APPLICATION (RZ and PCA) ACCEPTED: October 8, 2014
APPLICATION ACCEPTED (FDP 2014-PR-021): January 28, 2015
APPLICATION ACCEPTED (FDP 2014-PR-021): January 28, 2015
PLANNING COMMISSION: June 16, 2016
BOARD OF SUPERVISORS: July 12, 2016
@ 3:30 pm

County of Fairfax, Virginia

June 10, 2016

STAFF REPORT ADDENDUM

PCA 92-P-001-12/RZ 2014-PR-021
FDP 2014-PR-021 and FDP 2014-PR-021-2

PROVIDENCE DISTRICT

APPLICANT:	BIT Investment Fifty-Two, LLC	
EXISTING ZONING:	C-3, HC	
PROPOSED ZONING:	*PTC and HC*	
PARCEL(S):	RZ 2014-PR-021/PCA 92-P-001-12	
	29-4 ((6)) A, B, 95C, 97C, 105 and 106	
	FDP 2014-PR-021 29-4 ((6)) 95C and B	
	FDP 2014-PR-021-2 *29-4 ((6)) 106*	
ACREAGE:	*RZ and PCA:*	16.74 acres
	FDP 2014-PR-021:	6.25 acres
	FDP 2014-PR-021-2:	2.62 acres
FAR/DENSITY:	*RZ 2011-PR-005:*	2.59 (max. 1,940 dwelling units)
	FDP 2014-PR-21:	1.54 FAR (max. 210 dwelling units)
	FDP 2014-PR-021-2:	2.14 FAR (max 410 dwelling units)
PLAN MAP:	*RZ/FDP 2011-PR-005:*	Residential Mixed Use

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

PROPOSAL:

RZ 2014-PR-021: To rezone from the C-3, HC Zoning District to the Planned Tysons Corner Urban District (PTC District), HC to permit a mixed-use development of up to six buildings, including multi-family residential, and office with retail, service or related uses on the ground floor.

FDP 2014-PR-021: Final Development Plan (FDP) for residential Building A.

FDP 2014-PR-021-2: Final Development Plan (FDP) for residential Building B.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 92-P-001-12.

Staff recommends approval of RZ 2014-PR-021, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2014-PR-021-1, subject to the Board's approval of RZ 2014-PR-021 and the development conditions contained in Attachment 2.

Staff recommends approval of FDP 2014-PR-021-2, subject to the Board's approval of RZ 2014-PR-021 and the development conditions contained in Attachment 3.

Staff recommends that the Board of Supervisors direct the Fairfax County Park Authority to issue any easements or right of way as necessary for the construction of Grant Street and associated park improvements.

Staff recommends approval of the following modifications and waivers for RZ 2014-PR-021:

- Waiver of Sect. 2-505 of the Zoning Ordinance to permit structures and vegetation on a corner lot as shown on the CDP.

- Waiver of Pars. 3(E) of 10-104 to increase the maximum fence height from 7 to 14 feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas.

- Modification of Sect. 11-202(4) requiring a minimum distance of forty feet of a loading space in proximity to drive aisles, to that shown on the CDP.

- Waiver and/or modification to interior parking lot landscaping requirements of Sect. 13-202 for interim surface lots, structured parking and spaces on private

streets as either depicted on an FDP or shown on a landscape plan.

- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, or other park spaces to be filed without an approved FDP.

- Waiver of Par. 3B of Sect. 17-201 to provide any additional interparcel connections to adjacent parcels beyond that shown on the CDP and as proffered.

- Modification of Par. 2 of Sect. 17-201 to permit the construction of the sidewalks and on-road bike lane system shown on the CDP.

- Waiver of Par. 4 of Sect. 17-201 to allow only for the dedication and construction of roads as depicted on the CDP and indicated in the proffers.

- Waiver of Par. 7 of Sect. 17-201 to allow establishment of parking control, signs and parking meters along private streets within the development.

- Modification of Sect. 12-0510 of the PFM to reduce the minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the CDP.

- Modification of Sect. 12-0515.6B of the PFM to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP.

- Modification of Sect. 12-0501 of the PFM to permit the 10 year tree canopy requirements as shown on the CDP and as proffered.

- Modification of Sect. 12-0511 of the PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

- Modification of Sect. 12-0514 of the PFM to adjust the area to be counted for the 5% interior parking lot landscaping to include areas of the public streets as shown on the CDP.

It should be noted that it is not the intent of the staff to recommend that the Board, 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

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 Board of Supervisors.

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).

Suzanne Wright *X:\DPZ\Tysons-Core\CASES\Highland District RZ 2014-PR-021\Staff Report\Final Staff Report.docx*

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND

The 16.74 acre site sits on both sides of Old Meadow Road and is bounded by the Capital Beltway (Interstate 495) to the west and Scotts Run to the south and east. The western side of the application slopes downward from the Beltway and the Beltway ramp to a concrete ditch that conveys Scotts Run and stormwater from the western side of the Beltway. The eastern side of Old Meadow Road is directly adjacent to the Scotts Run stream valley. The site is developed today with 1960's and 1970's era office buildings as it was originally a part of the West*Gate office park.

As described in the staff report published on June 2, 2016, these applications have been submitted in order to permit the redevelopment of parcels along Old Meadow Road in Tysons from the existing office into a mixed-use development consisting predominantly of residential use, with an option for office, and retail.

Several changes have been made to the proffers and the applicant has also revised the CDP and both FDPs. The key changes are highlighted here.

DESCRIPTION OF THE APPLICATIONS

PCA 92-P-001-12

PCA 92-P-001-12 is a partial proffered condition amendment (PCA) which covers 16.74 acres of the entire original rezoning application. This request seeks to remove this land from the proffers and plans accepted with the West*Gate rezoning, RZ 92-P-001, which currently governs the parcels.

RZ 2014-PR-021/FDP 2014-PR-021/FDP 2014-PR-021-2

The applicant proposes to redevelop and replace the existing office buildings and surface parking lots with a mixed-use, residentially focused transit-oriented development.

The applicant proposes either five or six new buildings (depending on the design of Buildings C/D as one building or two towers) on the 16.74 acres site. Buildings A through F are shown on the diagram on the next page, with the building sites located along the new grid of streets and an enhanced Old Meadow Road.

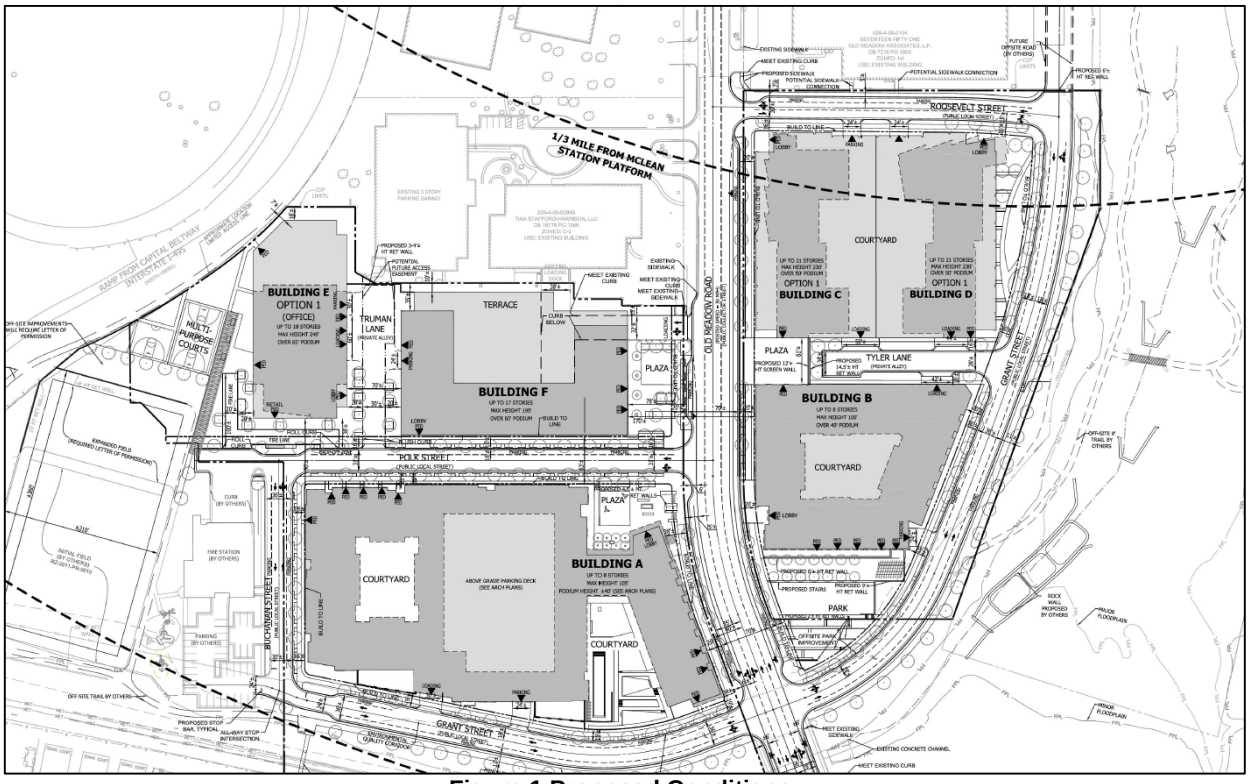

Figure 1 Proposed Conditions

There are two basic options with regard to the land use mix. One option features Building E (adjacent to the Beltway) as an office building, while the second option shows Building E as residential. The application provides a commitment to at least 10,000 SF of retail. Specifically, the CDP provides a range of retail provided in each building, with most of the retail commitments provided in Buildings C-F. The Final Development Plans (FDPs) submitted for Buildings A and B contain ranges of square footage for retail that does include the option for no retail in the buildings.

ANALYSIS

The key proffer changes include the following:

- Revision of Proffer 14 to permit telecommunications features which may not be on the rooftop but on the façade;
- Revision of Proffer 29 committing to onstreet parking on the south side of Roosevelt Street;
- Revision of Proffer 38 to commit to a more robust construction management plan in order to maintain pedestrian connectivity throughout the area and to provide notification procedures to nearby residential communities; and
- Revision of Proffer 60 regarding Public Facilities so that the contribution will be

based on the maximum square footage of the alternative selected.

The key CDP and FDP changes include the following:

- Movement of square footage between buildings, specifically adding square footage to the maximum of Building A and reducing the maximum square footage on Building C or C/D;
- Revision of Roosevelt Street to show on street parking on the south side; and
- On the FDP, use of 0.5 multiplier to determine tree canopy credit (previous FDP had erroneously used 1.0 as the multiplier for revegetation in the RPA).

Staff notes that the Public Facility proffer contribution has been improved but that, generally, in order to permit a contribution instead of providing a facility, the contribution to the County should be made on the entire entitlement request, i.e. on the amount of square footage that the rezoning has requested. In this case, the applicant wishes to base the contribution on the maximum amount of square footage on the alternative of the applicant's choosing, specifically, Buildings C/D which depending on whether the buildings are towers or low rise, could have a maximum square footage of 296,000 or 260,000. The option to contribution cash instead of providing a facility was originally offered to applicants in Tysons as a way to offset the need in the most equitable way possible while noting that the preference was to provide a facility. Staff continues to recommend that the applicants in all cases in Tysons contribute based on the maximum amount of square footage they are requesting if there is no facility provided.

Recommendations

Staff recommends approval of PCA 92-P-001-12.

Staff recommends approval of RZ 2014-PR-021, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2014-PR-021-1, subject to the Board's approval of RZ 2014-PR-021 and the development conditions contained in Attachment 2.

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- Modification of Sect. 12-0514 of the PFM to adjust the area to be counted for the 5% interior parking lot landscaping to include areas of the public streets as shown on the CDP.

ATTACHMENTS

1. Revised CDP dated June 6, 2016
2. Revised FDP 2014-PR-021 dated June 6, 2016
3. Revised FDP 2014-PR-021-2 dated June 6, 2016
4. Revised Draft Proffer Statement dated June 8, 2016
5. Revised Affidavits dated June 2, 2016

THE HIGHLAND DISTRICT

CONCEPTUAL DEVELOPMENT PLAN

RZ-2014-PR-021

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

JULY 14, 2014
SEPTEMBER 8, 2014
MARCH 4, 2015
AUGUST 7, 2015
NOVEMBER 6, 2015
MARCH 16, 2016
JUNE 6, 2016

TAX MAP NOS.
29-4 ((6)) A, 29-4 ((6)) B, 29-4 ((6)) 95C, 29-4 ((6)) 97C,
29-4 ((6)) 105 AND 29-4 ((6)) 106

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

SHEET INDEX:

CIVIL:

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C-2	NOTES
C-3	NOTES AND TABULATIONS
C-4	EXISTING CONDITIONS PLAN
C-5	EXISTING CONDITIONS PLAN
C-6	EXISTING VEGETATION MAP
C-7	EXISTING VEGETATION MAP AND SUMMARY
C-8	OVERALL CONCEPTUAL DEVELOPMENT PLAN
C-9	CONCEPTUAL DEVELOPMENT PLAN
C-10	PRELIMINARY PROPOSED UTILITY LAYOUT
C-11	SIGHT DISTANCE PLAN
C-12	TRAFFIC CIRCULATION PLAN
C-13	EXISTING & PROPOSED STREET SECTIONS
C-14	GRADING EXHIBIT AND AVERAGE GRADE STUDY
C-15	AREA AND METRO CONTEXT PLAN
C-16	STORMWATER MANAGEMENT PLAN
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C-18	STORMWATER MANAGEMENT OVERALL COMPUTATIONS
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C-23	STORM WATER MANAGEMENT DETAILS
C-24	ADEQUATE OUTFALL
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LANDSCAPE ARCHITECTURE:

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SUPPLEMENTAL SHEETS:

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S-2	TYSONS CORNER DESIGN CRITERIA - WAIVER LOCATIONS
S-3	WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS

TAX MAP/VICINITY MAP

SCALE - 1" = 1000'

APPLICANT:

BIT INVESTMENT FIFTY-TWO, LLC
1 EAST PRATT
5TH FLOOR EAST
BALTIMORE, MARYLAND 21202

APPLICANT'S REPRESENTATIVE

MIDATLANTIC REALTY PARTNERS, LLC
3050 K STREET NW, SUITE 125
WASHINGTON, DC 20007
MATTHEW ROBINSON
(202) 719-9000

ATTORNEY:

WALSH, COLUCCI, LUBELEY, & WALSH, PC
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
G. EVAN PRITCHARD
ELIZABETH BAKER
(703) 528-4700

ARCHITECT:

HORD | COPLAN | MACHT
2000 DUKE STREET, SUITE 120
ALEXANDRIA, VIRGINIA 22314
JOE SCHNEIDER
(571) 388-7761

ENGINEER:

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ROBERT COCHRAN L.S.
(703) 442-7800

LANDSCAPE ARCHITECT :

PARKER RODRIGUEZ, INC.
101 N. UNION STREET, SUITE 320
ALEXANDRIA, VIRGINIA 22314
DAN AVRIT
(703) 548-5010

TRANSPORTATION:

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
KEVIN FELLIN, PE
(703) 917-6620

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE 2015 FAIRFAX COUNTY TAX ASSESSMENT MAP AS: 29-4 ((6)) PARCELS A, B, 95C, 97C, 105 AND 106. THE PROPERTY IS CURRENTLY ZONED C-3 AND H-C. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-3 AND H-C TO PTC AND H-C, AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS '83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA VIRGINIA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, INC.
5. THE PROPERTY IS LOCATED IN THE OLD MEADOW SUB-DISTRICT OF THE TYSONS EAST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COUNTY AREA II COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-16 TO C-24) IN ACCORDANCE WITH THE TYSONS URBAN STORMWATER PLAN.
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 PROPERTY.
10. THERE ARE MINOR FLOODPLAINS ON THE PROPERTY. PORTIONS OF THE PROPERTY ARE IN LOCATED IN AN RPA AND ENVIRONMENTAL QUALITY CORRIDOR. (SEE SHEETS C-25 AND C-26)
11. THIS SITE IS IMPROVED WITH FIVE (5) OFFICE BUILDINGS CONSTRUCTED IN THE 1960'S AND 1970'S. THE BUILDINGS ARE PLANNED TO BE DEMOLISHED. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE COUNTY AND/OR VDOT STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF ENGINEERED SITE PLAN, PROVIDED SUBSTANTIAL CONFORMANCE TO SIZE, FUNCTION AND QUALITY OF THESE AREAS IS MAINTAINED.
14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND STREETS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM / MAXIMUM GFA, BUILD TO LINES, BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP ARE MAINTAINED, AND THE MINIMUM / MAXIMUM NUMBER OF RESIDENTIAL UNITS, AND MINIMUM / MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.
15. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE CDP.
16. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
17. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 & 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT THE TIME OF SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA, THE NUMBER OF DWELLING UNITS, AND THE MIX OF USES. THE FINAL DESIGNATION AND/OR RESTRICTION OF ON-STREET PARKING SPACES--INCLUDING THE LOCATION OF HANDICAP SPACES--SHALL BE DETERMINED IN CONSULTATION WITH VDOT AND FCDOT AT TIME OF SITE PLAN.
18. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
19. THERE ARE NO SCENIC ASSETS AND NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION. THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.
20. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
21. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THIS CDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.
22. THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THE CDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP PLAT OR PRELIMINARY PLAN.
23. FINAL BUILDING HEIGHTS ARE TO BE DETERMINED AT SITE PLAN, PROVIDED MAXIMUMS AND MINIMUMS SHOWN HEREIN ARE MAINTAINED.
24. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC PARK AREAS, PRIVATE STREETS, AND ALONG PRIVATE SIDEWALKS.
25. ROOT AND VAPOR BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
26. BICYCLE PARKING WILL BE PROVIDED AS COORDINATED WITH FCDOT AND DPWES AT TIME OF SITE PLAN.
27. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING & ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN GUIDELINES FOR TYSONS CORNER URBAN CENTER' (AS MAY BE DETERMINED AT SITE PLAN); COMPLIANCE WITH SUCH EXCEPTIONS / CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE CDP/FDP PROVIDED SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
28. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FDP AND SITE PLAN.
29. AREAS OF SHARED PARKING, MANAGED PARKING AND / OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE SITE PLAN, AND OPERATED IN ACCORDANCE WITH THE PROFFERS.
30. PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARD FOR DRIVEWAYS.
31. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.
32. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
33. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
34. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
35. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED--AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 16-403--AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

NOTES

36. ALL COLLECTOR AND LOCAL ROADS SHOWN HEREON ARE PLANNED TO BE PUBLIC, WITH THE EXCEPTION OF TYLER LANE, TRUMAN LANE, AND THE PORTION OF POLK STREET WEST OF BUCHANAN STREET. TIMING OF DEDICATION OF THE PUBLIC RIGHT-OF-WAY WILL BE ESTABLISHED IN THE PROFFERS FOR THE APPLICATION.

WORK FORCE HOUSING NOTE:

20% OF THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AS OUTLINED IN THE PROFFERS. (SEE FOOTNOTE #4 UNDER DEVELOPMENT TABULATION AND WORKFORCE HOUSING BONUS TABULATION ON SHEET C-3)

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. WAIVER / MODIFICATION OF SECTION 2-505 TO ALLOW A CORNER LOT WITHIN THE TRIANGLE FORMED BY THE STREET LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ON SUCH LINES FOR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR MORE, OR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR LESS, POST, POLES, COLUMNS, TREE TRUNKS (WITH A GREATER CROSS SECTION THAN ONE (1) FOOT IN CROSS-SECTION OR DIAMETER), BENCHES, TRASH RECEPTACLES, STOOPS, PLANTER BOXES (NOT GREATER THAN THREE (3) FEET IN HEIGHT) AT POINTS 15 FEET FROM THE PROPERTY LINES EXTENDED. THE PURPOSE OF THIS REQUEST IS TO ALLOW FOR THE STREETSCAPE SECTIONS AS PROVIDED IN THE COMPREHENSIVE PLAN FOR TYSONS CORNER.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
   - STREETSCAPE ALONG THE SOUTHERN SIDE OF GRANT STREET, BETWEEN BUCHANAN STREET AND ROOSEVELT STREET.
   - PARKING ON THE SOUTH SIDE OF POLK STREET.
   - PARKING AND STREETSCAPE ON THE WEST SIDE OF BUCHANAN STREET
   - PARKING ON THE SOUTH SIDE OF ROOSEVELT STREET.
   - STREETSCAPE ON THE NORTH SIDE OF ROOSEVELT STREET.
   - STREETSCAPE ON OLD MEADOW ROAD SOUTH OF GRANT STREET

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

3. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

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

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

5. MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
6. APPLICANT REQUESTS A MODIFICATION AND DEVIATION FROM THE TREE CONSERVATION REQUIREMENTS (PART 4 - SECTION 13-400), TO THAT WHICH IS DOCUMENTED AND SHOWN ON THE SUBJECT APPLICATION.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

7. WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARK SPACES REQUIRED AS SHOWN WITHIN THE CDP AND AS MAY BE SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

8. WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
9. WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
10. DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
11. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
12. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THAT THE IMPROVEMENTS OUTLINED IN THE CDP AND PROFFERS SHALL BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

PFM WAIVERS / MODIFICATIONS REQUESTED

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
2. MODIFICATION OF SECTION 12-0510 TO PERMIT:

A. REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF SIX (6) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

B. TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.

3. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
4. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
5. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
6. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.
7. APPLICANT REQUESTS A MODIFICATION OF THE AREA TO BE COUNTED FOR THE 5% INTERIOR PARKING LOT LANDSCAPING (12-0514.2) ASSOCIATED WITH BUILDING A TO INCLUDE AREAS OF THE PUBLIC STREETS OF OLD MEADOW DRIVE, POLK STREET, BUCHANAN STREET AND GRANT STREET, AND THE EXPOSED PARKING SURFACE OF THE BUILDING A PARKING DECK AS SHOWN ON SHEET L-6.

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

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

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

A. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

B. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.

D. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

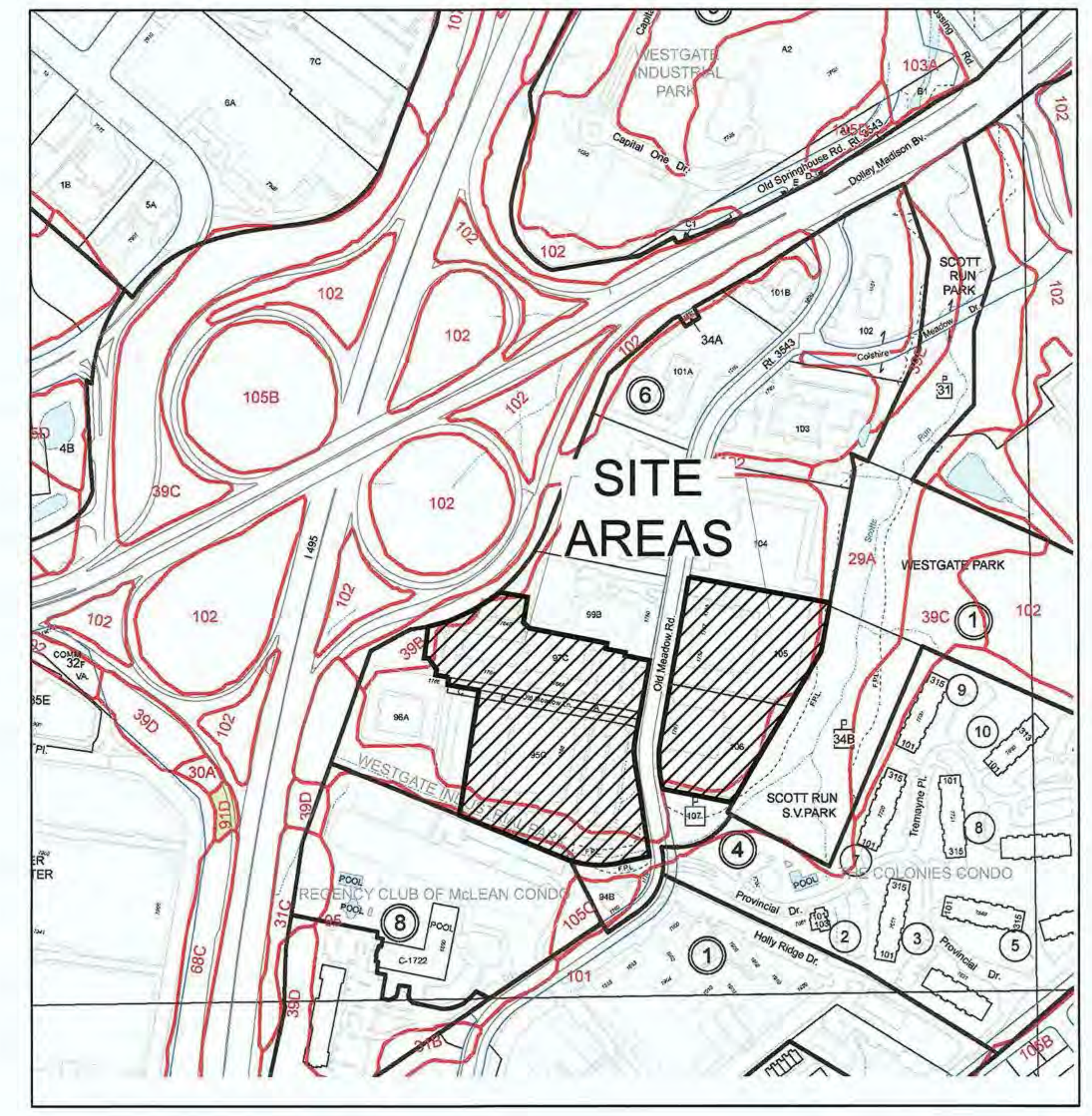
E. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

F. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

G. 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.

H. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.



SOILS MAP 1"=500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
29A	CODORUS SILT LOAM	POOR - F,W,B	POOR - W,F	LOW	III
39A	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
95	URBAN LAND	N / A	N / A	N / A	IVB

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
WWW.VIKA.COM

THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES

VIKA REVISIONS

REVISED: 06/06/2016
REVISED: 03/16/2016
REVISED: 11/06/2015
REVISED: 08/07/2015
REVISED: 03/04/2015
REVISED: 09/08/2014
DATE: 07/14/2014

DES.	DWN.
RRC	DLK

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-2

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_NOTES.dwg USER: Richardson DATE: June 3, 2016 TIME: 11:39:23 AM

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

March 14, 2016

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 Highland District
Conceptual Development Plan (CDP)
Tree Preservation Target Deviation Request
VIKA No: VV6894K

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. The site is currently zoned C-3 and with this application the site is proposed to be rezoned to PTC. The total site area of the application is 729,188 SF. The total existing tree canopy coverage computed for the site is 167,950 SF or 23.03%. The PTC canopy coverage requirement for the subject site is 10% or 72,919 SF. The required Tree Preservation Target (TPT) Area is 23.0% or 16,795 SF [72,919 X 23.0325% = 16,795.06 SF]. The TPT requirement of 16,795 SF will not be met through tree preservation. However, a total of 15,605 SF of existing tree canopy will be provided through tree preservation with a total of 58,300 SF of new canopy to be planted with this application. The total 10-year canopy to be provided will be 73,905 SF or 10.14%. Through existing tree preservation and new planting the 10-year canopy coverage is met. However, the tree preservation target has not been met. As a result, with this application it is hereby requested that a deviation from the Tree Preservation Target requirements be approved.

The deviation requested is based on the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM).

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.

This development will include design of new utilities, building types and pedestrian / vehicle systems. A new landscape plan will specify a substantial amount of new landscape plant material and will be a significant component of the development improvements and will exceed the total 10-year canopy requirements.

The subject site is located in the Providence Mill District per the Fairfax County Comprehensive Plan. As noted, the existing tree preservation and the landscaping specified with this development will satisfy the 10% canopy coverage requirement. However, as stated above, a deviation from the Tree Preservation Target is requested in favor of the proposed existing tree preservation and landscape design provided with this application. Please refer to the Existing Vegetation Map (C-6) and the proposed landscape plan design, tabulations and computations that are submitted with this application.

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

enclosed: EVM & Landscape Plans

cc: Jeff Kreps, Director of LA – VIKA VA

AREA TABULATION

PARCEL A	16,260 SQ FT	OR 0.37328 ACRES
PARCEL B	13,412 SQ FT	OR 0.30789 ACRES
LOT 95B	258,637 SQ FT	OR 5.93749 ACRES
LOT 97C	163,050 SQ FT	OR 3.74311 ACRES
LOT 105	163,573 SQ FT	OR 3.75512 ACRES
LOT 106	114,256 SQ FT	OR 2.62296 ACRES
TOTAL AREA	729,188 SQ FT	OR 16.73985 ACRES

ZONING TABULATION

			EXISTING ZONE	PROPOSED ZONE
PARCEL A	16,260 SQ FT	OR 0.37328 ACRES	C-3	PTC
PARCEL B	13,412 SQ FT	OR 0.30789 ACRES	C-3	PTC
LOT 95B	258,637 SQ FT	OR 5.93749 ACRES	C-3	PTC
LOT 97C	163,050 SQ FT	OR 3.74311 ACRES	C-3	PTC
LOT 105	163,573 SQ FT	OR 3.75512 ACRES	C-3	PTC
LOT 106	114,256 SQ FT	OR 2.62296 ACRES	C-3	PTC
TOTAL AREA	729,188 SQ FT	OR 16.73985 ACRES	C-3	PTC

METRO RADIUS TABULATION

(MCLEAN STATION - PLATFORM ENTRANCE)

AREA WITHIN 1/3 MILE	67,684 SQ FT OR 1.55381 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	641,232 SQ FT OR 14.72066 ACRES
AREA BEYOND 1/2 MILE	20,272 SQ FT OR 0.46538 ACRES
TOTAL	729,188 SQ FT OR 16.73985 ACRES

WORKFORCE HOUSING BONUS [1] [2]

	Base Before Bonus	20% Bonus	Total With Bonus
Total GFA	1,577,000 SF	309,000 SF	1,886,000 SF
Residential GFA Retail GFA	1,545,000 SF 32,000 SF	309,000 SF N/A	1,854,000 SF 32,000 SF
FAR	2.16	0.43	2.59
All Units	1,617	323	1,940
WDUs	323	0 [3]	323

[1] The Property is located beyond ¼ mile from a metro station and thus is entitled to bonus intensity for the provision of Workforce Dwelling Units (WDUs). A bonus of 20% of residential GFA is permitted for the provision of WDUs.

[2] Calculations are based on the maximum GFA scenario; the actual number of WDUs provided will be calculated at the time of site plan approval based on the number of units to be constructed.

[3] In accordance with Comprehensive Plan recommendations, beyond a 1/4 mile of a metro station, any units created with bonus floor area should be excluded from the 20% WDU calculation.

DEVELOPMENT TABULATIONS

DEVELOPMENT TABULATIONS

Building	Building Height [1] Min.	Max.	Shown	Range of Stories [2]	Use	Minimum/Maximum GFA by Use	Minimum/Maximum Building GFA [3]	Dwelling Unit Range [3][4]	Required Parking 1/4- 1/2 mile[5][6] Min.	Max.	Loading Spaces Provided [6]
A	55'	105'	93'	5 - 8	Residential Retail/Service	360,000 - 447,000 0 - 8,000	**360,000 - 447,000**	320 - 430	384 - 516 0	487 - 654 0 - 18	2
B	55'	105'	95'	5 - 8	Residential Retail/Service	180,000 - 238,000 0 - 7,000	**180,000 - 245,000**	100 - 275	120 - 336 0	152 - 410 12	2
C Option 1	120'	230'	199'	11 - 21	Residential Retail/Service	151,000 - 261,000 3,000 - 7,000	**154,000 - 268,000**	140 - 310	170 - 378 0	209 - 462 12	2
D Option 1	120'	230'	199'	11 - 21	Residential	154,000 - 296,000	**154,000 - 296,000**	140 - 315	170 - 384	209 - 470	2
C/D Option 2	55'	105'	94'	5 - 8	Residential Retail/Service	205,000 - 253,000 3,000 - 7,000	**208,000 - 260,000**	140 - 290	170 - 354 0	209 - 432 12	2
E Option 1	150'	240'	218'	11 - 18	Office Retail/Service	148,000 - 220,000 2,000 - 5,000	**150,000 - 225,000**		0 0	330 - 484 0	2
E Option 2	130'	200'	185'	11 - 21	Residential	200,000 - 260,000	**200,000 - 260,000**	140 - 250	170 - 305	209 - 373	2
F	100'	195'	179'	10 - 17	Residential Retail/Service	258,000 - 368,000 5,000 - 10,000	**263,000 - 370,000**	180 - 360	220 - 432 0	273 - 547 0 - 30	2
TOTAL					Residential Retail/Service Office	**1,003,000 - 1,862,000** **10,000 - 37,000** **0 - 220,000**	**1,161,000 - 1,886,000**	**740 - 1,940**			

[1] Building heights "shown" on the CDP are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building heights are measured from average grade and include parapet walls, penthouses and architectural design elements.

[2] The ranges of stories shown are conceptual and may be adjusted provided the building height minimum and maximums are maintained.

[3] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GSF are not exceeded and the minimum GFA, heights and minimum units for an individual building are maintained. (See Proffers.)

[4] Dwelling Unit Ranges inlcude Workforce Dwelling Units (WDUs). The number of WDUs to be provided will be refined with each FDP and will be finally calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guildeines. Being located beyond 1/4 mile of a Metro station, any units created with WDU bonus floor area will be excluded from the 20% WDU calculation.

[5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance for property located between 1/4 and 1/2 mile from a metro station. The minimum/maximum parking rates are 1.1/1.4 spaces per 0-1 bedroom dwelling unit; 1.35/1.7 spaces per 2 bedroom dwelling unit; 0/2.2 spaces per 1,000 SF of office use; and 0/6 spaces per 1,000 SF of general retail use (with the first 5,000 SF of ground floor retail uses excluded from the calculation). Residential parking was estimated assuming an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicants reserve the right provide more or less parking with each building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[6] Additional loading spaces may be provided as identified at the time of FDP and/or final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances. Additional or revised garage entrances may be provided as identified at the time of FDP or final site plan, if necessitated by engineering issues such as, but not limited to, topography, grading, or sight distance, and if such entrances do not negatively impact the streetscape.

[7] The Applicant reserves the right to construct a mix of uses such that: a) the minimum and maximum GFA for each building are maintained; and b) the maximum GFA for the Property does not exceed 1,886,000 SF.

DEVELOPMENT TABULATIONS

LAND USE MIX AND FAR

Use	GFA [1]	Percentage of Total	FAR [2]
OPTION WITH OFFICE			
--Office	220,000	12%	
--Residential	1,602,000	86%	
--Retail	37,000	2%	
TOTAL	1,859,000	100%	2.55
OPTION WITHOUT OFFICE			
--Residential	1,854,000	98%	
--Retail	32,000	2%	
TOTAL	1,886,000	100%	2.59

[1] The Development Tabulations provide for a minimum and maximum GFA. The maximum GFAs were utilized in this chart.

[2] FAR is based on a land area of 729,188 SF and includes bonus density for the provision of WDUs.

INTENSITY TIERS AND FAR

Intensity Tiers	Land Area (% of total)	GFA (% of total) [1]	FAR with WDU bonus
3 ¼ - ½ mile (maximum 2.5 FAR + bonus)	67,684 SF (9%)	192,000 (10%)	2.84
4 ½ - ½ mile (maximum 2.0 FAR + bonus)	641,232 SF (88%)	1,694,000 (90%)	2.64
5 >½ mile (maximum 2.0 FAR + bonus)	20,272 SF (3%)	0	0
TOTAL	729,188 SF	1,886,000 SF	2.59

[1] Assumes maximum development without office. Approximately one-third of each of Buildings C and D (together approximately 192,000 GSF) are located in Tier 3. Buildings A, B, E and F and two thirds of Buildings C and D are located in Tier 4.

6/6/16

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 790-2767
W W W . V I K A . C O M

THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

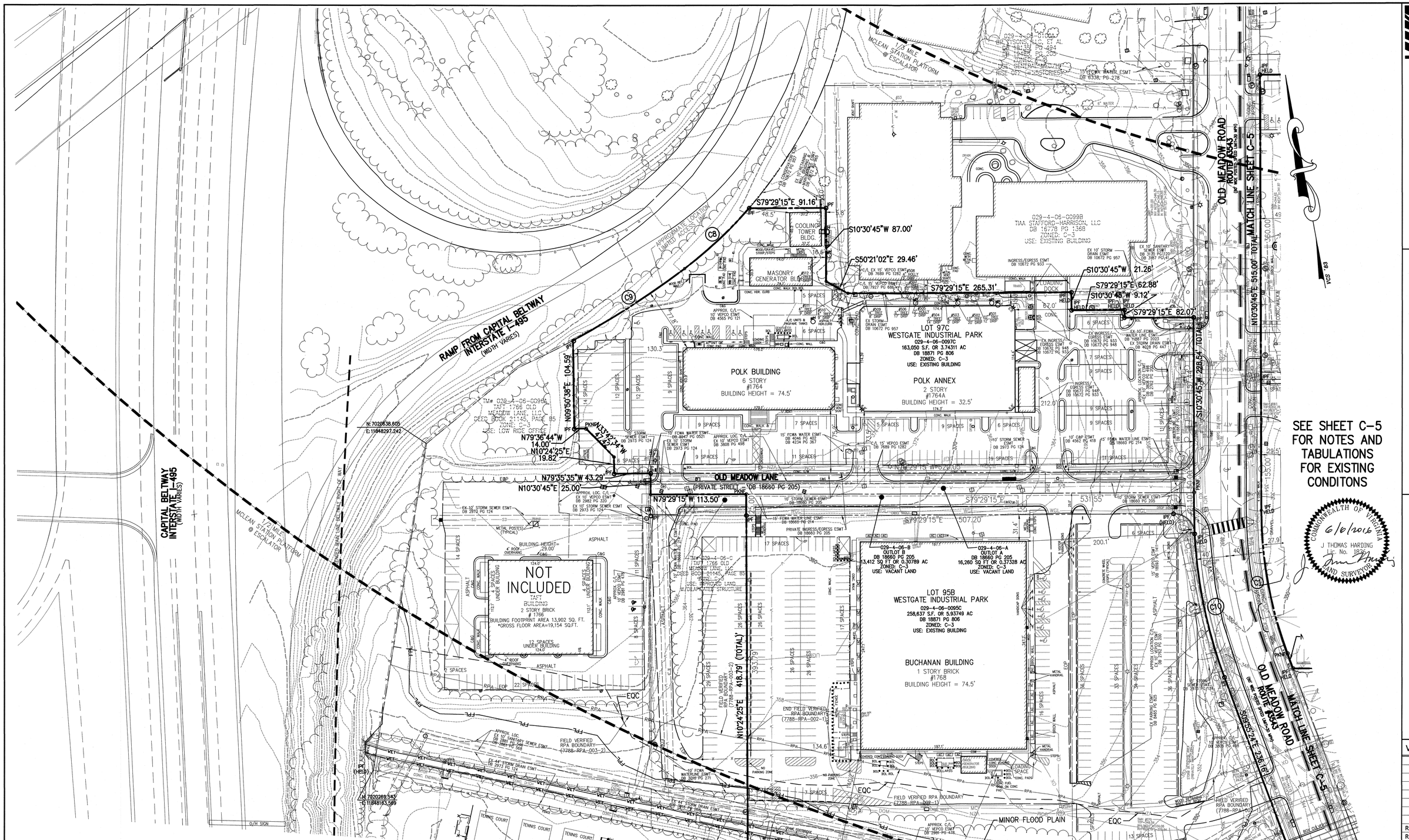
REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. RRC	DWN. DLK

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-3

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_NOTES.dwg USER: Richardson DATE: June 6, 2016 TIME: 11:04:04 AM



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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

REV: 06/06/2016
REV: 03/16/2016
REV: 01/16/2016
REV: 11/06/2015
REV: 08/07/2015
REV: 03/04/2015
REV: 09/08/2014
DATE: 7/14/14

DES.	DWN.
LMG	LMG

SCALE: 1"=50'

PROJECT/FILE NO. 6894K-SV

SHEET NO. C-4

RP/SP:

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GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 029-4-06-A 029-4-06-B, 029-4-06-0095C. 029-4-06-0097C, 029-4-06-0105 AND 029-4-06-0106 AND ARE CURRENTLY ZONED C-3 (SEE 90-P-023, 78-H-088, R792-P-001)
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF BIT INVESTMENT FIFTY-THREE, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 222; BIT INVESTMENT FIFTY-FOUR, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 214; BIT INVESTMENT FIFTY-FIVE, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 194; AND BIT INVESTMENT FIFTY-SIX, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 204 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY PERFORMED BY VIKA, INC. ON OCTOBER 10, 2005 AND WERE REFERENCED FROM A PLAT ENTITLED "PLAT SHOWING BOUNDARY SURVEY OF THE LAND OF WESTGATE CORPORATION" RECORDED IN DEED BOOK 5888 AT PAGE 1335 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID COORDINATE SYSTEM (VCS '83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 28, 2013.
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA USING NGS CORS STATION ID LOYB (PID DH7960), NGS CORS STATION ID LOY9 (PID DH7956), AND LEICA SITE LS10 (CHANTILLY). GPS ELEVATIONS WERE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO NGVD 29. THE VERTICAL DIFFERENCE USED IS 0.75'
6. THE SUBJECT PROPERTY GRAPHICALLY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0165E, COMMUNITY PANEL NO. 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA DATED SEPTEMBER 17, 2010.
7. WETLANDS AND RESOURCE PROTECTION AREA (RPA) DELINEATED HEREON WERE OBTAINED FROM A PRELIMINARY STREAM RESTORATION PLAN FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013; AND A STUDY PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. ENTITLED "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION (WSSI PROJECT #21880.01) DATED JUNE 16, 2010, REVISED JANUARY 31, 2011" AND APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON MARCH 14, 2011.
8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY (2' CONTOURS), FIELD VERIFIED BY VIKA, ALONG WITH PLANS PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013.
9. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS, FIELD RUN SURVEYS BY VIKA, SITE PLANS BY OTHERS, AND FAIRFAX COUNTY GIS RECORDS. THIS INFORMATION SHOWN HEREON IS INTENDED FOR REZONING PURPOSES.

AREA TABULATION

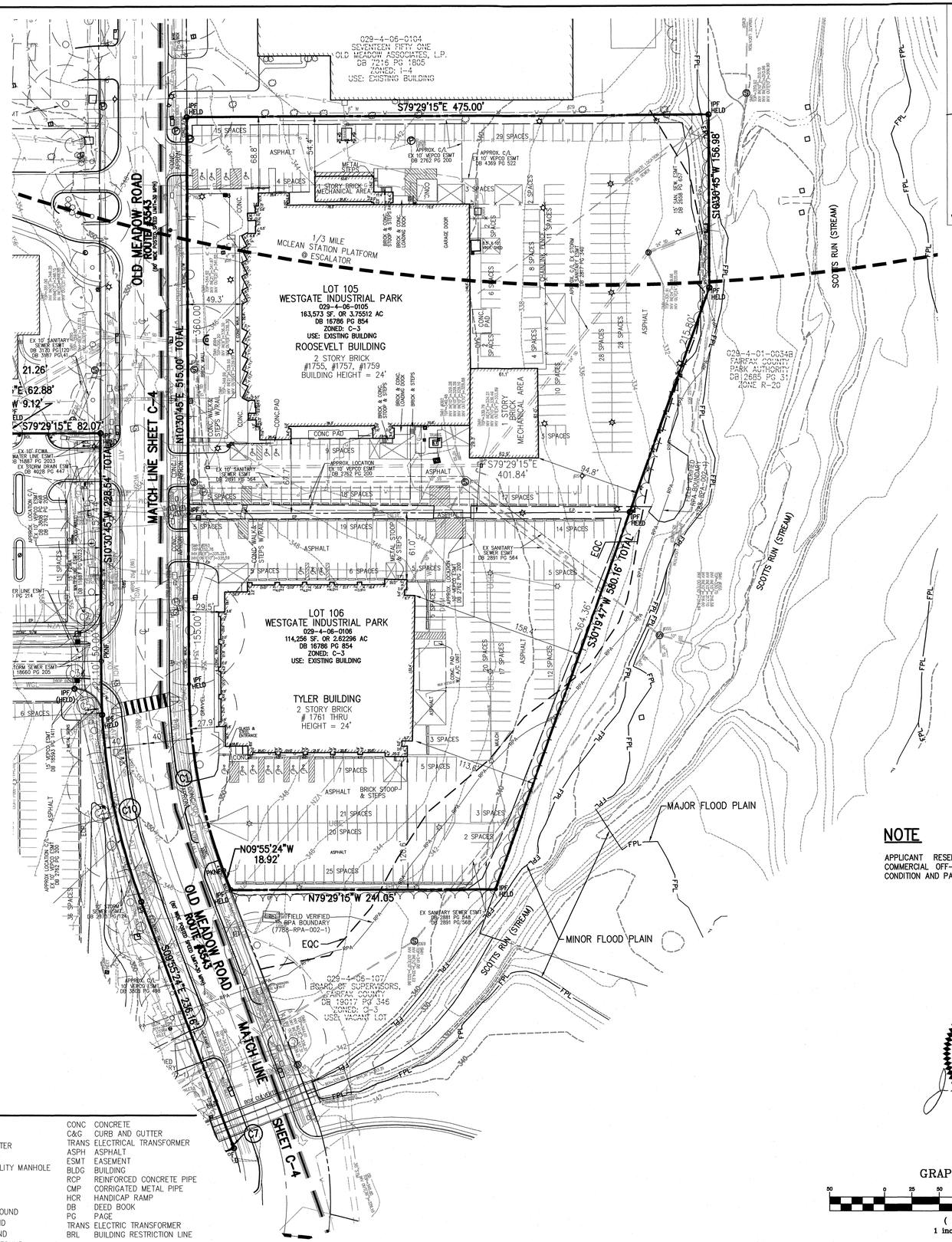
WEST					
PARCEL A	(TM#029-4-06-A)	16,260 SQ FT	OR	0.37328	ACRES
PARCEL B	(TM#029-4-06-B)	13,412 SQ FT	OR	0.30789	ACRES
LOT 95B	(TM#029-4-06-0095C)	258,637 SQ FT	OR	5.93749	ACRES
LOT 97C	(TM#029-4-06-0097C)	163,050 SQ FT	OR	3.74311	ACRES
TOTAL WEST		451,359 SQ FT	OR	10.36177	ACRES
EAST					
LOT 105	(TM#029-4-06-0105)	163,573 SQ FT	OR	3.75512	ACRES
LOT 106	(TM#029-4-06-0106)	114,256 SQ FT	OR	2.62296	ACRES
TOTAL EAST		277,829 SQ FT	OR	6.37808	ACRES
TOTAL APPLICATION AREA		729,188 SQ FT	OR	16.73985	ACRES

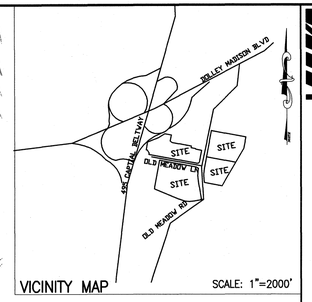
ZONING TABULATION

						EXISTING ZONE	PROPOSED ZONE
WEST							
PARCEL A	(TM#029-4-06-A)	16,260 SQ FT	OR	0.37328	ACRES	C-3	PTC
PARCEL B	(TM#029-4-06-B)	13,412 SQ FT	OR	0.30789	ACRES	C-3	PTC
LOT 95B	(TM#029-4-06-0095C)	258,637 SQ FT	OR	5.93749	ACRES	C-3	PTC
LOT 97C	(TM#029-4-06-0097C)	163,050 SQ FT	OR	3.74311	ACRES	C-3	PTC
TOTAL WEST		451,359 SQ FT	OR	10.36177	ACRES	C-3	PTC
EAST							
LOT 105	(TM#029-4-06-0105)	163,573 SQ FT	OR	3.75512	ACRES	C-3	PTC
LOT 106	(TM#029-4-06-0106)	114,256 SQ FT	OR	2.62296	ACRES	C-3	PTC
TOTAL EAST		277,829 SQ FT	OR	6.37808	ACRES	C-3	PTC
TOTAL APPLICATION AREA		729,188 SQ FT	OR	16.73985	ACRES	C-3	PTC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	173.72'	487.05	20°26'09"	87.79'	N00°17'40"E	172.80'
C2	39.27'	25.00	90°00'00"	25.00'	N55°30'45"E	35.36'
C3	27.69'	567.05	2°47'51"	13.85'	S09°06'49"W	27.69'
C4	174.56'	567.05	17°38'18"	87.98'	S01°06'15"E	173.87'
C5	38.05'	25.00	87°12'09"	23.81'	N35°53'11"W	34.48'
C6	184.35'	325.00	32°30'00"	94.73'	N83°58'33"W	181.89'
C7	3.84'	147.00	1°29'46"	1.92'	S09°10'31"E	3.84'
C8	104.97'	514.00	11°42'05"	52.67'	N57°38'04"E	104.79'
C9	157.54'	1015.46	8°53'20"	78.93'	N68°00'05"E	157.38'
C10	202.25'	567.05	20°26'09"	102.21'	S00°17'40"W	201.18'





VICINITY MAP SCALE: 1"=2000'

NOTE

APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL OFF-STREET PARKING AS AN INTERIM CONDITION AND PART OF PHASED CONSTRUCTION.

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
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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
SIGN POST
WOOD POST

TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND

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

COMMONWEALTH OF VIRGINIA
6/6/2016
J THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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VIKA VIRGINIA LLC
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W W W . V I K A . C O M

THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

REV: 06/06/2016
REV: 03/16/2016
REV: 01/16/2016
REV: 11/06/2015
REV: 08/07/2015
REV: 03/04/2015
REV: 09/08/2014

DATE: 7/14/14	
DES. LMG	DWN. LMG
SCALE: 1"=50'	
PROJECT/FILE NO. 6894K-SV	
SHEET NO. C-5	

RP/SP:

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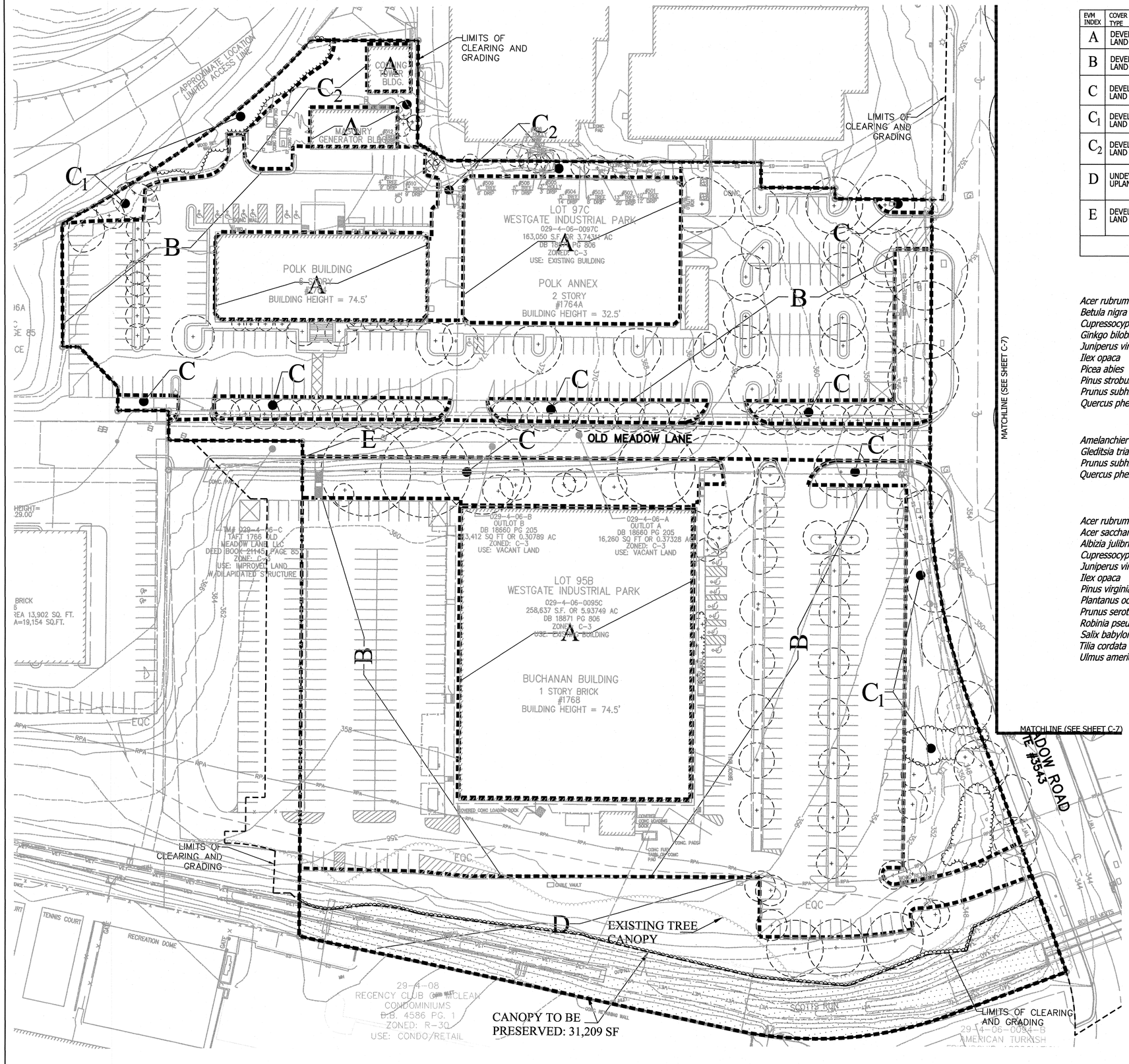

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	N/A	157,530 SF	N/A	N/A	DEVELOPED BUILDING
B	DEVELOPED LAND	N/A	406,506 SF	GOOD	N/A	DEVELOPED ASPHALT PARKING AREA WITH INTERNAL LANDSCAPING
C	DEVELOPED LAND	SUB-CLIMAX	42,822 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	DEVELOPED AREA WITH STREET TREE LANDSCAPING
C_1	DEVELOPED LAND	SUB-CLIMAX	33,383 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	LANDSCAPING DEVELOPED AREA WITH REMNANT VEGETATION
C_2	DEVELOPED LAND	PIONEER	13,606 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	LANDSCAPED PEDESTRIAN AREA
D	UNDEVELOPED UPLAND LAND	SUB-CLIMAX	56,017 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	PERIPHERAL LANDSCAPING WITH REMNANT VEGETATION AREA
E	DEVELOPED LAND	N/A	18,324 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	ASPHALT ROAD
		TOTAL AREA	729,188 SF 16.73985 AC			

VEGETATION COVER TYPES

AREA-B

Acer rubrum	Red Maple
Betula nigra	River Birch
Cupressocyparis leylandii	Leyland Cypress
Ginkgo biloba	Ginkgo
Juniperus virginana	Eastern Redcedar
Ilex opaca	American Holly
Picea abies	Norway Spruce
Pinus strobus	Eastern White Pine
Prunus subhirtella	Higan Cherry
Quercus phellos	Willow Oak

AREA-C

Amelanchier candensis	Shadblow Serviceberry
Gleditsia triacanthos	Honeylocust
Prunus subhirtella	Higan Cherry
Quercus phellos	Willow Oak

AREA-C_1

Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Albizia julibrissin	Mimosa
Cupressocyparis leylandii	Leyland Cypress
Juniperus virginana	Eastern Redcedar
Ilex opaca	American Holly
Pinus virginiana	Virginia Pine
Plantanus occidentalis	American Sycamore
Prunus serotina	Black Cherry
Robinia pseudoacacia	Black Locust
Salix babylonica	Weeping Willow
Tilia cordata	Littleleaf Linden
Ulmus americana	American Elm

AREA-C_2

Cupressocyparis leylandii	Leyland Cypress
Magnolia grandifolia	Southern Magnolia

AREA-D

Acer rubrum	Red Maple
Gleditsia triacanthos	Honeylocust
Ilex opaca	American Holly
Liriodendron tulipifera	Yellow Poplar
Morus alba	White Mulberry
Robinia pseudoacacia	Black Locust
Prunus serotina	Black Cherry
Quercus alba	White Oak
Quercus palustris	Pin Oak

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT W. COCHRAN
No. 2903
LICENSED LANDSCAPE ARCHITECT

LEGEND

EXISTING VEGETATION INVENTORIED
EXISTING CANOPY AREA= 167,950 SF

EXISTING VEGETATION TO BE PRESERVED
EXISTING CANOPY AREA TO BE PRESERVED= 31,209 SF

LIMITS OF CLEARING AND GRADING

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

SIGNATURE _____ DATE 6/6/2016

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
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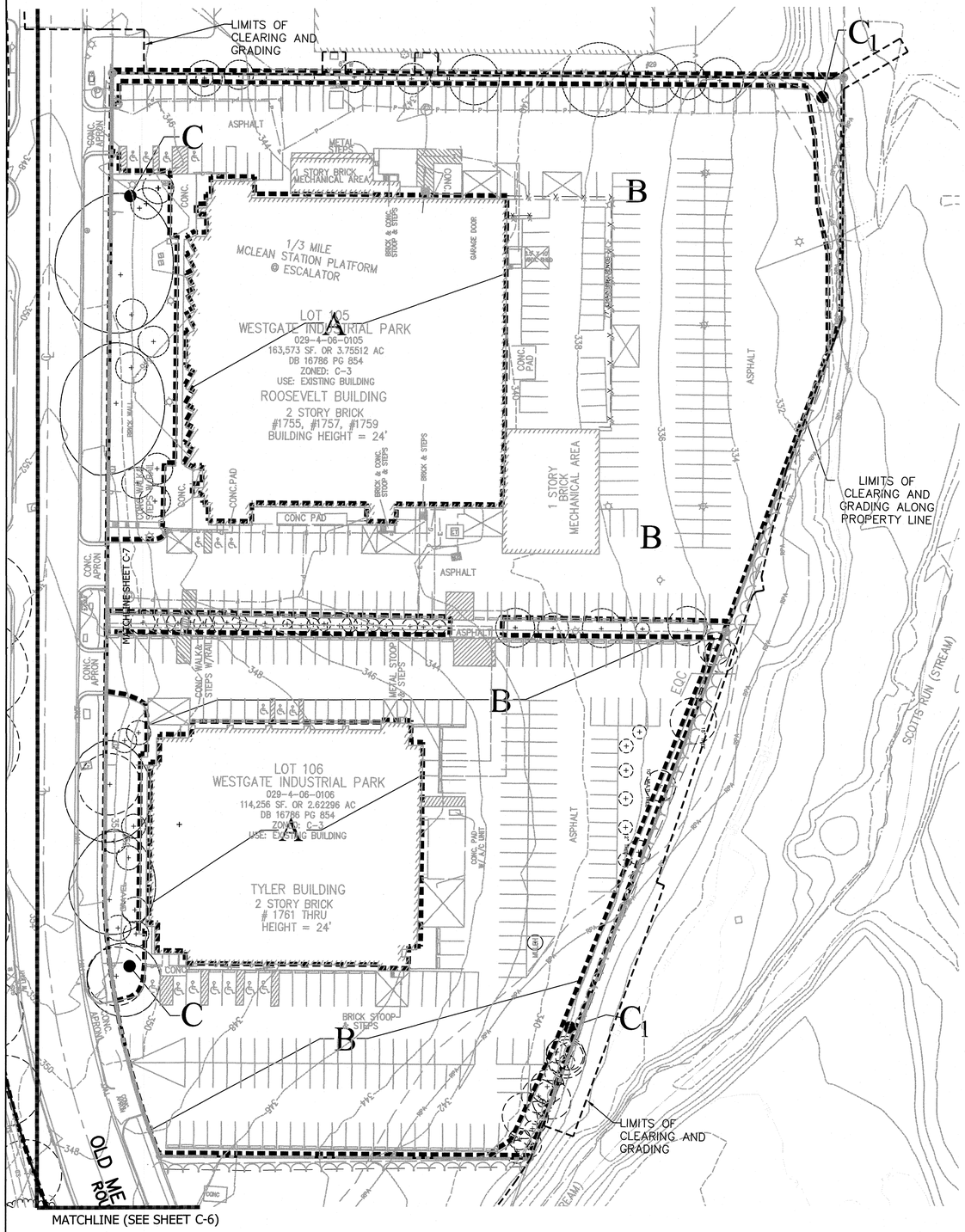
THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. NPK	DWN. NPK
SCALE:	1"=40'
PROJECT/FILE NO.	6894K
SHEET NO.	C-6



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		TOTAL AREA	729,188 SF 16.73985 AC			

VEGETATION COVER TYPES

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AREA-C_2

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AREA-D

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Robinia pseudoacacia	Black Locust
Prunus serotina	Black Cherry
Quercus alba	White Oak
Quercus palustris	Pin Oak

LEGEND

EXISTING VEGETATION INVENTORIED

EXISTING VEGETATION TO BE PRESERVED

LIMITS OF CLEARING AND GRADING

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH FIVE EXISTING LOW TO MID-RISE OFFICE BUILDINGS, TWO MECHANICAL BUILDINGS, A HARDSCAPED PEDESTRIAN PLAZA, AND STREETSCAPE LANDSCAPING. ASPHALT SURFACE PARKING COMPOUND. 92% OF THE DEVELOPMENT ACCOUNTS FOR THESE USES. ALL USES HAVE EXISTING VEGETATION, INCLUDING TREES, SHRUBS, AND OTHER LANDSCAPE PLANT MATERIAL. PLANTING AS FOLLOWS:

- BUILDINGS - LOW FOUNDATION SHRUB PLANTINGS, FLOWERING TREES, DECIDUOUS/CONIFER TREES PLANT MATERIAL.
- PEDESTRIAN AREA PLAZA - DECIDUOUS CANOPY TREES AND FLOWERING PLANT MATERIAL.
- PARKING COMPOUND - DECIDUOUS TREES AS INTERIOR PARKING LOT CANOPY.

THE REMAINING 8% OF THE SITE AREA IS REMNANT DECIDUOUS AND CONIFER VEGETATION ALONG SCOTTS RUN WHICH HAD BEEN PRESERVED AS THE SITE WAS DEVELOPED AND LANDSCAPE PLANT MATERIAL INSTALLED. THE REMNANT WOODED VEGETATION IS REPRESENTATIVE OF WOODED UPLAND FOREST AT A SUB-CLIMAX SUCCESSIONAL STAGE WITHIN A STREAM VALLEY AREA. THE INSTALLED LANDSCAPE VEGETATION WITHIN THE PARKING COMPOUND AND PEDESTRIAN AREA IS A MIX OF NEW VEGETATION AND SUB-MATURE VEGETATION. THE VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE INITIAL SITE DEVELOPMENT AND IS OF A SUB-CLIMAX SUCCESSIONAL STAGE. THE GENERAL HEALTH AND CONDITION OF THE VEGETATION INVENTORIED WITHIN THE DEVELOPED AREAS AND THE REMNANT WOODED AREA SHOWS TO BE FAIR TO GOOD, WHICH GENERALLY SHOWS FAIR TO GOOD VIGOR AND VITALITY.

THIS SITE IS CURRENTLY ZONED C-3 AND HC. WITH THIS APPLICATION THE PROPOSED ZONING WILL BE PTC AND HC. THIS SITE IS SPECIFIED FOR SIGNIFICANT REDEVELOPMENT WHERE SIGNIFICANT PORTIONS OF THE EXISTING BUILDING STRUCTURES WILL BE RAZED AND A LARGE PORTION OF THE SURFACE PARKING AND LANDSCAPING WILL BE REMOVED, REPLACED AND REDEVELOPED FOR RESIDENTIAL AND RECREATIONAL USE WITH NEW LANDSCAPED PEDESTRIAN PARK COMPONENTS.

Table 12.3 Tree Preservation Target Calculations and Statement			March 14, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	167,950	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	23.0%	
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 =	23.0%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	21.4%	
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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-3	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\6894\6894K\DATA -X\Landscape & Trees\[10-Yr Canopy Comps (2016.03.14).xls]Sheet1 (2)

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT B. COCHRAN
Lic. No. 2[illegible]

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 6/6/2016

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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ENGINEERS■PLANNERS■LANDSCAPE ARCHITECTS ■SURVEYORS ■SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■TYSONS, VIRGINIA 22102
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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP AND SUMMARY

VIKA REVISIONS

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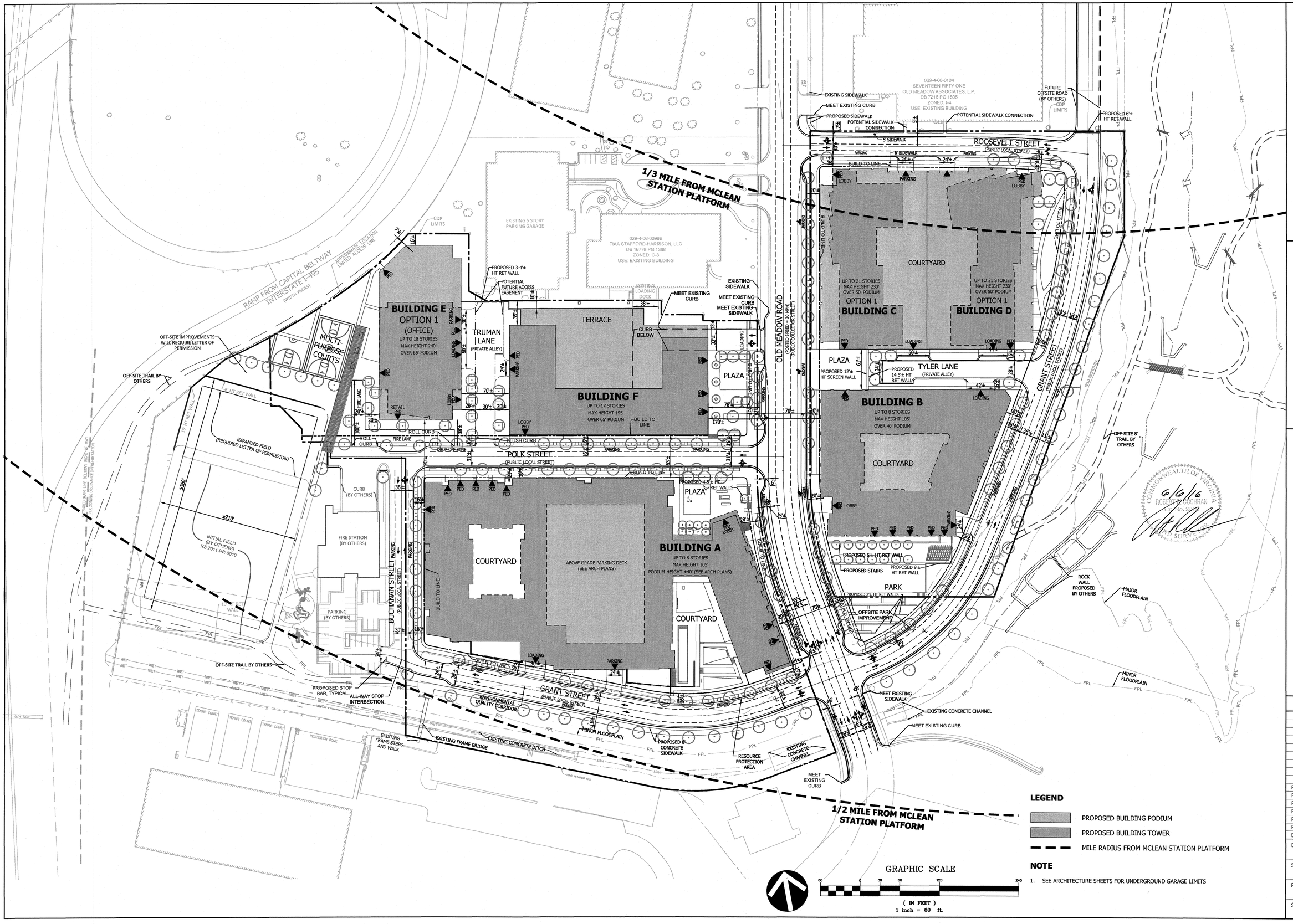
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. NPK	DWN. NPK
SCALE:	1"=40'
PROJECT/FILE NO.	6894K
SHEET NO.	C-7



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OVERALL CONCEPTUAL DEVELOPMENT PLAN

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REVISED:	03/16/2016
REVISED:	11/06/2015
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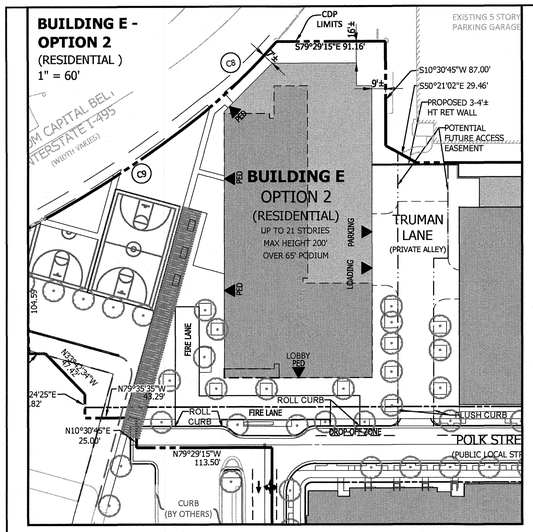
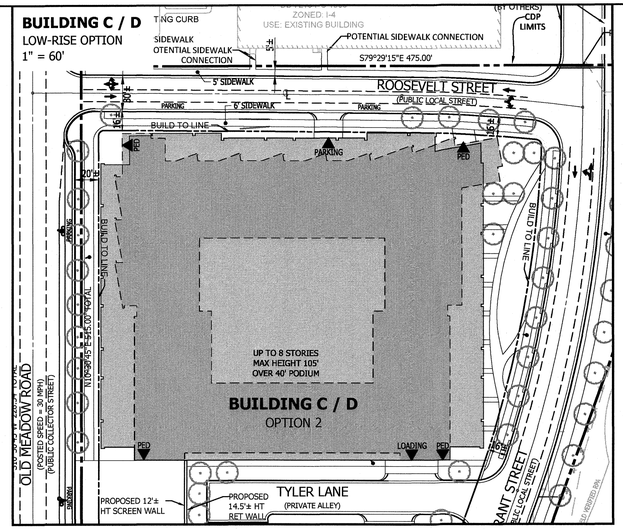
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. BC	DWN. KY
SCALE:	1"=60'
PROJECT/FILE NO.	6894K
SHEET NO.	C-8





LEGEND

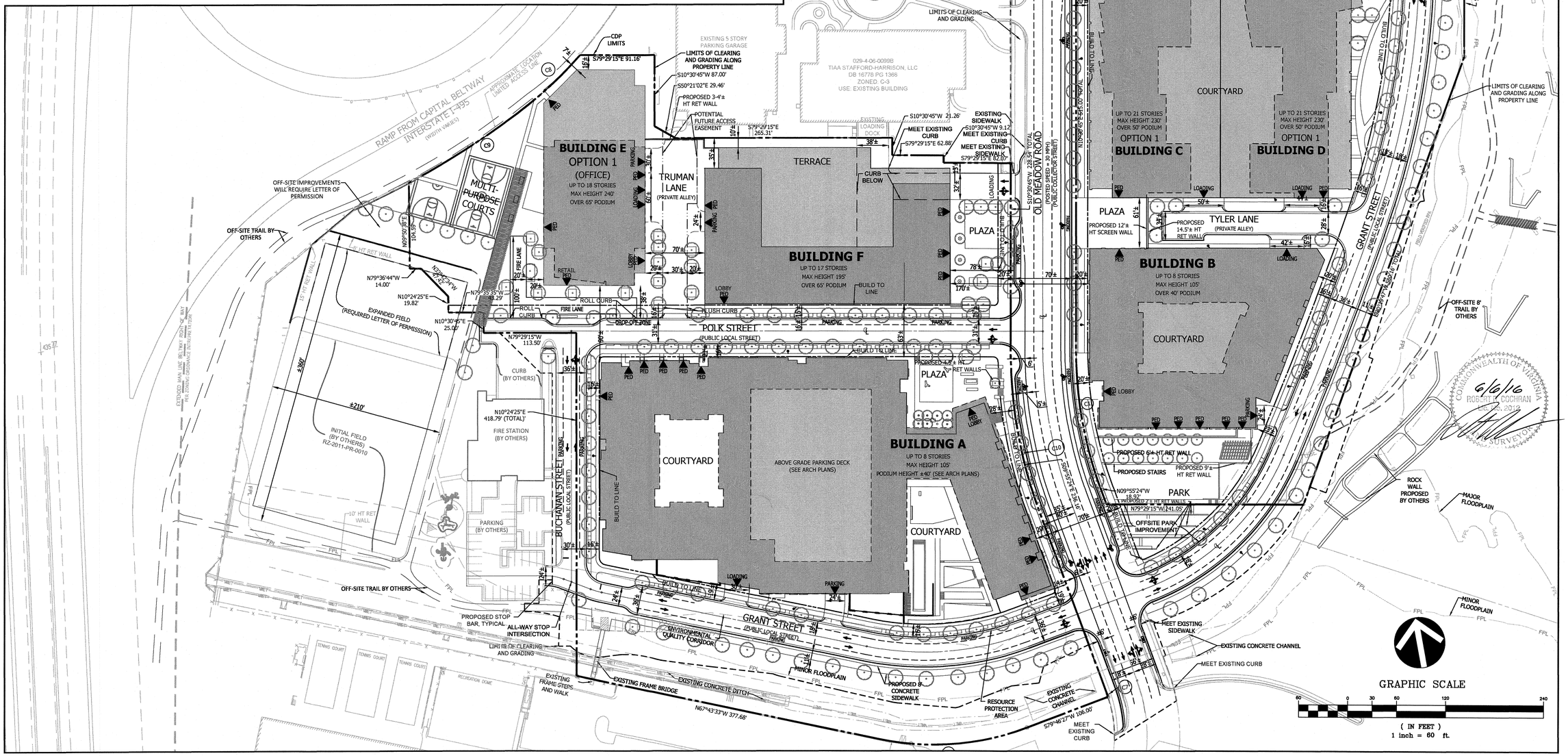
- PROPOSED BUILDING PODIUM
- PROPOSED BUILDING TOWER
- LIMIT OF CLEARING AND GRADING

NOTE

1. SEE ARCHITECTURE SHEETS FOR UNDERGROUND GARAGE LIMITS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	173.72'	487.05	20°26'09"	87.79'	N00°17'40"E	172.80'
C2	39.27'	25.00	90°00'00"	25.00'	N55°30'45"E	35.36'
C3	27.69'	567.05	2°47'51"	13.85'	S09°06'49"W	27.69'
C4	174.56'	567.05	17°38'18"	87.98'	S01°06'15"E	173.87'
C5	38.05'	25.00	87°12'09"	23.81'	N35°53'11"W	34.48'
C6	184.35'	325.00	32°30'00"	94.73'	N83°58'33"W	181.89'
C7	3.84'	147.00	1°29'46"	1.92'	S09°10'31"E	3.84'
C8	104.97'	514.00	11°42'05"	52.67'	N57°38'04"E	104.79'
C9	157.54'	1015.46	8°53'20"	78.93'	N68°00'05"E	157.38'
C10	202.25'	567.05	20°26'09"	102.21'	S00°17'40"W	201.18'



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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS
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REVISED: 03/16/2016
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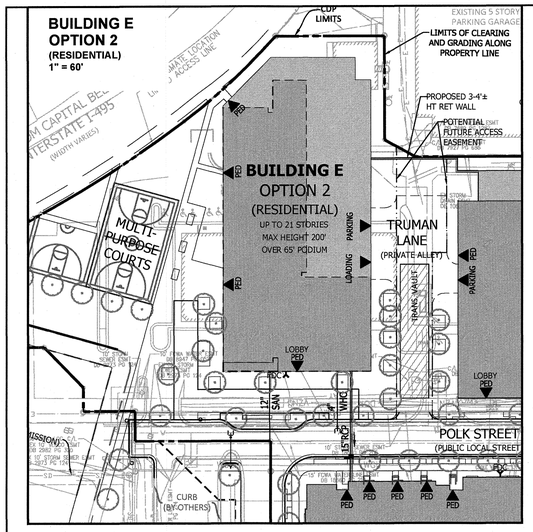
REVISED: 08/07/2015
REVISED: 03/04/2015
REVISED: 09/08/2014
DATE: 07/14/2014

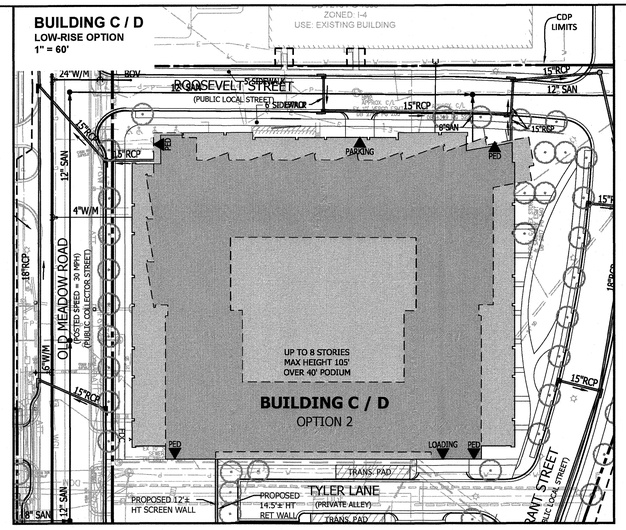
DES.	DWN.
BC	KEA

SCALE: 1"=60'

PROJECT/FILE NO. 6894K

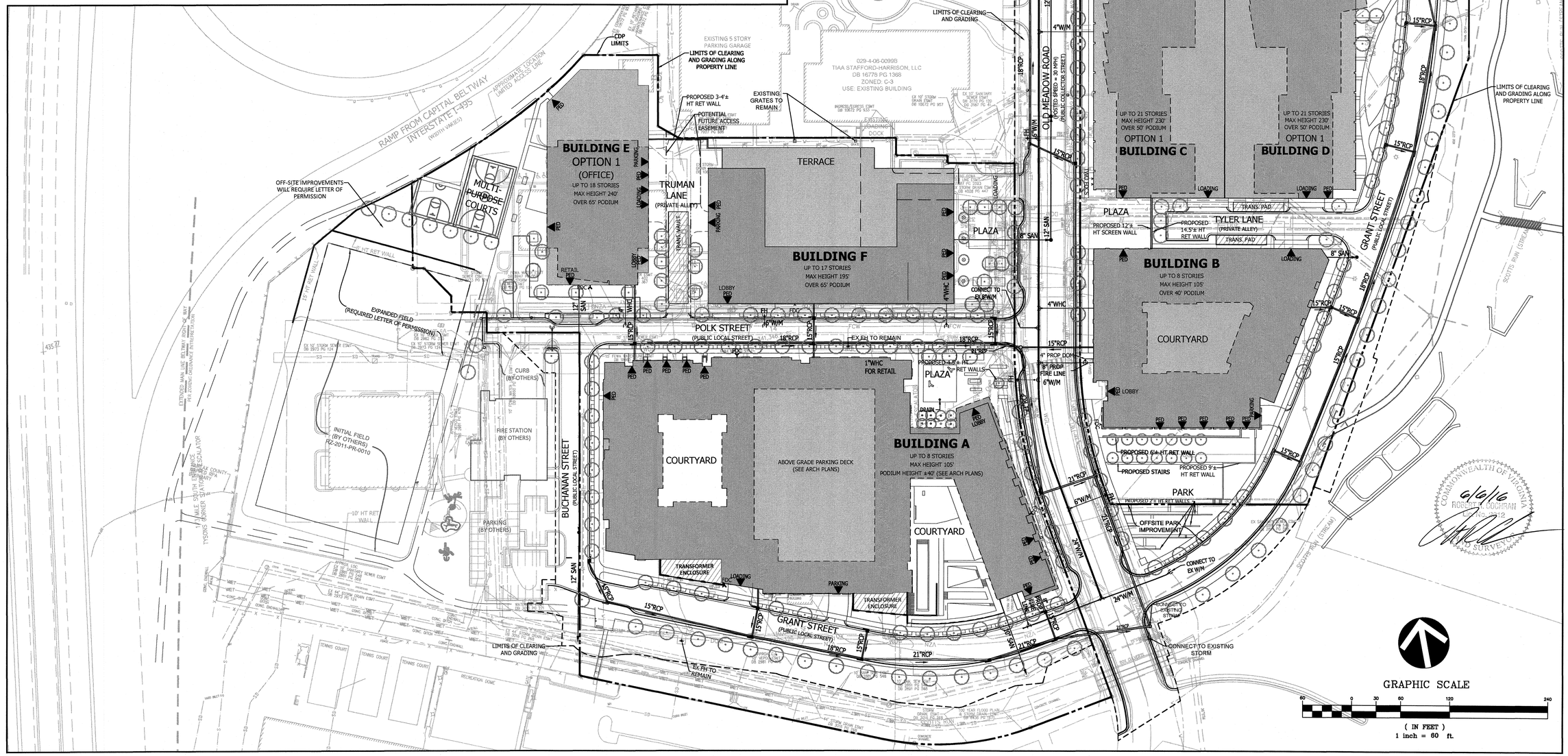
SHEET NO. C-9





LEGEND

- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED TRANSFORMER
- LIMIT OF CLEARING AND GRADING



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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY PROPOSED UTILITY LAYOUT

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REVISED:	03/16/2016
REVISED:	11/06/2015
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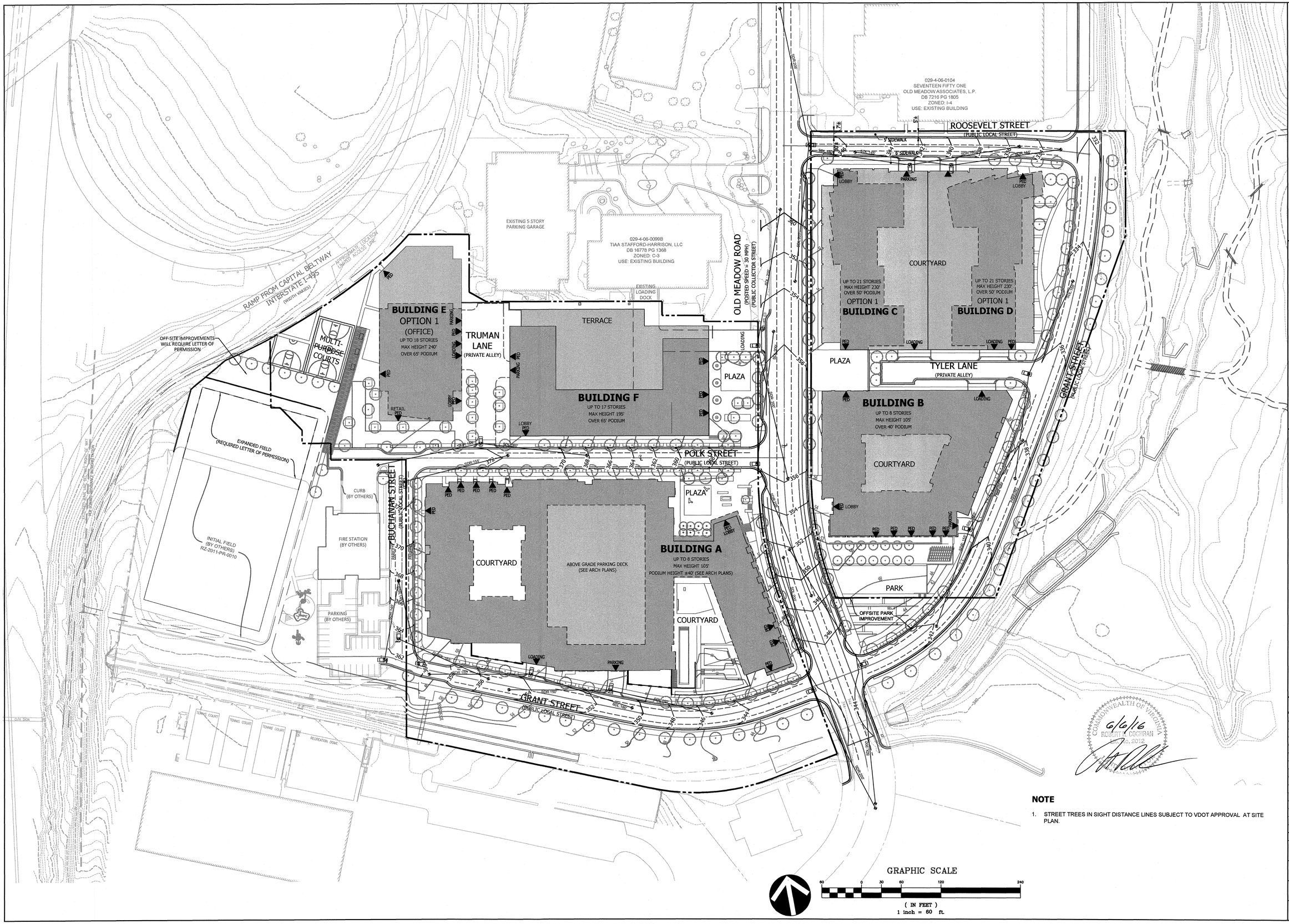
REVISED:	09/08/2014
DATE:	07/14/2014
DES. BC	DWN. KY
SCALE:	1"=60'
PROJECT/FILE NO.	6894K
SHEET NO.	C-10



NOTE

1. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN.

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SIGHT DISTANCE PLAN

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REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. BC	DWN. KEA
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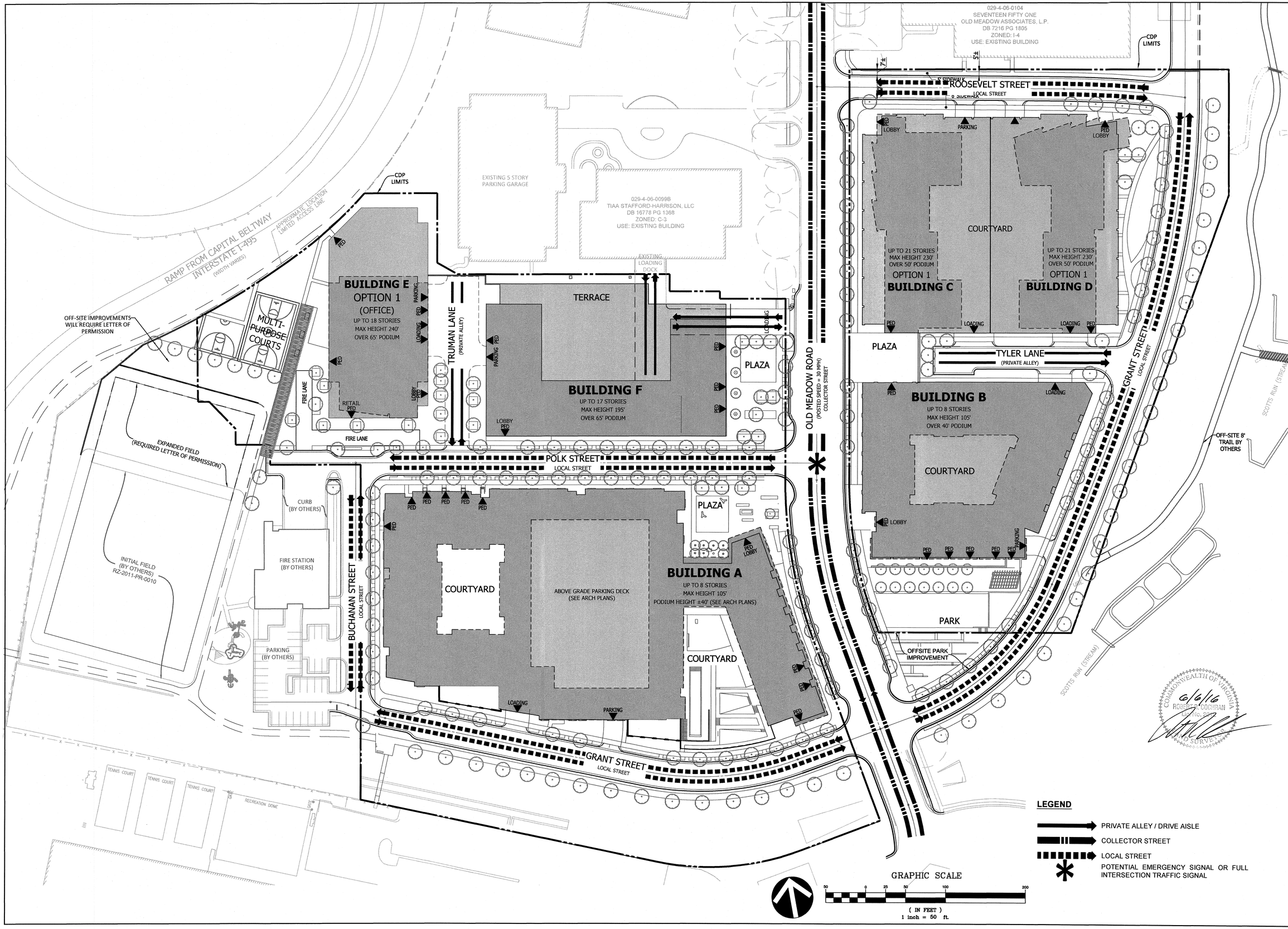
PROJECT/FILE NO.	6894K
SHEET NO.	C-11



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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

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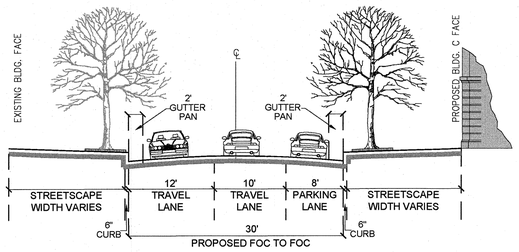
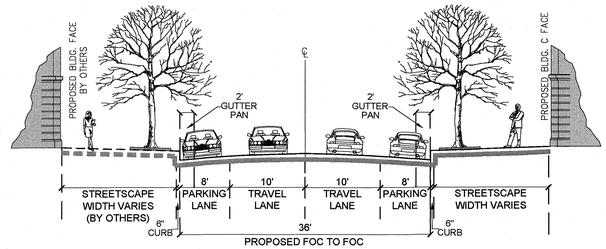
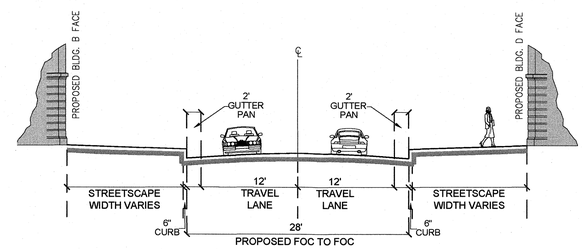
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. BC	DWN. KY
SCALE:	1"=60'
PROJECT/FILE NO.	6894K
SHEET NO.	C-12



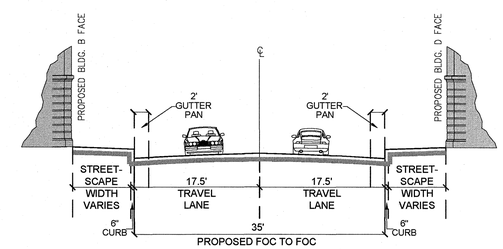
PROPOSED SECTION A-A - INTERIM
ROOSEVELT STREET - FACING EAST
PUBLIC LOCAL STREET
1" = 10'



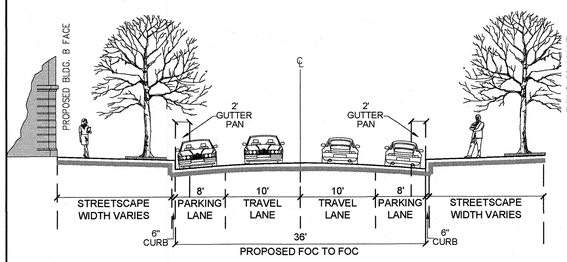
PROPOSED SECTION A-A - ULTIMATE
ROOSEVELT STREET - FACING EAST
PUBLIC LOCAL STREET
1" = 10'



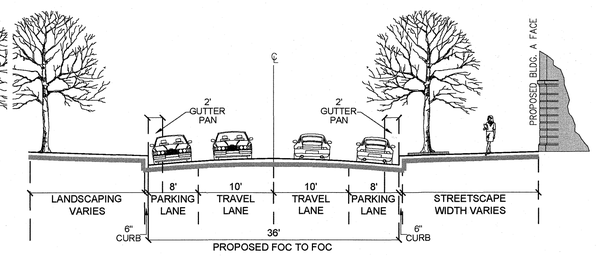
PROPOSED SECTION B-B
TYLER LANE FACING WEST
PRIVATE ALLEY
1" = 10'



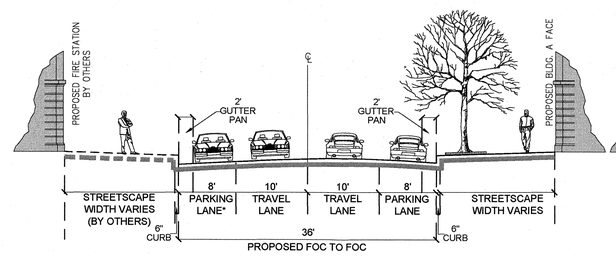
PROPOSED SECTION C-C
TYLER LANE FACING WEST
PRIVATE ALLEY
1" = 10'



PROPOSED SECTION D-D
GRANT STREET - FACING NORTHEAST
PUBLIC LOCAL STREET
1" = 10'

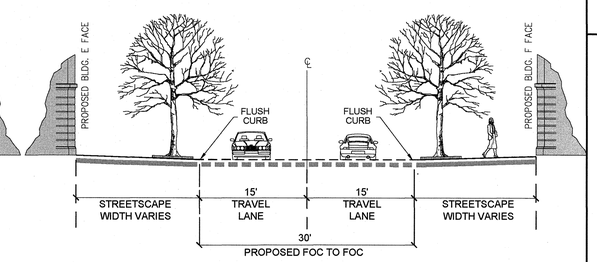


PROPOSED SECTION E-E
GRANT STREET - FACING NORTHWEST
PUBLIC LOCAL STREET
1" = 10'

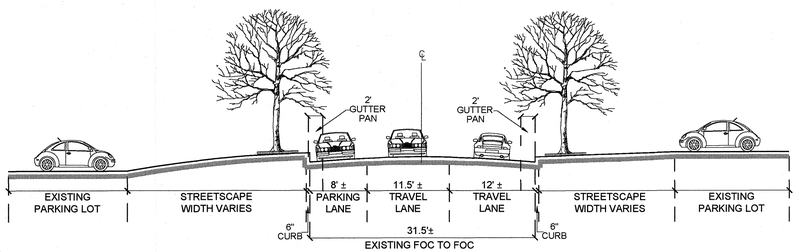


PROPOSED SECTION F-F
BUCHANAN STREET - FACING NORTH
PUBLIC LOCAL STREET
1" = 10'

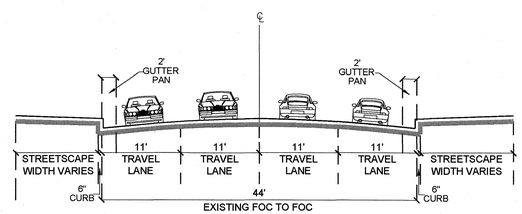
* NO PARKING AT GRANT STREET INTERSECTION



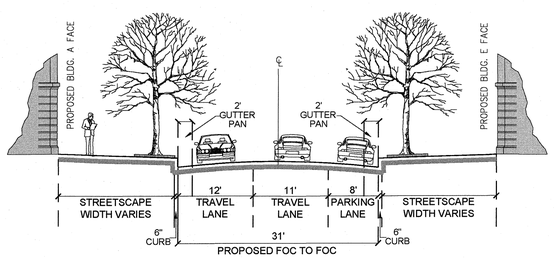
PROPOSED SECTION G-G
TRUMAN LANE FACING NORTH
PRIVATE ALLEY
1" = 10'



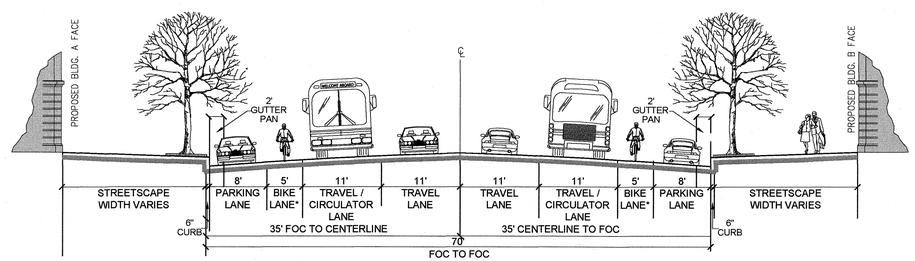
EXISTING SECTION H-H
OLD MEADOW LANE (TO BE RENAMED POLK STREET) - FACING WEST
PRIVATE LOCAL ROAD
1" = 10'



EXISTING SECTION I-I
OLD MEADOW ROAD - FACING NORTH
PUBLIC LOCAL ROAD
1" = 10'



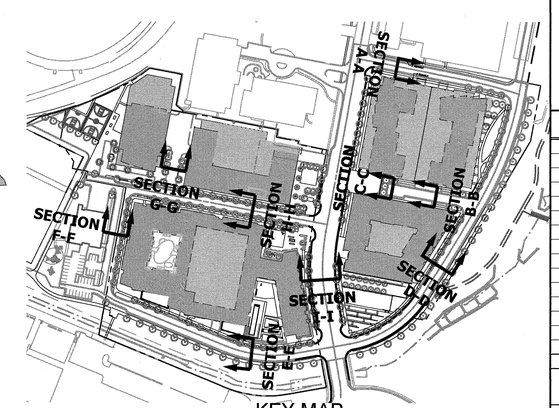
PROPOSED SECTION H-H
POLK STREET - FACING WEST
PUBLIC LOCAL STREET
1" = 10'



PROPOSED SECTION I-I
OLD MEADOW ROAD - FACING NORTH
PUBLIC COLLECTOR
1" = 10'

* BIKE LANES BECOME 6' AT CURB NUBS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR



KEY MAP
1" = 200'

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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING AND PROPOSED STREET SECTIONS

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014

DES.	DWN.
DK	KEA

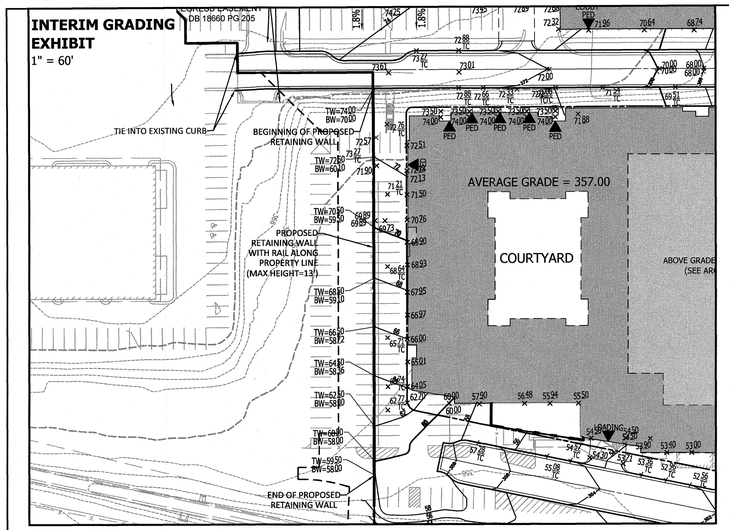
SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-13

FILE: P:\projects\6894\6894K\CADD - PV\PLANNING\PLANNING DRAWINGS\CDP\6894K100-SECT.dwg USER: Richardson DATE: June 6, 2016 TIME: 3:03:53 PM

INTERIM GRADING EXHIBIT
1" = 60'

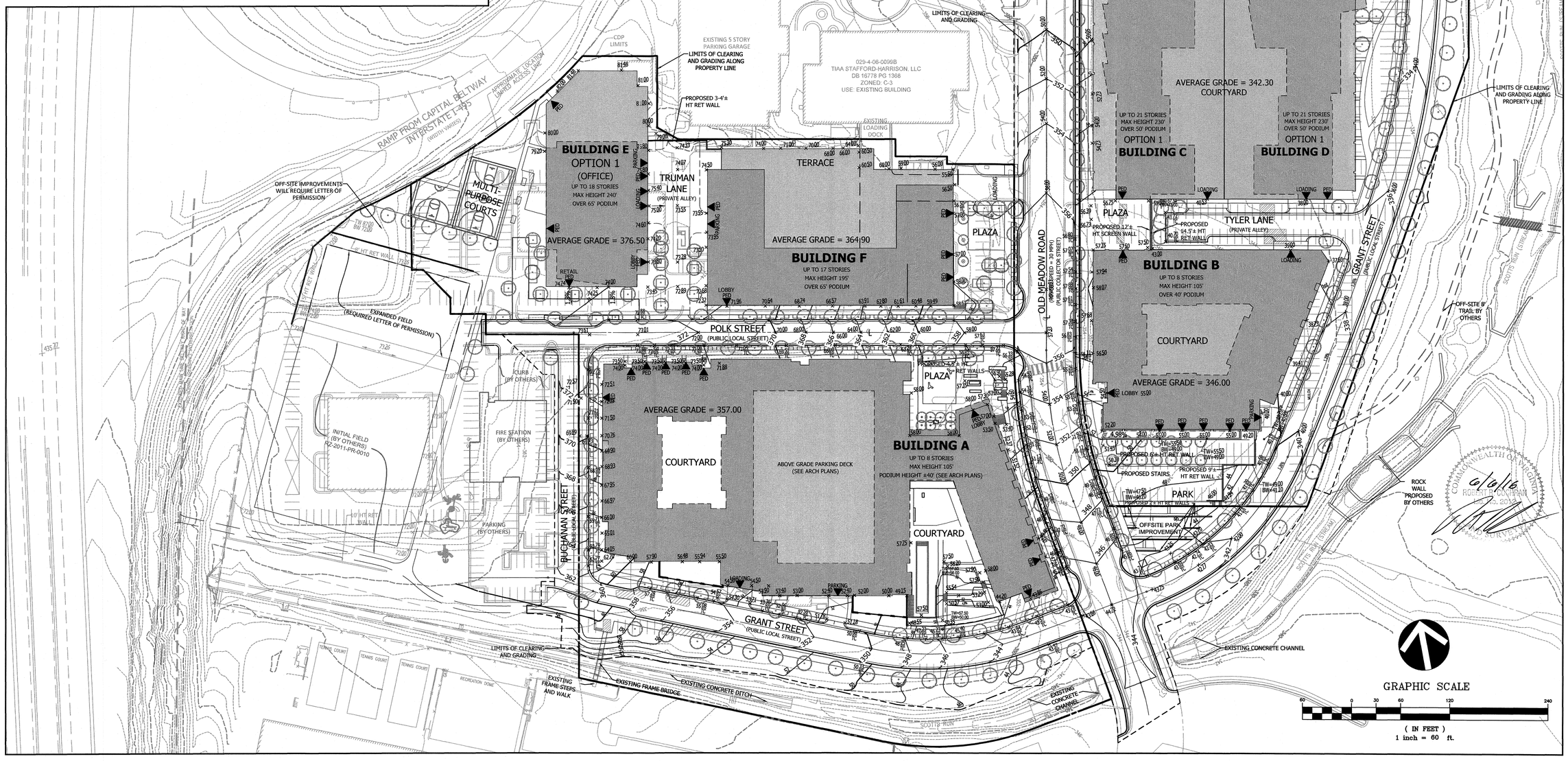


LEGEND

- - - - - - - - LIMIT OF CLEARING AND GRADING

NOTE

1. ALL GRADING ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN.
2. LIMITS OF CLEARING AND GRADING ARE APPROXIMATE.



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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GRADING EXHIBIT AND AVERAGE GRADE STUDY

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. BC	DWN. KY
SCALE:	1"=60'
PROJECT/FILE NO.	6894K
SHEET NO.	C-14

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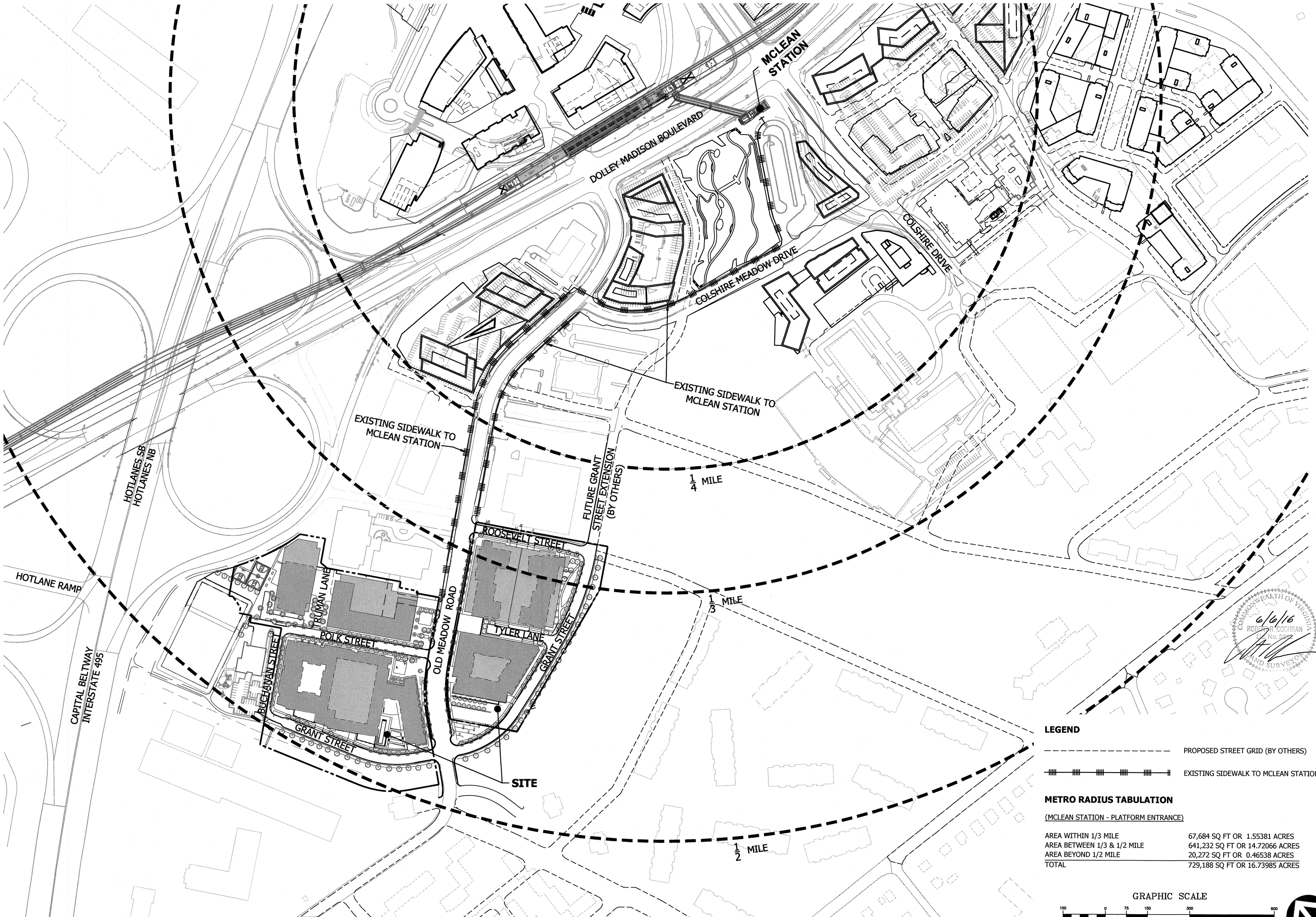

LEGEND

PROPOSED STREET GRID (BY OTHERS)

EXISTING SIDEWALK TO MCLEAN STATION

METRO RADIUS TABULATION

(MCLEAN STATION - PLATFORM ENTRANCE)

AREA WITHIN 1/3 MILE	67,684 SQ FT OR 1.55381 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	641,232 SQ FT OR 14.72066 ACRES
AREA BEYOND 1/2 MILE	20,272 SQ FT OR 0.46538 ACRES
TOTAL	729,188 SQ FT OR 16.73985 ACRES

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA AND METRO CONTEXT PLAN

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. DK	DWN. JPK
SCALE:	1" = 150'
PROJECT/FILE NO.	6894K
SHEET NO.	C-15

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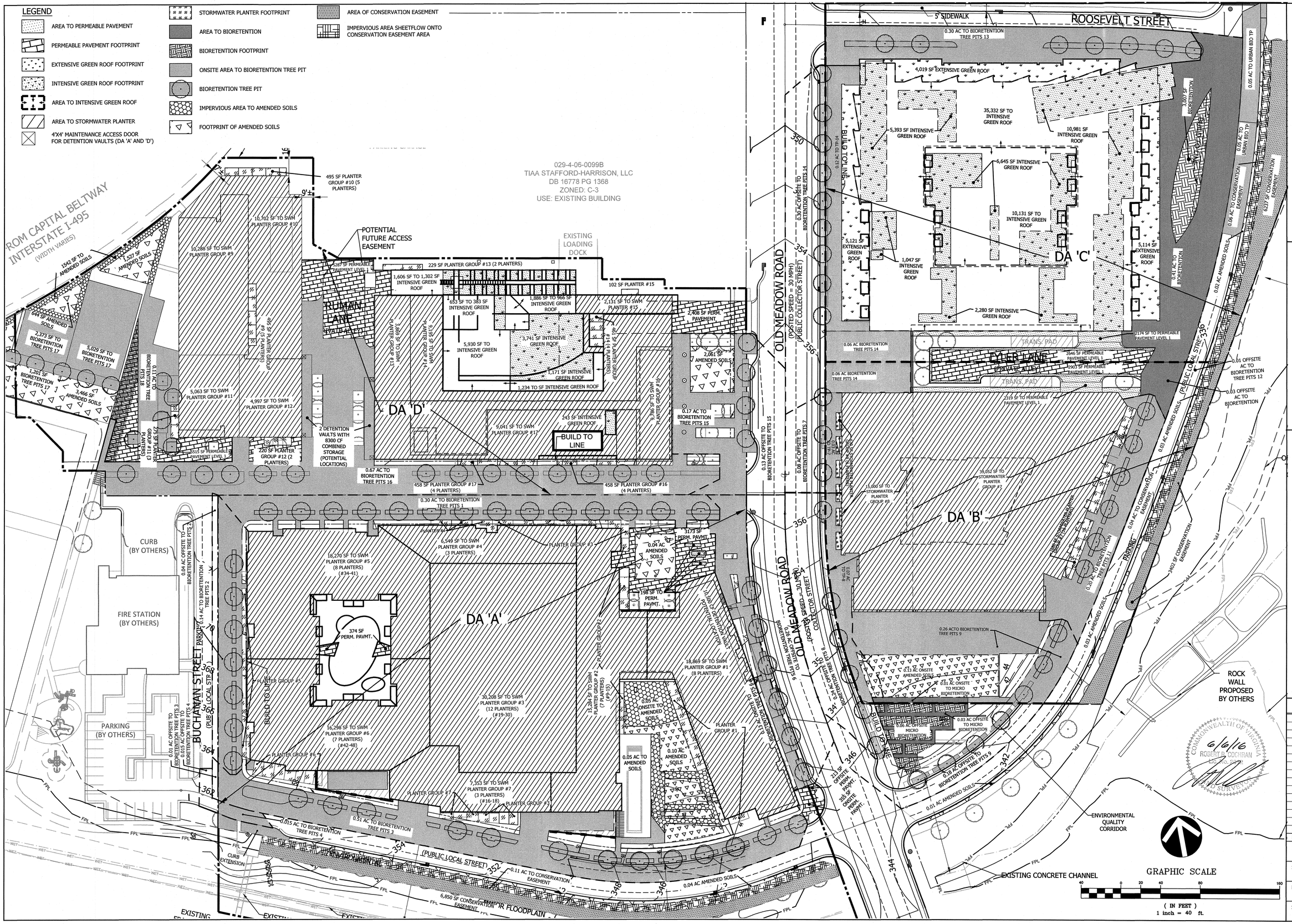

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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014

DES. LW	DWN. ARC
SCALE: 1"=40'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-16	

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K100-SWM.dwg USER: Wilson DATE: March 16, 2016 TIME: 11:12:50 AM

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (E.G. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS, ETC.) 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.	INFILTRATION FACILITIES HAVE NOT BEEN PROVIDED WITH THIS CDP POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING UNDERGROUND GARAGES, EXISTING BUILDINGS AND INFRASTRUCTURE, AS WELL AS SOILS FOUND IN THIS AREA OF TYSONS, AS SUCH, INFILTRATION FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS. INITIAL INFILTRATION TESTS CAME BACK WITH LOW INFILTRATION RATES NOT SUITABLE FOR INFILTRATION FACILTIES. A FULL LIST OF WAIVERS CAN BE FOUND IN THE NEXT SECTION. A BIORETENTION FACILTIY AND LEVEL 1 PERMEABLE PAVEMENTS ARE PROPOSED, BUT MAY CHANGE DEPENDING ON THE ADEQUACY OF INFILTRATION RATES FROM FUTURE SOIL TESTS OF THE PROPOSED AREAS. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE/EXISTING RIGHT-OF-WAY AS THIS IS NOT ALLOWED BY VDOT. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE PITS.
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 FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), PERMEABLE PAVERS, BIORETENTION, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. INTENSIVE VEGETATED ROOF AREAS HAVE BEEN DESIGNED WITH A MAXIMUM 2:1 RATIO OF DRAINAGE AREA TO GREEN ROOF FOOTPRINT AREA AS REQUESTED BY FAIRFAX COUNTY STAFF. • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7. • TRADITIONAL BIORETENTION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND HAS BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES. • SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4 • URBAN BIORETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS. PRELIMINARY SIZING COMPUTATIONS WILL BE PROVIDED AT FDP 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 0.92 INCHES ONSITE (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.00 INCHES WITH OFFSITE TREATMENT). ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 13.94 ACRES OR 83% 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.
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 VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), PERMEABLE PAVERS, BIORETENTION, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS) HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATIONS.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), PERMEABLE PAVERS, BIORETENTION, AND URBAN BIORETENTION (TREE PITS-SHEETFLOW ONLY AND STORMWATER PLANTERS). 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. SEE SHEETS C-19 THRU C-22 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY, FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT FDP/SITE PLAN SUBMISSIONS.
"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 OFFSITE OR SHARED STORMWATER ALTERNATIVE. HOWEVER, POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEETS C-16 AND C-18. CREDIT FOR THESE OFFSITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-16 AND C-18 IN THE APPLICATIONS OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
"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 THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"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 VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), PERMEABLE PAVERS, BIORETENTION, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). THE ROADWAY R-O-W 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 VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS, DISCONNECT TO STORMWATER PLANTERS AND/OR INFILTRATIONS TRENCHES. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- ➢ THE COMPUTATIONS PROVIDED ON SHEET C-18 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- ➢ THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION FO STORMWATER PLANTERS AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIFED BY DCR. THE LOCATIONA ND SITTING OF THE STORMWATER PLANTERS AND INTENSIVE GREEN ROOFS WAS ACCEPTED AND IMPLEMENTED IN PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 15, 2005.
- ➢ ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, TRADITIONAL BIORETENTION, AND PERMEABLE PAVEMENT.
- ➢ THE BIORETENTION PRACTICES (TRADITIONAL AND URBAN), PERMEABLE PAVEMENT, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- ➢ THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. STORMWATER PLANTERS AND INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- ➢ THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- ➢ 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 FIVE (5) 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 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCED ON IN-SITU FILL MATERIAL.
4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
5. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
6. 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.
7. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIORETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
9. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS

   OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

- ➢ SWM VAULTS AND/OR RAINWATER HARVESTING CISTERN SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- ➢ A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- **INFILTRATION BMP'S**

BIORETENTION, SOIL AMENDMENTS, AND PERMEABLE PAVEMENTS HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, LIMITING FACTORS INHIBIT FURTHER USE OF INFILTRATION PRACTICES AND PENDING FURTHER SOIL TESTS, COULD INHIBIT PROPOSED INFILTRATION PRACTICES. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITIES. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL.

