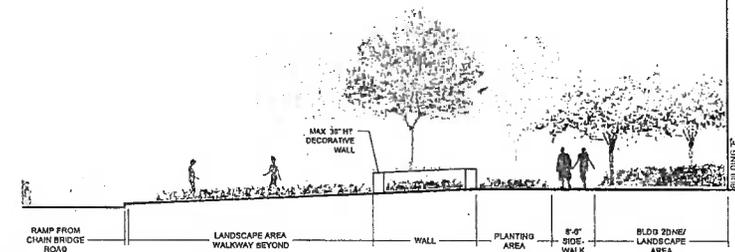
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123 EXIT RAMP

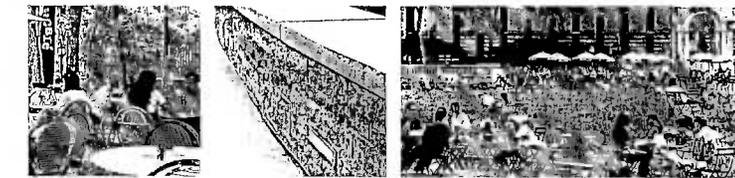


1 CORNER PARK
1/16"=1'-0"



2 BUILDING 'F'
1/16"=1'-0"

REFERENCE IMAGES



1 CORNER PARK
1/16"=1'-0"

- A. MULTI-USE LAWN AREA (ON-LEASH DOG WALKING AREA)
- B. MAX. 36" HT. DECORATIVE WALL
- C. PICNICKING AND GATHERING SPACE
- D. STAIRS



NOTE:
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REVISIONS	
FDP	2013.10.28
FDP	2013.08.16
FDP	2013.07.10
FDP	2013.05.13
FDP	2013.04.18
FDP	2013.03.11

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

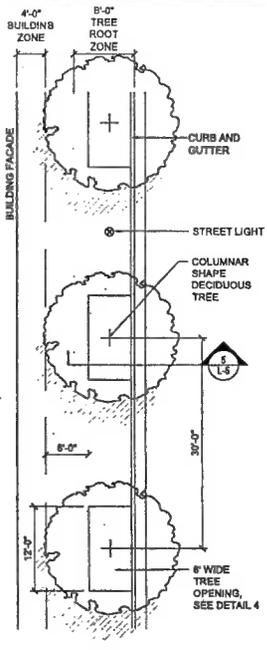
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TYPICAL TREE DETAILS

Printed On: 10/23/13, 3:54 pm
CA REVIEWED BY
DATE: JUNE 20, 2012
DRAWN BY
CHECKED BY

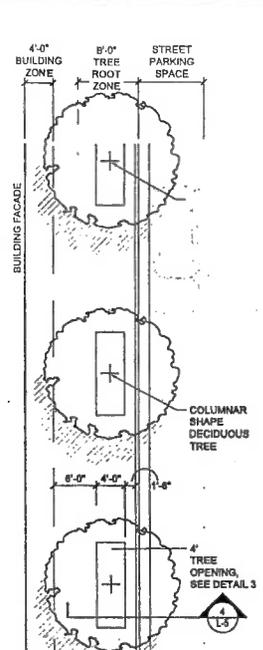
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L-5

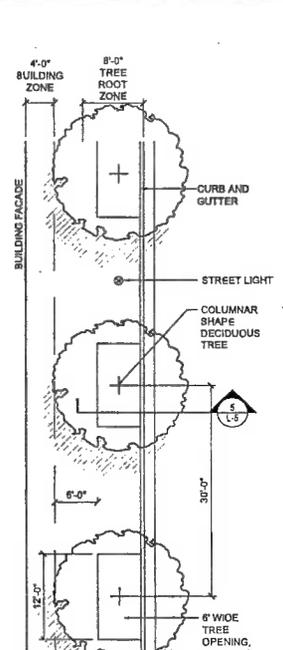
SHEET 07



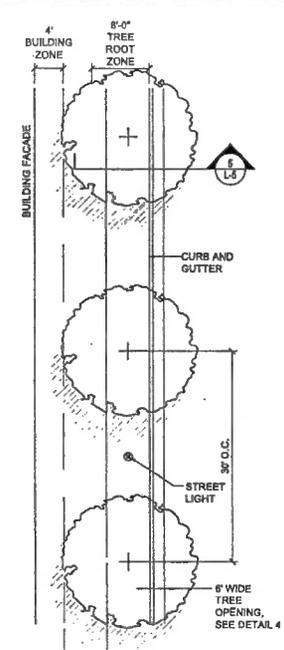
1 **VIALE CENTRALE**
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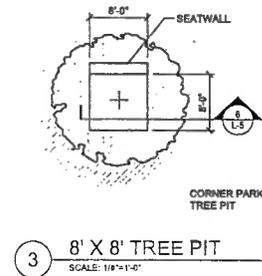
TYPE 2 TREE PIT WITH STREET PARKING



