APPLICATION ACCEPTED: April 2, 2015
PLANNING COMMISSION: December 3, 2015

County of Fairfax, Virginia

November 18, 2015

STAFF REPORT

FDP 2010-PR-022-02

PROVIDENCE DISTRICT

APPLICANT: TMG Solutions Plaza Land LP

ZONING: PTC with SC and HC Overlays

PARCEL(S): 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7B1 pt., 7C1 pt., and 7E1 pt.

ACREAGE: 12.58

FAR/DENSITY: 2.19

PLAN MAP: Office and Retail

PROPOSAL:

To obtain Final Development Plan (FDP) approval of two new commercial building buildings and three existing office buildings.

STAFF RECOMMENDATION:

Staff recommends approval of FDP 2010-PR-022-02, subject to the proposed development conditions contained in Appendix 1 and subject to the Board's approval of RZ 2010-PR-022.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.
.

Bob Katai

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505; (703) 324-1290; TTY 711 (Virginia Relay Center).

Bob Katai

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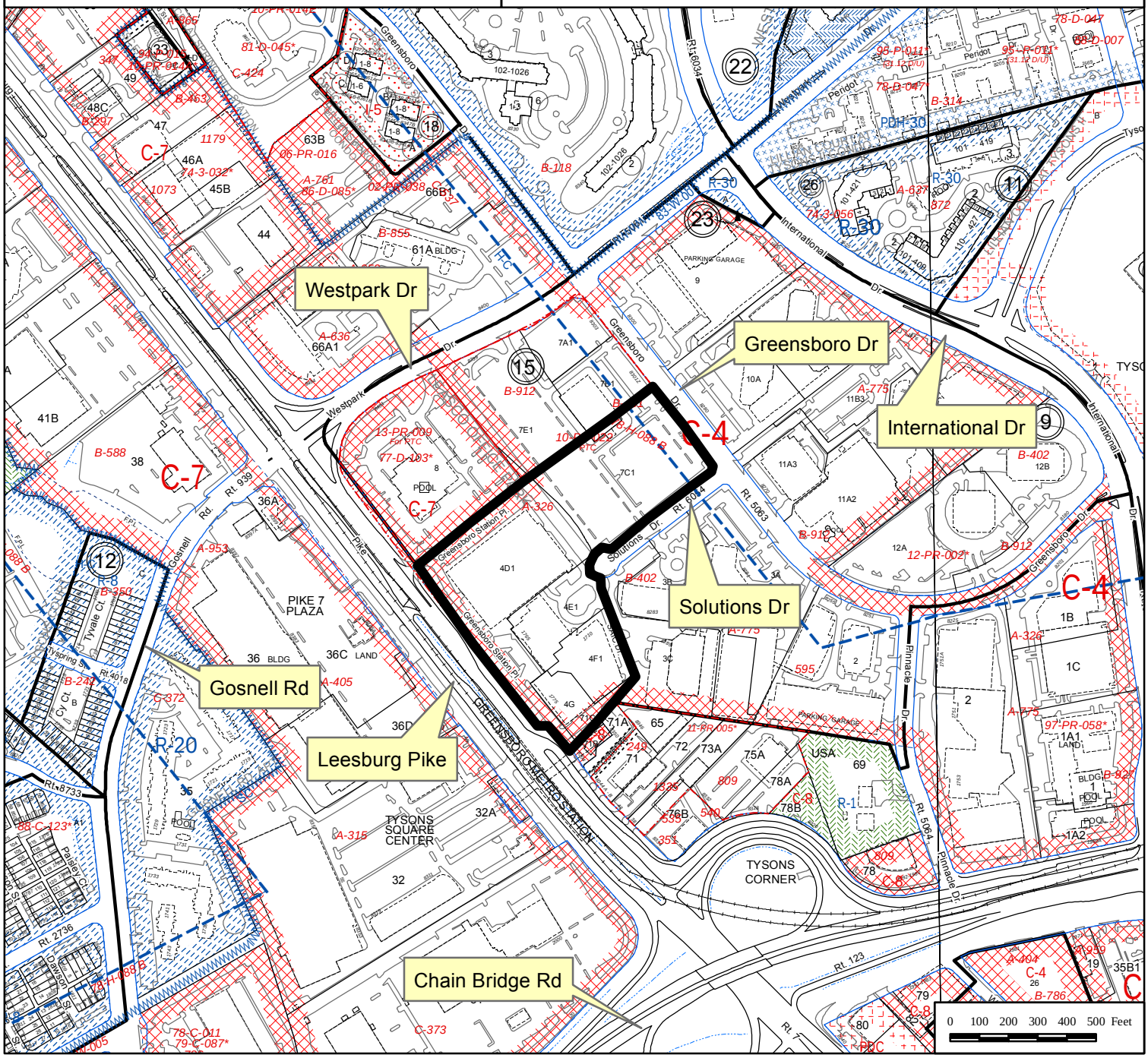
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Final Development Plan

FDP 2010-PR-022-02

Applicant:	TMG SOLUTIONS PLAZA LAND, L.P.
Accepted:	04/02/2015
Proposed:	OFFICE AND RETAIL
Area:	12.58 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect:	
Located:	NORTH SIDE OF LEESBURG PIKE TO GREENSBORO DRIVE, WEST AND SOUTH OF SOLUTIONS DRIVE
Zoning:	PTC
Overlay Dist:	TYS SC HC
Map Ref Num:	029-3- /15/ /0004D1 /15/ /0004E1 /15/ /0004F1 / 15/ /0004G /15/ /0007B1 /15/ /0007C1 /15/ /0007E1



THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
CONCURRENT WITH RZ-2010-PR-022

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 3, 2015
MARCH 31, 2015
JUNE 26, 2015
SEPTEMBER 15, 2015
OCTOBER 9, 2015

TAX MAP NO. 29-3 ((15))
BLOCK C: PARCELS 7E1, PART 7B1, PART 4D1 AND PART 4E1
BLOCK F: PARCELS 4F1, 4G, PART 4E1 AND PART 4D1

VICINITY MAP 1"=1000'

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APPLICANT
TMG SOLUTIONS PLAZA LAND, L.P.
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TOM BOYLAN
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ROBERT COCHRAN
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LANDSCAPE ARCHITECT
LANDDESIGN, INC.
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STEPHANIE PANKIEWICZ
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TRANSPORTATION
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WILLIAM JOHNSON
703-365-9262

RETAIL CONSULTANT
STREET-WORKS STUDIO
181 WESTCHESTER AVENUE, SUITE 302C
PORT CHESTER, NEW YORK 10573
MAYDA HORIZNY
914-949-6505

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/9/2015
LANDSCAPE ARCHITECT

VIKA NUMBER V6021X
SHEET C-1

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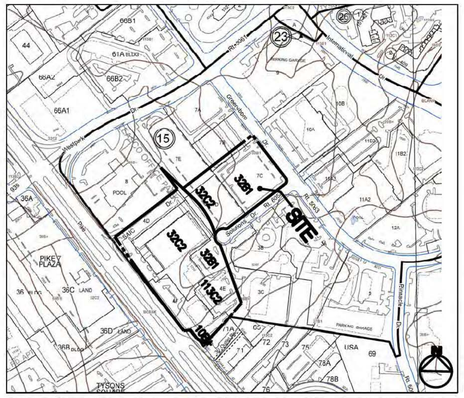
NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((15)). BLOCK C: PARCELS 7E1, PART 7B1, PART 4D1 AND PART 4E1; BLOCK F: PARCELS 4F1, 4G, PART 4E1 AND PART 4D1. THE PROPERTY IS TO BE REZONED TO PTC, HC, AND SC WITH RZ-2010-PR-022.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-4 FOR SOURCE OF TOPOGRAPHIC INFORMATION)
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF 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 PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES ON SITE DURING PHASED CONSTRUCTION OF THE OVERALL DEVELOPMENT. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. SUCH 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 SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT OR INTERIM 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 ON THE PARCELS.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. BUILDINGS F1, F2 AND F3 ARE EXISTING. DEVELOPMENT OF C2 AND C3 WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED WITH THE CDP OR FDP.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN.
15. THE BUILDING FOOTPRINTS, TOWERS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM STREETSCAPE DIMENSIONS SHOWN ON THE FDP ARE MAINTAINED, THE MINIMUM AND MAXIMUM BUILDING GFA, MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THE THOSE SHOWN ON THE FDP. THE "BUILD TO" LIMITS ESTABLISHED ON THE PLANS MAY NOT BE DECREASED.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS LESS THAN 3 FEET IN HEIGHT NOT REPRESENTED HEREON MAY BE PROVIDED.
17. DEDICATION TO THE PUBLIC RIGHT(S) OF WAY FOR ALL PUBLIC STREETS ARE PROPOSED WITH THIS APPLICATION (SEE SHEET C-7).
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 PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES SHALL BE DETERMINED AT FINAL SITE PLAN BASED ON THE ACTUAL GFA, NUMBER OF UNITS, AND USES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING SPACES IN EXCESS OF THE MAXIMUM PARKING RATES SET FORTH IN THE ORDINANCE IN THE FIRST PHASES OF DEVELOPMENT, PROVIDED THAT AT THE BUILD-OUT OF RZ 2010-PR-022, THE MAXIMUM PARKING RATES ARE NOT EXCEEDED.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
23. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE FDP SITE.
24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF THE BUILDING WITH THE FINAL SITE PLAN.
25. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP, FDP OR PRELIMINARY PLAN.
27. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES.
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
28. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET TYSONS DESIGN STANDARDS. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.
29. ALL PAVEMENT MARKINGS INCLUDING, BUT NOT LIMITED TO, CROSSWALKS, LANE USE, PARKING, ETC. SHOWN ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

SOILS MAP 1" = 500'



32B1 FAIRFAX SILT LOAM
32C2 FAIRFAX SILT LOAM
113C2 FAIRFAX GRAVELLY SILT LOAM
10B+ GLENVILLE

TOD INTENSITY TABULATION [1]

Area	Intensity Tiers	Land Area and Density Credits	GFA	FAR
Block C	Within ⅛ mile	2,155 SF	0	0
Bldgs.C2 & C3	⅛ – ¼ mile	174,759 SF	620,000	3.55
Total		176,914 SF	620,000	3.51
Block F	Within ⅛ mile	265,053 SF	595,840	2.33
Bldgs. F1, F2, F3	⅛ – ¼ mile	113,112 SF	0	0
Total		378,165 SF	595,840	1.58

[1] Intensity calculations are based on the maximum GFA. They are provided for illustrative purposes only and are subject to change.

OPEN SPACE AND URBAN PARKS CALCULATIONS

Block C

Open Space On Site (Public Urban Parks)	55,569 SF or 31%
Open Space Off Site	0 SF
Developed Recreational Open Space	0 SF

FDP DEVELOPMENT TABULATION

Building	Maximum Building Height (feet) [1]			Stories [2]	Use [3]	GFA by Use	Building GFA	Parking Permitted > 1/4 Mile to Metro [4] [5] [6]		Loading Spaces [8]
	Min	Max	Shown			Min. Max.	Min. Max.	Min.	Max.	
C2	90	140	115	3 - 6	Retail	70,000 - 140,000	70,000 - 140,000	390	810	4
C3	190	300	270	12 - 23	Office	270,000 - 430,000	275,000 - 480,000	0	860	2
					Retail [9]	5,000 - 50,000		0	270	
C4	18	23	18	1	Retail	750 - 1,500	750 - 1,500	0	0	0
Existing F1			256	14	Office	Office: 567,840 -585,840	595,840	0	[7]	2
					Retail			0		
Existing F2			104	8	Office			0	[7]	2
					Retail	Retail: 10,000 - 28,000		0		
Existing F3			113		Office			0	[7]	2
				9	Retail	[9]		0		

[1] Building height is measured from average grade and does not include mechanical penthouses and/or architectural features. Mechanical penthouses, rooftop amenities and architectural features may be constructed from the roof level of the top floor to a height not to exceed 25 feet for Building C2 and 35 feet for Building C3.

[2] The number of floors shown is conceptual and may be adjusted at site plan provided the maximum building height is not exceeded.

[3] Retail Uses as indicated in this tabulation may include a variety of uses such as, but not limited to, retail sales establishments, theatres, commercial recreational uses, personal service establishments, eating establishments, fast food restaurants, financial institutions and quasi-public uses. (See Proffers.)

[4] 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 retail category shown below.

Primary Use	Parking Permitted/Provided < ⅛ Mile to Metro		Parking Permitted/Provided ⅛ - ¼ Mile to Metro	
	Min.	Max	Min	Max
Office	0	1.6 / 1,000 GFA	0	2.0 / 1,000 GFA
Retail	0	6/1,000 GFA, excluding the first 5,000 GFA	0	6/1,000 GFA, excluding the first 5,000 GFA

[5] At the time of site plan, parking will be provided based on the specific uses, GFA, and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance. Buildings C2, C3 and C4 are located between 1/8 and ¼ mile from a Metro Station. Buildings F1, F2 and F3 are located within 1/8 mile of a Metro Station.

[6] The Applicant reserves the right to provide parking spaces in excess of the maximum parking rates set forth in the Zoning Ordinance in the first phases of development, provided that at the build-out the maximum parking rates are not exceeded.

[7] The number of existing parking spaces serving Existing Buildings F1, F2 and F3 may remain, and will be adjusted with FDPA approval for future Buildings E1 and E2.

[8] Additional loading spaces may be provided as identified at the time of final site plan, provided they do not negatively impact the streetscape or significantly increase the width of the loading entrance.

[9] Existing Buildings F1, F2 and F3 GFAs are combined. Existing retail uses as of the date of the approval of this FDP include 1,472 SF in F1; 2,161 SF in F2; and 11,167 SF in F3. An additional 13,245 SF of office use in F1, F2 and F3 may be converted to retail use.

OVERALL TABULATION

Block	Building	Use	CDP GFA	FDP GFA	Site Plan GFA
A	A1	residential	365,000 - 515,000	380,000 - 490,000	
	A2	residential	150,000 - 310,000	175,000 - 310,000	
	A3	residential	100,000 - 170,000	100,000 - 165,000	
	A Retail	retail	25,000 - 110,000	25,000 - 110,000	
B	B1	residential	360,000 - 520,000		
	B2 [1]	residential	340,000 - 550,000		
		residential	220,000 - 290,000		
		hotel	120,000 - 260,000		
	B3	residential	80,000 - 115,000	80,000 - 115,000	
	B Retail	retail	23,000 - 55,000	23,000 - 55,000	
C	C1 [1]	hotel	125,000 - 350,000		
		retail	0 - 23,000		
		residential	125,000 - 350,000		
		retail	8,000 - 23,000		
		hotel	100,000 - 200,000		
		residential	100,000 - 225,000		
		retail	0 - 8,000		
	C2	retail/theatre	70,000 - 160,000	70,000 - 140,000	
	C3	office	250,000 - 450,000	270,000 - 430,000	
		retail	4,000 - 53,500	5,000 - 50,000	
	C4	retail	750 - 1,500	750 - 1,500	
E	E1 [2]	office	250,000 - 615,000		
		retail	10,000 - 21,000		
	E2 [2]	office	260,000 - 610,000		
		retail	10,000 - 16,000		
F	Existing F1, F2 & F3 [3]	office	573,840 - 595,840	573,840 - 595,840	578,109
		retail [3]	0 - 30,000	10,000 - 28,000	14,755

[1] Optional uses provided in CDP.

[2] Does not include ~19,000 GSF of proposed public facility space in Building E1 or E2.

[3] Existing Buildings F1, F2 and F3 GFAs are combined. Existing retail uses as of the date of the approval of this FDP include 1,472 SF in F1; 2,161 SF in F2; and 11,167 SF in F3. An additional 13,245 SF of office use in F1, F2 and F3 may be converted to retail use.

FDP SITE TABULATIONS

Block C

Land Area	4.06139 AC or 176,914 SF
GFA	620,000 SF
FAR	3.51

Block F

Land Area	8.51744 AC or 371,019 SF
Block F Density Credit	0.16405 AC or 7,146 SF
Total Block F for Density Calculations	8.68149 AC or 378,165 SF
GFA	595,840 SF
FAR	1.58

Total FDP

Land Area	12.5780 AC or 547,933 SF
Total FDP Area for Density Calculations	12.7421 AC or 555,079 SF
GFA	1,215,840 SF
FAR	2.19

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2010-PR-022

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 500'
PROJECT/FILE NO. VV60215
SHEET NO. C-2

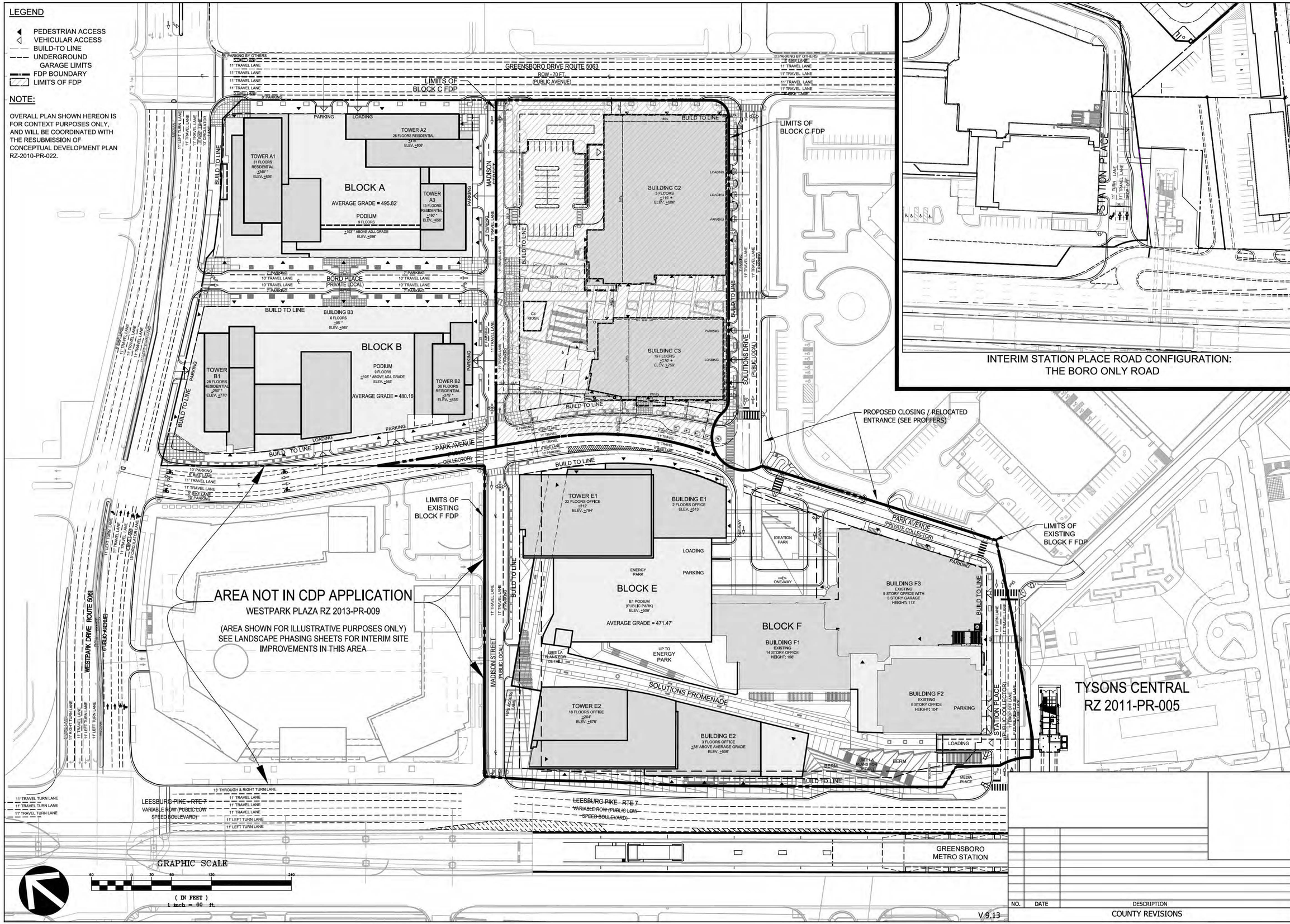
FILE: P:\projects\6021\6021_5\CADD – P:\PLANNING\PLANNING DRAWINGS\V60215100_NOTES.dwg USER: Crossett DATE: Oct. 09 2015 TIME: 11:26 am

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- FDP BOUNDARY
- LIMITS OF FDP

NOTE:

OVERALL PLAN SHOWN HEREON IS FOR CONTEXT PURPOSES ONLY, AND WILL BE COORDINATED WITH THE RESUBMISSION OF CONCEPTUAL DEVELOPMENT PLAN RZ-2010-PR-022.



INTERIM STATION PLACE ROAD CONFIGURATION:
THE BORO ONLY ROAD

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONTEXT PLAN

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

DATE: MARCH 3, 2015

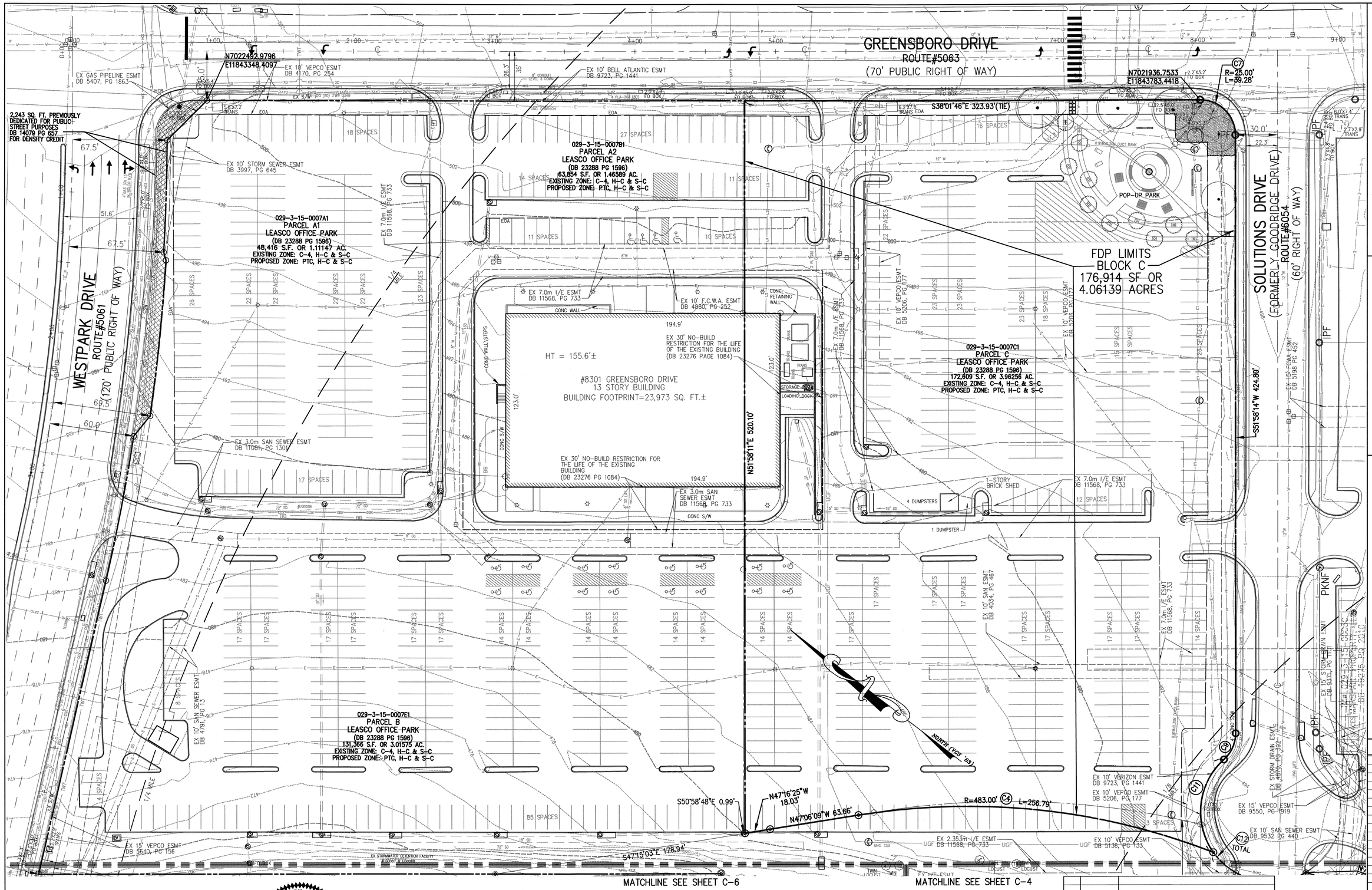
DES.	DWN.
RRC	ARC

SCALE: 1" = 60'

PROJECT/FILE NO. VV60215

SHEET NO. C-3

FILE: P:\projects\6021\6021_5\CADD - P\PLANNING\PLANNING DRAWINGS\VB0215100_CONTEXT.DWG USER: Crossett DATE: Oct. 08 2015 TIME: 04:40 pm



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
10/9/2015
FRANKLIN E. JENKINS
Lic. No. 2061
LAND SURVEYOR

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C4	256.79'	483.00'	30°27'43"	131.51'	N31°52'19"W	253.78'
C5	74.16'	50.00'	84°59'04"	45.80'	S25°31'41"E	67.55'
C6	51.29'	89.00'	33°00'59"	26.38'	N51°58'45"W	50.58'
C7	39.28'	25.00'	90°00'54"	25.01'	N06°58'14"E	35.36'
C9	21.02'	25.00'	48°10'37"	11.18'	N76°03'44"E	20.41'
C11	72.59'	50.00'	83°11'12"	44.38'	S58°33'27"W	66.38'
C12	146.76'	50.00'	168°10'16"	482.65'	S16°03'55"W	99.47'

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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THE BORO

FDP 2010-PR-022-X
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN BLOCK C AND BLOCK F

VIKA REVISIONS

REV. OCTOBER 9, 2015
REV. SEPTEMBER 15, 2015
REV. JUNE 26, 2015
REV. MARCH 31, 2015
DATE: MARCH 3, 2015

DES.	DWN.
FEJ	AFQ

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-4

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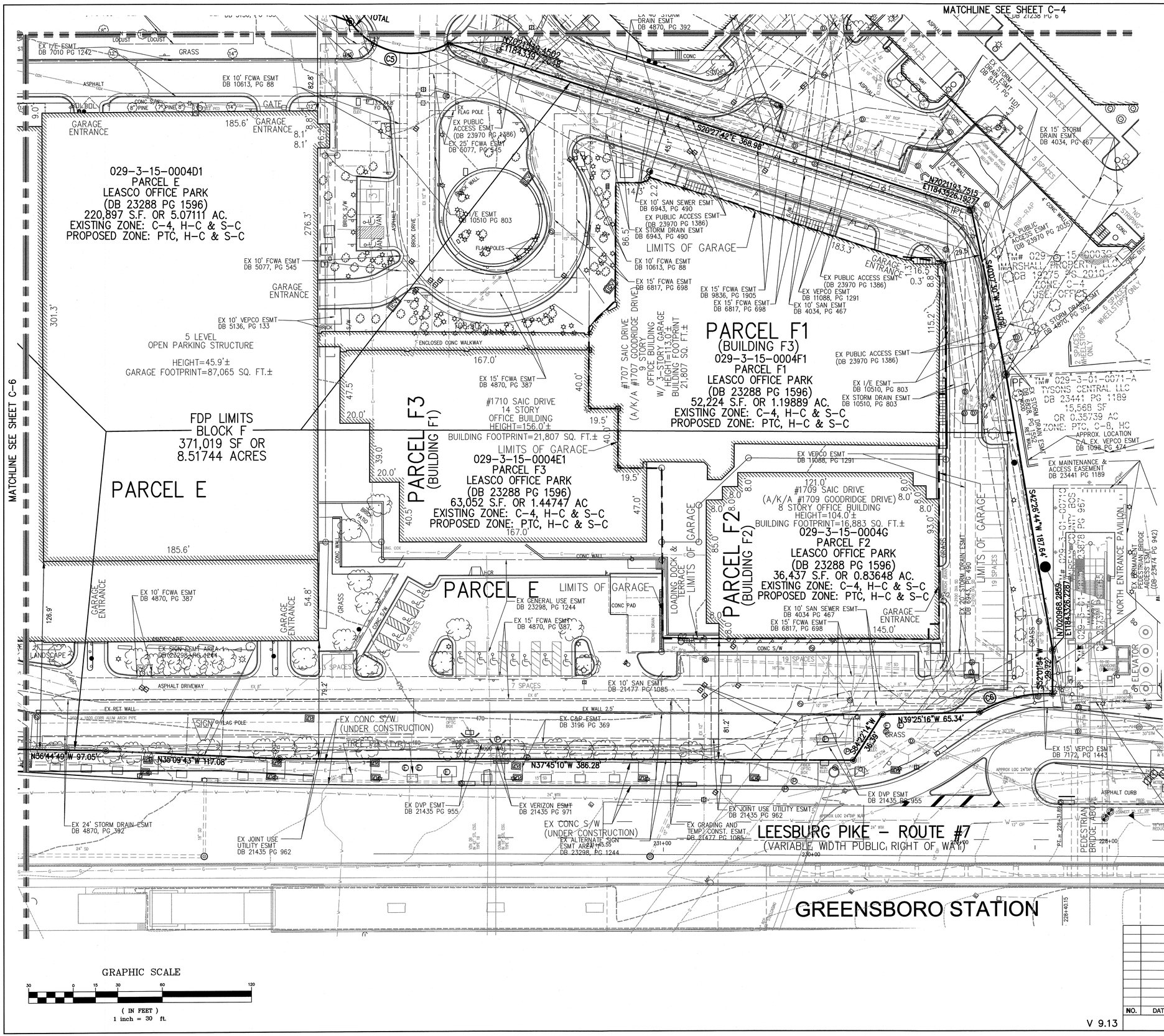

LEGEND:

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO

- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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THE BORO

FDP 2010-PR-022-X
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN
BLOCK C AND BLOCK F

VIKA REVISIONS

REV. OCTOBER 9, 2015
REV. SEPTEMBER 15, 2015
REV. JUNE 26, 2015
REV. MARCH 31, 2015
DATE: MARCH 3, 2015

COMMONWEALTH OF VIRGINIA
109-2015
FRANKLIN E. JENKINS
Lic. No. 2061
LAND SURVEYOR

DES.	DWN.
FEJ	AFQ

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-5

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- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
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- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
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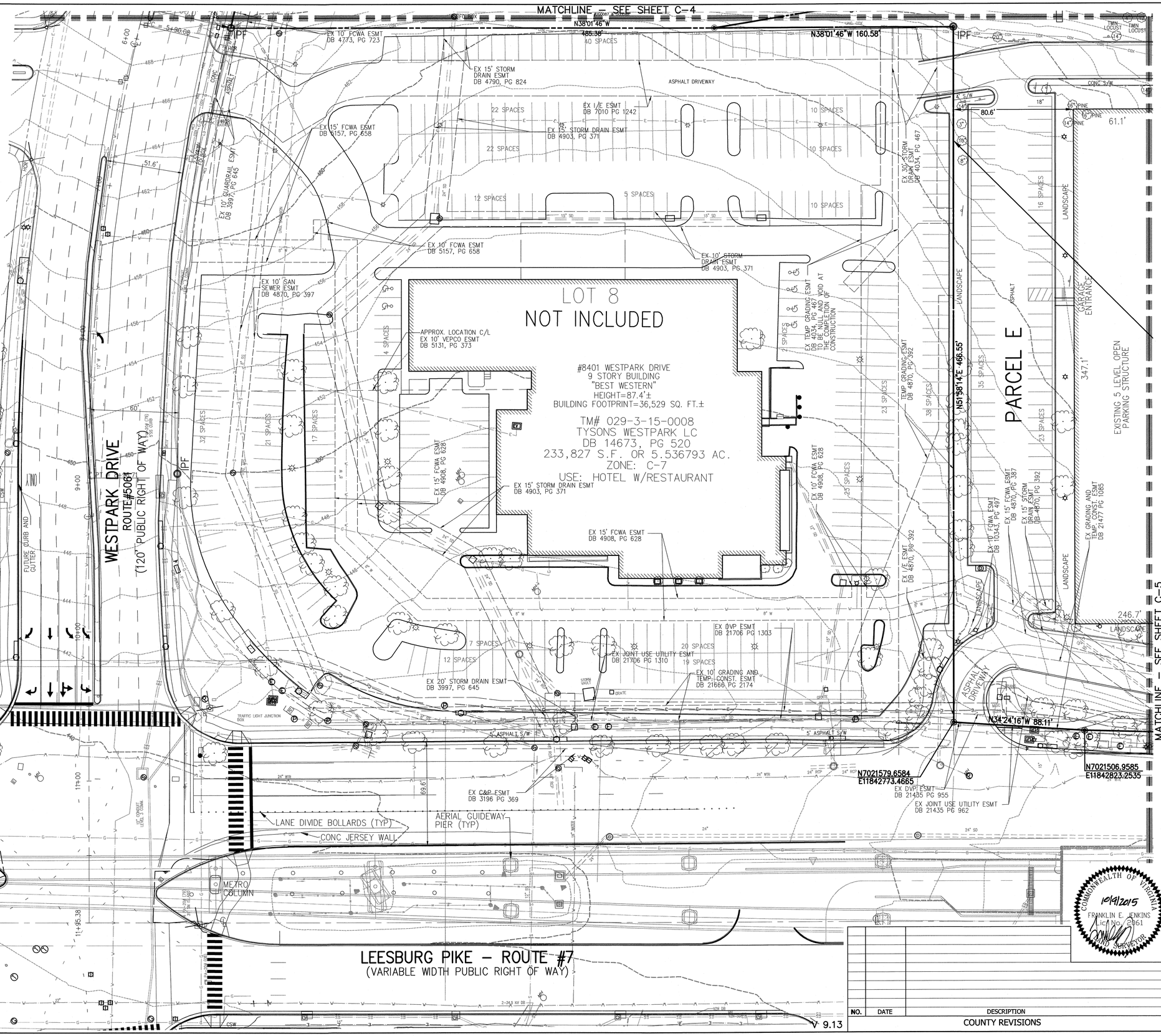
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



COMMONWEALTH OF VIRGINIA
10/9/2015
FRANKLIN E. JENKINS
Lic. No. 2061
LAND SURVEYOR

NO.	DATE	DESCRIPTION
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THE BORO

FDP 2010-PR-022-X
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN
BLOCK C AND BLOCK F

VIKA REVISIONS

REV. OCTOBER 9, 2015
REV. SEPTEMBER 15, 2015
REV. JUNE 26, 2015
REV. MARCH 31, 2015
DATE: MARCH 3, 2015

DES.	DWN.
FEJ	AFQ

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-6

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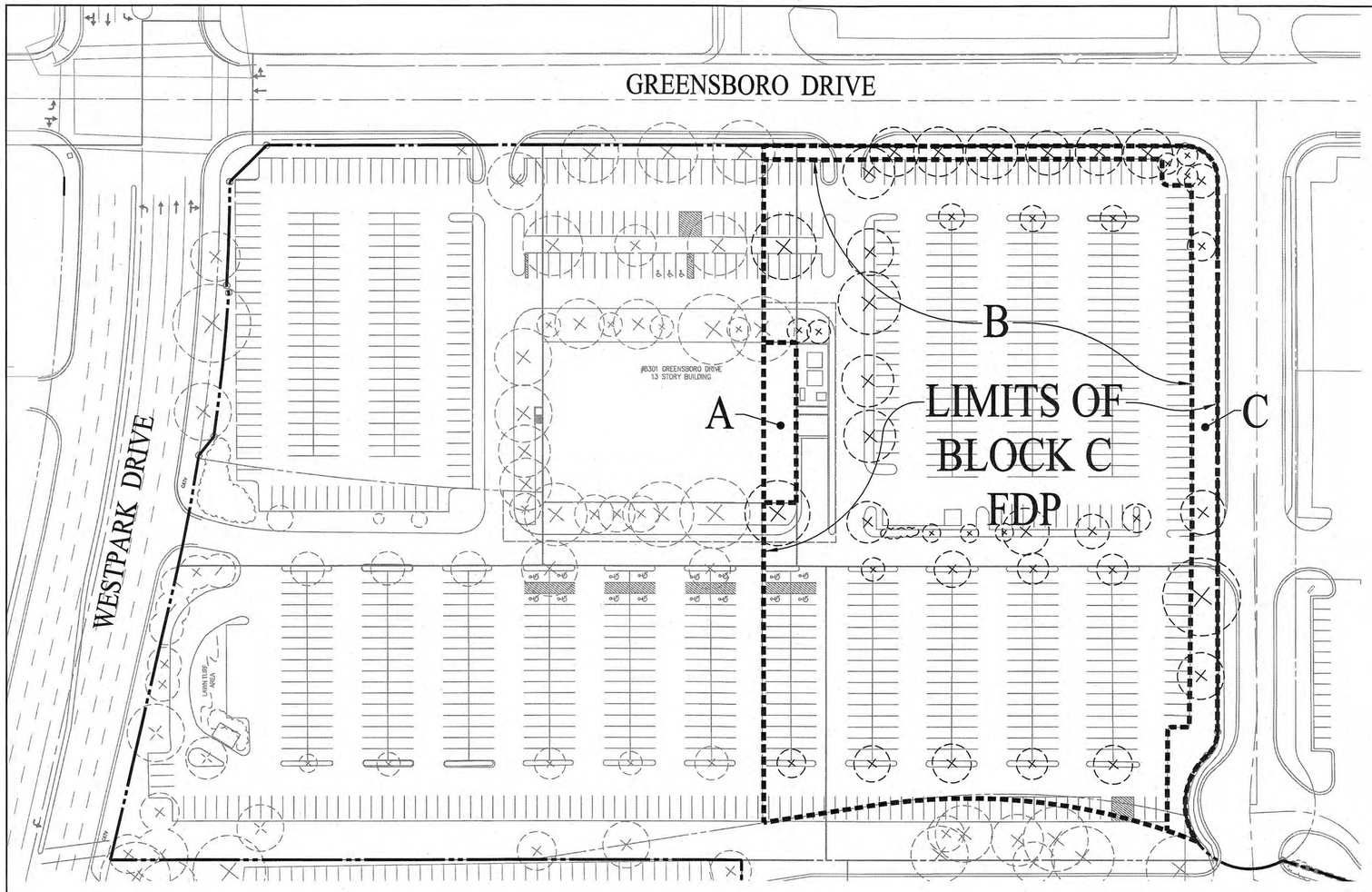

EXISTING VEGETATION TABLE – THE BORO

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	3,082 SF (0.0708 AC)	GOOD	N/A	DEVELOPED OFFICE BUILDING WITH FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	159,074 SF (3.6518 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	14,758 SF (0.3388 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	–	–	176,914 SF (4.0614 AC)	–	–	–

VEGETATION COVER TYPES

AREA B & C PRIMARY SPECIES

Acer Rubrum – Red Maple
Cornus Florida – Flowering Dodwood
Gleditsia Tricanthos – Honey Locust
Malus – American Crabapple
Prunnus Serrulata – Kwanzan Cherry
Quercus Palustris – Pin Oak
Quercus Phellos – Willow Oak

EVM NARRATIVE

ONE HUNDRED PERCENT (100%) OF THE SUBJECT SITE HAS BEEN DEVELOPED WITH A OFFICE BUILDING AND ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE PARKING COMPOUND HAS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF.

THE EXISTING PLANT MATERIAL IN THE SURFACE PARKING AND AT THE PERIPHERAL PARKING COMPOUND AREA IS PERIODICALLY MAINTAINED. THE SUCCESSIONAL STAGE OF THE PLANT MATERIAL IS SEMI–MATURE TO MATURE. THE PLANT MATERIAL OVERALL SHOWS GOOD VIGOR VITALITY AND HEALTH.

THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE EXISTING BUILDING, SURFACE PARKING AND ASSOCIATED LANDSCAPING WILL BE REMOVED WITH THE NEW DEVELOPMENT. THE SITE WILL BE RE–LANDSCAPED.

THE PRIMARY SPECIES ARE IDENTIFIED AND OUTLINED ON THIS PLAN.

Table 12.3 Tree Preservation Target Calculations and Statement FDP Block-C			September 15, 2015
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	28,168	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	15.9%	
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 =	15.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
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 a site-specifc explanation of why the Tre	C-7	Provide sheet number, see § 12-0508.3
H	If step G 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.	YES	

P:\projects\6021\6021_5\DATA -X\Landscape & Trees\[10-Yr Tree Canopy (2015.09.15).xls]Sheet1 (2)

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

SIGNATURE _____ DATE 10/8/15

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

V 9.13

ENGINEERS ◆ PLANNERS ◆ LANDSCAPE ARCHITECTS ◆ SURVEYORS ◆ SUSTAINABLE DESIGN

September 15, 2015

Mr. Keith Cline, 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 Boro Block-C
Tree Preservation Target Deviation Request
FDP/RZ 2010-PR-022-1
VIKA # VV6021X

Dear Mr. Cline:

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 zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, The Boro, is located in that PTC District and is associated with the Rezoning Conceptual Development Plan number RZ CDP-2010-PR-022 which proposes rezoning to PTC. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

The existing vegetation 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 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. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-7 for the Existing Vegetation Map, tabulations and narratives. See project landscape plans sheets in this submittal for the proposed planting design, schedules and computations.

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

Sincerely,
VIKA, Inc.

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

NPK/npk

cc: Stephanie Pankiewicz – Land Design
Robert Cochran, LS – VIKA VA, LLC
Craig Herwig, Urban Forrester II, Fairfax County UFMD

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VIKA VIRGINIA LLC
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(703) 442–7800 ■ FAX (703) 761–2787
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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP - BLOCK C

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 50'
PROJECT/FILE NO. VV60215
SHEET NO. C-7

FILE:P:\projects\6021\6021_5\CADD – PV\PLANNING\PLANNING DRAWINGS\V60215100_EVM.dwg USER:LeeH DATE:Oct, 08 2015 TIME: 05:03 pm

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- LIMITS OF FDP
- * SEE SHEET 2 FOR RANGE

GREENSBORO DRIVE ROUTE 5063
ROW 70 FT.
(PUBLIC AVENUE)

8' PARKING BY OTHERS
5' BIKE LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
5' BIKE LANE
8' PARKING

NOTE:
ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LANE USE,PARKING, ETC. SHOWN ARE SUBJECT TO VDOT APPROVAL.

NOTE:
FOR ADDITIONAL STREETSCAPE INFO SEE LANDSCAPE PLAN ON SHEET L-5.1.

BUILDING C2
3 FLOORS
±115' *
ELEV. ±606'

BUILDING C3
19 FLOORS
±270' *
ELEV. ±759'

MADISON STREET (PUBLIC LOCAL)

SOLUTIONS DRIVE (PUBLIC LOCAL)

PARK AVE (PUBLIC COLLECTOR)

BUILD TO LINE

LIMITS OF FDP

LIMITS OF UNDERGROUND GARAGE

REC AREA (SEE LA PLANS FOR DETAIL)

INTERIM SURFACE PARKING

RAMP DOWN

PROPOSED STOP SIGN

PROPOSED YIELD TO PED. SIGN

POTENTIAL LIMITS OF UNDERGROUND GARAGE

APEX PLAZA (SEE LA PLANS FOR DETAIL)

OVERHEAD CANOPY ABOVE

C4 KIOSK

MAGNETIC PARK (SEE LA PLANS FOR DETAIL)

LIMITS OF POTENTIAL ELECTRICAL VAULT

BLDG. AT GROUND LEVEL

BLDG. FROM 2ND TO 19TH FLOOR

OFF-SITE INTERIM IMPROVEMENTS

MADISON STREET SECTION

GREENSBORO DRIVE SECTION

SOLUTIONS DRIVE SECTION

PARK AVE. SECTION

PROPOSED RETAINING WALL 2' - 4' HT.

TIE INTO EXISTING SIDEWALK

INTERIM ROADWAY IMPROVEMENTS

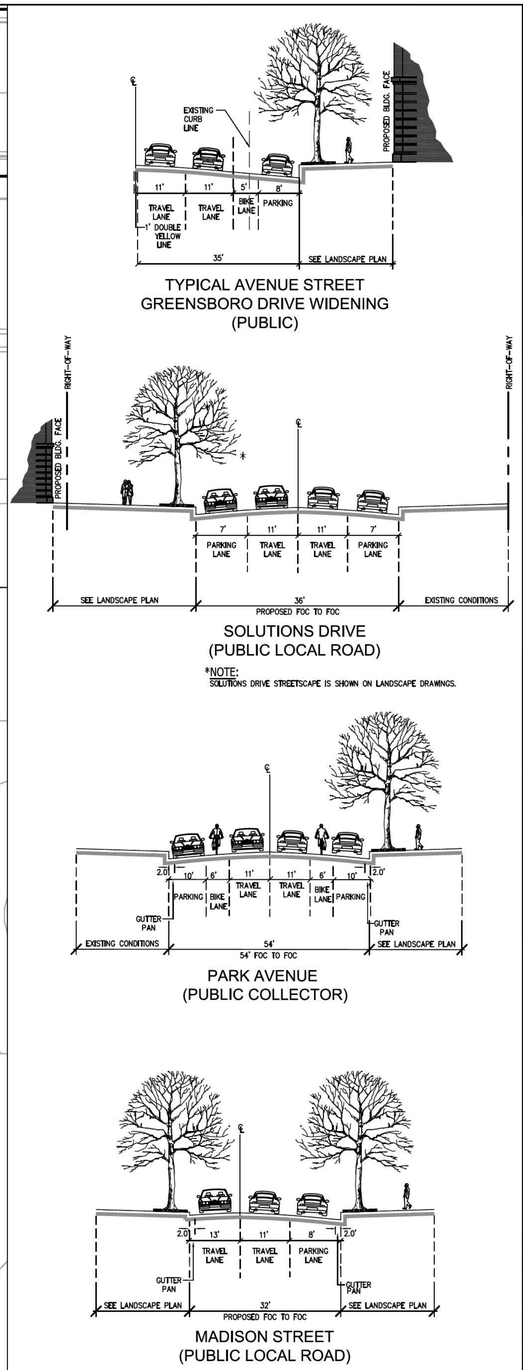
PROPOSED ENTRANCE CLOSING (SEE PROFFERS)

PROPOSED ENTRANCE CLOSING

* MOVABLE PLANTERS REQUIRE VDOT AND FIRE MARSHAL APPROVAL

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

V 9.13



NO.	DATE	DESCRIPTION

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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN - BUILDINGS C2 AND C3

VIKA REVISIONS

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REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-8

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AREA TABULATION BLOCK F

	EXISTING ZONE	PROPOSED ZONE
• FDP LIMITS BLOCK F.....371,019 SF OR 8.51744 ACRES	C-4	PTC

TOTAL APPLICATION AREA.....371,019 SF OR 8.51744 ACRES

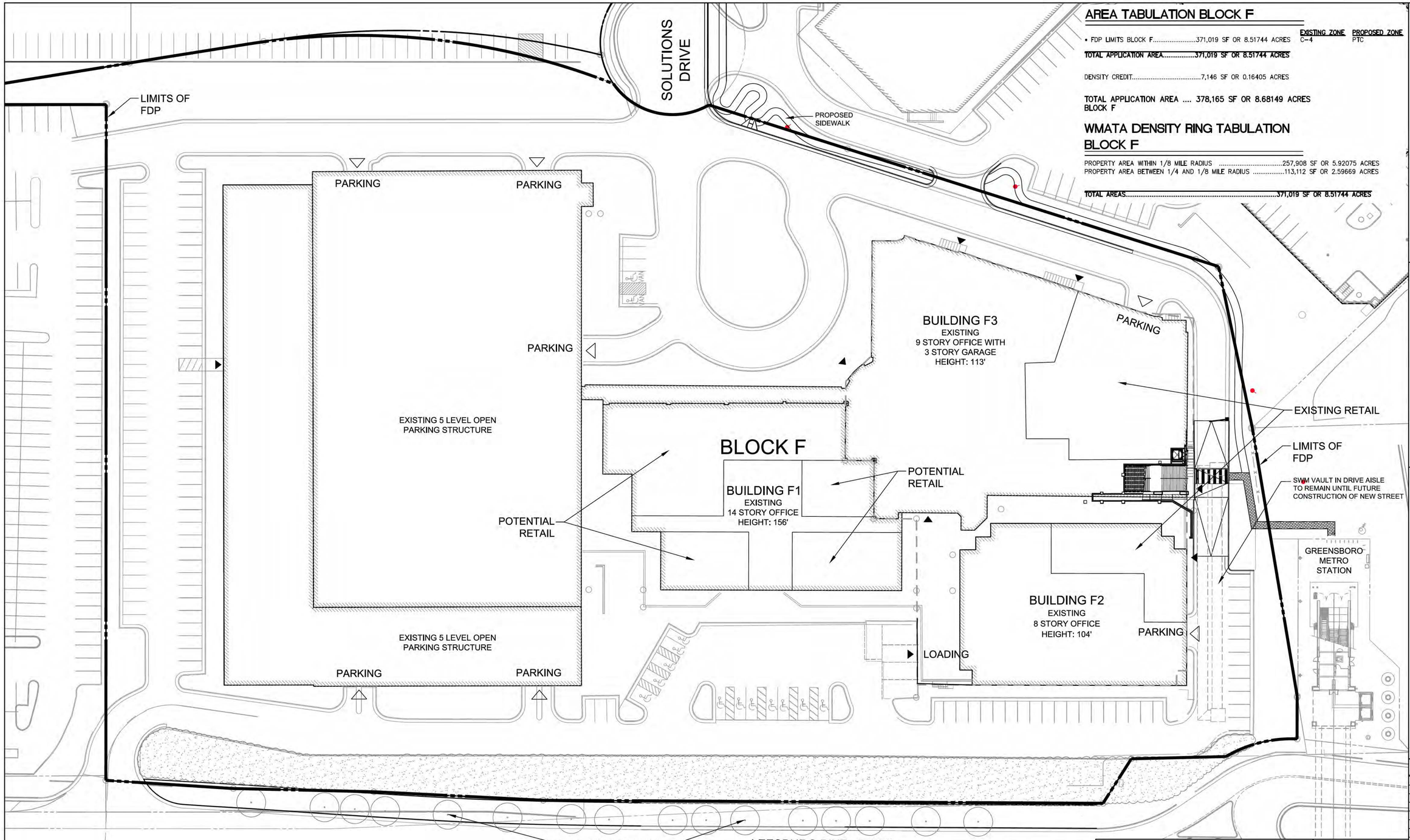
DENSITY CREDIT.....7,146 SF OR 0.16405 ACRES

TOTAL APPLICATION AREA .... 378,165 SF OR 8.68149 ACRES
BLOCK F

WMATA DENSITY RING TABULATION BLOCK F

PROPERTY AREA WITHIN 1/8 MILE RADIUS .....257,908 SF OR 5.92075 ACRES
PROPERTY AREA BETWEEN 1/4 AND 1/8 MILE RADIUS .....113,112 SF OR 2.59669 ACRES

TOTAL AREAS.....371,019 SF OR 8.51744 ACRES



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN - BUILDINGS F1, F2 AND F3 (EXISTING TO REMAIN)