- **RAINWATER HARVESTING**

RAINWATER HARVESTING HAS BEEN FOUND IMPRACTICABLE FOR THIS APPLICATION AND THUS HAS NOT BEEN PROPOSED.

- **RUNOFF REDUCTION PRACTICES**

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, 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 AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- ➢ BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY.
- ➢ THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.
- ➢ AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.92" ONSITE (1.00" WHEN CONSIDERING THE OFFSITE AREAS) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-18).

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

IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 2 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION, IT SHOULD BE NOTED THIS TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

  - http://www.co.contra-costa.ca.us/
  - http://www.cccleanwater.org/stormwater-c-3-guidebook/

- **TIER 3 INNOVATIVE BMP'S (NON-APPROVED)**

IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN THE DCR SPEC #9A WITH DPECIAL DETAILS PROVIDED ON SHEET 17 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS. IN ADDITION, IT SHOULD BE NOTED THIS TECHNIQUE OF DISCONNECTION A TOWER ROOF TO A LOWER PODIUM INTO A STORMWATER PLANTER WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

- **OFFSITE OR SHARED FACILITIES**

POTENTIAL OFFSITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-16. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-18. IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.08 INCHES OF RETENTION FOR THE ENTIRE APPLICATION. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORTCOMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- **CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

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

- ➢ AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.92" ONSITE (THE ACTUAL AMOUNT CONTROLLED IS 1.00" WHEN CONSIDERING THE OFFSITE AREAS) OF RAINFALL.
- ➢ THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS (INTENSIVE AND EXTENSIVE), PERMEABLE PAVERS, BIORETENTION, INFILTRATION TRENCHES, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). 83% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.92" ONSITE (THE ACTUAL AMOUNT CONTROLLED IS 1.00" WHEN CONSIDERING OFFSITE AREAS) OF THE FIRST 1 INCH OF RAINFALL.
- ➢ AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, ETC.)
- ➢ THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM/RAINWATER HARVESTING VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- ➢ STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF TRADITIONAL AND URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9, PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
- ➢ 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-16 THRU C-24 FOR DETAILS.

- **SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

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

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

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

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 HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

6/6/16

VIKA REVISIONS	
REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-17

SWM NARRATIVE

EXISTING CONDITIONS:
THE 16.75 ACRE SITE CURRENTLY IS DEVELOPED OFFICE BUILDINGS WITH SURFACE PARKING. THE SITE DRAINS TO THE SOUTHEAST AND ULTIMATELY OUTFALLS INTO SCOTTS RUN. SEE SHEET C-24 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES 6 RESIDENTIAL BUILDINGS (BLDGS A, B, C, D, E, AND F) WITH BUILDING E ALSO HAVING AN OFFICE OPTION. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH TRADITIONAL BIRORETENTION, URBAN BIORETENTION PRACTICES SUCH AS STORMWATER PLANTERS AND BIORETENTION TREE PITS, PERMEABLE PAVEMENT, INTENSIVE AND EXTENSIVE GREEN ROOFS, AND AMENDED SOILS. SEE SHEET C-16 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 THIS CDP.

QUANTITY REQUIREMENTS
THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH TRADITIONAL BIORETENTION, URBAND BIORETENTION PRACTICES SUCH AS STORMWATER PLANTERS AND BIORETENTION TREE PITS, PERMEABLE PAVEMENT, GREEN ROOF (EXTENSIVE AND INTENSIVE), AND SOIL AMENDMENTS TO DECREASE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT IN ADDITION TO CONVENTIONAL STORMWATER MANAGEMENT SYSTEMS AS NEEDED. 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: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-17 FOR FULL NARRATIVE. SEE SHEETS C-19 THROUGH C-22 FOR COMPUTATIONS AND ALTERNATIVES FOR ADDITIONAL OFFSITE CAPTURE. AS SHOWN ON THIS SHEET, THE ONSITE CAPTURE RETAINS 0.92 INCHES. WITH ALTERNATIVE OFFSITE OPTIONS, THIS SITE WILL CAPTURE 1.00 INCHES.

PART II: 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 BY 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. SEE SHEETS C-19 THROUGH C-22 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 MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART III: 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. DETENTION REQUIREMENTS ARE MET THROUGH RUNOFF REDUCTION PRACTICES AND ADDITIONAL STORAGE PROVIDED BY AN UNDERGROUND DETENTION VAULT AS NEEDED. SEE SHEETS C-19 THROUGH C-22.

BMP NARRATIVE
THIS PROJECT IS CLASSIFIED AS A RE-DEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(2). GREEN ROOFS (INTENSIVE AND EXTENSIVE), TRADITIONAL BIORETENTION, URBAN BIORETENTION PRACTICES SUCH AS STORMWATER PLANTERS AND BIORETENTION TREE PITS, AND PERMEABLE PAVEMENTS WILL BE USED TO ACHIEVE THE REQUIRED PHOSPHOROUS REDUCTION. THE DEVELOPMENT ON THE SUBJECT SITE WILL PROVIDE PHOSPHOROUS REMOVAL RATE AS REQUIRED BY CHAPTER 124 ARTICLE 4 OF THE FAIRFAX COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO ALSO USE MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE STANDARDS, OR COMBINATION OF THE PROPOSED LID TECHNIQUES AND MANUFACTURED BMPS. FINAL DESIGN, LOCATION, AND BMP SYSTEM TYPES SHALL BE ESTABLISH AT TIME OF FINAL SITE PLAN AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. SEE BMP COMPUTATIONS BELOW ON THIS SHEET.

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.

APPLICATION OVERALL SWM COMPUTATIONS -TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Highland District

Description: DA 'A' = Bldg 'A', DA 'B' = Bldg 'B', DA 'C' = Bldgs 'C' & 'D', DA 'D' = Bldgs 'E' & 'F'

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A (BUILDING A)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open			1.11		1.11
Managed Turf (acres)				0.66	0.66
Impervious Cover (acres)			0.14	4.34	4.48
				Total	6.25

Drainage Area B (BUILDING 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)				0.40	0.40
Impervious Cover (acres)				2.22	2.22
				Total	2.62

Drainage Area C (BUILDINGS C AND 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)				0.38	0.38
Impervious Cover (acres)				3.38	3.38
				Total	3.76

Drainage Area D (BUILDINGS E AND F)

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)				0.60	0.60
Impervious Cover (acres)				3.52	3.52
				Total	4.12

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)	1.11
Weighted Rv (forest)	0.04
% Forest	7%
Managed Turf (acres)	2.04
Weighted Rv (turf)	0.25
% Managed Turf	12%
Impervious Cover (acres)	13.60
Rv (impervious)	0.95
% Impervious	81%
Total Site Area (acres)	**16.75**
Site Rv	**0.80**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**60,803**
Volume Not Converted to Runoff (cf)	**11,890**
1-inch Runoff Volume for entire site (cf)	**48,912**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	48,912
Runoff Reduction Volume Achieved (cf)	44,006
Total Runoff Volume Retained (cf)	55,896
Total Area of Site Captured in a BMP (acres)	13.94

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**83%**
Rainfall Depth Retained Onsite (inch)	**0.92** *

APPLICATION OVERALL ALTERNATE/ADDITIONAL CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	**60,803 CFT**	**SEE OVERALL COMPUTATIONS (SHOWN HERE)**
TOTAL RUNOFF REDUCTION PROVIDED	**55,896 CFT**	
RAINFALL DEPTH RETAINED ONSITE	**0.92 IN**	
SITE AREA	**16.75**	

* PLEASE NOTE THIS CDP PROPOSES TO RETAIN 0.92 INCHES ONSITE. SEE TABLE BELOW FOR POTENTIAL ALTERNATIVE OFFSITE AREAS WHICH RETAIN AN ADDITIONAL 0.08 INCHES. ONSITE + OFFSITE = 1.00 INCH RETAINED FOR THIS CDP.

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
TREE PITS-OLD MEADOW ROAD - SOUTH AND WEST (TOWARDS DA 'A')	0.26	0.95	897	1677	1.00	897	0.01
TREE PITS-BUCHANAN STREET (TOWARDS DA 'A')	0.07	0.95	241	1328	1.00	241	0.00
TREE PITS-OLD MEADOW ROAD - SOUTH AND EAST (TOWARDS DA 'B')	0.50	0.95	1724	8138	1.00	1724	0.03
SOIL AMENDMENTS (DA 'B')	0.01	0.25	9	179	1.00	9	0.00
TREE PITS-OLD MEADOW ROAD - NORTH AND EAST (TOWARDS DA 'C')	0.30	0.95	1035	8939	1.00	1035	0.02
BIORETENTION-GRANT ST - NORTH AND WEST (TOWARDS DA 'C')	0.03	0.95	103	2492	1.00	103	0.01
OLD MEADOW ROAD - NORTH AND WEST (TOWARDS DA 'D')	0.13	0.95	448	1259	1.00	448	0.01
SOIL AMENDMENTS (DA 'D')	0.09	0.30	98	55	0.56	55	0.00
						TOTAL =	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.51	0.85	1574	3969	2.52	2395	0.04
URBAN BIORETENTION PRACTICES (S/W PLANTER)	5.22	0.95	18012	20184	1.12	2172	0.04
URBAN BIORETENTION PRACTICES (TREE PITS SHEETFLOW ONLY)	1.82	0.95	6276	45809	3.20	13808	0.23
***NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"**					**TOTAL EXCESS VOL**	**18375**	0.31

OVERALL APPLICATION BREAKDOWN BY ONSITE PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.02	IN	TIER 1 0.82 IN
EXTENSIVE GREEN ROOF	0.02	IN	
PERMEABLE PAVEMENT	0.02	IN	
INTENSIVE GREEN ROOF (FOOTPRINT ONLY)	0.04	IN	
STORMWATER PLANTERS (ON GRADE)	0.28	IN	
BIORETENTION TREE PITS	0.21	IN	
EASEMENT CONSERVATION	0.02		
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.20	IN	
SOIL AMENDMENTS	0.02	IN	
INTENSIVE GREEN ROOF (IMPERVIOUS DICONNECT)	0.07	IN	TIER II 0.10 IN
STORMWATER PLANTERS (ABOVE GRADE)	0.03	IN	
TOTAL	**0.92**	**IN**	

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BUILDING /BLOCK	INCHES RETAINED ONSITE	INCHES RETAINED OFFSITE	INCHES RETAINED TOTAL
A	BLDG A	0.91	0.06	0.97
B	BLDG B	0.91	0.14	1.04
C	BLDGS C AND D	0.91	0.09	1.00
D	BLDGS E AND F	0.95	0.04	0.99
TOTAL *		**0.92**	**0.08**	**1.00**

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HIGHLAND DISTRICT Date: 11/5/2015

Plan Number: Engineer: LW

I. WATER QUALITY NARRATIVE

THE CDP AREA OF 16.75 ACRES IS CURRENTLY DEVELOPED PFFICE BUILDINGS WITH SURFACE PARKING. DRAINAGE AREAS 'A' AND 'D' HAVE EXISTING BMPS. THE SITE WILL BE DEVELOPED WITH VARIOUS SUES SUCH AS RESIDENTIAL AND OFFICE.AS AN OFFICE USE WITH RETAIL. THE SITE IS LOCATED IN A RESOURCE MANAGEMENT AREA OUTSIDE THE OCCOQUAN WATERSHED AND SHALL BE CONSIDERED REDEVELOPMENT PER PFM 6-0401.2A THEREFORE, 8.9% PHOSPHOROUS REMOVAL RELATIVE TO POST DEVELOPMENT PHOSPHOROUS LOADING WITHOUT BMP'S IS REQUIRED. BMP REQUIREMENTS SHALL BE MET VIA THE USE OF VEGETATED ROOFS, PERMEABLE PAVEMENT, URBAN BIORETENTION TREE PITS, TRADITIONAL BIORETENTION PRACTICES AND AMENDED SOILS. THE DEVELOPER RESERVES THE RIGHT TO ALSO USE MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARING HOUSE ATANDARDS, OR A COMBINATION OF THE PROPOSED LID TECHNIQUES. FINAL DESIGN, LOCATION, AND BMP SYSTEM TYPES SHALL BE ESTBALISED AT TIME OF FINAL SITE PLAN AND MAY BE REVISED.

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
TRADITIONAL BIORETENTION	0.81	0.48
VEGETAGED ROOF (EXTENSIVE AND INTENSIVE FOOTPRINTS)	0.90	1.11
PERMEABLE PAVEMENT	0.90	0.62
URBAN BIORETENTION TREE PITS	0.90	3.47
UNDETAINED	0.73	11.07
	Total	16.75

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 16.75 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
TRADITIONAL BIORETENTION	0.81	x	0.48	=	0.39
VEGETAGED ROOF (EXTENSIVE AND INTENSIVE FOOTPRINTS)	0.90	x	1.11	=	1.00
PERMEABLE PAVEMENT	0.90	x	0.62	=	0.56
URBAN BIORETENTION TREE PITS	0.90	x	3.47	=	3.12
UNDETAINED	0.73	x	11.07	=	8.08
				(b) Total	13.15

(C) Weighted average "C" factor (b)/(a) = (C) 0.79

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
TRADITIONAL BIORETENTION	65	x	0.03	x	1.03	=	1.92
VEGETAGED ROOF (EXTENSIVE AND INTENSIVE FOOTPRINTS)	40	x	0.07	x	1.15	=	3.04
PERMEABLE PAVEMENT	40	x	0.04	x	1.15	=	1.70
URBAN BIORETENTION TREE PITS	65	x	0.21	x	1.15	=	15.44
UNDETAINED	0	x	0.66	x	0.93	=	0.00
						(a) Total =	22.09

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 8.9

Water Supply Overlay District (Occoquan Watershed) =	50% (Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (New Development) =	40% (Fairfax County) 50% (Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 =	8.89 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 22.1 >= 8.9

P:\projects\6894\6894K\DATA ->\SWM\4th Submission\[BMPCOMPS.xls]Sheet1 **PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED**

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
WWW.VIKA.COM

THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT OVERALL COMPUTATIONS

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014

DES. LW DWN. LW

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-18

FILE: P:\projects\6894\6894K\CADD - PP\PLANNING\PLANNING DRAWINGS\CDP\6894K_SWM Notes.dwg USER: Wilson DATE: March 16, 2016 TIME: 10:27:22 AM

BUILDING A - DRAINAGE AREA "A" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- AMENDED SOILS
- CONSERVATION EASEMENT

TOTAL ONSITE RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
14,256 CF - 0.91 INCHES (NOT INCLUDING OFFSITE AREAS)
LEED POTENTIAL RETENTION FOR DRAINAGE AREA "A"
18,924 CF - 1.12 INCHES
TOTAL POTENTIAL RETENTION VOLUME WITH OFFSITE AREAS
15,222 CF - 0.96 INCHES (ONSITE + OFFSITE AREAS)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

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. 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, SINCE THE EXISTING SITE HAS A DETENTION DRY POND PER 7989-SP-02-2.

EXISTING 2 YR PEAK = 6.25 AC X 0.30 X 5.45 = 10.22 CFS
10 YR PEAK = 6.25 AC X 0.30 X 7.27 = 13.63 CFS

Pond Estimated Storage Detailed Report: DA "A" BLDG A

Element Details			
ID	15	Notes	
Label	DA "A" BLDG A		

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	24.87	10.22	0.130	0.245	0.311	0.375	0.840
10	33.17	13.63	0.173	0.326	0.414	0.499	1.118

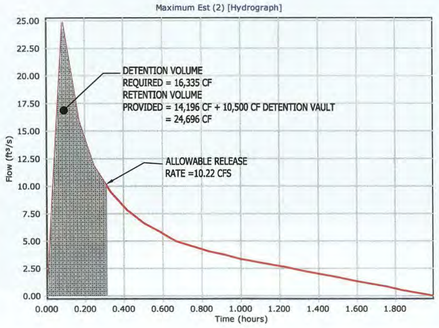
2 YR DETENTION VOL REQUIRED = 16,335 CF

10 YR DETENTION VOL REQUIRED = 21,736 CF

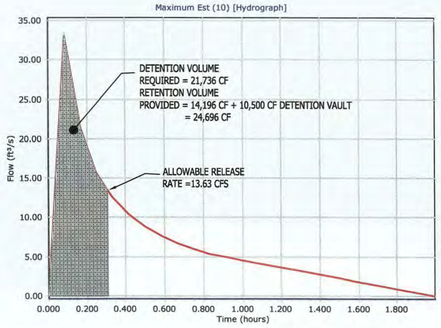
Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.034	0.308	0.000	0.308	0.000	0.308	0.000	0.308	0.000	2.000
10	0.034	0.307	0.000	0.307	0.000	0.307	0.000	0.307	0.000	2.000

Pond Estimated Storage Detailed Report: DA "A" BLDG A



Pond Estimated Storage Detailed Report: DA "A" BLDG A



CURVE NUMBER CONVERSION

WILSON

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

	Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EXISTING CONDITIONS	A EX	Open space; grass cover > 75%	(good)	D	.22	80
		Paved parking lots, roofs, driveways		D	4.78	98
		Woods - grass combination	(good)	D	1.25	79
		Total Area / Weighted Curve Number			6.25	94
PROPOSED CONDITIONS	A PR	Open space; grass cover > 75%	(good)	D	.66	80
		Paved parking lots, roofs, driveways		C	.14	98
		Paved parking lots, roofs, driveways		D	4.34	98
		Woods - grass combination	(good)	D	1.11	79
		Total Area / Weighted Curve Number			6.25	93

LEED CREDIT 6.1 COMPLIANCE

LEED ALLOWABLE RELEASE RATE

THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE "PFM 2 AND 10 YEAR DETENTION COMPLIANCE" ON THIS SHEET FOR ADDITIONAL INFORMATION.

LEED VOLUME COMPUTATIONS

```
WinTR-20 Printed Page File        Beginning of Input Data List
TR20.inp

WinTR-20: Version 1.10                  0        0        0.05
no project title provided
no project subtitle provided

SUB-AREA:
        A EX      Outlet            .00977    94.       .1
        A PR      Outlet            .00977    93.       .1

STREAM REACH:

STORM ANALYSIS:
        2-Yr                        3.17      NOAA_C    2
        1-Yr                        2.62      NOAA_C    2
```

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
A EX	0.010		2.509		12.12	19.68	2014.10

STORM 1-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
A EX	0.010		1.977		12.12	15.78	1615.48

TOTAL RUNOFF VOL. (EX. CONDITIONS)

1 YR STORM: 6.25 AC X 1.98 IN X 1 FT/12 IN X 43,560 SF/AC = 44,921 CF

2 YR STORM: 6.25 AC X 2.51 IN X 1 FT/12 IN X 43,560 SF/AC = 56,946 CF

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)

THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

56,946 CF X 0.75 = 42,709 CF

2 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
A PR	0.010		2.411		12.12	19.18	1963.07

1 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
A PR	0.010		1.886		12.12	15.24	1559.52

TOTAL RUNOFF VOL. (PROP. CONDITIONS)

1 YR STORM: 6.25 AC X 1.89 IN X 1 FT/12 IN X 43,560 SF/AC = 42,879 CF

2 YR STORM: 6.25 AC X 2.41 IN X 1 FT/12 IN X 43,560 SF/AC = 54,677 CF

LEED PROVIDED RUNOFF REDUCTION VOLUME

THE TOTAL STORAGE VOLUME PROVIDED IS THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. TOTAL STORAGE PROVIDED ON THIS SITE IS 14,196 CF + 5,214 CF ADDITIONAL LEED VOL = 19,410 CF.

54,677 CF - 19,410 CF LID PRACTICES =35,267 CF < 42,709 CF

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCNG SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

6/6/16

LEED CREDIT 6.2 COMPLIANCE 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 AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE BACK OF CURB ON THE SOUTH OF THE SITE AND TO THE PROPERTY LINE ON THE NORTH, EAST, AND WEST SIDES OF THE SITE. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LEED 2009 for New Construction and Major Renovations

SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL

Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)		
PERM PAVE		N/A	4.3	80	National or regional source	3.44	+	-
URBAN BIO		No	78	70	State or local program (80% de	54.6	+	-
CDS	VORTECHNIC	Yes	82.1	80	Manufacturer	22	+	-
Total weighted average TSS removal efficiency (must be at least 80%)						80.04		

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

	BLDG A
TOTAL RUNOFF REDUCTION REQUIRED	22,688 CFT
TOTAL RUNOFF REDUCTION PROVIDED	14,196 CFT
RAINFALL DEPTH RETAINED ONSITE	0.91 IN
SITE AREA (AC)	6.25

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
OLD MEADOW ROAD - SOUTH AND WEST	0.26	0.95	897	1441	1.00	897	0.04
TREE PITS-BUCHANAN STREET	0.07	0.95	241	3089	1.00	241	0.02
						TOTAL =	0.06

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT	0.09	0.95	310	176	0.57	0	0.00
STORMWATER PLANTERS	2.43	0.95	8380	9724	1.16	1344	0.06
BIORETENTION TREE PITS (SHEETFLOW ONLY)	0.51	0.95	1759	16561	3.20	3869	0.17
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	5214	0.23

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
STORMWATER PLANTERS (ON GRADE)	0.39	IN	TIER I 0.91 IN
PERMEABLE PAVEMENT	0.01	IN	
BIORETENTION TREE PITS	0.19	IN	
AMENDED SOILS	0.02	IN	
CONSERVATION EASEMENT	0.01	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.29	IN	
TOTAL	0.91 IN		

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A' - BLDG A

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

Site Name: **Highland District**

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	1.11	0.00	1.11
Managed Turf	0.00	0.00	0.00	0.66	0.66
Impervious Cover	0.00	0.00	0.14	4.34	4.48
				D.A. Total (acres)	6.25

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 16,209

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Permeable Pavement - DCR Level 1 Design Spec	3902 SF ONSITE, 198 SF TO ONSITE	0.09	N/A	310	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	310	3,902	N/A	176	135	
Disconnection to Bioretention	ROOF TO SWM PLANTERS	2.58		8,897	Subtract 100% of provided storage vol.	100%	0	8,897	N/A	9,724	8,897	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pits: 1.10 AC onsite impervious area to Bioretention Tree Pits. assume 4' soil depth, 1' gravel, 6" ponding depth. Stormwater Planters: assume 4' depth, 5614 SF Footprint	1.23	N/A	4,242	Subtract 100% of provided storage vol.	100%	0	4,242	N/A	27,518	4,242	0	
Sheetflow to Conservation Area with C/D Soils	0.11 ac to Conservation Area, 0.16 AC of Conservation area	0.11	0.16	525	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	525	6850	N/A	411	114	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	0.10 AC to amended soils, 0.18 AC amended soil footprint	0.10	0.18	508	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	508	7841	N/A	470	38	N/A
		Totals: 4.11	0.34										See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 4.45

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 14,196

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS DRAINAGE AREA 'A'

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-19

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_SWM Notes.dwg USER: Wilson DATE: March 16, 2016 TIME: 10:27:22 AM

BUILDING B - DRAINAGE AREA "B" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- CONSERVATION EASEMENT
- AMENDED SOILS

TOTAL RETENTION VOLUME PROVIDED FOR 1" AREA 'B':
7,133 CF - 0.91 INCHES (ONSITE AREAS ONLY)
LEED POTENTIAL RETENTION FOR DRAINAGE
12,086 CF - 1.44 INCHES
TOTAL POTENTIAL RETENTION VOLUME WITH OFFSITE AREAS
8,437 CF - 1.04 INCHES (ONSITE + OFFSITE AREAS)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

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.

EXISTING 2 YR PEAK = 2.62 AC X 0.78 X 5.45 = 11.14 CFS
10 YR PEAK = 2.62 AC X 0.78 X 7.27 = 14.86 CFS

Pond Estimated Storage Detailed Report: DA "B" BLDG B

Element Details

ID	16	Notes
Label	DA "B" BLDG B	

Detention Storage Estimates -- Target Peak Outflow Rate

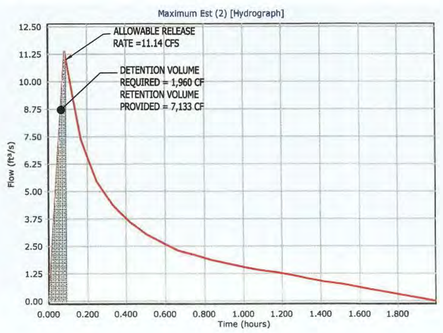
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	11.42	11.14	0.000	0.004	0.000	0.045	0.386
10	15.24	14.86	0.000	0.005	0.000	0.060	0.514

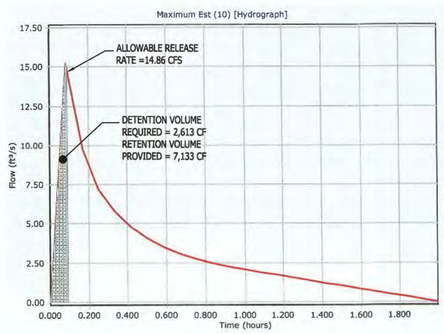
2 YR DETENTION VOL REQUIRED = 1960 CF

10 YR DETENTION VOL REQUIRED = 2613 CF

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.081	0.089	0.000	0.089	0.081	0.089	0.000	0.089	0.000	2.000
10	0.081	0.089	0.000	0.089	0.081	0.089	0.000	0.089	0.000	2.000





CURVE NUMBER CONVERSION

WILSON

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX B	Open space; grass cover > 75% (good)	D	.24	80
	Paved parking lots, roofs, driveways	D	2.38	98
	Total Area / Weighted Curve Number		2.62	96
PR B	Open space; grass cover > 75% (good)	D	.4	80
	Paved parking lots, roofs, driveways	D	2.22	98
	Total Area / Weighted Curve Number		2.62	95

EXISTING CONDITIONS

PROPOSED CONDITIONS

LEED CREDIT 6.1 COMPLIANCE

LEED ALLOWABLE RELEASE RATE

THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE "PFM 2 AND 10 YEAR DETENTION COMPLIANCE" ON THIS SHEET FOR ADDITIONAL INFORMATION.

LEED VOLUME COMPUTATIONS

```
WinTR-20 Printed Page File      Beginning of Input Data List
TR20.inp

WinTR-20: Version 1.10                  0        0        0.05
no project title provided
no project subtitle provided

SUB-AREA:
          EX B      Outlet              .00409    96.       .1
          PR B      Outlet              .00409    95.       .1

STREAM REACH:

STORM ANALYSIS:
          2-Yr                          3.17      NOAA_C    2
          1-Yr                          2.62      NOAA_C    2
```

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX B	0.004		2.693		12.12	8.63	2110.29

STORM 1-Yr

```
SUB-AREA:
          EX B      Outlet              .00409    96.       .1
          PR B      Outlet              .00409    95.       .1
```

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX B	0.004		2.146		12.12	7.02	1715.63

TOTAL RUNOFF VOL. (EX. CONDITIONS)

1 YR STORM: 2.62 AC X 2.15 IN X 1 FT/12 IN X 43,560 SF/AC = 20,448 CF

2 YR STORM: 2.62 AC X 2.69 IN X 1 FT/12 IN X 43,560 SF/AC = 25,584 CF

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

25,584 CF X 0.75 = 19,188 CF

2 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR B	0.004		2.586		12.12	8.45	2066.30

1 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR B	0.004		2.050		12.12	6.81	1665.68

TOTAL RUNOFF VOL. (PROP. CONDITIONS)
1 YR STORM: 2.62 AC X 2.05 IN X 1 FT/12 IN X 43,560 SF/AC = 19,497 CF

2 YR STORM: 2.62 AC X 2.59 IN X 1 FT/12 IN X 43,560 SF/AC = 24,632 CF

LEED PROVIDED RUNOFF REDUCTION VOLUME
THE TOTAL STORAGE VOLUME PROVIDED IS THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. TOTAL STORAGE PROVIDED ON THIS SITE IS 7,133 CF + 4,953 CF ADDITIONAL LEED VOLUME =12,086 CF.

24,632 CF - 12,086 CF LID PRACTICES =12,546 CF < 19,188 CF

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCNG SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

6/6/16

LEED CREDIT 6.2 COMPLIANCE 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 AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS THE PROPERTY LINE. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LEED 2009 for New Construction and Major Renovations
SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL
Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)
PERM PAVE		N/A	5	80	National or regional source	4
BIORETENT		No	5	95	National or regional source	4.75
URBAN BIO		No	74	70	National or regional source	51.8
CDS	VORTECHNIC	Yes	74	80	Manufacturer	17.76
AMEND SOI		No	4	50	National or regional source	2
Total weighted average TSS removal efficiency (must be at least 80%)						80.31

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

	BLDG B
TOTAL RUNOFF REDUCTION REQUIRED	9,511 CFT
TOTAL RUNOFF REDUCTION PROVIDED	7,133 CFT
RAINFALL DEPTH RETAINED ONSITE	0.91 IN
SITE AREA (AC)	2.62

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
OLD MEADOW ROAD - SOUTH AND EAST	0.33	0.95	1138	8138	1.00	1138	0.12
MICRO BIORETENTION - SOUTH	0.09	0.48	157	286	1.00	157	0.02
SOIL AMENDMENTS (DA 'B')	0.01	0.25	9.075	179.1	1.00	9	0.00
					TOTAL =	1304	0.14

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT	0.12	0.95	414	131	0.32	0	0.00
BIORETENTION TREE PITS (SHEETFLOW ONLY)	0.42	0.95	1436	9241	3.20	3158	0.33
STORMWATER PLANTERS	1.24	0.95	4276	6071	1.42	1794	0.19
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	4953	0.53

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
PERMEABLE PAVEMENT	0.02	IN	TIER 1 0.91 IN
BIORETENTION TREE PITS	0.24	IN	
AMENDED SOILS	0.01	IN	
STORMWATER PLANTERS	0.45	IN	
MICRO BIORETENTION	0.01	IN	
CONSERVATION EASEMENT	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.16	IN	
TOTAL	0.91	IN	

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET
DRAINAGE AREA 'B' - BLDG B

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

Site Name: Highland District

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.40	0.40
Impervious Cover	0.00	0.00	0.00	2.22	2.22
			D.A. Total (acres)		2.62

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,019

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Permeable Pavement - DCR Level 1 Design Spec	North of BLDG B	0.12	N/A	414	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	414	2,903	N/A	131	283	
Bioretention - DCR Level 1 Design Spec (standard)	0.01 ac onsite	0.01		34	Subtract 60% of provided storage vol.	60%	0	34	N/A	320	34	0	
Disconnection to Bioretention	1.24 AC ROOF TO SWM PLANTERS	1.24		4,276	Subtract 100% of provided storage vol.	100%	0	4,276	N/A	4,389	4,276	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pits: 0.62 onsite impervious AC, assume 4' soil depth, 1' gravel, 6" ponding depth. Stormwater Planters: assume 4' depth, 2310 SF Footprint	0.67	N/A	2,310	Subtract 100% of provided storage vol.	100%	0	2,310	N/A	10,448	2,310	0	
Sheetflow to Conservation Area with C/D Soils	0.04 ac to conservation, 0.08 onsite ac of conservation easement	0.04	0.08	211	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	211	3485	N/A	209	1	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	South BLDG B		0.19	172	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	172	6970	N/A	172	0	N/A
		Totals: 2.08	0.27										See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 2.35

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,133

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS DARAINAGE AREA 'B'

VIKA REVISIONS

REVISED: 06/06/2016
REVISED: 03/16/2016
REVISED: 11/06/2015
REVISED: 08/07/2015
REVISED: 03/04/2015
REVISED: 09/08/2014
DATE: 07/14/2014

DES. LW | DWN. LW

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-20

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_SWM Notes.dwg USER: Wilson DATE: March 16, 2016 TIME: 10:27:22 AM

BUILDINGS C & D - DRAINAGE AREA "C" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- TRADITIONAL BIORETENTION PRACTICES
- AMENDED SOILS
- CONSERVATION EASEMENT

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
10,811 CF - 0.91 INCHES (ONSITE AREAS)
LEED POTENTIAL RETENTION FOR DRAINAGE AREA 'C'
15,443 CF - 1.34 INCHES
TOTAL POTENTIAL RETENTION VOLUME WITH OFFSITE AREAS
11,949 CF - 1.00 INCHES (ONSITE + OFFSITE AREAS)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

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.

EXISTING 2 YR PEAK = 3.76 AC X 0.84 X 5.45 = 17.21 CFS

10 YR PEAK = 3.76 AC X 0.84 X 7.27 = 22.96 CFS

Pond Estimated Storage Detailed Report: DA "C" BLDGS C & D

Element Details

ID	17	Notes
Label	DA "C" BLDGS C & D	

Detention Storage Estimates -- Target Peak Outflow Rate

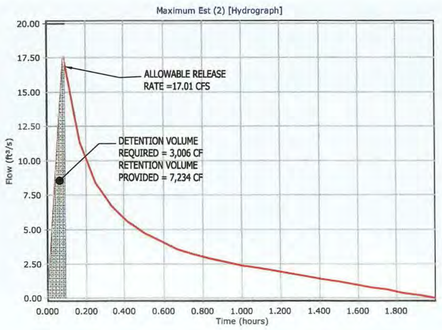
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	17.62	17.21	0.000	0.005	0.000	0.069	0.595
10	23.51	22.96	0.000	0.007	0.000	0.091	0.792

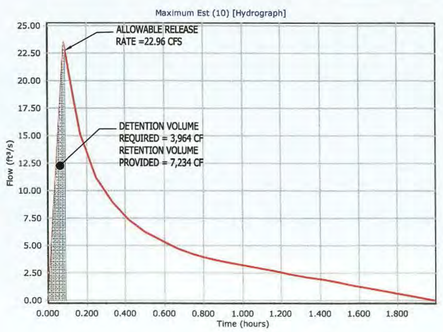
2 YR DETENTION VOL REQUIRED = 3,006 CF

10 YR DETENTION VOL REQUIRED = 3,964 CF

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.081	0.089	0.000	0.089	0.081	0.089	0.000	0.089	0.000	2.000
10	0.081	0.089	0.000	0.089	0.081	0.089	0.000	0.089	0.000	2.000





CURVE NUMBER CONVERSION

WILSON

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX C	Open space; grass cover > 75% (good)	D	.45	80
	Paved parking lots, roofs, driveways	D	3.31	98
	Total Area / Weighted Curve Number		3.76	96
PR C	Open space; grass cover > 75% (good)	D	.38	80
	Paved parking lots, roofs, driveways	D	3.38	98
	Total Area / Weighted Curve Number		3.76	96

EXISTING CONDITIONS

PROPOSED CONDITIONS

LEED CREDIT 6.1 COMPLIANCE

LEED ALLOWABLE RELEASE RATE

THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE "PFM 2 AND 10 YEAR DETENTION COMPLIANCE" ON THIS SHEET FOR ADDITIONAL INFORMATION.

LEED VOLUME COMPUTATIONS

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WinTR-20 Printed Page File        Beginning of Input Data List
TR20.inp

WinTR-20: Version 1.10                  0         0         0.05
no project title provided
no project subtitle provided

SUB-AREA:
          EX C      Outlet          .00588    96.       .1
          PR C      Outlet          .00588    96.       .1

STREAM REACH:

STORM ANALYSIS:
          2-Yr                      3.17      NOAA_C    2
          1-Yr                      2.62      NOAA_C    2
```

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX C	0.006		2.707		12.12	12.41	2110.29

STORM 1-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX C	0.006		2.162		12.12	10.09	1715.63

TOTAL RUNOFF VOL. (EX. CONDITIONS)

1 YR STORM: 3.76 AC X 2.16 IN X 1 FT/12 IN X 43,560 SF/AC = 29,481 CF

2 YR STORM: 3.76 AC X 2.71 IN X 1 FT/12 IN X 43,560 SF/AC = 36,988 CF

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

36,988 CF X 0.75 = 27,741 CF

6/6/16

2 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR C	0.006		2.707		12.12	12.41	2110.29

1 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR C	0.006		2.162		12.12	10.09	1715.63

TOTAL RUNOFF VOL. (PROP. CONDITIONS)

1 YR STORM: 3.76 AC X 2.16 IN X 1 FT/12 IN X 43,560 SF/AC = 29,481 CF

2 YR STORM: 3.76 AC X 2.71 IN X 1 FT/12 IN X 43,560 SF/AC = 36,988 CF

LEED PROVIDED RUNOFF REDUCTION VOLUME
THE TOTAL STORAGE VOLUME PROVIDED IS THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. TOTAL STORAGE PROVIDED ON THIS SITE IS 7,234 CF + 4,632 CF ADDITIONAL LEED VOLUME = 11,866 CF

36,988 CF - 11,866 CF LID PRACTICES =25,122 CF < 27,741 CF

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCNG SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED CREDIT 6.2 COMPLIANCE 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 AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS THE PROPERTY LINE ON THE SOUTH AND WEST OF THE SITE AND TO THE CENTERLINE ON THE NORTH AND THE BACK OF CURB ON THE EAST END OF THE SITE. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LEED 2009 for New Construction and Major Renovations

SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL

Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)
GR	EXTENSIVE	N/A	10	70	National or regional source	7
GR	INTENSIVE	No	48	80	National or regional source	38.4
PERM PAVE		No	4	80	National or regional source	3.2
BIORETENT		No	17	95	National or regional source	16.15
CDS	VORTECHNIC	Yes	17	80	Manufacturer	0.68
URBAN BIO		No	21	70	National or regional source	14.7
Total weighted average TSS removal efficiency (must be at least 80%)						80.13

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BLDGS C AND D

TOTAL RUNOFF REDUCTION REQUIRED	13,649 CFT
TOTAL RUNOFF REDUCTION PROVIDED	10,811 CFT
RAINFALL DEPTH RETAINED ONSITE	0.91 IN
SITE AREA (AC)	3.76

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
TREE PITS-OLD MEADOW ROAD - NORTH AND EAST (TOWARDS DA 'C')	0.30	0.95	1035	8939	1.00	1035	0.08
BIORETENTION-GRANT ST - NORTH AND WEST (TOWARDS DA 'C')	0.03	0.95	103	2492	1.00	103	0.01
						TOTAL =	0.09

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT	0.11	0.95	379	119	0.31	0	0.00
BIORETENTION	0.48	0.85	1481	3969	2.68	2488	0.18
BIORETENTION TREE PITS (SHEETFLOW ONLY)	0.28	0.95	974	9663	3.20	2144	0.16
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	4632	0.34

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.09	IN	TIER 1 0.65 IN
INTENSIVE GREEN ROOF (FOOTPRINT ONLY)	0.15	IN	
PERMEABLE PAVEMENT	0.01	IN	
BIORETENTION	0.11	IN	
BIORETENTION TREE PITS	0.15	IN	
AMENDED SOILS	0.02	IN	
CONSERVATION EASEMENT	0.00	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.12	IN	
INTENSIVE GREEN ROOF (DISCONNECTED ONLY)	0.26	IN	TIER II 0.26 IN
TOTAL	0.91	IN	

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C' - BLDGS C&D

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

Site Name: **Highland District**

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.38	0.38
Impervious Cover	0.00	0.00	0.00	3.38	3.38
				D.A. Total (acres)	3.76

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 12,001

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	0.33 AC Extensive roof, assume 4" depth; 0.60 AC intensive roof, assume 10" depth, with 1.04 AC draining to it, soil porosity 0.30	1.97	N/A	6,794	Subtract 100% of provided storage vol.	100%	N/A	6,794	N/A	7,971	6,794	0	
Permeable Pavement - DCR Level 1 Design Spec	South of BLDG 'C'&'D'	0.11	N/A	379	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	379	2,646	N/A	119	260	
Bioretention - DCR Level 2 Design Spec (enhanced)	3,007 SF Footprint; assume 4' depth		0.07	64	Subtract 100% of provided storage vol.	100%	1,414	1,477	N/A	3,969	1,477	0	
Disconnection to Bioretention	East of BLDG D	0.41		1,414	Subtract 100% of provided storage vol.	100%	0	1,414	N/A		0	1,414	Bioretention - DCR Level 2 Design Spec
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pits: 0.60 onsite impervious AC to Bioretention TP, assume 4' soil depth, 1' gravel, 6" ponding depth	0.60	N/A	2,069	Subtract 100% of provided storage vol.	100%	0	2,069	N/A	11,008	2,069	0	
Sheetflow to Conservation Area with C/D Soils	0.06 ac to conservation easement, 0.14 footprint	0.06	0.14	334	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	334	6237	N/A	334	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils			0.02	18	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	18	871	N/A	18	0	N/A
		Totals:	3.15	0.23									See Site Data and Summary Tab for Site Results
		Total Drainage Area Treated (acres):		3.38				Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):			10,811		

VIKA

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ MYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
WWW.VIKA.COM

THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS DRAINAGE AREA 'C'

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-21

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BUILDINGS E & F - DRAINAGE AREA "D" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- AMENDED SOILS

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
11,866 CF - 0.95 INCHES (ONSITE AREAS)
LEED POTENTIAL RETENTION FOR DRAINAGE AREA "D"
15,476 CF - 1.20 INCHES
TOTAL POTENTIAL RETENTION VOLUME FOR OFFSITE AREAS
12,369 CF - 0.99 INCHES (ONSITE + OFFSITE AREAS)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

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. 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 BECAUSE THE EXISTING SITE HAS DETENTION PER 7989-SP-01.

EXISTING 2 YR PEAK = 4.12 AC X 0.30 X 5.45 = 6.74 CFS
10 YR PEAK = 4.12 AC X 0.30 X 7.27 = 8.99 CFS

Pond Estimated Storage Detailed Report: DA "D" BLDGS E & F

Element Details		
ID	18	Notes
Label	DA "D" BLDGS E & F	

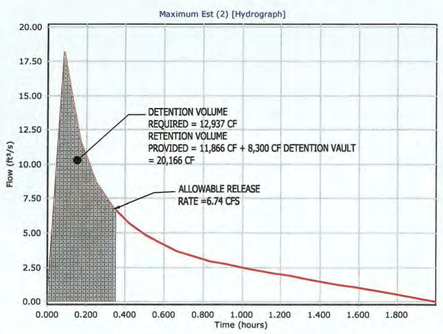
Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	18.19	6.74	0.113	0.201	0.257	0.297	0.614
10	24.26	8.99	0.150	0.267	0.342	0.396	0.818

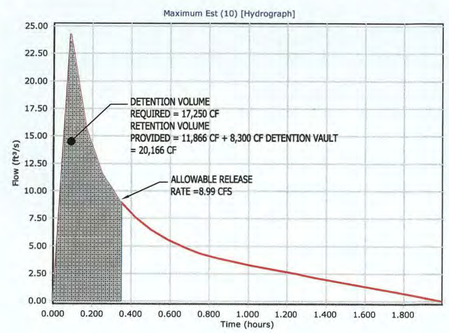
2 YR DETENTION VOL REQUIRED = 12,937 CF

10 YR DETENTION VOL REQUIRED = 17,250 CF

Pond Estimated Storage Detailed Report: DA "D" BLDGS E & F



Pond Estimated Storage Detailed Report: DA "D" BLDGS E & F



CURVE NUMBER CONVERSION

WILSON

Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX D	Open space; grass cover > 75% (good)	D	.79	80
	Paved parking lots, roofs, driveways	D	3.33	98
	Total Area / Weighted Curve Number		4.12	95 EXISTING CONDITIONS
PR D	Open space; grass cover > 75% (good)	D	.6	80
	Paved parking lots, roofs, driveways	D	3.52	98
	Total Area / Weighted Curve Number		4.12	95 PROPOSED CONDITIONS

LEED CREDIT 6.1 COMPLIANCE

LEED ALLOWABLE RELEASE RATE

THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE "PFM 2 AND 10 YEAR DETENTION COMPLIANCE" ON THIS SHEET FOR ADDITIONAL INFORMATION.

LEED VOLUME COMPUTATIONS

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TR20.inp

WinTR-20: Version 1.10                  0         0         0.05
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no project subtitle provided

SUB-AREA:
          EX D      Outlet          .00642    95.       .1
          PR D      Outlet          .00644    95.       .1

STREAM REACH:

STORM ANALYSIS:
          2-Yr                      3.17      NOAA_C    2
          1-Yr                      2.62      NOAA_C    2
```

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
EX D	0.006		2.604		12.12	13.27	2066.30

STORM 1-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
EX D	0.006		2.064		12.12	10.69	1665.68

TOTAL RUNOFF VOL (EX. CONDITIONS)

1 YR STORM: 4.12 AC X 2.06 IN X 1 FT/12 IN X 43,560 SF/AC = 30,809 CF

2 YR STORM: 4.12 AC X 2.60 IN X 1 FT/12 IN X 43,560 SF/AC = 38,884 CF

6/6/16

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

38,884 CF X 0.75 = 29,163 CF

2 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
PR D	0.006		2.604		12.12	13.31	2066.30

1 YR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
PR D	0.006		2.064		12.12	10.73	1665.68

TOTAL RUNOFF VOL. (PROP. CONDITIONS)

1 YR STORM: 4.12 AC X 2.06 IN X 1 FT/12 IN X 43,560 SF/AC = 30,809 CF

2 YR STORM: 4.12 AC X 2.60 IN X 1 FT/12 IN X 43,560 SF/AC = 38,884 CF

LEED PROVIDED RUNOFF REDUCTION VOLUME
THE TOTAL STORAGE VOLUME PROVIDED IS THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES.
TOTAL STORAGE PROVIDED ON THIS SITE IS 9,273 CF + 3,610 CF OF ADDITIONAL LEED VOLUME =12,883 CF

38,884 CF - 12,883 CF LID PRACTICES
= 26,001 CF < 29,163 CF

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCNG SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED CREDIT 6.2 COMPLIANCE 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 AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS AROUND THE BUILDING FOOTPRINTS. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LEED 2009 for New Construction and Major Renovations

SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL

Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)
GR	INTENSIVE	N/A	21.9	80	National or regional source	17.52
URBAN BIO		No	78.1	70	National or regional source	54.67
CDS	VORTECHNIC	Yes	49	80	Manufacturer	11.76
Total weighted average TSS removal efficiency (must be at least 80%)						83.95

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D' - BLDGS E&F

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BLDGS E AND F	
TOTAL RUNOFF REDUCTION REQUIRED	14,956 CFT
TOTAL RUNOFF REDUCTION PROVIDED	11,866 CFT
RAINFALL DEPTH RETAINED ONSITE	0.95 IN
SITE AREA (AC)	4.12

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
OLD MEADOW ROAD - NORTH AND WEST (TOWARDS DA 'D')	0.13	0.95	448	1259	1.00	448	0.03
SOIL AMENDMENTS (DA 'D')	0.09	0.30	98	55	0.56	55	0.01
						TOTAL =	0.04

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT	0.30	0.95	1035	594	0.57	0	0.00
STORMWATER PLANTERS	1.50	0.95	5173	6071	1.17	898	0.06
BIORETENTION TREE PITS (SHEETFLOW ONLY)	0.61	0.95	2104	5363	2.55	2712	0.18
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	3610	0.25

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
INTENSIVE GREEN ROOF (FOOTPRINT ONLY)	0.04	IN	TIER I 0.79 IN
PERMEABLE PAVEMENT	0.04	IN	
STORMWATER PLANTERS (ON GRADE)	0.24	IN	
BIORETENTION TREE PITS	0.28	IN	
AMENDED SOILS	0.03	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.16	IN	
INTENSIVE GREEN ROOF (IMPERVIOUS DISCONNECT)	0.06	IN	TIER II 0.17 IN
STORMWATER PLANTERS (ABOVE GRADE)	0.11	IN	
TOTAL	0.95 IN		

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

Site Name: Highland District

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.60	0.60
Impervious Cover	0.00	0.00	0.00	3.52	3.52
			D.A. Total (acres)		4.12

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 12,683

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	BLDG F (0.18 AC Intensive w/ 0.26 AC draining to it, assume 10" depth). Soil porosity 0.30	0.44	N/A	1,517	Subtract 100% of provided storage vol.	100%	N/A	1,517	N/A	1,549	1,517	0	
Permeable Pavement - DCR Level 1 Design Spec	Public Parks and Private drives	0.30	N/A	1,035	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	1,035	13,210	N/A	594	440	
Disconnection to Bioretention	BLDG E: 0.72 AC runoff to SWM Planters; BLDG F: 0.78 AC runoff to SWM Planters	1.50		5,173	Subtract 100% of provided storage vol.	100%	0	5,173	N/A	6,071	5,173	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Stormwater Planters: BLDG E (1485 SF Footprint, assume 4' epth) BLDG F (1708 SF Footprint, assume 4' depth). Bioretention Tree Pits: 1.15 AC onsite (assume 4' soil depth, 1' gravel depth, 6" ponding)	1.22	N/A	4,207	Subtract 100% of provided storage vol.	100%	0	4,207	N/A	6,432	4,207	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	0.04 AC to amended soils, 0.26 AC onsite Amended soils.	0.04	0.26	374	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	374	11326	N/A	374	0	N/A
		Totals:	3.50	0.26									See Site Data and Summary Tab for Site Results
		Total Drainage Area Treated (acres):		3.76		Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):					11,866		

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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS DRAINAGE AREA 'D'

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES.	LW
DWN.	LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-22

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_SWM Notes.dwg USER: Wilson DATE: March 16, 2016 TIME: 10:27:22 AM

FAIRFAX COUNTY "TIME LIMITS" STORMWATER DETERMINATION

County of Fairfax, Virginia

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

APR 0 9 2015

Kely Chipman
BIT Investment fifty-Two, LLC
c/o PNC Realty Investors
One East Pratt Street, 5th Floor East
Baltimore, Maryland 21202

Reference: The Highland District (Old Meadow Road); 7788-RGP-001-1, 7989-RGP-001-1, and RZ 2014-PR-021; Tax Map #029-4-06-0095-C, 0097-C, 0105, 0106, 0000-A, and 0000-B; Providence District

Subject: Stormwater Management Ordinance Determination #7788-SWOD-001-1

Dear Ms. Chipman:

This is in response to your request dated March 2, 2015, for a determination whether the referenced project meets the applicable criteria and qualifies under the Time Limits on Applicability of Approved Design Criteria ("Time Limits") provision in §124-1-11.A of the Stormwater Management Ordinance, Chapter 124 of the *Code of the County of Fairfax* (SWMO). With your request, you provided copies of the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (General Permit) coverage letters issued by the Virginia Department of Environmental Quality (DEQ), dated September 19, 2014. In addition to the information provided with your request, on April 3, 2015, Ms. Jessica Mack, VIKA Virginia LLC, provided copies of the 2009 General Permit coverage letters issued by DEQ, dated June 27, 2014. The project specific permit registration numbers are VAR10F075 (Old Meadow Road East) and VAR10F074 (Old Meadow Road West).

We have reviewed your request and have determined that the land-disturbing activities that obtained initial coverage under the 2009 General Permit prior to July 1, 2014, qualify under the "Time Limits" provision in SWMO §124-1-11.A, and may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two additional state permit cycles, subject to the following:

- Coverage under the VPDES General Permit is continuously maintained throughout the life of the construction activity, until all land-disturbing activities are completed and General Permit coverage is terminated;
- All development-wide, post-construction stormwater management measures included in the Stormwater Pollution Prevention Plans (SWPPPs) for the land-disturbing activities are installed prior to the completion of construction to ensure compliance with the technical criteria in Article 5 of the SWMO; and

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5504
Phone 703-324-1780 • TTY 703-324-1877 • FAX 703-653-6678
www.fairfaxcounty.gov/dpwes

- Any portions of the project not under construction at the end of the 2019 VPDES General Permit (i.e., June 30, 2024) shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

This determination is based on the Time Limits and Grandfathering provisions in the SWMO, adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (9VAC25-870 et seq.); and DEQ Guidance Memo No. 14-2014, dated August 25, 2014. The land-disturbing activities qualify under the "Time Limits" provision in SWMO §124-1-11.A because coverage under the General Permit had been obtained prior to July 1, 2014.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, coverage under the VPDES General Permit is maintained, and the SWPPPs for the land-disturbing activities are updated, as necessary, in compliance with the requirements of the VPDES General Permit. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024, unless all portions of the project have been completed or are under construction. After that time, any portions of the project not under construction shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

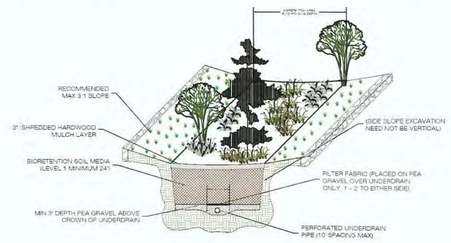
If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-324-1780 or e-mail: Jerry.Stonefield@fairfaxcounty.gov.

Sincerely,

Durga Kharel, P.E., Chief, Central Branch
Site Development and Inspections Division (SDID)
Herrity Building – 5th Floor, Suite 535

cc: Jack Weyant, Director, SDID, DPWES
Paul Shirey, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCRD, CDCD, LDS, DPWES
DPWES File

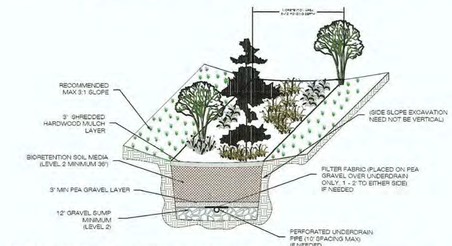
VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**



TYPICAL BIORETENTION - LEVEL 1

NTS

Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

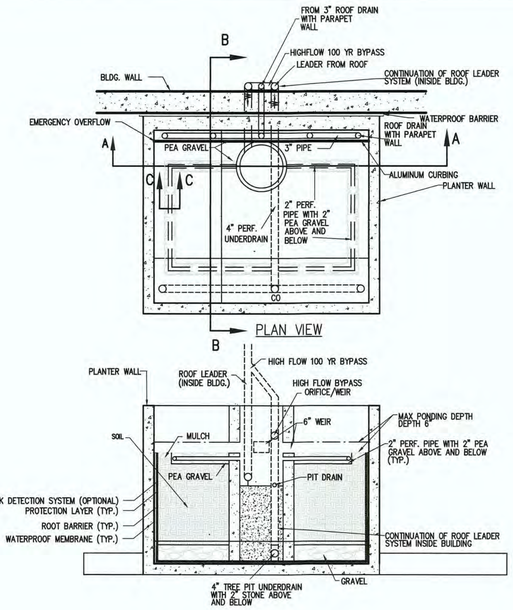


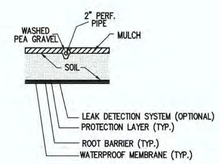
TYPICAL BIORETENTION - LEVEL 2 WITH UNDERDRAIN

NTS

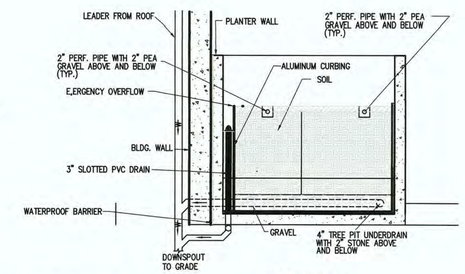
Figure 9.4b: Typical Detail of Bioretention Basin Level 2 Design

BIO-RETENTION DETAIL





SECTION C-C



SECTION B-B

STORMWATER PLANTER DETAIL
NOT TO SCALE

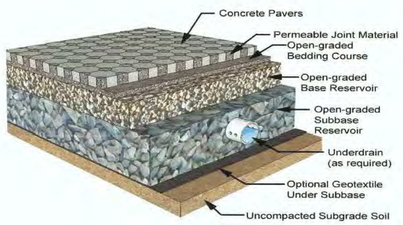
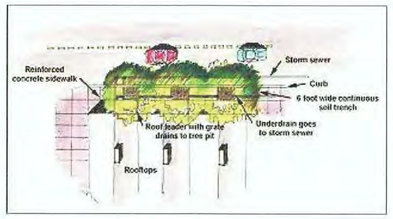


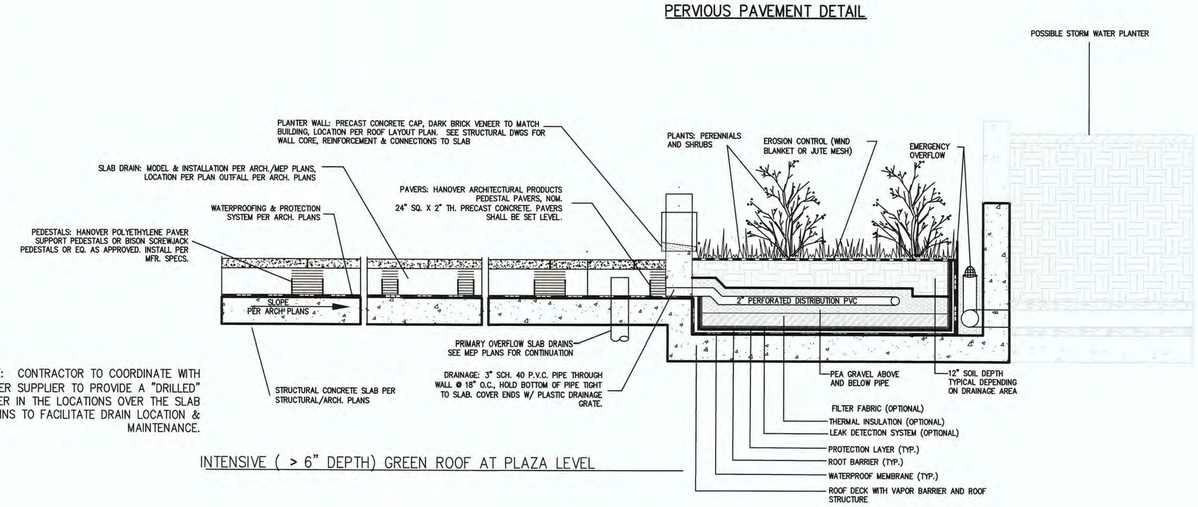
Figure 7.2. Typical Detail (Source: Smith, 2009)

PERVIOUS PAVEMENT DETAIL



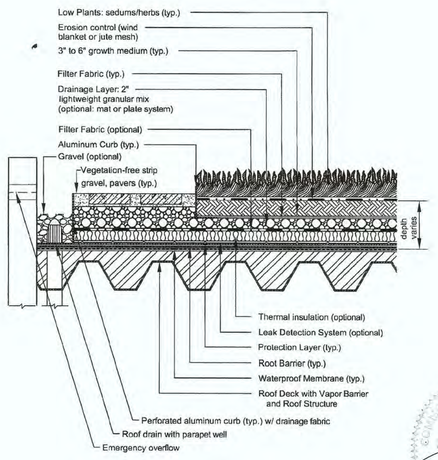
TREE BOX FILTER DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**



NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF

6/6/16

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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
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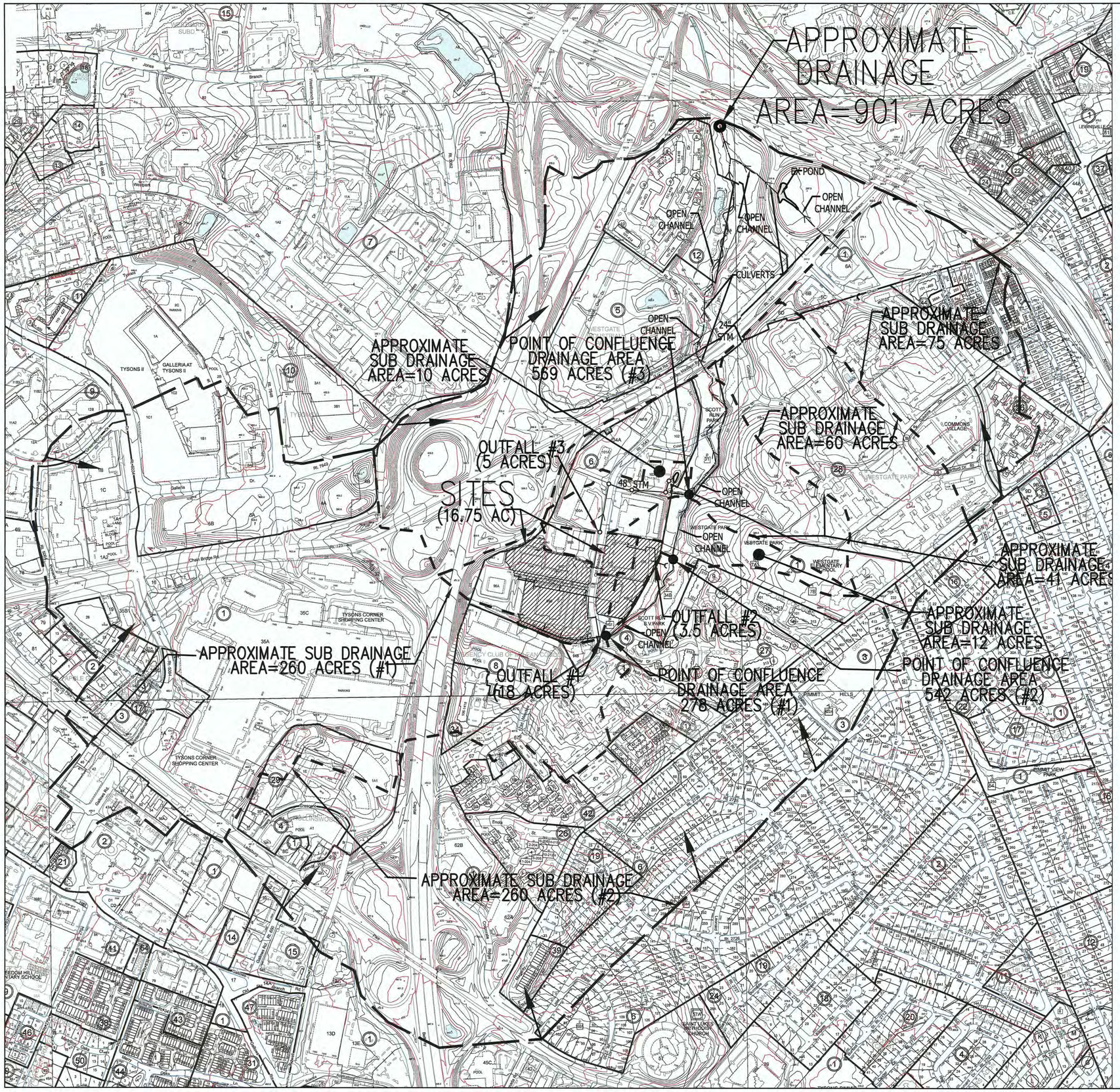
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-23

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K_SWM Notes.dwg USER: Wilson DATE: March 16, 2016 TIME: 10:27:22 AM



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY(S) (16.75 ACRES) ARE IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((6)), PARCELS 95C, 97C, 105 & 106 AND ARE LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTIES ARE BORDERED BY DOLLEY MADISON BOULEVARD, I-495 RAMP ONTO DOLLEY MADISON BOULEVARD, OLD MEADOW ROAD, AND SCOTTS RUN.

THERE ARE THREE OUTFALLS ASSOCIATED WITH THE COLLECTIVE SITES AS SHOWN IN THE MAP ON THIS SHEET.THE FOLLOWING IS A DETAILED DESCRIPTION OF EACH ONE:

THE FIRST OUTFALL IN THE SOUTH PORTION OF THE APPLICATION AREA COLLECTS APPROXIMATELY 11.67 ACRES OF THE COLLECTIVE SITE AREA AT OLD MEADOW ROAD AND THEN DRAINS INTO AN EXISTING PIPE. AT THIS PIPE, THE CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 18 ACRES. THIS EXISTING PIPE OUTFALLS INTO SCOTTS RUN. AT THE POINT WHERE THE EXISTING PIPE OUTFALLS INTO SCOTTS RUN, THE TOTAL DRAINAGE AREA IS 278 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

THE SECOND OUTFALL IS LOCATED ALONG THE NORTH EAST PORTION OF THE SITE AND COLLECTS APPROXIMATELY 3.5 ACRES OF THE COLLECTIVE SITE AREA. RUNOFF FLOWS THROUGH AN EXISTING PIPE WHICH OUTFALLS INTO SCOTTS RUN. AT THE POINT THE PIPE OUTFALLS INTO SCOTTS RUN THE TOTAL DRAINAGE AREA IS APPROXIMATEL 264 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

THE THIRD OUTFALL IS LOCATED AT THE NORTH END OF THE COLLECTIVE SITE SITE AREA AND THIS OUTFALL COLLECTS APPROXIMATELY 5 ACRES BEFORE CROSSING OVER OLD MEADOW ROAD IN A 42 INCH STORM PIPE. AFTER CROSSING THE ROAD THE OUTFALL BECOMES A 48 INCH STORM PIPE AND ALSO COLLECTS WATER FROM LOT 103 BEFORE OUTFALLING INTO AN EXISTING DRY POND (#0663). IT IS UNCLEAR FROM THE AVAILABLE GIS INFORMATION IF LOT 104 OUTFALLS INTO THIS SYSTEM UPSTREAM OF THE EXISTING DRY POND. IT APPEARS THERE IS A CONNECTION FROM LOT 104 TO THE OUTFALL, THE DRAINAGE AREA OF THIS PIPE WILL BE ASCERTAINED AND PROVIDED AT FDP. THE POND OUTFALL IS INTO AN OPEN CHANNEL WHICH LEADS TO SCOTTS RUN. AT THE POINT THE OPEN CHANNEL TIES INTO SCOTTS RUN THE DRAINAGE AREA IS APPROXIMATELY 569 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

AT EACH POINT WHERE THE THREE SEPARATE OUTFALLS TIE INTO SCOTTS RUN THE DRAINAGE AREA EXCEEDS 360 ACRES AND SCOTTS RUN IS AN OPEN NATURAL CHANNEL. AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 901 ACRES; SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

AT THIS TIME THERE ARE NO REPORTED DOWNSTREAM DRAINAGE CONCERNS.

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 Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 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(s) C-16
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	N/A
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-10, C-16, C-24. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-16
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-6

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-16, C-17, C-18

☒ 8. A description of 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(s) C-24. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-24 (GRANDFATHERED SITE)

☒ 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 Sheet(s) C-4, C-5.

☐ 11. A submission waiver is required for _____

☐ 12. Stormwater management is not required because _____

Revised: 8/4/2015

6/6/16

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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. LW	DWN. LW
SCALE:	1"=400'
PROJECT/FILE NO.	6894K
SHEET NO.	C-24

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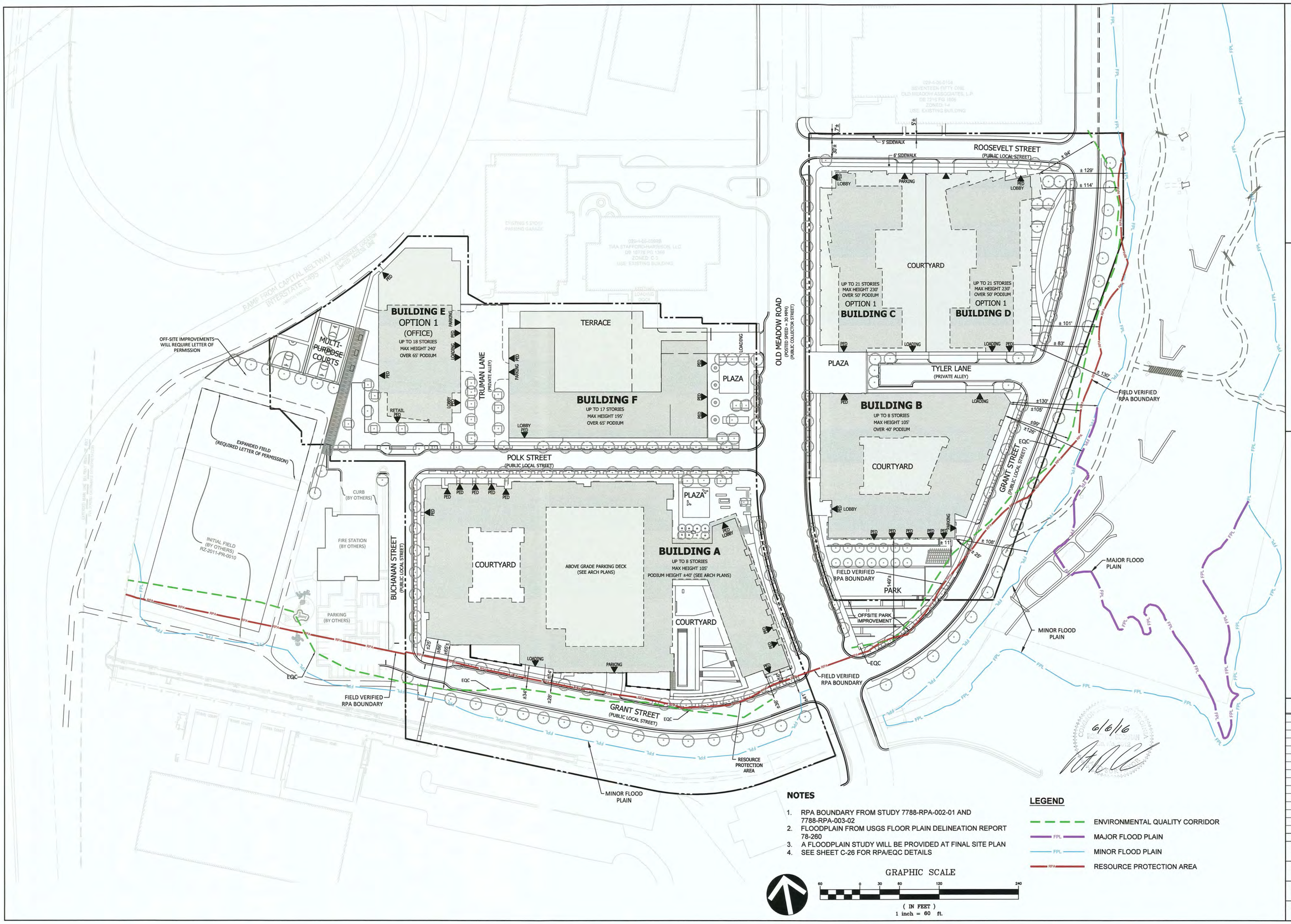

NOTES

1. RPA BOUNDARY FROM STUDY 7788-RPA-002-01 AND 7788-RPA-003-02
2. FLOODPLAIN FROM USGS FLOOR PLAIN DELINEATION REPORT 78-260
3. A FLOODPLAIN STUDY WILL BE PROVIDED AT FINAL SITE PLAN
4. SEE SHEET C-26 FOR RPA/EQC DETAILS

LEGEND

- ENVIRONMENTAL QUALITY CORRIDOR
- MAJOR FLOOD PLAIN
- MINOR FLOOD PLAIN
- RESOURCE PROTECTION AREA

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W W W . V I K A . C O M

THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENVIRONMENTAL PLAN

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014

DES.	DWN.
RRC	KEA

SCALE: 1"=60'

PROJECT/FILE NO. 6894K

SHEET NO. C-25

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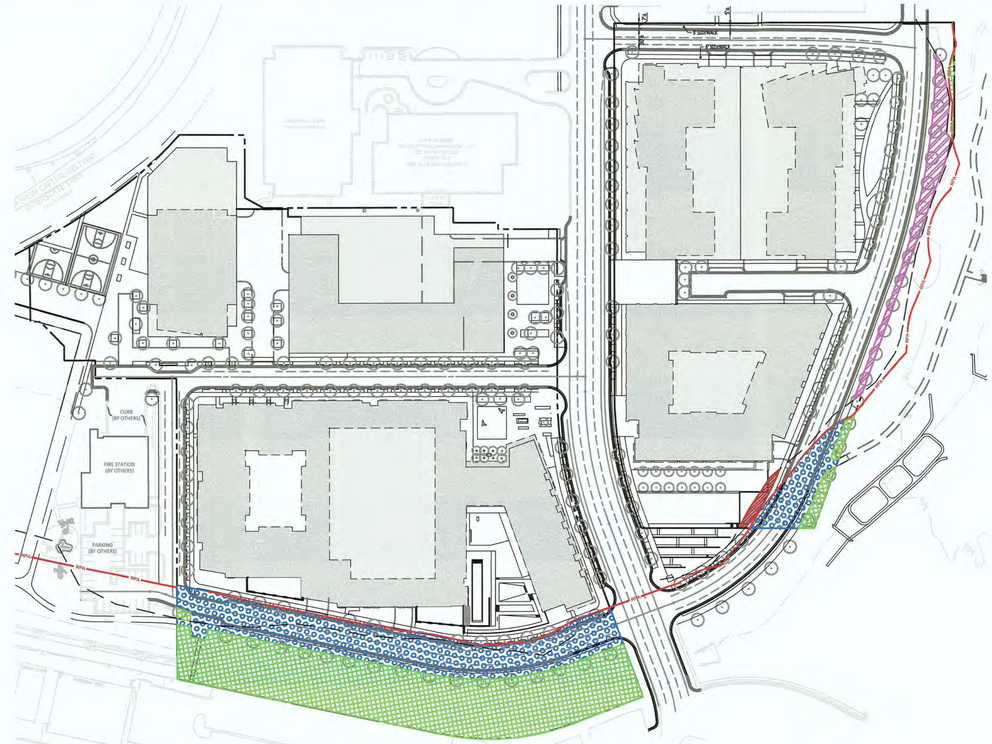
EXISTING CONDITIONS



PROPOSED CONDITIONS

LEGEND

RESOURCE PROTECTION AREA FROM STUDY 7788-RPA-002-01 AND 7788-RPA-003-02

EXISTING PAVEMENT IN RPA: 33,500 SF ±

EXISTING PERVIOUS IN RPA: 59,500 SF ±

TOTAL EXISTING IMPERVIOUS AREA IN RPA: 33,500 SF ±

LEGEND

RESOURCE PROTECTION AREA FROM STUDY 7788-RPA-002-01 AND 7788-RPA-003-02

ENVIRONMENTAL QUALITY CORRIDOR (EQC)

PROPOSED PUBLIC STREET DEDICATION PAVEMENT AND STREETSCAPE : 41,000 SF ±
(PUBLIC STREET AREA EXEMPT FROM RPA-CBPO CHAPTER 5)

PROPOSED PERVIOUS IN RPA: 51,000 SF ±

TOTAL NEW PERMITTED IMPERVIOUS AREA (NOT EXEMPT): 0 SF

RESOURCE PROTECTION AREA NARRATIVE:

A PUBLIC STREET IS PROPOSED IN THE EXISTING RPA. PUBLIC STREETS ARE EXEMPT AND PERMITTED IN THE RPA PER SECTION 118-5-2 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THE EXISTING RPAS ARE APPROVED (7788-RPA-002-01 AND 7788-RPA-003-02) AND MAY BE MODIFIED WITH AN RPA DELINEATION STUDY. THE OVERALL NONEXEMPT IMPERVIOUS AREA AFTER DEVELOPMENT IS LESS THAN THE EXISTING IMPERVIOUS AREA, AND THEREFOR MEETS THE 20% CRITERION. A WRPA SHALL BE SUBMITTED IN CONCURRENCE WITH THE FINAL SITE PLAN IN ACCORDANCE WITH SECTIONS 118-3-2, 118-3-3, AND 118-5-3.

AREA OF EQC ENROACHMENT: ± 900 SF

AREA OF EQC COMPENSATION: ± 3,800 SF

TOTAL EQC TABULATIONS

TOTAL AREA OF EQC ENCROACHMENT: 900 ± SF
TOTAL AREA OF EQC COMPENSATION: 3,800 ± SF
RATE OF EQC COMPENSATION: 4.2 TO 1.0

EQC NARRATIVE

A PUBLIC STREET IS PROPOSED WITHIN THE EXISTING EQC. INTRUSIONS OF THE PUBLIC STREET AND STREETSCAPE ARE PERMITTED PER THE EQC POLICY GUIDELINES OUTLINED IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

THIS CONCEPTUAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 900 ± SF OF ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EQC RATE OF 4.2 TO 1.0 (3,800 ± SF).

IN ACCORDANCE WITH OBJECTIVE 9 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010): THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY.

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
LIC. No. 2012

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RESOURCE PROTECTION AREA / ENVIRONMENTAL QUALITY CORRIDOR INVESTIGATION PLAN

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. RRC	DWN. KEA
SCALE:	1"=100'
PROJECT/FILE NO.	6894K
SHEET NO.	C-26

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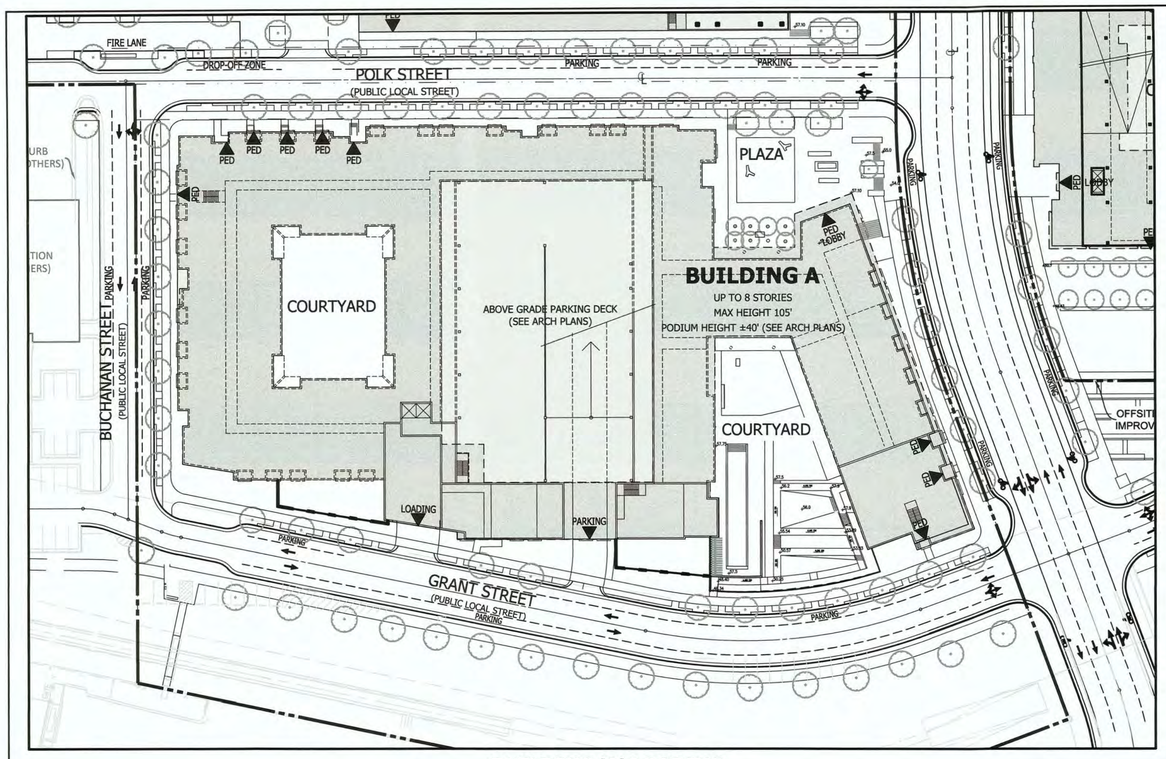

BUILDING 'A' LOADING
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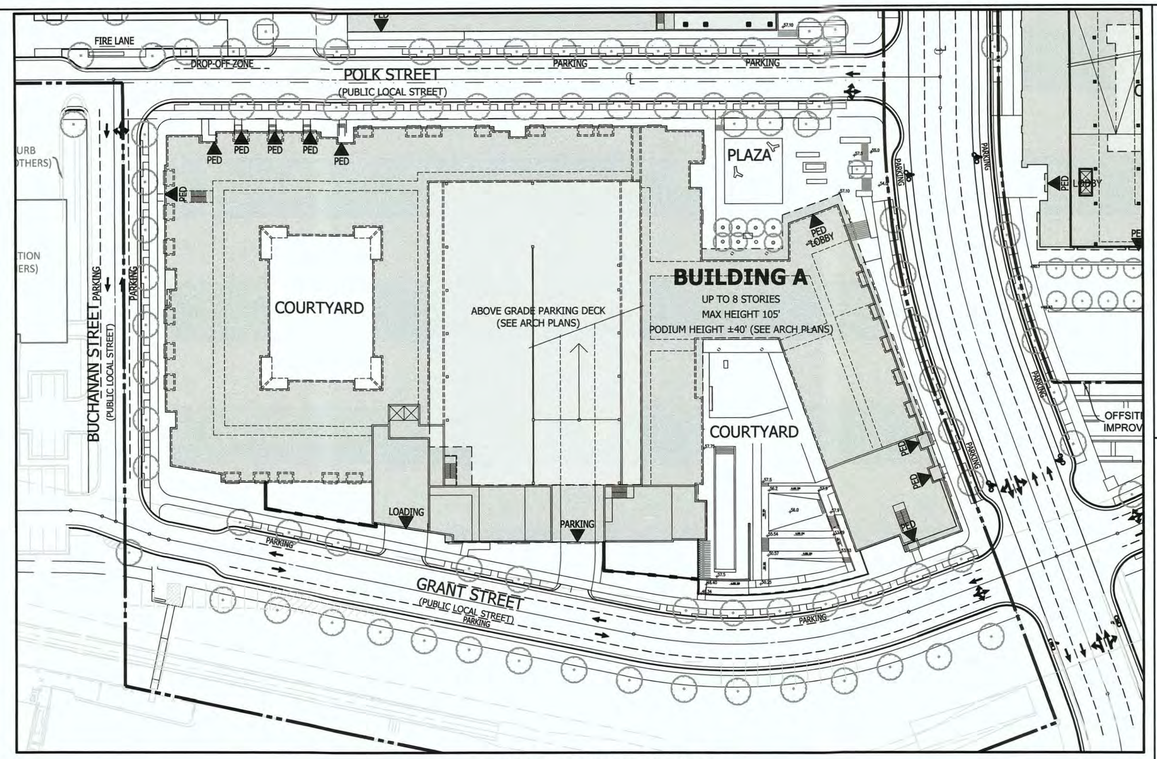
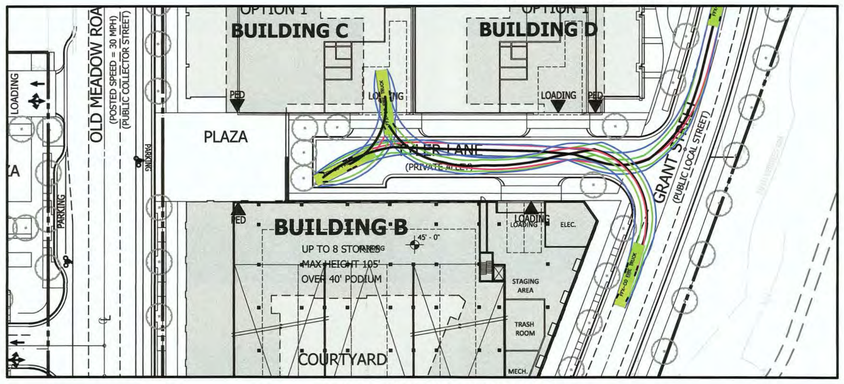


BUILDING 'A' LOADING
SU-40 EXITING THE LOADING DOCK



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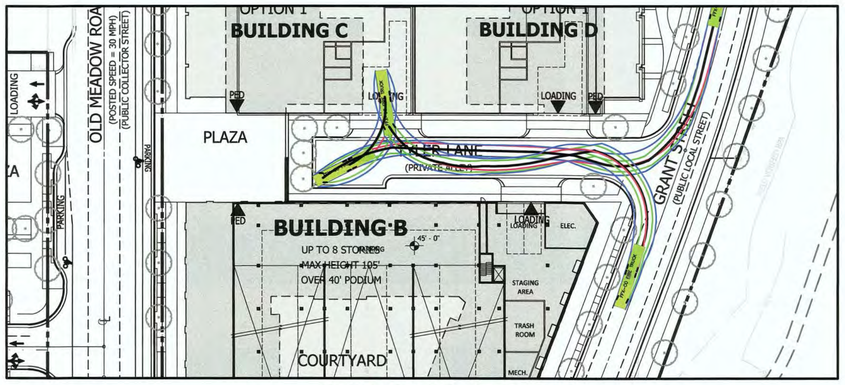

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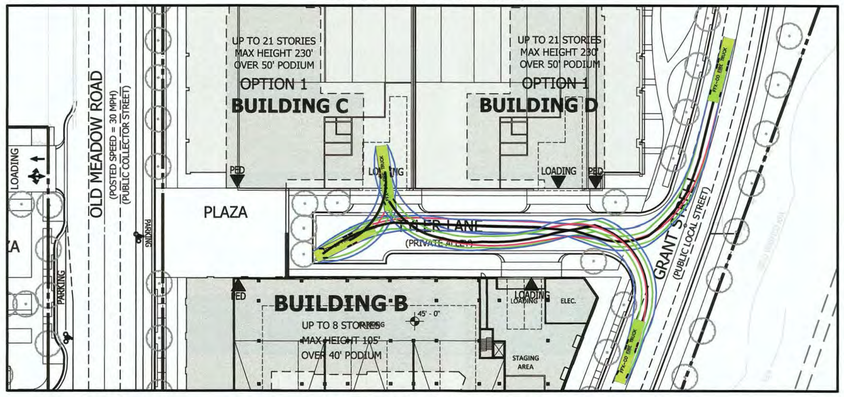
SU-40 EXITING THE LOADING DOCK



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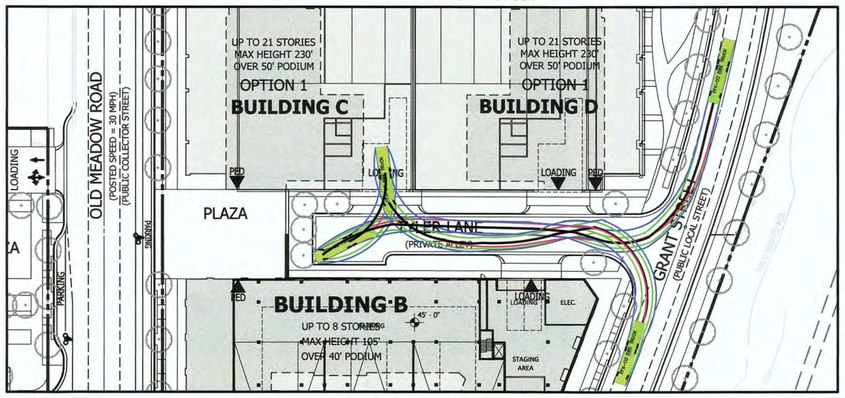

BUILDING 'C' LOADING
SU-40 EXITING THE LOADING DOCK

LEGEND:
- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
REG. No. 2222
LAND SURVEYOR

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS BUILDINGS 'A', 'B' AND 'C'

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. RRC	DWN. KEA
SCALE:	1"=50'
PROJECT/FILE NO.	6894K
SHEET NO.	C-27

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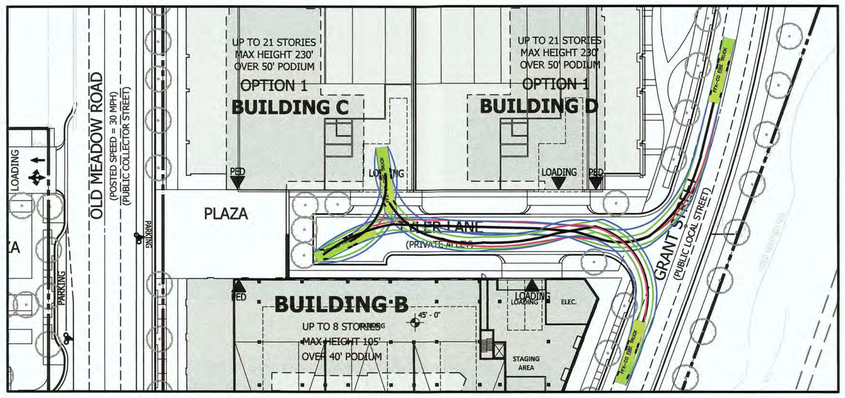

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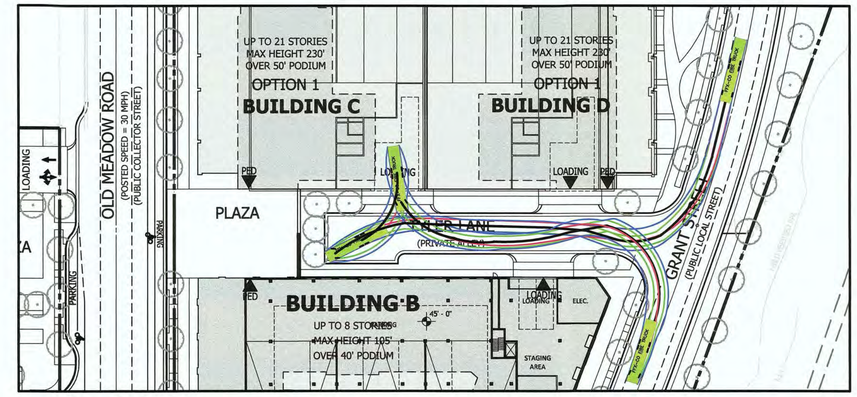
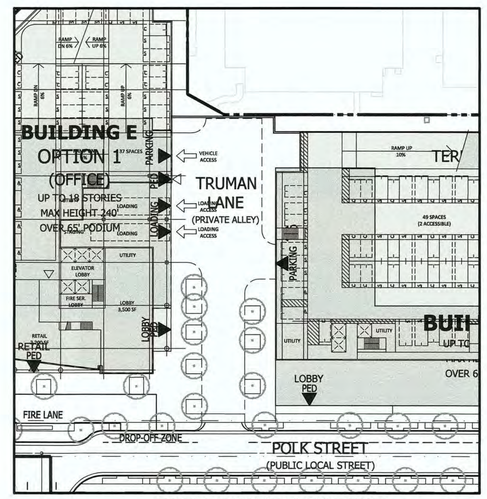
SU-40 ENTERING THE LOADING DOCK



BUILDING 'D' LOADING
SU-40 EXITING THE LOADING DOCK



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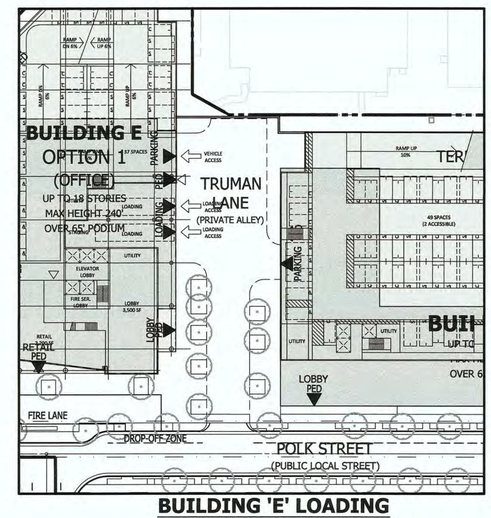

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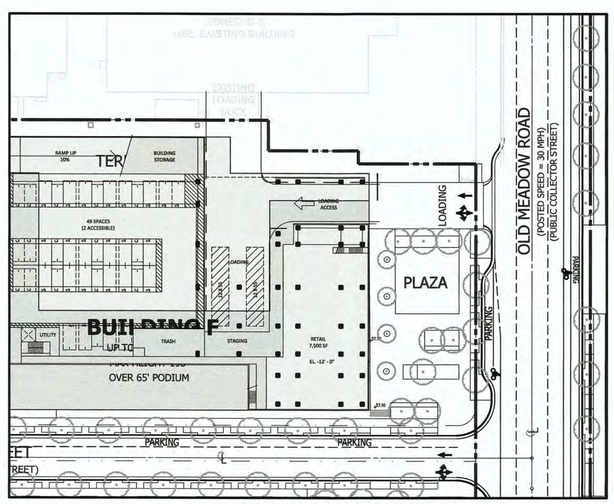

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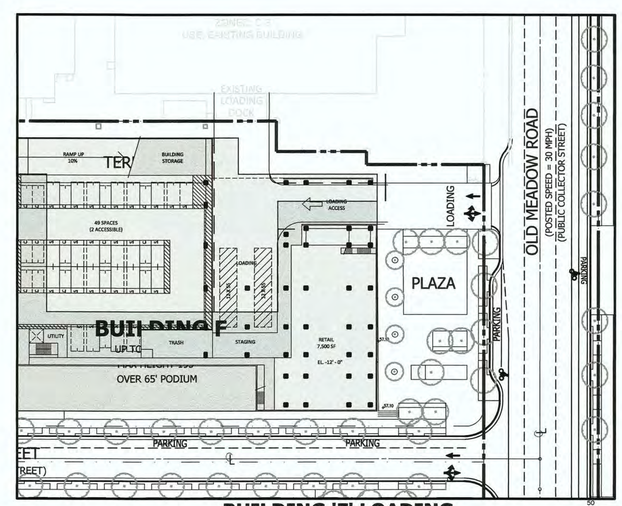
SU-40 ENTERING THE LOADING DOCK



BUILDING 'F' LOADING
SU-40 EXITING THE LOADING DOCK

LEGEND:

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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(703) 442-7800 ■ FAX (703) 761-2797
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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS BUILDINGS 'D', 'E' AND 'F'

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT J. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. RRC	DWN. KEA
SCALE:	1"=50'
PROJECT/FILE NO.	6894K
SHEET NO.	C-28

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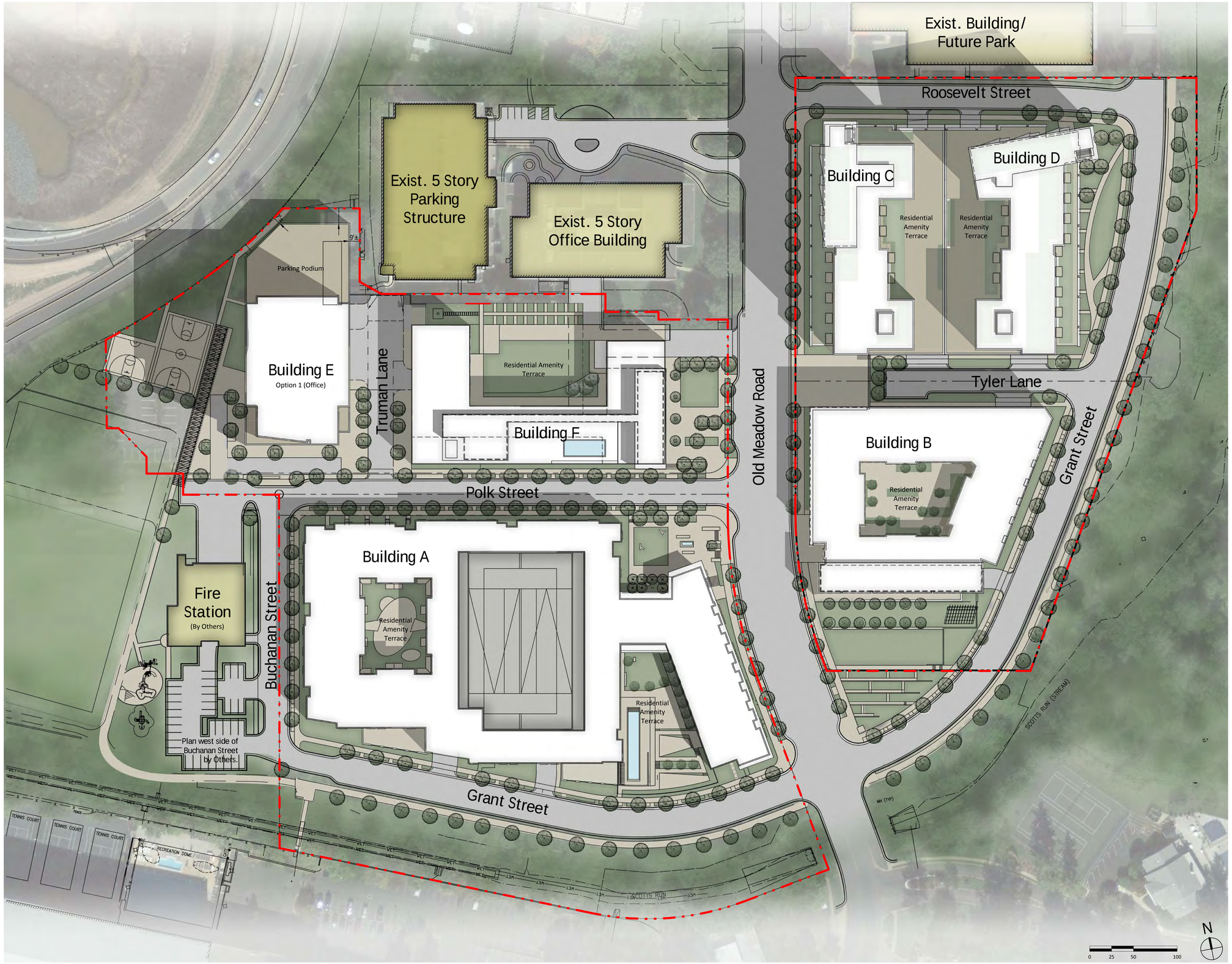

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ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Architectural Site Plan

A1

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3/15/2016 10:16:51 AM
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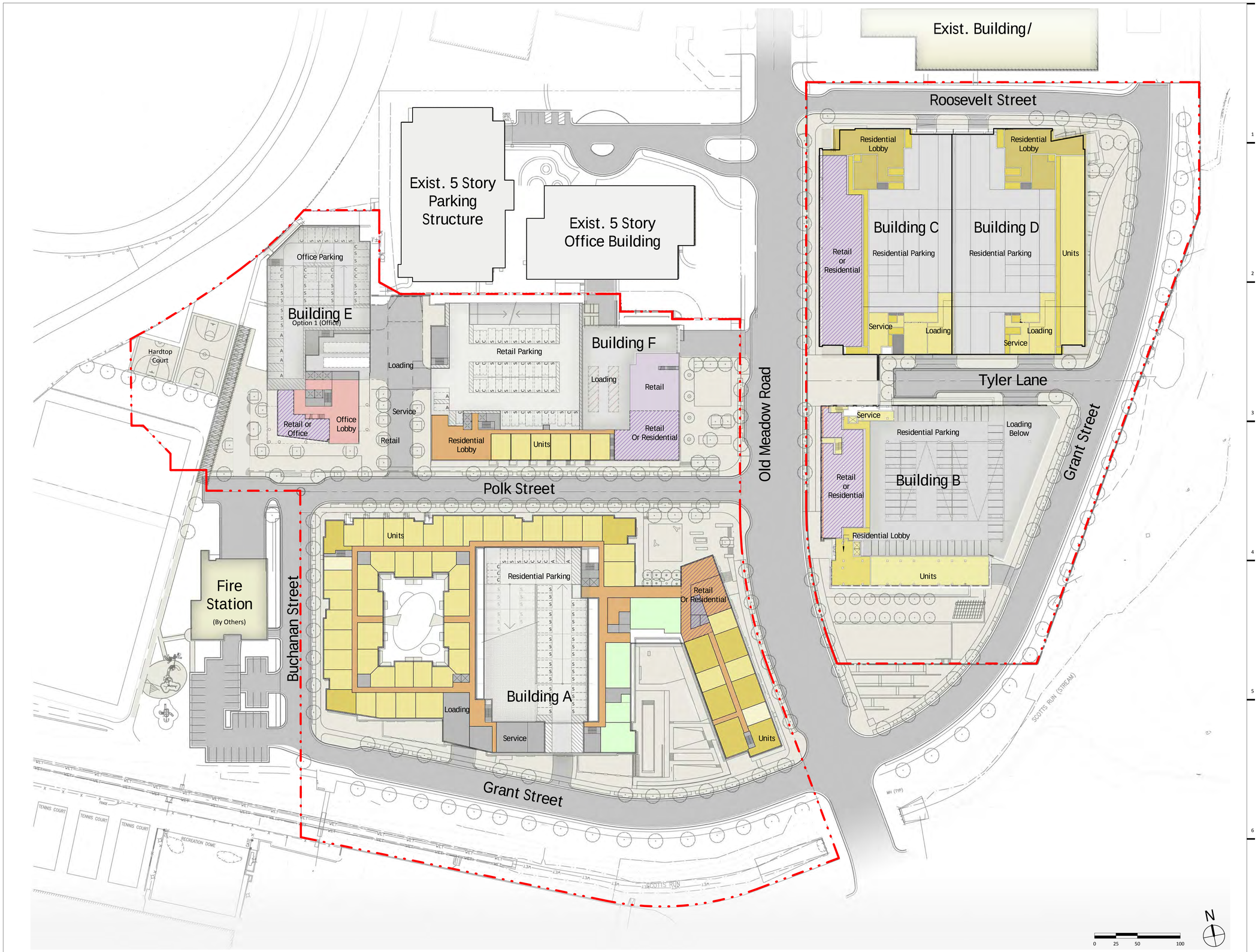

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ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Ground Floor Use Plan - Option 1

A1a

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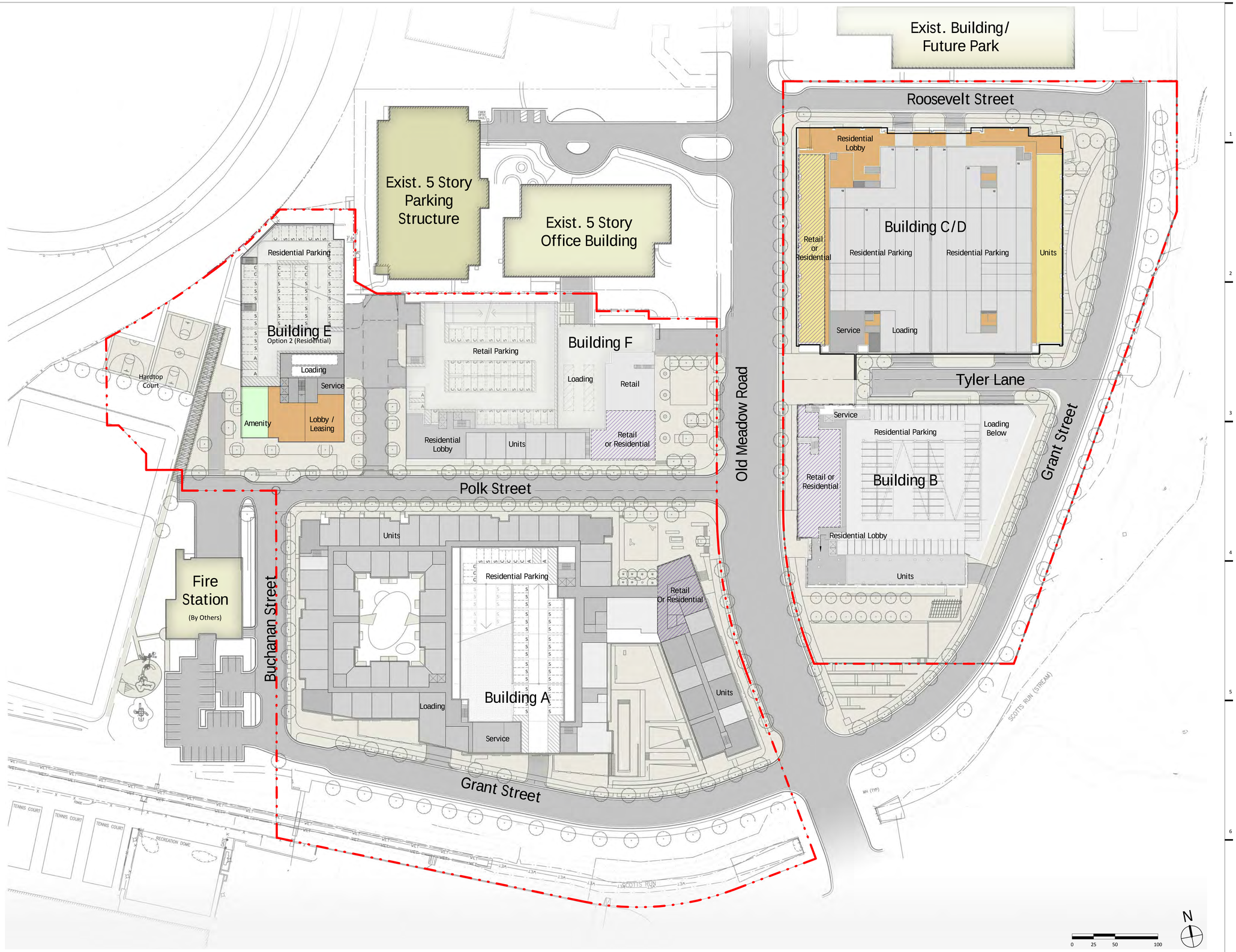

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2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Ground Floor Use Plan - Option 2

A1b

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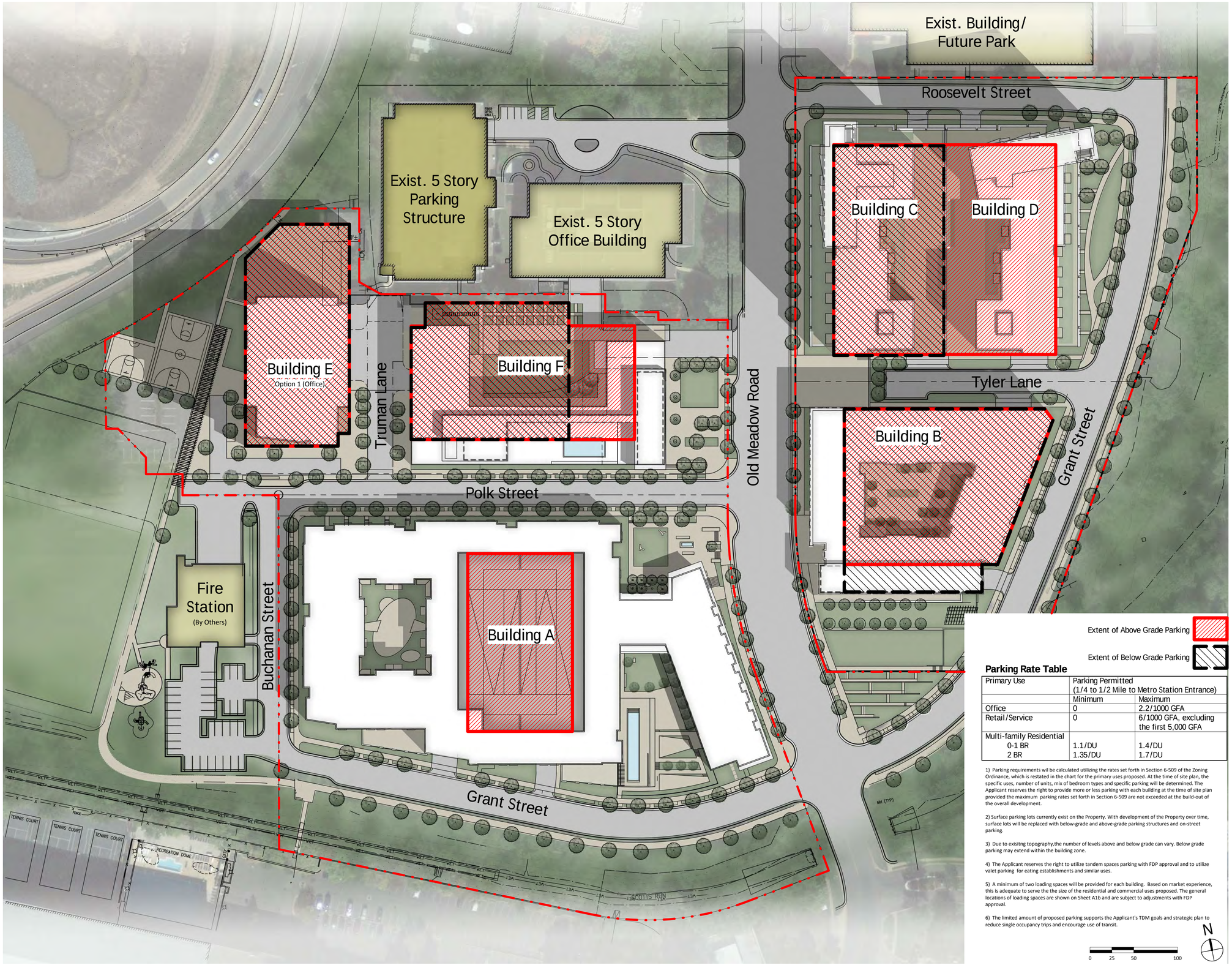

Extent of Above Grade Parking

Extent of Below Grade Parking

Parking Rate Table

Primary Use	Parking Permitted (1/4 to 1/2 Mile to Metro Station Entrance)	
	Minimum	Maximum
Office	0	2.2/1000 GFA
Retail/Service	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential		
0-1 BR	1.1/DU	1.4/DU
2 BR	1.35/DU	1.7/DU

1) Parking requirements wil be calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance, which is restated in the chart for the primary uses proposed. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicant reserves the right to provide more or less parking with each building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

2) Surface parking lots currently exist on the Property. With development of the Property over time, surface lots will be replaced with below-grade and above-grade parking structures and on-street parking.