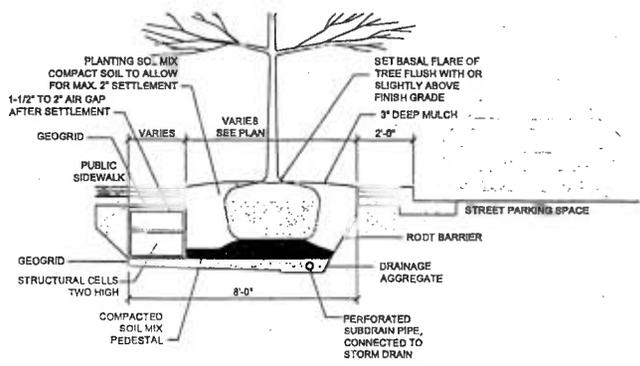
2 **TYSONS CENTRAL ST.**
SCALE: 1/8"=1'-0"



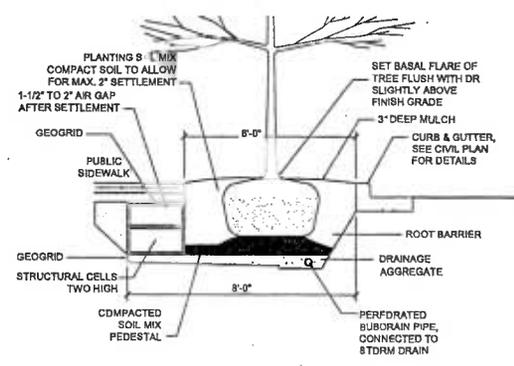
CONTIGUOUS TREE PLANTING AREA



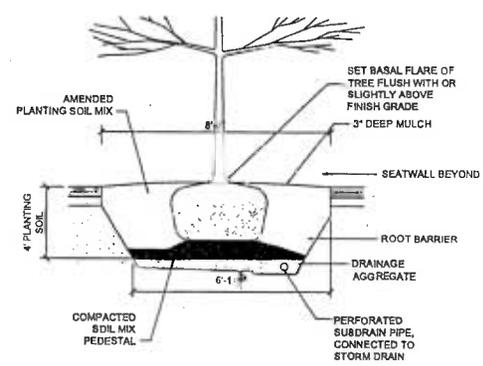
3 **8' X 8' TREE PIT**
SCALE: 1/8"=1'-0"



4 **STREET TREE DETAIL @ STREET PARKING**
SCALE: 1/2"=1'-0"



5 **STREET TREE DETAIL W/ NO STREET PARKING**
SCALE: 1/2"=1'-0"



6 **TREE PIT @ CORNER PARK**
SCALE: 1/8"=1'-0"

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 688 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 460 CUBIC FEET SOIL PER TREE.

NOTE:
SEE ARCHITECTURE DRAWINGS FOR STRUCTURE SLABS AND SUB-GRADE CONDITIONS.

PRIMARY PEDESTRIAN CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetcapes and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

SECONDARY PEDESTRIAN CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetcapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

TERTIARY PEDESTRIAN CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this corridor type. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may have high levels of pedestrian activity associated with access to a transit station, but may have reduced retail and place-making opportunities.

ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking should be indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.