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-9

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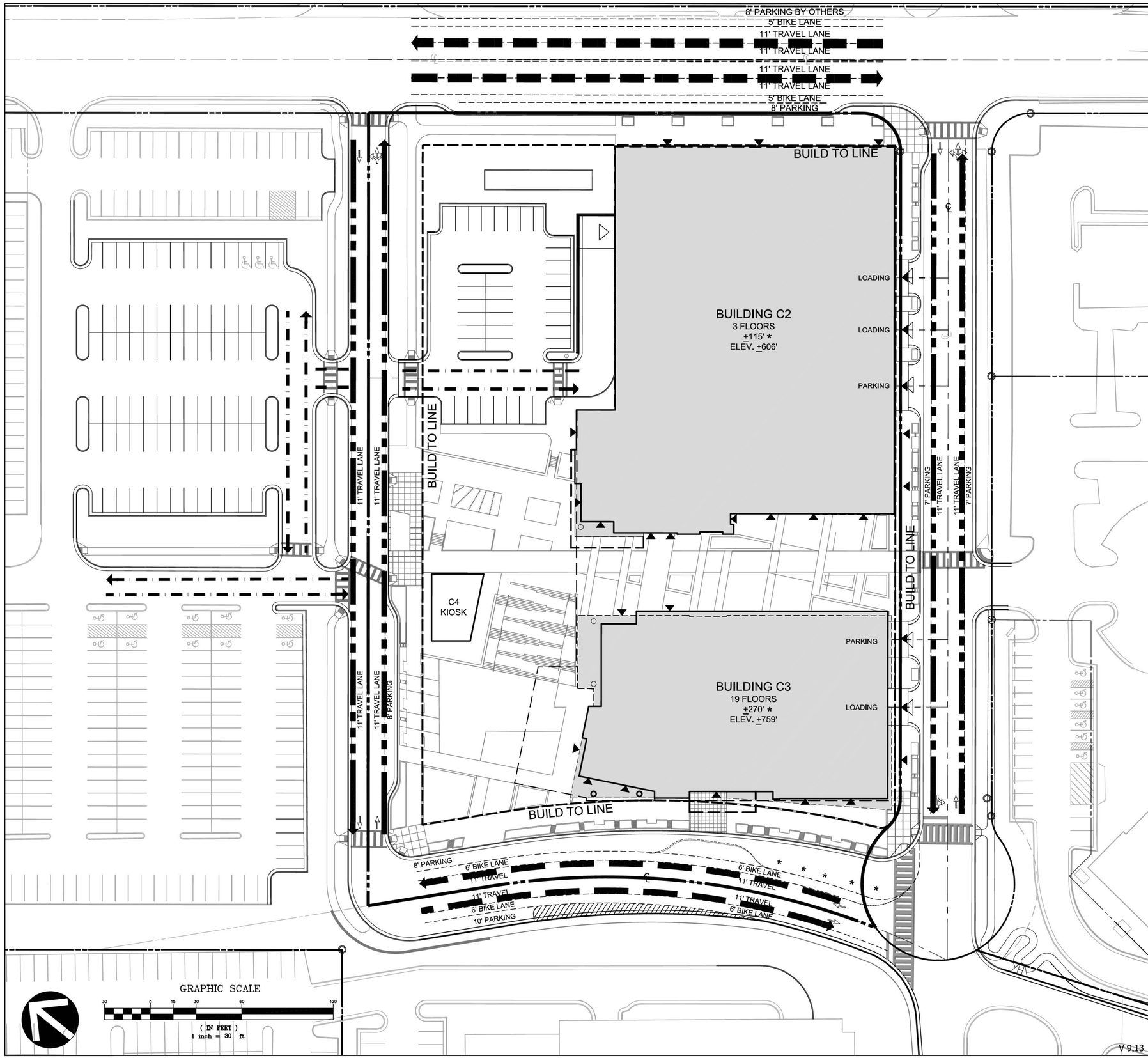

LEGEND

AVENUE

COLLECTOR

LOCAL STREET

INTERIM DRIVE AISLE

PEDESTRIAN ACCESS

VEHICULAR ACCESS

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN - BLOCK C

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES. RRC | DWN. ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-10

FILE: P:\projects\6021\6021_5\CADD - P:\PLANNING\PLANNING DRAWINGS\V60215100_TCP.dwg USER: Crossett DATE: Oct. 08 2015 TIME: 04:36 pm

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO-LINE
- UNDERGROUND GARAGE LIMITS
- LIMITS OF FDP

GREENSBORO DRIVE ROUTE 5063
ROW 70 FT
(PUBLIC AVENUE)

8' PARKING BY OTHERS
5' BIKE LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
5' BIKE LANE
8' PARKING

160' SIGHT DISTANCE LEFT
150' SIGHT DISTANCE RIGHT

LOW TIMBER WALL 3' MAX HEIGHT

LIMITS OF CLEARING AND GRADING

WADSON STREET (PUBLIC LOCAL)

PROP. WATERMAIN

11' TRAVEL LANE
8' PARKING

BUILDING C2
3 FLOORS
+115' *
ELEV. +606'

TW=03 10
BW=89 77

TW=02 50
BW=90 10

PROP TRENCH DRAIN

LOADING
PARKING

POTENTIAL LEED REUSE/ SWM VAULT (±4,000 CFT)

3' LOW RETAINING WALL

C4 KIOSK

POTENTIAL ELECTRICAL VAULT - SIZE AND LOCATION MAY BE ADJUSTED AT FDP WITH FINAL DETERMINATION AT SITE PLAN

VAULT ACCESS AREA

BUILDING C3
19 FLOORS
+270' *
ELEV. +759'

POTENTIAL LEED REUSE/ SWM VAULT (±7,350 CFT)

SOLUTIONS DRIVE (PUBLIC LOCAL)

PROP. 12" SAN. SEWER

7' PARKING
11' TRAVEL LANE
7' PARKING

LOWER EXISTING WATERLINE

SWM VAULT ACCESS (MANHOLE AND BILCO DOOR)

SWM VAULT ACCESS (MANHOLE AND BILCO DOOR)

8' PARKING
6' BIKE LANE
11' TRAVEL
11' TRAVEL
6' BIKE LANE
10' PARKING

PARK AVE
(PUBLIC COLLECTOR)

PROP. WATERMAIN

EX. SWM FACILITY TO BE MODIFIED AS REQUIRED TO MEET DETENTION FOR REMAINDER OF PARCEL

EX. STORMWATER DETENTION FACILITY

TW= 78.00
BW= 76.00

TW= 77.50
BW= 74.00

PORTION OF EX. SWM FACILITY TO BE REMOVED

PROP. WALL

LIMITS OF CLEARING AND GRADING

SEE SUBSET, THIS SHEET FOR OFF-SITE IMPROVEMENTS

MATCHLINE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

(DB 23970 PG 2035)

EX SANITARY SEWER ESMT DB 6828, PG 1552

EX 40' STORM DRAIN ESMT DB 4870, PG 392

EX PUBLIC ACCESS ESMT (DB 23970 PG 1386)

MATCHLINE

V 9.13

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FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL UTILITY AND GRADING PLAN - BLOCK C

VIKA REVISIONS

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NO.	DATE	DESCRIPTION

COUNTY REVISIONS

DATE: MARCH 3, 2015

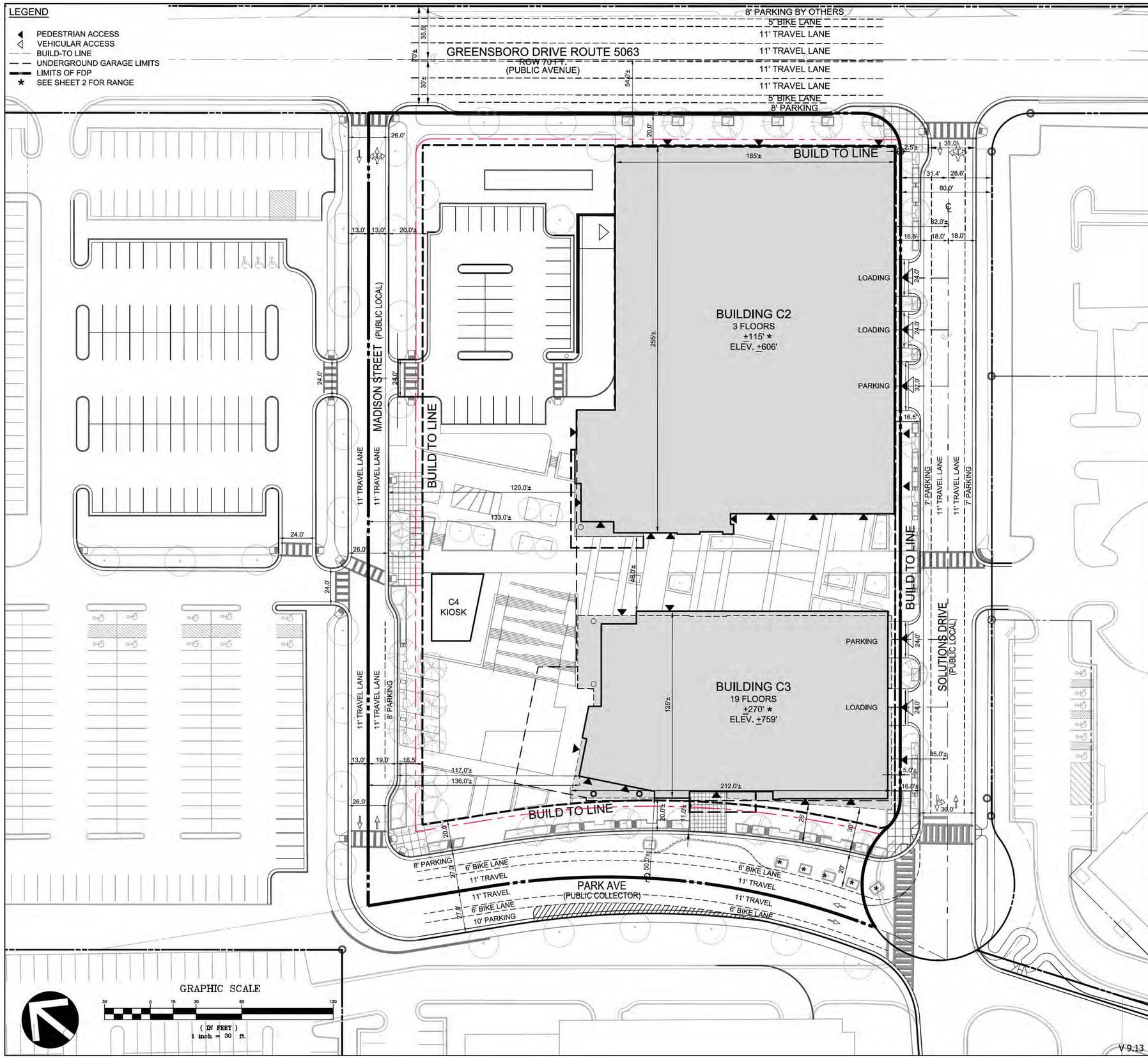
DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-11

FILE: P:\projects\6021\6021_5\CADD - P:\PLANNING\PLANNING DRAWINGS\V60215 GRADE AND UTIL.dwg USER: Crossett DATE: Oct. 09 2015 TIME: 10:26 am



PROPOSED RIGHT-OF-WAY LOCATION

Public Streets and Right-of-Way: The Applicant shall dedicate right-of-way along the Property's frontage for Greensboro Drive, Westpark Drive, Park Avenue, Solutions Drive, Station Place and SAIC Street (the "Public Streets"), to a point inclusive of the landscape amenity panel and the sidewalk or to such standard as may be approved on the FDP. All improvements proposed to Public Streets herein shall be subject to VDOT approval and be designed to be in general conformance with the standards included in Attachment D (*Transportation Design Standards for Tysons Corner Urban Center*) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "Design Standards"), subject to modifications/waivers as may be granted.

The Applicant shall work diligently with VDOT and Fairfax County during the FDP and site plan approval processes to ensure that the Public Streets and the area of the landscape amenity panel/sidewalk can be accepted by VDOT as public streets. The Applicant shall dedicate and convey in fee simple right-of-way including the area of the landscape amenity panel/sidewalk to the Board of Supervisors at the time of site plan approval, with the following exceptions:

(i) If at the time of site plan approval it is determined that stormwater management facilities, 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 Applicant shall provide dedication measuring 18 inches from the proposed face of curb line 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 Applicant shall provide easements within the amenity panel for bus pads and 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 Applicant shall provide dedication measuring 18 inches from the proposed face of curb line 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. 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 following 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 Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.

LEGEND

R.O.W.

NOTE:
FINAL R.O.W. LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

NO.	DATE	DESCRIPTION

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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

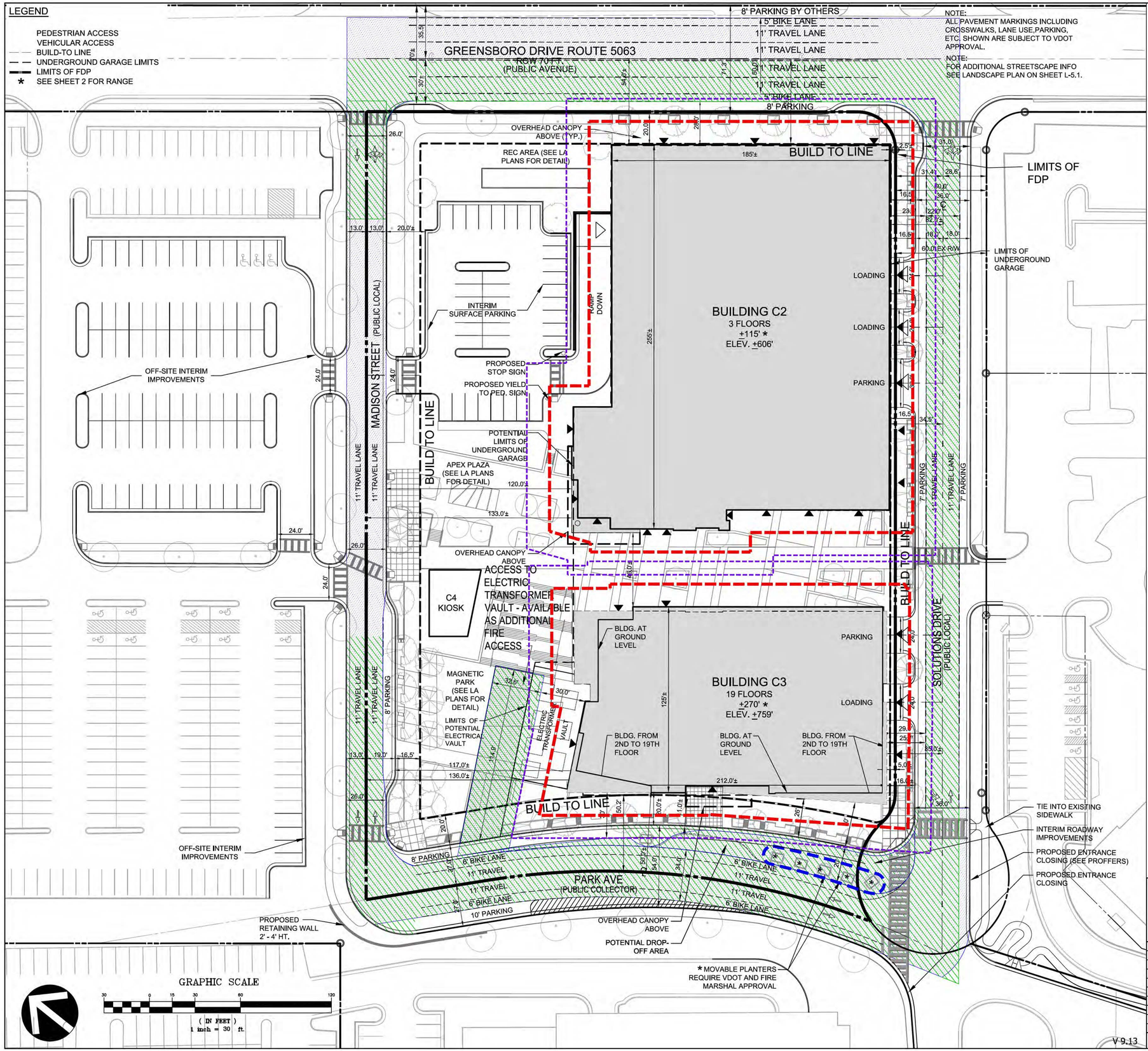
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RIGHT-OF-WAY EXHIBIT

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 30'
PROJECT/FILE NO. VV60215
SHEET NO. C-12

FILE: P:\projects\6021\6021_5\CADD - P:\PLANNING\PLANNING DRAWINGS\V60215100_ROW.dwg USER: Crossett DATE: Oct. 08 2015 TIME: 04:38 pm



BUILDING DATA:

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)

2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILT DONUT-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 30 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 PODIUMS, 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. (PROVIDED)

7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)

8) LOCATION OF OVERHEAD UTILITY LINES. -UTILITIES SHALL BE UNDERGROUNDED UPON COMPLETION OF EACH PHASE/BLOCK. (PROVIDED)

9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM 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. (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). (PROVIDED)

11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (PROVIDED)

12) LOADING 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 - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (PROVIDED)

C2

TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	3
BUILDING HEIGHT	+/- 110'
BUILDING SF	+/- 138,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	1 HR
OCCUPANCY/USE GROUP	A1, A2, A3, S2 & B

C3

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	19
BUILDING HEIGHT	+/- 247'
BUILDING SF	+/- 450,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	NA
OCCUPANCY/USE GROUP	B, A2, A3, M & S2

LEGEND

DENOTES FIRE ACCESSIBLE AREAS FOR TRUCK SET UP (6% OR LESS)

DENOTES VEHICULAR ACCESSIBLE AREAS

> 50' HEIGHT

= 15' FROM BLDG.

= 30' FROM BLDG.

NOTE:

PLEASE SEE WAIVER REQUEST #826-ZONA-010-1 SUBMITTED ON JULY 22, 2015.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN - BLOCK C

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-13

FILE: P:\projects\6021\6021_5\CADD - P\PLANNING\PLANNING DRAWINGS\V60215100_FIRE.dwg USER: Crossett DATE: Oct, 08 2015 TIME: 04:45 pm

GREENSBORO DRIVE ROUTE 5063
ROW 70 FT.
(PUBLIC AVENUE)

DRAINAGE AREA TO URBAN BIO-RETENTION #10 (ONSITE) = 0.08AC

DRAINAGE AREA TO URBAN BIO-RETENTION #10 (OFFSITE) = 0.13 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #9 (OFFSITE) = 0.06 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #8 (OFFSITE) = 0.14 AC

LIMITS OF CLEARING AND GRADING

DRAINAGE AREA TO URBAN BIO-RETENTION #7 (OFFSITE) = 0.05 AC

SWM VAULT ACCESS (MANHOLE AND BILCO DOOR)

DRAINAGE AREA TO URBAN BIO-RETENTION #6 (ONSITE) = 0.07 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #6 (OFFSITE) = 0.10 AC

SWM VAULT ACCESS (MANHOLE AND BILCO DOOR)

DRAINAGE AREA TO URBAN BIO-RETENTION #5 (OFFSITE) = 0.08AC

SEE SUBSET, THIS SHEET FOR OFF-SITE IMPROVEMENTS

DRAINAGE AREA TO URBAN BIO-RETENTION #5 (ONSITE) = 0.12 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #4 (ONSITE) = 0.18 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #3 (ONSITE) = 0.07 AC

LIMITS OF CLEARING AND GRADING

DRAINAGE AREA TO URBAN BIO-RETENTION #2 (ONSITE) = 0.09 AC

DRAINAGE AREA TO URBAN BIO-RETENTION #1 (ONSITE) = 0.12 AC

DRAINAGE AREA TO RAIN GARDEN #1 (ONSITE) = 0.38 AC

LOW TIMBER WALL 3' MAX HEIGHT

3' LOW RETAINING WALL

POTENTIAL INFILTRATION TRENCH (TBD AT SITE PLAN)

POTENTIAL INFILTRATION TRENCH (TBD AT SITE PLAN)

RAIN GARDEN #1 (LEVEL 2)

C4 KIOSK

POTENTIAL ELECTRICAL VAULT (SIZE AND LOCATION MAY BE ADJUSTED AT FDP WITH FINAL DETERMINATION AT SITE PLAN)

VAULT ACCESS AREA

BUILDING C2
3 FLOORS
±115'
ELEV. ±606'

BUILDING C3
19 FLOORS
±270'
ELEV. ±759'

ROOF TO RAINWATER HARVESTING = 1.10 AC

POTENTIAL LEED-REUSE/ SWM VAULT (±4,000 CFT)

POTENTIAL LEED-REUSE/ SWM VAULT (±7,350 CFT)

PROP. TRENCH DRAIN

LOADING

PARKING

TW=03 BW=89

TW=02 BW=90

70' @ 9.5%

MAPLE STREET (PUBLIC LOCAL)

SOLUTIONS DRIVE (PUBLIC LOCAL)

PARK AVE
(PUBLIC COLLECTOR)

EX. SWM FACILITY TO BE MODIFIED AS REQUIRED TO MEET DETENTION FOR REMAINDER OF PARCEL

PORTION OF EX. SWM FACILITY TO BE REMOVED

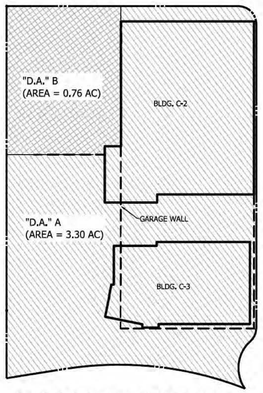
PROP. WALL

TW= 78.00
BW= 76.00

TW= 77.50
BW= 74.00

GARAGE ENTRANCE

V 9.13



DRAINAGE AREA BREAKDOWN MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

AREA TO BIO-RETENTION TREE PITS (ON-SITE)=

AREA TO BIO-RETNETION TREE PITS (OFF-SITE)=

AREA TO RAINWATER HARVESTING VAULT=

DRAINAGE AREA TO RAIN GARDEN=

GREEN ROOF AREA=

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT MAP

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

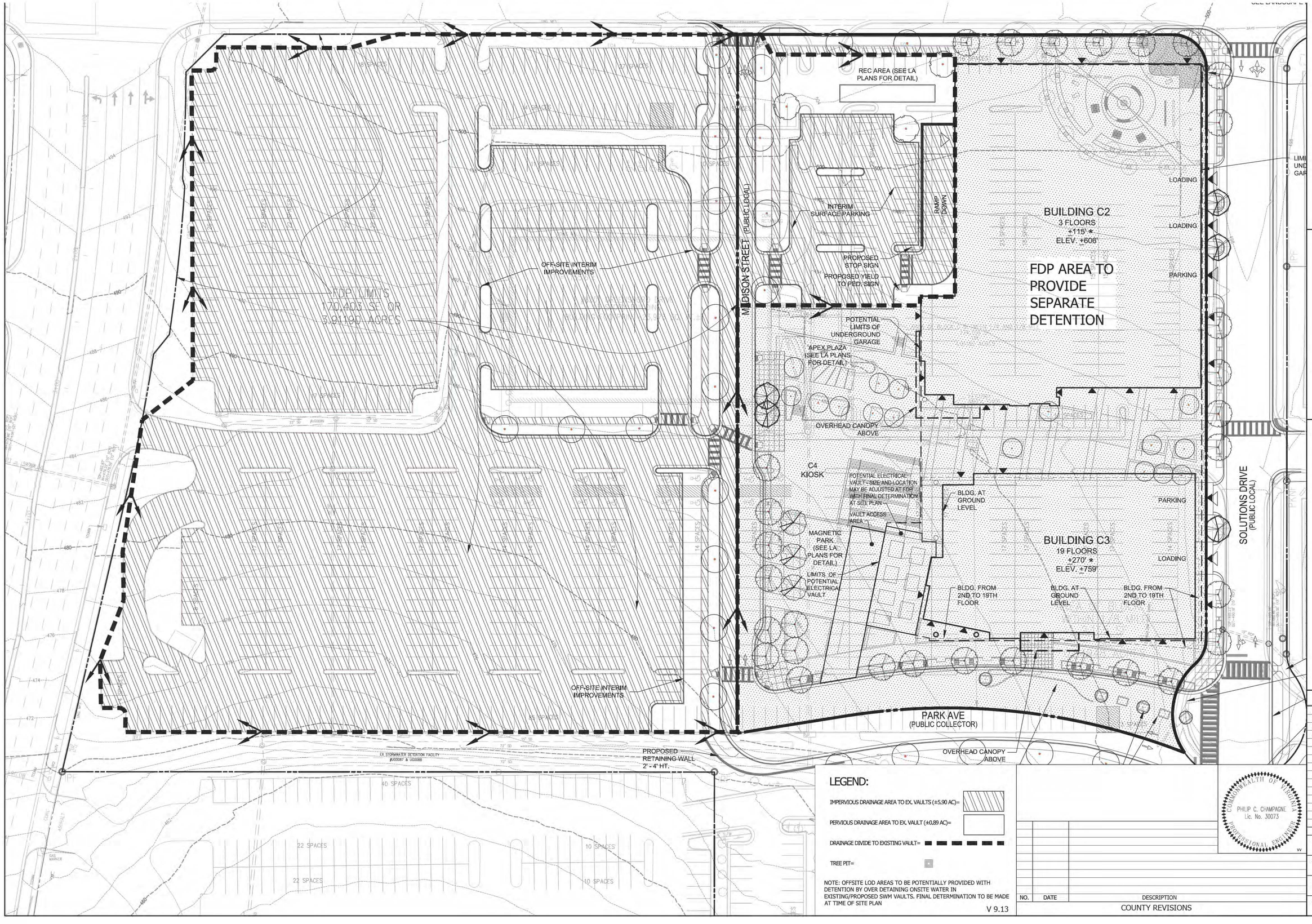
DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-14

FILE:P:\projects\6021\6021_5\CADD – P\PLANNING\PLANNING DRAWINGS\V60215_SWM MAP.dwg USER: jpecanotetti DATE:Oct, 08 2015 TIME: 04:57 pm



LEGEND:

IMPERVIOUS DRAINAGE AREA TO EX. VAULTS (±5.90 AC)=

PERVIOUS DRAINAGE AREA TO EX. VAULT (±0.89 AC)=

DRAINAGE DIVIDE TO EXISTING VAULT=

TREE PIT=

NOTE: OFFSITE LOD AREAS TO BE POTENTIALLY PROVIDED WITH DETENTION BY OVER DETAINING ONSITE WATER IN EXISTING/PROPOSED SWM VAULTS. FINAL DETERMINATION TO BE MADE AT TIME OF SITE PLAN

V 9.13

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EXISTING DETENTION DRAINAGE MAP

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DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-14A

SWM NARRATIVE

EXISTING CONDITIONS:
THE 3.30 ACRE SITE CURRENTLY CONSISTS OF A PARKING LOT AND OFFICE PARK. THE SITE DRAINS TO THE SOUTHWEST AND STORMWATER IS CONVEYED THROUGH A CLOSED CONDUIT STORM SEWER SYSTEMS TO EXISTING SWM FACILITIES LOCATED IN VARIOUS AREAS OF THE SITE. THE SITE OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT CROSSES LEESBURG PIKE (ROUTE 7) AND EVENTUALLY OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-20 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND RETAIL/OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING FACILITY AND A RAIN GARDEN WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-14 FOR PLAN VIEW.

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

QUANTITY REQUIREMENTS
THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF GREEN ROOFS, URBAN BIO-RETENTION AREAS (TREE PITS), RAIN GARDEN, AND RAINWATER HARVESTING SYSTEM TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT IN ADDITION TO CONVENTIONAL STORMWATER MANAGEMENT SYSTEMS. THIS STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS. SEE SHEET C-16 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETENTION VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART II: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE SITE AREA. CURRENTLY THE SITE IS PROVIDED WITH DETENTION IN THE FORM OF UNDERGROUND VAULTS DESIGNED WITH FAIRFAX COUNTY SITE PLAN# SP-2447. A PORTION OF THIS EXISTING VAULT WILL BE REMOVED AND DETENTION FOR THIS FDP AREA SHALL BE PROVIDED IN VAULTS LOCATED IN THE PARKING GARAGES. THESE VAULTS (UG0087 AND UG0088) WERE DESIGNED WITH FAIRFAX COUNTY SITE PLAN #SP-2447. VAULTS UG0087 AND UG0088 SHALL REMAIN AND MAY BE MODIFIED AT SITE PLAN IF REQUIRED. BASED UPON PRELIMINARY ANALYSIS THESE EXISTING VAULTS WERE DESIGNED WITH TO DETAIN 7 ACRES OF RUNOFF AT C-FACTOR OF 0.85. THIS APPLICATION PROPOSES THAT THE FDP AREA SHALL PROVIDE ITS OWN DETENTION, THUS REMOVING THIS BURDEN ON THE EXISTING DETENTION SYSTEM. THEREFORE AFTER DEVELOPMENT THE EXISTING VAULT SHALL CONTROL 3.0 ACRES AT A C-FACTOR OF 0.85, THEREBY ENSURING THE REMAINDER OF THE SITE SHALL STILL MEET ITS DETENTION REQUIREMENTS, HOWEVER FINAL DETERMINATION OF DRAINAGE AREA AND AMOUNT OF IMPERVIOUSNESS SHALL BE MADE AT SITE PLAN.

PART III: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-19 FOR FULL NARRATIVE

BMP NARRATIVE
SEE NARRATIVE AND COMPUTATIONS ON SHEET C-17.

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	11,979 CFT
TOTAL RUNOFF REDUCTION PROVIDED	12,369 CFT
RAINFALL DEPTH RETAINED ONSITE	1.03 IN
SITE AREA	3.30

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
BIO-RETENTION (TREES) - SOLUTION DRIVE	0.35	0.95	1,207	2,762	1.00	1,207	0.10
BIO-RETENTION (TREES) - PARK AVE	0.08	0.95	276	276	1.00	276	0.02
BIO-RETENTION (TREES) - GREENSBORO DR	0.25	0.95	862	862	1.00	862	0.07
					TOTAL VOLUME	2,345	0.20

STORAGE IN EXCESS OF 1" STORM PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES AVAILABLE DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	VRRM VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
RAIN GARDEN	0.54	0.88	1,862	2,265	1.31	540	0.05
RAINWATER HARVESTING	1.10	0.95	3,793	3,342	0.88	-452	0.00
CURB EXTENSIONS (URBAN BIO-RETENTION)	1.25	0.95	4,311	7,904	1.83	3593	0.30
GREEN ROOF	0.52	0.95	1,793	2,265	1.26	472	0.04
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.17"			TOTAL VOL. PROV'D =	15,776	TOTAL EXCESS VOL =	4,154	0.38

FOR LEED/SWM CREDIT

OVERALL APPLICATION BREAKDOWN BY PRACTICE (DOES NOT INCLUDE OFFSITE)

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
RAIN GARDEN	0.13	IN	TIER I CONTROLS 1.03
CURB EXTENSIONS (URBAN BIO-RETENTION)	0.36	IN	
RAINWATER HARVESTING	0.30	IN	
GREEN ROOF	0.15	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09	IN	TIER II CONTROLS 0.00"
TOTAL	1.03	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
D.A. "A"	1.03

COMPREHENSIVE PLAN GOAL III
OVERALL SWM COMPUTATIONS - TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: THE BORO - FDP BLOCK C

Description: {\\192.168.10.93\projects\projects\6021\6021_5\DATA -X\SWM\FDP BLOCK C\[TysonsStormwaterComplianceSpreadsheetBeta2012_0418.xlsx]Site Data and Summary

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A ——BUILDING C-2, C-3, AND MAGNETIC PARK (DOES NOT INCLUDE INTERIM PARKING LOT)

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				0.10	0.10
Managed Turf (acres)				0.04	0.04
Impervious Cover (acres)				3.16	3.16
				Total	3.30

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)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

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)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

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	0.95	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)	0.10
Weighted Rv (forest)	0.05
% Forest	3%
Managed Turf (acres)	0.04
Weighted Rv (turf)	0.25
% Managed Turf	1%
Impervious Cover (acres)	3.16
Rv (impervious)	0.95
% Impervious	96%
Total Site Area (acres)	**3.30**
Site Rv	**0.91**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**11,979**
Volume Not Converted to Runoff (cf)	**1,027**
1-inch Runoff Volume for entire site (cf)	**10,952**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	10,952
Runoff Reduction Volume Achieved (cf)	11,341
Total Runoff Volume Retained (cf)	12,369
Total Area of Site Captured in a BMP (acres)	3.41

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **103%**

Rainfall Depth Retained Onsite (inch) **1.00** INCLUDES OFF-SITE AREAS

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

Site Name: THE BORO - FDP BLOCK C

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	0.10	**0.10**
Managed Turf	0.00	0.00	0.00	0.04	**0.04**
Impervious Cover	0.00	0.00	0.00	3.16	**3.16**
				D.A. Total (acres)	**3.30**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 10,952

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)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Roof Top Disconnection to Reuse Vault	1.10	1.00	3,793	Runoff Reduction % Credit from Continuous-Simulation Model	96%		0	3,793		25,000	3,642	351	

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 (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	HIGH ROOF	0.52	N/A	1,793	Subtract 100% of provided storage vol.	100%	N/A	1,793	N/A	2,265	1,793	0	
Bioretention - DCR Level 1 Design Spec (standard)	MAGNETIC PARK	0.54	0.00	1,862	Subtract 60% of provided storage vol.	60%	0	1,862	N/A	2,660	1,596	266	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	BIO-RETENTION TREE PITS	1.25	N/A	4,311	Subtract 100% of provided storage vol.	100%	0	4,311	N/A	7,904	4,311	0	
	Totals:	3.41	0.00										

Total Drainage Area Treated (acres): 3.41

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 11,341

See Site Data and Summary Tab for Site Results

NOTE:
COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA, AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT GOAL III AND SUPPORTING DATA

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: N/A
PROJECT/FILE NO. VV60215
SHEET NO. C-15

PART I: LEED COMPUTATIONS

EXISTING CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                 0        0         0.05
THE BORO
EXISTING - FDP BLOCK C

SUB-AREA:
        EXISTING  OUTLET               .00516    96.       .1

STREAM REACH:

STORM ANALYSIS:
        2-YR                           3.17      NOAA_C    2

STRUCTURE RATING:

RAINFALL DISTRIBUTION:
        NOAA_C             0.1
GLOBAL OUTPUT:
        2          0.05                YYYYN     YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                      THE BORO
                EXISTING - FDP BLOCK C

             NAME OF PRINTED PAGE FILE:
                      TR20.OUT

                           STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF    ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)     (CFS)     (CSM)

EXISTING     0.005               2.703                12.12    10.89   2110.29
```

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

2 YR STORM: 3.30 AC X 2.703 (IN) X 1FT/12IN X 43,560 = 32,379 CU. FT.

PROPOSED CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                 0        0         0.05
THE BORO
PROPOSED - FDP BLOCK C

SUB-AREA:
        PROPOSED  OUTLET               .00516    88.       .1

STREAM REACH:

STORM ANALYSIS:
        2-YR                           3.17      NOAA_C    2

STRUCTURE RATING:

RAINFALL DISTRIBUTION:
        NOAA_C             0.1
GLOBAL OUTPUT:
        2          0.05                YYYYN     YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                      THE BORO
                PROPOSED - FDP BLOCK C

             NAME OF PRINTED PAGE FILE:
                      TR20.OUT

                           STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF    ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME      RATE      RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)     (CFS)     (CSM)

PROPOSED     0.005               1.956                12.12     8.61   1669.25
```

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

2 YR STORM: 3.30 AC X 1.956 (IN) X 1FT/12IN X 43,560 = 23,431 CU. FT.

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                 0        0         0.05
THE BORO
EXISTING - FDP BLOCK C

SUB-AREA:
        EXISTING  OUTLET               .00516    80.       .1
                                              └ASSUMES OPEN SPACE IN GOOD CONDITION
STREAM REACH:

STORM ANALYSIS:
        2-YR                           3.17      NOAA_C    2
        10-YR                          4.87      NOAA_C    2
        1-YR                           2.62      NOAA_C    2

STRUCTURE RATING:

RAINFALL DISTRIBUTION:
        NOAA_C             0.1
                             THE BORO
                      EXISTING - FDP BLOCK C

 AREA OR    DRAINAGE               ----------- PEAK FLOW BY STORM -----------
  REACH       AREA    ALTERNATE      2-YR     10-YR     1-YR
IDENTIFIER  (SQ MI)                 (CFS)     (CFS)     (CFS)     (CFS)     (CFS)