3) Due to exisitng topography,the number of levels above and below grade can vary. Below grade parking may extend within the building zone.

4) The Applicant reserves the right to utilize tandem spaces parking with FDP approval and to utilize valet parking for eating establishments and similar uses.

5) A minimum of two loading spaces will be provided for each building. Based on market experience, this is adequate to serve the the size of the residential and commercial uses proposed. The general locations of loading spaces are shown on Sheet A1b and are subject to adjustments with FDP approval.

6) The limited amount of proposed parking supports the Applicant's TDM goals and strategic plan to reduce single occupancy trips and encourage use of transit.

0 25 50 100

N

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ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Parking Plan

A1c

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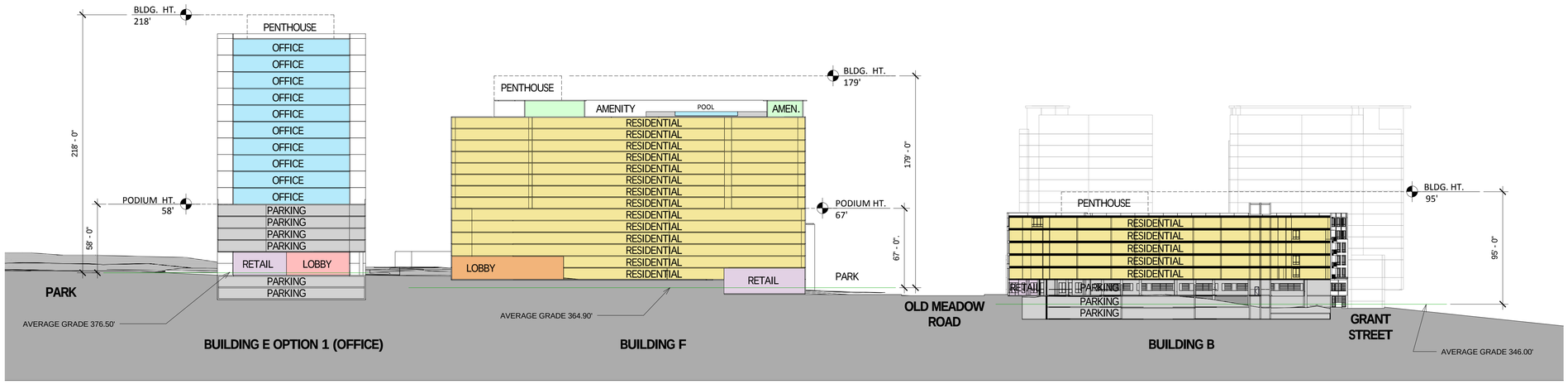
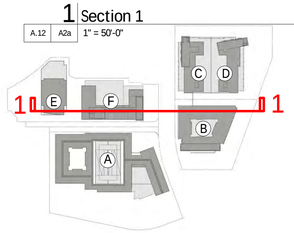
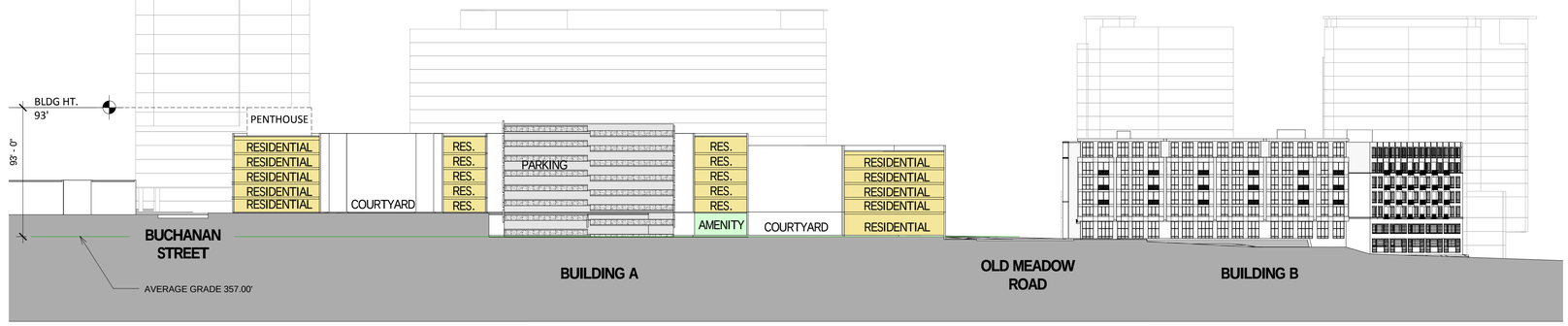


1 Section 1

A.12 | A2a | 1" = 50'-0"

0 25 50 100





2 Section 2

A.12 | A2a | 1" = 50'-0"

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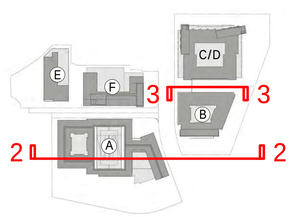

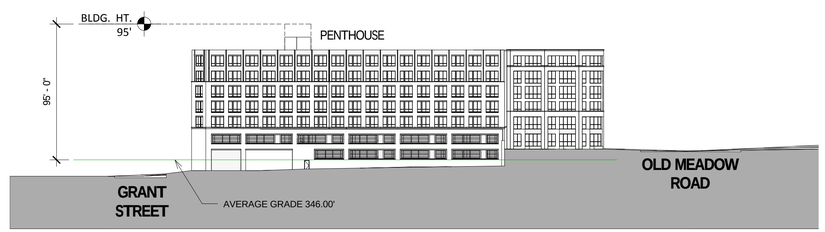

3 Section 3

A.12 | A2a | 1" = 50'-0"

0 25 50 100

BUILDING KEY:

- RESIDENTIAL
- RETAIL
- OFFICE
- SERVICE
- PARKING

ALL BUILDING HEIGHTS MEASURED FROM THEIR RESPECTIVE AVERAGE GRADE PLANES

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ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
As indicated

Drawing
Site Sections- Option 1

A2a

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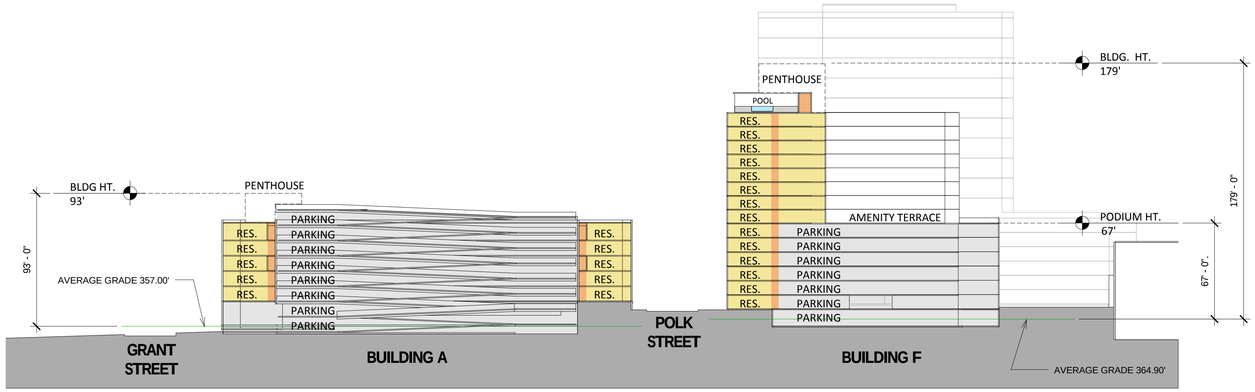
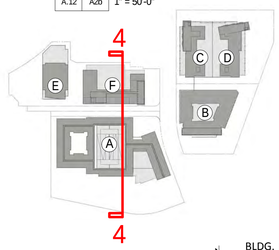
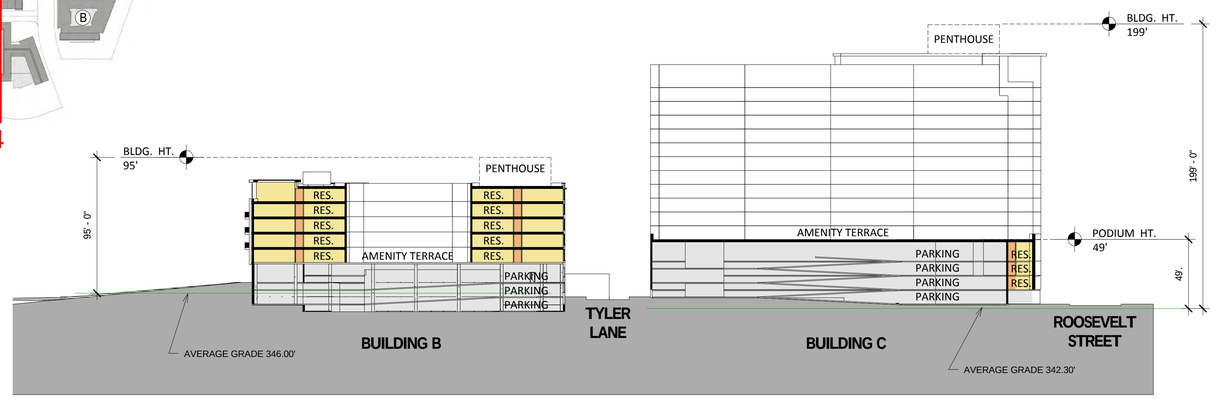


1 Section 4

A.12 | A2b | 1" = 50'-0"





2 Section 5

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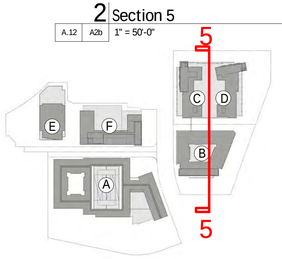
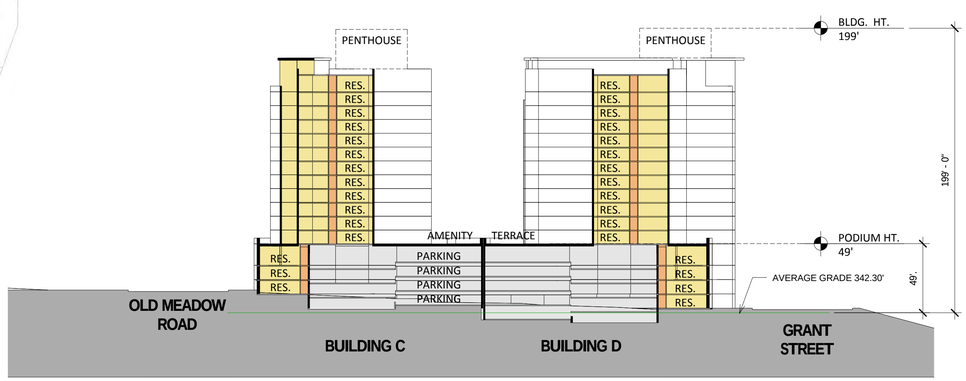
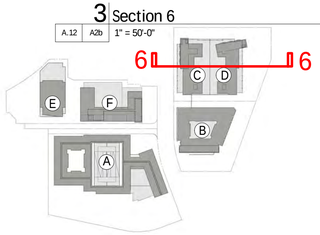




3 Section 6

A.12 | A2b | 1" = 50'-0"



BUILDING KEY:

- RESIDENTIAL
- RETAIL
- OFFICE
- SERVICE
- PARKING

ALL BUILDING HEIGHTS MEASURED FROM THEIR RESPECTIVE AVERAGE GRADE PLANES

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ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
As indicated

Drawing
Site Sections - Option 1

A2b

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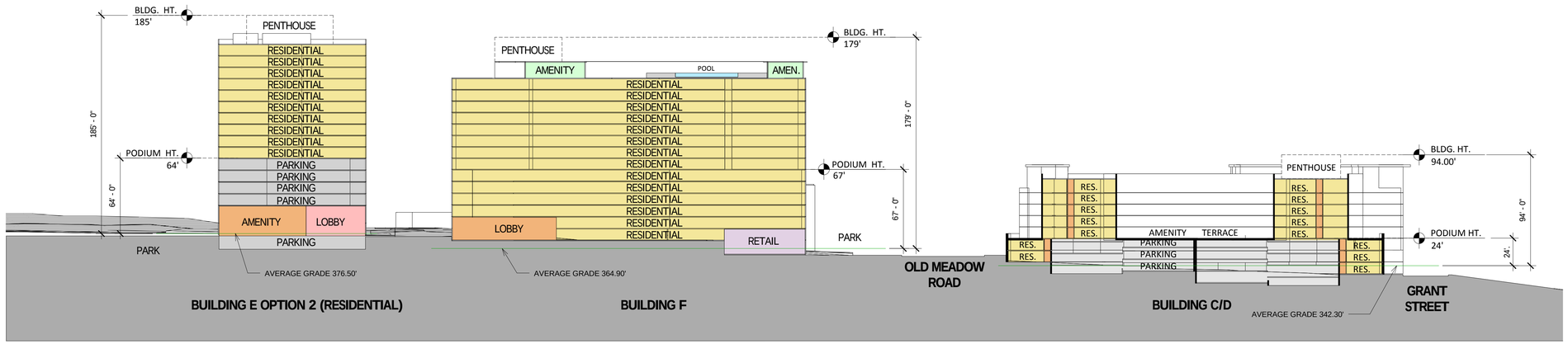
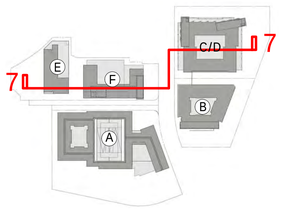
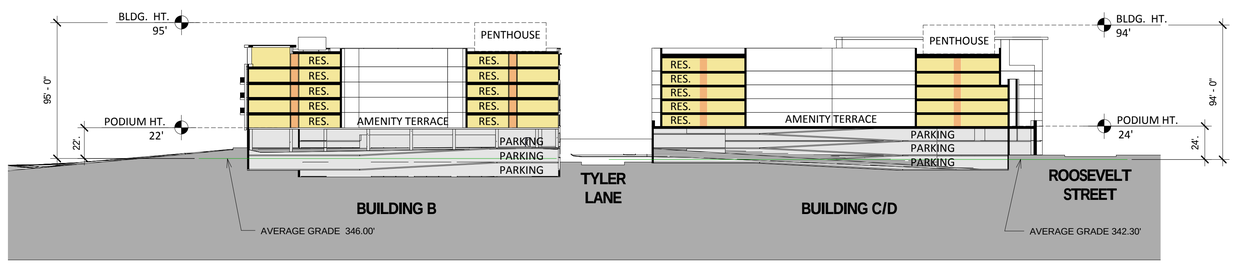


1 Section 7

A.12 | A2c | 1" = 50'-0"

0 25 50 100

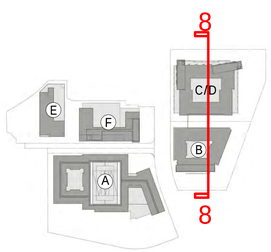




2 Section 8

A.12 | A2c | 1" = 50'-0"

0 25 50 100



ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
As indicated

Drawing
Site Sections - Option 2

A2c

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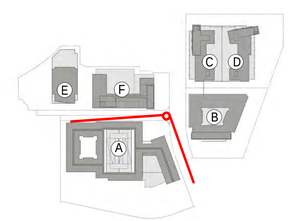

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
12" = 1'-0"

Drawing
Building A Perspective

A3a

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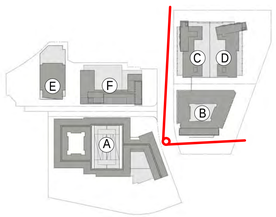

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2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
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Date
June 6, 2016

Scale
12" = 1'-0"

Drawing
Building B Perspective

A3b

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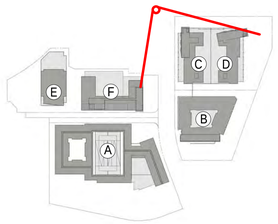

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
12" = 1'-0"

Drawing
Building C & D Perspective

A3c

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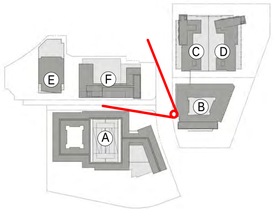

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
12" = 1'-0"

Drawing
Building F Perspective

A3d

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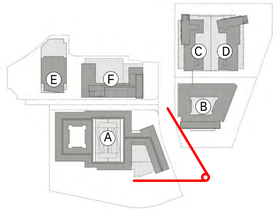

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ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

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The Highland District

Project Number
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Date
June 6, 2016

Scale
12" = 1'-0"

Drawing
Building A Perspective

A3e

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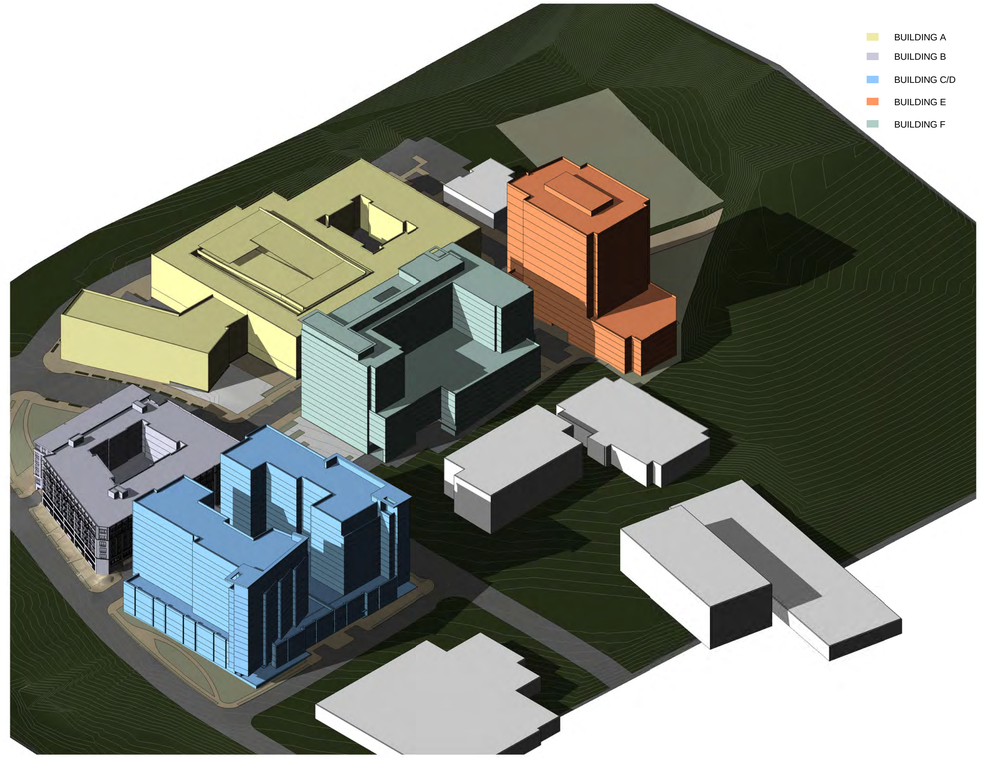
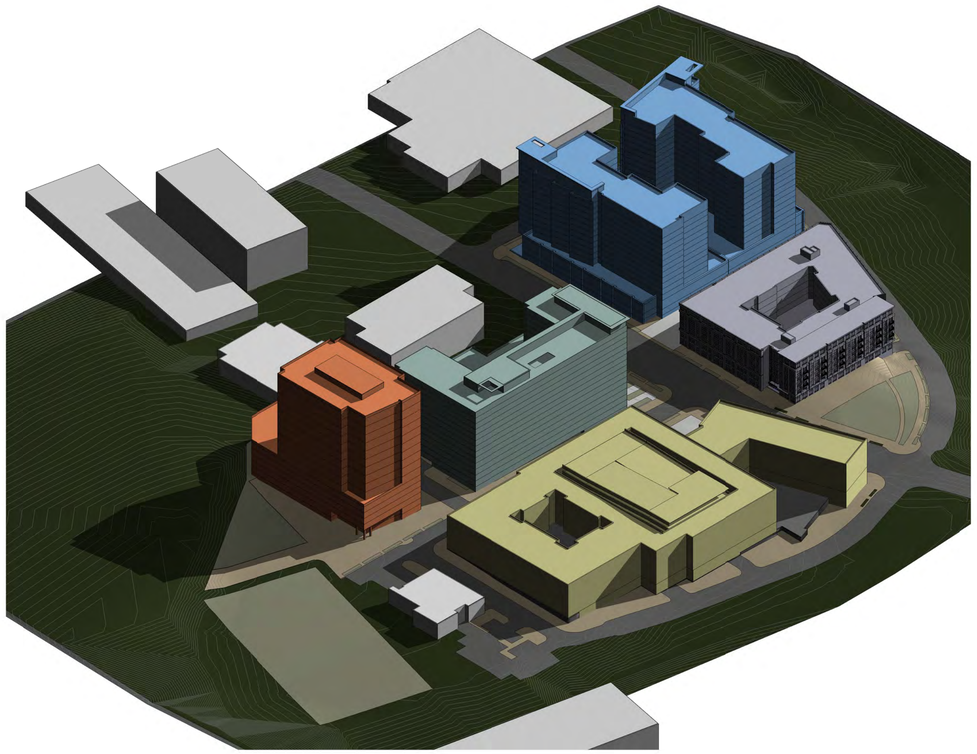
NORTH WEST



NORTH EAST



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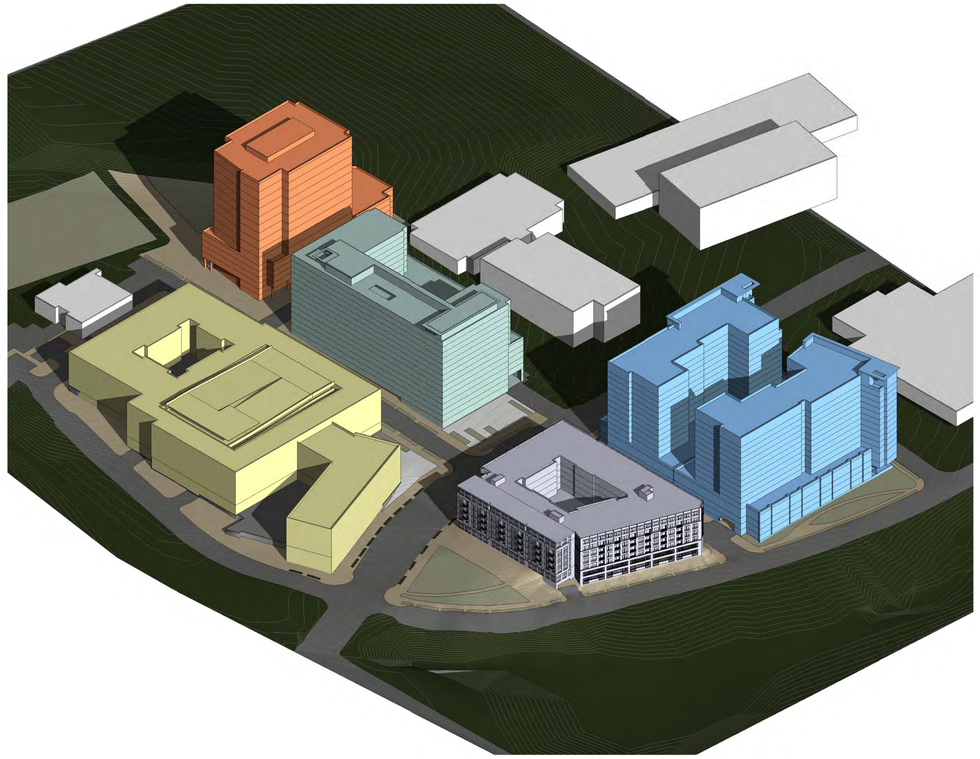

SOUTH EAST

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
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Date
June 6, 2016

Scale
1/8" = 1'-0"

Drawing
Building Massing Option-1

A3f

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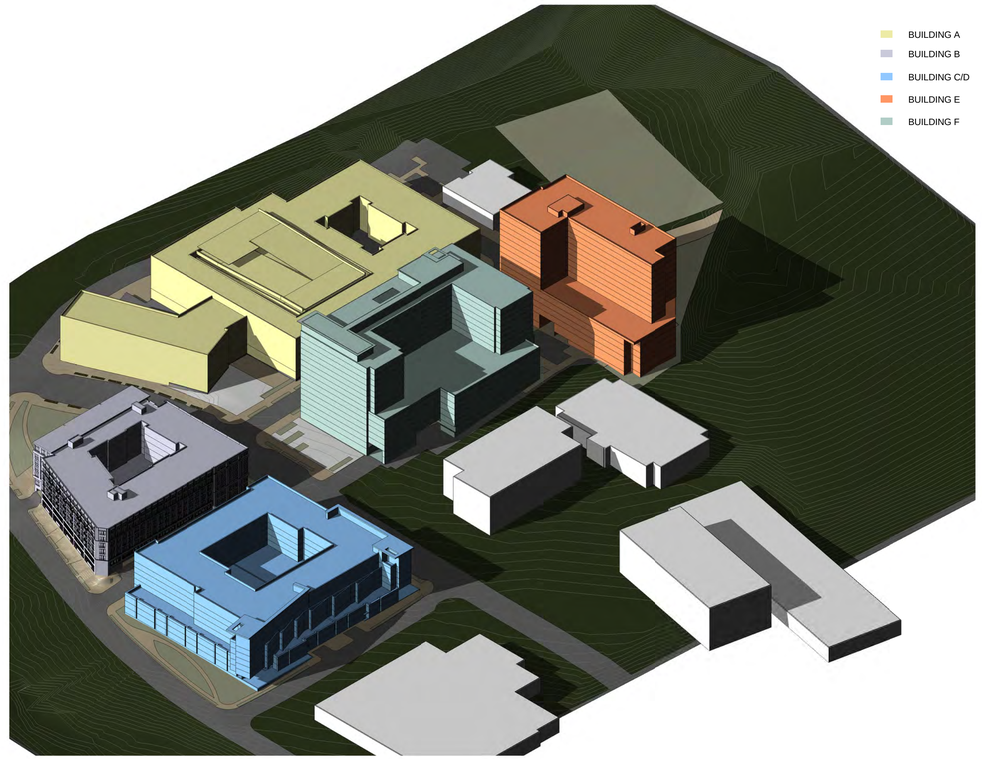
NORTH WEST



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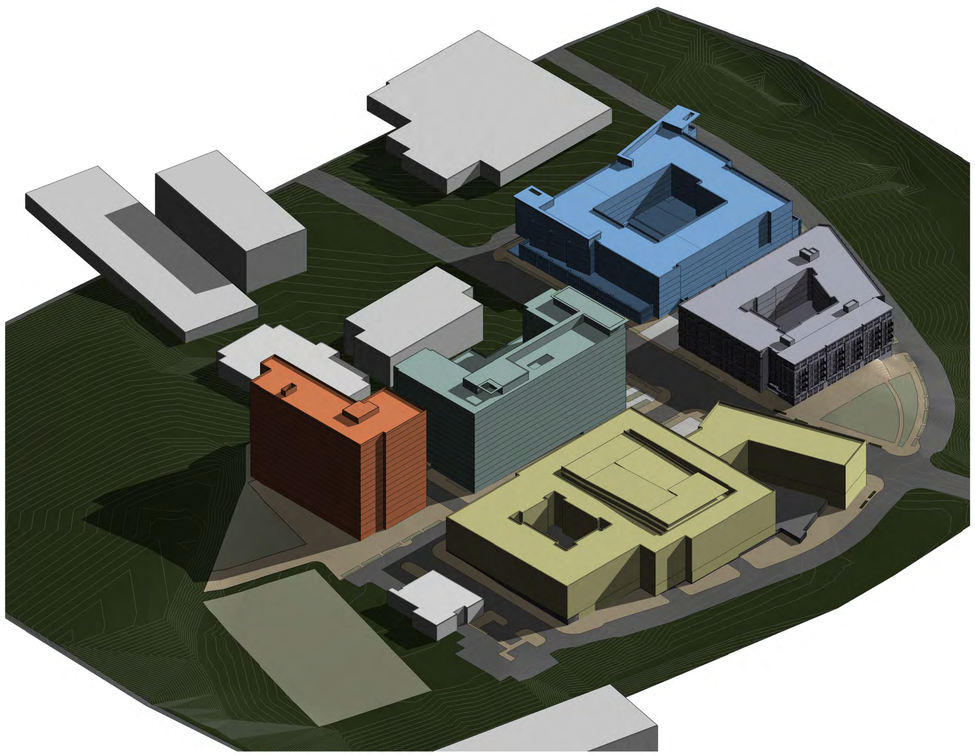

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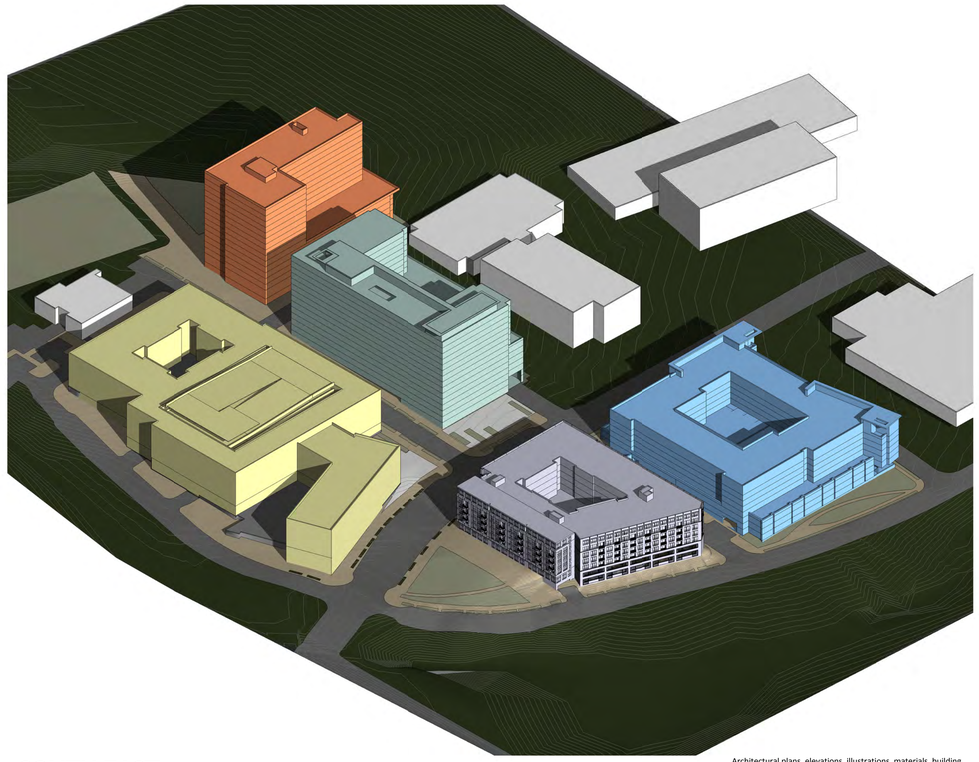

SOUTH EAST

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2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
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Date
June 6, 2016

Scale
1/8" = 1'-0"

Drawing
Building Massing Option-2

A3g

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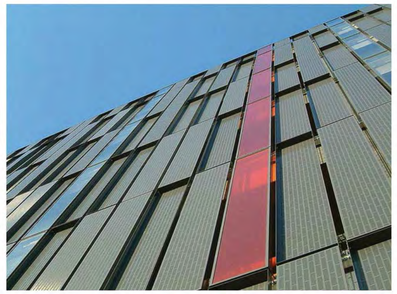

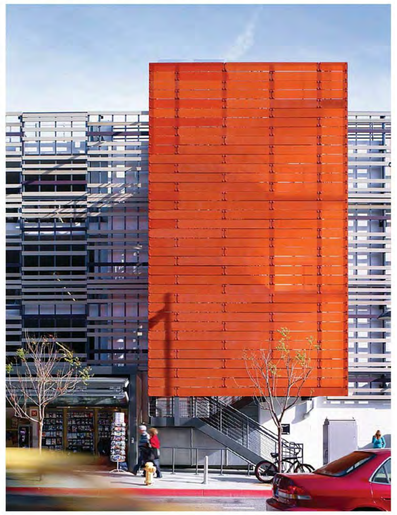

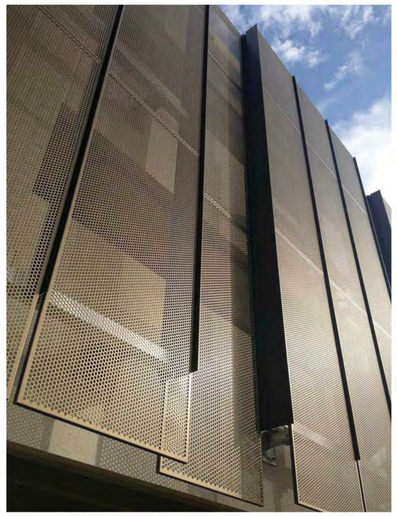

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p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision
1	07.14.2014	CDP Submission

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale

Drawing
Precedent Images - Above Grade Parking

A3h

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A Fire Station and Initial Athletic Field to be Provided by Others.

0 25 50 100

N

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2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Existing Conditions

A4

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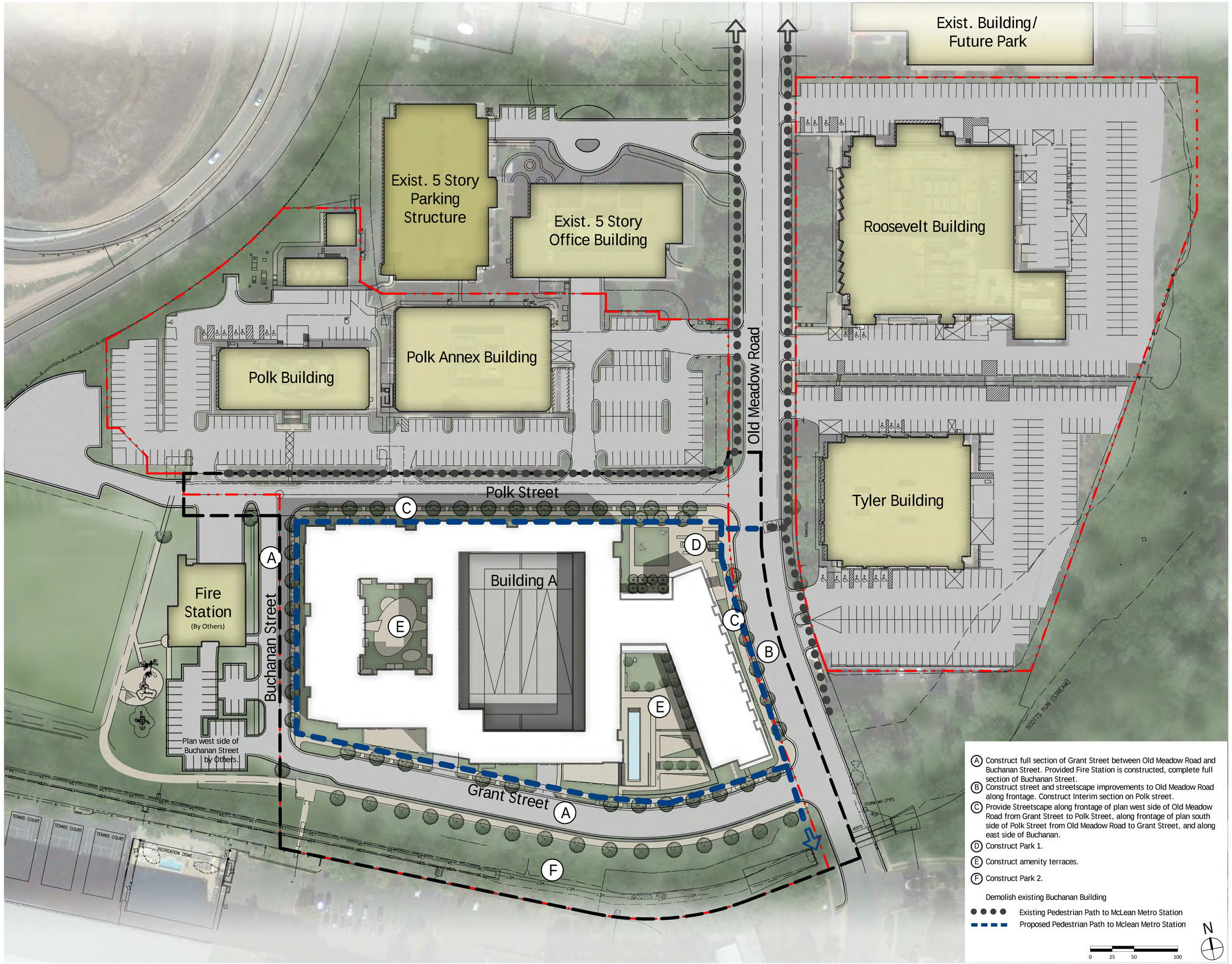

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p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
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ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
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The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan A

A4a

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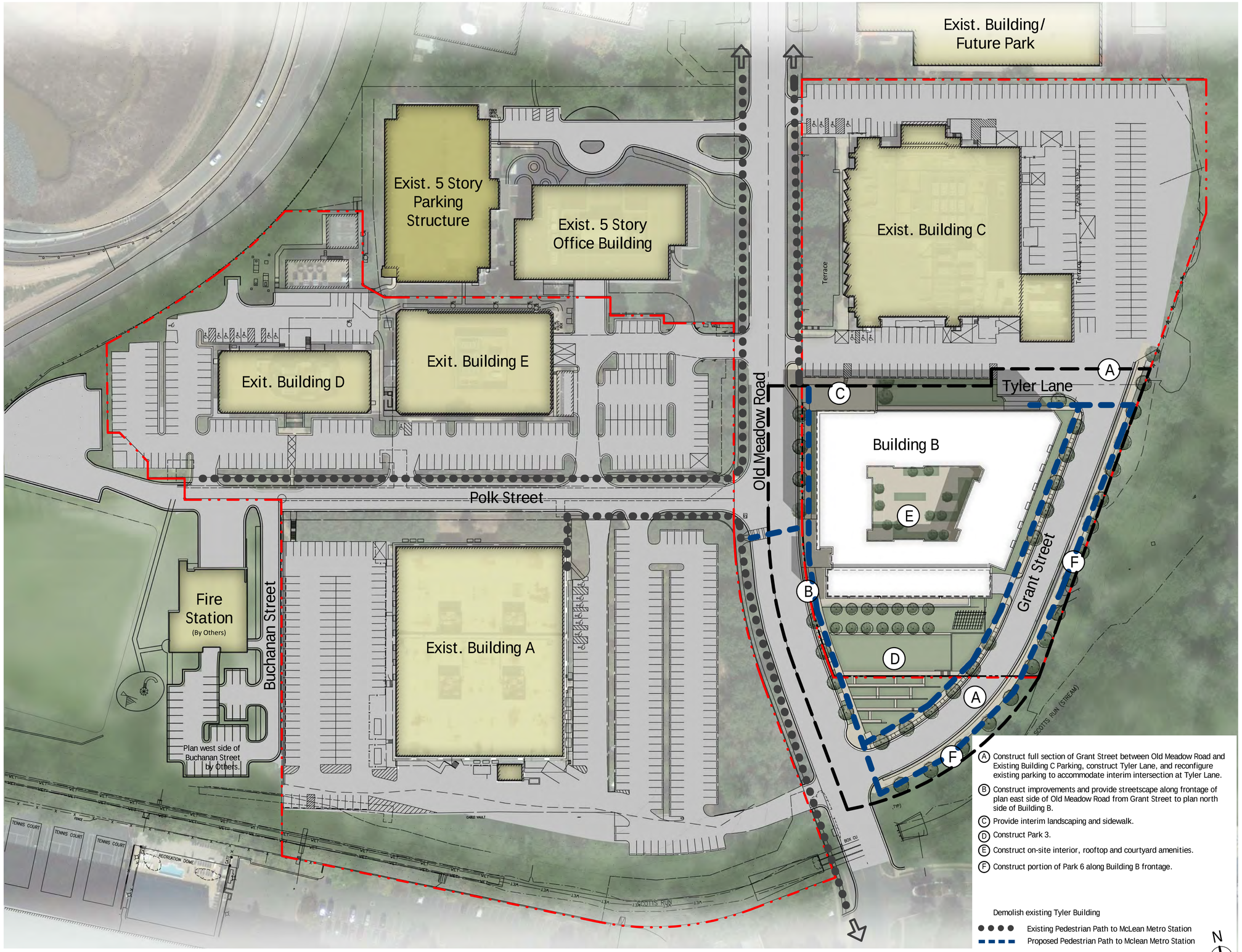

(A) Construct full section of Grant Street between Old Meadow Road and Existing Building C Parking, construct Tyler Lane, and reconfigure existing parking to accommodate interim intersection at Tyler Lane.

(B) Construct improvements and provide streetscape along frontage of plan east side of Old Meadow Road from Grant Street to plan north side of Building B.

(C) Provide interim landscaping and sidewalk.

(D) Construct Park 3.

(E) Construct on-site interior, rooftop and courtyard amenities.

(F) Construct portion of Park 6 along Building B frontage.

Demolish existing Tyler Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

N

0 25 50 100

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2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

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The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan B

A4b

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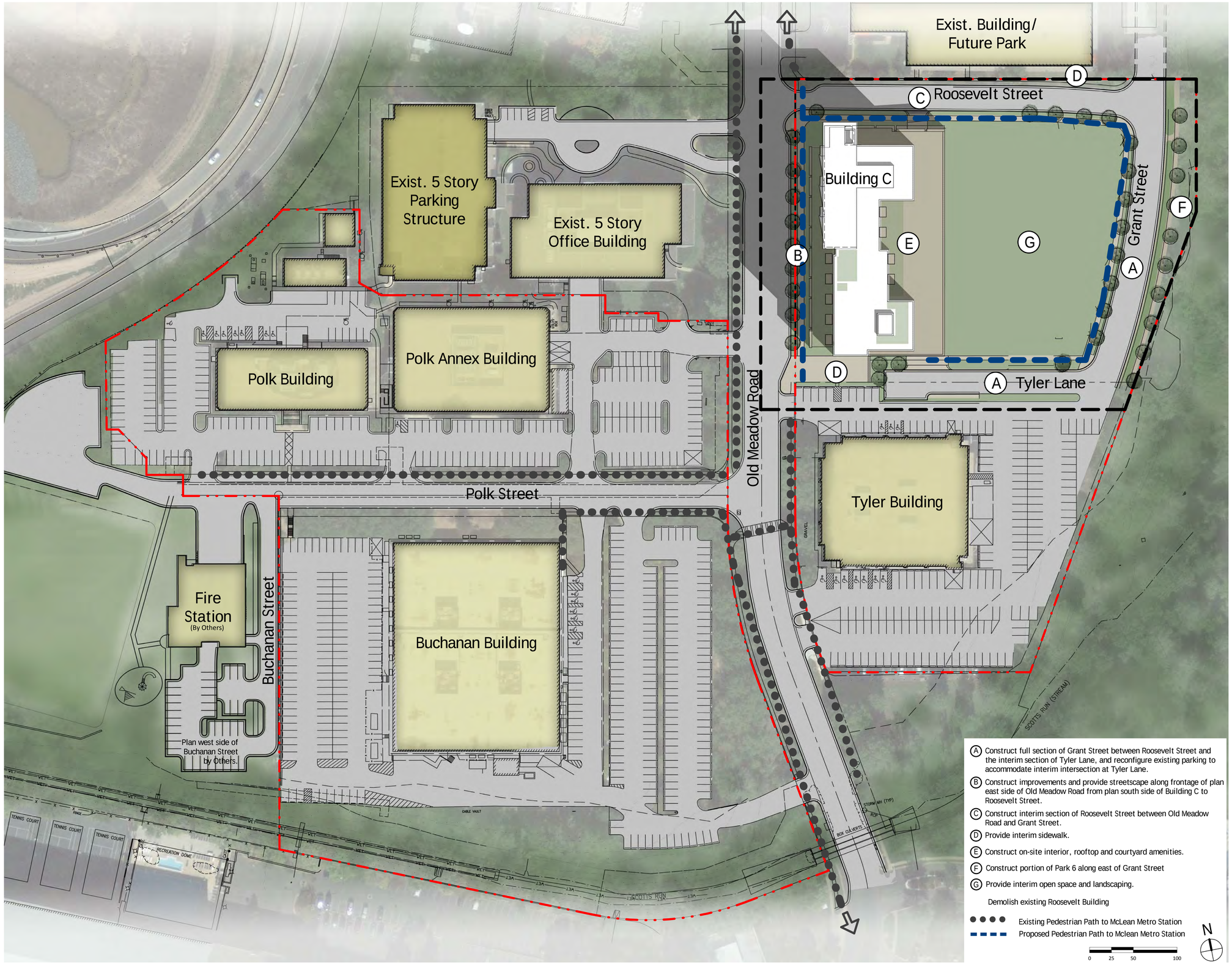

A Construct full section of Grant Street between Roosevelt Street and the interim section of Tyler Lane, and reconfigure existing parking to accommodate interim intersection at Tyler Lane.

B Construct improvements and provide streetscape along frontage of plan east side of Old Meadow Road from plan south side of Building C to Roosevelt Street.

C Construct interim section of Roosevelt Street between Old Meadow Road and Grant Street.

D Provide interim sidewalk.

E Construct on-site interior, rooftop and courtyard amenities.

F Construct portion of Park 6 along east of Grant Street

G Provide interim open space and landscaping.

Demolish existing Roosevelt Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

0 25 50 100

N

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p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan C

A4c

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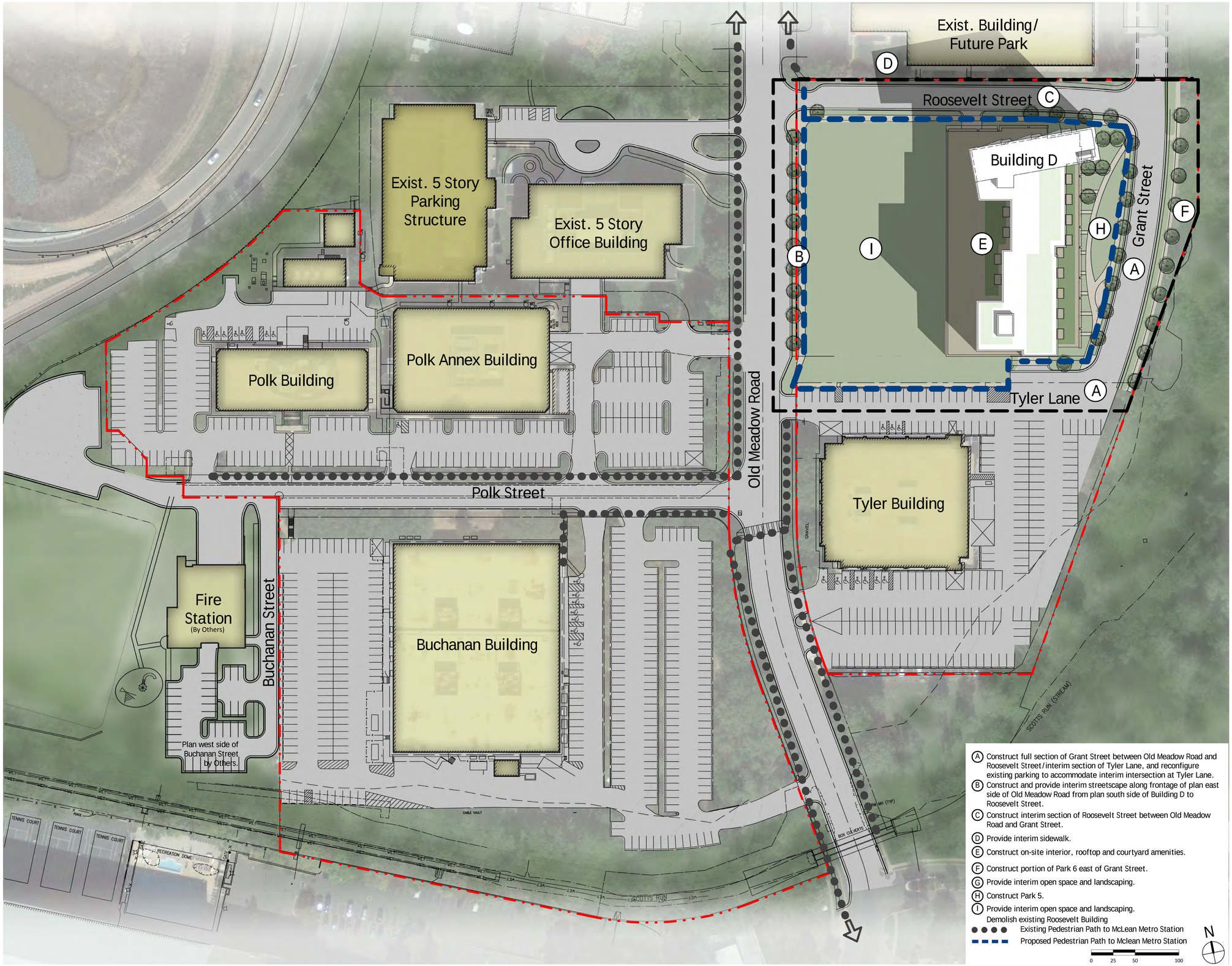

(A) Construct full section of Grant Street between Old Meadow Road and Roosevelt Street/interim section of Tyler Lane, and reconfigure existing parking to accommodate interim intersection at Tyler Lane.

(B) Construct and provide interim streetscape along frontage of plan east side of Old Meadow Road from plan south side of Building D to Roosevelt Street.

(C) Construct interim section of Roosevelt Street between Old Meadow Road and Grant Street.

(D) Provide interim sidewalk.

(E) Construct on-site interior, rooftop and courtyard amenities.

(F) Construct portion of Park 6 east of Grant Street.

(G) Provide interim open space and landscaping.

(H) Construct Park 5.

(I) Provide interim open space and landscaping.
Demolish existing Roosevelt Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

0 25 50 100

N

Architectural plans, elevations, illustrations, materials, building heights, etc. are conceptual and are subject to revision with Final Development Plans and Site Plan Applications.

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan D

A4d

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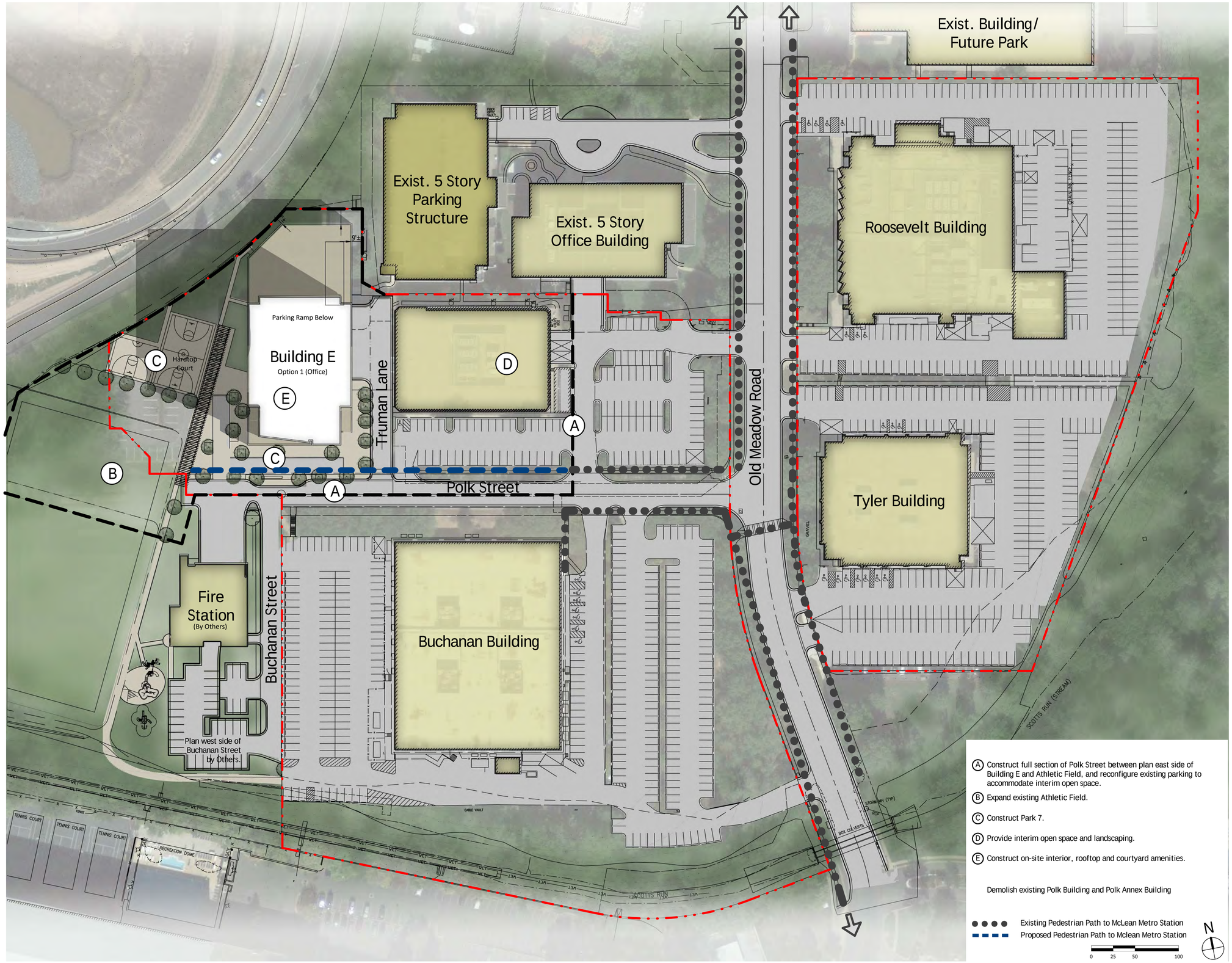

(A) Construct full section of Polk Street between plan east side of Building E and Athletic Field, and reconfigure existing parking to accommodate interim open space.

(B) Expand existing Athletic Field.

(C) Construct Park 7.

(D) Provide interim open space and landscaping.

(E) Construct on-site interior, rooftop and courtyard amenities.

Demolish existing Polk Building and Polk Annex Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

N

0 25 50 100

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p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan E Option 1 (Office)

A4e1

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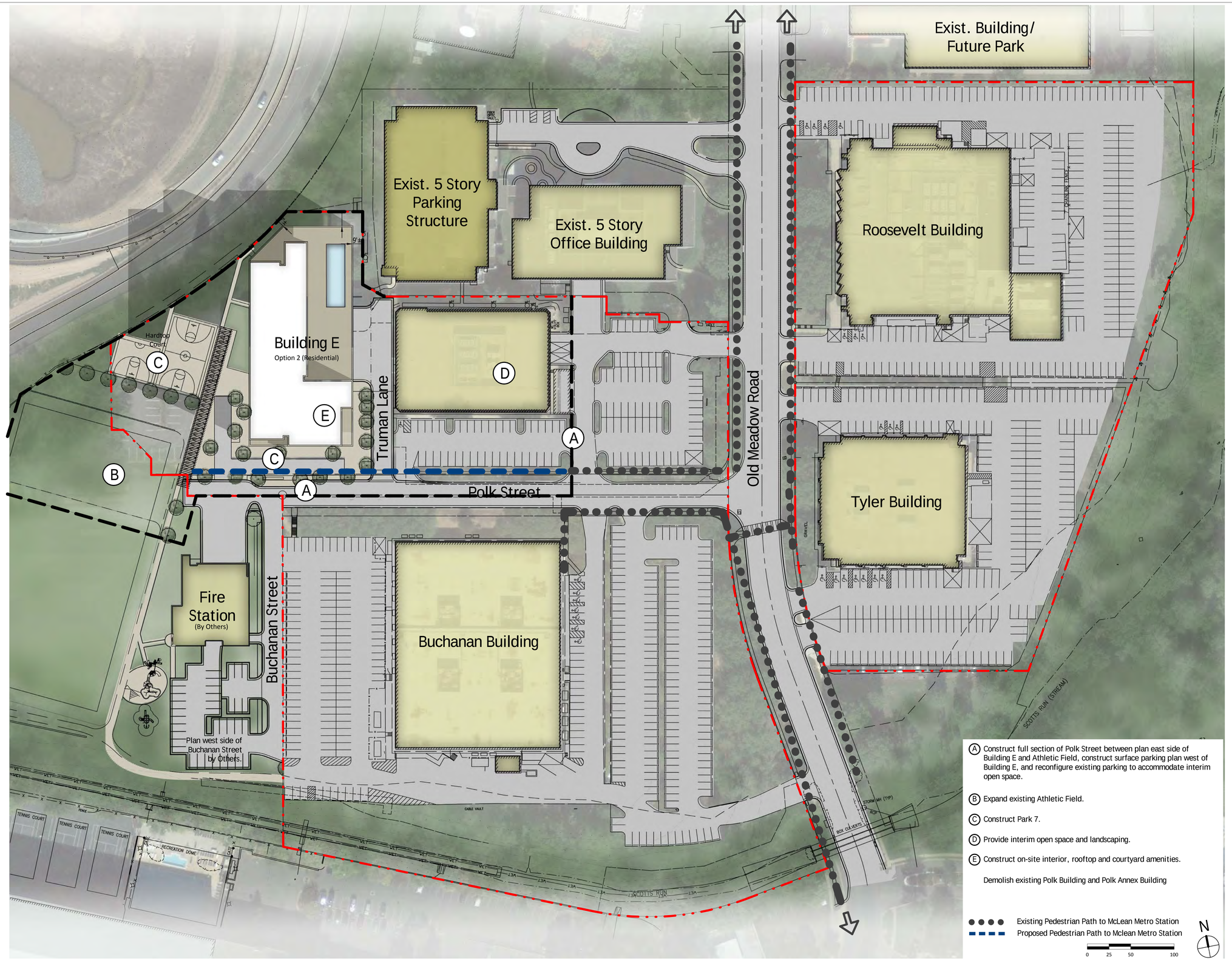

(A) Construct full section of Polk Street between plan east side of Building E and Athletic Field, construct surface parking plan west of Building E, and reconfigure existing parking to accommodate interim open space.

(B) Expand existing Athletic Field.

(C) Construct Park 7.

(D) Provide interim open space and landscaping.

(E) Construct on-site interior, rooftop and courtyard amenities.

Demolish existing Polk Building and Polk Annex Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

0 25 50 100

N

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan E Option 2 (Residential)

A4e2

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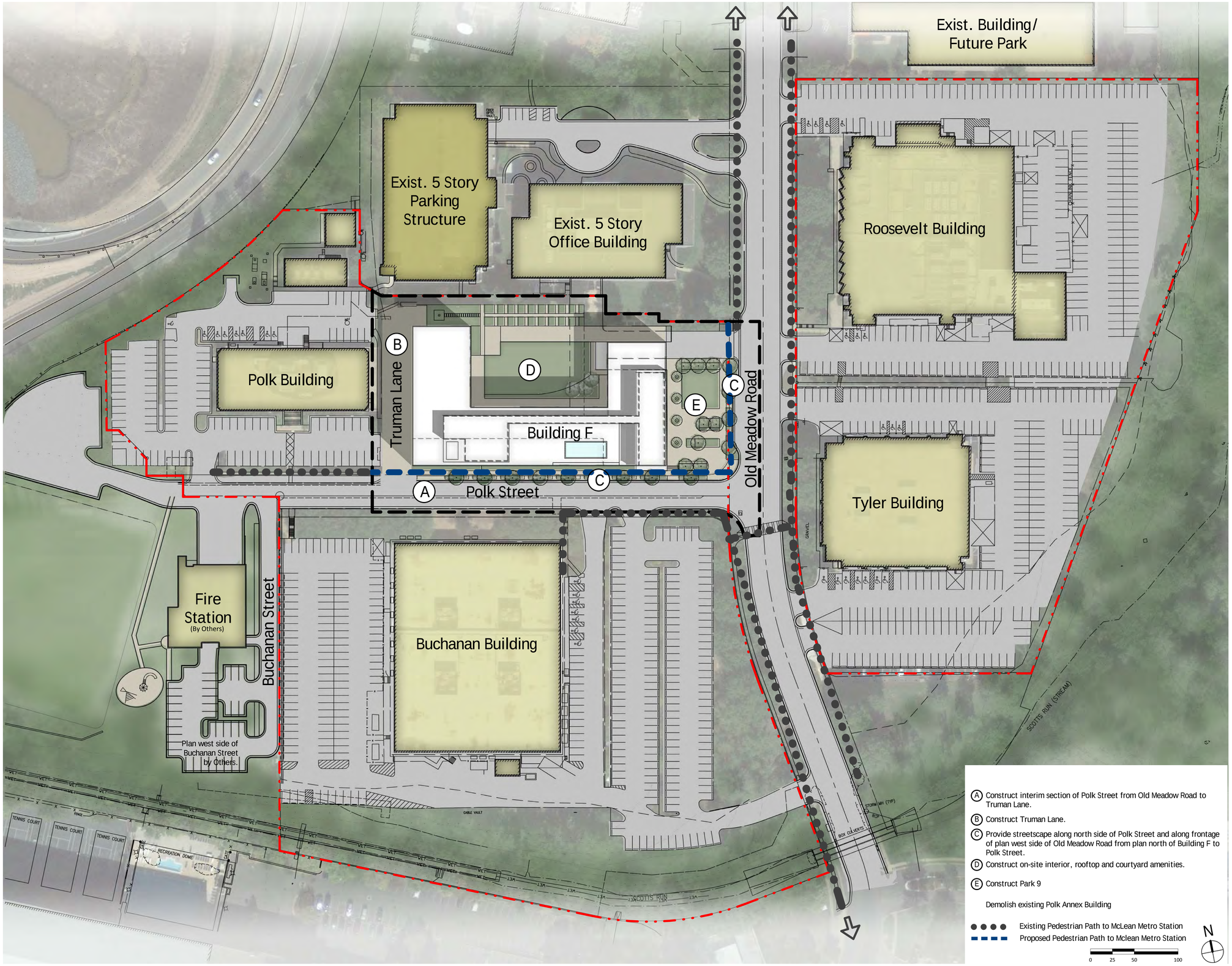

A Construct interim section of Polk Street from Old Meadow Road to Truman Lane.

B Construct Truman Lane.

C Provide streetscape along north side of Polk Street and along frontage of plan west side of Old Meadow Road from plan north of Building F to Polk Street.

D Construct on-site interior, rooftop and courtyard amenities.

E Construct Park 9

Demolish existing Polk Annex Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

0 25 50 100

N

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

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Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
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The Highland District

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale
1" = 50'

Drawing
Phasing Plan F

A4f

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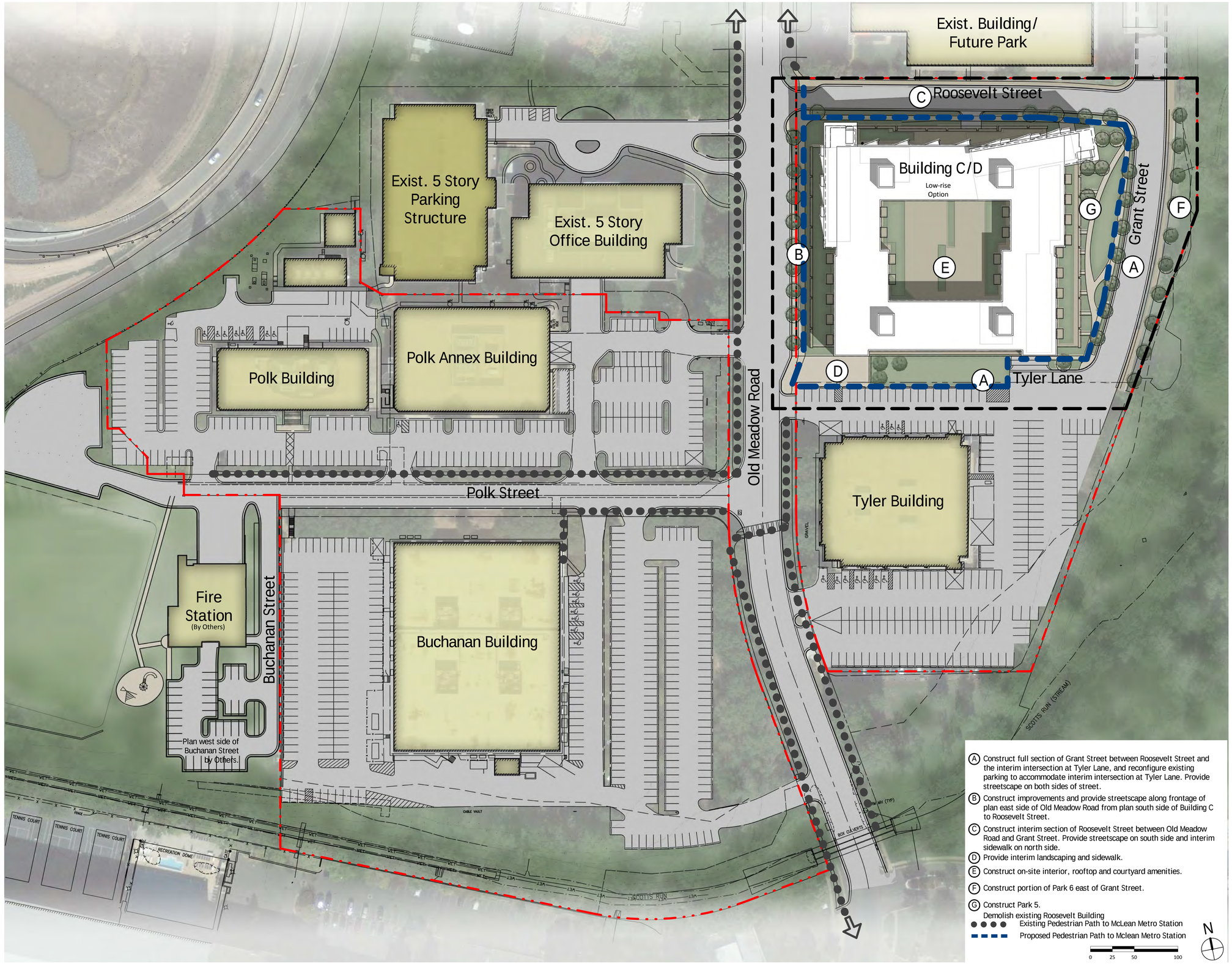

A Construct full section of Grant Street between Roosevelt Street and the interim intersection at Tyler Lane, and reconfigure existing parking to accommodate interim intersection at Tyler Lane. Provide streetscape on both sides of street.

B Construct improvements and provide streetscape along frontage of plan east side of Old Meadow Road from plan south side of Building C to Roosevelt Street.

C Construct interim section of Roosevelt Street between Old Meadow Road and Grant Street. Provide streetscape on south side and interim sidewalk on north side.

D Provide interim landscaping and sidewalk.

E Construct on-site interior, rooftop and courtyard amenities.

F Construct portion of Park 6 east of Grant Street.

G Construct Park 5.
Demolish existing Roosevelt Building

Existing Pedestrian Path to McLean Metro Station

Proposed Pedestrian Path to Mclean Metro Station

0 25 50 100

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p. 410. 837. 7311 f. 410. 837. 6530

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VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

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2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
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The Highland District

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

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The Highland District

Project Number
214005.00

Date
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Scale
1" = 50'

Drawing
Phasing Plan C / D - Low Rise Option

A4g

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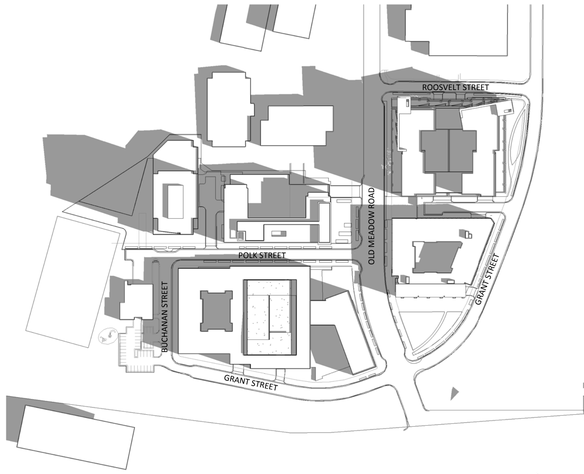

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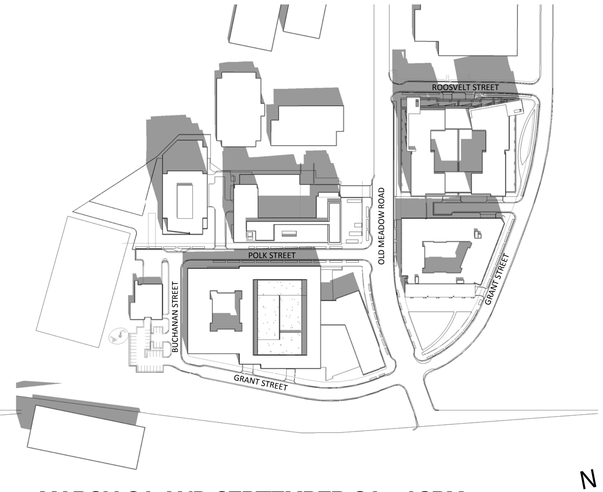

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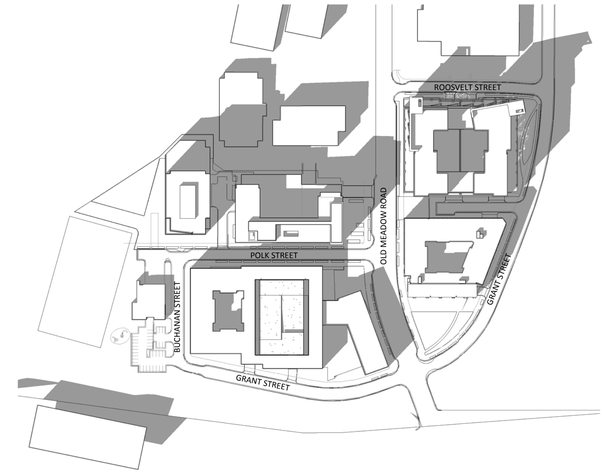

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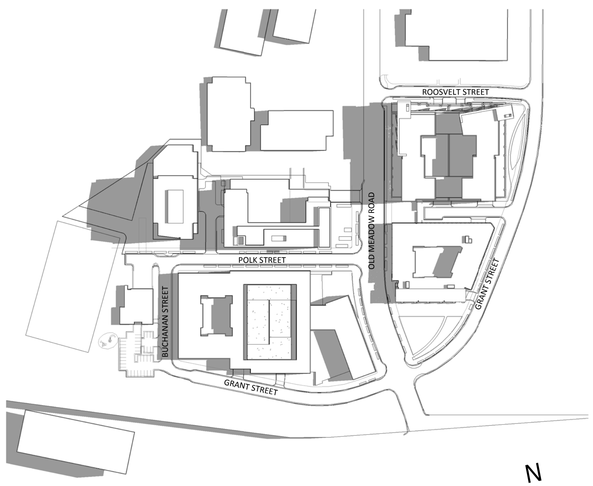

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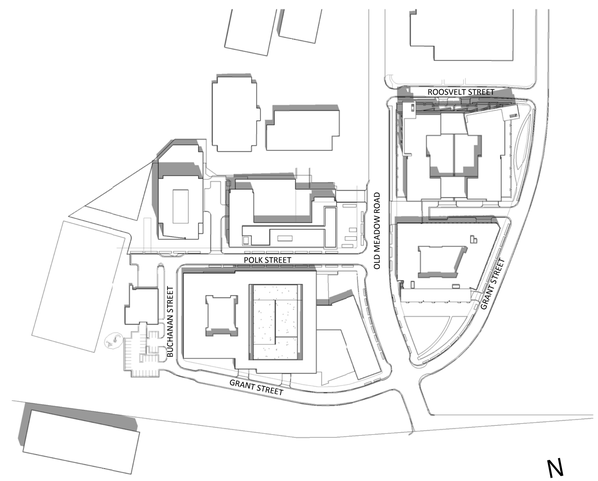

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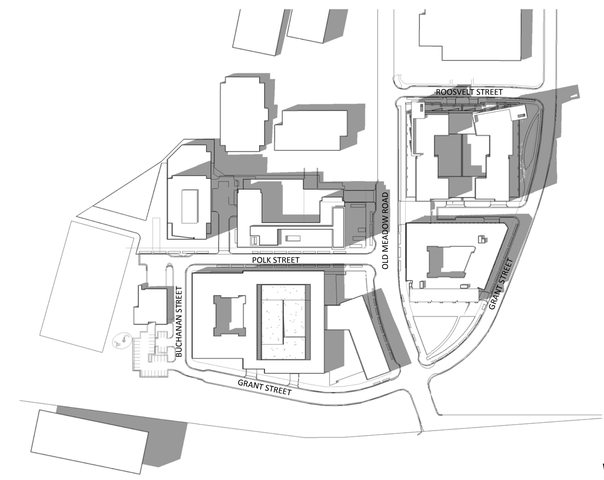

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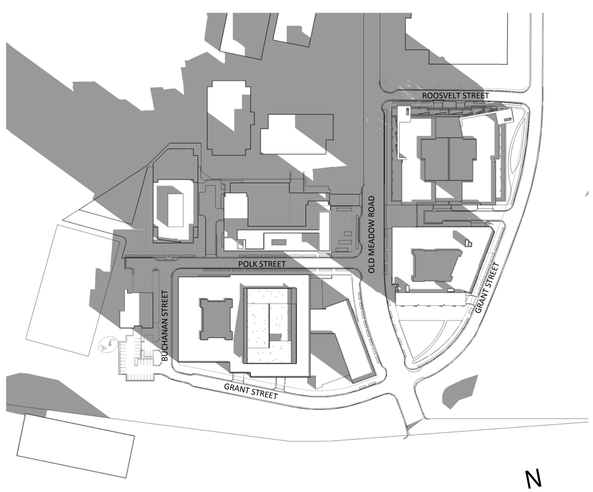

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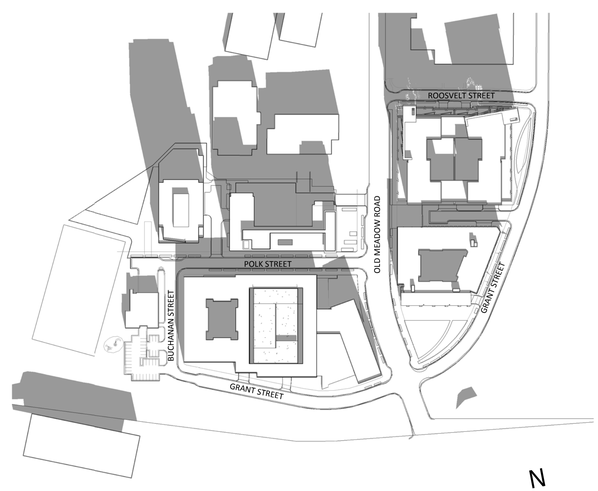

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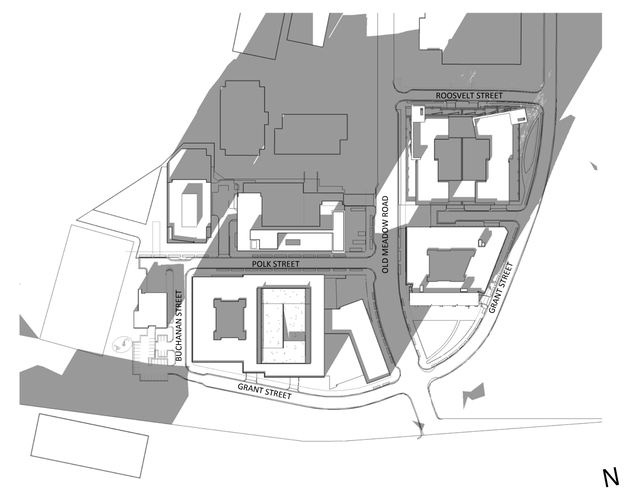

DECEMBER 21 - 3 PM

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale

Drawing
Shadow Studies-Option 1

A5a

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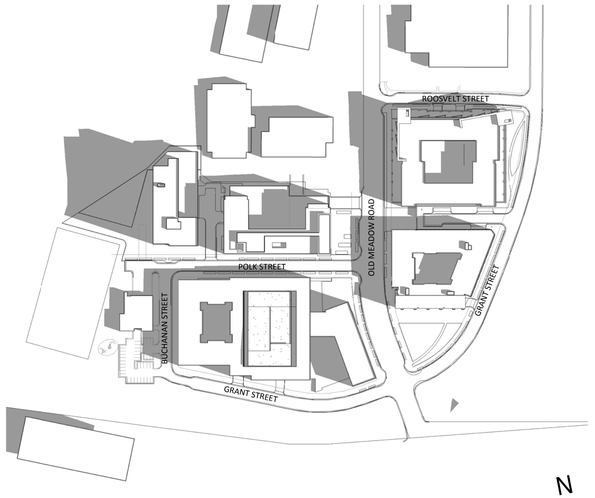

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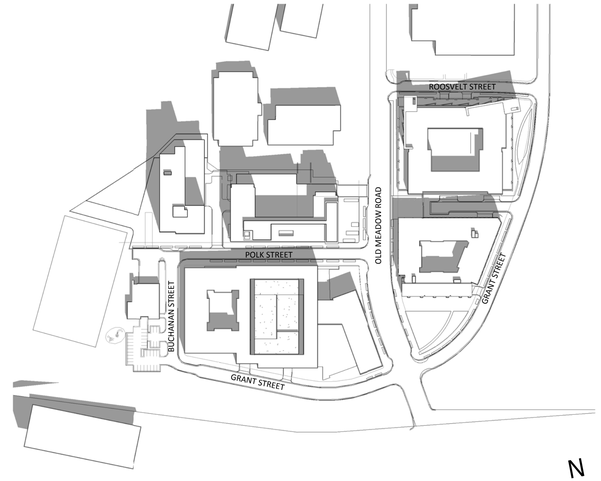

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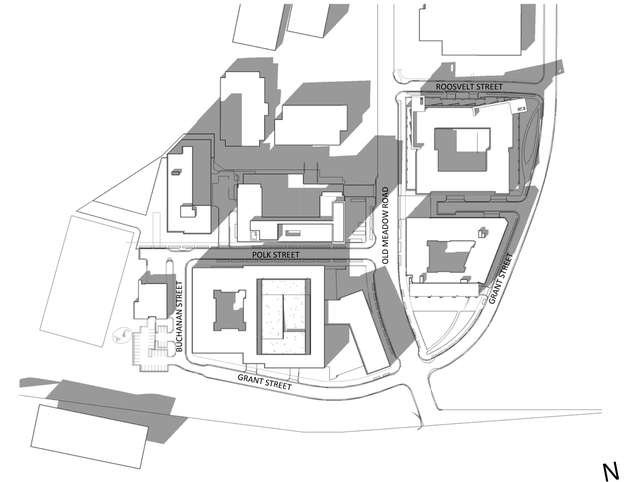

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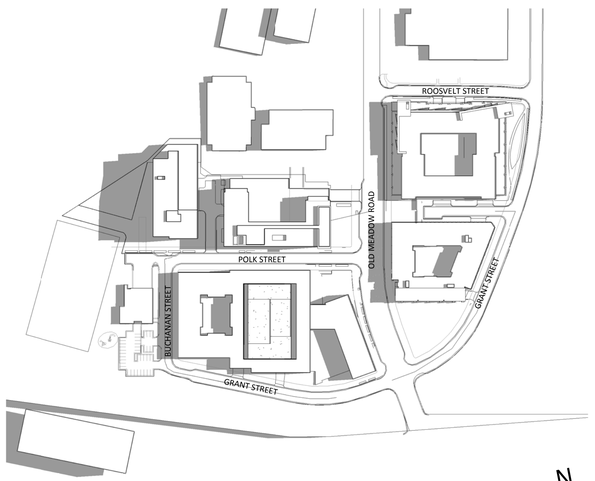

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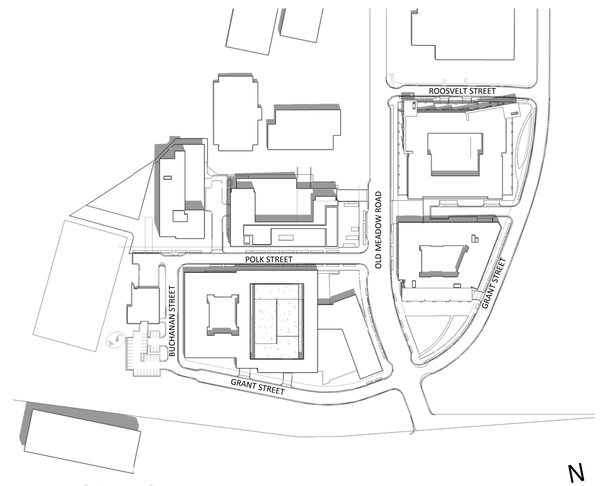

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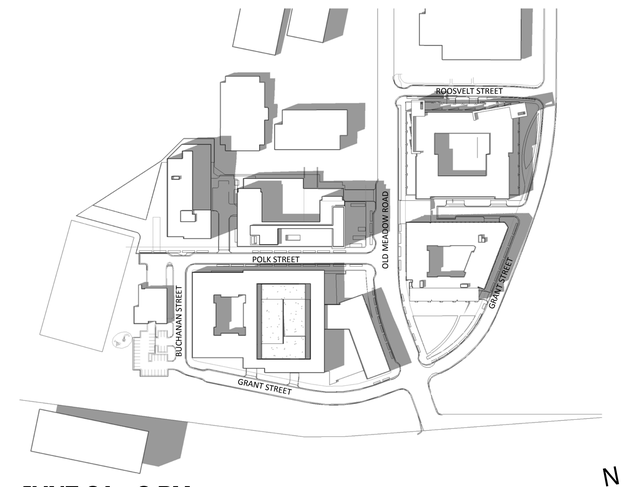

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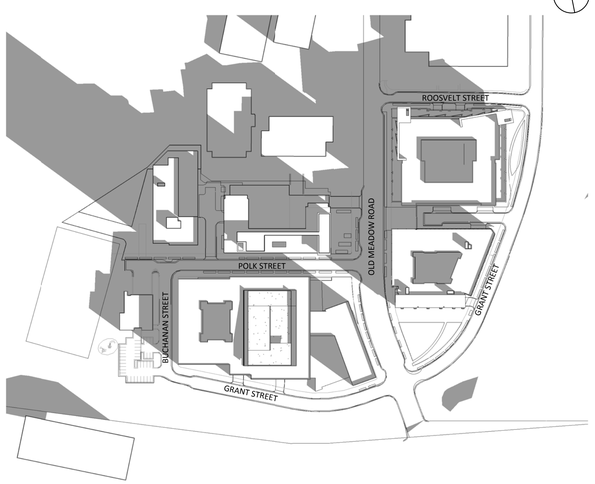

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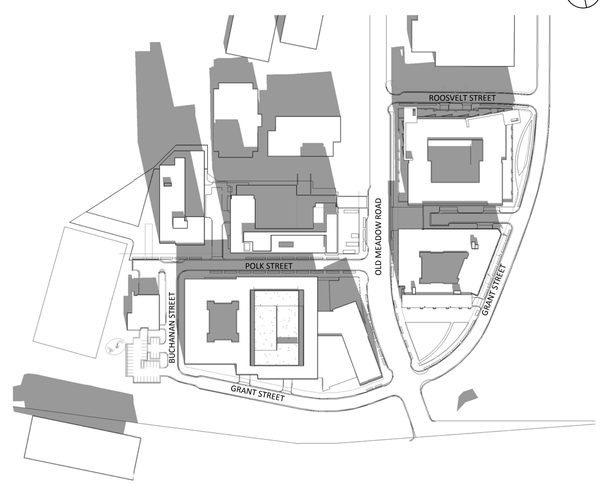

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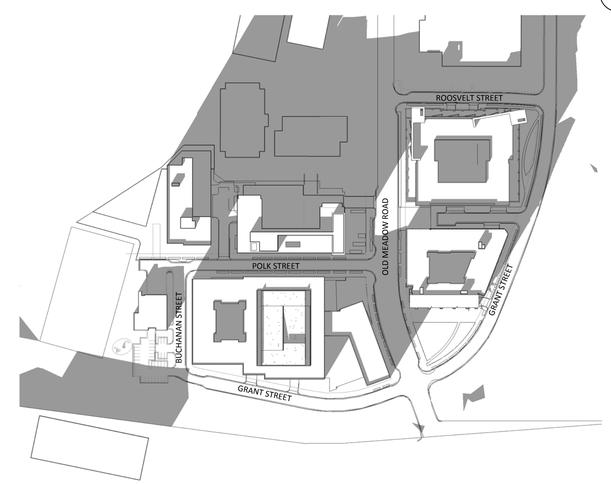

DECEMBER 21 - 3 PM

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District

Project Number
214005.00

Date
June 6, 2016

Scale

Drawing
Shadow Studies-Option 2

A5b

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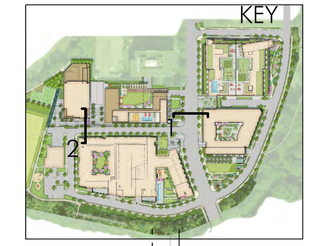
STREET SECTIONS

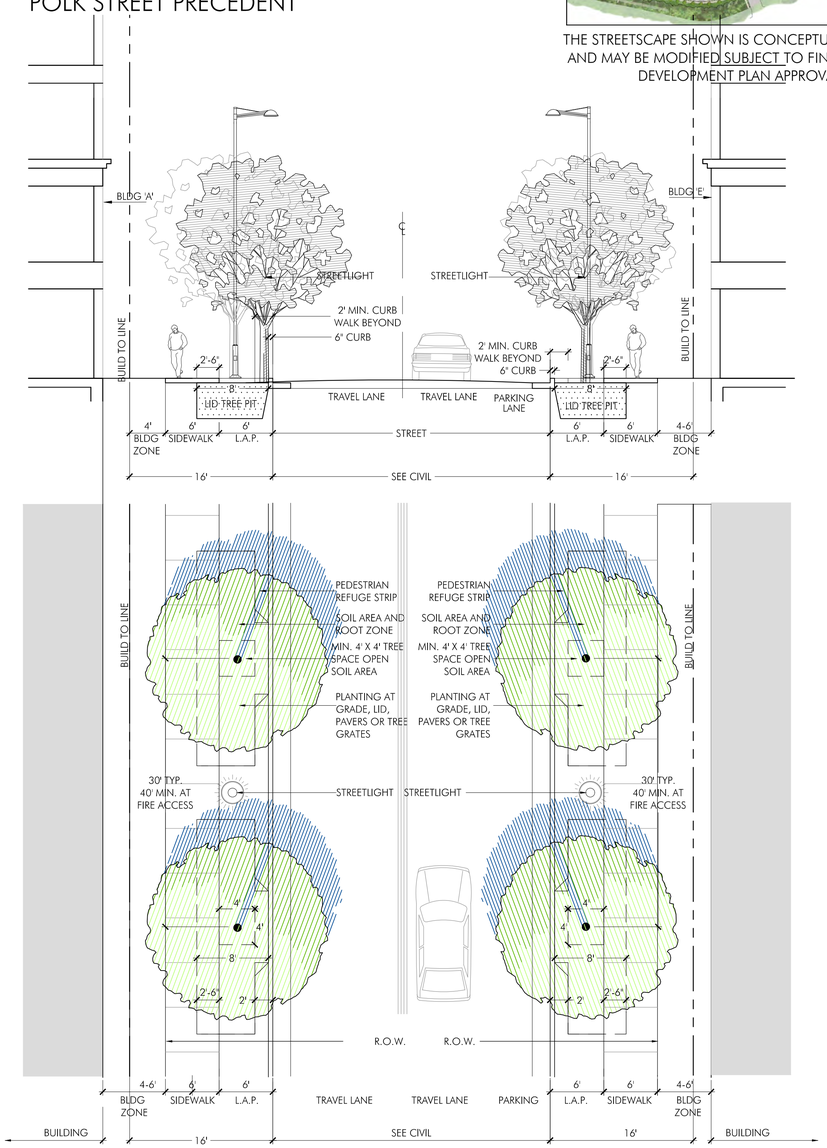
OLD MEADOW ROAD AND POLK STREET

OLD MEADOW ROAD PRECEDENTS

POLK STREET PRECEDENT



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



01 OLD MEADOW ROAD

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

02 POLK STREET

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 884
LANDSCAPE ARCHITECT

REVISIONS

CDP SUBMISSION	07.14.2014
REVISED	09.08.2014
CDP SUBMISSION	03.04.2015
CDP SUBMISSION	08.07.2015
CDP SUBMISSION	11.06.2015
CDP SUBMISSION	02.12.2016
CDP SUBMISSION	03.16.2016
CDP SUBMISSION	06.06.2016

STREET SECTIONS

ORIGINAL ISSUE DATE
07.14.14

DESIGNED BY
BC, DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

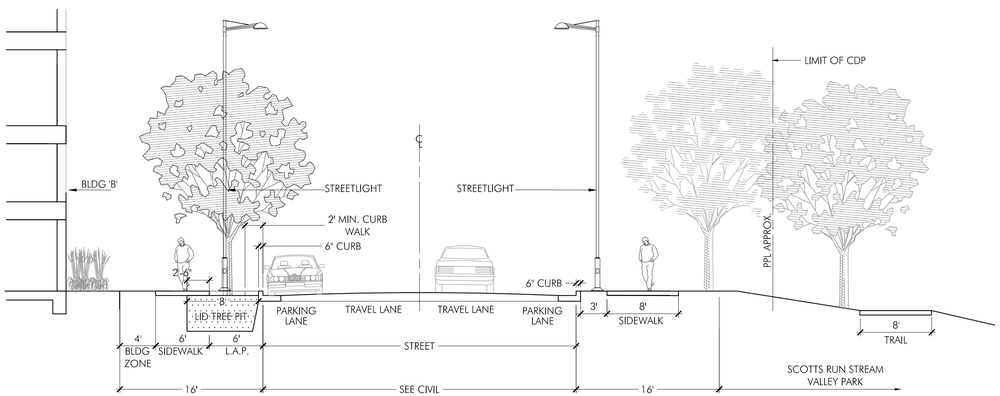
L-1

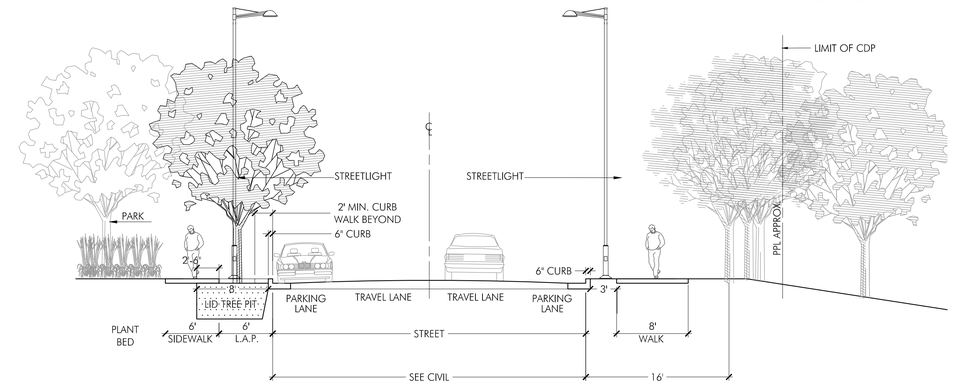
STREET SECTIONS

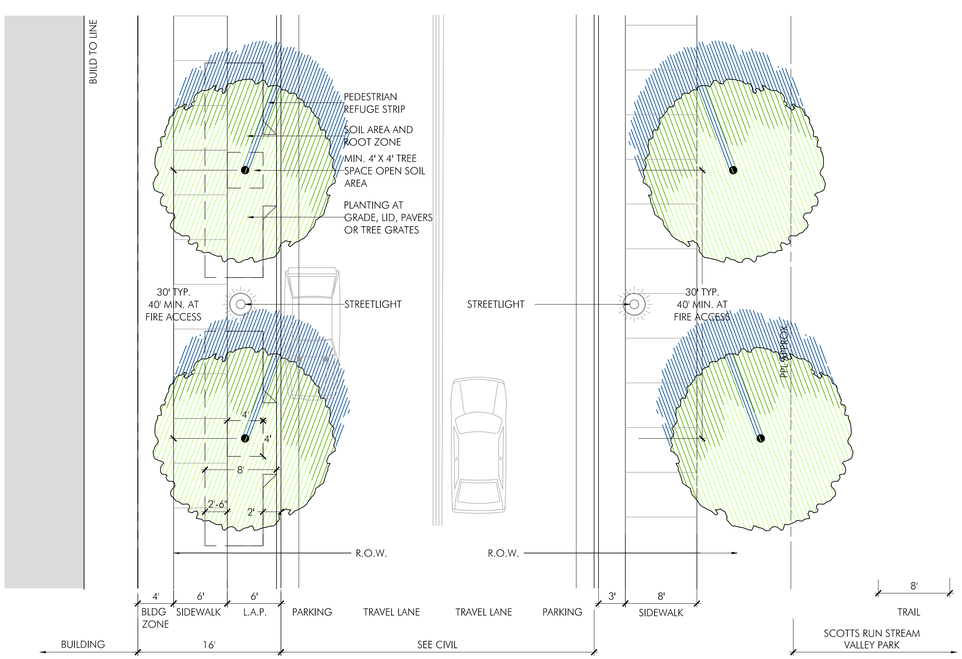
GRANT STREET

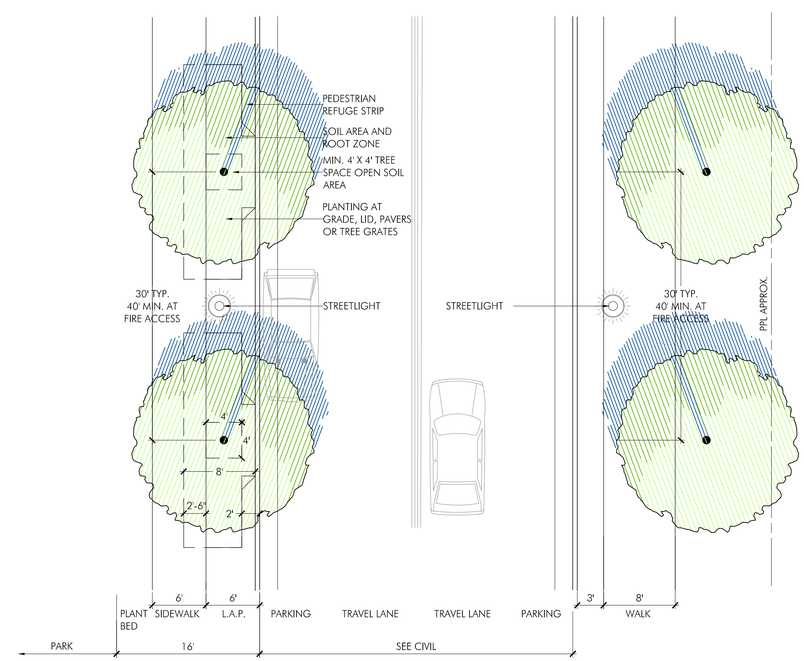
GRANT STREET PRECEDENTS

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









01 GRANT STREET

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

02 GRANT STREET

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

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Virginia

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CDP SUBMISSION	11.06.2015
CDP SUBMISSION	02.12.2016
CDP SUBMISSION	03.16.2016
CDP SUBMISSION	06.06.2016

STREET SECTIONS

ORIGINAL ISSUE DATE
07.14.14

DESIGNED BY
BC, DA

DRAWN BY
BC, MF

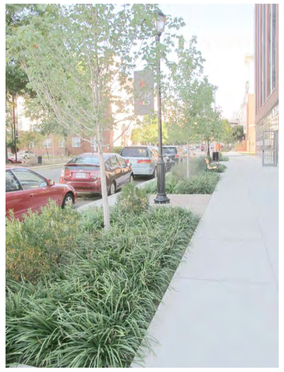
CHECKED BY
DA

SCALE
AS INDICATED

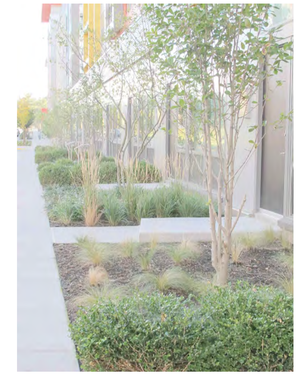
L-2

STREET SECTIONS

GRANT STREET/BUCHANAN STREET

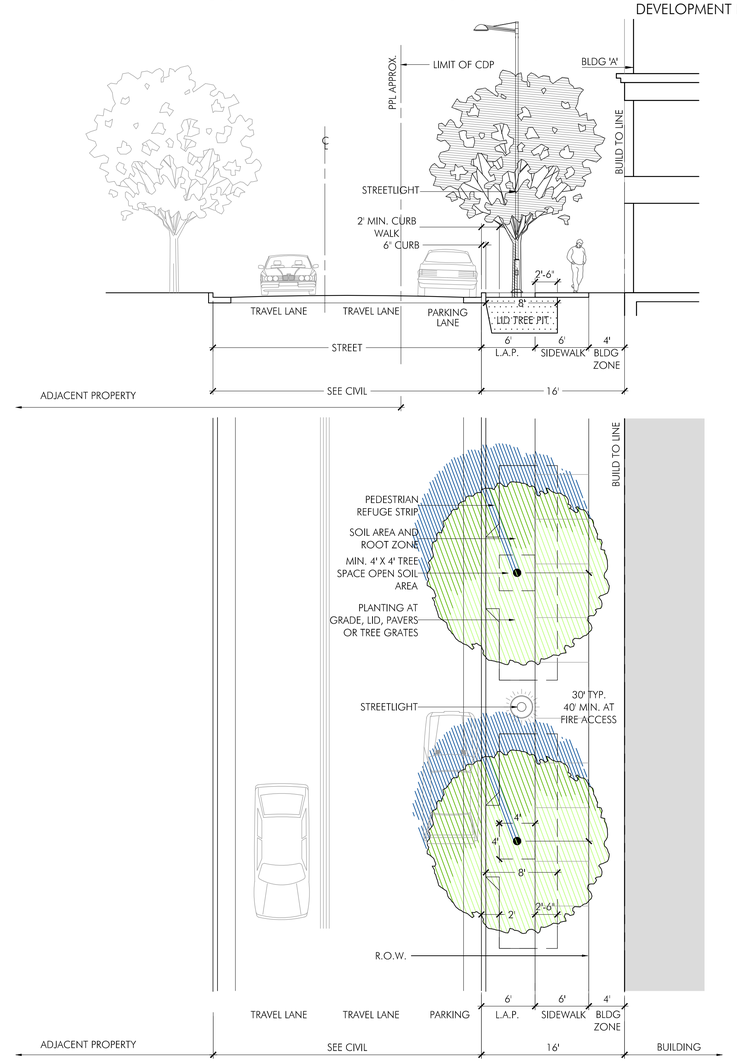


GRANT STREET PRECEDENTS



BUCHANAN STREET PRECEDENTS

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



01 GRANT STREET

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

02 BUCHANAN STREET

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 8614
LANDSCAPE ARCHITECT

REVISIONS

CDP SUBMISSION	07.14.2014
REVISED	09.08.2014
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CDP SUBMISSION	06.06.2016

STREET SECTIONS

ORIGINAL ISSUE DATE
07.14.14

DESIGNED BY
BC, DA

DRAWN BY
BC, MF

CHECKED BY
DA

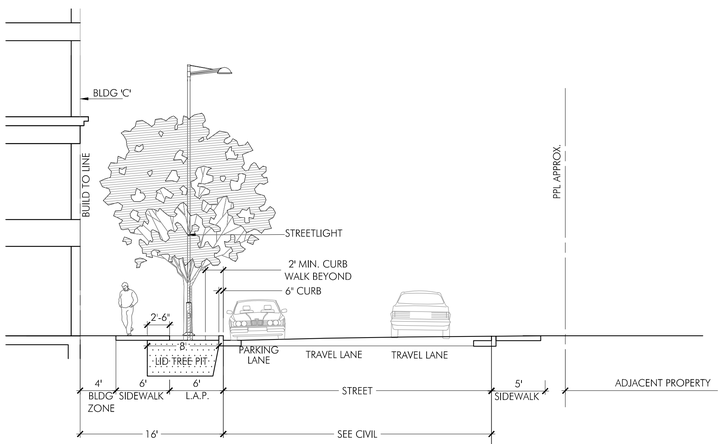
SCALE
AS INDICATED

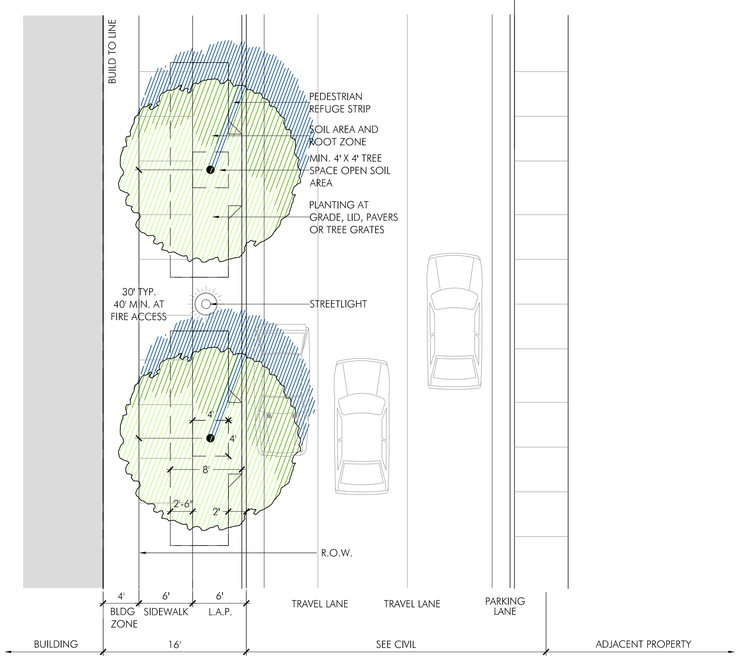
L-3

STREET SECTIONS

ROOSEVELT STREET AND TYLER LANE

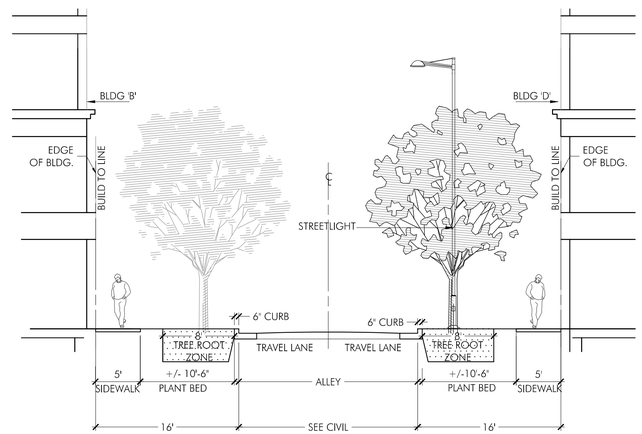
THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL.

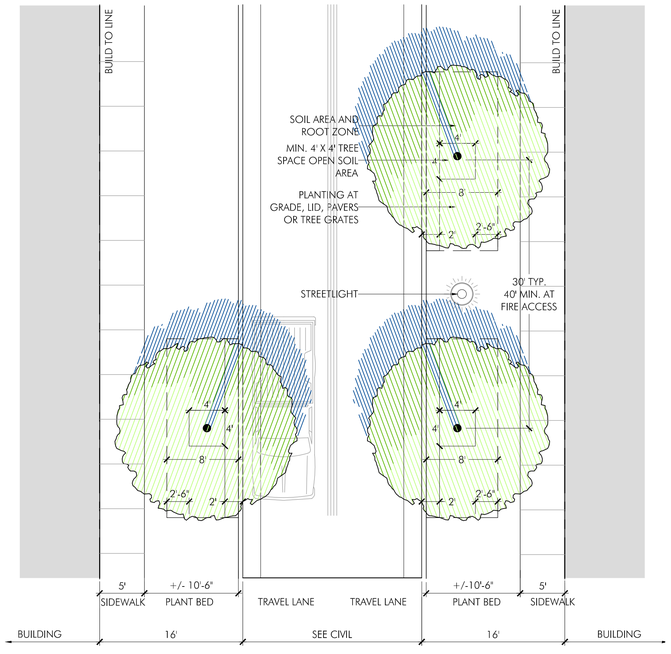




01 ROOSEVELT STREET

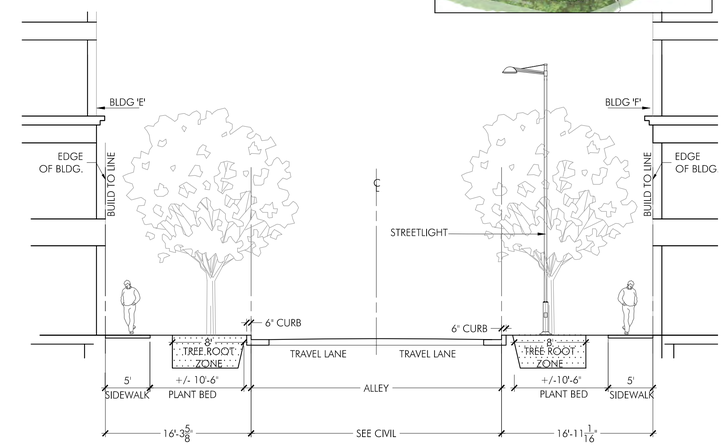
SCALE: 1/8" = 1'-0"

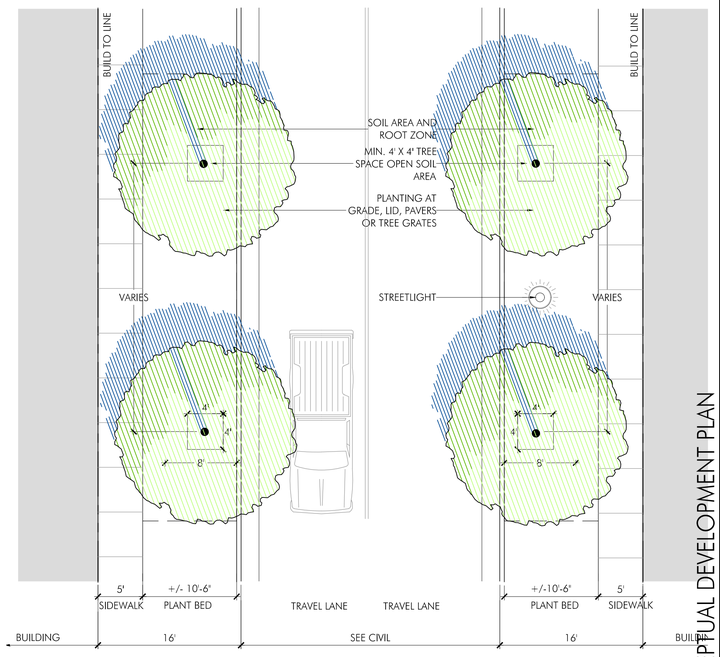




02 TYLER LANE

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





03 TRUMAN LANE

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

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DANIEL A. AVRIT
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CDP SUBMISSION	06.06.2016

STREET SECTIONS

ORIGINAL ISSUE DATE
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DESIGNED BY
BC, DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-4

OVERALL PARKS PLAN

4.97 ACRES PUBLIC PARK SPACE PROVIDED

Park Space

1	Urban Park / Plaza (public on-site)	.21 ac.
2	Linear Park (public on-site)	1.35 ac.
3	-Urban park (public on-site) -Urban park (public off-site) -Linear Park (public off-site)	.35 ac. .18 ac .32 ac.
4	Urban Plaza (public on-site)	.12 ac.
5	Urban Park (public on-site)	.28 ac.
6	Linear Park (public on-site)	.43 ac.
7	Recreation Park (public on-site)	.86 ac.
8	Urban Plaza (public on-site)	.21 ac.
	Credit for ⅓ field construction (public off-site)	.66 ac.
	Block A Amenity Decks (private on-site)	.50 ac.
	Block B Amenity Deck (private on-site)	.12 ac.
	Block C/D Amenity Deck (private on-site)	.59 ac.
	Block F Amenity Deck (private on-site)	.40 ac.
	Public Park On-Site	**3.81 ac.**
	Public Park Off-Site	**1.16 ac.**
	Private Park	**1.61 ac.**

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
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COMMONWEALTH OF VIRGINIA
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LANDSCAPE ARCHITECT

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CDP SUBMISSION	03.16.2016
CDP SUBMISSION	06.06.2016

OVERALL PARKS PLAN

ORIGINAL ISSUE DATE
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DESIGNED BY
BC, DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-5

OVERALL LANDSCAPE PLAN

CONCEPTUAL PLANT SCHEDULE - HIGHLAND DISTRICT

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	10-years Tree Cover (SF)	AQ	WQ	W	N	Additional Canopy Credits*	Tree Cover Area Sub-total (SF)
Category IV - Deciduous Trees												
CC		*Corylus colurna*	Turkish Filbert	3-3 1/2" cal.	B&B	250						
PA		*Platanus acerifolia 'Bloodgood'*	London Planetree	3-3 1/2" cal.	B&B	250						
QA		*Quercus alba*	White Oak	3-3 1/2" cal.	B&B	250			X	X		
QB		*Quercus bicolor*	Swamp White Oak	3-3 1/2" cal.	B&B	250			X	X		
QPH		*Quercus phellos*	Willow Oak	3-3 1/2" cal.	B&B	250		X	X	X		
QR		*Quercus rubra*	Red Oak	3-3 1/2" cal.	B&B	250			X	X		
TA		*Tilia americana 'Redmond'*	Redmond American Linden	3-3 1/2" cal.	B&B	250	X			X		
ZS		*Zelkova serrata*	Japanese Zelkova	3-3 1/2" cal.	B&B	250	X					
	157	*CATEGORY IV DECIDUOUS TREES*				39250					15125	54375
Category III - Deciduous Trees												
BN		*Betula nigra 'Dura Heat'*	Dura Heat River Birch	10-12' ht. multistem	B&B	150						
GT		*Gleditsia triacanthos inermis*	Honeylocust	2 -2 1/2" cal.	B&B	150						
PY		*Prunus yeodensis*	Yoshino Cherry	2 -2 1/2" cal.	B&B	150						
TC		*Tilia cordata 'Greenspire'*	Littleleaf Linden	2 -2 1/2" cal.	B&B	150						
		CATEGORY III DECIDUOUS TREES				0						0
Category II - Deciduous Trees												
AA		*Amelanchier arborea*	Downey Serviceberry	6' ht.	B&B multistem	100						
AB		*Amelanchier x grandlora 'Autumn Brilliance'*	A.B. Serviceberry	6' ht.	B&B multistem	100						
CA		*Carpinus caroliniana*	Ironwood	6' ht.	B&B multistem	100						
CC		*Cercis canadensis*	Eastern Redbud	6' ht.	B&B multistem	100						
CM		*Cornus mas*	Corneliancherry Dogwood	6' ht.	B&B multistem							
CK		*Cornus kousa*	Kousa Dogwood	6' ht.	B&B multistem	100						
MS		*Magnolia stellata*	Star Magnolia	6' ht.	B&B multistem	100						
MV		*Magnolia virginiana*	Sweet Bay Magnolia	6' ht.	B&B multistem	100						
	33	*CATEGORY II DECIDUOUS TREES*				3300						3300
Category I - Deciduous Trees												
AO		*Acer rubrum 'Bowman'*	Columnar Maple	2" cal.	B&B	50						
	0	*CATEGORY II DECIDUOUS TREES*				0						0
Category II- Evergreen Trees												
IO		*Ilex opaca*	American Holly	6' ht.	B&B	100						0
		CATEGORY II EVERGREEN TREES				100						0
Category 1 Evergreen Trees												
IN		*Ilex x 'Nellie Stevens'*	Nellie Stevens Holly	6' ht.	B&B	75						
JV	5	*Juniperus virginiana 'Princeton Sentry'*	Eastern Red Cedar	6' ht.	B&B	75						375
TO	5	*Thuja occidentalis 'Nigra'*	Eastern Arborvitae	6' ht.	B&B	50						250
	0	*CATEGORY I EVERGREEN TREES*				75						625
				Total Tree Cover Provided by Planting (SF) =								58,300

NOTE:

* 80% of proposed Category IV trees will qualify for an additional tree canopy credit in accordance with 12-0510 4.B (1-6).

Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.

Species may vary depending on final design and availability.