METRO STATION



BUILDING ENTRANCE

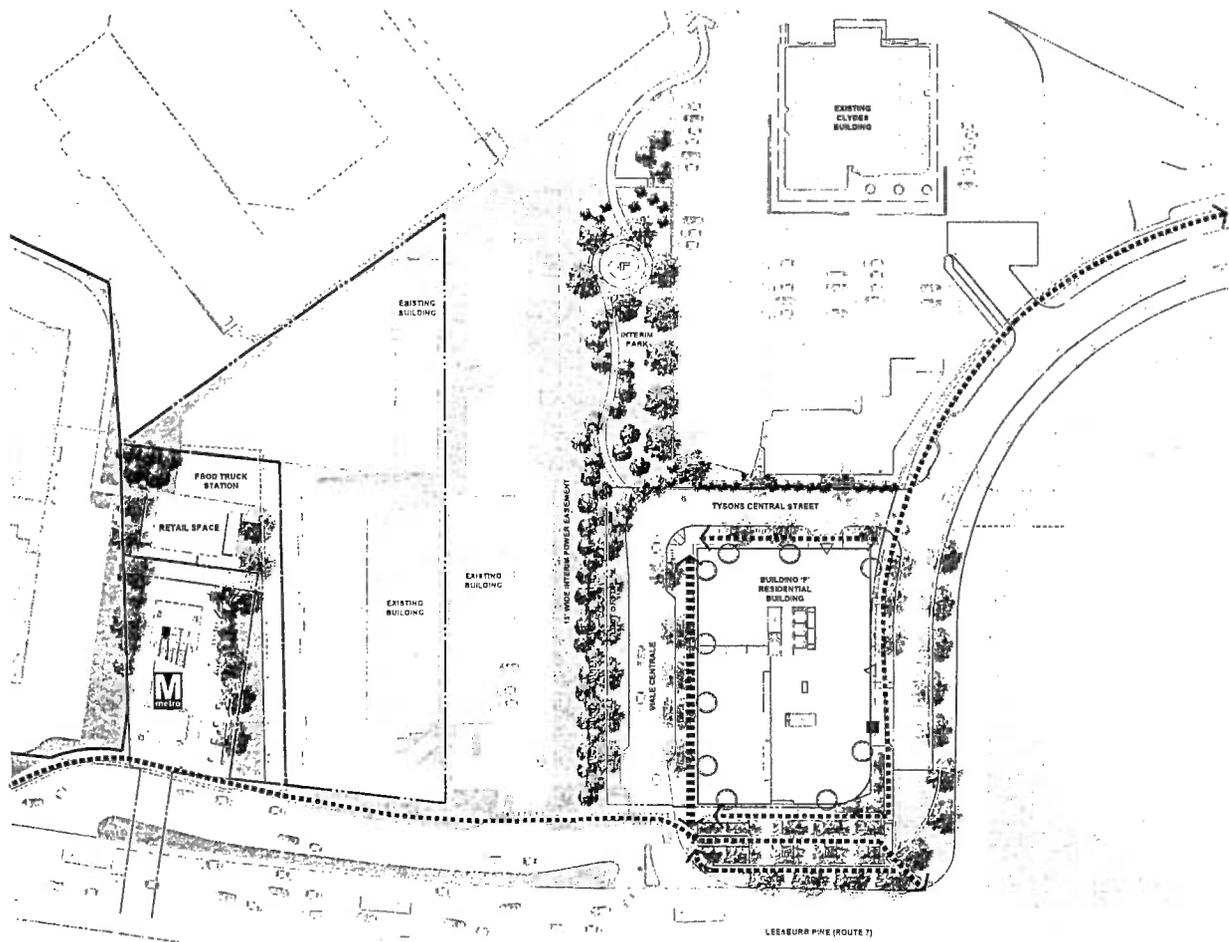


GARAGE ENTRANCE



LOADING DOCKS

NOTE: THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



DAVIS
CARTER
SCOTT
Architects
Interior Architecture
Landscape Architecture
1870 International Blvd
Suite 100
McLean, Virginia 22101
703.351.3712
703.351.3700
www.dcsdesign.com

Developer:
BYC Commercial
703-444-4788
Civil Engineer:
VHEA, INC. and VHEA, VESTIGIA, LLC
703-443-7800
Landscape Architect:
LEO Landscape Architecture
703-421-2943