EXISTING      0.005                  6.12     12.25     4.28
OUTLET        0.005                  6.12     12.25     4.28
                                       └ALLOWABLE PEAK RELEASE RATE
```

LEED CREDIT 6.1 REQUIREMENTS

THE SITE HAS EXISTING DETENTION FACILITIES (OFF SITE) WHICH HAVE BEEN DESIGNED TO MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS (CASE 1). THUS THE PEAK DISCHARE RATE FOR THE 1-YR AND 2-YR 24-HOUR DESIGN STORM SHALL NOT EXCEED THE EXISTING RATE.

SINCE THERE ARE NO EXISTING STORMWATER VOLUME CONTROLS FOR THE SITE THE POST-DEVELOPED VOLUME FOR THE 2 YEAR STORM MUST BE REDUCED BY 25% RELATIVE TO THE EXISTING CONDITIONS VOLUME (CASE 2). THEREFORE, ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH RUNOFF REDUCTION PRACTICES.

2-YEAR STORM (VOLUME REQUIREMENTS)

ALLOWABLE LEED VOLUME RELEASE = 32,379 CU FT X 0.75 = 24,284 CU. FT.
PROPOSED LEED VOLUME RELEASE = 23,431 CU. FT.

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)

ALLOWABLE PEAK RELEASE RATE = 1-YR STORM: 4.28 CFS
ALLOWABLE PEAK RELEASE RATE = 2-YR STORM: 6.12 CFS

LEED CREDIT 6.1 NARRATIVE

THE VOLUME REDUCTION REQUIREMENTS OF LEED CREDIT 6.1 SHALL BE MET VIA THE RUNOFF REDUCTION TECHNIQUES DEPICTED ON SHEET C-17. TO REFLECT THE EXCESS STORAGE VOLUME PROVIDED IN EACH OF THE FACILITIES AN ADJUSTED CURVE NUMBER HAS BEEN COMPUTED, SEE COMPUTATIONS ON THIS SHEET UNDER PFM COMPLIANCE. THE ADJUSTED CURVE NUMBER HAS THEN BEEN UTILIZED TO PROVIDE A POST DEVELOPMENT RUNOFF VOLUME WHICH TAKES INTO ACCOUNT THE FULL AMOUNT OF RUNOFF REDUCTION PROVIDED, SEE COMPUTATIONS ABOVE. AS CAN BE SEEN ABOVE, THE POST DEVELOPMENT RUNOFF REDUCTION VOLUME HAS BEEN REDUCED TO BELOW WHAT IS REQUIRED TO MEET THE LEED ALLOWABLE RELEASE. THUS, THIS SITE DOES NOT EXCEED THE ALLOWABLE RUNOFF VOLUME FOR THE 2-YR STORM. PLEASE

THE ALLOWABLE PEAK RELEASE RATE SHALL BE MET VIA THE RUNOFF REDUCTIONS PRACTICES EMPLOYED AROUND THE SITE AND BY THE PROPOSED SWM VAULT, AS PRESENTED IN THE PFM COMPLAIN NARRATIVE ON THIS SHEET, WHICH HAS BEEN DESIGNED TO REDUCE THE OVERALL PEAK RELEASE RATE FOR THIS SITE TO THAT OF AN UNDEVELOPED CONDITION.

LEED 6.2 NARRATIVE

LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1.0" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS BELOW, THIS SITE SHALL COMPLY WITH THIS LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES. PLEASE NOTE THAT THE DEVELOPER RESERVES THE RIGHT TO UTILIZE ANY LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF AND THE POTENTIALLY AN EXTENDED DETENTION VAULT TO ACHIEVE LEED CREDIT SS6.2. REFER TO SHEET C-17 FOR LID SIZING COMPUTATIONS.

LEED SS6.2 (WATER QUALITY) COMPUTATIONS

BMP TYPE	LOCATION	IN SERIES?	DRAINAGE AREA	PERCENT SITE TREATED	TSS REMOVAL EFFICIENCY (%)	SOURCE OF TSS REMOVAL DATA	WEIGHTED AVG. TSS REMOVAL EFF. (%)
Continuous Deflective Separator	UPSTREAM OF RWHS	YES	1.10	33.33%	80%	CONTECH	IN SERIES WITH RWHS
RAINWATER HARVESTING	GARAGE/UNDERGROUND	YES			96%	RUNOFF REDUCTION	33.07%
CURB EXTENSIONS	ON-SITE STREETSCAPE & ROADWAYS	NO	0.69	20.91%	90%	VA SWM HANDBOOK	18.82%
RAIN GARDEN	MAGNETIC PARK	NO	0.54	16.36%	95%	VA SWM HANDBOOK	15.55%
GREEN ROOF	HIGH ROOF	NO	0.52	15.76%	80%	VA SWM HANDBOOK	12.61%
				TOTAL WEIGHTED AVERAGE TSS REMOVAL EFFICIENCY			**80.04%**

NOTE:
1. SEE PROFFERS FOR REQUIRED LEED VERSION COMPLIANCE.
2. FINAL LEED BOUNDARY TO BE DETERMINED AT FINAL SITE PLAN

PART II: PFM COMPLIANCE

PFM ALLOWABLE RELEASE RATE

PER THE PFM, POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PEASE NOTE THAT THE EXISTING SITE DOES HAVE STORMWATER MANAGEMENT CONTROLS IN PLACE (STORMWATER MANAGEMENT VAULT) THEREFORE THE PRE-DEVELOPMENT RELEASE RATE IS BASED ON A 'C' FACTOR OF 0.30 (GRASS) FOR THE 2-YR STORM AND THE 10-YR STORM.

PFM PROVIDED RELEASE RATE

THE POST DEVELOPMENT RELEASE RATE FOR BOTH THE 2-YEAR AND 10-YEAR STORM EVENTS IS CONTROLLED BY THE RUNOFF REDUCTION PRACTICES AS WELL AS BY A PROPOSED REUSE/DETENTION VAULT FOR THE PORTION OFHT ELIMITS OD DISTURBANCE WITHIN THE FDP AREA. THE COMPUTATIONS PROVIDED BELOW UTILIZE THE TR-55 SHORTCUT METHOD FOR DETERMINING THE REQUIRED DETENTION VOLUME FOR THE 2-YR AND 10-YR EVENTS. THE POST DEVELOPMENT CURVE NUMBER HAS BEEN ADJUSTED TO REFLECT THE PROVIDED RUNOFF REDUCTION AMOUNT IN EACH FACILITY BASED UPON THE STATE APPROVED RUNOFF REDUCTION CREDIT (SEE BELOW FOR CURVE NUMBER REDUCTION COMPUTATIONS). AS CAN BE SEEN BELOW THE DETENTION SYSTEM SHALL NEED TO PROVIDE APPROXIMATELY AN ADDITIONAL 8,000 CFT OF STORAGE. THIS STORAGE SHALL BE PROVIDED IN A SEPARATE CHAMBER OF THE LEED/REUSE VAULT AS INDICATED IN THE DETAIL ON SHEET C-18 OR WITHIN A SEPARATE VAULT AS DETERMINED AT SITE PLAN.

DETENTION FOR THE REMAINDER OF THE LIMITS OF DISTURBANCE SHALL BE PROVIDED IN THE EXISTING UNDERGROUND VAULTS (UG0086, UG0087, AND UG0088) WHICH SHALL REMAIN AND MAY BE MODIFIED AT SITE PLAN IF REQUIRED. BASED UPON PRELIMINARY ANALYSIS THESE EXISTING VAULTS WERE DESIGNED TO DETAIN 9.28 ACRES OF RUNOFF AT C-FACTOR OF 0.85. THIS APPLICATION PROPOSES THAT THE FDP AREA (3.30 AC) SHALL PROVIDE ITS OWN DETENTION, THUS REMOVING THIS BURDEN ON THE EXISTING DETENTION SYSTEM, AND SHALL ALSO ADD PERVIOUS AREA TO THE REMAINDER OF THE VAULTS DRAINAGE AREA. THEREFORE AFTER DEVELOPMENT THE EXISTING VAULTS SHALL DETAIN APPROXIMATELY 5.98 ACRES AT A C-FACTOR OF 0.81, THEREBY ENSURING THE REMAINDER OF THE SITE SHALL STILL MEET ITS DETENTION REQUIREMENTS. FINAL DETERMINATION OF DRAINAGE AREA AND AMOUNT OF IMPERVIOUSNESS SHALL BE MADE AT SITE PLAN FOR DETENTION COMPLIANCE. SEE SHEET C-14A FOR EXISTING VAULTS DRAINAGE AREA.

PRELIMINARY SWM SIZING TR-55 SHORTCUT METHOD

			SITE AREA (acre)	3.3		
	1-year		2-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.62	2.62	3.17	3.17	4.87	4.87
CN	80	87	80	88	80	89
S=1000/CN-10	2.50	1.44	2.50	1.33	2.50	1.19
0.2S	0.50	0.29	0.50	0.27	0.50	0.24
RV=(P-0.2S)^2/(P-0.2S)+S	0.97	1.44	1.38	1.99	2.78	3.68
	POST (adjusted) from CN reduction computations; PRE CN can be computed using same computations on this tab					

1-YR TR-55 SHORT PRELIM. SIZING		2-YR TR-55 SHORT PRELIM. SIZING		10-YR TR-55 SHORT PRELIM. SIZING		
Qpre-development	4.28	Qpre-development	6.12	Qpre-development	12.25	*From TR55*
QPost Development	6.26	QPost Development	8.61	QPost Development	15.36	*From TR55*
RVPost Development (with runoff reduction)	1.44	RVPost Development (with runoff reduction)	1.99	RVPost Development (with runoff reduction)	3.68	*From CN reduction computations*
Qallowable	4.28	Qallowable	6.12	Qallowable	12.25	
Qallowable/QPost Development	0.68	Qallowable/QPost Development	0.71	Qallowable/QPost Development	0.80	
Vs/Vr	**0.21**	Vs/Vr	**0.21**	Vs/Vr	**0.18**	*SEE FORMULA BELOW*
Vs	0.31	Vs	0.41	Vs	0.65	
Storage required (cf)	**3,701**	**Storage required (cf)**	**4,907**	**Storage required (cf)**	**7,803**	

\\192.168.10.93\projects\projects\6021\6021_5\DATA -X\SWM\FDP BLOCK C\[TR-55 SHORT CUT R1.1 BORO BLOCK C.xlsx]PRELIM SWM SIZING

Figure B.2 can also be used to estimate V_s/V_r. For a Type II or Type III rainfall distribution, V_s/V_r can also be calculated using the following equation:

$$V_s/V_r = 0.682 - 1.43\,(q_o/q_i) + 1.64\,(q_o/q_i)^2 - 0.804\,(q_o/q_i)^3 \qquad (2.1.16)$$

Where: V_s = required storage volume (acre-feet)
V_r = runoff volume (acre-feet)
q_o = peak outflow discharge (cfs)
q_i = peak inflow discharge (cfs)

The required storage volume can then be calculated by:

$$V_s = \frac{(V_s/V_r)(Q_d)(A)}{12} \qquad (2.1.17)$$

Where: V_s and V_r are defined above
Q_d = the post-developed runoff for the design storm (inches)
A = total drainage area (acres)

CURVE NUMBER REDUCTION COMPUTATIONS

	1-year storm	2-year storm	10-year storm	
$RV_{Developed}$ (in) with no Runoff Reduction	2.28	2.83	4.52	*From RRM*
$RV_{Developed}$ (in) with Storage Provided	**1.44**	**1.99**	**3.68**	*Based on RR Volume Provided (See below)*
CN adjusted	**87**	**88**	**89**	*SEE FORMULA BELOW*

	Storage Volume	RR Credit	Runoff Reduction	
URBAN BIO-RETENTION	11,804	40%	**4,722**	*RR Credit Based on VRRM*
RAINWATER HARVESTING	3,342	96%	**3,208**	*RR Credit Based RWHS Output*
INTENSIVE GREEN ROOF	0	60%	**0**	*RR Credit Based on VRRM*
EXTENSIVE GREEN ROOF	2,265	45%	**1,019**	*RR Credit Based on VRRM*
RAIN GARDEN	2,660	40%	**1,064**	*RR Credit Based on VRRM*
	Total RR Volume Provided		**10,013**	

Computing the CN reduction
TR-55 provides an equation to compute the adjusted CN resulting from the implementation of storage and infiltration devices within the contributing watershed (site). The process was developed in order to model infiltration devices and other storage devices that the NRCS TR-20 software could not model. It is essentially the reverse of the runoff volume calculation process shown above – in this process the spreadsheet starts with the runoff volume, removes the storage volume and then uses the net volume computes the CN rather than using the CN to determine the runoff volume. The equation to adjust the CN based on provided storage is:

$$CN_{adjusted} = 200 / [(P+2(Q)+2) - (5PQ+4(Q^2))^{1/2}]$$

Where:
P = Rainfall Depth (inches)
Q = (Runoff Depth for Proposed unadjusted CN – Volume Provided) (inches)

So in this equation, the spreadsheet converts the total volume provided in the storage devices to an equivalent rainfall depth by dividing the volume provided by the site area

\\192.168.10.93\projects\projects\6021\6021_5\DATA -X\SWM\FDP BLOCK C\[TR-55 SHORT CUT R1.1 BORO BLOCK C.xlsx]PRELIM SWM SIZING

NOTE:
1. COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.
2. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEED/PFM STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: N/A
PROJECT/FILE NO. VV60215
SHEET NO. C-16

RAINWATER HARVESTING DEMAND COMPUTATIONS

URBANGREEN Stormwater Solutions from CONTECH

Rainwater Harvesting Runoff Calculator

Project Name : BORO - BLOCK C

Demand Information

Toilet Re-use Demand	
	Office/Com
Weekday (flushes/day)	
Weekend (flushes/day)	
Volume (gal/flush)	
Annual Total	

Laundry Re-use Demand	
Loads/Day	
Gallons/Load	
Cold Fraction	
Daily Total	
Annual Total	

Wash Water Re-use Demand		
Daily Average		gal
Annual Total		gal

Irrigation Re-use Demand		
Input Units	Inches per week	
Irrigation Area		sq.ft

Cooling Makeup Re-use Demand		
Input Units	Gallons per month	
Volume in Peak Month		gal/sq.ft
Total Cooled Area		sq.ft
Peak Monthly Demand		gal

Irrigation		
Month	Inches per week	Gallons per week
January		
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
Annual Total		

Cooling Makeup		
Month	(% of Peak)	(gal/month)
January		355,787
February		336,438
March		404,092
April		415,553
May		468,569
June		507,663
July		629,762
August		662,001
September		569,070
October		500,808
November		291,098
December		291,098
Annual Total		5,431,939

PROVIDED BY MEP

Analysis Information

Rainfall Data	
Station Name	Vienna Dunn Loring
Years Modeled	1981-2001
Missing Data	
Avg Annual Rainfall	44

Supply Source		
	Include ?	Annual Volume (gal)
Rooftop	Yes	1,226,959
Hardscape	No	
AC Condensate	No	
Gray Water	No	
	Total	1,226,959

Design Storm	
First Flush Bypass (in)	0.05
Design Storm (in)	1.00

Cistern Size	
Cistern Size (gallons)	25,000

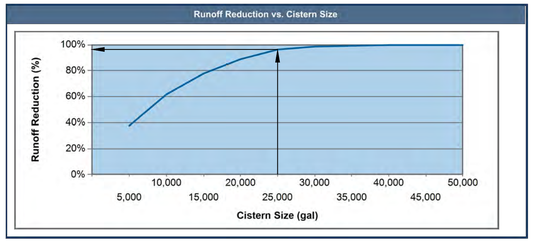
Utility Rates		
Water Rate	$0.0030	$/gal
Sewer Rate	$0.0060	$/gal

Demand Source		
	Include ?	Annual Volume (gal)
Irrigation	No	
Toilet Flush	No	
Cooling Makeup	Yes	5,431,939
Wash Water	No	
Laundry	No	
	Total	5,431,939

	Rainfall		Stormwater		Supply		Demand	Captured
	Total	Targeted	Targeted	Peak	Targeted SW	Total		
Typical Rainfall Year	44	33	913,912	163,435	913,912	1,077,347	5,431,939	880,854
Max Rainfall Year	58	41	1,145,255	326,539	1,145,255	1,471,794	5,431,939	1,104,080
21 Year Total	922	687	19,192,153	3,432,141	19,192,153	22,624,296	114,070,719	18,497,935

	Runoff Retained (Targeted Rainfall)		Water Savings		Total Retained (Targeted, Peak, Secondary)		Savings
Typical Rainfall Year	880,854	96%	880,854	16%	880,854	82%	$7,928
Max Rainfall Year	1,104,080	96%	1,104,080	20%	1,104,080	75%	$9,936
21 Year Total	18,497,932	96%	18,497,925	16%	18,497,935	82%	$166,482

Runoff Reduction vs. Cistern Size



NOTE:
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-14

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, infil. trench, underground vault, etc.)						
LEED/SWM/REUSE VAULT	1.08	0	1.08	2,270	11,350	N/A
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-14
Pond inlet and outlet pipe systems are shown on Sheet N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-11
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-15 THRU C-19

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-20

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-20

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-4 THRU C-6

☐ 11. A submission waiver is requested for N/A, GREATER THAN 50 RESIDENTIAL UNITS

☐ 12. Stormwater management is not required because N/A

Revised 2-21-2006

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
1	0.12	207	0.95	414	340	0	4	1	1	0.25	0.4	476
2	0.09	155	0.95	310	285	0	4	1	1	0.25	0.4	399
3	0.07	121	0.95	241	240	6	4	1	1	0.25	0.4	456
4	0.18	310	0.95	621	1680	6	4	1	1	0.25	0.4	3192
5	0.12	207	0.95	414	800	6	4	1	1	0.25	0.4	1244
6	0.03	52	0.95	103	344	6	4	1	1	0.25	0.4	309
10	0.08	138	0.95	276	1416	6	4	1	1	0.25	0.4	2242
TOTALS =	0.69	1190		2379	5105							8318

#N/A

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
5	0.08	138	0.95	276	800	6	4	1	1	0.25	0.4	276
6	0.10	172	0.95	345	344	6	4	1	1	0.25	0.4	345
7	0.05	86	0.95	172	352	6	4	1	1	0.25	0.4	669
8	0.14	241	0.95	483	480	6	4	1	1	0.25	0.4	912
9	0.06	103	0.95	207	440	6	4	1	1	0.25	0.4	836
10	0.13	224	0.95	448	1416	6	4	1	1	0.25	0.4	448
TOTALS =	0.56	966		1931	3832							3486

#N/A

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

Tyson's Corner Bio-Retention Filter (RAIN GARDEN) Sizing chart

Bio-retention #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
#1 CORNER STONE	0.54	2078	0.95	2328	1400	6	4	1	1	0.25	0.4	2660
TOTALS =	0.54	2078		2328	1400							2660

#N/A

Note: Sizing based on DCR Spec# 9
*SA(REQ'D)=1*Tv/1.40*
*Tv(RED'Q)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

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

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	EXTENSIVE	22650	0	0.95	1793	22650	4	0.30	2265
Total		22650	0		1793	22650			2265

#N/A

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

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

BEST MANAGEMENT PRACTICE COMPLIANCE

Update Summary Sheet

Print

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.12	0.12	1.65
Turf (acres)	0.00	0.00	0.00	1.03	1.03	14.17
Impervious (acres)	0.00	0.00	0.00	6.12	6.12	84.18
					7.27	100.00

LIMITS OF DISTURBANCE

Site Rv	0.84
Post Development Treatment Volume (ft^3)	22061
Post Development TP Load (lb/yr)	13.86
Post Development TN Load (lb/yr)	99.16
Total TP Load Reduction Required (lb/yr)	3.52

Total Runoff Volume Reduction (ft^3)	5596
Total TP Load Reduction Achieved (lb/yr)	4
Total TN Load Reduction Achieved (lb/yr)	28.22
Adjusted Post Development TP Load (lb/yr)	10.08
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.12	0.00	0.00	0.00	0.00	0.12
Turf (acres)	1.03	0.00	0.00	0.00	0.00	1.03
Impervious (acres)	6.12	0.00	0.00	0.00	0.00	6.12
						7.27

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	3.78	0.00	0.00	0.00	0.00	3.78
TN Load Red. (lb/yr)	28.22	0.00	0.00	0.00	0.00	28.22

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.12	0.12	1.65
Turf (acres)	0.00	0.00	0.00	1.03	1.03	14.17
Impervious (acres)	0.00	0.00	0.00	6.12	6.12	84.18
					7.27	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	0.52	
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	1.1	
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	impervious acres disconnected	0.69	

Total Impervious Cover Treated (acres)	2.31
Total Turf Area Treated (acres)	0.54
Total TP Load Reduction Achieved in D.A. A (lb/yr)	3.78
Total TN Load Reduction Achieved in D.A. A (lb/yr)	28.22

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.62	3.17	4.87
D.A. A CN	95	93	93	93
D.A. B CN	0	43	#N/A	#N/A
D.A. C CN	0	43	#N/A	#N/A
D.A. D CN	0	43	#N/A	#N/A

BMP NARRATIVE
THIS PROJECT IS CLASSIFIED AS A RE-DEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(2). RAINWATER HARVESTING, GREEN ROOF SYSTEMS, AND URBAN BIO-RETENTION WILL BE USED TO ACHIEVE THE REQUIRED PHOSPHOROUS REDUCTION. NO NUTRIENT CREDITS ARE REQUIRED. AS DEMONSTRATED, THE REQUIRED PHOSPHOROUS REMOVAL REDUCTION HAS BEEN MET. SEE COMPUTATIONS THIS SHEET.

BMP NOTE:
THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE AS REQUIRED BY ARTICLE 4 OF CHAPTER 124 OF THE COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

V 9.13

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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W W W . V I K A . C O M

THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPUTATIONS

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: N/A
PROJECT/FILE NO. VV60215
SHEET NO. C-17

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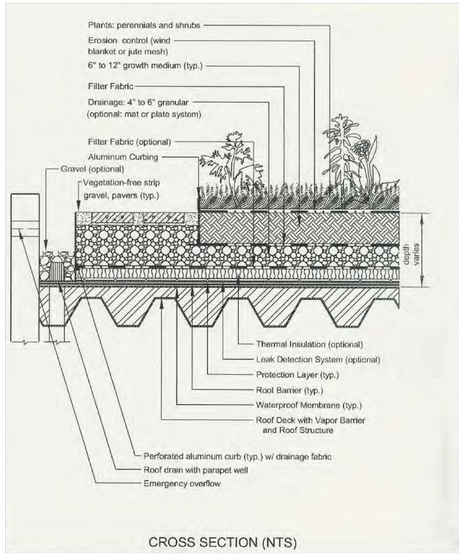


Figure 5.3. Typical Section – Intensive Vegetated Roof (Source: Northern VA Regional Commission)

TYPICAL INTENSIVE GREEN ROOF DETAIL

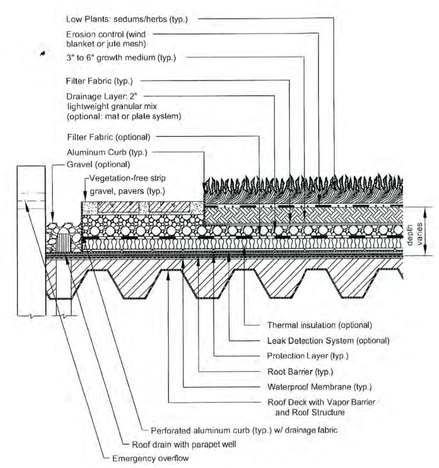
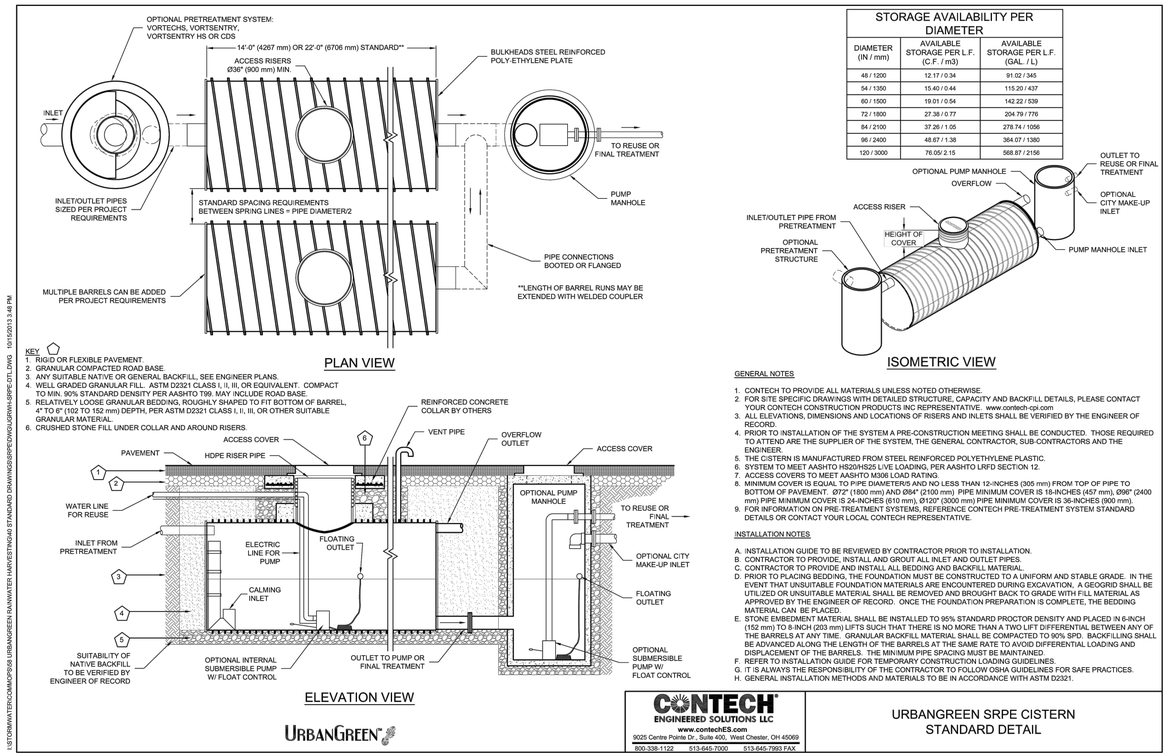


Figure 5.2. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)

TYPICAL EXTENSIVE GREEN ROOF DETAIL



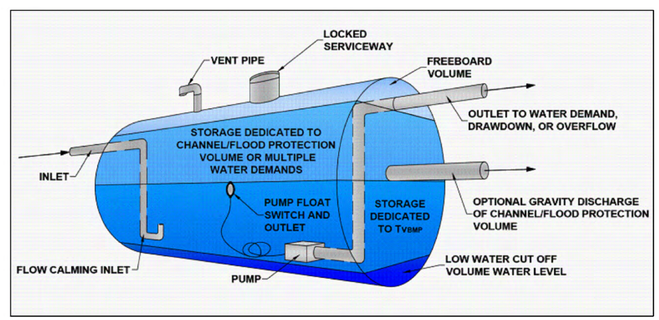
STORAGE AVAILABILITY PER DIAMETER		
DIAMETER (IN / mm)	AVAILABLE STORAGE PER L.F. (C.F. / m3)	AVAILABLE STORAGE PER L.F. (GAL. / L)
48 / 1200	12.17 / 0.34	91.02 / 345
54 / 1350	15.40 / 0.44	115.20 / 437
60 / 1500	19.01 / 0.54	142.22 / 539
72 / 1800	27.38 / 0.77	204.79 / 776
84 / 2100	37.26 / 1.05	278.74 / 1056
96 / 2400	48.67 / 1.38	364.07 / 1380
120 / 3000	76.05/ 2.15	568.87 / 2156

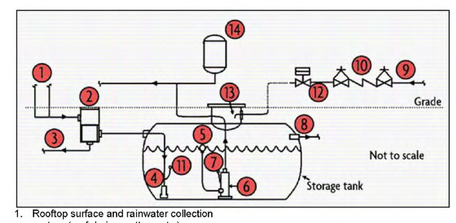
GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE, CAPACITY AND BACKFILL DETAILS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS INC REPRESENTATIVE. www.contech-cpi.com
3. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
4. PRIOR TO INSTALLATION OF THE SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
5. THE CISTERN IS MANUFACTURED FROM STEEL REINFORCED POLYETHYLENE PLASTIC.
6. SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
7. ACCESS COVERS TO MEET AASHTO M306 LOAD RATING.
8. MINIMUM COVER IS EQUAL TO PIPE DIAMETERS AND NO LESS THAN 12-INCHES (305 mm) FROM TOP OF PIPE TO BOTTOM OF PAVEMENT. Ø72" (1800 mm) AND Ø84" (2100 mm) PIPE MINIMUM COVER IS 18-INCHES (457 mm), Ø96" (2400 mm) PIPE MINIMUM COVER IS 24-INCHES (610 mm), Ø120" (3000 mm) PIPE MINIMUM COVER IS 36-INCHES (900 mm).
9. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL CONTECH REPRESENTATIVE.

INSTALLATION NOTES

A. INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
B. CONTRACTOR TO PROVIDE, INSTALL AND GROUT ALL INLET AND OUTLET PIPES.
C. CONTRACTOR TO PROVIDE AND INSTALL ALL BEDDING AND BACKFILL MATERIAL.
D. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
E. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE BARRELS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE BARRELS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE BARRELS. THE MINIMUM PIPE SPACING MUST BE MAINTAINED.
F. REFER TO INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
G. IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
H. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.





1. Rooftop surface and rainwater collection system (roof drains, gutters, etc.)
2. Pre-treatment (screening, first flush diverters, filters, etc.)
3. Discharge of excess or diverted first flush to overflow or downstream practice
4. Flow calming inlet
5. Floating (outlet) filter
6. Submersible pump
7. Low water cut off float switch
8. Overflow to secondary runoff reduction drawdown practice, downstream runoff reduction or pollutant removal BMP, or conveyance system
9. Municipal back-up water supply
10. Back flow preventer
11. Float switch to control water levels
12. Solenoid valve
13. Air gap
14. Pressure tank

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.
3. OUTFALL MAY BE PUMPED AS REQUIRED WITH FINAL SITE PLAN

SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE

SEE LANDSCAPE PLAN FOR BIO-RETENTION TREE PIT AND RAIN GARDEN DETAILS

NOTE:
THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

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THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE:
PROJECT/FILE NO. VV60215
SHEET NO. C-18

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	DUE TO THE SITE LAYOUT AND THE FACT THAT THE IN-SITU SOILS HAVE BEEN PREVIOUSLY DISTURBED INFILTRATION IS NOT FEASIBLE FOR THIS DEVELOPMENT. IN LIEU OF THIS, RAINWATER HARVESTING HAS BEEN PROPOSED TO REUSE A SIGNIFICANT PORTION OF THE FIRST INCH OF RAINFALL.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: RAINWATER HARVESTING, RAIN GARDEN, GREEN ROOF, AND URBAN BIO-RETENTION (TREE PITS). • THE RAINWATER HARVESTING SHALL BE DESIGNED PER DCR SPEC #6. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT ONLY VEGETATIVE ROOF AREAS. • THE RAIN GARDEN SHEET BE DESIGNED PER DCR SPEC #9 • THE URBAN BIO-RETENTION TREE PITS SHALL BE DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. • DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, EXTENDED DETENTION PONDS, VEGETATIVE FILTER STRIPS, AND SHEET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE. • IT SHOULD BE NOTED THAT THE USE OF PERMEABLE PAVEMENT AND DRY WELLS ARE NOT APPLICABLE TO THIS SITE DUE TO THE EXTENSIVE PROPOSED UNDERGROUND GARAGE ON THE SITE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 1.00 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.38 INCHES IF CREDIT IS ALLOWED FOR THE LEED RAINFALL EVENT). PLEASE NOTE THAT 1.0" CONTROL IS ACHIEVED FOR THE PROPOSED BUILDINGS. URBAN DESIGN GUIDELINES, THE NEED FOR PENTHOUSES, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 3.39 ACRES OR 100% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT APPROXIMATELY 0.68 ACRES OF OFF SITE DRAINAGE ALONG THE SITE FRONTAGE WITH SOLUTION DRIVE, PARK AVE., AND GREENSBORO DRIVE HAS BEEN TAKEN INTO ACCOUNT TO MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN WITH RESPECT TO STORMWATER MANAGEMENT.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE RAIN GARDEN, GREEN ROOF, RAINWATER HARVESTING, AND URBAN BIO-RETENTION HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VARIOUS RUNOFF REDUCTION METHODS PREVIOUSLY DESCRIBED. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF GREATER THAN 50% AS THIS IS THE EXISTING CONDITION ON SITE. FOR THE PEAK RATE RELEASE COMPUTATIONS THE SITE IS ASSUMED TO BE LESS THAN 50% BECAUSE THERE ARE EXISTING DETENTION FACILTIES ON SITE WHICH REDUCE THE SITE PEAK RELEASE RATES TO THAT OF AN UNDEVELOPED CONDITION (IE LESS THAN 50% IMPERVIOUS). FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN AND/OR A LEED REUSE VAULT/EXTENDED DETENTION.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE SHARED STORMWATER ALTERNATIVE; HOWEVER POTENTIAL OFFSITE CONTROLS MAYBE PROVIDED TO TREAT PORTIONS OF PARK AVE, SOLUTIONS DRIVE, AND GREENSBORO R-O-W.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS), RAIN GARDEN, GREEN ROOF, AND RAINWATER HARVESTING. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A COMBINATION OF RAINWATER HARVESTING SYSTEM AND ALSO A GREEN ROOF. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

➢ THE COMPUTATIONS PROVIDED ON SHEET C-15 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE FDP AREA REGARDLESS OF ROW DEDICATION.

➢ THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. THIS APPLICATION DOES NOT PROPOSE THE USE OF TIER III APPROACHES TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.

➢ ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE GREEN ROOFS, OUTSIDE ACCESS MANHOLE & BILCO DOOR FOR THE RAINWATER HARVESTING SYSTEM, AND STREET ACCESS FOR THE TREE PITS AND RAIN GARDEN.

➢ THE TREE PITS, RAIN GARDEN, GREEN ROOF, AND RAINWATER HARVESTING SYSTEM SHALL BE PRIVATELY MAINTAINED.

➢ THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE/WALL TO PREVENT PEDESTRIAN CONFLICTS.

➢ THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

➢ CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:

1. A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.
2. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO FOUR (4) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

➢ POTENTIAL SWM/LEED VAULT(S) AND/OR RAINWATER HARVESTING CISTERN SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.

➢ A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

INFILTRATION BMP HAVE NOT BEEN PROVIDED FOR ON THIS SITE DUE TO THE URBAN CONSTRAINTS SUCH AS PROPOSED STREET RIGHT OF WAY, UNDERGROUND GARAGE, AND POOR SOILS.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED AND PRELIMINARY SIZING COMPUTATIONS HAVE BEEN SHOWN ON SHEET C-17.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE A RAIN GARDEN, GREEN ROOF, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

➢ RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS (AS REQUIRED) AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9

➢ BOTH THE BIO-RETENTION TREE PITS/RAIN GARDEN AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY.

➢ AS MENTIONED EARLIER 1.0" OF RAINFALL HAS BEEN CAPTURED/CONTROLLED. PLEASE NOTE THAT 1.0" CONTROL IS ACHIEVED FOR THE PROPOSED BUILDINGS. THE PROPOSED PLANS ACCOUNTS FOR 1.38" WHEN CONSIDERING THE LEED EVENT AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-15).

- TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)

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

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
  NO TIER III APPROACHES ARE PROPOSED.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES PROPOSE THE USE OF OFFSITE FACILITIES IN THE FORM OF TREATING EXISTING ROW ALONG THE SITE FRONTAGE WITH PARK AVENUE, SOLUTIONS DRIVE, AND GREENSBORO DRIVE TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE SWM PLAN HOWEVER, THERE ARE NO SHARED SWM FACILITIES PROPOSED. AS MENTIONED ABOVE, THE APPLICATION RESERVES THE RIGHT TO IMPLEMENT ADDITIONAL OFFSITE TREATMENT IN THE FORM OF EXISTING PUBLIC ROW AT SITE PLAN TIME.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

➢ THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 1.0" (THE ACTUAL AMOUNT CONTROLLED IS 1.38" WHEN CONSIDERING THE LEED EVENT) OF RAINFALL.

➢ THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF A RAIN GARDEN, GREEN ROOF, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). 100% OF THE TOTAL SITE AREA IS CAPTURED (THIS INCLUDE 0.68 AC OF OFFSITE ROADWAY) ALONG WITH 1.0" (THE ACTUAL AMOUNT CONTROLLED IS 1.38" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.

➢ AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, INFILTRATION ETC.)

➢ THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND THEREBY REDUCTION THE PEAK DISCHARGE. ADDITIONALLY, PEAK RELEASE RATES FOR THE SUBJECT SITE WILL BE CONTROLLED BY SUPPLEMENTAL SWM VAULT(S) LOCATED IN THE PARKING GARAGE WHICH HAS BEEN DESIGNED TO ACCOUNT FOR THE INTENSITY OF THIS DEVELOPMENT.

➢ STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.

➢ STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.

➢ THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-14 THRU C-20 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

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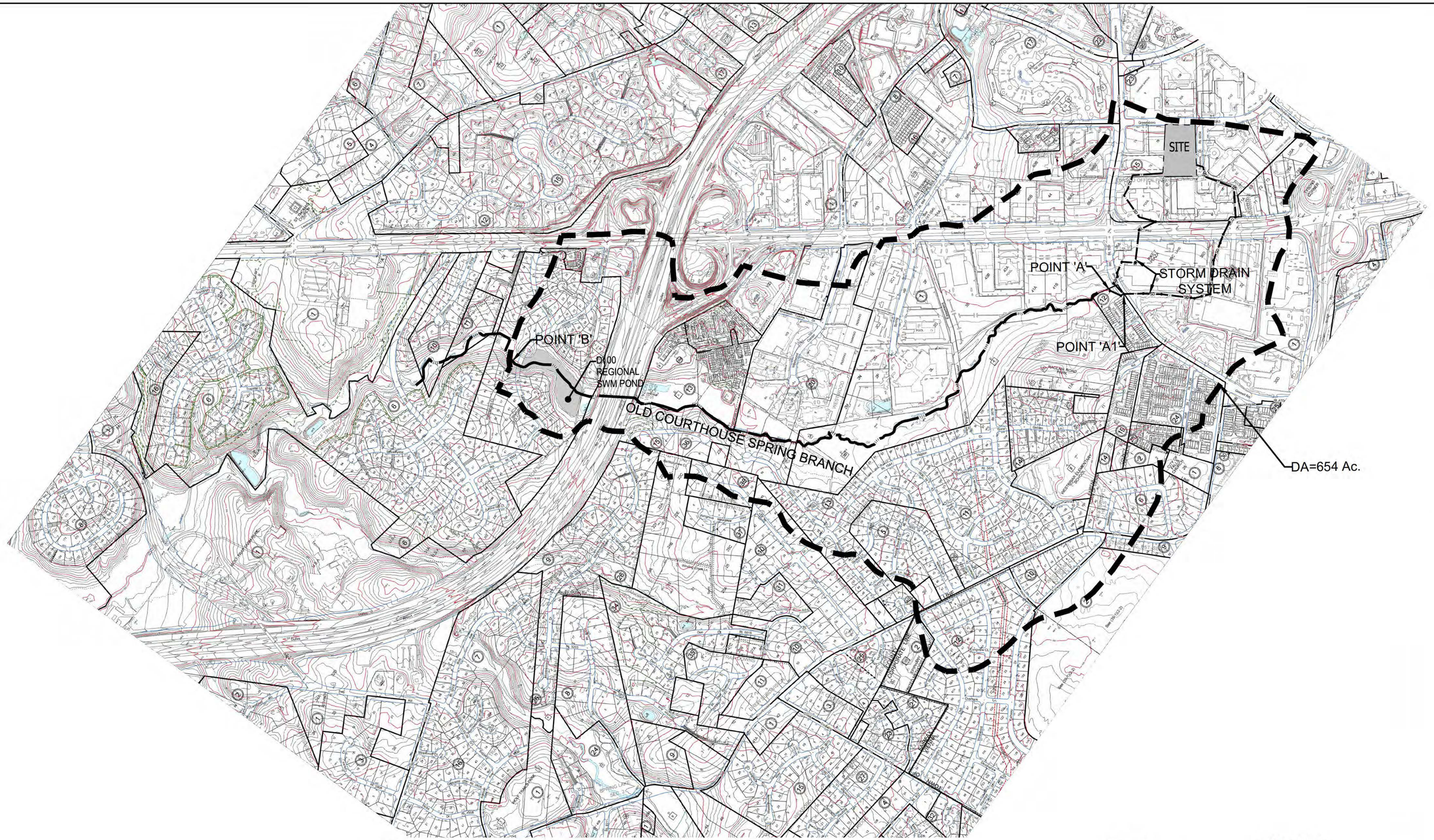
THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE:
PROJECT/FILE NO. VV60215
SHEET NO. C-19



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE FDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS FDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. AT THIS TIME THERE ARE NO APPLICABLE DOWNSTREAM DRAINAGE COMPLAINTS. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW SOUTH-WEST TO THE SAME DISCHARGE POINT (THE BEGINNING OF OLD COURTHOUSE SPRING BRANCH). THE FIRST OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 42" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND BECOMES A 48" RCP. IT THEN PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL, (OLD COURTHOUSE SPRING BRANCH) AT POINT 'A' AND IS CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267).

THE SECOND OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 30" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND EVENTUALLY BECOMES AN EXISTING 96" RCP PIPE. FROM HERE IT PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL (OLD COURTHOUSE SPRING BRANCH), ALSO AT POINT 'A' WHERE IT IS COMBINED WITH THE FIRST OUTFALL AND FLOWS WEST UNDER DULLES TOLL ROAD (RT. 267). THE COMBINED OUTFALL RUNOFF FLOWS FOR APPROXIMATELY 1.8 MILES TILL IT REACHES POINT 'B'. AT POINT 'B', THE STUDY AREA INDICATED ON THIS SHEET, THE DRAINAGE AREA IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 Ac) THEREFORE MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE DESCRIPTION OF THE OUTFALL.