AQ= air quality credit; WQ = water quality credit; W= wildlife credit; N= native plant credit

LEGEND

Property Line

TREE SYMBOL LEGEND

Category IV - Deciduous Trees

Category III - Deciduous Trees

Category II - Deciduous Trees

March 14, 2016
The Highland District
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 729,188 SF
   a. Minus Dedication Area(s) = 00.0 SF
   b. Minus Exemption Area(s) = 00.0 SF
2. Adjusted Gross Site Area = 729,188 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 10.0%
4. **Required 10-Year Tree Canopy Coverage = 72,919 SF** (#2 x #3 = 72,919 SF)
5. Area of Existing Tree Canopy (See EVM Sheet C-X) = 167,950 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 23.03% (#5 / #1 = 23.0%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 16,795 SF (#4 x #6 = 16,795 SF)**
8. Area of Existing Tree Canopy to be Preserved = 30,076 SF (see landscape plan)
9. Allowable Credit for Canopy to be Preserved = 0.50
10. Canopy Credit Provided Through Preservation = 15,605 SF (#8 X 0.50 = 15,605 SF)
11. **Tree Preservation Target Met? No (15,605 SF < 16,795 SF)** If "NO" See Target Deviation Request & Narrative
12. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 57,314 SF (#4 minus #10 = 57,314 SF)
13. 10-Year Canopy Area of Proposed Tree Planting = 58,300 SF
14. **Total Tree Canopy Provided = 73,905 SF (#10 + #13)**
15. **Required 10-Year Tree Canopy Coverage Met? = YES - 79,905 SF > 72,919 SF (#14 > #4)**

Table 12.3 Tree Preservation Target Calculations and Statement (CDP RZ-2014-PR-021)			May 18, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	167,950	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	23.0%	
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 =	23.0%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	21.4%	
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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-3	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	

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Table 12.10 10-Year Tree Canopy Calculation Worksheet			May 18, 2016
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	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) =	729,188	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	729,188	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	72,919	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	16,795	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within Resource Protection Areas and 100-year floodplains (SF) =	31,209	Square Feet
C 9	C 8 x 0.5 (SF) =	15,605	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	15,605	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	57,314	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	58,300	Square feet
D 17	Total of canopy area provided through tree planting =	58,300	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	NO	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	–	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	15,605	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	58,300	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	73,905	Total of E 1 through E 3, area should meet or exceed area in B 7

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THE OVERALL LANDSCAPE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL.

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

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CDP SUBMISSION	06.06.2016

OVERALL LANDSCAPE PLAN

ORIGINAL ISSUE DATE 07.14.14

DESIGNED BY BC, DA

DRAWN BY BC, MF

CHECKED BY DA

SCALE AS INDICATED

L-6

TREE SYMBOL LEGEND

- Category IV - Deciduous Trees
- Category III - Deciduous Trees
- Category II - Deciduous Trees

OVERALL LANDSCAPE PLAN

THE OVERALL LANDSCAPE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL.

CONCEPTUAL DEVELOPMENT PLAN

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OVERALL LANDSCAPE PLAN WITH UTILITIES

ORIGINAL ISSUE DATE
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DESIGNED BY
BC, DA

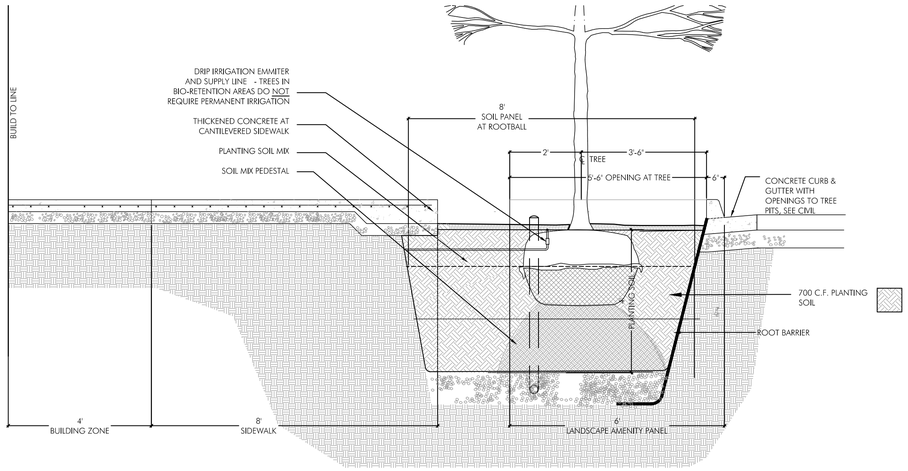
DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

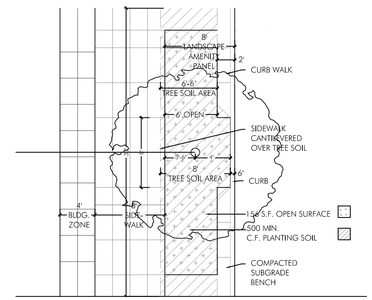
L-6A

PLANTING DETAILS



01 TREE PLANTING DETAIL - 20' STREETSCAPE

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



02 PLANVIEW - 20' STREETSCAPE

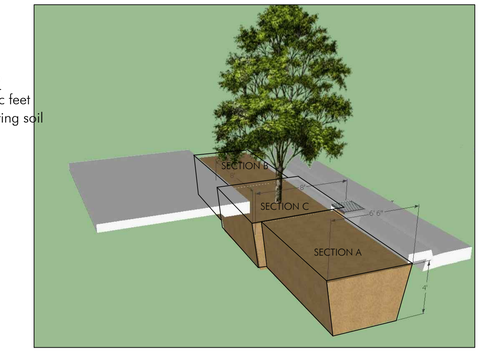
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x $\frac{(\text{top width} + \text{base width})}{2}$

Section A and B: 10' x 4' x $\frac{(6.5'+5.2')}{2}$

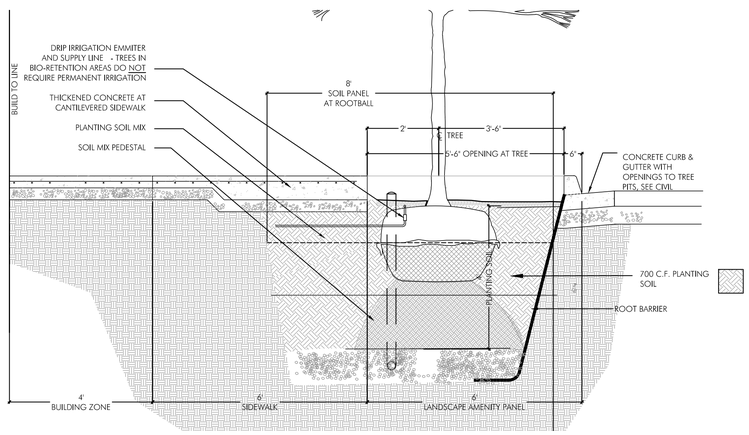
Section C: 8' x 4' x $\frac{(8'+6.5')}{2}$

SECTION A 234
SECTION B 234
SECTION C 232
TOTAL 700 cubic feet planting soil



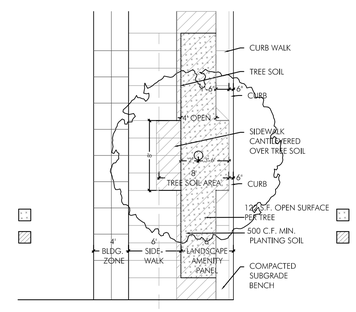
03 SOIL VOLUME - 20' STREETSCAPE

NTS



04 TREE PLANTING DETAIL - 16' STREETSCAPE

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



05 PLANVIEW - 16' STREETSCAPE

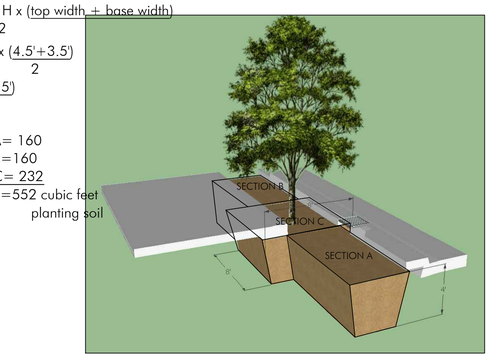
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x $\frac{(\text{top width} + \text{base width})}{2}$

Section A and B: 10' x 4' x $\frac{(4.5'+3.5')}{2}$

Section C: 8' x 4' x $\frac{(8'+6.5')}{2}$

SECTION A= 160
SECTION B=160
SECTION C= 232
TOTAL =552 cubic feet planting soil

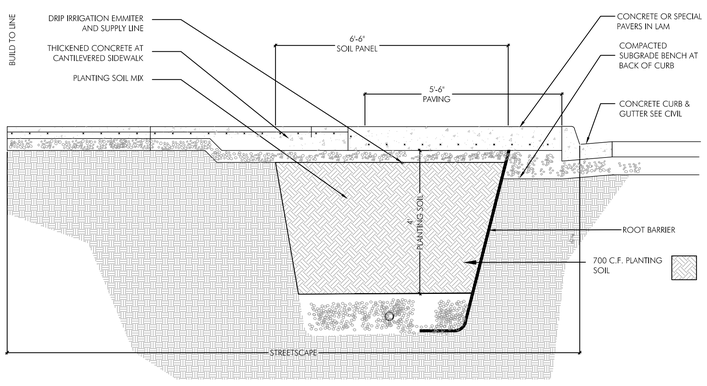


06 SOIL VOLUME - 16' STREETSCAPE

NTS

NOTE

1. SOIL VOLUME DIAGRAM TREES SPACED AT 35' O.C. PROVIDES 700 CUBIC FEET FOR EACH TREE OR FOR 3 OR MORE A MINIMUM OF 500 CU FT PLANTING SOIL PER TREE
2. TREE GRATES, WHERE USED, SHALL BE INSTALLED WITH A MINIMUM OF 2 FEET CLEAR OF ANY TREE TRUNK ON ALL SIDES.



07 TREE PLANTING DETAIL - TREE SOIL BRIDGE

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

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Lic. No. 864
LANDSCAPE ARCHITECT

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PLANTING DETAILS

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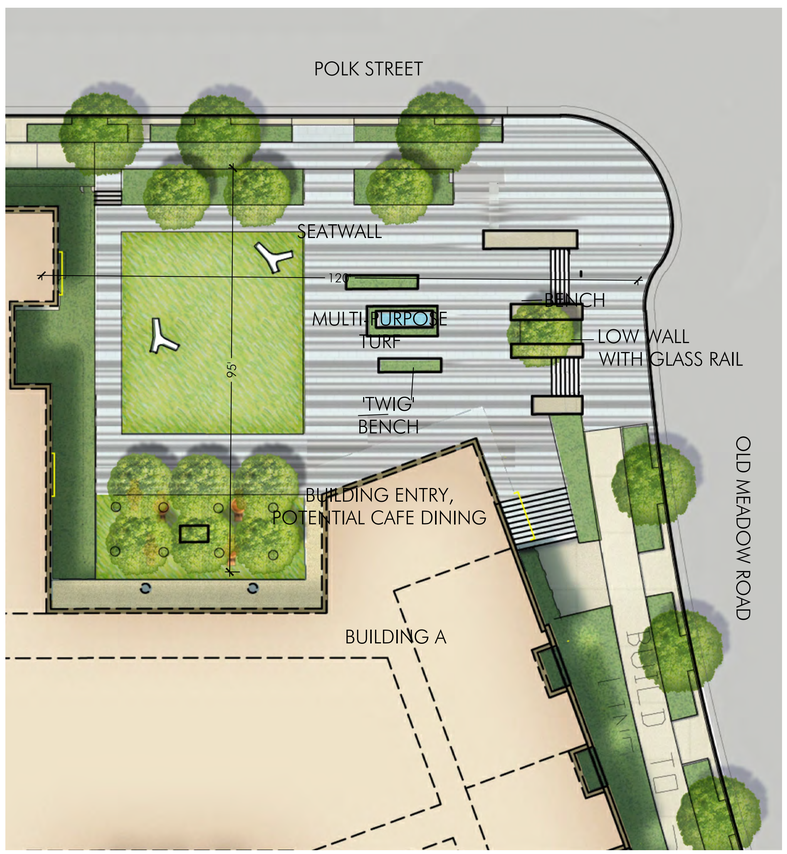
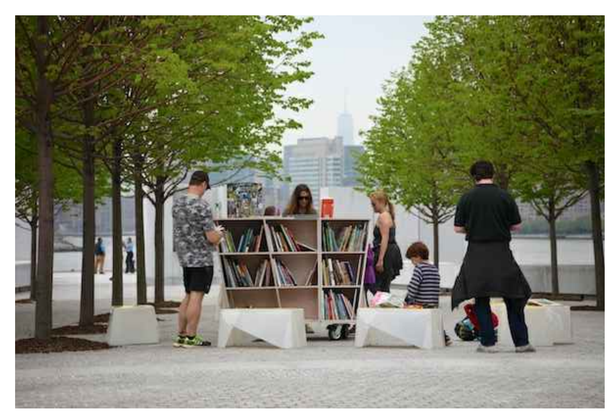
SCALE
AS INDICATED

CONCEPTUAL DEVELOPMENT PLAN

L-7

PUBLIC PARK 1





01 PUBLIC PARK 1 PLAN

SCALE: 1" = 16'

SCALE
0 8 16 32
FEET

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CONCEPTUAL DEVELOPMENT PLAN

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PARK PLAN
PUBLIC
PARK 1

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L-8

PUBLIC PARK 1 & 8

01 PLAZA PERSPECTIVE VIEW LOOKING SOUTH FROM OLD MEADOW

SCALE: NOT TO SCALE

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CONCEPTUAL DEVELOPMENT PLAN

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PARK VIEW
PUBLIC
PARK 1 & 8

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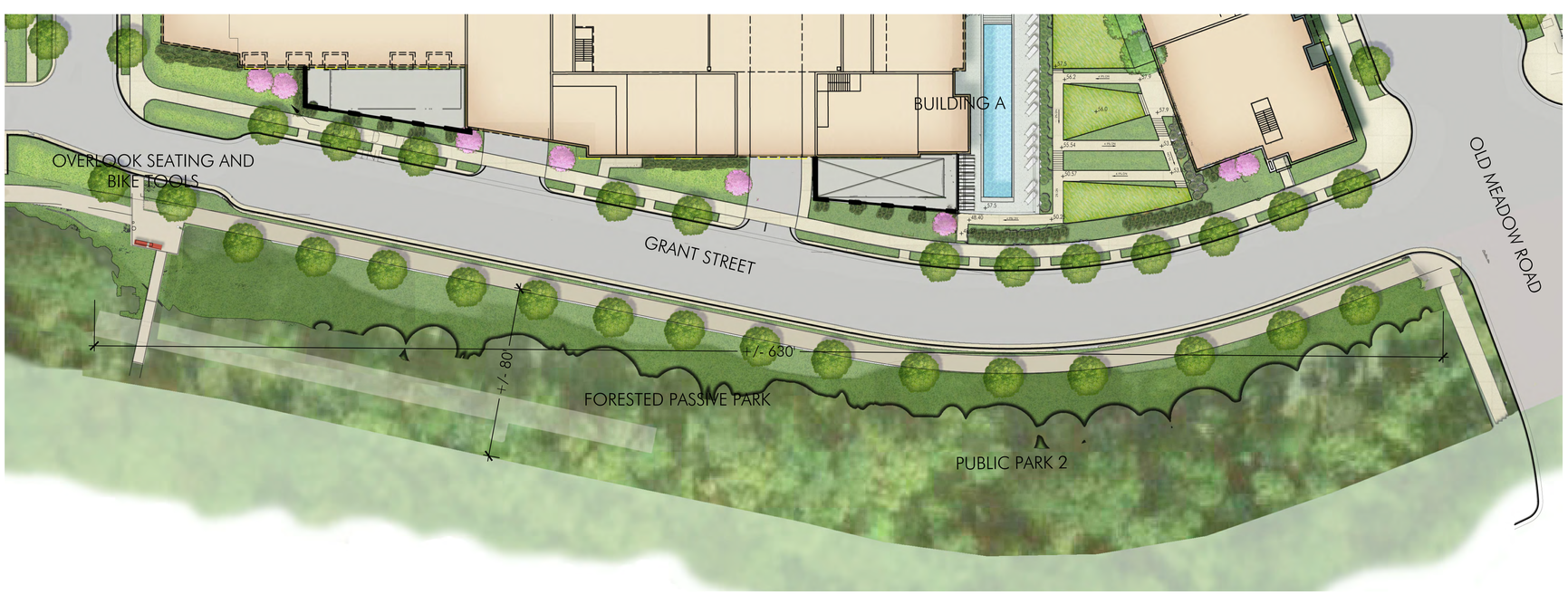
PUBLIC PARK 2



01 PUBLIC PARK 2 PLAN

SCALE: 1" = 30'

SCALE 0 15 30 60 FEET

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CONCEPTUAL DEVELOPMENT PLAN

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PUBLIC
PARK 2

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SCALE
AS INDICATED

L-10

PUBLIC PARK 3

01 PUBLIC PARK 3 - PLAN

SCALE: 1" = 20'

SCALE 0 10 20 40 FEET

02 PUBLIC PARK 3 - SECTION

SCALE: 1" = 10'

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CONCEPTUAL DEVELOPMENT PLAN

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SCALE
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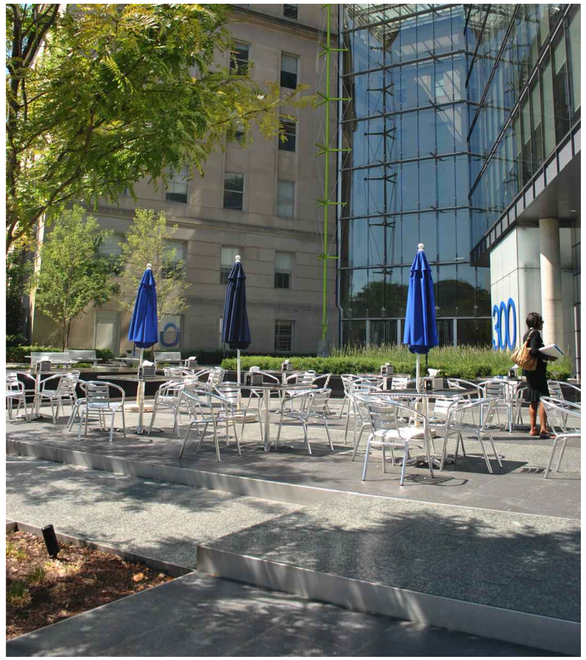
PUBLIC PARK 4



01 PUBLIC PARK 4 PLAN

SCALE: 1" = 10'

SCALE 0 5 10 20 FEET

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CONCEPTUAL DEVELOPMENT PLAN

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PUBLIC PARKS 5 AND 6

01 PUBLIC PARKS 5 AND 6 PLAN

SCALE: 1" = 20'

SCALE
0 10 20 40 FEET

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CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

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PARK PLAN
PUBLIC
PARKS 5 AND 6

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SCALE
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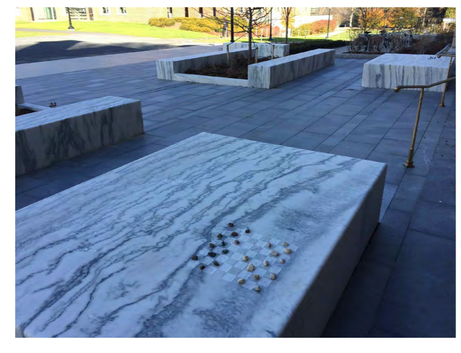
PUBLIC PARK 7



SCALE
0 20 40 80 FEET

01 PUBLIC PARK 7 AND 8

SCALE: 1" = 40'

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CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

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PARK PLAN
PUBLIC
PARK 7

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SCALE
AS INDICATED

L-14

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PUBLIC PARK 8

01 PUBLIC PARK 8 PLAN

SCALE: 1" = 20'

SCALE 0 10 20 40 FEET

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PARK 8

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CONCEPTUAL DEVELOPMENT PLAN

L-15

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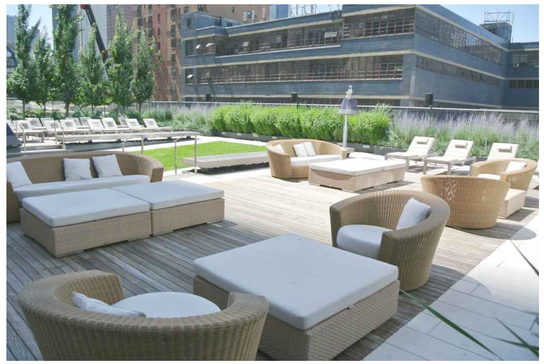
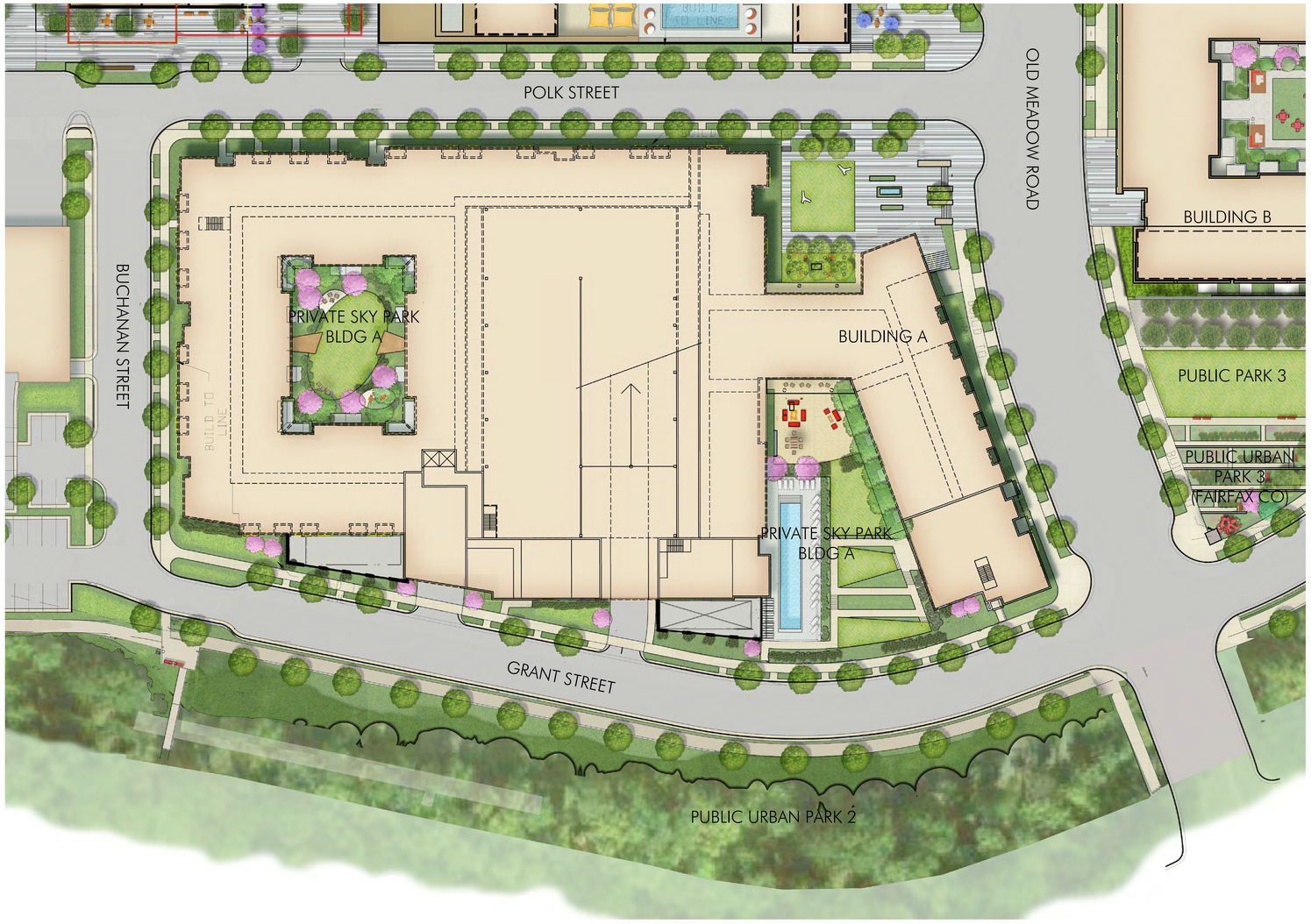
PRIVATE BUILDING A ELEMENTS





01 BUILDING A

SCALE: 1" = 40'

SCALE
0 20 40 80
FEET

THE HIGHLAND DISTRICT

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PARK PLAN
PRIVATE
BLDG A

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SCALE
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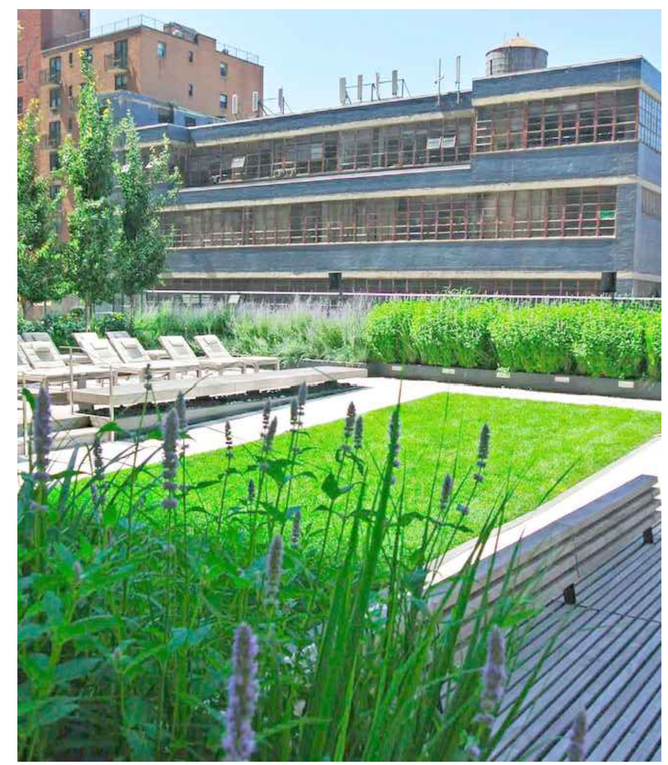
CONCEPTUAL DEVELOPMENT PLAN

L-16

PRIVATE BUILDING B ELEMENTS



01 BUILDING B

SCALE: 1" = 40'

SCALE
0 10 20 40
FEET

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CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

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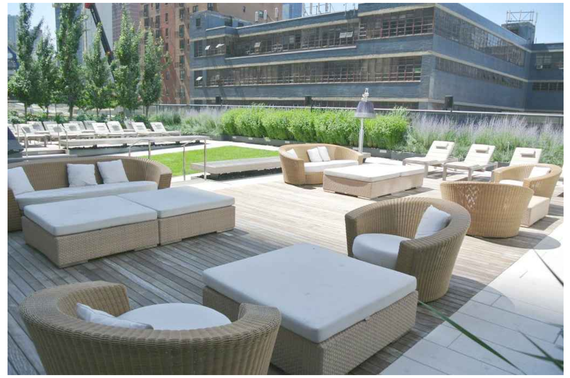
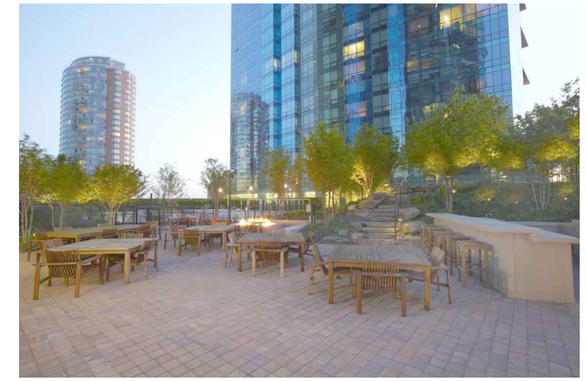
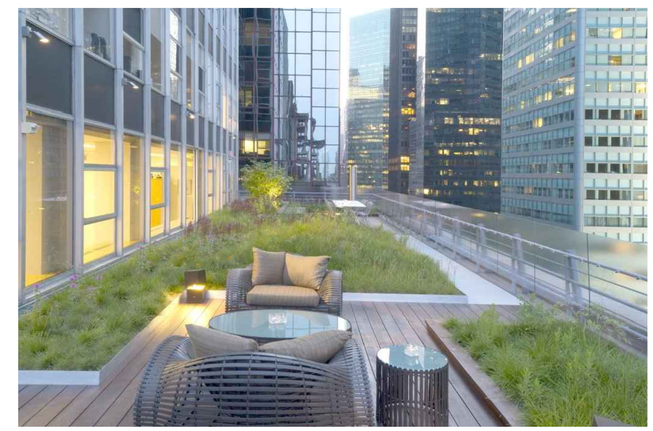
PRIVATE BUILDING C AND D ELEMENTS







01 BUILDING C AND D

SCALE: 1" = 40'

SCALE 0 10 20 40 FEET

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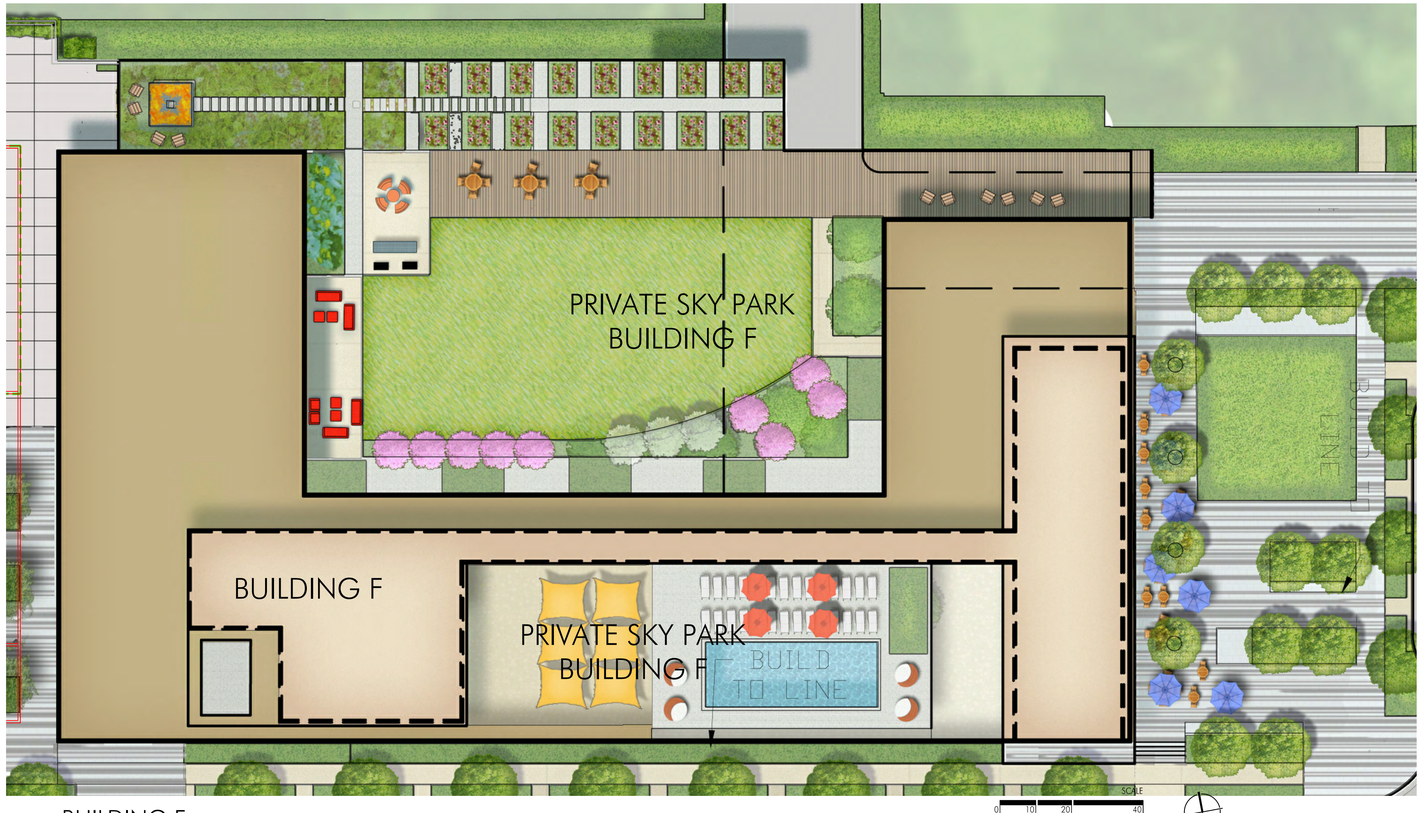
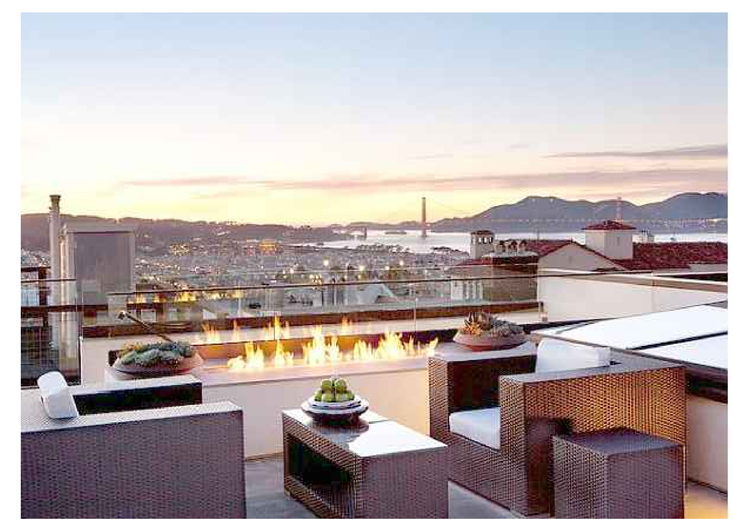
PRIVATE BUILDING F ELEMENTS



01 BUILDING F

SCALE: 1" = 20'



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CONCEPTUAL DEVELOPMENT PLAN

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ALTERNATE PARKS PLAN FOR BLDG C/D AND E OPTION 2

4.97 ACRES PUBLIC PARK SPACE PROVIDED

1.51 ACRES PRIVATE PARK SPACE PROVIDED

Park Space

1	Urban Park / Plaza (public on-site)	.21 ac.
2	Linear Park (public on-site)	1.35 ac.
3	-Urban park (public on-site) -Urban park (public off-site) -Linear Park (public off-site)	.35 ac. .18 ac .32 ac.
4	Urban Plaza (public on-site)	.12 ac.
5	Urban Park (public on-site)	.28 ac.
6	Linear Park (public on-site)	.43 ac.
7	Recreation Park (public on-site)	.86 ac.
8	Urban Plaza (public on-site)	.21 ac.
	Credit for ½ field construction (public off-site)	.66 ac.
	Block A Amenity Decks (private on-site)	.50 ac.
	Block B Amenity Deck (private on-site)	.12 ac.
	Block C/D Amenity Deck (private on-site)	.27 ac.
	Block E Amenity Deck (private on-site)	.22 ac.
	Block F Amenity Deck (private on-site)	.40 ac.
	Public Park On-Site	**3.81 ac.**
	Public Park Off-Site	**1.16 ac.**
	Private Park	**1.51 ac.**

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CONCEPTUAL DEVELOPMENT PLAN

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PEDESTRIAN HIERARCHY

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

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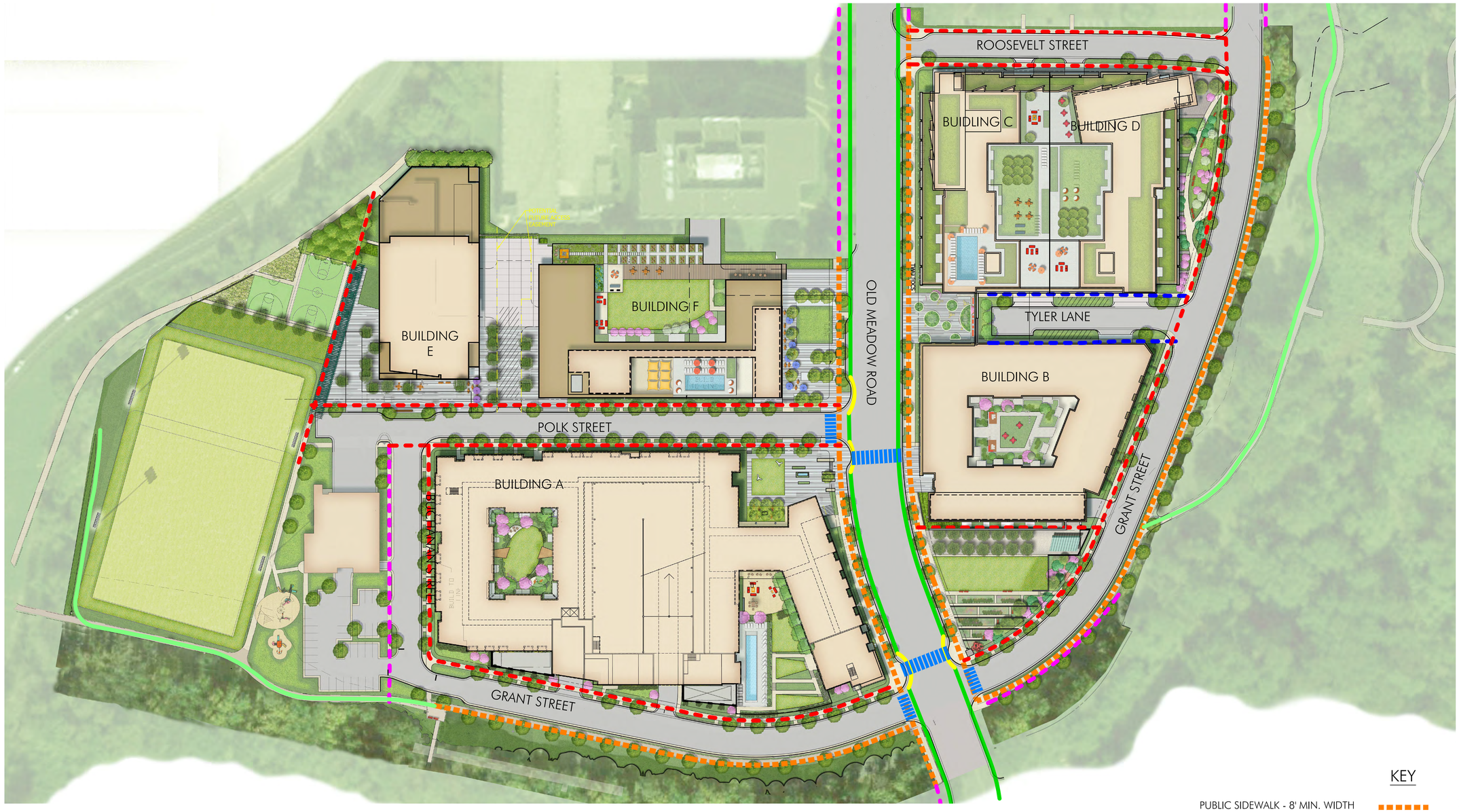
DA

SCALE
AS INDICATED

L-21

PEDESTRIAN & BICYCLE CIRCULATION

FOR SPECIFIC PEDESTRIAN AND BICYCLE FACILITIES, SEE PROFFERS.



KEY

- PUBLIC SIDEWALK - 8' MIN. WIDTH
- PUBLIC SIDEWALK - 6' MIN. WIDTH
- PRIVATE ALLEY SIDEWALK - 5' MIN. WIDTH
- DEDICATED BIKE LANE - 5' MIN. WIDTH
- DEDICATED BIKE LANE - 6' MIN. WIDTH
- EXISTING OFFSITE SIDEWALK
- CROSSWALK
- 8' TRAIL
- 8' TRAIL BY OTHERS

SCALE:1"=60'-0"
0 30 60 120 FEET

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

CONCEPTUAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 884
LANDSCAPE ARCHITECT

REVISIONS

CDP SUBMISSION	07.14.2014
REVISED	09.08.2014
CDP SUBMISSION	03.04.2015
CDP SUBMISSION	08.07.2015
CDP SUBMISSION	11.06.2015
CDP SUBMISSION	02.12.2016
CDP SUBMISSION	03.16.2016
CDP SUBMISSION	06.06.2016

PEDESTRIAN & BICYCLE CIRCULATION

ORIGINAL ISSUE DATE
07.14.14

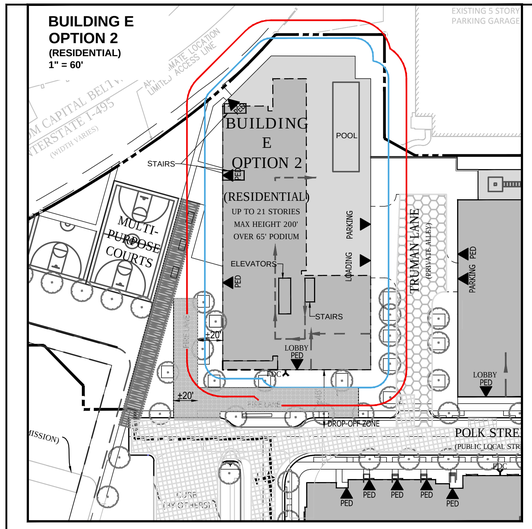
DESIGNED BY
BC, DA

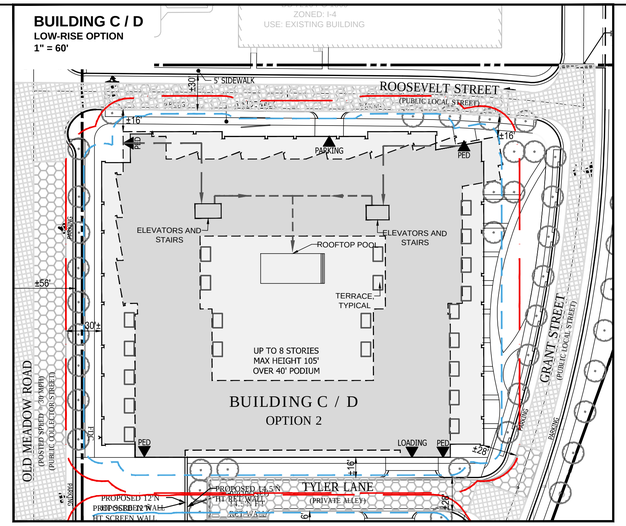
DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-22





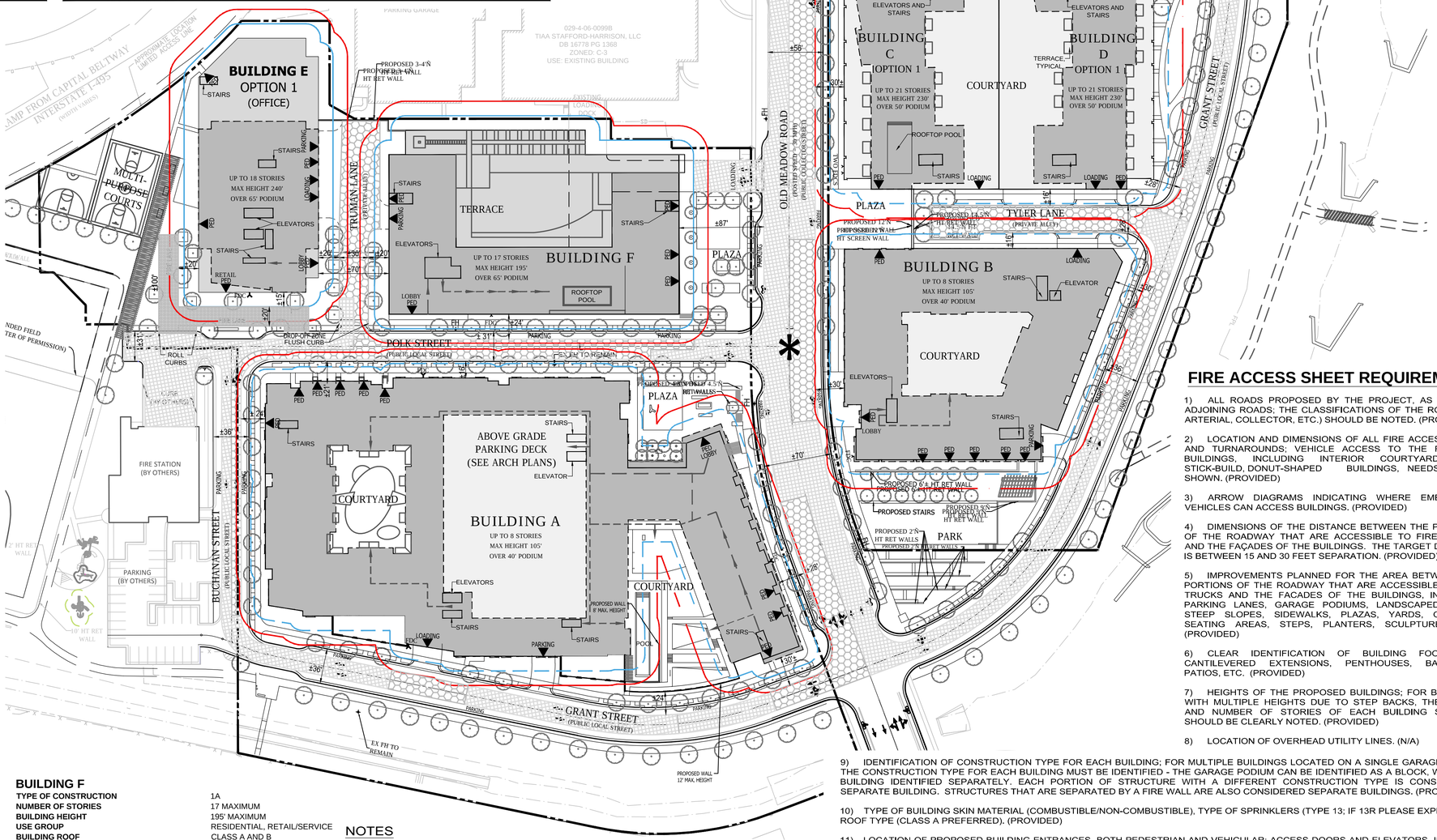
LEGEND

- PROPOSED BUILDING LESS THAN 50' IN HEIGHT
- PROPOSED BUILDING BETWEEN 50' -85' IN HEIGHT
- PROPOSED BUILDING GREATER THAN 85' IN HEIGHT
- VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM BUILDING FACE)
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- FIRE LANE
- 15' BUILDING OFFSET
- 30' BUILDING OFFSET
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE
- PROPOSED STREET TREE
- POTENTIAL EMERGENCY SIGNAL OR FULL INTERSECTION TRAFFIC SIGNAL
- EMERGENCY GROUND LEVEL ACCESS PATH
- EMERGENCY COURTYARD LEVEL ACCESS PATH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



BUILDING DATA

BUILDING A

TYPE OF CONSTRUCTION	3A OVER 1A PODIUM
NUMBER OF STORIES	8 MAXIMUM
BUILDING HEIGHT	105' MAXIMUM
PODIUM HEIGHT	40' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS B
PODIUM ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ132,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	3-HR (IN TYPE 3A)

BUILDING B

TYPE OF CONSTRUCTION	3A OVER 1A PODIUM
NUMBER OF STORIES	8 MAXIMUM
BUILDING HEIGHT	105' MAXIMUM
PODIUM HEIGHT	40' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE BUILDING
ROOF	CLASS B
PODIUM ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ53,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	3-HR (IN TYPE 3A)

BUILDING C

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	21 MAXIMUM
BUILDING HEIGHT	230' MAXIMUM
PODIUM HEIGHT	50' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE BUILDING
ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ43,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	N/A

BUILDING D

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	21 MAXIMUM
BUILDING HEIGHT	230' MAXIMUM
PODIUM HEIGHT	50' MAXIMUM
USE GROUP	RESIDENTIAL
BUILDING ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ43,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	N/A

BUILDING C / D - OPTION 2

TYPE OF CONSTRUCTION	3A OVER 1A PODIUM
NUMBER OF STORIES	8 MAXIMUM
BUILDING HEIGHT	105' MAXIMUM
PODIUM HEIGHT	40' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS B
PODIUM ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ86,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	3-HR (IN TYPE 3A)

BUILDING E - OPTION 1 (OFFICE)

TYPE OF CONSTRUCTION	1A PARKING AND LOADING BASE (1A FOR ENTIRE BUILDING IN ORDER TO REDUCE FTF HEIGHTS AND INCREASE DENSITY)
NUMBER OF STORIES	18 MAXIMUM
BUILDING HEIGHT	240' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ39,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	N/A

BUILDING E - OPTION 2 (RESIDENTIAL)

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	21 MAXIMUM
BUILDING HEIGHT	200' MAXIMUM
PODIUM HEIGHT	N/A
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS B
PODIUM ROOF	N/A
BUILDING FOOTPRINT	Ñ31,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	N/A

BUILDING F

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	17 MAXIMUM
BUILDING HEIGHT	195' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ36,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	N/A

NOTES

1. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

2. STAIR AND ELEVATOR LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL SITE PLAN.

FIRE ACCESS SHEET REQUIREMENTS

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-BUILD, 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 FAÇADES 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. (N/A)

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 CDP. 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)

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 HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS EXHIBIT

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014

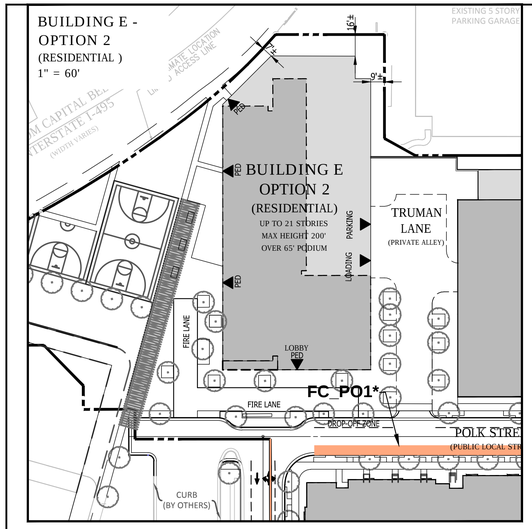
DES.	DWN.
BC	KEA

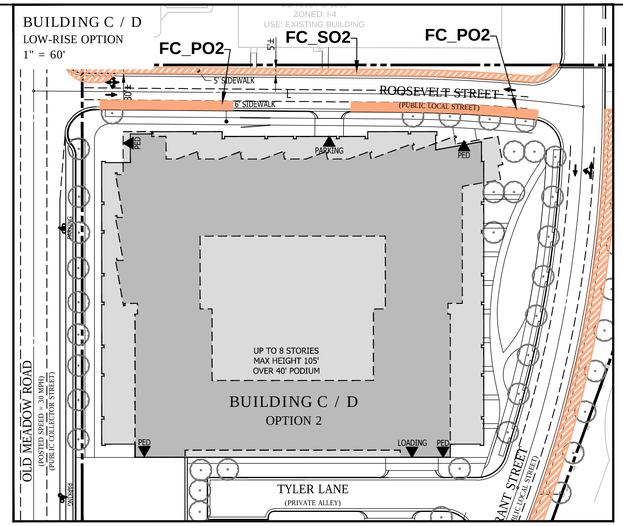
SCALE: 1"=60'

PROJECT/FILE NO. 6894K

SHEET NO. S-1

FILE: P:\projects\6894\6894K\CADD - PUPLANNING\PLANNING DRAWINGS\CDP\6894K100-FIRE.dwg USER: kovith DATE: March 16, 2016 TIME: 11:38:40 AM



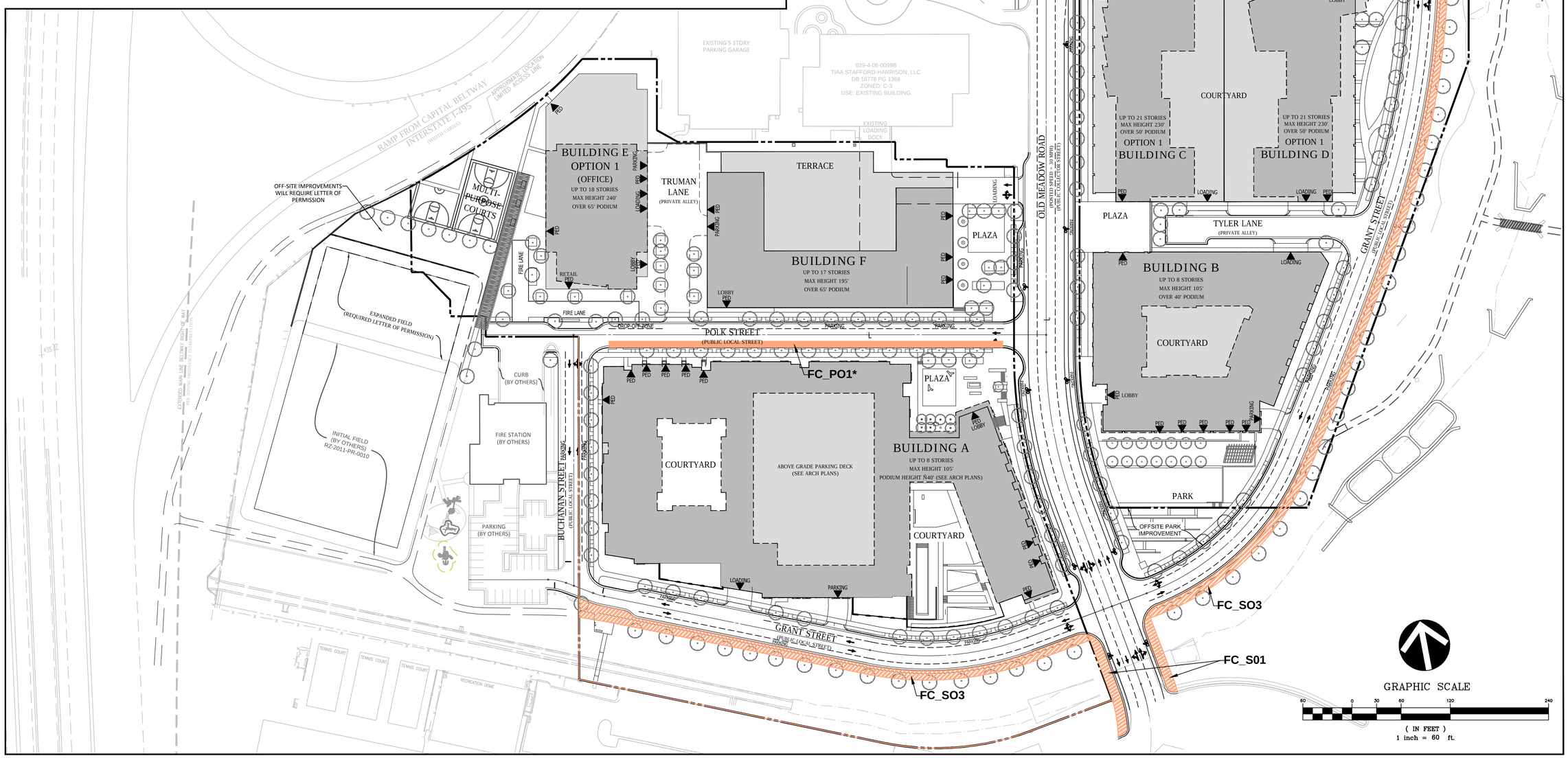


LEGEND

- ON-STREET PARKING NOT PROVIDED
- STREETSCAPE ZONE WIDTH NOT PROVIDED

NOTES

1. FC_P01 LOCATION IS SUBJECT TO ULTIMATE ORIENTATION OF THE FUTURE FIRE STATION. IF THE FIRE STATION IS ORIENTED TO GRANT STREET, ON-STREET PARKING WILL BE PROVIDED ON BOTH SIDES OF POLK STREET AND POTENTIALLY REMOVED FROM THE SOUTH SIDE OF GRANT STREET BETWEEN BUCHANAN STREET AND OLD MEADOW ROAD.



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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE HIGHLAND DISTRICT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CORNER DESIGN CRITERIA - WAIVER LOCATIONS

VIKA REVISIONS

REVISED:	06/06/2016
REVISED:	03/16/2016
REVISED:	11/06/2015
REVISED:	08/07/2015
REVISED:	03/04/2015
REVISED:	09/08/2014
DATE:	07/14/2014
DES. RRC	DWN. KEA
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	S-2

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K100-WELLS-WVR LOCATION.dwg USER: kantonucci DATE: March 14, 2016 TIME: 11:22:38 AM

Criteria \ Classification	Low Speed Boulevard	Avenue	Collector	Old Meadow Road	Local	Buchanan Street	Grant Street	Polk Street	Roosevelt Street	Tyler Lane (Private)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	Optional[3]	Optional[3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	Yes @ certain locations	Yes @ certain locations	✓	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[7]	Restricted	Required (8')	Required (8')	✓	Required (7'-8')	✓	✓ *	Need Waiver (FC_P01) *	✓	✓
Target LOS (Table 2, DS-5)	D/E[1]	E	E	✓	E	✓	✓	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	4-6 lanes	2-4 lanes	✓	2 lanes	✓	✓	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	30-35 mph	25-30 mph	✓	25 mph	✓	✓	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	25-30 mph	25-30 mph	✓	25 mph	✓	✓	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	Discretionary	Discretionary	✓	N/A	N/A	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd [2]	525'-660'[5]	425'-660' [5]	N/A	325'-660'	N/A	N/A	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd [2]	200'-660'	200'-660'	✓	100'-660'	✓	✓	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	200'-660'	155'-660'	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	200'	155'	✓	50'	N/A	✓	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	10'-11'[4]	10'-11'[4]	✓	10'	✓	✓	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	Need Waiver (FC_S01)	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	Need Waiver (FC_S03)	✓	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	200'	155'	✓	155'	✓	✓	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	4'-6'[6]	4'-6'[6]	✓	N/A	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 880 to 1,230 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.
7. Parking may be restricted in the vicinity of circulator routes.

- FC_P01 location is subject to ultimate orientation of the future fire station. If the fire station is oriented to Grant Street, on-street parking will be provided on both sides of Polk Street and potentially removed from the south side of Grant Street between Buchanan Street and Old Meadow Road.

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE HIGHLAND DISTRICT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS

VIKA REVISIONS

REVISED: 06/06/2016
REVISED: 03/16/2016
REVISED: 11/06/2015
REVISED: 08/07/2015
REVISED: 03/04/2015
REVISED: 09/08/2014
DATE: 07/14/2014

DES. RRC | DWN. KEA

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

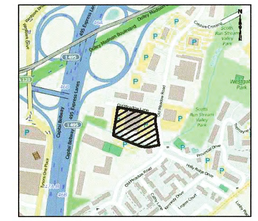
SHEET NO. S-3

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\CDP\6894K100-WELLS-WVRS.dwg USER: Richardson DATE: June 6, 2016 TIME: 1:24:20 PM

THE HIGHLAND DISTRICT
BUILDING A
FINAL DEVELOPMENT PLAN
FDP 2014-PR-021-1

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DECEMBER 11, 2014
JANUARY 20, 2015
AUGUST 7, 2015
DECEMBER 3, 2015
MARCH 23, 2016
JUNE 6, 2016



TAX MAP/VICINITY MAP
SCALE - 1" = 1000'

SHEET INDEX:

CIVIL:

C-1	COVER SHEET
C-2	OVERALL FDP AREA MAP
C-3	NOTES AND WAIVERS
C-4	TABULATIONS
C-5	AREA METRO CONTEXT PLAN
C-6	EXISTING CONDITIONS PLAN
C-7	EXISTING CONDITIONS NOTES /TABS
C-8	EXISTING VEGETATION MAP
C-9	OVERALL CDP CONTEXT PLAN
C-10	FINAL DEVELOPMENT PLAN
C-11	FDP TRAFFIC CIRCULATION PLAN
C-12	UTILITY PLAN
C-13	GRADING AND SIGHT DISTANCE PLAN
C-14	TYPICAL STREET SECTIONS
C-15	AUTO TURN ANALYSIS DESIGN VEHICLE
C-16	FDP STORMWATER MANAGEMENT PLAN
C-17	STORMWATER MANAGEMENT NARRATIVE
C-18	STORMWATER MANAGEMENT COMPUTATIONS
C-19	STORMWATER MANAGEMENT COMPUTATIONS
C-19A	STORMWATER MANAGEMENT COMPUTATIONS
C-20	STORMWATER MANAGEMENT DETAILS
C-21	ADEQUATE OUTFALL ANALYSIS
C-22	ENVIRONMENTAL DIMENSION PLAN

ARCHITECTURAL:

A1	FLOOR PLANS
A2	PERSPECTIVE
A3	SECTION
A4a	ELEVATIONS
A4b	ELEVATIONS
A4c	ELEVATIONS
A5	SHADOW STUDIES

LANDSCAPE ARCHITECTURE:

L1.00	OVERALL PARKS PLAN
L1.10	OVERALL LANDSCAPE PLAN
L1.20	STREET SECTIONS
L1.30	STREET SECTIONS
L2.00	STREETSCAPE PLAN
L2.10	PLAZA PLAN
L2.20	PARK PLAN PUBLIC PARK 2
L2.30	PRIVATE COURTYARD A
L2.40	PRIVATE COURTYARD B
L2.50	VIEW BUILDING A
L3.00	PLANTING DETAILS AND PLANT SCHEDULE
L4.00	STREETSCAPE ELEMENTS

SUPPLEMENTAL SHEETS:

S-1	FIRE ACCESS EXHIBIT

TAX MAP NOS.
29-4 ((6)) B AND 29-4 ((6)) 95C

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

APPLICANT:
BIT INVESTMENT FIFTY-TWO, LLC
1 EAST PRATT
5TH FLOOR EAST
BALTIMORE, MARYLAND 21202

APPLICANT'S REPRESENTATIVE
MIDATLANTIC REALTY PARTNERS, LLC
3050 K STREET NW, SUITE 125
WASHINGTON, DC 20007
MATTHEW ROBINSON
(202) 719-9000

ATTORNEY:
WALSH, COLUCCI, LUBELEY, & WALSH, PC
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
G. EVAN PRITCHARD
ELIZABETH BAKER
(703) 528-4700

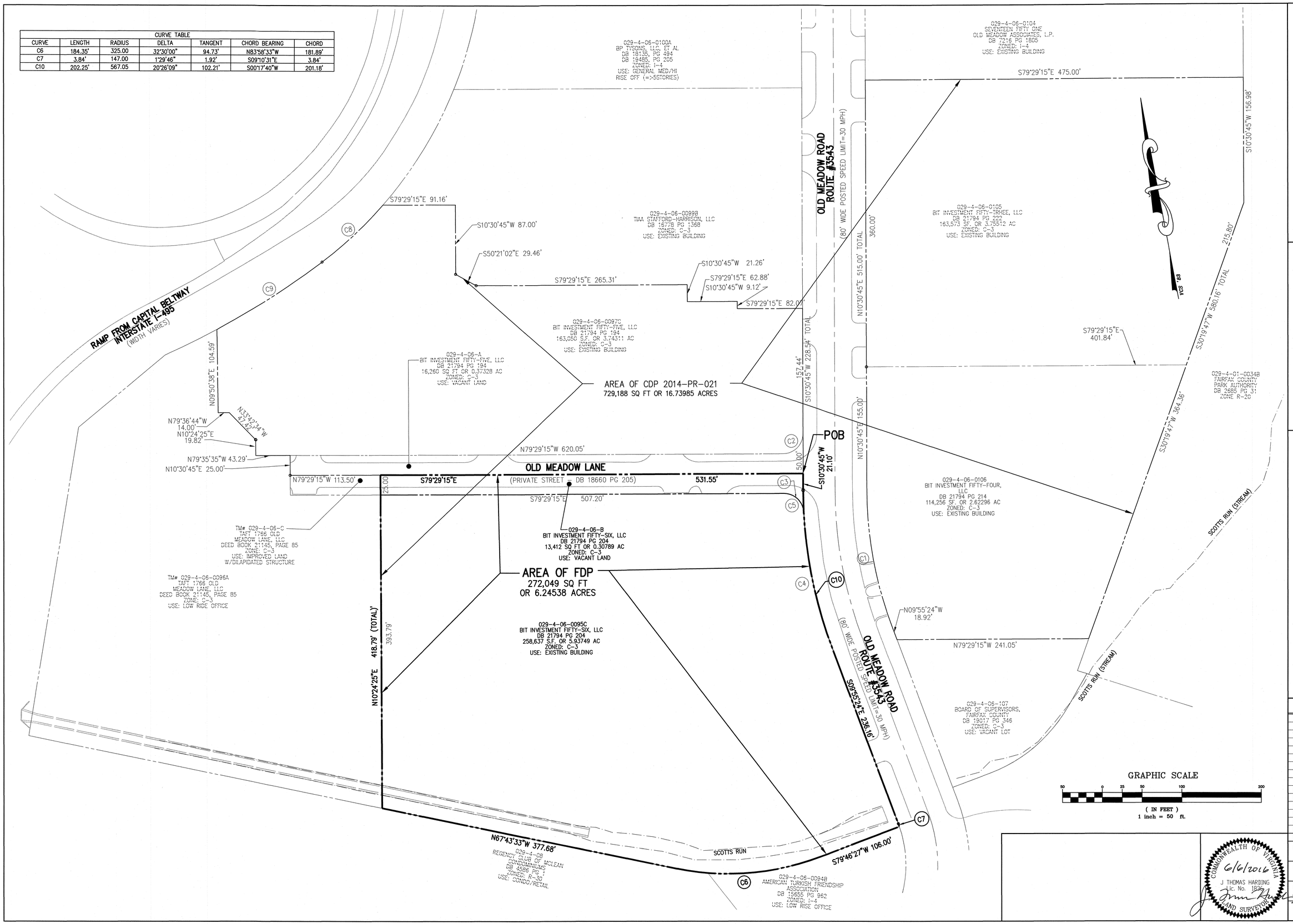
ARCHITECT:
HORD | COPLAN | MACHT
2000 DUKE STREET, SUITE 120
ALEXANDRIA, VIRGINIA 22314
JOE SCHNEIDER
BRANDON ROBINSON
(571) 388-7761

ENGINEER:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ROBERT COCHRAN L.S.
(703) 442-7800

LANDSCAPE ARCHITECT :
PARKER RODRIGUEZ, INC.
101 N. UNION STREET, SUITE 320
ALEXANDRIA, VIRGINIA 22314
DAN AVRIT
(703) 548-5010

TRANSPORTATION:
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
KEVIN FELLIN, P.E.
(703) 917-6620

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C6	184.35'	325.00	32°30'00"	94.73'	N83°58'33"W	181.89'
C7	3.84'	147.00	1°29'46"	1.92'	S09°10'31"E	3.84'
C10	202.25'	567.05	20°26'09"	102.21'	S00°17'40"W	201.18'



VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 790-9280
WWW.VIKA.COM

THE HIGHLAND DISTRICT BUILDING - A FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL FDP AREA MAP

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: JANUARY 16, 2016
REVISION: DECEMBER 03, 2015
REVISION: AUGUST 07, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
LMG	LMG

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-2

COMMONWEALTH OF VIRGINIA
6/6/2016
J THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

P:\Surveys\LDD3-PROJECTS\6894K-SV\dwg\6894K-SV KEY MAP.dwg 6/6/2016 11:14:18 AM EDT

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN (FDP) CONSISTS OF PARCELS IDENTIFIED ON THE 2015 FAIRFAX COUNTY TAX ASSESSMENT MAP AS: 29-4 ((6)) PARCELS B AND 95C. THE PROPERTY IS CURRENTLY PART OF AN APPLICATION (RZ 2014-PR-021) TO REZONE THE PROPERTY AND OTHER PROPERTIES TO PTC AND H-C.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS '83 AND THE VERTICAL DATUM IS NGVD 29.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA VIRGINIA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, INC.

5. THE PROPERTY IS LOCATED IN THE OLD MEADOW SUB-DISTRICT OF THE TYSONS EAST 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. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-16 TO C-21) IN ACCORDANCE WITH THE TYSONS URBAN STORMWATER PLAN. AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED (SEE SHEET C-21). THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, BIO RETENTION AREAS, INFILTRATION FACILITIES OR ON/OFF SITE UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET PTC STANDARDS AND 2009 FAIRFAX COUNTY SWM/BMP STANDARDS AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY, NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE PROPERTY.

10. THERE ARE MINOR FLOODPLAINS ON THE PROPERTY. PORTIONS OF THE PROPERTY ARE LOCATED IN AN RPA AND ENVIRONMENTAL QUALITY CORRIDOR.

11. THIS SITE IS IMPROVED WITH ONE (1) OFFICE BUILDING CONSTRUCTED IN THE 1960'S. THE BUILDING IS PLANNED TO BE DEMOLISHED. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.

12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED WITH RZ 2014-PR-021 AS NOTED ON THIS SHEET.

13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF ENGINEERED SITE PLAN, PROVIDED SUBSTANTIAL CONFORMANCE TO SIZE, FUNCTION AND QUALITY OF THESE AREAS IS MAINTAINED.

14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND STREETS AND SECTIONS REPRESENTED HEREON MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM/MAXIMUM GFA, BUILD TO LINES, PERIMETER BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP ARE MAINTAINED, AND THE MINIMUM / MAXIMUM NUMBER OF RESIDENTIAL UNITS / GFA, AND MINIMUM/MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.

15. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THIS FDP.

16. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

17. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 & 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA, THE NUMBER OF DWELLING UNITS, AND THE MIX OF USES. THE FINAL DESIGNATION AND/OR RESTRICTION OF ON-STREET PARKING SPACES--INCLUDING THE LOCATION OF ACCESSIBLE SPACES--SHALL BE DETERMINED IN CONSULTATION WITH VDOT AND FCDOT AT TIME OF SITE PLAN.

18. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.

19. THERE ARE NO SCENIC ASSETS AND NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION. THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.

20. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

21. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THIS FDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.

22. THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THIS FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP PLAT OR PRELIMINARY PLAN.

23. FINAL BUILDING HEIGHTS ARE TO BE DETERMINED AT SITE PLAN, PROVIDED MAXIMUMS AND MINIMUMS SHOWN HEREIN ARE NOT EXCEEDED.

24. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC PARK AREAS.

25. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE BIKE PARKING GUIDELINES & THE TYSONS CORNER URBAN DESIGN GUIDELINES, AS COORDINATED WITH FCDOT AND DPWES AT TIME OF SITE PLAN.

26. ALL GRADING INDICATED ON THIS FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

27. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.

28. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED--AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 16-403--AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

29. FINAL LIMITS OF CLEARING AND GRADING TO BE DETERMINED AT FINAL SITE PLAN AND ARE SUBJECT TO THE DETERMINATION OF STREET LIMITS/TRANSITIONS AND UTILITY LOCATIONS.

30. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES. THE EXACT LOCATION SHAPE AND SIZE OF THE PROPOSED BUILDING AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS HEREON, AND MAINTAIN STREETSCAPE AND BUILDING ZONE DIMENSIONS.

31. PURSUANT TO ARTICLE 2, SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL AND OTHER USES IDENTIFIED IN THE TABULATIONS, THE FOLLOWING USES MAY BE PERMITTED WITHIN BUILDING A WITHOUT REQUIRING AN AMENDMENT TO THE CDP OR FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMS, BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS, AND SIMILAR COMMERCIAL AND RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, INSTITUTIONAL USES, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, THEATERS, OFFICE, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI-PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. SEE PROFFERS.

32. ROOT AND VAPOR BARRIERS MAY BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.

33. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING & ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN GUIDELINES FOR TYSONS CORNER URBAN CENTER' (AS MAY BE DETERMINED AT SITE PLAN); COMPLIANCE WITH SUCH EXCEPTIONS / CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE CDP OR FDP PROVIDED SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND FDP.

34. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE FINAL SITE PLAN, AND OPERATED IN ACCORDANCE WITH THE PROFFERS.

35. PRIVATE DRIVEWAYS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARD FOR DRIVEWAYS.

36. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER.

37. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.

38. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

39. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.

40. ALL COLLECTOR AND LOCAL STREETS SHOWN HEREON ARE PLANNED TO BE PUBLIC. TIMING OF DEDICATION OF THE PUBLIC RIGHT-OF-WAY WILL BE ESTABLISHED IN THE PROFFERS FOR THE APPLICATION.

41. CROSSWALKS INDICATED ON THE FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED BY VDOT AT FINAL SITE PLAN.

42. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN.

43. OLD MEADOW ROAD PUBLIC RIGHT (S) OF WAY TO BE DEDICATED IN ACCORDANCE WITH PROFFER #25

44. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

45. THIS FDP SATISFIES PROFFER #5 COMMITMENTS IN RZ-2014-PR-021.

WORK FORCE HOUSING NOTE:

WORK FORCE DWELLING UNITS WILL BE PROVIDED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND APPROVED PROFFERS (SEE FOOTNOTE #4 UNDER DEVELOPMENT TABULATION AND PROFFERS)

WAIVERS / MODIFICATIONS NOTE:

THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2014-PR-021

SOILS MAP 1"=500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
29A	CODORUS SILT LOAM	POOR - F,W,B	POOR - W,F	LOW	III
39A	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
95	URBAN LAND	N / A	N / A	N / A	IVB

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 HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NOTES AND WAIVERS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. RRC	DWN. DLK
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-3

RUNNING TABULATION - BUILDINGS A, B, C, D, E, & F

Building	Use	CDP GFA	CDP Dwelling Units	FDP GFA	FDP Dwelling Units	Site Plan GFA	Site Plan Dwelling Units
A	Residential	360,000 - 447,000	320 - 430	380,000 - 447,000	360 - 430		
	Retail/Service	0 - 8,000		0 - 5,000			
	Total	**360,000 - 447,000**		**380,000 - 447,000**			
B	Residential	180,000 - 238,000	100 - 275	180,000 - 238,000	100 - 210		
	Retail/Service	0 - 7,000		0 - 7,000			
	Total	**180,000 - 245,000**		**180,000 - 245,000**			
C Option1	Residential	151,000 - 261,000	140 - 310				
	Retail/Service	3,000 - 7,000					
	Total	**154,000 - 268,000**					
D Option1	Residential	154,000 - 296,000	140 - 315				
	Total	**154,000 - 296,000**					
C/D Option2	Residential	205,000 - 253,000	140 - 290				
	Retail/Service	3,000 - 7,000					
	Total	**208,000 - 260,000**					
E Option 1	Office	148,000 - 220,000					
	Retail/Service	2,000 - 5,000					
	Total	**150,000 - 225,000**					
E Option 2	Residential	200,000 - 260,000	140 - 250				
	Total	**200,000 - 260,000**					
F	Residential	258,000 - 360,000	180 - 360				
	Retail/Service	5,000 - 10,000					
	Total	**263,000 - 370,000**					
TOTAL	**Residential**	**1,003,000 - 1,862,000**	**740 - 1,940**	**560,000 - 685,000**	**460 - 640**		
	Retail/Service	**10,000 - 37,000**		**0 - 12,000**			
	Office	**0 - 220,000**		**0**			
	Total	**1,161,000 - 1,886,000**		**560,000 - 692,000**			

DEVELOPMENT TABULATIONS

FDP TABULATIONS

Building	Building Height [1] Min.	Max.	Shown	Range of Stories [2]	Use	Minimum/Maximum GFA by Use	Minimum/Maximum Building GFA [3]	Dwelling Unit Range [3][4]	Required Parking 1/4- 1/2 mile[5][6] Min.	Max.	Loading Spaces Provided [6]
A	65'	105'	93'	5 - 8	Residential	380,000 - 447,000	380,000 - 447,000	360 - 430	432 - 516	547 - 654	2
					Retail/Service	0 - 5,000			0	0	

[1] Building heights shown may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building height is measured from average grade and includes parapet walls, penthouses and architectural design elements.

[2] The range of stories shown may be adjusted provided the maximum building height is not exceeded.

[3] The square footage and number of units may be adjusted at final site plan within minimum and maximum ranges provided.

[4] Dwelling Unit Ranges inlcude Workforce Dwelling Units (WDUs). The number of WDUs to be provided will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guildeines. Being located beyond 1/4 mile of a Metro station, any units created with WDU bonus floor area will be excluded from the 20% WDU calculation.

[5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance for property located between 1/4 and 1/2 mile from a metro station. The minimum/maximum parking rates are 1.1/1.4 spaces per 0-1 bedroom dwelling unit; 1.35/1.7 spaces per 2 bedroom dwelling unit; and 0/6 spaces per 1,000 SF of general retail use (with the first 5,000 SF of ground floor retail uses excluded from the calculation). Residential parking was estimated assuming an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicants reserve the right provide more or less parking with this building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[6] Additional loading spaces may be provided as identified at the time of final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances. Additional or revised garage entrances may be provided as identified at the time of final site plan, if necessitated by engineering issues such as, but not limited to, topography, grading, or sight distance, and if such entrances do not negatively impact the streetscape.

BUILDING A - FDP SITE TABULATIONS

BUILDING A FDP SITE TABULATIONS

FDP Area: 272,049 SF or 6.24538 acres
Proposed Maximum GFA: 447,000 SF
FAR: 1.64 (inclusive of WDU Bonus)
1.37 (exclusive of WDU bonus)

WORKFORCE HOUSING BONUS [1] [2]

	Base Before Bonus	20% Bonus	Total With Bonus
Total GFA	372,500 SF	74,500 SF	447,000 SF
Residential GFA Retail GFA	372,500 SF 0 SF	74,500 SF N/A	447,000 SF 0 SF
All Units	358	72	430
WDUs	72	0 [3]	72

[1] Building A is located beyond ¼ mile from a metro station and thus is entitled to bonus intensity for the provision of Workforce Dwelling Units (WDUs). A bonus of 20% of residential GFA is permitted for the provision of WDUs.

[2] Calculations are based on the maximum GFA scenario with the maximum residential component; the actual number of WDUs provided will be calculated at the time of site plan approval based on the number of units to be constructed.

[3] In accordance with Comprehensive Plan recommendations, beyond a 1/4 mile of a metro station, any units created with bonus floor area should be excluded from the 20% WDU calculation.

BUILDING A - FDP URBAN PARK TABULATIONS

TOTAL SITE AREA OF THIS FDP: 6.24538 AC

OPEN SPACE:

TOTAL URBAN PARK: **1.56 AC**
PART OF:
- PUBLIC PARK 1 (0.21 AC)
- PUBLIC PARK 2 (1.35 AC)

TOTAL DEVELOPED RECREATIONAL URBAN PARK (AS PART OF CDP): **0.75 AC**
PART OF:
- PUBLIC PARK 1 (0.21 AC)
- PUBLIC PARK 2 (40%) (0.54 AC)

TOTAL PRIVATE PARK: **0.50 AC**
- PRIVATE SKY PARK - BLDG A (0.50 AC)

SEE SHEET L-1.00 FOR ADDITIONAL INFORMATION

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

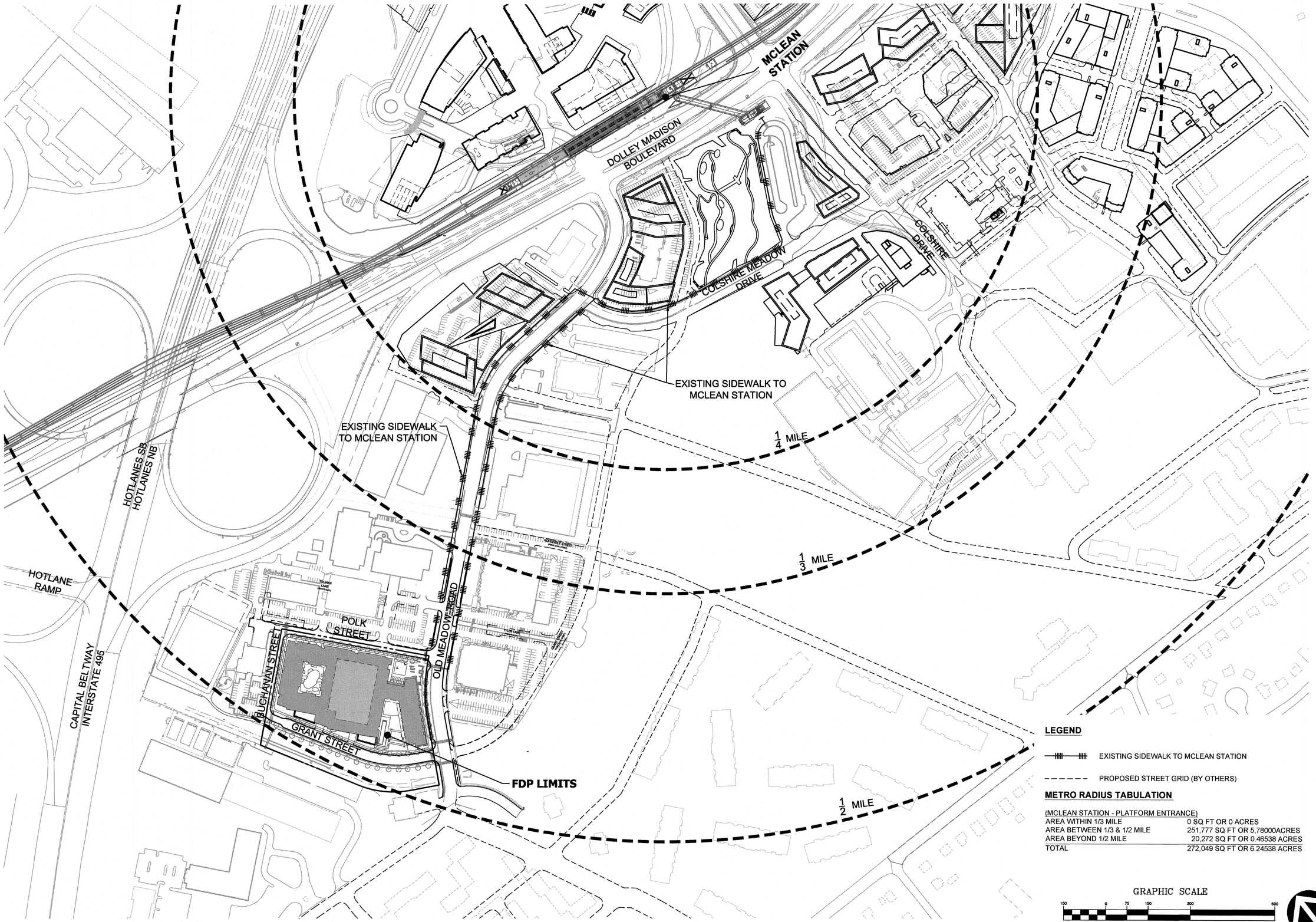
THE HIGHLAND DISTRICT
BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TABULATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2912
LAND SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. RRC	DWN. DLK
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-4



LEGEND

EXISTING SIDEWALK TO MCLEAN STATION

PROPOSED STREET GRID (BY OTHERS)

METRO RADIUS TABULATION

(MCLEAN STATION - PLATFORM ENTRANCE)

AREA WITHIN 1/3 MILE	0 SQ FT OR 0 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	251,777 SQ FT OR 5,78000ACRES
AREA BEYOND 1/2 MILE	20,272 SQ FT OR 0.46538 ACRES
TOTAL	272,049 SQ FT OR 6.24538 ACRES

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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 HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA METRO CONTEXT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2812
SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014

DES.	DWN.
RRC	ARC

SCALE: 1"=150'

PROJECT/FILE NO. 6894K

SHEET NO. C-5

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-CONTEXT.dwg USER: kelly DATE: June 3, 2016 TIME: 4:33:08 PM

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 029-4-06-B, AND 029-4-06-0095C AND ARE PROPOSED FOR PTC ZONING.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF BIT INVESTMENT FIFTY-SIX, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 204 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY PERFORMED BY VIKA, INC. ON OCTOBER 10, 2005 AND WERE REFERENCED FROM A PLAT ENTITLED "PLAT SHOWING BOUNDARY SURVEY OF THE LAND OF WESTGATE CORPORATION" RECORDED IN DEED BOOK 5888 AT PAGE 1335 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID COORDINATE SYSTEM (VCS '83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 28, 2013.
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA USING NGS CORS STATION ID LOYB (PID DH7960), NGS CORS STATION ID LOY9 (PID DH7956), AND LEICA SITE LS10 (CHANTILLY). GPS ELEVATIONS WERE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO NGVD 29. THE VERTICAL DIFFERENCE USED IS 0.75'
6. THE SUBJECT PROPERTY GRAPHICALLY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0165E, COMMUNITY PANEL NO. 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA DATED SEPTEMBER 17, 2010.
7. WETLANDS AND RESOURCE PROTECTION AREA (RPA) DELINEATED HEREON WERE OBTAINED FROM A PRELIMINARY STREAM RESTORATION PLAN FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013; AND A STUDY PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. ENTITLED "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION (WSSI PROJECT #21880.01) DATED JUNE 16, 2010, REVISED JANUARY 31, 2011" AND APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON MARCH 14, 2011.
8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY (2' CONTOURS), FIELD VERIFIED BY VIKA, ALONG WITH PLANS PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013.
9. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS, FIELD RUN SURVEYS BY VIKA, SITE PLANS BY OTHERS, AND FAIRFAX COUNTY GIS RECORDS. THIS INFORMATION SHOWN HEREON IS INTENDED FOR REZONING PURPOSES.

AREA TABULATION

FDP BUILDING A

PARCEL B (TM#029-4-06-B)	13,412 SQ FT	OR	0.30789 ACRES
LOT 95B (TM#029-4-06-0095C)	258,637 SQ FT	OR	5.93749 ACRES
TOTAL	272,049 SQ FT	OR	6.24538 ACRES

METRO RADIUS TABULATION
(MCLEAN STATION – PLATFORM ENTRANCE)

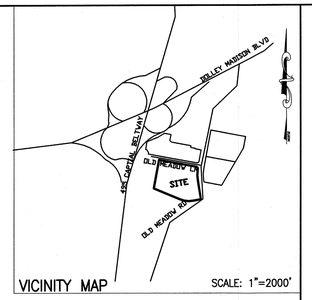
AREA WITHIN 1/3 MILE	0 SQ FT	OR	0 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	251,777 SQ FT	OR	5.78000 ACRES
AREA BEYOND 1/2 MILE	20,272 SQ FT	OR	0.46538 ACRES
TOTAL	272,049 SQ FT	OR	6.24538 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C6	184.35'	325.00	32°30'00"	94.73'	N83°58'33"W	181.89'
C7	3.84'	147.00	1°29'46"	1.92'	S09°10'31"E	3.84'
C10	202.25'	567.05	20°26'09"	102.21'	S00°17'40"W	201.18'

NOTE

APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL OFF-STREET PARKING AS AN INTERIM CONDITION AND PART OF PHASED CONSTRUCTION.



VICINITY MAP SCALE: 1"=2000'

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILTY COMPANY		PLAN # / SHEET #
TELEPHONE.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T ZAYO	AS-BUILTS RECEIVED 4/1/2014 AS-BUILTS RECEIVED 4/1/2014 AS-BUILT RECEIVED 1/17/2014 NO CONFLICT PER MISS UTILITY SKETCH RECEIVED 1/16/2014
GAS.....	WASHINGTON GAS	SKETCH RECEIVED 1/15/2014
ELECTRIC.....	DOMINION VIRGINIA POWER LEVEL 3	SKETCH RECEIVED 1/15/2014 NO CONFLICT PER MISS UTILITY
CABLE TV.....	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
WATER AND SEWER...		FAIRFAX COUNTY STORM AND SANITARY MAP #029-4 DATED 1/2/2014
MISS UTILITY		TICKET #B401500571 REV 00B

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

COMMONWEALTH OF VIRGINIA
6/6/2016
J THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

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THE HIGHLAND DISTRICT BUILDING - A FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS NOTES

VIKA REVISIONS

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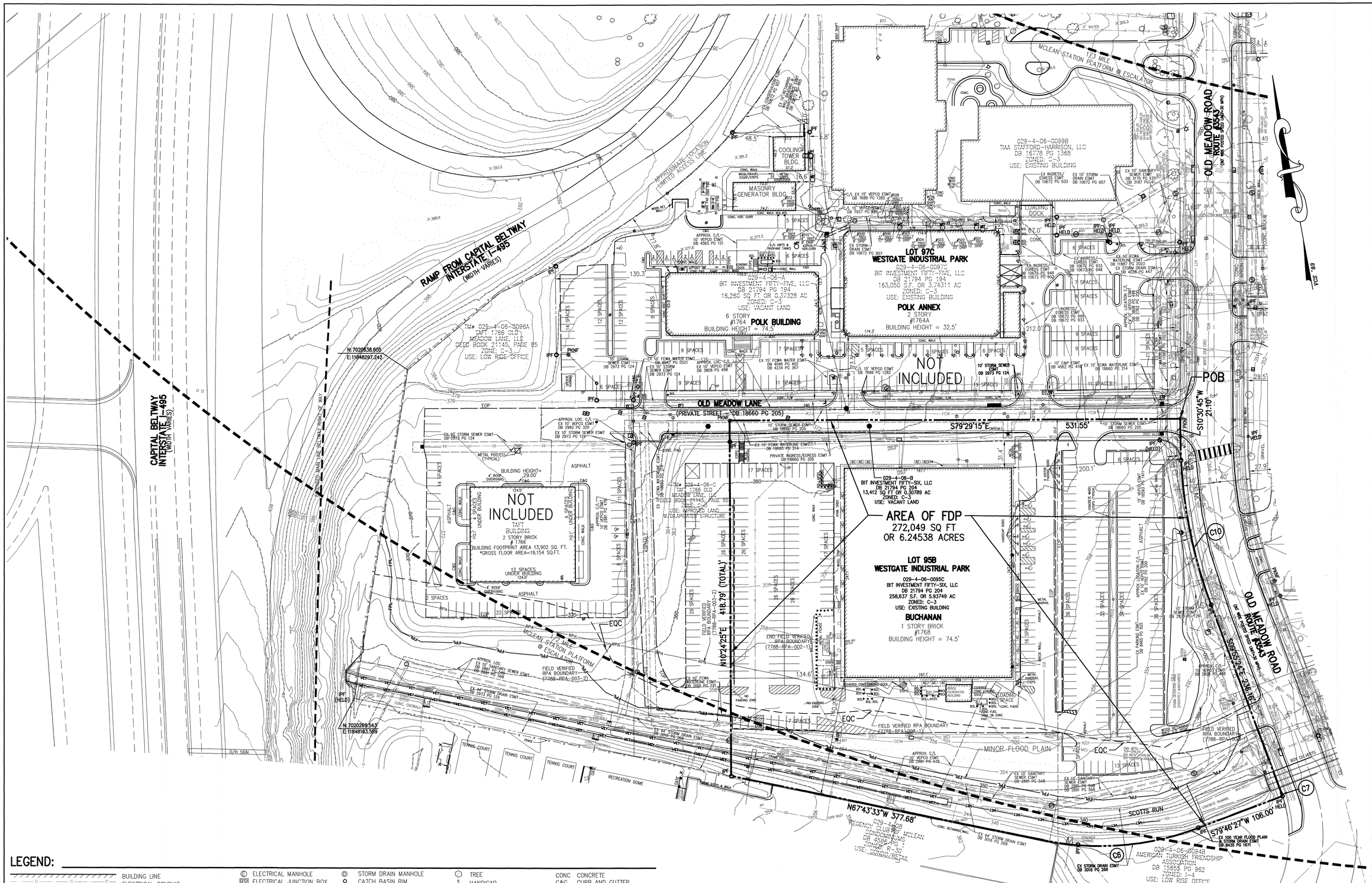
REVISION: DECEMBER 03, 2015
REVISION: AUGUST 07, 2015
REVISION: JANUARY 20, 2015

DATE: DECEMBER 11, 2014	
DES. LMG	DWN. LMG
SCALE: 1"=50'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-6	

P:\Surveys\LDD3-PROJECTS\6894K-SV\dwg\6894K-SV (FDP).DWG 6/6/2016 11:10:20 AM EDT



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
- SIGN POST
- WOOD POST

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
6/6/2016
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Lic. No. 1836
LAND SURVEYOR

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THE HIGHLAND DISTRICT BUILDING - A FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

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DATE: DECEMBER 11, 2014

DES.	DWN.
LMG	LMG

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-7

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VEGETATION COVER TYPES

AREA–B
Acer rubrum – Red Maple
Betula nigra – River Birch
Cupressocyparis leylandii – Leyland Cypress
Ginko biloba – Ginko
Juniperus virginana – Eastern redcedar
Ilex opaca–American Holly
Picea abies – Norway Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Higan Cherry
Quercus phellos –Willow Oak

AREA–C
Amelanchier candensis – Shadblow Serviceberry
Gleditsia triacanthos – Honeylocust
Prunus subhirtella – Higan Cherry
Quercus phellos – Willow Oak

AREA–C_1
Acer rubrum – Red Maple
Acer saccharinum – Silver Maple
Albizia julibrissin – Mimosa
Cupressocyparis leylandii – Leyland Cypress
Juniperus virginana – Eastern Redcedar
Ilex opaca–American Holly
Pinus virginiana – Virginia Pine
Plantanus occidentalis – American Sycamore
Prunus serotina – Black Cherry
Robinia pseudoacacia – Black Locust
Salix babylonica – Weeping Willow
Tilia cordata–Littleleaf Linden
Ulmus americana – American Elm

AREA–D
Acer rubrum – Red Maple
Gleditsia triacanthos – Honeylocust
Ilex opaca–American Holly
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Robinia pseudoacacia – Black Locust
Prunus serotina – Black Cherry
Quercus alba – White Oak
Quercus palustris – Pin Oak

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	N/A	48,702 SF	N/A	N/A	DEVELOPED BUILDING
B	DEVELOPED LAND	N/A	125,600 SF	GOOD	N/A	DEVELOPED ASPHALT PARKING AREA WITH INTERNAL LANDSCAPING
C	DEVELOPED LAND	SUB–CLIMAX	32,555 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	DEVELOPED AREA WITH STREET TREE & REMNANT LANDSCAPING
D	UNDEVELOPED UPLAND LAND	SUB–CLIMAX	56,996 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	PERIPHERAL LANDSCAPING WITH REMNANT VEGETATION AREA
E	DEVELOPED LAND	N/A	8,196 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	ASPHALT ROAD
		TOTAL AREA	272,049 SF 6.2454 AC			

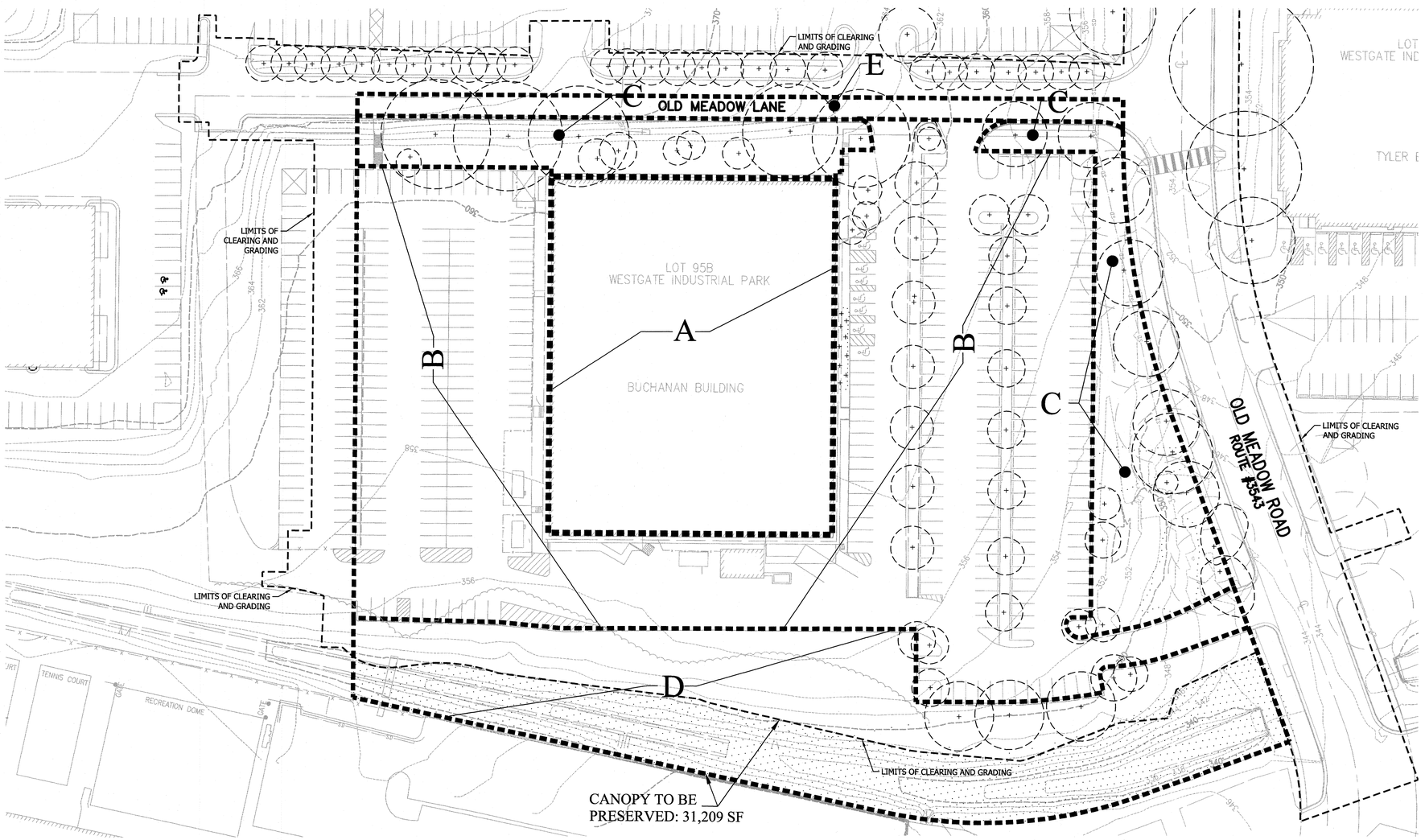
NOTE:
1. FOR TABLE 12.3 – TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT, SEE CONCEPTUAL DEVELOPMENT PLAN RZ–2014–PR–021, SHEET C–7.
2. FOR TREE PRESERVATION TARGET REQUEST SEE CONCEPTUAL DEVELOPMENT PLAN RZ–2014–PR–021, SHEET C–3

LEGEND

EXISTING VEGETATION INVENTORIED (EXISTING CANOPY AREA WITH THIS FDP APPLICATION = 96,240 SF)

EXISTING VEGETATION TO BE PRESERVED WITH THIS APPLICATION = 30,076 SF

LIMITS OF CLEARING AND GRADING



BUILDING-A EVM NARRATIVE

THIS SUBJECT FDP-BUILDING-B APPLICATION IS ASSOCIATED WITH THE CONCEPTUAL DEVELOPMENT PLAN (CDP) RZ-2014-PR-021. THAT CDP APPLICATION SPECIFIES THAT 23.0%, OR 16,795 SF, OF THE TOTAL REQUIRED 10-YEAR TREE CANOPY REQUIRED SHOULD BE MET BY PRESERVING EXISTING TREE CANOPY. WITH THE CDP APPLICATION THE TOTAL POST-DEVELOPED CANOPY AREA SPECIFIED TO BE PRESERVED IS 31,209 SF OR 43%. HOWEVER, WITH AN ALLOWABLE CANOPY CREDIT OF 0.50 THE FINAL CANOPY TO BE CREDITED TOWARDS PRESERVATION (TREE PRESERVATION TARGET AREA) IS 15,605 SF. THIS IS LESS THAN THE TREE PRESERVATION TARGET REQUIREMENT. AS A RESULT, A TREE PRESERVATION TARGET DEVIATION HAS BEEN REQUESTED WITH THE ABOVE REFERENCED CDP APPLICATION. SEE SHEET C-3 IN THE SUBJECT CDP APPLICATION.

THIS SUBJECT FDP SITE HAS BEEN PREVIOUSLY DEVELOPED WITH ONE EXISTING LOW-RISE OFFICE BUILDING, STREETSCAPE LANDSCAPING AND ASPHALT SURFACE PARKING COMPOUND. THE EXISTING BUILDING AND PARKING COMPOUND ACCOUNTS FOR 64% OF THE FDP APPLICATION AREA. THE REMAINING 36% OF THE FDP APPLICATION AREA IS REMNANT DECIDUOUS AND CONIFER VEGETATION ALONG SCOTTS RUN WHICH HAD BEEN PRESERVED WITH THE INITIAL DEVELOPMENT. ON-SITE LANDSCAPE PLANT MATERIAL HAD ALSO BEEN INSTALLED WITH THAT DEVELOPMENT.

THE REMNANT WOODED AREA VEGETATION IS REPRESENATIVE OF UPLAND FOREST AT A SUB-CLIMAX SUCCESSIONAL STAGE. THE INSTALLED LANDSCAPE VEGETATION WITHIN THE PARKING COMPOUND IS A MIX OF NEW PLANTINGS AND SUB-MATURE VEGETATION.

THE EXISTING VEGETATION WITHIN THE APPLICATION AREA GENERALLY SHOWS FAIR TO GOOD GENERAL HEALTH, CONDITION, VIGOR AND VITALITY. THE SUBJECT FDP SITE IS CURRENTLY ZONED C-3 AND H-C. WITH THIS APPLICATION THE PROPOSED ZONING WILL BE PLANNED TYSONS CORNER (PTC) AND H-C.

WITH THIS APPLICATION THE SITE WILL BE SIGNIFICANTLY REDEVELOPED WHERE PORTIONS OF THE EXISTING BUILDING STRUCTURES WILL BE RAZED AND A LARGE PORTION OF THE SURFACE PARKING AND LANDSCAPING WILL BE REMOVED. REPLACED AND REDEVELOPED FOR RESIDENTIAL AND RECREATIONAL USE WITH NEW LANDSCAPING AND PEDESTRAIN PARK COMPONENTS.

P:\PROJECTS\6894\6894K\DATA -X\LANDSCAPE & TREES\TREE CANOPY\BLDG-A FDP EVM NARRATIVE (2015.12.02).DOCX

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA–4720AM
SIGNATURE _____ DATE 12/6/2016

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
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THE HIGHLAND DISTRICT
BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

COMMONWEALTH OF VIRGINIA
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DES. NPK	DWN. NPK
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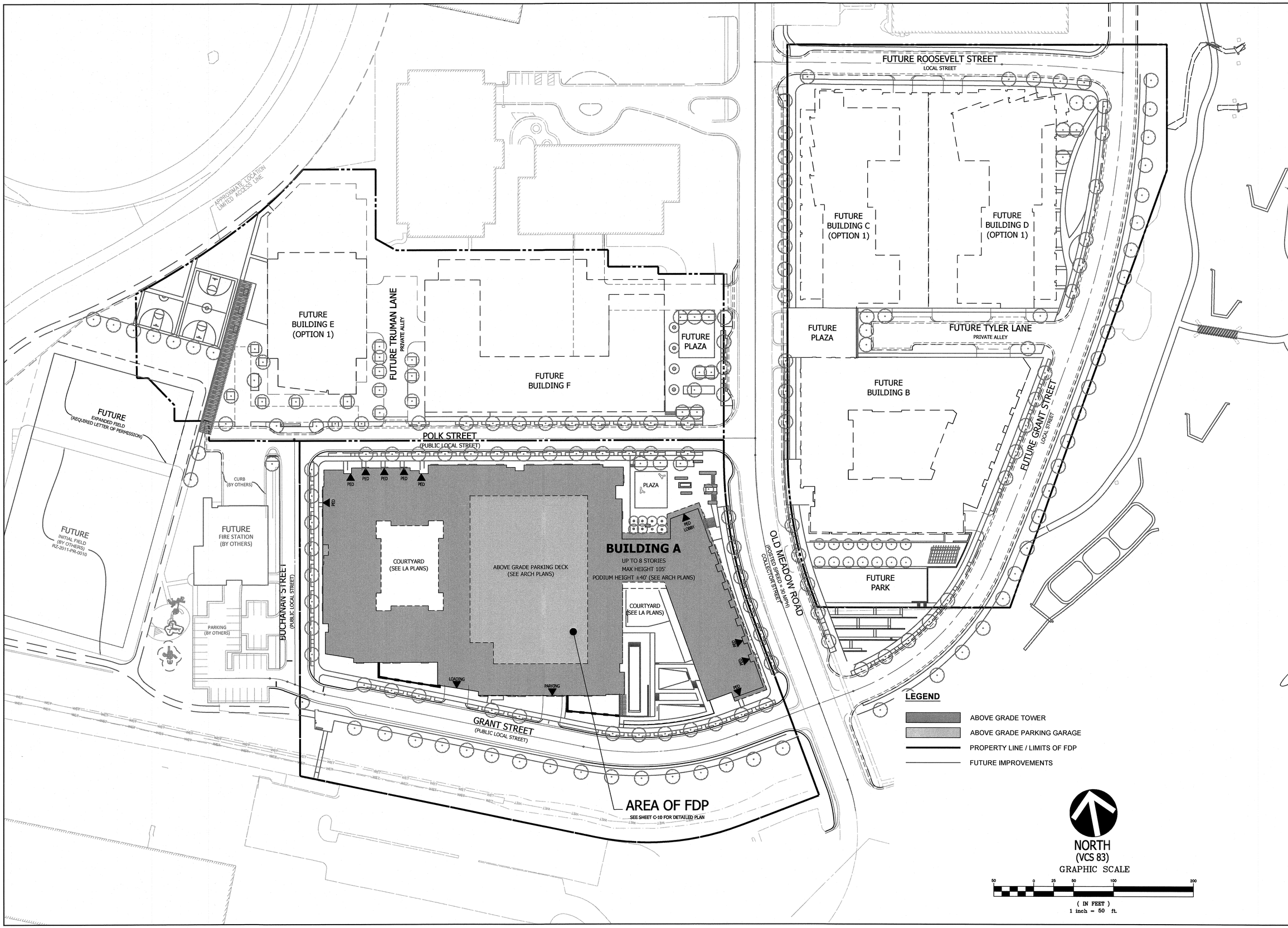
PROJECT/FILE NO.	6894K
SHEET NO.	C–8



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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CDP CONTEXT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT A. COCHRAN
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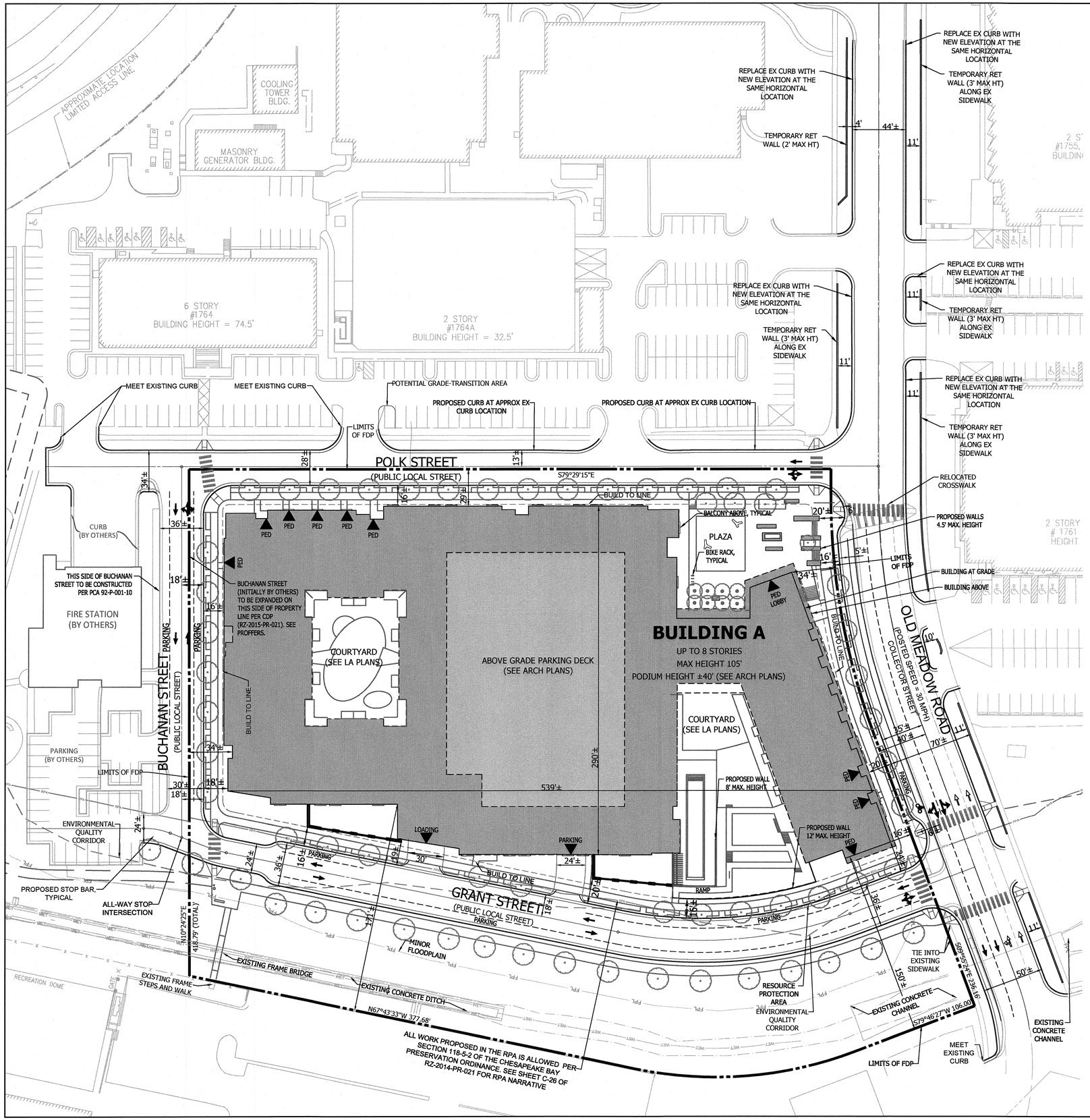
DES.	DWN.
RRC	DK

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-9



DETAILED FDP NOTES:

1. SEE ARCHITECTURAL SHEETS FOR GARAGE LIMITS.
2. PROPOSED SEWER AND WATER TO SERVE SITE SHALL BE PROVIDED BY CONNECTION TO PROPOSED SEWER AND WATER MAINS WITHIN OLD MEADOW ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.
3. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE ADJACENT PROPERTIES.
4. SEE SHEETS C-3 AND C-4 FOR GENERAL NOTES AND MODIFICATIONS WHICH APPLY TO THE PROPERTY.
5. UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN. SEE SHEET C-12.
6. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN. (SEE PROFFERS AND SHEET C-13)
7. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING INCLUDING ALL REQUIRED OFFSITE IMPROVEMENTS AS DICTATED AT SITE PLAN. SEE SHEET C-13.
8. THE FINAL NUMBER AND LOCATION OF PARKING SPACES TO MEET THE MINIMUM AND MAXIMUM PERMITTED BY THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.
9. RECREATIONAL AMENITIES PROVIDED WITH BUILDING 'A' INCLUDE PRIVATE COURTYARD TERRACES AND POOL.
10. ALL STREET TREES ARE SUBJECT TO VDOT AND FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.
11. ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
12. SEE SHEET C-15 FOR AUTO TURN ANALYSIS.
13. ALL DOOR LOCATIONS ARE APPROXIMATE . FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

LEGEND

- ABOVE GRADE TOWER
- ABOVE GRADE PARKING GARAGE
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- RESOURCE PROTECTION AREA
- MINOR FLOODPLAIN
- WETLANDS
- ENVIRONMENTAL QUALITY CORRIDOR
- PED — PEDESTRIAN ENTRANCE / EXIT
- LOADING — LOADING ENTRANCE / EXIT
- PARKING — PARKING ENTRANCE / EXIT

NORTH (VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT E. COCHRAN
Lic. No. 2012
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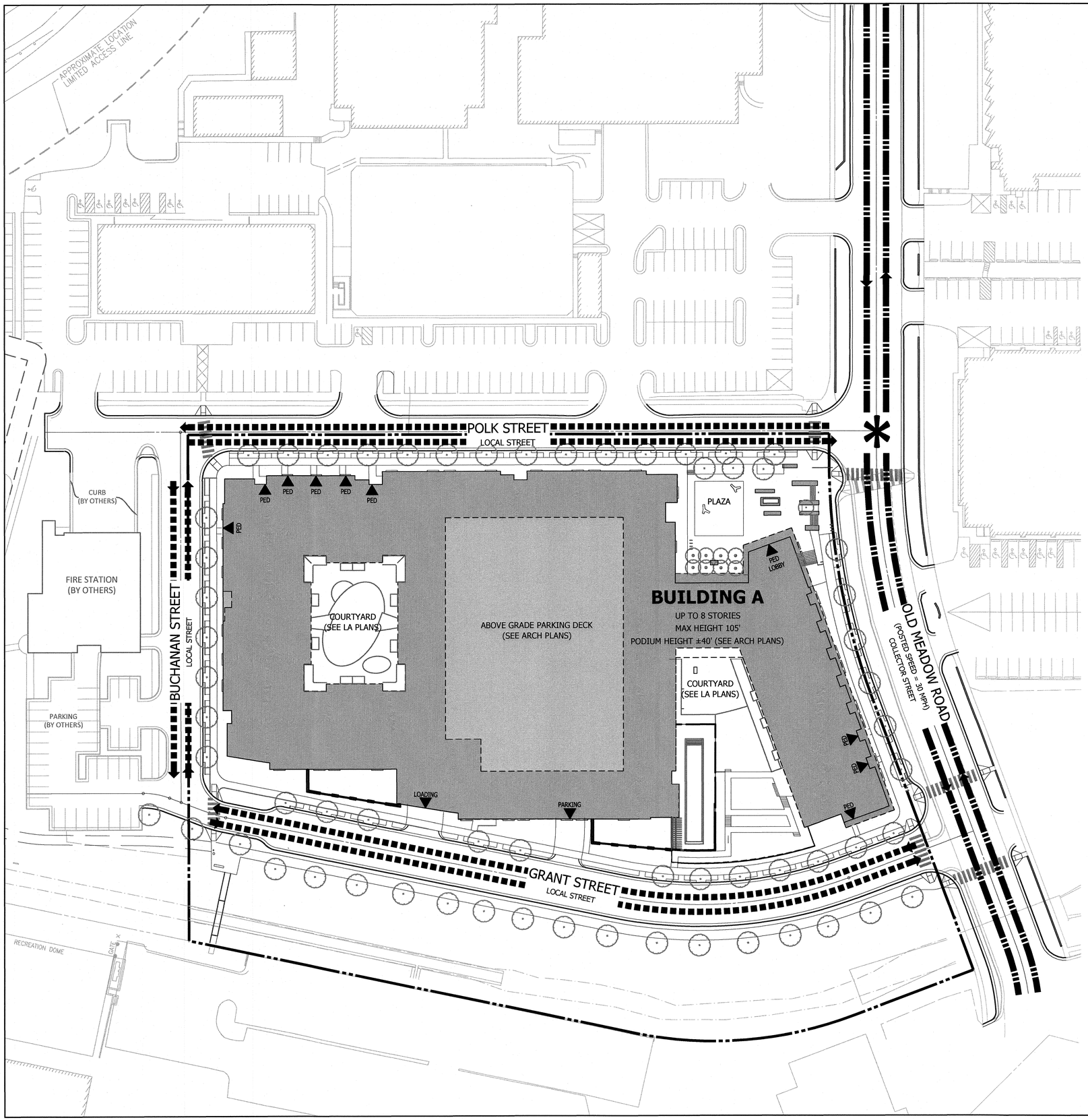
PROJECT/FILE NO.	6894K
SHEET NO.	C-10



LEGEND

COLLECTOR STREET
(ULTIMATE CONDITION, SEE SHEET FOR C-10 FOR PROPOSAL WITH THIS APPLICATION)

LOCAL STREET

* POTENTIAL EMERGENCY SIGNAL OR FULL INTERSECTION TRAFFIC SIGNAL

NOTES

1. SEE SHEET C-14 FOR PROPOSED STREET CROSS-SECTIONS

NORTH
(VCS 83)

GRAPHIC SCALE

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP TRAFFIC CIRCULATION PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT B. COCHRAN
LIC. No. 2512
LAND SURVEYOR

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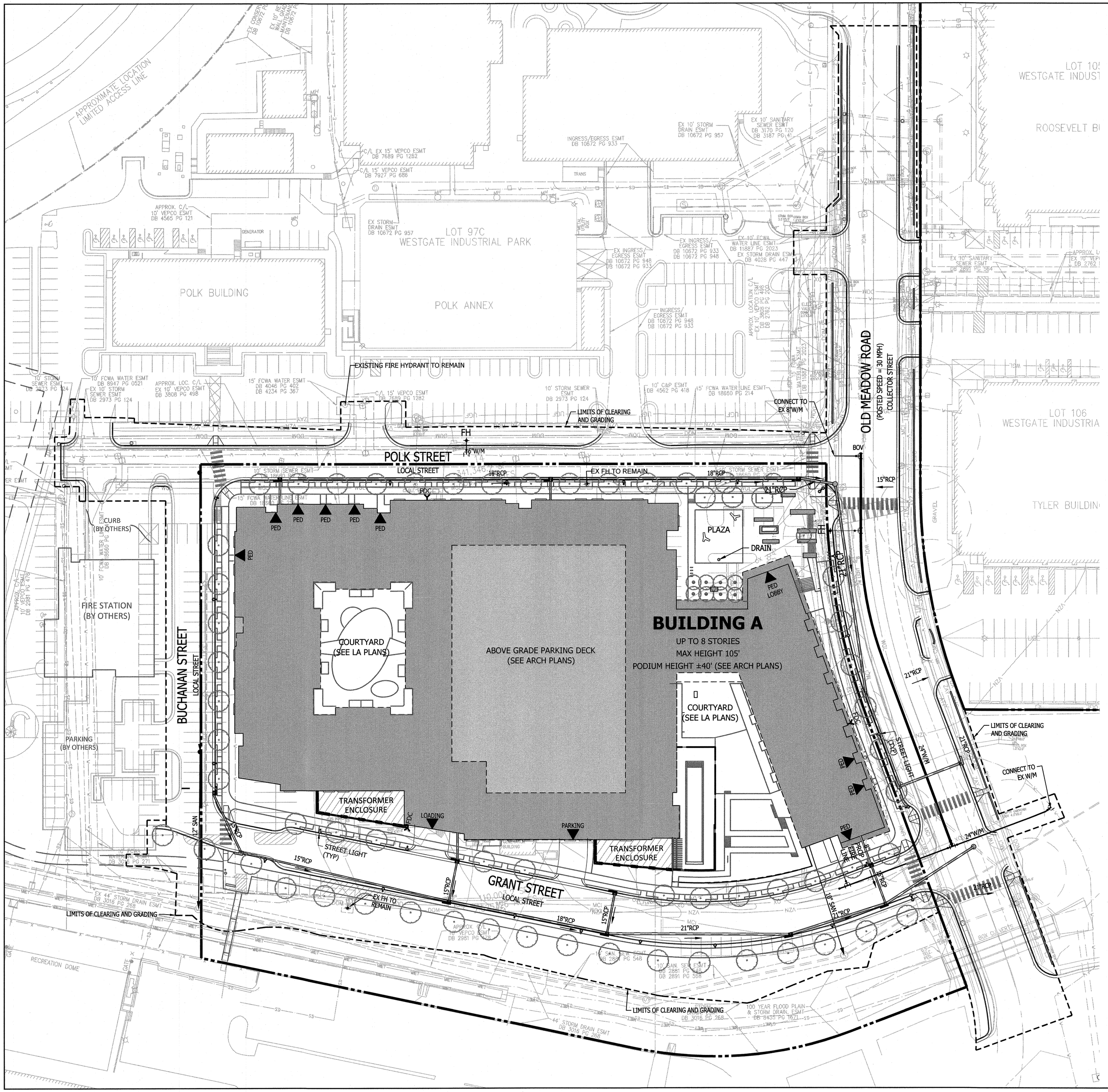
PROJECT/FILE NO.	6894K
SHEET NO.	C-11



LEGEND

- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED TRANSFORMER
- PROPOSED STREET LIGHT

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

COMMONWEALTH OF VIRGINIA

6/6/16

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LC. No. 2912

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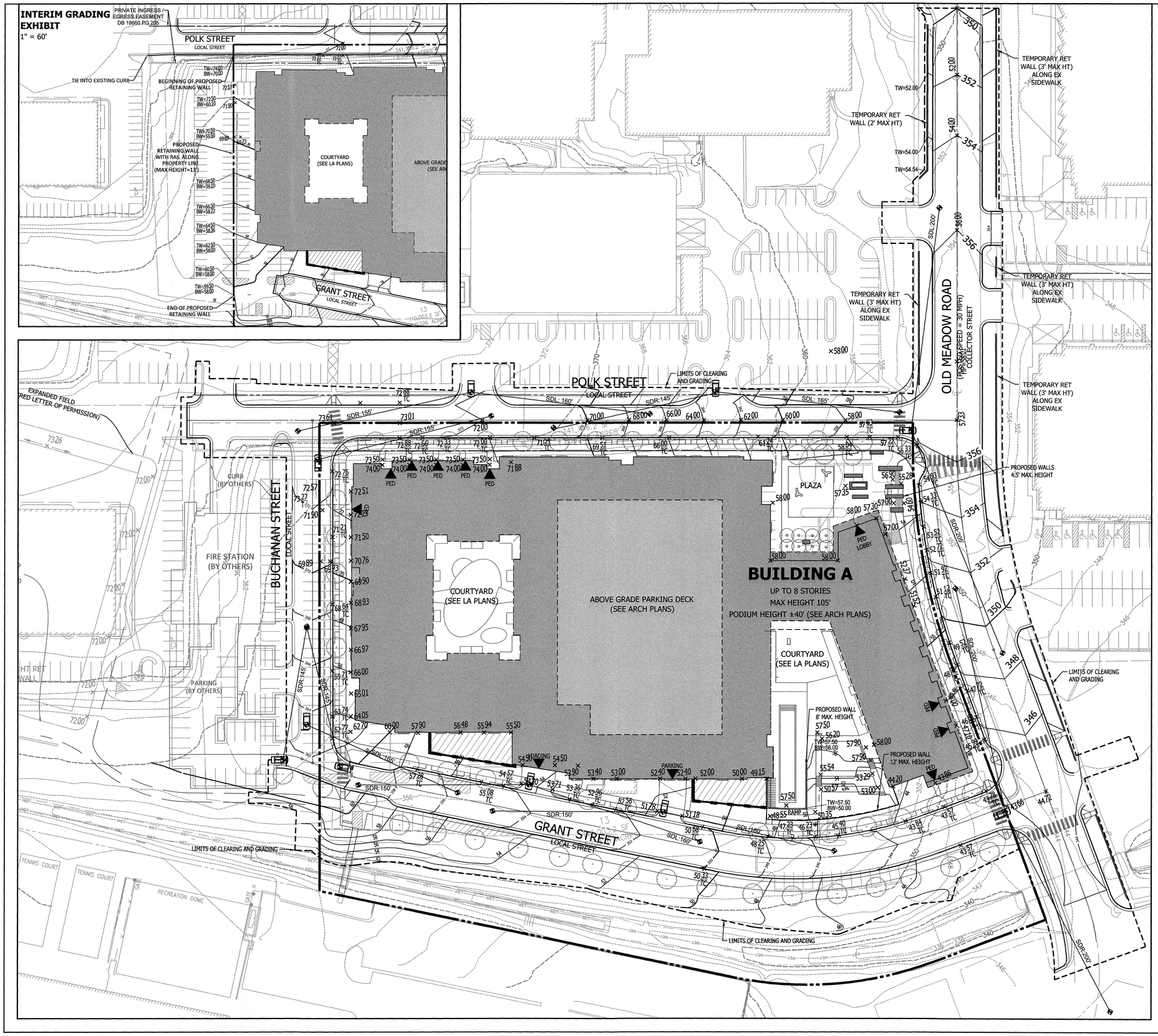
BC	KY

SCALE: 1"=40'

PROJECT/FILE NO. 6894K

SHEET NO. C-12



LEGEND

- LIMITS OF CLEARING AND GRADING
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE

NOTES

1. ALL GRADING ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN.
2. LIMITS OF CLEARING AND GRADING ARE APPROXIMATE.

NORTH
(VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GRADING AND SIGHT DISTANCE PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2912
LAND SURVEYOR

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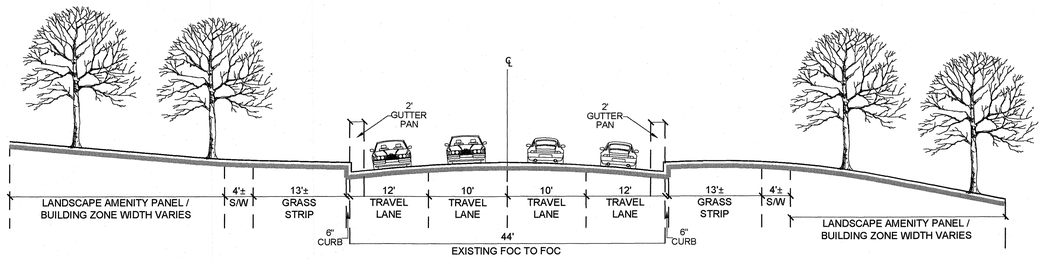
DES.	DWN.
BC	KEA

SCALE: 1"=40'

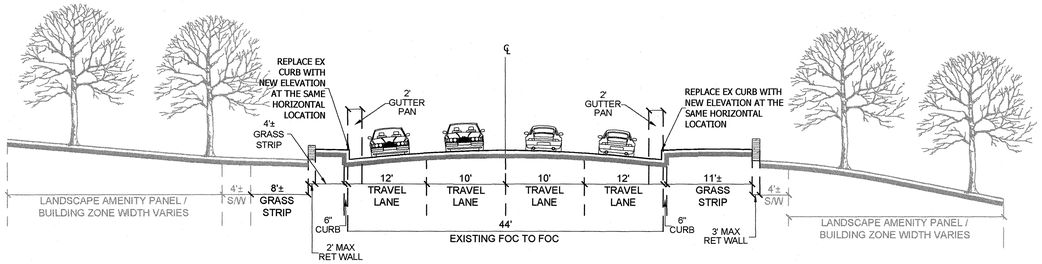
PROJECT/FILE NO. 6894K

SHEET NO. C-13

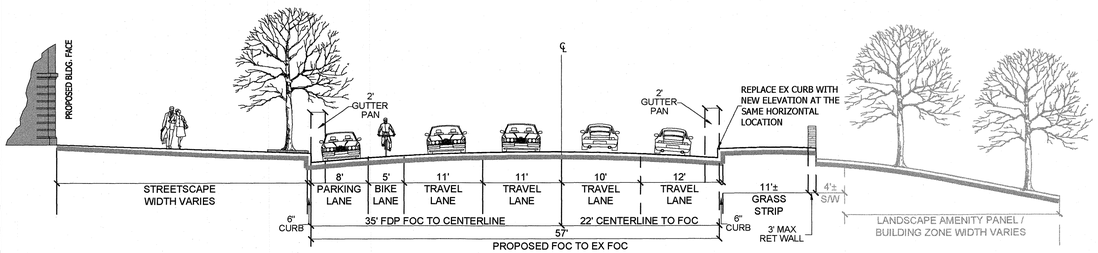
FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-GRADING.dwg USER: kantonucci DATE: March 22, 2016 TIME: 11:48:45 AM



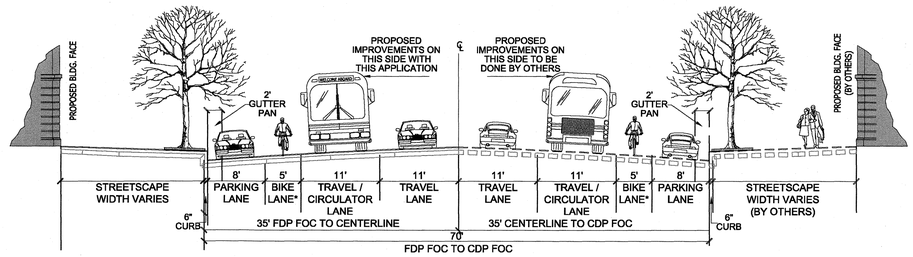
EXISTING SECTIONS A-A AND B-B
OLD MEADOW ROAD - FACING NORTH
PUBLIC LOCAL ROAD
1" = 10'



PROPOSED SECTION A-A - INTERIM
OLD MEADOW ROAD - FACING NORTH
PUBLIC LOCAL ROAD
1" = 10'

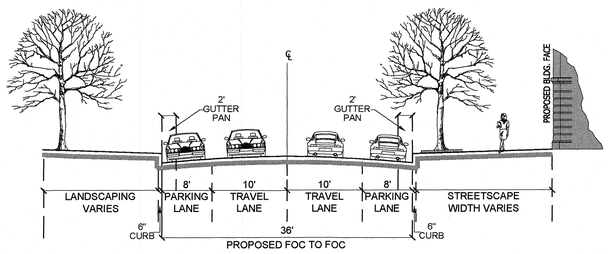


PROPOSED SECTION B-B - INTERIM
OLD MEADOW ROAD - FACING NORTH
PUBLIC COLLECTOR
1" = 10'

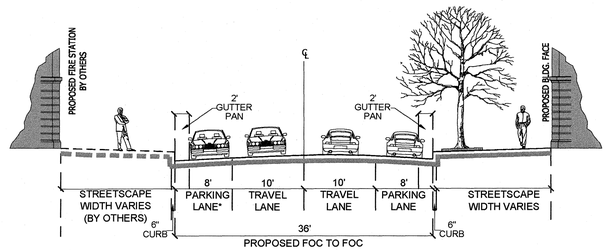


PROPOSED SECTION B-B - ULTIMATE
OLD MEADOW ROAD - FACING NORTH
PUBLIC COLLECTOR
1" = 10'

* BIKE LANES BECOME 6' AT CURB NUBS

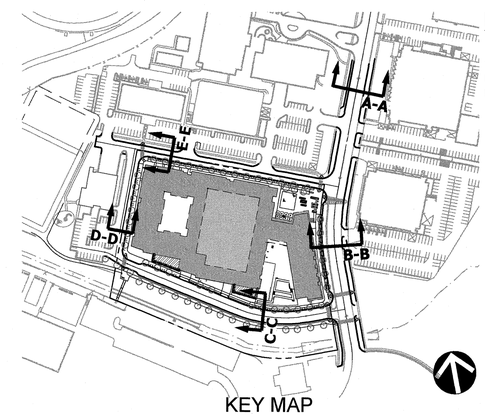


PROPOSED SECTION C-C
GRANT STREET - FACING NORTHWEST
PUBLIC LOCAL STREET
1" = 10'



PROPOSED SECTION D-D
ULTIMATE BUCHANAN STREET - FACING NORTH (SEE PROFFERS)
PUBLIC LOCAL STREET
1" = 10'

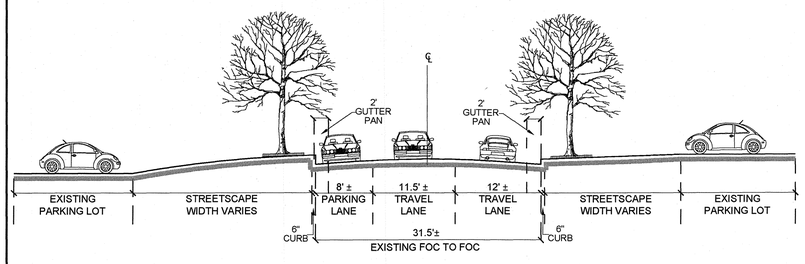
* NO PARKING AT GRANT STREET INTERSECTION



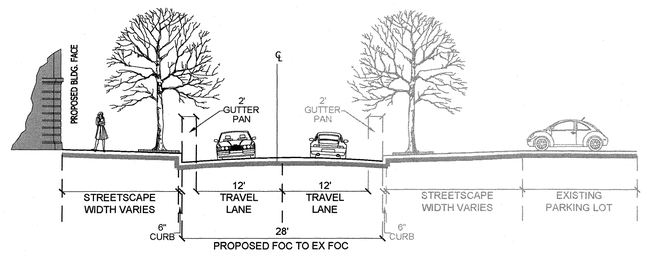
KEY MAP
SCALE: 1" = 200'

NOTE

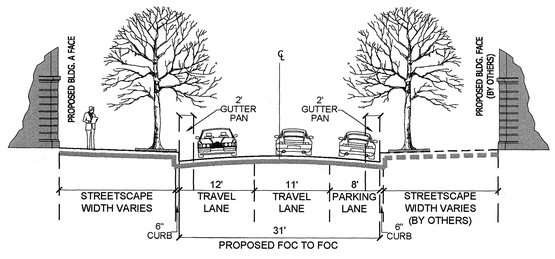
1. PROPOSED RIGHT (S) OF WAYS WILL BE PROVIDED IN ACCORDANCE WITH PROFFER #25.



EXISTING SECTION E-E
OLD MEADOW LANE (TO BE RENAMED POLK STREET) - FACING WEST
PRIVATE LOCAL ROAD
1" = 10'



PROPOSED SECTION E-E - INTERIM
POLK STREET - FACING WEST
PRIVATE LOCAL STREET
1" = 10'



PROPOSED SECTION E-E - ULTIMATE
POLK STREET - FACING WEST
PUBLIC LOCAL STREET
1" = 10'

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

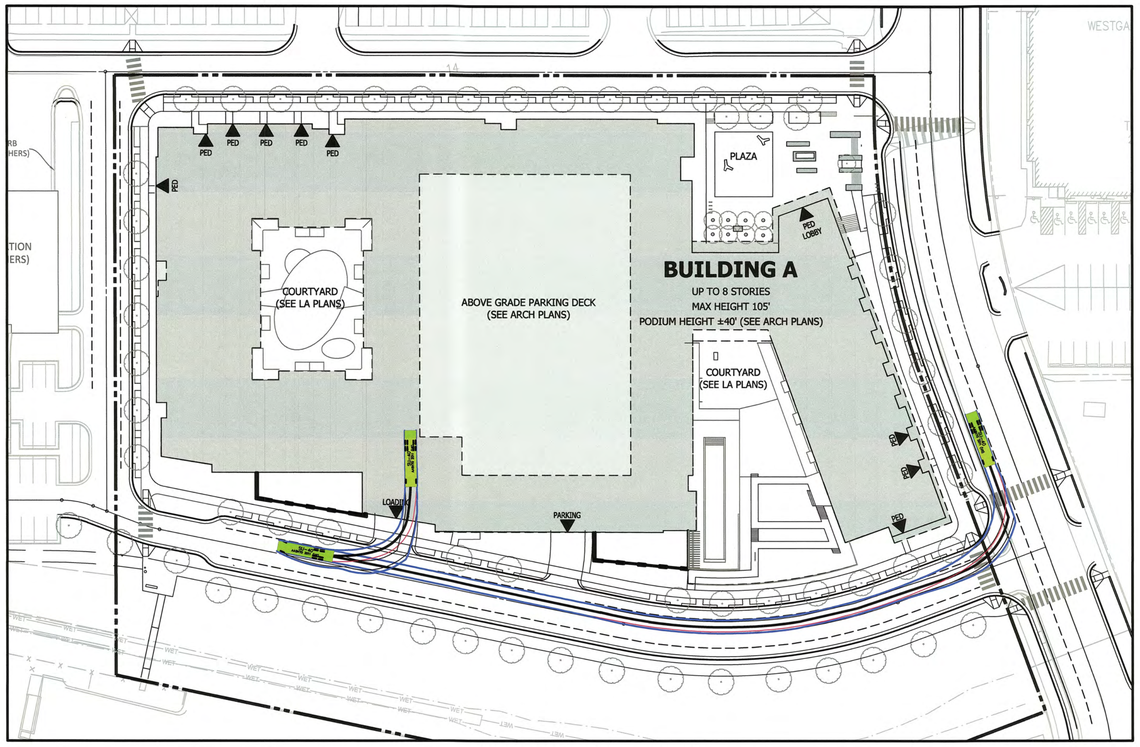
TYPICAL STREET SECTIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT S. COCHRAN
Lic. No. 2032
LAND SURVEYOR

VIKA REVISIONS

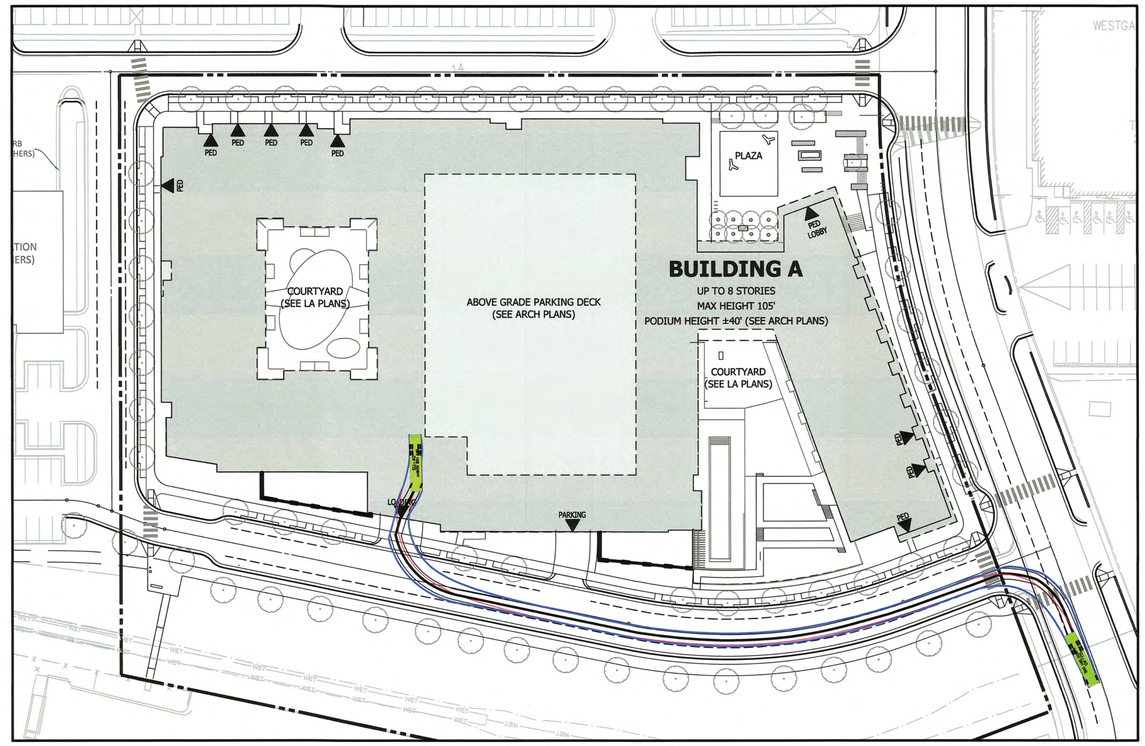
REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. DK	DWN. KY
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-14

FILE: P:\projects\6894\6894K\CADD - PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-SECT.dwg USER: kantonucci DATE: March 23, 2016 TIME: 8:52:02 AM



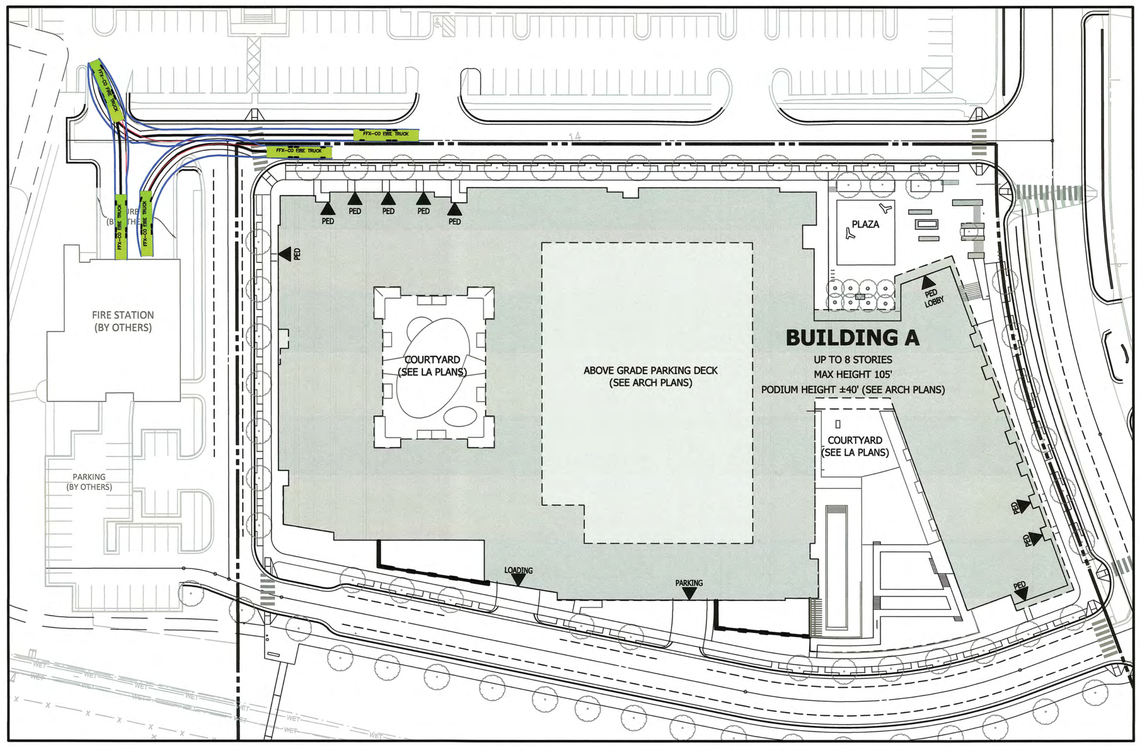
BUILDING 'A' LOADING

SU-40 ENTERING THE LOADING DOCK



BUILDING 'A' LOADING

SU-40 EXITING THE LOADING DOCK

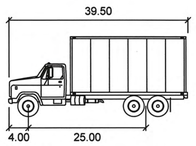


FIRE STATION

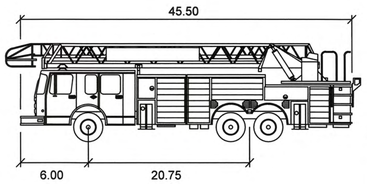
FIRE TRUCK ENTERING AND EXITING STATION

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY



SU-40	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.8



FFX-CO FIRE TRUCK	FEET
WIDTH	:8.00
TRACK	:8.00
LOCK TO LOCK TIME	:6.00
STEERING ANGLE	:25.00

NORTH
(VCS 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS CONTROL VEHICLE

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT D. COCHRAN
No. 2012

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. BC	DWN. KY
SCALE:	1"=50'
PROJECT/FILE NO.	6894K
SHEET NO.	C-15

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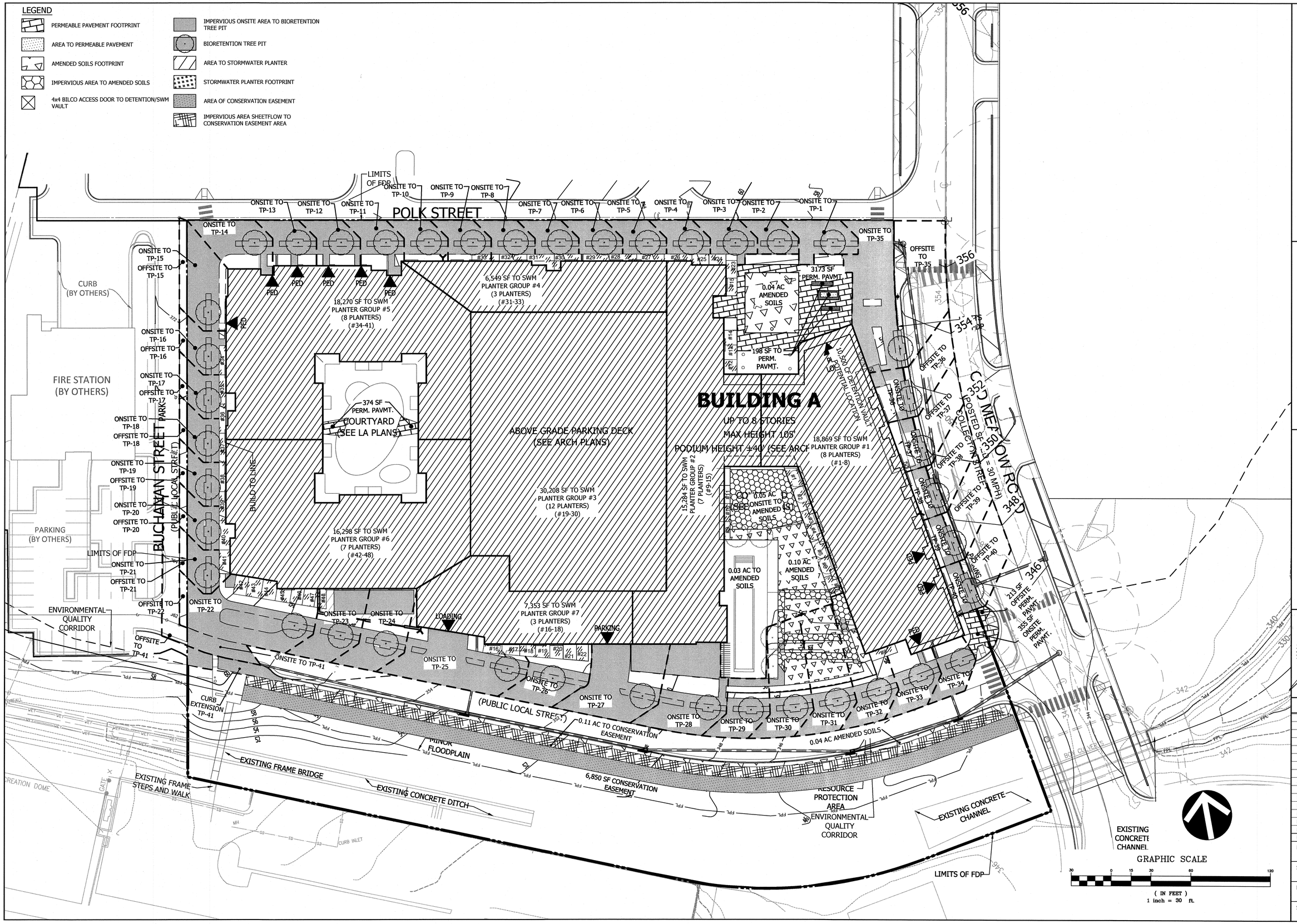

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W W W . V I K A . C O M

THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP STORMWATER MANAGEMENT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT H. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. ARC
SCALE:	1"=30'
PROJECT/FILE NO.	6894K
SHEET NO.	C-16

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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. URBAN BIO-RETENTION, PERMEABLE PAVERS, ETC.) 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.	INFILTRATION FACILITIES ARE NOT PROPOSED WITH THIS FDP APPLICATION. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING UNDERGROUND GARAGES, EXISTING BUILDINGS AND INFRASTRUCTURE. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE/EXISTING RIGHT-OF-WAY AS THIS IS NOT ALLOWED BY VDOT. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN BAPTURED AND TREATED BY BIORETENTION TREE PITS. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
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: AMENDED SOILS, PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). • THE AMENDED SOILS HAVE BEEN DESIGNED PER DCR SPEC #4 • CONSERVATION EASEMENT HAVE BEEN DESIGNED PER DCR SPEC #2 • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7. • URBAN BIORETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS. 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 0.97 INCH UTILIZING OFFSITE AREAS. ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 4.81 ACRES OR 77% 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 ON THE ENTIRE CDP AREA. PLEASE REFER TO THE CDP AS TO HOW THE 1ST INCH WILL BE RETAINED.
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 AMENDED SOILS, CONSERVATION EASEMENT AREA, PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS) 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 AMENDED SOILS, PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). 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. SEE SHEETS C-18 THRU C-19 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY, FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT SITE PLAN SUBMISSIONS.
"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 OFFSITE OR SHARED STORMWATER ALTERNATIVE. HOWEVER, POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEETS C-16 & C-18. CREDIT FOR THESE OFFSITE AREAS IS TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THESE OFSITE PRACTICES AND LOCATIONS ARE SUBJECT TO CHANGE AT FINAL SITE PLAN.
"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 THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"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 AMENDED SOILS, PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). THE ROADWAY R-O-W 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 VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS, DISCONNECT TO STORMWATER PLANTERS AND/OR INFILTRATIONS TRENCHES. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEETS C-18 & C-19 CALCULATE THE REQUIRED TREATMENT VOLUME OF 0.97" OF RAINFALL OVER THE ENTIRE SITE FDP AREA REGARDLESS OF ROW DEDICATION. PLEASE SEE CDP FOR HOW THE ENTIRE CDP APPLICATION WILL RETAIN THE FIRST INCH.
- THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION FO STORMWATER PLANTERS AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIFED BY DCR. THE LOCATIONA ND SITTING OF THE STORMWATER PLANTERS AND INTENSIVE GREEN ROOFS WAS ACCEPTED AND IMPLEMENTED IN PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 15, 2005.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, AND PERMEABLE PAVEMENT.
- THE BIORETENTION PRACTICES (URBAN), PERMEABLE PAVEMENT, AND AMENDED SOILS 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 TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD.
- 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 FIVE (5) 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 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
5. 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.
6. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIORETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

- SWM VAULTS AND/OR RAINWATER HARVESTING CISTERN SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- RUNOFF REDUCTION PRACTICES

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

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- BOTH THE BIO-RETENTION TREE PITS AND SOTRMWATER PLANTERS SHALL CONFORM TO DCR SPEC # 9.
- THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED ONSITE OR OFFSITE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.97" UTILIZING OFFSITE AREAS AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-18). THE ENTIRE FIRST INCH IS CAPTURED OVER THE ENTIRE CDP AREA.

- OFFSITE OR SHARED FACILITIES

POTENTIAL OFFSITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-16. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-18 IN THE TYSONS SPREADSHEET. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORTCOMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.97" OF RAINFALL UTILIZING OFFSITE AREAS. OVER THE ENTIRE CDP APPLICATION 1.0" WILL BE CAPTURED UTILIZING OFFSITE AREAS.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF AMENDED SOILS, PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). 77% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.97" OF RAINFALL UTILIZING OFFSITE AREAS.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (INFILTRATION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF TRADITIONAL AND URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9, PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
- 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-16 THRU C-21 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE 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.

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 790-2787
W W W . V I K A . C O M

THE HIGHLAND DISTRICT BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT E. COCHRAN
Lic. No. 2012
VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-17

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-SWM Notes.dwg USER: Wilson DATE: March 22, 2016 TIME: 3:48:17 PM

BUILDING A - SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- AMENDED SOILS
- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- CONSERVATION EASEMENT

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
15,457 CFT - 0.97 INCHES
LEED POTENTIAL RETENTION FOR APPLICATION
20,385 CFT - 1.20 INCHES

APPLICATION ALTERNATE/ADDITIONAL CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	22,688 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	21,935 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.97 IN	
SITE AREA	6.25	

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT LEVEL I	0.10	0.95	345	1646	3.20	759	0.04
URBAN BIORETENTION PRACTICES (S/W PLANTER)	2.59	0.95	8932	12025	1.35	3093	0.14
URBAN BIORETENTION PRACTICES (TREE PITS#35-41 ONLY)	0.14	0.95	489	3270	3.20	1077	0.05
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	4928	0.23

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL	
STORMWATER PLANTERS	0.39	IN
BIORETENTION TREE PITS	0.24	IN
PERMEABLE PAVEMENT LEVEL 1	0.01	IN
AMENDED SOILS	0.02	IN
CONSERVATION EASEMENT	0.02	IN
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.29	IN
TOTAL	0.97	IN

TIER 1
0.97 IN

*INCLUDES OFFSITE AREAS ALONG OLD MEADOW ROAD AND BUCHANAN STREET

APPLICATION SWM COMPUTATIONS -TYSONS CORNER 1" CONFORMANCE SPREADSHEET

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

Site Name: Highland District

Description: DA 'A' = Bldg 'A',

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open			1.11		1.11
Managed Turf (acres)				0.66	0.66
Impervious Cover (acres)			0.14	4.34	4.48
				Total	6.25

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)	1.11
Weighted Rv (forest)	0.04
% Forest	18%
Managed Turf (acres)	0.66
Weighted Rv (turf)	0.25
% Managed Turf	11%
Impervious Cover (acres)	4.48
Rv (impervious)	0.95
% Impervious	72%
Total Site Area (acres)	**6.25**
Site Rv	**0.71**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	22,688
Volume Not Converted to Runoff (cf)	6,478
1-inch Runoff Volume for entire site (cf)	**16,209**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	16,209
Runoff Reduction Volume Achieved (cf)	15,457
Total Runoff Volume Retained (cf)	21,935
Total Area of Site Captured in a BMP (acres)	4.81

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**77%**
Rainfall Depth Retained Onsite (inch)	**0.97**

*INCLUDES OFFSITE AREAS ALONG OLD MEADOW ROAD AND BUCHANAN STREET

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

Site Name: Highland District

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	1.11	0.00	1.11
Managed Turf	0.00	0.00	0.00	0.66	0.66
Impervious Cover	0.00	0.00	0.14	4.34	4.48
				D.A. Total (acres)	6.25

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 16,209

Estimate RWH RR % Credit

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
Permeable Pavement - DCR Level 1 Design Spec	3902 SF Footprint, 198 SF draining to it, 213 SF OFFSITE	0.10	N/A	345	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	345	4,115	N/A	185	160	
Disconnection to Bioretention	2.59 AC Onsite to S/W Planters	2.59		8,932	Subtract 100% of provided storage vol.	100%	0	8,932	N/A	12,025	8,932	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pits: 1.10 onsite and 0.34 off-site impervious AC to Bioretention Tree Pits (57 Trees) assume 4' soil depth, 1' gravel, 6" ponding depth. Stormwater Planters: assume 4' depth, 6329 SF Footprint onsite	1.59	N/A	5,483	Subtract 100% of provided storage vol.	100%	0	5,483	N/A	12,531	5,483	0	
Sheetflow to Conservation Area with C/D Soils	0.11 AC impervious area to conservaiton easement, 0.16 ac of conservation easement	0.11	0.16	525	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	525	6970	N/A	418	106	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	0.18 Managed Turf Amended Soils with 0.08 AC to Amended Soils (ONSITE)	0.08	0.18	439	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	439	7841	N/A	439	0	N/A
	Totals:	4.47	0.34										See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 4.81

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 15,457

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE - SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 724-3987
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THE HIGHLAND DISTRICT BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT H. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-18

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-SWM Notes.dwg USER: Wilson DATE: March 22, 2016 TIME: 3:48:17 PM

LEED CREDIT 6.2 COMPLIANCE

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)
CDS	VORTECHNIC	N/A	53	80	National or regional source	42.4
SWM PLAN	ROOF	Yes	53	70	National or regional source	7.42
PERM PAV	LEVEL I	No	4	80	National or regional source	3.2
TREE PITS	BIORETENTION	No	36	70	National or regional source	25.2
SOIL AMEN		No	4	50	National or regional source	2
Total weighted average TSS removal efficiency (must be at least 80%)						80.22

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

LEED CREDIT 6.2 COMPLIANCE NARRATIVE

LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1" 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 TO THE LEFT, THIS SITE SHALL COMPLY WITH THIS LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE BACK OF CURB ON THE SOUTH OF THE SITE AND TO PROPERTY LINE ON THE NORTH, EAST, AND WEST SIDES OF THE SITE. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LEED CREDIT 6.1 COMPLIANCE

EX. CONDITION 2-YR RUNOFF DEPTH

```
LEVIT                    HIGHLAND DISTRICT
                         EXISTING CONDITION
                  Fairfax NOAA_C County, Virginia

          Sub-Area Land Use and Curve Number Details

Sub-Area                                         Hydrologic  Sub-Area  Curve
Identifier       Land Use                           Soil       Area    Number
                                                    Group      (ac)
-----------------------------------------------------------------------------
EX. COND. Open space; grass cover > 75%   (good)    D          .22      80
          Paved parking lots, roofs, driveways      D          4.78     98

          Total Area / Weighted Curve Number                   5        97
                                                               =        ==
```

EX. COND. LAND USE AND CN COMPUTATION

```
                              STORM 1-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)

EX. COND.    0.008                 2.274               12.12    13.72    1756.95
```

1 YEAR 24 HR STORM EXISTING CONDITION RUNOFF DEPTH

```
                              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)

EX. COND.    0.008                 2.821               12.12    16.77    2147.23
```

2 YEAR 24 HR STORM EXISTING CONDITION RUNOFF DEPTH

```
                              STORM 10-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)

EX. COND.    0.008                 4.514               12.11    26.13    3345.15
```

10 YEAR 24 HR STORM EXISTING CONDITION RUNOFF DEPTH

POST-DEVELOPMENT PEAK FLOW COMPUTATIONS

```
LW                       HIGHLAND DISTRICT
                        PROPOSED CONDITIONS
                  Fairfax NOAA_C County, Virginia

          Sub-Area Land Use and Curve Number Details

Sub-Area                                         Hydrologic  Sub-Area  Curve
Identifier       Land Use                           Soil       Area    Number
                                                    Group      (ac)
-----------------------------------------------------------------------------
PROP COND Open space; grass cover > 75%   (good)    D          .7       80
          Paved parking lots, roofs, driveways      D          4.3      98

          Total Area / Weighted Curve Number                   5        95
                                                               =        ==
```

```
LW                       HIGHLAND DISTRICT
                        PROPOSED CONDITIONS
                  Fairfax NOAA_C County, Virginia

                  Hydrograph Peak/Peak Time Table

Sub-Area       Peak Flow and Peak Time (hr) by Rainfall Return Period
 or Reach       2-Yr      10-Yr      1-Yr
Identifier     (cfs)      (cfs)      (cfs)
               (hr)       (hr)       (hr)
-----------------------------------------------------------------------------
SUBAREAS
PROP COND      16.14      25.64      13.01
               12.12      12.12      12.12

REACHES
OUTLET         16.14      25.64      13.01

              Name of printed page file:
                       TR20.out
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PROP. COND. PEAK FLOW COMPUTATIONS

```
                              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)

PROP COND    0.008                 2.607               12.12    16.14    2066.30
```

PROP. COND. 2 YR RUNOFF DEPTH

TOTAL RUNOFF VOL. (EX. CONDITIONS)
2 YR STORM: 5.00 AC X 2.821 IN X 1 FT/12 IN X 43,560 SF/AC = 51,201 CF

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

51,201 CF X 0.75 = 38,401 CF

TOTAL RUNOFF VOL. (PROP. CONDITIONS)
2 YR STORM: 5.00 AC X 2.607 IN X 1 FT/12 IN X 43,560 SF/AC = 47,317 CFT

RUNOFF REDUCTION PRACTICES (ONSITE ONLY)
RETENTION VOLUME:
0.09 ACRES PERMEABLE PAVEMENT = 1,646 CFT
2.59 ACRES ROOF AREA TO S/W PLANTERS ON GRADE= 8,932 CFT
6,329 SF S/W PLANTERS ON GRADE FOOTPRINT= 501 CFT
1.08 ACRES BIORETENTION TREE PITS ONSITE= 4,773 CFT
TOTAL RETENTION VOLUME = 15,852 CFT

LEED PROVIDED RUNOFF REDUCTION VOLUME
47,317 CFT - 15,852 CFT = 31,465 CFT

31,465 CFT (POST DEV. VOL.) < 38,401 CFT (0.75 X PRE-DEV. VOL.)

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCNG SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

EX. CONDITION PEAK FLOW COMPUTATIONS (EXISTING DETENTION)

```
                 WinTR-55 Current Data Description

                   --- Identification Data ---

User:      LW                                 Date:        12/3/2015
Project:   Highland District                  Units:       English
SubTitle:  Ex Cond. Detained                  Areal Units: Acres
State:     Virginia
County:    Fairfax NOAA_C
Filename:  P:\projects\6894\6894K\DATA -X\SWM\FDP\BLDG A\3rd Submission\LEED\EXISTING

                     --- Sub-Area Data ---

Name          Description              Reach       Area(ac)    RCN    Tc
--------------------------------------------------------------------------
Det Ex Con                             Outlet      6.25        80     0.100

Total area: 6.25 (ac)

                      --- Storm Data --

              Rainfall Depth by Rainfall Return Period

  2-Yr      5-Yr      10-Yr     25-Yr     50-Yr     100-Yr    1-Yr
  (in)      (in)      (in)      (in)      (in)      (in)      (in)
--------------------------------------------------------------------
  3.17      .0        4.87      .0        .0        .0        2.62

Storm Data Source:              User-provided custom storm data
Rainfall Distribution Type:     NOAA_C
Dimensionless Unit Hydrograph:  <standard>
```

```
LW                       Highland District
                         Ex Cond. Detained
                  Fairfax NOAA_C County, Virginia

                  Hydrograph Peak/Peak Time Table

Sub-Area       Peak Flow and Peak Time (hr) by Rainfall Return Period
 or Reach       2-Yr      10-Yr      1-Yr
Identifier     (cfs)      (cfs)      (cfs)
               (hr)       (hr)       (hr)
-----------------------------------------------------------------------------
SUBAREAS
Det Ex Con     11.59      23.19      8.11
               12.12      12.12      12.13

REACHES
OUTLET         11.59      23.19      8.11
```

EX. COND. PEAK FLOW COMPUTATIONS (CN = 80; EXISTING DETENTION)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

LEED ALLOWABLE RELEASE RATE
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING CONDITIONS. SEE ESTIMATED DETENTION REQUIREMENTS BELOW.

POST DEVELOPMENT ESTIMATED DETENTION:
2 YEAR DETENTION REQUIREMENT = 8,439 CFT
10 YEAR DETENTION REQUIREMENT = 10,670 CFT -- 10,700 CF DETENTION VAULT PROPOSED

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:

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

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:

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

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)

PRELIMINARY SWM SIZING TR-55 SHORTCUT METHOD

SITE AREA (acre): 6.25

	1-year PRE	1-year POST (adjusted)	2-year PRE	2-year POST (adjusted)	10-year PRE	10-year POST (adjusted)
P	2.62	2.62	3.17	3.17	4.87	4.87
CN	80	86	80	86	80	87
S=1000/CN-10	2.50	1.69	2.50	1.59	2.50	1.46
0.2S	0.50	0.34	0.50	0.32	0.50	0.29
$RV=(P-0.2S)^2/(P-0.2S)+S$	0.97	1.31	1.38	1.83	2.78	3.47

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	8.11	Qpre-development	11.59	Qpre-development	23.19	*From TR55*
QPost Development	13.01	QPost Development	16.14	QPost Development	25.64	*From TR55*
RVPost Development (with runoff reduction)	1.31	RVPost Development (with runoff reduction)	1.83	RVPost Development (with runoff reduction)	3.47	*From CN reduction computations*
Qallowable	8.11	Qallowable	11.59	Qallowable	23.19	
Qallowable/QPost Development	0.62	Qallowable/QPost Development	0.72	Qallowable/QPost Development	0.90	
Vs/Vr	**0.23**	Vs/Vr	**0.20**	Vs/Vr	**0.14**	*SEE FORMULA BELOW*
Vs	0.31	Vs	0.37	Vs	0.47	
Storage required (cf)	**6,947**	**Storage required (cf)**	**8,439**	**Storage required (cf)**	**10,670**	

POST DEVELOPMENT CURVE NUMBER ADJUSTMENT

CURVE NUMBER REDUCTION COMPUTATIONS

	1-year storm	2-year storm	10-year storm	
$RV_{Developed}$ (in) with no Runoff Reduction	1.80	2.32	3.96	*From RRM*
$RV_{Developed}$ (in) with Storage Provided	**1.31**	**1.83**	**3.47**	*Based on RR Volume Provided (See below)*
CN adjusted	**86**	**86**	**87**	*SEE FORMULA BELOW*

	Storage Volume	RR Credit	Runoff Reduction	
URBAN BIO-RETENTION	24,556	40%	**9,822**	*RR Credit Based on VRRM*
PERMEABLE PAVEMENT	1,646	45%	**741**	*RR Credit Based RWHS Output*
AMENDED SOILS	439	50%	**220**	*RR Credit Based on VRRM*
CONSERVATION EASEMENT	418	50%	**209**	*RR Credit Based on VRRM*
			0	*RR Credit Based on VRRM*
	Total RR Volume Provided		**10,992**	

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

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THE HIGHLAND DISTRICT BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-19

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-SWM Notes.dwg USER: Wilson DATE: March 22, 2016 TIME: 3:48:17 PM

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HIGHLAND DISTRICT BLDG A Date: 12/2/2015

Plan Number: _____ Engineer: LW

I. WATER QUALITY NARRATIVE

THE FDP AREA OF 6.25 ACRES IS CURRENTLY A DEVELOPED OFFICE BUILDING WITH SURFACE PARKING. NO BMPS CURRENTLY EXIST. THE SITE WILL BE DEVELOPED AS A RESIDENTIAL USE. THE SITE IS LOCATED IN A RESOURCE MANAGEMENT AREA OUTSIDE THE OCCOQUAN WATERSHED AND SHALL BE CONSIDERED REVELOPMENT PER PFM 6-0401.2A THEREFORE, 40% PHOSPHOROUS REMOVAL RELATIVE TO POST DEVELOPMENT PHOSPHOROUS LOADING WITHOUT BMP'S IS REQUIRED. BMP REQUIREMENTS SHALL BE MET VIA THE USE OF PERMEABLE PAVEMENT AND URBAN BIORETENTION TREE PITS AND SWM PLANTERS ON GRADE. THE DEVELOPER RESERVES THE RIGHT TO ALSO USE MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARING HOUSE ATANDARDS, OR A COMBINATION OF THE PROPOSED LID TECHNIQUES. FINAL DESIGN, LOCATION, AND BMP SYSTEM TYPES SHALL BE ESTBALISED AT TIME OF FINAL SITE PLAN AND MAY BE REVISED.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
PERMEABLE PAVEMENT	0.90	0.09
URBAN BIORETENTION TREE PITS	0.90	1.10
UNDETAINED	0.40	2.34
S/W PLANTERS	0.90	2.72
	Total	6.25

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 6.25 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
PERMEABLE PAVEMENT	0.90	x	0.09	=	0.08
URBAN BIORETENTION TREE PITS	0.90	x	1.10	=	0.99
UNDETAINED	0.40	x	2.34	=	0.94
S/W PLANTERS	0.90	x	2.72	=	2.45

(b) Total 4.46

(C) Weighted average "C" factor (b)/(a) = (C) 0.71

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
PERMEABLE PAVEMENT	40	x	0.01	x	1.26	=	0.73
URBAN BIORETENTION TREE PITS	65	x	0.18	x	1.26	=	14.44
UNDETAINED	0	x	0.37	x	0.56	=	0.00
S/W PLANTERS	65	x	0.44	x	1.26	=	35.72

(a) Total = 50.89

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 0.9

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = 0.9 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 50.9 >= 0.9

P:\projects\6894\6894K\DATA -X\SWM\FDP\BLDG A\4th Submission\[BMPCOMPS.xls]Sheet1 PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

BIORETENTION SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (DA 'A')

CURB EXTENSION #	DA (ONSITE) (SF.)	DA (OFFSITE) (SF.)	SURFACE AREA REQ'D (SF.)	Rv	Tv REQ'D (CFT)	Tv BYPASS (CFT)	SURFACE AREA PROV'D (SF.)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)	Tv BYPASS TREATED DOWNSTREAM (CFT)
14	1396		55	0.95	111		124	6	4	1	1	0.25	0.4	236	
13	877		35	0.95	69		124	6	4	1	1	0.25	0.4	236	
12	913		36	0.95	72		124	6	4	1	1	0.25	0.4	236	
11	959		38	0.95	76		124	6	4	1	1	0.25	0.4	236	
10	834		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
9	824		33	0.95	65		124	6	4	1	1	0.25	0.4	236	
8	833		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
7	836		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
6	834		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
5	834		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
4	834		33	0.95	66		124	6	4	1	1	0.25	0.4	236	
3	945		37	0.95	75		124	6	4	1	1	0.25	0.4	236	
2	748		30	0.95	59		124	6	4	1	1	0.25	0.4	236	
1	1198		47	0.95	95		145	6	4	1	1	0.25	0.4	276	
15	1570	429	79	0.95	158		124	6	4	1	1	0.25	0.4	236	
16	815	205	40	0.95	81		124	6	4	1	1	0.25	0.4	236	
17	783	205	39	0.95	78		124	6	4	1	1	0.25	0.4	236	
18	783	205	39	0.95	78		124	6	4	1	1	0.25	0.4	236	
19	785	206	39	0.95	78		124	6	4	1	1	0.25	0.4	236	
20	778	206	39	0.95	78		124	6	4	1	1	0.25	0.4	236	
21	772	206	39	0.95	77		124	6	4	1	1	0.25	0.4	236	
22	2867	246	123	0.95	246		646	6	4	1	1	0.25	0.4	1227	
23	1499		59	0.95	119		132	6	4	1	1	0.25	0.4	251	
24	1679		66	0.95	133		132	6	4	1	1	0.25	0.4	251	
25	3025		120	0.95	239	4	124	6	4	1	1	0.25	0.4	236	
26	1298		51	0.95	103		177	6	4	1	1	0.25	0.4	336	4
27	3078		122	0.95	244		194	6	4	1	1	0.25	0.4	369	
28	2667		106	0.95	211		122	6	4	1	1	0.25	0.4	232	
29	1214		48	0.95	96		123	6	4	1	1	0.25	0.4	234	
30	1223		48	0.95	97		122	6	4	1	1	0.25	0.4	232	
31	997		39	0.95	79		122	6	4	1	1	0.25	0.4	232	
32	1001		40	0.95	79		123	6	4	1	1	0.25	0.4	234	
33	1063		42	0.95	84		129	6	4	1	1	0.25	0.4	245	
34	849		34	0.95	67		103	6	4	1	1	0.25	0.4	196	
35	3320	3628	275	0.95	550	206	181	6	4	1	1	0.25	0.4	344	
36	568	1485	81	0.95	163		181	6	4	1	1	0.25	0.4	344	181
37	421	1493	76	0.95	152		181	6	4	1	1	0.25	0.4	344	25
38	410	1491	75	0.95	150		179	6	4	1	1	0.25	0.4	340	
39	405	1539	77	0.95	154		180	6	4	1	1	0.25	0.4	342	
40	410	1601	80	0.95	159		185	6	4	1	1	0.25	0.4	352	
41	649	1475	84	0.95	168		634	6	4	1	1	0.25	0.4	1205	
TOTALS =	1.10	0.34	2471		4941		6595							12531	210

STORMWATER PLANTER SIZING COMPUTATIONS

Tyson's Corner Stormwater Planter Sizing chart

APPLICATION DRAINAGE AREA	SWM PLANTER GROUP	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL DEPTH PROVIDED (FT)	SOIL VOLUME PROVIDED (CF)	GRAVEL DEPTH PROVIDED (FT)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	1	0.43	0.95	1494	2012	1059	6	4	4236	1	1059	1	0.25	0.4	0.43
	2	0.35	0.95	1210	2428	1278	6	4	5112	1	1278	1	0.25	0.4	0.35
	3	0.69	0.95	2391	2561	1348	6	4	5392	1	1348	1	0.25	0.4	0.69
	4	0.15	0.95	518	747	393	6	4	1572	1	393	1	0.25	0.4	0.15
	5	0.42	0.95	1446	1917	1009	6	4	4036	1	1009	1	0.25	0.4	0.42
	6	0.37	0.95	1290	1765	929	6	4	3716	1	929	1	0.25	0.4	0.37
	7	0.17	0.95	582	595	313	6	4	1252	1	313	1	0.25	0.4	0.17
	TOTALS=	*2.59*		*8932*	*12025*	*6329*									2.59

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

PERMEABLE PAVEMENT SIZING COMPUTATIONS

Tysons Corner Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level I	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
Level I	1	3371.00	0.95	518	3173	0.15	0.08	0.07	0.083	0	0.083	0.4	0.5	0.42	1.875	1	1269
level I (Offsite)	1	213.00	0.95	34	213	0.00	0.00	0.00	0.083	0	0.083	0.4	0.5	0.41	1.875	1	85
level I	1	355.00	0.95	56	355	0.00	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	142
level I	1	374.00	0.95	59	374	0.00	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	150
Total		4313.00		667	4115												1646

P:\projects\6894\6894K\DATA -X\SWM\FDP\BLDG A\4th Submission\Tysons Stormwater Compliance\[Level I Perm. Pavement Comps.xlsx]Perm Pavers
Note: Sizing based on DCR Spec #7 Level 2
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=Surface Area*$d_{p\text{-}prov}$

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT L. COCHRAN
No. 2012
SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-19A

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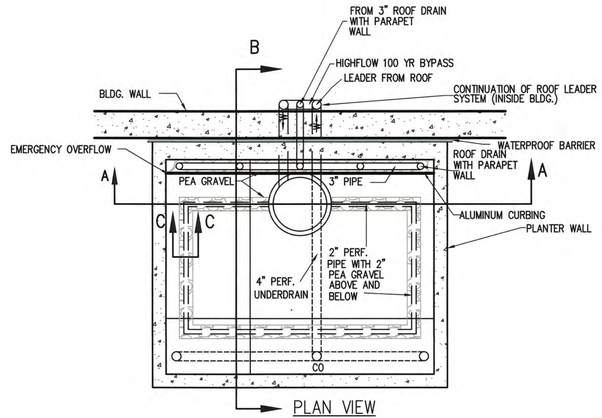
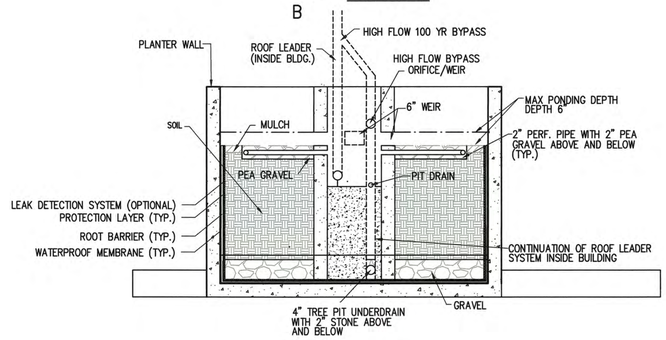
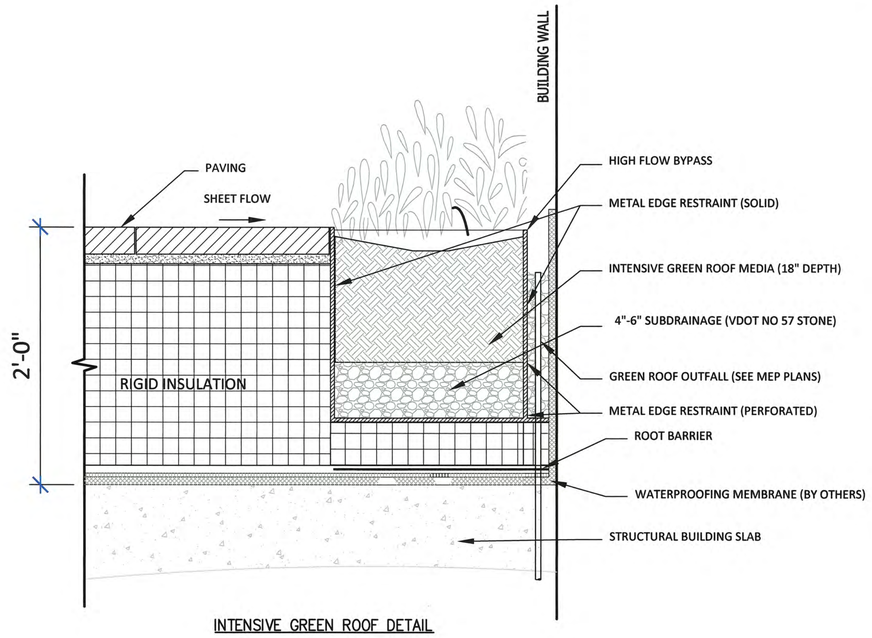


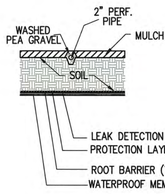
PLAN VIEW



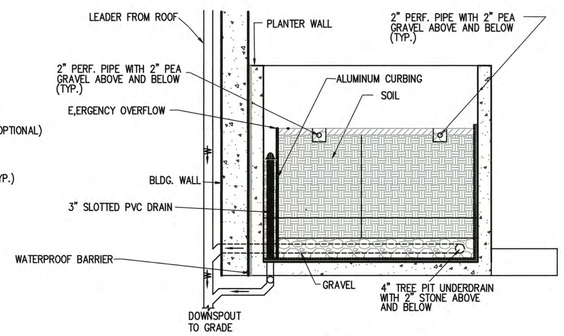
SECTION A–A



INTENSIVE GREEN ROOF DETAIL



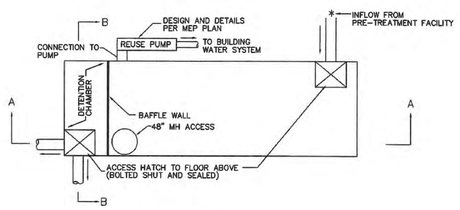
SECTION C–C



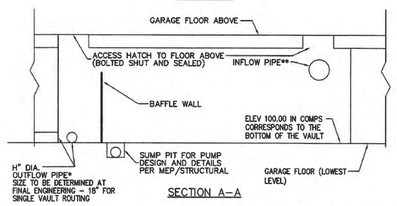
SECTION B–B

STORMWATER PLANTER DETAIL

1" = 2'



PLAN VIEW

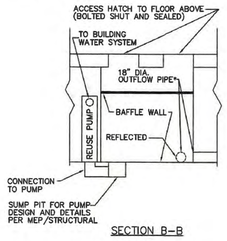


SECTION A–A

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

NOTES:

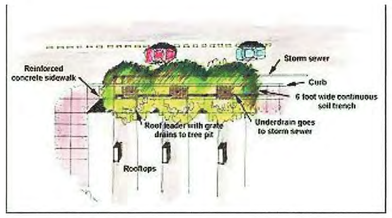
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



SECTION B–B

TYPICAL RETENTION/DETENTION REUSE VAULT DETAIL

NOT TO SCALE



URBAN BIORETENTION TREE PIT DETAIL
(SEE LANDASCAPE PLANS FOR SPECIFIC DETAILS)

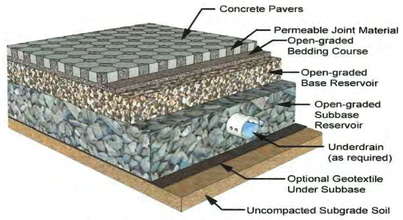


Figure 7.2. Typical Detail (Source: Smith, 2009)

PERVIOUS PAVEMENT DETAIL

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

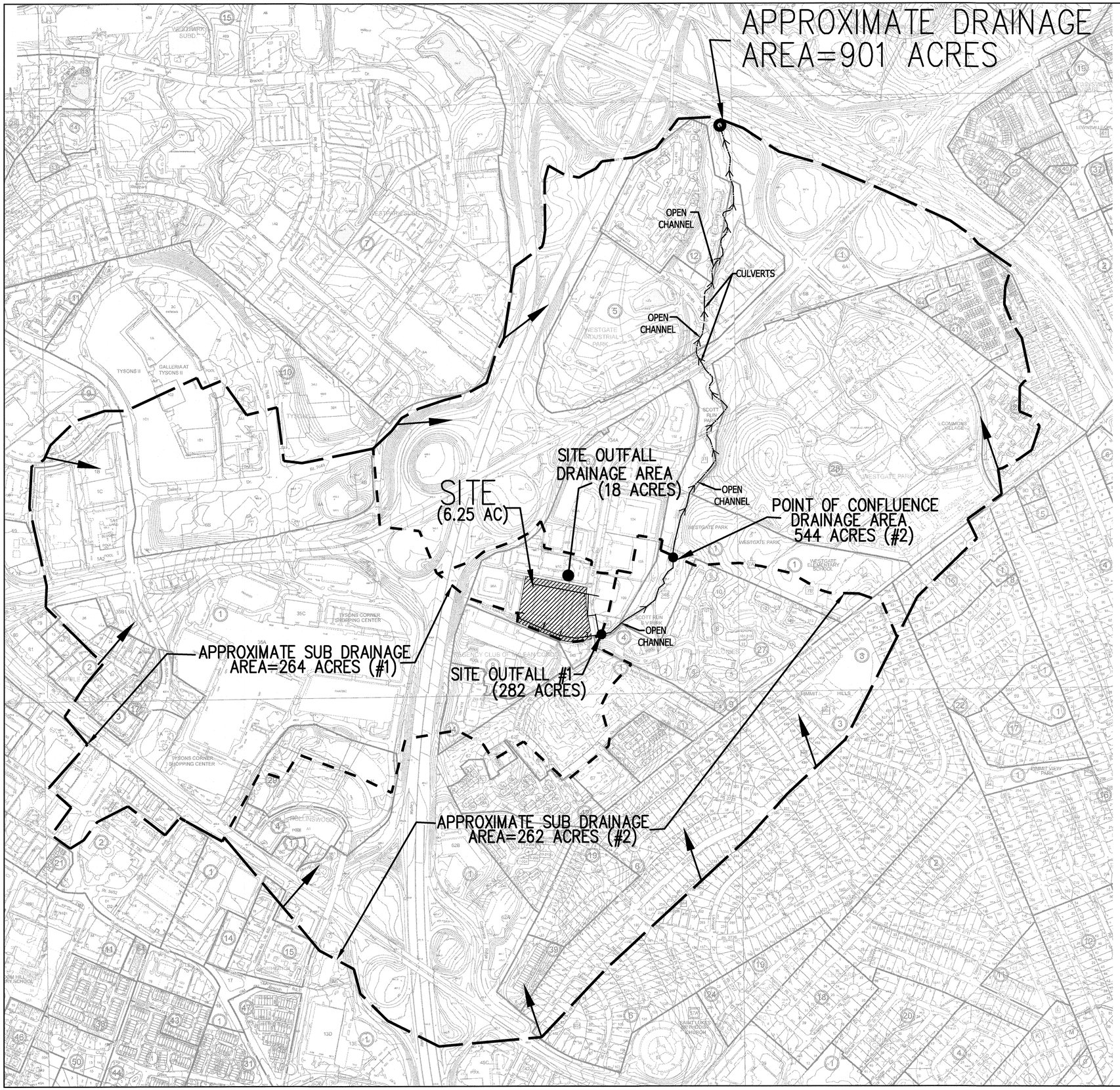
STORMWATER MANAGEMENT DETAILS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT M. COCHRAN
Lic. No. 2012

VIKA REVISIONS

REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. LW	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	6894K
SHEET NO.	C-20

FILE: P:\projects\6894\6894K\CADD - PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-SWM Notes.dwg USER: Wilson DATE: March 22, 2016 TIME: 3:48:17 PM



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY (6.25 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((26)) 95C AND IS LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTY IS BORDERED BY OLD MEADOW LANE, CONDOMINIUMS, OLD MEADOW ROAD, AND A COMMERCIAL BUILDING.

THERE IS ONE OUTFALL ASSOCIATED WITH THIS SITE AS SHOWN IN THE MAP ON THIS SHEET. THE FOLLOWING IS A DETAILED DESCRIPTION:

OUTFALL #1 COLLECTS APPROXIMATELY 18 ACRES, INCLUDING THE SITE AREA, AT OLD MEADOW ROAD AND THEN DRAINS INTO AN EXISTING PIPE. THIS EXISTING PIPE OUTFALLS INTO SCOTTS RUN. AT THE POINT WHERE THE EXISTING PIPE OUTFALLS INTO SCOTTS RUN, AT WHICH POINT, THE TOTAL DRAINAGE AREA IS 282 ACRES. FURTHER DOWNSTREAM OF SCOTTS RUN THE POINT OF CONFLUENCE FOR THIS SITE HAS A TOTAL DRAINAGE AREA OF 544 ACRES, EXCEEDING THE REQUIREMENT PER PFM SECTION 6-203.2C OF 360 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 901 ACRES; SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 625 ACRES.

AT THIS TIME THERE ARE NO REPORTED DOWNSTREAM DRAINAGE CONCERNS.

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 Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 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(s) C-16
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-19A	N/A
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-12, C-21. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-16.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-1.1.

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-17.

☒ 8. A description of 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(s) C-21. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-21 (GRANDFATHERED SITE)

☒ 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 Sheet(s) C-8.

☐ 11. A submission waiver is required for _____.

☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT H. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA REVISIONS

REV:	JUNE 6, 2016
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DES. LW	DWN. LW
SCALE:	1"=400'
PROJECT/FILE NO.	6894K
SHEET NO.	C-21

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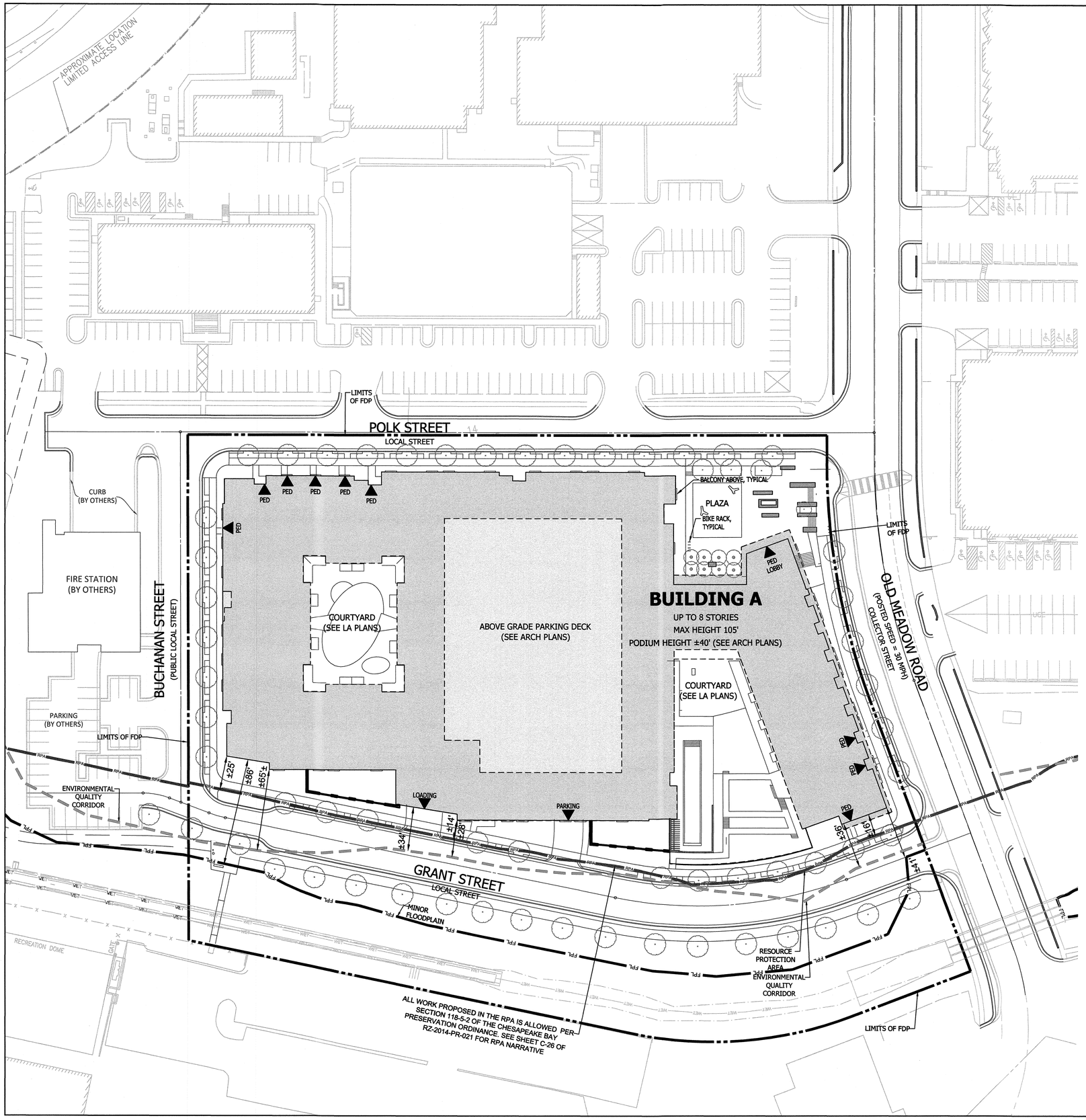

NOTES

1. RPA BOUNDARY FROM STUDY 7788-RPA-002-01
2. FLOODPLAIN FROM USGS FLOORPLAIN DELINEATION REPORT 78-260
3. A FLOODPLAIN STUDY WILL BE PROVIDED AT FINAL SITE PLAN

LEGEND

- ABOVE GRADE TOWER
- ABOVE GRADE PARKING GARAGE
- PROPERTY LINE / LIMITS OF FDP
- RPA — RESOURCE PROTECTION AREA
- FPL — MINOR FLOODPLAIN
- WET — WETLANDS
- ENVIRONMENTAL QUALITY CORRIDOR
- PED — PEDESTRIAN ENTRANCE / EXIT
- LOADING — LOADING ENTRANCE / EXIT
- PARKING — PARKING ENTRANCE / EXIT

NORTH
(VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THE HIGHLAND DISTRICT BUILDING - A

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENVIRONMENTAL DIMENSION PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT L. COCHRAN
Lic. No. 2012
LAND SURVEYOR

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REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
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DATE:	DECEMBER 11, 2014

DES. BC	DWN. KEA
SCALE: 1"=40'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-22	

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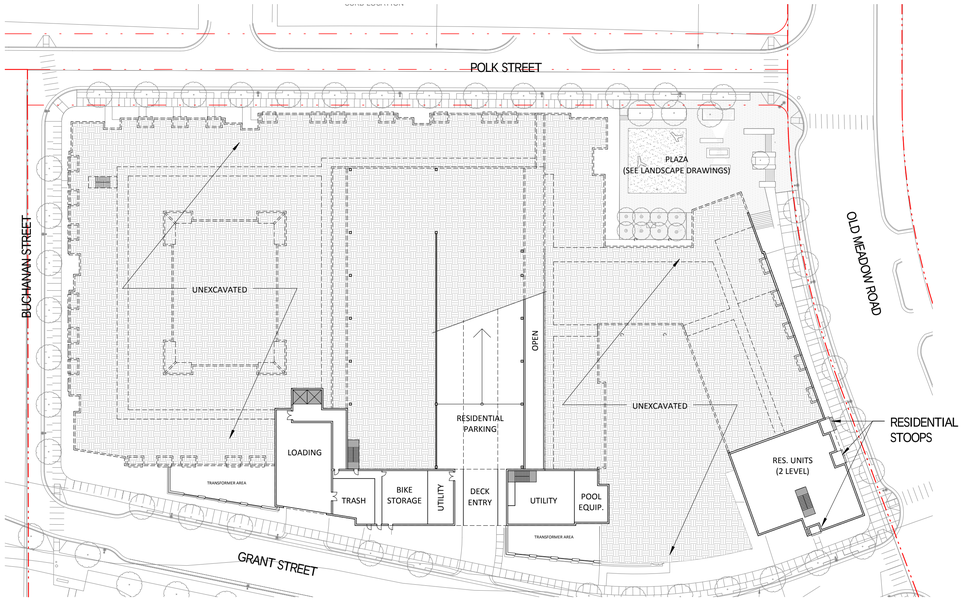
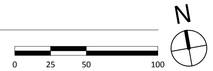
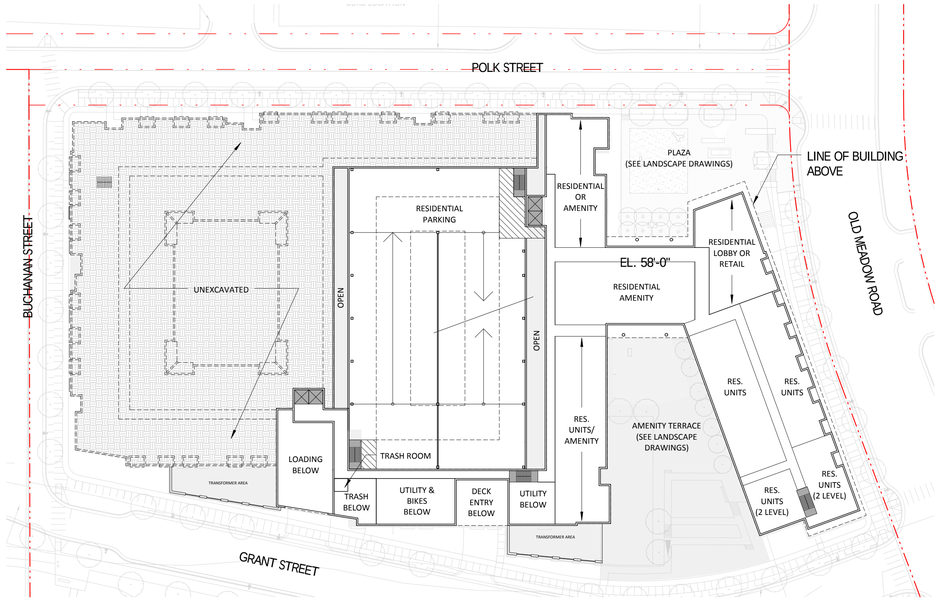
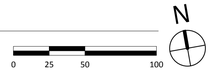


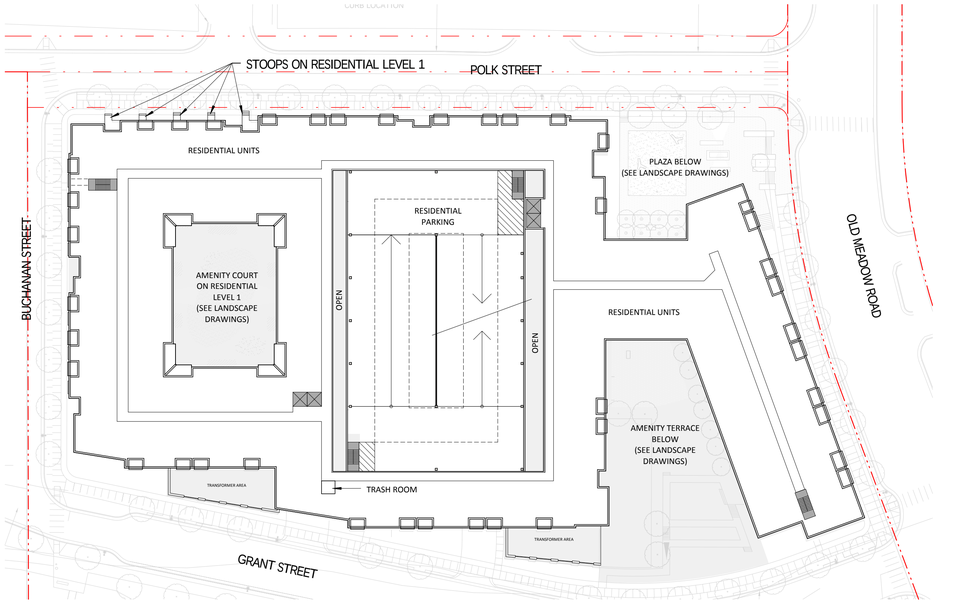
Lower Level



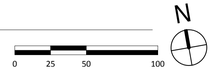


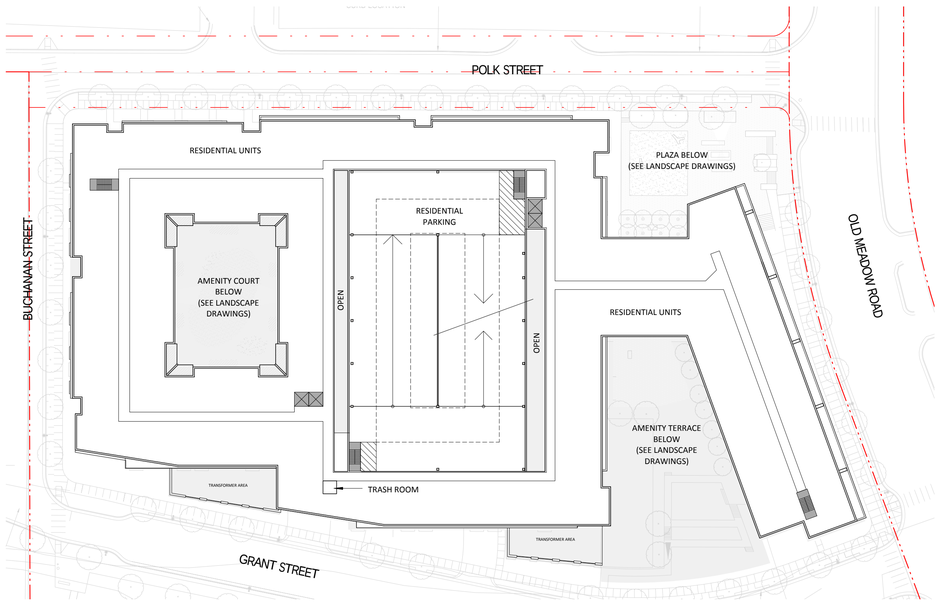
Plaza Level



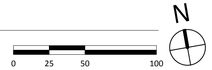


Typical Residential Level





Residential Level 5



Floor plans are provided to illustrate the overall building configuration, extent of below grade excavation, preliminary parking configurations, building massing and general relationship of building uses. Design details represented on these floor plans are subject to change at site plan and building permit submissions.
The number of floors may vary but shall not exceed maximum building heights listed. Parking configurations and number of parking levels may vary depending on the mix of uses, residential unit mix and final parking count, structure and mechanical system layout and will be finalized at the time of building permit.

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.584.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clerendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg A

TYSONS, VIRGINIA

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Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
FLOOR PLANS

A1

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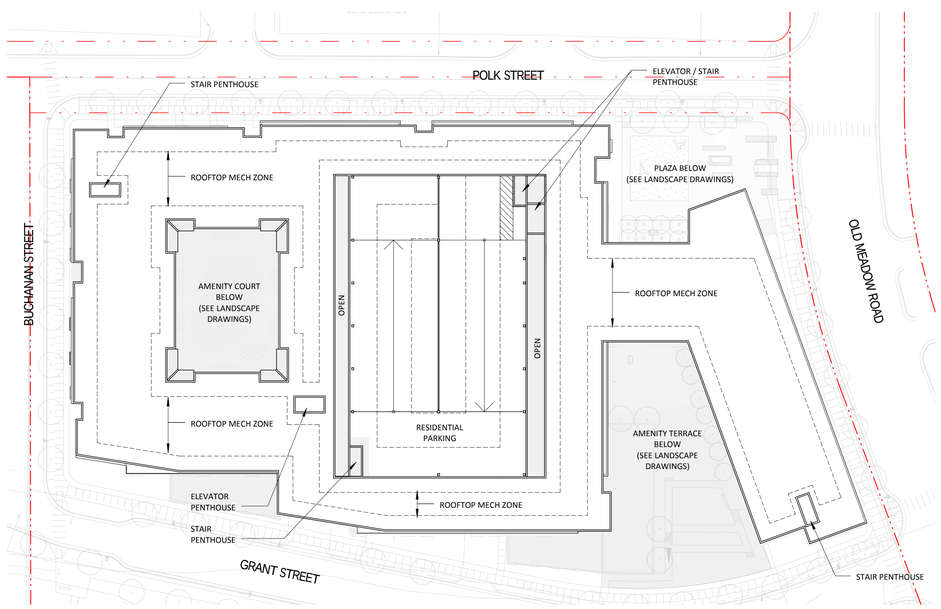
Perspective



Roof Level

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p. 703.584.5010

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Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clerendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

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Drawing
PERSPECTIVE

A2

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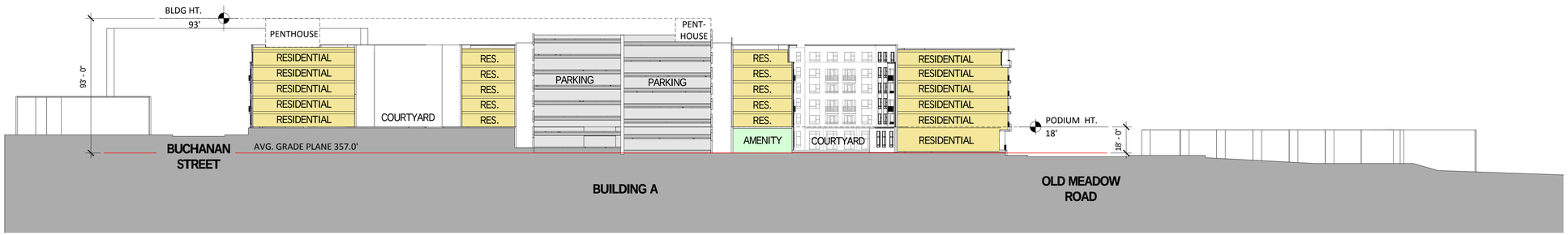

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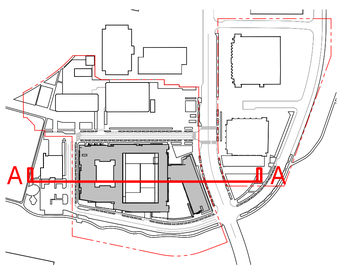

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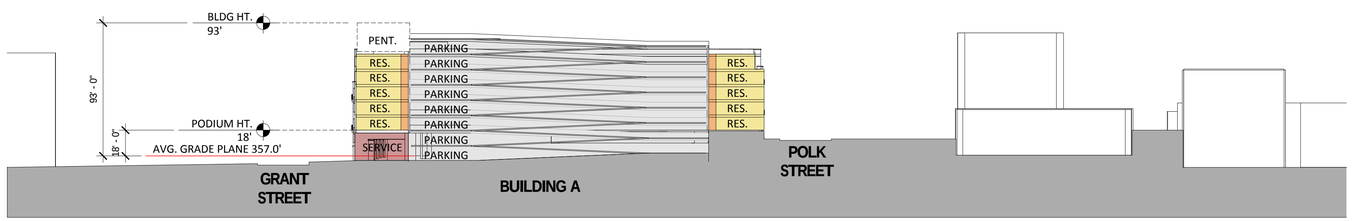
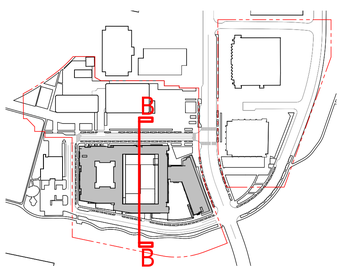


Section B-B



0 20 40 80

BUILDING KEY:

- RESIDENTIAL
- AMENITY
- CORRIDOR
- SERVICE
- PARKING

ALL BUILDING HEIGHTS MEASURED FROM THEIR RESPECTIVE AVERAGE GRADE PLANES

Architectural plans, elevations, illustrations, materials, building heights, etc. are conceptual and are subject to revision with Final Site Plan Applications.

ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.584.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clerendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg A

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Project Name
The Highland District - Bldg A

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
SECTION

A3

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North Elevation - East

0 8 16 32

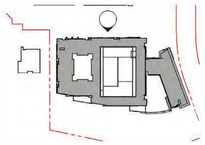
North Elevation - West

0 8 16 32

North Elevation - Overall

0 20 40 80

Elevations and Perspectives are provided to illustrate the overall building configuration, extent of below grade excavation, building massing and general relationship of building uses. Design details represented on these elevations are subject to change at site plan and building permit submissions.
The number of floors may vary but shall not exceed maximum building heights listed.



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	MASONRY
2	METAL PANEL OR LAMINATE PANEL
3	CEMENTITIOUS PANEL
4	STOREFRONT
5	FENESTRATION
6	METAL RAIL
7	COILING DOOR
8	METAL CANOPY
9	METAL MESH OR PERFORATED METAL PANELS
10	METAL LOUVERS OR METAL MESH SCREEN

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

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The Highland District - Bldg A

Project Number

Date
June 6, 2016

Scale
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Drawing
ELEVATIONS

A4a

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South Elevation - West

0 8 16 32

South Elevation - East

0 8 16 32

South Elevation - Overall

0 20 40 80

Elevations and Perspectives are provided to illustrate the overall building configuration, extent of below grade excavation, building massing and general relationship of building uses. Design details represented on these elevations are subject to change at site plan and building permit submissions.
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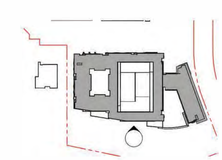

KEYNOTE LEGEND	
KEYVALUE	KEYNOTETEXT

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3	CEMENTITIOUS PANEL
4	STOREFRONT
5	FENESTRATION
6	METAL RAIL
7	COILING DOOR
8	METAL CANOPY
9	METAL MESH OR PERFORATED METAL PANELS
10	METAL LOUVERS OR METAL MESH SCREEN

3/21/2016 3:37:30 PM
C:\Users\jhoward\Documents\21400 Tysons East - Building A - Hoa_D1_jhoward.rvt

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p. 410. 837. 7311 f. 410. 837. 6530

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8180 Greensboro Drive, Suite 200 Tysons, VA 22102
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LANDSCAPE ARCHITECT
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101 N. Union Street, Suite 320 Alexandria, VA 22314
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The Highland District - Bldg A

TYSONS, VIRGINIA

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The Highland District - Bldg A

Project Number

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June 6, 2016

Scale
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Drawing
ELEVATIONS

A4b

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East Elevation

0 8 16 32

West Elevation

0 8 16 32

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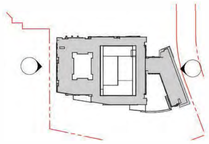

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7	COILING DOOR
8	METAL CANOPY
9	METAL MESH OR PERFORATED METAL PANELS
10	METAL LOUVERS OR METAL MESH SCREEN

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.584.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clerendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg A

TYSONS, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER:
EXPIRATION DATE:

no.	date	revision

Project Name
The Highland District - Bldg A

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
ELEVATIONS

A4c

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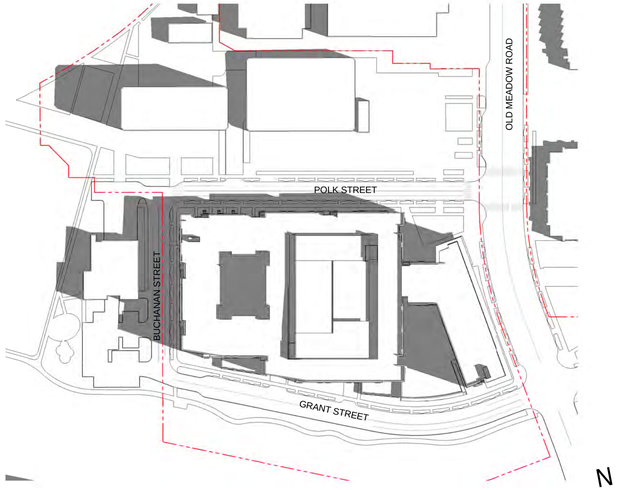

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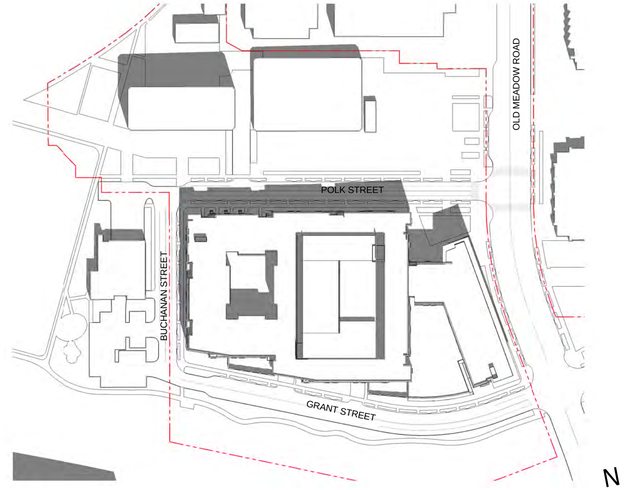

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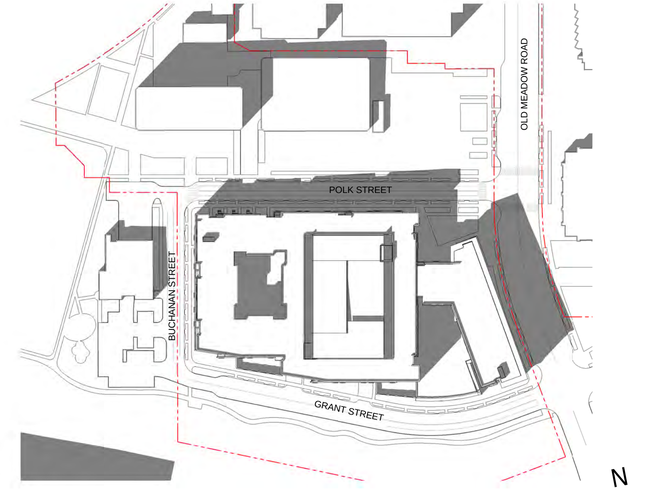

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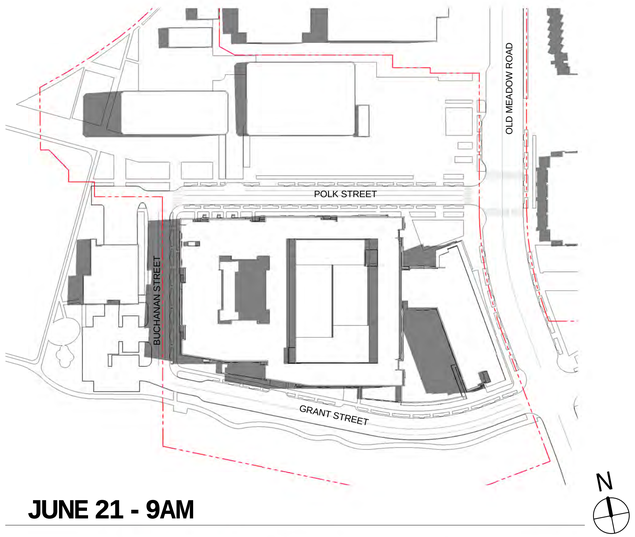

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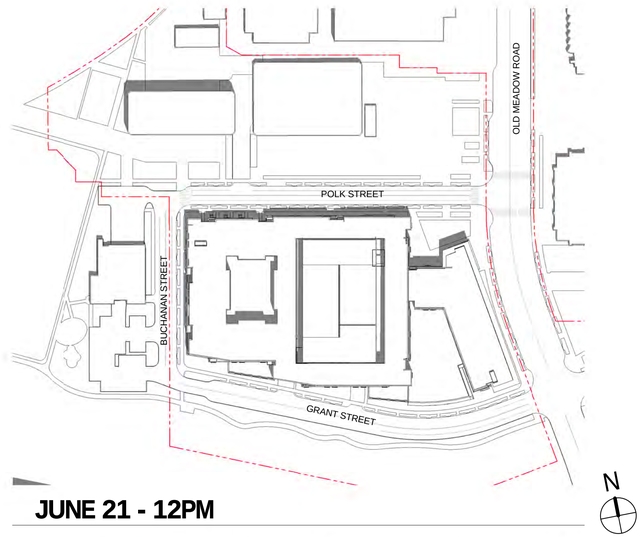

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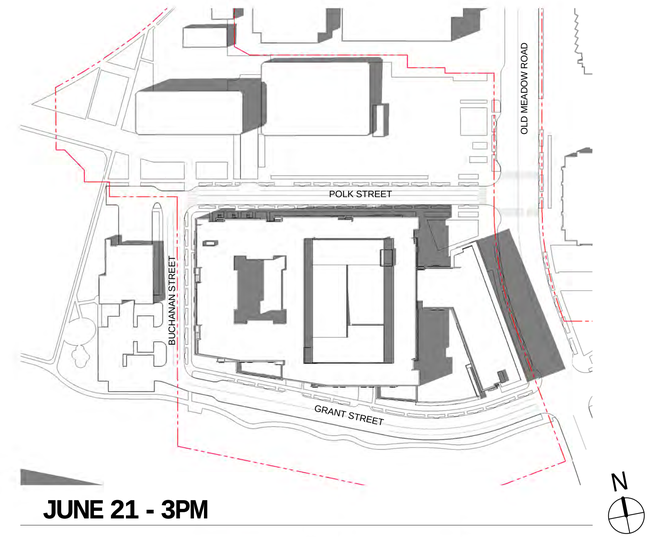

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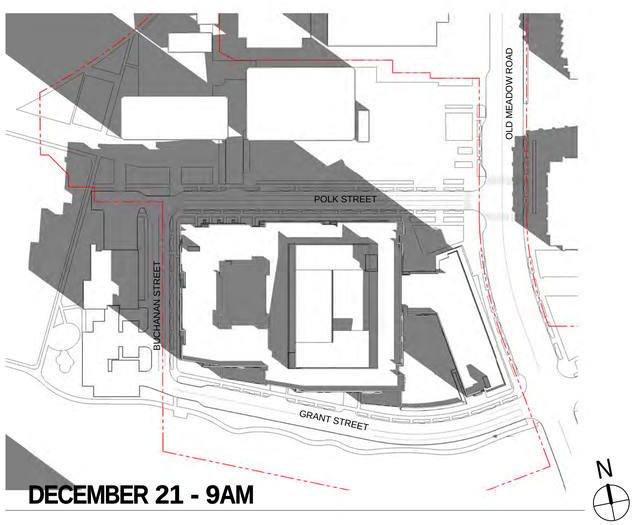

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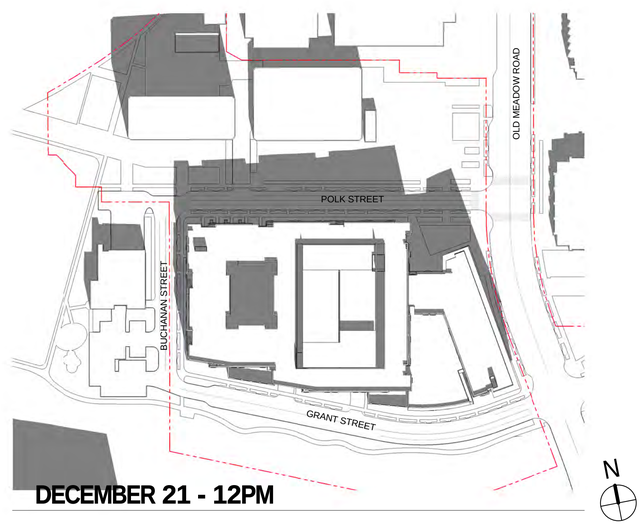
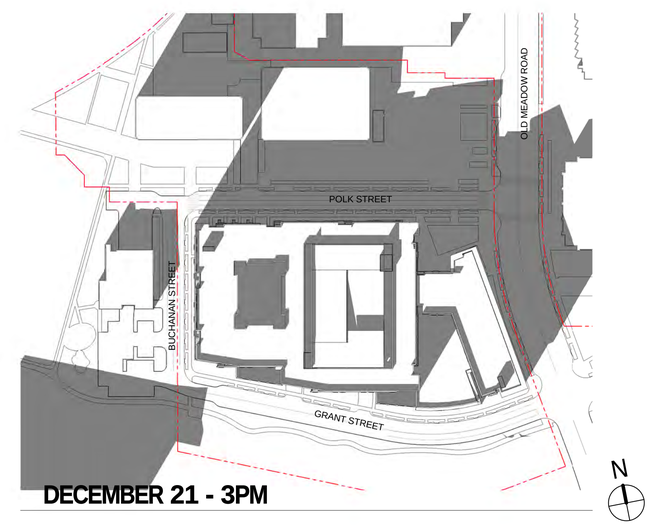


DECEMBER 21 - 12PM



DECEMBER 21 - 3PM

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Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

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The Highland District - Bldg A

TYSONS, VIRGINIA

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LICENSE NUMBER:
EXPIRATION DATE:

no.	date	revision

Project Name
The Highland District - Bldg A

Project Number

Date
June 6, 2016

Scale
1 : 1440 Drawing

SHADOWS STUDIES

A5

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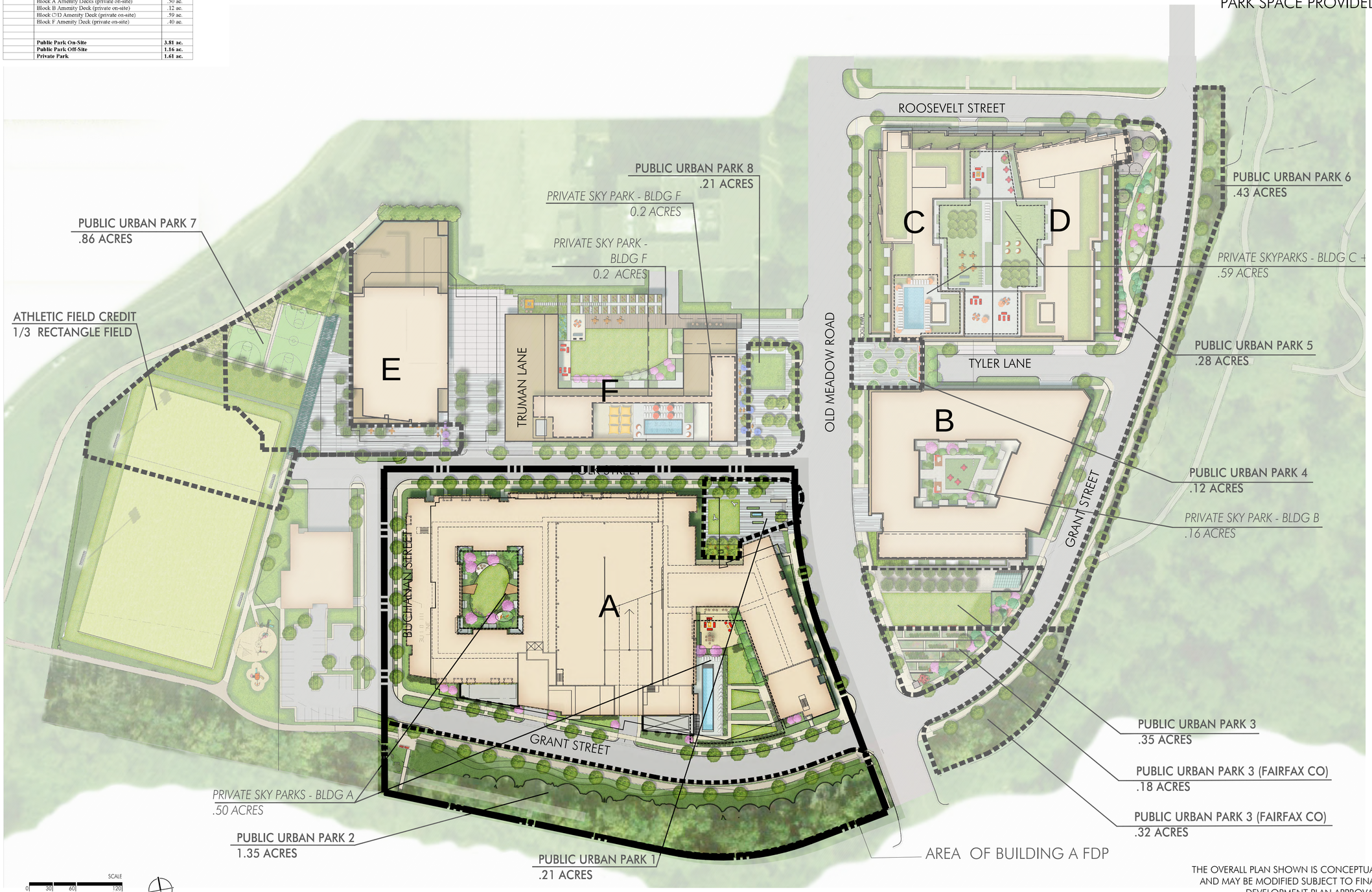
OVERALL PARKS PLAN

FOR CONTEXT PURPOSES
4.97 ACRES PUBLIC
PARK SPACE PROVIDED

Park Space

1	Urban Park / Plaza (public on-site)	.21 ac.
2	Linear Park (public on-site)	1.35 ac.
3	-Urban park (public on-site) -Urban park (public off-site) -Linear Park (public off-site)	.35 ac. .18 ac .32 ac.
4	Urban Plaza (public on-site)	.12 ac.
5	Urban Park (public on-site)	.28 ac.
6	Linear Park (public on-site)	.43 ac.
7	Recreation Park (public on-site)	.86 ac.
8	Urban Plaza (public on-site)	.21 ac.
	Credit for ⅓ field construction (public off-site)	.66 ac.
	Block A Amenity Decks (private on-site)	.50 ac.
	Block B Amenity Deck (private on-site)	.12 ac.
	Block C/D Amenity Deck (private on-site)	.59 ac.
	Block F Amenity Deck (private on-site)	.40 ac.
	Public Park On-Site	**3.81 ac.**
	Public Park Off-Site	**1.16 ac.**
	Private Park	**1.61 ac.**



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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 0854
LANDSCAPE ARCHITECT

REVISIONS

REVISED	01.20.2015
REVISED	08.04.2015
REVISED	12.03.2015
REVISED	02.09.2016
REVISED	03.23.2016
REVISED	06.06.2016

OVERALL PARKS PLAN

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-1.00

OVERALL LANDSCAPE PLAN

TREE SYMBOL LEGEND

- Category IV - Deciduous Trees
- Category III - Deciduous Trees
- Category II - Deciduous Trees
- Category I & II - Evergreen Trees

ALL TREE LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND UTILITY COORDINATION..

SCALE
0 25 50 100 FEET

THE OVERALL LANDSCAPE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO SITE PLAN APPROVAL.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 1354
LANDSCAPE ARCHITECT

REVISIONS

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REVISED	06.06.2016

OVERALL LANDSCAPE PLAN

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DA

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BC, MF

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DA

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AS INDICATED

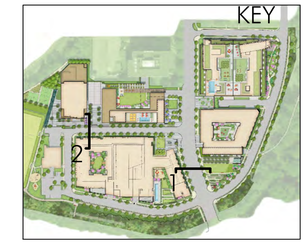
L-1.10

STREET SECTIONS

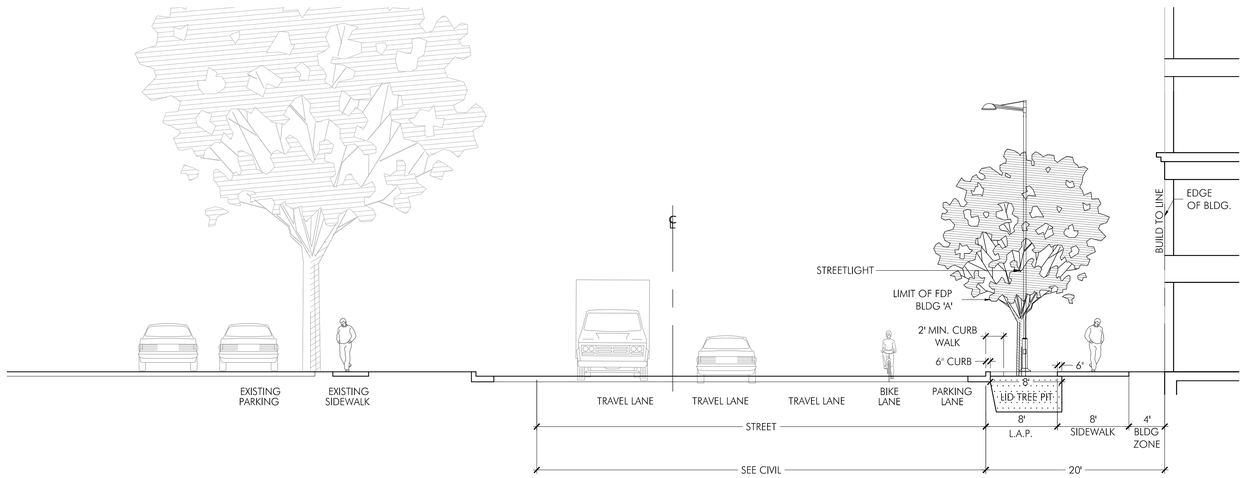
OLD MEADOW ROAD AND POLK STREET

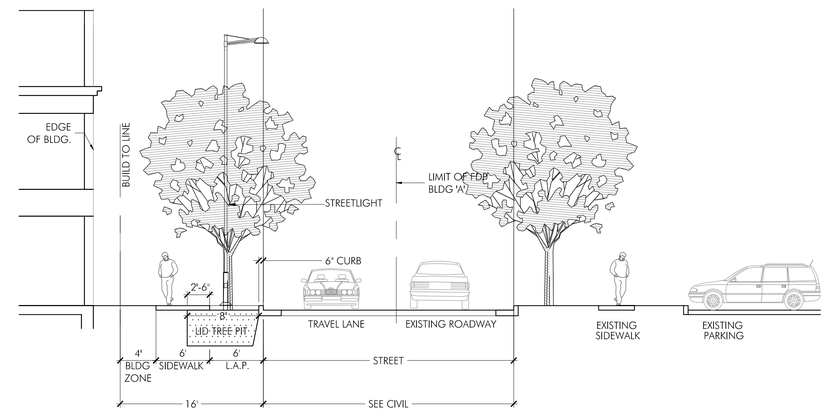
OLD MEADOW ROAD PRECEDENTS

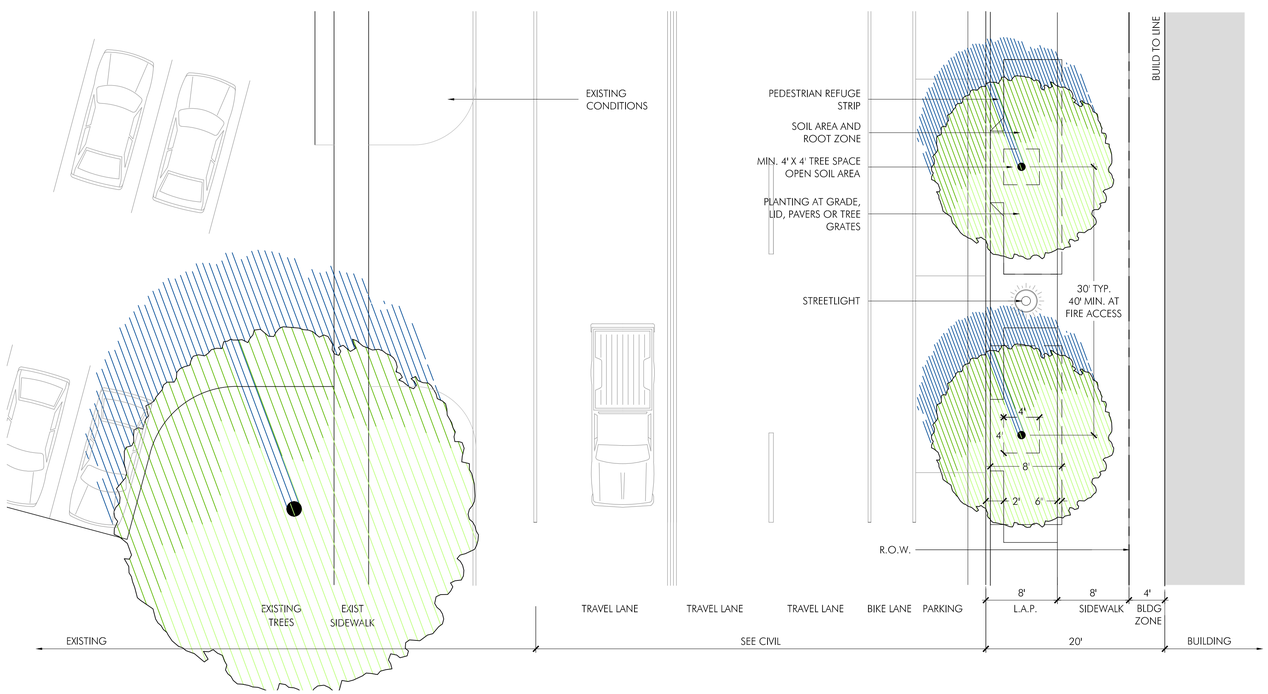
POLK STREET PRECEDENT

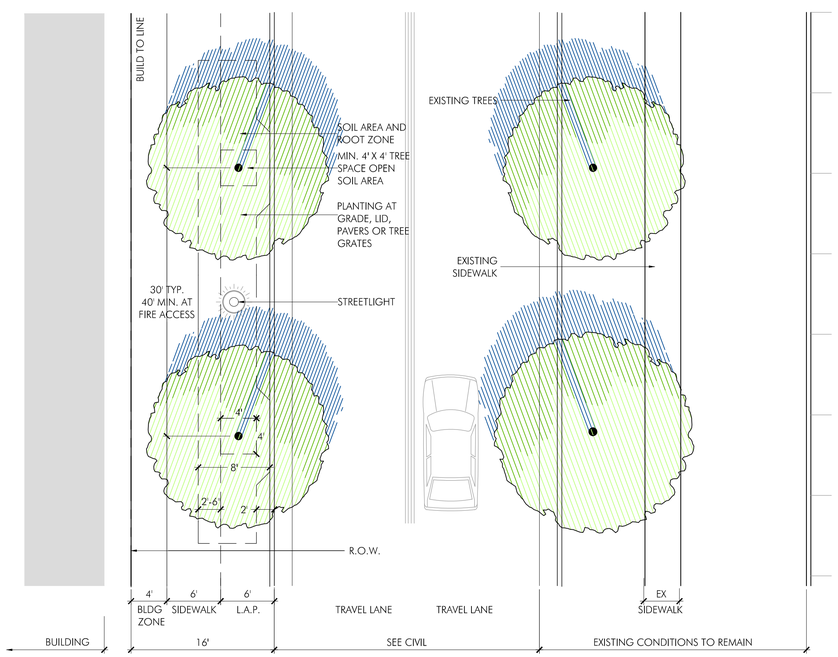


THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL.









01 OLD MEADOW ROAD LOOKING SOUTH

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

02 POLK STREET LOOKING WEST

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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 884
LANDSCAPE ARCHITECT

REVISIONS

REVISED	01.20.2015
REVISED	08.04.2015
REVISED	12.03.2015
REVISED	02.09.2016
REVISED	03.23.2016
REVISED	06.06.2016

STREET SECTIONS

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

DRAWN BY
BC, MF

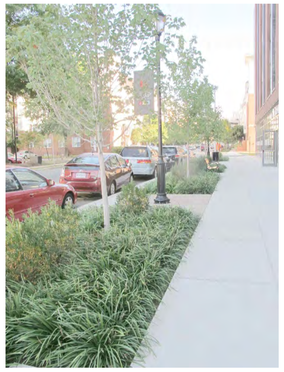
CHECKED BY
DA

SCALE
AS INDICATED

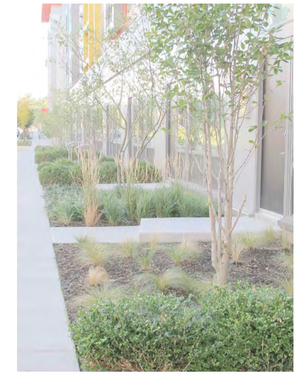
L-1.20

STREET SECTIONS

GRANT STREET/BUCHANAN STREET

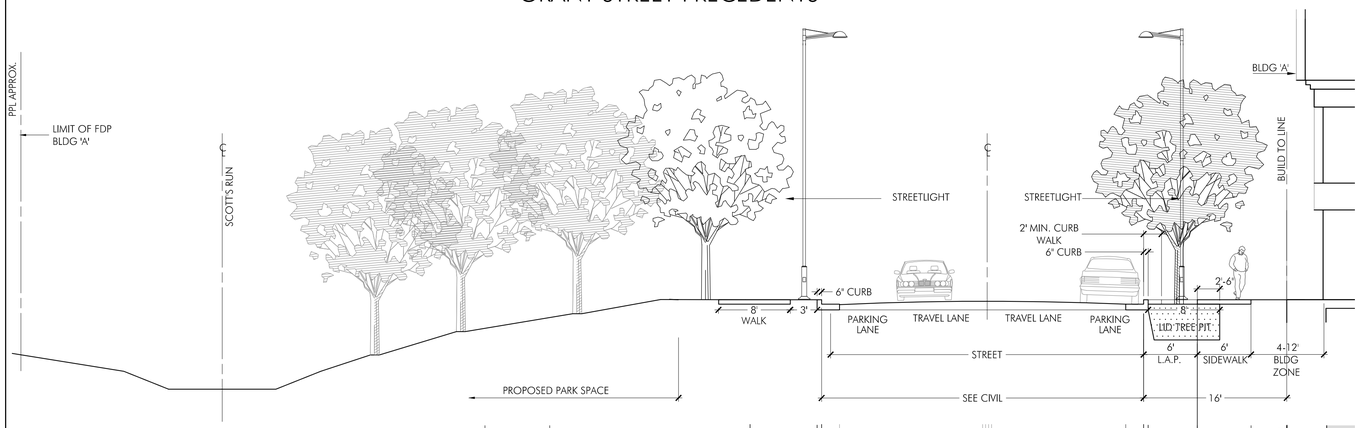


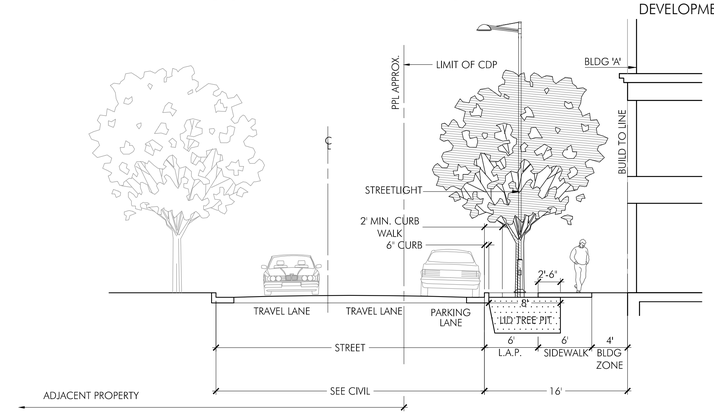
GRANT STREET PRECEDENTS

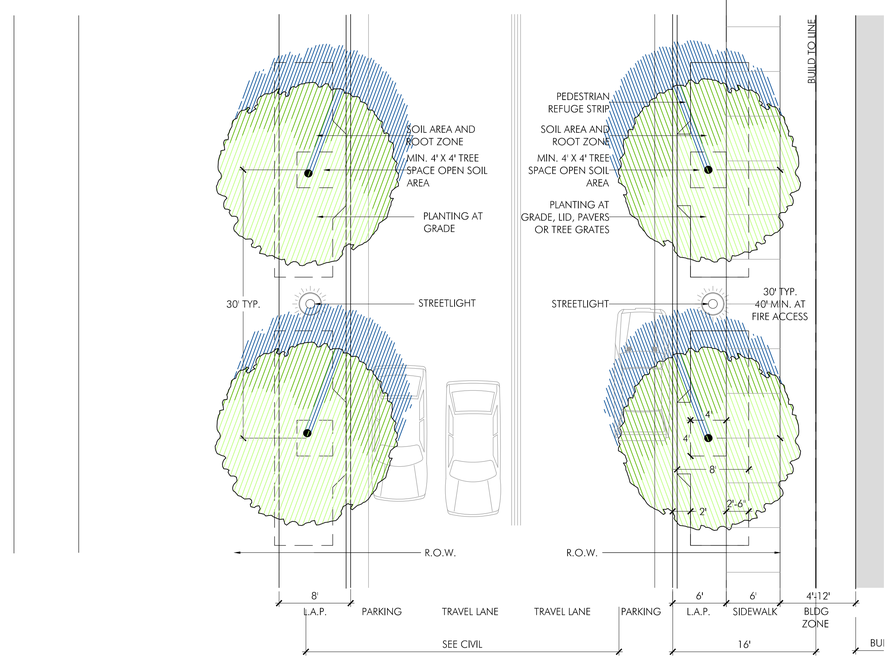


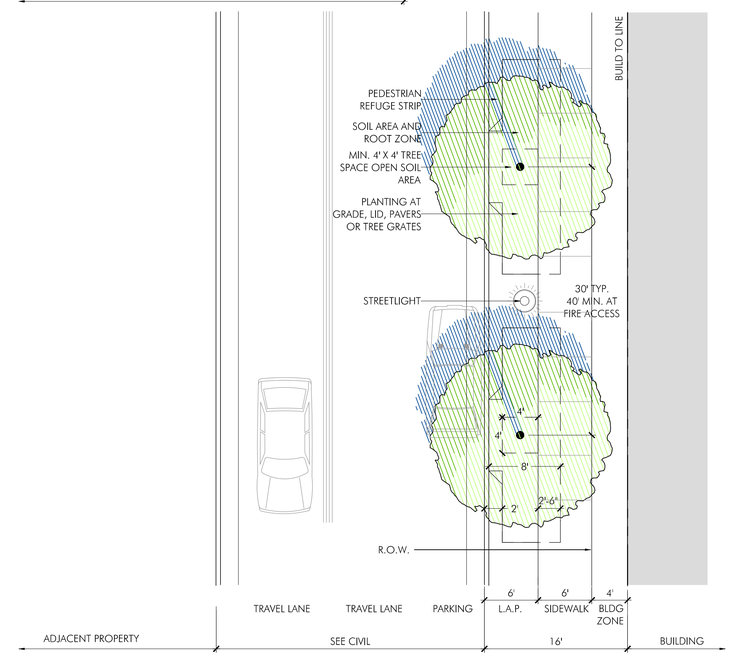
BUCHANAN STREET PRECEDENTS

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









01 GRANT STREET

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

02 BUCHANAN STREET

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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 3864
LANDSCAPE ARCHITECT

REVISIONS

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REVISED	06.06.2016

STREET SECTIONS

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DA

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BC, MF

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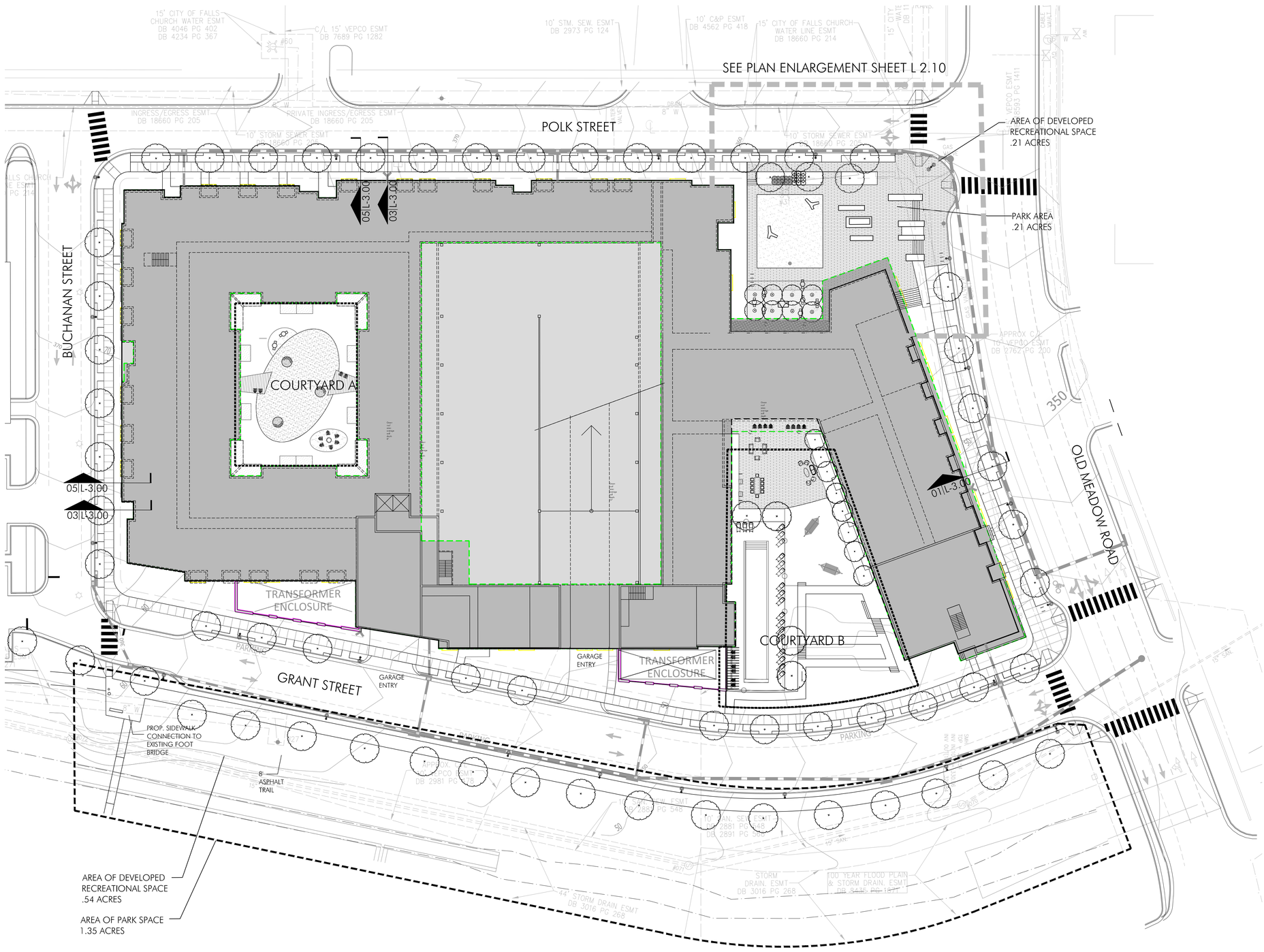
DA

SCALE
AS INDICATED

L-1.30



SYMBOL LEGEND

- CIP CONCRETE PAVING
- STONE DUST PAVING
- STEPS AND HANDRAIL
- POLE LIGHT-SINGLE
- POLE LIGHT - DOUBLE
- BENCH
- TABLE AND CHAIRS
- SWM PLANT BED
- PLANT: SHRUBS, PERENNIALS, & GROUND COVER
- CANOPY TREE
- SHRUBS

ALL TREE LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND UTILITY COORDINATION.

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

SCALE 0 15 30 60 FEET

01 STREETSCAPE PLAN

SCALE: 1" = 30'

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
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COMMONWEALTH OF VIRGINIA
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STREETSCAPE PLAN

ORIGINAL ISSUE DATE
12.11.14

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DA

DRAWN BY
BC, MF

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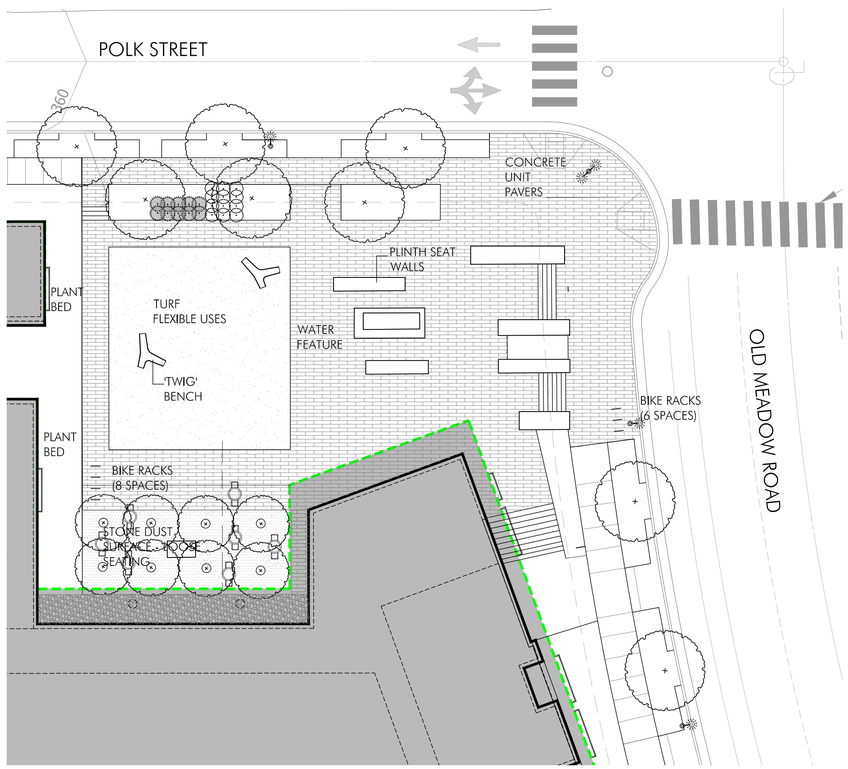
DA

SCALE
AS INDICATED

L-2.00

PUBLIC PARK 1



01 PUBLIC PARK PLAN

SCALE: 1" = 16'

02 PUBLIC PARK PERSPECTIVE VIEW

SCALE: 1" = 16'

SCALE
0 8 16 32
FEET

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
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Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
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LANDSCAPE ARCHITECT

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PLAZA PLAN

ORIGINAL ISSUE DATE
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DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-2.10

PUBLIC PARK 2

01 PUBLIC PARK 2 PLAN

SCALE: 1" = 30'

SCALE 0 15 30 60 FEET

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FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

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PARK PLAN
PUBLIC
PARK 2

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

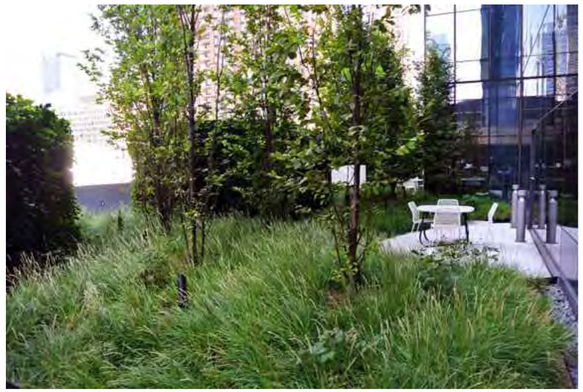
DRAWN BY
BC, MF

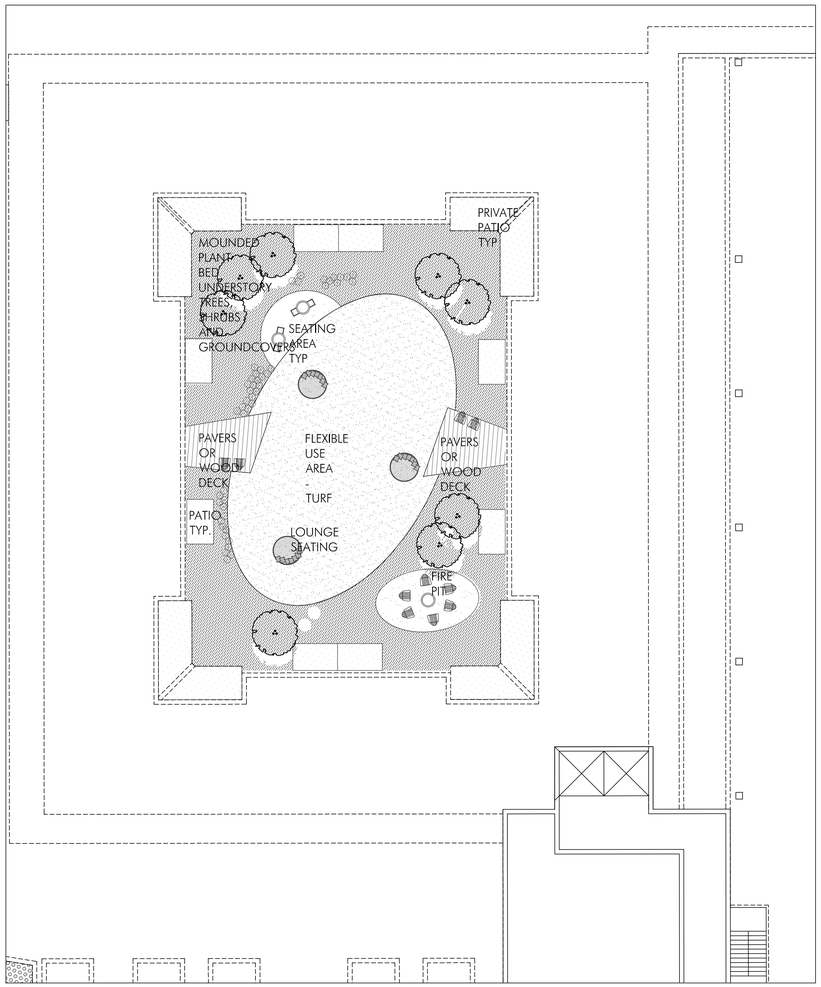
CHECKED BY
DA

SCALE
AS INDICATED

L-2.20

PRIVATE COURTYARD ELEMENTS





THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED SUBJECT TO FINAL LANDSCAPE DEVELOPMENT PLAN APPROVAL PROVIDED IT IS IN SUBSTANTIAL CONFORMANCE WITH QUALITY SHOWN.

01 BUILDING A- WEST COURTYARD (A)

SCALE: 1/16" = 1'-0"

SCALE
0 8 16 32
FEET

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 1864
LANDSCAPE ARCHITECT

REVISIONS

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PRIVATE COURTYARD A

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

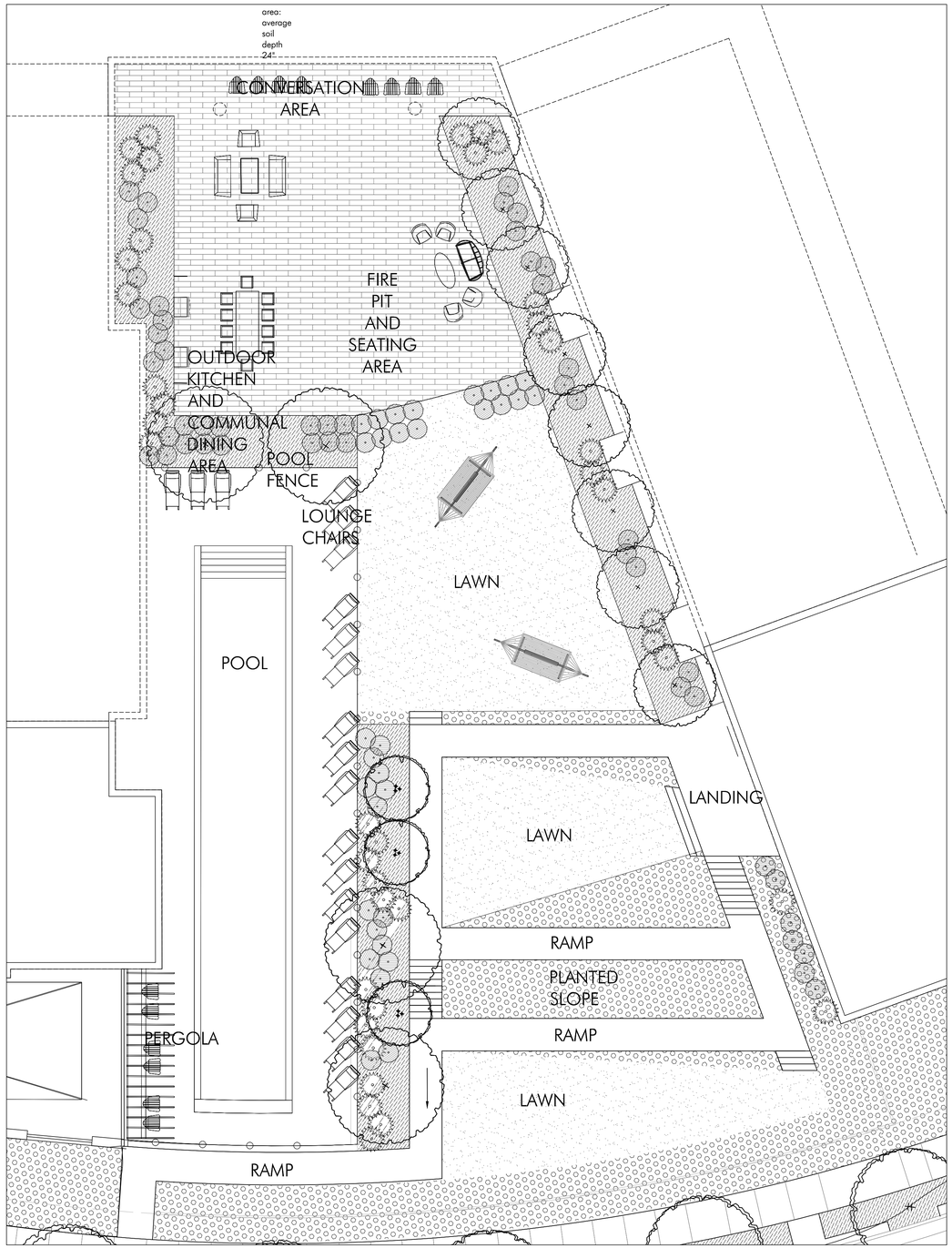
DRAWN BY
BC, MF

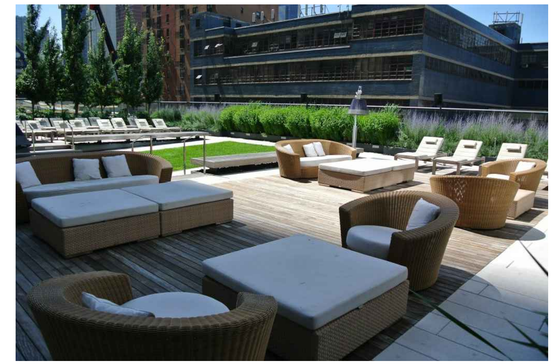
CHECKED BY
DA

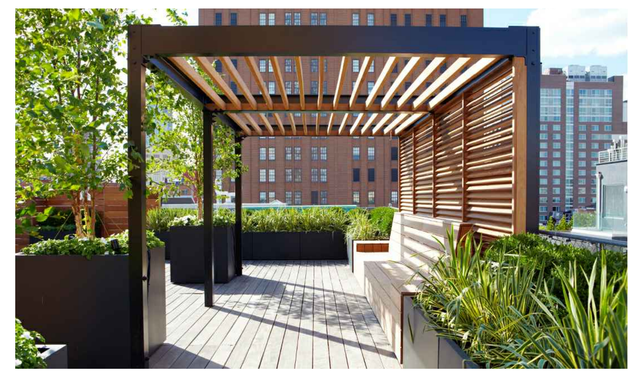
SCALE
AS INDICATED

L-2.30

PRIVATE COURTYARD ELEMENTS







01 BUILDING A- EAST COURTYARD

SCALE: 1/16" = 1'-0"

SCALE
0 8 16 32
FEET

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED SUBJECT TO FINAL LANDSCAPE DEVELOPMENT PLAN APPROVAL PROVIDED IT IS IN SUBSTANTIAL CONFORMANCE WITH QUALITY SHOWN.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

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Virginia

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COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
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LANDSCAPE ARCHITECT

REVISIONS

REVISED	01.20.2015
REVISED	08.04.2015
REVISED	12.03.2015
REVISED	02.09.2016
REVISED	03.23.2016
REVISED	06.06.2016

PRIVATE COURTYARD B

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-2.40

VIEW LOOKING NORTH TOWARDS BUILDING A ALONG GRANT ST.

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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 1864
LANDSCAPE ARCHITECT

REVISIONS

REVISED	01.20.2015
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REVISED	12.03.2015
REVISED	02.09.2016
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REVISED	06.06.2016

VIEW BLDG A

ORIGINAL ISSUE DATE
12.11.14

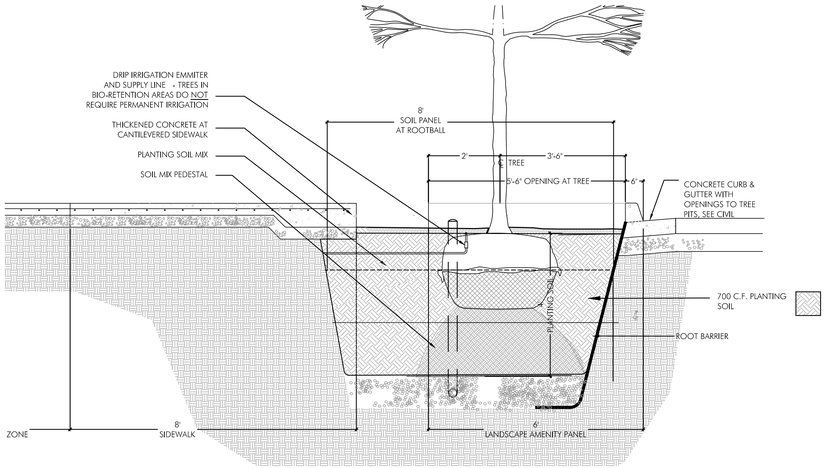
DESIGNED BY
DA

DRAWN BY
BC, MF

CHECKED BY
DA

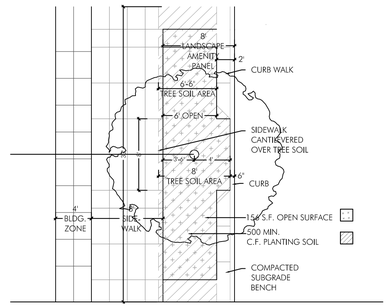
SCALE
AS INDICATED

L-2.50



01 TREE PLANTING DETAIL - 20' STREETSCAPE

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



02 PLANVIEW - 20' STREETSCAPE

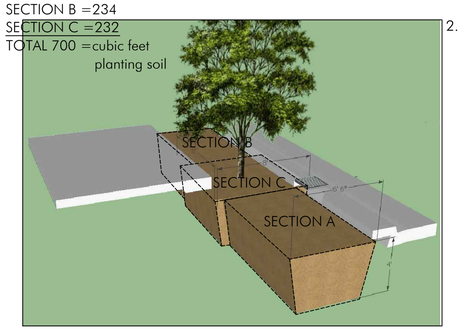
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x $\frac{(\text{top width} + \text{base width})}{2}$

Section A and B: 10' x 4' x $\frac{(6.5'+5.2')}{2}$

Section C: 8' x 4' x $\frac{(8'+6.5')}{2}$

SECTION A =234
SECTION B =234
SECTION C =232
TOTAL 700 =cubic feet planting soil



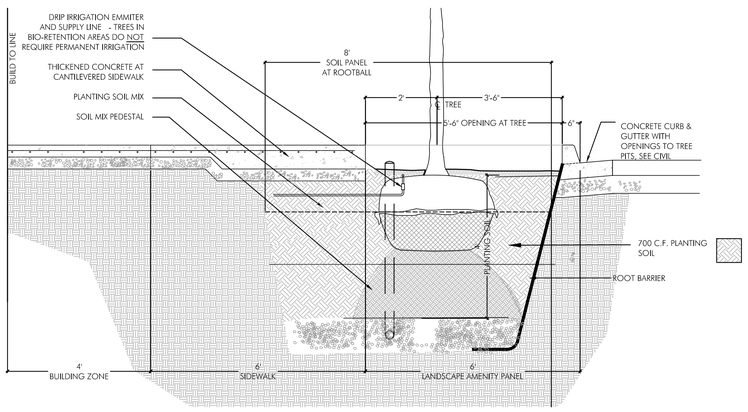
03 SOIL VOLUME - 20' STREETSCAPE

NTS

ALL TREE LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND UTILITY COORDINATION.

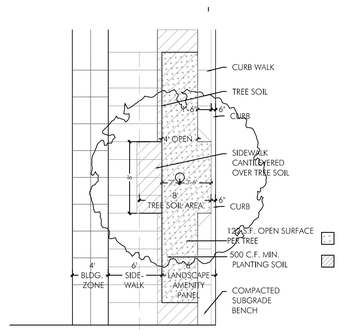
NOTE

1. SOIL VOLUME DIAGRAM TREES SPACED AT 35' O.C. PROVIDES 700 CUBIC FEET FOR EACH TREE OR FOR 3 OR MORE A MINIMUM OF 500 CU FT PLANTING SOIL PER TREE
2. TREE GRATES, WHERE USED, SHALL BE INSTALLED WITH A MINIMUM OF 2 FEET CLEAR OF ANY TREE TRUNK ON ALL SIDES.



04 TREE PLANTING DETAIL - 16' STREETSCAPE

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



05 PLANVIEW - 16' STREETSCAPE

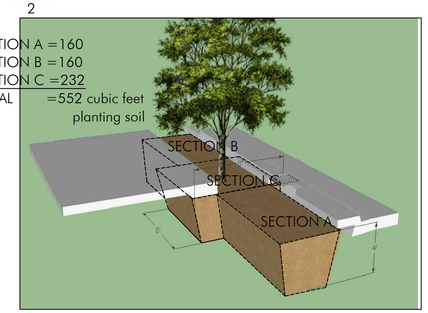
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x $\frac{(\text{top width} + \text{base width})}{2}$

Section A and B: 10' x 4' x $\frac{(4.5'+3.5')}{2}$

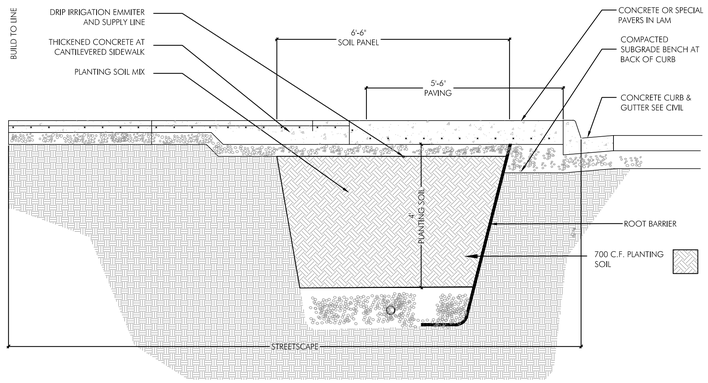
Section C: 8' x 4' x $\frac{(8'+6.5')}{2}$

SECTION A =160
SECTION B =160
SECTION C =232
TOTAL =552 cubic feet planting soil



06 SOIL VOLUME - 16' STREETSCAPE

NTS



07 TREE PLANTING DETAIL - TREE SOIL BRIDGE

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

THE HIGHLAND DISTRICT - FDP BUILDING-A & B APPLICATION						May 23, 2016
RUNNING CANOPY SUMMARY - 10-YEAR CANOPY & TREE PRESERVATION TARGET CALCULATION						
FDP APPLICATION	FDP APPLICATION AREA (SF)	TOTAL 10-YEAR TREE CANOPY REQUIRED (SF)	TREE PRESERVATION TARGET REQUIRED (SF) (1)	10-YEAR TREE CANOPY PROVIDED WITH NEW PLANTING (SF)	TREE PRESERVATION TARGET PROVIDED (SF) (2)	TOTAL 10-YEAR TREE CANOPY PROVIDED
A	272,049	27,205	6,266	14,500	5,822	20,322
B	114,256	11,426	2,632	11,450	2,450	13,900
FUTURE	342,883	34,288	7,897	32,350	7,333	39,683
TOTAL TO BE PROVIDED	729,188	72,919	16,795(1)	58,300	15,605 (2)	73,905

(1) TREE PRESERVATION TARGET REQUIRED AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021). PERCENTAGE OF SITE COVERED WITH EXISTING CANOPY: 23.032%. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

(2) TREE PRESERVATION TARGET PROVIDED AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021). PERCENTAGE OF CANOPY COVERAGE THAT WILL BE MET THROUGH TREE PRESERVATION: 21.4%. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

P:\projects\6894\6894KIDATA-X\Landscape & Trees\[10-Yr Canopy Comps (FDP-Bldg-A) (2016.05.18).xls]Sheet1 (2)

THE HIGHLAND DISTRICT, BUILDING A - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	Qty.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SQ. FT.	TREE CANOPY SUB-TOTAL SQ. FT.	REMARKS
Category IV Canopy Trees								
AR	*Acer rubrum*	Red Maple	8	3" cal.	B&B	250	2,000	Single, straight trunk. Limbed up to 6'; symmetrical
PAB	*Platanus acerifolia*	London Planetree	6	3" cal.	B&B	250	1,500	Single, straight trunk. Limbed up to 6'; symmetrical
QP	*Quercus phellos*	Willow Oak	30	3" cal.	B&B	250	7,500	Single, straight trunk. Limbed up to 6'; symmetrical
UP	*Ulmus parvifolia*	Lacebark Elm	14	3" cal.	B&B	250	3,500	Single, Straight trunk Heavy, Full Crowns, Specimens
						TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING	**14,500**	

08 PLANT SCHEDULE

SCALE: N.A.

Table 12.3 Tree Preservation Target Calculations and Statement (FDP 2014-PR-021-1 BLDG-A)			June 6, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	167,950	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	61.7%	
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 =	61.7%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	57.4%	
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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-3	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	
#N/A			

Table 12.10 10-Year Tree Canopy Calculation Worksheet			June 6, 2016
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	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) =	272,049	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	272,049	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	27,205	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	N/A	Sheet number
C. Tree Preservation (1)			
C 1	Tree Preservation Target Area(SF) =	16,795	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within Resource Protection Areas and 100-year floodplains (SF) =	31,209	Square Feet
C 9	C 8 x 0.5 (SF) =	15,605	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	15,605	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			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	11,600	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	14,500	Square feet
D 17	Total of canopy area provided through tree planting =	14,500	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	NO	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	–	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	5,822	SF (21.4% (2) x 27,205)
E 2	Total of canopy area provided through tree planting (D 17) =	14,500	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided with FDP Bldg-A Application (SF) = (E1+E2+E3)	20,322	Total of E 1 through E 3, area should meet or exceed area in B 7. The area of E 1 through E 3 is a portion of the total CDP canopy aggergate area. For FDA Bldg-A canopy compliance see Running Canopy Summary, this sheet.

(1) TREE PRESERVATION TARGET REQUIREMENTS AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021)

(2) 21.4% VALUE IS DERIVED FROM THE CDP TREE PRESERVATION TARGET CALCULATIONS. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

09 LANDSCAPE CALCULATIONS

SCALE: N.A.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 1864
LANDSCAPE ARCHITECT

REVISIONS

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PLANTING DETAILS AND PLANT SCHEDULE

ORIGINAL ISSUE DATE 12.11.14

DESIGNED BY DA

DRAWN BY RC, MF

CHECKED BY DA

SCALE AS INDICATED

L-3.00

STREETSCAPE ELEMENTS

MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

01 BIKE RACK
SCALE: 1/2"=1'-0"

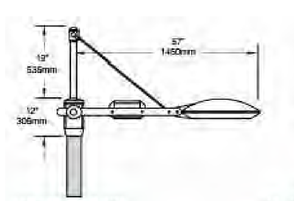
MAKE: LANDSCAPE FORMS, INC
MODEL: PARC VUE - BACKED W/ ARMS
SIZE: 26" x 36" x 72"

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

05 EVERGREEN SCREEN AT TRANSFORMER PAD
NTS

MAKE: AAL (ARCHITECTURAL AREA LIGHTING)
MODEL: FLEX LIGHT
LED FH-T4-56LED-5K-700
FH-T2-56LED-5K-700

STRAIGHT ARMS MOUNTED AT 30' HT FOR VEHICULAR



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

MAKE: VICTOR STANLEY, INC
MODEL: SDC-24
Steelsites
SIZE: 24-gallon

04 TRASH RECEPTACLES
SCALE: 1/8"=1'-0"

THE HIGHLAND DISTRICT BLDG A

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 884
LANDSCAPE ARCHITECT

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REVISED	03.23.2016
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STREETSCAPE ELEMENTS

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

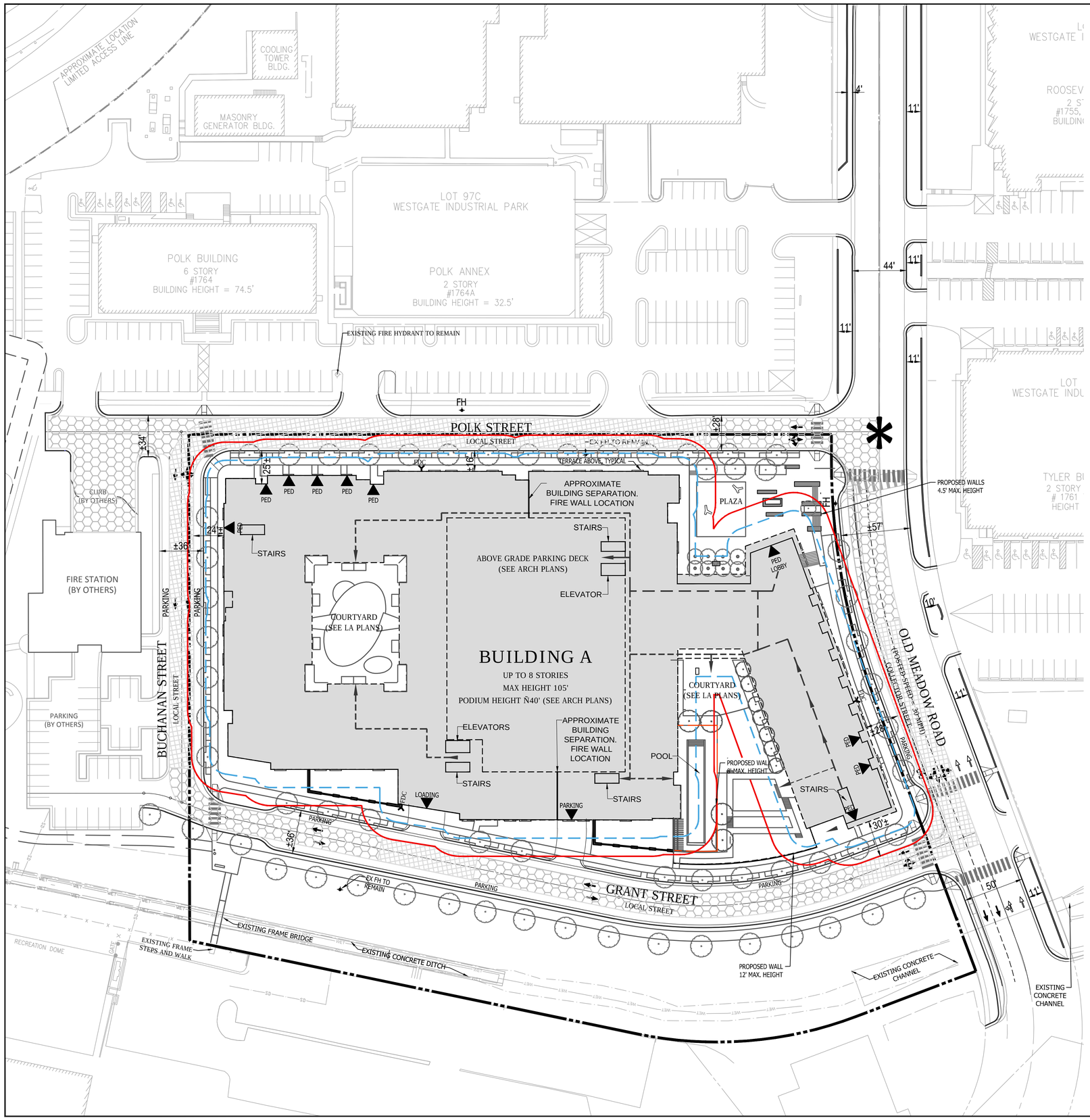
DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

FINAL DEVELOPMENT PLAN

L-4.00



FIRE ACCESS SHEET REQUIREMENTS

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-BUILD, 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 FA¢ADES 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. (N/A)
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)

BUILDING DATA

BUILDING A	
TYPE OF CONSTRUCTION	3A OVER 1A PODIUM
NUMBER OF STORIES	8 MAXIMUM
BUILDING HEIGHT	105' MAXIMUM
PODIUM HEIGHT	40' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE
BUILDING ROOF	CLASS B
PODIUM ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ 132,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	3 HOUR SEPARATION AT PODIUM CAP 3 HOUR FIRE WALL BETWEEN S-2 & R-2 3 HOUR FIRE WALL BETWEEN FIRE ZONES OF R-2

NOTE

1. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
2. STAIR AND ELEVATOR LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL SITE PLAN.

LEGEND

- PROPOSED BUILDING UP TO 105' IN HEIGHT
- VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM BUILDING FACE, SLOPE GREATER THAN 6%)
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- 15' PROPOSED BUILDING OFFSET
- 30' PROPOSED BUILDING OFFSET
- EMERGENCY GROUND LEVEL ACCESS PATH
- EMERGENCY COURTYARD LEVEL ACCESS PATH
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE
- PROPOSED STREET TREE
- POTENTIAL EMERGENCY SIGNAL OR FULL INTERSECTION TRAFFIC SIGNAL

NORTH
(VCS 83)
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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 HIGHLAND DISTRICT
BUILDING - A
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS EXHIBIT

VIKA REVISIONS

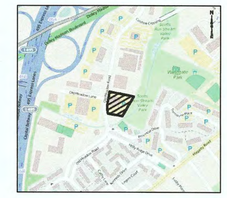
REV:	JUNE 6, 2016
REV:	MARCH 23, 2016
REV:	DECEMBER 03, 2015
REV:	AUGUST 07, 2015
REV:	JANUARY 20, 2015
DATE:	DECEMBER 11, 2014
DES. RRC	DWN. KY
SCALE:	1"=40'
PROJECT/FILE NO.	6894K
SHEET NO.	S-1

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING A\6894K_FDP BLDG A-FIRE.dwg USER: kantonucci DATE: March 22, 2016 TIME: 11:29:40 AM

THE HIGHLAND DISTRICT
BUILDING B
FINAL DEVELOPMENT PLAN
FDP 2014-PR-021-2

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DECEMBER 11, 2014
JANUARY 20, 2015
AUGUST 7, 2015
DECEMBER 3, 2015
MARCH 23, 2016
JUNE 6, 2016



TAX MAP/VICINITY MAP
SCALE - 1" = 1000'

SHEET INDEX:

CIVIL:

C-1	COVER SHEET
C-2	OVERALL FDP AREA MAP
C-3	NOTES AND WAIVERS
C-4	TABULATIONS
C-5	AREA METRO CONTEXT PLAN
C-6	EXISTING CONDITIONS PLAN
C-7	EXISTING VEGETATION MAP AND SUMMARY
C-8	OVERALL CDP CONTEXT PLAN
C-9	FINAL DEVELOPMENT PLAN
C-10	FDP TRAFFIC CIRCULATION PLAN
C-11	UTILITY PLAN
C-12	GRADING AND SIGHT DISTANCE PLAN
C-13	TYPICAL STREET SECTIONS
C-14	AUTO TURN ANALYSIS DESIGN VEHICLE
C-15	FDP STORMWATER MANAGEMENT PLAN
C-16	STORMWATER MANAGEMENT NARRATIVE
C-17	STORMWATER MANAGEMENT COMPUTATIONS
C-18	STORMWATER MANAGEMENT COMPUTATIONS
C-19	STORMWATER MANAGEMENT DETAILS
C-20	ADEQUATE OUTFALL NARRATIVE
C-21	ENVIRONMENTAL DIMENSION PLAN

ARCHITECTURAL:

A1	FLOOR PLANS
A2	PERSPECTIVES
A3	SECTIONS
A4a	ELEVATIONS
A4b	ELEVATIONS
A5	SHADOW STUDIES

LANDSCAPE ARCHITECTURE:

L1.00	OVERALL PARKS PLAN
L1.10	OVERALL LANDSCAPE PLAN
L1.20	STREET SECTIONS
L1.30	STREET SECTIONS
L2.00	STREETSCAPE PLAN
L2.10	PUBLIC PARK PLAN
L2.20	PRIVATE COURTYARD
L3.00	PLANTING DETAILS AND PLANT SCHEDULE
L4.00	STREETSCAPE ELEMENTS

SUPPLEMENTAL SHEETS:

S-1	FIRE ACCESS EXHIBIT

TAX MAP NO.
29-4 ((6)) 106

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

APPLICANT:
BIT INVESTMENT FIFTY-TWO, LLC
1 EAST PRATT
5TH FLOOR EAST
BALTIMORE, MARYLAND 21202

APPLICANT'S REPRESENTATIVE
MIDATLANTIC REALTY PARTNERS, LLC
3050 K STREET NW, SUITE 125
WASHINGTON, DC 20007
MATTHEW ROBINSON
(202) 719-9000

ATTORNEY:
WALSH, COLUCCI, LUBELEY, & WALSH, PC
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
G. EVAN PRITCHARD
ELIZABETH BAKER
(703) 528-4700

ARCHITECT:
HORD | COPLAN | MACHT
2000 DUKE STREET, SUITE 120
ALEXANDRIA, VIRGINIA 22314
JOE SCHNEIDER
(571) 388-7761

ENGINEER:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ROBERT COCHRAN L.S.
(703) 442-7800

LANDSCAPE ARCHITECT :
PARKER RODRIGUEZ, INC.
101 N. UNION STREET, SUITE 320
ALEXANDRIA, VIRGINIA 22314
DAN AVRIT
(703) 548-5010

TRANSPORTATION:
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
KEVIN FELLIN
(703) 917-6620

VIKA #VV6894K
SHEET C-1

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	173.72'	487.05	20°26'09"	87.79'	N00°17'40"E	172.80'

029-4-06-0100A
BP TYSONS, LLC ET AL
DB 18135, PG 494
DB 19485, PG 205
ZONED: I-4
USE: GENERAL MED/HI RISE OFF (=>5STORIES)

029-4-06-0104
SEVENTEEN FIFTY ONE OLD MEADOW ASSOCIATES, LP.
DB 7216 PG 1805
ZONED: I-4
USE: EXISTING BUILDING

029-4-06-0099B
TMA STAFFORD-HARRISON, LLC
DB 15778 PG 1368
ZONED: C-3
USE: EXISTING BUILDING

029-4-06-0105
BIT INVESTMENT FIFTY-THREE, LLC
DB 21794 PG 223
163,573 SF, OR 3.75512 AC
ZONED: C-3
USE: EXISTING BUILDING

029-4-06-0097C
BIT INVESTMENT FIFTY-FIVE, LLC
DB 21794 PG 194
163,050 S.F. OR 3.74311 AC
ZONED: C-3
USE: EXISTING BUILDING

029-4-06-A
BIT INVESTMENT FIFTY-FIVE, LLC
DB 21794 PG 194
16,260 SQ FT OR 0.37328 AC
ZONED: C-3
USE: VACANT LAND

029-4-06-0106
BIT INVESTMENT FIFTY-FOUR, LLC
DB 21794 PG 214
114,256 SF, OR 2.62296 AC
ZONED: C-3
USE: EXISTING BUILDING

029-4-06-B
BIT INVESTMENT FIFTY-SIX, LLC
DB 21794 PG 204
13,412 SQ FT OR 0.30789 AC
ZONED: C-3
USE: VACANT LAND

TM# 029-4-06-C
TAFT 1766 OLD MEADOW LANE, LLC
DEED BOOK 21145, PAGE 85
ZONE: C-3
USE: IMPROVED LAND W/DILAPIDATED STRUCTURE

TM# 029-4-06-0096A
TAFT 1766 OLD MEADOW LANE, LLC
DEED BOOK 21145, PAGE 85
ZONE: C-3
USE: LOW RISE OFFICE

029-4-06-0095C
BIT INVESTMENT FIFTY-SIX, LLC
DB 21794 PG 204
258,637 S.F. OR 5.93749 AC
ZONED: C-3
USE: EXISTING BUILDING

029-4-06-107
BOARD OF SUPERVISORS, FAIRFAX COUNTY
DB 19017 PG 346
ZONED: C-3
USE: VACANT LOT

029-4-01-0034B
FAIRFAX COUNTY PARK AUTHORITY
DB 2685 PG 31
ZONE R-20

029-4-08
REGENCY PLUS OF MCLEAN CONDOMINIUMS
DB 4586 PG 1
ZONED: R-30
USE: CONDO/RETAIL

029-4-06-0094B
AMERICAN TURKISH FRIENDSHIP ASSOCIATION
DB 15655 PG 962
ZONED: I-4
USE: LOW RISE OFFICE

OLD MEADOW ROAD
ROUTE #3543
(80' WIDE POSTED SPEED LIMIT=30 MPH)

OLD MEADOW LANE
(PRIVATE STREET - DB 18660 PG 205)

RAMP FROM CAPITAL BELTWAY
INTERSTATE I-495
(WIDTH VARIES)

SCOTTS RUN (STREAM)

AREA OF CDP 2014-PR-021
729,188 SQ FT OR 16.73985 ACRES

AREA OF FDP
114,256 SQ FT
OR 2.62296 ACRES

POB

S79°29'15"E 475.00'
S10°30'45"W 156.98'
S30°19'47"W 580.16' TOTAL
215.80'
S79°29'15"E 91.16'
S10°30'45"W 87.00'
S50°21'02"E 29.46'
S79°29'15"E 265.31'
S10°30'45"W 21.26'
S79°29'15"E 62.88'
S10°30'45"W 9.12'
S79°29'15"E 82.07'
S10°30'45"E 515.00' TOTAL
360.00'
S10°30'45"W 228.54' TOTAL
157.44'
N09°50'38"E 104.59'
N37°47'34"W 27.42'
N79°36'44"W 14.00'
N10°24'25"E 19.82'
N79°35'35"W 43.29'
N10°30'45"E 25.00'
N79°29'15"W 620.05'
N79°29'15"W 113.50'
S79°29'15"E 531.55'
S79°29'15"E 507.20'
25.00
50.00
S10°30'45"W 21.10'
N10°30'45"E 155.00'
S30°19'47"W 364.36'
S79°29'15"E 401.84'
N09°55'24"W 18.92'
N79°29'15"W 241.05'
N10°24'25"E 418.79' (TOTAL)
393.79'
S09°55'24"E 236.16'
N67°43'33"W 377.68'
S79°46'27"W 106.00'

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
6/6/2016
J THOMAS HARDING
Lic. No. 1825
LAND SURVEYOR

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
WWW.VIKA.COM

THE HIGHLAND DISTRICT BUILDING - B FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL FDP AREA MAP

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: JANUARY 16, 2016
REVISION: DECEMBER 03, 2015
REVISION: AUGUST 07, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
LMG	LMG

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-2

P:\Surveys\LDD3-PROJECTS\6894K-SV\dwg\6894K-SV KEY MAP.dwg 6/6/2016 11:41:18 AM EDT

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN CONSISTS OF A PARCEL IDENTIFIED ON THE 2015 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((6)) 106. THE PROPERTY IS CURRENTLY PART OF AN APPLICATION (RZ 2014-PR-021) TO REZONE THE PROPERTY AND OTHER PROPERTIES FROM C-3 AND H-C TO PTC AND HC.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS '83 AND THE VERTICAL DATUM IS NGVD 29.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA VIRGINIA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, INC.

5. THE PROPERTY IS LOCATED IN THE OLD MEADOW SUB-DISTRICT OF THE TYSONS EAST 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. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-15 TO C-20) IN ACCORDANCE WITH THE TYSONS URBAN STORMWATER PLAN. AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED (SEE SHEET C-20). THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, BIO RETENTION AREAS, INFILTRATION FACILITIES OR ON/OFF SITE UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET PTC STANDARDS AND 2009 FAIRFAX COUNTY SWM/BMP STANDARDS AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY, NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE PROPERTY.

10. A PORTION OF THE PROPERTY IS LOCATED IN AN RPA AND ENVIRONMENTAL QUALITY CORRIDOR.

11. THIS SITE IS IMPROVED WITH ONE (1) OFFICE BUILDING CONSTRUCTED IN THE 1960'S. THE BUILDING IS PLANNED TO BE DEMOLISHED. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.

12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS GRANTED WITH THE CDP (RZ 2014-PR-021) AND FURTHER REQUESTED OR REAFFIRMED ON THIS SHEET.

13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN, PROVIDED SUBSTANTIAL CONFORMANCE TO SIZE, FUNCTION AND QUALITY OF THESE AREAS IS MAINTAINED.

14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND STREETS AND SECTIONS REPRESENTED HEREON MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN AS OUTLINED IN THE PROFFERS SO LONG AS THE MINIMUM / MAXIMUM GFA, BUILD TO LINES, PERIMETER BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP ARE MAINTAINED, AND THE MINIMUM / MAXIMUM NUMBER OF RESIDENTIAL UNITS GFA, AND MINIMUM / MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.

15. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THIS FDP.

16. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

17. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 & 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA, THE NUMBER OF DWELLING UNITS, AND THE MIX OF USES. THE FINAL DESIGNATION AND/OR RESTRICTION OF ON-STREET PARKING SPACES--INCLUDING THE LOCATION OF ACCESSIBLE SPACES--SHALL BE DETERMINED IN CONSULTATION WITH VDOT AND FCDOT AT TIME OF SITE PLAN.

18. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

19. THERE ARE NO SCENIC ASSETS AND NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION. THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.

20. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

21. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THIS FDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.

22. THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION TO THE FDP.

23. FINAL BUILDING HEIGHTS ARE TO BE DETERMINED AT SITE PLAN, PROVIDED MAXIMUMS AND MINIMUMS SHOWN HEREIN ARE NOT EXCEEDED.

24. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC PARK AREAS.

25. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE BIKE PARKING GUIDELINES & THE TYSONS CORNER URBAN DESIGN GUIDELINES, AS COORDINATED WITH FCDOT AND DPW&ES AT TIME OF SITE PLAN.

26. ALL GRADING INDICATED ON THIS FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

27. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.

28. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED--AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 16-403--AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

29. FINAL LIMITS OF CLEARING AND GRADING TO BE DETERMINED AT FINAL SITE PLAN AND ARE SUBJECT TO THE DETERMINATION OF STREET LIMITS/TRANSITIONS AND UTILITY LOCATIONS.

30. ALL IMPROVEMENTS IN ANY VDOT RIGHT-OF-WAY ARE SUBJECT TO VDOT APPROVAL AND PERMIT CONDITIONS.

31. PURSUANT TO ARTICLE 2, SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING USES MAY BE PERMITTED WITHIN BUILDING B WITHOUT REQUIRING AN AMENDMENT TO THE CDP OR FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMS, BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS, AND SIMILAR COMMERCIAL AND RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, INSTITUTIONAL USES, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, THEATERS, OFFICE, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI-PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. SEE PROFFERS.

32. ROOT AND VAPOR BARRIERS MAY BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.

33. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING & ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN GUIDELINES FOR TYSONS CORNER URBAN CENTER' (AS MAY BE DETERMINED AT SITE PLAN); COMPLIANCE WITH SUCH EXCEPTIONS / CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE CDP OR FDP PROVIDED SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP AND FDP.

34. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE FINAL SITE PLAN, AND OPERATED IN ACCORDANCE WITH THE PROFFERS.

35. PRIVATE DRIVEWAYS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARD FOR DRIVEWAYS.

36. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER.

37. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.

38. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

39. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.

40. ALL COLLECTOR AND LOCAL STREETS SHOWN HEREON ARE PLANNED TO BE PUBLIC. TIMING OF DEDICATION OF THE PUBLIC RIGHT-OF-WAY WILL BE ESTABLISHED IN THE PROFFERS FOR THE APPLICATION.

41. CROSSWALKS INDICATED ON THE FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED BY VDOT AT FINAL SITE PLAN.

42. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN.

43. OLD MEADOW ROAD PUBLIC RIGHT (S) OF WAY TO BE DEDICATED IN ACCORDANCE WITH PROFFER #25

44. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

45. THIS FDP SATISFIES PROFFER #5 COMMITMENTS IN RZ-2014-PR-021.

WORK FORCE HOUSING NOTE:

WORK FORCE DWELLING UNITS WILL BE PROVIDED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND APPROVED PROFFERS (SEE FOOTNOTE #4 UNDER THE DEVELOPMENT TABULATIONS ON SHEET C-4 AND IN THE PROFFERS)

WAIVERS / MODIFICATIONS NOTE:

THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2014-PR-021

SOILS MAP 1"=500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
29A	CODORUS SILT LOAM	POOR - F,W,B	POOR - W,F	LOW	III
95	URBAN LAND	N / A	N / A	N / A	IVB

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
WWW.VIKA.COM

THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND WAIVERS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
LIC. No. 2912
LAND SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
RRC	DLK

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-3

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-NOTES.dwg USER: Richardson DATE: June 3, 2016 TIME: 2:46:01 PM

RUNNING TABULATION - BUILDINGS A, B, C, D, E, & F

Building	Use	CDP GFA	CDP Dwelling Units	FDP GFA	FDP Dwelling Units	Site Plan GFA	Site Plan Dwelling Units
A	Residential	360,000 - 447,000	320 - 430	380,000 - 447,000	360 - 430		
	Retail/Service	0 - 8,000		0 - 5,000			
	Total	**360,000 - 447,000**		**380,000 - 447,000**			
B	Residential	180,000 - 238,000	100 - 275	180,000 - 238,000	100 - 210		
	Retail/Service	0 - 7,000		0 - 7,000			
	Total	**180,000 - 245,000**		**180,000 - 245,000**			
C Option1	Residential	151,000 - 261,000	140 - 310				
	Retail/Service	3,000 - 7,000					
	Total	**154,000 - 268,000**					
D Option1	Residential	154,000 - 296,000	140 - 315				
	Total	**154,000 - 296,000**					
C/D Option2	Residential	205,000 - 253,000	140 - 290				
	Retail/Service	3,000 - 7,000					
	Total	**208,000 - 260,000**					
E Option 1	Office	148,000 - 220,000					
	Retail/Service	2,000 - 5,000					
	Total	**150,000 - 225,000**					
E Option 2	Residential	200,000 - 260,000	140 - 250				
	Total	**200,000 - 260,000**					
F	Residential	258,000 - 360,000	180 - 360				
	Retail/Service	5,000 - 10,000					
	Total	**263,000 - 370,000**					
TOTAL	**Residential**	**1,003,000 - 1,862,000**	**740 - 1,940**	**560,000 - 685,000**	**460 - 640**		
	Retail/Service	**10,000 - 37,000**		**0 - 12,000**			
	Office	**0 - 220,000**		**0**			
	Total	**1,161,000 - 1,886,000**		**560,000 - 692,000**			

DEVELOPMENT TABULATIONS

Building	Building Height [1] Min.	Building Height [1] Max.	Building Height [1] Shown	Range of Stories [2]	Use	Minimum/Maximum GFA by Use	Minimum/Maximum Building GFA [3]	Dwelling Unit Range [3][4]	Required Parking 1/4- 1/2 mile[5][6] Min.	Required Parking 1/4- 1/2 mile[5][6] Max.	Loading Spaces Provided [6]
B	55'	105'	95'	5 - 8	Residential Retail/Service	180,000 - 238,000 0 - 7,000	**180,000 - 245,000**	100 - 210	120 - 252 0 - 0	152 - 319 0 - 12	1

[1] Building heights shown may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building height is measured from average grade and includes parapet walls, penthouses and architectural design elements.

[2] The range of stories shown may be adjusted provided the maximum building height is not exceeded.

[3] The square footage and number of units may be adjusted at final site plan within minimum and maximum ranges provided.

[4] Dwelling Unit Ranges inlcude Workforce Dwelling Units (WDUs). The number of WDUs to be provided will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guildeines. Being located beyond 1/4 mile of a Metro station, any units created with WDU bonus floor area will be excluded from the 20% WDU calculation.

[5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance for property located between 1/4 and 1/2 mile from a metro station. The minimum/maximum parking rates are 1.1/1.4 spaces per 0-1 bedroom dwelling unit; 1.35/1.7 spaces per 2 bedroom dwelling unit; and 0/6 spaces per 1,000 SF of general retail use (with the first 5,000 SF of ground floor retail uses excluded from the calculation). Residential parking was estimated assuming an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicants reserve the right provide more or less parking with this building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[6] Additional loading spaces may be provided as identified at the time of final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances. Additional or revised garage entrances may be provided as identified at the time of final site plan, if necessitated by engineering issues such as, but not limited to, topography, grading, or sight distance, and if such entrances do not negatively impact the streetscape.

BUILDING B FDP SITE TABULATIONS

BUILDING B FDP SITE TABULATIONS

FDP Area: 114,256 SF or 2.62296 acres
Proposed Maximum GFA: 245,000 SF
FAR: 2.14 (inclusive of WDU bonus)
1.80 (exclusive of WDU bonus)

WORKFORCE HOUSING BONUS [1] [2]

	Base Before Bonus	20% Bonus	Total With Bonus
Total GFA	205,345 SF	39,655 SF	245,000 SF
Residential GFA Retail GFA	198,345 SF 7,000 SF	39,655 SF N/A	238,000 SF 7,000 SF
All Units	175	35	210
WDUs	35	0 [3]	35

[1] Building B is located beyond ¼ mile from a metro station and thus is entitled to bonus intensity for the provision of Workforce Dwelling Units (WDUs). A bonus of 20% of residential GFA is permitted for the provision of WDUs.

[2] Calculations are based on the maximum GFA scenario with the maximum residential component; the actual number of WDUs provided will be calculated at the time of site plan approval based on the number of units to be constructed.

[3] In accordance with Comprehensive Plan recommendations, beyond a 1/4 mile of a metro station, any units created with bonus floor area should be excluded from the 20% WDU calculation.

BUILDING B FDP URBAN PARK TABULATIONS

TOTAL SITE AREA OF THIS FDP: 2.62296 AC

OPEN SPACE:

TOTAL URBAN PARK (INCLUDING OFF-SITE PARK SPACE): **1.065 AC**

PART OF:
- PUBLIC PARK 3
  - ON-SITE (0.35 AC)
  - FAIRFAX CO. (0.18 AC)
  - FAIRFAX CO. (0.32 AC)
- PUBLIC PARK 6 (0.215 AC)

TOTAL DEVELOPED RECREATIONAL URBAN PARK (AS PART OF CDP): **1.065 AC**

PART OF:
- PUBLIC PARK 3 (0.85 AC)
- PUBLIC PARK 6 (0.215 AC)

TOTAL PRIVATE PARK: **0.16 AC**

PART OF:
- PRIVATE SKY PARK - BLDG B (0.16 AC)

SEE SHEET L-1.00 FOR ADDITIONAL INFORMATION

VIKA
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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 HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TABULATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES. RRC | DWN. DLK
SCALE: AS SHOWN
PROJECT/FILE NO. 6894K
SHEET NO. C-4

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-NOTES.dwg USER: Richardson DATE: June 3, 2016 TIME: 2:46:01 PM

MCLEAN STATION

DOLLEY MADISON BOULEVARD

COLSHIRE MEADOW DRIVE

COLSHIRE DRIVE

EXISTING SIDEWALK TO MCLEAN STATION

HOTLANES SB
HOTLANES NB

HOTLANE RAMP

CAPITAL BELTWAY
INTERSTATE 495

OLD MEADOW LANE

OLD MEADOW ROAD

GRANT STREET

FDP LIMITS

$\frac{1}{4}$ MILE

$\frac{1}{3}$ MILE

$\frac{1}{2}$ MILE

LEGEND

EXISTING SIDEWALK TO MCLEAN METRO STATION

PROPOSED STREET GRID (BY OTHERS)

METRO RADIUS TABULATION

(MCLEAN STATION - PLATFORM ENTRANCE)

AREA WITHIN 1/3 MILE	0 SQ FT OR	0 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	114,256 SQ FT OR	2.62296 ACRES
AREA BEYOND 1/2 MILE	0 SQ FT OR	0 ACRES
TOTAL	114,256 SQ FT OR	2.62296 ACRES

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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
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THE HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA METRO CONTEXT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2032
LAND SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
RRC	ARC

SCALE: 1"=150'

PROJECT/FILE NO. 6894K

SHEET NO. C-5

FILE: P:\projects\6894\6894K\CADD - PP\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-AREA METRO CONTEXT.dwg USER: Richardson DATE: June 6, 2016 TIME: 10:57:43 AM

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 029-4-06-0106 AND IS CURRENTLY PROPOSED FOR PTC ZONING.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF BIT INVESTMENT FIFTY-FOUR, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21794 AT PAGE 214 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY PERFORMED BY VIKA, INC. ON OCTOBER 10, 2005 AND WERE REFERENCED FROM A PLAT ENTITLED "PLAT SHOWING BOUNDARY SURVEY OF THE LAND OF WESTGATE CORPORATION" RECORDED IN DEED BOOK 5888 AT PAGE 1335 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID COORDINATE SYSTEM (VCS '83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 28, 2013.
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA USING NGS CORS STATION ID LOY8 (PID DH7960), NGS CORS STATION ID LOY9 (PID DH7956), AND LEICA SITE LS10 (CHANTILLY). GPS ELEVATIONS WERE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO NGVD 29. THE VERTICAL DIFFERENCE USED IS 0.75'
6. THE SUBJECT PROPERTY GRAPHICALLY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0165E, COMMUNITY PANEL NO. 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA DATED SEPTEMBER 17, 2010.
7. WETLANDS AND RESOURCE PROTECTION AREA (RPA) DELINEATED HEREON WERE OBTAINED FROM A PRELIMINARY STREAM RESTORATION PLAN FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013; AND A STUDY PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. ENTITLED "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION (WSSI PROJECT #21880.01) DATED JUNE 16, 2010, REVISED JANUARY 31, 2011" AND APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON MARCH 14, 2011.
8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY (2' CONTOURS), FIELD VERIFIED BY VIKA, ALONG WITH PLANS PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. FOR SCOTTS RUN DATED JANUARY 2011, AND REVISED 8/27/2013.
9. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS, FIELD RUN SURVEYS BY VIKA, SITE PLANS BY OTHERS, AND FAIRFAX COUNTY GIS RECORDS. THIS INFORMATION SHOWN HEREON IS INTENDED FOR REZONING PURPOSES.

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

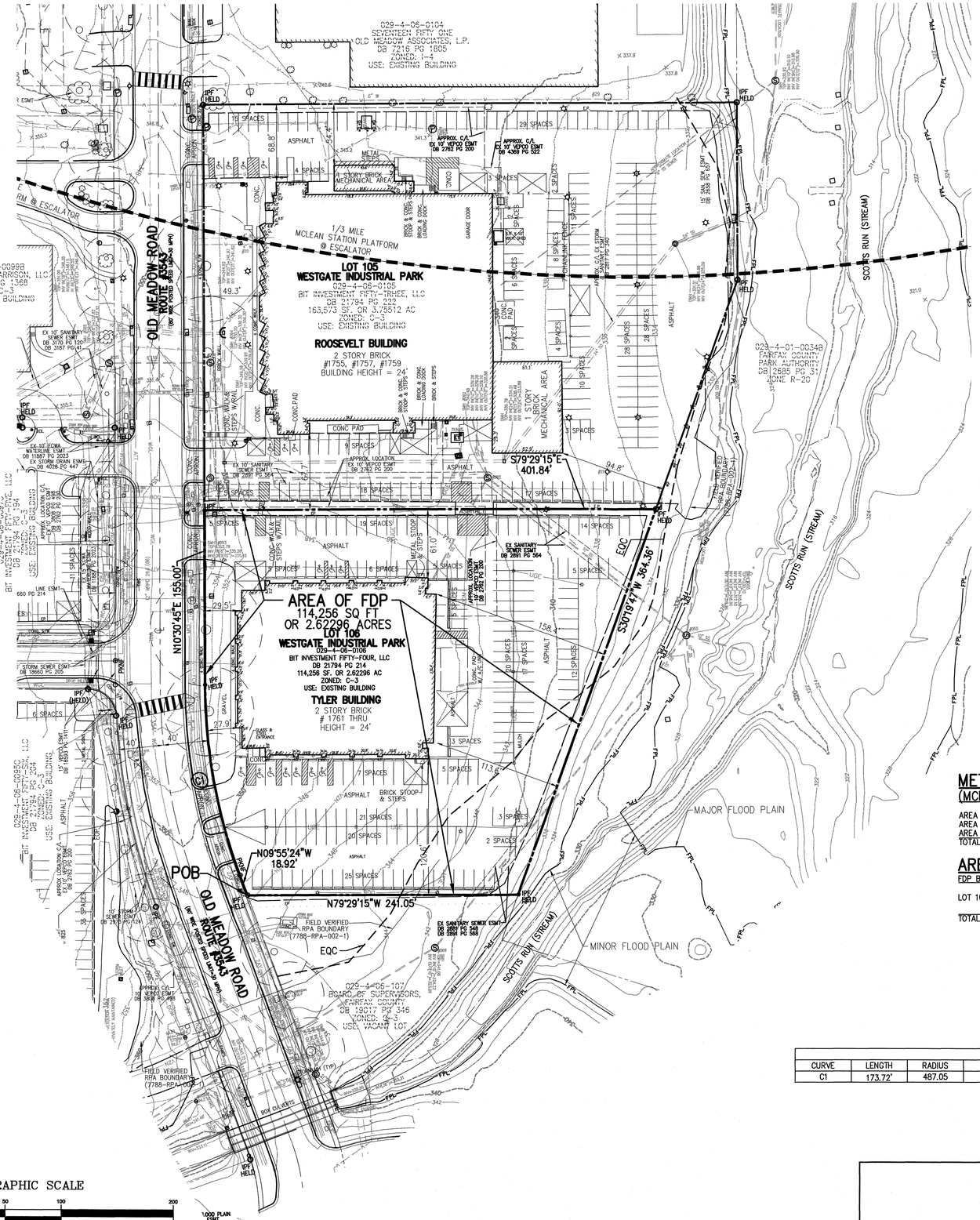
CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE
	STORM DRAIN MANHOLE
	CATCH BASIN RIM
	INLETS
	CURB INLET
	SANITARY MANHOLE
	SANITARY CLEANOUT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
IRCV	IRRIGATION CONTROL VALVE
	SIGN POST
	WOOD POST
	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
	TREE
	HANDICAP
PM	PARKING METER
	HVAC UNIT
	UKNOWN UTILITY MANHOLE
BOL	BOLLARD
	COLUMN
	CENTERLINE
IPF	IRON PIPE FOUND
RBF	REBAR FOUND
PKNF	PKNAIL FOUND
DHF	DRILL HOLE FOUND

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILTY COMPANY		PLAN # / SHEET #
TELEPHONE.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T ZAYO	AS-BUILTS RECEIVED 4/1/2014 AS-BUILTS RECEIVED 4/1/2014 AS-BUILT RECEIVED 1/17/2014 NO CONFLICT PER MISS UTILITY SKETCH RECEIVED 1/16/2014
GAS.....	WASHINGTON GAS	SKETCH RECEIVED 1/15/2014
ELECTRIC.....	DOMINION VIRGINIA POWER LEVEL 3	SKETCH RECEIVED 1/15/2014 NO CONFLICT PER MISS UTILITY
CABLE TV.....	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
WATER AND SEWER...		FAIRFAX COUNTY STORM AND SANITARY MAP #029-4 DATED 1/2/2014
MISS UTILITY		TICKET #B401500571 REV 00B

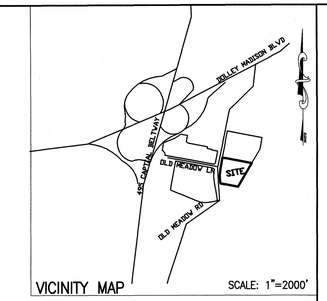
THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



VICINITY MAP SCALE: 1"=2000'

NOTE

APPLICANT RESERVES THE RIGHT TO PROVIDE COMMERCIAL OFF-STREET PARKING AS AN INTERIM CONDITION AND PART OF PHASED CONSTRUCTION.

METRO RADIUS TABULATION
(MCLEAN STATION - PLATFORM ENTRANCE)

AREA WITHIN 1/3 MILE	0 SQ FT OR	0 ACRES
AREA BETWEEN 1/3 & 1/2 MILE	114,256 SQ FT OR	2.62296 ACRES
AREA BEYOND 1/2 MILE	0 SQ FT OR	0 ACRES
TOTAL	114,256 SQ FT OR	2.62296 ACRES

AREA TABULATION
FDP BUILDING B

LOT 106	114,256 SQ FT	OR	2.62296 ACRES
TOTAL	114,256 SQ FT	OR	2.62296 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	173.72'	487.05	20°26'09"	87.79'	N00°17'40"E	172.80'

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 267-6200 FAX (703) 267-6201
WWW.VIKA.COM

THE HIGHLAND DISTRICT
BUILDING - B
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: JANUARY 16, 2016
REVISION: DECEMBER 03, 2015
REVISION: AUGUST 07, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
LMG	LMG

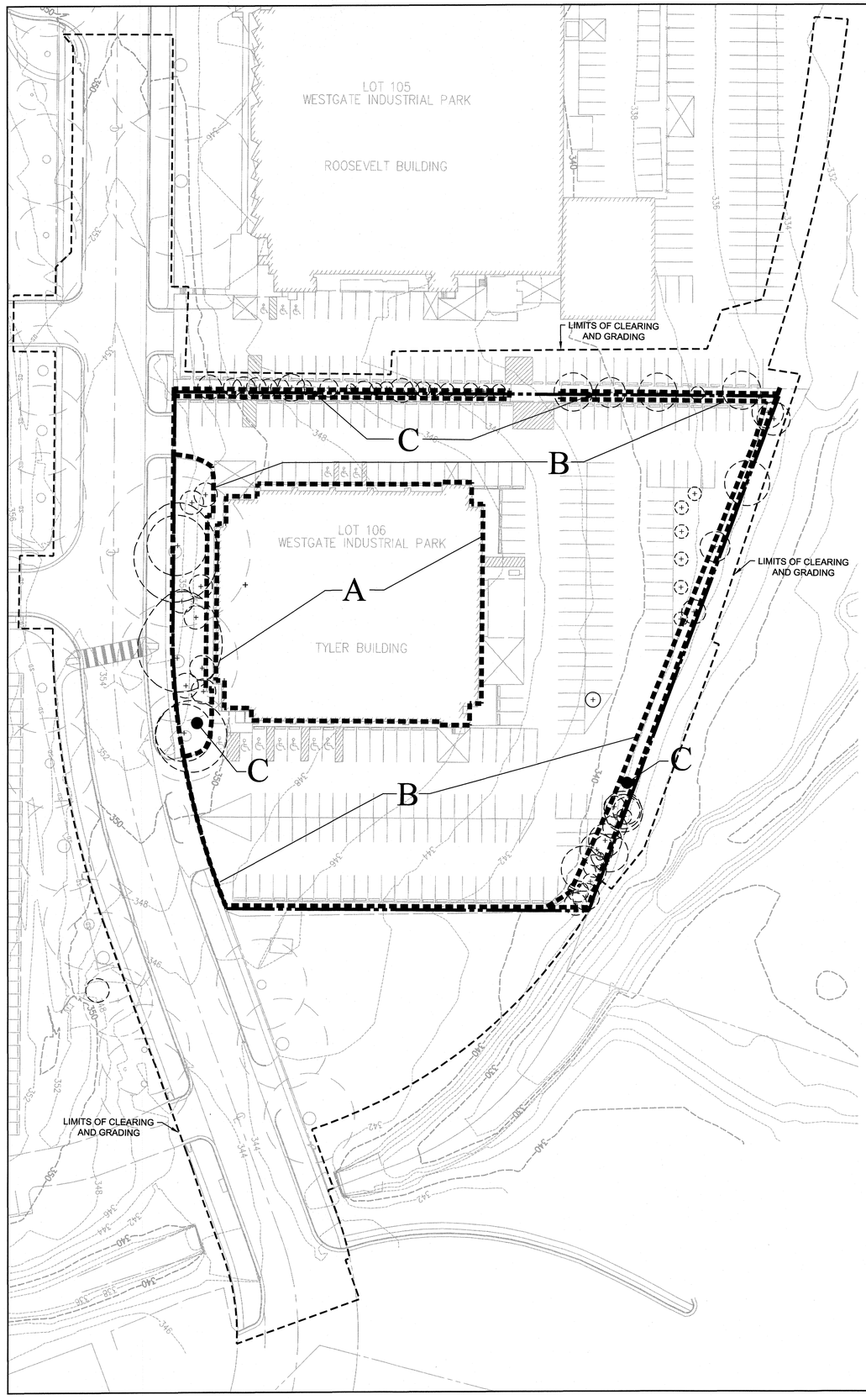
SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-6

COMMONWEALTH OF VIRGINIA
6/6/2016
J THOMAS HARDING
Lic No. 1836
LAND SURVEYOR

P:\Surveys\LDD3-PROJECTS\6894K-SV\dwg\6894K-SV(FDP).DWG 6/6/2016 11:10:20 AM EDT



LEGEND

EXISTING VEGETATION INVENTORIED (EXISTING CANOPY AREA WITH THIS APPLICATION = 8,073 SF)

LIMITS OF CLEARING AND GRADING

BUILDING-B EVM NARRATIVE

THIS SUBJECT FDP-BUILDING-B APPLICATION IS ASSOCIATED WITH THE CONCEPTUAL DEVELOPMENT PLAN (CDP) RZ-2014-PR-021. THAT CDP APPLICATION SPECIFIES THAT 23.0%, OR 16,795 SF, OF THE TOTAL REQUIRED 10-YEAR TREE CANOPY REQUIRED SHOULD BE MET BY PRESERVING EXISTING TREE CANOPY. WITH THE CDP APPLICATION THE TOTAL POST-DEVELOPED CANOPY AREA SPECIFIED TO BE PRESERVED IS 31,209 SF OR 43%. HOWEVER, WITH AN ALLOWABLE CANOPY CREDIT OF 0.50 THE FINAL CANOPY TO BE CREDITED TOWARDS PRESERVATION (TREE PRESERVATION TARGET AREA) IS 15,605 SF. THIS IS LESS THAN THE TREE PRESERVATION TARGET REQUIREMENT. AS A RESULT, A TREE PRESERVATION TARGET DEVIATION HAS BEEN REQUESTED WITH THE ABOVE REFERENCED CDP APPLICATION. SEE SHEET C-3 IN THE SUBJECT CDP APPLICATION.

THIS SUBJECT FDP SITE HAS BEEN PREVIOUSLY DEVELOPED WITH ONE EXISTING LOW-RISE OFFICE BUILDING, STREETSCAPE LANDSCAPING AND ASPHALT SURFACE PARKING COMPOUND. THE EXISTING BUILDING AND PARKING COMPOUND ACCOUNTS FOR 92% OF THE FDP APPLICATION AREA. THE REMAINING 8% OF THE FDP APPLICATION AREA IS REMNANT DECIDUOUS AND CONIFER VEGETATION ALONG SCOTTS RUN WHICH HAD BEEN PRESERVED WITH THE INITIAL DEVELOPMENT. ON-SITE LANDSCAPE PLANT MATERIAL HAD ALSO BEEN INSTALLED WITH THAT DEVELOPMENT.

THE REMNANT WOODED AREA VEGETATION IS REPRESENATIVE OF UPLAND FOREST AT A SUB-CLIMAX SUCCESSIONAL STAGE. THE INSTALLED LANDSCAPE VEGETATION WITHIN THE PARKING COMPOUND IS A MIX OF NEW PLANTINGS AND SUB-MATURE VEGETATION.

THE EXISTING VEGETATION WITHIN THE APPLICATION AREA GENERALLY SHOWS FAIR TO GOOD GENERAL HEALTH, CONDITION, VIGOR AND VITALITY. THE SUBJECT FDP SITE IS CURRENTLY ZONED C-3 AND H-C. WITH THIS APPLICATION THE PROPOSED ZONING WILL BE PLANNED TYSONS CORNER (PTC) AND H-C.

WITH THIS APPLICATION THE SITE WILL BE SIGNIFICANTLY REDEVELOPED WHERE PORTIONS OF THE EXISTING BUILDING STRUCTURES WILL BE RAZED AND A LARGE PORTION OF THE SURFACE PARKING AND LANDSCAPING WILL BE REMOVED. REPLACED AND REDEVELOPED FOR RESIDENTIAL AND RECREATIONAL USE WITH NEW LANDSCAPING AND PEDESTRAIN PARK COMPONENTS.

P:\PROJECTS\6894\6894K\DATA -X\LANDSCAPE & TREES\TREE CANOPY\BLDG-B FDP EVM NARRATIVE (2015.12.02).DOCX

VEGETATION COVER TYPES

AREA–B

Acer rubrum – Red Maple
Betula nigra – River Birch
Cupressocyparis leylandii – Leyland Cypress
Ginko biloba – Ginko
Juniperus virginana – Eastern redcedar
Ilex opaca–American Holly
Picea abies – Norway Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Higan Cherry
Quercus phellos –Willow Oak

AREA–C

Amelanchier candensis – Shadblow Serviceberry
Gleditsia triacanthos – Honeylocust
Prunus subhirtella – Higan Cherry
Quercus phellos – Willow Oak

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	N/A	27,053 SF	N/A	N/A	DEVELOPED BUILDING
B	DEVELOPED LAND	N/A	77,969 SF	GOOD	N/A	DEVELOPED ASPHALT PARKING AREA WITH INTERNAL LANDSCAPING
C	DEVELOPED LAND	SUB–CLIMAX	9,234 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	DEVELOPED AREA WITH STREET TREE LANDSCAPING
		TOTAL AREA	114,256 SF 2.6229 AC			

NOTE:
1. FOR TABLE 12.3–TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT, SEE CONCEPTUAL DEVELOPMENT PLAN RZ–2014–PR–021, SHEET C–7.
2. FOR TREE PRESERVATION TARGET REQUEST SEE CONCEPTUAL DEVELOPMENT PLAN RZ–2014–PR–021, SHEET C–3.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA–4720AM
SIGNATURE DATE 6/6/2014

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS■PLANNERS■LANDSCAPE ARCHITECTS■SURVEYORS■SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■TYSONS, VIRGINIA 22102
(703) 942-7600 ■FAX (703) 783-2787
W W W . V I K A . C O M

THE HIGHLAND DISTRICT FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP AND SUMMARY

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

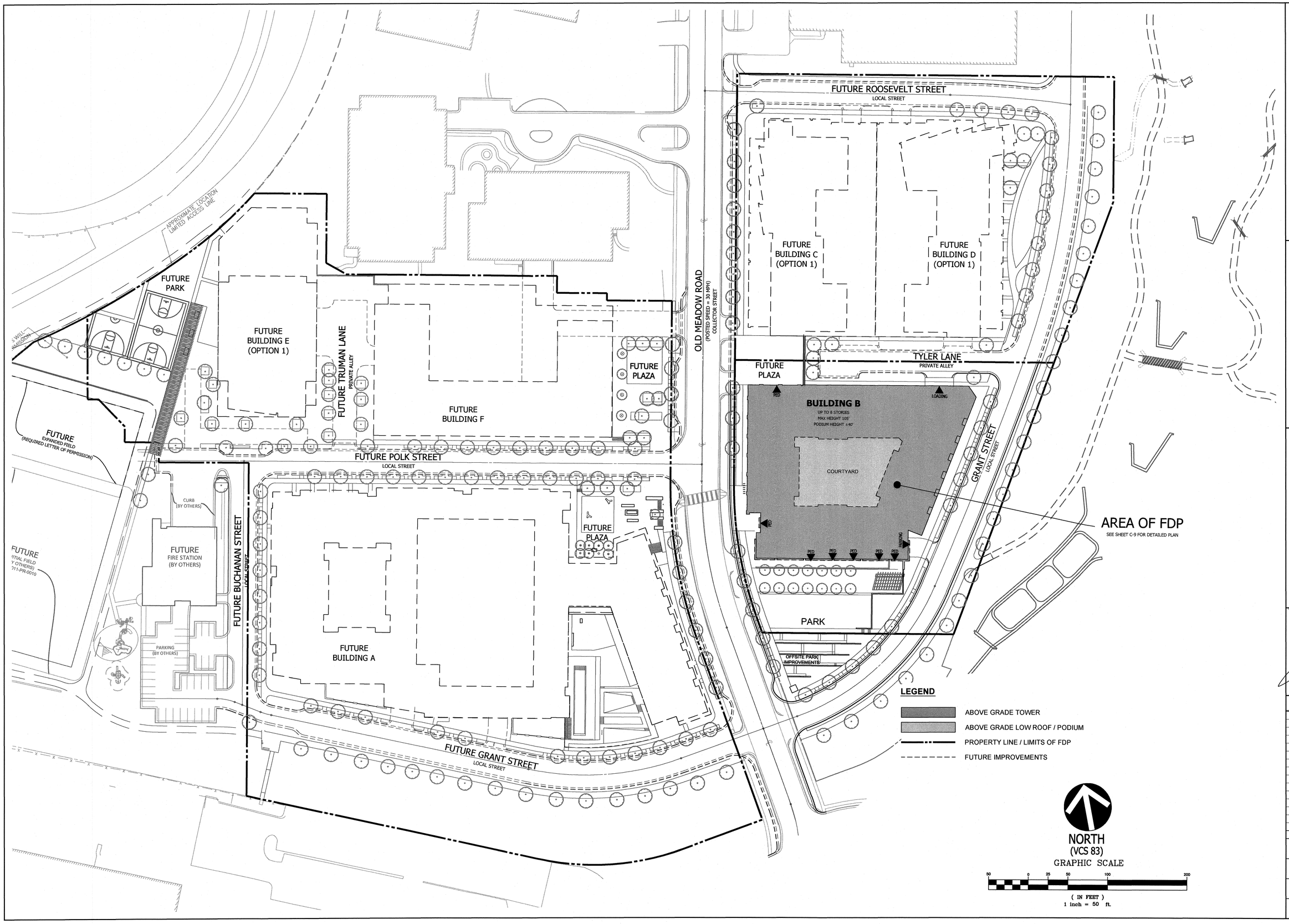
VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
NPK	NPK

SCALE: 1"=40'
PROJECT/FILE NO. 6894K
SHEET NO. C-7

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-EVM.dwg USER: Nguyen DATE: March 22, 2016 TIME: 4:32:43 PM



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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200■TYSONS, VIRGINIA 22102
(703) 442-7800■FAX (703) 761-2787
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THE HIGHLAND DISTRICT FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CDP CONTEXT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

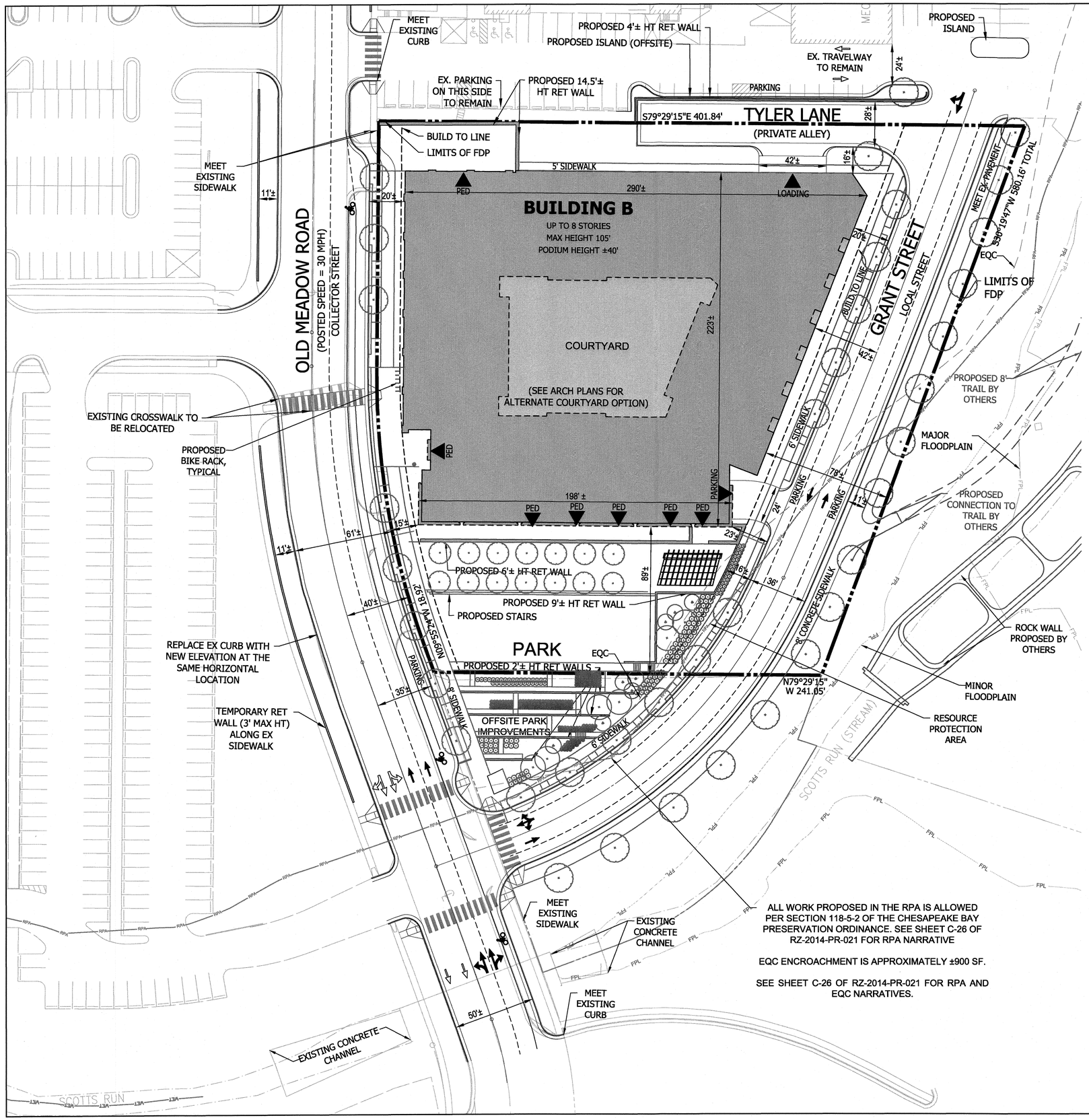
DES.	DWN.
RRC	DM

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-8

FILE: P:\projects\6894\6894K\CADD - PV\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-OVERALL CDP CONTEXT.dwg USER: kantonucci DATE: March 22, 2016 TIME: 2:02:36 PM



DETAILED FDP NOTES:

1. SEE ARCHITECTURE SHEETS FOR UNDERGROUND GARAGE LIMITS.
2. PROPOSED SEWER AND WATER TO SERVE SITE SHALL BE PROVIDED BY CONNECTION TO PROPOSED SEWER AND WATER MAINS WITHIN OLD MEADOW ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.
3. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE ADJACENT PROPERTIES.
4. SEE SHEETS C-3 AND C-4 FOR GENERAL NOTES AND MODIFICATIONS WHICH APPLY TO THE PROPERTY
5. UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN. SEE SHEET C-11.
6. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT FINAL SITE PLAN. (SEE PROFFERS AND SHEET C-12)
7. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING INCLUDING ALL REQUIRED OFFSITE IMPROVEMENTS AS DICTATED AT SITE PLAN. SEE SHEET C-12.
8. THE FINAL NUMBER AND LOCATION OF PARKING SPACES TO MEET THE MINIMUM AND MAXIMUM PERMITTED BY THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.
9. RECREATIONAL AMENITIES PROVIDED WITH BUILDING 'B' INCLUDE PRIVATE COURTYARD TERRACE.
10. ALL STREET TREES ARE SUBJECT TO VDOT AND FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.
11. ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.SEE SHEET C-12.
12. SEE SHEET C-14 FOR AUTO TURN ANALYSIS.
13. ALL DOOR LOCATIONS ARE APPROXIMATE . FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN

LEGEND

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF / PODIUM
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- RPA — RESOURCE PROTECTION AREA
- FPL — MAJOR FLOODPLAIN
- FPL — MINOR FLOODPLAIN
- WET — WETLANDS
- ENVIRONMENTAL QUALITY CORRIDOR
- PED — PEDESTRIAN ENTRANCE / EXIT
- LOADING — LOADING ENTRANCE / EXIT
- PARKING — PARKING ENTRANCE / EXIT

NORTH
(VCS 83)
GRAPHIC SCALE

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

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THE HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2032
LAND SURVEYOR

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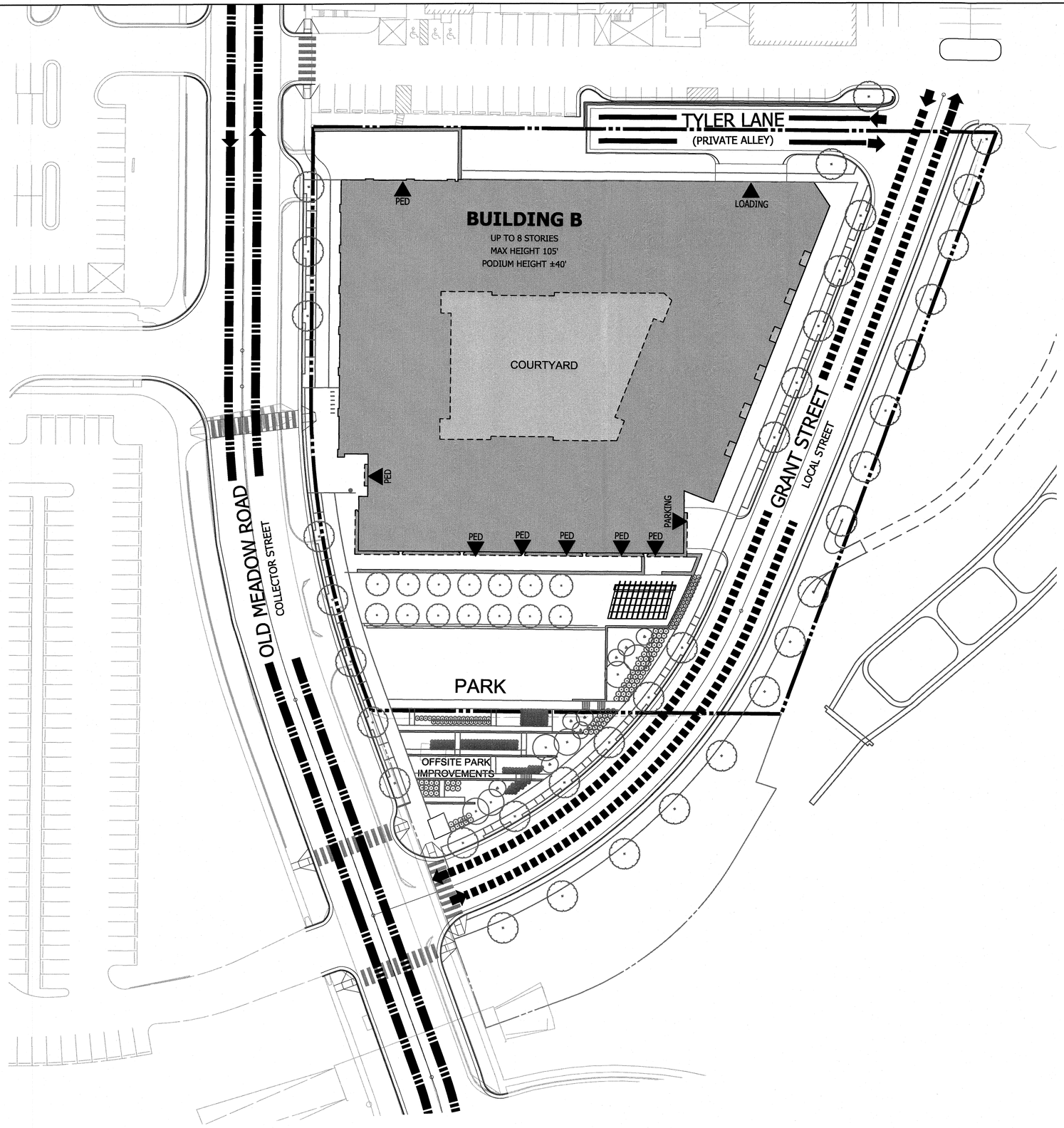
DES.	DWN.
RRC	DM

SCALE: 1"=30'

PROJECT/FILE NO. 6894K

SHEET NO. C-9

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-FDP.dwg USER: lantonucci DATE: March 22, 2016 TIME: 2:46:37 PM



LEGEND

- PRIVATE LOADING ACCESS (INTERIM)
- COLLECTOR STREET (ULTIMATE CONDITION, SEE SHEET FOR C-9 FOR PROPOSAL WITH THIS APPLICATION)
- LOCAL STREET

NOTES

1. SEE SHEET C-13 FOR PROPOSED STREET CROSS-SECTIONS

NORTH
(VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE HIGHLAND DISTRICT FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP TRAFFIC CIRCULATION PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2[illegible]
PROFESSIONAL ENGINEER

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REVISION: JANUARY 20, 2015	
DATE: DECEMBER 11, 2014	
DES. RRC	DWN. DM
SCALE: 1"=30'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-10	

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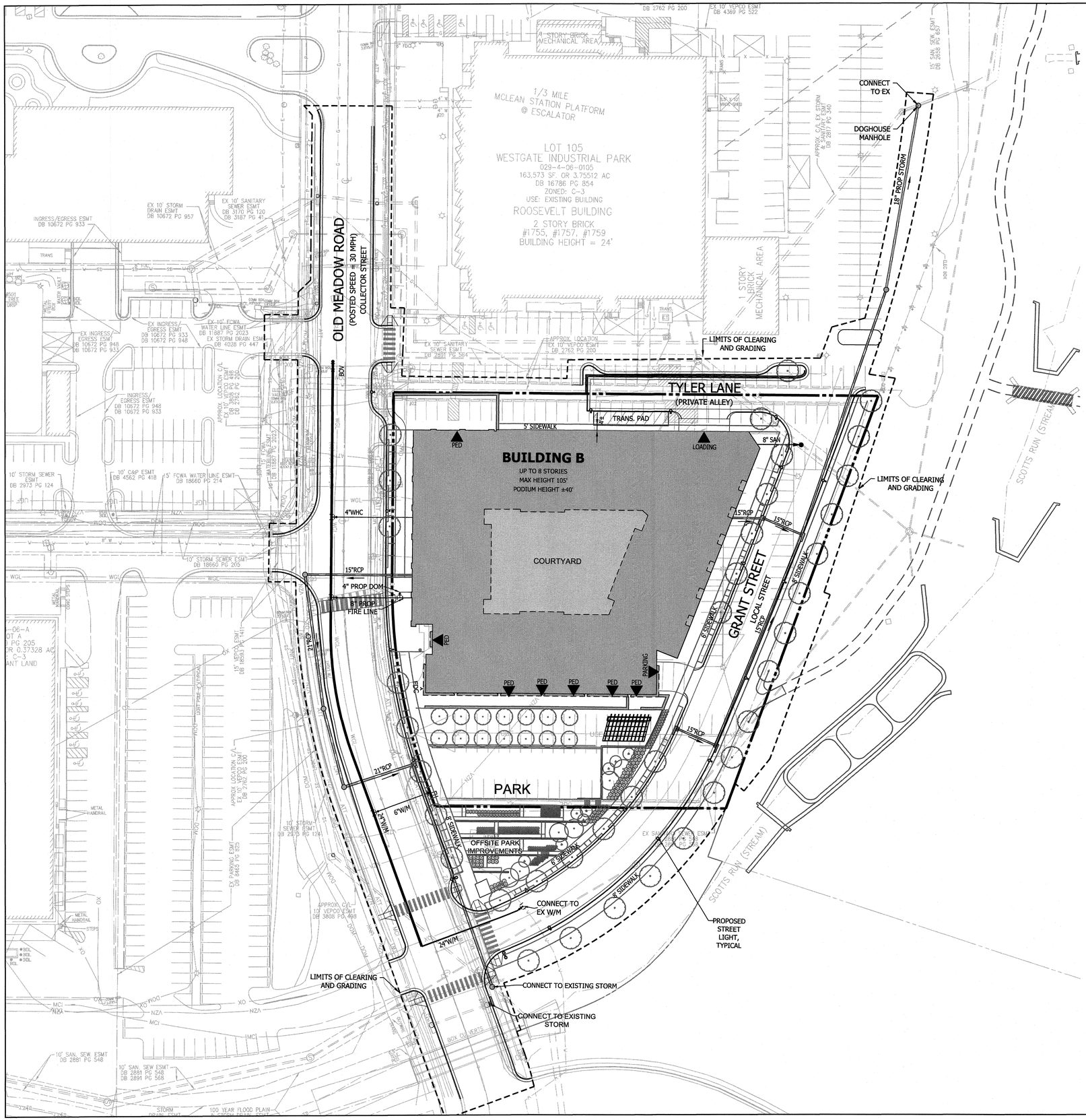

LEGEND

- PROP STORM — STORM DRAIN
- PROP SAN — SANITARY SEWER
- PROP FH / PROP WATER — WATERLINE
- PROPOSED TRANSFORMER PAD
- LIMITS OF CLEARING AND GRADING
- PROPOSED STREET LIGHT

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THE HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
SURVEYOR

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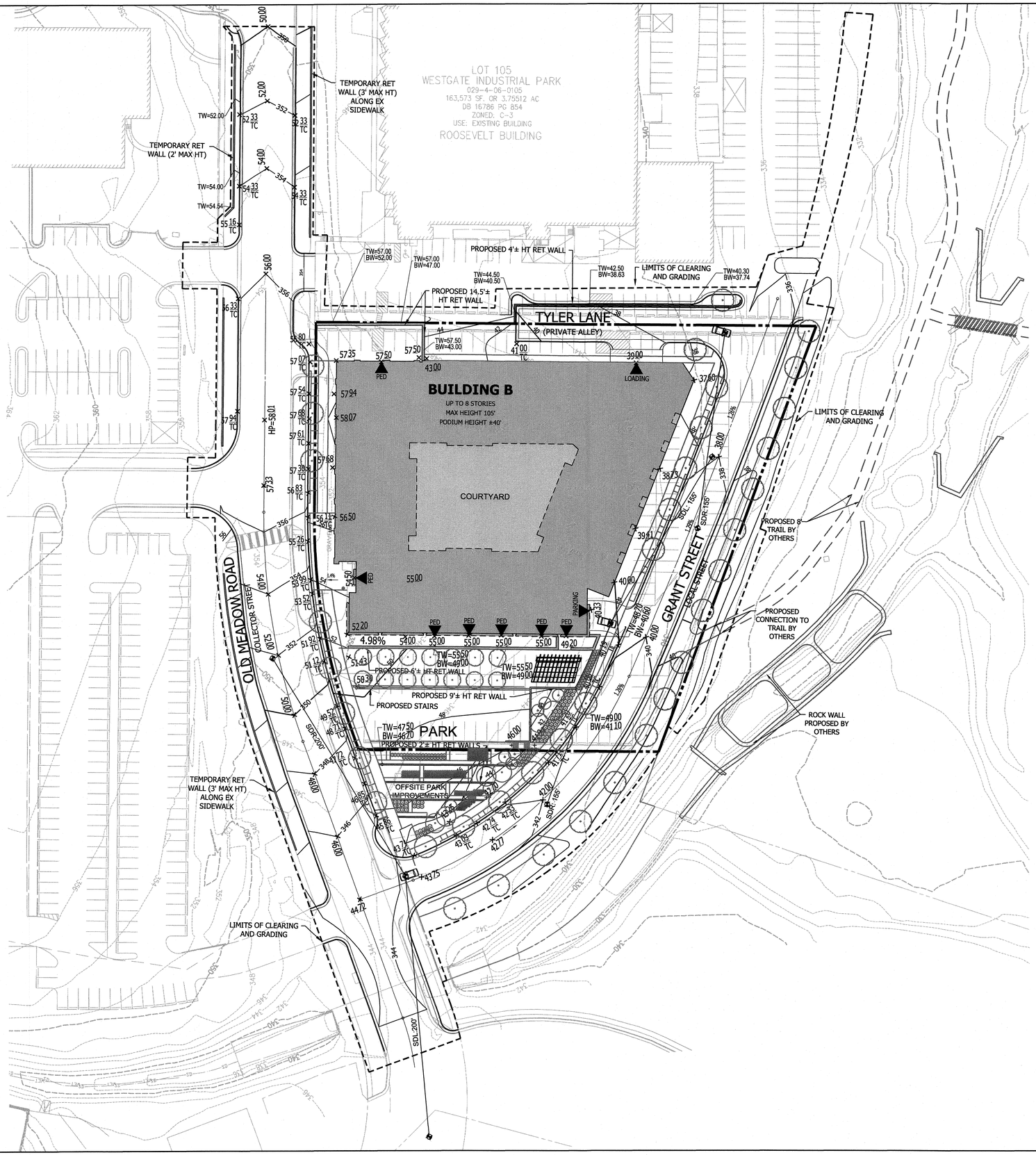
DES.	DWN.
RRC	KEA

SCALE: 1"=40'

PROJECT/FILE NO. 6894K

SHEET NO. C-11

FILE: P:\projects\6894\6894K\CADD - PV\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-UTIL.dwg USER: kantonucci DATE: March 22, 2016 TIME: 2:16:03 PM



LEGEND

- LIMITS OF CLEARING AND GRADING
- PED — PEDESTRIAN ENTRANCE / EXIT
- LOADING — LOADING ENTRANCE / EXIT
- PARKING — PARKING ENTRANCE / EXIT

NOTES

1. ALL GRADING ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN.
2. LIMITS OF CLEARING AND GRADING ARE APPROXIMATE.

NORTH
(VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THE HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GRADING AND SIGHT DISTANCE PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2042
SIGNATURE

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REVISION: JANUARY 20, 2015	
DATE: DECEMBER 11, 2014	
DES. RRC	DWN. DM
SCALE: 1"=40'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-12	

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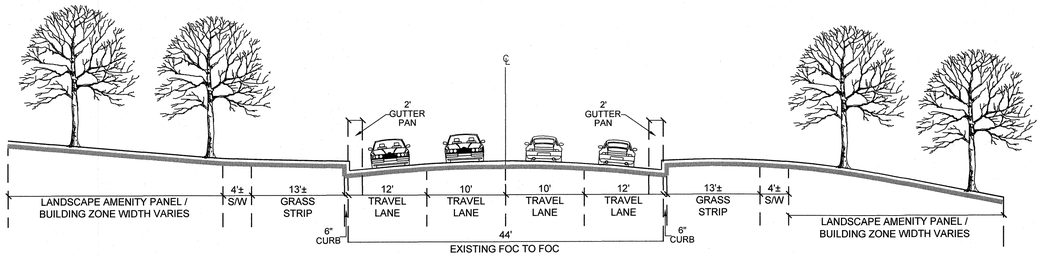
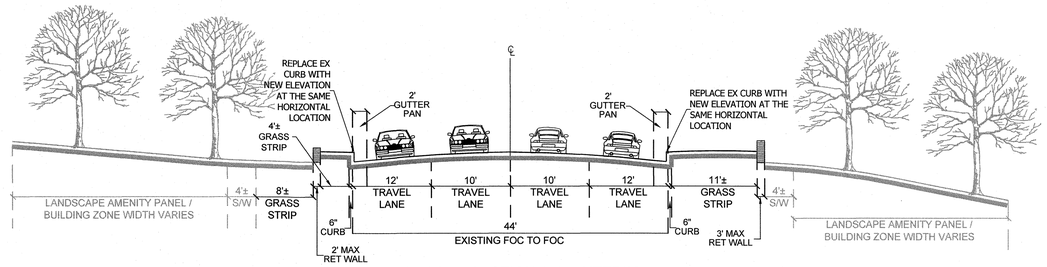
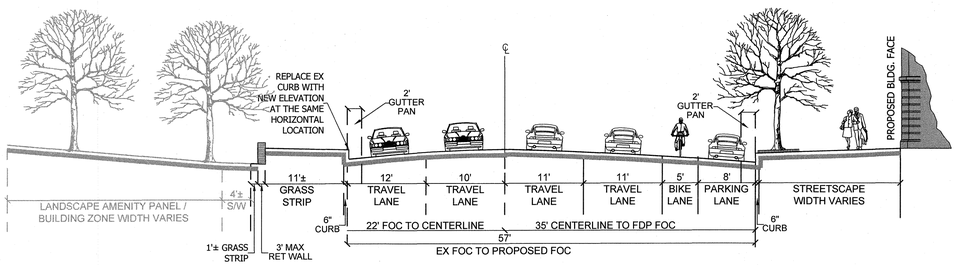


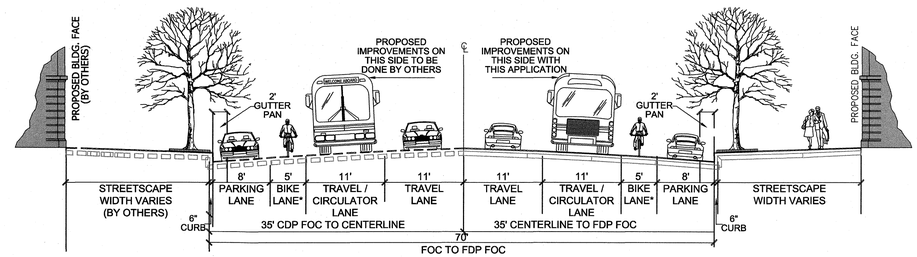
EXISTING SECTIONS A-A AND B-B
OLD MEADOW ROAD - FACING NORTH
PUBLIC LOCAL ROAD
1" = 10'



PROPOSED SECTION A-A - INTERIM
OLD MEADOW ROAD - FACING NORTH
PUBLIC LOCAL ROAD
1" = 10'

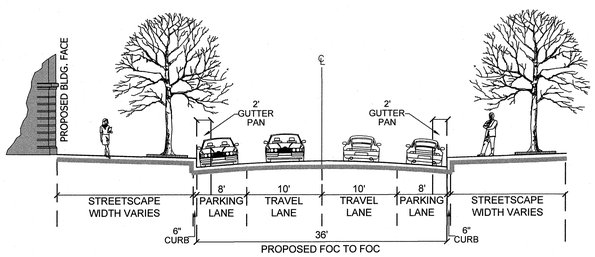


PROPOSED SECTION B-B - INTERIM
OLD MEADOW ROAD - FACING NORTH
PUBLIC COLLECTOR
1" = 10'

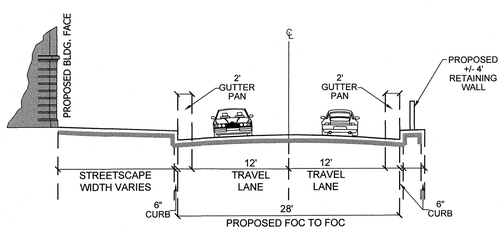


PROPOSED SECTION B-B - ULTIMATE
OLD MEADOW ROAD - FACING NORTH
PUBLIC COLLECTOR
1" = 10'

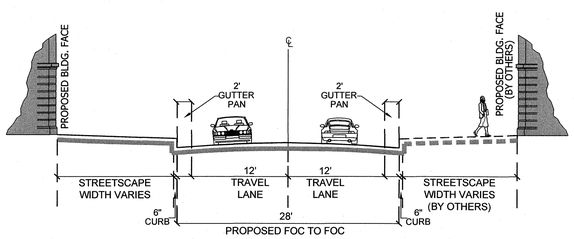
* BIKE LANES BECOME 6' AT CURB NUBS



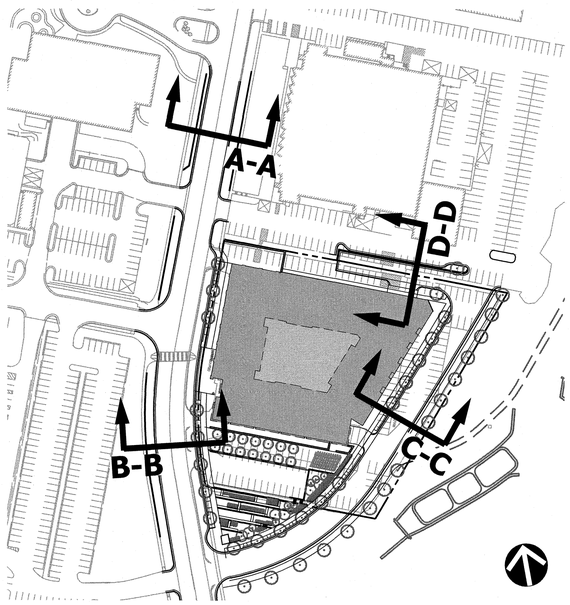
PROPOSED SECTION C-C
GRANT STREET - FACING NORTHEAST
PUBLIC LOCAL STREET
1" = 10'



PROPOSED SECTION D-D - INTERIM
TYLER LANE FACING WEST
1" = 10'



PROPOSED SECTION D-D - ULTIMATE
TYLER LANE FACING WEST
PRIVATE ALLEY
1" = 10'



KEY MAP
SCALE: 1" = 100'

NOTE

1. PROPOSED RIGHT (S) OF WAYS WILL BE PROVIDED IN ACCORDANCE WITH PROFFER #25.

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THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET SECTIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT P. COCHRAN
Lic. No. 2012
LAND SURVEYOR

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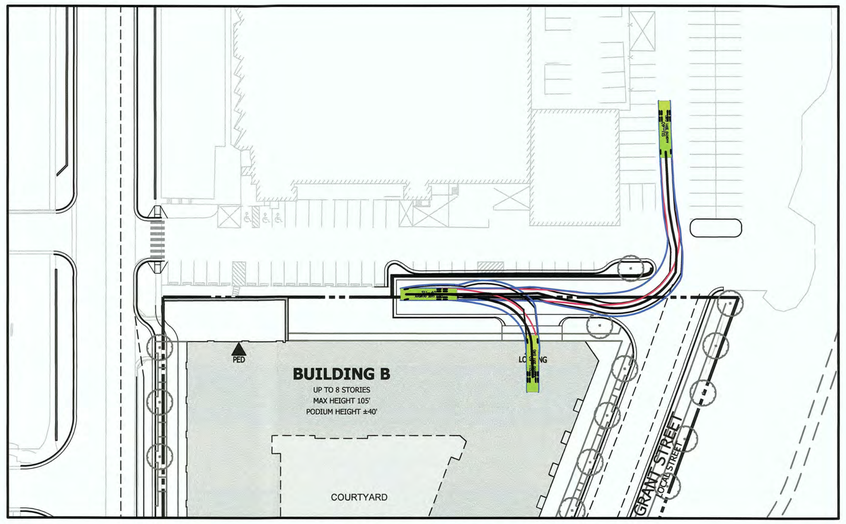
DES.	DWN.
DK	KEA

SCALE: AS SHOWN

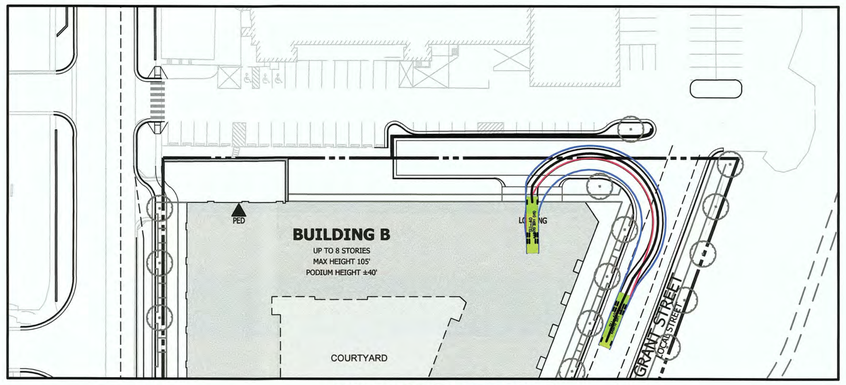
PROJECT/FILE NO. 6894K

SHEET NO. C-13

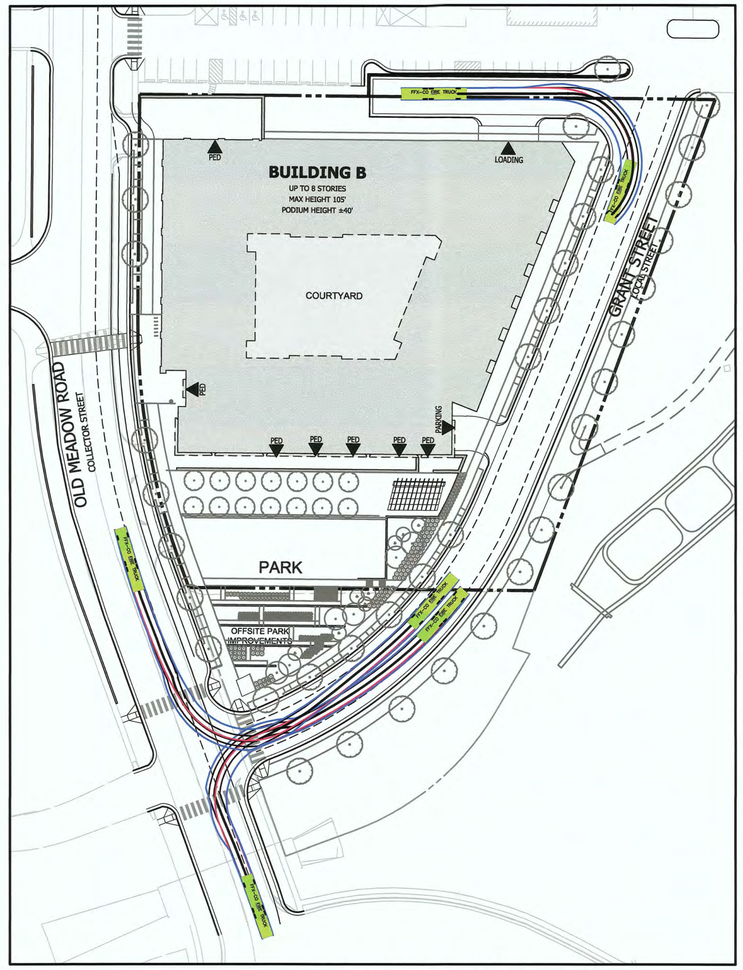
FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-SECT.dwg USER: kantonucci DATE: March 23, 2016 TIME: 8:49:29 AM



BUILDING 'B' LOADING
SU-40 ENTERING THE LOADING DOCK



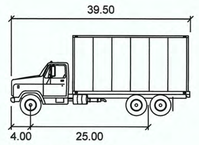
BUILDING 'B' LOADING
SU-40 EXITING THE LOADING DOCK



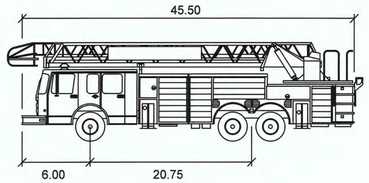
BUILDING 'B' FIRE ACCESS
FIRE TRUCK CIRCLING BUILDING

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY



SU-40	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.8



FFX-CO FIRE TRUCK	FEET
WIDTH	:8.00
TRACK	:8.00
LOCK TO LOCK TIME	:6.00
STEERING ANGLE	:25.00

NORTH
(VCS 83)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT N. CONRAN
LIC. NO. 2202
PROFESSIONAL ENGINEER

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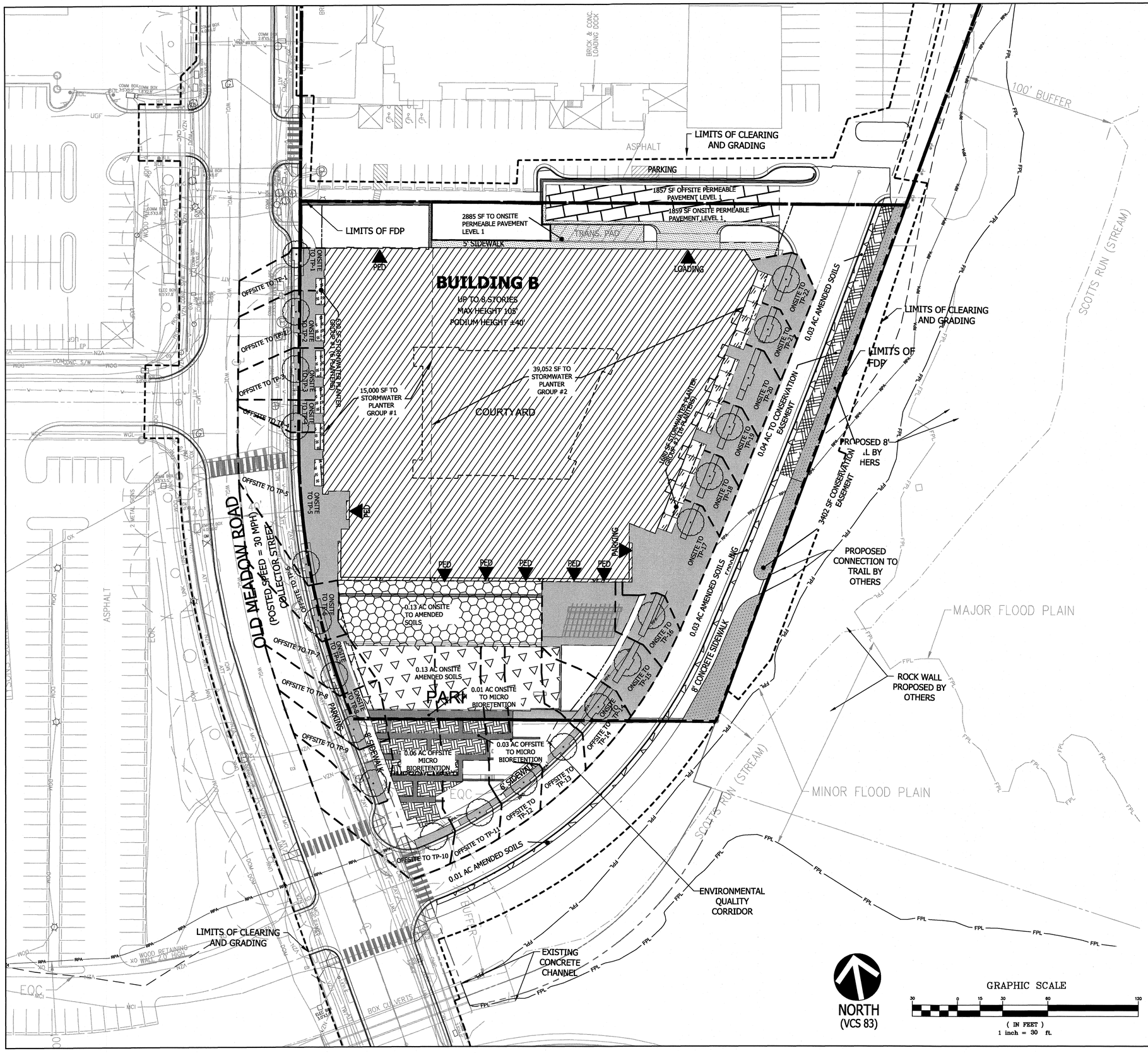
DES.	DWN.
RRC	DM

SCALE: 1"=50'

PROJECT/FILE NO. 6894K

SHEET NO. C-14

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-AUTOTURN.dwg USER: kantonucci DATE: March 22, 2016 TIME: 2:29:31 PM



LEGEND

- PERMEABLE PAVEMENT FOOTPRINT
- AREA TO PERMEABLE PAVEMENT
- AREA TO STORMWATER PLANTER
- STORMWATER PLANTER FOOTPRINT
- ONSITE AREA TO BIORETENTION TREE PIT
- BIORETENTION TREE PIT
- IMPERVIOUS AREA TO AMENDED SOILS
- AREA OF AMENDED SOILS
- AREA OF CONSERVATION EASEMENT
- IMPERVIOUS AREA SHEETFLOW TO CONSERVATION EASEMENT AREA

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THE HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP STORMWATER MANAGEMENT PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2612
LAND SURVEYOR

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REVISION: JANUARY 20, 2015	
DATE: DECEMBER 11, 2014	
DES. LW	DWN. LW
SCALE: 1"-30'	
PROJECT/FILE NO. 6894K	
SHEET NO. C-15	

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. AMENDED SOILS, URBAN BIO-RETENTION, PERMEABLE PAVERS, ETC.) 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.	INFILTRATION FACILITIES ARE NOT PROPOSED WITH THIS FDP APPLICATION.. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING UNDERGROUND GARAGES, EXISTING BUILDINGS AND INFRASTRUCTURE, AS WELL AS SOILS FOUND IN THIS AREA OF TYSONS. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE/EXISTING RIGHT-OF-WAY AS THIS IS NOT ALLOWED BY VDOT. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN BAPTURED AND TREATED BY BIORETENTION TREE PITS AND PERMEABLE PAVEMENT. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
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: PERMEABLE PAVERS, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7. • SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4 • URBAN BIORETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS. 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 1.08 INCHES (WHEN CONSIDERING OFFSITE AREAS). URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 2.11 ACRES OR 111% 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.
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 PERMEABLE PAVERS, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS) 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 PERMEABLE PAVERS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). 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. SEE SHEET C-18 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY, FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT FDP/SITE PLAN SUBMISSIONS.
"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 PROPOSE OFFSITE STORMWATER ALTERNATIVES. POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEET C-15 AND ARE SUBJECT OT CHANGE AT TIME OF SITE PLAN. CREDIT FOR THESE OFFSITE AREAS IS TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE ADDITIONAL POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-16 AND C-17 IN THE APPLICATIONS OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET AND SIZING COMPUTATIONS.
"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 THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"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 PERMEABLE PAVERS, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). THE ROADWAY R-O-W 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 DISCONNECT TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- ➢ THE COMPUTATIONS PROVIDED ON SHEETS C-17 & C-18 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE FDP AREA REGARDLESS OF ROW DEDICATION.
- ➢ THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF STORMWATER PLANTERS SPECIFICATIONS IDENTIFIED BY DCR. THE LOCATION AND SITING OF THE STORMWATER PLANTERS WAS ACCEPTED AND IMPLEMENTED IN PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 15, 2005.
- ➢ ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY STREET ACCESS FOR THE TREE PITS, COMPOST AMENDED SOILS, AND PERMEABLE PAVEMENT.
- ➢ THE BIORETENTION PRACTICES (URBAN), COMPOST AMENDED SOILS, AND PERMEABLE PAVEMENT 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 TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. STORMWATER PLANTERS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- ➢ THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- ➢ 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 FIVE (5) 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 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCED ON IN-SITU FILL MATERIAL.
4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
5. 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.
6. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS. VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MXIMUM DRAINAGE AREAS TO BIORETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

DESIGN OF BEST MANAGEMENT PRACTICES

- **INFILTRATION BMP'S**

SOIL AMENDMENTS, AND PERMEABLE PAVEMENTS HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, LIMITING FACTORS INHIBIT FURTHER USE OF INFILTRATION PRACTICES AND PENDING SOIL TESTS, COULD INHIBIT PROPOSED INFILTRATION PRACTICES. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITIES. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL.

- **RAINWATER HARVESTING**

RAINWATER HARVESTING HAS BEEN FOUND IMPRACTICABLE FOR THIS APPLICATION AND THUS HAS NOT BEEN PROPOSED.

- **RUNOFF REDUCTION PRACTICES**

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, 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 AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- ➢ BOTH THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC # 9 AND #9A.
- ➢ THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.
- ➢ AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED ONSITE. THE PROPOSED PLANS CAN ACCOUNT FOR 1.0" AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET UTILIZING OFFSITE AREAS (SEE SHEET C-17).

- **OFFSITE OR SHARED FACILITIES**

OFFSITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-15. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-17. IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 1.04" TOTAL RETAINED. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORTCOMINGS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- **CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

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

- ➢ AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL ONSITE. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 1.0" OF RAINFALL UTILIZING OFFSITE AREAS. SEE CDP APPLICATION FOR BREAKDOWN OF EACH SITE'S RETENTION.
- ➢ THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF PERMEABLE PAVERS, SOIL AMENDMENTS, AND URBAN BIORETENTION (TREE PITS AND STORMWATER PLANTERS). 111% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 1.08 OF THE FIRST 1 INCH OF RAINFALL (INCLUDING OFFSITE AREAS).
- ➢ AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (TRADITIONAL BIORETENTION, ETC.)
- ➢ THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED.
- ➢ STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9, PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
- ➢ STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION
- ➢ THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-15 THRU C-20 FOR DETAILS.

- **SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

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

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

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

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 HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT N. COCHRAN
LIC. No. 2212
PROFESSIONAL ENGINEER

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
LW	LW

SCALE: AS SHOWN
PROJECT/FILE NO. 6894K
SHEET NO. C-16

FILE: P:\project\6894\6894K\CADD - PVP\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-SWM Notes.dwg USER: Wilson DATE: March 23, 2016 TIME: 10:47:28 AM

BUILDING B - SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES
- AMENDED SOILS
- RAIN GARDEN
- CONSERVATION EASEMENT

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT (ONSITE AND OFFSITE)
8,893 CF - 1.08 INCHES
LEED POTENTIAL RETENTION FOR APPLICATION (ONSITE ONLY)
6,702 CF + 479 CF = 7,181 CF - 0.97 INCHES

APPLICATION ALTERNATE/ADDITIONAL CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	9,511 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	10,267 CFT	
RAINFALL DEPTH RETAINED ONSITE	1.08 IN	
SITE AREA	2.62	

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT (LEVEL 1)	0.11	0.95	376	744	1.98	368	0.04
URBAN BIORETENTION PRACTICES (S/W PLANTERS)	1.24	0.95	4278	4389	1.03	110	0.01
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	479	0.05

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
PERMEABLE PAVEMENT (LEVEL 1)	0.02	IN	1.08 IN TIER 1
STORMWATER PLANTERS	0.45	IN	
BIORETENTION TREE PITS	0.36	IN	
MICRO-BIORETENTION (RAIN GARDEN)	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.16	IN	
CONSERVATION EASEMENT	0.02	IN	
SOIL AMENDMENTS	0.05	IN	
TOTAL	1.08	IN	

APPLICATION SWM COMPUTATIONS -TYSONS CORNER 1" CONFORMANCE SPREADSHEET

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

Site Name: Highland District

Description: DA 'A' = Bldg 'B'

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				0.40	0.40
Impervious Cover (acres)				2.22	2.22
				Total	2.62

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)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.40
Weighted Rv (turf)	0.25
% Managed Turf	15%
Impervious Cover (acres)	2.22
Rv (impervious)	0.95
% Impervious	85%
Total Site Area (acres)	**2.62**
Site Rv	**0.84**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**9,511**
Volume Not Converted to Runoff (cf)	**1,492**
1-inch Runoff Volume for entire site (cf)	**8,019**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	8,019
Runoff Reduction Volume Achieved (cf)	8,893
Total Runoff Volume Retained (cf)	10,385
Total Area of Site Captured in a BMP (acres)	2.97

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**113%**
Rainfall Depth Retained Onsite (inch)	**1.00**

*INCLUDES OFFSITE AREAS ALONG OLD MEADOW ROAD, GRANT ST, AND PUBLIC PARK 3. TYSONS SPREADSHEET RETENTION MAXIMUM IS 1.00". SEE "APPLICATION ALTERNATIVE/ADDITIONAL CREDITS" SPREADSHEET ON THIS SHEET FOR ACTUAL RAINFALL DEPTH RETAINED.

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

Site Name: Highland District

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.40	**0.40**
Impervious Cover	0.00	0.00	0.00	2.22	**2.22**
			D.A. Total (acres)		**2.62**

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,019

data input cells highlighted

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)	Estimate RWH RR % Credit: Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Permeable Pavement - DCR Level 1 Design Spec	onsite: 0.10 ac pp, 0.05 ac to pp. offsite: 0.04 ac pp	0.19	N/A	655	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	655	6,098	N/A	274	381	
Bioretention - DCR Level 1 Design Spec (standard)	0.01 ac onsite and 0.03 ac offsite to rain garden, 0.06 ac	0.04	0.06	192	Subtract 60% of provided storage vol.	60%	0	192	N/A	320	192	0	
Disconnection to Bioretention	ROOF TO SWM PLANTERS	1.24		4,279	Subtract 100% of provided storage vol.	100%	0	4,279	N/A	4,389	4,279	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pits: 0.42 impervious AC onsite; 0.52 offsite assume 4' soil depth, 1' gravel, 6" ponding depth Stormwater Planters: 2310 SF Footprint	0.99	N/A	3,414	Subtract 100% of provided storage vol.	100%	0	3,414	N/A	5,178	3,414	0	
Sheetflow to Conservation Area with C/D Soils	East of Building B	0.04	0.08	211	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	211	51680	N/A	211	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	0.19 amended soils onsite, with 0.13 ac flowing to it. 0.01 ac amended soils offsite	0.13	0.20	630	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	630	8712	N/A	523	107	N/A
	Totals:	**2.63**	**0.34**										See Site Data and Summary Tab for Site Results
	Total Drainage Area Treated (acres):		**2.97**		**Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):**						**8,893**		

VIKA

ENGINEERS■PLANNERS■LANDSCAPE ARCHITECTS■SURVEYORS■SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200■TYSONS, VIRGINIA 22102
(703) 442-7800■FAX (703) 762-2787
W W W . V I K A . C O M

THE HIGHLAND DISTRICT FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT A. COCHRAN
Lic. No. 2872
LAND SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
LW	LW

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-17

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-SWM Notes.dwg USER: Wilson DATE: March 23, 2016 TIME: 10:47:28 AM

BIORETENTION SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (DA 'A')

CURB EXTENSION #	DA (ONSITE) (SF.)	DA (OFFSITE) (SF.)	SURFACE AREA REQ'D (SF.)	Rv	Tv REQ'D (CFT)	Tv BYPASS (CFT)	SURFACE AREA PROV'D (SF.)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)	Tv BYPASS TREATED DOWNSTREAM (CFT)
1	411	1039	57	0.95	115		85	6	4	1	1	0.25	0.4	162	
2	458	1526	79	0.95	157		124	6	4	1	1	0.25	0.4	236	
3	404	1103	60	0.95	119		124	6	4	1	1	0.25	0.4	236	
4	340	869	48	0.95	96		112	6	4	1	1	0.25	0.4	213	
5	1829	2790	183	0.95	366	130	124	6	4	1	1	0.25	0.4	236	
6	485	1856	93	0.95	185		124	6	4	1	1	0.25	0.4	236	50
7	348	1890	89	0.95	177		124	6	4	1	1	0.25	0.4	236	58
8	167	1582	69	0.95	138		124	6	4	1	1	0.25	0.4	236	21
9		1695	67	0.95	134		124	6	4	1	1	0.25	0.4	236	
10		3484	134	0.92	267	104	86	6	4	1	1	0.25	0.4	163	
11		1489	51	0.82	102		132	6	4	1	1	0.25	0.4	251	104
12		1618	56	0.83	112		132	6	4	1	1	0.25	0.4	251	
13	228	1270	47	0.75	94		132	6	4	1	1	0.25	0.4	251	
14	598	564	33	0.69	67		132	6	4	1	1	0.25	0.4	251	
15	3198		111	0.83	221		132	6	4	1	1	0.25	0.4	251	
16	1265		50	0.95	100		132	6	4	1	1	0.25	0.4	251	
17	3010		119	0.95	238		132	6	4	1	1	0.25	0.4	251	
18	1085		43	0.95	86		132	6	4	1	1	0.25	0.4	251	
19	1127		45	0.95	89		132	6	4	1	1	0.25	0.4	251	
20	1167		46	0.95	92		132	6	4	1	1	0.25	0.4	251	
21	1066		42	0.95	84		132	6	4	1	1	0.25	0.4	251	
22	1090		43	0.95	86		122	6	4	1	1	0.25	0.4	232	
TOTALS =	0.42	0.52	1563		3127	234	2725							5178	234

STORMWATER PLANTER SIZING COMPUTATIONS

Tyson's Corner Stormwater Planter Sizing chart

APPLICATION DRAINAGE AREA	SWM PLANTER GROUP	DA TO PLANTER (AC)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL DEPTH PROVIDED (FT)	SOIL VOLUME PROVIDED (CF)	GRAVEL DEPTH PROVIDED (FT)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	1 (6 PLANTERS)	0.34	0.95	**1188**	**1197**	630	6	4	2520	1	630	1	0.25	0.4	0.34
	2 (16 PLANTERS)	0.90	0.95	**3092**	**3192**	1680	6	4	6720	1	1680	1	0.25	0.4	0.90
	TOTALS=	*1.24*		***4279***	***4389***	*2310*									1.24

PERMEABLE PAVEMENT SIZING COMPUTATIONS

Tysons Corner Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level I	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
Level I	1	4744.00	0.95	523	1859	0.11	0.11	0.04	0.083	0	0.083	0.4	0.5	0.71	1.875	1	744
level I (Offsite)	1	1857.00	0.95	294	1857	0.00	0.04	0.04	0.083	0	0.083	0.4	0.5	0.41	1.875	1	743
Total		**6601.00**		817	3716												**1486**

LEED CREDIT 6.1 COMPLIANCE

EXISTING CONDITIONS PEAK FLOW AND RUNOFF DEPTH