REVISIONS

NO.	DATE	DESCRIPTION
FDP	2013.10.28	
FDP	2013.06.13	
FDP	2013.07.18	
FDP	2013.06.13	
FDP	2013.04.18	
FDP	2013.03.11	

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

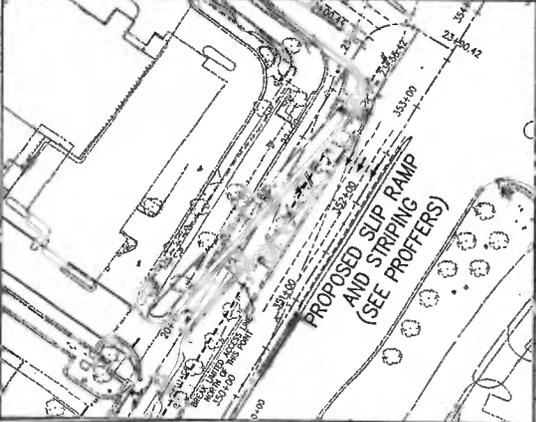
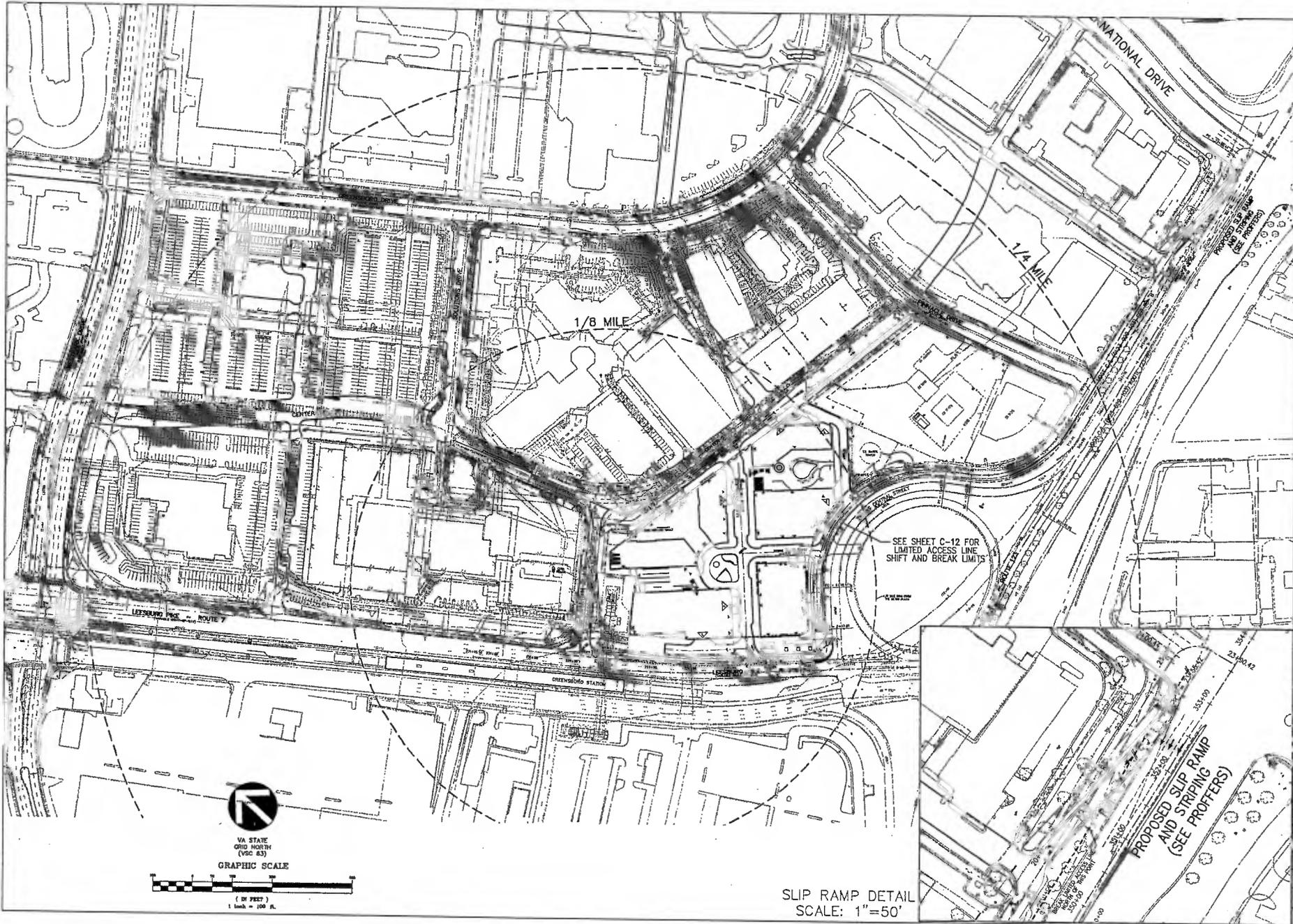
DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

CA REVIEWED BY
DATE: JUNE 20, 2012

DRAWN BY
CHECKED BY

DRAWING NUMBER
L-6

SHEET OF



SLIP RAMP DETAIL
SCALE: 1"=50'

CHOPPIN & BLANDER & LANGRISH ARCHITECTS & ENGINEERS
1001 WILSON, L.L.C.
8100 STEVENSON DRIVE, SUITE 200 • FREDERICKSBURG, VIRGINIA 22402
(703) 441-7800 # FAX (703) 781-3197
WWW.VIETIA.COM

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

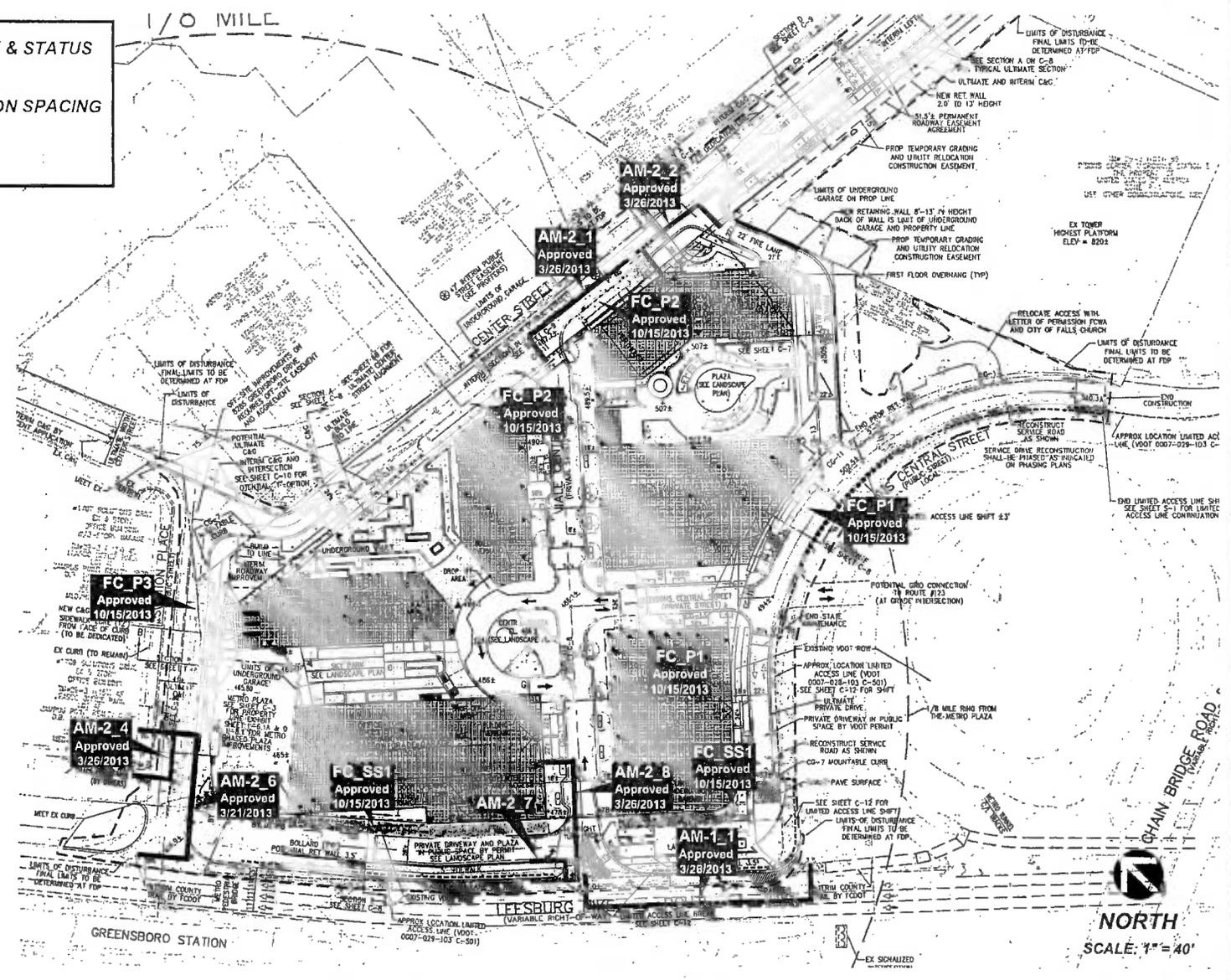
TYSONS CENTRAL 7
SUB-SECTION CONTEXT
STREET GRID PLAN



DES.	JFA	DWN	KY
SCALE:	1"=100'		
PROJECT/FILE NO.	W7148C		
SHEET NO.	C-1		

P:\A03\W7148C\W7148C.dwg 10/28/2013 2:36:28 PM DTD

-  WAIVER REFERENCE & STATUS
-  CURB PARKING
-  DRIVE / INTERSECTION SPACING
-  STREETScape
-  SIGHT DISTANCE



TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION TRAFFIC STANDARDS

REV. OCTOBER 26, 2012
REV. AUGUST 17, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE JULY 4, 2013

DCS	BY	OWN	RY
SCALE	N/A		
PROJECT/FILE NO.	W71486		
SHEET NO.	S-2		

Summary of Design Standards for Tysons Corner as Applicable to Tysons Central

CLASSIFICATION	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	COLLECTOR	Center Street	Station Place	LOCAL	Tysons Central Street	Viale Centrale	SERVICE STREET	Private Service Alley
CRITERIA										
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional ^{7,8}	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ⁹	Restricted	✓	Required (8')	Need Waiver (FC_P2) Approved 10/15/2013	Need Waiver (FC_P3) Approved 10/15/2013	Required (7'-8')	Need Waiver (FC_P1) Approved 10/15/2013	✓	N/A	N/A
Target LOS (Table 2, DS-5)	D/E ¹	✓	E	✓	✓	E	✓	✓	N/A	N/A
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25 mph	✓	✓	25 mph or less	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	425'-660' ³	N/A	N/A	325'-660'	N/A	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	✓	N/A	100'-660'	✓	✓	N/A	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	155'	* See Below	✓	50'	✓	* See Below	50'	* See Below
Lane Widths (Table 5, DS-13)	11'	✓	10'-11' ⁴	✓	✓	10'	✓	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33' = 15' Building zone 10' sidewalk 8' landscaping panel	Need Waiver (FC_SS1) Approved 10/15/2013	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	16-24' = 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	5' sidewalk	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	155'	✓	✓	155'	✓	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6' ⁴	✓	✓	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

- District Administrator may accept lower LOS pending operational analysis.
- Spacing must be demonstrated through an operational analysis; 880 to 1130 feet recommended.
- Evaluated on a case-by-case basis.
- 10' for streets residential in character; 11' for streets more commercial in nature.
- New signalized intersections on collector/avenues within 460 feet of low speed boulevards need operational analysis.
- Widths vary depending on location relative to curb and curbside parking.

- On circulator routes medians should be 14'-36' on Avenues and Collectors.
- Parking may be restricted in the vicinity of circulator routes.

⁷Intersection spacing requiring exceptions - distances shown (required):

Leesburg Pike

- Viale Centrale to Route 123 westbound off ramp 220' (225') (AM-1_1) - VDOT APPROVED 3.26.2013
- Center Street (Solihors to Station Place)
- Viale Centrale to Building D Driveway 140' (155') (AM-1_1) - VDOT APPROVED 3.26.2013
- Building D Driveway to Building O Alley 70' (155') (AM-2_2) - VDOT APPROVED 3.26.2013

Station Place

- Alley to SAIC Building 60' (155') (AM-1_0) - VDOT APPROVED 3.24.2013
- Leesburg Pike to SAIC Building (north) 125' (215') (AM-2_0) - VDOT APPROVED 3.21.2013

Viale Centrale

- Leesburg Pike to Private Service Alley 20' (235') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8) - VDOT APPROVED 3.26.2013



VIKA CONSULTANTS, INC. 11100 WOODBRIDGE AVENUE, SUITE 100, WOODBRIDGE, VA 22192
TEL: 703.761.1234 FAX: 703.761.1235
WWW.VIKACONSULTANTS.COM

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROAD DESIGN
STANDARDS SUMMARY


11/20/13

VIKA REVISIONS

REV.	DATE	DESCRIPTION
REV.	OCTOBER 26, 2013	
REV.	AUGUST 15, 2013	
REV.	JULY 10, 2013	
REV.	MAY 13, 2013	
REV.	APRIL 18, 2013	
REV.	MARCH 11, 2013	
DATE: JAN. 4, 2013		

DES.	JFA	DWN	KY
SCALE:	N/A		
PROJECT/FILE NO:	V271490		
SHEET NO.:	5-3		

SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.