PLEASE NOTE THAT AT SITE PLAN IT IS ANTICIPATED THE THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE 150' DOWN STREAM OF POINT 'A1' AS SHOWN ON THE MAP AS THIS IS WHERE THE CONTRIBUTING DRAINAGE AREA FROM THE SITE SHALL MEET A COMPARISON AREA THAT REPRESENTS A CONFLUENCE OF AT LEAST 90% OR MORE PER COUNTY CODE SECTION 124-4-4(C)(6)D.

IT IS ASSUMED THAT ANY STORM DRAIN PIPES OR CONVEYANCE SYSTEMS INTO WHICH SITE RUNOFF WILL BE CONVEYED HAVE SUFFICIENT CAPACITY AND ARE THEREFORE ADEQUATE. AT SITE PLAN CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS SHALL BE ADDRESSED PER APPLICABLE COUNTY CODE SECTION 124-4-4.

SUMMARY /CONCLUSION:

IT IS THE OPINION OF VIKA, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

LEGEND

SITE AREA

DRAINAGE AREA

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch =500ft.

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

THE BORO
FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DRAINAGE AREA AND MAP

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES.	DWN.
RRC	ARC

SCALE: 1"=500'

PROJECT/FILE NO. VV60215

SHEET NO. C-20

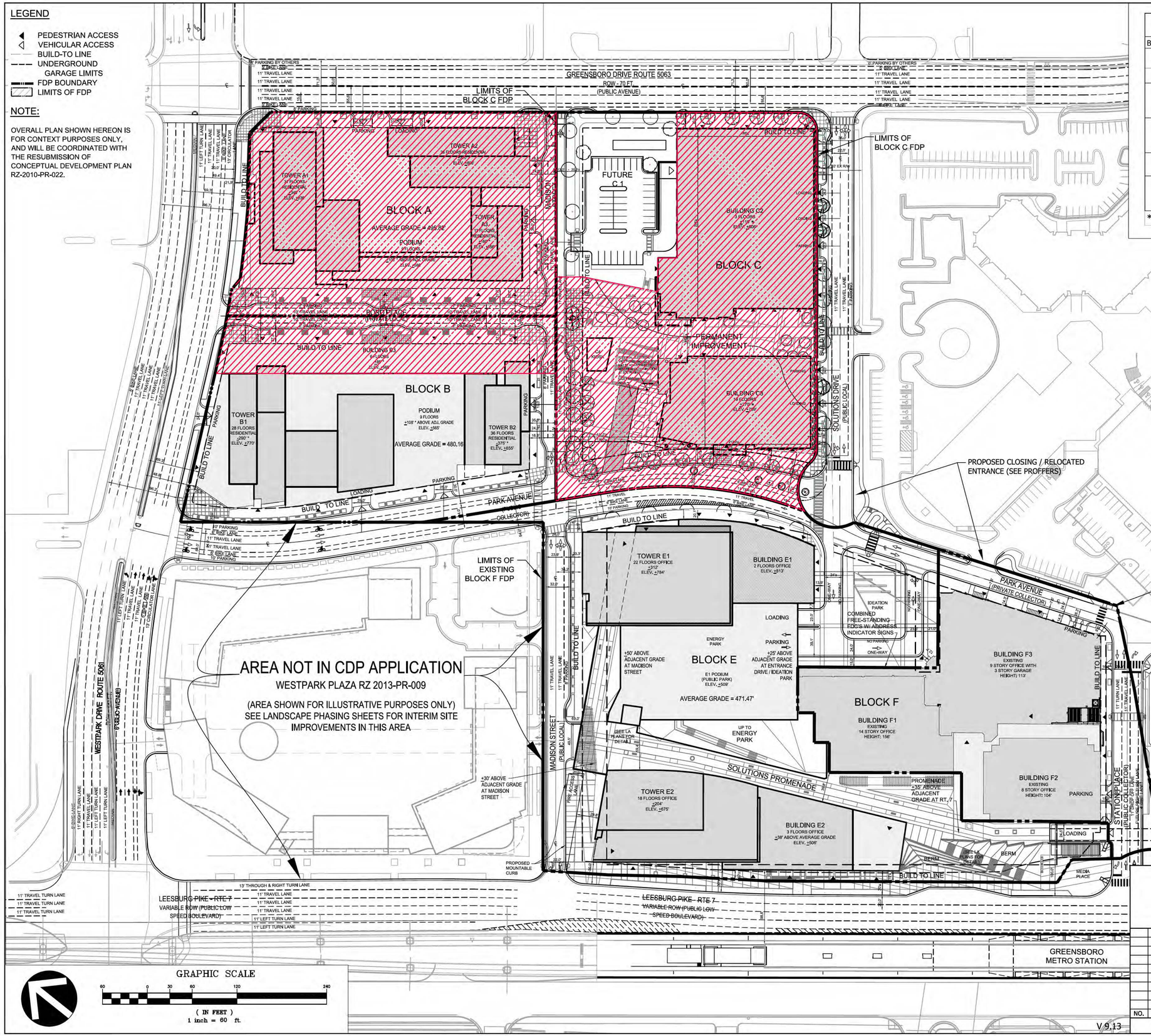
FILE:P:\projects\6021\6021_5\CADD – P:\PLANNING\PLANNING DRAWINGS\V60215_OUTFALL.dwg USER: joesmatetti DATE:Oct, 08 2015 TIME: 05:09 pm

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- FDP BOUNDARY
- LIMITS OF FDP

NOTE:

OVERALL PLAN SHOWN HEREON IS FOR CONTEXT PURPOSES ONLY, AND WILL BE COORDINATED WITH THE RESUBMISSION OF CONCEPTUAL DEVELOPMENT PLAN RZ-2010-PR-022.



OVERALL SWM TABULATION				
Block	CDP Buildings	CDP SWM Target	FDP Buildings	FDP SWM Target
A	A1	1.00	A1	1.00*
	A2		A2	
	A3		A3	
B	B1	1.00	B1	1.00*
	B2		B2	
	B3		B3	
C	C1	1.00	C1	1.00
	C2		C2	
	C3		C3	
E	E1	1.00	E1	
	E2		E2	
F	Ex. F1	0.39	Ex. F1	
	Ex. F2		Ex. F2	
	Ex. F3		Ex. F3	

*Combined rainfall depth retained on-site per FDP 2010-PR-022

LEGEND

PERMANENT IMPROVEMENTS WITHIN FDP LIMITS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
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THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM PHASING PLAN

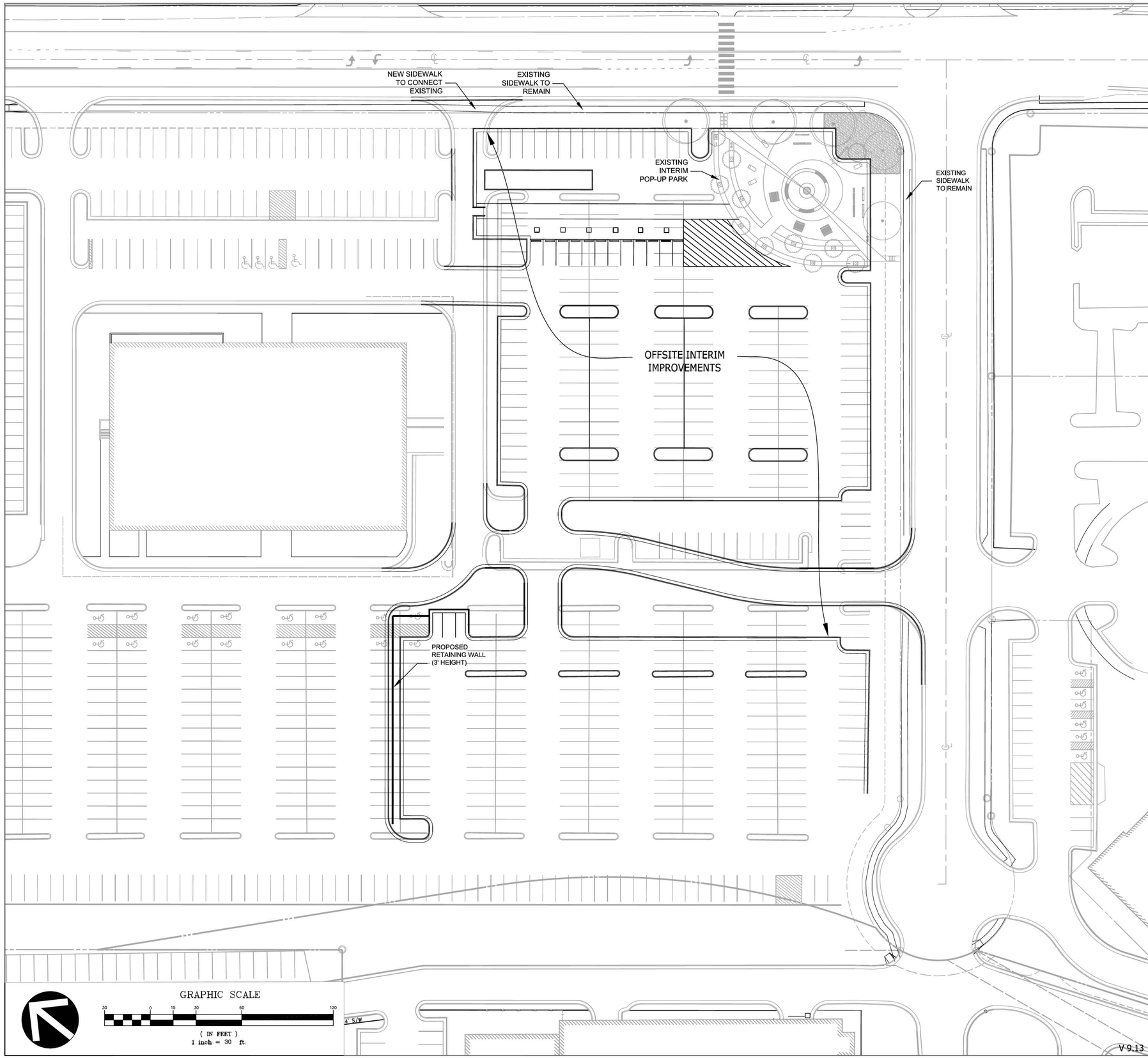
VIKA REVISIONS
REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

DATE: MARCH 3, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 60'
PROJECT/FILE NO. VV60215
SHEET NO. C-21

V 9.13

FILE: P:\projects\6021\6021_5\CADD - P:\PLANNING\PLANNING DRAWINGS\V60215100_SWM PHASING.DWG USER: Crossett DATE: Oct, 09 2015 TIME: 11:16 am



NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

THE BORO

FDP 2010-PR-022-02
BUILDINGS C2, C3, F1, F2 AND F3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM PARKING (BLOCK C)

VIKA REVISIONS

REV. MARCH 31, 2015
REV. JUNE 26, 2015
REV. SEPTEMBER 15, 2015
REV. OCTOBER 9, 2015

DATE: MARCH 3, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV60215

SHEET NO. C-22

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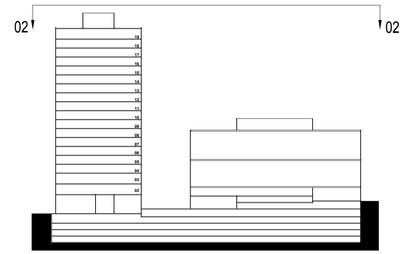

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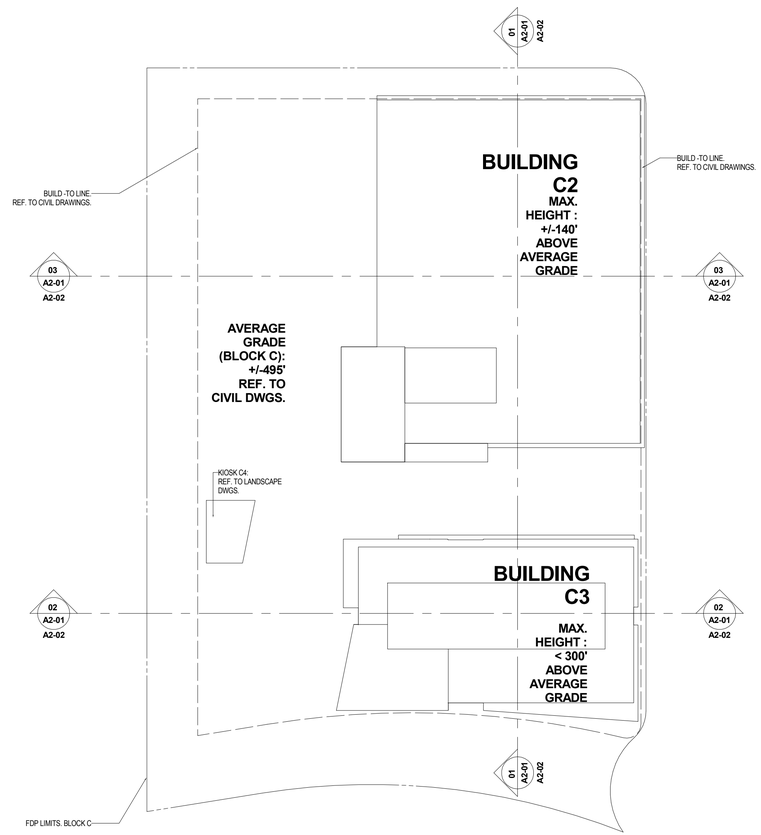
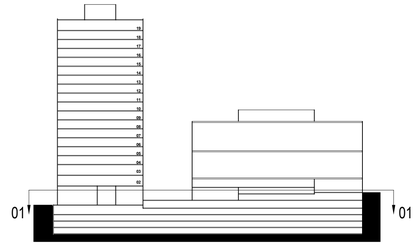


2 ROOF LEVEL PLAN

SCALE: 1" = 50'-0"



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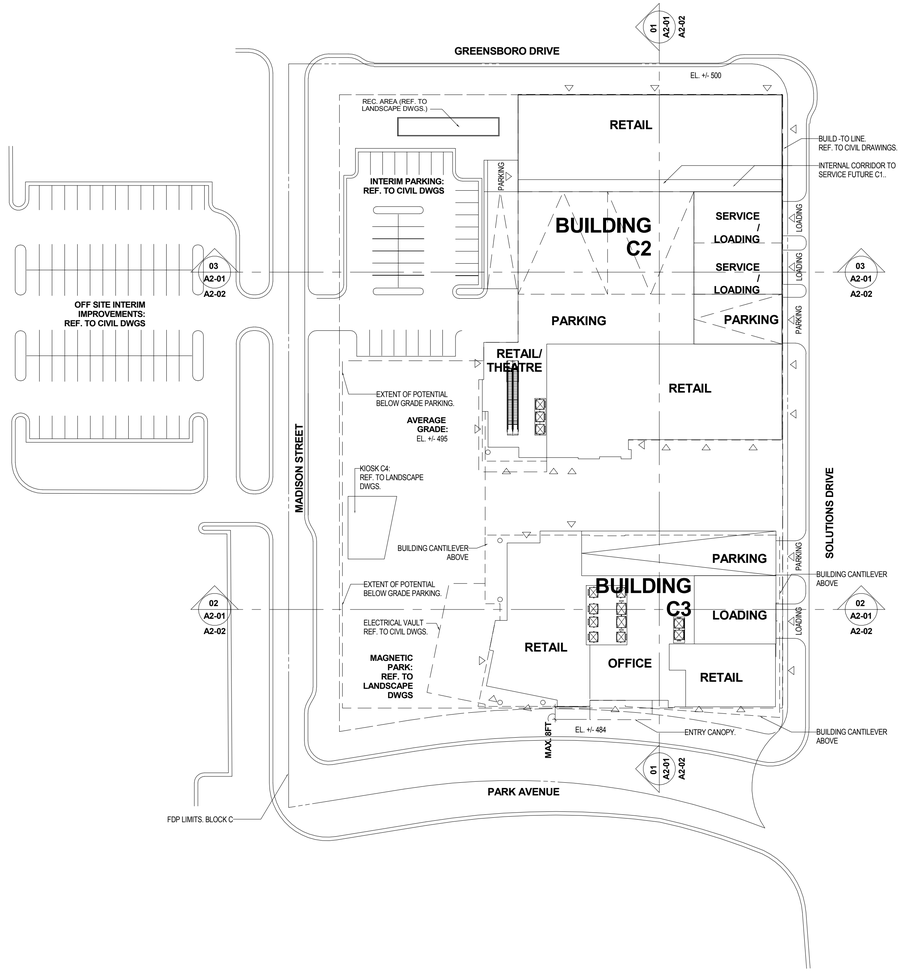

1 GROUND LEVEL PLAN

SCALE: 1" = 50'-0"

GENERAL NOTES

1. ALL GRADES SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN MAY BE REFINED THROUGH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

4. REFER TO LANDSCAPE DRAWINGS FOR THE DESIGN OF STREETSCAPES.

5. REFER TO THE CIVIL DRAWINGS FOR THE STORM WATER MANAGEMENT, STREET DESIGN AND SECTIONS.

6. ALL SPOT ELEVATIONS ARE RELATIVE TO THE AVERAGE SITE GRADE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

7. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, INTERIOR PARTITION LOCATIONS, OUTDOOR SPACES, STAIRS, ESCALATORS AND ELEVATORS MAY BE REFINED WITH FINAL ENGINEERING AND THROUGH FINAL ARCHITECTURAL DESIGN.

8. BALCONY AND TERRACE RAILINGS MAY BE GLASS METAL OR SIMILAR QUALITY MATERIAL.

9. THE NUMBER OF STORIES MAY BE ADJUSTED AT THE FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.

10. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.

LINE TYPE LEGEND

- BUILD-TO LINE
- FDP LIMITS. BLOCK C.
- UNDERGROUND GARAGE
- BUILDING LINE ABOVE

The Boro

Tysons

BLOCK C, PROVIDENCE DISTRICT.
FAIRFAX COUNTY. VIRGINIA

APPLICANT

TMG Solutions
Plaza Land, LP.

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CIVIL ENGINEER

VIKA

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8180 Greensboro Drive, Suite 200
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Tel 703.442.7800

△	Date	Description
1	03.03.2015	FDP SUBMISSION
2	06.26.2015	FDP RESUBMISSION
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
FLOOR PLANS

A1-01

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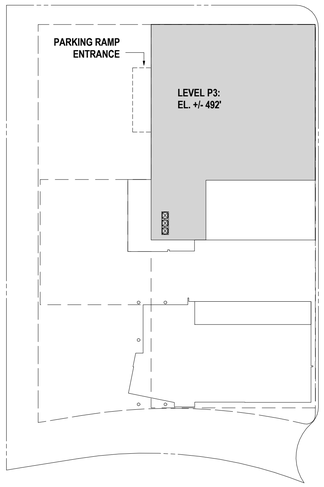
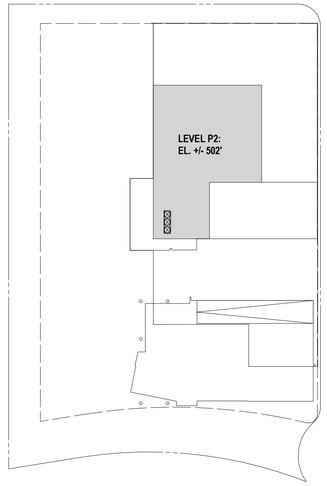
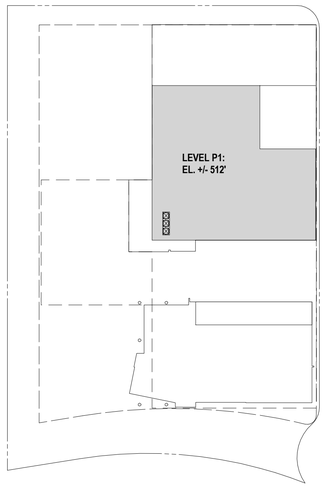


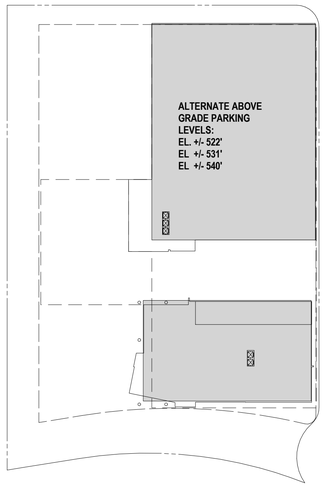
4 PARKING PLAN - P3 (AT GRADE)
SCALE: 1" = 80'-0"



3 PARKING PLAN - P2 (ABOVE GRADE)
SCALE: 1" = 80'-0"

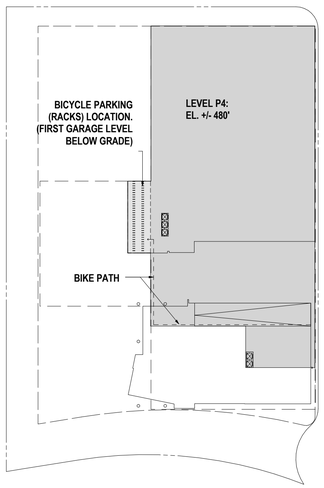


2 PARKING PLAN - P1 (ABOVE GRADE)
SCALE: 1" = 80'-0"

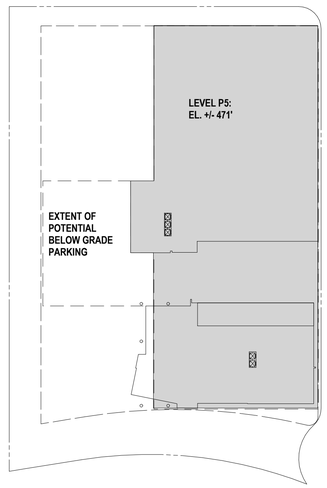


3 PARKING LEVELS ABOVE GRADE: P0, P01, P02

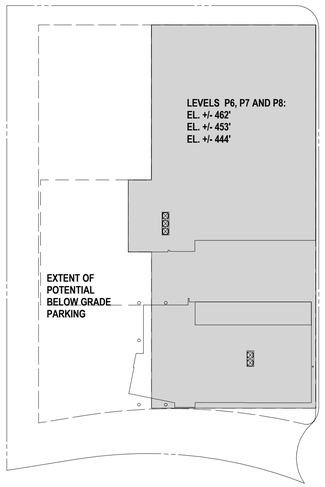
1 PARKING PLANS - ALT. ABOVE GRADE LVLS
SCALE: 1" = 80'-0"



5 PARKING PLAN - P4 (BELOW GRADE)
SCALE: 1" = 80'-0"



6 PARKING PLAN - P5 (BELOW GRADE)
SCALE: 1" = 80'-0"



7 PARKING PLANS - BELOW GRADE LEVELS
SCALE: 1" = 80'-0"

GENERAL NOTES

1. PARKING ELEVATIONS MAY BE REFINED IN FINAL ENGINEERING AND THROUGH FINAL ARCHITECTURAL DESIGN.

2. GRADES ARE APPROXIMATE AND MAY BE REFINED WITH FINAL ENGINEERING.

3. REFER TO CIVIL DRAWINGS FOR PARKING PERMITTED/ PROVIDED.

4. DUE TO EXISTING TOPOGRAPHIC CONDITIONS, THE NUMBER OF LEVELS OF ABOVE GRADE PARKING CAN VARY. ENTRANCES TO PARKING ARE SHOWN ON SHEETS A1-01.

5. BICYCLE PARKING/RACKS PROVIDED ON P4 PER REQUIREMENTS OF PAGE 37, PROFFER 41.

6. ABOVE GRADE FACADE TREATMENTS ARE PROVIDER PER PROFFER 10 OF THE FDP REQUIREMENT.

The Boro

Tysons

BLOCK C, PROVIDENCE DISTRICT.
FAIRFAX COUNTY. VIRGINIA

APPLICANT

TMG Solutions
Plaza Land, LP.

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△	Date	Description
1	03.03.2015	FDP SUBMISSION
2	06.26.2015	FDP RESUBMISSION
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

Project Name
THE BORO

Project Number
09.7800.000

Scale
1" = 80'-0"

Description
PARKING LEVEL PLANS

A1-02

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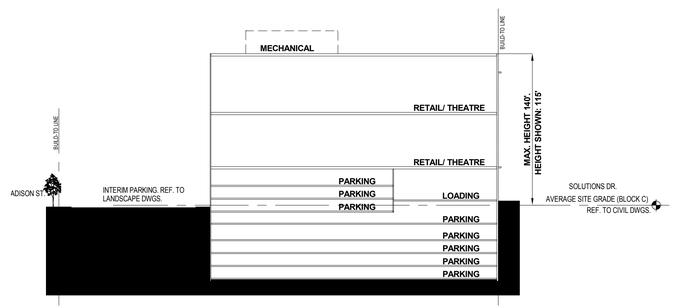

3 SECTION 03
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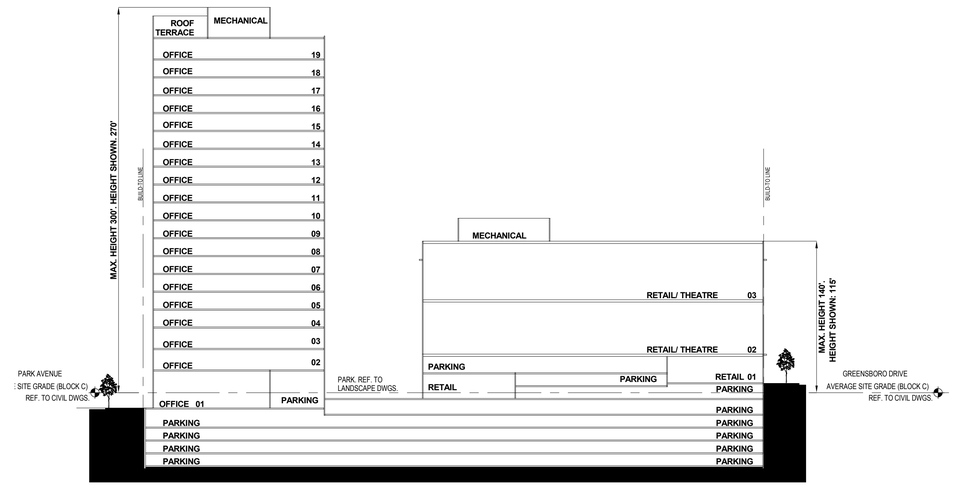

1 SECTION 01
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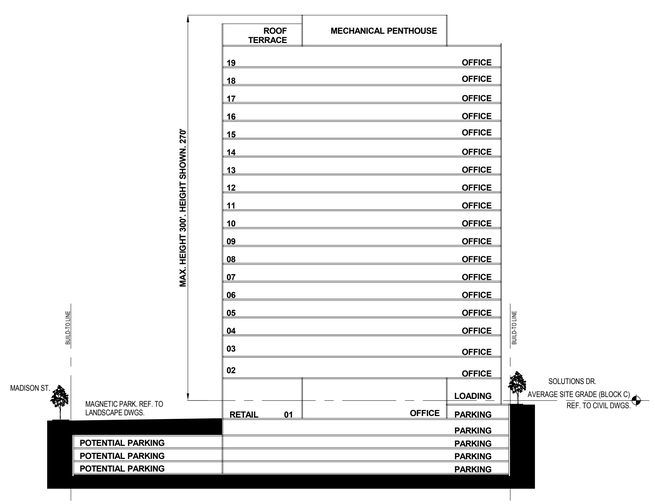

2 SECTION 02
SCALE: 1" = 50'-0"

GENERAL NOTES

1. ALL GRADES SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN MAY BE REFINED THROUGH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

4. REFER TO LANDSCAPE DRAWINGS FOR THE DESIGN OF STREETSCAPES.

5. REFER TO THE CIVIL DRAWINGS FOR THE STORM WATER MANAGEMENT, STREET DESIGN AND SECTIONS.

6. ALL SPOT ELEVATIONS ARE RELATIVE TO THE AVERAGE SITE GRADE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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10. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.

NOTE: REFER TO A2-02 FOR ALTERNATE SITE SECTIONS

The Boro

Tysons

BLOCK C, PROVIDENCE DISTRICT.
FAIRFAX COUNTY. VIRGINIA

APPLICANT

TMG Solutions Plaza Land, LP.

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△	Date	Description
1	03.03.2015	FDP SUBMISSION
2	06.26.2015	FDP RESUBMISSION
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
SITE SECTIONS

A2-01

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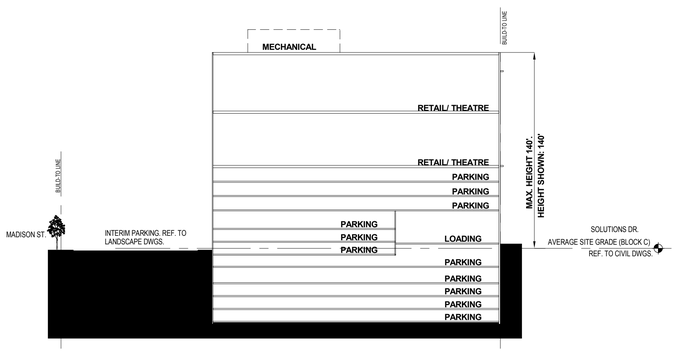

3 SECTION 03 ALTERNATE

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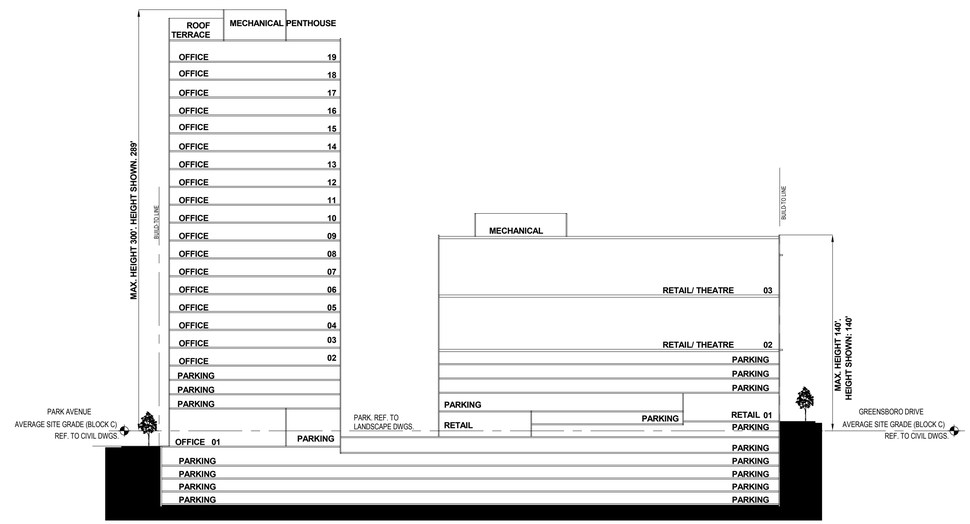
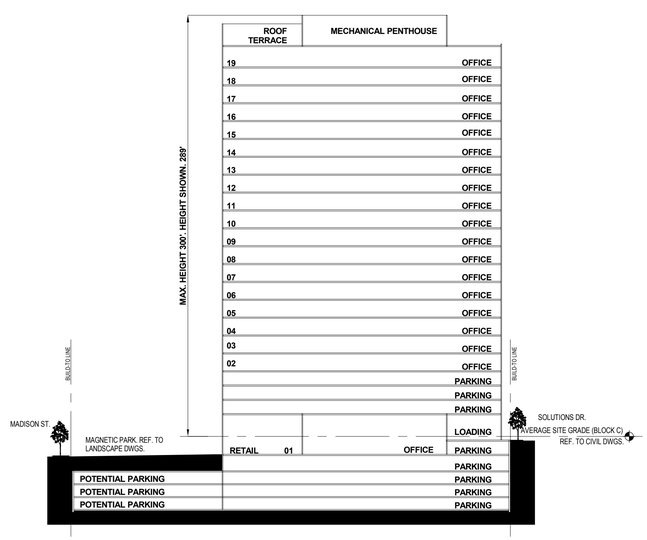


1 SECTION 01 ALTERNATE

SCALE: 1" = 50'-0"



2 SECTION 02 ALTERNATE

SCALE: 1" = 50'-0"

GENERAL NOTES

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△	Date	Description
1	03.03.2015	FDP SUBMISSION
2	06.26.2015	FDP RESUBMISSION
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

Project Name

THE BORO

Project Number

09.7800.000

Scale

As indicated

Description

ALTERNATE SITE SECTIONS

A2-02

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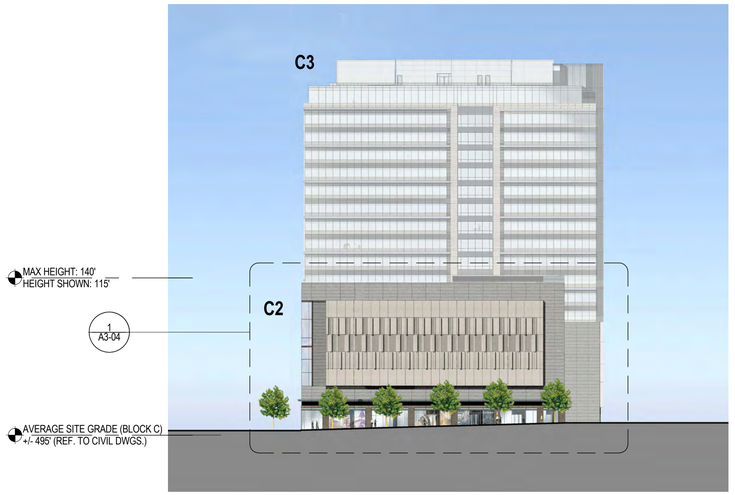
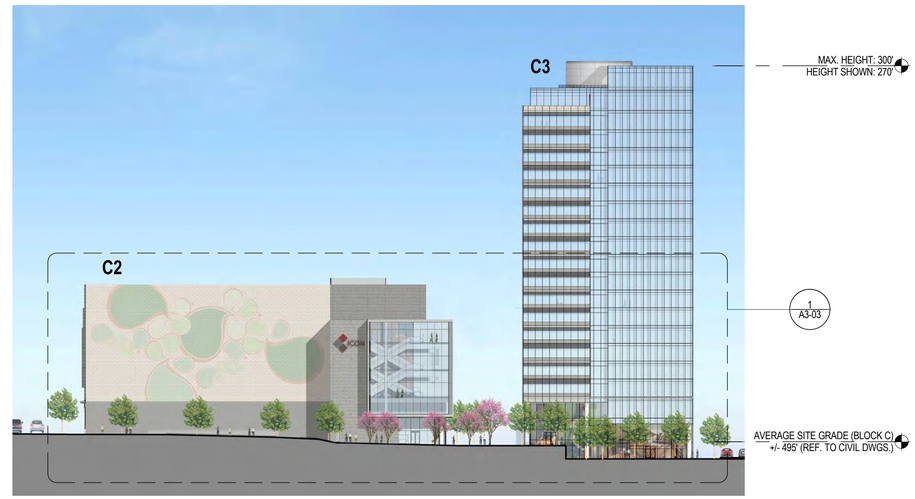
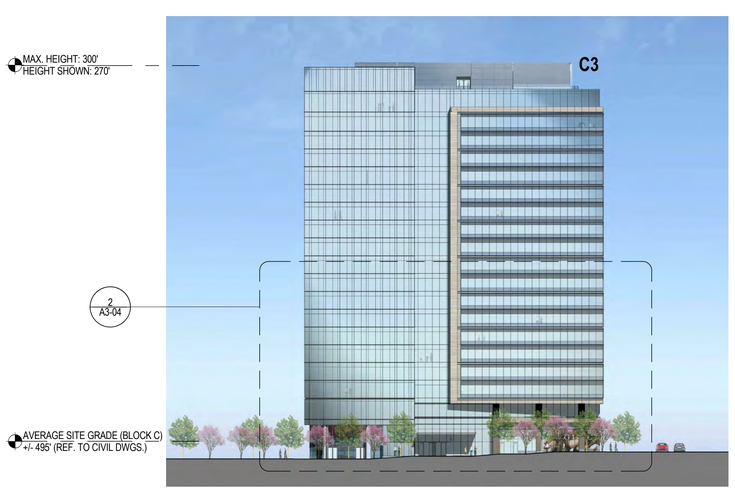


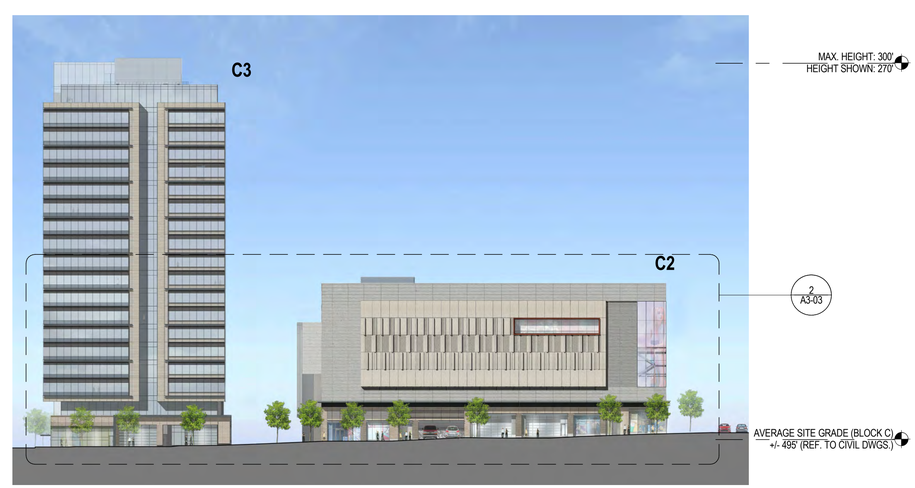
3 ELEVATION - GREENSBORO DR.
SCALE: 1" = 50'-0"



1 ELEVATION - MADISON ST.
SCALE: 1" = 50'-0"



4 ELEVATION - PARK AVE.
SCALE: 1" = 50'-0"



2 ELEVATION - SOLUTIONS DR.
SCALE: 1" = 50'-0"

GENERAL NOTES

1. ALL GRADES SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN MAY BE REFINED THROUGH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

4. REFER TO LANDSCAPE DRAWINGS FOR THE DESIGN OF STREETSCAPES.

5. REFER TO THE CIVIL DRAWINGS FOR THE STORM WATER MANAGEMENT, STREET DESIGN AND SECTIONS.

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10. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.

NOTE: REFER TO A3-05 FOR ALTERNATE ELEVATIONS

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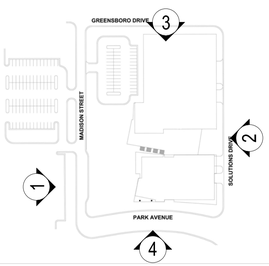
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
ELEVATIONS

A3-01

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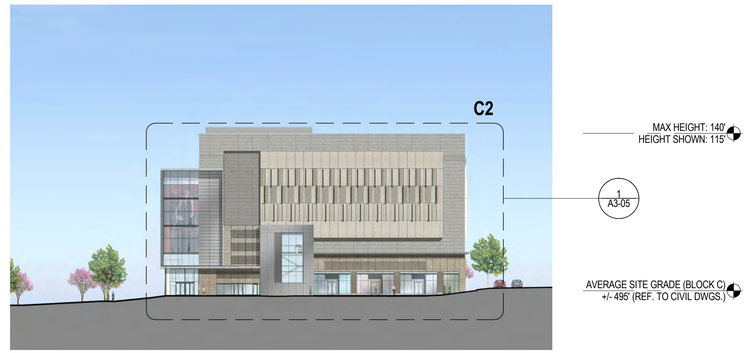

1 ELEVATION - EAST THRU PARK

SCALE: 1" = 50'-0"

2 ELEVATION - WEST THRU PARK

SCALE: 1" = 50'-0"

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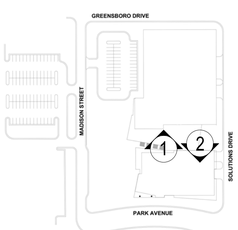
Seal / Signature

KEY MAP



Project Name

THE BORO

Project Number

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Scale

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Description

ELEVATIONS

A3-02

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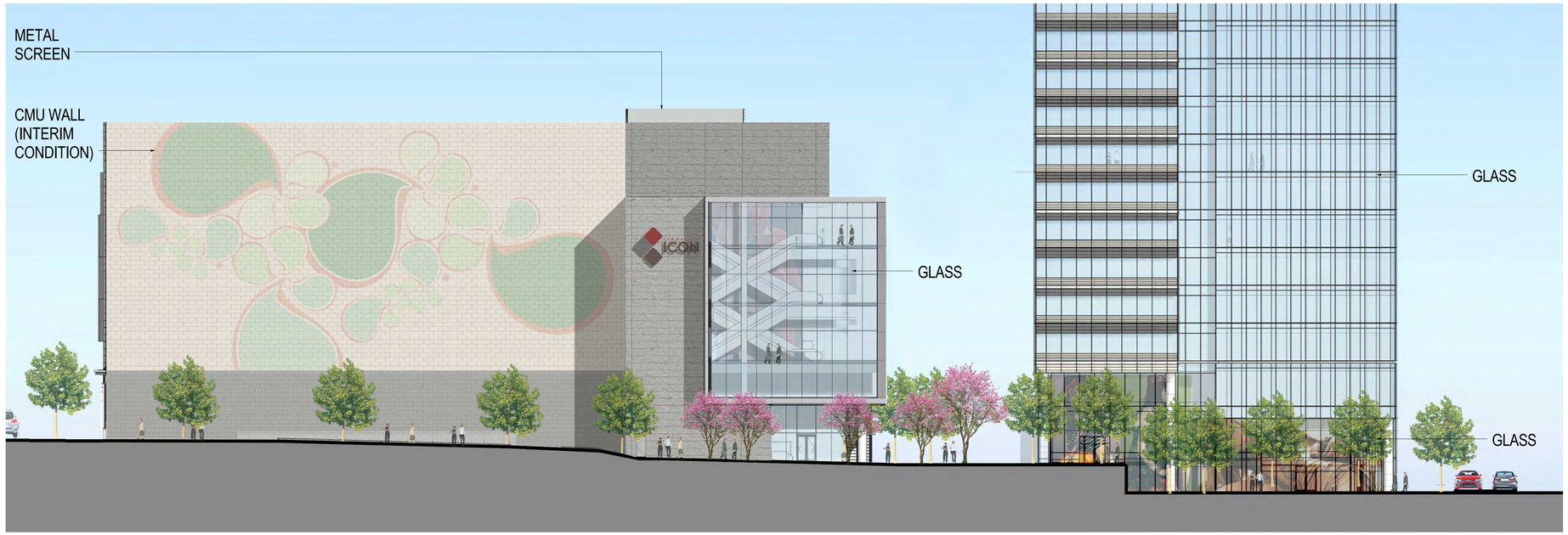

1 ELEVATION - MADISON ST.
SCALE: 1" = 20'-0"

2 ELEVATION - SOLUTIONS DR.
SCALE: 1" = 20'-0"

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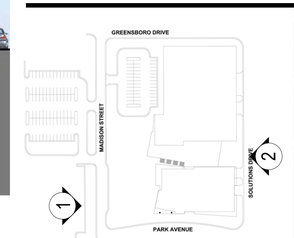
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
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Description
ENLARGED ELEVATIONS

A3-03

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1 ELEVATION - GREENSBORO DR.

SCALE: 1" = 20'-0"

2 ELEVATION - PARK AVE.

SCALE: 1" = 20'-0"

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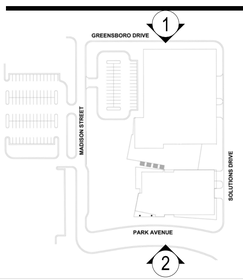
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
ENLARGED ELEVATIONS

A3-04

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1 ELEVATION - EAST THRU PARK
SCALE: 1" = 20'-0"

2 ELEVATION - WEST THRU PARK
SCALE: 1" = 20'-0"

GENERAL NOTES

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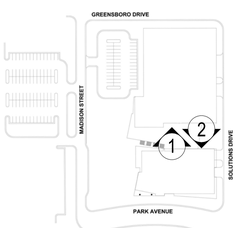
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
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Scale
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Description
ENLARGED ELEVATIONS

A3-05

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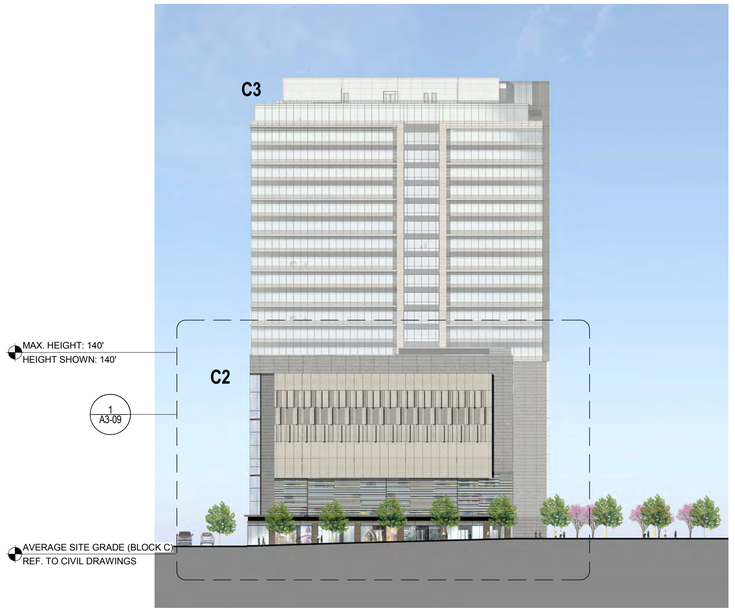
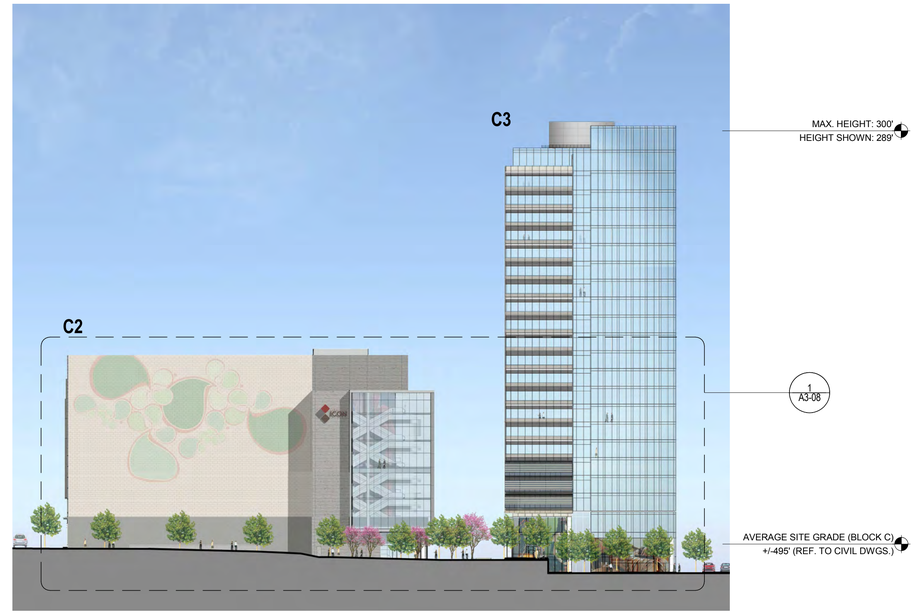
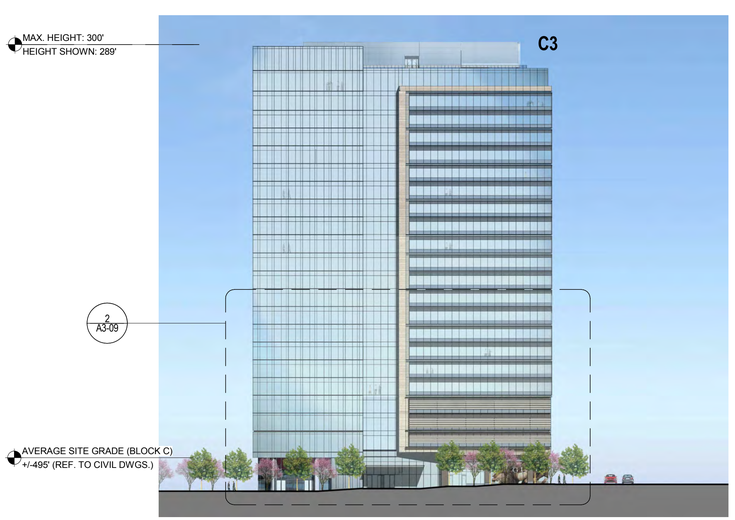


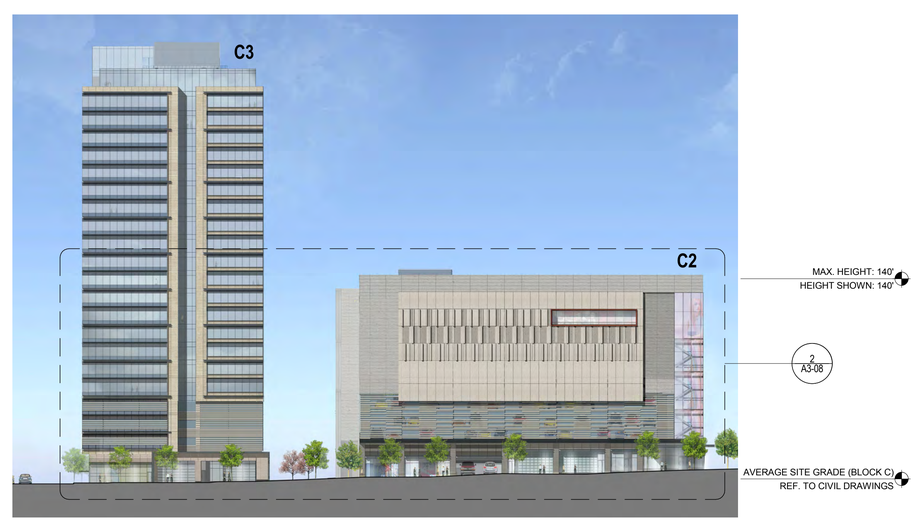
3 ELEVATION - GREENSBORO DR. - ALTERNATE
SCALE: 1" = 50'-0"



1 ELEVATION - MADISON ST. - ALTERNATE
SCALE: 1" = 50'-0"



4 ELEVATION - PARK AVE. - ALTERNATE
SCALE: 1" = 50'-0"



2 ELEVATION - SOLUTIONS DR. - ALTERNATE
SCALE: 1" = 50'-0"

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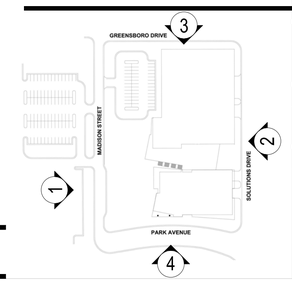
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
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Description
ALTERNATE ELEVATIONS

A3-06

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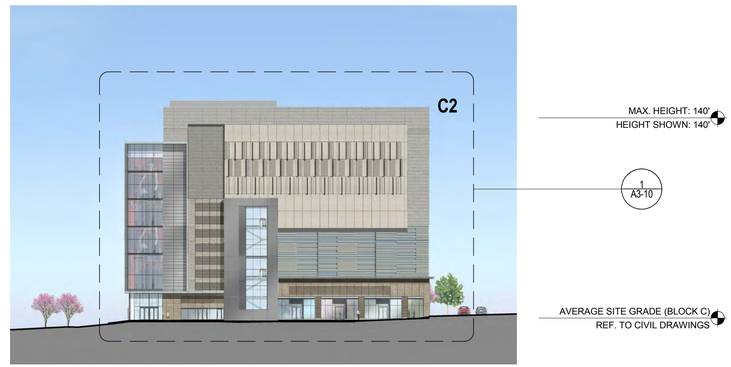
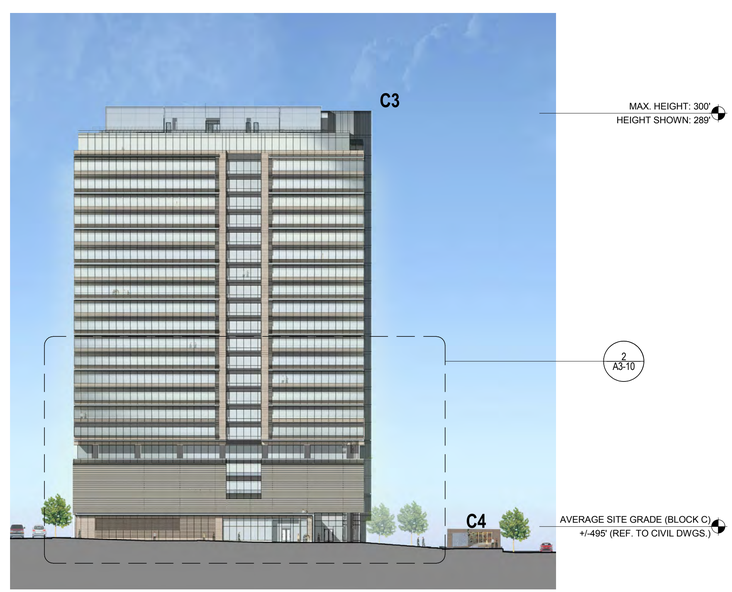


1 ELEVATION - EAST THRU PARK - ALTERNATE

SCALE: 1" = 50'-0"



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7. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, INTERIOR PARTITION LOCATIONS, OUTDOOR SPACES, STAIRS, ESCALATORS AND ELEVATORS MAY BE REFINED WITH FINAL ENGINEERING AND THROUGH FINAL ARCHITECTURAL DESIGN.

8. BALCONY AND TERRACE RAILINGS MAY BE GLASS METAL OR SIMILAR QUALITY MATERIAL.

9. THE NUMBER OF STORIES MAY BE ADJUSTED AT THE FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.

10. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.

The Boro

Tysons

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FAIRFAX COUNTY. VIRGINIA

APPLICANT

TMG Solutions
Plaza Land, LP.

3 Bethesda Metro Center #1400
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CIVIL ENGINEER

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VIKA, INC,
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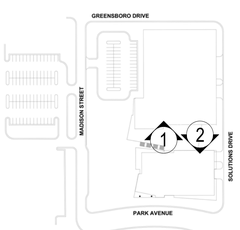
Tel 703.442.7800

	Date	Description
1	03.03.2015	FDP SUBMISSION
2	06.26.2015	FDP RESUBMISSION
3	09.15.2015	FDP RESUMBISSION
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

KEY MAP



Project Name

THE BORO

Project Number

09.7800.000

Scale

As indicated

Description

ALTERNATE ELEVATIONS

A3-07

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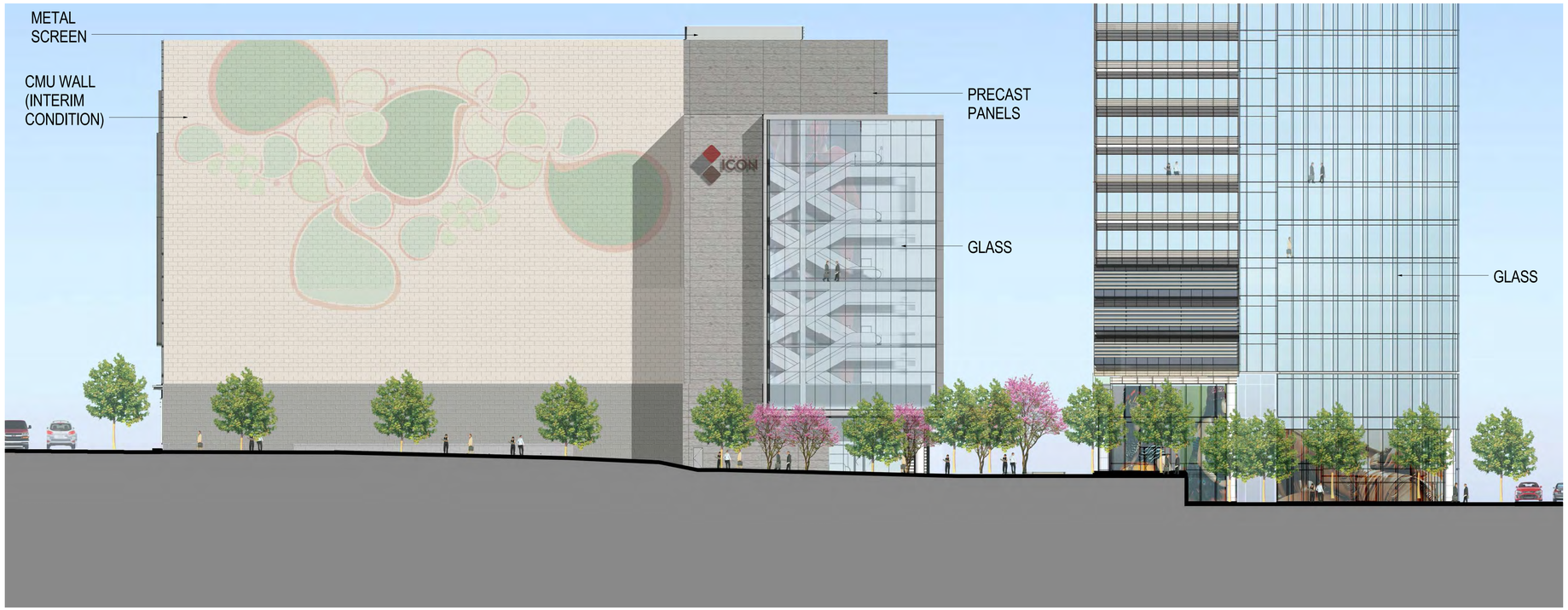

1 ELEVATION - MADISON ST. - ALTERNATE

SCALE: 1" = 20'-0"

2 ELEVATION - SOLUTIONS DR. - ALTERNATE

SCALE: 1" = 20'-0"

GENERAL NOTES

1. ALL GRADES SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN MAY BE REFINED THROUGH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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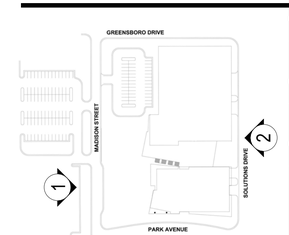
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
ALTERNATE ENLARGED ELEVATIONS

A3-08

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1 ELEVATION - GREENSBORO DR. - ALTERNATE

SCALE: 1" = 20'-0"

2 ELEVATION - PARK AVE. - ALTERNATE

SCALE: 1" = 20'-0"

GENERAL NOTES

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The Boro

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FAIRFAX COUNTY. VIRGINIA

APPLICANT

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Tel 703.442.7800

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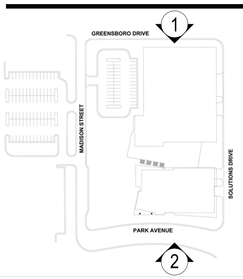
4	10.09.2015	FDP RESUBMISSION

Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
ALTERNATE ENLARGED ELEVATIONS

A3-09

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1 ELEVATION - EAST THRU PARK - ALTERNATE
SCALE: 1" = 20'-0"

2 ELEVATION - ATRIUM PARK WEST - ALTERNATE
SCALE: 1" = 20'-0"

GENERAL NOTES

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The Boro

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CIVIL ENGINEER

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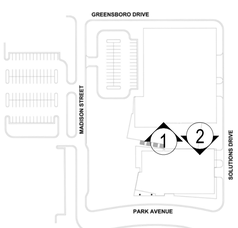
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
As indicated

Description
ALTERNATE ENLARGED ELEVATIONS

A3-10

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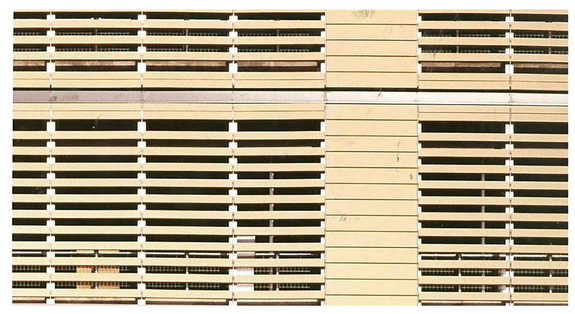
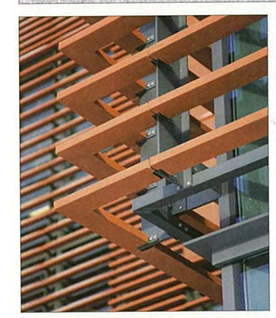
NOTE: THE PRECEDENT IMAGES ARE FOR REFERENCE ONLY FOR POTENTIAL ABOVE GRADE PARKING TREATMENT.

TERRACOTTA SCREEN

2 ENLARGED ALTERNATE ELEVATION - GARAGE SCREEN WALL





1 SAMPLE PRECEDENT IMAGES FOR SCREEN WALL

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4	10.09.2015	FDP RESUBMISSION

Seal / Signature

Project Name

THE BORO

Project Number

09.7800.000

Scale

As indicated

Description

ENLARGED GARAGE SCREEN WALL AND PRECEDENT IMAGES

A3-11

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AERIAL VIEW

AERIAL VIEW

AERIAL VIEW

AERIAL VIEW

The Boro

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4	10.09.2015	FDP RESUBMISSION

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Project Name

THE BORO

Project Number

09.7800.000

Scale

Description

AERIAL VIEWS

A4-01

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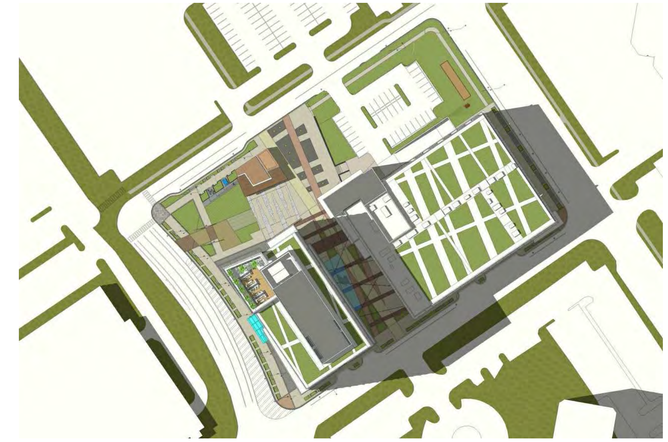
JUNE 21 - 9:00 AM

JUNE 21 - 12:00 PM



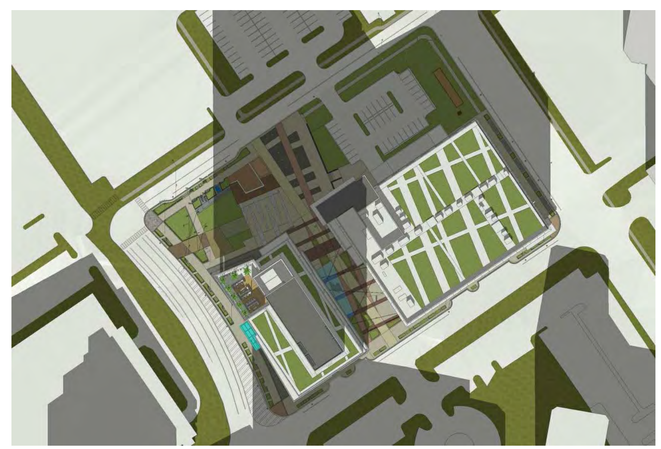
JUNE 21 - 3:00 PM

MARCH & SEPTEMBER 21 - 9:00 AM

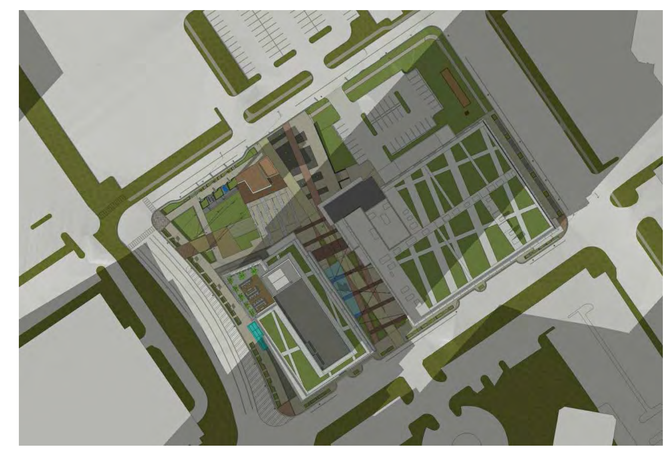
MARCH & SEPTEMBER 21 - 12:00 PM

MARCH & SEPTEMBER 21 - 3:00 PM

DECEMBER 21 - 9:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 3:00 PM

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Project Name

THE BORO

Project Number

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Scale

Description

SUN AND SHADE STUDIES

A5-01

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1 VIEW FROM PARK AVENUE + MADISON STREET

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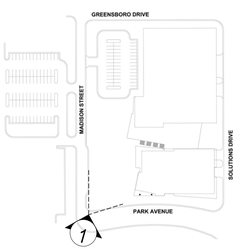
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
12" = 1'-0"

Description
PERSPECTIVE VIEWS

A6-01

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1 VIEW FROM SOLUTIONS DRIVE + PARK AVENUE

The Boro

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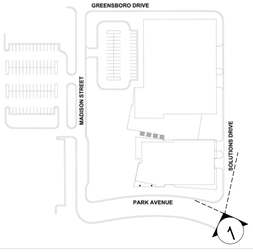
Seal / Signature

KEY MAP



Project Name
THE BORO

Project Number
09.7800.000

Scale
12" = 1'-0"

Description
PERSPECTIVE VIEWS

A6-02

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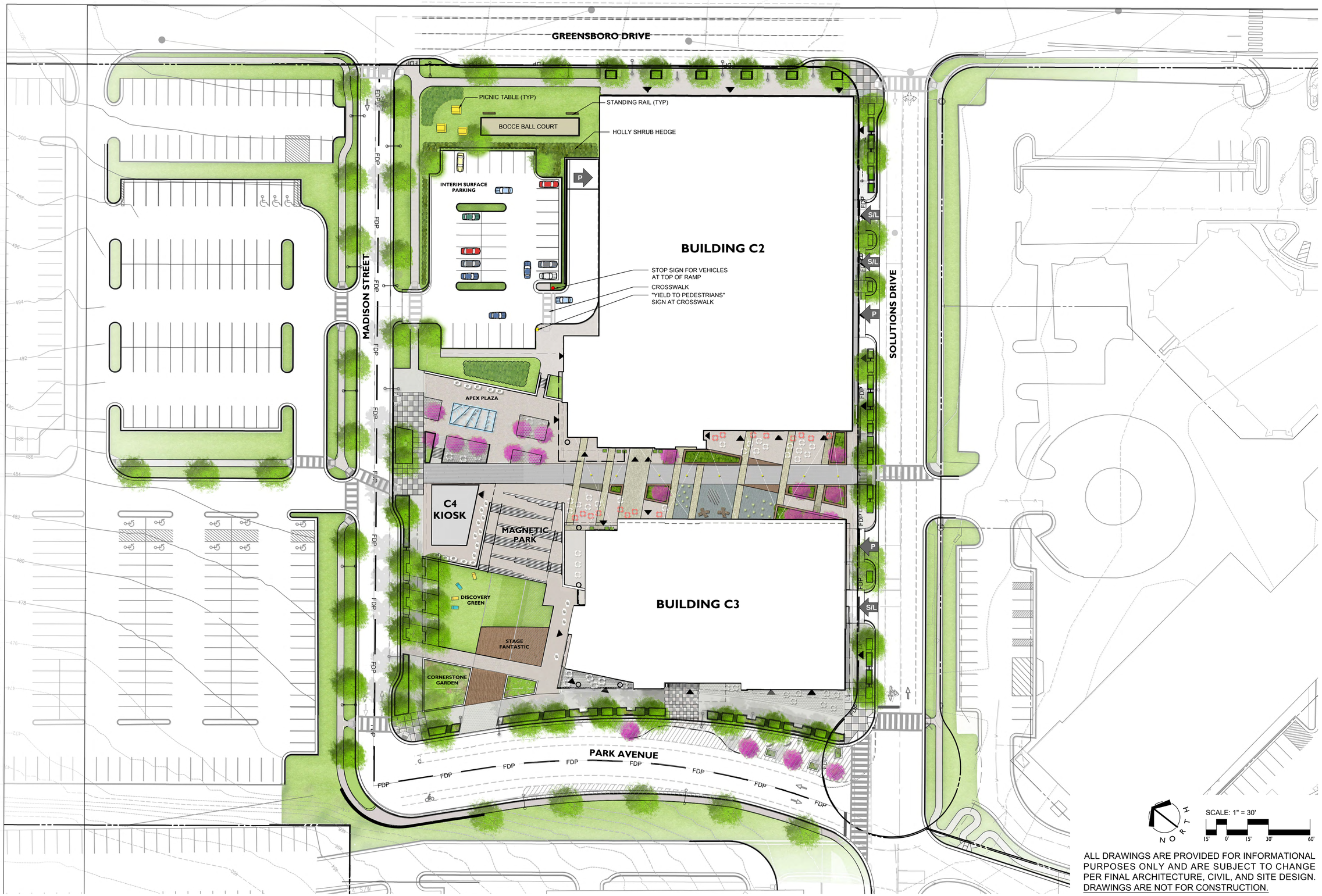

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
BLOCK C ILLUSTRATIVE

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/05/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SP/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 30'
PROJECT #: 2014150

SHEET NUMBER:
L-1.1

Oct 08, 2015 - 9:14pm
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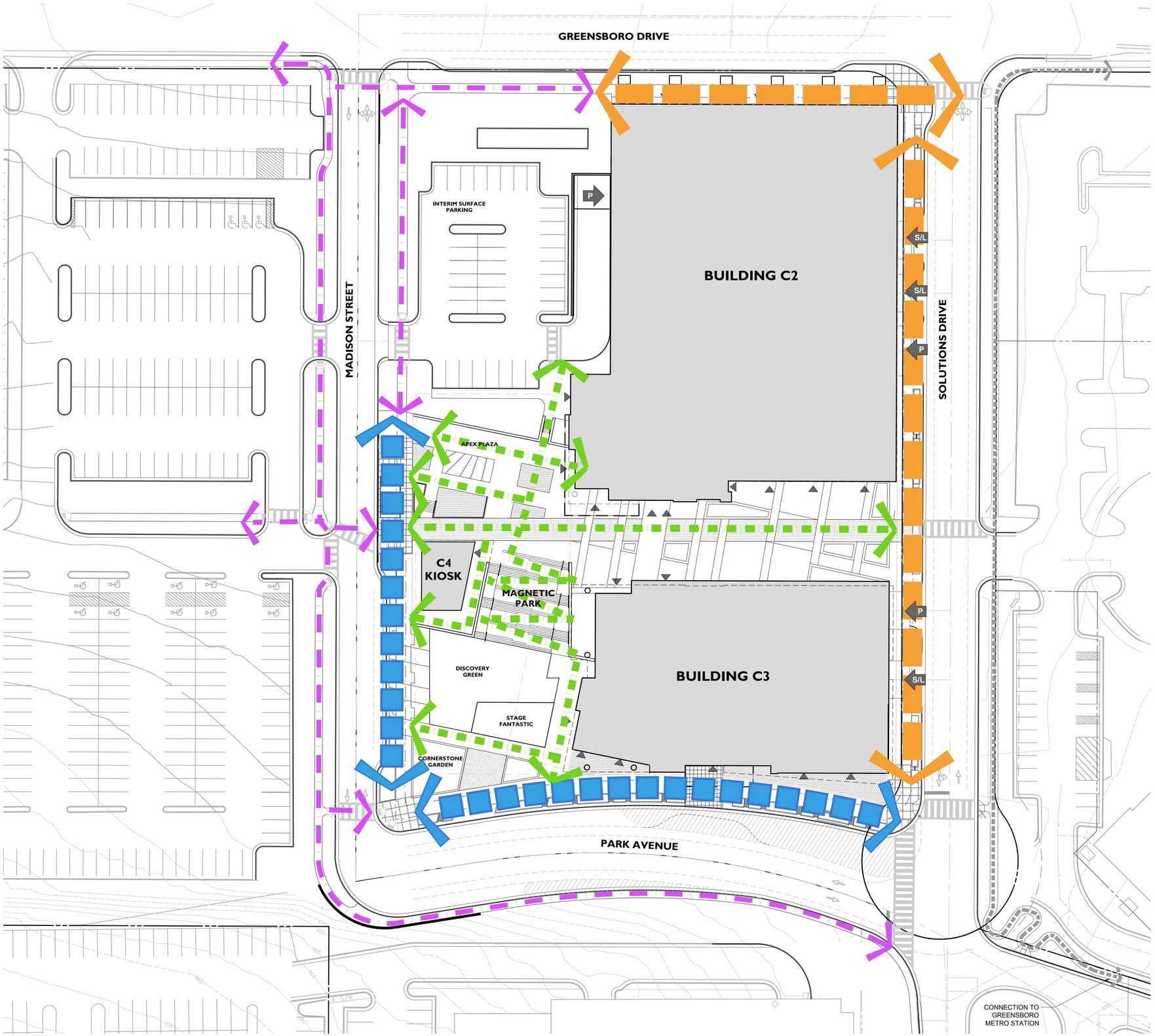
4150 - FDP_Overall Illustrative.dwg



LEGEND

- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- INTERIM PEDESTRIAN CIRCULATION
- EXISTING SIDEWALK
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
- P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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COMMONWEALTH OF VIRGINIA
STEFFANIE PANKIEWICZ
Lic. No. 1825
10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
PEDESTRIAN HIERARHCY

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/14/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DOCUMENTED BY: SJW/KG/JG
DRAWN BY: KG/JG/SJW/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 30'
PROJECT #: 2014150

SHEET NUMBER:
L-2.1

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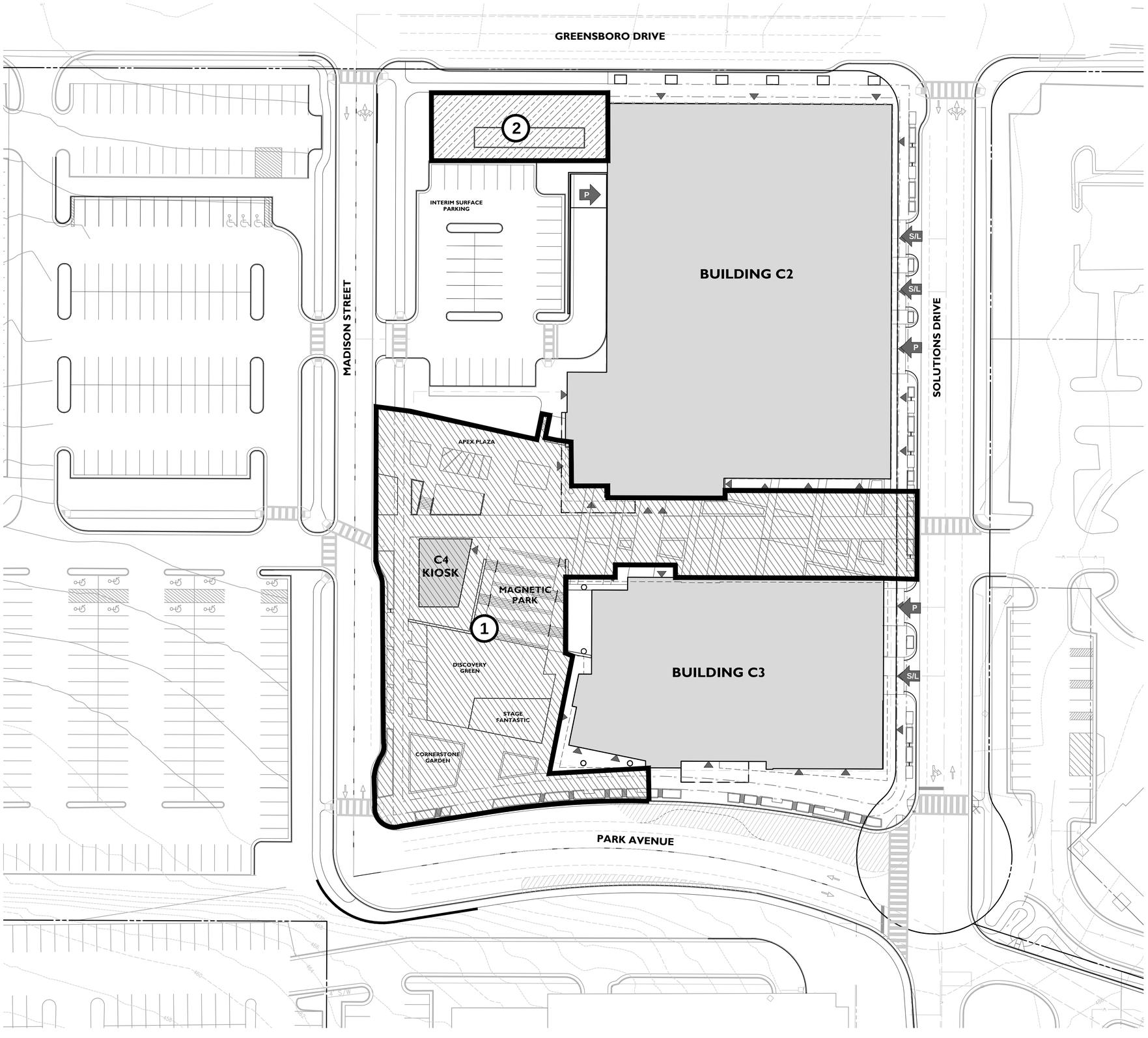

PUBLIC URBAN PARK PROGRAM

Park 1: MAGNETIC PARK
Urban Park Type: Common Green
Features

- Premiere destination and entertainment park of the Tysons Central 7 district
- Located in the heart of The Boro mixed use neighborhood
- Surrounded by entertainment and recreational nodes
- Large open lawn space for a variety of events
- Unique amphitheater seating
- Outdoor gathering/performance space
- Pop jet fountain
- Retail kiosk
- Interpretive Garden
- Shaded areas with seating
- Events plaza
- Possible infrastructure for movie screens, etc
- Possible sculptures and/or art work
- Drought tolerant, native, low maintenance plant materials
- Variety of landscape that has seasonal interest and character
- Bioretention tree pits along perimeter
- Landmark elevator/escalator feature
- Special paving
- Sculptural play elements in play surface
- Raised planters with built-in benches
- Hardscape areas for impromptu bean bag toss
- Architectural treatments on exposed wall at C3
- Hanging pendant lights
- Multipurpose plaza space
- Activated by retail along cinema building wrapping from Solutions Drive
- Gateway to Boro Place

Activities

- Farmer's market, fair, concert space, car shows, art display
- Play areas (lawn, pop jet)
- Outdoor gathering/performance space
- Outdoor cafe seating

Furnishings

- Benches
- Outdoor furniture (moveable and fixed)
- Interpretive and wayfinding signage
- Built-in Benches

URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	MAGNETIC PARK (PUBLIC)	43,305 SF
2	INTERIM PARK	4,970 SF

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - AT GRADE	43,305 SF

PROPERTY LINE/EXISTING VDOT ROW
FDP — LIMITS OF FDP
BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
BZ — BUILDING ZONE
SW — SIDEWALK ZONE
OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'
15' 0' 15' 30' 60'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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URBAN PARK PLAN

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DESIGNED BY: SP/KG/JG
DRAWN BY: JG/GS/HEB
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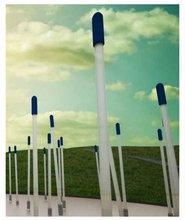
1 MAGNETIC PARK

ILLUSTRATIVE NTS



2A GATEWAY FROM SOLUTIONS DRIVE TO MAGNETIC PARK

ILLUSTRATIVE NTS

2B MAGNETIC PARK THOROUGHFARE TO SOLUTIONS DRIVE

ILLUSTRATIVE NTS

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URBAN PARK CHARACTER IMAGES AND PERSPECTIVES

REVISIONS:
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10/09/2015 - FDP RESUBMISSION

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DESIGNED BY: SP/KG/JG
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Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

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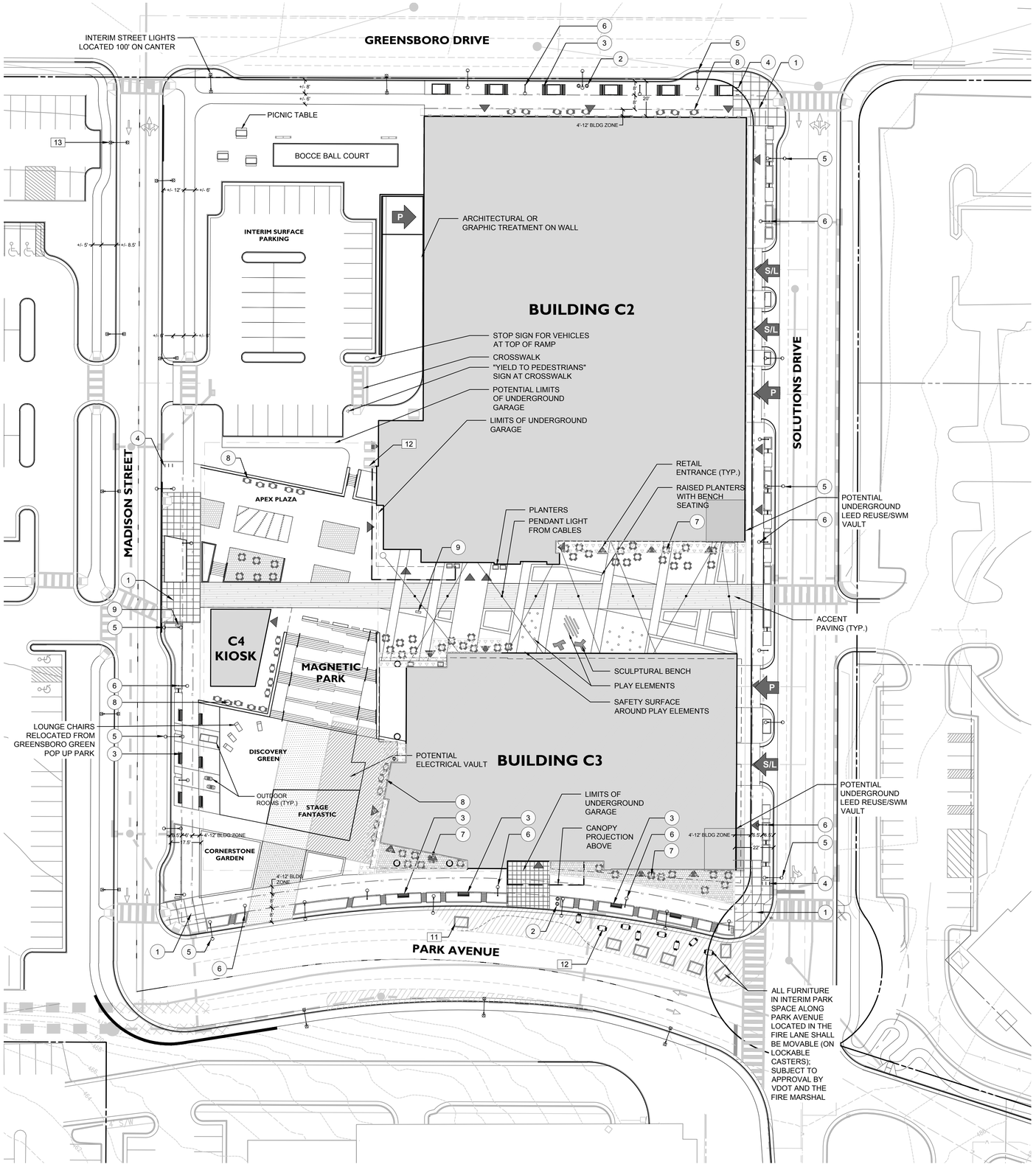

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	STREETSCAPE PAVEMENT	SF	1/L-10.1
2	LITTER AND RECYCLING RECEPTACLE	9	3/L-10.1
3	BENCH	22	2/L-10.1
4	BIKE RACK	9	4/L-10.1
5	COMBINATION STREET & PEDESTRIAN LIGHT	17	7/L-10.1
6	PEDESTRIAN LIGHT	16	7/L-10.1
7	MOVEBLE CAFE SEATING	98	
8	MOVEABLE BISTRO SEATING	28	
9	WAYFINDING SIGN	5	
10	STANDING RAIL		
11	INTERIM PLANTERS (MOVABLE/ON LOCKABLE CASTERS); REQUIRES VDOT AND FIRE MARSHAL APPROVAL)	10	
12	INTERIM TABLES (MOVABLE/ON LOCKABLE CASTERS); REQUIRES VDOT AND FIRE MARSHAL APPROVAL)	8	
13	INTERIM STREETLIGHT	12	

LEGEND

- AREA OF POTENTIAL OUTDOOR DINING
- UNDERGROUND ELECTRICAL VAULT
- UNDERGROUND STORMWATER VAULT
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- CROSSWALK (TYP)
- SPECIAL / ACCENT PAVING (TYP)
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
- P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
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10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
SITE PLAN

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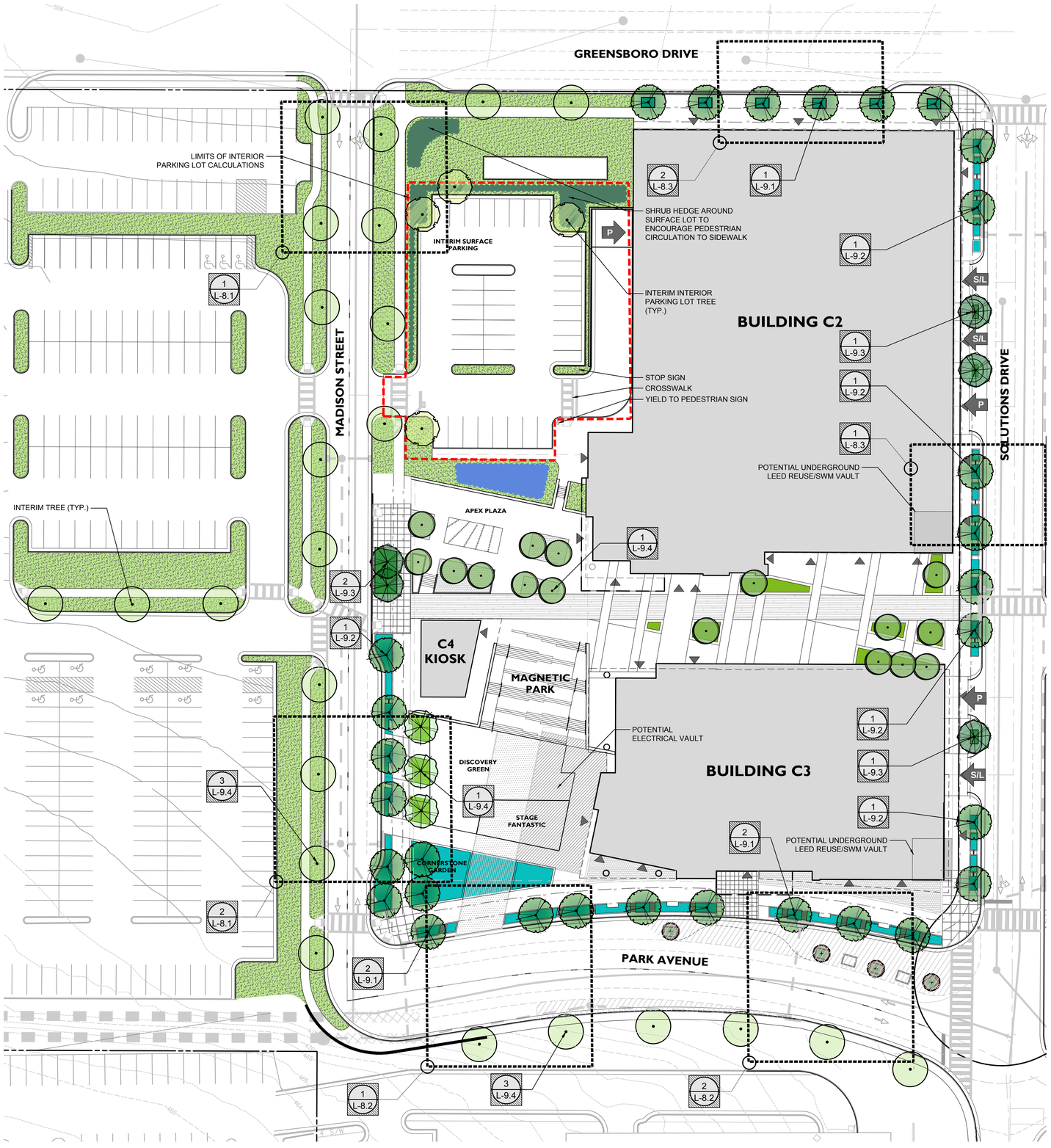

BLOCK C PHASE 1 PLANT SCHEDULE

STREET TREE IN BIORETENTION (CATEGORY IV) — 30
PUBLIC REALM (LANDSCAPE AMENITY PANEL)
3 CAL. AT 275SF PROJECTED 10YR TREE CANOPY
ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
QUERCUS PHELLOS / WILLOW OAK
ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM

STREET TREE IN PLANTER (CATEGORY IV) — 5
PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE)
3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY
ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
PLATANUS X ACERIFOLIA `LIBERTY` / LONDON PLANE TREE
QUERCUS BOREALIS / NORTHERN RED OAK
ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM
ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM

LANDSCAPE TREE IN PLANTER ON STRUCTURE(CATEGORY III) — 16
PUBLIC REALM
3" CAL. AT 175SF PROJECTED 10YR TREE CANOPY
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST
PRUNUS X YEDOENSIS / YOSHINO CHERRY

TREE IN PLANTER POT — 4
PUBLIC REALM - NOT COUNTED AS PART OF THE TREE 10 YR. COVER CANOPY CALCULATIONS
-

LANDSCAPE TREE ON STRUCTURE (CATEGORY IV) — 3
PUBLIC REALM
3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY
ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
PLATANUS X ACERIFOLIA `LIBERTY` / LONDON PLANE TREE
QUERCUS BOREALIS / NORTHERN RED OAK
ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM

INTERIM STREET TREE — 24
PUBLIC REALM (INTERIM DRIVE AISLES)
2" CAL.
WESTPARK PLAZA; RZ 2013-PR-009; CDP PROFFER 20B, (II): INSTALLATION OF STREET TREES, WITH A MINIMUM SIZE OF 2 INCH CALIPER, APPROXIMATELY EVERY 50 FEET, TO THE EXTENT FEASIBLE AS DETERMINED BY UFM 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
ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
PLATANUS X ACERIFOLIA `LIBERTY` / LONDON PLANE TREE
QUERCUS BOREALIS / NORTHERN RED OAK
ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM
ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM

INTERIM INTERIOR PARKING LOT TREE — 4
COUNTS TOWARDS INTERIOR PARKING LOT LANDSCAPE CALCULATION (SEE SHEET L-5.2)
ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
QUERCUS PHELLOS / WILLOW OAK

TREE DETAIL SCHEDULE

DETAIL #	DETAIL NAME	DESCRIPTION	LOCATION
1 / L-9.3	STREET TREE	4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE. ADJACENT TO ON STREET PARKING.	• SOLUTIONS DRIVE
2 / L-9.3	STREET TREE TYPE 2	TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.	• MADISON STREET
1 / L-9.4	PLAZA TREE ON STRUCTURE - TYPE 1	TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.	• APEX PLAZA • DISCOVERY GREEN
2 / L-9.4	PLAZA TREE ON STRUCTURE - TYPE 2	TREE PLANTED ON STRUCTURE IN LARGE CONTINUOUS PLANTING BEDS. TREES SHARE GROWTH MEDIA.	• ATRIUM PARK (LOWER LEVEL)
1 / L-9.1	BIORETENTION TREE PIT - TYPE 1	6' X 8' (SIZE MAY VARY) TREE PIT WITH TREE FENCE ON GRADE ADJACENT TO STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.	• GREENSBORO DRIVE
2 / L-9.1	BIORETENTION TREE PIT - TYPE 2	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.	• PARK AVENUE
1 / L-9.2	BIORETENTION TREE PIT - TYPE 3	CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.	• MADISON STREET • SOLUTIONS DRIVE
3 / L-9.4	STANDARD TREE PLANTING	INTERIM TREE	• MADISON STREET • PARK AVENUE

LANDSCAPE MATERIALS

SYMBOL	NOTES	QTY
	BIORETENTION PLANT BED	4,399 SF
	PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	409 SF
	GREEN ROOF INTENSIVE - PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	1,628 SF
	INTERIM - LAWN WITHIN PROPERTY LINE	6,990 SF
	INTERIM - PLANT BED SHRUB HEDGE (THORNED HOLLIES OR SIMILAR)	1,867 SF
	INTERIM - RAIN GARDEN	841 SF

TREE PLAN NOTES:

1. AT TREE ROOT BALL, THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN. WIDTH OF 8 FEET FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX. DEPTH OF 4 FEET. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPEZOIDAL SHAPE, NOT SQUARE OR RECTANGULAR PER THE DETAILS ON SHEETS L-10.1 TO L-10.3.
2. STREET TREES TO BE INSTALLED AT A MIN. 3 INCH CALIPER
3. BASED ON THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, VIRGINIA DEPARTMENT OF TRANSPORTATION IN PARTNERSHIP WITH THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION, ATTACHMENT D, TABLE 12, PAGES DS-23 TO 24, TABLE NOTES E. PLANTING MATERIAL WITHIN THE SITE DISTANCE TRIANGLE, NOTE 3. ALLOWS FOR TREES WITHIN THE SITE DISTANCE TRIANGLE AS LONG AS TREES COMPLY WITH FIGURE 7, PAGE DS-25 AND SHALL BE LIMBED UP TO A MIN. OF 8.5' ABOVE PAVEMENT/5' ABOVE THE SIGHT LINE DATUM.
4. STREET TREES TO BE MAINTAINED AT A MIN. 8.5' FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR SIGHT DISTANCE FOR VEHICLES. SEE PREVIOUS NOTE 6.
5. TREE ROOT ZONES SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
6. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
7. ALL BIORETENTION TREE PLANTERS ARE POTENTIAL SUBJECT TO SWM CALCS.
8. ALL LANDSCAPE AREAS TO HAVE IRRIGATION AS SUGGESTED IN THE TYSONS URBAN DESIGN GUIDELINES.

LEGEND

- XX / L-XX — STREETSCAPE ENLARGEMENTS (SHEETS L- 8.1 TO L-8.3)
- XX / L-XX — TREE DETAILS (SHEETS L-9.1 TO L-9.4)
- UNDERGROUND ELECTRICAL VAULT
- UNDERGROUND STORMWATER VAULT
- LIMIT OF INTERIOR PARKING LOT CALCULATIONS
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'
15' 0' 15' 30' 60'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
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TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

30 — STREET TREE IN BIORETENTION (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)
3" CAL.

STREET TREE IN BIORETENTION	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	8 = (30x25%)	250 sf	(1.5) Air Quality	375.0 sf	3,000.0 sf
Platanus x acerifolia / London Plane Tree	7 = (30x25%)	250 sf	N/A	250.0 sf	1,750.0 sf
Quercus phellos / Willow Oak	8 = (30x25%)	250 sf	(1.5) Wildlife	375.0 sf	3,000.0 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	7 = (30x25%)	250 sf	(1.5) Air Quality	375.0 sf	2,625.0 sf

STREET TREE IN BIORETENTION PROJECTED 10 YR. TREE COVER CANOPY: 10,375.00 SF

5 — STREET TREE IN PLANTER (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL;
MAY OCCUR ON GRADE OR ON STRUCTURE)
3" CAL.

STREET TREE IN PLANTER	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	1 = (5x20%)	250 sf	(1.5) Air Quality	375.0 sf	375.0 sf
Platanus x acerifolia 'Liberty'/ London Plane Tree	1 = (5x20%)	250 sf	N/A	250.0 sf	250.0 sf
Quercus borealis / Northern Red Oak	1 = (5x20%)	250 sf	(1.5) Wildlife	375.0 sf	375.0 sf
Ulmus americana 'Valley Forge' / American Elm	1 = (5x20%)	250 sf	(1.5) Air Quality	375.0 sf	375.0 sf
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	1 = (5x20%)	250 sf	(1.5) Air Quality	375.0 sf	375.0 sf

STREET TREE IN PLANTER PROJECTED 10 YR. TREE COVER CANOPY: 1,750.00 SF

3 — LANDSCAPE TREE ON STRUCTURE (CATEGORY IV)
PUBLIC REALM
3" CAL

LANDSCAPE TREE ON STRUCTURE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	1 = (3x33.3%)	250 sf	(1.5) Air Quality	375.0 sf	375.0 sf
Platanus x acerifolia 'Liberty'/ London Plane Tree	1 = (3x33.3%)	250 sf	N/A	250.0 sf	250.0 sf
Quercus borealis / Northern Red Oak	1 = (3x33.3%)	250 sf	(1.5) Wildlife	375.0 sf	375.0 sf
Ulmus americana 'Valley Forge' / American Elm	0 = (3x0%)	250 sf	(1.5) Air Quality	0 sf	0.0 sf

LANDSCAPE TREE ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 1,000.00 SF

16 — LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III)
PUBLIC REALM
3" CAL

LANDSCAPE TREE IN PLANTER ON STRUCTURE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	5 = (12x33.3%)	175 sf	N/A	175 sf	875.0 sf
Gleditsia triacanthos inermis / Thornless Common Honeylocust	5 = (12x33.3%)	175 sf	N/A	175 sf	875.0 sf
Prunus x yedoensis / Yoshino Cherry	6 = (12x33.3%)	175 sf	N/A	175 sf	1050.0 sf

LANDSCAPE TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 2,800.00 SF

TREE COVER CALCULATIONS NOTE:

1. A MODIFICATION LETTER OF PFM SECTION 12-0511 FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA HAS BEEN DEMONSTRATED ON THE FDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET C-6.

GROSS SITE AREA: 176,914.00 SF

AREA OF 10-YEAR TREE CANOPY REQUIRED: 17,691.40 SF
(10% OF GROSS SITE AREA PER PTC DISTRICT)

TOTAL TREE COVER PROVIDED BY PLANTING: 15,925.00 SF

SUPPLEMENTAL 10-YEAR TREE CANOPY COVERAGE SUMMARY

The Boro - Block C: September 15, 2015

(See Tables 12.3 and 12.10 for detailed information and calculations)

1. FDP Gross Site Area = 176,914 SF
   a. Minus Dedication Area(s) = 0 SF
2. Adjusted Gross Site Area = 176,914 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 10%
4. **Required 10-Year Tree Canopy Coverage = 17,691.4 SF** (#2 x #3 = 17,691.4 SF)
5. Area of Existing Tree Canopy (See EVM Sheet C-6) = 28,168 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 15.9% (#5 / #1 = 15.9%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 2,817 SF**
8. Area of Existing Tree Canopy to be Preserved = 0.0 SF (see landscape plan)
9. **Tree Preservation Target Met?** **No (0.00 SF < 440 SF)** If "NO" See Target Deviation Request & Narrative)
10. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 17,691.4 SF (#4 minus #8 = 17,691.4 SF)
11. 10-Year Canopy Area of Proposed Tree Planting = 15,925 SF
12. **Total Tree Canopy Provided = 15,925 SF (#11 + #8)**
13. **Required 10-Year Tree Canopy Coverage Met? = NO 15,925 SF < 17,691.4 SF (#12 < #4)**

THE BORO FDP - BLOCK C

RUNNING TREE CANOPY SUMMARY CALCULATION

BLDG	GROSS SITE AREA	10YR TREE CANOPY REQUIRED	10YR TREE CANOPY PROVIDED AT FDP
A	170,403.00	17,040.30	20,125.00
B			
C	176,914.00	17,691.40	15,925.00
D	NOT A PART OF THIS APPLICATION		
E	441,538.00	44,153.80	0.00
F			
TOTALS	788,855.00	78,888.50	36,050.00

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INTERIOR PARKING LOT CALCULATION

	SYMBOL	DESCRIPTION	AREA
IPLS		INTERIOR PARKING LOT SURFACE: (AREA DASHED IN RED INDICATES SF AREA CALCULATED FOR INTERIOR PARKING LOT)	18,031 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS (Table 12.13)

		Remarks
Area to be counted (SF)	18,031	square feet
Interior Landscaping Required (5%)	901	square feet
4 Category IV Deciduous Trees 3" Cal. (@ 250 ft² ea. with credit)	1000	square feet
Total Area Required (SF)	901	5%
Total Area Provided (SF)	1000	5.5%

PARKING COMPOUND AREA EXHIBIT

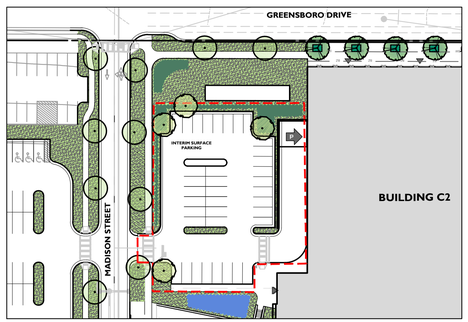

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT - BLOCK C 09-15-2015

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	28,168	see § 12-0507.2
B	Percentage of gross site area covered by existing tree canopy =	15.9%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	15.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-6	Provide sheet number, see § 12-0507.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	

Table 12.0 10-YEAR TREE CANOPY CALCULATION WORKSHEET - BLOCK C 09-15-2015

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	176,914	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	176,914	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	17,691	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	2,817	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C3	C 2 x 1.25(SF) =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B 7-C10) =	17,691	Square feet
D2	Area of canopy planted for air quality benefits =	4,750	Square feet
D3	D 2 x 1.5 (SF) =	7,125	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	2,500	Square feet
D9	D 8 x 1.5 (SF) =	3,750	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	5,050	Square feet
D18	Total of canopy area provided through tree planting =	15,925	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	No	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	No	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	15,925	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	15,925	Total of E1 through E3, area should meet or exceed area in B7

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10-09-2015
LANDSCAPE ARCHITECT

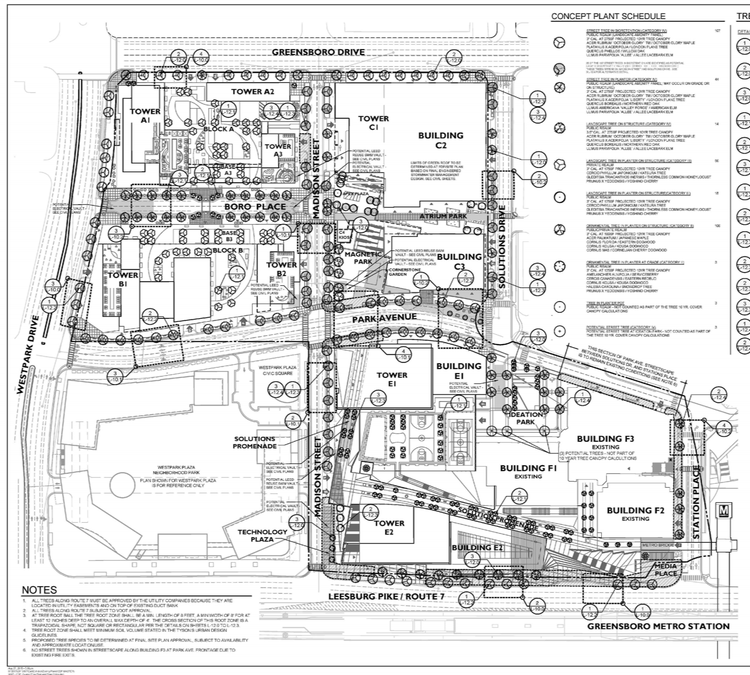
THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
TREE CALCULATIONS BLOCK C

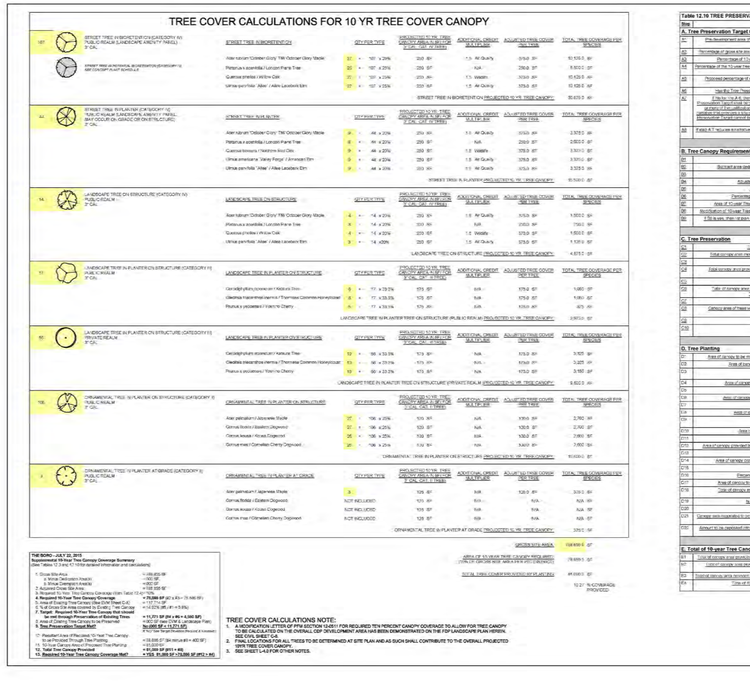
REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
09/01/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: N/A
PROJECT #: 2014150

SHEET NUMBER:
L-5.2

THESE SHEETS INCLUDED FROM THE BORO CDP SUBMISSION RZ-2010-PR-022, DATED AUGUST 28, 2015 FOR REFERENCE ONLY





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THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
OVERALL CDP TREE CALCULATIONS

DATE:03/30/2015
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Q.C. BY: SP
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PROJECT #: 2014150

SHEET NUMBER:
L-5.3

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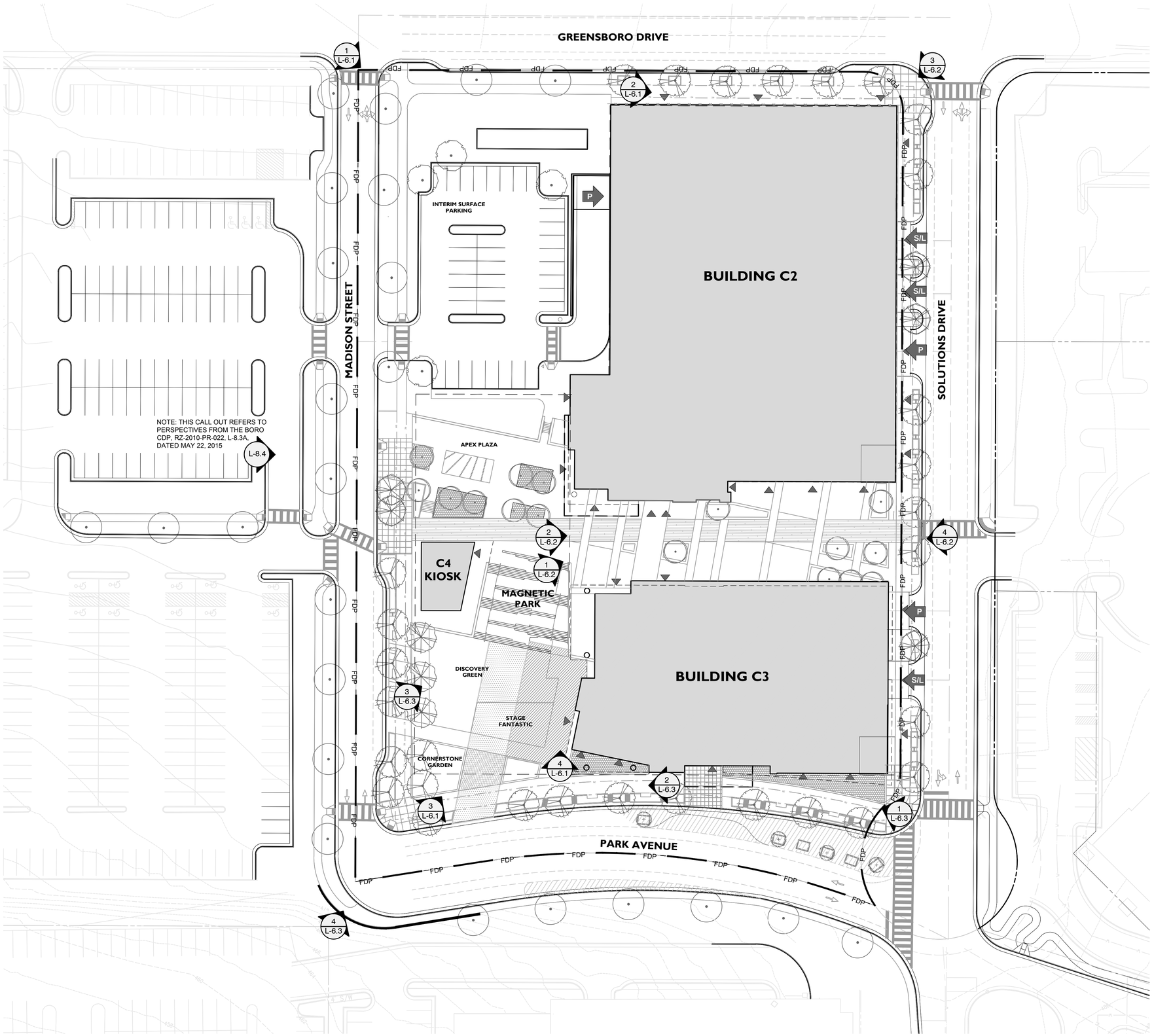

LEGEND

X / L-XX	PERSPECTIVES (SHEETS L-6.1 TO L-6.3)
	PROPERTY LINE/EXISTING VDOT ROW
FDP	LIMITS OF FDP
BTL	BUILD-TO LINE / BUILDING RESTRICTION LINE
BZ	BUILDING ZONE
SW	SIDEWALK ZONE
	OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
P	VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
S/L	VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
PERSPECTIVES - KEY MAP

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PROJECT #: 2014150

SHEET NUMBER:
L-6.0

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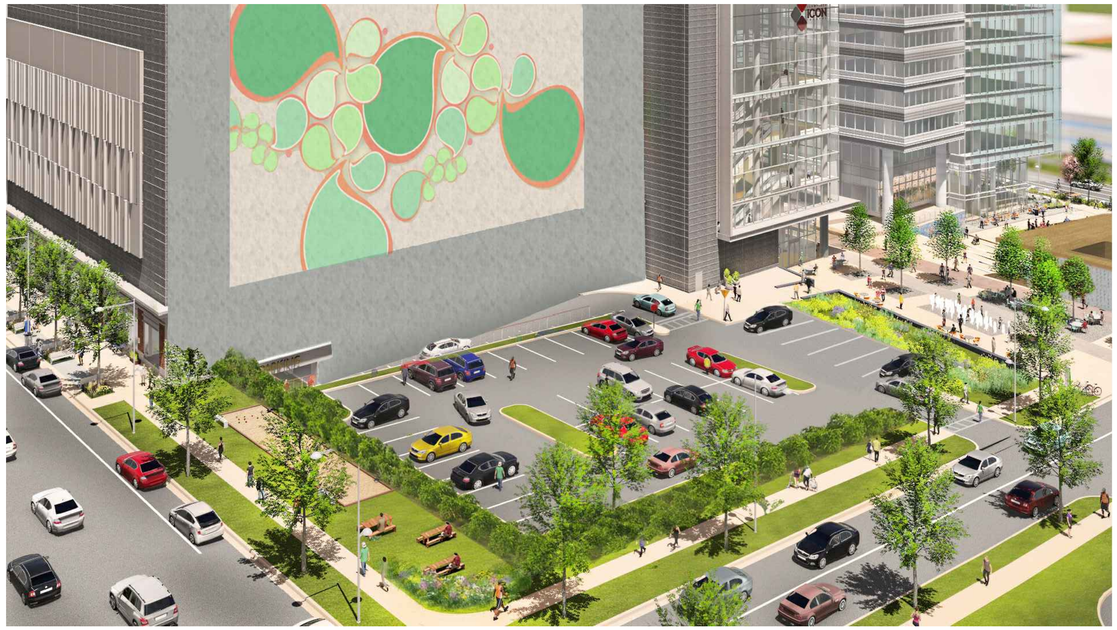

1 L-6.1 BIRD'S EYE OF INTERIM CONDITIONS AT GREENSBORO DR. AND MADISON ST. 4150-PS001
PERSPECTIVE NTS

3 L-6.1 PARK AVE. BIRD`S EYE OF MAGNETIC PARK 4150-PS002
PERSPECTIVE NTS

2 L-6.1 GREENSBORO DR. VIEW TOWARDS SOLUTION DR. 4150-PS003
PERSPECTIVE NTS

4 L-6.1 PARK AVE. STREET LEVEL VIEW OF MAGNETIC PARK 4150-PS004
PERSPECTIVE NTS

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PERSPECTIVES

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Q.C. BY: SP
SCALE: N/A
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1 L-6.2 PARK CONNECTION TO SOLUTIONS DR.
PERSPECTIVE

4150-PS001
NTS

3 L-6.2 CORNER OF GREENSBORO DR. & SOLUTIONS DR.
PERSPECTIVE

4150-PS002
NTS

2 L-6.2 VIEW FROM MAGNETIC PARK
PERSPECTIVE

4150-PS002
NTS

4 L-6.2 PARK GATEWAY FROM SOLUTIONS DR.
PERSPECTIVE

4150-PS002
NTS

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Q.C. BY: SP
SCALE: N/A
PROJECT #: 2014150

SHEET NUMBER:
L-6.2

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4150 - FDP_Perspectives.dwg

1 L-6.3 PARK AVE. VIEW OF BUILDING C3 STREETSCAPE
PERSPECTIVE
4150-PS001
NTS

3 L-6.3 VIEW OF MAGNETIC PARK FROM MADISON ST. STREETSCAPE
PERSPECTIVE
4150-PS002
NTS

2 L-6.3 PARK AVE. VIEW TO MAGNETIC PARK
PERSPECTIVE
4150-PS001
NTS

4 L-6.3 BIRD'S EYE OF MAGNETIC PARK FROM MADISON ST. & PARK AVE. INTERSECTION
PERSPECTIVE
NTS

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LANDSCAPE ARCHITECT

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PERSPECTIVES

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Q.C. BY: SP
SCALE:
PROJECT #: 2014150

SHEET NUMBER:
L-6.3

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1 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - SUMMER DAY
PERSPECTIVE
3087-PS00X
NTS

3 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - WINTER NIGHT
PERSPECTIVE
3087-PS00X
NTS

2 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - SUMMER NIGHT
PERSPECTIVE
3087-PS00X
NTS

ELEMENTS THAT APPEAR IN THE ABOVE IMAGES MAY NOT OCCUR AT FDP AND AS SUCH IS SHOWN FOR REFERENCE PURPOSES ONLY TO PORTRAY THE CINEMA ENTRY TOWER AS THE FOCAL ELEMENT AT APEX PLAZA. THIS SHEET L-8.3A GENERALLY REPRESENTS THE SHEET AS INCLUDED IN THE BORO CDP SUBMISSION RZ-2010-PR-022, DATED AUGUST 28,2015, BUT HAS BEEN MODIFIED TO REFLECT THE UPDATED BLOCK C PARK BETWEEN C2 AND C3.

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Q.C. BY: SP
SCALE: N/A
PROJECT #: 20 13087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
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L-8.3A

THE BORO
Conceptual Development Plan
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10-09-2015
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FDP 2010-PR-022-02
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PERSPECTIVES

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10/09/2015 - FDP RESUBMISSION

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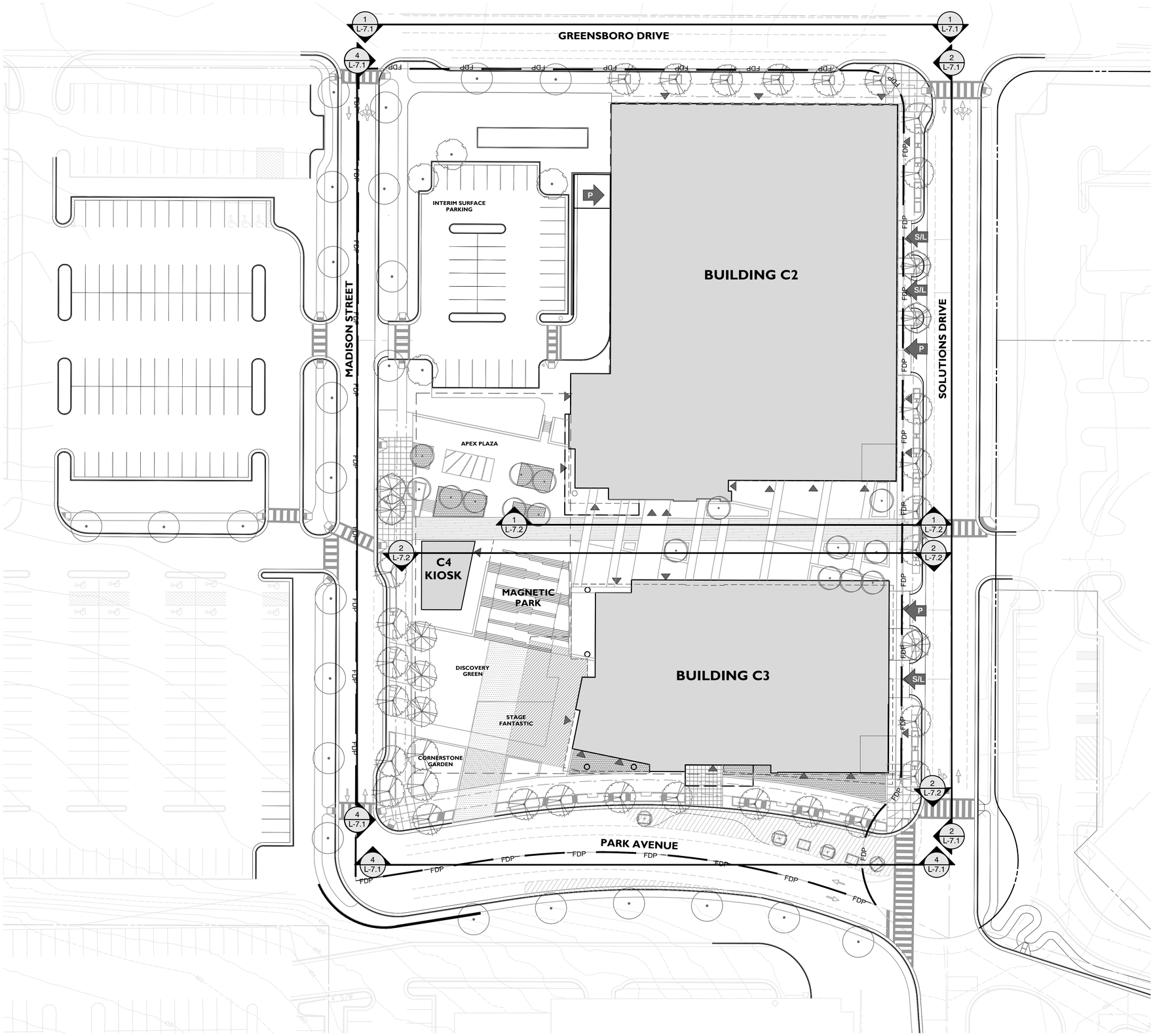
SCALE: 1" = 30'
PROJECT #: 20 14150

SHEET NUMBER:
L-6.4



LEGEND

X / L-XX	ELEVATIONS (SHEETS L-7.0 TO 7.1)
	PROPERTY LINE/EXISTING VDOT ROW
FDP	LIMITS OF FDP
BTL	BUILD-TO LINE / BUILDING RESTRICTION LINE
BZ	BUILDING ZONE
SW	SIDEWALK ZONE
	OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
P	VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
S/L	VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
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FDP 2010-PR-022-02
The Meridian Group, Inc.
ELEVATIONS - KEY MAP

REVISIONS:
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10/09/2015 - FDP RESUBMISSION

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DRAWN BY: KC/JG/SHEB
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SCALE: 1" = 30'
PROJECT #: 2014150

SHEET NUMBER:
L-7.0

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1 L-7.1 GREENSBORO DRIVE
ELEVATION

2 L-7.1 SOLUTIONS DRIVE
ELEVATION

3 L-7.1 MADISON STREET
ELEVATION

4 L-7.1 PARK AVENUE
ELEVATION

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1" = 20'

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10-09-2015
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THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
ELEVATIONS

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03/31/2015 - FDP RESUBMISSION
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10/09/2015 - FDP RESUBMISSION

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SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-7.1

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4150 - FDP_Elevations.dwg

1 L-7.2 ATRIUM WEST ELEVATION
ELEVATION

1" = 10'

2 L-7.2 ATRIUM EAST ELEVATION
ELEVATION

1" = 10'

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10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
ELEVATIONS

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03/31/2015 - FDP RESUBMISSION
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10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/GS/HEB
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-7.2

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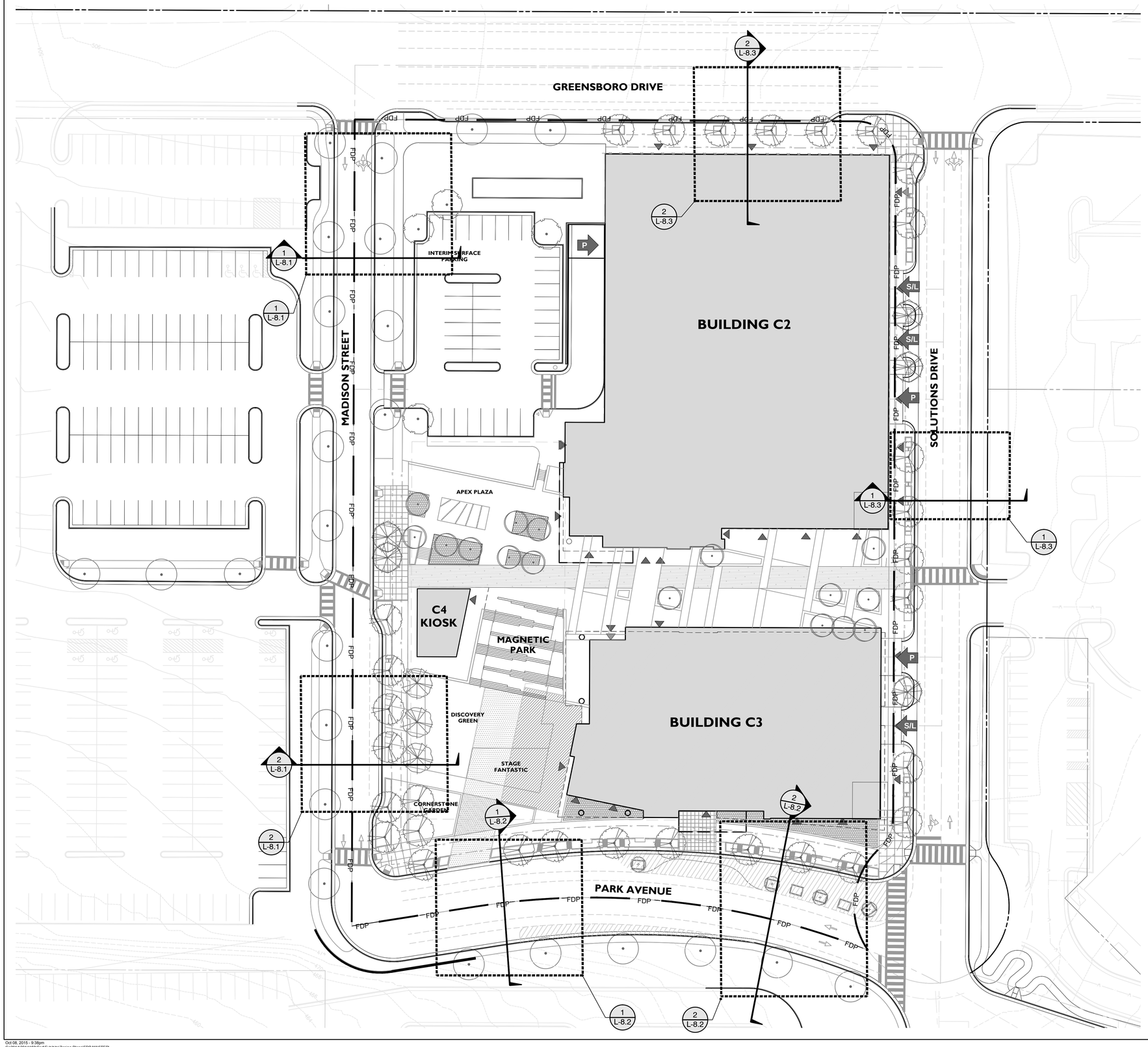

LEGEND

- X / L-XX — SECTIONS (SHEETS L-8.1 TO L-8.3)
- X / L-XX — STREETSCAPE ENLARGEMENTS (SHEETS L-8.1 TO L-8.3)
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- OFFICE LOBBY/RETAIL/SERVICE/ COMMERCIAL ENTRANCE (SEE NOTE 1)
- P — VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- S/L — VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS - KEY MAP

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10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/SP/SHEB
CHECKED BY: KG
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SCALE: 1" = 30'
PROJECT #: 20141150

SHEET NUMBER:
L-8.0

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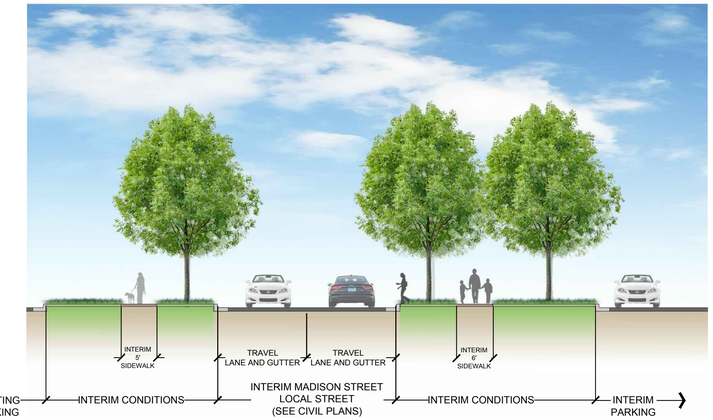
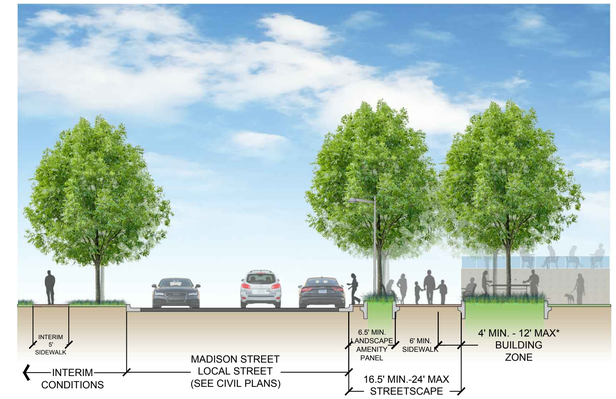


1 SECTION 1" = 10'



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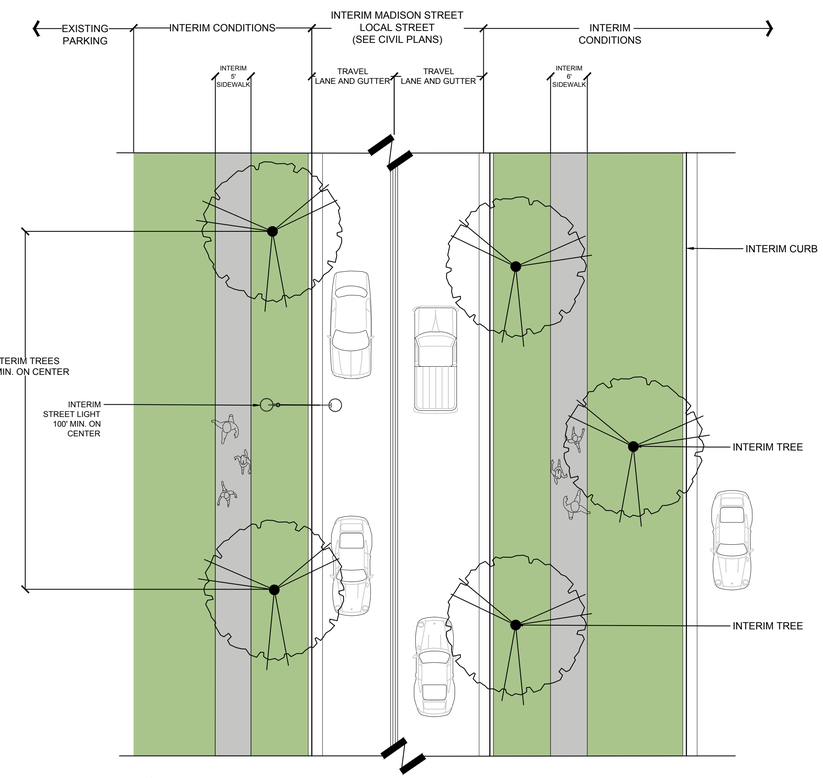
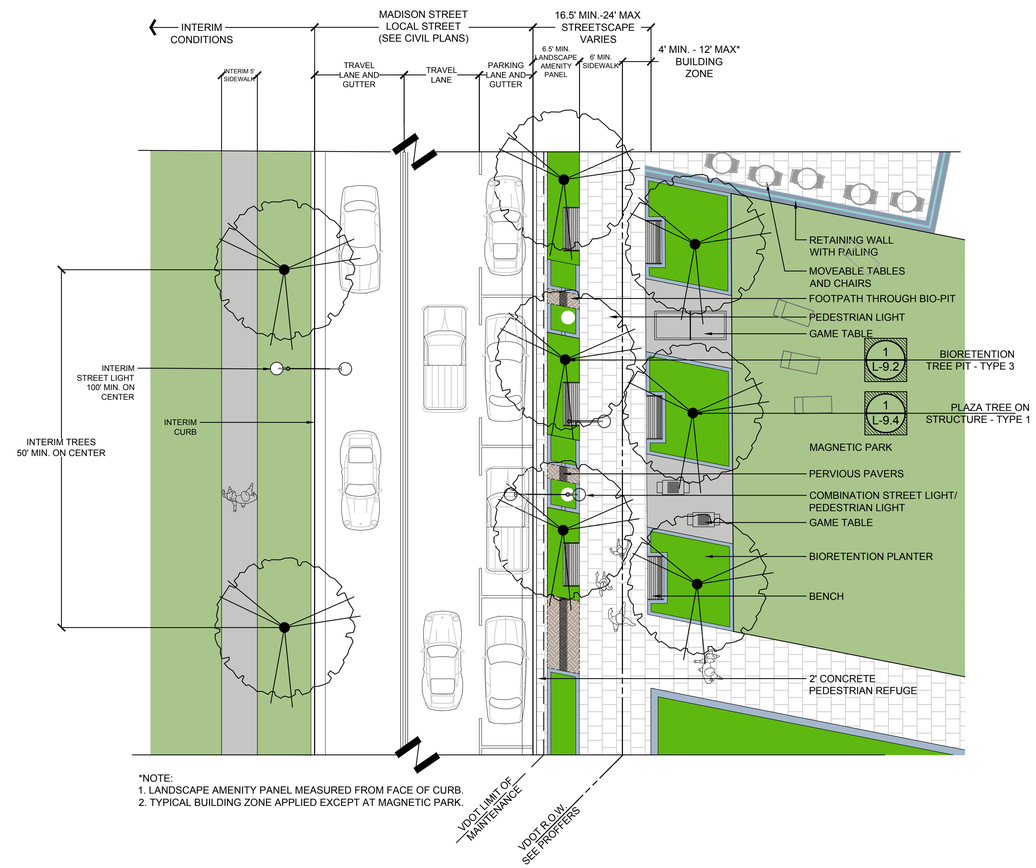


*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. TYPICAL BUILDING ZONE APPLIED EXCEPT AT MAGNETIC PARK.

1 L-8.1 MADISON STREET AT INTERIM SURFACE PARKING

PLAN 1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. TYPICAL BUILDING ZONE APPLIED EXCEPT AT MAGNETIC PARK.

2 L-8.1 MADISON STREET AT MAGNETIC PARK

PLAN 1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS

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DATE: 03/30/2015
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DRAWN BY: JG/GS/HEB
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Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-8.1

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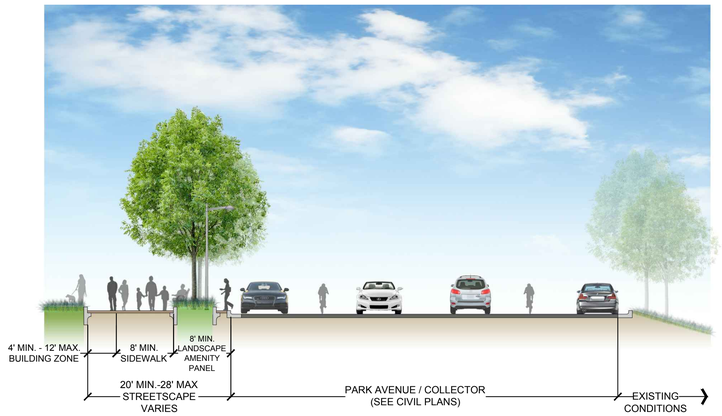
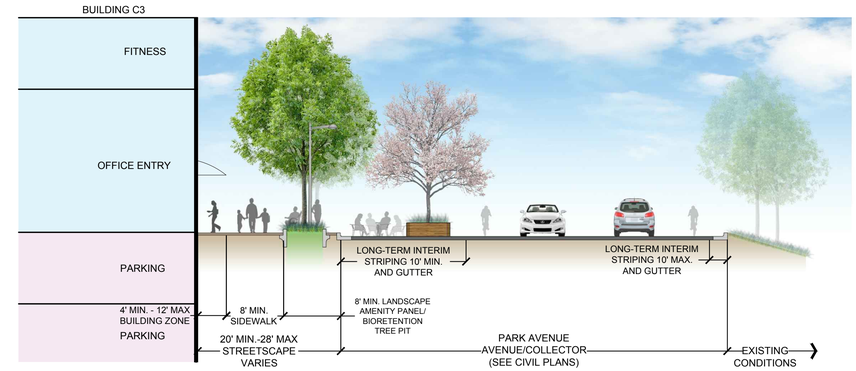


1 SECTION 1" = 10'



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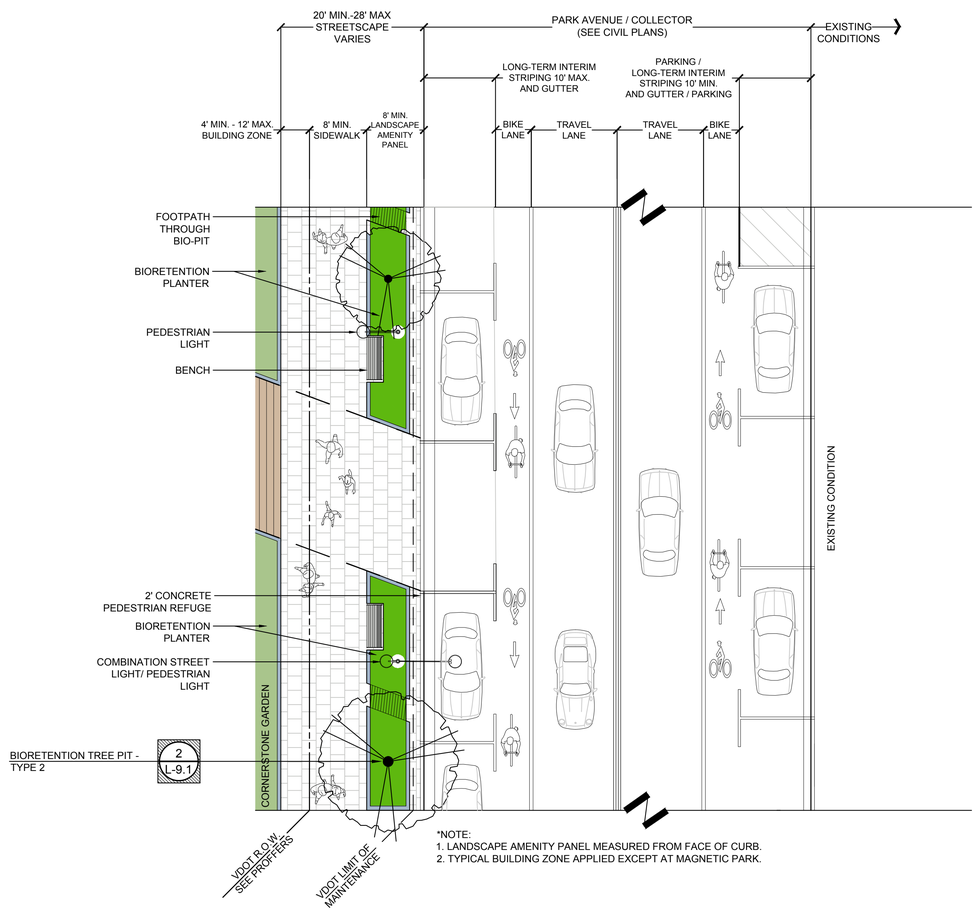

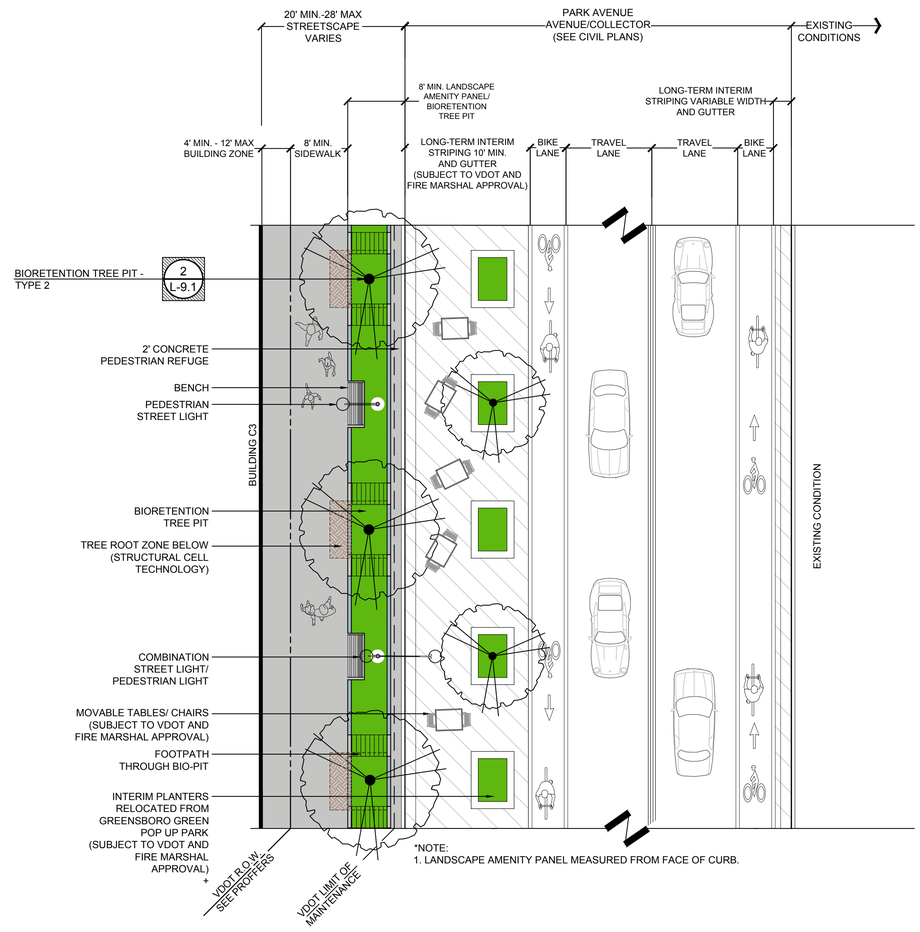

1 L-8.2 PARK AVENUE AT MAGNETIC PARK

PLAN 1" = 10'

2 L-8.2 PARK AVENUE AT BUILDING C3

PLAN 1" = 10'

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THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS

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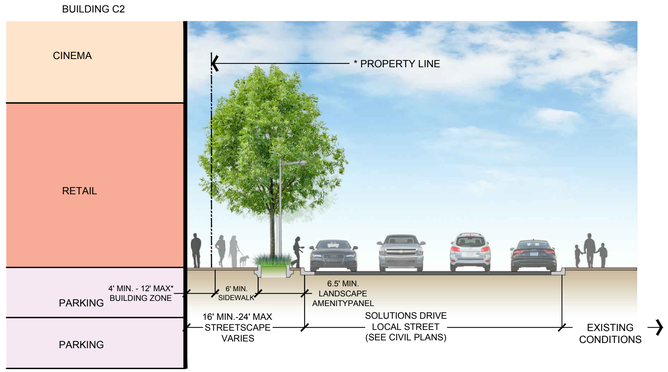
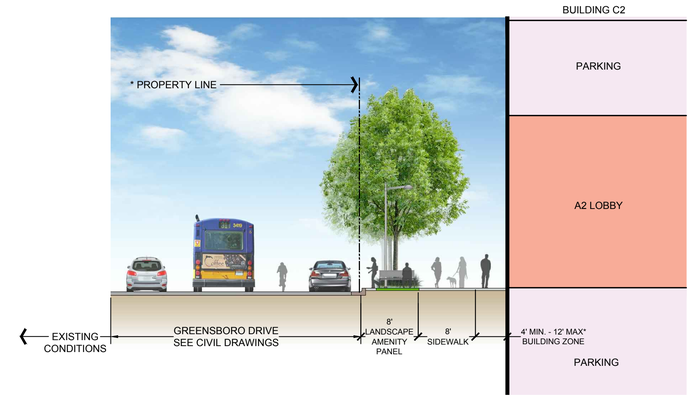
DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SP/SHEB
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

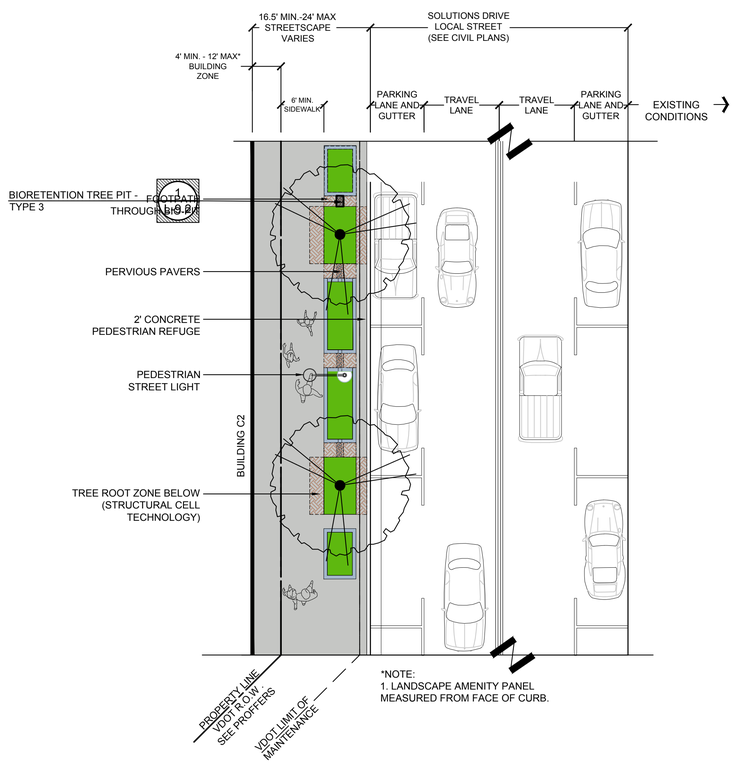
SHEET NUMBER:
L-8.2



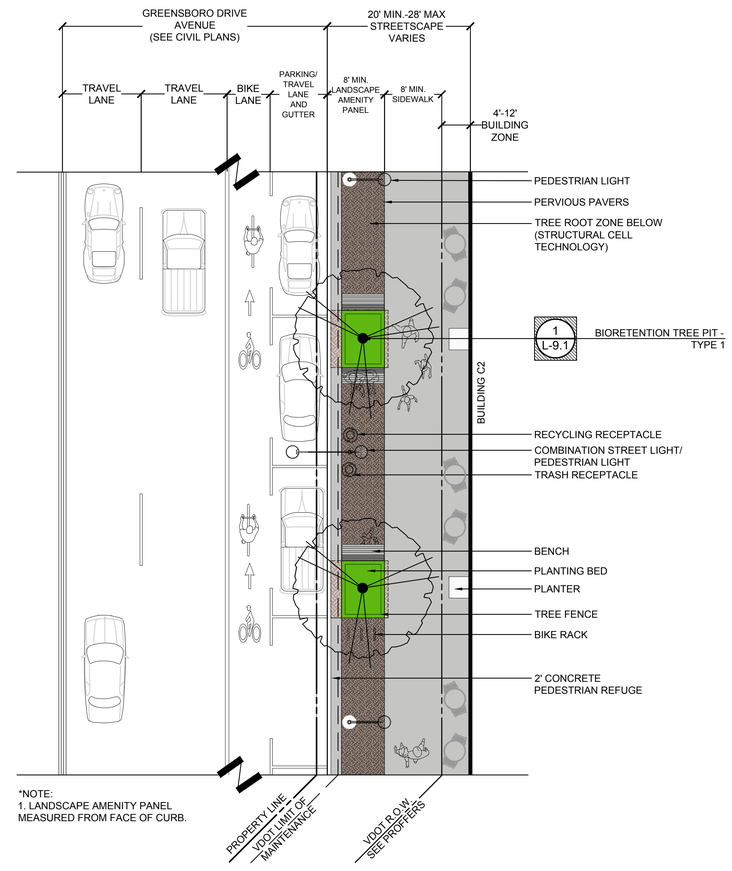
1 SECTION 1" = 10'



2 SECTION 1" = 10'



1 SOLUTIONS DRIVE AT BUILDING C2
L-8.3 PLAN 1" = 10'



2 GREENSBORO DRIVE AT BUILDING C2
L-8.3 PLAN 1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS

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06/26/2015 - FDP RESUBMISSION
08/11/2015 - FDP RESUBMISSION
10/09/2015 - FDP REUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-8.3

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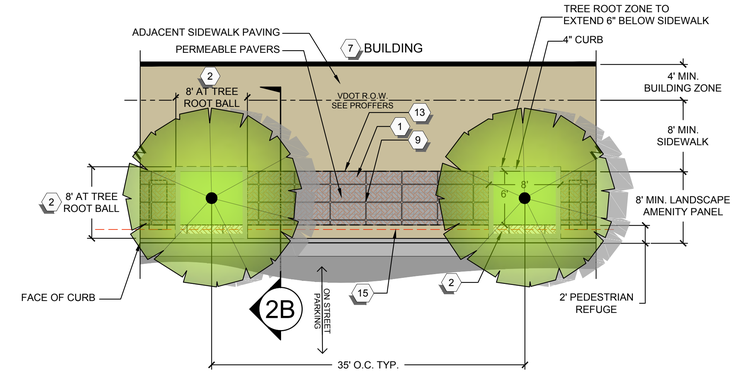
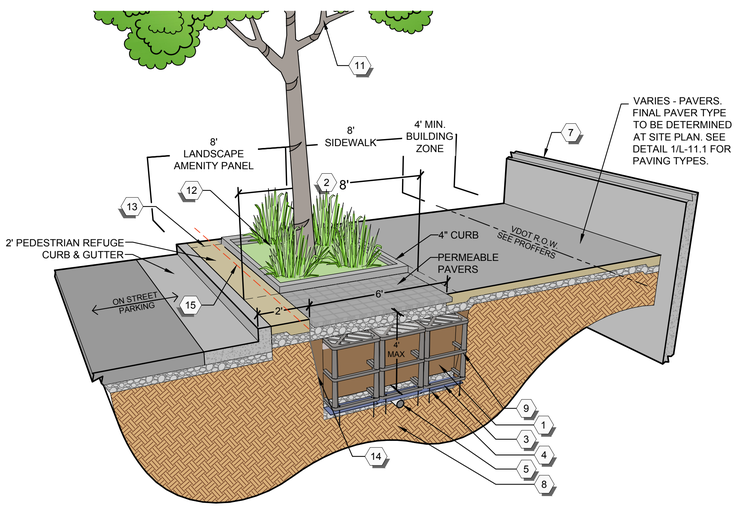


1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

6'X8' (SIZE MY VARY) TREE PIT WITH TREE FENCE ON GRADE, ADJACENT TO ON STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.

TREE DETAIL LOCATION:

- GREENSBORO DRIVE

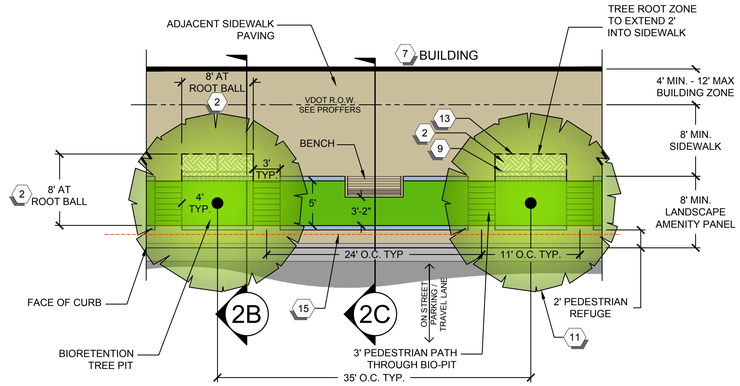
NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

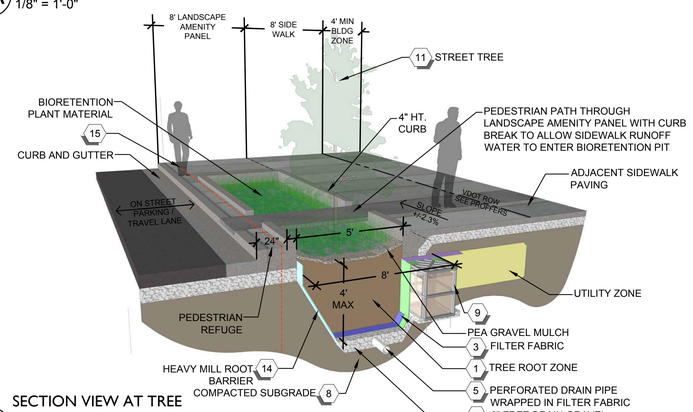
SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 BIORETENTION TREE PIT - TYPE 1
L-9.1 PLAN / PERSPECTIVE SECTION

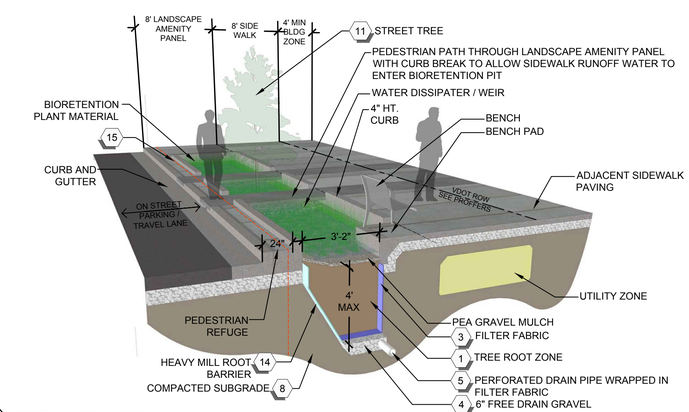
08A-248
AS NOTED



2A PLAN VIEW
1/8" = 1'-0"



SECTION VIEW AT TREE
2B PERSPECTIVE SECTION VIEW
NTS



2C SECTION VIEW AT BENCH
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE DETAIL DESCRIPTION:

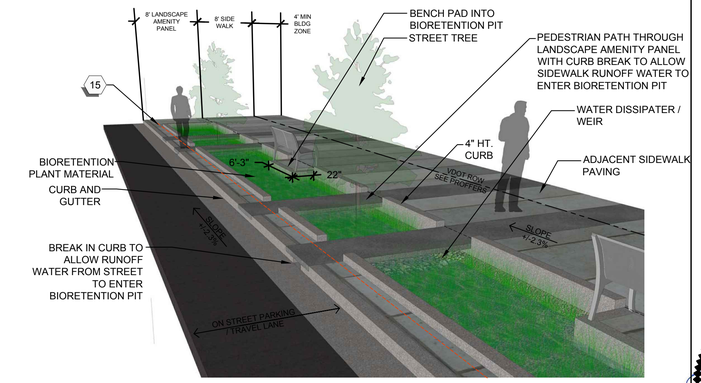
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.

TREE DETAIL LOCATION:

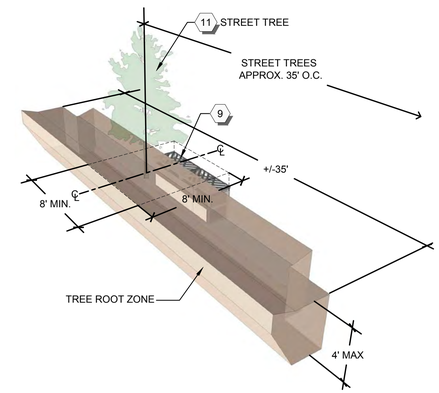
- PARK AVENUE

2 BIORETENTION TREE PIT - TYPE 2
L-9.1 PLAN / PERSPECTIVE SECTION

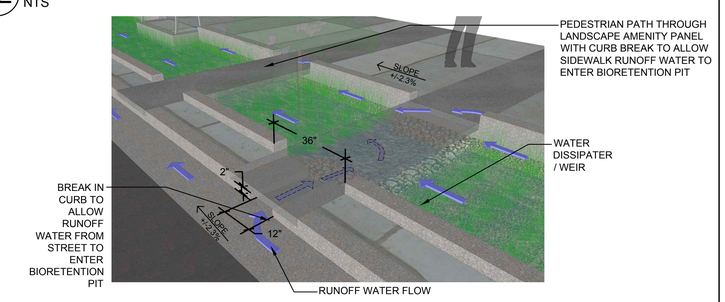
08A-247
AS NOTED



2D PERSPECTIVE VIEW
NTS



2E TREE ROOT ZONE
NTS



2F WATER FLOW DIAGRAM ENLARGEMENT
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

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FDP 2010-PR-022-02
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TREE DETAILS

REVISIONS:
03/31/2015 - FDP RESUBMISSION
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09/15/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KC/GJG
DRAWN BY: KC/GJG/SWEB
CHECKED BY: KC
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-9.1

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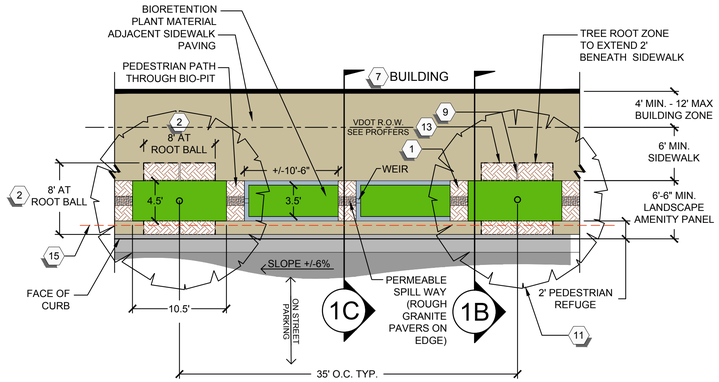
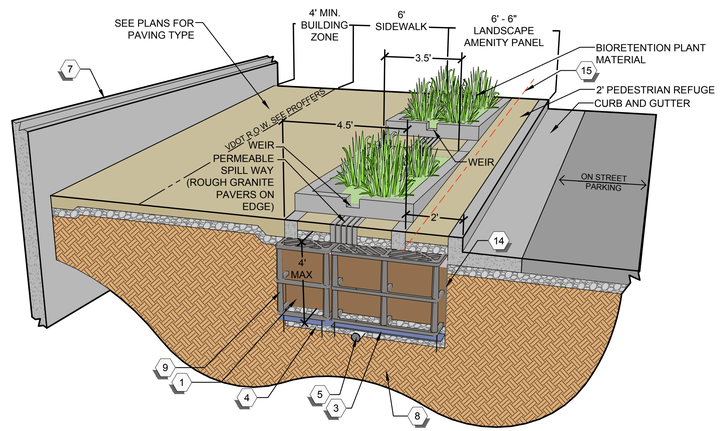
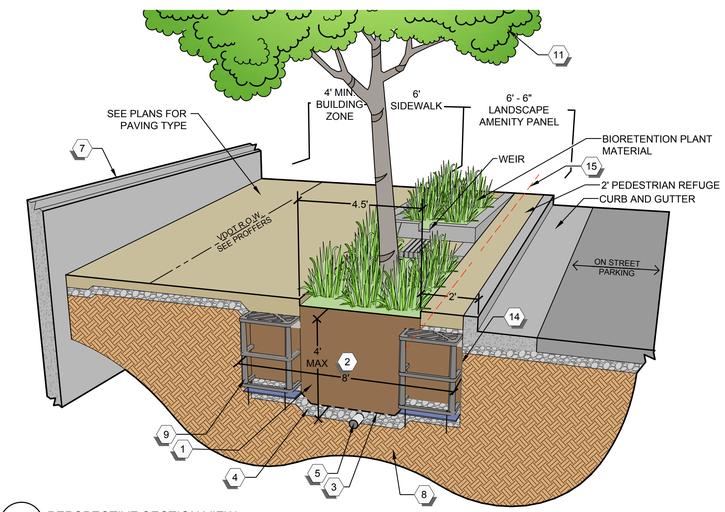


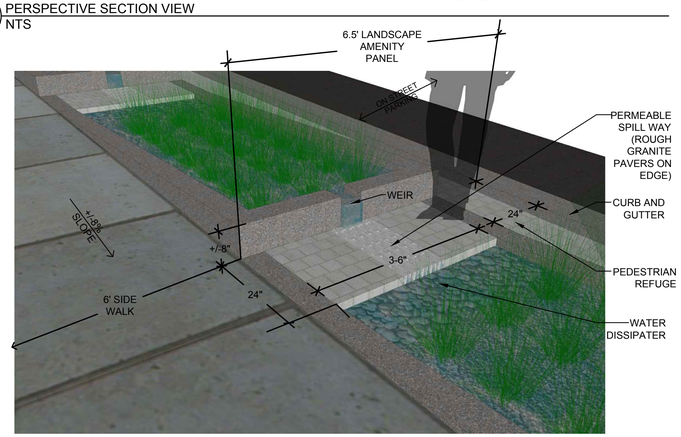
1A PLAN VIEW
1/8" = 1'-0"



1C TREE ROOT ZONE
NTS



1B PERSPECTIVE SECTION VIEW
NTS



1D PERSPECTIVE VIEW
NTS

TREE DETAIL DESCRIPTION:

CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.

TREE DETAIL LOCATION:

- MADISON STREET
- SOLUTIONS DRIVE

NOTES:

1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

* IF BIORETENTION TREES ARE NOT REQUIRED ON MADISON STREET FOR STORMWATER CALCULATIONS THEN DETAIL 2/L-9.2 SHALL APPLY AT SITE PLAN.

REFERENCE NOTES SCHEDULE

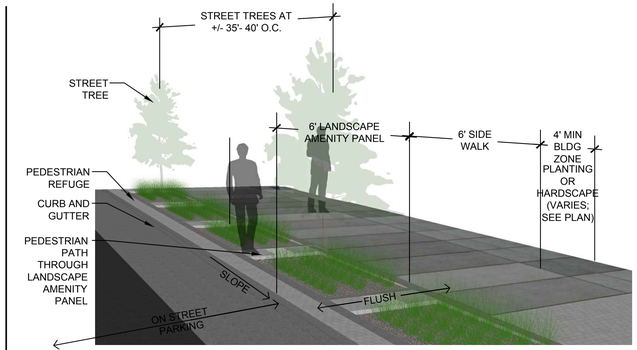
SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 / L-9.2 BIORETENTION TREE PIT - TYPE 3

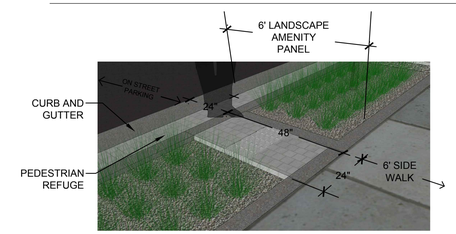
PLAN / PERSPECTIVE SECTION

08A-250

AS NOTED



PERSPECTIVE VIEW



ENLARGEMENT

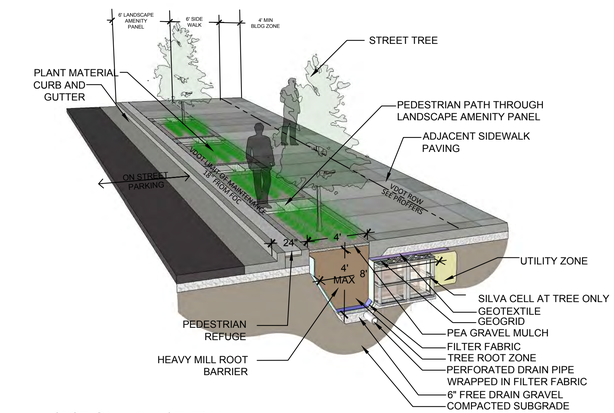
TREE DETAIL DESCRIPTION:

STANDARD TREE PLANTERS THAT FOLLOW SLOPE OF ROAD WITH FOOTPATHS THAT ALLOW FOR PEDESTRIAN MOVEMENT FROM ON-STREET PARKING TO SIDEWALK ZONE.

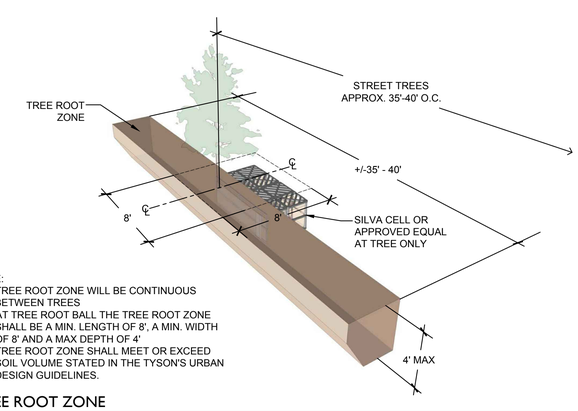
TREE DETAIL LOCATION:

- MADISON STREET*
- SOLUTIONS DRIVE*

* IF BIORETENTION TREES ARE REQUIRED ON MADISON STREET OR SOLUTIONS DRIVE FOR STORMWATER CALCULATIONS, THEN DETAIL 2/L-10.1 WILL APPLY AT SITE PLAN.



SECTION VIEW AT TREE



NOTE:

1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET OR EXCEED SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

2 / L-9.2 STREET TREE ON SLOPE (NOT BIORETENTION)

PERSPECTIVE SECTIONS

08A-XXX

NTS

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10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/14/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/30/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-9.2

Oct 08, 2015 - 9:52pm
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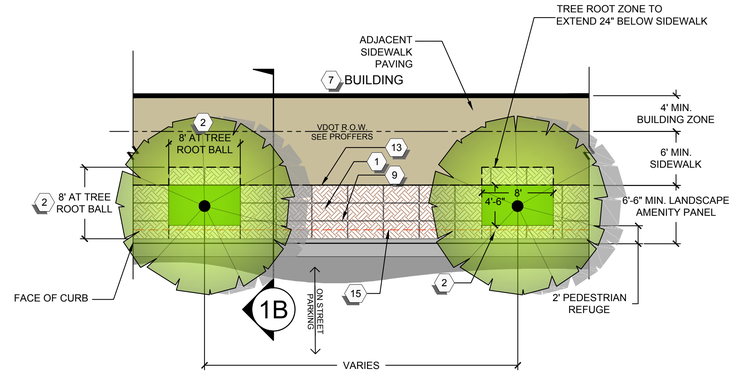
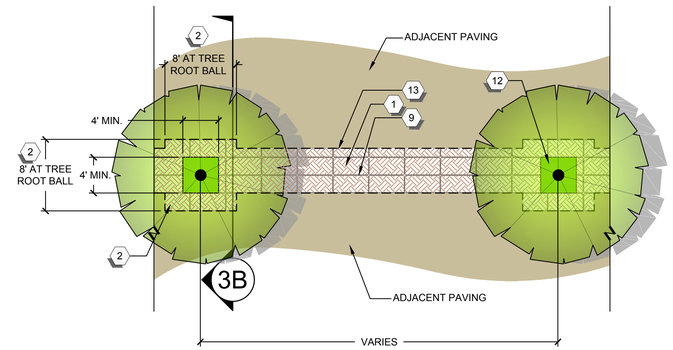
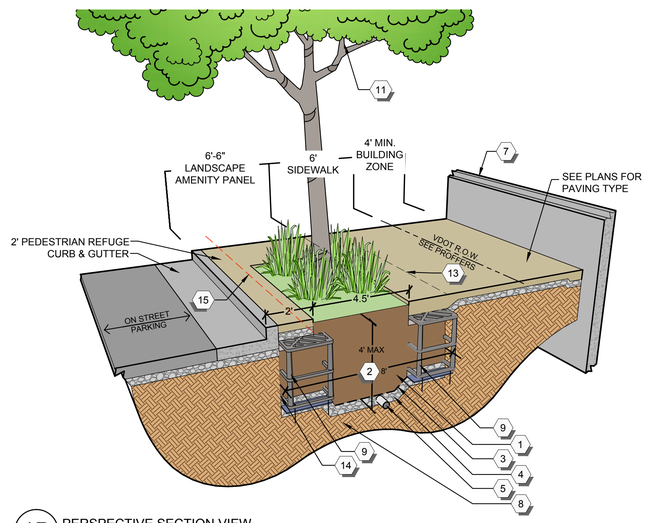


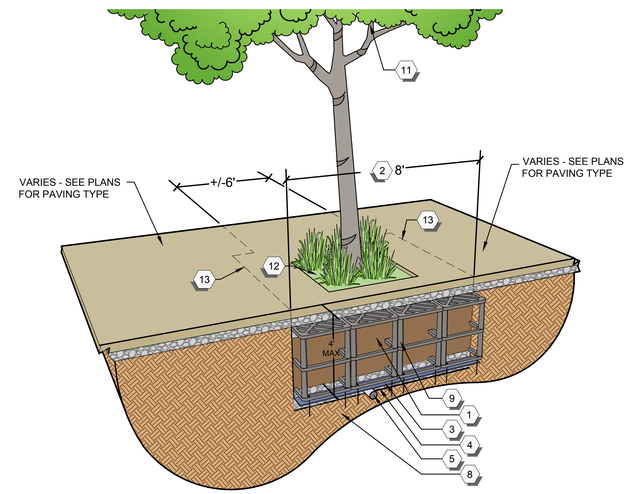
1A PLAN VIEW
1/8" = 1'-0"



2A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.

TREE DETAIL LOCATION:

- SOLUTIONS DRIVE AT PARKING AND LOADING ENTRANCES

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 L-9.3 STREET TREE - TYPE 1
PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- MADISON STREET

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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6. OR APPROVED EQUAL

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3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
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13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 L-9.3 STREET TREE - TYPE 2
PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

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THE BORO
FDP 2010-PR-022-02
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TREE DETAILS

REVISIONS:
03/31/2015 - FDP RESUBMISSION
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10/09/2015 - FDP RESUBMISSION

DATE: 03/30/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/GS/HEB
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-9.3

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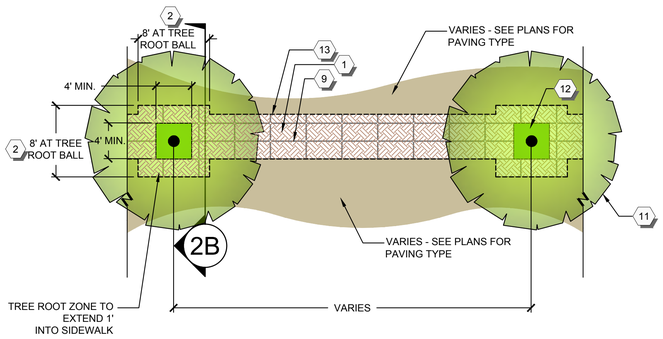
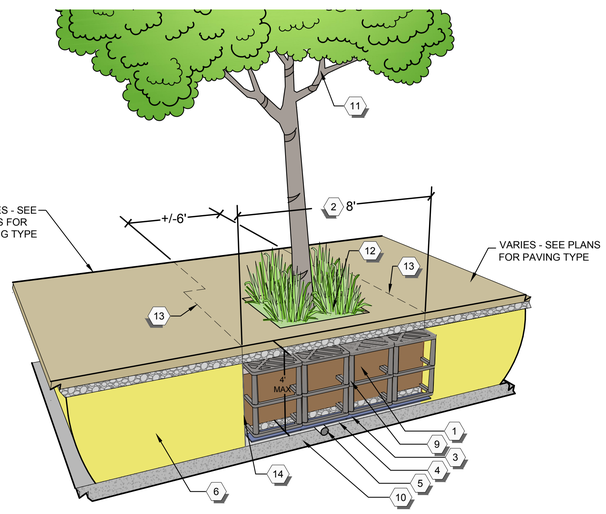


1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- APEX PLAZA
- DISCOVERY GREEN

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
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5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

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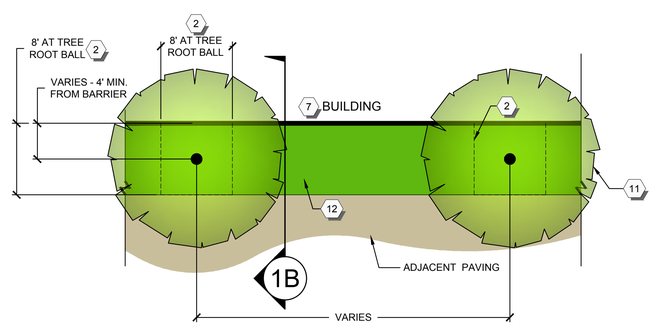
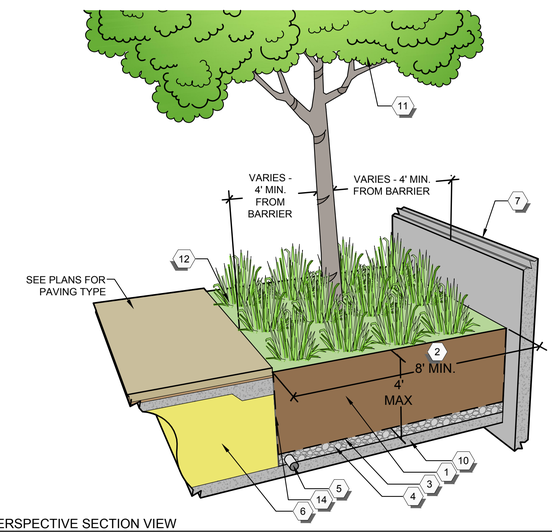
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 L-9.4 PLAZA TREE ON STRUCTURE - TYPE 1
PLAN / PERSPECTIVE SECTION — 08A-246 — AS NOTED



2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- ATRIUM PARK LOWER LEVEL

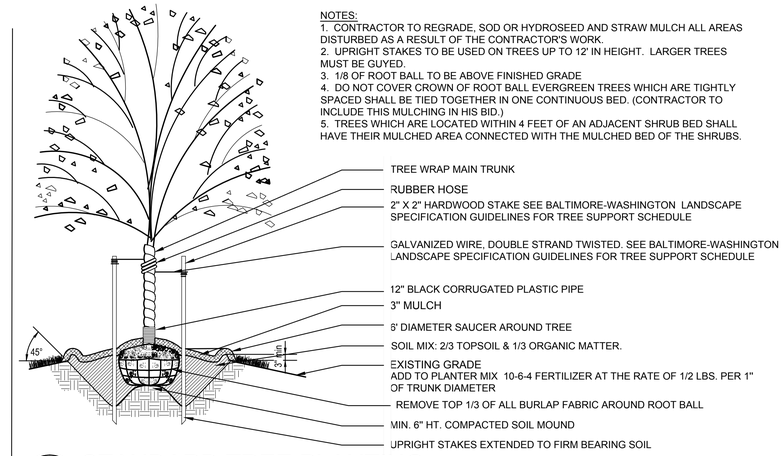
NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

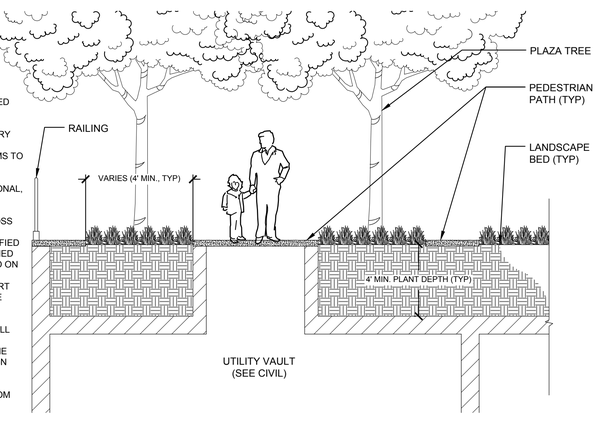
2 L-9.4 PLAZA TREE ON STRUCTURE - TYPE 2
PLAN / PERSPECTIVE SECTION — xx-xxx — AS NOTED

NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.



3 L-9.4 STANDARD TREE PLANTING
SECTION — 08A-031 — N.T.S.

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. TREE DETAILS MODIFIED WHEN ADJACENT TO ELECTRICAL UTILITY VAULTS. SIZE MAY VARY DUE TO LOCATION.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
4. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS URBAN DESIGN GUIDELINES.
6. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
7. OR APPROVED EQUAL



4 L-9.4 TREE PIT AT ELECTRICAL VAULT
SECTION — 08A-252 — 1/4" = 1'-0"

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10-09-2015
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FDP 2010-PR-022-02
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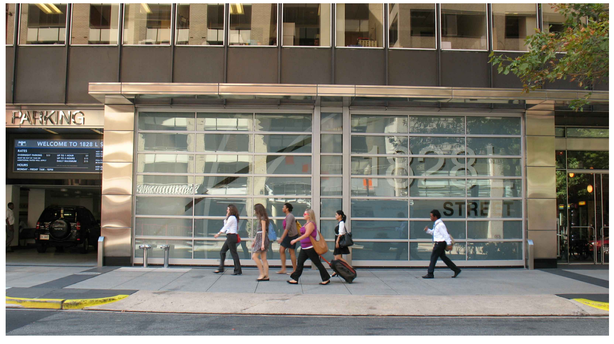
TREE DETAILS

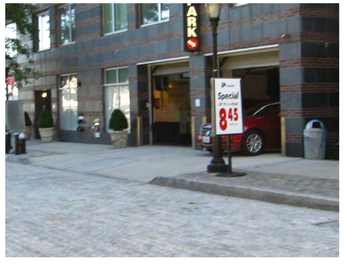
REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/31/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SPK CJG
DRAWN BY: KC DJG SHEB
CHECKED BY: KC
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-9.4

1A SOLUTIONS DRIVE PERSPECTIVE VIEW
NTS





1 SOLUTIONS DRIVE ENLARGEMENT
L-9.5

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FDP 2010-PR-022-02
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
09/15/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SP/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE:
PROJECT #: 2014150

SHEET NUMBER:
L-9.5

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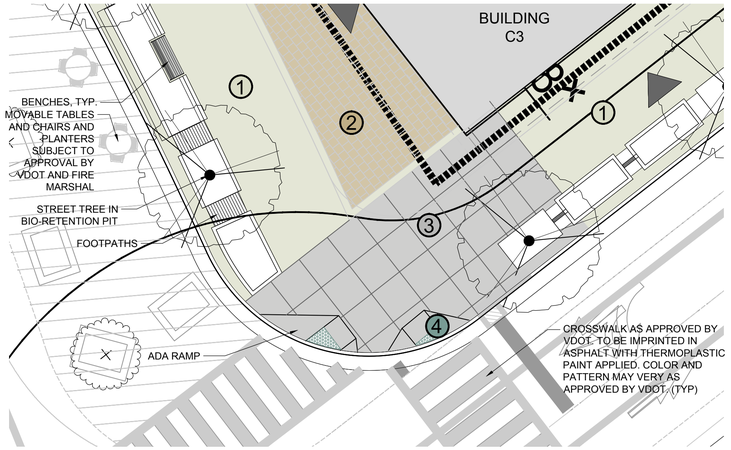

PAVING ENLARGEMENT

PLAN — NTS

AVAILABLE THROUGH:
LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH: 800-430-6209
FAX: 269-381-3455
www.landscapeforms.com

MODEL: REST METRO 40 BENCH
FINISH: ALUMINUM

NOTES:
1. BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. PROPOSED BENCHES SHALL BE POWDER COATED OR STAINLESS STEEL FINISH
2. BENCH SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

2 BENCH

L-10.1 PICTORIAL — 05A-303 — NTS

NOTES:
1. UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND INTO SURROUNDING STREETSCAPE

5 UTILITY COVERS

L-10.1 PICTORIAL — 12G-XXX — NTS

1 FIELD PAVING - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29
SUGGESTED SCORING PATTERN: 4' X 8' RECTANGULAR (PERPENDICULAR TO STREET)

2 FIELD PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

3 ACCENT PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

4 ADA ACCESSIBLE RAMP PAVING - DOME PAVERS

LOCATION USED: ADA CURB RAMPS
PRODUCT DESCRIPTION: PRECAST DOME DETECTABLE WARNING PAVERS
COLOR: CHARCOAL GRAY SUGGESTED BUT COLOR TBD BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

NOTES:
1. OR APPROVED EQUAL
2. ALL STREETSCAPE PAVING TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS LIGHT COLORED CONCRETE, CLAY AND GRANITE PAVERS SHOULD BE USED TO MINIMIZE HEAT ISLAND EFFECT.

1 STREETSCAPE PAVEMENT

L-10.1 PLAN / PICTORIAL — 12G-XXX — NTS

LITTER RECEPTACLE

RECYCLING RECEPTACLE

MODEL: DEGALDO TRASH RECEPTACLE
PRODUCT #: DLGT-HLS-36-F-P-DT
FINISH: GREY POWDER COAT RAL 7040

AVAILABLE THROUGH:
CREATIVE PIPE
P.O. BOX 2458
RANCHO MIRAGE, CALIFORNIA 92270-1087
PH: 1.800.644.8467
FAX: 760.340.5883
www.creativepipe.com

NOTES:
1. LITTER AND RECYCLING RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. LITTER AND RECYCLING RECEPTACLES SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

3 LITTER AND RECYCLING RECEPTACLE

L-10.1 PICTORIAL — 05F-421 — NTS

NOTES:
1. PLANTER STYLE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETSCAPE/AMENITY FURNISHINGS.
2. FIBERGLASS / LIGHT WEIGHT PLANTERS SHALL BE SPECIFIED FOR ALL ELEVATED DECK / ROOF TOP AMENITIES.
3. MORE DURABLE FIBERGLASS OR CONCRETE PLANTERS SHALL BE SPECIFIED ALONG STREETSCAPE AND AT PUBLIC OPEN SPACE.

6 PLANTERS

L-10.1 PICTORIAL — 05E-XXX — NTS

MODEL: HORSESHOE RACK
MOUNT: FLANGED SURFACE MOUNT
FINISH: STAINLESS STEEEL

AVAILABLE THROUGH:
CREATIVE PIPE
P.O. BOX 2458
RANCHO MIRAGE, CALIFORNIA 92270-1087
PH: 1-800-644-8467
FAX: 760-340-5883
www.creativepipe.com

NOTES:
1. BIKE RACK SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. ADDITIONAL BIKE PARKING SHOULD BE PROVIDED WITHIN PARKING GARAGE TO MEET OR EXCEED LEED REQUIREMENT.
3. MIN. SPACING BETWEEN RACKS SHALL BE 3' WIDE WITH A 2' OFFSET SPACING SURROUNDING RACKS PER FAIRFAX COUNTY GUIDELINES FOR BICYCLE PARKING.
4. BIKE RACK SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

4 BIKE RACK

L-10.1 PICTORIAL — 10C-079 — NTS

PEDESTRIAN SCALE STREETSCAPE LIGHTING
OPT. 1: SE'LUX ARC MINI SPANNER ARM SERIES

PEDESTRIAN SCALE STREETSCAPE LIGHTING
OPT. 2: ARCHITECTURAL AREA LIGHTING FLEX SERIES

ILLUSTRATIVECONBINATION STREET LIGHT AND NORMAL PEDESTRIAN LIGHT. SEE NOTE 2.

PEDESTRIAN SCALE STREETSCAPE LIGHTING OPTIONS:

OPTION 1: SE'LUX ARC MINI SPANNER ARM SERIES
- ARC MINI SPANNER ARM SERIES
- SILVER FINISH
- HID OR LED LAMP
- TEMPERED FLAT GLASS LENS

OPTION 2: ARCHITECTURAL AREA LIGHTING
- FLEX SERIES
- MATTE ALUMINUM FINISH
- HID OPTION

OPTION 3: APPROVED EQUAL

NOTES:
1. PEDESTRIAN SCALE STREETSCAPE LIGHTING SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES' PREFERRED STREETSCAPE LIGHTS OPTIONS OR APPROVED EQUAL (SEE SECTION 3.3B OF DESIGN GUIDELINES)
2. COMBINATION STREET LIGHT AND PEDESTRIAN LIGHT TO BE LOCATED BETWEEN NORMAL PEDESTRIAN SCALE LIGHTING. SEE PLAN FOR SPECIFIC LOCATIONS.

PUBLIC PARK PATH LIGHTING

7 LIGHTING

L-10.1 PICTORIAL — 05B-XXX — NTS

NOTE: DETAILS SHOWN ARE THOSE RECOMMENDED BY THE TYSONS URBAN DESIGN GUIDELINES, AND ARE LOCATED ON PUBLIC STREETS. PRIVATE AREAS (STREETS, PARKS, PLAZA, ETC.) MAY VARY FROM THESE RECOMMENDED FURNISHINGS.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
STREETSCAPE DETAILS

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/31/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DRAWN BY: SP/MK/JG
CHECKED BY: KG
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014150

SHEET NUMBER:
L-10.1

Oct 08, 2015 - 10:03pm
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4150 - FDP_Streetscape Details.dwg

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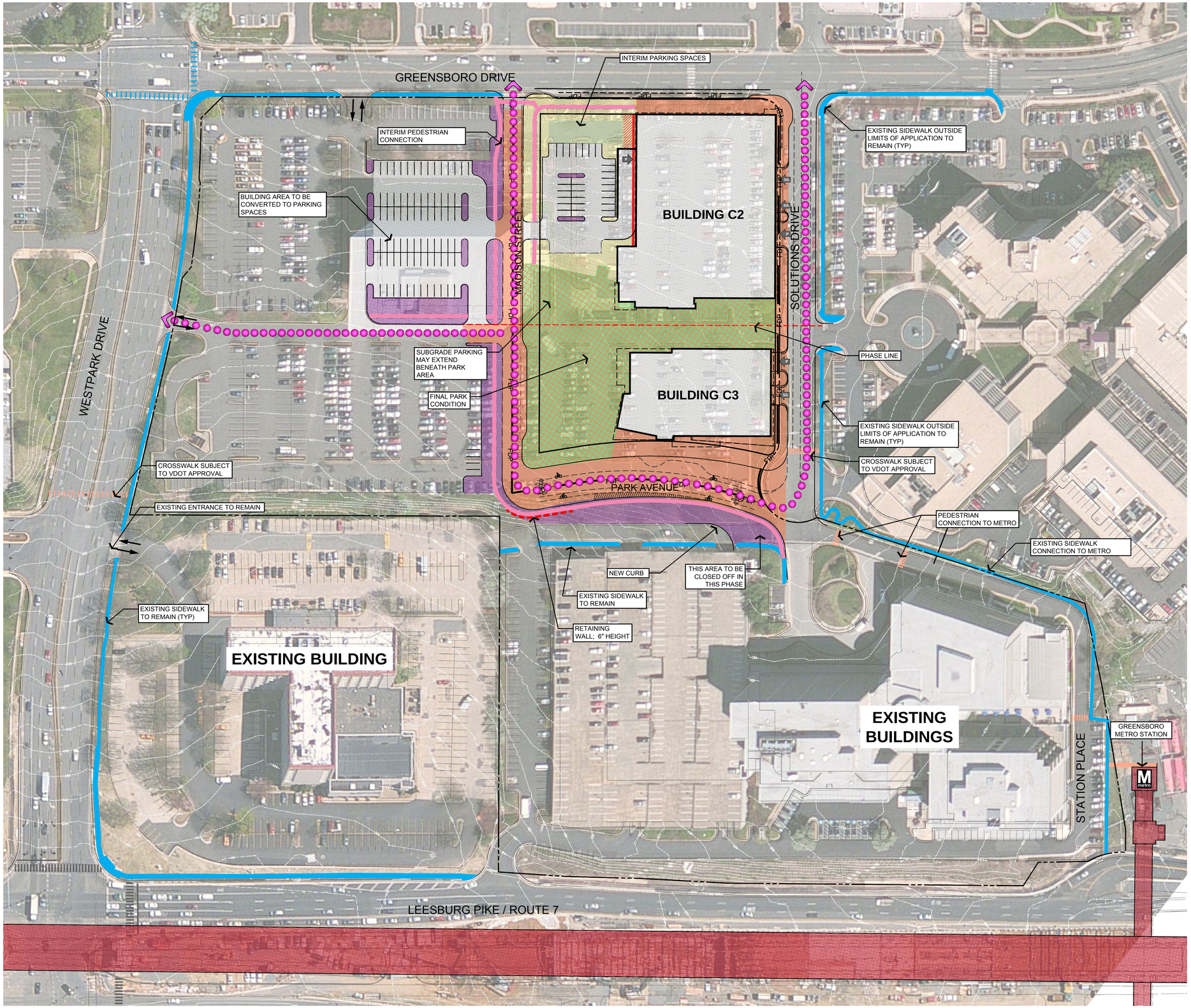
4150 - FDP_Streetscape Details.dwg



PHASE BUILDINGS C2 + C3

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDINGS C2 AND C3.
4. CONSTRUCTION OF A PORTION OF MADISON STREET, A PORTION OF PARK AVENUE, SOLUTIONS DRIVE AND GREENSBORO DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON ONE SIDE OF SOLUTIONS DRIVE, PARK AVENUE, AND PORTIONS OF MADISON STREET AND GREENSBORO DRIVE.
6. CONSTRUCTION OF INTERIM SIDEWALK AND STREET TREES ALONG PORTIONS OF MADISON STREET AND GREENSBORO DRIVE...
7. CONSTRUCTION OF FINAL MAGNETIC PARK AND ATRIUM PARK.

LEGEND*

- EXISTING SIDEWALK ON ADJACENT SAIC, DITTMAR, AND BEACON PROPERTIES
- LIMITS OF FDP
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT SITE PLAN
*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
CONTEXT PHASING PLAN - BUILDINGS C2 AND C3

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/14/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/20/15
DESIGNED BY: SP/KG/JG
DRAWN BY: JG/SP/HEB
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 60'
PROJECT #: 2014150

SHEET NUMBER:
L-11.1

Oct 08, 2015 - 10:06pm
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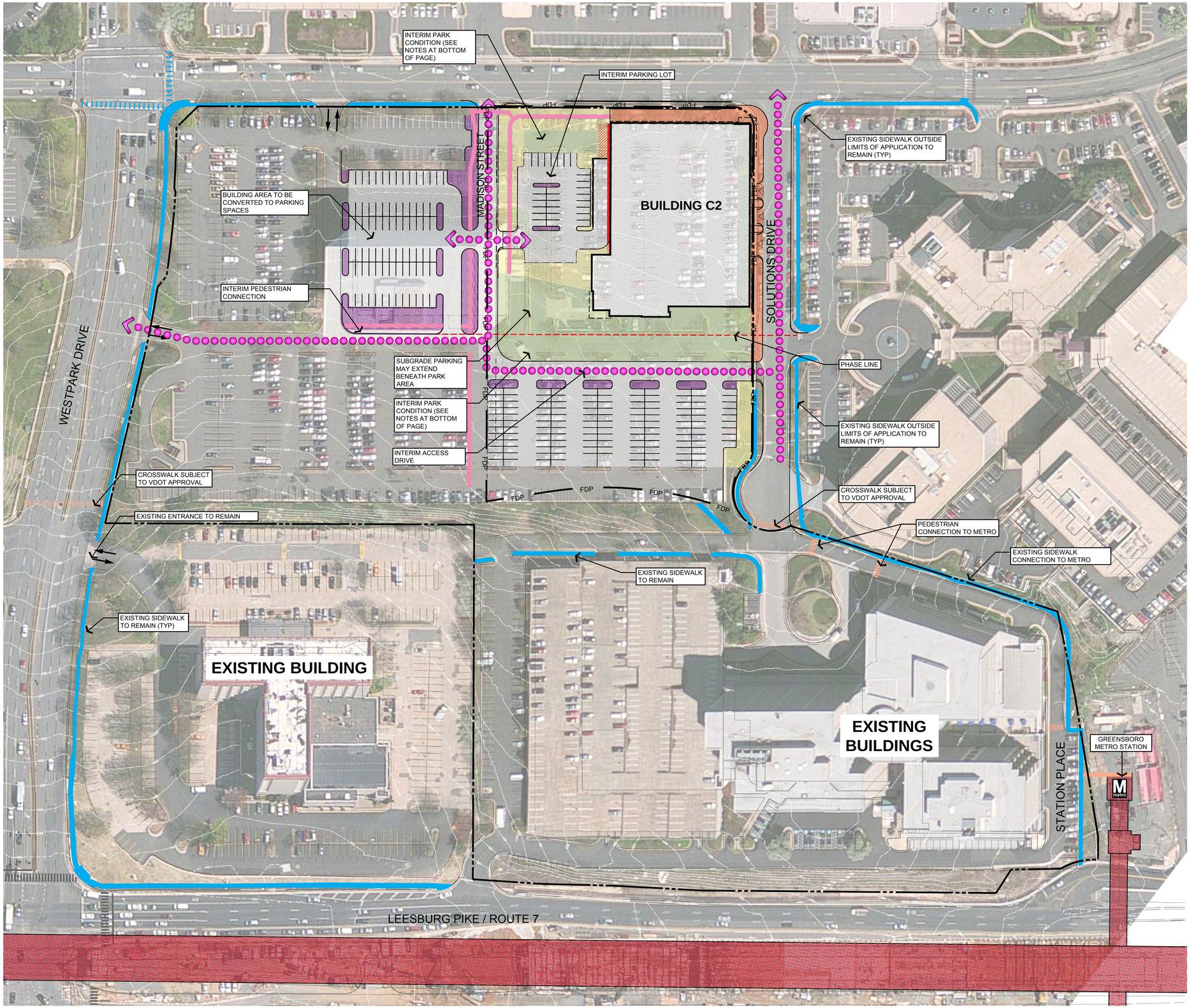

PHASE BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2.
4. CONSTRUCTION OF INTERIM MADISON STREET AND SOLUTIONS DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE AT BUILDING C2 AND SOLUTIONS DRIVE.
6. CONSTRUCTION OF INTERIM PARK ALONG MADISON STREET AND SOUTH OF BUILDING C2.
7. CONSTRUCTION OF INTERIM ACCESS DRIVE SOUTH OF INTERIM PARK.

LEGEND*

- EXISTING SIDEWALK ON ADJACENT SAIC, DITTMAR, AND BEACON PROPERTIES
- LIMITS OF FDP
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
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**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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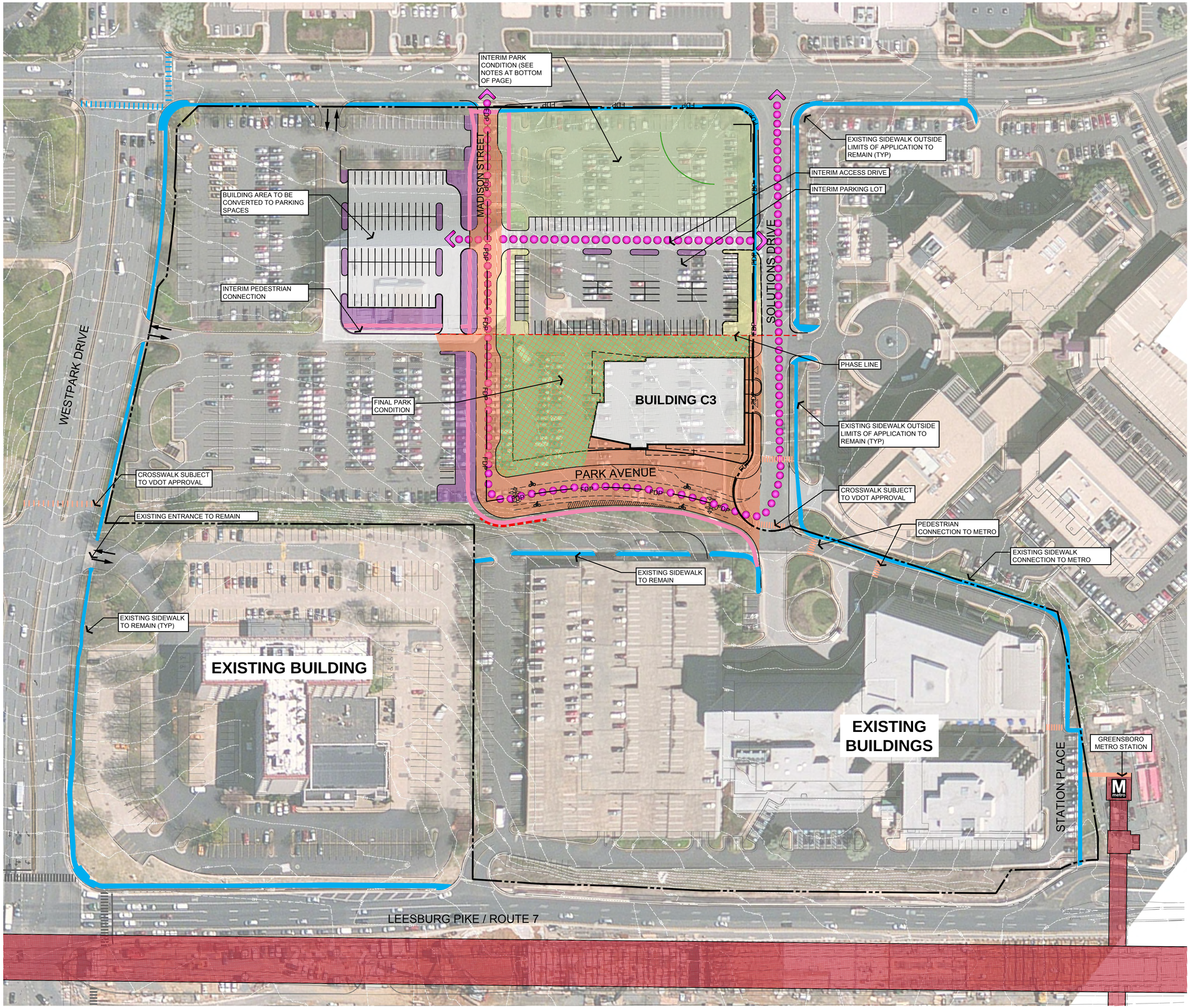
10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
CONTEXT PHASING PLAN- BUILDING C2

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/26/2015 - FDP RESUBMISSION
08/21/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/30/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 60'
PROJECT #: 2014150

SHEET NUMBER:
L-11.2



PHASE BUILDING C3

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C3.
4. CONSTRUCTION OF MADISON STREET AND PARK AVENUE.
5. MAINTAIN EXISTING TEMPORARY PARK ALONG GREENSBORO DRIVE.
6. CONSTRUCTION OF INTERIM ACCESS DRIVE THROUGH EXISTING PARKING LOT.

LEGEND*

- EXISTING SIDEWALK ON ADJACENT SAIC, DITTMAR, AND BEACON PROPERTIES
- FDP — LIMITS OF FDP
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT SITE PLAN
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***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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10-09-2015
LANDSCAPE ARCHITECT

THE BORO
FDP 2010-PR-022-02
The Meridian Group, Inc.
CONTEXT PHASING PLAN-BUILDING C3

REVISIONS:
03/31/2015 - FDP RESUBMISSION
06/15/2015 - FDP RESUBMISSION
09/15/2015 - FDP RESUBMISSION
10/09/2015 - FDP RESUBMISSION

DATE: 03/03/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: KG/JG/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 60'
PROJECT #: 2014150

SHEET NUMBER:
L-11.3

DESCRIPTION OF THE APPLICATION

This application seeks Final Development Plan (FDP) approval for two blocks of the proposed Boro development (RZ 2010-PR-022). Specifically, the FDP requests approval of two proposed buildings, Building C2 and Building C3, which were shown on Block C of the Conceptual Development Plan (CDP) and three existing office buildings, Buildings F1, F2, and F3, which are to remain on Block F of the CDP. The building sites are bounded by Leesburg Pike, Greensboro Drive, Westpark Drive and the Greensboro Metro Station. The rezoning and its accompanying CDP are scheduled to be considered by the Board of Supervisors in January 2016.

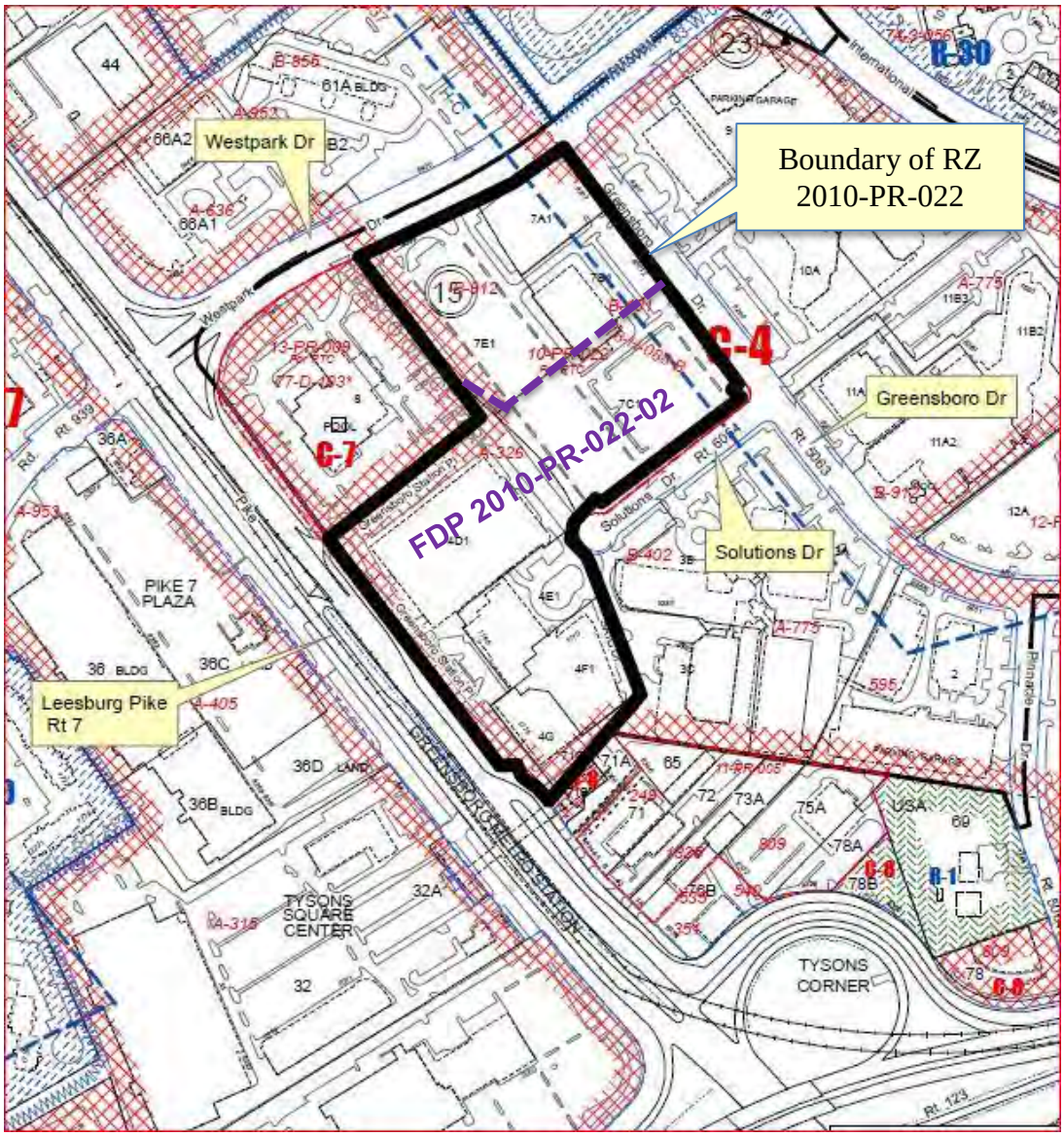

Figure 1: Location of FDP in Relation to RZ 2010-PR-022

LOCATION AND CHARACTER

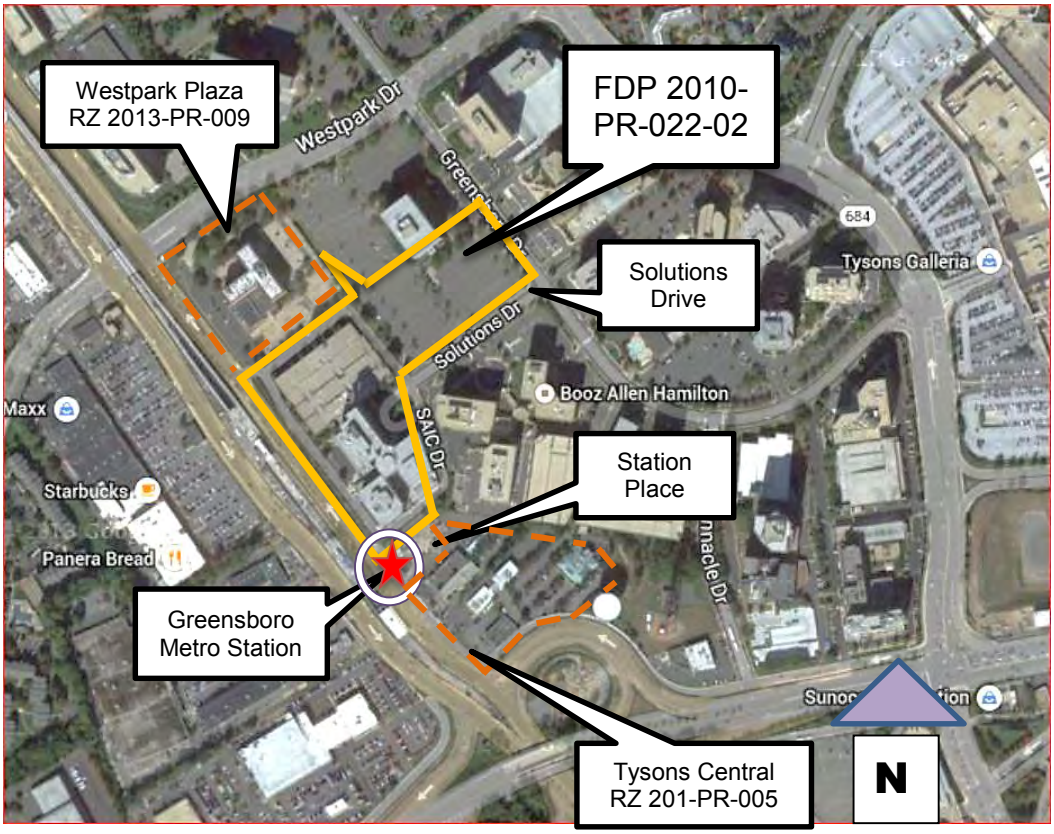

Figure 2: Location Map

The FDP site is developed with four office buildings and a parking garage. Three of the office buildings are clustered near the Greensboro Metro Station and contain 8 to 14 stories. This cluster of buildings (identified on the CDP as Buildings F1, F2 and F3) and the parking garage will be incorporated into the proposed redevelopment. The three office buildings share a common foyer providing access from Leesburg Pike, Solutions Drive, and the parking garage. A new pedestrian entrance has recently been added to the existing building cluster, which provides direct access to and from the Metro station, via a crosswalk across Station Place. The site's existing fourth office building, referred to as the Enterprise Building, is only partially located in the FDP area, on the eastern portion of the site. This 13-story building, which is surrounded on four sides by surface parking lots, will be demolished under the proposed redevelopment.

As depicted on the aerial photograph above, the site is bordered mainly by major streets: Westpark Plaza to the north; Greensboro Drive to the east, Solutions Drive and Station Place to the south and Leesburg Pike to the west. Currently, the site is accessed via driveways and service drives off of these public streets.

The site contains a significant change in grade, climbing 56 feet from west to east, with the lowest elevation located along Leesburg Pike frontage (450 feet) and the highest elevation along the Greensboro Drive frontage (506 feet). The site does not contain any Environmental Quality Corridors (EQC) or Resource Protection Areas (RPA). The entire

site has been disturbed by past development activity and existing vegetation consists of trees, shrubs, and ground cover planted in landscape strips within the surface parking lots and adjoining the existing structures.

The property to the northwest, adjoining the Westpark Drive/Leesburg Pike intersection, is the site of the former Westpark Hotel. The 301-room hotel has been closed since the fall of 2014. On November 18, 2014, the Board of Supervisors approved RZ 2013-PR-009 (known as Westpark Plaza) for the 5.37-acre site, rezoning the property from C-7 to PTC. The rezoning permits redevelopment of the site with a mix of uses, including two residential towers, a hotel, and street-level retail.

The property to the south, across Station Place, is the entrance to the Greensboro Metro Station which includes street level escalators and elevator. This transit facility adjoins the 5.79-acre Tysons Central site. On November 19, 2013, the Board of Supervisors approved RZ 2011-PR-005, rezoning the Tysons Central property from C-8 to PTC. The rezoning permits redevelopment of the site with six buildings, including multi-family residential, office, and hotel uses, with retail, service, or related uses on the ground floor.

As detailed below, the surrounding properties are generally a mix of office and retail development, as well as substantial planned redevelopment.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Office (Proposed Residential Blocks A and B of the Boro)	C-7 (PTC)	Residential Mixed Use
East	Office	C-4	Residential Mixed Use; Transit Station Mixed Use; Park/Open Space
South	Office; Tysons Central Mixed Use Project	C-4; PTC	Transit Station Mixed Use
West	Retail; Westpark Plaza Mixed Use Project	C-7; PTC	Transit Station Mixed Use; Residential Mixed Use

BACKGROUND

Site History

The site was formerly a part of the SAIC campus. In December 2010, Campus Realty filed a rezoning application to the PTC zone covering both the SAIC campus and the adjoining Westpark Hotel property. In 2013, the SAIC campus was purchased by The Meridian Group (TMG). The Westpark Hotel property split off from the original rezoning application and pursued its rezoning under a separate application, RZ 2013-PR-009. That rezoning case was subsequently approved by the Board on November 18, 2014. The SAIC campus continued its rezoning efforts under the application number RZ 2010-PR-022, which was heard by the Planning Commission on September 24, 2015, and recommended for

approval on October 7, 2015. Concurrent with that rezoning, the Planning Commission approved the project's first FDP, FDP 2010-PR-022, which included Block A and a portion of Block B, the development's two residential blocks and Boro Place, the development's primary retail corridor. Following the Commission's recommendation on the rezoning, the Board's hearing on the application was deferred until January 2016.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II

Planning District: Tysons Corner Urban Center

Tysons Corner Urban Center District: Tysons Central 7 (North Subdistrict)

The land use concept for the Tysons Central 7 District is shown in Figure 3, which may also be found in the Comprehensive Plan. The Tysons Central 7 District Comprehensive Plan Map shows the application property to be planned for Transit Station Mixed Use, Residential Mixed Use, and Park/Open Space.

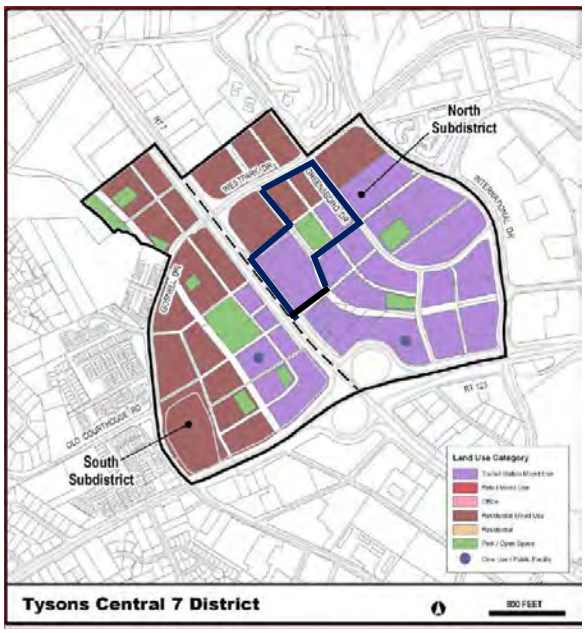

Figure 3: Tysons Central 7 District

NORTH TYSONS CENTRAL 7 SUBDISTRICT

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Leesburg Pike on the west, International Drive on the north and east, and Chain Bridge Road on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Leesburg Pike/Chain Bridge Road interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Leesburg Pike/Chain Bridge Road interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Leesburg Pike and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following:

- *The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.*

- *Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.*

    - *For the area developed with freestanding retail uses that is east of the station (adjacent to the Leesburg Pike/Chain Bridge Road interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.*

- *For the area fronting Leesburg Pike abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.*

- *For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.*

- *For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.*

- *Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of the grid of streets.*

- *The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.*

- *Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations.*

- *When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Land Use guidelines.*

- *Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.*

- *This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.*

- *A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations.*

ANALYSIS

Final Development Plan (Copy at front of staff report)

Title of FDP:	The Boro – FDP 2010-PR-022-02 Buildings C2, C3, F1, F2, and F3
Prepared By:	Gensler (Architect), VIKA Inc. (Engineer), Landdesign, Inc. (Landscape Architect), M.J. Wells & Associates, Inc. (Transportation), and Street-Works Studio (Retail Consultant)
Original and Revision Dates:	March 3, 2015 as revised through October 9, 2015

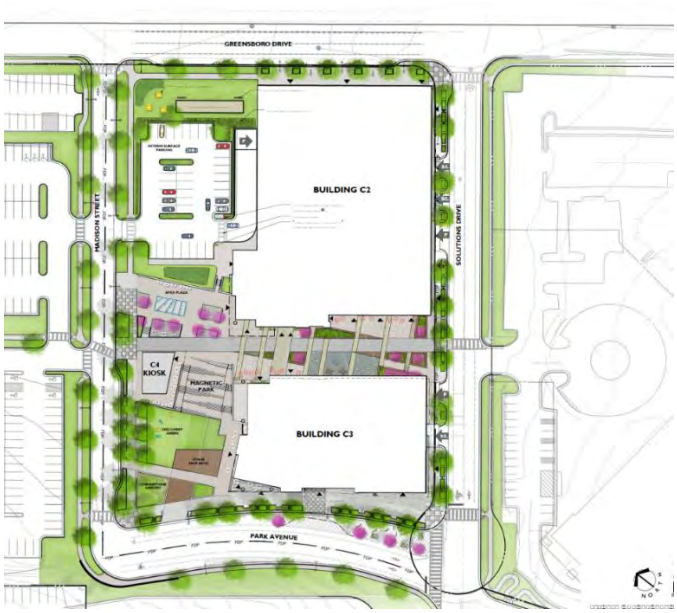

Figure 4: FDP (Block C portion)

The FDP comprises of 71 sheets including 23 civil sheets, 19 architectural sheets and 29 landscape architecture sheets. The FDP covers Blocks C and F, two of the five blocks of The Boro.

The civil sheets contain information on the overall context, the notes and tabulations, the existing conditions and vegetation, the FDP layout, traffic circulation plans, utility and grading plans, fire access plan, and stormwater information. The architectural sheets show the floor plans, parking level plans, site sections, elevations, shadow studies, and perspective views. The landscape architectural sheets provide the pedestrian circulation plans, the park and open space plans, project perspectives, the landscape and streetscape plans for the ultimate condition, streetscape and tree details, and site furnishings.

Block C

In the overall development scheme of The Boro, Block C is situated between the project's employment core (Blocks E and F) and its residential/retail core (Blocks A and B). As such, Block C contains buildings and uses that transition between the two cores. Block C contains the majority of the development's entertainment and open space uses, as well as a hotel which serves as a buffer between the more intense uses and the residential structures.

On Block C, the FDP includes Buildings C2 and C3, Magnetic Park, Atrium Park, and an interim surface parking lot in the location of future Building C1, which is planned as a hotel/retail building. The CDP included provisions for alternative options for Building C1 permitting its development as a combination residential/hotel/retail building or a residential/retail building. The hotel (or alternative) will be subject to a subsequent FDP.

Building C2 is planned to contain a cinema complex with street level retail. The building will be 3 to 6 stories in height and contain between 70,000 to 140,000 square feet. The variation in height and gross floor area (GFA) is dependent on the number of above-grade parking levels incorporated into the building. If most of the parking is accommodated in the planned underground garage, the building height and GFA will be closer to the minimums. In any case, any above-grade parking levels will be shielded from exterior views by street-level retail and upper level exterior building treatments as shown on Sheets A3-01 through A3-11 of the FDP.

Building C3 is planned for office use with retail. The building will be 12 to 23 stories in height and contain between 275,000-480,000 square feet. The variation in height and GFA is dependent on the number of above-grade parking levels incorporated into the building, as well as tenant-specific requirements. As with Building C2, any above-grade parking levels will be shielded from exterior views by street-level retail and upper level exterior building treatments as shown on Sheets A3-01 through A3-11 of the FDP.

The FDP includes construction of the majority of Magnetic Park, a street-level urban park containing approximately 32,900 square feet. (The easterly portion of the park, identified as Apex Plaza on the FDP, adjoining the interim, surface parking lot, will be covered by the subsequent FDP associated with Building C1.) The park is located at the southeast corner

of the Park Avenue/Madison Street intersection. This urban park includes an open lawn area, an outdoor gathering/performance space, a retail kiosk (Building C4), interactive fountains (pop jet fountains), a sculpture, a cornerstone garden along Park Avenue, and a variety of fixed and movable outdoor seating, as shown on Sheet L-4.1. The retail kiosk (Building C4), will be between of 750 and 1,500 square feet in size. Structured parking will be constructed beneath the southern third of Magnetic Park to serve adjacent Building C3. A pedestrian connection through adjacent Atrium Park will provide access to Magnetic Park from Solutions Drive.

On the CDP, Atrium Park was depicted as a 2-level urban park, containing over 25,000 square feet and extending from Solutions Drive to Magnetic Park. Due to access and occupancy load issues discovered during preparation of the FDP, the applicant determined that the second level would need to be reduced in size to a point where its viability came into question. Therefore, the applicant decided to eliminate the park's second level as part of the FDP.

Block F

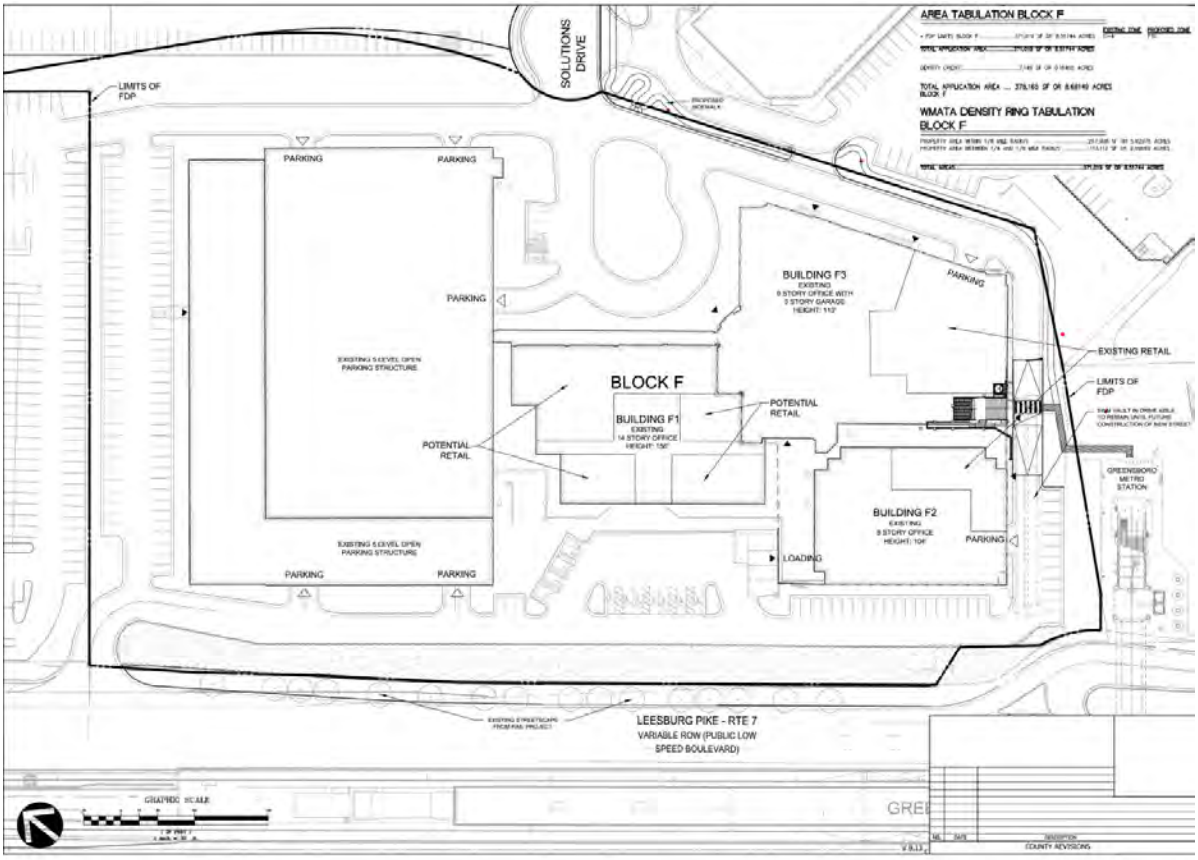

Figure 5: FDP (Block F portion)

Block F shows the three existing office buildings that will be incorporated into the redevelopment project. Except for the conversion of some of the street level office use to retail space and related public access improvements, these buildings will not be modified. The buildings are included on the FDP to facilitate the office to retail conversions identified

in the CDP. Modification of the adjoining parking structure, which serves the office buildings in Block F, will be addressed by the FDP for Block E.

Road Network and Access

The CDP depicted a grid of streets consistent with the Comprehensive Plan. This FDP will provide a portion of that grid: Madison Street from Greensboro Drive to Park Avenue, and Park Avenue from Madison Street to Solutions Drive. In addition, the FDP provides for frontage improvements along Greensboro Drive and Solutions Drive in the form of the addition of street parking and bike lanes.

Stormwater Management

Stormwater is proposed to be treated through rainwater harvesting, rain gardens, green roofs, and urban bioretention tree pits. The site will retain the first inch of rainfall and also treat some of the offsite stormwater runoff along Greensboro Drive and Solutions Drive.

Land Use Analysis (Appendix 4)

The land uses proposed here are in conformance with both the reviewed CDP and the Comprehensive Plan. In addition, the heights, intensities and overall design of the building remain in conformance with the CDP.

Office of Community Revitalization Analysis (Appendix 5)

As noted in its analysis of the CDP, the overall design of The Boro generally meets the urban design intent of the Comprehensive Plan for a pedestrian-oriented, mixed-use development. The FDP is consistent with the recommendations of the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDG) regarding streetscape dimensions. The FDP has indicated the types of exterior materials that will be utilized on the buildings.

The FDP proposes the elimination of the second level of Atrium Park. Staff believes that the elimination of the second level and corresponding revised design provides better connectivity through the site, improves accessibility and visibility to the park, and provides additional fire access options for Building C2. Additionally, the quality of the at-grade park space between Buildings C2 and C3 has been improved substantially. With the removal of the upper park deck, light is able to enter the space, creating an attractive area with decorative landscaping and comfortable seating areas. Staff is supportive of the park revisions shown on the FDP.

Loading and Parking Entrances

Along Solutions Drive, the number of parking entrances/exits and loading bays and their related truck movements continue of be a concern to staff. The CDP showed five driveways along the development's Solutions Drive frontage. Two of the driveways provide access to parking for the frontage's two buildings, Buildings C2 and C3. The other three driveways serve proposed loading bays and service docks. These bays and docks will serve Buildings C2, and C3, as well as the future Building C1. To access these bays and docks, trucks

would be required to stop on Solutions Drive and then back into the bay or dock. Staff is concerned that such truck movements will interrupt both pedestrian and vehicle traffic flow.

Moreover, these parking entrances and loading docks create interruptions that do not provide for the pedestrian-friendly environment envisioned by the Comprehensive Plan. Pedestrians will be forced to negotiate the conflict points caused by vehicles turning in and out throughout the extent of this block. It should be noted that Solutions Drive provides a signalized crossing at Greensboro Drive and as such, it is likely to serve as a major pedestrian route to and from the Greensboro Metro.

Finally, staff is concerned about the potential impact that these five access points may have on the existing and future development across Solutions Drive. Currently, the main entrance to the complex of high-rise and mid-rise office buildings exists on the opposite side of Solutions Drive from Block C. Staff believes that this existing office development will be adversely impacted by the numerous parking and loading entrances along this block, both visually and functionally. Furthermore, the applicant's use of Solutions Drive as a service road may cause the owner of the property across the street to treat their frontage in a similar fashion. If that scenario were to happen, then the possibility exists that there would be 10 vehicle access points along this segment of Solutions Drive, providing the opposite of a safe and pleasant pedestrian experience.

Staff has repeatedly encouraged the applicant to reduce the number of access points through design alternatives, such as combining service/loading facilities for different users or accommodating truck turning movements within the building, as is being planned for Block A of the development (Whole Foods/ residential loading/ service bays). The applicant, citing architectural limitations, was reluctant to do so, but did add a provision to the rezoning's proffers to examine relocating one of the loading bay entrances to Madison Street or Greensboro Drive as part of the design efforts associated with the FDP for Building C1, the hotel. However, there is no commitment as to when Building C1 will be constructed. This issue, which is further discussed under the below Transportation Analysis, remains unresolved.

Transportation Analysis (Appendix 6)

Generally, the improvements committed to with RZ 2010-PR-022, including contribution rates to the transportation funds, transportation demand management (TDM) and road improvements continue with this application. However, three transportation related issues still remain.

As noted under the Office of Community Revitalization Analysis, the numerous driveways and the resultant truck maneuvering movements along Solutions Drive will most likely have adverse impacts on pedestrians and drivers using this street. As the conflicts will exist for the foreseeable future, staff still believes that the FDP should reduce the access points along Block C's Solution Drive frontage.

The second transportation issue is that the applicant introduced an interim garage entrance from the interim surface parking lot adjacent to Building C2, late in the FDP review. Since its inclusion in the FDP, staff has indicated that there are safety and operation concerns

with this proposal. Specifically, with the main entrance to the cinema being located at the northwest corner of Building C2, the likelihood for pedestrians arriving from Greensboro Drive to cross the drive aisle leading to this garage entrance is high. Vehicle crossings of higher volume pedestrian facilities are discouraged to reduce the number of potential conflict points and to preserve a pedestrian friendly environment. The applicant has proposed the planting of holly shrub bushes in the vicinity of Greensboro Drive to control such “cut-throughs”, but staff questions the effectiveness of that measure as people tend to form informal paths that minimize walking distance. Staff continues to recommend the elimination of this interim garage entrance.

The third issue is that crosswalks should be constructed to be perpendicular from the curb. Specifically, the mid-block crosswalk on Madison Street should be straightened/ shortened and the ADA ramp on the Magnetic Park side should be relocated in the interim, until Boro Place is constructed. Staff feels that this modification is a detail that can be re-evaluated at the time of site plan review and has recommended the appropriate development condition.

Environmental Analysis (Appendix 7)

Staff notes that the environmental concerns related to water quality and stormwater management, noise, and green buildings were addressed through the proffers and CDP through the base application, RZ 2010-PR-022. Consequently, no new environmental issues have been identified with the FDP.

Parks Analysis

The Park Authority Division reviewed the CDP and proffers as part of its analysis of the rezoning, RZ 2010-PR-022. Through the various iterations of the CDP and proffers, Park Authority staff recommended revisions to bring the plans and provisions into conformance with the applicable Comprehensive Plan goals and recommendations. Upon review of the FDP for Blocks C and F, the Park Authority did not have any park-related concerns.

Urban Forestry Management Analysis (Appendix 8)

The Urban Forestry Management (UFM) Division reviewed the CDP and proffers as part of its analysis of the rezoning, RZ 2010-PR-022. Through the various iterations of the CDP and proffers, UFM recommended revisions to bring the plans and provisions into conformance with the applicable Public Facilities Manual requirements. With the FDP, UFM noted that Sheet C-7 referenced a deviation from the Tree Preservation Target requirements. This deviation is one of the waivers/modifications specifically requested for Board approval as part of the rezoning. Therefore, UFM’s concerns will be addressed if the Board were to affirm the Planning Commission’s recommendation with the rezoning to approve the modification permitting the requested deviation.

Stormwater Analysis (Appendix 9)

The applicant is meeting the expectations of the Stormwater Ordinance and the Comprehensive Plan. Therefore, there are no outstanding stormwater issues related to this application.

Public Facilities Analysis (Appendices 10 – 12)

The Fairfax County Health Department, the Wastewater Planning and Monitoring Division, DPWES, and the Fairfax Water Authority have either indicated adequate facilities to serve the proposal or have stipulated the type of analysis that will be required at site plan submission to confirm capacity.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Final Development Plan (Sect. 16-402)

The Zoning Ordinance (ZO) indicates that final development plans will be prepared in accordance with the approved conceptual development plan, any conditions adopted by the Board and the provisions of Sect. 502 of the ZO. In addition, staff notes that the draft proffers considered with RZ 2010-PR-022 also listed specific elements expected on the FDPs for the Boro.

Staff finds that this FDP properly reflects the CDP and the elements listed in draft Proffer 6 of RZ 2010-PR-022. Should the CDP and/or the proffers be revised prior to Board approval, this FDP will need to be revised accordingly and may need to be reconsidered by the Planning Commission.

Overlay District Requirements

Sign Control (SC) (Sect. 7-500)

The Sign Control Overlay District restricts freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms. The signage on this site will meet the Zoning Ordinance requirements or any approved Comprehensive Sign Plan. As such, this application meets the requirements of the sign control overlay district.

Highway Corridor (HC) (Sect. 7-600)

The Highway Corridor Overlay District limits certain uses on automobile-oriented, fast service, or quick turn-over uses around certain high traffic areas, in this case, along Leesburg Pike (Route 7). The uses that are so regulated are all permitted in the PTC District, and staff has noted that the uses need to be shown on an FDP, subject to use limitations, for analysis. In this application, no specific HC uses are requested. However, if such retail uses were to be located entirely within the footprint of a building without the creation of additional driveways, staff finds that the uses would satisfy the HC use limitations.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that this application in conformance with the CDP accompanying rezoning application RZ 2010-PR-022. In addition, staff finds that this application is generally in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions. However, with that said, staff strongly advises that the applicant to:

1. Reduce the number of access points along Block C's Solutions Drive frontage; and,

2. Eliminate the interim garage entrance into Block C from Madison Street.

Both the numerous vehicle entrances along Solutions Drive and the interim garage entrance along Madison Street pose significant hazard to pedestrians and are not in keeping with the Comprehensive Plan's goal to create a people focused urban setting.

Recommendation

Staff recommends approval of FDP 2010-PR-022-02 subject to the proposed development conditions in Appendix 1 and subject to the Board's approval of RZ 2010-PR-022.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Office of Community Revitalization Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forestry Analysis
9. Stormwater Analysis
10. Health Analysis

11. Sanitary Sewer Analysis
12. Water Analysis
13. Zoning Ordinance Provisions
14. Glossary

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

November 18, 2015

FDP 2010-PR-022-02

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2010-PR-022-02 to permit an office building with retail and a cinema building with retail on Block C and to permit the incorporation of three existing office buildings with enhanced retail areas on Block F, all part of the mixed used development associated with RZ 2010-PR-022, known as the Boro, located on Tax Map 29-3 ((15)) 4D1, 4E1, 4G, 7A1, 7B1, 7C1, 7E1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments accepted with RZ 2010-PR-022.

1. Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved FDP entitled "The Boro – FDP 2010-PR-022-02 – Buildings C2, C3, F1, F1, and F3", prepared by Gensler, and VIKA LLC. and dated March 3, 2015, as revised through October 9, 2015, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.

2. Prior to site plan approval, the alignment of the mid-block crosswalk on Madison Street shall be re-evaluated in consultation with the Fairfax County Department of Transportation with the intent of proving pedestrians with the shortest crosswalk possible while reflecting the design of submitted site plans for Blocks A and B.

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: October 27, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No.: FDP 2010-PR-022-02
Applicant: TMG Solutions Plaza Land, L.P.
PC Hearing Date: 12/3/15
BOS Hearing Date: Not yet scheduled

REF.: 129035

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 10/26/15, which bears my initials and is numbered 129035a, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\129035\JEG\Affidavits\740411.doc

REZONING AFFIDAVIT

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

I, Elizabeth D. Baker, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): FDP 2010-PR-022-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TMG Solutions Plaza Land, L.P. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan Bruce S. Lane	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Applicant/Contract Purchaser of Tax Map 29-3 ((15)) 4D1, 7B1 pt., 7C1 pt., 7E1 pt.
Leidos Enterprise Properties, LLC Agents: Robert W. Scott Merrelle Y. Douglas Frederick R. Hazard (former)	11951 Freedom Drive Reston, Virginia 20190	Title Owner of Tax Map 29-3 ((15)) 4D1, 7B1 pt., 7C1 pt., 7E1 pt.

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

129035a

Rezoning Attachment to Par. 1(a)

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TMG Solutions Plaza 1, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan Bruce S. Lane	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4E1
TMG Solutions Plaza 3, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan Bruce S. Lane	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4F1
TMG Solutions Plaza 2, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan Bruce S. Lane	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4G

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

129035a

Rezoning Attachment to Par. 1(a)

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding Franklin E. Jenkins Jeffrey A. Kreps Nelson P. Kirchner Joseph D. Amatetti Bryan D. Cichocki Andrea R. Crossett Douglas L. Koeser Ryan J. Scott	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
LandDesign, Inc. Agents: Peter R. Crowley Gabriela Canamar Clark Stephanie A. Pankiewicz Khristine F. Giangrandi Ralph J. Giangrandi, III Sean C. Haviland Alison H. Peckett	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

129035a

Rezoning Attachment to Par. 1(a)

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Gensler Architecture, Design & Planning, P.C. Agents: Kevin C. Wolcott Jeff P. Barber Tony O. Okoye Jordan B. Goldstein Karl A. Smeltzer	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Michael R. Pinkoske Christopher L. Kabatt Justin B. Schor Courtney J. Menjivar Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, Virginia 22102	Transportation/TDM Consultant/ Agent
JM Zell Partners Ltd Agents: Jeffrey M. Zell Elizabeth L. Wilcox Louis W. Kluger	2900 K Street, NW Suite 525 Washington, DC 20007	Consultant/Agent
Versar, Inc. Agents: Russell F. James Keith P. Fagan (former)	6850 Versar Center, #201 Springfield, VA 22151	Consultant/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

1291035a

Rezoning Attachment to Par. 1(a)

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson (former)		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Jeffrey R. Sunderland		Attorney*/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Street-Works Studio LLC	181 Westchester Avenue, Suite 302C Port Chester, NY 10573	Design/Retail Consultant
Agents:		
Timothy I. Mount		
Gregg S. Sanzari		
Mayda C. Horizny		

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Enterprise Properties, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos Realty, LLC, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
K. Stuart Shea, Former Chairman; Marc H. Crown, CFO, Treasurer; Robert W. Scott, CEO; Raymond L. Veldman, Secretary;
Merelle Y. Douglas, Assistant Secretary; Vincent A. Maffeo, EVP, General Counsel
Directors: Robert W. Scott, Marc H. Crown, Raymond L. Veldman
Former Director: K. Stuart Shea

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

1290352

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Realty, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Leidos, Inc.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Robert W. Scott, CEO; Vincent A. Maffeo, EVP, General Counsel

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos, Inc. is the operating company for Leidos Holdings, Inc., a publicly traded corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Holdings, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded with the only shareholder that owns 10% or more being Vanguard Fiduciary Trust Company, as Trustee for the Leidos Retirement Plan. There are in excess of thousands of members in this retirement fund, none of whom own more than 10% of Leidos Holdings, Inc. or Leidos Enterprise Properties, LLC.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza 1, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 1, L.L.C., Manager/Member

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza 2, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 2, L.L.C., Manager/Member

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza 3, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 3, L.L.C., Manager/Member

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 1, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 2, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 3, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Realty Partners I GP, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Sole Member: Meridian Group Holdings, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P., TMG Solutions Plaza 3, L.L.C., TMG Solutions Plaza 2, L.L.C. and TMG Solutions Plaza 1, L.L.C.)
Former Members: Gary E. Block, G. David Cheek, Bruce S. Lane

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
G. David Cheek, President; Bruce S. Lane, EVP; Gary E. Block, Managing Director

Manager: Meridian Group Holdings GP, L.L.C. (owns less than 10% of TMG Solutions Plaza Land, L.P., TMG Solutions Plaza 3, L.L.C., TMG Solutions Plaza 2, L.L.C. and TMG Solutions Plaza 1, L.L.C.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JM Zell Partners Ltd
2900 K Street, NW
Suite 525
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Jeffrey M. Zell, Samuel (nmi) Zell, Marc A. Sobel

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Street-Works Studio LLC
181 Westchester Avenue, Suite 302C
Port Chester, NY 10573

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Members/Managers:
Timothy I. Mount
Gregg S. Sanzari

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Employee owned with no one shareholder 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: October 26, 2015
(enter date affidavit is notarized)

1290355a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Versar, Inc.
6850 Versar Center, #201
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
TMG Solutions Plaza Land, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partner:
TMG Solutions Plaza Land Holdings, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners TE I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Thrivent Financial for Lutherans (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza 1, L.L.C., TMG Solutions Plaza 2, L.L.C., TMG Solutions Plaza 3, L.L.C. or TMG Solutions Plaza Land, L.P.)

Lane 2006 Dynasty Trust f/b/o F. Leslie Barron, Evan C. Lane and Dana H. Lane

Cheek 2006 Dynasty Trust f/b/o Katherine P. Cheek, Alexander P. Cheek, and Elizabeth K. Cheek

Gary E. Block

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Land Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partners:

TMG Solutions Plaza Co-Invest Holdings, L.P.

TMG Solutions Plaza Co-Invest A, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners Co-Invest I, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners TE I, L.P.

Meridian Realty Partners H I, L.P.

Meridian Realty Holdings I-C, L.P.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Co-Invest Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners H I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

FLAG Real Estate Partners II, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Healthcare of Ontario Pension Plan Trust Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

129035a

DATE: October 26, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Holdings I-C, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

Alberta Teachers Retirement Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: October 26, 2015
(enter date affidavit is notarized)

129035a

for Application No. (s): FDP 2010-PR-022-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

Within the past 12 months, Leidos, Inc. which is a breakdown of the title owner, Leidos Enterprise Properties, LLC, listed in Sections 1(a) and 1(b) of this affidavit, has an attorney/client relationship with Christopher T. Craig of Cook, Craig & Francuzenko, PLLC and Supervisor John C. Cook is a principal in that law firm. Christopher T. Craig and Cook, Craig & Francuzenko, PLLC are not a party to this application and this attorney/client relationship is not associated with this application.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: Elizabeth D. Baker

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of October 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

WALSH COLUCCI
LUBELEY & WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

November 16, 2015

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: FDP Application – The Boro - Buildings C2, C3, F1, F2 and F3
TMG Solutions Plaza Land, L.P. ("Applicant")
Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, pt. 7B1, pt. 7C1 and pt. 7E1 (the "Application Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for an application seeking Final Development Plan ("FDP") approval for *Buildings C2, C3, F1, F2 and F3,* a mixed use commercial project. The Applicant, TMG Solutions Plaza Land, L.P., is processing a concurrent application for the rezoning of the Application Property and additional properties (RZ 2012-PR-022), jointly referred to as The Boro, to the Planned Tysons Corner Urban ("PTC") District. A separate FDP application for Blocks A and B was previously approved by the Planning Commission subject to the Board's approval of the CDP.

I. Final Development Plan Area

The FDP includes two new commercial buildings (C1 and C2) and three existing office buildings (F1, F2 and F3). The FDP area is identified in the 2015 Fairfax County tax records as Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, pt. 7B1, pt. 7C1 and pt. 7E1. It is 12.58 acres in size; however density credits associated with the Application Property bring the total FDP area for density calculations to 12.74 acres.

For purposes of this statement, Solutions Drive will be considered to run north-south and Greensboro Drive east-west. Situated in the northwest quadrant of the intersection of Westpark Drive and Greensboro Drive, the Application Property is located within ¼ mile of the Greensboro Metro Station entrance. The site is currently developed with three office buildings (F1, F2 and F3) and a parking structure located at the terminus of Solutions Drive as well as surface parking serving the three buildings and an adjacent office building fronting on Greensboro Drive, known as The Enterprise Building.

II. Proposed Development

The CDP for the Application Property provides for a mixture of high-rise and mid-rise commercial structures with ground floor retail uses, associated parking and significant public park space. The CDP establishes a series of urban blocks. The Application Property includes Block C bounded by existing Greensboro Drive and Solutions Drive and future streets Park Avenue and Madison Street, as well as existing uses on future Blocks E and F located north of Leesburg Pike and west of the Greensboro Metro Station. The purpose of this application is to gain FDP approval for the existing F1, F2 and F3 buildings as currently developed with 595,840 square feet of gross floor area ("GFA") and to allow for construction of a three new commercial buildings with a combined minimum GFA of 345,750 square feet to a maximum GFA of 635,000 square feet and two new public parks, identified as Magnetic Park and Atrium Park.

South of the Application Property, Leesburg Pike is planned as a low speed boulevard. Immediately to the north of the Application Property, existing Greensboro Drive is planned as a four-lane avenue and will provide for vehicle, bike and pedestrian movements. Existing Solutions Drive is planned as a two-lane local street with curbside parking. Sections of two new streets will be constructed with this FDP. Madison Street is a new local street running parallel to Solutions Drive that will connect Greensboro Drive with a future collector street referred to as Park Avenue. The Applicant proposes to construct Madison Street and Park Avenue adjacent to the Block C FDP area.

Madison Street is planned as an active street providing access to a variety of commercial and park uses in Block C and residential and retail uses in Blocks A and B which is the subject of a separate, but related FDP application. Ultimately, Madison Street will connect with Leesburg Pike, greatly facilitating circulation in The Boro and general neighborhood. Park Avenue, running parallel to both Leesburg Pike and Greensboro Drive, is planned to connect Tyco Road with International Drive providing a major new east-west vehicular and bicycle connection

III. Block C

Block C is planned with four new buildings and a major public park space. This FDP includes Building C2, a new building housing retail, theatres, entertainment and/or commercial recreational uses; Building C3, an office building with ground floor retail space and a potential health club use above; and Building C4 a small retail kiosk. Building C1 is a proposed hotel and/or residential building that will be the subject of a future FDP. Access to the below ground and above ground structured parking, as well as loading/service areas, occurs on Solutions Drive. Care has been taken to ensure that the Solutions Drive street frontage remains attractive and lively with retail uses and a gracious entry to Atrium Park, a public park/plaza located between Buildings C2 and C3.

- Proposed with a maximum height of 140 feet, Building C2 is planned as an exciting entertainment center, a major focal point for The Boro and the entire Tysons Central District. The primary entrance to the potential theatre use is located facing the proposed

Magnetic Park, but access is also available at the corner of Solutions and Greensboro Drives. Smaller retail and eating establishments line the Greensboro Drive street level and wrap the corners of the building's Solutions Drive and Atrium Park frontages. Building C2 is planned for up to 140,000 square feet of retail and/or entertainment related GFA.

The architect has designed Building C2 with a variety of materials to provide an interesting façade treatment. The primary treatment is an articulated panel system designed to add movement to the façade and create shadow lines. This coupled with smoother metal panels and large expanses of channel glass help activate the façade. At the Magnetic Park entrance, a glass elevator and escalator tower element provides vertical circulation from the underground parking to ground floor uses, theatre entry and the upper level of Atrium Park. Ground level storefront designs with plenty of transparency complete the design, not only on Greensboro Drive and Solutions Drive, but also along the Atrium Park façade, ensuring an inviting pedestrian experience. Parking is provided in a combination of at-grade and below ground garages. As an option, the FDP includes an alternate design which incorporates three levels of above grade parking within Building C2 and provides for an interim entrance to the C2 garage from Madison Street.

- Building C3 sits at the corner of Solutions Drive and Park Avenue, a short walk to the Greensboro Metro Station. It is located adjacent to both Magnetic Park and Atrium Park, which offer numerous pedestrian and park amenities Building C3 is proposed with a maximum height of 300 feet and includes up to 430,000 square feet of office GFA and up to 50,000 square feet of retail or similar commercial GFA. The C3 office lobby with prominent entrance canopy has been sited along Greensboro Drive with retail and/or restaurant uses flanking the lobby and wrapping the corners on to Solutions Drive and Magnetic Park. A health club or similar commercial recreational use is proposed as an optional use above the street level retail. Parking for Building C3 is accessed via Solutions Drive. Parking is planned beneath the building and potentially under Magnetic Park. As an option, the FDP includes an alternate design which incorporates three levels of above grade parking within the office tower.

- Building C4 is a small retail kiosk designed to provide a focal point and activity center within Magnetic Park. It is located along the Madison Street frontage and will offer between 750 and 1,500 of GFA.

The Applicant proposes a construction of the majority of Magnetic Park and all of Atrium Park with this FDP. These two related public spaces are the heart of The Boro, organizing the land uses and buildings around them and drawing the community together, both residential and commercial. Magnetic Park is a ground level park offering a variety of settings, designed to accommodate both passive and active users, and provide opportunities for performance space, community festivals and other programmed events. The park is extended and connected to Solutions Drive through the provision of the Atrium Park. Atrium Park provides easy at-grade

access from Solutions Drive to Magnetic Park and offers a variety of sculptural and artistic elements along with seating.

The streetscapes along the frontages of the Block C area are designed to meet or exceed the recommendations in the Tysons Urban Design Guidelines (the "Guidelines").

- The Applicant will be providing a minimum 20 foot streetscape along its Greensboro Drive frontage. This will include a landscape amenity panel and an 8 foot wide clear sidewalk and a 4 to 12 foot wide building zone. It is anticipated that Greensboro Drive will become a more activated street over time, and thus the streetscape is designed for moderate pedestrian traffic and interaction with the ground floor uses.

- A 20 foot streetscape section will also be provided along Park Avenue. This will include a landscaped amenity panel and an 8 foot wide clear sidewalk and a 4 to 12 foot wide building zone. In front of Building C3, Park Avenue curves and thus is some areas the building zone is increased, providing ample space for outdoor dining and browsing. A portion of the canopy above the office lobby extends beyond the building zone. The canopy is an important element to this large office building, but has been sited not to interfere with the landscape amenity panel in the streetscape.

- As Madison Street is a local street, a 16 foot streetscape section is proposed. This is comprised of a minimum 6 foot landscape/amenity panel, a 6 foot clear sidewalk and a minimum 4 foot building zone. In this FDP, Madison Street is adjacent to Magnetic Park and the streetscape adds to the ambiance of the park setting.

- Solutions Drive, also a local street, will have a 16 foot streetscape as described above for Madison Street. In this case, the existing pavement section of Solutions Drive will be narrowed and streetscape added in the existing right-of-way to meet the Tysons Urban Design Guidelines.

IV. Block F

Buildings F1 and F2 and F3 are existing office buildings that are proposed to remain as is. They are located at the terminus to Solutions Drive immediately west of the Greensboro Metro Station. They range in height from 104 to 156 feet and combined include 595,840 GFA. A separate parking garage is located just west of the buildings. Ultimately, the garage will be reworked and two new office buildings, E1 and E2, will be constructed adjacent to the garage and a series of public park spaces will be developed connecting the Metro Station with Park Avenue. However, this application just seeks to obtain FDP approval for the existing conditions.

V. Proposed Interim Improvements

The Applicant proposes to make the following interim improvements with this FDP:

- Land north of Magnetic Park in the area of future Building C1 is proposed as an interim parking lot with an interim entrance to the C2 garage. This will provide convenient interim parking to serve the retail uses planned in Block C and along Boro Place to the west. A convenient pathway connecting the interim parking lot and Magnetic Park will be provided, along with an interim sidewalk and street trees along Greensboro Drive and Madison Street. An interim park with a bocce court and picnic tables is provided along the Greensboro Drive frontage. These interim facilities will be removed with the future construction of Buildings C1.

- Until Building C1 is constructed adjacent to Building C2 in the future, the northwest façade of Building C2 will be an interim condition. To provide an attractive interim treatment, the architects have designed a graphic screen. This screen will beautify the façade and add a fun, artistic element to the space.

- On the west side of Madison Street, the Applicant proposes to provide an interim sidewalk, interim street trees and an interim parking lot. This lot is proposed in the area where the existing Enterprise Building will be demolished.

VI. Comprehensive Plan Guidance

The Application Property is located in the Tysons Central 7 District of Tysons Corner Urban Center and recommendations for its use and development are guided by the major Tysons Plan revisions adopted by the Board of Supervisors in 2010 (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons Central 7 - North Subdistrict recommendations. The Plan recommends that the area of Blocks C and F be developed in keeping with the Transit Mixed-Use land use category which is described as primarily office (on the order of 65%) with a mix of other uses such as office, hotel, arts/civic, residential and supporting retail and services. The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. These topics are discussed in detail in the statement of justification for the rezoning and CDP. The proposed FDP is in keeping with the CDP submission, however, certain elements of the Plan conformance are reiterated below.

- Green building expectations

  The proposed commercial office buildings will meet a minimum of Silver LEED certification, although the Applicant may work towards a design to a higher level of certification.

- Stormwater management

  Stormwater management (SWM) measures for the Application Property are being designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach will, to the maximum extent practicable, strive to retain on-site and/or

reuse the first inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities will follow a tiered approach and include (where applicable), runoff reducing BMPs, innovative BMPs, and rainwater harvesting/detention vaults.

Additionally, the above noted SWM Facilities will be designed to (where applicable) meet the requirements of LEED 6.1 and 6.2 for the building based upon the LEED Boundary identified for the building. Low Impact Development (LID) streetscape design techniques including bio-retention tree pits have been detailed to treat/control the rain that falls on the ground plane. Access points to the various SWM facilities have been detailed on the FDP to ensure they are outside of the landscape amenity panel and sidewalk zone in public rights-of-way of the streetscape.

- Transportation - grid of streets

  The Applicant has worked to create a grid that is both effective and achievable. We have also worked with Fairfax County Department of Transportation (FCDOT) to refine the grid and have included the grid in the CDP. With this application, the Applicant will be constructing Madison Street from Greensboro Drive to Park Avenue and Park Avenue from Madison Street to Solutions Drive. Frontage improvements to Greensboro Drive and Solutions Drive will be made to add parking, and bike lanes as shown on the FDP.

- Urban design

  - Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons

    The proposed architectural design for Block C includes three commercial structures; one low rise, one mid-rise, and the third high rise. This will help shape a new urban form in keeping with the new Urban Design Guidelines for Tysons. Gensler Architects (Gensler) has included sheets in the FDP with perspective views and sections, in addition to plan views, to accurately portray the key design concepts. LandDesign, landscape architects, working with Gensler has provided details of building relationships, streetscapes and the pedestrian realm, and park areas, all in keeping with the guidance of the Urban Design section of the Plan.

  - A variety of buildings heights with the tallest buildings in the ranges specified by the building height map

    The Plan recommends maximum heights of 175 to 225 feet for Block C. Buildings C2 and C3 are proposed to be a maximum height of 140 and 300 feet respectively. Reported heights are exclusive of penthouse and architectural treatments. The increase in building height for Building C3 is requested as it is the building with the closest proximity to the Metro Station and because a tall elegant building as proposed will help to establish an ideal framework for

Magnetic Park. The Plan text notes that increased heights will create variation in building heights resulting in a more interesting skyline, and the Applicant concurs.

- Public Parks

  - In addition, this area *(the Tysons Central District, North Subdistrict)* will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map.

    An urban park space of more than one acre is proposed in the center of Block C. Magnetic Park together with Atrium Park, will offer a variety of settings, be designed to accommodate both passive and active users, and provide opportunities for performance space, community festivals and other programmed events. The design includes an open lawn panel; a performance stage; smaller, more intimate outdoor rooms with game tables; a water feature; shady locations and sunny locations; and plenty of seating, much of it movable. It will be a lively but comfortable space designed to meet the vision of the Comprehensive Plan and the needs of the area's residents and workers.

VII. Requested Waivers and Modifications

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or are there any planned with the proposed use. Furthermore, to the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions that were requested with the rezoning/CDP applications.

This proposed FDP with the construction of a new signature office building, an entertainment focused building, and two significant public parks will dramatically transform this area of Tysons. It will offer a mix of uses and a sense of place currently absent in this Subdistrict and will be a welcome addition to this transit oriented location.

I appreciate your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Senior Land Use Planner

County of Fairfax, Virginia

MEMORANDUM

DATE: October 27, 2015

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief BC for DJ
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis:
FDP 2010-PR-022-02, TMG Solutions Plaza Land, LP

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Final Development Plan (FDP) application dated March 3, 2015, as revised through October 9, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant proposes a Final Development Plan (FDP) application for Blocks C and F within "The Boro" development proposal (RZ 2010-PR-022), which is a mixed-use, transit-oriented development proposal on 18.33 acres (including density credits) near the Greensboro Metro station. RZ 2010-PR-022 is scheduled to be heard by the Board of Supervisors (BOS) on January 12, 2016. The rezoning application seeks to rezone the site from the C-4 High Intensity Office District, Highway Corridor Overlay District (HC), and Sign Control Overlay District (SC) to the Planned Tysons Corner Urban (PTC) District, HC, and SC. The application property is located within the North Subdistrict of the Tysons Central 7 District. The proposed development includes approximately 4,250,000 gross square feet or a floor area ratio (FAR) of 5.33 with office, hotel, residential and retail uses. Specifically, the applicant proposes up to 1,995,610 square feet of office use, 640,000 square feet of hotel use, 2,500,000 square feet of residential use, and 430,000 square feet of retail uses for the site. FDP 2010-PR-022 is associated with the rezoning application for Tax Map Parcels 29-3 ((15)) 7A1, 7B1 pt., 7C1 pt., and 7E1 pt. ("Blocks A and B").

For FDP 2010-PR-022-02, three existing office buildings and retail uses will remain on Block F, and new office and retail uses are proposed on Block C, which is currently developed with an office building and surface parking. Up to 13,245 square feet of existing office square footage on Block F is proposed for conversion to retail use. A total of 1,215,840 square feet of office and retail uses are proposed on 12.74 acres for a floor area ratio (FAR) of 2.19.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the North Subdistrict of the Tysons Central 7 District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The subject property is bounded by three existing roads; Greensboro Drive to the north, Westpark Drive to the west, and Leesburg Pike (Route 7) to the south. Solutions Drive runs partially along the eastern boundary of the site and terminates in a cul-de-sac midway through the application site. A private drive aisle extends along the eastern property boundary from the cul-de-sac to Route 7. The Greensboro Metro station is located across Route 7.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through April 29, 2014, on Pages 129-136, the Plan, as applied to the application area, states the following:

"Tysons Central 7