```
User:      LEVIT                              Date:         8/3/2015
Project:   Highland District                  Units:        English
SubTitle:  Existing Condition                 Areal Units:  Acres
State:     Virginia
County:    Fairfax NOAA_C
Filename:  <new file>

                 --- Sub-Area Data ---

Name         Description           Reach      Area(ac)   RCN    Tc
----------------------------------------------------------------------
Ex. Cond                           Outlet       2.62      96   0.100

Total area: 2.62 (ac)

                 --- Storm Data  --

          Rainfall Depth by Rainfall Return Period

  2-Yr     5-Yr     10-Yr    25-Yr    50-Yr    100-Yr    1-Yr
  (in)     (in)     (in)     (in)     (in)     (in)      (in)
----------------------------------------------------------------
  3.17     .0       4.87     .0       .0       .0        2.62

Storm Data Source:             User-provided custom storm data
Rainfall Distribution Type:    NOAA_C
Dimensionless Unit Hydrograph: <standard>

 Sub-Area          Peak Flow by Rainfall Return Period
 or Reach      2-Yr      10-Yr      1-Yr
Identifier     (cfs)     (cfs)      (cfs)
------------------------------------------------------------
SUBAREAS
Ex. Cond       8.63      13.57      7.02

REACHES

OUTLET         8.63      13.57      7.02

 Sub-Area                                  Hydrologic  Sub-Area  Curve
Identifier        Land Use                    Soil       Area    Number
                                              Group      (ac)
------------------------------------------------------------------------
Ex. Cond   Open space; grass cover > 75%    (good)  D      .24      80
           Paved parking lots, roofs, driveways     D     2.38      98

           Total Area / Weighted Curve Number             2.62      96
                                                          ====      ==

                         STORM 1-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)

Ex. Cond    0.004                2.146               12.12    7.02   1715.63

                         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)

Ex. Cond    0.004                2.693               12.12    8.63   2110.29

                         STORM 10-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)

Ex. Cond    0.004                4.390               12.12   13.57   3318.88
```

EX. CONDITION PEAK FLOWS

EXISTING COND. LAND USE

EX. CONDITION 2-YR RUNOFF DEPTH

PROP. CONDITION 2-YR RUNOFF DEPTH (WITHOUT RUNOFF REDUCTION PRACTICES)

PROPOSED CONDITIONS PEAK FLOW

```
                 --- Sub-Area Data ---

Name         Description           Reach      Area(ac)   RCN    Tc
----------------------------------------------------------------------
Prop. Cond                         Outlet       2.62      95   0.100

Total area: 2.62 (ac)

                 --- Storm Data  --

          Rainfall Depth by Rainfall Return Period

  2-Yr     5-Yr     10-Yr    25-Yr    50-Yr    100-Yr    1-Yr
  (in)     (in)     (in)     (in)     (in)     (in)      (in)
----------------------------------------------------------------
  3.17     .0       4.87     .0       .0       .0        2.62

Storm Data Source:             User-provided custom storm data
Rainfall Distribution Type:    NOAA_C
Dimensionless Unit Hydrograph: <standard>
                    Hydrograph Peak/Peak Time Table

 Sub-Area      Peak Flow and Peak Time (hr) by Rainfall Return Period
 or Reach      2-Yr      10-Yr      1-Yr
Identifier     (cfs)     (cfs)      (cfs)
            (hr)      (hr)      (hr)
------------------------------------------------------------------
SUBAREAS
Prop. Cond     8.45      13.43      6.81
            12.12     12.12     12.12

REACHES

OUTLET         8.45      13.43      6.81


   LEVIT                     Highland District
                            PROPOSED CONDITION
                      Fairfax NOAA_C County, Virginia

                  Sub-Area Land Use and Curve Number Details

 Sub-Area                                  Hydrologic  Sub-Area  Curve
Identifier        Land Use                    Soil       Area    Number
                                              Group      (ac)
------------------------------------------------------------------------
Prop. CondOpen space; grass cover > 75%     (good)  D       .4      80
          Paved parking lots, roofs, driveways      D     2.22      98

          Total Area / Weighted Curve Number              2.62      95
                                                          ====      ==

                         STORM 1-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)

Prop. Cond  0.004                2.050               12.12    6.81   1665.68

                   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)

Prop. Cond  0.004                2.586               12.12    8.45   2066.30

                         STORM 10-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)

Prop. Cond  0.004                4.275               12.12   13.43   3282.99
```

POST DEVELOPMENT PEAK FLOWS

POST DEVELOPMENT PEAK FLOWS

TOTAL RUNOFF VOL. (EX. CONDITIONS)

2 YR STORM: 2.62 AC X 2.693 IN X 1 FT/12 IN X 43,560 SF/AC = 25,612 CFT

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)

THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

ALLOWABLE RUNOFF VOL.

25,612 CF X 0.75 = 19,209 CFT

TOTAL RUNOFF VOL. (PROP. CONDITIONS)

2 YR STORM: 2.62 AC X 2.59 IN X 1 FT/12 IN x 43,560 SF/AC = 24,632 CFT

LEED PROVIDED RUNOFF REDUCTION VOLUME

7,189 CF PROVIDED WITH RUNOFF REDUCTION PRACTICES ONSITE AS SHOWN ON SHEET C-17.

24,632 CFT - 7,189 CFT = 17,443 < 19,209 CFT

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED ALLOWABLE RELEASE RATE

THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A PEAK RATE GREATER THAN EXISTING PEAK RATE FOR THE 2-YR AND 10-YR STORM EVENTS. BOTH THE 2-YR AND 10-YR PROPOSED PEAK RUNOFF RATES ARE LESS THAN THE EX. CONDITIONS PEAK RUNOFF RATES, THUS SATISFYING THE DETENTION REQUIREMENTS OF THE PFM. (SEE COMPUTATIONS THIS SHEET)

PFM 2 AND 10 YEAR DETENTION COMPLIANCE

ALLOWABLE RELEASE RATE

EXISTING 2 YR PEAK = 8.63 CFS (TR-55 COMPS. THIS SHEET)

EXISTING 10 YR PEAK = 13.57 CFS (TR-55 COMPS. THIS SHEET)

POST-DEVELOPMENT DETENTION REQUIREMETS

POST-DEVELOPMENT DETENTION IS NOT REQUIRED FOR THE 2-YEAR OR THE 10-YEAR STORM EVENT. BOTH THE 2-YR AND THE 10-YR POST DEVELOPMENT PEAK RUNOFF RATES ARE LESS THAN THE PRE-DEVELOPMENT RATES, THUS SATISFYING THE DETENTION REQUIREMENTS OF THE PFM.

PRELIMINARY SWM SIZING TR-55 SHORTCUT METHOD

SITE AREA (acre): 2.62

	1-year PRE	1-year POST (adjusted)	2-year PRE	2-year POST (adjusted)	10-year PRE	10-year POST (adjusted)
P	2.62	2.62	3.17	3.17	4.87	4.87
CN	96	90	96	90	96	91
S=1000/CN-10	0.42	1.15	0.42	1.09	0.42	1.00
0.2S	0.08	0.23	0.08	0.22	0.08	0.20
$RV=(P-0.2S)^2/(P-0.2S)+S$	2.18	1.61	2.72	2.15	4.40	3.84

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	7.02	Qpre-development	8.63	Qpre-development	13.57	*From TR55*
QPost Development	6.81	QPost Development	8.45	QPost Development	13.43	*From TR55*
RVPost Development (with runoff reduction)	1.61	RVPost Development (with runoff reduction)	2.15	RVPost Development (with runoff reduction)	3.84	*From CN reduction computations*
Qallowable	7.02	Qallowable	8.63	Qallowable	13.57	
Qallowable/QPost Development	1.03	Qallowable/QPost Development	1.02	Qallowable/QPost Development	1.01	
Vs/Vr	**0.00**	Vs/Vr	**0.00**	Vs/Vr	**0.00**	
Vs	0.00	Vs	0.00	Vs	0.00	
Storage required (cf)	**0**	**Storage required (cf)**	**0**	**Storage required (cf)**	**0**	

POST-DEVELOPMENT CURVE NUMBER ADJUSTMENT

CURVE NUMBER REDUCTION COMPUTATIONS

	1-year storm	2-year storm	10-year storm	
$RV_{Developed}$ (in) with no Runoff Reduction	2.05	2.59	4.28	*From RRM*
$RV_{Developed}$ (in) with Storage Provided	**1.61**	**2.15**	**3.84**	*Based on RR Volume Provided*
CN adjusted	**90**	**90**	**91**	*SEE FORMULA BELOW*

	Storage Volume	RR Credit	Runoff Reduction	
URBAN BIO-RETENTION (TP)	4,277	40%	**1,711**	*RR Credit Based on VRRM*
URBAN BIO-RETENTION (PLANTERS)	4,389	40%	**1,756**	*RR Credit Based on VRRM*
PERMEABLE PAVEMENT	744	45%	**335**	*RR Credit Based on VRRM*
AMENDED SOILS	510	50%	**255**	*RR Credit Based on VRRM*
CONSERVATION EASEMENT	211	50%	**106**	*RR Credit Based on VRRM*
RAIN GARDEN	0	40%	**0**	*RR Credit Based on VRRM*
	Total RR Volume Provided		**4,162**	

*ONSITE TREE PITS ONLY

NOTE: SEE SHEET C-19 FOR BMP COMPUTATIONS

LEED CREDIT 6.2 COMPLIANCE

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)
COMP SOIL		N/A	12	50	National or regional source	6
BIORETENT		No	65	70	National or regional source	45.5
CDS	VORTECHNIC	Yes	65	80	Manufacturer	15.6
PERM PAV		No	3	80	National or regional source	2.4
CONSERV.		No	5	60	National or regional source	3
CDS	VORTECHNIC	No	10	80	National or regional source	8
Total weighted average TSS removal efficiency (must be at least 80%)						80.5

LEED CREDIT 6.2 COMPLIANCE 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 ABOVE, THIS SITE SHALL COMPLY WITH THIS LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS THE PROPERTY LINE. THE FINAL LEED BOUNDARY AND CDS UNIT (IF NEEDED) LOCATIONS WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

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
WWW.VIKA.COM

THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012
SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
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REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014
DES. LW / DWN. LW
SCALE: AS SHOWN
PROJECT/FILE NO. 6894K
SHEET NO. C-18

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HIGHLAND DISTRICT BLDG B Date: 12/2/2015

Plan Number: _____ Engineer: LW

I. WATER QUALITY NARRATIVE

THE FDP AREA OF 2.62 ACRES IS CURRENTLY A DEVELOPED OFFICE BUILDING WITH SURFACE PARKING. NO BMPS CURRENTLY EXIST. THE SITE WILL BE DEVELOPED AS A RESIDENTIAL USE. THE SITE IS LOCATED IN A RESOURCE MANAGEMENT AREA OUTSIDE THE OCCOQUAN WATERSHED AND SHALL BE CONSIDERED REVELOPMENT PER PFM 6-0401.2A THEREFORE, 3.65% PHOSPHOROUS REMOVAL RELATIVE TO POST DEVELOPMENT PHOSPHOROUS LOADING WITHOUT BMP'S IS REQUIRED. BMP REQUIREMENTS SHALL BE MET VIA THE USE OF PERMEABLE PAVEMENT AND URBAN BIORETENTION TREE PITS AND SWM PLANTERS ON GRADE. THE DEVELOPER RESERVES THE RIGHT TO ALSO USE MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARING HOUSE ATANDARDS, OR A COMBINATION OF THE PROPOSED LID TECHNIQUES. FINAL DESIGN, LOCATION, AND BMP SYSTEM TYPES SHALL BE ESTBALISED AT TIME OF FINAL SITE PLAN AND MAY BE REVISED.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
PERMEABLE PAVEMENT	0.90	0.09
URBAN BIORETENTION TREE PITS	0.90	0.42
UNDETAINED	0.63	0.87
S/W PLANTERS	0.90	1.24
	Total	2.62

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 2.62 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
PERMEABLE PAVEMENT	0.90	x	0.09	=	0.08
URBAN BIORETENTION TREE PITS	0.90	x	0.42	=	0.38
UNDETAINED	0.63	x	0.87	=	0.55
S/W PLANTERS	0.90	x	1.24	=	1.12

(b) Total 2.12

(C) Weighted average "C" factor (b)/(a) = (C) 0.81

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
PERMEABLE PAVEMENT	40	x	0.03	x	1.11	=	1.53
URBAN BIORETENTION TREE PITS	65	x	0.16	x	1.11	=	11.57
UNDETAINED	0	x	0.33	x	0.78	=	0.00
S/W PLANTERS	65	x	0.47	x	1.11	=	34.17

(a) Total = 47.27

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 3.7

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

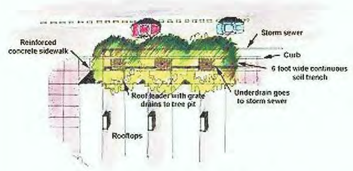
Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = 3.65 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 47.3 >= 3.7

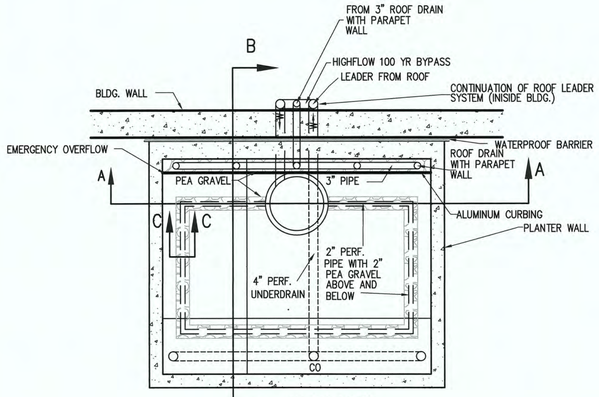
P:\projects\6894\6894K\DATA -XS\SWM\FDP\BLDG B\4th Submission\[BMPCOMPS.xls]Sheet1 **PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED**



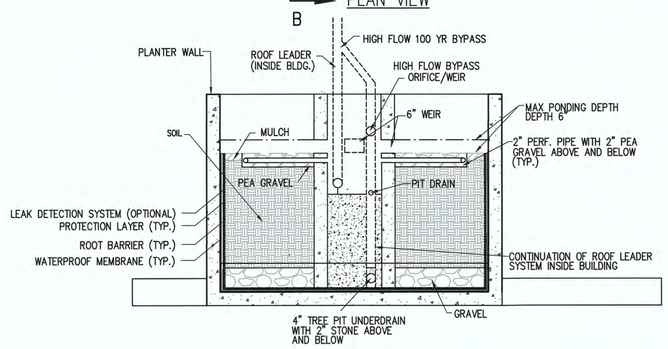
BIORETENTION TREE PIT DETAIL
(SEE LANDSCAPE PLKANS FOR SPECIFIC DETAILS)

Figure 7.2. Typical Detail (Source: Smith, 2009)

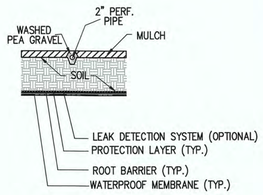
PERVIOUS PAVEMENT DETAIL



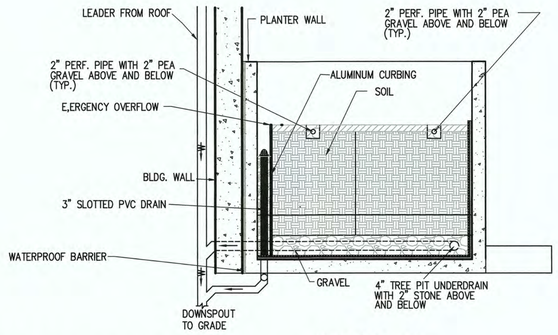
PLAN VIEW



SECTION A–A



SECTION C–C



SECTION B–B

STORMWATER PLANTER DETAIL
1" = 2'

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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 HIGHLAND DISTRICT FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

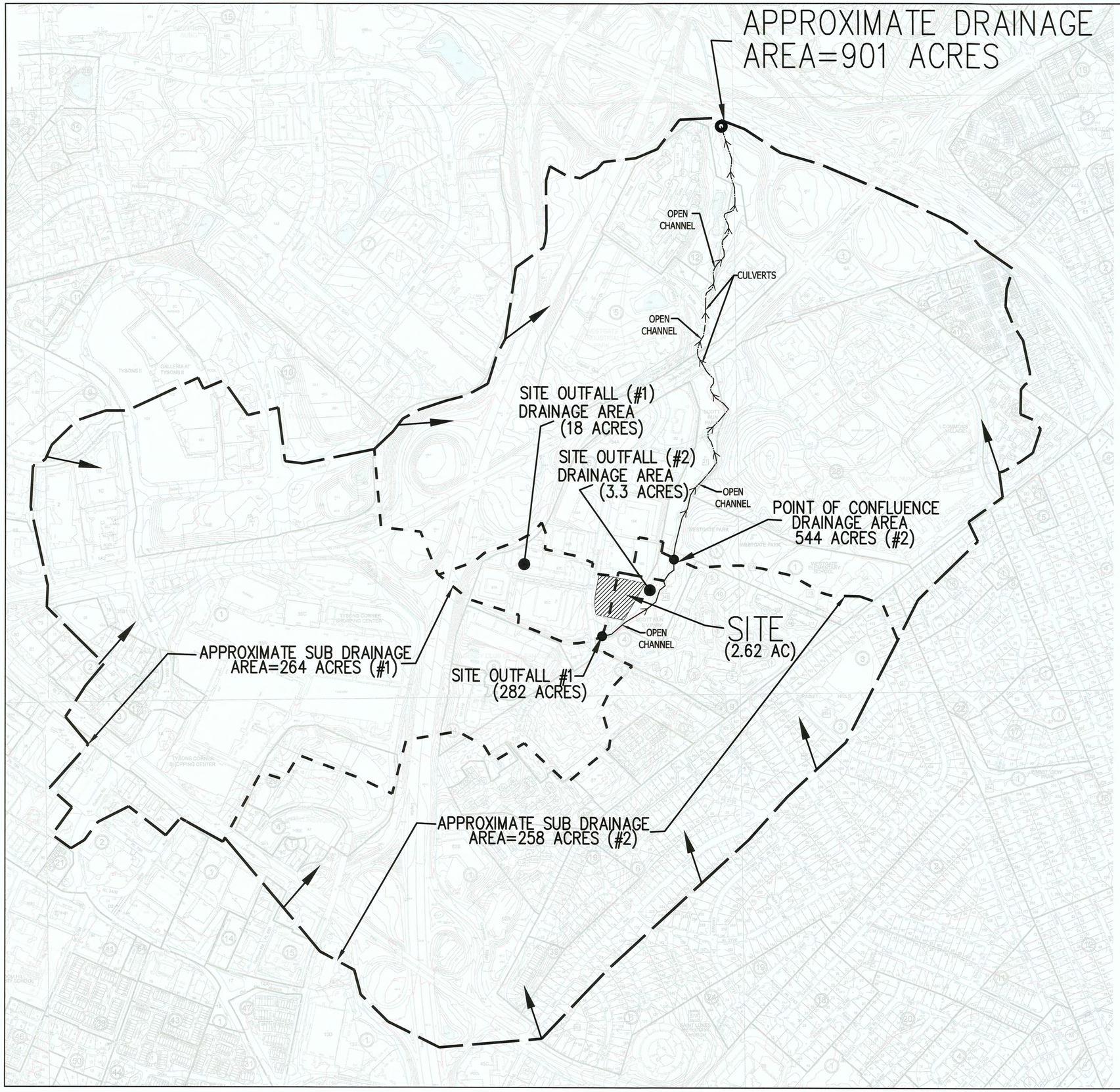
DES.	DWN.
LW	LW

SCALE: AS SHOWN

PROJECT/FILE NO. 6894K

SHEET NO. C-19

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-SWM Notes.dwg USER: Wilson DATE: March 23, 2016 TIME: 10:47:28 AM



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY (2.62 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((6)) 106 AND IS LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTY IS BORDERED BY OLD MEADOW LANE, CONDOMINIUMS, OLD MEADOW ROAD, AND A COMMERCIAL BUILDING.

THERE ARE TWO OUTFALLS ASSOCIATED WITH THIS SITE AS SHOWN IN THE MAP ON THIS SHEET. THE FOLLOWING IS A DETAILED DESCRIPTION OF EACH ONE:

OUTFALL #1 COLLECTS APPROXIMATELY 18 ACRES, INCLUDING THE 1.14 ACRES OF THE SITE AREA, AT OLD MEADOW ROAD AND THEN DRAINS INTO AN EXISTING PIPE. THIS EXISTING PIPE OUTFALLS INTO SCOTTS RUN. AT THE POINT WHERE THE EXISTING PIPE OUTFALLS INTO SCOTTS RUN, AT WHICH POINT, THE TOTAL DRAINAGE AREA IS 282 ACRES. FURTHER DOWNSTREAM OF SCOTTS RUN THE POINT OF CONFLUENCE FOR THIS SITE HAS A TOTAL DRAINAGE AREA OF 544 ACRES, EXCEEDING THE REQUIREMENT PER PFM SECTION 6-203.2C OF 360 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

OUTFALL #2 COLLECTS APPROXIMATELY 3.3 ACRES, INCLUDING 1.48 ACRES OF THE SITE AREA, AT THE EXISTING PIPE ON THE ADJACENT PARCEL 105 TO THE NORTH OF THE SITE. THIS EXISTING PIPE OUTFALLS INTO SCOTTS RUN. AT THE POINT OF CONFLUENCE, FURTHER DOWNSTREAM OF SCOTTS RUN, THE TOTAL DRAINAGE AREA IS 544 ACRES, EXCEEDING THE REQUIREMENT PER PFM SECTION 6-203.2C OF 360 ACRES. ADEQUATE DRAINAGE WILL BE PROVIDED.

AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 901 ACRES; SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 262 ACRES.

AT THIS TIME THERE ARE NO REPORTED DOWNSTREAM DRAINAGE CONCERNS.

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 Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 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(s) C-15 _____. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-15	SEE SHEET C-15	SEE SHEET C-15	SEE SHEET C-15	SEE SHEET C-15	SEE SHEET C-17	N/A
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-11, C-20. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-15. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-1.1.

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-19.

☒ 8. A description of 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(s) C-20. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-20 (GRANDFATHERED SITE)

☒ 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 Sheet(s) C-6.

☐ 11. A submission waiver is required for _____.

☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT H. COCHRAN
LIC. No. 2212
LAND SURVEYOR

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

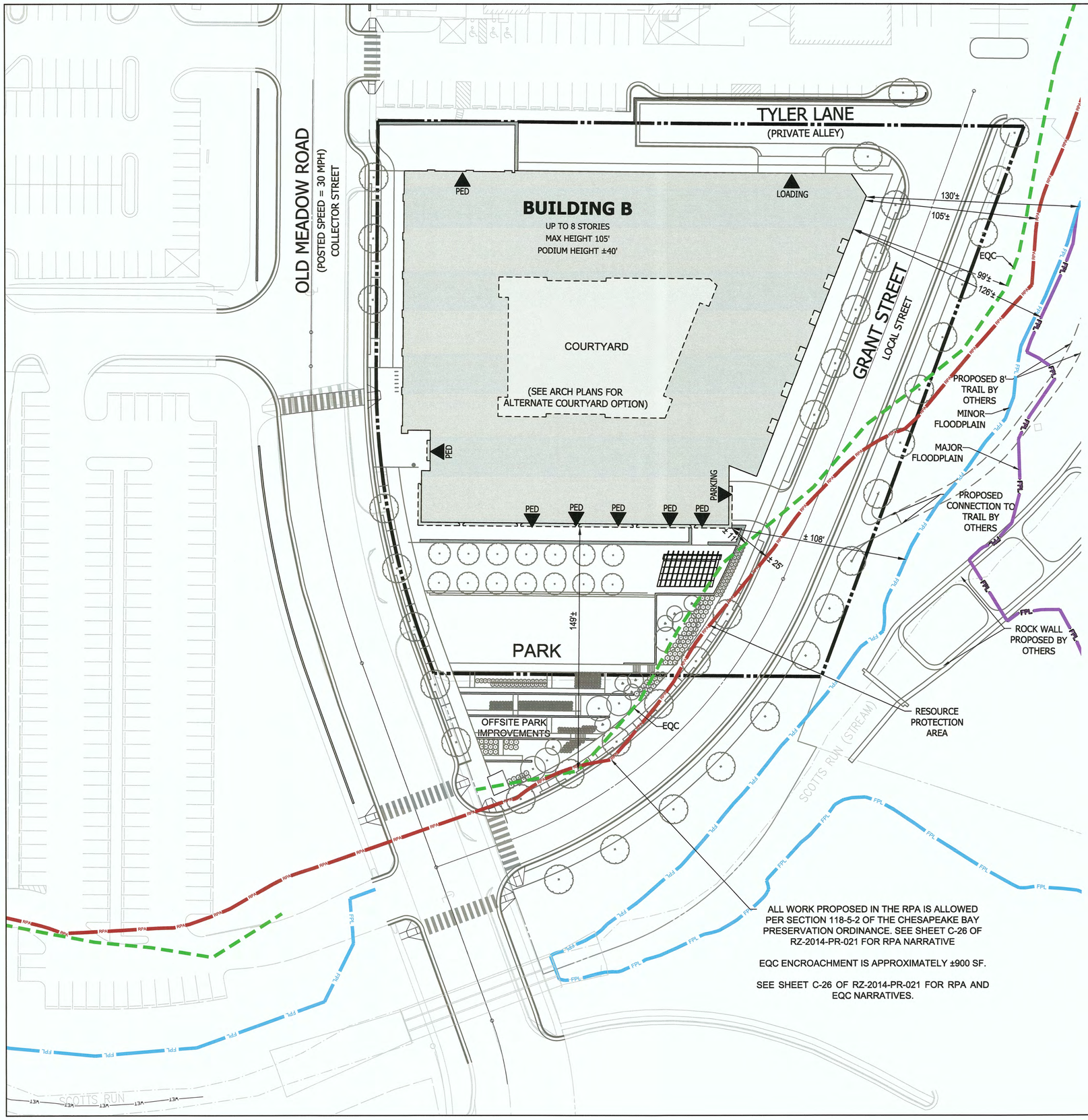
DES.	DWN.
LW	LW

SCALE: 1"=400'

PROJECT/FILE NO. 6894K

SHEET NO. C-20

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-SWM Notes.dwg USER: Wilson DATE: March 23, 2016 TIME: 10:47:28 AM



LEGEND

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF / PODIUM
- PROPERTY LINE / LIMITS OF FDP
- RPA — RESOURCE PROTECTION AREA
- FPL — MAJOR FLOODPLAIN
- FPL — MINOR FLOODPLAIN
- WET — WETLANDS
- ENVIRONMENTAL QUALITY CORRIDOR
- PED — PEDESTRIAN ENTRANCE / EXIT
- LOADING — LOADING ENTRANCE / EXIT
- PARKING — PARKING ENTRANCE / EXIT

ALL WORK PROPOSED IN THE RPA IS ALLOWED PER SECTION 118-5-2 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. SEE SHEET C-26 OF RZ-2014-PR-021 FOR RPA NARRATIVE

EQC ENCROACHMENT IS APPROXIMATELY ±900 SF.

SEE SHEET C-26 OF RZ-2014-PR-021 FOR RPA AND EQC NARRATIVES.

NORTH
(VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

THE HIGHLAND DISTRICT
FDP - BUILDING - B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENVIRONMENTAL DIMENSION PLAN

COMMONWEALTH OF VIRGINIA
6/6/16
ROBERT R. COCHRAN
Lic. No. 2012

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

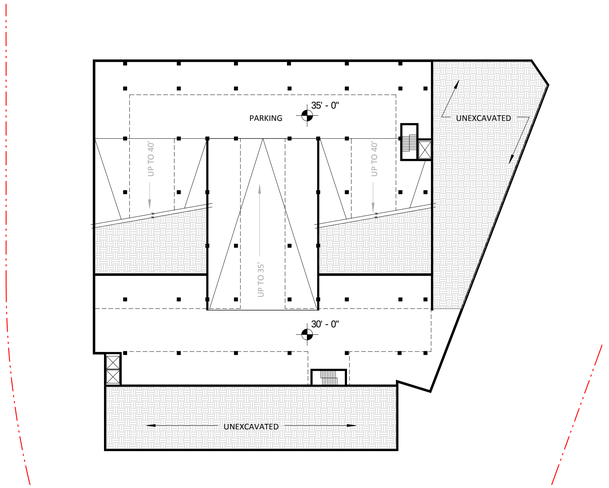
DES.	DWN.
RRC	KEA

SCALE: 1"=30'

PROJECT/FILE NO. 6894K

SHEET NO. C-21

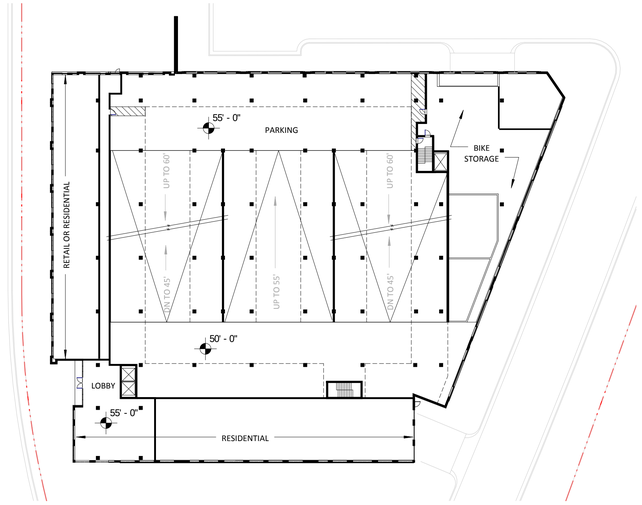
FILE: P:\projects\6894\6894K\CADD - PVPLANNING\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-ENVIRONMENT.dwg USER: kantonucci DATE: March 22, 2016 TIME: 2:27:02 PM



Parking Level 2

N

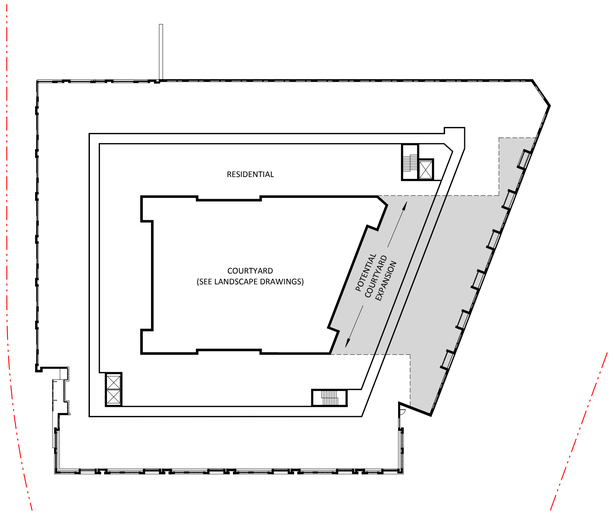
0 20 40 80



Ground Level

N

0 20 40 80



Typical Residential Level

N

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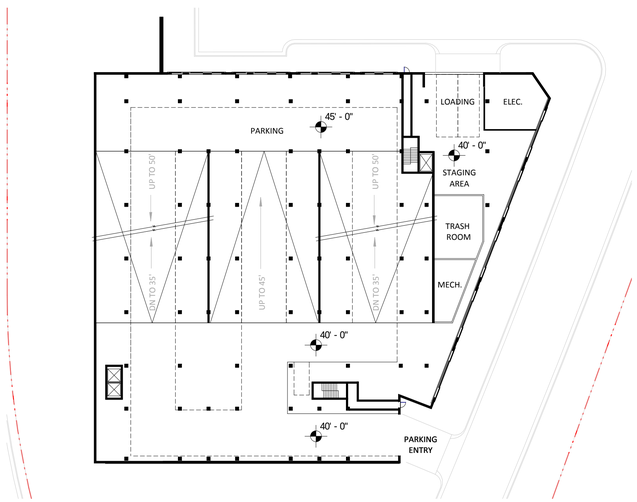

Parking level 1

N

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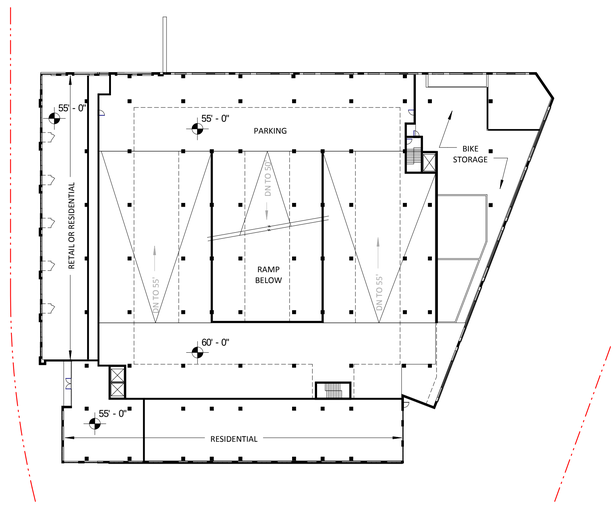
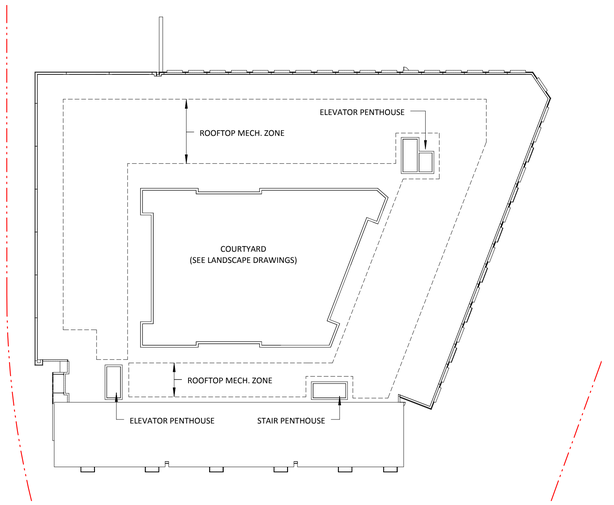


Ground Level A

N

0 20 40 80



Roof Plan

N

0 20 40 80

Floor plans are provided to illustrate the overall building configuration, extent of below grade excavation, preliminary parking configurations, building massing and general relationship of building uses. Design details represented on these floor plans are subject to change at site plan and building permit submissions.
The number of floors may vary but shall not exceed maximum building heights listed. Parking configurations and number of parking levels may vary depending on the mix of uses, residential unit mix and final parking count, structure and mechanical system layout and will be finalized at the time of building permit.

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District - Bldg B

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
FLOOR PLANS

A1

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3/21/2016 5:49:44 PM
C:\Users\rdavis\Documents\214005 Tysons East - Building B_rdavis.rvt

South West Perspective

Elevations and perspectives are illustrative and all building materials are subject to change with final architectural design, provided the general quality and characteristics shown hereon are maintained. Building heights are from average site grade.

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District - Bldg B

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
PERSPECTIVES

A2

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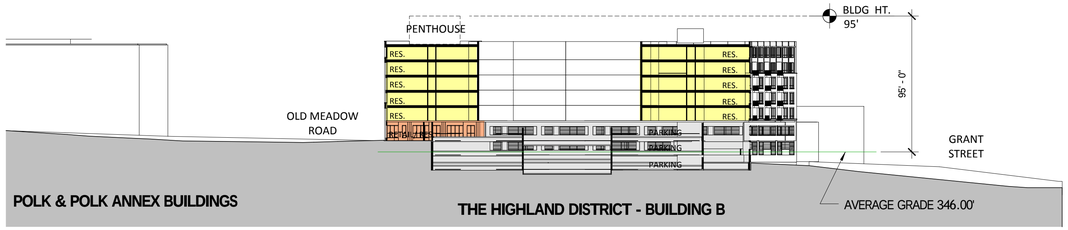

Section A-A

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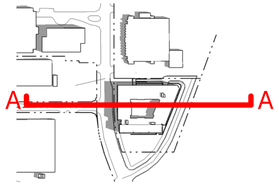
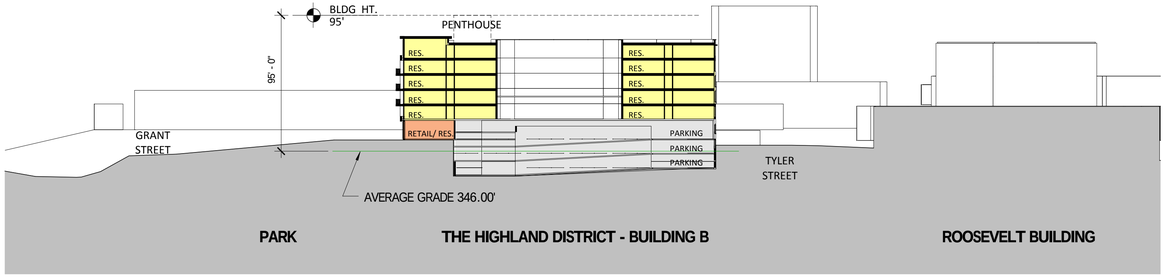
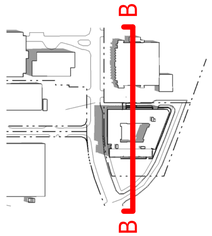




Section B-B

0 25 50 100



BUILDING KEY:

- RESIDENTIAL
- RETAIL OR RESIDENTIAL
- PARKING

ALL BUILDING HEIGHTS MEASURED FROM THEIR RESPECTIVE AVERAGE GRADE PLANES

Architectural plans, elevations, illustrations, materials, building heights, etc. are conceptual and are subject to revision with Final Site Plan Applications.

ARCHITECT

Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT

Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY

Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

BIT Investment Fifty-Two, LLC

The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision
	01.20.2015	FDP Revision 01
	12.11.2014	FDP Submission

Project Name
The Highland District - Bldg B

Project Number
214005.00

Date
June 6, 2016

Scale
As indicated

Drawing
SECTIONS

A3

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West Elevation - Residential Option

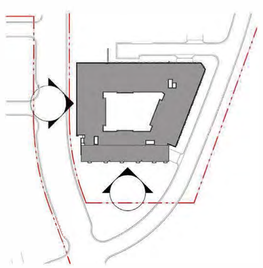
0 8 16 32

West Elevation - Retail Option

0 8 16 32

South Elevation

0 8 16 32



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	MASONRY
2	METAL PANEL OR LAMINATE PANEL
3	CEMENTITIOUS PANEL
4	PAINTED METAL
5	STOREFRONT
6	FENESTRATION
7	METAL RAIL
8	COILING DOOR
9	WIRE TRELLIS

Elevations and perspectives are illustrative and all building materials are subject to change with final architectural design, provided the general quality and characteristics shown hereon are maintained. Building heights are from average site grade.

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision
3	07.27.2015	FDP Revision 02
2	01.20.2015	FDP Revision 01
1	12.11.2014	FDP Submission

Project Name
The Highland District - Bldg B

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
ELEVATIONS

A4a

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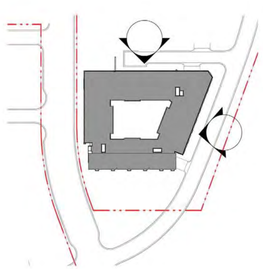
North Elevation

0 8 16 32

East Elevation

0 8 16 32

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	MASONRY
2	METAL PANEL OR LAMINATE PANEL
3	CEMENTITIOUS PANEL
4	PAINTED METAL
5	STOREFRONT
6	FENESTRATION
7	METAL RAIL
8	COILING DOOR
9	WIRE TRELLIS



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The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

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ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District - Bldg B

Project Number

Date
June 6, 2016

Scale
As indicated

Drawing
ELEVATIONS

A4b

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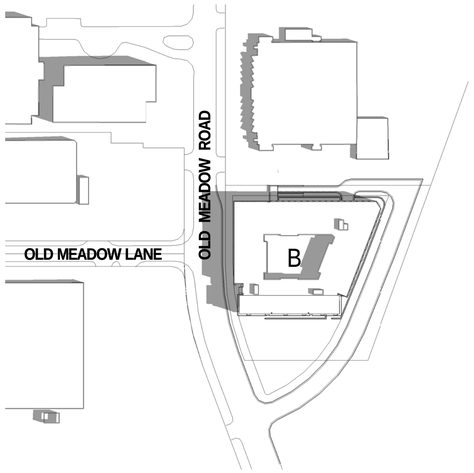

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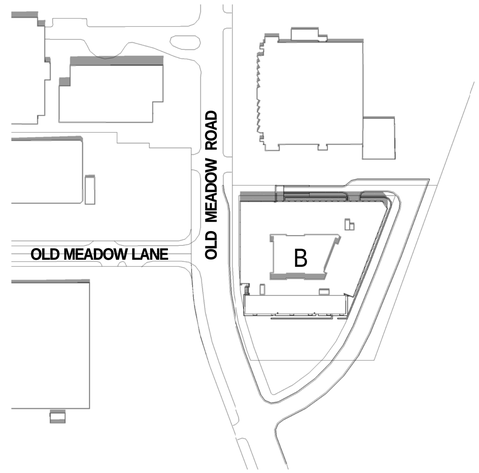

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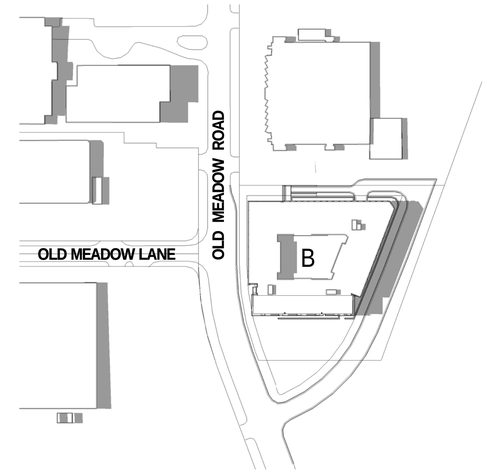

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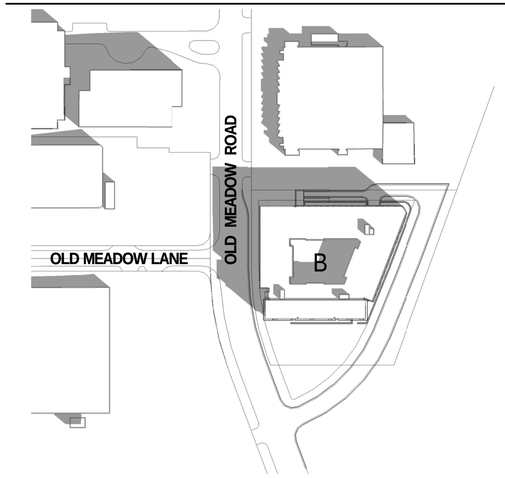
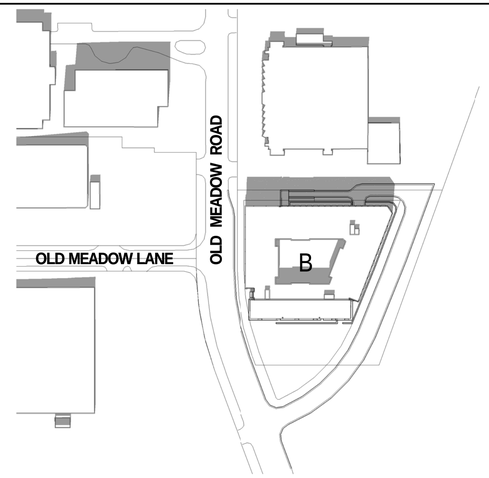


MARCH 21 AND SEPTEMBER 21 - 9 AM



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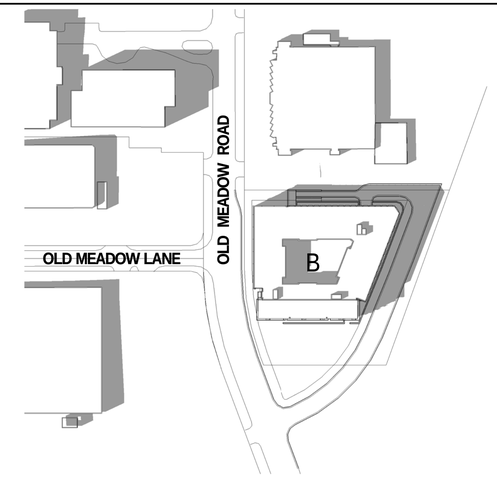

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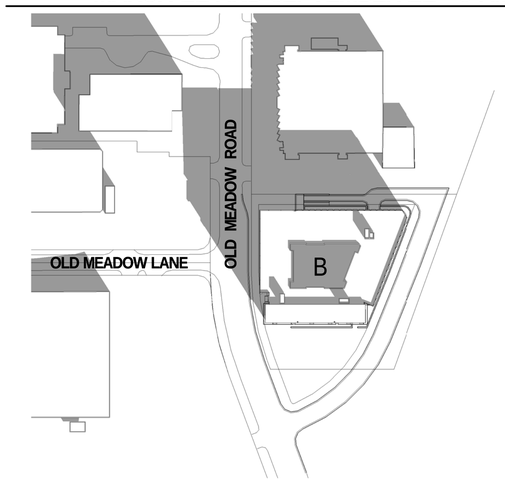

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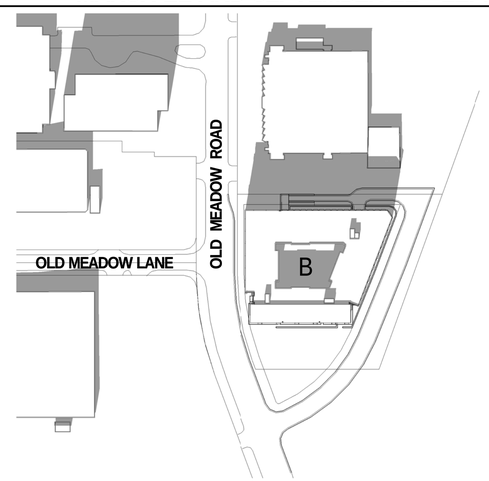

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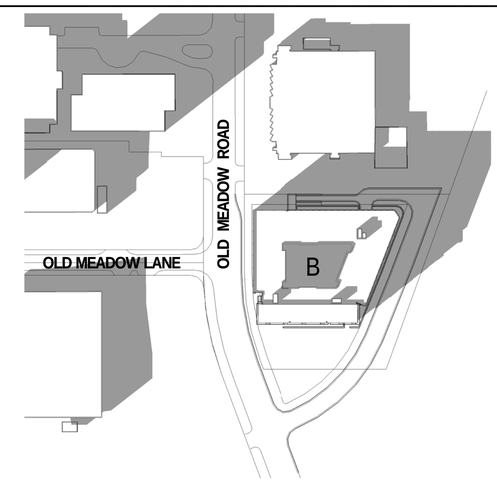

DECEMBER 21 - 3 PM

ARCHITECT
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120 Alexandria, VA 22314
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEER
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 Tysons, VA 22102
p. 703.442.7800

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320 Alexandria, VA 22314
p. 703.548.5010

ATTORNEY
Walsh, Colucci, Lubeley, & Walsh, PC
2200 Clarendon Blvd, 13th Floor Arlington, VA 22201
p. 703.528.4700

BIT Investment Fifty-Two, LLC

The Highland District - Bldg B

TYSONS CORNER, VIRGINIA

hord | coplan | macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

no.	date	revision

Project Name
The Highland District - Bldg B

Project Number
214005.00

Date
June 6, 2016

Scale

Drawing
SHADOW STUDIES

A5

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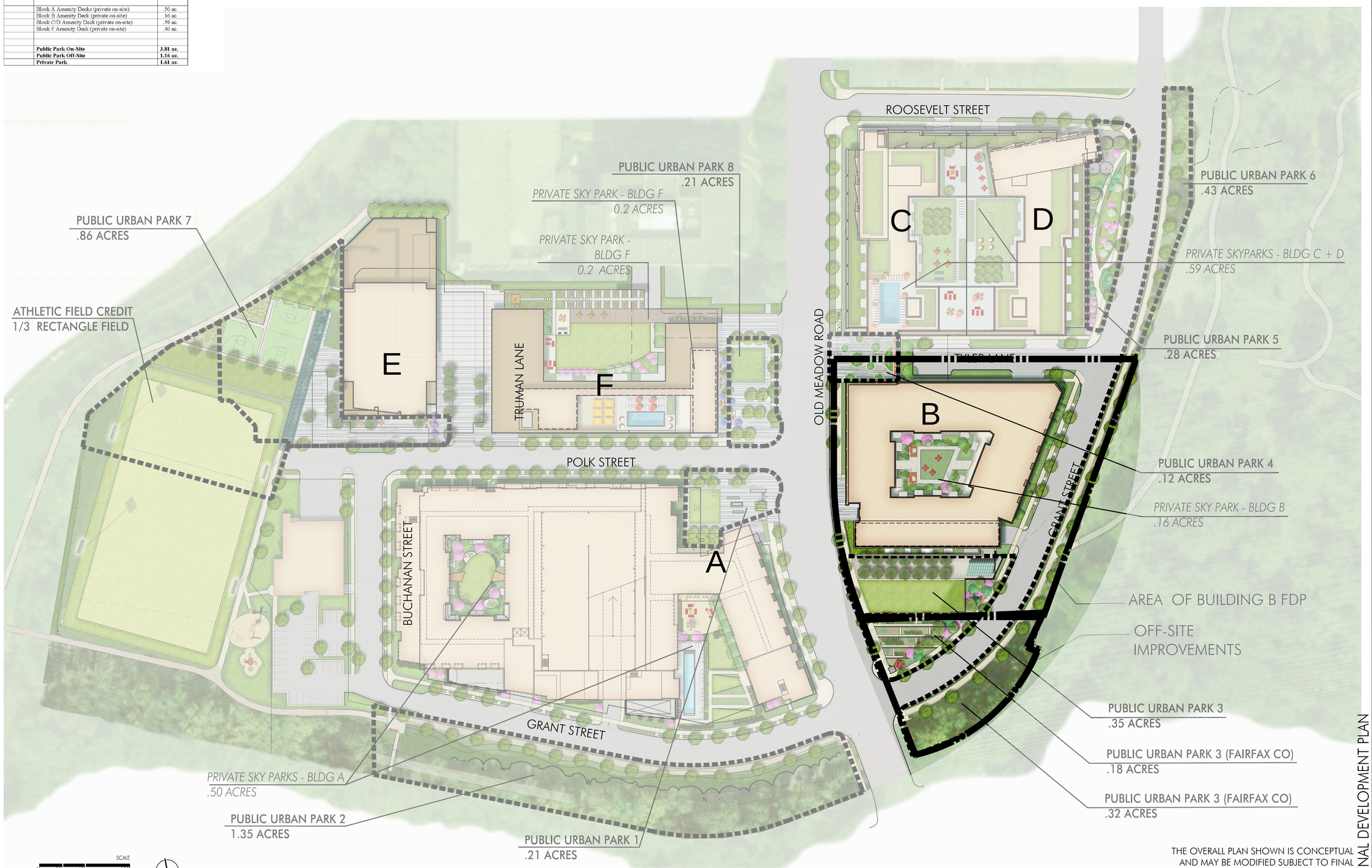
2/4/2016 3:13:54 PM
C:\Users\rdavis\Documents\214005 Tysons East - Full Site - Building B-2015_rdavis.rvt

OVERALL PARKS PLAN PROVIDED FOR CONTEXT

4.97 ACRES PUBLIC
PARK SPACE PROVIDED

Park Space

1	Urban Park / Plaza (public on-site)	.21 ac.
2	Linear Park (public on-site)	1.35 ac.
3	-Urban park (public on-site) -Urban park (public off-site) -Linear Park (public off-site)	.35 ac. .18 ac. .32 ac.
4	Urban Plaza (public on-site)	.12 ac.
5	Urban Park (public on-site)	.28 ac.
6	Linear Park (public on-site)	.43 ac.
7	Recreation Park (public on-site)	.86 ac.
8	Urban Plaza (public on-site)	.21 ac.
	Credit for ⅓ field construction (public off-site)	.66 ac.
	Block A Amenity Decks (private on-site)	.50 ac.
	Block B Amenity Deck (private on-site)	.16 ac.
	Block C/D Amenity Deck (private on-site)	.59 ac.
	Block F Amenity Deck (private on-site)	.40 ac.
	Public Park On-Site	**3.81 ac.**
	Public Park Off-Site	**1.16 ac.**
	Private Park	**1.61 ac.**



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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 868
LANDSCAPE ARCHITECT

REVISIONS

REVISED	12.03.2015
REVISED	11.30.2015
REVISED	01.20.2015
REVISED	08.07.2015
REVISED	12.03.2015
REVISED	03.23.2016
REVISED	06.06.2016

OVERALL PARKS PLAN FOR CONTEXT

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-1.00

OVERALL LANDSCAPE PLAN

TREE SYMBOL LEGEND

- Category IV - Deciduous Trees
- Category III - Deciduous Trees
- Category II - Deciduous Trees
- Category I & II - Evergreen Trees

SCALE
0 25 50 100 FEET

ALL TREE LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND UTILITY COORDINATION.

THE OVERALL LANDSCAPE PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO SITE PLAN APPROVAL.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
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REVISED	06.06.2016

OVERALL LANDSCAPE PLAN

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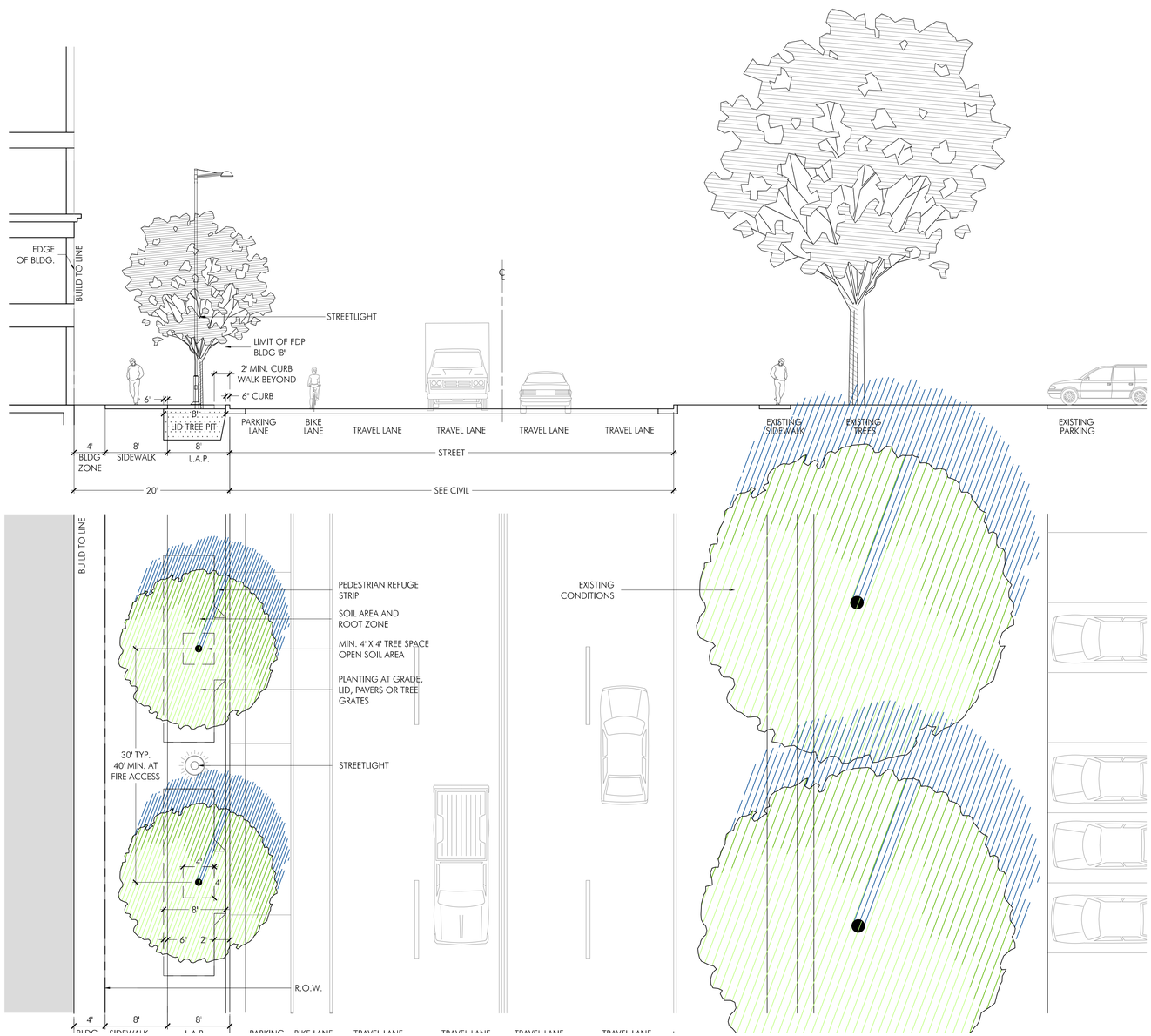
SCALE
AS INDICATED

L-1.10

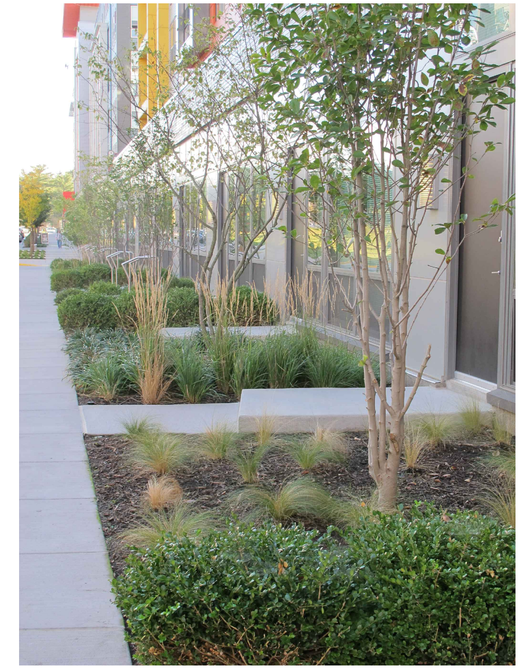
STREET SECTIONS

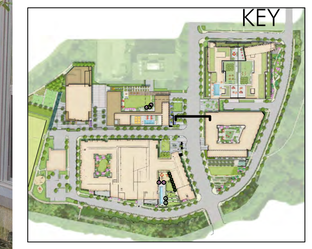
OLD MEADOW ROAD



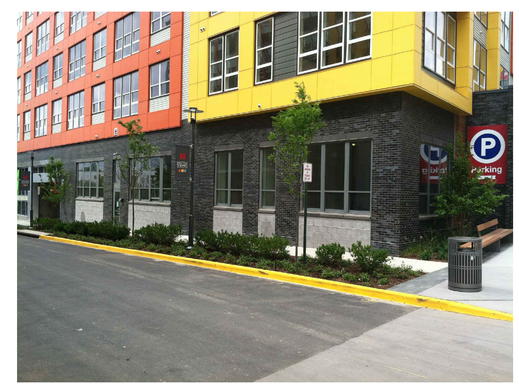
01 OLD MEADOW ROAD (LOOKING SOUTH)

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





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



THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

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Alexandria VA 22314
703.548.5010

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DANIEL A. AVRIT
Lic. No. 868
12/12/16
LANDSCAPE ARCHITECT

REVISIONS

REVISED	12.03.2015
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STREET SECTIONS

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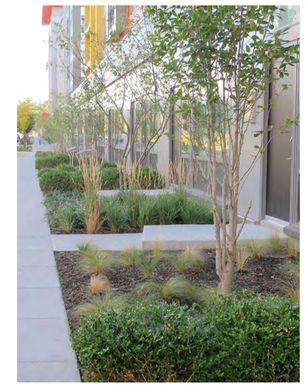
SCALE
AS INDICATED

FINAL DEVELOPMENT PLAN

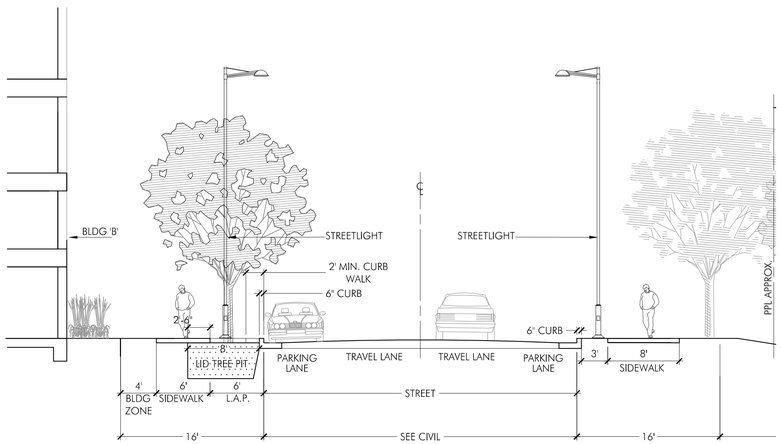
L-1.20

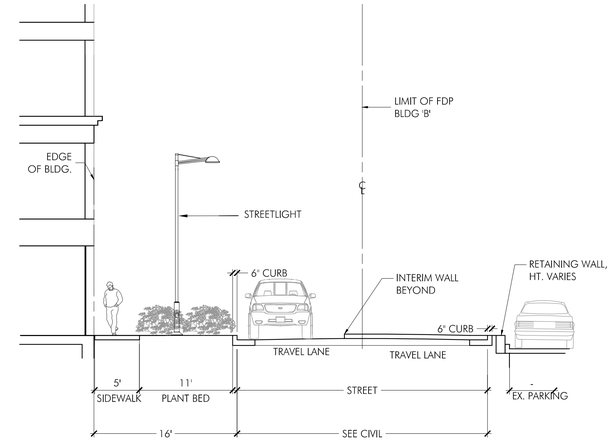


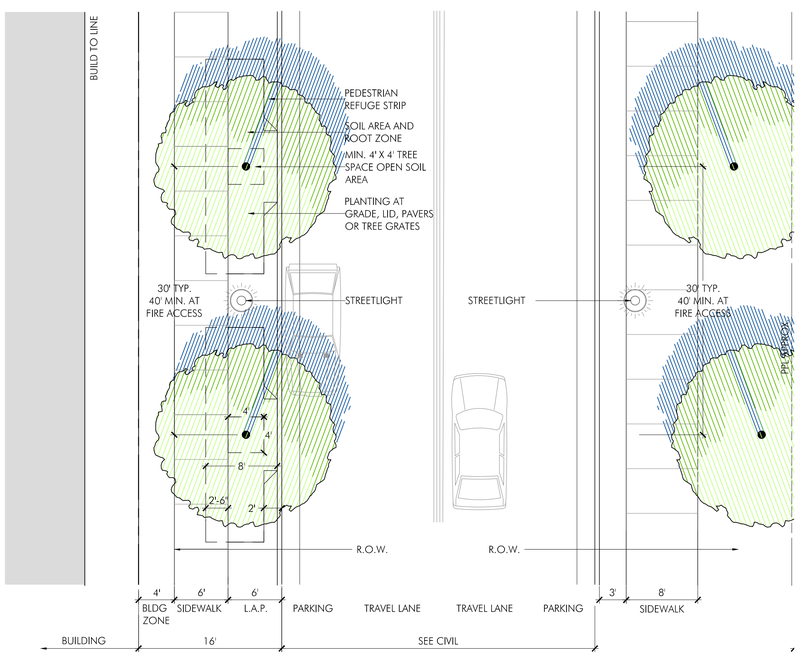
STREET SECTIONS

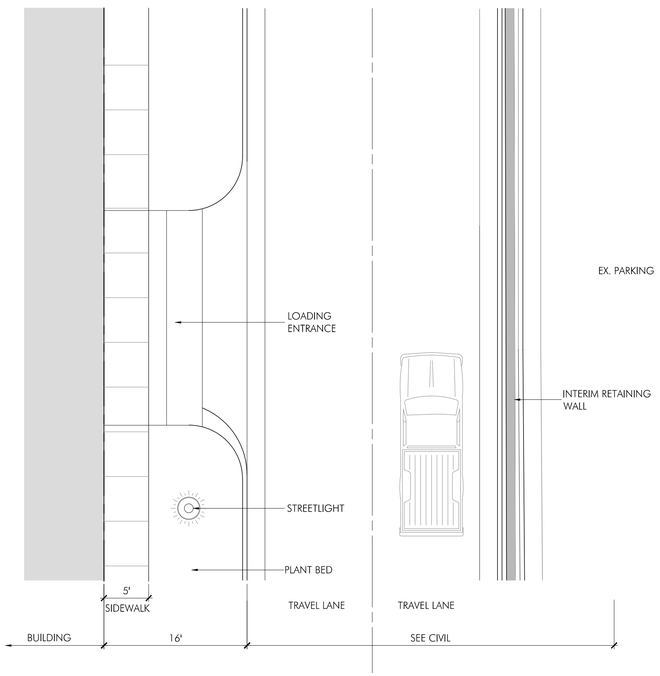
GRANT STREET AND TYLER LANE

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









01 GRANT STREET (LOOKING NORTH EAST)

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

02 TYLER LANE (LOOKING WEST)

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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 864
LANDSCAPE ARCHITECT

REVISIONS

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STREET SECTIONS

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12.11.14

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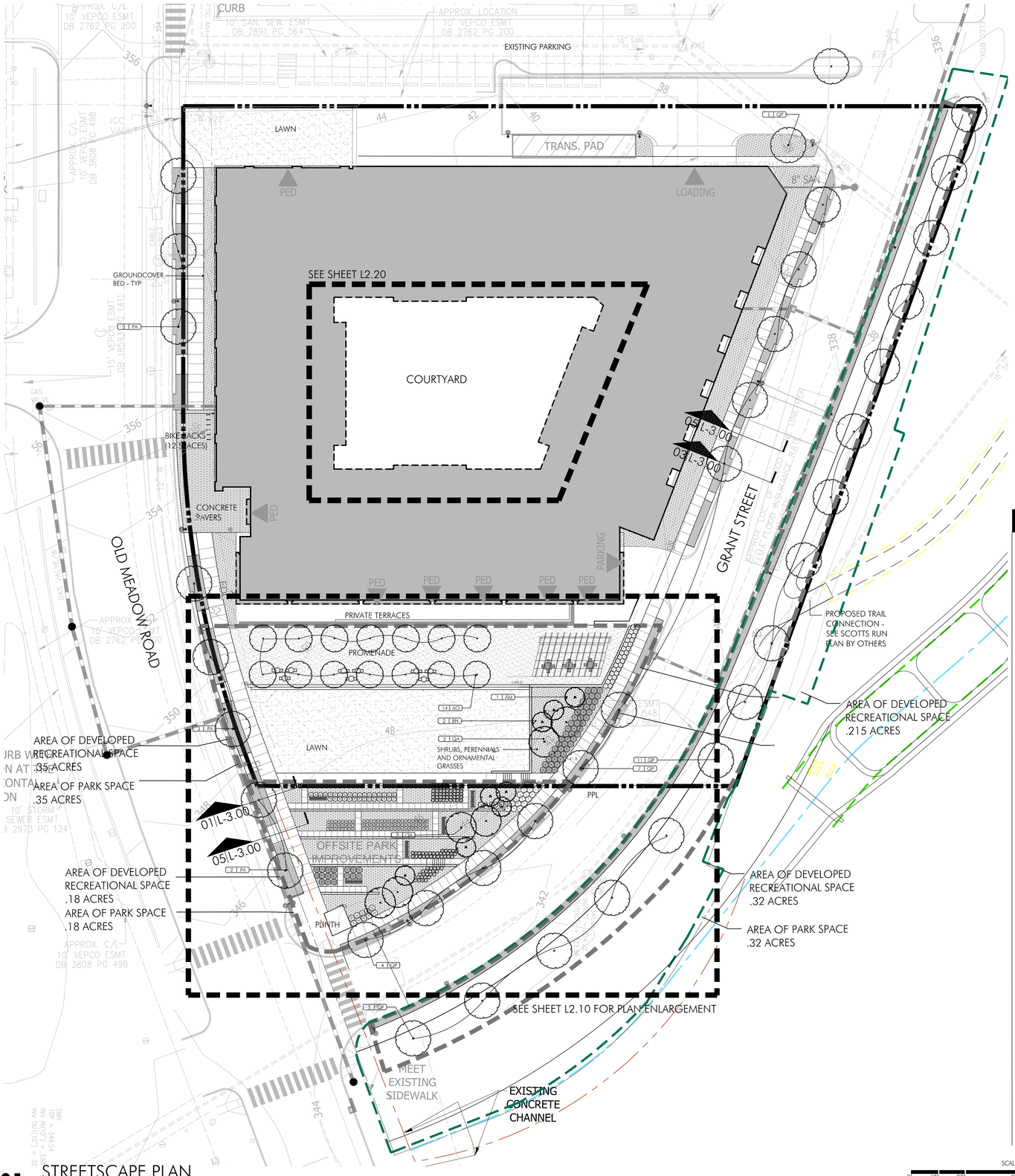
DA

SCALE
AS INDICATED

L-1.30

STREETSCAPE PLAN



01 STREETSCAPE PLAN

SCALE: 1" = 20'

SYMBOL LEGEND

- CIP CONCRETE PAVING
- STONE DUST PAVING
- STEPS AND HANDRAIL
- POLE LIGHT-SINGLE
- POLE LIGHT - DOUBLE
- BENCH
- TABLE AND CHAIRS
- SWM PLANT BED
- PLANT: SHRUBS, PERENNIALS, & GROUND COVER
- CANOPY TREE
- SHRUBS

ALL TREE LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND UTILITY COORDINATION..

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

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
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REVISED	06.06.2016

STREETSCAPE PLAN

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DA

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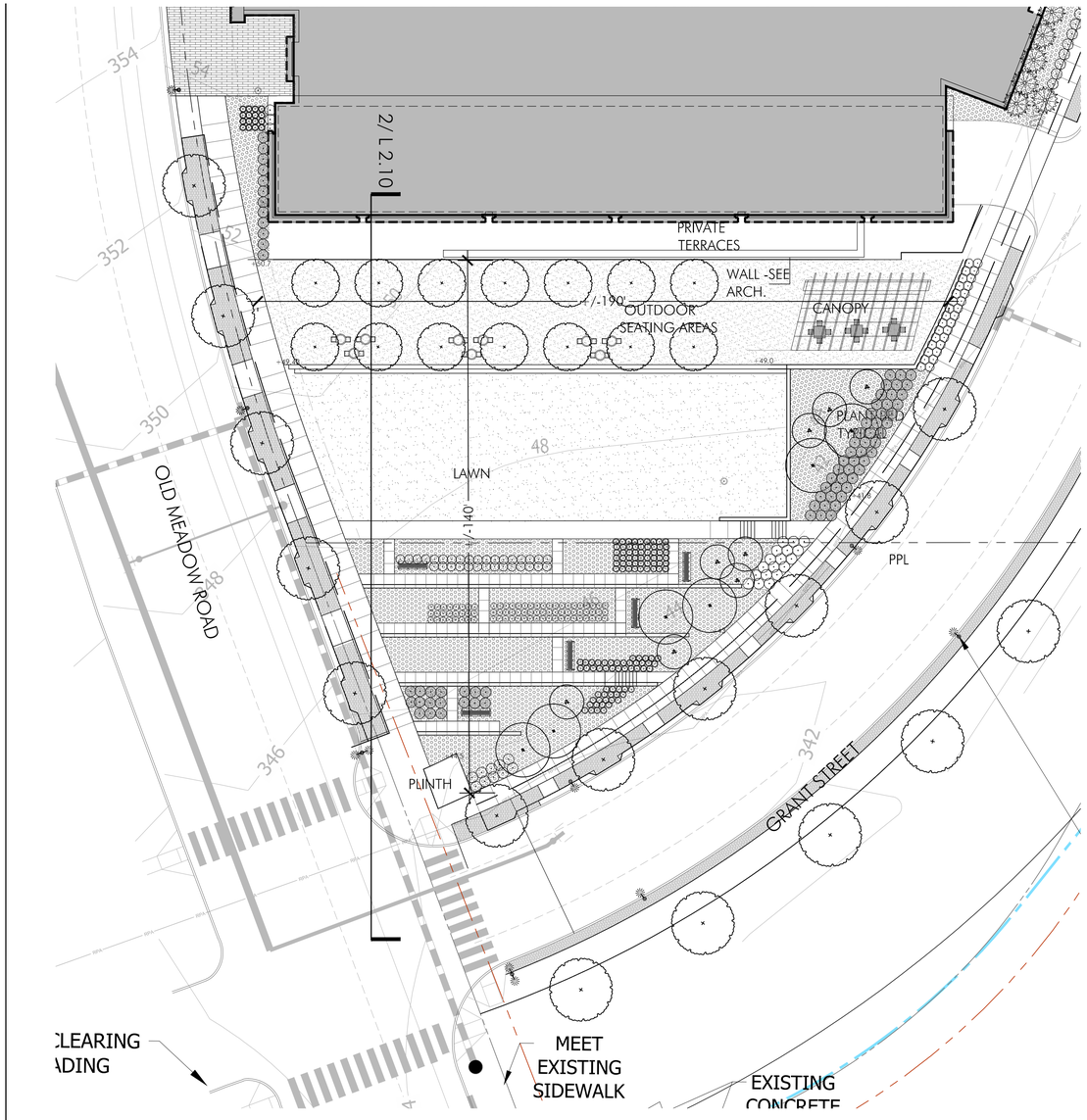
CHECKED BY
DA

SCALE
AS INDICATED

L-2.00

PUBLIC PARK PLAN



01 PUBLIC PARK PLAN

SCALE: 1" = 16'

0 10 20 40 FEET SCALE

SYMBOL LEGEND

- CIP CONCRETE PAVING
- STONE DUST PAVING
- STEPS AND HANDRAIL
- POLE LIGHT-SINGLE
- POLE LIGHT - DOUBLE
- BENCH
- TABLE AND CHAIRS
- SWM PLANT BED
- PLANT: SHRUBS, PERENNIALS, & GROUND COVER
- CANOPY TREE
- SHRUBS

01 PUBLIC PARK SECTION

SCALE: NTS

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
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PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
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Alexandria VA 22314
703.548.5010

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DANIEL A. AVRIT
Lic. No. 86
12/16/16
LANDSCAPE ARCHITECT

REVISIONS

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REVISED	03.23.2016
REVISED	06.06.2016

PUBLIC PARK PLAN

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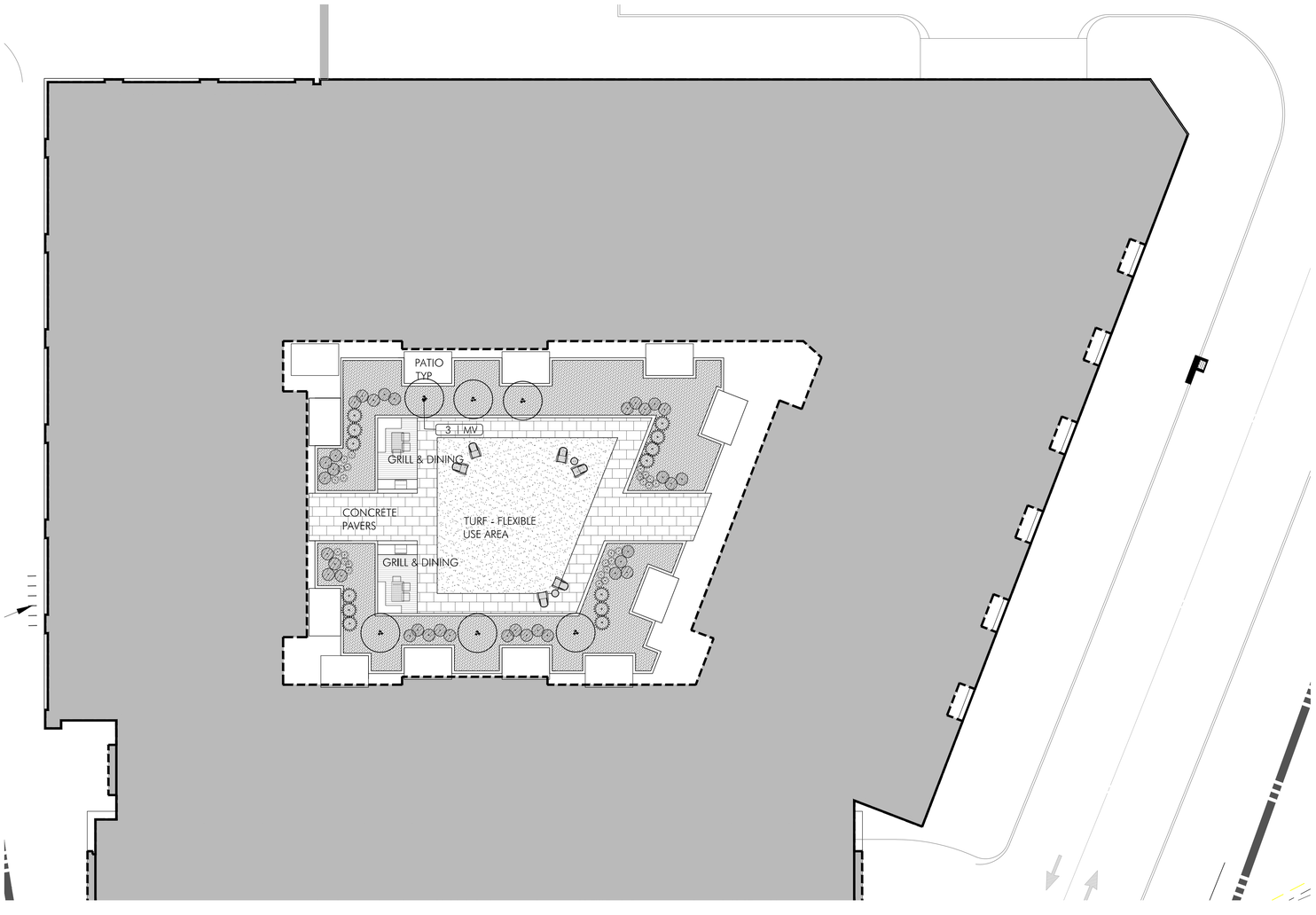
DA

SCALE
AS INDICATED

L-2.10

PRIVATE COURTYARD ELEMENTS



01 PRIVATE COURTYARD

SCALE: 1/16" = 1'-0"

SCALE
0 8 16 32
FEET

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED SUBJECT TO FINAL LANDSCAPE DEVELOPMENT PLAN APPROVAL PROVIDED IT IS IN SUBSTANTIAL CONFORMANCE WITH QUALITY SHOWN.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 864
12/8/16
LANDSCAPE ARCHITECT

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REVISED	03.23.2016
REVISED	06.06.2016

PRIVATE COURTYARD

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12.11.14

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DA

SCALE
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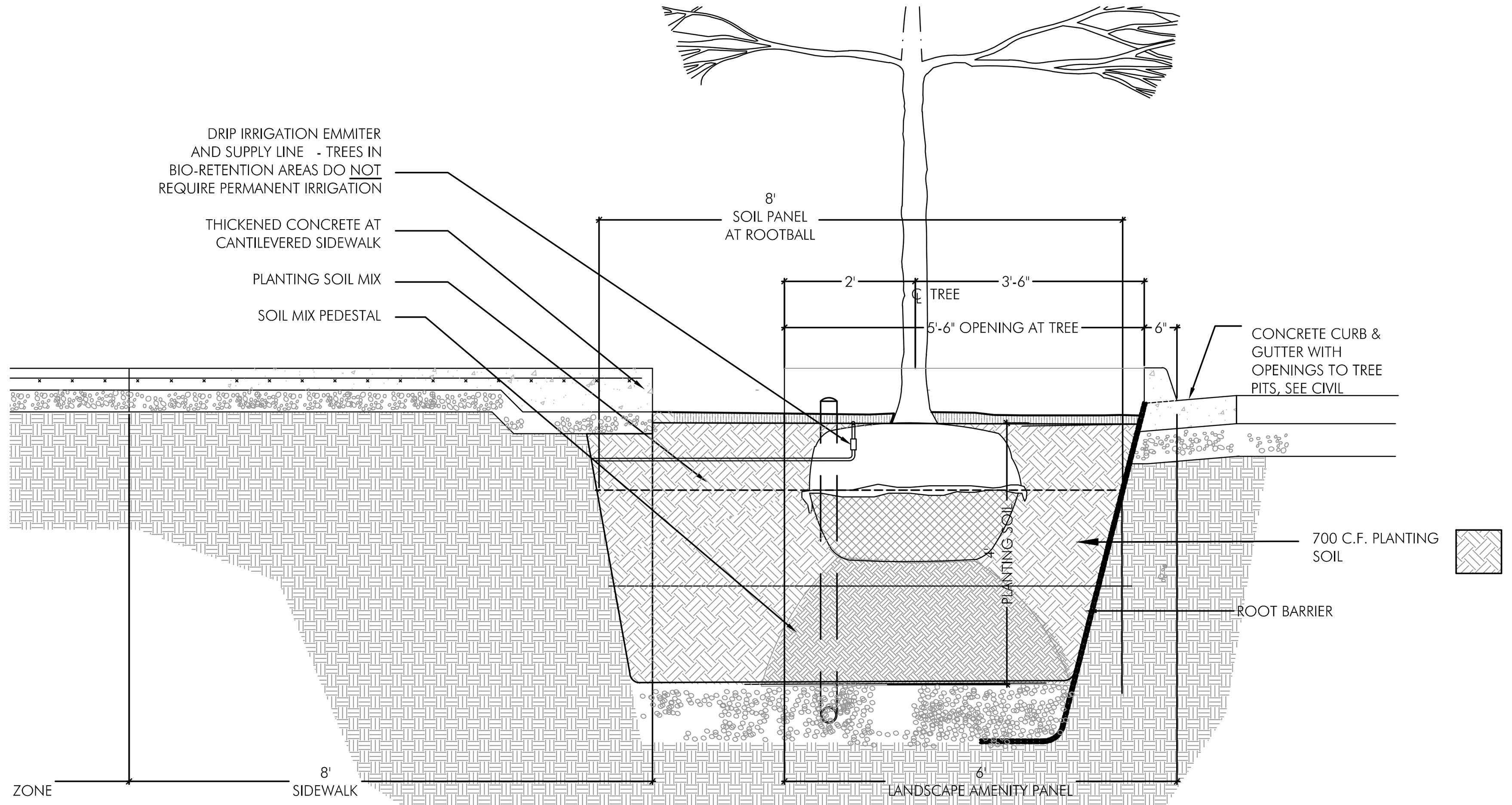
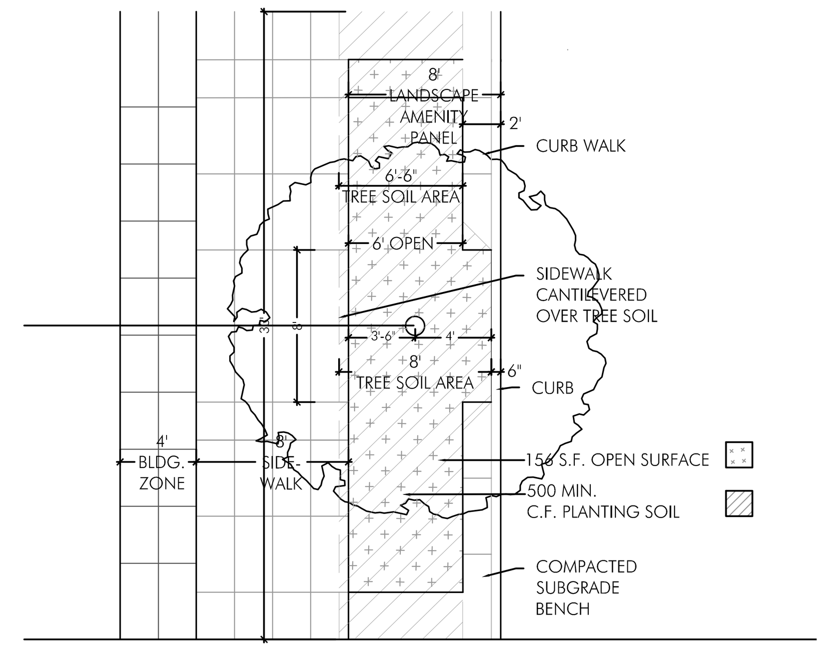
L-2.20



01 TREE PLANTING DETAIL - 20' STREETSCAPE

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



02 PLANVIEW - 20' STREETSCAPE

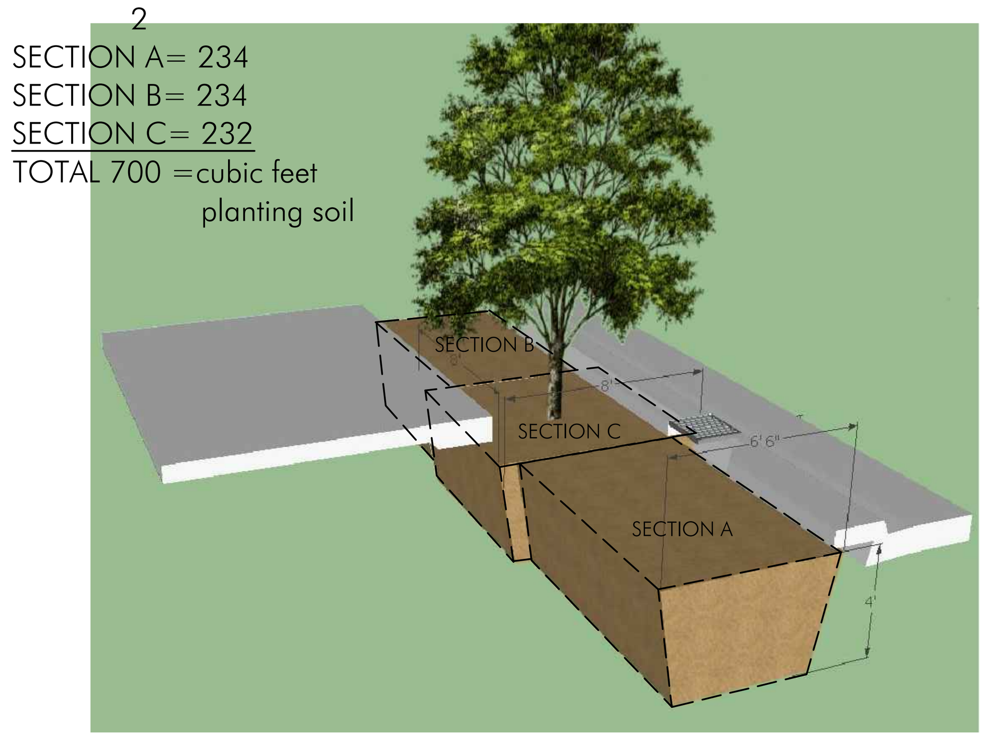
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x (top width + base width) / 2

Section A and B: 10' x 4' x (6.5'+5.2') / 2

Section C: 8' x 4' x (8'+6.5') / 2

SECTION A= 234
SECTION B= 234
SECTION C= 232
TOTAL 700 =cubic feet planting soil

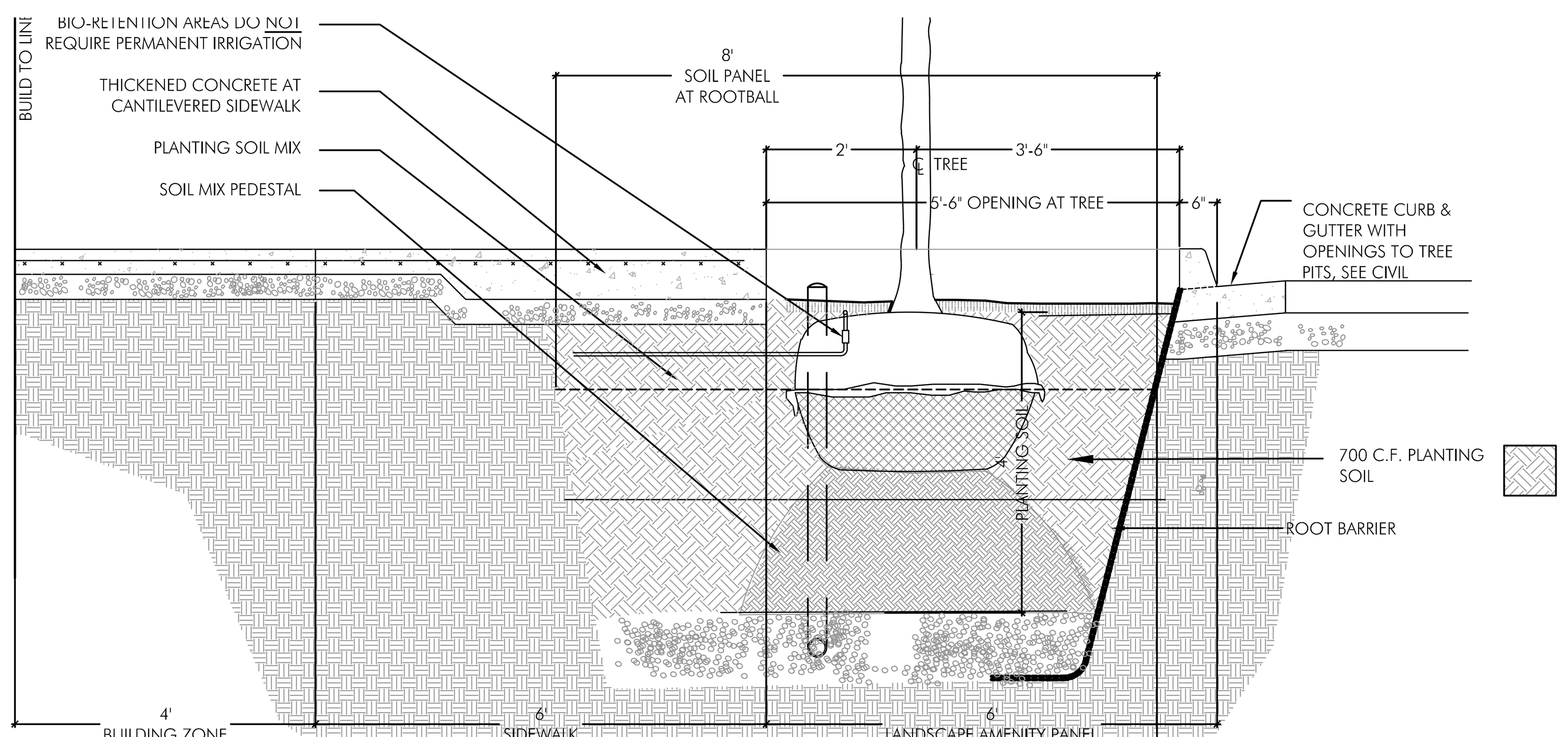


03 SOIL VOLUME - 20' STREETSCAPE

NTS

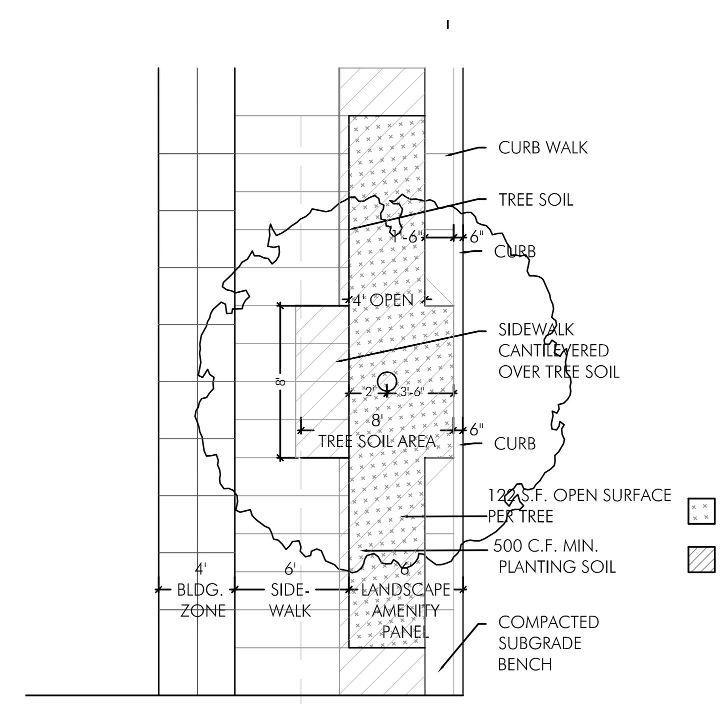
NOTE

1. SOIL VOLUME DIAGRAM TREES SPACED AT 35' O.C. PROVIDES 700 CUBIC FEET FOR EACH TREE OR FOR 3 OR MORE A MINIMUM OF 500 CU FT PLANTING SOIL PER TREE
2. TREE GRATES, WHERE USED, SHALL BE INSTALLED WITH A MINIMUM OF 2 FEET CLEAR OF ANY TREE TRUNK ON ALL SIDES.



04 TREE PLANTING DETAIL - 16' STREETSCAPE

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



05 PLANVIEW - 16' STREETSCAPE

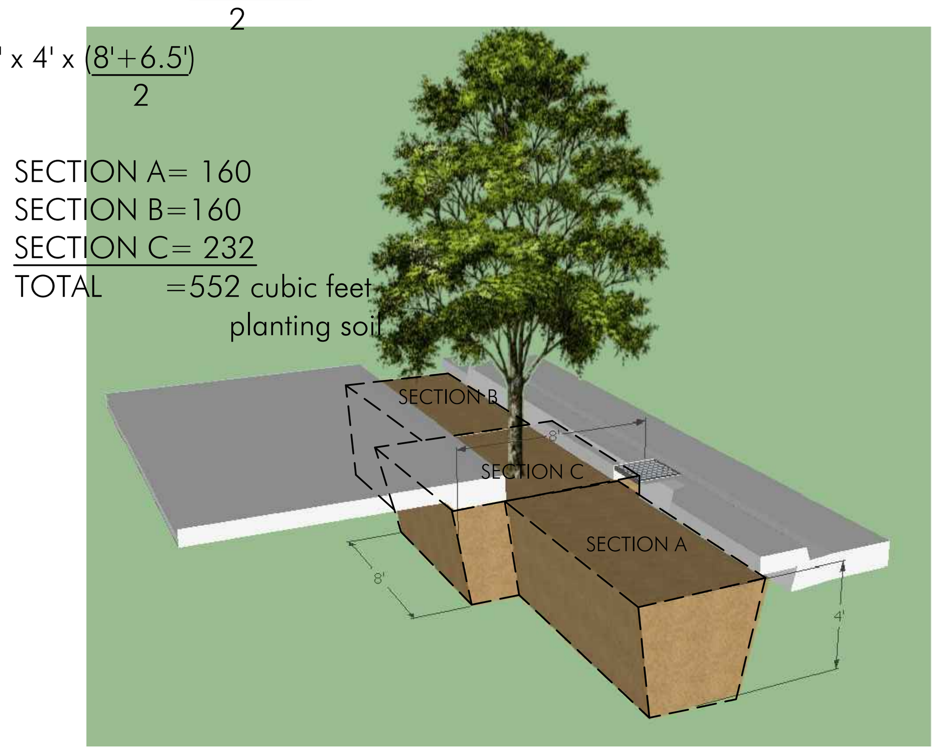
SCALE: 1/8"=1'-0"

Volume Trapezoidal Prism= L x H x (top width + base width) / 2

Section A and B: 10' x 4' x (4.5'+3.5') / 2

Section C: 8' x 4' x (8'+6.5') / 2

SECTION A= 160
SECTION B=160
SECTION C= 232
TOTAL =552 cubic feet planting soil



06 SOIL VOLUME - 16' STREETSCAPE

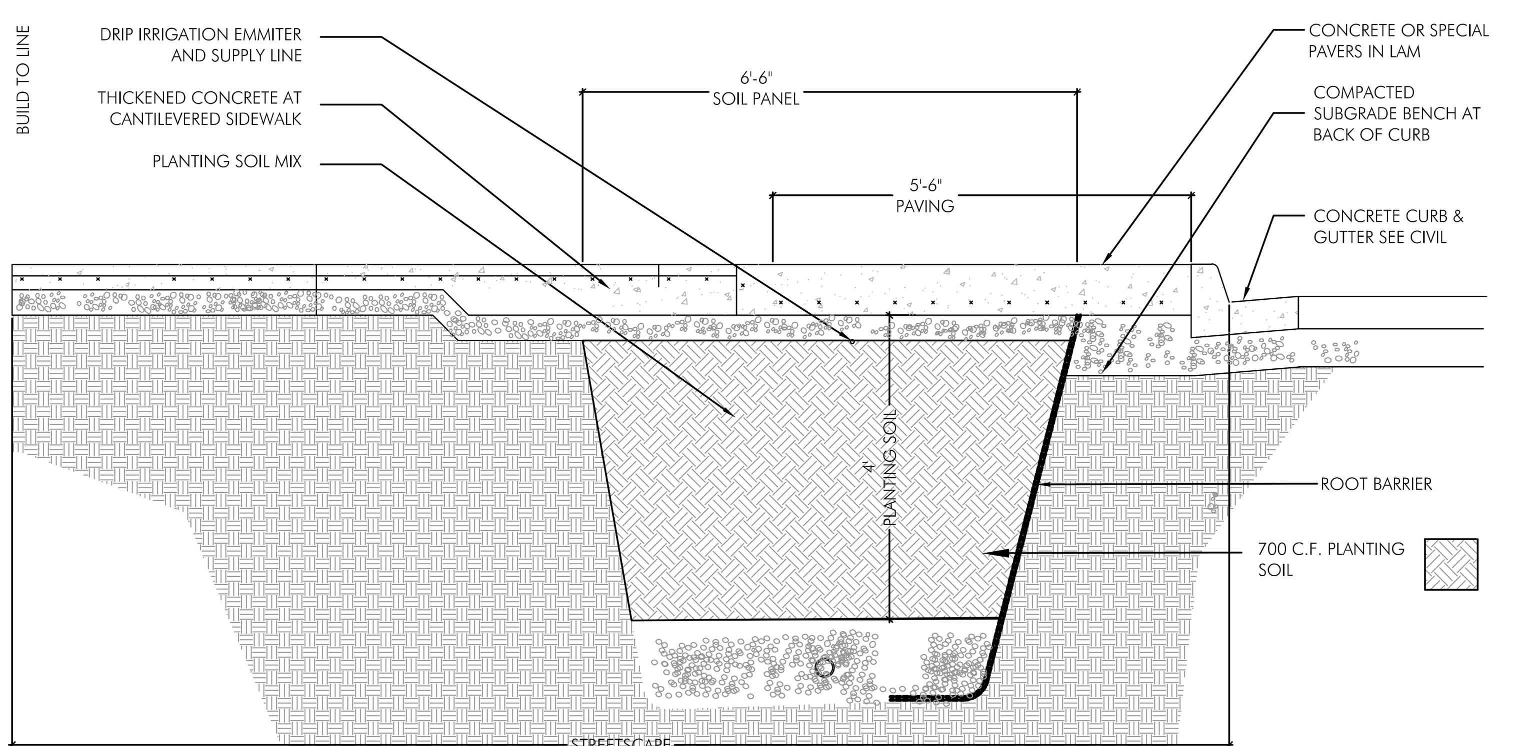
NTS

THE HIGHLAND DISTRICT - FDP BUILDING-A & B APPLICATION						May 23, 2016
RUNNING CANOPY SUMMARY - 10-YEAR CANOPY & TREE PRESERVATION TARGET CALCULATION						
FDP APPLICATION	FDP APPLICATION AREA (SF)	TOTAL 10-YEAR TREE CANOPY REQUIRED (SF)	TREE PRESERVATION TARGET REQUIRED (SF) (1)	10-YEAR TREE CANOPY PROVIDED WITH NEW PLANTING (SF)	TREE PRESERVATION TARGET PROVIDED (SF) (2)	TOTAL 10-YEAR TREE CANOPY PROVIDED
A	272,049	27,205	6,266	14,500	5,822	20,322
B	114,256	11,426	2,632	11,450	2,450	13,900
FUTURE	342,883	34,288	7,897	32,350	7,333	39,683
TOTAL TO BE PROVIDED	729,188	72,919	16,795 (1)	58,300	15,605 (2)	73,905

(1) TREE PRESERVATION TARGET REQUIRED AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021). PERCENTAGE OF SITE COVERED WITH EXISTING CANOPY: 23.032%. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

(2) TREE PRESERVATION TARGET PROVIDED AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021). PERCENTAGE OF CANOPY COVERAGE THAT WILL BE MET THROUGH TREE PRESERVATION: 21.4%. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

P:\projects\6894\6894K\DATA-X\Landscape & Trees\[10-Yr Canopy Comps (FDP-Bldg-A) (2016.05.18).xls]Sheet1 (2)



07 TREE PLANTING DETAIL - TREE SOIL BRIDGE

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

THE HIGHLAND DISTRICT, BUILDING B - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	Qty.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SQ. FT.	TREE CANOPY SUB-TOTAL SQ. FT.	REMARKS
Category IV Canopy Trees								
AR	*Acer rubrum*	Red Maple		3" cal.	B&B	250	0	Single, straight trunk. Limbed up to 6'; symmetrical
PA	*Platanus acerifolia*	London Planetree	6	3" cal.	B&B	250	1,500	Single, straight trunk. Limbed up to 6'; symmetrical
QA	*Quercus alba*	White Oak	3	3" cal.	B&B	250	750	Single, straight trunk. Limbed up to 6'; symmetrical
QP	*Quercus phellos*	Willow Oak	28	3" cal.	B&B	250	7,000	Single, straight trunk. Limbed up to 6'; symmetrical
UP	*Ulmus parvifolia*	Lacebark Elm		3" cal.	B&B	250	0	Single, Straight trunk Heavy, Full Crowns, Specimens
Category III Canopy Trees								
BN	*Betula nigra*	River Birch	3	8-10' ht.	B&B	150	450	Single, straight trunk. Limbed up to 6'; symmetrical
Category II Canopy Trees								
AM	*Amelanchier x grandlora 'Autumn Brilliance'*	Serviceberry	3	2" cal.	B&B	100	300	multistem - 3 stems minimum; full branching
MV	*Magnolia virginiana*	Sweetbay Magnolia	4	2" cal.	B&B	100	400	multistem - 3 stems minimum; full branching
Category I Canopy Trees								
AO	*Acer rubrum 'Bowhall'*	Bowhall Maple	14	2" cal.	B&B	75	1,050	Single, Straight trunk Heavy, Full Crowns, Specimens
		TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING					11,450	

08 PLANT SCHEDULE

SCALE: N.A.

Table 12.3 Tree Preservation Target Calculations and Statement (FDP 2014-PR-021-1 BLDG-B)			June 6, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	167,950	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	147.0%	
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 =	147.0%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	136.6%	
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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-3	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	

\\PRI-SRV02\Alexandria\Land Projects\Highland District\dwg\civil\Rcvd\16-0602\[10-Yr Canopy Comps (FDP-Bldg-B) (2016.05.1

Table 12.10 10-Year Tree Canopy Calculation Worksheet			June 6, 2016
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	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) =	114,256	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	114,256	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	11,426	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	N/A	Sheet number
C. Tree Preservation (1)			
C 1	CDP Tree Preservation Target Area(SF) =	16,795	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within Resource Protection Areas and 100-year floodplains (SF) Per CDP=	31,209	Square Feet
C 9	C 8 x 0.5 (SF) =	15,605	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	15,605	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	-4,179	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	11,450	Square feet
D 17	Total of canopy area provided through tree planting =	11,450	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	NO	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	–	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided with Bldg--A FDP through tree preservation from CDP (C 10) =	2,450	SF (21.4% (2) x 11,450)
E 2	Total of canopy area provided through tree planting (D 17) =	11,450	SF
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	SF
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	13,900	Total of E 1 through E 3, area should meet or exceed area in B 7. The area of E 1 through E 3 is a portion of the total CDP canopy aggregate area. For FDA Bldg-B canopy compliance see Running Canopy Summary, this sheet.

(1) TREE PRESERVATION TARGET REQUIREMENTS AS COMPUTED WITH CDP APPLICATION (RZ-2014-PR-021)

(2) 21.4% VALUE IS DERIVED FROM THE CDP TREE PRESERVATION TARGET CALCULATIONS. SEE RZ APPLICATION (RZ - 2014-PR-021) CDP SHEET C-7

\\PRI-SRV02\Alexandria\Land Projects\Highland District\dwg\civil\Rcvd\16-0602\[10-Yr Canopy Comps (FDP-Bldg-B) (2016.05.1

09 LANDSCAPE CALCULATIONS

SCALE: N.A.

FINAL DEVELOPMENT PLAN

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 864
LANDSCAPE ARCHITECT

REVISIONS

REVISED	12.03.2015
REVISED	11.30.2015
REVISED	01.20.2015
REVISED	08.07.2015
REVISED	12.03.2015
REVISED	03.23.2016
REVISED	06.06.2016

PLANTING DETAILS AND PLANT SCHEDULE

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

L-3.00

STREETSCAPE ELEMENTS

MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

01 BIKE RACK

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

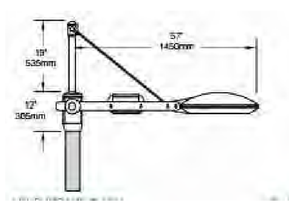
MAKE: LANDSCAPE FORMS, INC
MODEL: PARC VUE - BACKED W/ ARMS
SIZE: 26" x 36" x 72"

03 BENCH

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

MAKE: AAL (ARCHITECTURAL AREA LIGHTING)
MODEL: FLEX LIGHT
LED FH-T4-56LED-5K-700
FH-T2-56LED-5K-700

STRAIGHT ARMS MOUNTED AT 30' HT FOR VEHICULAR



02 STREET LIGHTS

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

MAKE: VICTOR STANLEY, INC
MODEL: SDC-24
Steelsites
SIZE: 24-gallon

04 TRASH RECEPTACLES

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

THE HIGHLAND DISTRICT BLDG B

Tysons Corner
Virginia

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
DANIEL A. AVRIT
Lic. No. 863
8/8/16
LANDSCAPE ARCHITECT

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REVISED	06.06.2016

STREETSCAPE ELEMENTS

ORIGINAL ISSUE DATE
12.11.14

DESIGNED BY
DA

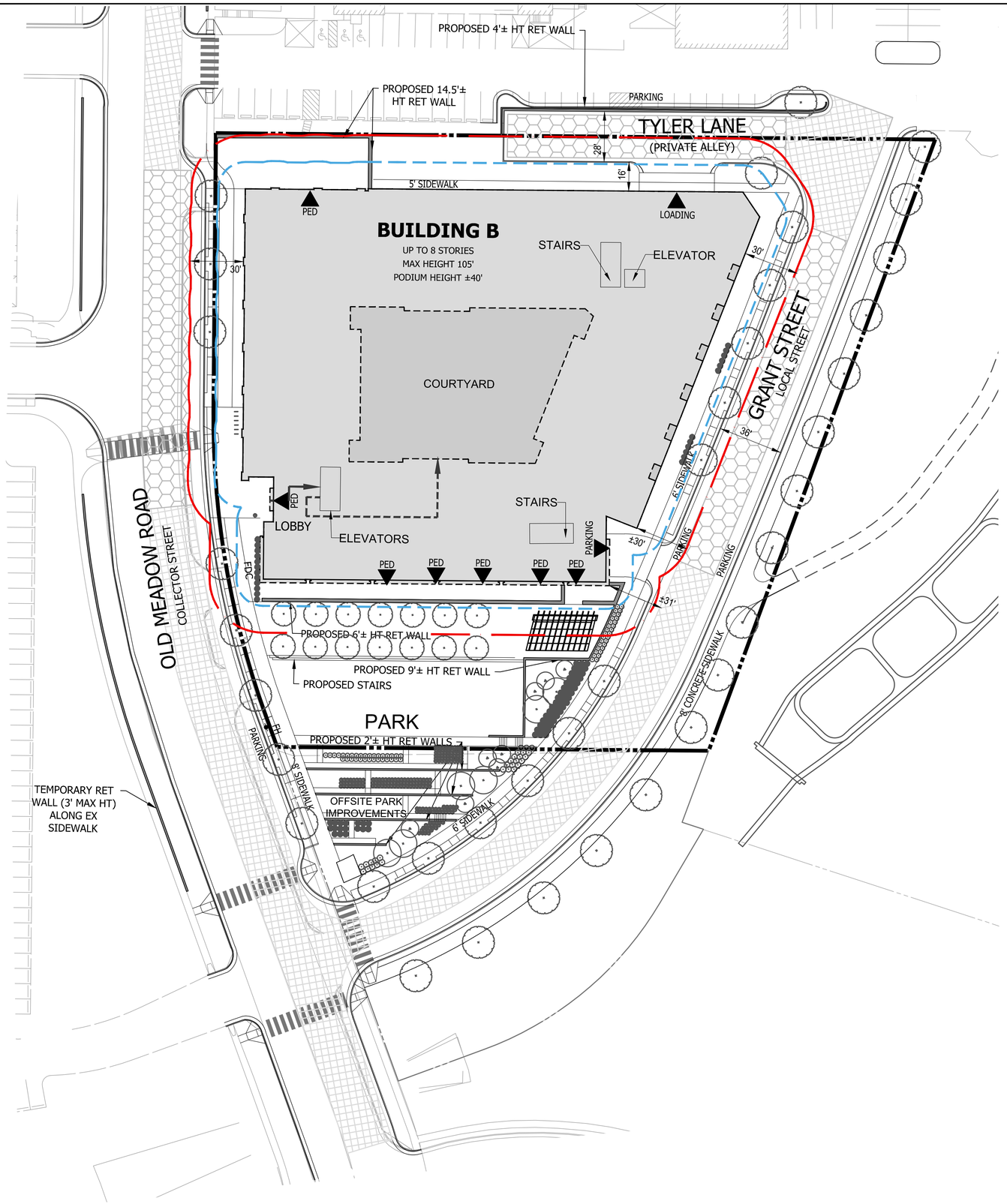
DRAWN BY
BC, MF

CHECKED BY
DA

SCALE
AS INDICATED

FINAL DEVELOPMENT PLAN

L-4.00



FIRE ACCESS SHEET REQUIREMENTS

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-BUILD, 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 FAÇADES 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. (N/A)
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)

BUILDING DATA

BUILDING B	
TYPE OF CONSTRUCTION	3A OR 5A OVER 1A PODIUM
NUMBER OF STORIES	8 MAXIMUM
BUILDING HEIGHT	105' MAXIMUM
PODIUM HEIGHT	40' MAXIMUM
USE GROUP	RESIDENTIAL, RETAIL/SERVICE BUILDING
ROOF	CLASS B
PODIUM ROOF	CLASS A AND B
BUILDING FOOTPRINT	Ñ53,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
FIRE WALL RATING	3 HOUR SEPARATION AT CAT

NOTE

1. THE SITE DOES NOT EXCEED 6% IN GRADE ALONG FIRE ACCESS ROUTES.
2. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
3. STAIR AND ELEVATOR LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL SITE PLAN.

LEGEND

- PROPOSED BUILDING LESS THAN 50' IN HEIGHT
- PROPOSED BUILDING BETWEEN 50' -105' IN HEIGHT
- VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM BUILDING FACE)
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- 15' PROPOSED BUILDING OFFSET
- 30' PROPOSED BUILDING OFFSET
- EMERGENCY GROUND LEVEL ACCESS PATH
- EMERGENCY COURTYARD LEVEL ACCESS PATH
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE
- PROPOSED STREET TREE

NORTH
(VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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 HIGHLAND DISTRICT
FDP - BUILDING - B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS EXHIBIT

VIKA REVISIONS

REVISION: JUNE 6, 2016
REVISION: MARCH 23, 2016
REVISION: DECEMBER 3, 2015
REVISION: AUGUST 7, 2015
REVISION: JANUARY 20, 2015
DATE: DECEMBER 11, 2014

DES.	DWN.
RRC	DM

SCALE: 1"=30'

PROJECT/FILE NO. 6894K

SHEET NO. S-1

FILE: P:\projects\6894\6894K\CADD - P\PLANNING\P\PLANNING DRAWINGS\FDP\FDP BUILDING B\6894K_FDP BLDG B-FIRE.dwg USER: kantonucci DATE: March 22, 2016 TIME: 2:56:00 PM

Style Definition: Heading 4: Indent: Left: 0.5"

PROFFERS

BIT INVESTMENT FIFTY-TWO, LLC

RZ 2014-PR-021

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DRAFT
PROFFERS

BIT Investment Fifty-Two. LLC

RZ 2014-PR-021

~~May 25~~June 8, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the 2015 Fairfax County tax maps as 29-4 ((6)) A, B, 95C, 97C, 105 and 106 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2014-PR-021 (this "Rezoning") is granted. Whenever herein a proffer establishes an obligation that applies to development and/or redevelopment of a particular building site, then the term Applicant shall mean the owner undertaking such development and/or redevelopment. Upon approval of this Rezoning, these Proffers shall replace and supersede all previous proffers and development conditions approved on the Property.

PROPOSED DEVELOPMENT

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the certain elements of The Highland District Conceptual Development Plan ("CDP") dated July 14, 2014 and revised through ~~March 1~~June 6, 2016, prepared by VIKA, Incorporated, Hord Coplan Macht, Inc. and Parker Rodriguez, Inc. The proffered elements of the CDP are limited to the grid of streets, the general location of the points of access, buildings and build-to-lines, the mix of uses, minimum and maximum building heights, the general quality and character of the streetscape, the amount and general location and quality of urban park land, and only a future amendment to such elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment ("PCA"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").

2. Minor Modifications. Minor modifications to the proffered elements of the CDP may be permitted when necessitated by final engineering or that may become necessary as part of FDP approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance.

3. Declarations/Owners Associations. The Applicant shall cause the recordation of one or more declarations creating an umbrella owners' association ("UOA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or

other governance documents which will legally bind the Property, (collectively referred to as the “Governance Documents”). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first Non-Residential use Permit (“Non-RUP”) or Residential Use Permit (“RUP”) for any new construction as shown on the CDP. The respective Governance Documents shall specify various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, associated sidewalks, streetscapes and furnishings, and site amenities such as, but not limited to, the publicly accessible park areas and implementation/management of a transportation demand management program. Such maintenance obligations shall not apply to the owners of any portions of the Property which have not yet been redeveloped in accordance with the CDP. The Governance Documents shall be included in any offering, sale materials or contracts for any condominiums. Purchasers of land or buildings shall be advised of these obligations in the contract of sale.

4. Existing and Interim Development.

A. The Property is developed with five existing office buildings and surface parking lots (collectively, the "Existing Development"). The Existing Development is shown on Sheets C-4 and C-5 of the CDP and may remain in operation in its current form. In the event that only a portion of the Property is redeveloped subject to an approved FDP and site plan, the portions of the Property not subject to the FDP may continue in operation as shown on Sheets C-4 and C-5. The Applicant may make minor modifications to the Existing Development, secure site plans approvals, and obtain building permits for, and make interior and exterior improvements to, the Existing Development shown on Sheets C-4 and C-5 without the need for a CDPA or FDP.

B. Any use permitted in the PTC District, exclusive of residential and hotel uses, may also be permitted as a use in the existing buildings subject to the Use Limitations in Section 6-505 of the Ordinance, as may be modified or waived.

C. Commercial off-street parking may be provided on an interim basis in the existing parking areas on the Property without approval of an FDP. Commercial off-street parking may be provided on an interim basis in new surface lots on the Property with approval of an FDP. Interim commercial off-street parking shall be deemed to be in general conformance with the CDP. Prior to the issuance of a Non-RUP for commercial off-street parking in existing surface lots, or at the time of FDP approval for commercial off-street parking in new surface lots, the Applicant shall provide to VDOT and FCDOT an operational traffic analysis (“Operational Analysis”) of points of access to the parking site. Such Operational Analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular parking site. Any establishment of interim surface commercial off-street parking facilities shall provide interim improvements as set forth in Proffer 25 and shall meet Zoning Ordinance peripheral and interior parking lot landscaping requirements, unless waived or modified. This parking shall be in addition to the permitted parking for the proposed uses on the Property.

5. Proposed Development.

A. The maximum gross floor area ("GFA") permitted on the Property is 1,886,000 square feet (the “Proposed Development”). The Proposed Development will over time replace the Existing Development.

B. The Proposed Development may include all permitted uses in the Planned Tysons Corner Urban ("PTC") District, subject to limitations in Section 6-505 of the Ordinance, the development tabulations on Sheet C-3 of the CDP (the "Development Tabulations") and these Proffers.

C. The Retail/Service Use category provided in the Development Tabulations may include any non-residential use permitted by-right, by special exception or by special permit in the PTC District exclusive of office and hotel uses. The Proposed Development shall include a minimum of 10,000 square feet of Retail/Service Uses. Such Retail/Service uses shall be located as generally shown on Sheet A1a of the CDP as may be refined and adjusted with the FDP for each building as further described in Proffer 6 and shall generally be designed with entry doors on the ground floor to activate the streetscape.

D. Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, as determined by the Zoning Administrator.

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

In addition, the following information shall be provided with each FDP subsequent to this Rezoning.

A. Tabulations. A tabulation indicating the development status of all property subject to this Rezoning shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all proposed buildings, along with the GFA, uses, final building heights, and parking required on the CDP and FDP and the parking required/provided on the site plan as may be applicable. The tabulation shall identify the reassignment of any excess GFA (as compared with

what was originally shown on the applicable CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to this rezoning to be updated with each subsequent FDP, FDPA and site plan approved for the Property.

C. TDM Supplement. A copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program.

D. Sight Distance. Vehicular sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan.

E. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDP including the location of the any utility vaults and maintenance points to stormwater management facilities overlaid on the Landscape Plan.

F. Proposed Uses. A list of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.

G. Architectural Elements. Specific information on architectural elements as provided in Proffer 9.

H. Build-to-Lines. Refinement of the build-to-lines based on proposed uses, location of possible outdoor dining areas, and identification of awnings and canopies that extend beyond the building zone.

I. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 13 and refinement of, and adjustments to, streetscape elements as provided in Proffer 24.

J. Garage Treatments. Proposed parking garage façade treatments as provided in Proffer 11.

K. Loading/Trash/Service Area Treatment. Proposed loading/trash/service area treatments.

L. Landscaping. Detailed landscape plans as provided in Proffer 21.

M. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 24.

N. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area.

O. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 7 and those generally set forth on the phasing-related exhibits

provided on Sheets A4a through A4g of the CDP (collectively, the "Phasing Exhibits").

P. Parks and Recreation. Specific park details, site amenities and substitute recreation facilities as provided in Proffer 56.

Q. Residential Amenities. Specific facilities and amenities to be provided for each residential building.

R. Provisions for Bicycles and Buses. Bicycle parking, storage and bicycle lane dimensions as provided in Proffers 39 and 40 and location and general design of bus/circulator shelter(s), if any, as provided in Proffer 41.

S. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 46; details, to the extent known, as to when tandem spaces and/or valet parking will be utilized; and assuming parking ratios in early phases exceed the maximum ratios allowed, a description and/or tabulation in the statement of justification discussing how the subject FDP and preceding FDPs are achieving the Comprehensive Plan's recommendations for phased parking such that at the build-out of the Property the maximum parking rates are not exceeded as provided in Proffer 44.

T. Stormwater Management. Identification of specific stormwater management facilities as provided in Proffer 63 and a tabulation showing the impact of the FDP implementation on the retention and/or reuse of the first inch of rainfall on the Property.

U. Fencing. Identification of proposed fencing, walls, screening or barriers serving active recreational uses (limited to a maximum of 14 feet) and adjacent to streets that exceed seven (7) feet in height.

7. Development Phasing. The Applicant shall construct the grid of streets and provide pedestrian and bicycle improvements, public parks, private amenities and public facilities on the Property in conjunction with the redevelopment of each building in accordance with the Phasing Exhibits and as further described in these Proffers. Development may proceed in any order provided that each building provides the phasing conditions depicted on the Phasing Exhibits. Where a proffer establishes an obligation that applies to a building or building site, reference to "Applicant" in such proffer shall mean the party undertaking the development of such building. Adjustments to the phasing may be approved with FDP approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases.

8. Fire Marshal Evaluation. The Applicant has coordinated the layouts depicted on the CDP with the Fire Marshal. Changes to the CDP and future FDPs shall be permitted without the requirement for a CDPA and/or FDPA in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Department of Planning and Zoning

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

ARCHITECTURAL AND URBAN DESIGN

9. Architecture. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, and shall create human scale through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials that are typically used on the exterior of Class A office buildings and residential and retail buildings of a similar quality. FDPs shall include specific design information on building materials, architecture, and specific features designed to activate streetscapes.

10. Build-to-Lines. Build-to-lines ("BTL") have been established as depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP. In general, awnings and other architectural canopies attached to the building frontage that project out from the BTLs shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP approval, the Applicant shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses. Outdoor dining shall be limited to the building zone and shall not extend in to the clear pedestrian sidewalk as described in Proffer 24.

11. Parking Structures. New above grade parking structures shall either (1) incorporate Retail/~~Service uses~~Service uses, residential dwellings or associated amenity spaces, offices or public uses, among other uses at the ground level as depicted on the CDP; (2) be architecturally treated as depicted on an approved FDP; or (3) utilize landscaping/green screening, decorative material or wall art to screen the garage areas from street view. Alternate garage façade treatments may be permitted with FDP approval

12. Building Height. Building heights, as measured from the average grade, shall not be less than the minimum heights or greater than the maximum heights identified for each building in the Development Tabulations. Building heights shall be refined with each FDP and the final height shall be determined at the time of site plan approval. Maximum building heights shall include parapet walls, penthouses, and all rooftop structures. All building penthouses and rooftop structures shall be integrated into the architecture of the building. Additional height may be permitted to accommodate features associated with sustainable design and green building practices.

13. Activated Streetscapes and Ground Floor Elements. Activated streetscapes shall be provided by designing and constructing streetscapes and exterior facades of ground floor areas adjacent to streets as generally described below. Modifications and further refinements may be permitted with the approval of FDPs.

A. Old Meadow Road shall be designed with:

(i) a generally continuous eight (8) foot wide landscape amenity panel with the potential to provide bio-retention adjacent to Old Meadow Road including street trees;

(ii) an eight (8) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape adjacent to ground floor non-residential uses and hardscape/landscaped areas adjacent to residential uses;

(iv) ground floors having an average floor to floor height of 16 feet to accommodate non-residential uses shown on an approved FDP; and

(v) entries and lobbies with recessed and/or welcoming entries incorporating awnings or canopies as appropriate;

(vi) a minimum of 50% transparent glazing of the street wall up to a height of 12 feet above the adjacent sidewalk for the Old Meadow Road façade of Building F, with building entrance openings and display windows considered to meet a portion of the transparency guidelines;

(vii) residential façades to include a percentage of transparent glazed facades typical of windows required for dwellings; and

(viii) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade); and

(ix) architectural screening of any above grade garages; and screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

B. Polk Street and Roosevelt Street shall be designed with:

(i) a minimum six (6) foot wide landscape amenity panel adjacent to the street;

(ii) a minimum six (6) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape adjacent to ground floor non-residential uses and hardscape/landscaped areas adjacent to residential uses;

(iv) ground floors having an average floor to floor height of 14 feet to accommodate non-residential uses shown on an approved FDP;

(v) entries and lobbies with recessed and/or welcoming entries incorporating awnings or canopies as appropriate;

(vi) residential façades to include a percentage of transparent glazed facades typical of windows required for dwellings;

(vii) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade);

(viii) architectural screening of any above grade garages; and screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

C. Buchanan Street shall be designed with:

(i) a minimum six (6) foot wide landscape amenity panel;

(ii) a six (6) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape/landscape areas adjacent to the buildings;

(iv) residential façades to include a percentage of transparent glazed facades typical of windows required for dwellings; and

(v) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade).

D. Grant Street's western and northern sides (adjacent to buildings) shall be designed with:

(i) a minimum six (6) foot wide landscape amenity panel;

(ii) a six (6) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape/landscape areas adjacent to the buildings;

(iv) residential façades to include a percentage of transparent glazed facades typical of windows required for dwellings;

(v) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade);

(vi) screening of any above grade parking structures with architectural systems designed to limit or block views into the garage spaces; and

(vii) screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

E. Grant Street's eastern and southern sides (adjacent to the stream valley) shall be designed with:

(i) An approximate three (3) foot wide grass panel behind the face of curb;

(ii) an eight (8) foot wide concrete trail/sidewalk; and

(iii) and street trees located on the back side of the sidewalk.

14. ~~Rooftop~~ Telecommunications Equipment. Telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops or facades. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

BUILDING PRACTICES

15. Residential Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any residential building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction ("LEED®-NC") rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council ("USGBC"), or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-NC include both LEED-NC or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

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

B. The Applicant shall designate the Chief of the Environment and Development Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ") as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Prior to issuance of a building permit for the building to be constructed, the Applicant shall Post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Fairfax County Public Facilities Manual ("PFM"), in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment.

D. At the time LEED-NC certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-NC certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the

County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

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

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

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

F. As an alternative to the actions outlined in the Paragraphs A, C, D and E above, if applicable and if the project meets the eligibility criteria for the rating system, the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected as an alternative to the previous paragraphs, the Applicant shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of site plan and building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected progress prior to the bond extension, reduction or final bond release of each building site, whichever occurs first. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for

the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

16. Non-Residential Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any non-residential building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell ("LEED®-CS") rating system, or other LEED rating system determined to be applicable by the USGBC, or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-CS include both LEED-CS or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

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

B. The Applicant shall designate the Chief of EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to issuance of a building permit for the building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS Silver certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each building has attained LEED-CS Silver certification will be sufficient to satisfy this commitment.

C. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If, prior to bond extension, reduction or final bond release for the applicable building site plan, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not

been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS Silver certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

If prior to bond extension, release or final bond release for the applicable building site plan, whichever occurs first, the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED-Silver certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-CS Silver certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

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

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

However, if the Applicant is unable to provide the precertification documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in Paragraph C above. This escrow will be released upon submission of the documentation to EDRB from the USGBC demonstrating that the building is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

17. Energy Sustainability. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following:

    A. Electric Vehicle Charging Infrastructure. A minimum of three (3) electric vehicle recharging station that serves six (6) parking spaces and conduit to facilitate additional future recharging stations shall be provided in each parking garage.

    B. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building and the entire Property.

18. Noise Attenuation. The Applicant has submitted a Traffic Noise Analysis and Mitigated of the Property prepared by Polysonics Acoustics & Technology Consulting dated September 17, 2014. The Applicant shall provide refined interior noise studies for shell analyses for Buildings A, C, E and F, once building plans are available to determine exactly what noise attenuation measures are needed to reduce the interior DNL to no more 45 dBA for residential buildings and 50 dBA for new office buildings. Such studies shall be submitted to EDRB for approval and to DPWES for information only. Failure by the EDRB to review and respond to the Applicant within 60 days of receipt of a refined noise study shall be deemed approval of such study. Based on the findings of the studies, the Applicant shall show noise impacted units on the site plan(s) and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the refined noise study.

    A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be greater than 70 dBA Ldn shall employ the following acoustical measures:

    Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 36 unless glazing constitutes more than 20% of any façade exposed to noise. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by highway noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

C. In order to reduce interior noise to a level of approximately of 50 dBA Ldn, office units anticipated by the studies to be impacted by traffic noise levels projected to be between 70 and 75 dBA Ldn shall be constructed with the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 70 to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

19. Notification of Exterior Noise Levels. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, as may be applicable , which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

20. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant in its sole discretion, in the architectural plans of each building on the Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicant to obtain a bird-friendly LEED credit. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

LANDSCAPING AND TREE PRESERVATION

21. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheet L-6 with adjustments permitted so long as the quality of the landscaping remains consistent with that shown on the CDP.

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

22. Tree Preservation.

A. Tree Preservation Plan. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions for building sites that include tree preservations areas shown on the CDP. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist (the "Project Arborist"), and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater and shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time

of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

C. Tree Preservation Walk-Through. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

D. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan

shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

E. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" paragraph below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

F. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, ~~,~~ accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

(i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

(ii) Root pruning shall take place prior to any clearing and grading, or demolition of structures.

(iii) Root pruning shall be conducted with the supervision of the Project Arborist.

(iv) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

G. Demolition of Existing Structures. The demolition of all existing structures within areas protected by the limits of clearing and grading areas shown on the CDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD.

H. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, the Project Arborist shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD.

23. Invasive Vegetation Management Plan. An invasive and undesirable vegetation management plan shall be submitted detailing how the undesirable understory plant material will be removed from and managed within the RPA located on the Property. The detailed undesirable vegetation management plan should be at final site plan and shall include the following information:

A. Identify targeted undesirable and invasive plant species to be suppressed and managed.

B. Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.

C. Recommended government and industry method(s) of management; identification of potential impacts of recommended method(s) on surrounding trees and vegetation; and identification of how such impacts will be reduced.

D. Identify disposal methods of targeted species.

E. Supervision of any recommended chemical control treatments.

F. Timing and duration of treatments.

G. Monitoring reports to be provided to UFMD.

H. Duration of management program; The management program shall commence with construction of the building shown on a site plan containing RPA and shall end with bond release of the site plan containing the RPA, or release of Conservation Deposit, or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.

24. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L-1 through L-4. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building

and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail uses. Streetscaping elements may be adjusted at the time of FDP approval provided the quality of the streetscape and minimum clear sidewalks are consistent with that shown on the CDP.

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

(i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area, or as an option a grated covering of the open surface area as may be approved with the FDP;

(ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas), with no barrier to root growth within four feet of the base of the tree;

(iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit as more specifically depicted in the tree planting details found on Sheet L-7 of the CDP;

(iv) Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where necessary, such as where paving above rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.

(v) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;

(vi) All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting; and,

(vii) Street trees planted within existing utility easements that are removed to facilitate repairs of utilities in these easements shall be replaced.

B. Non-Invasive Plant Materials. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas on the Property.

C. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP and/or subsequent FDP as determined by DPWES. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted in the FDP. Adjustments to the type and location of plantings and the use of raised planters shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant shall modify the location of utilities to ensure that the trees shown on the FDP can be provided.

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

D. Sight Distance Considerations. Sight distance requirements shall be provided with the landscape plan submitted with each FDP, so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.

E. Streetscape Furnishings, Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash

receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons Corner Urban Design Guidelines ("UDG") dated January 24, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by Tysons Partnership.

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

F. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance. Alternatively, the Applicant may seek approval of a Comprehensive Sign Plan ("CSP"). Wayfinding signage shall provide directions to locations of prominent attractions, parks, cultural arts destinations, and other public amenities. Wayfinding signage and elements may also be provided as part of a larger CSP for the Tysons area.

G. Maintenance. The Applicant, or the UOA or equivalent once established, shall maintain and replace in-kind all pedestrian realm elements within the Proposed Development. The pedestrian realm includes all areas between the back of curb and the back of the building zone whether located within the public right-of-way or on private land with public access easements. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Neither the Applicant nor the UOA or equivalent shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of ~~both~~ the County and the Applicant, UOA or equivalent, without the requirement for a PCA. Maintenance commitments include, but are not limited to:

(i) All plantings including trees, shrubs, perennials, and annuals;

(ii) All associated irrigation elements;

(iii) All hard surfaces;

(iv) All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures;

(v) All lighting fixtures, poles and brackets;

(vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;

(vii) Snow removal;

(viii) Leaf removal;

(ix) Trash, recycling and litter removal;

(x) Decorative and structural retaining walls;

(xi) Special drainage features, such a Low Impact Design facilities; and

(xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

Phasing of streetscaping is provided within the context of individual building phases as depicted on the Phasing Exhibits. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in Proffer 25C.

25. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for its build-out, phased redevelopment may result in various interim conditions on the Property. Many of the anticipated interim conditions are identified on the Phasing Exhibits. At the time of FDP submission, the Applicant shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.

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

B. If interim improvements not located on the Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct such interim improvements through a cooperative agreement with the owners, the Applicant shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 67. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicant should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.

C. Interim conditions shall generally comply with the following general standards provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be appropriate:

(i) Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian circulation.

(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.

(iii) Provision of interim designs for publicly accessible open spaces shall include interim landscaping, pedestrian pathways, seating, signage, lighting and recreational facilities as determined at FDP.

(iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance for new interim surface parking lots, unless waived or modified at the time of FDP or site plan approval.

(v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The use of temporary art works as a part of the screening system shall also be considered as part of the interim screening system. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP.

(vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 18 months.

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

D. Interim improvements shall be substantially complete and in place by the issuance of the first RUP or Non-RUP for the applicable building, unless: 1) a site plan for the permanent building to be constructed in the area of the interim improvements

has been approved and building plans submitted; or 2) seasonal/weather related conditions have delayed the completion of the interim improvements.

TRANSPORTATION IMPROVEMENTS

26. Grid of Streets. The Applicant shall construct and place into operation a new grid of streets throughout the Property including portions of streets identified on the CDP as Polk Street, Roosevelt Street, Grant Street, Buchanan Street, Tyler Lane and Truman Lane and shall make improvements to Old Meadow Road, an existing public street. The functional classification of the streets is provided below:

Street	Classification
Old Meadow Road	Collector
Polk Street	Local (public and private)
Roosevelt Street	Local
Grant Street	Local
Buchanan Street	Local
Tyler Lane	Service Alley (private)
Truman Lane	Service Alley (private)

A. Public Streets and Right-of-Way. The Applicant shall dedicate right-of-way along the Property's frontage for Old Meadow Road, Polk Street, Roosevelt Street, Grant Street, and Buchanan Street (the "Public Streets"), to a point inclusive of the landscape amenity panel and the sidewalk. 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.

B. Definition of Construct. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state.

C. Naming. The Applicant reserves the right to provide different names for the streets than those shown on the CDP.

D. Street Closures. The Applicant may temporarily close part or all of any streets, except those streets required to remain open to access the planned Fire Station (as described in Proffer 26), to accommodate construction activity on the Property provided safe and adequate pedestrian and vehicular access is maintained.

E. Parking Lanes. The Applicant shall provide on-street parking throughout the limits of the Property as generally located on the CDP. If requested by the

County and/or VDOT, the Applicant shall install signs restricting parking subject to VDOT approval.

27. Old Meadow Road. The Applicant shall construct improvements along the Property's Old Meadow Road frontages measuring 35 feet from the existing centerline to the face of curb to accommodate four lanes of traffic (two lanes in each direction) with a dedicated on-road bike lane in each direction and on-street parking as shown on the CDP. The final design of the improvements to Old Meadow Road as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Old Meadow Road and construction of the improvements shall be provided concurrently with the development of buildings with frontage on Old Meadow Road.

28. Polk Street. Polk Street shall be designed with a section measuring 31.5 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel curbside parking on the north side of the street. However, the design of, and access to, a planned fire station to be built by others on adjacent property identified in the 2016 Fairfax County tax records as Tax Map 29-4 ((6)) 96A (the "Fire Station") may necessitate changes to lane widths; any such changes shall be permitted without the need for a CDPA or FDPA and shall be subject to the review and approval of VDOT, FCDOT and the Fairfax County Fire and Rescue Department.

    Polk Street shall be constructed as a public street from Old Meadow Road to Buchanan Street, and shall be extended as a private street/driveway by others to serve the future Fire Station west of its intersection with Buchanan Street. The final design of the improvements to Polk Street as generally described above shall be further refined in conjunction with the submission of any FDP and the site plans for those portions of the Property fronting Polk Street. Construction shall be provided as shown on the Phasing Sheets. The portion of Polk Street west of Buchanan Street may be dedicated to the County or left as private section with a public access easement in a form acceptable to the Office of the County Attorney, as determined by the County at the time of site plan approval for Building E. Any public access easement shall specify that the private section of Polk Street shall be maintained by the County.

29. Roosevelt Street. Roosevelt Street shall be designed and constructed with an interim section measuring 30 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel curbside parking on the ~~north~~ south side of the street. It is anticipated that the street section will be expanded to provide a second lane of parking by others with the future redevelopment of adjacent property to the north identified in the 2016 Fairfax County tax records as 29-4 ((6)) 104 ("Parcel 104"). To facilitate this future widening, the Applicant shall dedicate the area between the interim section of Roosevelt Street and the Property's northern boundary with the dedication of Roosevelt Street right-of-way.

    In the event Parcel 104 is redeveloped prior to the construction of Buildings C or D, and Roosevelt Street is constructed on Parcel 104, the location and design of Roosevelt Street

shall be adjusted as appropriate based on the approvals for redevelopment on Parcel 104, without the need for a PCA or CDPA or FDPA for the Property.

The final design of the improvements to Roosevelt Street as generally described above shall be further refined in conjunction with the submission of any FDP and the site plans for those portions of the Property fronting Roosevelt Street. Construction shall be constructed concurrently with the development of Buildings C and D, whichever occurs first as shown on the Phasing Exhibits.

30. Grant Street. Grant Street shall be designed with a section measuring 36 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel curbside parking on the both sides of the street. Construction shall occur concurrently with the development of Buildings A, B, C and D, as shown on the Phasing Exhibits. The final design of the improvements to Grant Street as generally described above shall be further refined in conjunction with the submission of any FDP and the site plans for those portions of the Property fronting Grant Street. Construction of Grant Street across adjacent property owned by the Fairfax County Park Authority ("FCPA") and identified on the Fairfax County 2015 tax assessment records as 29-4 ((6)) 107 ("Parcel 107") will require Board of Supervisors authorization.

31. Buchanan Street. Buchanan Street shall be designed with a section measuring 36 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel curbside parking on the both sides of the street. The final design of the improvements to Buchanan Street as generally described above shall be further refined in conjunction with the submission of any FDP and the site plans for Building A.

If a partial section of Buchanan Street has been built by others on adjacent Parcel 96A to provide access to the planned Fire Station, prior to the Applicant's construction of Building A, then the Applicant shall complete construction of the full section with the development of Building A. Should the construction of Building A precede construction of Buchanan Street on Parcel 96A, then the Applicant shall dedicate the necessary right-of-way and escrow with DPWES the hard construction costs of constructing the portion of Buchanan Street on the Property. Such escrowed funds shall be released to the entity constructing Buchanan Street. The streetscape improvements, on the east side of Buchanan Street shall be constructed by the Applicant with the development of the Building A or by the Applicant concurrently with construction of Buchanan Street by others, as determined at site plan.

32. Tyler Lane. Tyler Lane shall be constructed as a private alley in general accordance with the section depicted on Sheet C-13 of the CDP with a section measuring 28 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction). Construction shall be provided as shown in the Phasing Exhibits and as further detailed at the time of FDP and site plan approval.

33. Truman Lane. Truman Lane shall be constructed as a private alley in general accordance with the section depicted on Sheet C-13 with a section measuring 30 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction).

Construction shall be provided as shown in the Phasing Exhibits and as further detailed at the time of FDP and site plan approval.

At the time of approval of the site plan which includes Truman Lane, the Applicant shall record an inter-parcel access easement, in a form acceptable to the County Attorney, to permit a future connection from property identified on the 2016 Fairfax County tax maps as 29-4 ((6)) 99B ("Parcel 99B") to Truman Lane. The cost of the connection shall be borne solely by the owner of Parcel 99B. Said easement shall require that the owner of Parcel 99B participate with the Applicant in the cost of maintaining and future replacement of Truman Lane.

The Applicant shall diligently oversee the management of loading operations for Building E on Truman Lane and shall be responsible to: 1) minimize loading conflicts with other vehicular and pedestrian movements; and 2) ensure scheduled deliveries avoid peak hour times defined at 7:30 AM to 9:00 AM and 4:30 PM to 6:30 PM weekdays.

34. Traffic Signals.

A. The Applicant shall conduct warrant studies for the intersection of Old Meadow Road and Grant Street within twelve (12) months after the issuance of the initial RUP or Non-RUP for any new building on the Property constructed concurrently with, or after, the construction of the Old Meadow Road/Grant Street intersection.

B. If a signal is deemed warranted by VDOT after having reviewed the warrant study and approving the same for installation, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant, utilizing any escrowed contributions for the signal received by the County, no later than two (2) years after approval of the warrant.

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C. The Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors in accordance with Proffer 26.

D. If the County, upon request of the Applicant or on its own initiative, determines that signal installation at the Old Meadow Road/Grant Street intersection as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation or (2) permit the Applicant to proceed without the signal installation.

E. If a signal at the Old Meadow Road/Grant Street intersection is not warranted within twelve (12) months after the issuance of the initial RUP or Non-RUP for the last new building to be constructed on the Property, then the Applicant's obligation to construct such signal is deemed null and void.

35. Tysons Grid of Streets Transportation Fund. The Applicant shall make a contribution to the County's Tysons Grid of Streets Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons Grid of Streets Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Grid Guidelines"). The Applicant shall receive and deduct credits against the contributions as approved by the County in conformance with the Grid Guidelines. This contribution is not subject to further adjustment outlined in Proffer 69 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

36. Tysons-wide Transportation Contributions – Table 7 Improvements. The Applicant shall make a contribution to the County's Tysons-wide Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons-wide Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Tysons-wide Guidelines"). The Applicant shall receive and deduct credits against the contributions as approved by the County in keeping with the Tysons-wide Guidelines. This contribution is not subject to further adjustment outlined in Proffer 69 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

37. Route 123 Improvements. The Applicant shall provide a contribution towards the reconstruction of Route 123 between the DAAR and I-495 as a super street or other access improvements in the Tysons East District, equal to $0.126 for each square foot of new development constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each new building and shall be based on the site plan approved GFA for each building.

38. Construction Management.

A. Prior to the start of construction of each new building on the Property, a meeting shall be held with The Regency, Encore, and The Colonies COAs, as well as with the management of the Dolly Madison Apartments and Sport and Health Club to provide information on planned construction activities and phasing. The name and telephone number of a contact person for construction issues shall be provided in writing to the Presidents of The Regency, Encore, and The Colonies COAs, the management of the Dolly Madison Apartments and Sport and Health Club and the Providence District Supervisor, and be posted on the Property, prior to the start of construction.

B. Outdoor construction activities on the Property shall occur only between the hours of 7:00 a.m. and 9:00 p.m. Monday-Saturday, and 9:00 a.m. to 9:00 p.m. on

Sundays and federal holidays, except for utility or road work that may be required at night. The Applicant shall inform all contractors and subcontractors of the permitted hours of construction, and signs designating such construction hours shall be published in both English and Spanish and posted at all construction entrances.

~~38.~~C. ~~Construction Traffic Management~~. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase of redevelopment, as appropriate, through its development/construction manager and the TPM, as defined in Proffer 49, so as to ~~provide~~ ensure safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. The construction management plan for each phase shall specify how sidewalk access will be provided along at least one side of Old Meadow Road during the course of construction. ~~This~~ The management plans shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane, ~~or~~ street or sidewalk closures, construction worker parking, and/or other construction related activities to minimize disturbance on the surrounding street and sidewalk network. Primary construction access shall be from Polk Street and Grant Street to the degree practical. The Applicant shall inform all contractors and subcontractors of the plans for constructed related traffic circulation and construction worker parking. Signs providing such information shall be published in both English and Spanish and posted at all construction entrances

Such plan~~s~~ shall be prepared by a qualified professional and submitted for review and comment to the VDOT, FCDOT and DPWES prior to issuance of the building permit for each phase.

E. The Applicant shall maintain the construction site in a secure and orderly manner and shall provide for: 1) a County approved sedimentation control fence along the limits of disturbance of each construction site; 2) continuous construction fencing along Old Meadow Road, designed to block views into the construction site and prevent construction debris from blowing off the site; 3) location of trailers, materials, and equipment inside the construction fence; and 4) County approved temporary stormwater management systems.

BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS

39. Bicycle Circulation.

A. In combination with the street and streetscape improvements along Old Meadow Drive, the Applicant shall provide on-street bicycle lanes and associated signage along the Property's frontages with Old Meadow Drive as shown on the CDP and as may be adjusted with approval of FDPs. Such striping shall be subject to approval by VDOT.

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B. The Applicant shall construct a combined pedestrian/bicycle eight (8) foot wide concrete sidewalk, paralleling the east and south sides of Grant Street as depicted on Sheets C-9, L-10 and L-11 of the CDP. The area of the pedestrian/bicycle sidewalk shall be dedicated to the Board of Supervisors as part of the right-of-way associated with Grant Street. Construction of the trail shall occur concurrently with construction of the adjacent sections of Grant Street as shown on the Phasing Exhibits.

40. Bicycle Facilities.

A. Parking. The Applicant shall provide bicycle racks and bike storage areas throughout the Property, the general locations of which shall be determined at the time of FDP approval and refined at site plan. Exterior bike racks shall be inverted U-style racks or other design compatible with the UDG and approved by Fairfax County Department of Transportation ("FCDOT"). The total number of bike parking/storage spaces shall be consistent with those shown in Table 4 – Bicycle Parking Ratios for Urban Mixed Use Centers, of the Tysons Corner Center section of the Comprehensive Plan**.**

B. Bicycle Repair Station. The Applicant shall install and maintain a bicycle repair station adjacent to the combined pedestrian/bicycle sidewalk on the south side of Grant Street referenced in Proffer 39B. The station shall include an air pump ~~and a~~and a work stand with retractable tools.

41. Bus/Circulator Shelters. Bus and Circulator stops and/or shelter locations shall be evaluated for feasibility at the time of FDP and site plan approval in consultation with FCDOT. Identified bus/circulator stops and/or shelter locations shall be primarily located within the landscape amenity panel of the streetscape, and may necessitate adjustments to street tree locations and other street furnishings to that shown on the CDP without the need for a PCA and/or CDPA. An alternate location for a bus/circulator stop and/or shelter outside the landscape amenity panel may be approved at FDP, if determined appropriate. Should a bus/circulator stop and/or shelter location be determined appropriate at the time of site plan approval, the Applicant shall install said stop and/or shelter.

42. Marked Crosswalks. The Applicant shall install marked pedestrian crosswalks at signalized intersections adjoining the Property and at other select locations, subject to VDOT approval.

PARKING

43. Zoning Ordinance Requirements. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Fairfax County Ordinance, and as generally shown on the CDP. The exact number of spaces to be provided shall be refined with approval of FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix. If changes in the mix of uses or bedroom mix result

in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the parking structures.

44. Phasing of Parking. Parking shall be provided in phases concurrent with development of the Property. Parking spaces in excess of the maximum parking rates set forth in the Ordinance may be provided in the early phases of development of the Property, provided that at the build-out of the Property the maximum parking rates are not exceeded. A parking tabulation for the entire Property shall be provided with each FDP and site plan for the Property. Required off-street parking spaces and loading spaces for an individual building need not be provided on the parcel on which the building is located, but shall be provided within the Property.

45. Parking Spaces along Streets. The Applicant shall provide surface parking spaces along the streets as generally as shown on the CDP and as may be adjusted at the time of FDP and/or site plan approval for each building to accommodate emergency access requirements or final engineering concerns. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of parking spaces required by the Zoning Ordinance. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant, and on-street parking spaces along future public streets prior to dedication may be restricted through appropriate signage as temporary or short term parking, car-sharing parking and/or similar uses.

46. Parking Stipulations.

    A. The Applicant shall be permitted to install and maintain parking controls and/or fencing on its existing surface parking lots, without the requirement for a FDP, in order to control Metro-related parking by the general public. Pedestrian circulation on the Property shall not be unduly impeded by such fencing.

    B. The lease rates of parking spaces shall be “unbundled” from the lease rate of the individual rental dwelling units; meaning a unit’s lease rate shall be exclusive of parking costs.

47. Future Parking Revisions.

    A. Ordinance Revisions. The Applicant reserves the right to provide parking at revised rates as may be permitted by a future amendment to the Fairfax County Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

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

TRANSPORTATION DEMAND MANAGEMENT

48. Tysons Transportation Management Association. The Applicant shall make a contribution to Tysons Partnership towards the funding of the transportation management association (the "TMA"), which has been established for the Tysons Corner Urban Center and to which all other Tysons property owners may also contribute.

A. The Applicant shall make a one-time contribution to the Tysons Partnership Transportation Council for the TMA based on a participation rate of $0.10 per gross square foot of new office uses and $0.05 per gross square foot of new residential uses to be constructed on the Property. The contribution amounts shall be based on the mid-point of the GFA range for each building as shown in the Development Tabulations. Where the Development Tabulations permit office or residential as optional building uses, and the building has not received FDP approval for a specific option, the contribution shall be based on the residential option.

B. Twenty five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval for the first new building to be constructed on the Property. The remaining 75% shall be contributed in three (3) equal installments of 25% each and paid at the time of issuance of the first initial RUP or Non-RUP for each of the first three (3) buildings to be constructed on the Property but in any event no later than ten (10) years from the date of rezoning approval.

C. The Applicant may, in its sole discretion, join or otherwise become associated with the TMA established for the purpose of administering TDM programs in the Tysons Corner Urban Center and transfer some functions of this TDM Program to the TMA, whereupon portions of Proffer 49 related to administration, marketing and monitoring shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in Proffer 49 may be rendered null and void in whole or in part without the need for a PCA.

49. Transportation Demand Management. The Applicant shall fund, implement and administer a transportation demand management program for the Property as described in this Proffer (the "TDM Program"). It is intended that the first new building to be constructed on the Property will initiate implementation of what will become a Property-wide TDM program that later buildings to-be-constructed on the Property will join.

A. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the *The Highland District Transportation Demand Management Plan* prepared by Wells + Associates, Inc. dated March 2016 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth herein. Accordingly,

modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

B. Responsible Party. The Applicant or ~~or~~ any successor other than the UOA or its ~~equivalent,~~equivalent shall remain obligated under this Proffer until such time as three consecutive post Stabilization trip counts reveal that the applicable vehicle trip reduction goals are being met (the "Applicant Control Period"). At the end of the Applicant Control Period, the UOA or equivalent shall become obligated under this Proffer and Applicant or any successor other than the UOA or its equivalent, shall have no further obligation with respect to this Proffer.

C. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one-year following issuance of the last initial RUP or Non-RUP for the final new office or residential building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

D. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and new office buildings on the Property, during weekday peak hours, by meeting the percentage vehicle trip reductions set forth below. These trip reduction percentages shall be multiplied by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, *Trip Generation* rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units or GFA proposed to be constructed in each residential or new office building on the Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million sq. ft. of GFA	30%
65 million sq. ft. of GFA	35%
84 million sq. ft. of GFA	40%
90 million sq. ft. of GFA	43%
96 million sq. ft. of GFA	45%
105 million sq. ft. of GFA	48%

113 million sq. ft. of GFA	50%

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

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

E. TDM Program Components – Property-Wide. The TDM Program shall include, but not necessarily be limited to, the following Property-wide components, each of which is more fully described in the TDM Plan.

(i) Property-wide TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real-time Transit Information.

(v) Site-based Transportation Access Guides.

(vi) Customized Commute Profiles.

(vii) Bicycle Accommodations.

(viii) Vehicle Parking Management.

F. TDM Program Components – New Residential. The TDM Program shall include, but not necessarily be limited to, the following residential components, each of which is more fully described in the Implementation Plan.

(i) Residential Transportation Coordinator(s).

(ii) Business Center.

(iii) Metrorail SmarTrip cards and Try Transit campaign for new residents.

(iv) Live/work/play marketing to new tenants.

G. TDM Program Components – New Office. The TDM Program shall include, but not necessarily be limited to, the following new office components, each of which is more fully described in the Implementation Plan.

(i) On-site Office Transportation Coordinator(s)

(ii) SmarTrip Cards and Try Transit Campaign for office employees

(iii) Advising as to pretax benefit programs, alternative work schedules, and other County and regionally based TDM programs.

H. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as may be approved by the FCDOT can be made without the need for a PCA.

(i) TDM Program Manager ("TPM"). If not previously appointed, the Applicant shall appoint and continuously employ, or cause to be employed, a TPM for the Property. The TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.

(ii) TDM Work Plan, Annual Report and TDM Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. The TDMWP shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A summary of the existing/approved development levels in the Tysons Urban Center in consultation with the County (based on RUPS and Non-RUPs issued) in order to determine the appropriate vehicle trip reduction goals;

d. A determination of the applicable Maximum Trips After Reduction for the Property;

e. Provision of the specific details associated with the monitoring and reporting requirements; and

f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property.

The TDMWP shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission then the TDMWP shall be deemed approved and the TDM program shall be implemented. If FCDOT responds with comments on the TDMWP, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the as discussed and agreed to with FCDOT and begin implementation of the approved program.

Each calendar year thereafter, but no later than February 1, the TPM shall submit a report, based on a template provided by FCDOT, which summarizes the results of the previous year's TDM Program, incorporates any new construction on the Property, proposes modifications or enhancements to program elements, and establishes a budget to cover the costs of implementation of the program for the succeeding year (the "Annual Report"). The Annual Report and TDM Budget shall be submitted to FCDOT and reviewed in the same manner as outlined above for the TDMWP. The expected annual amounts of the Budget are further described in Section 4 of the TDM Plan.

I. TDM Account. The Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia as approved by Fairfax County (the "TDM Account") within 30 days after approval of the TDMWP. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded solely by the Applicant, through the TPM, until the end of the Applicant Control Period. At the end of the Applicant Control Period, a line item for the TDM Account shall be included in the UOA, or its equivalent, budget. The governing documents that establish and control the development shall provide that the TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a given year. In no event shall the TDM Budget for the Property overall be required to exceed $124,938 and in no event shall an individual building's obligation to fund the TDM Budget exceed the proportion set forth in the Implementation Plan (these amounts shall be adjusted annually as specified in Proffer 69). The TPM shall provide written

documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) says of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

J. TDM Remedy Fund. The "TDM Remedy Fund" is a separate, interest-bearing account in to which the Applicant shall, through the TPM, deposit remedy payments as required to be paid pursuant to the this Proffer. The TPM may withdraw funds from the Remedy Fund for the implementation of additional TDM program elements/incentives associated with the Proposed Development in consultation with FCDOT.

Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required. To secure the Applicant's obligations to make payments into the TDM Remedy Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Property, the Applicant (or its successor owner or developer, but not the UOA) shall:

(i) Establish the TDM Remedy Fund, if not previously established by the TPM, and

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Remedy Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.40 for each square foot of new office GFA and $0.30 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change on each anniversary as specified in Proffer 69. The Letter(s) of Credit or Cash Escrow(s) shall name the Applicant/TPM as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s).

K. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Proposed

Development. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to be constructed on the Property at the time of issuance of the first initial RUP or Non-RUP for each building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.

L. TDM Penalty Fund. The "TDM Penalty Fund" is an account in to which the Applicant shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to the this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM program elements/incentives and/or congestion management in Tysons Corner. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Property, the Applicant (or its successor owner or developer, but not the UOA) shall:

(i) Establish the TDM Penalty Fund, if not previously established by the TPM, and

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.10 for each square foot of new office GFA and $0.05 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall escalate annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change on each anniversary of said date as specified in Proffer 69. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicant (or the TPM) into the TDM Penalty Fund.

M. Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of Person Surveys and/or Vehicular Traffic counts of new residential and new office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and

Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys shall be conducted and Vehicular Traffic Counts collected for the Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new residential or office building to be constructed on the Property.

Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Property have been met. At such time as three consecutive traffic counts show that the applicable trip reduction goals for the Property have been met, the Applicant Control Period associated with the Property shall terminate. At such time and notwithstanding the provisions below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Person Surveys and/or Vehicular Traffic Counts if conditions warrant such.

N. Remedies and Penalties

(i) Pre-Stabilization. If the TDM program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, as evidenced by the Vehicular Traffic Counts, then the Applicant shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the Implementation Plan and Annual Report.

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

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

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

Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

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

90-96,000,000 Square Feet of GFA in Tysons		**96-113,000,000 Square Feet of GFA in Tysons**		**113,000,000+ Square Feet of GFA in Tysons**	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	80%	0.0% - 4.9%	90%	> 0.0%	100%
5% - 8%	90%	5%	100%		
>8%	100%				

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

(ii) Following Stabilization. If the TDM program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the Implementation Plan and Annual Report and funded by the Remedy Fund as may be necessary commensurate with the extent of deviation from the

Maximum Trips After Reduction goal and as set forth in accordance with the expenditure schedule outlined above.

a. If the results of the Vehicular Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined in the table above, then any remaining Remedy Funds shall be released back to the building owners through the TPM.

b. If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the development levels then existing) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

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

Penalties may be incurred in subsequent Stabilization years during the Applicant Control Period when the applicable Maximum Trips After Reduction for the Property continue to be exceeded and provided there are funds still available in the TDM Penalty Fund.

(iii) The Applicant shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the Applicant fails to make the required penalty payment to TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

(iv) The maximum amount of penalties associated with the Property, and the maximum amount the Applicant shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions above. There is no requirement to replenish the TDM Penalty Fund at any time. Upon the end of the Applicant Control Period, the Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the Applicant.

O. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable

vehicle trip reduction goals are continuing to be met, then FCDOT may require the Applicant (or UOA after termination of the Applicant Control Period) to conduct additional Trip Counts (pursuant to the methodology set forth in the Implementation Plan) within 90 days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the Applicant or UOA shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

P. Review of Trip Reduction Goals. At any time concurrent with remedial actions and/or the payment of penalties as outlined above, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period.

Q. Continuing Implementation. At the termination of the Applicant Control Period, the UOA shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The UOA shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

R. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. UOA members shall be informed of their funding obligations pursuant to the requirements of this Proffer prior to the purchase of units and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial purchase documents and within the UOA documents.

S. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM shall have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of $100 per day not to exceed $36,500 for any one incident. Such penalties shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

50. Existing Uses. Certain components of the TDM Plan are applicable to and would benefit the existing commercial uses on the Property. The TPM shall make available information on those components to those existing uses. Such uses shall not however be subject to monitoring/remediation nor will penalties be assessed against the existing uses on Property.

51. Transportation Demand Management for Retail Uses. Certain components of the TDM Plan are applicable to and will benefit the proposed retail uses on the Property. Therefore, the Applicant shall provide an additional TDM program that is tailored to

specifically serve the Retail uses (the "Retail TDM Program"). In no event will monitoring or penalties be assessed against the Retail uses, which may be established on the Property.

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

A. Traffic conditions, road hazards, construction work zones, and road detours.

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

C. Bus stops pre-wired for real-time arrival/departures information.

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

AFFORDABLE/WORKFORCE HOUSING

53. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

54. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide for-sale and/or rental housing units on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed as part of the Proposed Development; with any units created with bonus floor area excluded from the 20% WDU calculation. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

The WDUs generated by each residential building shall be provided within such building, or off-site. Any WDUs provided off-site shall be located within the Tysons Corner Urban Center or as approved by DPZ. In addition, the Applicant reserves the right to consolidate the WDUs into one or more buildings with the build-out of the Property, and thereby increase the number of WDUs in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other buildings. The Applicant reserves the right to provide WDUs associated with for-sale

condominiums as: i) rental units in the residential rental buildings on the Property or off-site as determined at the time of site plan, or ii) for-sale units on the Property in accordance with specific modified criteria as determined at FDP or site plan. The WDUs shall have a bedroom mix similar to the bedroom mix in the market rate units in the same building. Additionally, in the event that parking spaces are made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the development.

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

55. Non-Residential Contribution for Workforce Housing. For new office buildings to be constructed on the Property, the Applicant shall select, within its sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons. These contributions shall be made to the Board of Supervisors to be deposited in a specific fund to be used solely for this purpose within Tysons and shall be payable at the time of issuance of the Non-RUPs for a new office building constructed on the Property. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of new office use excluding any ground floor retail/services uses and public uses, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office excluding any ground floor retail/services uses and public uses continuing for a total of sixteen (16) years.

PARKS AND RECREATIONAL FACILITIES

56. Publicly Accessible Parks. The Applicant shall provide a variety of park space on the Property that will be open and accessible to the public as depicted on the CDP. For areas that are not specifically dedicated to the Board of Supervisors for park purposes, the Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of time consistent with traditional Fairfax County parks; and provide for perpetual private maintenance. A wayfinding and signage system shall be developed in coordination with FCPA at the time of building plan approval or CSP approval, whichever occurs first, to ensure the public can easily identify and access all publicly accessible park spaces. The wayfinding signs shall be installed by the Applicant concurrent with park construction.

The variety and quantity of recreational facilities and amenities provided in the publicly accessible parks shall generally follow those shown on the CDP, but the recreational facilities and amenities to be provided shall be subject to refinement and adjustment at

the time of FDP and site plan, provided they result in a similar variety and level of physical activity.

The construction of the publicly accessible parks shall occur in phases as generally shown on the Phasing Exhibits and described below, with adjustments permitted with FDP approval. The following publicly accessed parks shall be provided as identified on Sheet L-5 of the CDP:

A. Public Park 1 – This street level plaza of approximately 0.21 acre is located at the corner of Old Meadow Road and Polk Street. As shown on Sheets L-8 and L-9 of the CDP, the plaza shall include hardscaping, landscaping, outdoor seating, and a sculptural element(s). More specific details shall be determined at time of FDP approval for Building A and construction shall be concurrent with the development of Building A.

B. Public Park 2 – Located along the southern perimeter of the Property, between Grant Street and Scotts Run just south of Building A, Park 2 is approximately 1.35 acres in size. For the most part, Park 2 will be naturalized area designed for passive use and environmental protection. To the extent feasible and subject to UFMD approval, invasive species in Park 2 shall be removed. An eight (8) foot wide concrete combined pedestrian/bicycle sidewalk, as described in Proffer 39B, shall be constructed in Park 2. An overlook seating area and bike maintenance station will be provided as generally depicted on Sheet L-10. The park design may be adjusted at the time of FDP approval and construction of Park 2 shall occur with the construction of Building A. Public Park 2 shall be dedicated to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance; once dedication occurs, the Applicant shall have no further obligation with regard to maintenance of the park facilities with the exception of the trail and streetscape.

C. Public Park 3 – This street level park is located at the intersection of Old Meadow Road and Grant Street, just south of Building B. It includes 0.35 acres of land on the Property and 0.50 acre of adjacent land owned by FCPA; 0.18 acre of which is north of Grant Street and 0.32 acre is south of Grant Street. The portion of Park 3 north of Grant Street shall include a treed promenade and trellised overlook with movable furniture, an open lawn area for a variety of recreational activities such as playing catch or Frisbee and picnicking; and passive gardens with specialty landscaping, rain gardens, and benches. The portion south of Grant Street shall be more naturalized, and as with Park 2, the Applicant shall remove invasive species to the extent feasible and subject to UFMD approval, and shall construct an eight (8) foot wide concrete combined pedestrian/bicycle sidewalk. The design details depicted on Sheet L-11 may be adjusted at time of FDP approval for Building B. Construction of Public Park 3 shall occur with the construction of Building B, subject to approval from FCPA with regard to construction on its property and as determined at FDP. The Applicant shall work closely with FCPA in the design of the park, shall ensure that the plant materials used are non-invasive and native,

and shall enter into a perpetual maintenance agreement for the park improvements and facilities located on FCPA property.

D. Public Park 4 – Accessed from Old Meadow Road, this approximate 0.12 acre pocket park located between Buildings B and C offers passive and recreational space with a slender sculptural playground, raised planters, specialty paving, and movable seating. The park's eastern wall shall be designed as a focal point of the park, incorporating artwork, sculptural elements, specialty vegetation or a water feature. The design details depicted on Sheet L-12 may be adjusted at time of FDP approval for Buildings B and C and construction of this park shall occur with the construction of Buildings B and C, whichever occurs last.

E. Public Park 5 – A street level park space, approximately 0.33 acre in size, is located along Grant Street adjacent to Buildings D. This park is designed to provide a gathering place for Buildings D and the general public, and to provide a vista/visual connection to the Scotts Run Stream Valley Park across Grant Street. Public Park5 may include, but not be limited to, perennial gardens, pathways, benches and specialty lighting, with opportunities for low impact design elements. The design details depicted on Sheet L-13 may be adjusted and refined at time of FDP approvals for Building D and construction shall occur in phases concurrent with the development of Building D.

F. Public Park 6 – Public Park 6 is located along the eastern perimeter of the Property, between Grant Street and Scotts Run. Park 6 is approximately 0.43 acre in size, and is intended to augment the Scotts Run Stream Valley Park. To the extent feasible and subject to UFMD and FCPA approval, invasive species in Park 6 shall be removed. An eight (8) foot wide concrete combined pedestrian/bicycle sidewalk as described in Proffer 39B, shall be constructed along the east side of Grant Street. The design for Public Park 6 depicted on Sheets L-5 and L-13 may be adjusted at time of FDP approval. Public Park 6 shall be dedicated to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance; once dedication occurs, the Applicant shall have no further obligation with regard to maintenance of the park facilities with the exception of the trail, sidewalk and streetscape. Construction and dedication of Park 6 may occur in phases with the construction of Buildings B and D as identified in the Phasing Exhibits.

G. Public Park 7

(i) Park 7 is located at the western terminus of Polk Street and is designed for active recreational uses. Approximately 0.86 acre in size, Park 7 includes area for the expansion of the athletic field previously approved on adjacent Parcel 96A, as well as a warm-up area, a full-size multi-purpose sport court, a half-size multi-purpose sport court or adult outdoor fitness stations, a pergola, game tables, tree grove, outdoor seating and a potential connection to an off-site trail. The design details for Park 7 depicted on Sheet L-14 may be adjusted at time of FDP approval. Park 7 shall be

dedicated to Fairfax County subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance.

(ii) Construction and dedication of that portion of the Park 7 that supports the athletic field shall occur at set forth in Proffer 59.

(iii) The remainder of Park 7 facilities shall occur with the construction of Building E; and dedication shall occur within one hundred twenty (120) days following completion of construction and bond release of the park facilities, except as may be extended in accordance with the provisions of Proffer 68. Once dedication occurs, The County shall be responsible for maintenance of the parkland and facilities west of the pergola and the Applicant shall be responsible for the pergola and the park area and facilities between the pergola and Building E.

H. Public Park 8 – Approximately 0.21 acre in size, this street level park/plaza is located along Old Meadow Road, east of Building F. It will feature specialty hardscaping, landscaping, a petanque or similar court, and outdoor seating with wireless fidelity (Wi-Fi) capability as an activation element. More specific details shall be determined at time of FDP approval for Building F and construction shall be concurrent with the development of Building F.

57. Private Park Space. In addition to the publically accessible parks described in the proffer above, the Applicant shall provide private park space as generally shown on Sheets L-16, L-17, L-18 and L-19. Specific details and amenities to be provided in these private park spaces shall be determined at time of FDP for the applicable building. Construction of the private parks shall be concurrent with the development of each building.

58. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1800 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Board of Supervisors for the provision of recreation facilities serving Tysons Corner.

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

A. Private exterior recreational areas/courtyards to be provided on the ground level, the upper level of the parking podiums and/or the roof level (which may be the same as the private park spaces in Proffer 57), to include, but not be limited to seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, and swimming pools;

B. Clubroom(s) for community gatherings;

C. Media/entertainment center(s); and

D. Fitness center(s) with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts.

59. Athletic Field Contribution. To address the Comprehensive Plan's recommendations for the provision of athletic fields in Tysons:

A. The Applicant shall provide for expansion of a rectangular athletic field previously approved on adjacent Parcel 96A. This adjacent field was approved on Parcel 96A with application PCA 92-P-001-10 and a commitment by others to construct the approved field was made with approved application RZ 2011-PR-011. The Applicant, in coordination with the FCPA and the owner of Parcel 96A, shall fund, construct, or otherwise arrange for an expansion of the field on to the Property resulting in a full-size, full-service rectangular athletic field, approximately 360 feet by 210 feet (including overruns) as shown on Sheets C-9 the CDP (the "Athletic Field Expansion"). The Athletic Field Expansion design shall be determined in coordination with the FCPA and shall include a synthetic all-weather turf and field lights consistent with FCPA specifications. The Applicant shall provide additional park facilities adjacent to the field as described in Proffer 56 G. In addition, the Applicant shall provide 25 parking spaces in the parking garage associated with Building E for athletic field/park use. Should the Athletic Field Expansion be complete prior to the construction of the parking garage for Building E, the Applicant shall provide 25 parking spaces in existing surface parking lots on the Property for use by park visitors. Such spaces shall be available after 5:00 PM on weekdays and all weekend and may be relocated elsewhere on the Property as needed to accommodate redevelopment activities. The Applicant shall install signage clearly identifying permanent and interim field related parking spaces. Provision of the Athletic Field Expansion and related parking shall be deemed to fully satisfy the athletic field expectations of the Proposed Development on the Property.

The Applicant shall construct the Athletic Field Expansion prior to the issuance for a RUP or Non-RUP for Building A or E, whichever occurs last. The Applicant may choose to complete construction of the athletic field earlier than this time period. That portion of the Property that supports the Athletic Field Expansion shall be dedicated to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance, within one hundred twenty (120) days following completion of construction of the Athletic Field Expansion and bond release, except as may be extended in accordance with the provisions of Proffer 68. Once dedication occurs, the Applicant shall have no further obligation with regard to operation, maintenance, or facility replacement of the Athletic Field Expansion.

B. In the event that the applicant in RZ 2011-PR-011 fails to begin construction its portion of the athletic field prior to the Applicant's obligation to construct the Athletic Field Expansion as stated above, the Applicant shall be deemed to fully satisfy the athletic field expectations of the Proposed Development on the Property by:

(i) Dedicating the portion of the Property that supports the Athletic Field Expansion to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance, prior to the issuance of a RUP or Non-RUP for Building A or E, whichever occurs last.

(ii) Contributing the sum of $1,188,000 to Fairfax County for future athletic field construction buy others. Such contribution shall be made prior to the issuance of a RUP or Non-RUP for Building A or E, whichever occurs last.

(iii) Reserving 25 parking spaces in the parking garage associated with Building E for athletic field/park use to be available after 5:00 PM on weekdays and all weekend. Should the Athletic Field Expansion be completed by others prior to the completion of the parking garage for Building E, the Applicant shall provide 25 parking spaces in existing surface parking lots or parking structures on the Property for use by park visitors. Such spaces shall be available after 5:00 PM on weekdays and all weekend and may be relocated elsewhere on the Property as needed to accommodate redevelopment activities.

PUBLIC FACILITIES

60. Public Facilities. To address the Comprehensive Plan's recommendations regarding the provision of public facilities in Tysons, the Applicant shall make a contribution to the Board of Supervisors for each new building constructed on the Property.

A. The contribution from the first three new buildings to be constructed on the Property shall be dedicated to funding furnishings and/or equipment for the Fire Station described in Proffer 28. The Applicants may elect to make contributions in accordance with the following options:

(i) Contribute a fixed sum for one or more (up to three) buildings prior to the issuance of a Non-RUP for the Fire Station or before December 31, 2020, whichever occurs last. The fixed contribution for each building as set forth below shall not be subject to adjustment pursuant to Proffer 69:

a. Building A - $536,000.00

b. Building B - $294,000.00

c. Building C - $322,000.00

d. Building D - $355000.00

e. Building C/D (Option 2) – $312,000.00

f. Building E - $312,000.00

g. Building F - $444,000.00

(ii) For any of the first three buildings to be constructed on the Property that do not make a contribution prior to the issuance of a Non-RUP for the Fire Station or December 31, 2020, whichever occurs last, as outlined above, the Applicant shall, prior to the issuance of the first RUP or Non-RUP for the applicable building, contribute $1.70 per each square foot based on the ~~actual~~ maximum GFA in the building as shown in the Development Tabulations. For buildings that have options in the Development Tabulations, the contribution shall be based on the maximum GFA for the option implemented. This contribution shall be subject to adjustment as described in Proffer 69.

B. For the remaining new buildings to be constructed on the Property, the Applicant shall, prior to the issuance of the first RUP or Non-RUP for the applicable building, contribute $1.70 per each square foot based on the ~~actual~~ maximum GFA in the building~~.~~ as shown in the Development Tabulations. For buildings that have options shown in the Development Tabulations, the contribution shall be based on the maximum GFA for the option implemented. Said contributions shall be dedicated to funding the design and construction of off-site pedestrian/bicycle trails and bridges within the Tysons East District or connecting to the Tysons Central 123 District; such design and construction to be provided by others.

C. In the event that the Board of Supervisors determines that any of the public facilities described in this Proffer should not be constructed, or if these public facilities are funded through some other source, the contribution amount corresponding to such facility may be dedicated to funding the design and construction of other public facilities in the Tysons East District.

61. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, as revised, the Applicant shall contribute $10,825 per expected student (based on a ratio of 0.106 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for each residential building and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the

contribution shall be decreased to reflect the current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 69.

STREAM RESTORATION

62. Scotts Run Stream Valley Plans. To address the Comprehensive Plan's recommendations regarding stream valley improvements in Tysons, the Applicant shall:

A. Contribute to the Board of Supervisors the sum of $100,000.00 for engineering design and/or restoration of a portion of the Scotts Run Stream Valley Park by others. Said contribution shall be made prior to final site plan approval for the first new building to be constructed on the Property.

B. Prior to site plan approval for each of the subsequent new buildings to be constructed on the Property, the Applicant shall contribute $0.22 per each square foot based on the actual GFA in the building toward the restoration of the stream valley to be provided by others.

STORMWATER MANAGEMENT

63. Stormwater Management.

A. Stormwater Management ("SWM") measures for the Property shall be designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, subject to the determination of the Department of Public Works and Environmental Services (DPWES), retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by the County which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative BMPs.

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

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

maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version or the most current version of the U. S. Green Building Council's applicable LEED rating system for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

B. At the time of each FDP, the Applicant shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included, as part of each FDP submission, that is of sufficient detail, subject to DPWES's determination in coordination with the Environment and Development Review Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDP. This information shall include the following:

(i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s).

(ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.

C. The requirements of Paragraph B may be met on an individual building basis (to include consideration of any associated parking, roadway and/or courtyard areas) or be based upon the total area of the Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the Proposed Development.

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

D. With each subsequent site plan, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall and meeting the requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to

the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

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

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

MISCELLANEOUS

65. Fire Department Contribution. The Applicant shall contribute $10,000 to Fairfax County for the cost of a preemptive device on one traffic signal in the Tysons East District. The contribution shall be paid upon site plan approval for the first new building to be constructed on the Property.

66. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property that either i) is zoned to permit multi-family residential use but is not yet used for that purpose or ii) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.

67. Condemnation Procedures. The development of the Property in accordance with these Proffers may require the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Property (collectively referred to as "Off-Site Parcels"). The Applicant shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicant is not able to acquire the property, rights-of way and/or easements from Off-Site Parcels necessary to fulfill the obligations described herein, the Applicant shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers.

In conjunction with any such request, the Applicant shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (c) a sixty (60) year title search certificate of Off-Site Parcels from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcels; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcels are awarded more than the appraised value of the Off-Site Parcels and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant, upon demand, shall pay all other costs incurred by the County in acquiring the easements to the County.

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

68. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements proffered have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

69. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these Proffers, shall adjust on a yearly basis from the base month of January 2018 and change effective each January 1 thereafter, as permitted by Virginia State Code Section 15.2-2303.3.

70. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

71. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

72. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.

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

[SIGNATURES BEGIN ON NEXT PAGE]

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: June 2, 2016

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: PCA 92-P-001-12
Applicant: BIT Investment Fifty-Two, LLC
PC Hearing Date: 6/16/16
BOS Hearing Date: 7/12/16

REF.: 127270

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/2/16, which bears my initials and is numbered 127270b, 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

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1272206

I, G. Evan Pritchard, attorney/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): PCA 92-P-001-12
(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)
BIT Investment Fifty-Two, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Applicant/Agent for Title Owners
BIT Investment Fifty-Three, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) 105

(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).

Rezoning Attachment to Par. 1(a)

1212706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(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)
BIT Investment Fifty-Four, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) 106
BIT Investment Fifty-Five, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) A, 97C
BIT Investment Fifty-Six, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) B, 95C
Midatlantic Realty Partners, LLC Agents: Matthew D. Robinson Frederick W. Rothmeijer Robert J. Murphy John M. Begert	3050 K Street, N.W., #125 Washington, DC 20007	Development Agent for Applicant

(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 Attachment to Par. 1(a)

1272706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(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)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Jeffrey A. Kreps Douglas L. Koeser Edward E. Wagaman Katelyn E. Antonucci (former) Ryan J. Scott	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
ParkerRodriguez, Inc. Agents: Trini M. Rodriguez Daniel A. Avrit Barbara J. Coulston	101 N. Union Street, Suite 320 Alexandria, VA 22314	Landscape Architects/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lester E. Adkins, III Andrew C. Buntua	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation 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.

Rezoning Attachment to Par. 1(a)

1222706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(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)
Hord Coplan Macht, Inc.	2000 Duke Street, Suite 120 Alexandria, VA 22314	Architect/Agent
Agents: Joseph A. Schneider		
Beret G. Dickson		
Chris J. Harvey		
Brandon R. Robinson		
Ross D. Davis		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
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
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson (former)		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Polysonics Corp.	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
Agent: George (nmi) Spano		
Davis Utility Consulting, LLC	4025 Fair Ridge Drive, Suite 200 Fairfax, VA 22033	Utilities Consultant/Agent
Agent: Marcus L. Davis		

(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.

 Information is updated.

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1272706

for Application No. (s): PCA 92-P-001-12
(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)
BIT Investment Fifty-Two, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - PNC Bank, National Association, as Trustee of the AFL-CIO Building Investment Trust, a Group Trust, and not in its Corporate Capacity

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

- Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
- David C. Schenning – former Vice-President/Secretary/Treasurer
- William K. Mihm – Vice President/Assistant Secretary/ former Assistant Treasurer
- Cynthia Helms (nmi) – Vice President/Secretary/Treasurer
- Rinse A. Brink – President/Assistant Secretary/Assistant Treasurer
- Jill J. Russell – Vice President/Assistant Secretary
- Clayton (nmi) Flanagan – Vice President/Assistant Secretary

(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.

 •Information updated.

Rezoning Attachment to Par. 1(b)

1212706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Three, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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)
Sole Member and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Four, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

(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)

1272706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Five, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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)
Sole Member and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Six, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

(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)

1272706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Bank, National Association
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
PNC Financial Services Group, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Financial Services Group, Inc.
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
Publicly traded on the NYSE.

==========

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: June 2, 2016
(enter date affidavit is notarized)

1272706

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AFL-CIO Building Investment Trust
c/o PNC Bank
1601 K Street NW, Suite 1100
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)
The AFL-CIO Building Investment Trust (the "BIT") is a bank collective trust fund for which PNC Bank, National Association is the trustee. As a bank collective trust fund, the BIT is exempt from federal taxation under Internal Revenue Code & applicable regulations. The BIT is comprised of qualified pension & retirement plans. The funds of the BIT are invested directly or indirectly in commercial real estate. More than 10 pension/retirement plans hold interests in the BIT & no pension/retirement plan holds 10% or more of the interests of the BIT.

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)
Midatlantic Realty Partners, LLC
3050 K Street, N.W., #125
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Management Committee: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

(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)

1272706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

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, VA 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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

Former Shareholders: Michael D. Lubeley, Martin D. Walsh

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)
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120
Alexandria, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward M. Hord, Lee E. Coplan, Carol D. Macht (There are now more than 10 shareholders and no one shareholder owns more than 10% of Hord Coplan Macht Inc.)

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)

1272706

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-12
(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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

==========

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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

==========

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.

• Information updated.

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

1272706

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ParkerRodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3231

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)
Trini M. Rodriguez
James E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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, 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)
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: June 2, 2016
(enter date affidavit is notarized)

1272706

for Application No. (s): PCA 92-P-001-12
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis Utility Consulting, LLC
4025 Fair Ridge Drive, Suite 200
Fairfax, VA 22033

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)
Marcus L. Davis

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: June 2, 2016
(enter date affidavit is notarized)

1212706

for Application No. (s): PCA 92-P-001-12
(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)
None

(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**)

(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 AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1272206

for Application No. (s): PCA 92-P-001-12
(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: June 2, 2016
(enter date affidavit is notarized)

1272706

for Application No. (s): PCA 92-P-001-12
(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.)
None

(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:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of June 2016, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

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: June 2, 2016

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: RZ 2014-PR-021
Applicant: BIT Investment Fifty-Two, LLC
PC Hearing Date: 6/16/16
BOS Hearing Date: 7/12/16

REF.: 127273

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/2/16, which bears my initials and is numbered 127273b, 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\127273\JEG\Affidavits\799164.doc

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1212236

I, G. Evan Pritchard, attorney/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): RZ 2014-PR-021
(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)
BIT Investment Fifty-Two, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Applicant/Agent for Title Owners
BIT Investment Fifty-Three, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) 105

(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).

Rezoning Attachment to Par. 1(a)

1272736

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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)
BIT Investment Fifty-Four, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) 106
BIT Investment Fifty-Five, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) A, 97C
BIT Investment Fifty-Six, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) B, 95C
Midatlantic Realty Partners, LLC Agents: Matthew D. Robinson Frederick W. Rothmeijer Robert J. Murphy John M. Begert	3050 K Street, N.W., #125 Washington, DC 20007	Development Agent for Applicant

(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 Attachment to Par. 1(a)

127273b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Jeffrey A. Kreps Douglas L. Koeser Edward E. Wagaman Katelyn E. Antonucci (former) Ryan J. Scott	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
ParkerRodriguez, Inc. Agents: Trini M. Rodriguez Daniel A. Avrit Barbara J. Coulston	101 N. Union Street, Suite 320 Alexandria, VA 22314	Landscape Architects/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lester E. Adkins, III Andrew C. Buntua	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation 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.

1272736

Rezoning Attachment to Par. 1(a)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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)
• Hord Coplan Macht, Inc.	• 2000 Duke Street, Suite 120 Alexandria, VA 22314	Architect/Agent
Agents: Joseph A. Schneider Beret G. Dickson Chris J. Harvey Brandon R. Robinson Ross D. Davis		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
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
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson (former)		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Polysonics Corp.	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
Agent: George (nmi) Spano		
Davis Utility Consulting, LLC	4025 Fair Ridge Drive, Suite 200 Fairfax, VA 22033	Utilities Consultant/Agent
Agent: Marcus L. Davis		

(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.

 -Information updated

REZONING AFFIDAVIT

121273b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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)
BIT Investment Fifty-Two, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - PNC Bank, National Association, as Trustee of the AFL-CIO Building Investment Trust, a Group Trust, and not in its Corporate Capacity

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

- Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
- David C. Schenning – former Vice-President/Secretary/Treasurer
- William K. Mihm – Vice President/Assistant Secretary/ former Assistant Treasurer
- Cynthia Helms (nmi) – Vice President/Secretary/Treasurer
- Rinse A. Brink – President/Assistant Secretary/Assistant Treasurer
- Jill J. Russell – Vice President/Assistant Secretary
- Clayton (nmi) Flanagan – Vice President/Assistant Secretary

(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.

- Information updated.

127273b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Three, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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)
Sole Member and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Four, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

127273b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Five, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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)
Sole Member and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Six, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

(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)

127273b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Bank, National Association
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
PNC Financial Services Group, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Financial Services Group, Inc.
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
Publicly traded on the NYSE.

==========

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.

127273b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AFL-CIO Building Investment Trust
c/o PNC Bank
1601 K Street NW, Suite 1100
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)
The AFL-CIO Building Investment Trust (the "BIT") is a bank collective trust fund for which PNC Bank, National Association is the trustee. As a bank collective trust fund, the BIT is exempt from federal taxation under Internal Revenue Code & applicable regulations. The BIT is comprised of qualified pension & retirement plans. The funds of the BIT are invested directly or indirectly in commercial real estate. More than 10 pension/retirement plans hold interests in the BIT & no pension/retirement plan holds 10% or more of the interests of the BIT.

==========

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)
Midatlantic Realty Partners, LLC
3050 K Street, N.W., #125
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Management Committee: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

127273b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

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, VA 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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

Former Shareholders: Michael D. Lubeley, Martin D. Walsh

==========

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)
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120
Alexandria, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward M. Hord, Lee E. Coplan, Carol D. Macht (There are now more than 10 shareholders and no one shareholder owns more than 10% of Hord Coplan Macht Inc.)

==========

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.

 Information updated

Rezoning Attachment to Par. 1(b)

1212736

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

---

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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

---

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.

 • Information updated.

Rezoning Attachment to Par. 1(b)

127273b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ParkerRodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3231

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)
Trini M. Rodriguez
James E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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, 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)
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)

127273b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis Utility Consulting, LLC
4025 Fair Ridge Drive, Suite 200
Fairfax, VA 22033

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)
Marcus L. Davis

==========

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

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DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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)
None

(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)**

(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.

1272736

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-021
(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: June 2, 2016
(enter date affidavit is notarized)

127273b

for Application No. (s): RZ 2014-PR-021
(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.)
None

(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:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of June 2016, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

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: June 2, 2016

TO: Suzanne Wright, 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 2014-PR-021
Applicant: BIT Investment Fifty-Two, LLC
PC Hearing Date: 6/16/16
BOS Hearing Date: 7/12/16

REF.: 128337

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/2/16, which bears my initials and is numbered 128337b, 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\128337\JEG\Affidavits\799215.doc

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

128337b

I, G. Evan Pritchard, attorney/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 2014-PR-021
(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)
BIT Investment Fifty-Two, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Applicant/Agent for Title Owner
BIT Investment Fifty-Six, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) B, 95C

(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).

128337b

Rezoning Attachment to Par. 1(a)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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)
Midatlantic Realty Partners, LLC Agents: Matthew D. Robinson Frederick W. Rothmeijer Robert J. Murphy John M. Begert	3050 K Street, N.W., #125 Washington, DC 20007	Development Agent for Applicant
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Jeffrey A. Kreps Douglas L. Koeser Edward E. Wagaman Katelyn E. Antonucci (former) Ryan J. Scott	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
ParkerRodriguez, Inc. Agents: Trini M. Rodriguez Daniel A. Avrit Barbara J. Coulston	101 N. Union Street, Suite 320 Alexandria, VA 22314	Landscape Architects/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.

Rezoning Attachment to Par. 1(a)

1283376

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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)
M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Robin L. Antonucci		
Kevin R. Fellin		
William F. Johnson		
Lester E. Adkins, III		
Andrew C. Buntua		
Hord Coplan Macht, Inc.	2000 Duke Street, Suite 120 Alexandria, VA 22314	Architect/Agent
Agents: Joseph A. Schneider		
Beret G. Dickson		
Chris J. Harvey		
Brandon R. Robinson		
Ross D. Davis		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
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
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson (former)		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.

(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.

Information updated.

Rezoning Attachment to Par. 1(a)

128337b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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)
Polysonics Corp. Agent: George (nmi) Spano	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
Davis Utility Consulting, LLC Agent: Marcus L. Davis	4025 Fair Ridge Drive, Suite 200 Fairfax, VA 22033	Utilities 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.

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1283376

for Application No. (s): FDP 2014-PR-021
(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)
BIT Investment Fifty-Two, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - PNC Bank, National Association, as Trustee of the AFL-CIO Building Investment Trust, a Group Trust, and not in its Corporate Capacity

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/ former Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer
Rinse A. Brink – President/Assistant Secretary/Assistant Treasurer
Jill J. Russell – Vice President/Assistant Secretary
Clayton (nmi) Flanagan – Vice President/Assistant Secretary

(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.

 Information updated.

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

1283376

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Six, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

==========

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, VA 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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

Former Shareholders: Michael D. Lubeley, Martin D. 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)

128337b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Bank, National Association
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
PNC Financial Services Group, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Financial Services Group, Inc.
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
Publicly traded on the NYSE.

==========

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)

128337b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AFL-CIO Building Investment Trust
c/o PNC Bank
1601 K Street NW, Suite 1100
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)
The AFL-CIO Building Investment Trust (the "BIT") is a bank collective trust fund for which PNC Bank, National Association is the trustee. As a bank collective trust fund, the BIT is exempt from federal taxation under Internal Revenue Code & applicable regulations. The BIT is comprised of qualified pension & retirement plans. The funds of the BIT are invested directly or indirectly in commercial real estate. More than 10 pension/retirement plans hold interests in the BIT & no pension/retirement plan holds 10% or more of the interests of the BIT.

==========

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)
Midatlantic Realty Partners, LLC
3050 K Street, N.W., #125
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Management Committee: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

(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)

128337b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis Utility Consulting, LLC
4025 Fair Ridge Drive, Suite 200
Fairfax, VA 22033

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)
Marcus L. Davis

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)
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120
Alexandria, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward M. Hord, Lee E. Coplan, Carol D. Macht (There are now more than 10 shareholders and no one shareholder owns more than 10% of Hord Coplan Macht Inc.)

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.

Information updated

128337b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

==========

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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

==========

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.

 • Information updated.

1283376

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ParkerRodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3231

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)
Trini M. Rodriguez
James E. Parker

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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, 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)
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.

128337b

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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

1283376

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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)
None

(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**)

(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 AFFIDAVIT

1283376

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021
(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: June 2, 2016
(enter date affidavit is notarized)

128337b

for Application No. (s): FDP 2014-PR-021
(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.)
None

(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:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of June 2016, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

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: June 2, 2016

TO: Suzanne Wright, 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 2014-PR-021-02
Applicant: BIT Investment Fifty-Two, LLC
PC Hearing Date: 6/16/16
BOS Hearing Date:7/12/16

REF.: 128348

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/2/16, which bears my initials and is numbered 128348b, 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

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

128348b

I, G. Evan Pritchard, attorney/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 2014-PR-021-02
(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)
BIT Investment Fifty-Two, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Applicant/Agent for Title Owner
BIT Investment Fifty-Four, LLC Agents: Kelyn L. Chipman Deborah R. Chambliss (former) David C. Schenning (former) William K. Mihm Allison K. Prescott (former) Cynthia Helms (nmi)	1 East Pratt Street, 5th Floor East Baltimore, MD 21202	Title Owner of Tax Map 29-4 ((6)) 106

(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).

Rezoning Attachment to Par. 1(a)

DATE: June 2, 2016
(enter date affidavit is notarized)

128348b

for Application No. (s): FDP 2014-PR-021-02
(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)
Midatlantic Realty Partners, LLC Agents: Matthew D. Robinson Frederick W. Rothmeijer Robert J. Murphy John M. Begert	3050 K Street, N.W., #125 Washington, DC 20007	Development Agent for Applicant
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Jeffrey A. Kreps Douglas L. Koeser Edward E. Wagaman Katelyn E. Antonucci (former) Ryan J. Scott	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
ParkerRodriguez, Inc. Agents: Trini M. Rodriguez Daniel A. Avrit Barbara J. Coulston	101 N. Union Street, Suite 320 Alexandria, VA 22314	Landscape Architects/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.

Rezoning Attachment to Par. 1(a)

128348b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(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)
M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Robin L. Antonucci		
Kevin R. Fellin		
William F. Johnson		
Lester E. Adkins, III		
Andrew C. Buntua		
• Hord Coplan Macht, Inc.	• 2000 Duke Street, Suite 120 Alexandria, VA 22314	Architect/Agent
Agents: Joseph A. Schneider		
Beret G. Dickson		
Chris J. Harvey		
Brandon R. Robinson		
Ross D. Davis		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
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
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson (former)		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.

(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.

 •Information updated.

Rezoning Attachment to Par. 1(a)

128348b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(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)
Polysonics Corp. Agent: George (nmi) Spano	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
Davis Utility Consulting, LLC Agent: Marcus L. Davis	4025 Fair Ridge Drive, Suite 200 Fairfax, VA 22033	Utilities 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.

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

128348b

for Application No. (s): FDP 2014-PR-021-02
(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)
BIT Investment Fifty-Two, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - PNC Bank, National Association, as Trustee of the AFL-CIO Building Investment Trust, a Group Trust, and not in its Corporate Capacity

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
- William K. Mihm – Vice President/Assistant Secretary/ former Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer
- Rinse A. Brink – President/Assistant Secretary/Assistant Treasurer
- Jill J. Russell – Vice President/Assistant Secretary
- Clayton (nmi) Flanagan – Vice President/Assistant Secretary

(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.

 -Information updated.

Rezoning Attachment to Par. 1(b)

DATE: June 2, 2016
(enter date affidavit is notarized)

1283486

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BIT Investment Fifty-Four, LLC
1 East Pratt Street, 5th Floor East
Baltimore, MD 21202

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 and Sole General Manager - BIT Investment Fifty-Two, LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Deborah R. Chambliss – former President/Assistant Secretary/Assistant Treasurer
David C. Schenning – former Vice-President/Secretary/Treasurer
William K. Mihm – Vice President/Assistant Secretary/Assistant Treasurer
Cynthia Helms (nmi) – Vice President/Secretary/Treasurer

==========

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, VA 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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

Former Shareholders: Michael D. Lubeley, Martin D. 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)

128348b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Bank, National Association
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
PNC Financial Services Group, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
PNC Financial Services Group, Inc.
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

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)
Publicly traded on the NYSE.

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: June 2, 2016
(enter date affidavit is notarized)

128348b

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AFL-CIO Building Investment Trust
c/o PNC Bank
1601 K Street NW, Suite 1100
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)
The AFL-CIO Building Investment Trust (the "BIT") is a bank collective trust fund for which PNC Bank, National Association is the trustee. As a bank collective trust fund, the BIT is exempt from federal taxation under Internal Revenue Code & applicable regulations. The BIT is comprised of qualified pension & retirement plans. The funds of the BIT are invested directly or indirectly in commercial real estate. More than 10 pension/retirement plans hold interests in the BIT & no pension/retirement plan holds 10% or more of the interests of the BIT.

==========

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)
Midatlantic Realty Partners, LLC
3050 K Street, N.W., #125
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Management Committee: J. Richard Saas, Frederick W. Rothmeijer, Robert J. Murphy, Ryan K. Wade

(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)

1283486

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis Utility Consulting, LLC
4025 Fair Ridge Drive, Suite 200
Fairfax, VA 22033

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)
Marcus L. Davis

==========

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)
Hord Coplan Macht, Inc.
2000 Duke Street, Suite 120
Alexandria, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward M. Hord, Lee E. Coplan, Carol D. Macht (There are now more than 10 shareholders and no one shareholder owns more than 10% of Hord Coplan Macht Inc.)

==========

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.

Information updated.

Rezoning Attachment to Par. 1(b)

128348b

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

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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
Tysons, 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, Michael D. Benton, Edmund J. Ignacio

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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)

1283486

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ParkerRodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3231

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)
Trini M. Rodriguez
James E. Parker

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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, 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)
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: June 2, 2016
(enter date affidavit is notarized)

128348b

for Application No. (s): FDP 2014-PR-021-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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

1283486

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(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)
None

(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**)

(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 AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

1283486

for Application No. (s): FDP 2014-PR-021-02
(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.

128348b

REZONING AFFIDAVIT

DATE: June 2, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2014-PR-021-02
(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.)
None

(**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:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of June 2016, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA