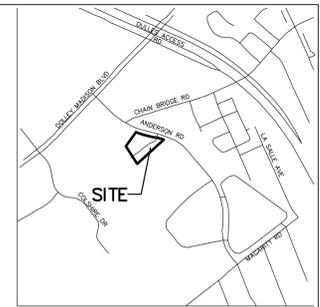


The Commons - Building 1

TYSON'S CORNER FAIRFAX COUNTY, VA
COMMONS OF MCLEAN L/CAL LLC C/O LCOR INCORPORATED



VICINITY MAP
SCALE: 1" = 1000'



DRAWING LIST

- C-1 FDP Overall Notes and Tabulations
- C-2 Overall Development Plan (CDP Plan)
- C-3 Existing Conditions Plan
- C-4 Final Development Plan
- C-5 FDP ROW Dedications
- C-6 Ultimate CDP Vehicular Circulation Plan (For Information Only)
- C-7 FDP Circulation Plan
- C-8 Overall Road Grid Drawing
- C-9 Existing Vegetation Map
- C-10 FDP Utilities Plan
- C-11 Overall CDP DWN Plan (For Information Only)
- C-12 FDP SWM / BMP Plan & Computations
- C-13 FDP SWM / BMP Plan & Computations
- C-14 FDP SWM / BMP Plan & Computations
- C-15 FDP SWM / BMP Plan & Computations
- C-16 Adequate Outfall Plan
- C-17 Emergency Access Plan
- C-18 Conceptual Utility Master Plan

- LI.01 Overall Parking Plans
- LI.02 Overall Landscape Plan
- LI.03 Landscape Plan - Site
- LI.04 Landscape Plan - Building 1
- LI.05 Landscape Plan - Level 3 & 11
- LI.06 Landscape Plan - Level 13 & 15
- LI.07 Planting Details & Plant Schedule
- LI.08 Street Sections
- LI.09 Street Sections
- LI.10 Street Sections

- A-1 Floor Plans
- A-2 Floor Plans
- A-3 Floor Plans
- A-4 Building Sections
- A-5 Shadow Studies
- A-6 Building Elevations
- A-7 Building Elevations
- A-8 Enlarged Elevations
- A-9 Building Perspectives
- A-10 Building Perspectives
- A-11 Overall Site Perspectives
- A-12 Building Perspectives

Final Development Plan
February 15, 2013

RZ-2011-PR-017
Revised March 25, 2013

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (XFDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SPL) (L_VG)

SEE PROFFERS DATED: May 20, 2013
SEE CONDITIONS DATED: April 17, 2013
Date of BOS Approval:
Date of PC Approval: (FDP/CSP) May 9, 2013
Date of BIA Approval: (SP/VG)
Comments: Subject to Development Conditions dated April 17, 2013.

Sheet 1 of 41



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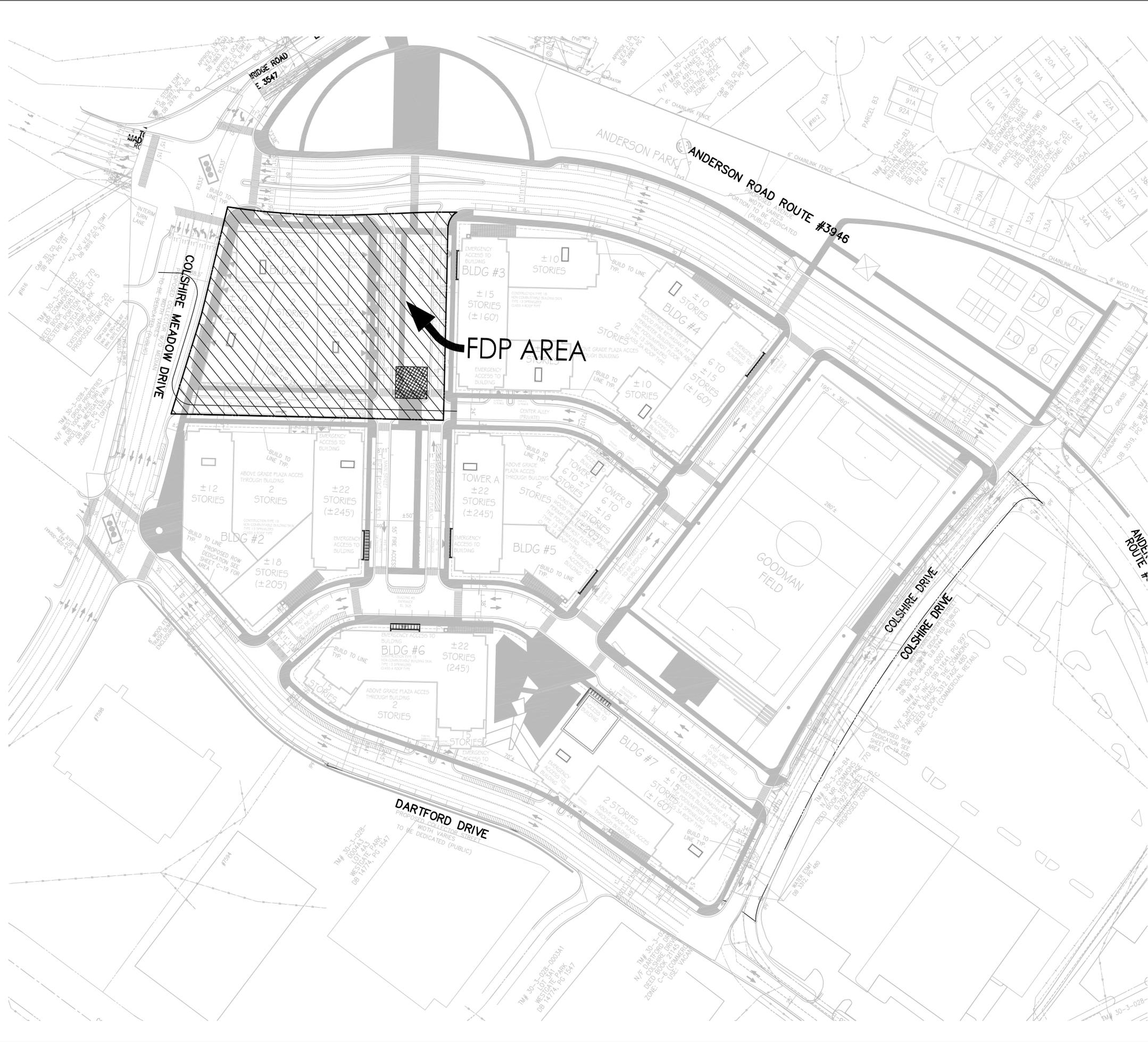
The Commons
TYSON'S CORNER
FAIRFAX COUNTY,
VIRGINIA

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c/o LCOR Incorporated
6550 Rock Spring Dr, Suite #280
Bethesda, MD 20817

FDP SUBMISSION 12.07.12
FDP SUBMISSION 02.15.13
FDP SUBMISSION 03.25.13



Scale:
CVR



Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
 (L_GDP)(L_CDP)(L_FDP)(L_PRC)(L_DP)(L_CP)(L_SE)(L_CSP)(L_SP)(L_VC)
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Sheet 3 of 41

NORTH
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



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FDP SUBMISSION 12.07.12
 FDP SUBMISSION 02.15.13
 FDP SUBMISSION 03.25.13

WDG Project No: WA12035

Overall
 Development Plan
 (CDP Plan)

Scale: AS SHOWN
C-2

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY, VIRGINIA TAX MAP AS A PORTION OF PARCEL NUMBER 030-3-28-0005.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF MR COMMONS, LLC AS RECORDED IN DEED BOOK 16983 AT PAGE 770 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY SHOWN HEREON IS BASED ON A PLAT ENTITLED PHASE TWO THE COMMONS, DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA DATED MARCH 20, 1968 PREPARED BY BERRY ENGINEERS AND AN ACTUAL FIELD RUN SURVEY BY VIKI, INC WITH A LAST FIELD DATE OF OCTOBER 1, 2010.
4. A TITLE REPORT FURNISHED BY WALKER TITLE, LLC, CASE NUMBER A1001651 WITH AN EFFECTIVE DATE OF OCTOBER 1, 2010 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS SURVEY.
5. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON VCS'83.
6. THE VERTICAL DATUM SHOWN HEREON IS BASED ON A FAIRFAX COUNTY SANITARY SEWER MANHOLE LOCATED WITHIN ANDERSON ROAD NEAR THE SOUTHWEST CORNER OF LOT 8, WESTGATE PARK WITH AN ELEVATION = 367.15 FEET WHICH IS BASED ON NGVD 29.
7. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOODPLAIN OF 500 YEAR FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 515525 01000, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 5, 1990. ZONE "X" IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE.

LEGEND:

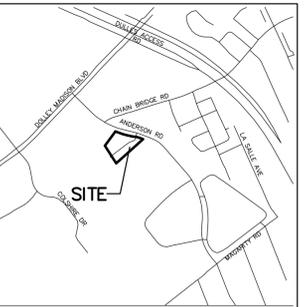
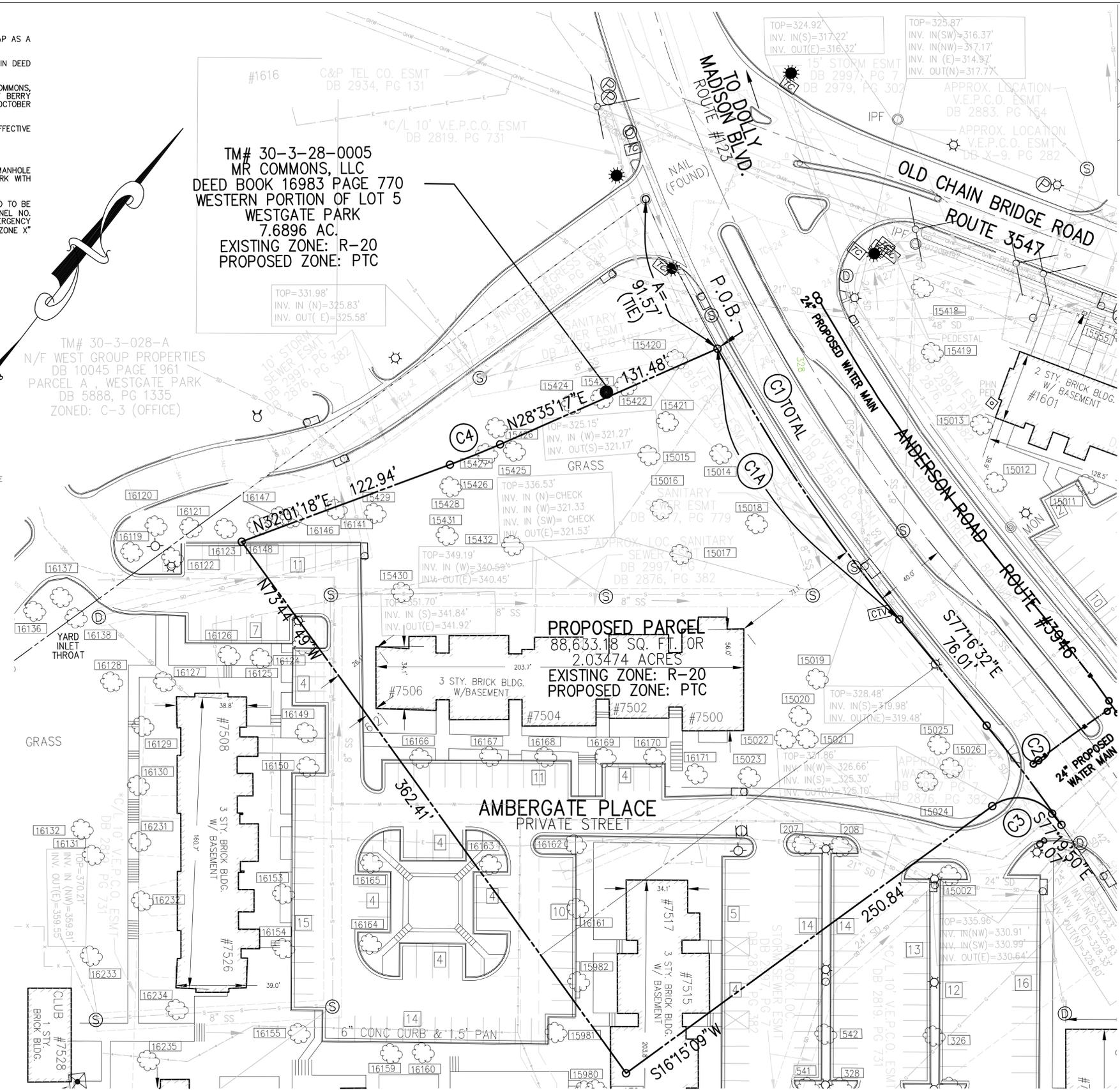
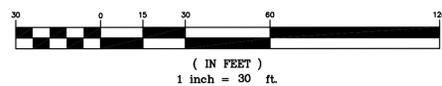
	BUILDING LINE		SANITARY MANHOLE		CONC
	CABLE TELEVISION CONDUIT		TRAFFIC SIGNAL POLE		C&G BLDG
	ELECTRICAL CONDUIT		TREE W/ DRIP LINE		STORY
	EDGE OF PAVEMENT		CABLE TELEVISION PEDESTAL		ELECTRICAL TRANSFORMER
	FENCE LINE		UNKNOWN UTILITY MANHOLE		ASPH EASEMENT
	NATURAL GAS CONDUIT		WATER METER		RCP
	OVERHEAD WIRES		WATER MANHOLE		CORRIGATED METAL PIPE
	TELEPHONE/COMMUNICATIONS CONDUIT		WATER VALVE		BUILDING RESTRICTION LINE
	FDP LIMITS		BOLLARD		RIGHT-OF-WAY
	PUBLIC UTILITIES EASEMENTS		SIGN POST		HCR
	SANITARY SEWER CONDUIT		WOOD POST		DB
	STORM DRAIN CONDUIT		INLETS		PG
	WATER CONDUIT		CURB INLET		APPROXIMATE LOCATION
	SANITARY CLEANOUT		P.K. NAIL		
	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				
	DRILL HOLE				
	IRON PIPE				

ZONING TABULATION:

EXISTING ZONE: R-20 - 88,556 SQ. FT. OR 2.03297 ACRES
 PROPOSED ZONE: PTC - 88,556 SQ. FT. OR 2.03297 ACRES

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	271.98'	940.00'	16°34'40"	136.95'	S68°59'11"E	271.03'
C1A	180.41'	940.00'	10°59'48"	90.48'	S71°46'37"E	180.13'
C2	68.67'	820.00'	4°47'52"	34.35'	S74°32'36"E	68.65'
C3	36.81'	24.50'	86°05'41"	22.88'	S59°21'29"W	33.45'
C4	29.99'	500.50'	3°26'01"	15.00'	N30°18'17"E	29.99'

GRAPHIC SCALE



Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
 (GDP) (CDP) (ZFP) (LPRC) (LDP) (LCP) (LSE) (LSP) (LVC)

SEE PROFFERS DATED: May 20, 2013
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Sheet 4 of 41

WDG ARCHITECTURE

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FDP SUBMISSION 12.07.12
 FDP SUBMISSION 09.15.13
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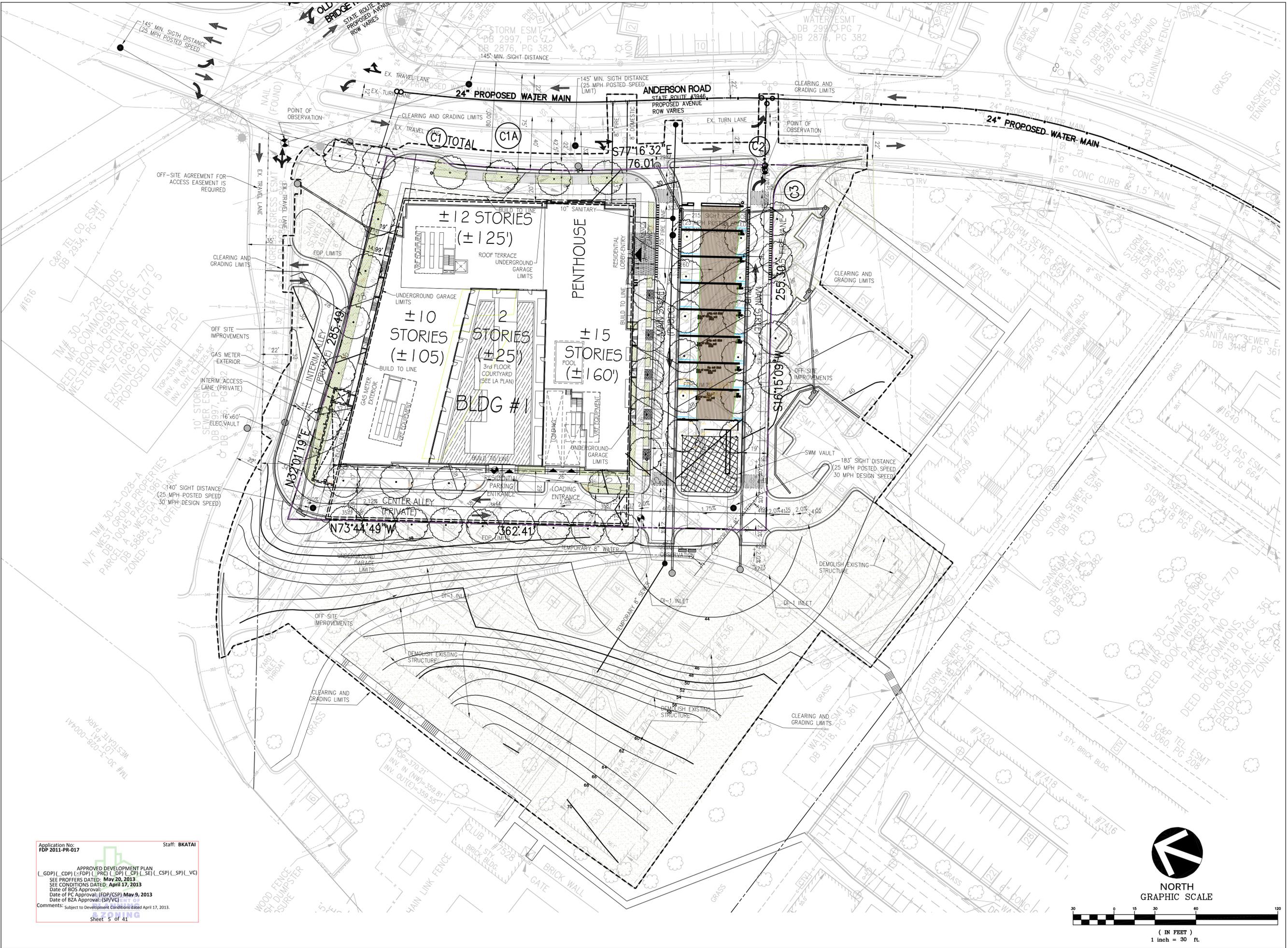
Application No: FDP 2011-PR-017 Staff: BKATAI

WDG Project No: WA12035

Existing Conditions

Scale: 1"=30'

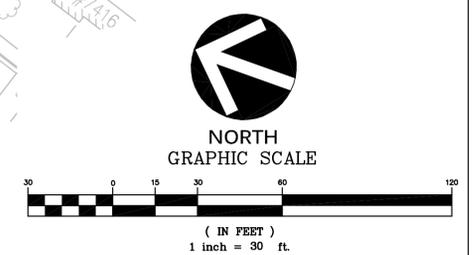
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Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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Sheet 5 of 41



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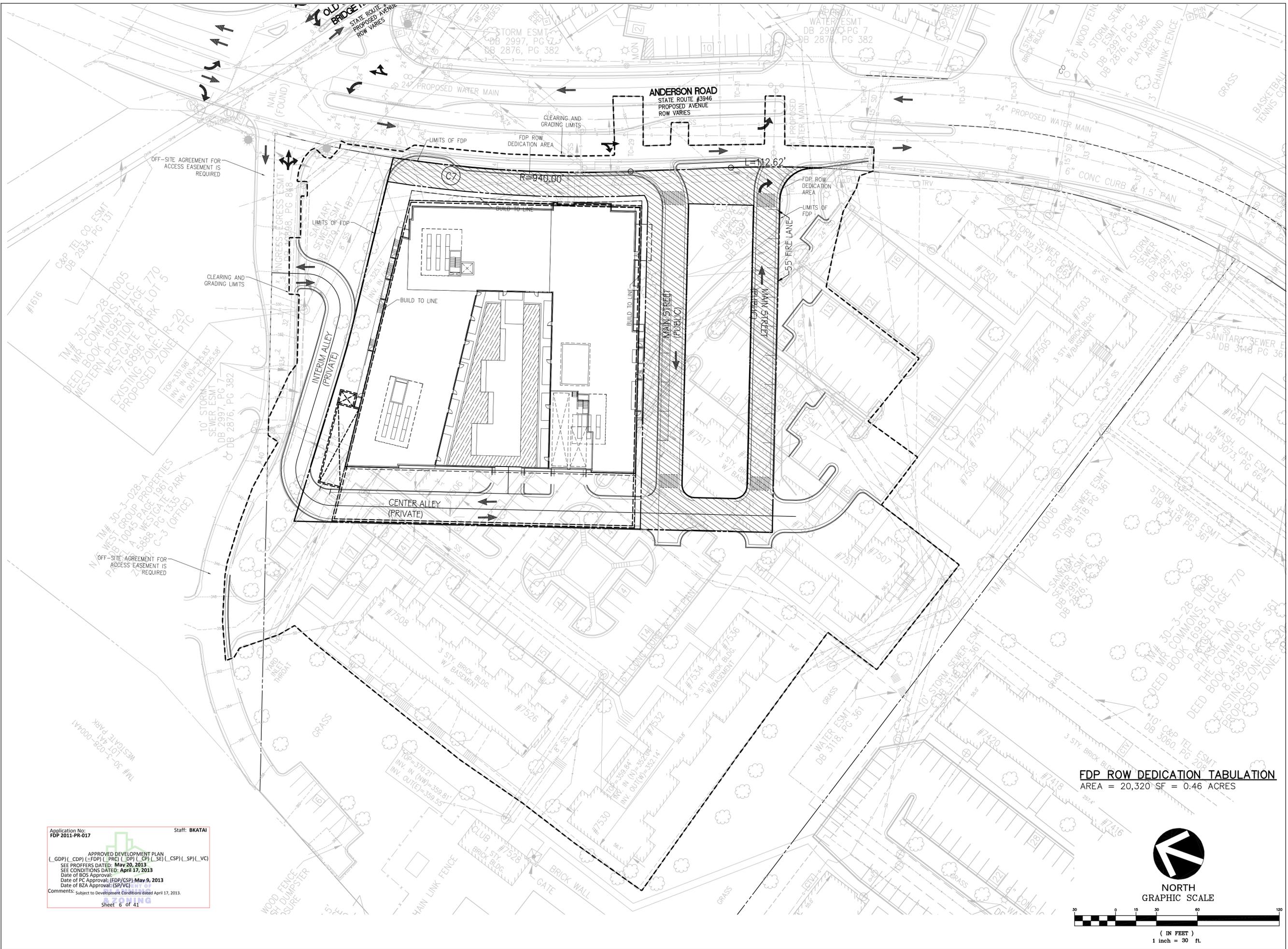
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 Bethesda, MD 20887

FDP SUBMISSION 12.07.12
 FDP SUBMISSION 02.15.13
 FDP SUBMISSION 03.25.13

Final
 Development
 Plan

Scale: AS SHOWN

C-4



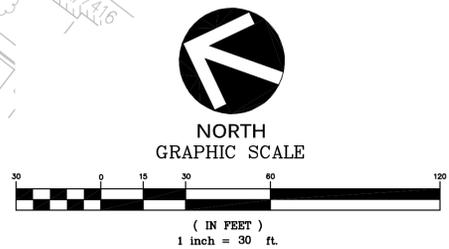
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APPROVED DEVELOPMENT PLAN
(L_GDP)(_CDP)(-FDP)(_PRC)(_DPI)(_CP)(_SE)(_CSP)(_SP)(_VC)

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Sheet 6 of 41

FDP ROW DEDICATION TABULATION
AREA = 20,320 SF = 0.46 ACRES



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FDP SUBMISSION	12.07.12
FDP SUBMISSION	02.15.13
FDP SUBMISSION	03.25.13

W.D.G. Project No: WA19035

FDP ROW Dedications

Scale: AS SHOWN
C-5

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Application No: FDP 2011-PR-017 Staff: BKATAI

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(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DPI) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VG)

SEE PROFESSIONAL DATED: MAY 20, 2013
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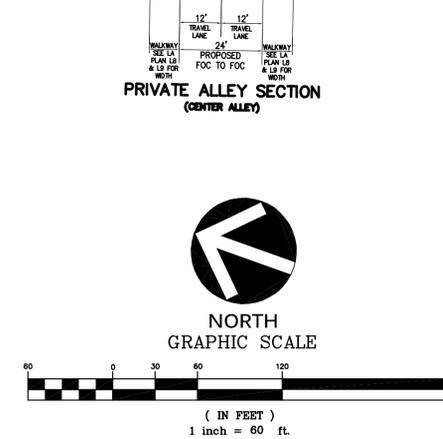
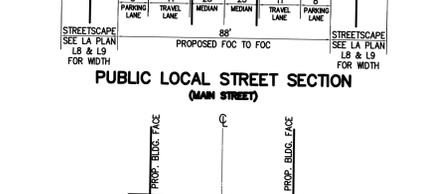
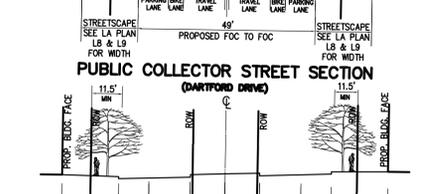
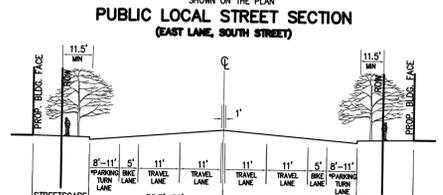
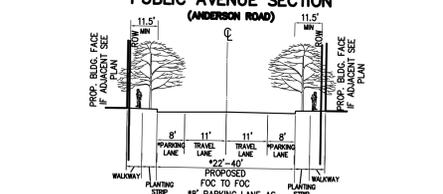
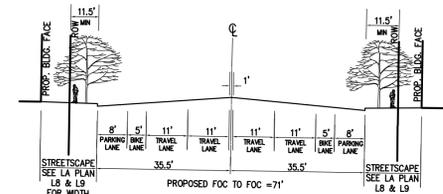
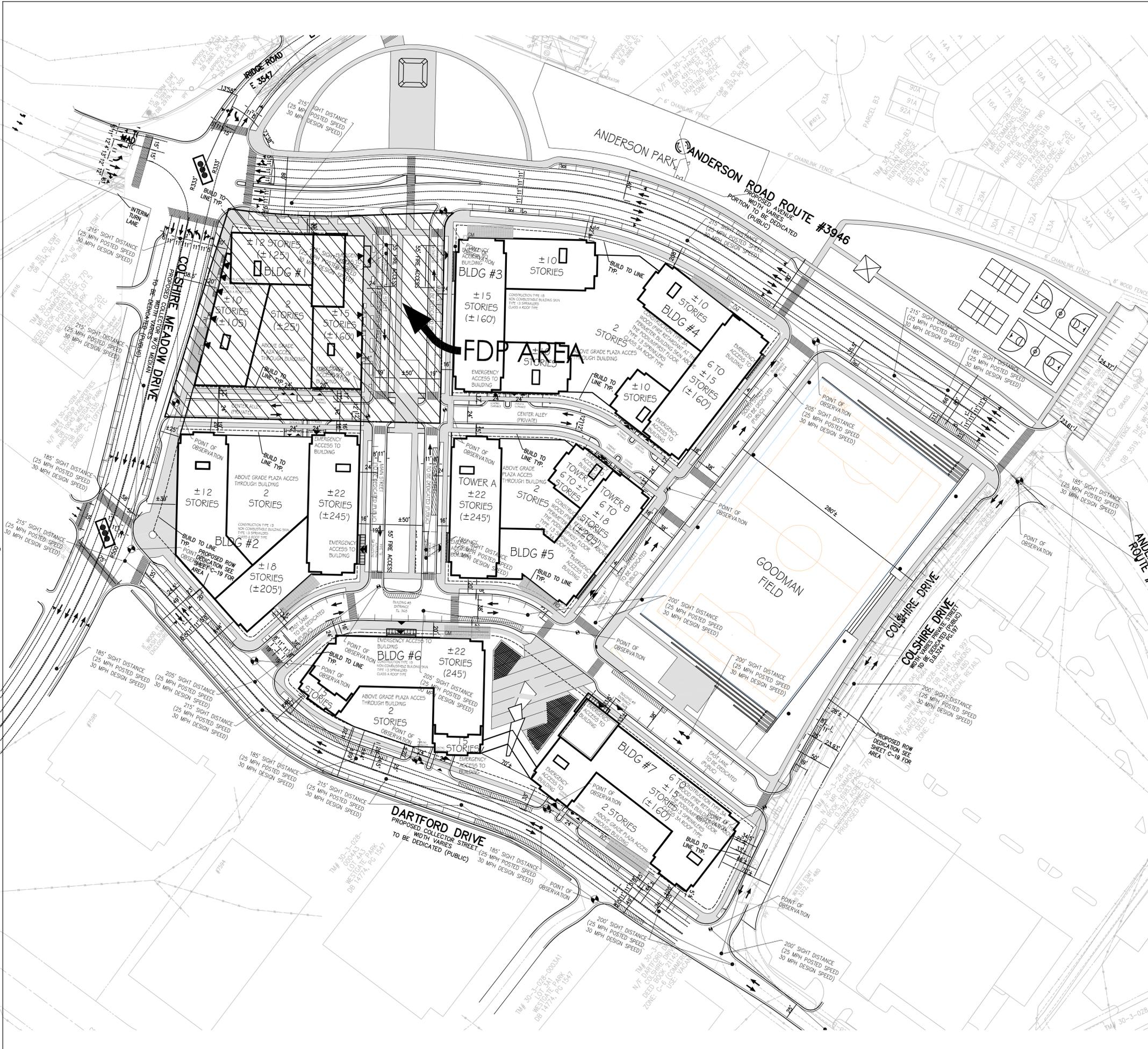
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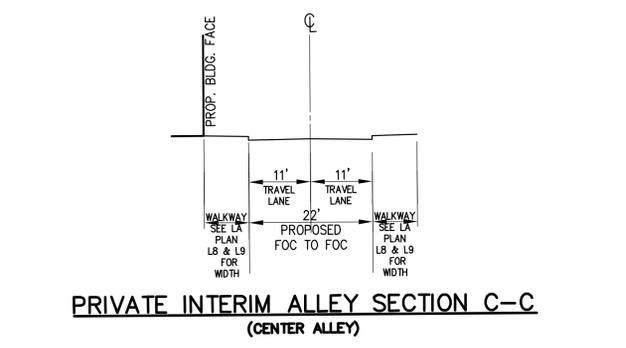
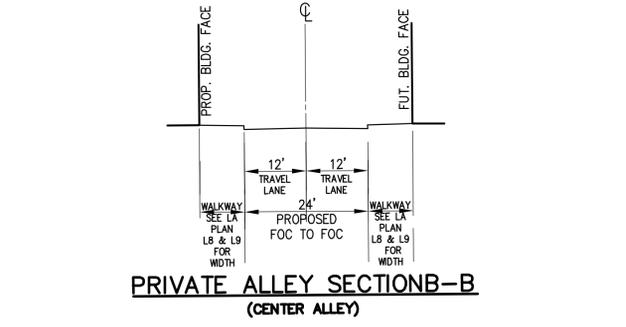
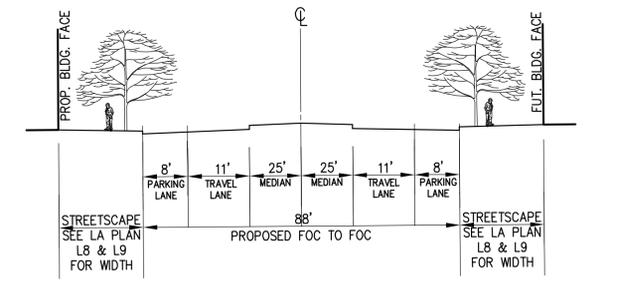
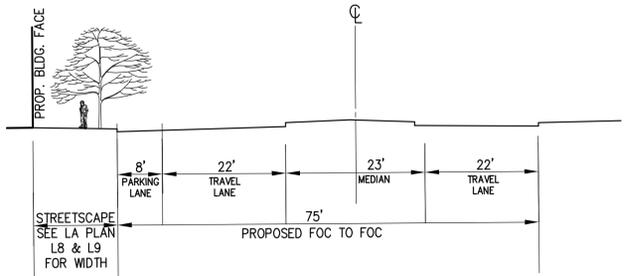
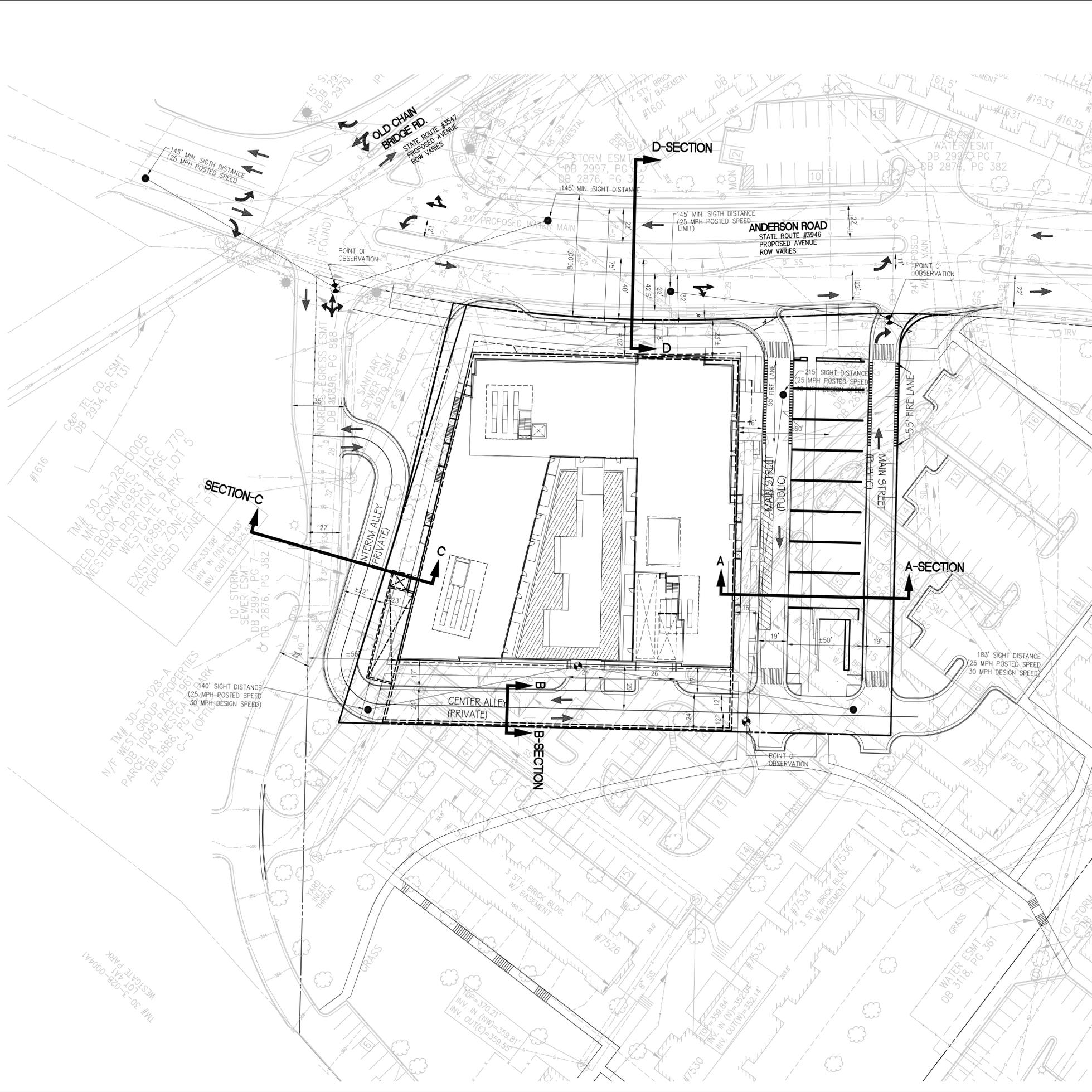
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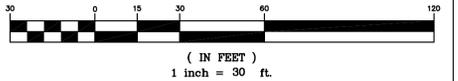
WDG Project No: WA19035
Ultimate CDP
Vehicular
Circulation Plan

Scale: AS SHOWN
C-6





Application No: FDP 2011-PR-017
 Staff: BKATAI
 APPROVED DEVELOPMENT PLAN (L_GDP) (L_CDP) (L_FDP) (L_PDP) (L_SDP) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: May 20, 2013
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 Date of BZA Approval: (SP/VC) May 9, 2013
 Comments: Subject to Development Conditions dated April 17, 2013.
 Sheet 8 of 41



WDG Architecture, PLLC
 1025 Connecticut Avenue NW
 Suite 300
 Washington, DC 20006
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 fax: 202 463 9198
 e-mail: wdg@wdgarch.com

Applicant
 Commons of McLean L/CAL LLC
 c/o LCOR Incorporated
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 Bethesda, MD 20817
 tel: 301.897.0092
 fax: 301.897.3712
 e-mail: whard@lcor.com

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 fax: 703.761.2787
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 fax: 703.525.3197
 e-mail: epritchard@walshthelandlawyers.com

The Commons
 TYSONS CORNER
 FAIRFAX COUNTY,
 VIRGINIA

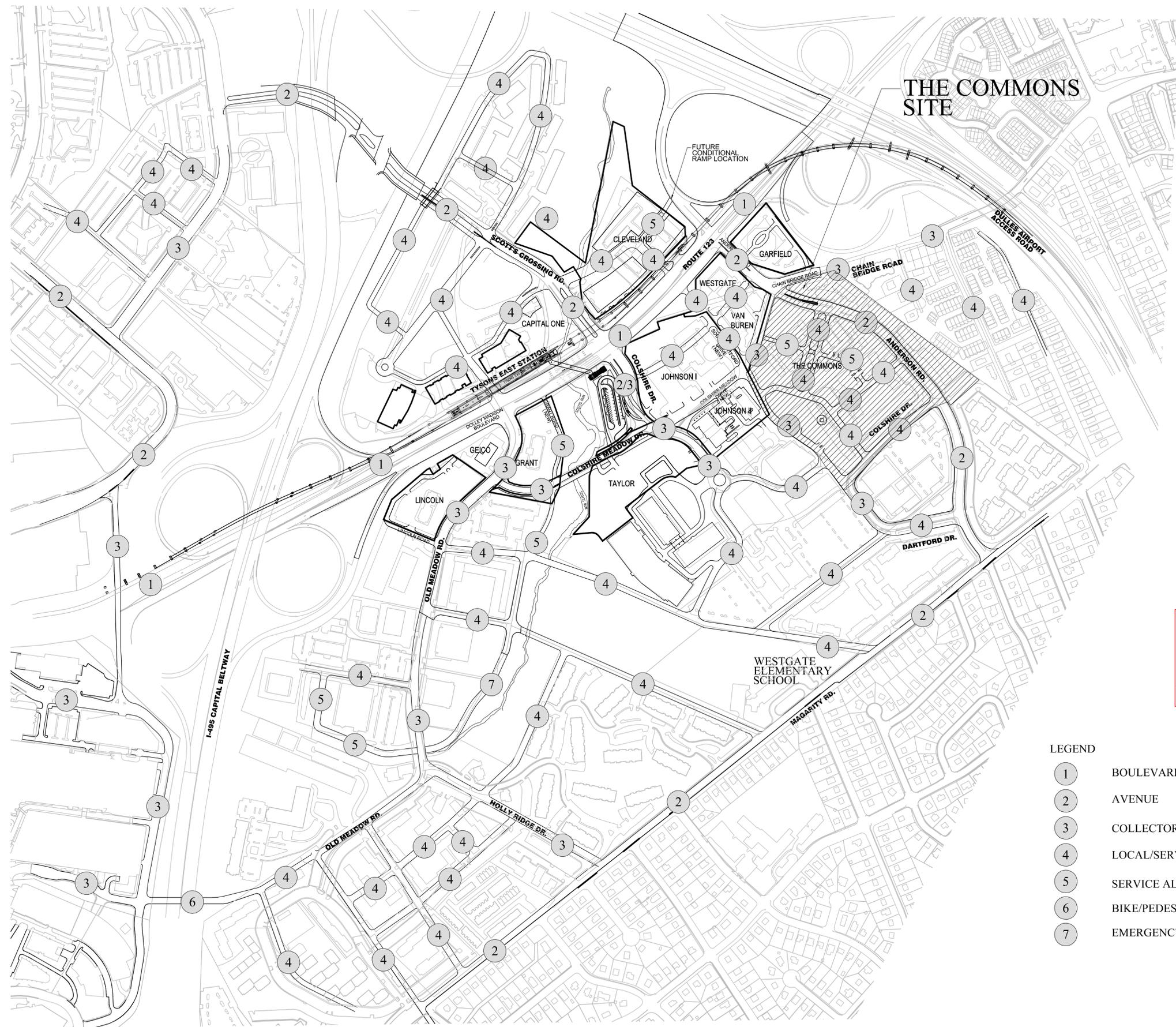
Commons of McLean L/CAL LLC
 c/o LCOR Incorporated
 6550 Rock Springs Dr, Suite #280
 Bethesda, MD 20817

FDP SUBMISSION 12.07.12
 FDP SUBMISSION 02.15.13
 FDP SUBMISSION 03.25.13

WDG Project No: WA19035

FDP
 Circulation Plan
 Scale: AS SHOWN

C-7

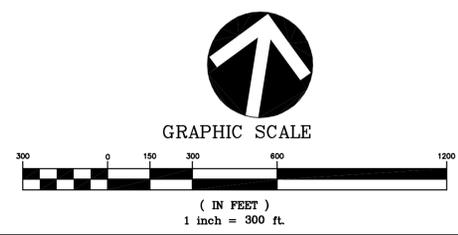


**THE COMMONS
SITE**

Application No: FDP 2011-PR-017 Staff: BKATAI
 APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VCI)
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 Sheet 9 of 41

LEGEND

- 1 BOULEVARD
- 2 AVENUE
- 3 COLLECTOR
- 4 LOCAL/SERVICE STREET
- 5 SERVICE ALLEY
- 6 BIKE/PEDESTRIAN/TRANSIT
- 7 EMERGENCY VEHICLE



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 e-mail wdg@wdgarch.com

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 fax 703.917.0739
 e-mail RAntonucci@mjwells.com

Land/Zoning Attorney
 Walsh Colucci Lubeley Emrich & Walsh PC
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 13th Floor
 Arlington, VA 22201
 tel 703.528.4100
 fax 703.528.3197
 e-mail ebaker@arl.thelandlawyers.com

The Commons
 TYSONS CORNER
 FAIRFAX COUNTY,
 VIRGINIA

MR Commons LLC c/o LCOR Incorporated
 6550 Rock Spring Dr, Suite #280
 Bethesda, MD 20817

FDP SUBMISSION 12-07-12
 FDP SUBMISSION 02-15-13
 FDP SUBMISSION 03-25-13



WDG Project No: WA08049

OVERALL ROAD GRID
 DRAWING

Scale: AS SHOWN

C - 8

FDP EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/LANDSCAPED	MAINTAINED GRASSLAND/LANDSCAPE	56,802 SF (1.304 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"B"	DEVELOPED/PARKING	EXISTING ASPHALT PARKING COMPOUND WITH LANDSCAPING	18,868 SF (0.433 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"C"	DEVELOPED/BUILDING	EXISTING MULTI-RESIDENTIAL BUILDING	12,886 SF (0.296 AC)	N/A	N/A	
TOTAL AREA			88,556 SF (2.033 AC)			

VEGETATION COVER TYPES

"A" PRIMARY COVER

- Acer rubrum - Red Maple
- Acer saccharinum - Silver Maple
- Castanea denata - American Chestnut
- Cercus canadensis - Eastern Redbud
- Cladrastis kentuckea - Yellowwood
- Fagus grandifolia - American Beech
- Gleditsia tricanthos - Common Honeylocust
- Ilex opaca - American Holly
- Juniperus chinensis - Chinese Juniper
- Juniperus virginiana - Eastern Red Cedar
- Malus sargentii - Sargent Flowering Crabapple
- Morus alba - White Mulberry
- Picea abies - Norway Spruce
- Picea pungens - Colorado Spruce
- Pinus strobus - Eastern White Pine
- Prunus subhirtella - Higan Cherry
- Quercus alba - White Oak
- Quercus palustris - Pin Oak

"A" PRIMARY COVER (cont)

- Quercus phellos - Willow Oak
- Quercus robur - English Oak
- Quercus rubra - Red Oak
- Sophora japonica - Japanese Pagodatree
- Thuja occidentalis - Eastern Arborvitae
- Tilia cordata - Littleleaf Linden

"B" PRIMARY COVER

- Acer rubrum - Red Maple
- Prunus subhirtella - Higan Cherry
- Quercus phellos - Willow Oak
- Quercus rubra - Red Oak

"C" PRIMARY COVER

- Existing Building
- Existing Sidewalk

EXISTING VEGETATION NARRATIVE

THE AREA OF THIS FDP APPLICATION IS CLASSIFIED AS MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THIS DEVELOPMENT IS OF AN OPEN CAMPUS STYLE THAT WHICH WAS LANDSCAPED AT THE TIME OF THE INITIAL SITE DEVELOPMENT. THERE ARE OPEN TURF LAWN AREAS WITH MATURE HIGH CANOPY DECIDUOUS TREES. THE SITE LANDSCAPING IS MAINTAINED AS ARE THE OPEN SPACE TURF LAWN AREAS. THROUGHOUT THE DEVELOPMENT THERE ARE A NUMBER OF MATURE TO SEMI-MATURE DECIDUOUS AND CONIFER TREES AND SHRUBS. THE DECIDUOUS TREES ARE PRIMARILY MAPLES, OAKS, LOCUST, AND FLOWERING CHERRIES WHILE THE EXISTING CONIFER TREES ARE SPRUCE, JUNIPER, PINE AND CEDAR. FOR A COMPREHENSIVE VEGETATION LIST SEE THE PLANT COVER TYPE LIST ON THIS SHEET. THE SUCCESSIONAL STAGE IS GENERALLY SUB-CLIMAX TO CLIMAX. THE MAJORITY OF THE VEGETATION IS MATURE. THIS EXISTING VEGETATION OVERALL SHOWS GOOD HEALTH, VIGOR AND VITALITY THOUGH THERE SOME OF THE EXISTING VEGETATION IS NOT MAINTAINED AND SHOWS DECLINE. SOME OF THESE CANOPIES ARE A HAZARD TO THE RESIDENCES AND PLAY AREAS.

WITH THE PROPOSED DEVELOPMENT THIS PLANT MATERIAL WILL NOT BE CONSIDERED FOR PRESERVATION AND THE SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED.

THE SUBJECT AREA IS ZONED PTC AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE THE TREE PRESERVATION TARGET AREA REQUIRED. IN ACCORDANCE WITH PFM 12-0507.4 A TREE PRESERVATION TARGET DEVIATION REQUEST HAS BEEN PREPARED AND IS INCLUDED IN THIS APPLICATION SUBMITTAL. SEE CORRESPONDENCE ON THIS SHEET.

TABLE 12.3 TREE PRESERVE CALCULATIONS

Table 12.3 FDP Tree Preservation Target Calculations			
A 1	Pre-development area of existing tree canopy (from existing vegetation map)(SF)	40,244	see § 12-0508.2
A 2	Percentage of gross site area covered by existing tree canopy =	45%	
A 3	Percentage of 10-year tree canopy required for site =	20%	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	45%	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
A 6	Has the Tree Preservation Target minimum been met? If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	No	Provide Yes or No
A 7	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	C-9	Provide sheet number, see § 12-0508.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4

\\192.168.10.4\eng\DATA\6000-6999\6681\1\6681E\FDP Tree Canopy Reqmt (FFX).xls\Sheet1 (2)

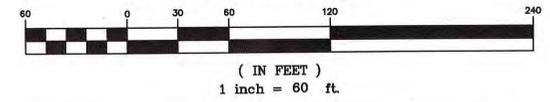
Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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Sheet 10 of 41

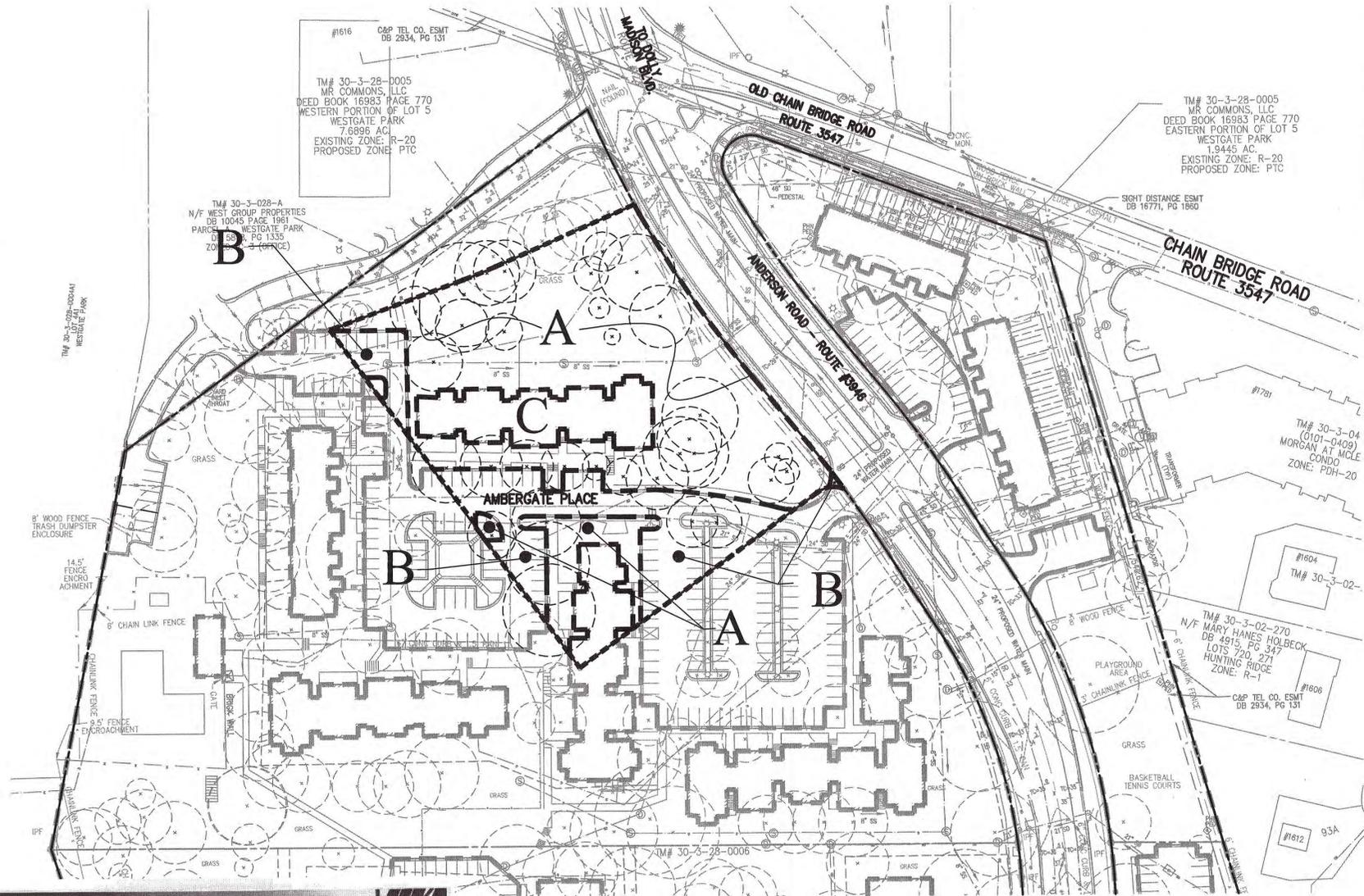


GRAPHIC SCALE



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

SIGNATURE *NPK* DATE 3/21/13



ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

February 12, 2013

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

RE: **The Commons - Building 1**
Tree Preservation Target Deviation Request
FDP/RZ 2011-PR-017
VKA # VV6681E

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, The Commons, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2011-PR-017. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

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

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

The existing vegetation as shown had been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well as a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified with the submittal and approval of this application. The landscape plan submitted with this FDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines and the approved CDP. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-9 of this plan set for Existing Vegetation Map which provides the existing vegetation inventory, tabulations and narratives. See project landscape plans in this submittal for new planting design.

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
RE: **The Commons - Building 1**
Target Deviation Request
FDP / RZ 2011-PR-017
VKA # VV6681E
February 12, 2013
Page 2 of 2

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

Sincerely,
Vika, Inc.

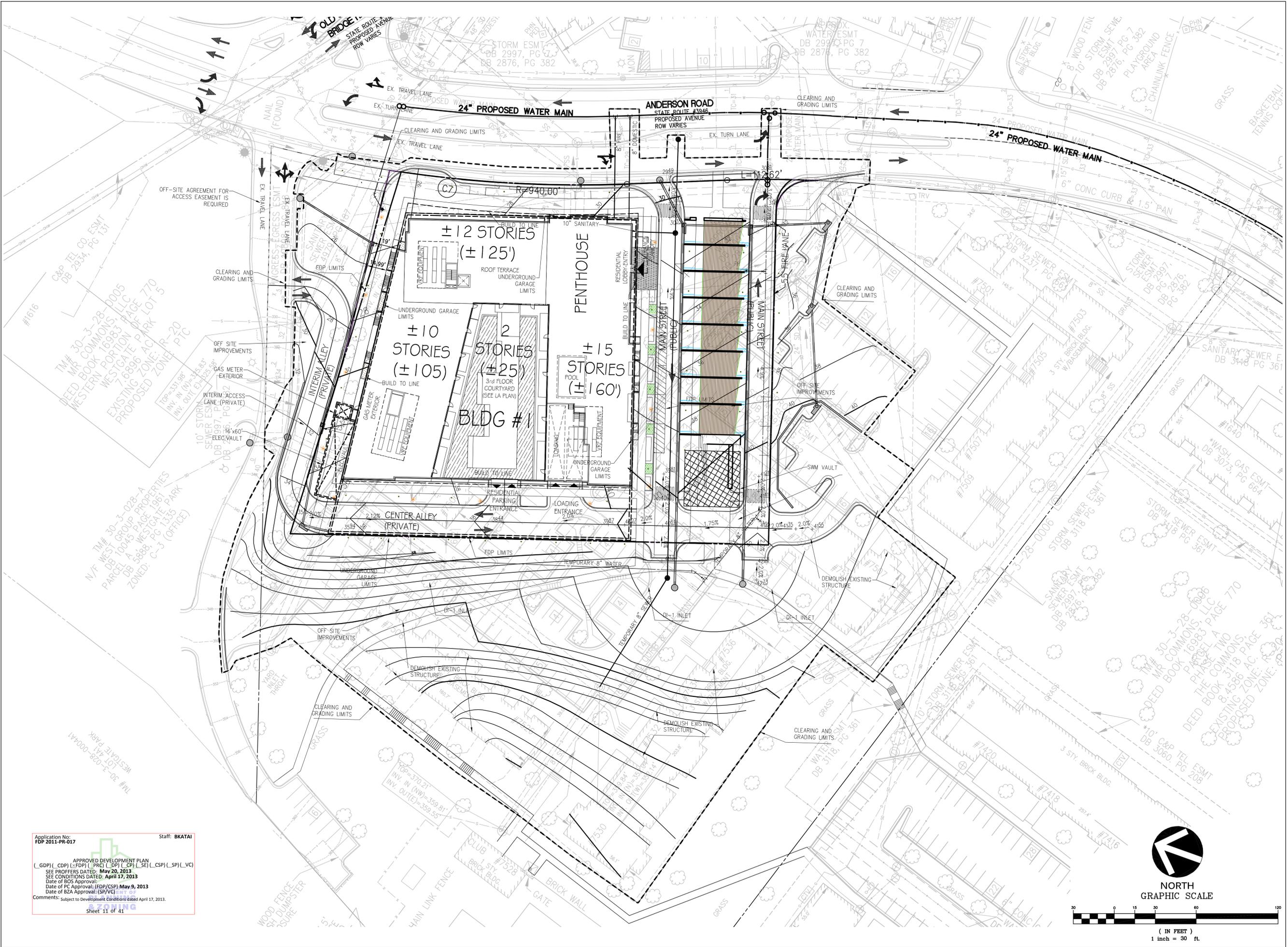
NPK

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

NPK/npk

cc: Stephanie Pankiewicz, RLA, - Land Design
Robert R. Cochran, Associate Principal - Vika, Inc
Todd Nelson, Urban Forester II, Fairfax County UFMD

C:\DATA\6000-6999\6681\1\6681E\Knapp FDP Tree Preserve Deviald (0113.02.13).doc



Application No:
FDP 2011-PR-017

Staff: BKATAI

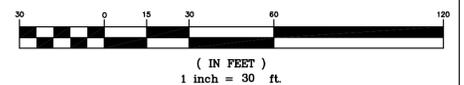
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP) (PRC) (DDP) (CP) (SE) (CSP) (SP) (VC)

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Sheet 11 of 41



NORTH
GRAPHIC SCALE



WDG Architecture, PLLC
1025 Connecticut Avenue NW
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Bethesda, MD 20887
tel 301.897.0002
tel 301.897.3712
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e-mail rantonucci@wells.com

Land/Zoning Attorney
Wash Colucci Lubeley Enrich & Wash PC
Even Pritchard
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13th Floor
Arlington, VA 22201
tel 703.598.4700
tel 703.525.3197
e-mail gepritchard@thelandlawyers.com

The Commons
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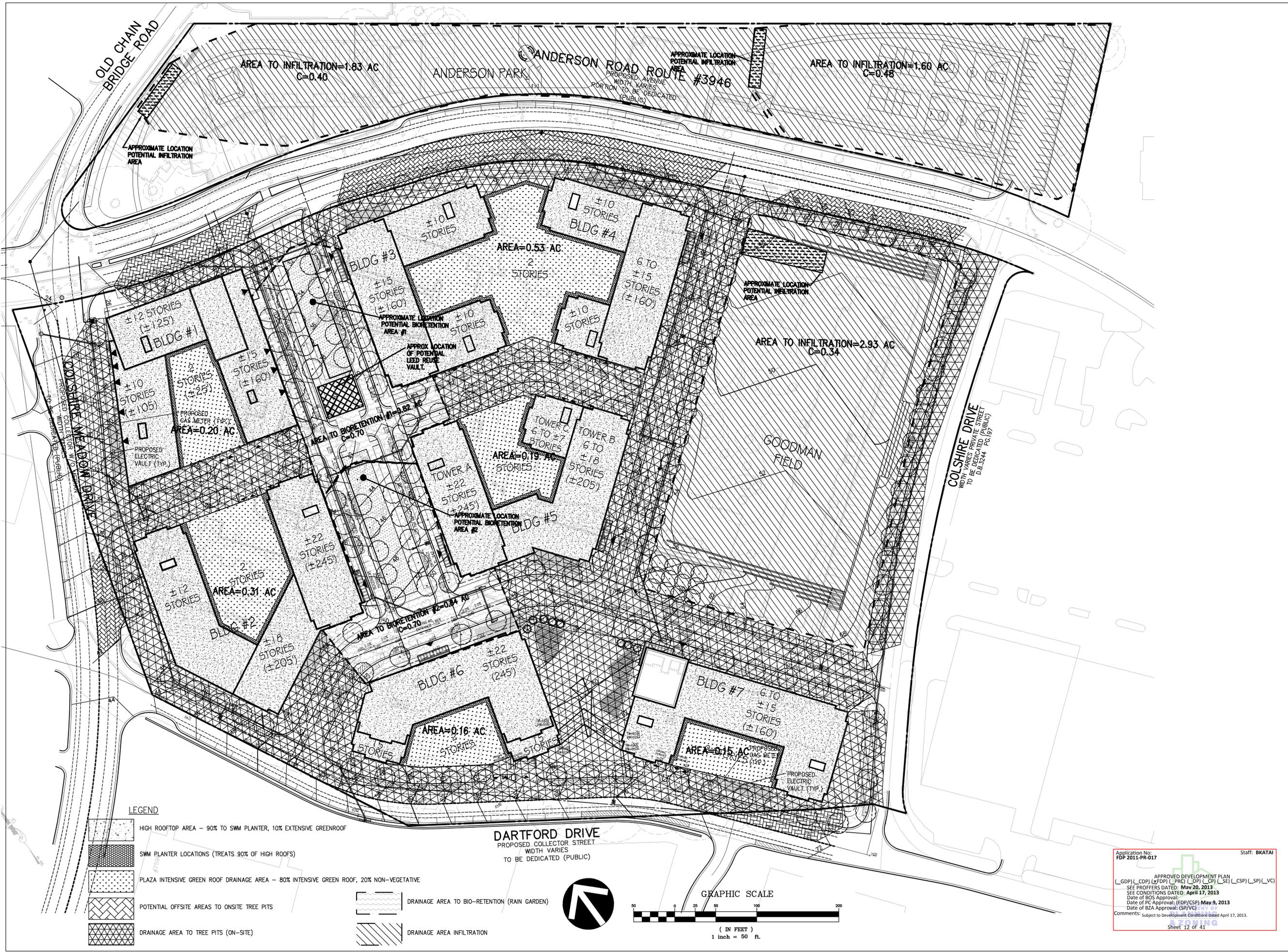
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FDP SUBMISSION 12.07.12
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FDP SUBMISSION 03.25.13

WDG Project No: WA12035

FDP
Utilities Plan
Scale: AS SHOWN

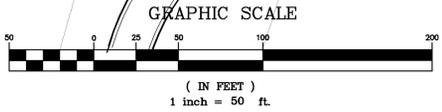
C-10



LEGEND

- HIGH ROOFTOP AREA - 90% TO SWM PLANTER, 10% EXTENSIVE GREENROOF
- SWM PLANTER LOCATIONS (TREATS 90% OF HIGH ROOFS)
- PLAZA INTENSIVE GREEN ROOF DRAINAGE AREA - 80% INTENSIVE GREEN ROOF, 20% NON-VEGETATIVE
- POTENTIAL OFFSITE AREAS TO ONSITE TREE PITS
- DRAINAGE AREA TO TREE PITS (ON-SITE)
- DRAINAGE AREA TO BIO-RETENTION (RAIN GARDEN)
- DRAINAGE AREA INFILTRATION

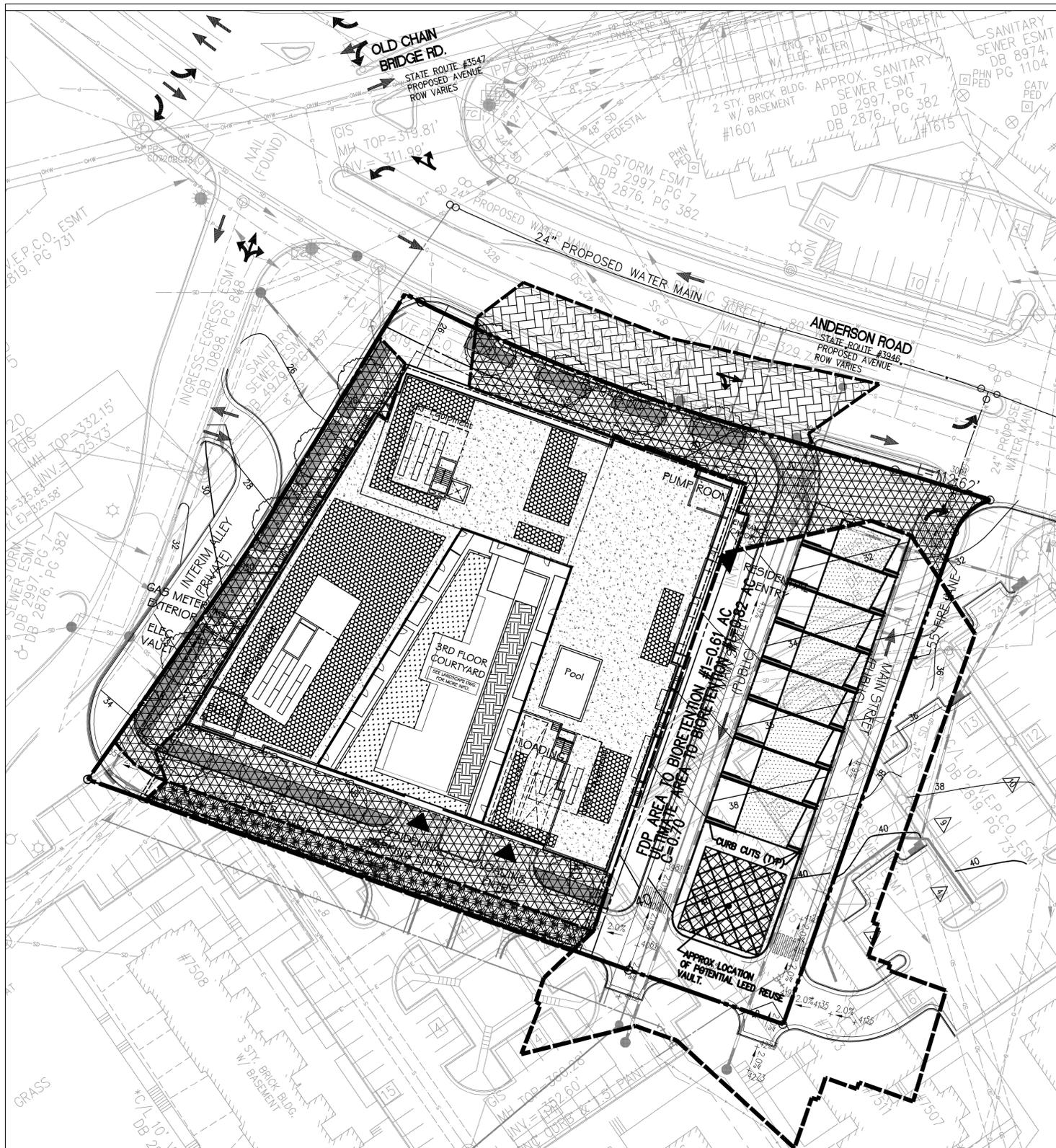
DARTFORD DRIVE
PROPOSED COLLECTOR STREET
WIDTH VARIES
TO BE DEDICATED (PUBLIC)



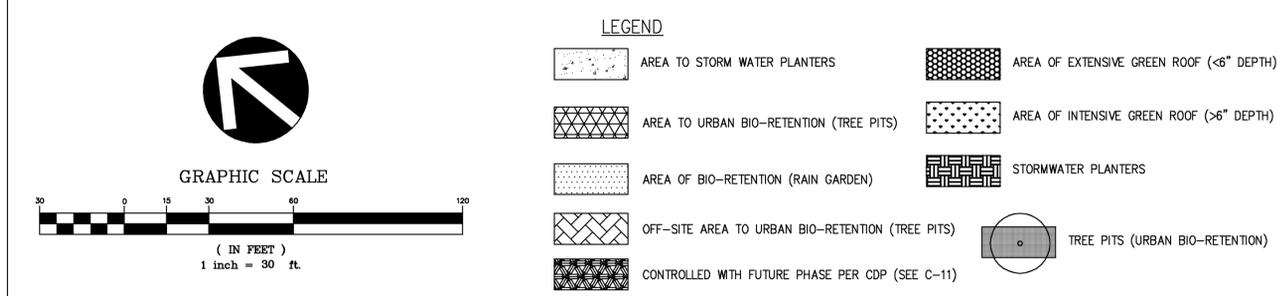
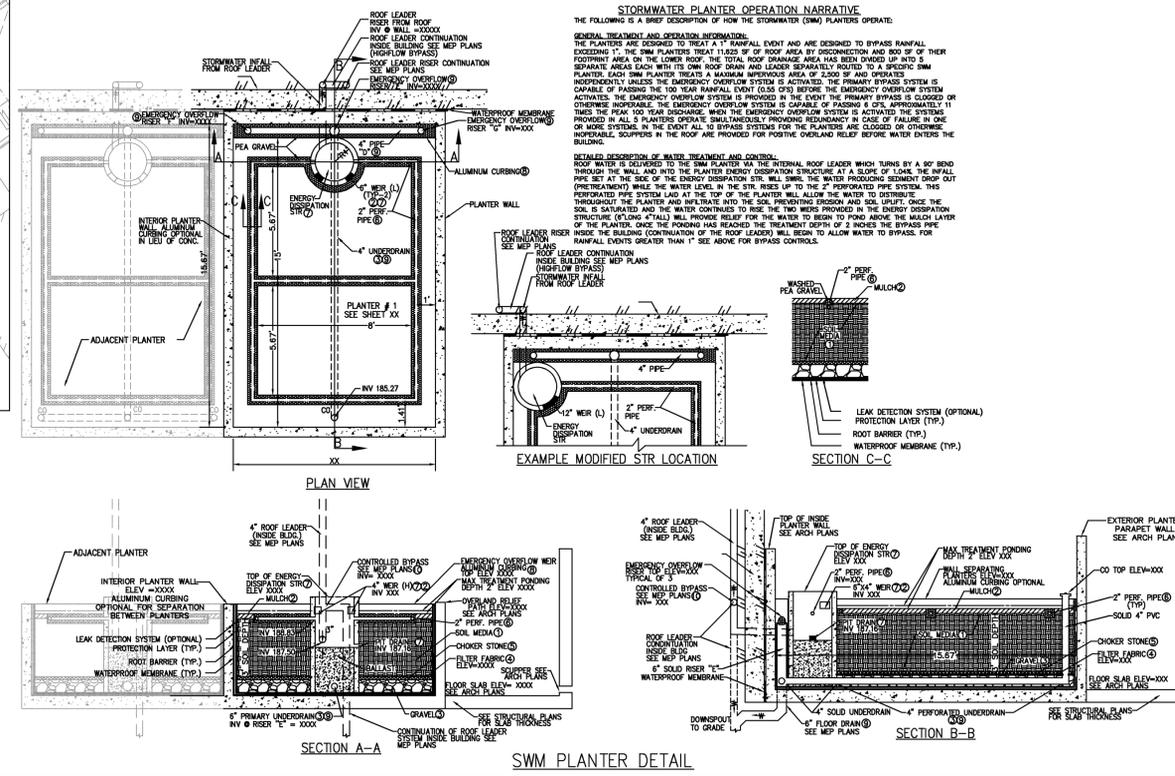
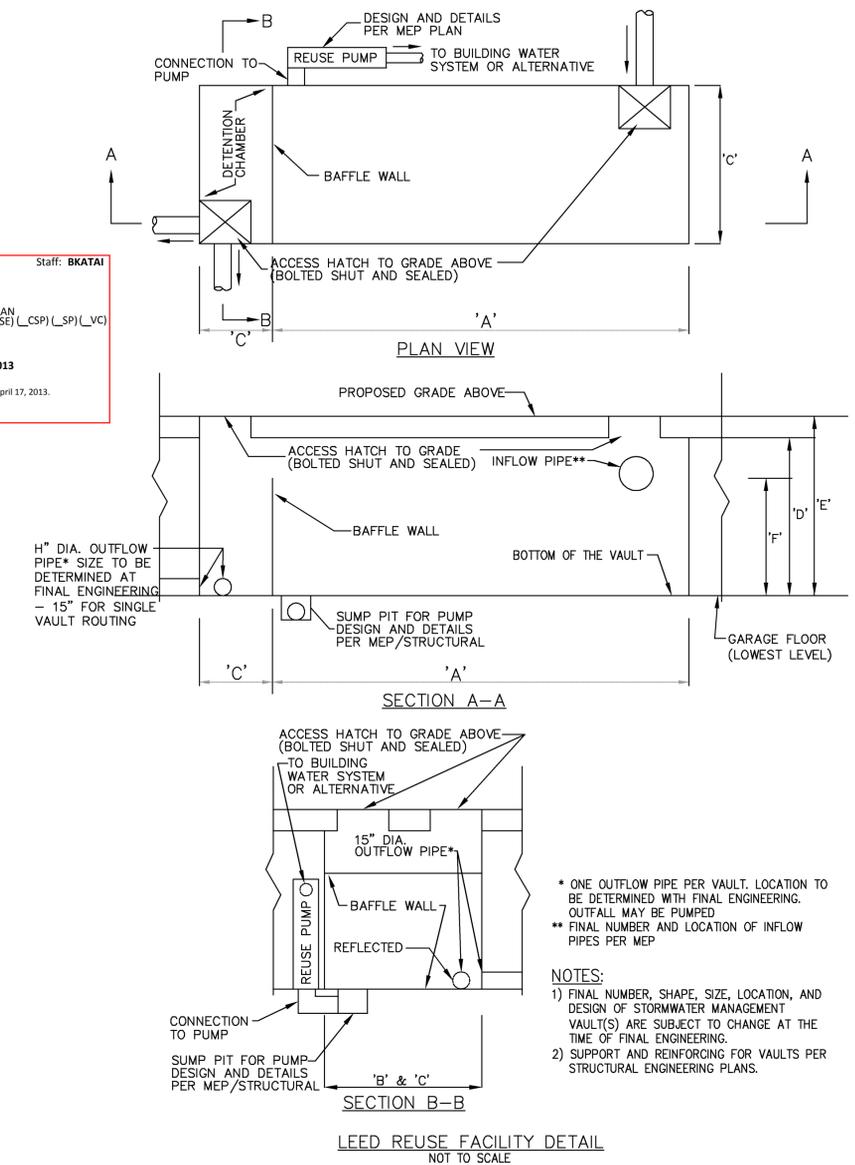
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FDP 2011-PR-017 Staff: BKATAI

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Application No: FDP 2011-PR-017
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 Sheet 13 of 41



PART I: LEED COMPUTATIONS

EXISTING CONDITIONS

WINTR-20 PRINTED PAGE FILE	BEGINNING OF INPUT DATA LIST						
TR20.INP							
WINTR-20: VERSION 1.10	0	0	0.05				
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EXISTING COND - COMMONS - FDP 'A'							
SUB-AREA:							
EXISTING OUTLET	.00317	87.	.1				
STREAM REACH:							
STORM ANALYSIS:							
2-YR	3.2	TYPE II	2				
STRUCTURE RATING:							
GLOBAL OUTPUT:							
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WINTR-20 PRINTED PAGE FILE							
END OF INPUT DATA LIST							
COMMONS - FDP BLDG 'A'							
EXISTING COND - COMMONS - FDP 'A'							
NAME OF PRINTED PAGE FILE:							
TR20.OUT							
STORM 2-YR							
AREA OR REACH IDENTIFIER	DRAINAGE AREA (SQ MI)	RAIN GAGE ID OR LOCATION	RUNOFF AMOUNT (IN)	PEAK FLOW ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
EXISTING	0.003		1.886	11.93	5.97	1884.01	

TOTAL RUNOFF VOLUME (EX. CONDITIONS)
2 YR: 2.03 AC x (1.886/12) x 43,560 = 13,897 CF RUNOFF

PROPOSED CONDITIONS

WINTR-20 PRINTED PAGE FILE	BEGINNING OF INPUT DATA LIST						
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WINTR-20: VERSION 1.10	0	0	0.05				
COMMONS - FDP BLDG 'A'							
PROP COND - COMMONS - FDP 'A'							
SUB-AREA:							
PROP OUTLET	.00317	97.	.1				
STREAM REACH:							
STORM ANALYSIS:							
2-YR	3.2	TYPE II	2				
STRUCTURE RATING:							
GLOBAL OUTPUT:							
2	0.05	YYYYN	YYYYNN				
WINTR-20 PRINTED PAGE FILE							
END OF INPUT DATA LIST							
COMMONS - FDP BLDG 'A'							
PROP COND - COMMONS - FDP 'A'							
NAME OF PRINTED PAGE FILE:							
TR20.OUT							
STORM 2-YR							
AREA OR REACH IDENTIFIER	DRAINAGE AREA (SQ MI)	RAIN GAGE ID OR LOCATION	RUNOFF AMOUNT (IN)	PEAK FLOW ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
PROP	0.003		2.819	11.92	8.10	2556.01	

TOTAL RUNOFF VOLUME (PR. CONDITIONS)
2 YR: 2.03 AC x (2.819/12) x 43,560 = 20,773 CF RUNOFF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT. PER THE 2-YR 24HR STORM RUNOFF COMPUTATIONS ABOVE THE REQUIRED VOLUME REDUCTION FOR THE POST DEVELOPMENT STORM IS AS FOLLOWS:

2 YR: 20773 CF - (0.75) * 13,897 CF = 10,351 CF (REQUIRED RUNOFF REDUCTION)

LEED PROVIDED RUNOFF REDUCTION VOLUME

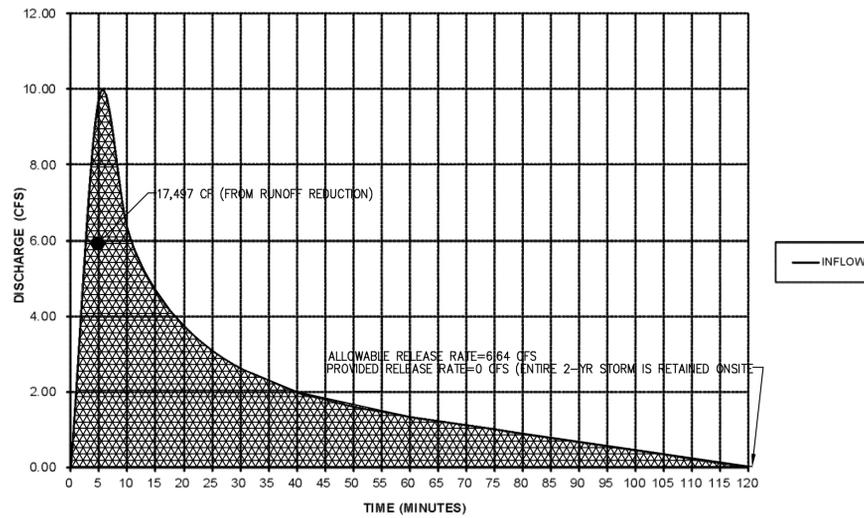
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-12, THE TOTAL STORAGE PROVIDED ON SITE IS 17,497 CFT. THIS VOLUME IS LARGER THAN THE RUNOFF REDUCTION REQUIRED PER LEED, THEREFORE THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED ALLOWABLE RELEASE RATE

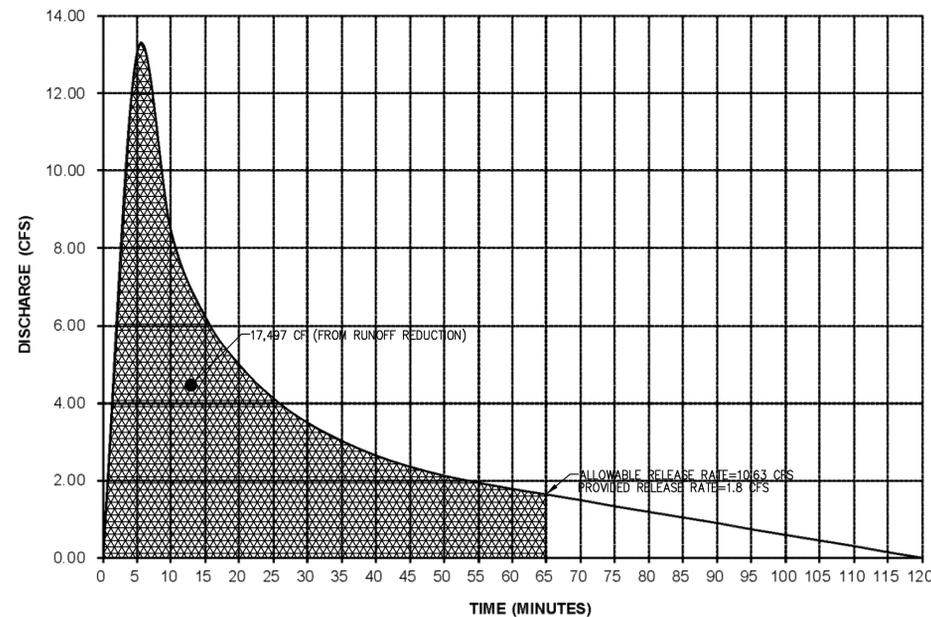
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE PART II ON THIS SHEET FOR ADDITIONAL INFORMATION.

PART II: PFM COMPLIANCE

2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



ALLOWABLE RELEASE RATE

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

SITE AREA= 1.51AC
i2 = 5.45 IN/HR, i10 = 7.27 IN/HR
c2= 0.60, c10= 0.72 (EXISTING)

Q2 = 2.03 X 5.45 X 0.60 = 6.64 CFS
Q10 = 2.03 X 7.27 X 0.72 = 10.63 CFS

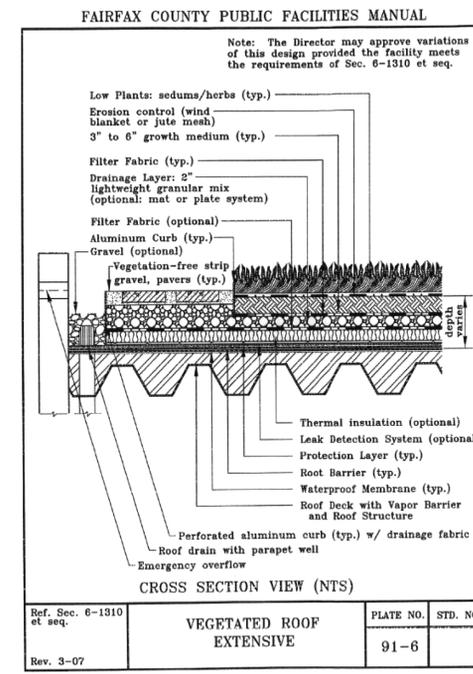
AS CAN BE SEEN THE RUNOFF REDUCTION PRACTICES ALLOW FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT OF 2-YR AND 10-YR PEAK RELEASE RATE HAS BEEN MET.

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP) (PRC) (LDP) (LCP) (LSE) (LSP) (LVC)
SEE PROFFERS DATED: May 20, 2013
SEE CONDITIONS DATED: April 17, 2013
Date of BOS Approval:
Date of PC Approval: (FDP/CSP) May 9, 2013
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Comments: subject to Development Conditions dated April 17, 2013.

PLANNING ZONING

Sheet 14 of 41



EXTENSIVE GREEN ROOF DETAIL



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FDP SUBMISSION 12.07.12
FDP SUBMISSION 02.15.13
FDP SUBMISSION 03.25.13

© 2010 WDG Project No: WA19035
FDP SWM/BMP
Plan &
Computations
Scale: N/A

C.13



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FDP SUBMISSION 03.25.13

WDG Project No: WA19035

FDP SWM/BMP
Plan &
Computations

Scale: N/A
C.14

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

Site Name: Commons of Mclean

Description: FDP - Building A

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type

Forest / Preserved Open Space -
Undisturbed, protected forest and open
Managed Turf (acres)

HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
				0.00
			0.18	0.18
			1.85	1.85
Total				2.03

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.18
Weighted Rv (turf)	0.25
% Managed Turf	9%
Impervious Cover (acres)	1.85
Rv (impervious)	0.95
% Impervious	91%
Total Site Area (acres)	2.03
Site Rv	0.89

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	7,369
Volume Not Converted to Runoff (cf)	826
1-inch Runoff Volume for entire site (cf)	6,543
Target Runoff Reduction Volume (cf)	6,543
Runoff Reduction Volume Achieved (cf)	6,336
Total Runoff Volume Retained (cf)	7,162
Total Area of Site Captured in a BMP (acres)	1.97

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	97%	AREA INCLUDES OFFSITE DRAINAGE AREAS
Rainfall Depth Retained Onsite (inch)	0.97	1.00" (CONTROLLED WITH FUTURE PHASE PER CDP)

Drainage Area B

Forest / Preserved Open Space -
Undisturbed, protected forest and open
Managed Turf (acres)

HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
				0.00
				0.00
				0.00
Total				0.00

Drainage Area C

Forest / Preserved Open Space -
Undisturbed, protected forest and open
Managed Turf (acres)

HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
				0.00
				0.00
				0.00
Total				0.00

Drainage Area D

Forest / Preserved Open Space -
Undisturbed, protected forest and open
Managed Turf (acres)

HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
				0.00
				0.00
				0.00
Total				0.00

Drainage Area E

Forest / Preserved Open Space -
Undisturbed, protected forest and open
Managed Turf (acres)

HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
				0.00
				0.00
				0.00
Total				0.00

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

Site Name: Commons of Mclean

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals	Rv (turf) 0.25	Rv (impervious) 0.95	Runoff from 1" Rainfall (cf) = 6,543
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00			
Managed Turf	0.00	0.00	0.00	0.18	0.18			
Impervious Cover	0.00	0.00	0.00	1.85	1.85			
D.A. Total (acres)					2.03			

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max. Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting				0				0	0			0	0	
Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max. Volume Received by Practice (cf)	Description of Credit	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice	
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Vegetated Roof	Highroofs Extensive and Plaza areas Intensive	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	1,971	1,345	0		
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cft of permeable pavement.	N/A	N/A	0	N/A		0	0		
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	0	1,646	N/A	7,357	1,646	0		
Bioretention - DCR Level 2 Design Spec (enhanced)	Rain-garden in Median	0.43	0.18	1,646	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0		
Bioretention - DCR Level 1 Design Spec (standard)				0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0			0	0		
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0			0	0		
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0			0	0		
Simple Disconnection to Conservation Area			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Disconnection to Bioretention			0.00	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0		
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Bio-Retention Tree pits, Offsite area, and Stormwater Planters	0.97	N/A	3,345	Subtract 100% of provided storage vol.	100%	0	3,345	N/A	8,169	3,345	0		
Totals:					1.79	0.18								
Total Drainage Area Treated (acres):					1.97									

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,336

See Site Data and Summary Tab for Site Results

TOTAL RUNOFF REDUCTION REQUIRED	7,369 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	7,162 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.97 IN	
SITE AREA	2.03	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
ANDERSON ROAD	0.11	0.95	379	691	1.00	379	0.05
N/A	0.00	0.95	0	0	0.00	0	0.00
N/A	0.00	0.95	0	0	0.00	0	0.00
TOTAL VOLUME						379	0.05

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED	
EXTENSIVE GREEN ROOF	0.20	0.95	690	1,306	1.89	616	0.08	
INTENSIVE GREEN ROOF	0.19	0.95	655	665	1.01	9	0.00	
INFILTRATION	0.00	0.00	0	0	0.00	0	0.00	
BIO-RETENTION (RAIN GARDEN)	0.61	0.74	1646	7357	3.20	3622	0.49	
BIORETENTION (TREES)	0.44	0.95	1517	6326	3.20	3338	0.45	
DISCONNECTION TO BIO-RETENTION	0.00	0.95	0	0	0.00	0	0.00	
STORMWATER PLANTERS	0.42	0.95	1448	1843	1.27	395	0.05	
*SHALL NOT EXCEED 3.2" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT						TOTAL EXCESS VOL	7980	1.08

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER
EXTENSIVE GREEN ROOF	0.09	TIER 1
INTENSIVE GREEN ROOF (VEGETATIVE AREAS)	0.02	
INFILTRATION	0.00	
BIO-RETENTION (RAIN GARDEN)	0.22	
BIORETENTION (TREES)	0.26	
RAINFALL NOT CONVERTED TO RUNOFF	0.11	
STORMWATER PLANTERS	0.20	TIER III 0.26 IN
INTENSIVE GREEN ROOF (NON-VEGETATIVE AREAS)	0.07	
DISCONNECTION TO BIO-RETENTION	0.00	
TOTAL	0.97 IN	

Tyson's Corner Tree Pit Sizing chart (CDP/FDP)

TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv	PROV'D (CFT)
ANDERSON RD	0.18	310	0.95	621	795	3	4	1	1	0.25	0.4	1312	
INTERIM ALLEY	0.11	190	0.95	379	1885	3	4	1	1	0.25	0.4	3110	
CENTER ALLEY	0.15	259	0.95	517	1154	3	4	1	1	0.25	0.4	1904	
TOTALS =	0.44	759		1517	3834							6326	

Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(REQ'D)=1"Rv*DA/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Green Roof Sizing chart (CDP/FDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv	PROV'D (CFT)
HIGH ROOFTOPS	EXTENSIVE	0.20	0.00	0.95	690	8707	6	0.30	1306	
PODIUM	INTENSIVE	0.05	0.14	0.95	655	2215	12	0.30	665	
Total		0.25	0.14		1344.92	10922			1971	

Note: Sizing based on DCR Spec# 5
Tv(REQ'D)=1"Rv*DA/12
Tv(PROV'D)=Surface Area*Soil Depth*Porosity/12

Tyson's Corner Tree Pit Sizing chart (OFFSITE)

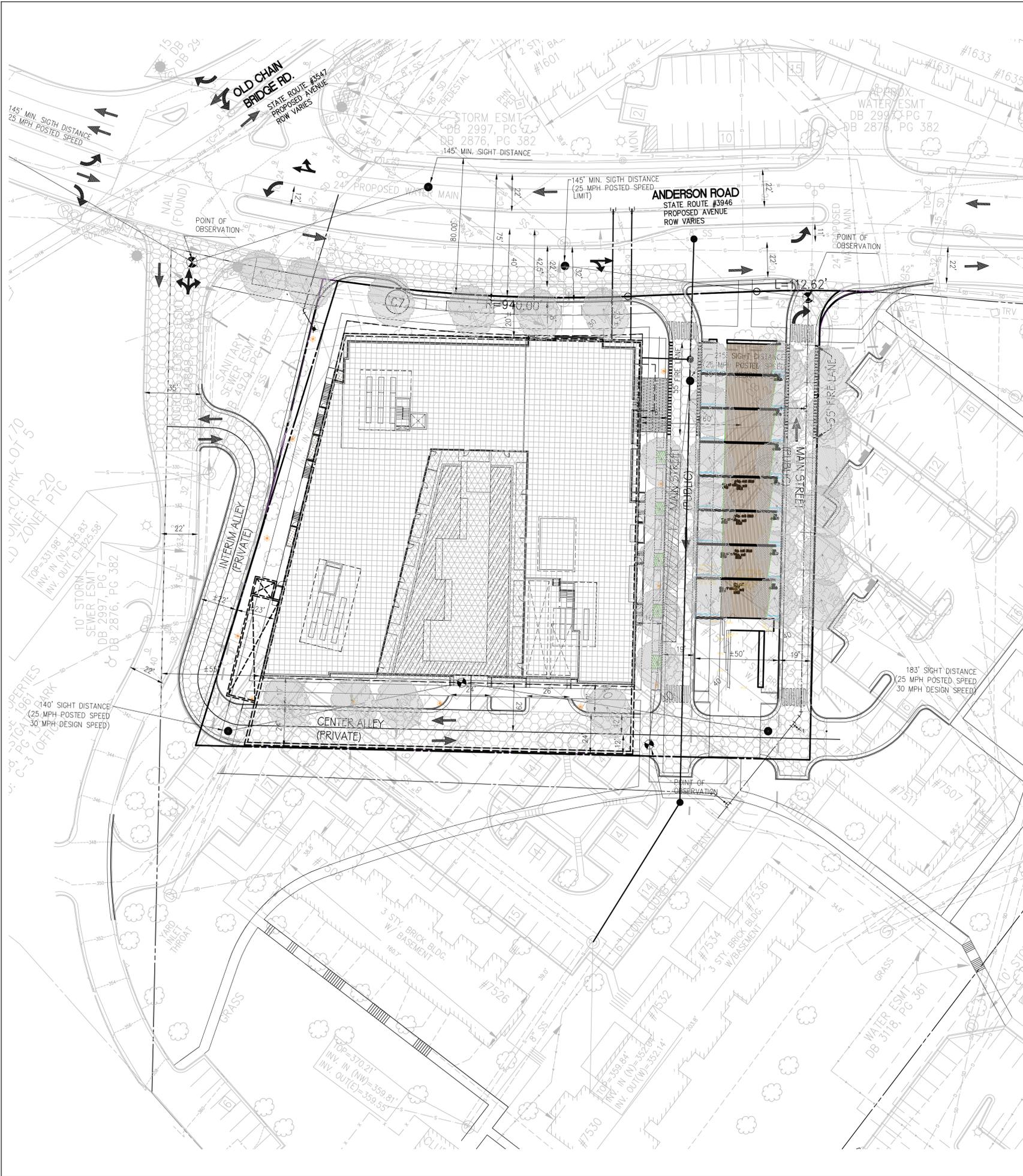
TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv	PROV'D (CFT)
ANDERSON RD	0.11	190	0.95	379	795	3	4	1	1	0.25	0.4	691	
TOTALS =	0.11	190		379	795							691	

Note: Tv Provided for off-site areas takes into account required Tv for onsite streetscape
Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
Tv(REQ'D)=1"Rv*DA/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Raingarden Sizing chart (CDP/FDP)

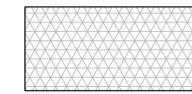
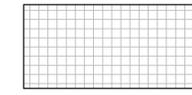
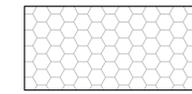
TREE PIT NUMBER	DA TO Garden (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv	PROV'D (CFT)
Rain Garden #1	0.61	1247	0.74	1646	4459	6	3	1	1	0.25	0.4	7357	
TOTALS =	0.61	1247		1646	4459							7357	

Note: Sizing based on DCR Spec# 9 - Level 2
SA(REQ'D)=1.25



FDP Building Data

BUILDING 1:	
2 - 15 STORY	1A MODIFIED TO IB PER TABLE 601 (EXCEPTION 403.2.1.1)
TYPE OF CONSTRUCTION	
NUMBER OF STORIES	15
BUILDING HEIGHT	± <160'
BUILDING FOOTPRINT	38,762 SF
BUILDING FULLY SPRINKLED PER NFPA 13	Yes
SPRINKLER TYPE	13
FIRE WALL RATING	2 HOUR
OCCUPANCY/USE GROUP	R-2 (APARTMENTS - PRIMARY USE GROUP) A-3 (AMENITIES/FITNESS) B (LEASING OFFICE) S-1 (RESIDENTIAL STORAGE) S-2 (PARKING GARAGE)

-  - DENOTES BUILDING HEIGHT 10 - 50 FT.
-  - DENOTES BUILDING HEIGHT GREATER THAN 76 FT.
-  - DENOTES FIRE/EMERGENCY VEHICLE ACCESSIBLE ROUTE

Application No: FDP 2011-PR-017 Staff: BKATAI

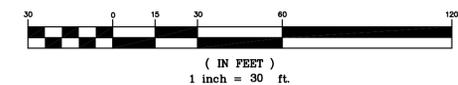
APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (L_FDP) (L_PR) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)

SEE PROFFERS DATED: May 20, 2013
SEE CONDITIONS DATED: April 17, 2013
Date of BOS Approval: May 9, 2013
Date of PC Approval: (FDP/CSP) May 9, 2013
Date of BZA Approval: (SP/VC)
Comments: Subject to Development Conditions dated April 17, 2013.

Sheet 18 of 41



NORTH
GRAPHIC SCALE



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FDP SUBMISSION 12.07.12
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FDP SUBMISSION 03.25.13

0000 WDG Project No: WA12035

Emergency
Access Plan

Scale: AS SHOWN

C-17



LANDSCAPE COMPUTATIONS FOR OVERALL SITE

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots for development except Anderson Road Park
Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots for development except Anderson Road Park
Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTCHC
Adjacent Zoning Districts: PHD-20, PDH-12, R1, C-3, C-6, PTC
Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step	Description	Totals
A1	Tree Preservation Target and Statement (See Table 12.3 on Sheet C-8)	
B. Tree Canopy Requirement		
B1	Gross Site Area	913,198
B2	Land Dedicated to park, road frontage	261,516
B3	Optional Deductions (SWM)	0
B4	Adjusted Gross Site Area	651,682
B5	Site Zoning PTC	
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	65,168
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-2

C. Tree Preservation

Step	Description	Totals
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12.020	31,853
C3	C2 X 1.25	39,816
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C8	C6 X 1.0	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	39,816

D. Tree Planting

Step	Description	Totals
D1	Area of Canopy met through tree planting (B7-C10)	83,850
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.15	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.15	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.15	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.15	0
D10	Area of canopy provided by native trees	0
D11	X 1.15	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.10	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	83,850
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided

E1	Total of Canopy Provided through tree preservation (C10)	39,816
E2	Total of canopy area provided through tree planting (D17)	83,850
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	123,666

* Note: Tree Cover Credit calculations are for the overall site canopy coverage calculations.



CONCEPTUAL PLANT SCHEDULE

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees							
AR		Acer rubrum	Red Maple	3-3 1/2" cal.	B&B	250	
PA		Platanus acerifolia 'Bloodgood'	London Planetree	3-3 1/2" cal.	B&B	250	
QA		Quercus alba	White Oak	3-3 1/2" cal.	B&B	250	
QB		Quercus bicolor	Swamp White Oak	3-3 1/2" cal.	B&B	250	
QN		Quercus nuttallii	Nuttall Oak	3-3 1/2" cal.	B&B	250	
QP		Quercus palustris	Pin Oak	3-3 1/2" cal.	B&B	250	
QPH		Quercus phellos	Willow Oak	3-3 1/2" cal.	B&B	250	
QR		Quercus rubra	Red Oak	3-3 1/2" cal.	B&B	250	
TA		Tilia americana 'Redmond'	Redmond American Linden	3-3 1/2" cal.	B&B	250	
ZS		Zelkova serrata	Japanese Zelkova	3-3 1/2" cal.	B&B	250	
265		CATEGORY IV DECIDUOUS TREES				250	66250
Category III - Deciduous Trees							
BN		Betula nigra 'Dura Heat'	Dura Heat River Birch	2-2 1/2" cal.	B&B	150	
GT		Gleditsia triacanthos inermis	Honeylocust	2-2 1/2" cal.	B&B	150	
KP		Koelerutera paniculata	Golden Rain Tree	2-2 1/2" cal.	B&B	150	
PY		Prunus yedoensis	Yoshino Cherry	2-2 1/2" cal.	B&B	150	
TC		Tilia cordata 'Greenspire'	Littleleaf Linden	2-2 1/2" cal.	B&B	150	
113		CATEGORY III DECIDUOUS TREES				150	0
Category II - Deciduous Trees							
AA		Amelanchier arborea	Downy Serviceberry	2" cal.	B&B	100	
AB		Amelanchier x grandiflora 'Autumn Brilliance'	A.B. Serviceberry	2" cal.	B&B	100	
CA		Carpinus caroliniana	Ironwood	2" cal.	B&B	100	
CC		Cercis canadensis	Eastern Redbud	2" cal.	B&B	100	
CV		Chionothus virginicus	Fringetree	2" cal.	B&B	100	
CF		Cornus florida	Flowering Dogwood	2" cal.	B&B	100	
CK		Cornus kousa	Kousa Dogwood	2" cal.	B&B	100	
LI		Lagerstomia 'Natchez'	Natchez Crape Myrtle	2" cal.	B&B	100	
MV		Magnolia virginiana	Sweet Bay Magnolia	2" cal.	B&B	100	
113		CATEGORY II DECIDUOUS TREES				100	11300
Category II - Evergreen Trees							
CT		Chamaecyparis thyoides	Atlantic White Cedar	8-10' ht.	B&B	100	
IO		Ilex opaca	American Holly	8-10' ht.	B&B	100	
63		CATEGORY II EVERGREEN TREES				100	6300
Category I Evergreen Trees							
IN		Ilex x 'Nellie Stevens'	Nellie Stevens Holly	6-7 ht.	B&B	75	
JV		Juniperus virginiana 'Princeton Sentry'	Eastern Red Cedar	6-7 ht.	B&B	75	0
TO		Thuja occidentalis 'Nigra'	Eastern Arborvitae	6-7 ht.	B&B	50	0
						100	0
		CATEGORY I EVERGREEN TREES				100	0
						Total Tree Cover Provided by Planting (SF) =	83,850

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.

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DPI) (L_CPI) (L_SF) (L_CSP) (L_SP) (L_VC)
SEE PROFFERS DATED: May 20, 2013
SEE CONDITIONS DATED: April 17, 2013
Date of BOS Approval:
Date of PC Approval: (FDP/CSP) May 9, 2013
Date of BZA Approval: (SP/VC)
Comments: Subject to Development Conditions dated April 17, 2013.

Sheet 21 of 41



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The Commons
TYSONS CORNER
FAIRFAX COUNTY,
VIRGINIA

Commons of McLean L/CAL LLC
c/o LCCOR Incorporated
6550 Rock Springs Dr, Suite #280
Bethesda, MD 20817

FDP SUBMISSION 12.07.12
FDP SUBMISSION 02.15.13
FDP SUBMISSION 03.25.13

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OVERALL LANDSCAPE PLAN

Scale: 1" = 50'-0"

L-2

THE COMMONS - INTERIM PLANT SCHEDULE - OFF-SITE IMPROVEMENTS

KEY	BOTANICAL NAME	COMMON NAME	Qty.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SQ. FT.	TREE CANOPY SUB-TOTAL SQ. FT.	REMARKS
Category IV Canopy Trees								
AR	Acer rubrum	Red Maple	5	3" cal.	B&B	250	1,250	Single, straight trunk. Limbed up to 6'; symmetrical
PAB	Platanus acerifolia	London Planetree	1	3" cal.	B&B	250	250	Single, straight trunk. Limbed up to 6'; symmetrical
QPH	Quercus phellos	Willow Oak	2	3" cal.	B&B	250	500	Single, straight trunk. Limbed up to 6'; symmetrical
UP	Ulmus parvifolia	Lacebark Elm	9	3" cal.	B&B	250	2,250	Single, Straight Trunk Heavy, Full Crowns, Specimens
TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING							4,250	

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. See list for trees at Building 1

LANDSCAPE COMPUTATIONS B1 SITE

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

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

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target and Statement	
A1 See Table 12.3 on Sheet C-8	

B. Tree Canopy Requirement

	Gross Site Area	123,531
B1	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	123,531
B5	Site Zoning PTC	
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	12,353
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation

	Tree Preservation Target	0
C1	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

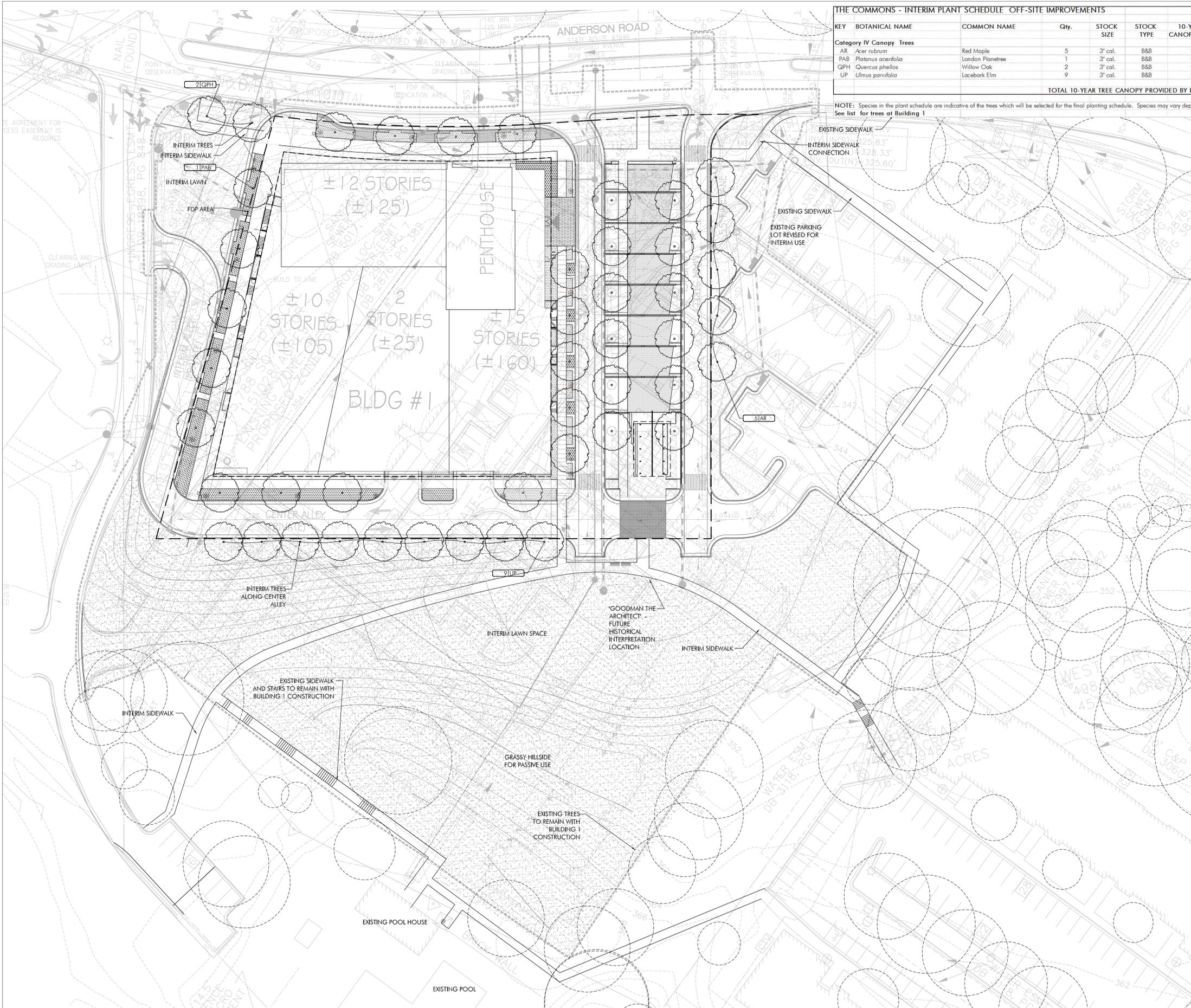
D. Tree Planting

	Area of Canopy met through tree planting (B7-C10)	4,250
D2	Area of canopy Planted for air quality benefits	0
D3	D3 X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	D4 X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	D6 X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	D8 X 1.5	0
D10	Area of canopy provided by native trees	0
D11	D10 X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	D12 X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	D14 X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	4,250
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided

E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	4,250
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	4,250

* Note: Tree Cover Credit calculations for B1 are part of overall site canopy coverage calculations. Refer to overall for CDP for total canopy outside of FDP Area.



Application No: FDP 2011-PR-017 Staff: BKATAI
APPROVED DEVELOPMENT PLAN
(L_GDP) (L_CDP) (L_FDP) (L_PRG) (L_CPI) (L_CPI) (L_CSP) (L_SP) (L_VC)
SEE PROFFERS DATED: May 20, 2013
SEE CONDITIONS DATED: April 17, 2013
Date of BOS Approval: May 9, 2013
Date of PC Approval: (FDP/CSP) May 9, 2013
Date of BZA Approval: (SP/VC)
Comments: Subject to Development Conditions dated April 17, 2013.
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PRODUCT: ARC MINI SPANNER ARM SERIES
 FINISH: SILVER
 MANUFACTURER: SELUX

1 TYSON'S EAST-STREET LIGHT

N.T.S.



PRODUCT: STEELITES LITTER RECEPTACLE SDC-36
 RECYCLING RECEPTACLE RSDC-36
 FINISH: SILVER POWDER COAT
 MANUFACTURER: VICTOR STANLEY

2 TYSON'S EAST-TRASH RECEPTACLE

N.T.S.



PRODUCT: PARK VUE BENCH
 FINISH: SILVER POWDER COAT
 MANUFACTURER: LANDSCAPE FORMS

3 TYSON'S EAST-TRASH RECEPTACLE

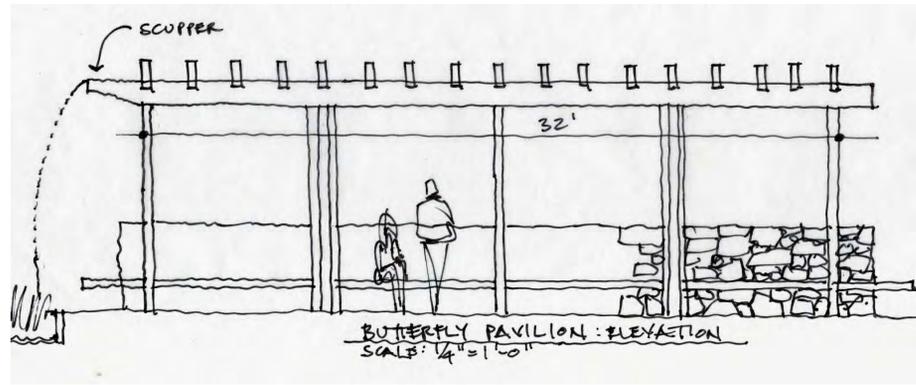
N.T.S.



PRODUCT: RING BICYCLE RACK
 FINISH: STAINLESS STEEL
 MANUFACTURER: LANDSCAPE FORMS

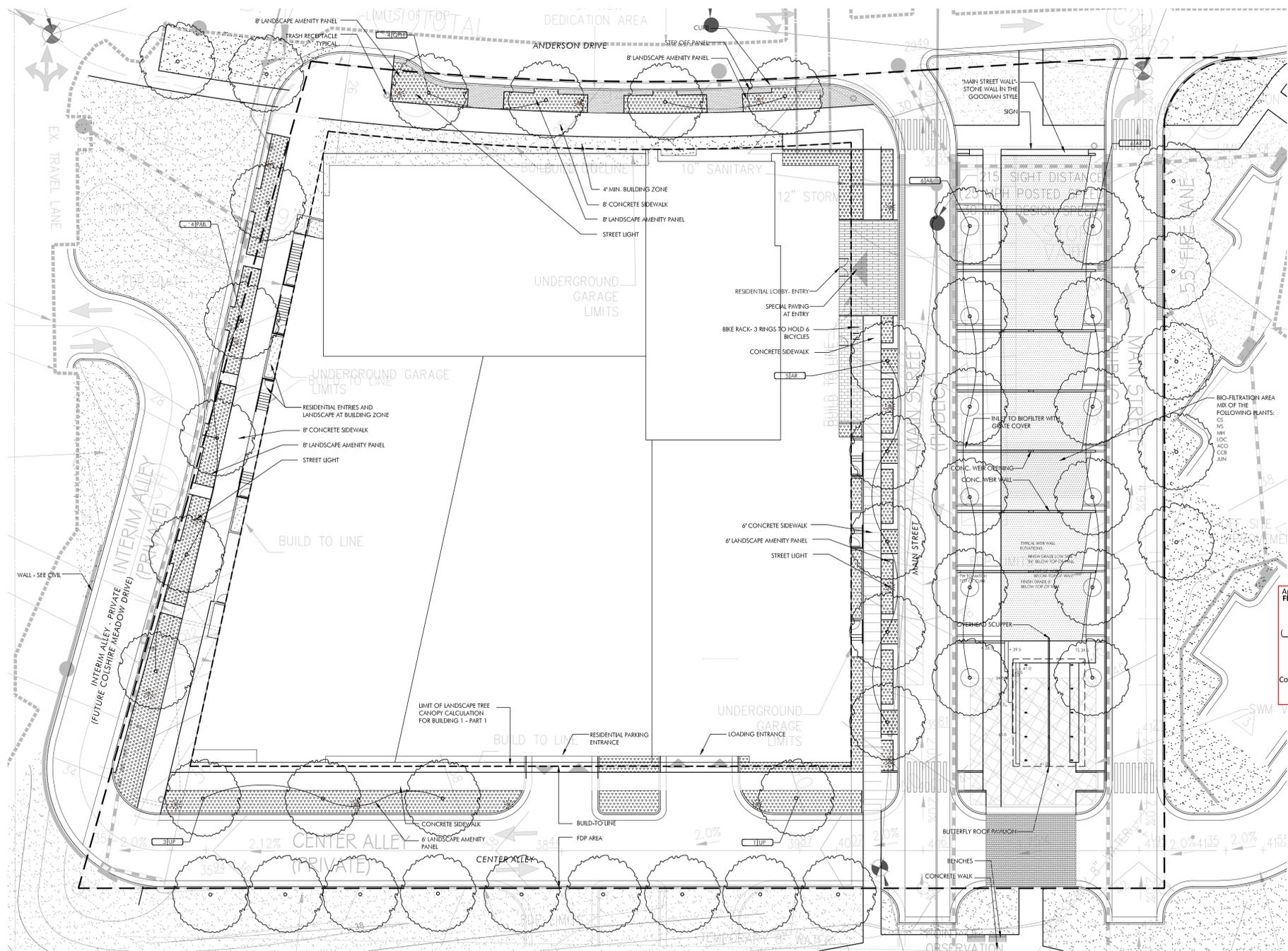
4 TYSON'S EAST-BIKE RACK

N.T.S.



5 BUTTERFLY PAVILION

N.T.S.



5 LANDSCAPE PLAN

1"=10'



FINAL PAVING MATERIAL SELECTION WILL BE DETERMINED AT SITE PLAN SUBMISSION

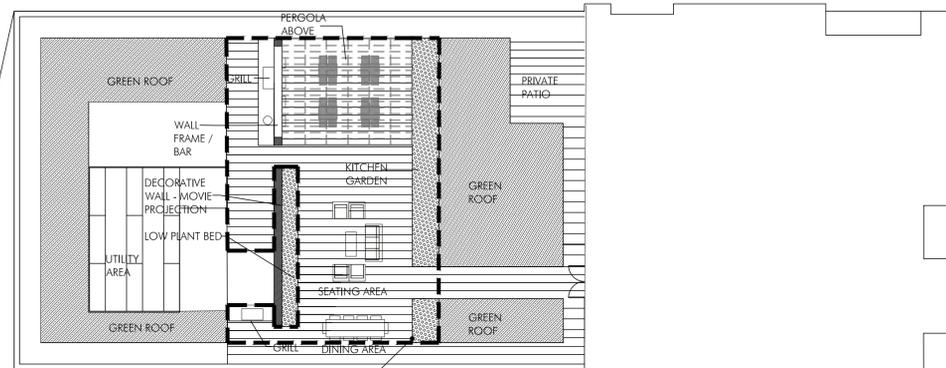
Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
 (L_GDP)(L_CDP)(L_FDP)(L_PRC)(L_DP)(L_CP)(L_SE)(L_CSP)(L_SP)(L_VC)
 SEE PROFFERS DATED: May 20, 2013
 SEE CONDITIONS DATED: April 17, 2013
 Date of BOS Approval:
 Date of PC Approval: (FDP/CSP) May 9, 2013
 Date of BZA Approval: (SP/VG)
 Comments: subject to development conditions dated April 17, 2013.

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LANDSCAPE NOTES:

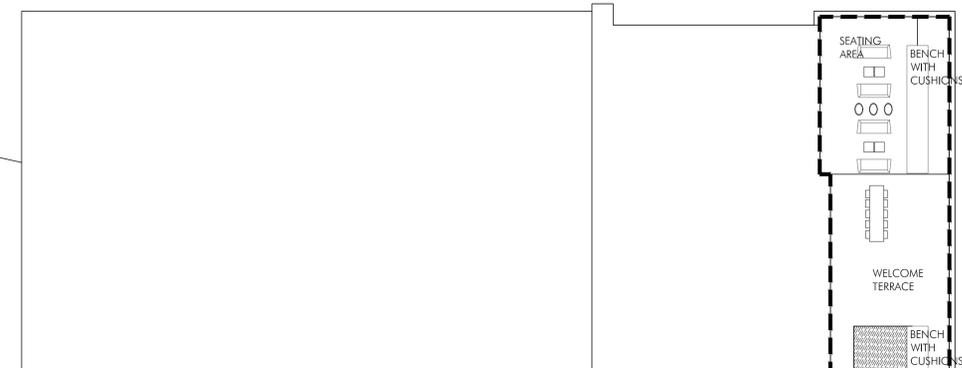
1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.



PRIVATE ROOF DECK
2,100 sf.

1 LANDSCAPE PLAN - LEVEL 13

1/16" = 1'-0"



PRIVATE ROOF DECK
7,400 sf.

2 LANDSCAPE PLAN - LEVEL 15

1/16" = 1'-0"

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
 SEE PROFFERS DATED: **May 20, 2013**
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 Date of PC Approval: (FDP/CSP) **May 9, 2013**
 Date of BZA Approval: (SP/VC)
 Comments: Subject to Development Conditions Dated April 17, 2013.

Sheet 25 of 41



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 c/o LCOR Incorporated
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Land/Zoning Attorney
 Walsh Colucci Lubeley Emrich & Walsh PC
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 13th Floor
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 tel 703.598.4700
 fax 703.525.3197
 e-mail ebaker@walshlaw.com

The Commons
 TYSONS CORNER
 FAIRFAX COUNTY,
 VIRGINIA

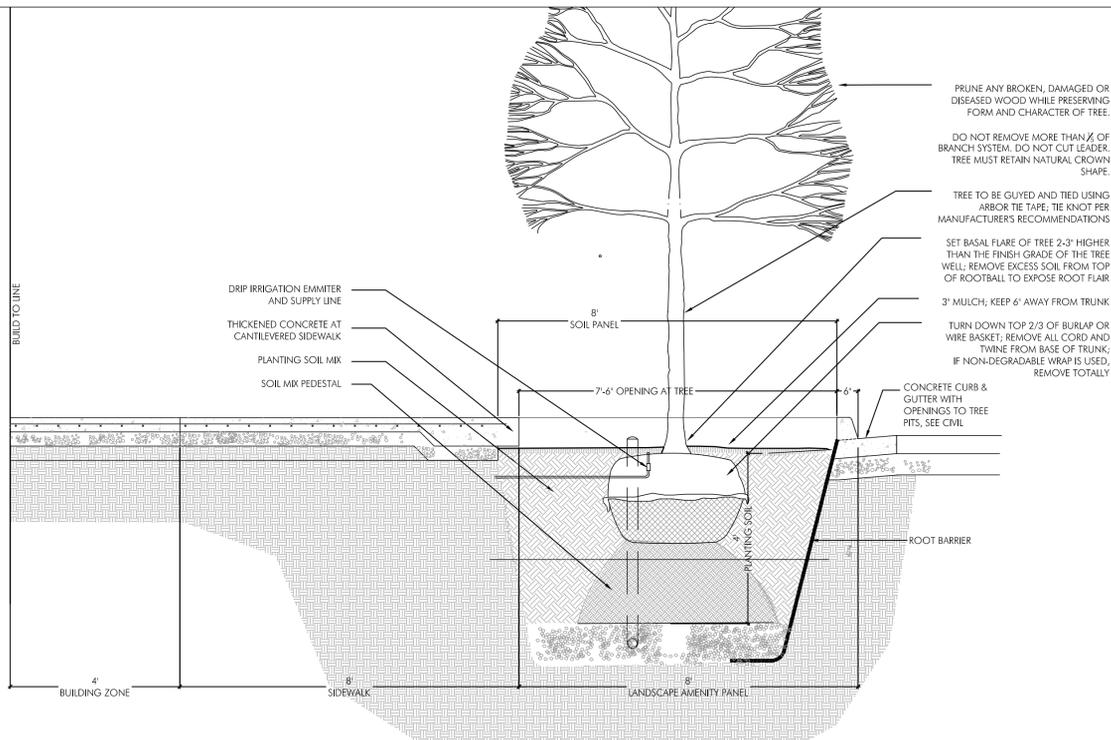
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 c/o LCOR Incorporated
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 Bethesda, MD 20817

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 FDP SUBMISSION 02.15.13
 FDP SUBMISSION 03.25.13

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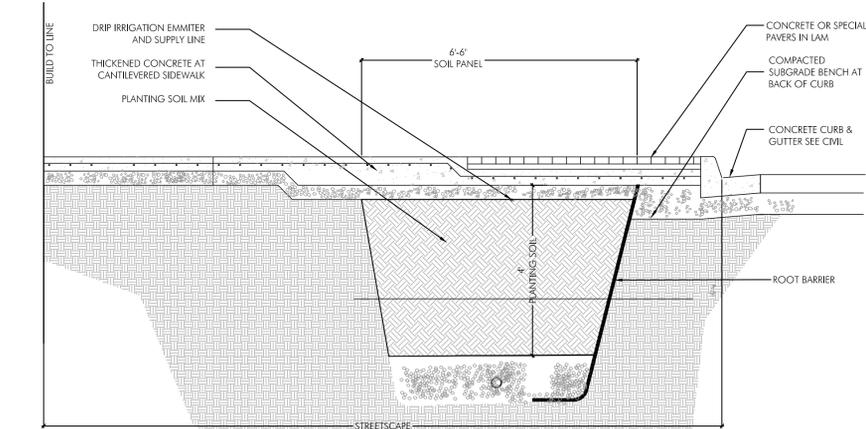
LANDSCAPE
 PLAN- LEVEL 13
 AND LEVEL 15
 Scale: 1/16" = 1'-0"

L-6



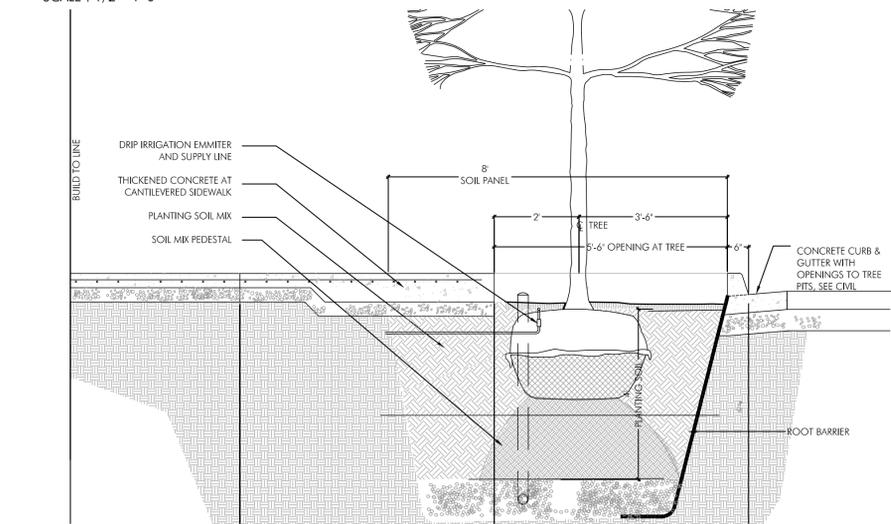
01 TREE PLANTING DETAIL - 8' AMENITY PLAN

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



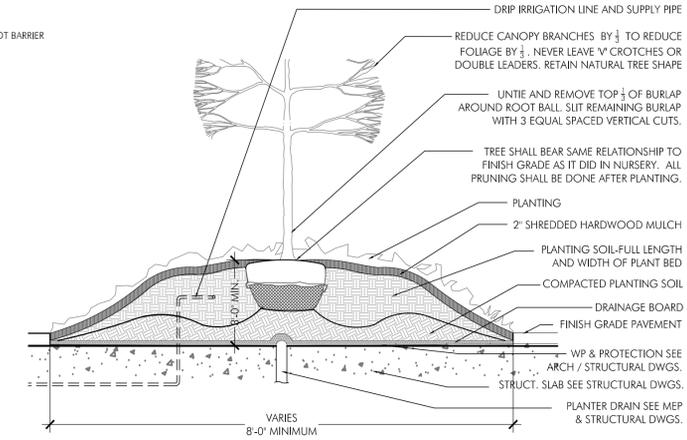
02 TREE PLANTING DETAIL - TREE SOIL BRIDGE

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



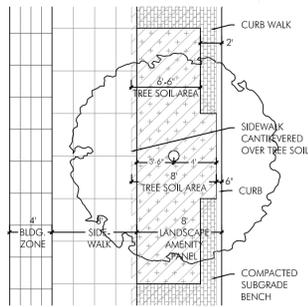
03 TREE PLANTING DETAIL - 6' AMENITY PANEL

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



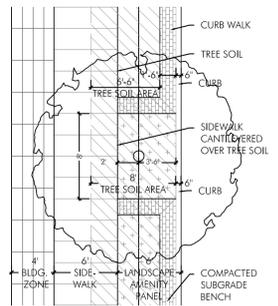
05 TREE PLANTING ON STRUCTURE DETAIL

SCALE : 3/8"=1'-0"



06 PLAN VIEW - 8' AMENITY PANEL

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



07 PLAN VIEW - 6' AMENITY PANEL

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

THE COMMONS, BUILDING 1 - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	Qty.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SQ. FT.	TREE CANOPY SUB-TOTAL SQ. FT.	REMARKS	
Category IV Canopy Trees									
AK	<i>Acer rubrum</i>	Red Maple	17	3" cal.	B&B	250	4,250	Single, straight trunk. Limbed up to 6'; symmetrical	
LS	<i>Liquidambar styraciflua 'Happy Daze'</i>	Sweetgum	2	3" cal.	B&B	250	500	Single, straight trunk Heavy, Full Crowns, Specimens	
PAB	<i>Platanus acerifolia</i>	London Planetree	4	3" cal.	B&B	250	1,000	Single, straight trunk. Limbed up to 6'; symmetrical	
QPH	<i>Quercus phellos</i>	Willow Oak	4	3" cal.	B&B	250	1,000	Single, straight trunk. Limbed up to 6'; symmetrical	
UP	<i>Ulmus parvifolia</i>	Lacebark Elm	4	3" cal.	B&B	250	1,000	Single, Straight trunk Heavy, Full Crowns, Specimens	
Category II Canopy Trees									
AG	<i>Acer ginnala</i>	Amur Maple	4	2" cal.	B&B	100	400	Single, Straight trunk Heavy, Full Crowns, Specimens	
AM	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Serviceberry	3	2" cal.	B&B	100	300	multistem - 3 stems minimum; full branching	
MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	4	2" cal.	B&B	100	400	multistem - 3 stems minimum; full branching	
TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING							8,850		
Bioinfiltration Plants - Main Street Park and LID Tree Pits									
Shrubs									
CS	<i>Cornus sericea 'Kelsyi'</i>	Kelsyi Red Twig Dogwood		12-18" ht.	Cont.				
IVS	<i>Ilex verticillata 'Red Sprite'</i>	Winterberry (female and male)		36-48" ht.	Cont.				
MH	<i>Mahonia repens</i>	Spreading Grape Holly		12-18" ht.	Cont.				
Perennials									
LOC	<i>Labelia cardinalis</i>	Cardinal Flower	2 gal.		Cont.				
Grosses									
ACO	<i>Acorus gramineus 'Oborazuki'</i>	Grassy Leaved Sweet Flag	2 gal.		Cont.				
CBC	<i>Carex coryophylla 'The Beatles'</i>	The Beatles Vernal Sedge	1 gal.		Cont.				
JUN	<i>Juncus effusus</i>	Soft Rush	2 gal.		Cont.				

[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.]

Application No: FDP 2011-PR-017 Staff: BKATAI

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

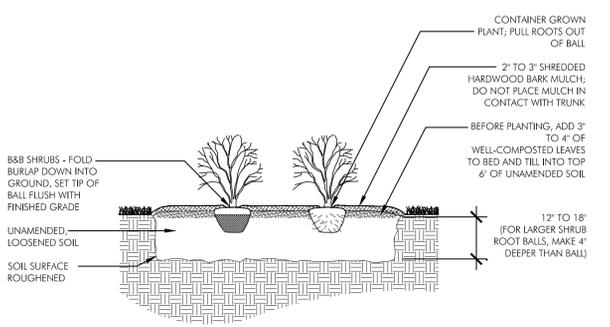
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Comments: Subject to Development Conditions dated April 17, 2013.

Sheet 26 of 41

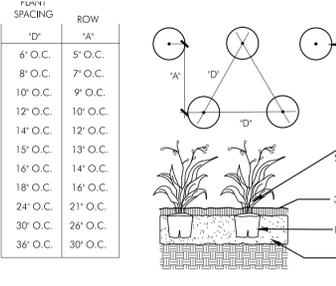
LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



08 SHRUB PLANTING DETAIL

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



09 GROUND COVER PLANTING DETAIL

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

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
 Interior Parking Lot Landscaping Not Required

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots
 Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

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

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet	Totals
Step	
A. Tree Preservation Target and Statement	
A1 [See Table 12.3 on Sheet C-8]	

B. Tree Canopy Requirement		
B1	Gross Site Area	88,633
B2	Land Dedicated to park, road frontage	0
B3	Optional Dedications (SWM)	0
B4	Adjusted Gross Site Area	88,633
B5	Site Zoning PTC	
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	8,863
B8	Modification of 10-year tree canopy cover requested	Yes
B9	Plan sheet where modification is requested	C-3

C. Tree Preservation		
C1	Tree Preservation Target	0
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 X 1.0	0
C10	Total of C3, C5, C7 and C9	0

D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	8,850
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	8,850
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (C10)	0
E2	Total of canopy area provided through tree planting (D17)	8,850
E3	Total of canopy area provided through offsite mechanism (D19)	0
E4	Total of 10-year Tree Canopy Provided	8,850

* Note: Tree Cover Credit calculations for B1 are part of overall site canopy coverage calculations.



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PLANTING DETAILS
 Scale:

Application No: FDP 2011-PR-017 Staff: BKATAI
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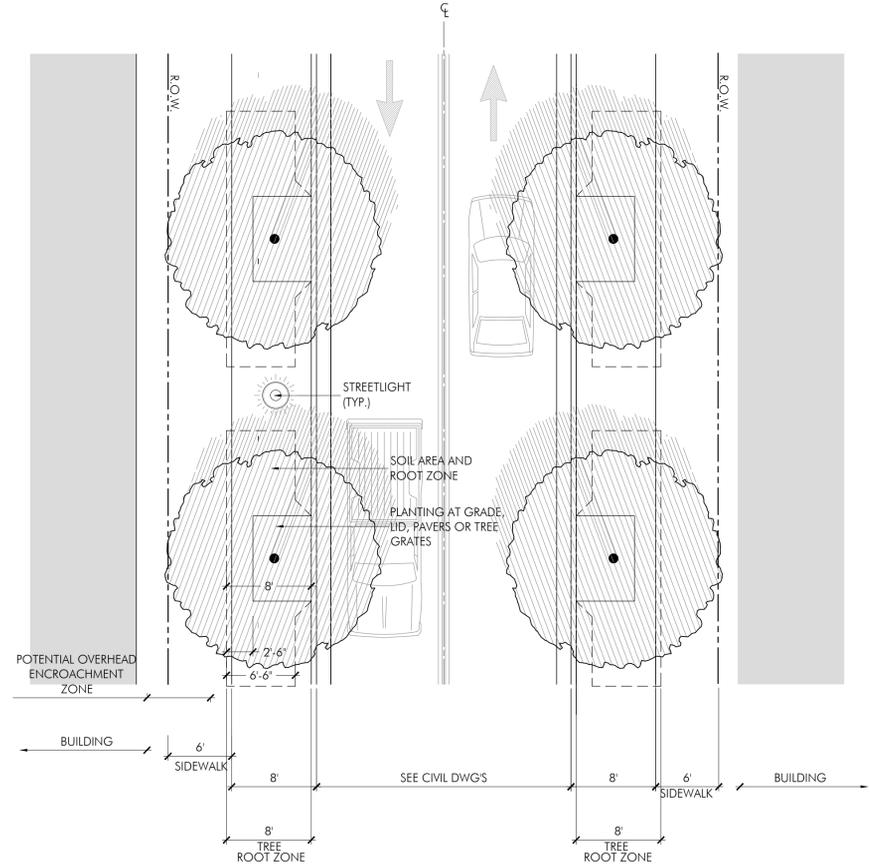
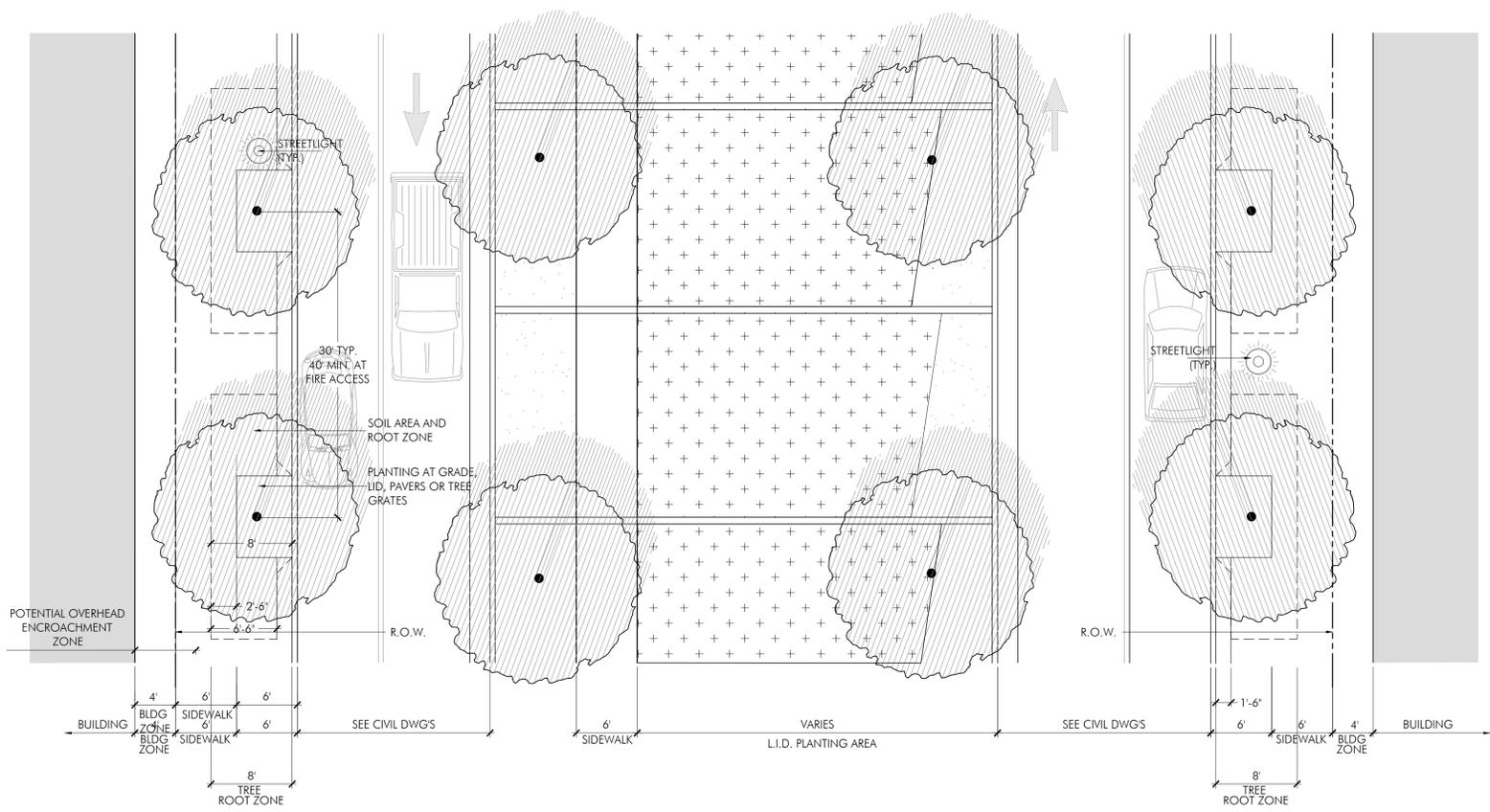
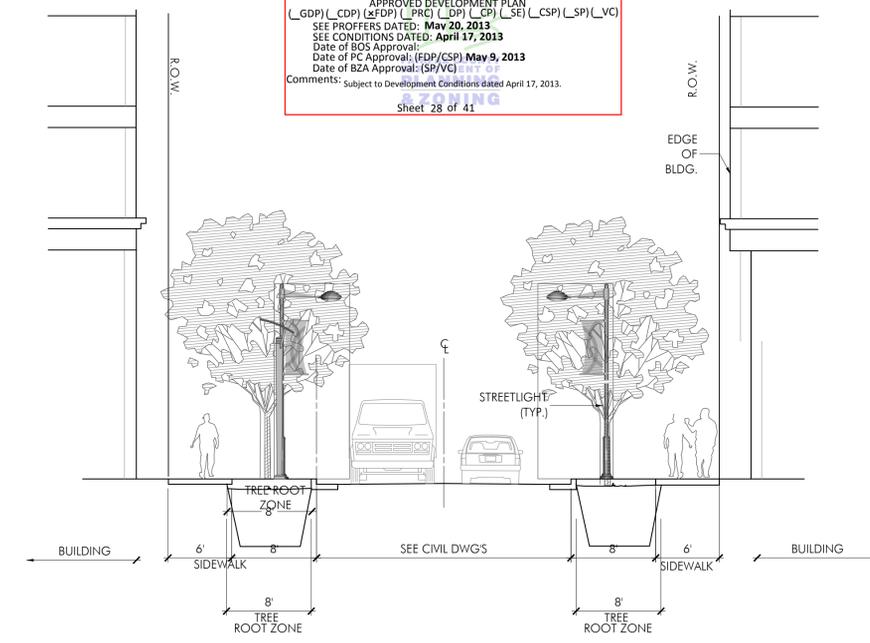
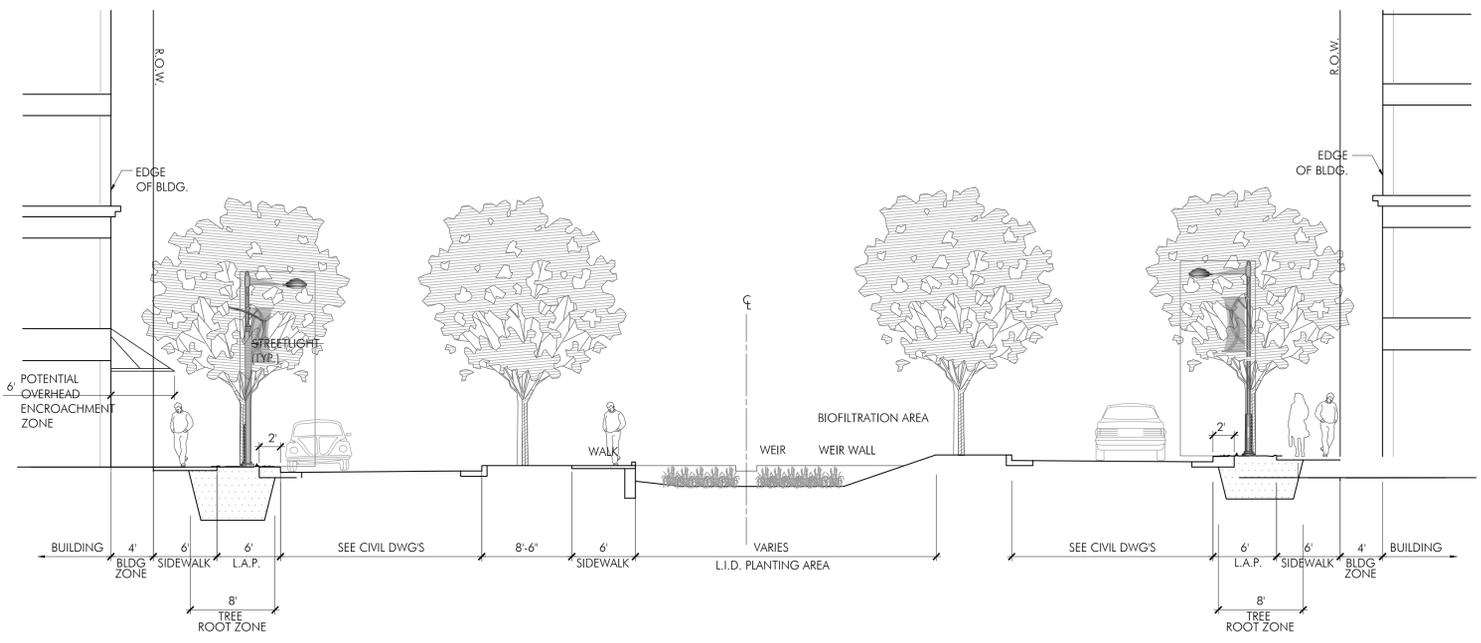
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ROADWAY SECTIONS

Scale: N.T.S.

L-9



1 'MAIN STREET' SECTION
 1/8" = 1'-0"

2 'CENTER ALLEY' SECTION
 1/8" = 1'-0"

Application No: FDP 2011-PR-017 Staff: BKATAI
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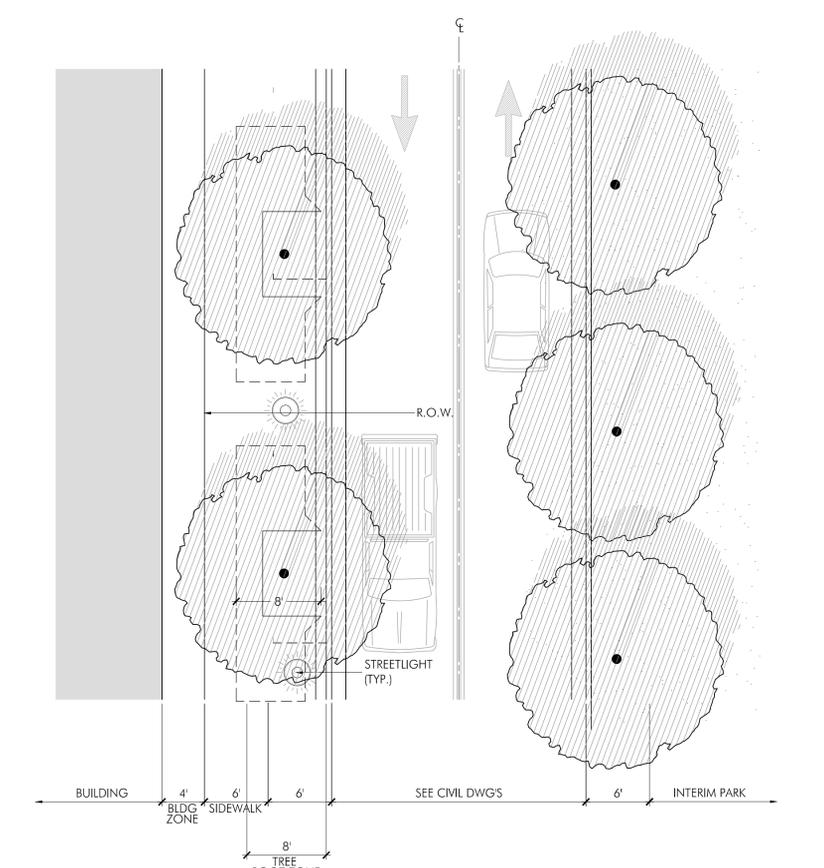
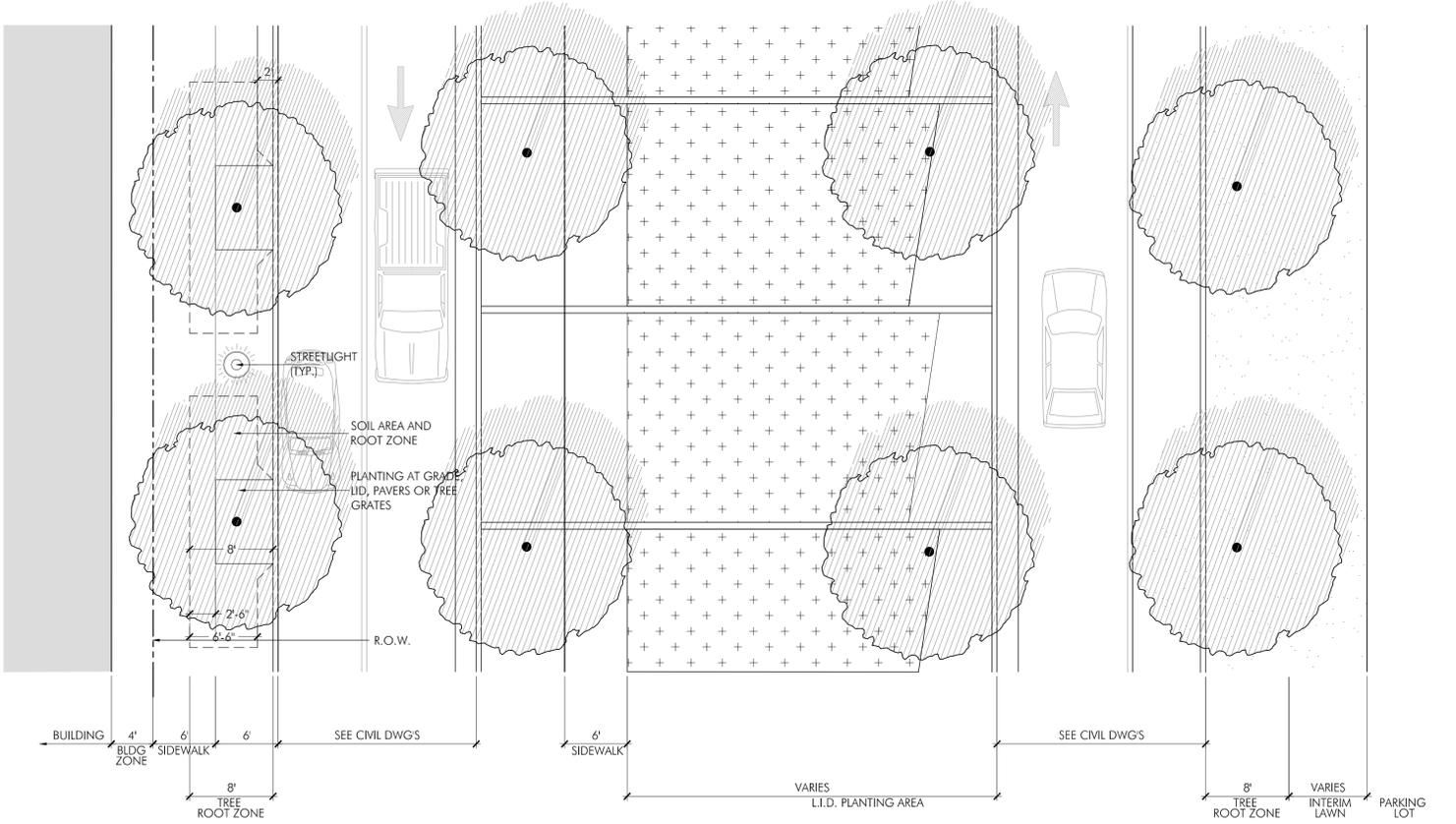
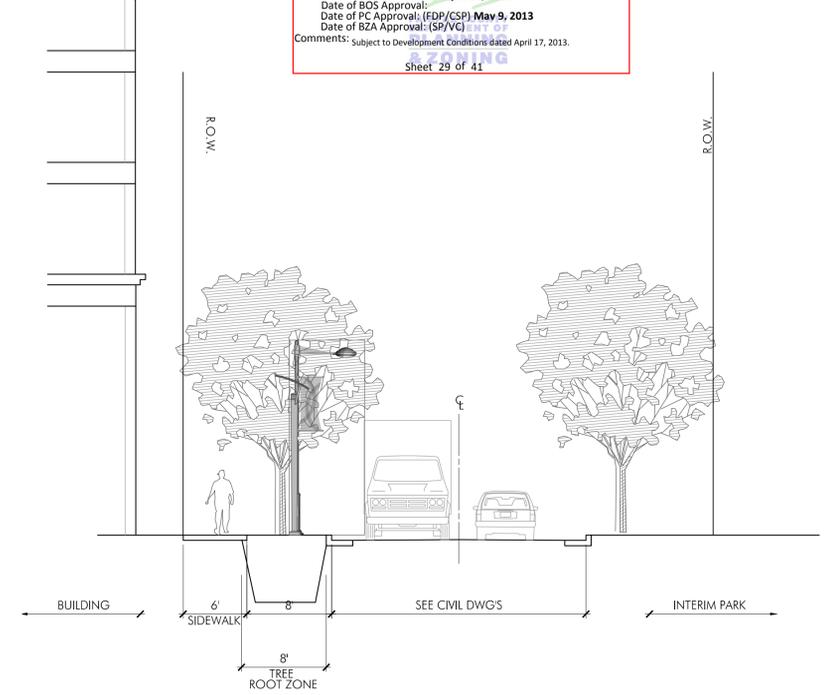
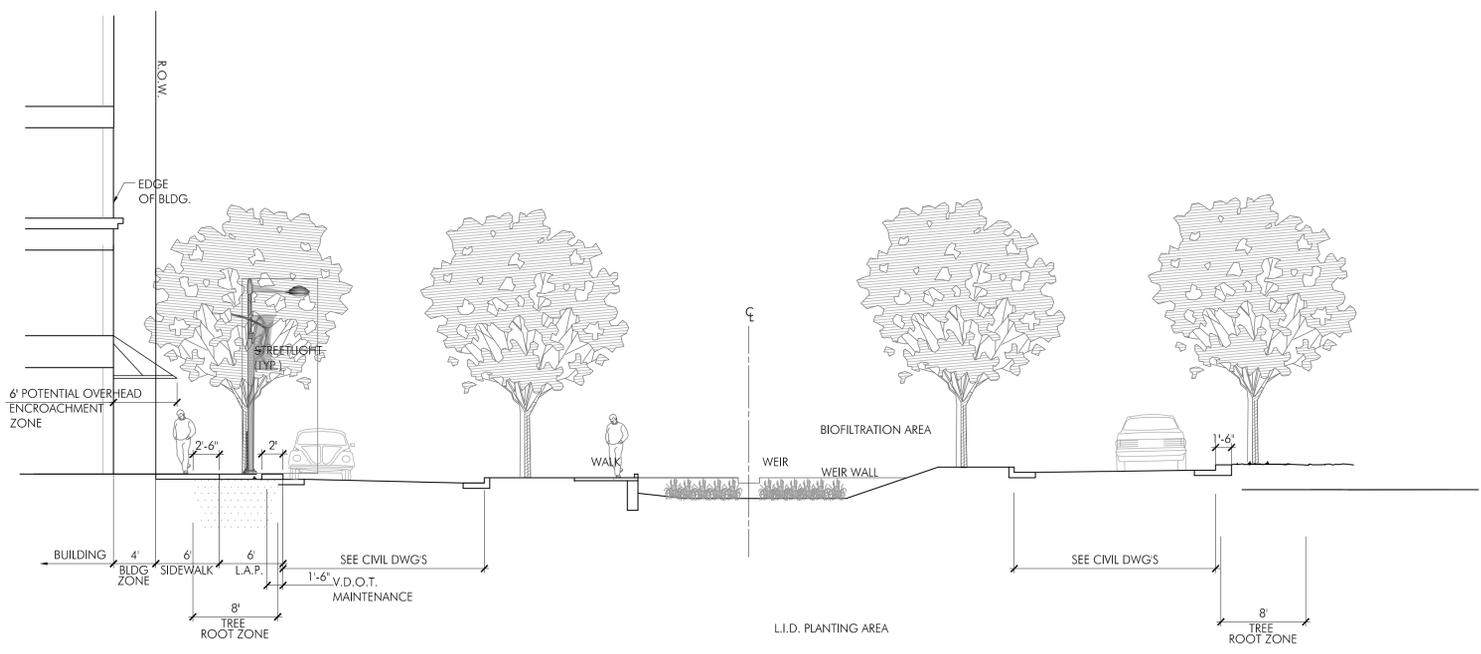
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ROADWAY SECTIONS

Scale: N.T.S.

L-10



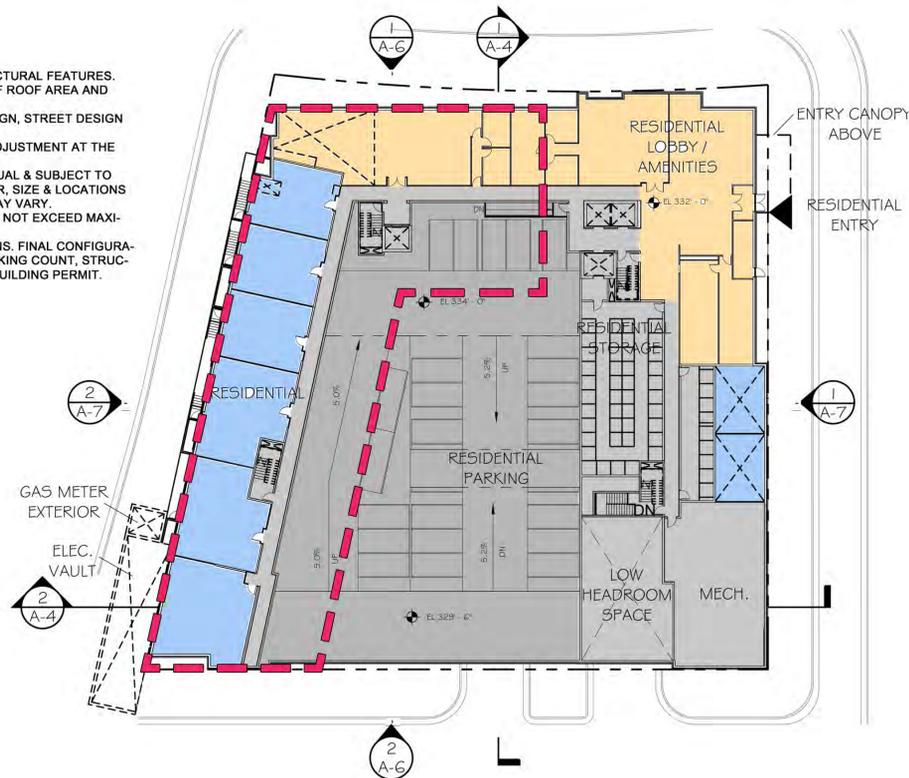
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 1/8" = 1'-0"

2 'CENTER ALLEY' - INTERIM SECTION
 1/8" = 1'-0"

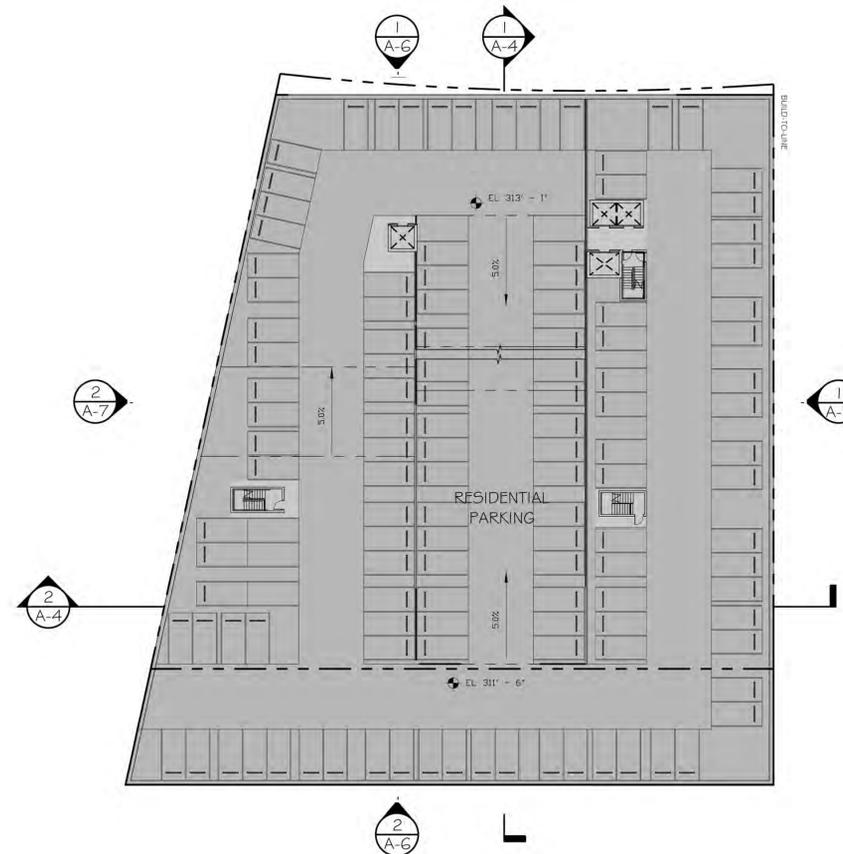
NOTES:

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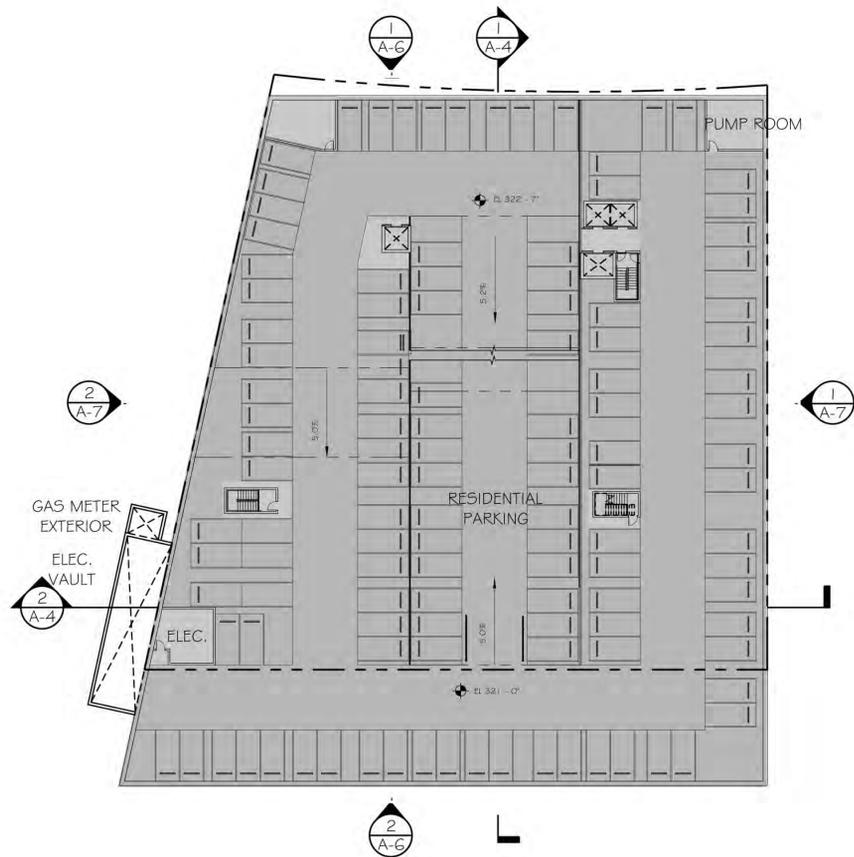
--- POTENTIAL RETAIL LOCATION



4 LEVEL 1
Scale: 1" = 30'-0"



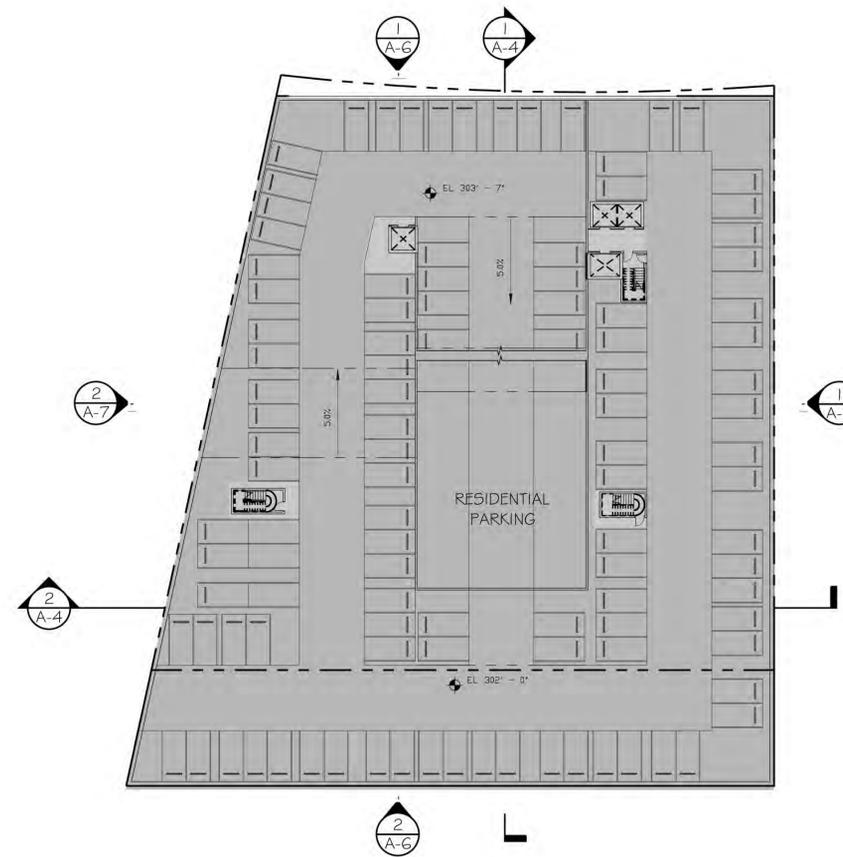
2 LEVEL B2
Scale: 1" = 30'-0"



3 LEVEL B1
Scale: 1" = 30'-0"

Application No: FDP 2011-PR-017 Staff: BKATAI
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1 LEVEL B3
Scale: 1" = 30'-0"



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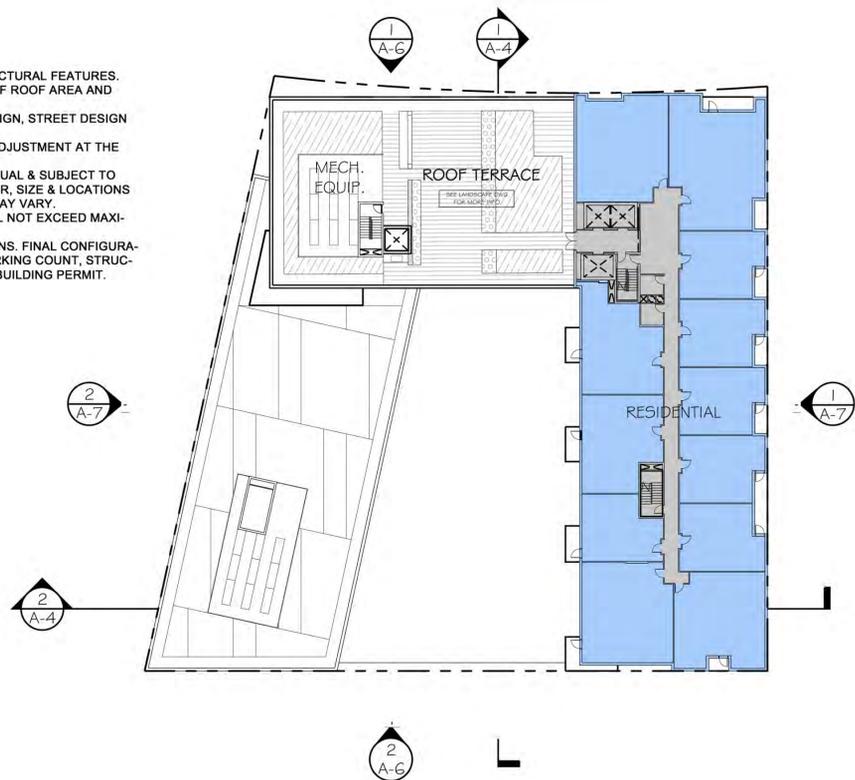
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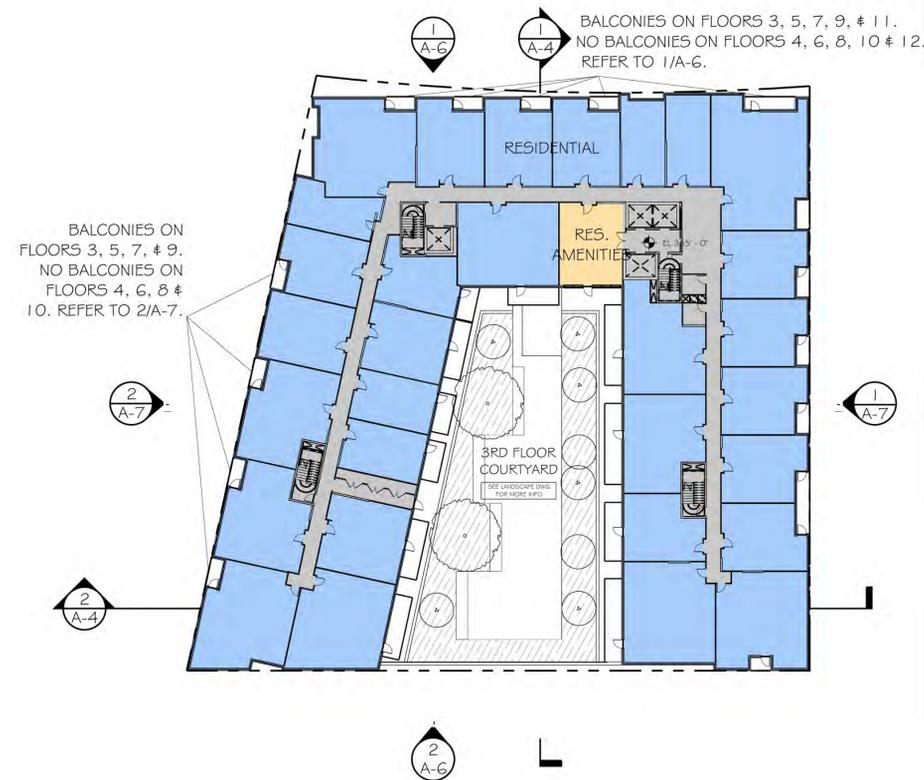
Floor Plans
Scale: 1/8" = 1'-0"
A-1

NOTES:

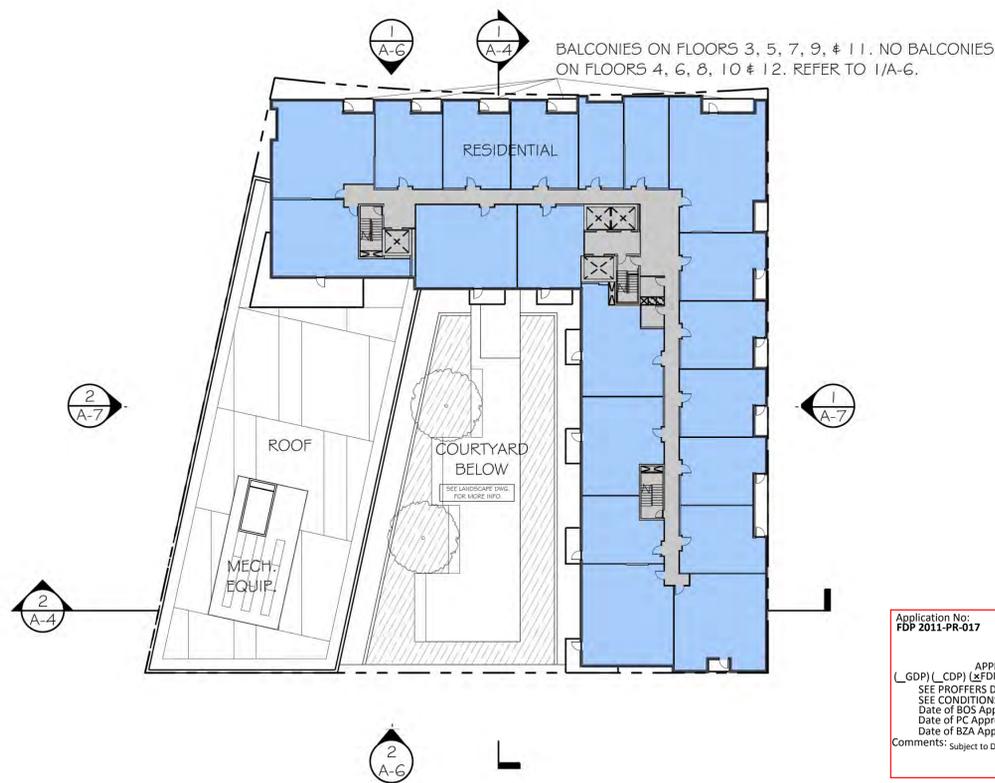
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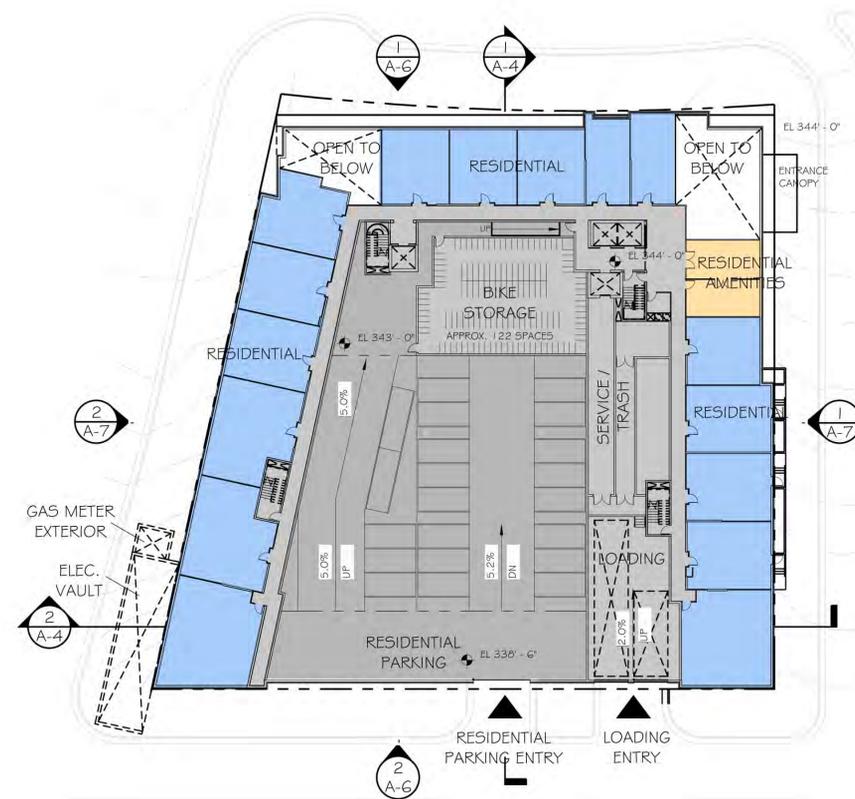
4 LEVEL 13 (LEVEL 14 SIMILAR)
Scale: 1" = 30'-0"



2 COURTYARD LEVEL 3 (TYP. FLS. ABOVE SIMILAR)
Scale: 1" = 30'-0"



3 LEVEL 11 (LEVEL 12 SIMILAR)
Scale: 1" = 30'-0"



1 LEVEL 2
Scale: 1" = 30'-0"

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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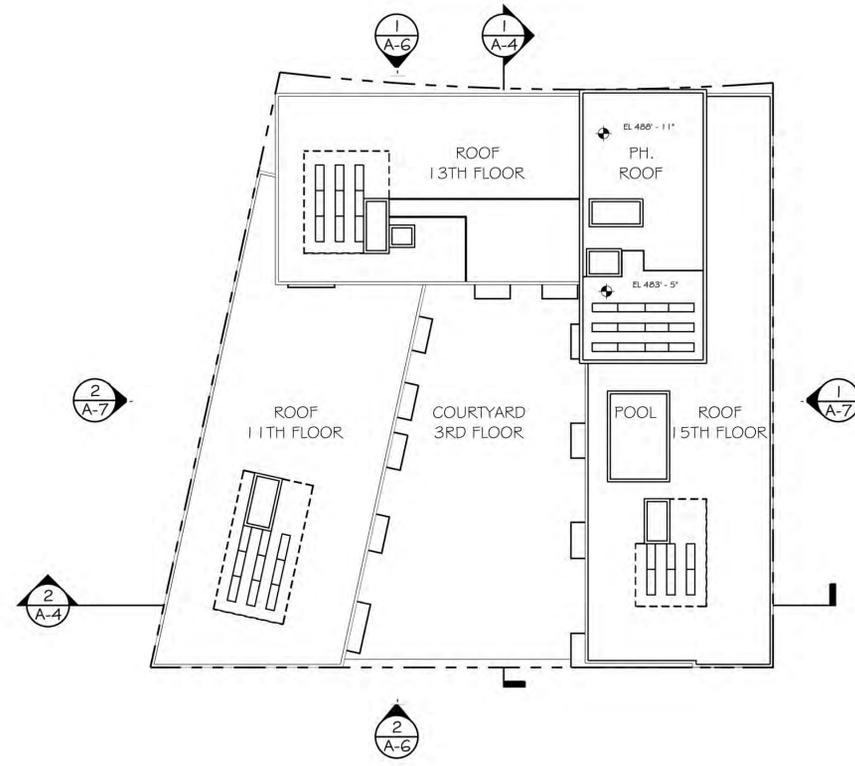
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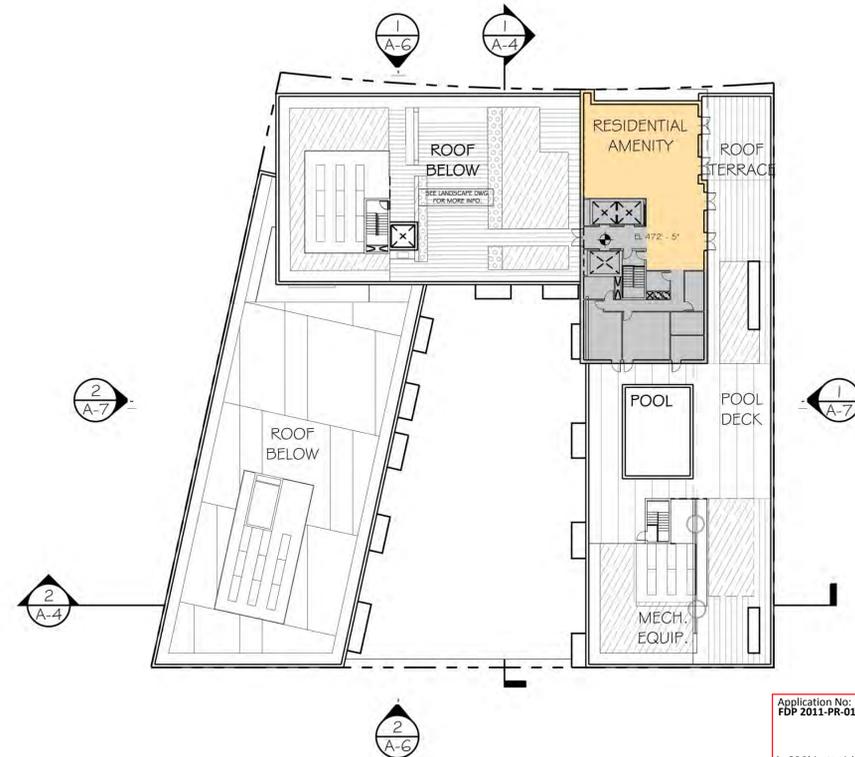
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2 ROOF LEVEL
Scale: 1" = 30'-0"



1 LEVEL 15
Scale: 1" = 30'-0"

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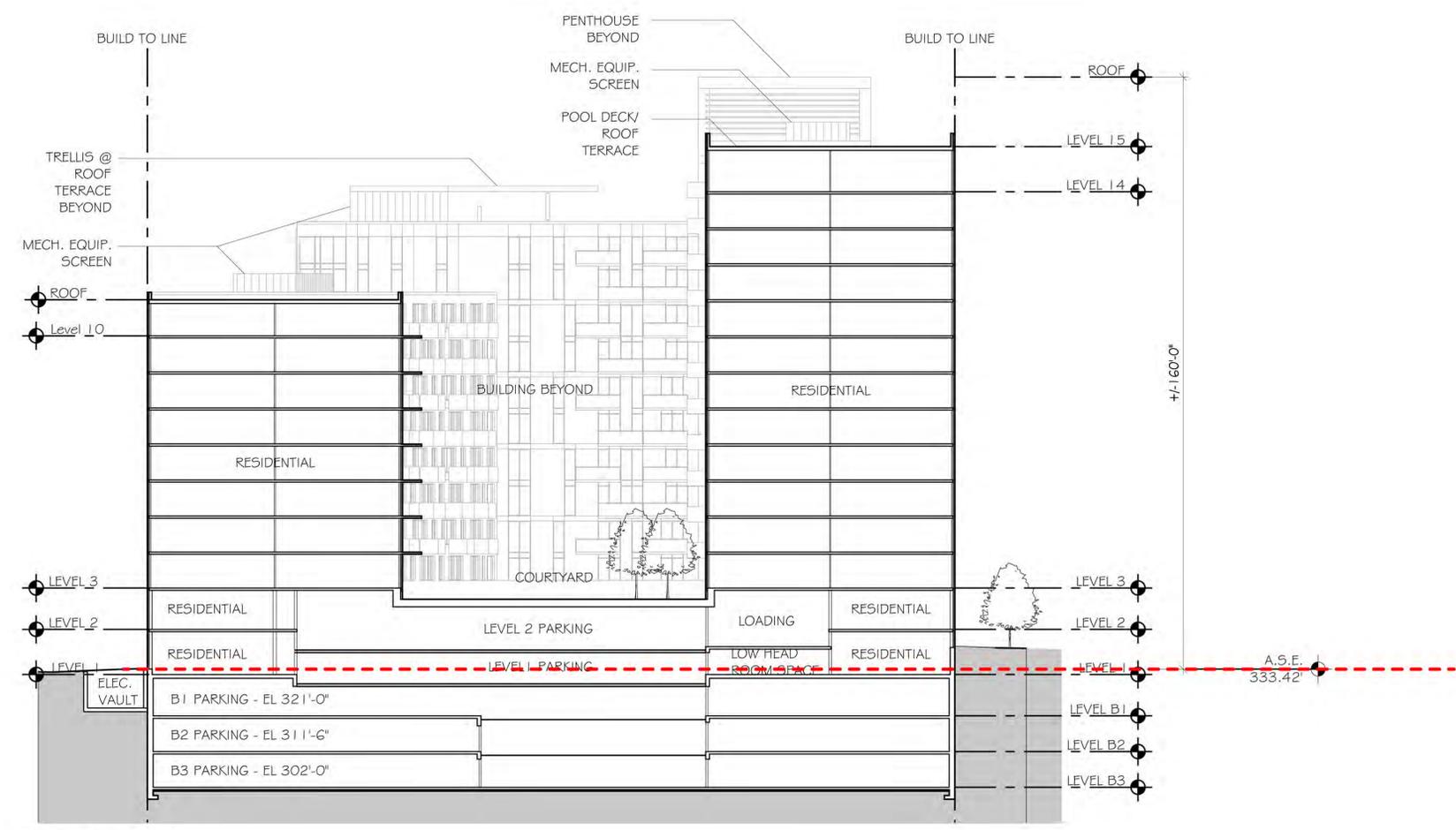
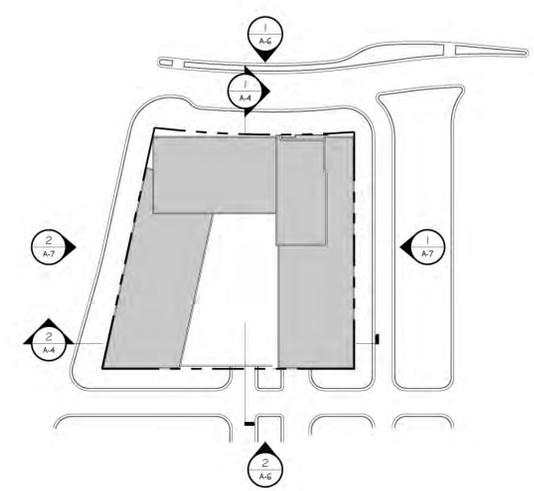
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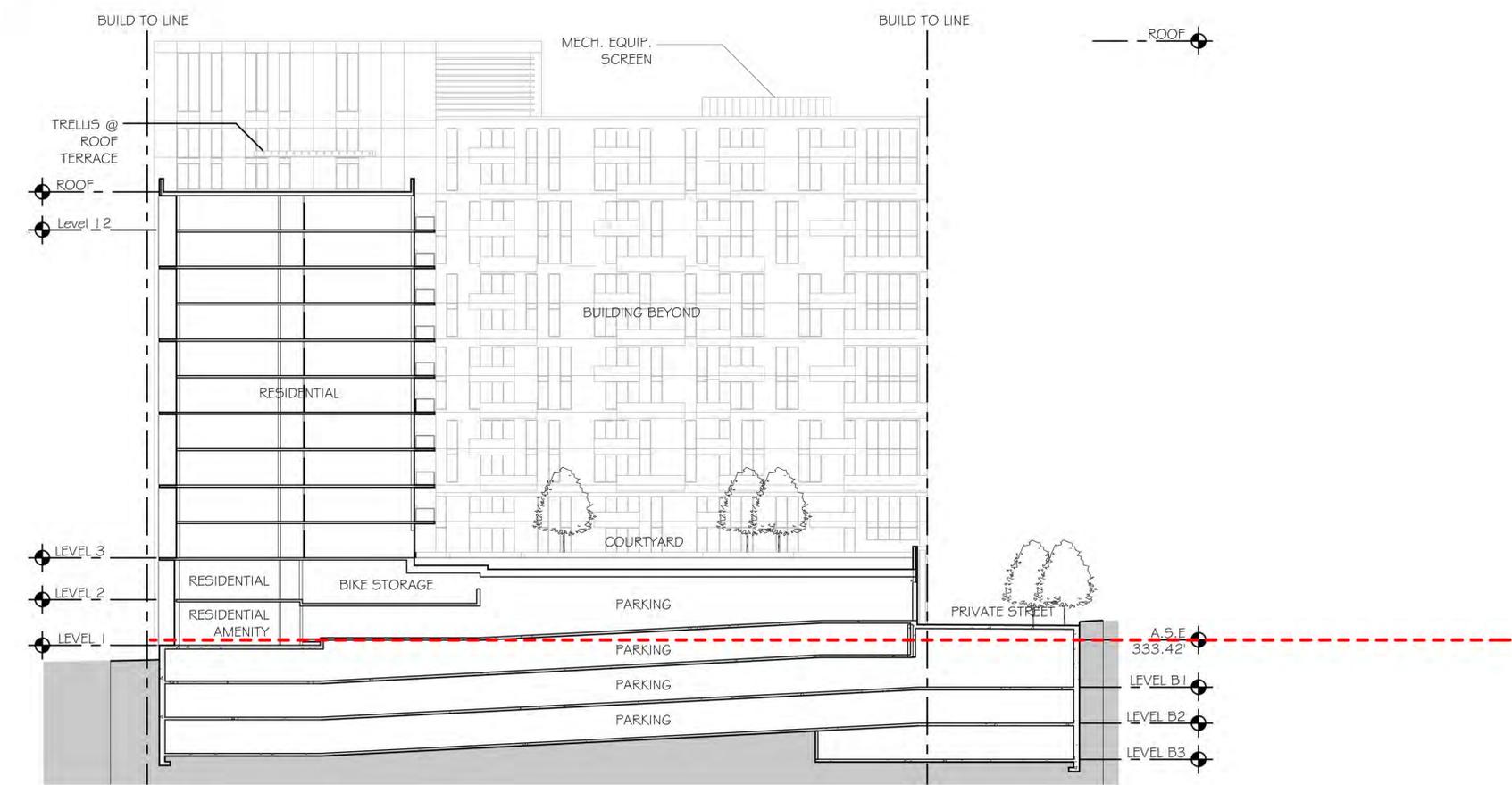
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Floor Plans
Scale: 1" = 30'
A-3

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2 SECTION EAST-WEST
Scale: 1" = 20'-0"



1 SECTION NORTH-SOUTH
Scale: 1" = 20'-0"

- NOTES:**
1. MAXIMUM BUILDING HEIGHTS INCLUDE PENTHOUSE AND ARCHITECTURAL FEATURES.
 2. REFER TO LANDSCAPE DRAWINGS FOR THE EXTENT OF DESIGN OF ROOF AREA AND STREETSCAPE.
 3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.
 4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
 5. SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY THE RELATIONSHIP OF PROPOSED BUILDINGS & OTHER USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE IN FINAL ENGINEERING & ARCHITECTURAL DESIGN.
 6. GRADE PLANE AVERAGE SITE ELEVATION MAY VARY SLIGHTLY BASED ON FINAL SITE GRADING.
 7. NUMBER OF FLOORS MAY VARY, BUT SHALL NOT EXCEED MAXIMUM BUILDING HEIGHTS LISTED AND SHALL BE IN CONFORMANCE WITH CODE & ZONING REQUIREMENTS.
 8. PARKING CONFIGURATION & NUMBER OF PARKING LEVELS MAY VARY DEPENDING ON UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECH SYSTEMS LAYOUT, AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.



MARCH / SEPTEMBER 21st_3pm



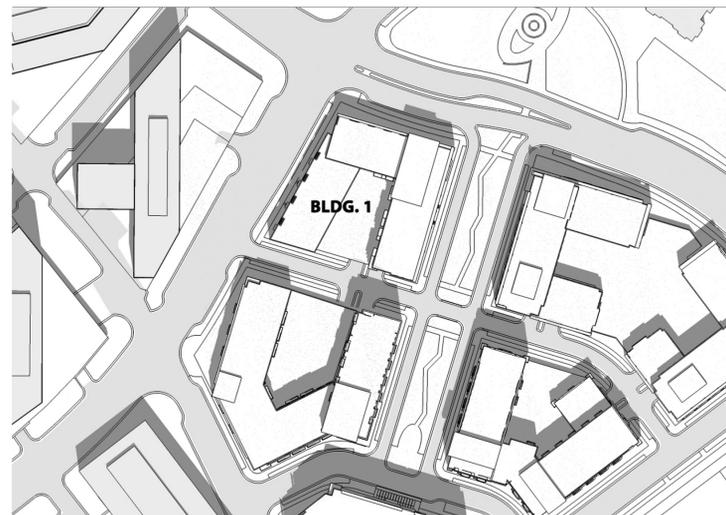
MARCH / SEPTEMBER 21st_12pm



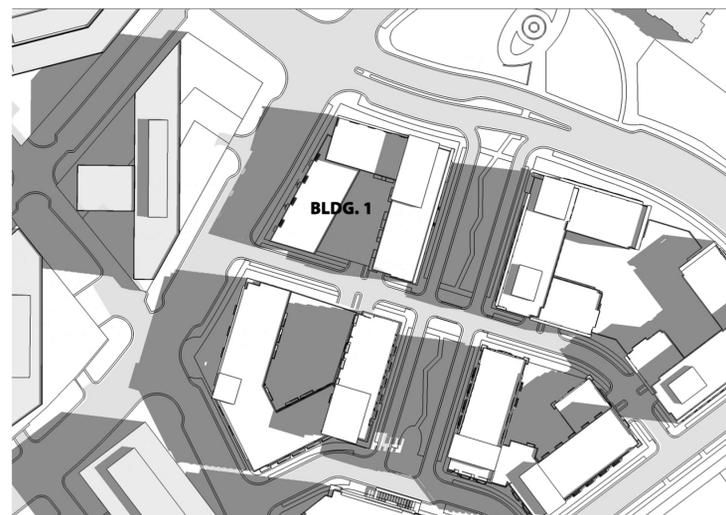
MARCH / SEPTEMBER 21st_9am



JUNE 21st_3pm



JUNE 21st_12pm



JUNE 21st_9am



DECEMBER 21st_3pm



DECEMBER 21st_12pm



DECEMBER 21st_9am



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FDP SUBMISSION 12.07.12
FDP SUBMISSION 02.15.13
FDP SUBMISSION 03.25.13

Application No: FDP 2011-PR-017 Staff: BKATAI
APPROVED DEVELOPMENT PLAN
(LGDP)(L_CDP)(FDP)(L_PRJ)(L_DP)(L_CP)(L_SE)(L_CSP)(L_SP)(L_VC)
SEE PROFFERS DATED: May 20, 2013
Date of BZA Approval: April 17, 2013
Date of BZA Approval: (FDP/CSP) May 9, 2013
Date of PC Approval: (SP/VC) May 9, 2013
Comments: Subject to Development Conditions dated April 17, 2013.
Sheet 34 of 41

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Shadow Studies
Scale: 1" = 90'
A-5



2 SOUTH ELEVATION ALONG CENTER ALLEY
Scale: 1" = 20'-0"



1 NORTH ELEVATION ALONG ANDERSON ROAD
Scale: 1" = 20'-0"

GENERAL NOTES:
1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.

MATERIALS NOTES:
"ARCHITECTURAL PANEL SYSTEM" REFERS TO ONE OF THE FOLLOWING POSSIBLE MATERIALS:
1. METAL PANEL SYSTEM
2. GLASS-FIBER REINFORCED CONCRETE PANEL SYSTEM
3. FIBER-CEMENT PANEL SYSTEM
4. RESIN-BASE COMPOSITE PANEL SYSTEM

Application No: FDP 2011-PR-017 Staff: BKATAI
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(L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
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Building Elevations
Scale: 1" = 80'

A-6



2 WEST ELEVATION ALONG COLESHIRE MEADOW DRIVE
Scale: 1" = 20'-0"



1 EAST ELEVATION ALONG MAIN STREET
Scale: 1" = 20'-0"

GENERAL NOTES:

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Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
(_GDP) (_CDP) (_FDP) (_PRC) (_DPI) (_CP) (_SE) (_CSP) (_SP) (_LVC)

SEE PROFFERS DATED: May 20, 2013
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Sheet 36 of 41



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FDP SUBMISSION	12.07.12
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FDP SUBMISSION	03.25.13

Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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Comments: Subject to Development Conditions dated April 17, 2013.

Sheet 36 of 41

Building Elevations
Scale: 1" = 80'





GENERAL NOTES:
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Application No: FDP 2011-PR-017
Staff: BKATAI
APPROVED DEVELOPMENT PLAN (L_GDP) (L_CDP) (L_PRC) (L_DPI) (L_CPI) (L_SE) (L_CSP) (L_SP) (L_VC) SEE PROFFERS DATED: May 20, 2013
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Sheet 37 of 41



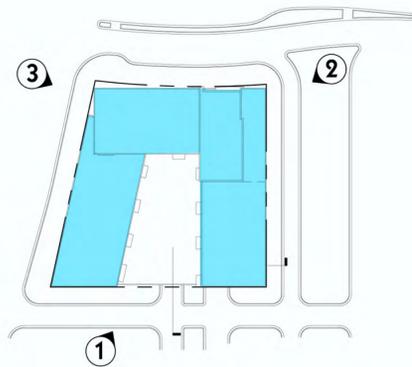
3 ANDERSON ROAD AND COLSHIRE MEADOW DRIVE



2 ANDERSON ROAD AND MAIN STREET



1 CENTER ALLEY



Application No: FDP 2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
 (L_GDP) (L_CDP) (L_FDP) (L_PRC) (L_DP) (L_CP) (L_SE) (L_CSP) (L_SP) (L_VC)
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Sheet 38 of 41

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Application No:
FDP 2011-PR-017

Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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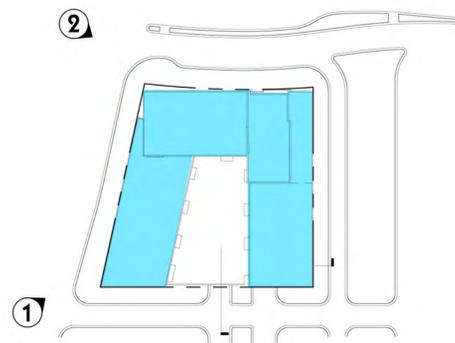
Sheet 39 of 41



2 ANDERSON ROAD AND COLSHIRE MEADOW DRIVE



1 CENTER ALLEY AND COLSHIRE MEADOW DRIVE



Notes:

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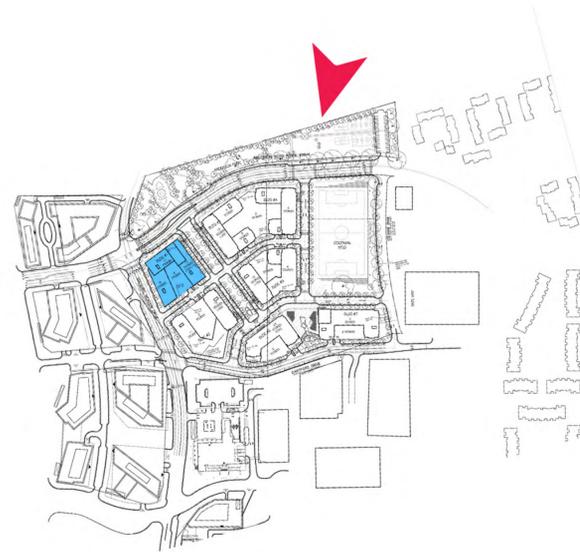
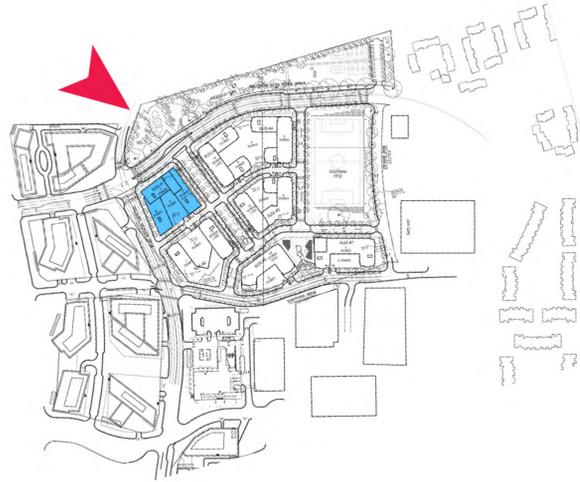


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Building
Perspectives

Scale:

A-10



Application No: FDP-2011-PR-017 Staff: BKATAI

APPROVED DEVELOPMENT PLAN
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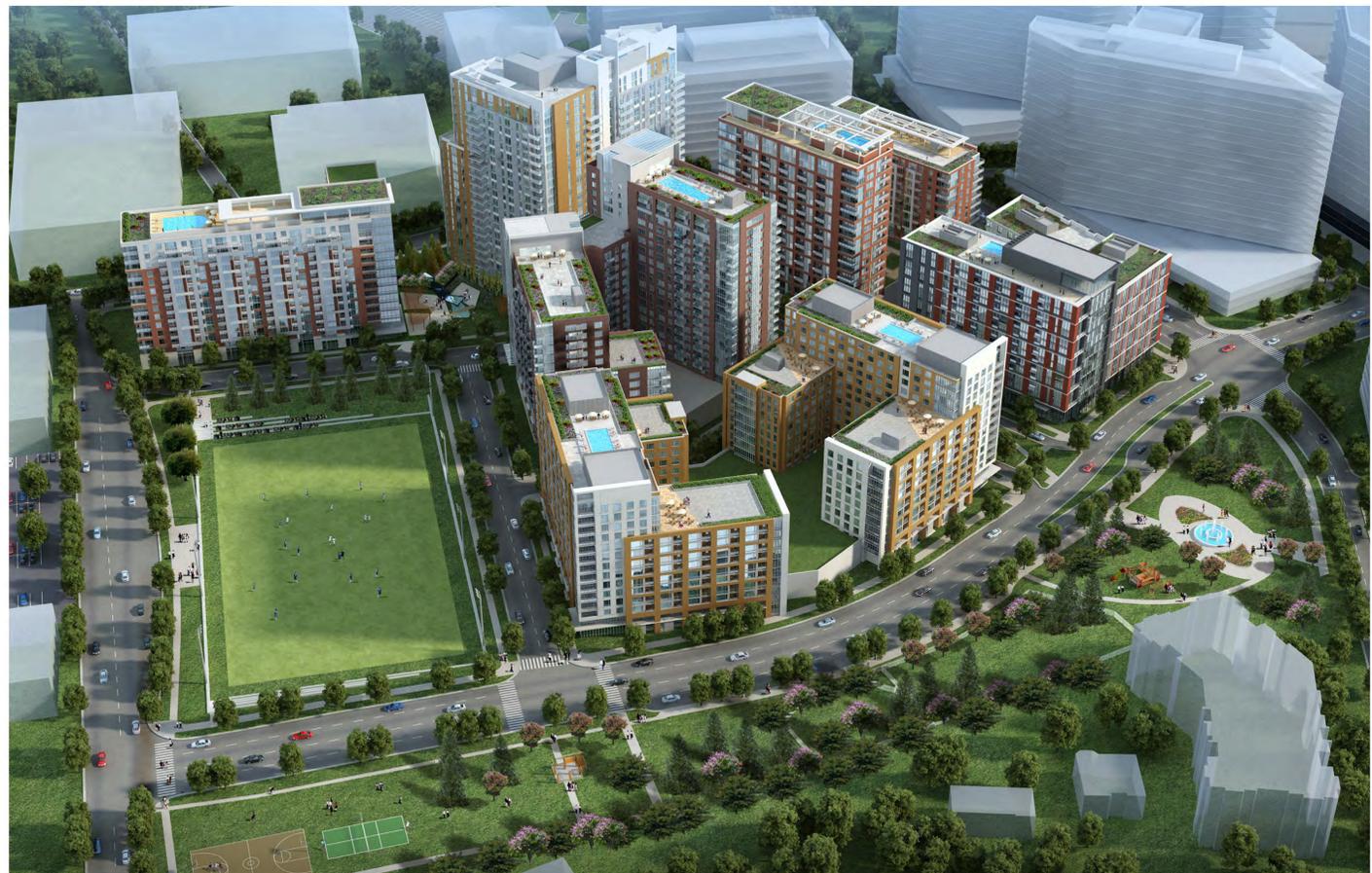
Sheet 40 of 41

Notes:

1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED



2 OVERALL PERSPECTIVE



1 OVERALL PERSPECTIVE



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Overall Site
 Perspectives

Scale:
A-11

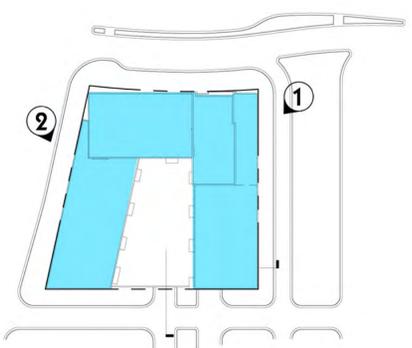
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 Sheet 41 of 41



2 COLSHIRE MEADOW DRIVE TOWNHOUSES



1 MAIN STREET BUILDING ENTRANCE AND TOWNHOUSES



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Building Perspectives

Scale:
A-12