Tysons Central 7 District has two subdistricts, separated by Route 7. The North Subdistrict is envisioned to be a vibrant 24-hour mixed use center with residential, retail, and hospitality uses, as well as a high concentration of office space. The South Subdistrict is envisioned as a civic center with a great public space and a significant new public building or buildings. The South Subdistrict will also include a mix of public, residential and commercial uses. The transformation in the South Subdistrict will be influenced by redevelopment that comes with the extension of Boone Boulevard. The northwestern portions of both subdistricts provide connectivity to the Tysons West District by means of the grid of streets, which provides streets parallel to Route 7.

Along Route 7, a transformed streetscape will create a wide tree-lined boulevard on either side of the at-grade Metro station. This redesign will result in a calming of traffic through this office area while maintaining the capacity of Route 7. The streets leading to and from Tysons Central 7 will be pedestrian-friendly, encouraging people to walk and bike and leading people to the civic center and the business areas of the district.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

North Tysons Central 7 Subdistrict

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Route 7 on the west, International Drive on the north and east, and Route 123 on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Route 7/Route 123 interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Route 7/Route 123 interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Route 7 and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the

space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

    - For the area developed with freestanding retail uses that is east of the station (adjacent to the Route 7/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.

    - For the area fronting Route 7 abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

- For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.

- For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of the grid of streets.

- The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Land Use guidelines.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.

- A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORY (Page 22):
Transit Station Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIER (Page 116):
Tier 2 (175' – 225')

LAND USE ANALYSIS

The applicant proposes to retain three existing office buildings with retail uses on Block F along Leesburg Pike and build a new office and retail complex on Block C, which will be shaped by two new streets (Madison Street and Park Avenue) and two existing streets (Greensboro Drive and Solutions Drive). On Block F, up to 13,245 square feet of existing office space may be converted to retail use; approximately 14,800 square feet of retail uses are already developed. Block C will be developed with two new buildings ("Building C2 and Building C3") and a freestanding retail kiosk ("Building C4") in "Magnetic Park," which will be the central open space area for the Boro. Magnetic Park will be built in its final form when both Building C2 and Building C3 are completed. Building C2 is proposed as a retail building between 3 – 6 stories in height and up to 140,000 square feet in area. Building C3 will be an office building (with retail) up to 300 feet in height at the northwest corner of Solutions Drive and Park Avenue. Building C1, which is depicted on the Rezoning CDP as a hotel and/or residential building with retail, is not shown on the FDP. In the interim, a surface parking lot is proposed in Building C1's future location. A larger surface parking lot and interim park are also proposed if/when Building C3 is constructed alone.

Staff believes that the proposed FDP will be in conformance with the pending RZ application and Conceptual Development Plan (CDP), which satisfies the Comprehensive Plan guidance for the application area at the time of this memo's publication. Any future changes to the CDP and/or FDPs will require additional review by staff.

DMJ: BJC

County of Fairfax, Virginia

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

DATE: October 15, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: **MEMO ADDENDUM** for TMG Solutions Plaza Land, L.P.; "The Boro"
RZ/CDP 2010-PR-022
FDP 2010-PR-022 (Blocks A and B Phase I)
FDP 2010-PR-022-02 (Buildings C2, C3, F1, F2, and F3)

This memo addendum supplements the OCR memo dated August 10, 2015.
The following analysis and recommendations are offered for consideration regarding the revised FDP for Buildings C2, C3, F1, F2, and F3 (FDP 2010-PR-022-02) dated October 9, 2015.

The applicant's revised FDP shows the elimination the second level of the park that connects Solutions Drive to Madison Street. Although the elimination of the second park level reduces the total amount of park space provided on-site, the revised design provides better connectivity through the site, improves accessibility and visibility to the park, and provides more efficient fire access for Building C2. Moreover, the quality of the at-grade park space between buildings C2 and C3 is much improved. With the removal of the upper park deck, light is able to enter the space, creating an attractive space with decorative landscaping and comfortable seating areas. Overall, OCR is supportive of the design changes shown on the revised FDP.

OCR recommends that a vertical design element be considered for the park space between Buildings C2 and C3, which would provide additional dimension and interest.

CC: Bob Katai, Staff Coordinator, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

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OCR
Office • Commercial • Residential

County of Fairfax, Virginia

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

DATE: August 10, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: TMG Solutions Plaza Land, L.P.; "The Boro"
RZ/CDP 2010-PR-022
FDP 2010-PR-022 (Blocks A and B Phase I)
FDP 2010-PR-022-02 (Buildings C2, C3, F1, F2, and F3)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning, including the CDP draft proffers and FDP for Blocks A and B Phase I dated July 22, 2015, and the FDP for Buildings C2, C3, F1, F2, and F3 dated June 26, 2015. The following analysis and recommendations are offered for consideration regarding this application.

General Comments:

The overall design for The Boro meets the urban design intent of the Comprehensive Plan for a pedestrian-oriented, mixed use development. The site, totaling 18.01 acres, is located northwest of the Greensboro Metro Station; the majority of the site is within ¼ mile of the station. There is significant grade differential across the site; it rises from the south to the north, which creates unique design opportunities. The applicant has proposed a new series of blocks with a mix of residential, retail, hotel and office uses. The blocks are consistent with the expected scale of urban form in Tysons. The mix of uses (including destination retail and entertainment), building forms, and signature public spaces in The Boro will create a distinct sense of place within Tysons. The adjacent property at the corner of Westpark Drive and Leesburg Pike was approved for redevelopment under a separate rezoning request (Greensboro Place, RZ 2013-PR-009); the applications were closely coordinated in terms of public spaces, street network and streetscape design, relationships among the open space, and viewsheds, among other design elements.

RZ/CDP 2010-PR-022 Detailed Comments:

1. Street Grid and Block Length: The new streets proposed create a street grid and blocks consistent with the vision for Tysons. Madison Street and Park Avenue set the framework for the new grid and blocks, while Station Place provides a connection to Leesburg Pike. As the E and F Blocks contain buildings that are to remain in the ultimate development proposal, this block exceeds the 600 foot in length recommendation along both Leesburg Pike and Park Avenue. The Tysons Urban Design Guidelines (TUDG) provide several examples of ways that blocks exceeding 600' in length can be broken up to provide pedestrian connections, and the applicant has addressed the large block size in several ways. First and foremost, Solutions Promenade provides a direct connection from the metro station into the heart of the site via a pedestrian bridge and elevated linear park. The applicant has also provided a mid-block crossing along Park Avenue. Park Avenue from Westpark Drive to Madison Street is the second longest block at approximately 600 feet in length. This length is consistent in size with the Comprehensive Plan recommendations and the TUDG that establish a maximum block size of 600 feet.

2. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has generally utilized the recommended language provided in the TUDG to describe the corridor types. The applicant has identified Leesburg Pike as a Gateway Pedestrian Corridor, which provides the most direct east-west route across the site from the metro station and contains the widest streetscape section for the project. The applicant has designed several Primary Pedestrian Corridors based on the site's location near metro and the proposed retail street, Boro Place. Solutions Promenade is an elevated pedestrian corridor through Blocks E and F that provides direct access from the metro station into the site via a proposed pedestrian bridge. Due to the slopes along the southern portion of Westpark Drive and Madison Street, these streets are designated as secondary and tertiary corridors, respectively. Greensboro Drive and Solutions Drive have been designed as Secondary Pedestrian Corridors; these streets will have some retail uses along them and provide north/south access across the site from metro.

    a. The applicant has committed in Proffer 13 to the general characteristics that define pedestrian hierarchy. This will help protect the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDG; however, based on a review of the proposed plans, these deviations are acceptable.

3. Streetscape Design: In general, the application is consistent with the recommendations of the Comprehensive Plan and the TUDG regarding streetscape dimensions. The applicant has also committed to providing a Materials and Furnishings Plan as part of each FDP.

    a. The applicant has requested a waiver for the entire Leesburg Pike streetscape width for fire access. Staff does not support this waiver at this time, as it is unclear if Leesburg Pike is necessary or acceptable for fire access. If fire access is needed from Leesburg Pike, staff would support a waiver of the streetscape in specific locations.
    b. Although Boro Place is a private street, OCR has concerns with the location of outdoor dining in both the building zone and the landscape amenity panel. Although the proposed sidewalk zone is identified as 6' wide, when patrons are seated, the chairs will extend into the clear sidewalk zone, creating choke points for pedestrian flow. The applicant should consider widening the building zone along Boro Place to accommodate the volume of outdoor dining anticipated.

c. The applicant has identified Buildings B2 and C1 as possible options for a hotel use and has proffered that the details for the entrance/drop off will be shown on future FDPs for these buildings, without the need for a CDPA. While the CDP shows a hotel drop off for C1, an option for B2 is not shown. OCR suggests the applicant identify the possible drop off locations on the CDP so that it can be evaluated at this time for potential impacts to the streetscape and pedestrian realm.
d. The 47' loading width along Solutions Drive remains problematic. OCR suggests that the loading width at the street be reduced to one bay (approximately 24' wide), and that additional loading bays be accommodated inside the building. As all of the loading and parking curb cuts for the C Block are located on Solutions Drive, and this is identified as a secondary pedestrian corridor, the loading width should be reduced as much as possible to minimize the impact on pedestrians.
e. The depth to soil identified for the Madison Street bioretention tree pits may be greater than 18", VDOT has agreed to accept greater than 18" in this location due to the steep slopes. In addition, the applicant is showing a raised curb in these locations, which provides a protective barrier between pedestrians and the tree pits.
f. Although open soil areas are generally discouraged along Primary Pedestrian Corridors, OCR does not object to the open soil areas proposed on a short segment of Madison Street. This small segment of the street is adjacent to Magnetic Park, where paved areas can provide overflow pedestrian space.

4. <u>Utilities:</u>

a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. All proposed electrical vaults are located outside of the public right-of-way. OCR has concerns with the treatment of the vault located inside Magnetic Park. The applicant should provide more details on the surface treatment of this vault, as it could have impacts on the park design and use of the space.
b. OCR encourages the use of the AAL Flex Light as listed as an option in the TUDG. The applicant should work on the overall streetlight design and should draft a maintenance agreement for streetlights to facilitate future FDPs and site plans.

5. <u>Building Design:</u> Generally, the building framework and massing are consistent with the recommendations of the TUDG. Build-to lines are generally in agreement with the Comprehensive Plan.

a. The applicant has included proffer language that commits to a minimum height differential of four floors between Towers E1 and E2 to ensure a varied and interesting skyline in this block. A proffer has also been included that details the architectural design elements that will be provided on each FDP; these drawings will further articulate the quality and character of the proposed development.
b. Greensboro Drive is proffered to have ground floors with an average floor to floor height of 14', and retail (non-residential) uses are shown as possible uses. OCR staff highly encourages the applicant to commit to making all at-grade floor to floor heights a minimum of 16'. This minimum height allows for flexibility in the first floor uses, and encourages retail, which contributes to an active pedestrian environment.

6. Parking Structure Design: Parking is provided in parking structures that are integrated with the building design or located below grade. The applicant has committed to incorporate uses or screening at the ground level where above ground parking is located in order to provide a pleasant and attractive experience. OCR requests that the applicant further refine the commit to state that any additional levels of above-grade parking are integrated into the architecture of the tower above, and that all parking structure design features and materials are shown on the FDP for review and approval.

7. Building Heights: Overall, the proposed mix of heights, as illustrated, will result in a varied skyline near the Greensboro Metro Station. The CDP sets minimum and maximum building heights for the proposed buildings. However, the proffers provide a great deal of flexibility to move gross floor area (GFA) among uses. The applicant should limit how much GFA can be transferred among uses. The change in use could impact the building height, which could impact the varied skyline demonstrated on the CDP.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. The scale and types of parks compliment the proposed and adjacent developments; the major parks are described below.

    a. Magnetic Park, located in the C Block, is a highly activated and energized space that is framed by buildings and activated streetscapes. The park contains a variety of spaces for different user groups and includes a performance stage and sculptural tiered seating. The park design also includes a retail kiosk.
    b. Atrium Park is a two-level park that connects Solutions Drive to Madison Street and points west. It is set back at the ground level of Solutions Drive to provide an inviting space and encourage pedestrians to enter the park. Pedestrians can access Atrium Park from Solutions Drive or from a staircase located in Magnetic Park.
    c. Solutions Promenade is an activated, elevated linear park that brings metro users into and out of the site and provides interesting landscape features and pockets of outdoor seating. It terminates at an overlook along Madison Street that contains a sculptural trellis.
    d. Ideation Park is located in the existing E Block. It is a primarily hardscape park space that provides outdoor shade seating and provides a respite area for the office building users.
    e. Energy Park is a destination recreational park that includes a jogging track, multipurpose sport court, and a playground.

9. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out and what improvements will be provided with each phase.
    a. Interim pedestrian connections to metro are demonstrated on the phasing plans.
    b. The applicant should show any potential interim retaining walls and heights on the phasing plans.
    c. Where existing parking lots will remain in the interim, or where commercial off-street parking is proposed in existing lots, the applicant should proffer to provide interim landscape improvements that will improve the appearance of the surface parking and mitigate the visual impacts. To improve the aesthetic of surface parking lots, additional trees should be provided in existing surface parking lots if they remain undeveloped for more than 18 months.

FDP 2010-PR-022 (Blocks A and B Phase I) Detailed Comments:

1. Although Boro Place is a private street, OCR has concerns with the location of outdoor dining in both the building zone and the landscape amenity panel adjacent to the future grocery store. Although the proposed sidewalk zone is identified as 6' wide, when patrons are seated the chairs will extend into the clear sidewalk zone, creating choke points for pedestrian flow. The applicant should consider widening the building zone along Boro Place to accommodate the volume of outdoor dining anticipated.

FDP 2010-PR-022-02 (Buildings C2, C3, F1, F2, and F3) Detailed Comments:

1. Fire access for the existing buildings is a continued concern. In addition, fire access details have not been provided for the F block.

CC: Bob Katai, Staff Coordinator, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 20, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT

SUBJECT: FDP 2010-PR-022-02 – The Boro Blocks C2, C3 & F FDP
Land Identification Maps: 29-3 ((15)) 4F1, 4G, 7E1, parts of 4D1, 4E1, and 7B1

This department has reviewed the subject Final Development Plan submittal dated October 9, 2015. The applicant is proposing to construct a maximum of 140,000 GFA of retail and/or entertainment space in building C2, up to 430,000 GFA of office use, and 50,000 GFA of retail in building C3, while maintaining the existing 595,840 GFA of office space in buildings F1, F2 and F3.

The applicant has addressed many of the critical transportation issues identified in this application. That being said, a few outstanding issues remain as noted below:

- The applicant introduced an interim garage entrance from the interim surface parking lot, adjacent to Building C2, late in the FDP review. Since its inclusion in the plan, staff has indicated that there are safety and operational concerns with this proposal. Specifically, vehicle crossings of higher volume pedestrian facilities are discouraged to reduce the number of conflict points and to preserve a pedestrian oriented environment, inclusive of adequate streetscaping. The applicant has proposed holly shrub type bushes along the parking lot's north side as a suggested control for the pedestrian movement through the parking lot which would in turn isolate the interim bocce ball court space from the rest of the park space before building C1 is constructed. Staff would add that there are a litany of examples where shrubs of this nature have been thwarted by pedestrians seeking the shortest route and the resulting, inevitable "goat paths" that are indicative of needed and formalized pedestrian pathways.

- Crosswalks should be constructed to be perpendicular from the curb. Specifically the mid-block crosswalk on Madison Street should be straightened/shortened and the ADA ramp on Magnetic Park side should be relocated in the interim until Boro Place is constructed. This is a detail that should be reevaluated at site plan approval to assess where Block A & B are in the construction/site plan process and see if modifications of this nature still make sense.

MAD/JCH
Cc: Bob Katai, DPZ

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

November 3, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: FDPA 2010-PR-022-02 TMG Solutions Plaza Land, L.P. (The Boro)
Buildings C2, C3, F1, F2 & F3
Tax Map # 29-3((15))0007A1, 7B1, 7C1 & 7E1

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on October 9, 2015, and received October 14, 2015. I have no additional comments on this application at this time.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2010-PR-022-02fdpa3TMGSolutionsPlazaLandLPThe BoroC&F11-3-15BB

County of Fairfax, Virginia

MEMORANDUM

DATE: October 19, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **FDP 2010-PR-022-02**
The Boro

The subject application addresses the second final development plan (FDP) for a 12.57 acre portion of a larger 18.33 acre property subject to the RZ 2010-PR-022, The Boro, which is scheduled to be considered by the Board of Supervisors on October 20, 2015. The site is generally situated south of Greensboro Drive, northeast Leesburg Pike and southeast of Westpark Drive in the Comprehensive Plan's Tysons Central 7, North Subdistrict.

Environmental concerns related to water quality and stormwater management, noise and green buildings were addressed through the rezoning application, proffers and conceptual development plan through the base application, RZ 2010- PR-022 noted above. Consequently, no new environmental issues have been identified with this FDP as provided on the plans revised through October 9, 2015.

DMJ: MAW

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County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2015

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: The Boro Bldgs.; C2 C3 F1-F3: FDPA 2010-PR-022-02

This review is based on the Final Development Plan (FDP) identified above, stamped as "Received, Department of Planning and Zoning, June 26, 2015." Site visits were conducted during the review of earlier submissions.

1. **Comment:** The Applicant is requesting a deviation in whole to the Tree Preservation Target requirements based on PFM 12-0508.3A(1) and PFM 12-0508.3A(3).

   Recommendation: The Urban Forest Management Division supports the request for a deviation based on the conditions where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance and construction activities could be reasonably expected to impact existing trees used to meet the Tree Preservation Target to the extent that these trees would survive in a healthy sound manner of a minimum of 10-years. The area covered by this deviation request is only for the limits of the FDP, identified as buildings C2, C3, F1, F2 and F3.

   Proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES or Director of DPWES to permit a deviation from the tree preservation target.

Please feel free to contact me if you have any further questions or concerns regarding this review.

CSH/

UFMDID #: 200700

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
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Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
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County of Fairfax, Virginia

MEMORANDUM

DATE: October 20, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application #FDP 2010-PR-022-02; LDS Project #826-ZONA-010-1;
The BORO; FDP for Blocks C and F, dated October 9, 2015;
Tax Map #029-3-((15))-4D1, 4E1, 4F1, 4G, 7B1, 7C1 and 7E1;
Difficult Run Watershed; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on the site.

Floodplain
There are no regulated floodplains on the site.

Downstream Drainage Complaints
There are no applicable downstream drainage complaints on file.

Stormwater Quality Control
The applicant indicates that the development proposed on the subject site will meet the County Stormwater Management Ordinance (SWMO) though a combination of urban bio-retention areas (tree pits, stormwater planters), intensive/extensive green roofs, and rainwater harvesting. Preliminary computation has been provided to demonstrate compliance with SWMO Section 124-4-2.

Stormwater Quantity Control
There are several existing stormwater management facilities onsite. The applicant indicates that the computation for the existing condition used in quantity control analysis is the undeveloped condition of the site. The applicant indicates that the peak release rate for the post

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developed 2-yr and 10-yr design storms will be reduced to a level equal to or less than the existing condition for the entire area within Limits of Disturbance (LOD). Preliminary computation has been provided to demonstrate compliance.

The required detention will be achieved through various runoff reduction practices for the FDP area. Detention for the remainder of the area within the LOD is provided in the existing underground vaults (UG0086, UG0087, and UG0088) which will remain and may be modified at site plan if required.

Adequate Outfall

The Outfall Narrative describes the two piped outfalls from the site, to a point that has a drainage area of one square mile. The applicant indicates that the limit of analysis for both channel protection and flood protection would be analyzed at site plan in accordance with County Code Section 124-4-4.

Tysons Corner Urban Center, Areawide Recommendations

The applicant has provided a preliminary computation stating that 103% of the total FDP area (Building C2, C3, and magnetic park, exclude interim parking) is captured by a BMP, and 1.00 inch of rainfall will be retained and reused on-site through the use of runoff reduction methods including rainwater harvesting, vegetated roof, and urban bio-retention. The percentage of capture and retention depth include treatment of right-of-way (ROW) runoff along Solution Drive, Park Avenue, and Greensboro Drive with urban bio-retention tree pits located in the streetscape. The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained through the use of the vegetative roof, rainwater harvesting system, and the urban bio-retention.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the FDP, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

APPENDIX 10

County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

MAY 19 2015

Zoning Evaluation Division

DATE: May 15, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor KRW
Consumer Protection Program
Fairfax County Health Department

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. FDPA 2010-PR-022-02 (TMG Solutions Plaza Land)

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding any proposed food service establishment which may be part of this submission.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd

County of Fairfax, Virginia

MEMORANDUM

DATE: May 19, 2015

TO: Bob Katai
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. FDPA 2010-PR-022-02**
Tax Map No. 029-3 ((15)) – 4D1, 4E1, 4F1, 4G, 7B1, 7C1, & 7E1

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5008.

APPENDIX 12

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

April 27, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2010-PR-022-02
The Boro
Tax Map: 29-3

Dear Ms. Berlin:

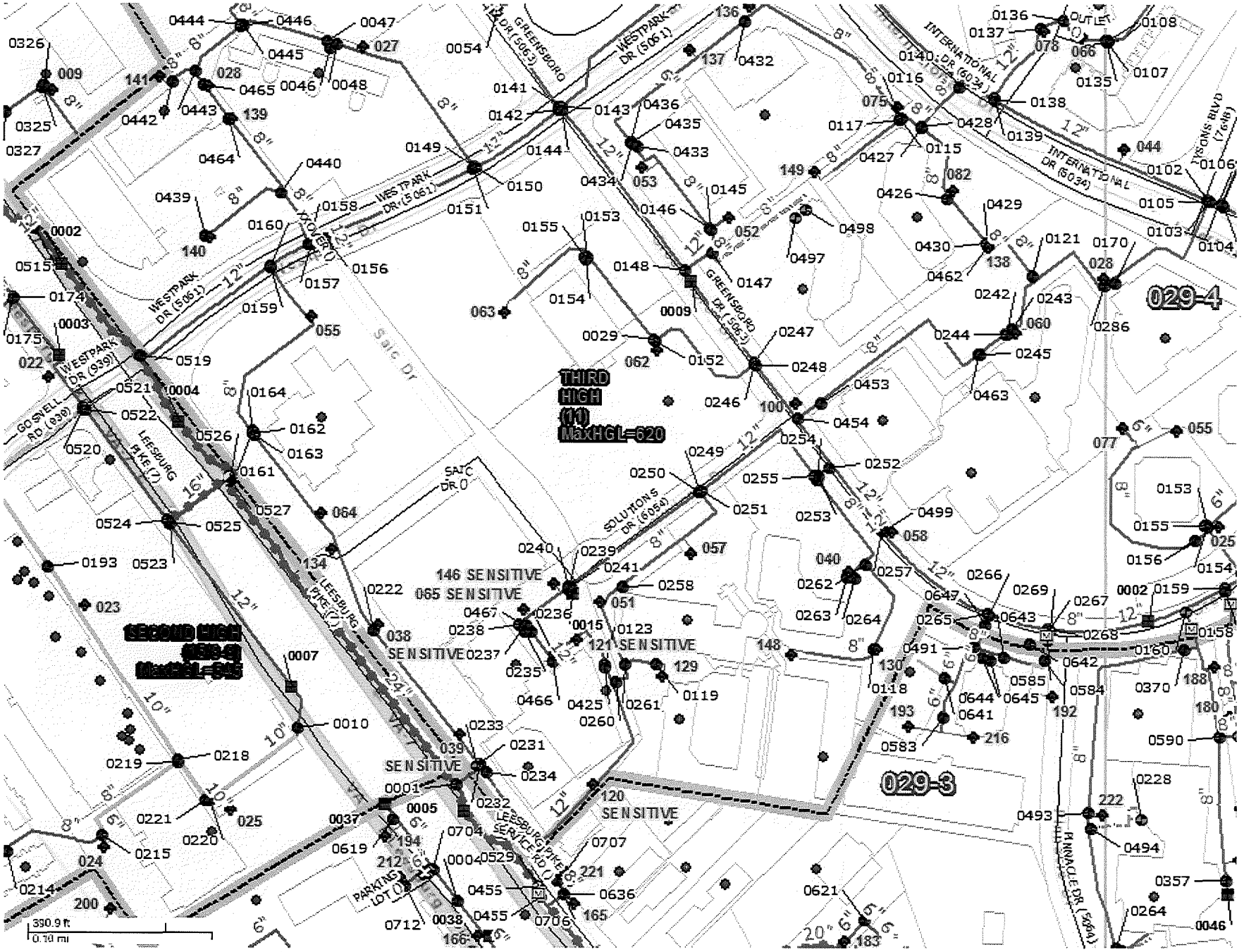
See previous comments dated March 23, 2015 (copy attached).

If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure



(note: scalebar is approximate)

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 23, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 201-PR-022
The Boro
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Westpark and Greensboro Drives. See the enclosed water system map.

3. The installation of a 24-inch water main will be required in conjunction with this site development. Refer to the attached Final Development Plan (Sheet C-3) for the conceptual alignment.

4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

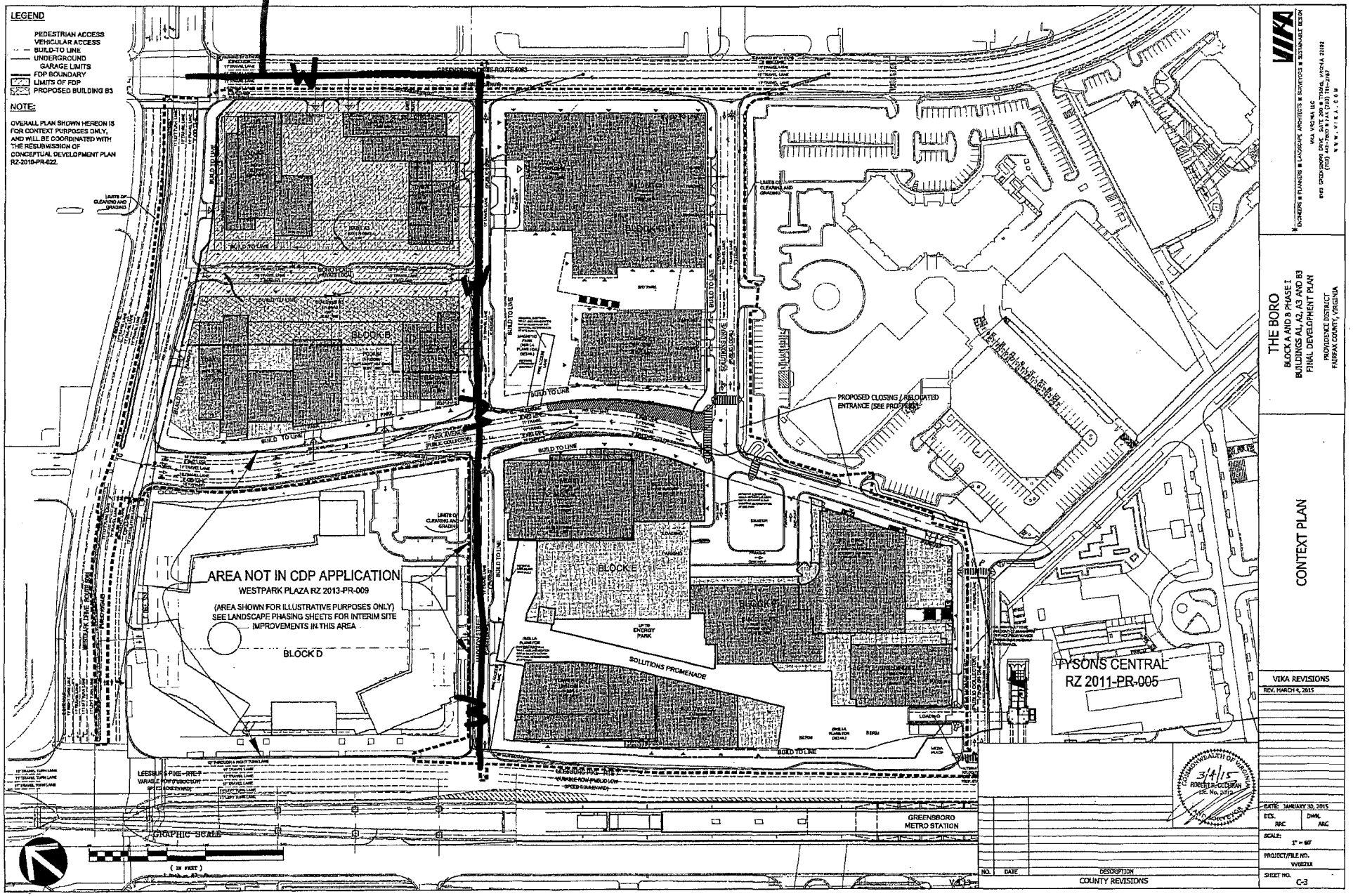
If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

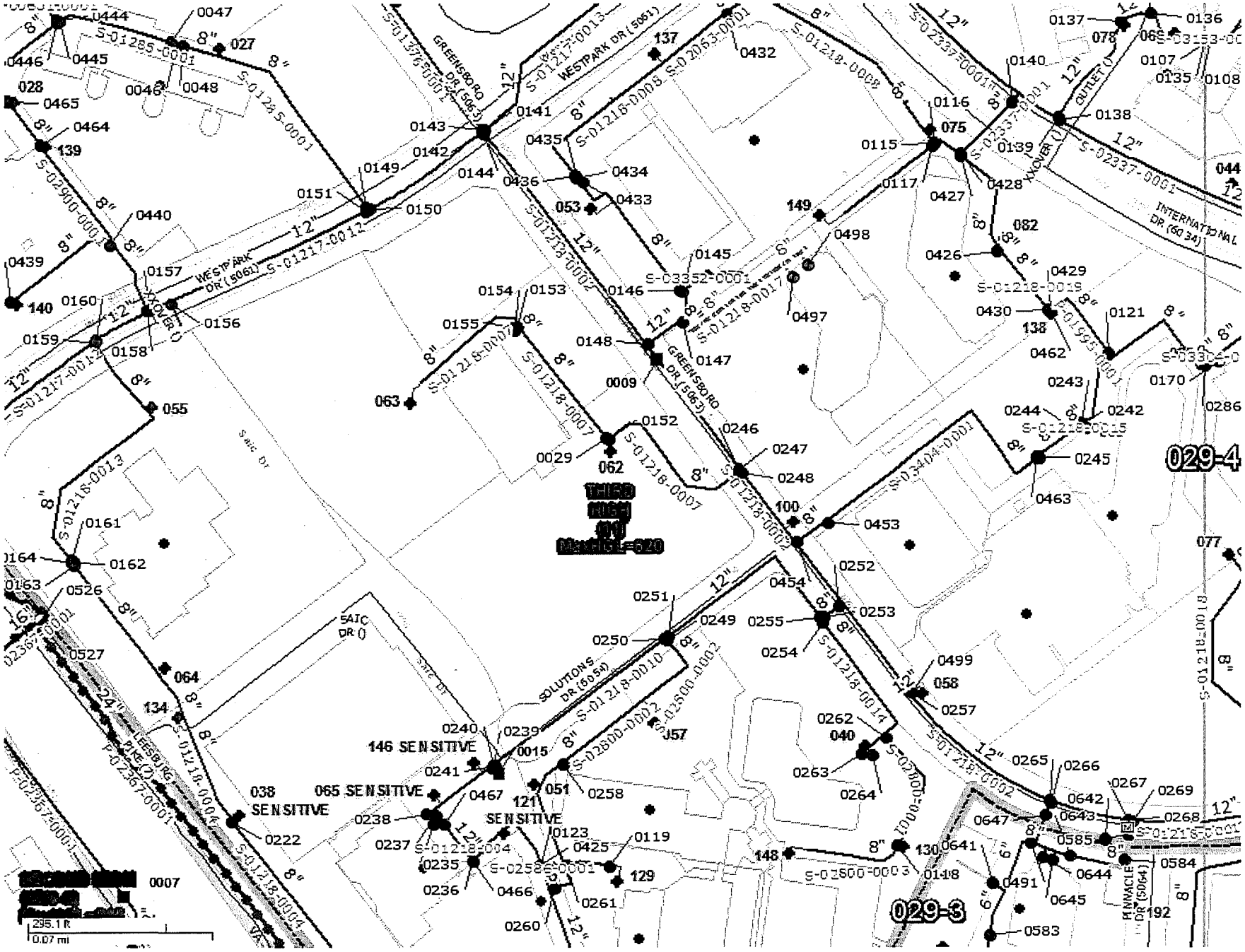
Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

MASTER PLANNED
24" WATER MAIN





(note: scalebar is approximate)

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit

subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder,

deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

Appendix 14

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch