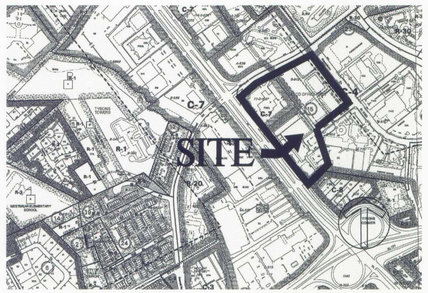
SOLUTIONS PLAZA - TYSONS CENTRAL 7

RZ-2010-PR-0000

CONCEPTUAL DEVELOPMENT PLAN



VICINITY MAP: 1"=1000'

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 1, 2010
REVISION: NOVEMBER 17, 2010
ACCEPTED: DECEMBER 14, 2010

SHEET INDEX:

CIVIL

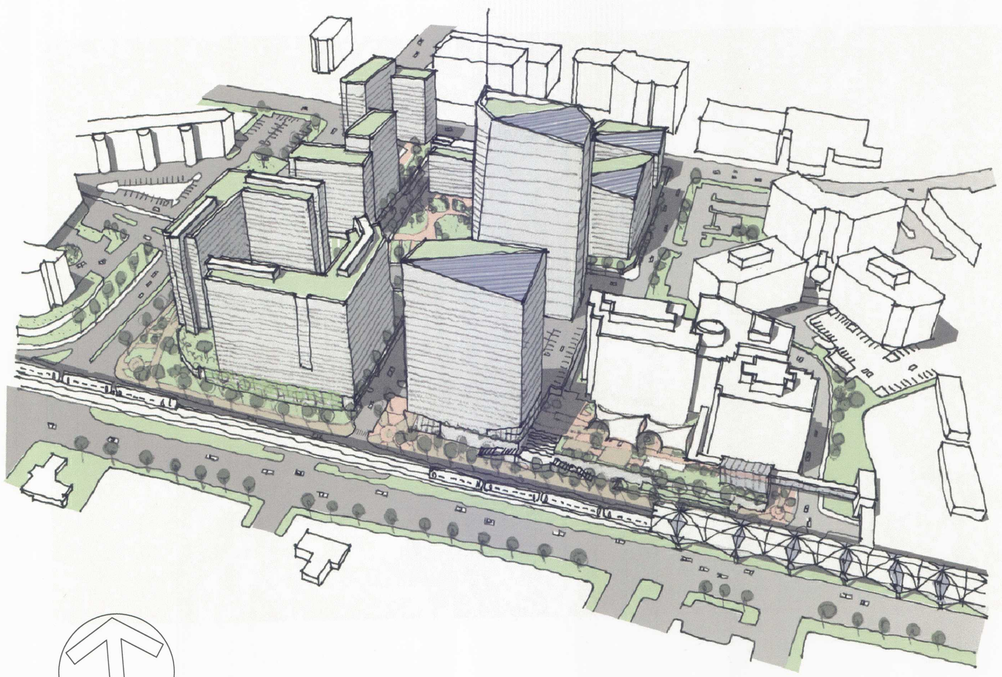
C-1 COVER SHEET
C-2 NOTES AND TABULATIONS
C-3 KEY MAP – EXISTING CONDITIONS
C-4 EXISTING CONDITIONS
C-5 EXISTING CONDITIONS
C-6 EXISTING CONDITIONS
C-7 CONCEPTUAL DEVELOPMENT PLAN
C-7A GSA ALTERNATIVE CONCEPTUAL DEVELOPMENT PLAN
C-8 EXISTING CONDITIONS MAP AND EVM NOTES
C-9 OVERALL PLAN SWM/BMP
C-10 SWM COMPUTATIONS
C-11 SWM COMPUTATIONS
C-11 SWM COMPUTATIONS
C-12 SWM COMPUTATIONS
C-13 SWM COMPUTATIONS
C-14 SWM COMPUTATIONS
C-15 SWM COMPUTATIONS
C-16 TRAFFIC CIRCULATION PLAN
C-16A TRAFFIC CIRCULATION PLAN – TYPICAL STREET SECTIONS
C-17 OVERALL METRO CONTEXT PLAN

ARCHITECTURAL

A-1.01 GROUND FLOOR PLAN
A-1.01a GSA ALTERNATE GROUND FLOOR PLAN
A-1.02 ROOF PLAN
A-1.02a GSA ALTERNATE ROOF PLAN
A-1.03 PARKING PLAN
A-1.03a GSA ALTERNATE PARKING PLAN
A-1.04 PARKING TABULATIONS
A-2.01 SITE SECTIONS
A-2.02 SITE SECTIONS
A-2.02a GSA ALTERNATE SITE SECTIONS
A-2.03 SITE SECTIONS
A-2.03a GSA ALTERNATE SITE SECTIONS
A-2.04 SITE SECTIONS
A-2.05 STREET ELEVATIONS
A-2.06 STREET ELEVATIONS
A-3.01 PHASE 1 ALTERNATES
A-3.02 PHASE 1 ALTERNATES
A-3.03 PHASE 1 ALTERNATES
A-4.01 AERIAL VIEW
A-4.02 VIEWS INTO THE SITE
A-5.01 SHADOW STUDY
A-5.02 SHADOW STUDY
A-5.03 SHADOW STUDY

LANDSCAPE ARCHITECTURE:

L-1 CDP PEDESTRIAN CIRCULATION PLAN
L-2 CDP OPEN SPACE PLAN
L-2A CDP GSA OPEN SPACE PLAN
L-3 CDP STREETSCAPE AND LANDSCAPE TREATMENT ENLARGEMENTS
L-4 CDP STREETSCAPE AND LANDSCAPE TREATMENT ENLARGEMENTS
L-5 CDP STREETSCAPE AND LANDSCAPE TREATMENT ENLARGEMENTS
L-6 CDP OVERALL PLAN
L-6A CDP GSA OVERALL PLAN
L-7 CDP PERSPECTIVES
L-7A CDP PERSPECTIVES
L-8 CDP ILLUSTRATIVE PLAN
L-8A CDP GSA ILLUSTRATIVE PLAN



CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((15))
PARCEL NO. 4D, 4E, 4F, 7A THRU 7E AND 8

APPLICANT
CAMPUS POINT REALTY CORPORATION
1720 SAIC DRIVE
MCLEAN, VA 22102
MARTIN HOWLE
703-676-5194

APPLICANT
TYSONS WESTPARK LC, C/O DITTMAR CO.
8321 OLD COURTHOUSE ROAD
VIENNA, VA 22182
703-356-6900

OWNER'S REPRESENTATIVE
LINCOLN PROPERTY COMPANY
200 FAIRBROOK DRIVE
SUITE 101
HERNDON, VA 20170
RICHARD ROSE
703-834-1900

APPLICANT'S REPRESENTATIVE
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VIRGINIA 22201
ELIZABETH BAKER
703-528-4700

ARCHITECT
FXFOWLE
22 WEST 19TH STREET
NEW YORK, NY 10011
JOHN LOUGHRAN
646-292-8279

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
ROBERT COCHRAN
(703) 442-7800

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VA. 22314
PETER CROWLEY
703-549-7784

TRANSPORTATION
WELLS AND ASSOCIATES
11441 ROBERTSON DRIVE, SUITE 201
MANASSAS, VIRGINIA 20109
ROBIN ANTONUCCI
703-365-9262

COMMONWEALTH OF VIRGINIA
12/14/2010
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA NUMBER V602U
SHEET C-1

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((15)) PARCELS 4D, 4E, 4F, 7A THRU 7E AND 8. THE PROPERTY IS CURRENTLY ZONED C-4, C-7, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 AND C-7 TO PTC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-3, NOTE 7 FOR SOURCE OF TOPOGRAPHIC INFORMATION)
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED.
   THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PONDS, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
18. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
   THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE APPROVED FAR, UNIT COUNT OR PARKING PROVIDED DOES NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON THIS SHEET.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE, WESTPARK DR. OR SOLUTIONS DR. ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION ALONG GREENSBORO DRIVE IS PROPOSED WITH THIS APPLICATION.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES (HOTEL).
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN,
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
26. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
27. THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
28. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP.
29. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
30. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
31. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   1. ACCESSORY STRUCTURES.
   2. FLAG POLES
   3. FENCES
   4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
   5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
   6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
   7. BAY WINDOWS, ORIELS AND CHIMNEYS.
   8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
   9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
   10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
   11. OUTDOOR CAFE' SEATING AREAS.
32. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
33. PHASING SHOWN ON SHEETS A-3.01, A-3.02 AND A-3.03 MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).
34. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SAID UNITS MAY BE LOCATED ON OR OFF-SITE AS OUTLINED IN THE PROFFERS.

DEVELOPMENT TABULATIONS

Site Tabulations

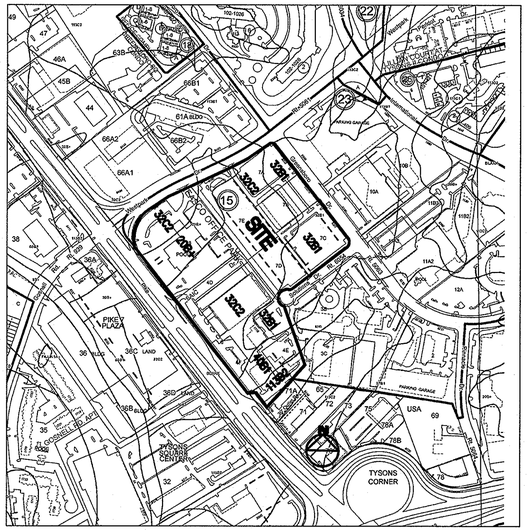
Block/ Building	Maximum Building Height[1]	Floors[2]	Use	GSF by Use	Building GSF[3]	Dwelling Units/Hotel Rooms	Required Parking <1/8 mile		Required Parking 1/8 - 1/4 mile[4]		Required Parking > 1/4 mile		Total Required Parking	Parking Provided [6]
							Min	Max	Min	Max	Min	Max		
Block A					**714,000**	**700**			**366**	**520**	**401**	**555**	**767-1,075**	**995**
A1	225	20	residential	334,000	347,000	334					401	508		
			retail	13,000							0	47		
A2	225	20	residential	367,000	367,000	366			366	520				
Block B					**380,000**	**400**			**0**	**400**			**0 - 400**	**915**
B1	50	3	hotel/amenity	44,000	44,000				0					
B2	150	14	hotel	336,000	336,000				0	400				
Block C					**870,000-892,000**				**0**	**1,841**			**0 - 1,841**	**1,824**
Option 1					892000					1841				
C1	160	9	office	195,000	217,000				0	390				
			retail	22,000					0	101				
C2	290	20	office	430,000	430,000				0	860				
C3	230	15	office	245,000	245,000				0	490				
Option 2					870000					1740				
C1	265	20	office	435,000	435,000				0	870				
C2	250	20	office	435,000	435,000				0	870				
Block D					**1,200,000**	**1,200**			**1,200**	**1,739**			**1,200-1,720**	**1,720**
D1	225	22	residential	600,000	600,000	550			550	807				
D2	225	22	residential	600,000	600,000	650			650	932				
Block E					**1,137,000**		**0**	**338**	**0**	**1,852**			**0-2,190**	**1,436**
E1	420	30	office	715,000	715,000				0	1,430				
E2	260	18	office	422,000	422,000	0	338		0	422				
Block F					**595,864**		**0**	**949**					**0 - 949**	**519**
Existing F1	156	10	office	592,864 [5]	592,864[5]	0	949							
Existing F2	149	14	office											
Existing F3	113	12	office											
F4	20	1	retail	3,000	3000									
TOTAL						**1900/400**	**0**	**1,287**	**1,566**	**6,352**	**401**	**555**	**1,967-8,175**	**7,409**
Option 1					**4,918,864**									
Option 2					**4,896,864**									

[1] Individual building heights shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded.
[2] The numbers of floors shown are conceptual and may be adjusted provided the maximum building height for the block is not exceeded.
[3] The square footage for individual buildings and blocks shown is conceptual. The Applicants reserve the right to transfer square footage between and within blocks provided the maximum overall site FAR is not exceeded.
[4] Residential parking requirements were calculated assuming 1,000 square feet per unit and (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units for Buildings A1 and A2 and (b) an average mix of 60% 0-1 bedroom units, 30% 2-bedroom units and 10% 3-bedroom units for Buildings D1 and D2. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.
[5] Includes office area in existing Buildings F1, F2, F3.
[6] Parking provided is estimated; the Applicants reserve the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

SITE TABULATIONS

EXISTING ZONING: C-4, C-7, HC AND SC
PROPOSED ZONING: PTC
TOTAL SITE AREA: 1,038,749 S.F. OR 23.84640 ACRES
TOTAL SITE AREA WITH PREVIOUS DENSITY CREDITS : 1,040,992 S.F. OR 23.89789 ACRES

SOILS MAP 1"=500'



20B+	MEADOWVILLE SILT LOAM
32B1	FAIRFAX SILT LOAM
32C2	FAIRFAX SILT LOAM
40B1	MECKLENBURG SILT LOAM
113B2	FAIRFAX GRAVELLY SILT LOAM

Land Use Mix and FAR

Use	GSF	Percentage of Total	FAR
Option 1			
--Office	2,599,864	53%	2.49
--Hotel	380,000	8%	
--Residential	1,901,000	39%	
--Retail	38,000	<1%	
Total	4,918,864		4.73
Option 2			
--Office	2,599,864	53%	2.49
--Hotel	380,000	8%	
--Residential	1,901,000	39%	
--Retail	16,000	<1%	
Total	4,896,864		4.70

Calculation of FAR is based on land area and density credits totaling 1,040,992 SF.

NET NEW OFFICE GFA

PROPOSED OFFICE GFA = 2,599,864 SF
EXISTING OFFICE GFA = 894,464 SF
NET NEW OFFICE GFA = 1,705,400 SF

Intensity Tiers and FAR

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 < 1/8 mile	263,695 SF	806,864[1]	3.05
2 1/8 – 1/4 mile	688,159 SF	3,765,000[2]	5.47
3 1/4 – 1/3 mile	89,138 SF	347,000[3]	3.89
TOTAL	1,040,992 SF	4,918,864	4.73

[1] Includes Buildings F1, F2, F3 and F4, and one-half of Building E2
[2] Includes Buildings A2, B1, B2, C1, C2, C3, D1, D2, E1 and one-half of Building E2
[3] Includes Building A1

EXISTING BUILDING CHART:

TAX MAP/PARCEL NUMBER	YEAR BUILD	BUILDING TO REMAIN	CDP BLOCKS
1. 29-3((15))7A - 7E	1979	YES	A, B AND C
2. 29-3((15))8	1979	NO	D
3. 29-3((15))4D	1980	YES	E AND F1
4. 29-3((15))4E	1999	YES	F2
5. 29-3(915))4F	1988	YES	F3

(SEE EXISTING CONDITIONS SHEETS FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE PERIPHERAL LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE PURSUANT TO SECTION 13-203 PARAGRAPH (3) FOR ABOVE GRADE PARKING STRUCTURES DUE TO THE URBAN NATURE OF THE SITE.
2. A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-202 PARAGRAPH (6) OF THE ZONING ORDINANCE ON ALL PARKING STRUCTURES, ABOVE GRADE, TO THAT SHOWN ON WITH THE CDP APPLICATION.
3. MODIFICATION OF THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN WITH THE CDP APPLICATION.
4. A WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE CDP APPLICATION.
5. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN SECTION 11-302 PARAGRAPH (2) OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
6. WAIVER OF SERVICE ROAD ALONG ROUTE 7.
7. A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP.
8. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN OF THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
9. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE, SECTION 2-506. 1(A) AND (C) OF THE ZONING ORDINANCE TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25% OF THE TOTAL ROOF AND TO EXCLUDE AIR CONDITIONING UNITS AND COOLING TOWERS, LOCATED OUTSIDE THE PENTHOUSE OR SCREENED AREA, FROM BEING INCLUDED IN THE MAXIMUM BUILDING HEIGHT IF, SAID STRUCTURE, AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSE OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION.

X:\data\7000-9000\V7018C\Notes\zoning waivers\zoning waivers 08-13-2010.doc

PFM WAIVERS REQUESTED

1. **IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF FIVE (5) FEET AS SHOWN WITH THE CDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.**
2. **A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.**
3. **A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE.**
4. **A WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.**
5. **A WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-0509 DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS IT RELATES TO STREETSCAPE DESIGN. THESE GUIDELINES LAYOUT THE INTENT OF TREES, LANDSCAPING AND STREETSCAPES IN TYSONS CORNER AND ARE SPECIFIED WITH THE CDP APPLICATION.**
6. **A MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED UPON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS § 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS § 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN § 12-0403." SPECIFIC TREES TO BE PRESERVED ARE IDENTIFIED WITH THE CDP APPLICATION.**

X:\data\7000-9000\V7018C\Notes\pdf waivers\pdf waivers 09-10-2010.doc

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA FREDERICK, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION

VIKA REVISIONS
NOV. 17, 2010

DATE:
DES. ENG | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. V6021J
SHEET NO. C-2

P:\LDD3\Projects\V6021J\dwg\SHEET 2 NOTES.dwg 9/30/2010 2:37:13 PM EDT

NOTES:

1.) THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((15)) AS PARCELS 4D, 4E, 4F, 7A, 7B, 7C, 7D AND 7E AND ARE ZONED C-4 & PARCEL 8 ZONED C-7.

2.) THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON APRIL 9, 2010.

3.) THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.

4.) THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF CAMPUS POINT REALTY CORPORATION BY THE FOLLOWING THREE (3) CONVEYANCES: A.) DEED BOOK 9197 AT PAGE 1919 (LOTS 7A THROUGH 7E); B.) DEED BOOK 14879 AT PAGE 1131 (LOTS 4E AND 4F); AND C.) DEED BOOK 14925 AT PAGE 444 (LOT 4D) & THE PROPERTY OF TYSONS WESTPARK LC BY DEED BOOK 14673 AT PAGE 0520 (LOT 8) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5.) AREAS OF PROPOSED VDOT TAKINGS ARE BASED ON AN UNRECORDED PLAT ENTITLED "PLAT SHOWING STREET DEDICATION AND DEDICATION OF VARIOUS EASEMENTS ON LOTS 4D AND 4F, LEASCO OFFICE PARK", DATED 10/16/07 AND PREPARED BY GREENHORNE & O'MARA, INC.

6.) THE PROPOSED IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEIHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. NO3-A-011

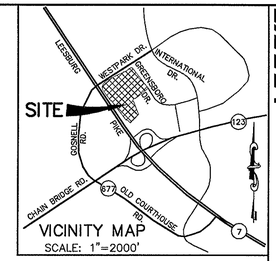
7.) TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC FILE VERIFIED BY VIKA, INC. OCTOBER 7, 2010.

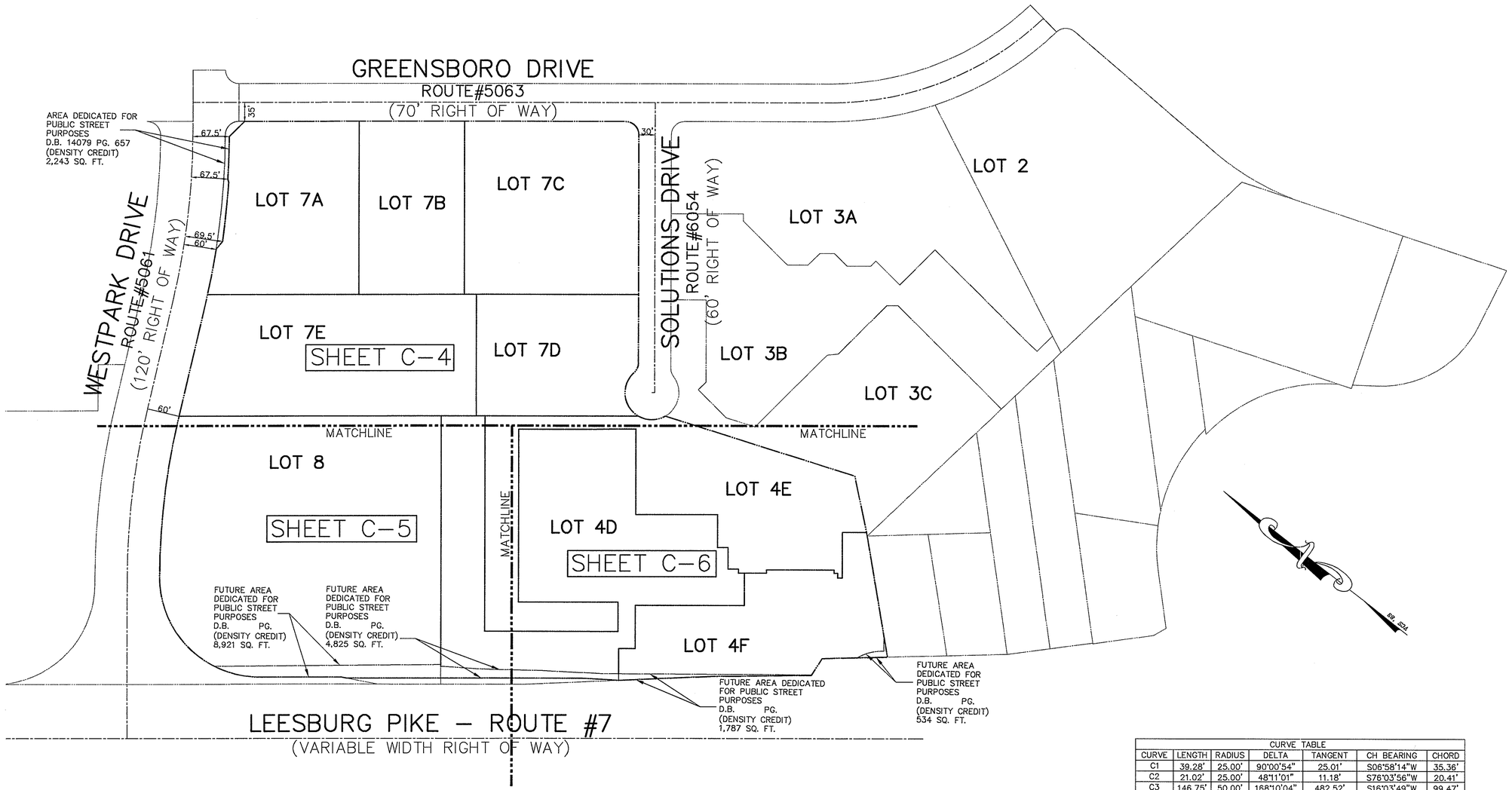
AREA/DENSITY TABULATION:

		EXISTING ZONE	PROPOSED ZONE
• PARCEL 4D	AREA: 164,076 SQ. FT. OR 3.76667 AC.	C-4	PTC
• PARCEL 4E	AREA: 120,593 SQ. FT. OR 2.76843 AC.	C-4	PTC
• PARCEL 4F	AREA: 77,980 SQ. FT. OR 1.790174 AC.	C-4	PTC
• PARCEL 7A	AREA: 80,872 SQ. FT. OR 1.85657 AC.	C-4	PTC
DENSITY CREDIT:	2,243 SQ. FT. OR 0.05149 AC. (D.B. 14079 PG. 657)		
• PARCEL 7B	AREA: 63,054 SQ. FT. OR 1.44752 AC.	C-4	PTC
• PARCEL 7C	AREA: 104,251 SQ. FT. OR 2.39327 AC.	C-4	PTC
• PARCEL 7D	AREA: 66,548 SQ. FT. OR 1.52773 AC.	C-4	PTC
• PARCEL 7E	AREA: 118,627 SQ. FT. OR 2.72329 AC.	C-4	PTC
• PARCEL 8	AREA: 242,748 SQ. FT. OR 5.57273 AC.	C-7	PTC

TOTAL PARCEL AREAS: 1,038,749 SQ. FT. OR 23.84640 AC.

TOTAL AREA FOR DENSITY CREDIT: 1,040,992 SQ. FT. OR 23.89789 AC.





CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	39.28'	25.00'	90°00'54"	25.01'	S06°58'14"W	35.36'
C2	21.02'	25.00'	48°11'01"	11.18'	S76°03'56"W	20.41'
C3	146.75'	50.00'	168°10'04"	482.52'	S16°03'49"W	99.47'
C4	104.39'	1410.00'	4°14'32"	52.22'	N62°51'46"E	104.37'
C5	110.82'	1419.50'	4°28'23"	55.44'	N57°51'07"E	110.79'
C6	79.51'	1417.50'	3°12'50"	39.77'	N53°47'04"E	79.50'
C7	290.37'	1290.00'	12°53'48"	145.80'	N58°32'09"E	289.75'
C8	294.12'	187.00'	90°07'01"	187.38'	N07°01'44"E	264.73'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010

DES. JMB | DWN. RJS

SCALE: 1" = 100'

PROJECT/FILE NO. V6021

SHEET NO. C-3

P:\Surveys\LDD3-PROJECTS\V6021-SV2\dwg\V6021-SV2-OVERALL.dwg 8/11/2010 1:45:16 PM EDT

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

GREENSBORO DRIVE
ROUTE#5063
(70' RIGHT OF WAY)

WESTPARK DRIVE
ROUTE#5061
(120' RIGHT OF WAY)

SOLUTIONS DRIVE
ROUTE#6054
(60' RIGHT OF WAY)

LOT 7A
TM# 29-3 ((15)) 7A
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 9197, PG. 1919)
80,872 S.F. OR 1.85657 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

LOT 7B
TM# 29-3 ((15)) 7B
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 9197, PG. 1919)
63,054 S.F. OR 1.44752 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

LOT 7C
TM# 29-3 ((15)) 7C
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 9197, PG. 1919)
104,251 S.F. OR 2.39327 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

LOT 7D
TM# 29-3 ((15)) 7D
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 9197, PG. 1919)
66,548 S.F. OR 1.52773 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

LOT 7E
TM# 29-3 ((15)) 7E
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 9197, PG. 1919)
118,627 S.F. OR 2.72330 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

#8301 GREENSBORO DRIVE
13 STORY BUILDING

S38°01'46"E 706.14'
S82°55'51"E 39.94'
S89°05'00"E 18.72'
N35°40'54"E 5.90'
N64°59'03"E 11.48'
N25°01'06"W 20.91'
S51°58'14"W

C1 L=39.28' R=25.00'
C2 L=21.02' R=25.00'
C3 L=146.75' R=50.00'
C4 L=104.39' R=1419.99'
C5 L=110.82' R=1419.50'
C6 L=79.51' R=1417.50'

EX. 10' VEPCO ESMT D.B. 5640, PG. 156
EX. GAS PIPELINE ESMT D.B. 5407, PG. 1863
AREA DEDICATED FOR PUBLIC STREET PURPOSES D.B. 4034 PG. 467
AREA DEDICATED FOR PUBLIC STREET PURPOSES D.B. 14079 PG. 657 (DENSITY CREDIT)
AREA DEDICATED FOR PUBLIC STREET PURPOSES D.B. 3997 PG. 645
EX. 10' TEMPORARY CONSTRUCTION EASEMENT DB. 5407, PG. 1863
EX. 10' STORM SEWER ESMT D.B. 3997, PG. 645
EX. 7.0m I/E ESMT D.B. 11568, PG. 733
EX. 10' F.C.W.A. ESMT D.B. 4880, PG. 252
EX. 10' STORM DRAIN ESMT DB. 4034, PG. 467
EX. TEMPORARY GRADING EASEMENT DB. 4034, PG. 467 TO BE NULL AND VOID AT THE COMPLETION OF CONSTRUCTION
EX. GRADING AND TEMPORARY CONSTRUCTION EASEMENT DB. 14079, PG. 658
EX. 3.0m SANITARY SEWER ESMT D.B. 11081, PG. 1301
EX. 10' GUARDRAIL ESMT D.B. 3997, PG. 645
EX. 10' SANITARY SEWER ESMT D.B. 4791, PG. 13
EX. 15' STORM DRAIN ESMT D.B. 4880, PG. 252
EX. 10' VEPCO ESMT D.B. 5206, PG. 177
EX. 10' BELL ATLANTIC ESMT D.B. 9723, PG. 1441
EX. 15' FCWA ESMT DB 5196 PG 452
EX. 15' FCWA ESMT D.B. 4034, PG. 467
EX. 10' STORM DRAIN ESMT DB. 4034, PG. 467
EX. 10' SANITARY SEWER ESMT DB 9532 PG 440
EX. 15' V.E.P.C.O. ESMT D.B. 9550, PG. 1919
EX. 15' STORM DRAIN ESMT D.B. 9371, PG 1101
EX. 15' BELL ATLANTIC ESMT DB 4532 PG 461
EX. 7.0m ING/EGR ESMT D.B. 11568, PG. 733
EX. 24' I/E ESMT D.B. 4034, PG. 467
EX. 10' SANITARY ESMT D.B. 4034, PG. 467
EX. 30' STORM DRAIN ESMT DB. 4034, PG. 467
EX. 10' VEPCO ESMT D.B. 5136, PG. 137
EX. I/E ESMT DB.7010, PG.1242
EX. 10' FCWA ESMT D.B. 4773, PG. 723
EX. 10' STORM DRAIN ESMT DB. 4880, PG. 252
EX. TEMPORARY GRADING EASEMENT DB. 4880, PG. 252

4 PLA-#20 (80) 3'WW CURB
4 PLA-#20 (80) 4'SS CURB
0.91Mx0.30M DIST BANK
CONCRETE WALL FOR VENT AREA
CONCRETE RETAINING WALL
CONCRETE WALL/STEPS
CONCRETE SIDEWALK
EX. BUILDING (TYP.)
TRANS.
STORAGE TANK
LOADING DOCK
1-STORY BRICK SHED
4 DUMPSTERS 0.381m SD
1 DUMPSTER
0.381m SD
UNG. COX
UNG. DOMINION
UNG. MFS
TWIN LOCUST
GRASS
4' CONC WALK W/HC RAMP
18 SPACES
27 SPACES
26 SPACES
14 SPACES
11 SPACES
10 SPACES
22 SPACES
23 SPACES
17 SPACES
7 SPACES
4 SPACES
85 SPACES
40 SPACES
12 SPACES
3 SPACES
2 PL (96)
424.80'
30.0'
67.5'
69.5'
60.0'

MATCHLINE – SEE SHT C-5

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JMB | DWN. RJS
SCALE: 1" = 30'
PROJECT/FILE NO. V6021
SHEET NO. C-4

P:\Surveys\LD03-PROJECTS\V6021-SV2\dwg\V6021-SV2-OVERALL.dwg 8/11/2010 14:46 PM EDT

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EXISTING 2-FT CONTOUR
- EXISTING 10-FT CONTOUR

- CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CABLE TV UTILITY BOX
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- PK NAIL FOUND
- VERIZON UTILITY BOX

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. .....HANDICAP RAMP
DH .....DRILL HOLE
IPF .....IRON PIPE FOUND
APPROX.....APPROXIMATE
LOC .....LOCATION
STM .....STORM
HDPE .....HIGH DENSITY POLYETHYLENE
SHC .....SEWER HOUSE CONNECTION
DS .....DOWN SPOUT

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

MATCHLINE – SEE SHT C-4

MATCHLINE – SEE SHT C-6

TM# 29-3 ((15)) 8
THE PROPERTY OF
TYSONS WESTPARK LC
(D.B. 14673, PG. 520)
242,748 S.F. OR 5.57273 AC.
EXISTING ZONE: C-7
PROPOSED ZONE: PTC

LOT 8

LOT 4D

LOT 4E

#8401 WESTPARK DRIVE
9 STORY BUILDING
"BEST WESTERN"

EXISTING 5 LEVEL
OPEN PARKING STRUCTURE

GARAGE ENTRANCE

WESTPARK DRIVE
ROUTE #5061
(120' RIGHT OF WAY)

LEESBURG PIKE – ROUTE #7
(VARIABLE WIDTH RIGHT OF WAY)

AREA
UNDER CONSTRUCTION

PROPOSED
VDOT ROW

EX. 30' STORM DRAIN ESMT
DB. 4034, PG. 467

EX. I/E ESMT
DB.7010 PG.1242

EX. TEMPORARY GRADING
EASEMENT DB. 4034, PG. 467
TO BE NULL AND VOID AT THE
COMPLETION OF CONSTRUCTION

EX. 15' FCWA ESMT
DB. 5157, PG. 658

EX. 10' FCWA ESMT
DB. 5157, PG. 658

EX. 10' STM DRN ESMT
D.B. 4903, PG. 371

EX. 10' SANITARY
SEWER ESMT
D.B. 4870, PG. 397

EX. 10' GUIDERAIL ESMT
D.B. 3997, PG. 645

APPROX. C LOC.
EX. 10' VEPCO ESMT
D.B. 5131, PG. 373

EX. 15' FCWA ESMT
DB. 4908, PG. 628

EX. 15' STM DRN ESMT
D.B. 4903, PG. 371

TEMPORARY
GRADING ESMT.
DB. 4780, PG. 392

EX. 10' FCWA ESMT
DB. 4908, PG. 628

EX. 10' FCWA ESMT
DB. 10343, PG. 497

EX. 15' FCWA ESMT
DB. 4908, PG. 628

EX. I/E ESMT
DB. 4870, PG. 392

EX. 15' STORM
DRAIN ESMT
D.B. 4870, PG. 392

EX. 10' STORM DRAIN ESMT
DB. 4034, PG. 467

EX. 20' STM DRN ESMT
D.B. 3997, PG. 645

EX. C&P ESMT
D.B. 8196 PG. 369

EX. 30'
STORM DRAIN ESMT
DB. 4034, PG. 467

AREA DEDICATED
FOR PUBLIC STREET
PURPOSES
D.B. 4870 PG. 397

AREA DEDICATED
FOR PUBLIC STREET
PURPOSES
D.B. 4870 PG. 392

PROP.
4" GAS
(BY OTHERS)

16 WMPD TRAIN (48)
SERVICES RESTRICTED STRIP
20'± CL ROWY

STORM
VAULT

FIBER
OPTIC
BOX

TRANS.

L=290.37'
R=1290.00'

L=294.12'
R=187.00'

N38°01'45"W 150.00'
N38°01'46"W 173.92'
N38°01'45"W 263.00'
N26°54'41"W 10.37'

345.3'
264.6'

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
VOICE: 703.442.7800 ■ FAX: 703.761.2787
McLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010

DES. SURV	DWN. RJS

SCALE: 1" = 30'

PROJECT/FILE NO. V6021

SHEET NO. C-5

P:\Surveys\LD03-PROJECTS\V6021-SV2\dwg\V6021-SV2-OVERALL.dwg 8/11/2010 1:45:16 PM EDT

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EXISTING 2-FT CONTOUR
- EXISITING 10-FT CONTOUR

- CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CABLE TV UTILITY BOX

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- PK NAIL FOUND
- VERIZON UTILITY BOX

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. .....HANDICAP RAMP
DH .....DRILL HOLE
IPF .....IRON PIPE FOUND
APROX.....APPROXIMATE
LOC .....LOCATION
STM .....STORM
HDPE .....HIGH DENSITY POLYETHYLENE
SHC .....SEWER HOUSE CONNECTION
DS .....DOWN SPOUT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCHLINE – SEE SHT C-4

MATCHLINE – SEE SHT C-5

EX. I/E ESMT DB.7010 PG.1242

EX. 10' FCWA ESMT DB. 10613, PG. 88

ASPHALT

C&G

(8" PINE (7" PINE))

(14)

GATE

(12)

BOLLARDS

GARAGE ENTRANCE

EX. BUILDING (TYP.)

TELE PED 185.6'

GARAGE ENTRANCE

EX. 24' I/E ESMT D.B. 4034, PG. 467

EX. 24' I/E ESMT D.B. 4034, PG. 467

SANITARY SEWER ESMT D.B. 6828, PG. 1552

SAND FILTER

EX. 30' STORM DRAIN ESMT D.B. 4870, PG. 387

EX. 15' FCWA ESMT D.B. 9255, PG. 99

EX. 15' FCWA ESMT D.B. 9817, PG. 998

EX. 10' SANITARY ESMT D.B. 4034, PG. 467

EX. STM DRAIN AREA RIP-RAP AND GRASS D.B. 9571, PG. 1907

EX. 20' STORM DRAIN ESMT D.B. 4034, PG. 467

EX. 25' FCWA ESMT D.B. 5077, PG. 545

EX. I/E ESMT DB.10510 PG.803

BRICK WALK

BRICK SIGN WALL

FLAG POLES

BRICK DRIVE

EX. 12" W

TRANSFORMER

17.0'

VA POWER MANHOLE

188.9'

EX 15' FCWA ESMT D.B. 9836, PG. 1905

STAIRWELL

GARAGE ENTRANCE

EX. BUILDING (TYP.)

S20°27'42"E 368.98'

S40°07'50"W 113.78'

EX 10' FCWA ESMT DB. 5077, PG. 545

GARAGE ENTRANCE

#1707 GOODRIDGE DRIVE
9 STORY
OFFICE BUILDING
W/ 3-STORY GARAGE

LOT 4E

TM# 29-3 ((15)) 4E
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 14879, PG. 1131)
120,593 S.F. OR 2.76843 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

EX. 15' STM DRN ESMT D.B. 4034, PG. 467

EX. STM DRN ESMT D.B. 4870, PG. 392

EX. STM DRN ESMT D.B. 6828, PG. 1552

EX. 6' CHAINLINK FENCE

EXISTING BUILDING (DEMOLISHED)

EX. ING/EGR ESMT D.B. 10510, PG. 803

EX. STM DRN ESMT D.B. 10510, PG. 803

EX. 15' FCWA ESMT D.B. 4870, PG. 387

ENCLOSED CONCRETE WALKWAY

108.50'

EX. BUILDING (TYP.)

5 LEVEL OPEN PARKING STRUCTURE "TOWER 1"

LOT 4D

TM# 29-3 ((15)) 4D
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 14925, PG. 444)
164,076 S.F. OR 3.76667 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

#1710 SAIC DRIVE
14 STORY
OFFICE BUILDING

EX. BUILDING (TYP.)
168.0'

EX VEPCO ESMT D.B. 11088, PG. 1291

#1709 GOODRIDGE DRIVE
8 STORY OFFICE BUILDING

TM# 29-3 ((15)) 4F
THE PROPERTY OF
CAMPUS POINT REALTY
(D.B. 14879, PG. 1131)
77,980 S.F. OR 1.79017 AC.
EXISTING ZONE: C-4
PROPOSED ZONE: PTC

PROPOSED NORTH ENTRANCE PAVILION

PROPOSED ESCALATOR AND STAIRS

APPROX. LOCATION EX. 15' SANITARY SEWER ESMT. D.B. 2561 725 & D.B. 2561 PG. 731

PROPOSED ELEVATOR

EX 10' STORM DRAIN ESMT D.B. 4034, PG. 467

EX 15' FCWA ESMT D.B. 4034, PG. 467

EX. BUILDING (TYP.)

EX 10' FCWA ESMT D.B. 4870, PG. 387

GARAGE ENTRANCE

LOT 4F

5 SPACES

EX 10' SANITARY SEWER ESMT D.B. 4034 PG. 467

EX. BUILDING (TYP.)

EX 20' STORM DRAIN ESMT D.B. 6943, PG. 490

METAL STAIRS

CONC S/W

PROPOSED VDOT UTILITY EASEMENT

EX 20' STORM DRAIN ESMT D.B. 4034, PG. 467

EX 15' FCWA ESMT D.B. 4870, PG. 387

7 SPACES

EX 15' FCWA ESMT D.B. 6817, PG. 698

EX. WALL 2.5'

2600 & 1800 CORR ALUM ARCH PIPE

FIBER OPTIC BOX

EX C&P ESMT D.B. 3196 PG.369

N39°25'15"W 121.28'

S84°29'14"W 37.25'

N40°30'26"W 171.38'

N38°42'26"W 186.62'

N38°01'45"W 263.00'

N34°39'48"W 67.00'

EX 24' STORM DRAIN ESMT D.B. 4870, PG. 392

LEESBURG PIKE – ROUTE #7
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED VDOT ROW

AREA UNDER CONSTRUCTION

EX. ASPHALT TRAIL

PROPOSED VDOT UTILITY EASEMENT

PROPOSED VDOT SANITARY EASMENT

PROPOSED VDOT ROW

PROPOSED INBOUND TRACK

PROPOSED NORTH PEDESTRIAN BRIDGE ABOVE

FUTURE CURB
FUTURE CURB AND GUTTER

16 WRPD TRMN (48) SERVICES RESTRICTED STRIP 1

EOP

TYSONS CENTRAL 7 STATION

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: 703-760-1600 ■ FAX: 703-759-2727
MCLEAN, VA ■ WALDORF, MD ■ GERMANTOWN, MD

SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

NOV. 17, 2010

DATE: OCT. 1, 2010

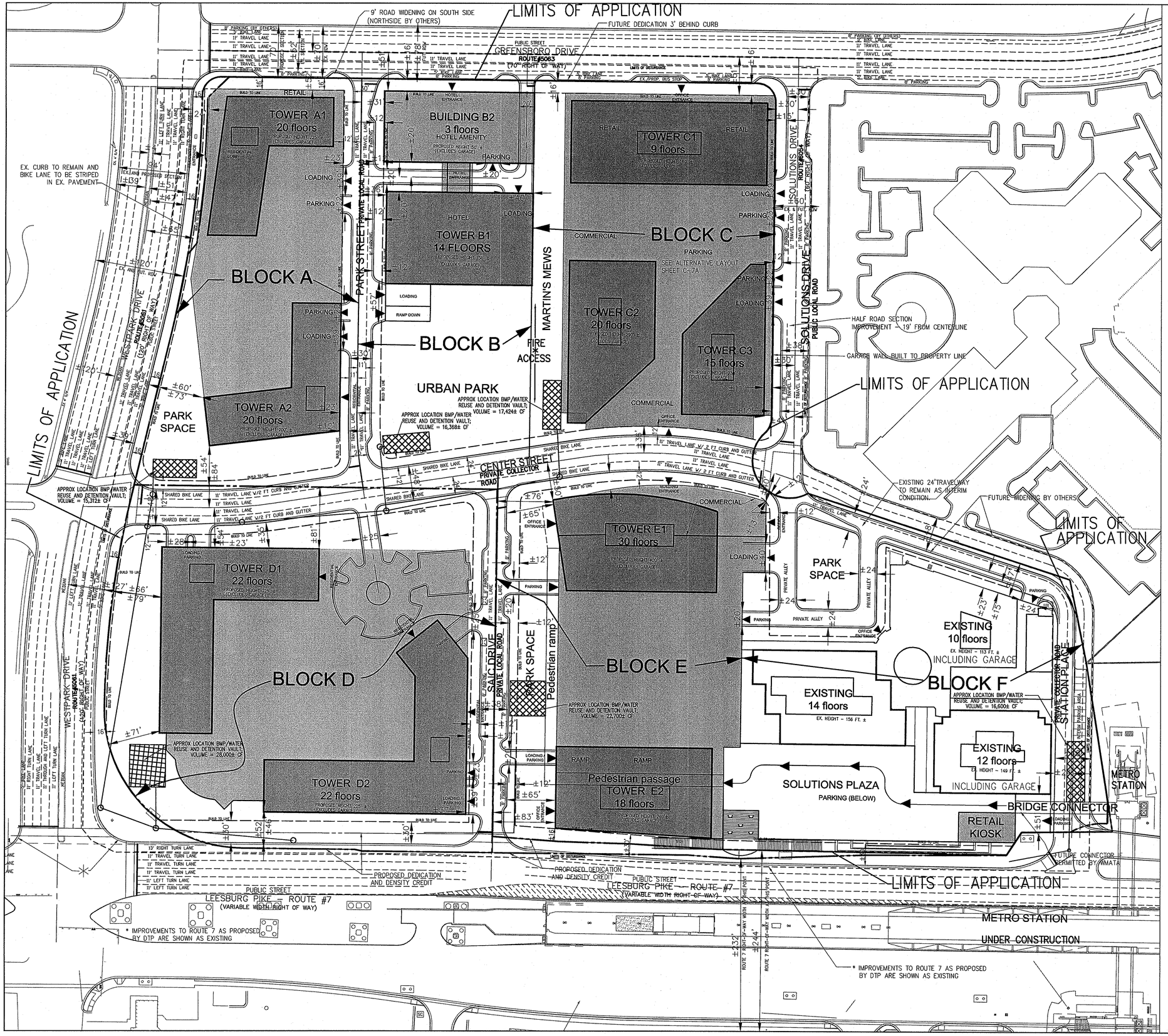
DES. JMB	DWN. RJS

SCALE: 1" = 30'

PROJECT/FILE NO. V6021

SHEET NO. C-6

P:\Surveys\LDD3-PROJECTS\V6021-SV2\dwg\V6021-SV2-OVERALL.dwg 8/11/2010 1:45:16 PM EDT



NOTES:

1) SEE SHEETS L-3, 4 & 5 FOR SIDEWALK WIDTHS
2) LOADING SPACES;
   RESIDENTIAL – ONE PER BUILDING
   OFFICE – UP TO TWO PER BUILDING
   HOTEL – UP TO TWO

ABOVE GRADE TOWER

ABOVE GRADE PARKING STRUCTURE AND OTHER ABOVE GRADE BUILDINGS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VIRGINIA 22102
TEL: (703) 442-7800 ■ FAX: (703) 761-2787
McLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JFA | DWN. CADD
SCALE:
PROJECT/FILE NO. V6021J
SHEET NO. C-7

P:\LD\03\Projects\V6021J\dwg\V6021J04.dwg 12/15/2010 9:02:15 AM EST

NOTES:

1) SHEET SHEETS L3, 4 & 5 FOR SIDEWALK WIDTHS.

2) LOADING SPACES PER BUILDING
   A) RESIDENTIAL – ONE
   B) OFFICE – UP TO TWO
   C) HOTEL – UP TO TWO

ABOVE GRADE TOWER

ABOVE GRADE PARKING STRUCTURE AND OTHER ABOVE GRADE BUILDINGS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA ■ GERMANTOWN, MD

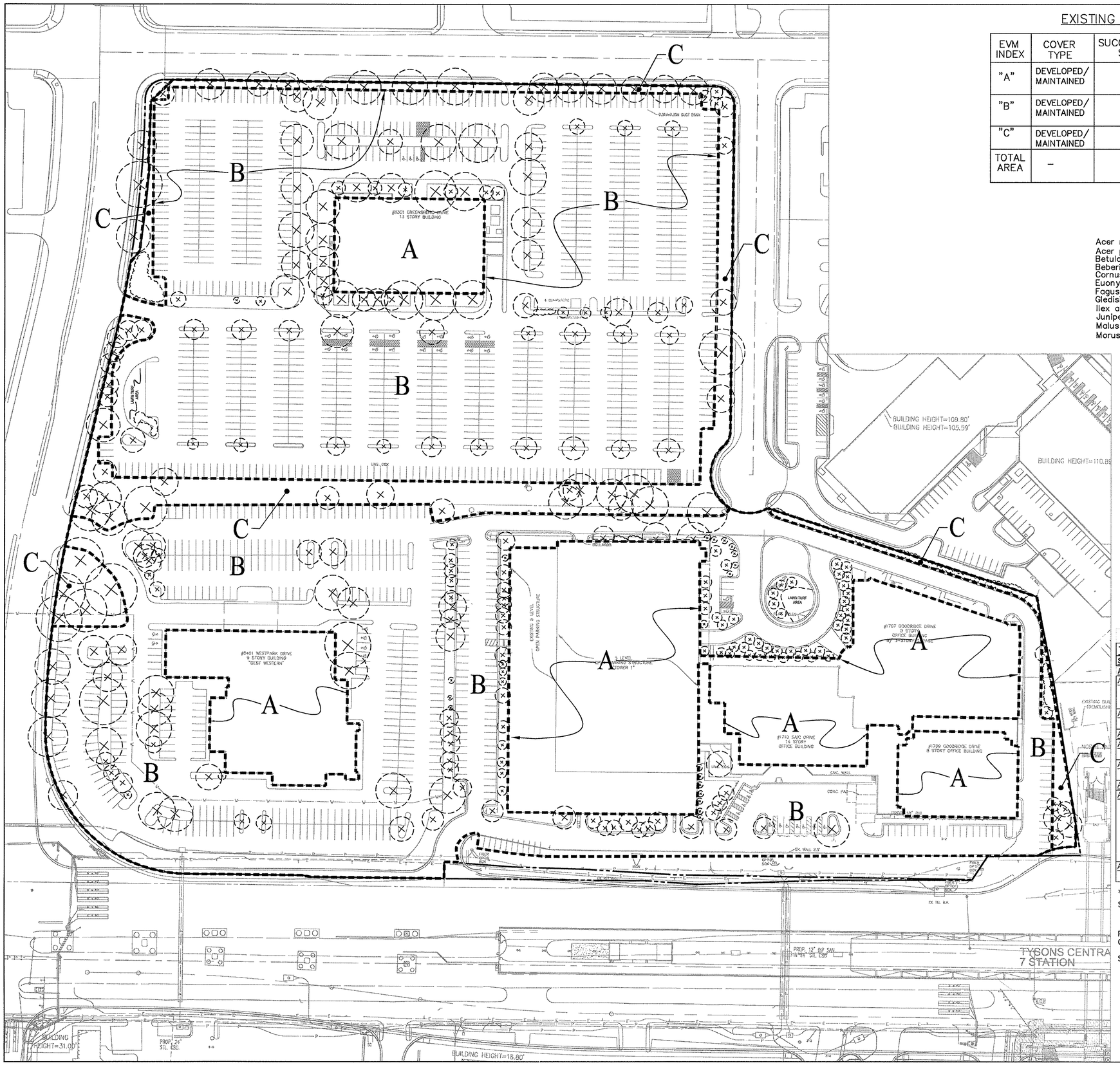
SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN GSA ALTERNATE

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JFA | DWN. CADD
SCALE: 1" = 60'
PROJECT/FILE NO. V6021J
SHEET NO. C-7A

P:\LDD\Projects\V6021J\dwg\V6021J2R4AL1 BLOCK C.dwg 12/15/2010 5:06:08 AM EST



EXISTING VEGETATION TABLE – SAIC

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	227,021.652 SF (5.21170 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH GARAGE STRUCTURE PARKING AND FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	716,326.340 SF (16.44459 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	95,401.192 SF (2.19011 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	–	–	1,038,749.184 SF (23.84640 AC)	–	–	–

TYSONS CAMPUS VEGETATION COVER TYPES

PRIMARY SPECIES

Acer rubrum – Red Maple
Acer palmatum – Japanese Maple
Betula nigra – River Birch
Beberis thunbergii – Japanese Barberry
Cornus florida – Flowering Dogwood
Euonymus alatus – Winged Euonymus
Fagus grandifolia – American Beech
Gledisia triacanthos – Honeylocust
Ilex aquifolium – Holly
Juniper chinesis – Chinese Juniper
Malus – American Crabapple
Morus alba – White Mulberry
Picea pungens – Blue Spruce
Picea rubens – Red Spruce
Pinus strobus – Eastern White Pine
Pinus thundbergii – Japanese Black Pine
Prunus serrulata – Kwanzan Cherry
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Robinia pseudoacacia – Black Locust
Taxus baccata – Common Yew
Thuja occidentalis – Northern White Cedar
Tilia cordata – Littleleaf Linden
Tsuga candensis – Eastern Hemlock

EVM NARRATIVE

100% OF THE SUBJECT SITE HAS BEEN DEVELOPED. 21% OF THE DEVELOPMENT IS OFFICE BUILDINGS AND PARKING GARAGE STRUCTURES, 68% OF THE DEVELOPMENT IS ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE REMAINING 11% DEVELOPMENT IS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. IT APPEARS THAT SOME OF THE VEGETATION IN THE PERIPHERAL AREA IS VOLUNTEER AND/OR REMNANT PLANT MATERIAL THAT WAS PRESERVED AND NOT REMOVED AT THE TIME OF DEVELOPMENT (AREA "C").

THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED. IT IS THE INTENT TO RE-LANDSCAPE WITH THIS REDEVELOPMENT.

THERE IS EVIDENCE THAT THE EXISTING PLANT MATERIAL IN THE SURFACE PARKING AND WITHIN THE PERIPHERAL AREA IS PERIODICALLY MAINTAINED. THE PLANT MATERIAL HAS AN AGE CLASS OF SEMI-MATURE TO MATURE. THE REFERENCED PLANT MATERIAL OVERALL SHOWS GOOD VITALITY, VIGOR AND HEALTH. GENERALLY, THE PRUNING ROUTINE APPEARS TO HAVE KEPT THE CANOPIES CLEAR SIGNIFICANT DEAD WOOD THE WOULD OTHERWISE TARGET EXISTING USERS, VEHICLES OR BUILDINGS.

THE PRIMARY SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF BOTH AREAS IS OF GOOD VIGOOR AND VITALITY.

Table 12.12: 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	213,388	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0	
A 3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-2 *	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	–	see § 12-0507.4

* NOTE
SEE PFM WAIVERS REQUESTED, NOTES NUMBER 5 AND 6 ON SHEET C-2.

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 11/18/10

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

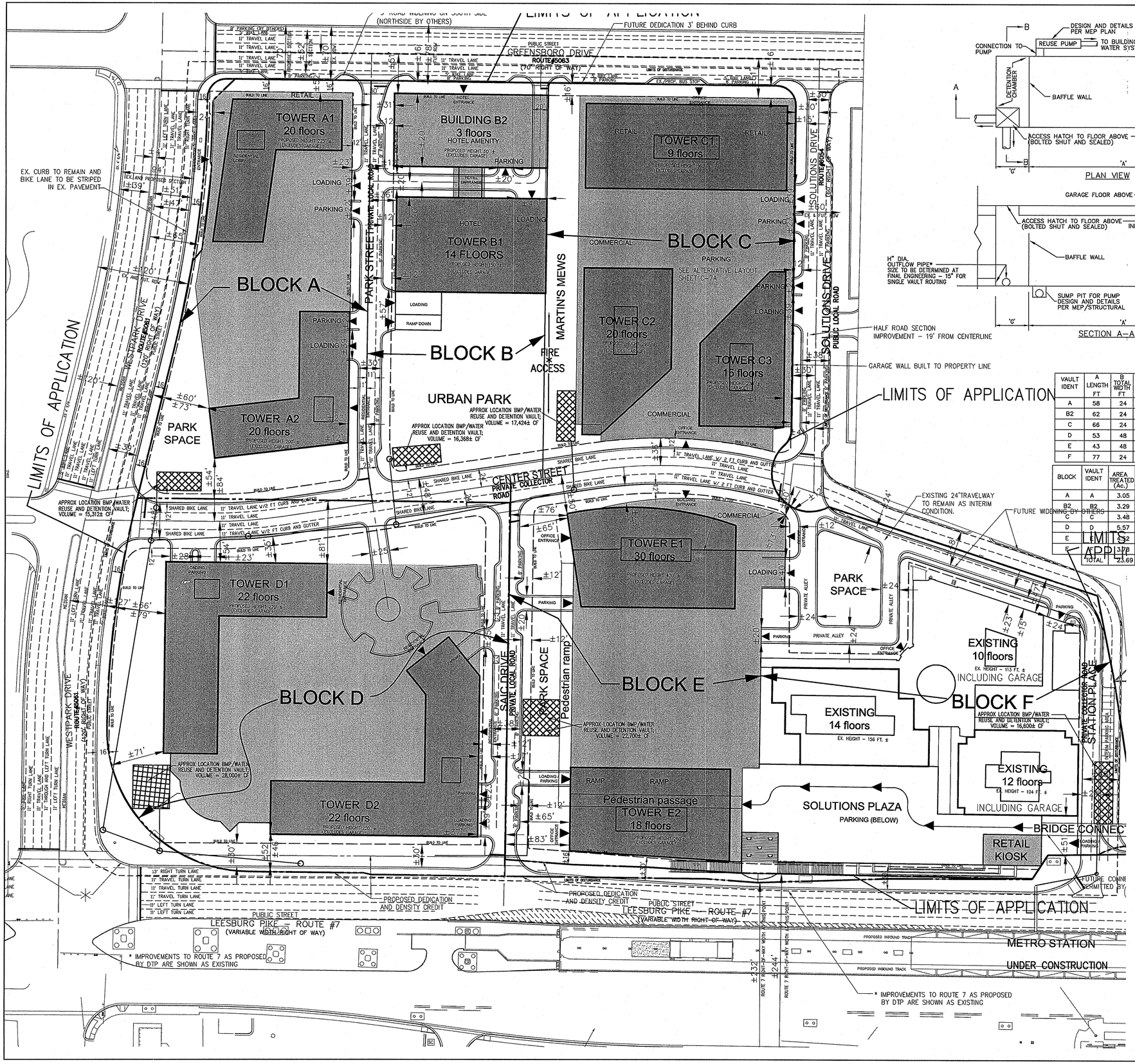
SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

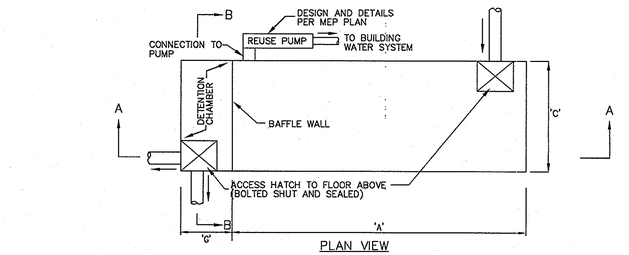
EXISTING VEGETATION MAP

VIKA REVISIONS

DATE: OCT. 1, 2010
DES. NPK | DWN. NPK
SCALE: 1"=60'
PROJECT/FILE NO. V6021J
SHEET NO. C-8

P:\LDD\Projects\V6021J\dwg\V6021J1208.dwg 9/28/2010 8:08:06 PM EDT





* 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.

FACILITY DETAIL
NOT TO SCALE

SWM SUMMARY

VAULT IDENT	A LENGTH FT	B TOTAL WIDTH FT	C REUSE WIDTH FT	D REUSE DEPTH FT	E DEPTH (W/ SLAB) FT	F STORAGE DEPTH FT	G DETENTION CHAMBER SIZE (FT)	H OUTLET PIPE DIA IN	REUSE VOLUME REQUIRED (CF)	REUSE VOLUME PROVIDED (CF)
A	58	24	24	12	13	11	4	15	15,168	15,312
B2	62	24	24	12	13	11	4	15	16,361	16,368
C	66	24	24	12	13	11	4	15	17,306	17,424
D	53	48	48	12	13	11	4	15	27,700	27,984
E	43	48	48	12	13	11	4	15	22,479	22,704
F	77	24	24	10	11	9	4	15	16,465	16,632

BLOCK	VAULT IDENT	AREA TREATED (Ac.)
A	A	3.05
B2	B2	3.29
C	C	3.48
D	D	5.57
E	E	3.52
F	F	3.78
	TOTAL	23.69

BEST MANAGEMENT PRACTICES NARRATIVE

WATER QUALITY SHALL BE PROVIDED FOR BY THE USE OF GREEN ROOFS, TREE BOX FILTERS, AND STORM FILTERS. GREEN ROOFS AND TREE BOX FILTERS SHALL PROVIDED NUTRIENT UPTAKE AND GREATLY REDUCE THE POLLUTANTS IN THE SITE RUNOFF. FURTHERMORE, INFILTRATION (PENDING THE CHARACTERISTICS OF THE INSITU SOILS) IN BOTH TREE BOX FILTERS AND PERVIOUS HARDSCAPE/STREETSCAPE WILL GREATLY IMPROVE THE QUALITY OF THE RUNOFF FROM THE POST-DEVELOPED SITE. THUS, THE USE OF THESE TECHNIQUES WILL BE USED TO MEET THE ESTABLISHED PHOSPHOROUS REMOVAL REQUIREMENTS FOR THE REZONING AREA, AS DETERMIENED DURING THE REZONING PROCESS.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE BEST MANAGEMENT PRACTICES FACILITIES WITH FINAL ENGINEERING.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF POROUS PAVERS, GREEN ROOFS, AS WELL AS THE STORING OF WATER IN VAULTS FOR REUSE (E.G. IRRIGATION, AIR CONDITIONING, GRAY WATER, ETC.) AND DETAINING WATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT. THE TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED REQUIREMENTS. BECAUSE THE PROPERTY SUBJECT TO THIS REDEVELOPMENT PLAN IS LESS THAN 50% IMPERVIOUS (SWM CURRENTLY EXISTS) IN THE EXISTING CONDITION, THE LEED REQUIREMENT (AND THEREFORE THE TARGET FOR THIS PLAN) IS TO REDUCE THE POST DEVELOPED 1-YR AND 2-YR, 24 HOUR STORM RUNOFF VOLUME TO THE EXISTING CONDITION, AS WELL AS REDUCING THE PEAK RELEASE RATE FOR THE 1-YR AND 2-YR STORM TO EQUAL TO OR LESS THAN THE EXISTING CONDITION. FURTHER, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 10-YR STORM EVENT WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-YR STORM PEAK RELEASE RATE.

THE SUBJECT APPLICATION PROPOSES A SINGLE VAULT IN THE PROPOSED CONDITION FOR EACH BLOCK. THESE VAULTS WILL HOLD A PORTION OF THE POST-DEVELOPED RUNOFF VOLUME FOR REUSE SUCH THAT THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION FOR THE 1-YR AND 2-YR, 24 HOUR STORM EVENT WILL EQUAL TO OR LESS THAN TOTAL VOLUME RELEASED FOR THIS SAME STORM EVENT IN THE EXISTING SITE CONDITION. ADDITIONALLY, THE PEAK RELEASE RATE FOR THE 1-YR AND 2-YR STORM IN THE POST DEVELOPED CONDITION WILL BE EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE SAME STORM IN THE EXISTING CONDITION. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE AFOREMENTIONED REUSE VOLUME (SIMPLY STORING ALL OF THIS RUNOFF WILL REDUCE THE POST DEVELOPED PEAK RATE), AND THROUGH ADDITIONAL DETENTION IN THE VAULT "DOWNSTREAM" OF THE REUSE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR THE 10-YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION 10-YR STORM. THE PEAK RELEASE RATE CONTROL FOR THE 10-YR STORM WILL BE ACCOMPLISHED IN THE SAME MANNER AS THE 1-YR AND 2-YR PEAK RELEASE RATE CONTROL, WITH ADDITIONAL STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

THE VAULTS WILL OPERATE TO PROVIDE BOTH REUSE AND DETENTION IN TWO (2) SEPARATE CHAMBERS. WATER WILL FLOW INTO THE FIRST CHAMBER WHICH HAS NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING/MECHANICAL SYSTEMS FOR REUSE. BY CONTROLLING THE HEIGHT OF THE BAFFLE WALL SEPARATING THE WATER REUSE CHAMBER FROM THE DETENTION CHAMBER, THE REUSE VOLUME CAN BE SET AT THE DESIRED VALUE TO ACHIEVE THE AFOREMENTIONED REDUCTION. ONCE THE REUSE CHAMBER IS FULL (DURING A LARGE STORM EVENT) WATER WILL CREST THE WALL SEPARATING THE CHAMBERS AND ENTER THE DETENTION CHAMBER. IN THE DETENTION CHAMBER THE OUTFLOW WILL BE CONTROLLED BY THE OUTFLOW PIPE ACTING AS A CONTROL ORIFICE, OR PENDING FINAL DESIGN AT FINAL ENGINEERING, A RISER STRUCTURE CREATED BY ENCLOSING THE OUTFLOW PIPE BEHIND INTERIOR VAULT WALLS. THE OUTFALL FROM THE DETENTION CHAMBER MAY BE PUMPED IN ORDER TO CONNECT TO THE EXISTING STORM DRAIN SYSTEM ADJACENT TO THE NEW GARAGE.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: 703.788.0000 ■ FAX: 703.788.1777
McLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP OVERALL SWM/BMP

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JFA | DWN. CADD
SCALE:
PROJECT/FILE NO. V6021J
SHEET NO. C-9

P:\LDD\3P+Projects\V6021J\dwg\V6021J004.dwg 12/14/2010 2:54:26 PM EST

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK A

Data: Drainage Area : 3.05 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	5	12

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.05 AC X 0.68 (IN) X 1FT/12IN X 43560 = 7,529 CU. FT.
2 YR STORM: 3.05 AC X 0.98 (IN) X 1FT/12IN X 43560 = 10,850 CU. FT.
10 YR STORM: 3.05 AC X 2.44 (IN) X 1FT/12IN X 43560 = 27,014 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK A

Data: Drainage Area : 3.05 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	11	21

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.05 AC X 1.88 (IN) X 1FT/12IN X 43560 = 20,814 CU. FT.
2 YR STORM: 3.05 AC X 2.35 (IN) X 1FT/12IN X 43560 = 26,018 CU. FT.
10 YR STORM: 3.05 AC X 4.28 (IN) X 1FT/12IN X 43560 = 47,386 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
20,814 CU FT - 7,529 CU FT = 13,328 CU FT

2-YEAR STORM
26,018 CU FT - 10,850 CU FT = 15,168 CU FT

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.05	0	3.05	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 73

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - {[S x [1.2 - (S / {P + 0.8S})] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.31	0.47	0.25

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
5.11	10.40	2.51

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - {[S x [1.2 - (S / {P + 0.8S})] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

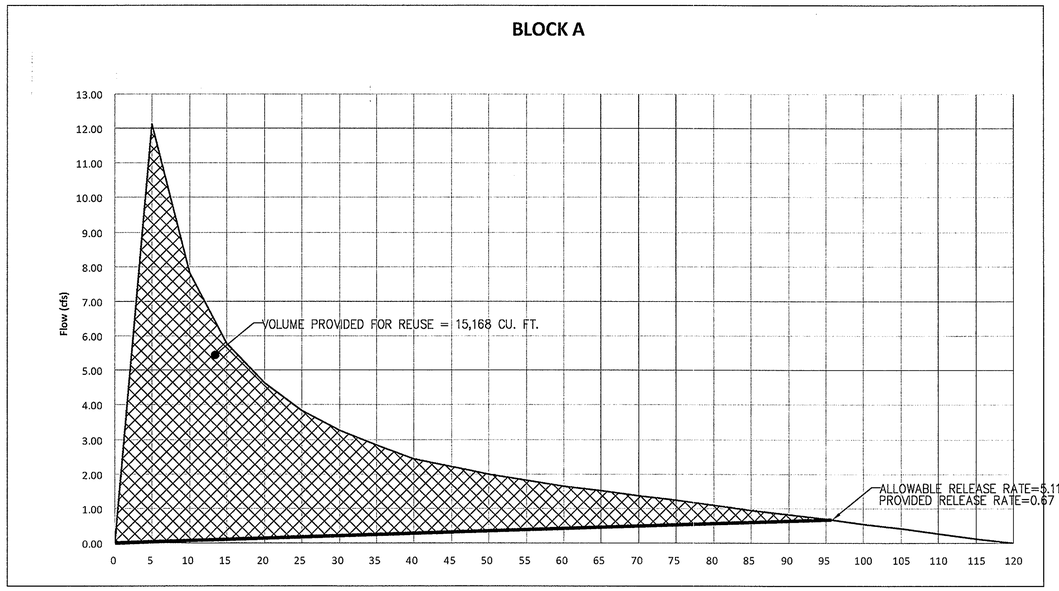
2-yr	10-yr	1-yr
0.73	0.82	0.70

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
12.21	18.27	6.94

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK A

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-10

P:\LDD\3-Projects\V6021J\dwg\V6021J_SWM.dwg 9/30/2010 11:25:04 AM EDT

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK B

Data: Drainage Area : 3.29 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	5	12

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.29 AC X 0.68 (IN) X 1FT/12IN X 43560 = 8,121 CU. FT.
2 YR STORM: 3.29 AC X 0.98 (IN) X 1FT/12IN X 43560 = 11,704 CU. FT.
10 YR STORM: 3.29 AC X 2.44 (IN) X 1FT/12IN X 43560 = 29,140 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK B

Data: Drainage Area : 3.29 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	10	12	22

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.29 AC X 1.88 (IN) X 1FT/12IN X 43560 = 22,452 CU. FT.
2 YR STORM: 3.29 AC X 2.35 (IN) X 1FT/12IN X 43560 = 28,065 CU. FT.
10 YR STORM: 3.29 AC X 4.28 (IN) X 1FT/12IN X 43560 = 51,115 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
22,452 CU FT – 8,121 CU FT = 14,331 CU FT

2-YEAR STORM
28,065 CU FT – 11,704 CU FT = 16,361 CU FT

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.29	0	3.29	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.31	0.47	0.25

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
5.51	11.22	2.71

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.73	0.82	0.70

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

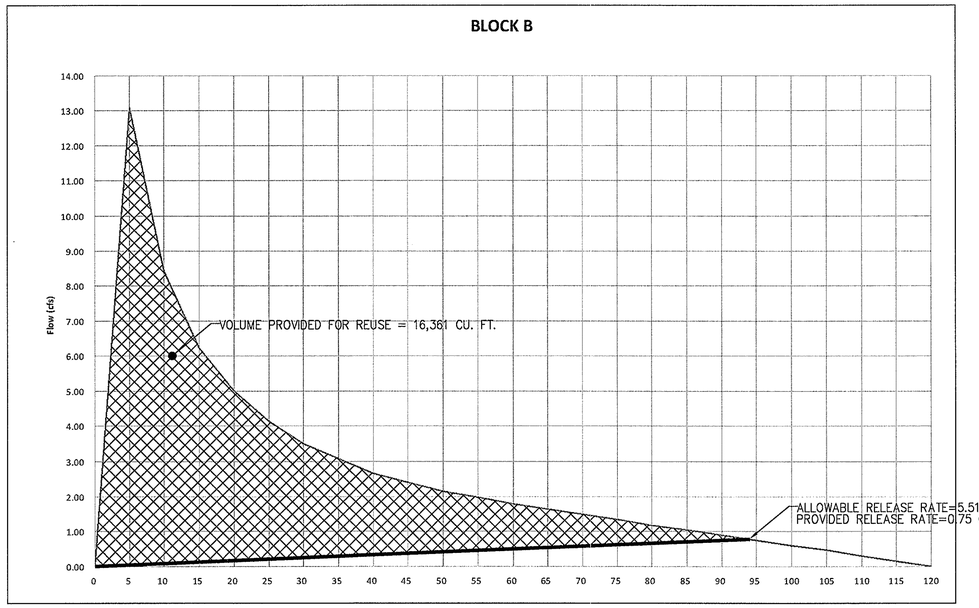
2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
13.17	19.71	7.49

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK B

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA | DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-11

P:\LDD\SP\Projects\V6021J\dwg\V6021J0C.dwg 9/30/2010 11:05:04 AM EDT

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK C

Data: Drainage Area : 3.48 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	5	13

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.48 AC X 0.68 (IN) X 1FT/12IN X 43560 = 8,590 CU. FT.
2 YR STORM: 3.48 AC X 0.98 (IN) X 1FT/12IN X 43560 = 12,380 CU. FT.
10 YR STORM: 3.48 AC X 2.44 (IN) X 1FT/12IN X 43560 = 30,823 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-08-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK C

Data: Drainage Area : 3.48 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	10	13	24

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.48 AC X 1.88 (IN) X 1FT/12IN X 43560 = 23,749 CU. FT.
2 YR STORM: 3.48 AC X 2.35 (IN) X 1FT/12IN X 43560 = 29,686 CU. FT.
10 YR STORM: 3.48 AC X 4.28 (IN) X 1FT/12IN X 43560 = 54,067 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
23,749 CU FT – 8,590 CU FT = 15,159 CU FT

2-YEAR STORM
29,686 CU FT – 12,380 CU FT = 17,306 CU FT

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.48	0	3.48	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.31	0.47	0.25

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
5.82	*11.86*	*2.86*

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.73	0.82	0.70

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

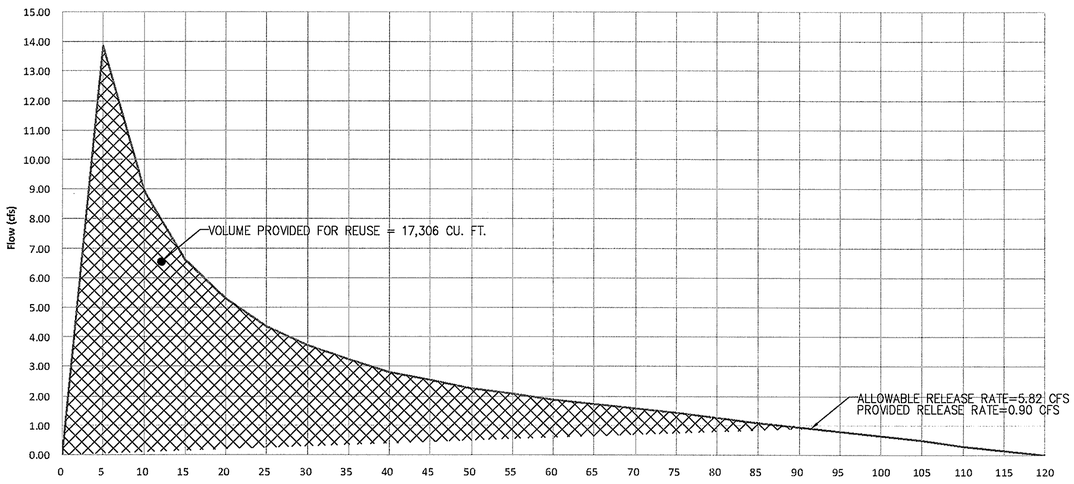
Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
13.93	*20.85*	*7.92*

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE

BLOCK C



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK C

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-12

P:\L1003\Projects\V6021J\dwg\V6021J90dwg 9/30/2010 11:25:04 AM EDT

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-23-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK D

Data: Drainage Area : 5.57 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	21

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 5.57 AC X 0.68 (IN) X 1FT/12IN X 43560 = 12,691 CU. FT.
2 YR STORM: 5.57 AC X 0.98 (IN) X 1FT/12IN X 43560 = 19,815 CU. FT.
10 YR STORM: 5.57 AC X 2.44 (IN) X 1FT/12IN X 43560 = 49,335 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 09-23-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK D

Data: Drainage Area : 5.57 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	17	21	38

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 5.57 AC X 1.88 (IN) X 1FT/12IN X 43560 = 38,012 CU. FT.
2 YR STORM: 5.57 AC X 2.35 (IN) X 1FT/12IN X 43560 = 47,515 CU. FT.
10 YR STORM: 5.57 AC X 4.28 (IN) X 1FT/12IN X 43560 = 86,538 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
38,012 CU FT – 12,691 CU FT = 25,321 CU FT

2-YEAR STORM
47,515 CU FT – 19,815 CU FT = 27,700 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group* Type A	Type B	Type C	Type D	*Per Soils Map approximately 100% type B
5.57	0	5.57	0.00	0	Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 73

Design Storm 24-hr Rainfall Depth (in)

S for CN to C Calcs.	2-yr	10-yr	1-yr
3.70	3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.31	0.47	0.25

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x (1.2 - (S / (P + 0.8S)))) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
9.32	*18.99*	*4.58*

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

Design Storm 24-hr Rainfall Depth (in)

S for CN to C Calcs.	2-yr	10-yr	1-yr
0.87	3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.73	0.82	0.70

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x (1.2 - (S / (P + 0.8S)))) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

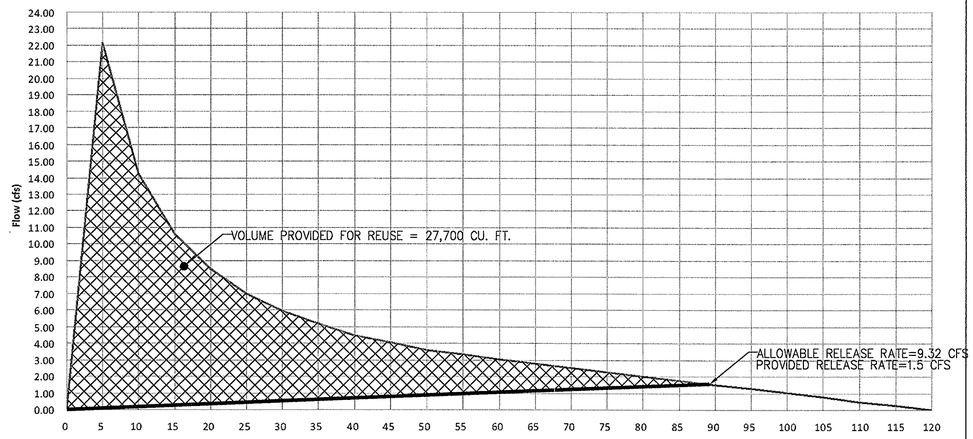
Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
22.30	*33.37*	*12.68*

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE

BLOCK D



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK D

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA | DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-13

P:\L2003\Projects\V6021J\dwg\V6021J90b.dwg 9/30/2010 11:25:04 AM EDT

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : SAIC REZONING — User: JDA — Date: 08-27-2010
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS BLOCK E

Data: Drainage Area : 4.52 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	17

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 4.52 AC X 0.68 (IN) X 1FT/12IN X 43560 = 11,157 CU. FT.
2 YR STORM: 4.52 AC X 0.98 (IN) X 1FT/12IN X 43560 = 16,079 CU. FT.
10 YR STORM: 4.52 AC X 2.44 (IN) X 1FT/12IN X 43560 = 40,035 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : SAIC REZONING — User: JDA — Date: 08-27-2010
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK E

Data: Drainage Area : 4.52 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	13	17	31

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 4.52 AC X 1.88 (IN) X 1FT/12IN X 43560 = 30,846 CU. FT.
2 YR STORM: 4.52 AC X 2.35 (IN) X 1FT/12IN X 43560 = 38,558 CU. FT.
10 YR STORM: 4.52 AC X 4.28 (IN) X 1FT/12IN X 43560 = 70,225 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
30,846 CU FT – 11,157 CU FT = 19,689 CU FT

2-YEAR STORM
38,558 CU FT – 16,079 CU FT = 22,479 CU FT

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
4.52	0	4.52	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions 0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc Design Storm Rainfall Intensity (I) — in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

2-yr	10-yr	1-yr
0.31	0.47	0.25

Existing Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
7.57	15.41	3.72

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.8S))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

5 Minute Tc Design Storm Rainfall Intensity (I) — in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Equivalent C

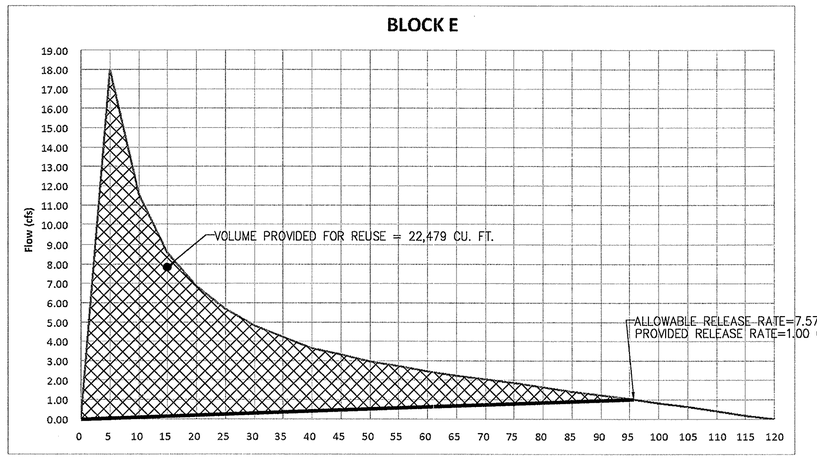
2-yr	10-yr	1-yr
0.73	0.82	0.70

Existing Conditions Peak Flow Rates — cfs

2-yr	10-yr	1-yr
18.10	27.08	10.29

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK E

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA | DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-14

P:\LDD\SProjects\V6021J\dwg\V6021J501.dwg 9/30/2010 11:25:04 AM EDT

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 08-27-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK F

Data: Drainage Area : 3.78 Acres
Runoff Curve Number : 76
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.23	0.20	0.12
Runoff (in)	0.82	1.15	2.70
Unit Peak Discharge (cfs/acre/in)	1.501	1.522	1.566
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	16

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.78 AC X 0.82 (IN) X 1FT/12IN X 43560 = 11,252 CU. FT.
2 YR STORM: 3.78 AC X 1.15 (IN) X 1FT/12IN X 43560 = 15,780 CU. FT.
10 YR STORM: 3.78 AC X 2.70 (IN) X 1FT/12IN X 43560 = 37,048 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10

Project : SAIC REZONING User: JDA Date: 08-27-2010
County : FAIRFAX State: VA Checked: ____ Date: _____
Subtitle: EXISTING CONDITIONS BLOCK F

Data: Drainage Area : 3.78 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	11	14	26

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.78 AC X 1.88 (IN) X 1FT/12IN X 43560 = 25,796 CU. FT.
2 YR STORM: 3.78 AC X 2.35 (IN) X 1FT/12IN X 43560 = 32,245 CU. FT.
10 YR STORM: 3.78 AC X 4.28 (IN) X 1FT/12IN X 43560 = 58,728 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.

1-YEAR STORM
25,796 CU FT – 11,252 CU FT = 14,544 CU FT

2-YEAR STORM
32,245 CU FT – 15,780 CU FT = 16,465 CU FT

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.78	0	2.87	0.91	0

*Per Soils Map approximately 76% type B and 24% type C

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
66	73	84	87

Weighted CN for site: 76

S for CN to C Calcs.: 3.22

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.35	0.51	0.30

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
7.28	14.11	3.67

Proposed Flow Rates

Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.81

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

Equivalent C

2-yr	10-yr	1-yr
0.75	0.83	0.71

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute Tc Design Storm Rainfall Intensity (I) in / hr

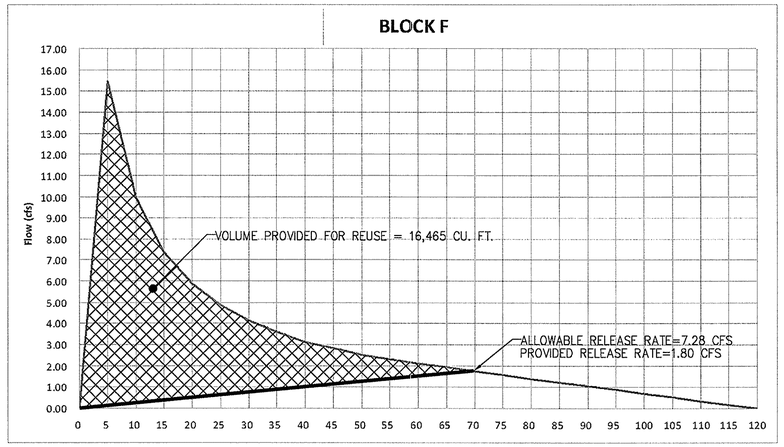
2-yr	10-yr	1-yr
5.45	7.27	3.27

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
15.42	22.92	8.80

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE



SWM NOTE:

BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

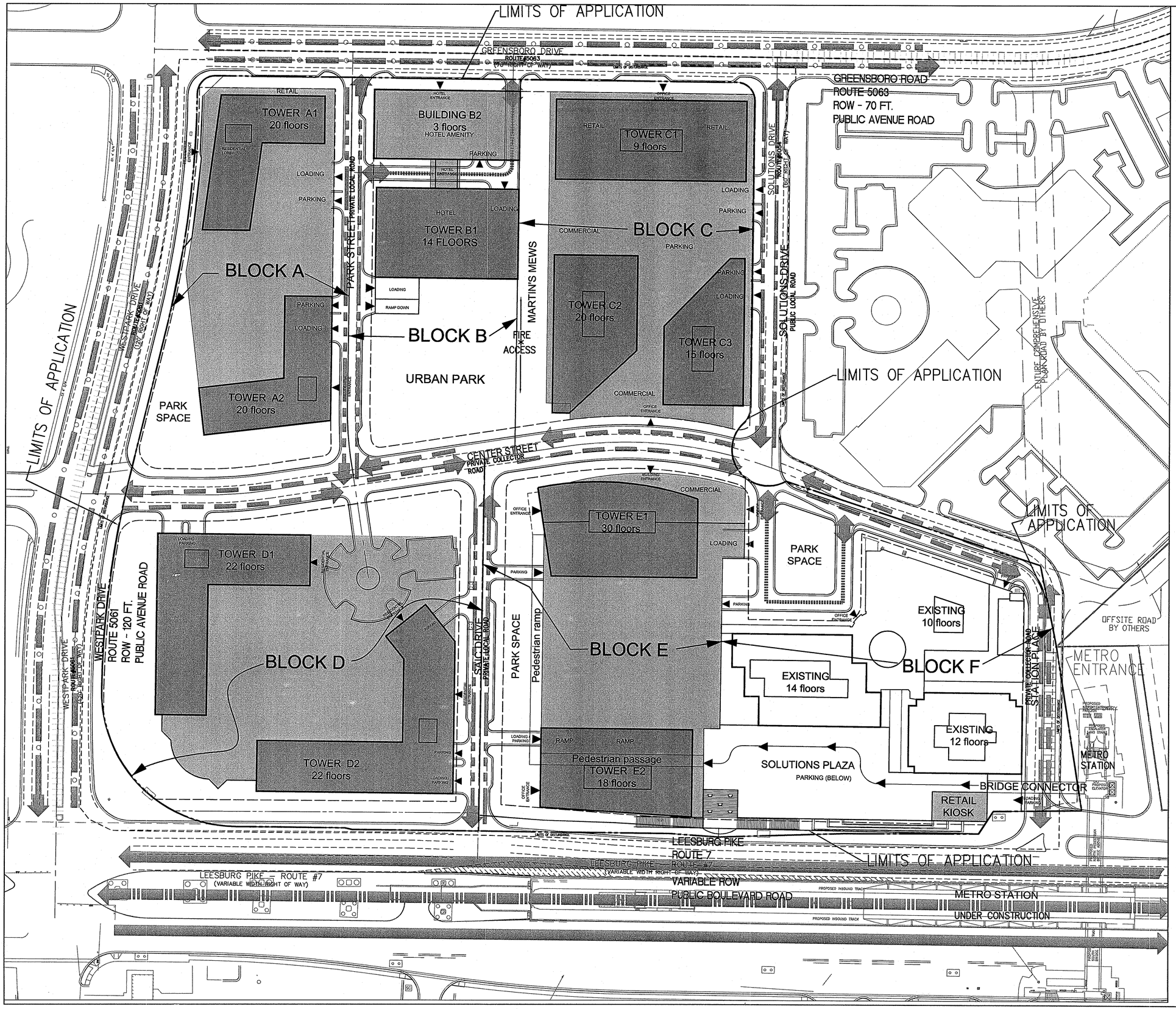
SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
BLOCK F

VIKA REVISIONS

DATE: OCTOBER 1, 2010
DES. JDA DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V6021J
SHEET NO. C-15

P:\LDD\Projects\V6021J\dwg\V6021J500.dwg 9/30/2010 112504 AM EDT



LEGEND

- BOULEVARD
- AVENUE
- COLLECTOR
- LOCAL STREET
- PRIVATE ALLEY
- METRO RAIL
- CIRCULATOR BUS

NOTE: GREENSBORO DRIVE, WEST PARK DRIVE, ROUTE 7 AND SOLUTIONS DRIVE ARE PUBLIC ROAD ALL OTHER ROADS ARE PRIVATELY OWNED AND SHALL BE PRIVATELY MAINTAINED. PRIVATE STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE PFM. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF THE FDP.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
703.442.7800 ■ FAX 703.761.2787
McLEAN, VA ■ GERMANTOWN, MD

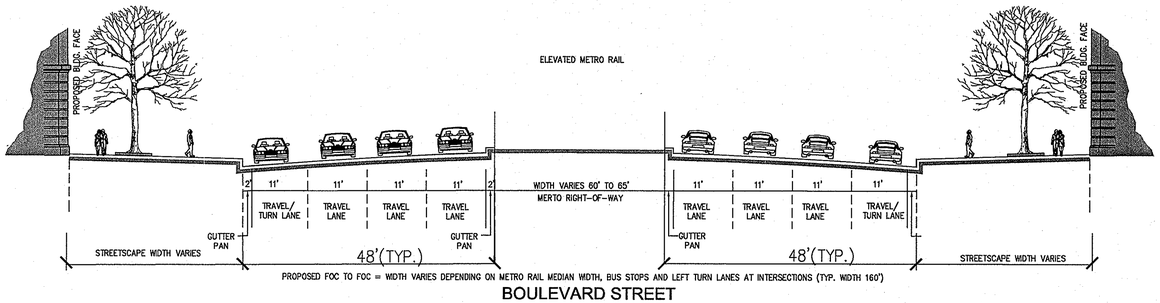
SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN – TYPICAL

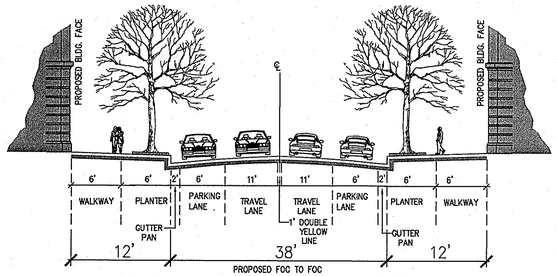
VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JFA | DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. V6021J
SHEET NO. C–16

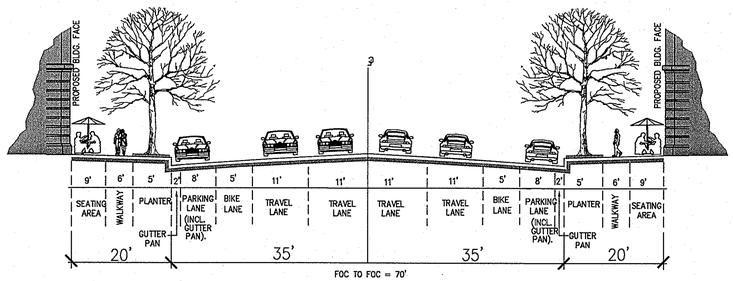
P:\LDD\Projects\V6021J\dwg\V6021J804.dwg 12/14/2010 3:41:28 PM EST



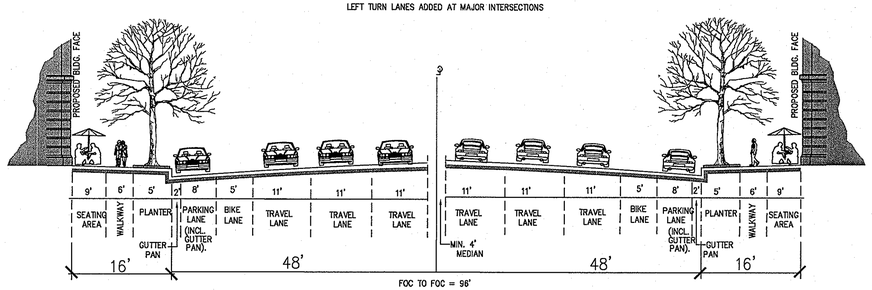
BOULEVARD STREET
(LEESBURG PIKE)
ROUTE 7
RIGHT-OF-WAY VARIES
CURB TO CURB IMPROVMENTS BY OTHERS



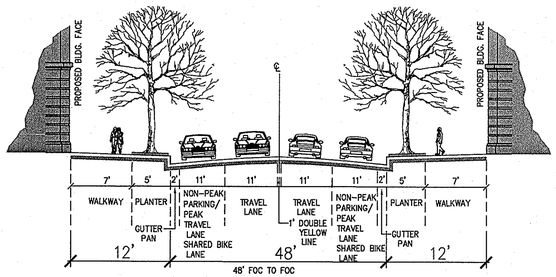
TYPICAL LOCAL STREET (PUBLIC ROAD)
SOLUTIONS DRIVE



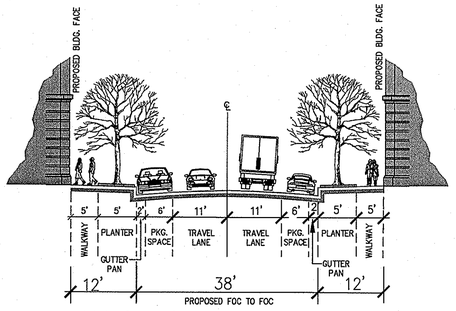
AVENUE STREET
GREENSBORO DRIVE
(TYPICAL SECTION)
LEFT TURN LANES ADDED AT MAJOR INTERSECTIONS



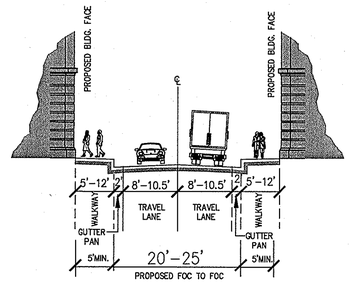
AVENUE STREET
WESTPARK DRIVE
(TYPICAL SECTION)
LEFT TURN LANES ADDED AT MAJOR INTERSECTIONS



TYP. COLLECTOR STREET (PRIVATE)
CENTER STREET, STATION PLACE



TYPICAL LOCAL STREETS (PRIVATE)
(STREET SECTION 30 FEET WITH PARKING ON ONE SIDE ONLY)
SAIC DRIVE, PARK STREET



TYPICAL PRIVATE ALLEY

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

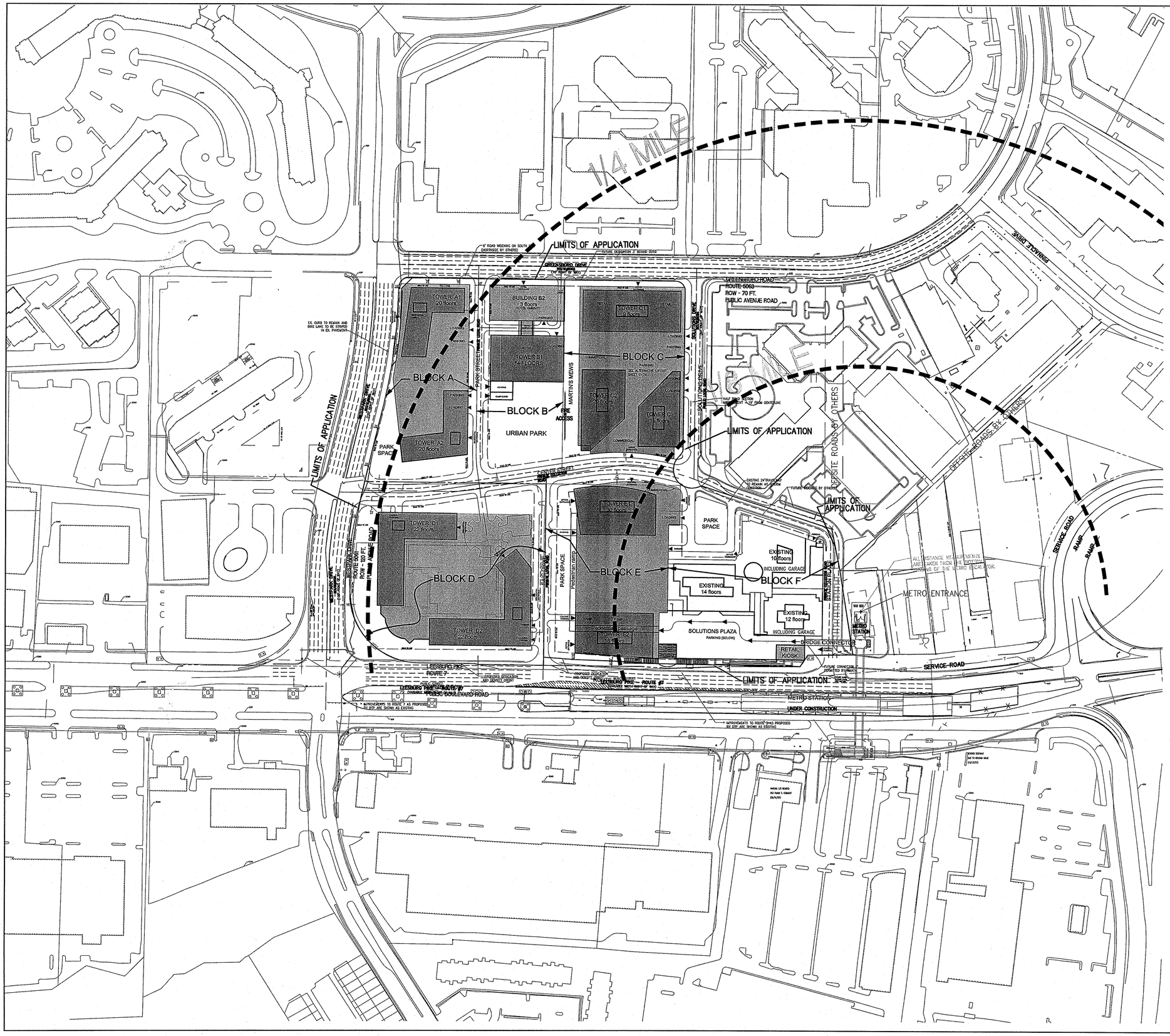
SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN – TYPICAL STREET SECTIONS

VIKA REVISIONS
NOV. 17, 2010

DATE: OCT. 1, 2010
DES. JFA | DWN. CADD
SCALE: NO SCALE
PROJECT/FILE NO. V6021J
SHEET NO. C-16A

P:\LDD\Projects\V6021J\dwg\V6021J04.dwg 12/15/2010 13:35:2 PM EST



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

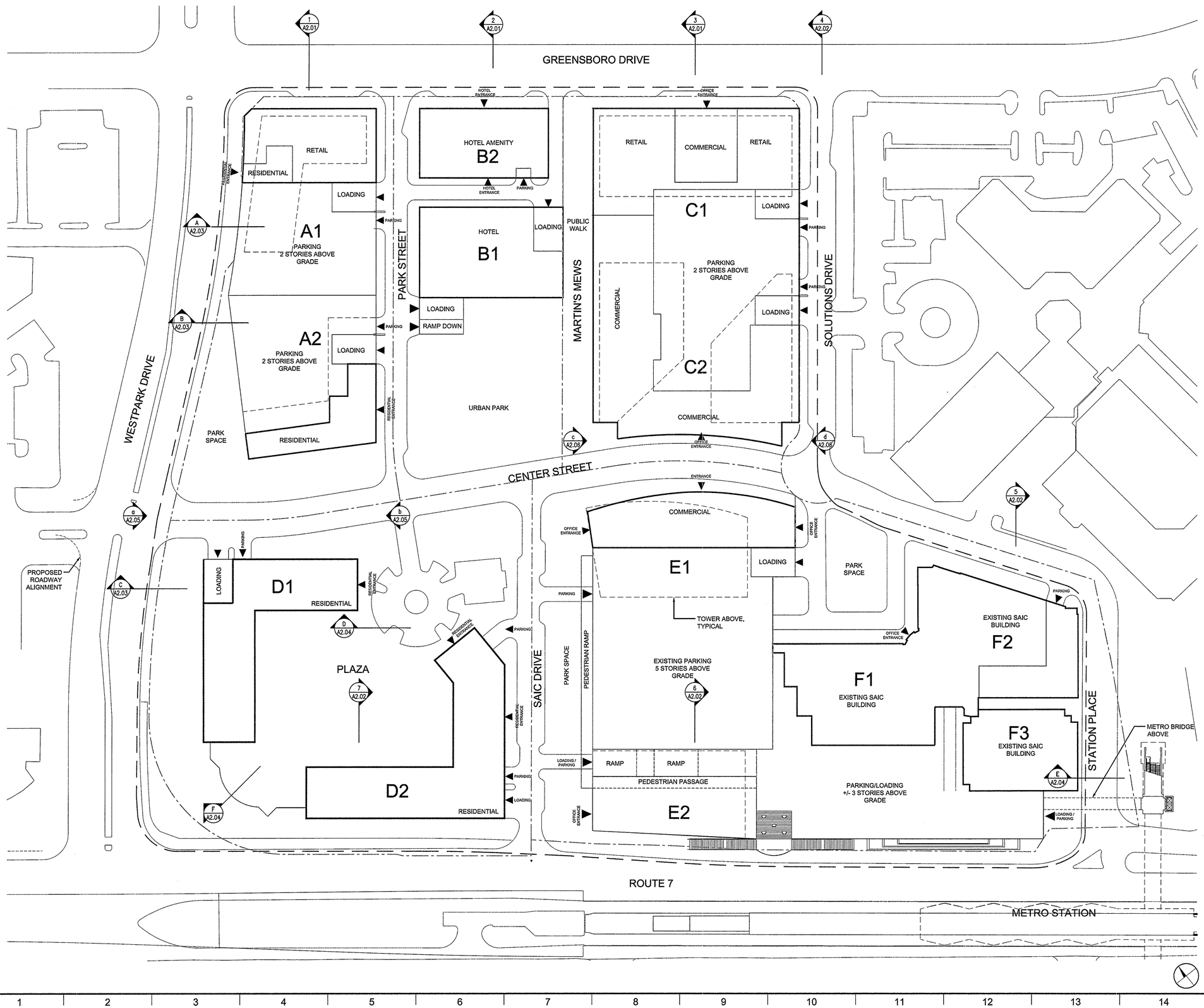
METRO CONTEXT PLAN

VIKA REVISIONS

NOV. 17, 2010

DATE: OCT. 1, 2010	
DES. JFA	DWN. CADD
SCALE: 1"=120'	
PROJECT/FILE NO. V6021J	
SHEET NO. C-17	

P:\LDD3\Projects\V6021J\dwg\V6021J204.dwg 11/12/2010 8:11:45 AM EST



KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

GROUND FLOOR PLAN

Seal:

Drawn: BK	Project No.: 10012.L00
Checked: JFP	Cad File: Plans.dwg
Reviewed: JLL	Drawing No.:
Date: 11.15.2010	A-1.01
Scale: 1" : 60'-0"	

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

GREENSBORO DRIVE

WESTPARK DRIVE

PARK STREET

MARTIN'S MEWS

PUBLIC WALK

SOLUTIONS DRIVE

SAIC DRIVE

STATION PLACE

CENTER STREET

ROUTE 7

METRO STATION

PROPOSED ROADWAY ALIGNMENT

RETAIL

RESIDENTIAL

A1

PARKING
2 STORIES ABOVE GRADE

A2

PARKING
2 STORIES ABOVE GRADE

RESIDENTIAL

PARK SPACE

LOADING

PARKING

RAMP DOWN

HOTEL AMENITY
B2

HOTEL
B1

URBAN PARK

GSA OFFICE

PARKING
2 STORIES ABOVE GRADE

GSA OFFICE

COMMERCIAL

E1

TOWER ABOVE, TYPICAL

EXISTING PARKING
5 STORIES ABOVE GRADE

PARK SPACE

PEDESTRIAN RAMP

RAMP

RAMP

PEDESTRIAN PASSAGE

E2

PARKING/LOADING
+/- 3 STORIES ABOVE GRADE

PARK SPACE

EXISTING SAIC BUILDING
F2

F1
EXISTING SAIC BUILDING

F3
EXISTING SAIC BUILDING

METRO BRIDGE ABOVE

D1
RESIDENTIAL

PLAZA

D2
RESIDENTIAL

KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:
GSA ALTERNATE
GROUND FLOOR PLAN

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.01a

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

GREENSBORO DRIVE

TOWER A1
20 floors
225.0'± above grade

BUILDING B2
3 floors
50.0'± above grade

TOWER C1
9 floors
160.0'± above grade

TOWER B1
14 FLOORS
150.0'± above grade

BLOCK C

TOWER C2
20 floors
290.0'±
above grade

TOWER C3
15 floors
230.0'±
above grade

BLOCK A

BLOCK B

URBAN PARK

LOADING

RAMP DOWN

PARK STREET

MARTIN'S MEWS

SOLUTIONS DRIVE

WESTPARK DRIVE

PARK SPACE

TOWER A2
20 floors
200.0'± above grade

CENTER STREET

PROPOSED ROADWAY ALIGNMENT

TOWER D1
22 floors
225.0'± above grade

TOWER E1
30 floors
420.0'± above grade

PARK SPACE

EXISTING
10 floors

BLOCK D

BLOCK E

BLOCK F

SAIC DRIVE

PARK SPACE

Pedestrian ramp

EXISTING
14 floors

EXISTING
12 floors

STATION PLACE

TOWER D2
22 floors
225.0'± above grade

Pedestrian passage

TOWER E2
18 floors
260.0'± above grade

SOLUTIONS PLAZA

METRO BRIDGE

RETAIL
KIOSK

ROUTE 7

METRO STATION

KEY

Block Line

Project Limit

Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ROOF PLAN

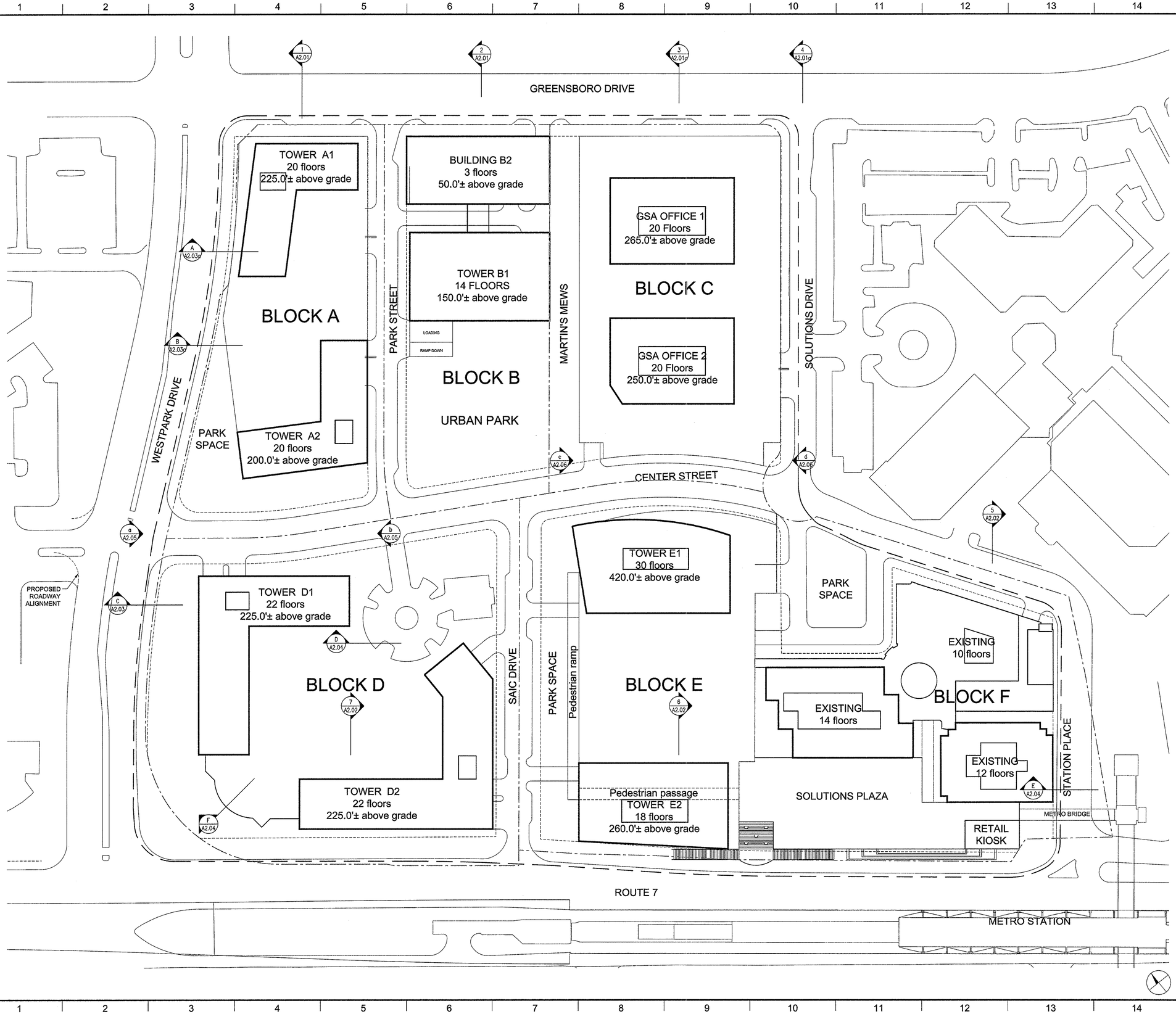
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.02

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

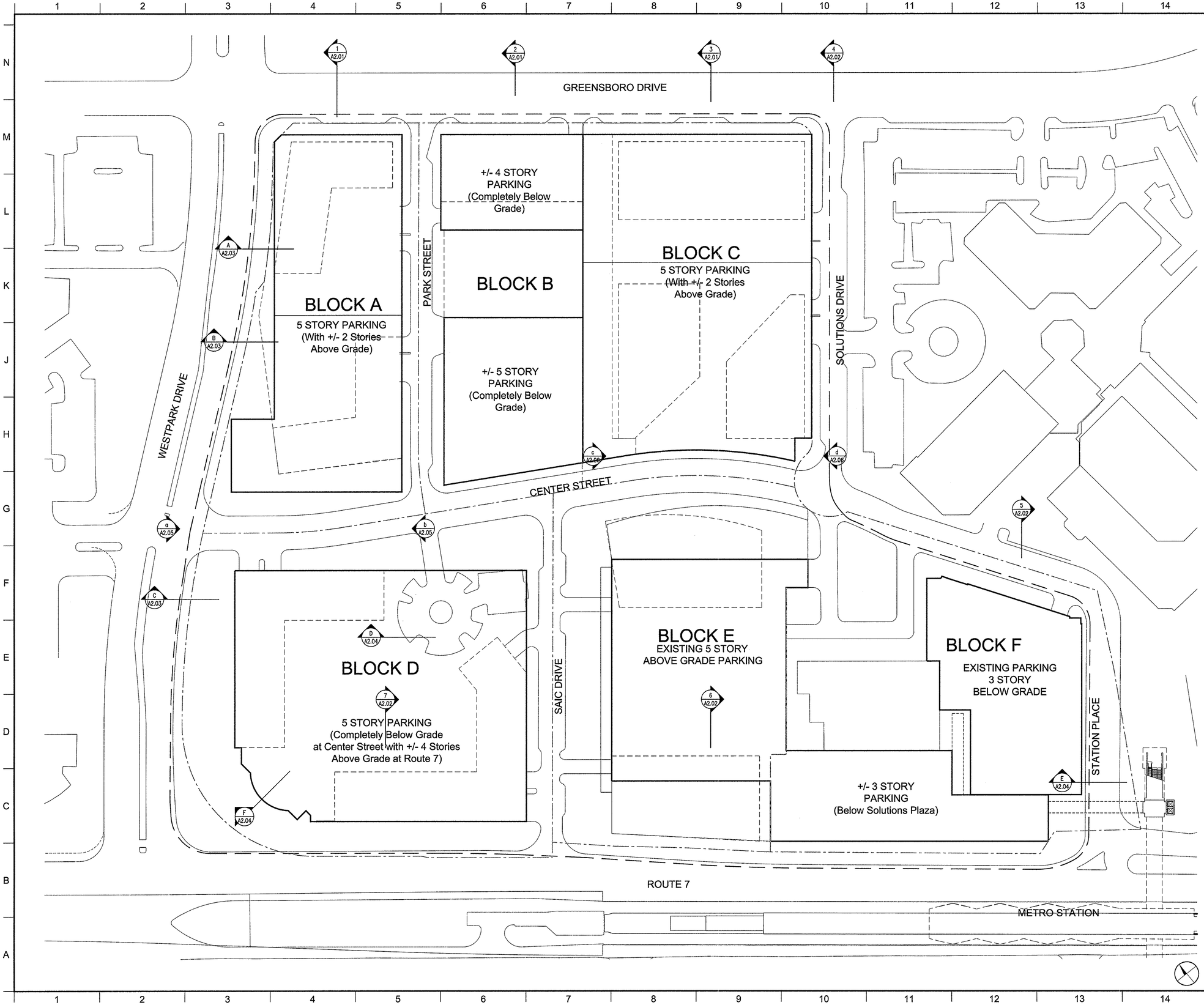
DRAWING TITLE:
GSA ALTERNATE
ROOF PLAN

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.02a

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by block and use is shown in the Parking Tabulation.
3. Surface parking lots currently exist on all of Blocks A and C and much of Blocks B and D. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. See the Phased Parking Tabulation for an example of how the Property may be phased and how the parking ratio declines over time.
4. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A-2.01 - A-2.06. Entrances to parking structures are shown generally on Sheet A-1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minum of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A-101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

F X F O W L E

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PARKING PLAN

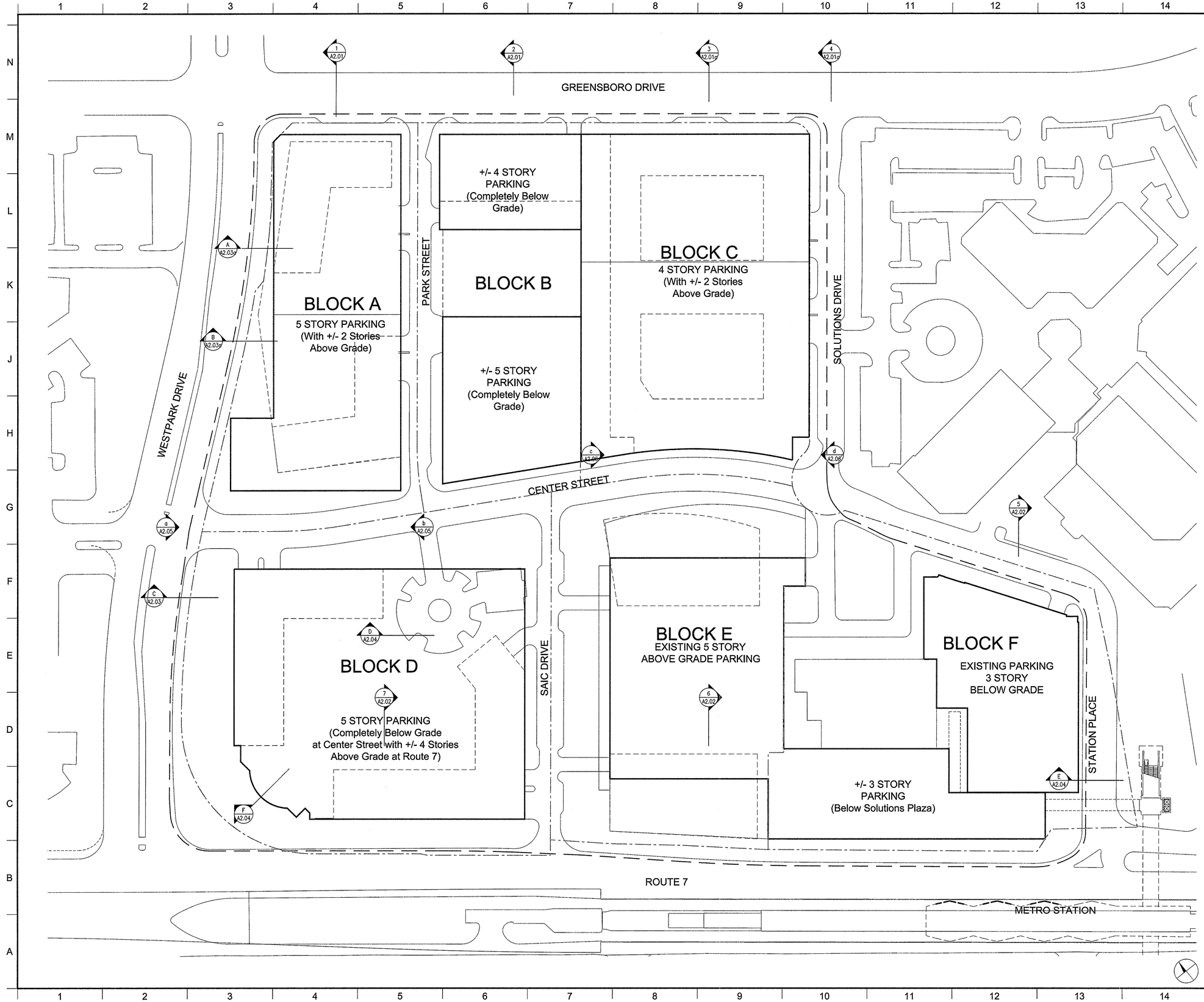
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.03

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by block and use is shown in the Parking Tabulation.
3. Surface parking lots currently exist on all of Blocks A and C and much of Blocks B and D. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. See the Phased Parking Tabulation for an example of how the Property may be phased and how the parking ratio declines over time.
4. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A-2.01 - A-2.06. Entrances to parking structures are shown generally on Sheet A-1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minium of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A-101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:
GSA ALTERNATE
PARKING PLAN

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.03a

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

Parking Rate Table

Primary Use	Parking Permitted < ¼ Mile to Metro Station Entrance (TOD District)		Parking Permitted ¼ to ½ Mile to Metro Station Entrance (TOD District)		Parking Permitted ½ to ½ Mile to Metro Station Entrance (TOD District)	
	Min	Max.	Min.	Max.	Min.	Max.
Office	0	1.6/1000 GFA	0	2.0/1,000 GFA	0	2.2/1000 GFA
Retail	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential						
0-1 BR	1	1.3/Unit	1	1.3/Unit	1.1	1.4/Unit
2 BR	1	1.6/Unit	1	1.6/Unit	1.35	1.7/Unit
3 BR	1	1.9/Unit	1	1.9/Unit	1.6/Unit	2.0/Unit
Hotel	0	1/1000 GFA	0	1/1000 GFA	0	1.5/1000 GFA

Parking Tabulation

Block/ Building	Use	GSF by Use	Required Parking <⅛ mile Min	Required Parking <⅛ mile Max	Required Parking ⅛ - ¼ mile[1] Min	Required Parking ⅛ - ¼ mile[1] Max	Required Parking > ¼ mile Min	Required Parking > ¼ mile Max	Total Required Parking	Parking Provided [2]
Block A					**366**	**520**	**401**	**555**	**767- 1,075**	**995**
A1	residential	334,000					401	508		
	retail	13,000					0	47		
A2	residential	367,000			366	520				
Block B					**0**	**400**			**0 - 400**	**915**
B1	hotel/amenity	44,000			0					
B2	hotel	336,000			0	400				
Block C					**0**	**1,841**			**0 – 1,841**	**1,824**
Option 1						1841				
C1	office	195,000			0	390				
	retail	22,000			0	101				
C2	office	430,000			0	860				
C3	office	245,000			0	490				
Option 2						1740				
C1	office	435,000			0	870				
C2	office	435,000			0	870				
Block D					**1,200**	**1,739**			**1,200-1,720**	**1,720**
D1	residential	600,000			550	807				
D2	residential	600,000			650	932				
Block E			**0**	**338**	**0**	**1,852**			**0- 2,190**	**1,436**
E1	office	715,000			0	1,430				
E2	office	422,000	0	338	0	422				
Block F			**0**	**949**					**0 – 949**	**519**
Existing F1	office	592,864	0	949						
Existing F2	office									
Existing F3	office									
F4	retail	3,000								
TOTAL			**0**	**1,287**	**1,566**	**6,352**	**401**	**555**	**1,967-3,175**	**7,409**
Option 1										
Option 2										

[1] Residential parking requirements were calculated assuming 1,000 square feet per unit and (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units for Buildings A1 and A2 and (b) an average mix of 60% 0-1 bedroom units, 30% 2-bedroom units and 10% 3-bedroom units for Buildings D1 and D2. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.

[2] Parking provided is estimated; the Applicants reserve the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

Phased Parking Tabulation [1]

Phase	Residential Spaces	Non-Residential Spaces	Total Spaces	Ratio [2]
Existing		2,993	2,993	2.68
Phase/Block A1 347,000 sf res. 898,000 sf non-res.	440	2,821	3,261	2.23
Phase/Block A2 714,000 sf res. 898,000 sf non-res.	900	2,769	3,669	2.01
Phase/Block B 714,000 sf res. 1,191,000 sf non-res.	900	2,768	3,668	1.93
Phase/Block C1 714,000 sf res. 1,386,000 sf non-res.	900	2,951	3,851	1.83
Phase/Block C2 714,000 sf res. 2,061,000 sf non-res.	900	4,177	5,077	1.83
Phase/Block E1 714,000 sf res. 2,776,000 sf non-res.	900	4,892	5,792	1.66
Phase/Block E2 and D Blocks 1,914,000 sf res. 2,980,000 sf non-res.	2,620	4,789	7,409	1.51
Build Out 1,914,000 sf res. 2,980,000 sf non-res.	2,620	4,789	7,409	1.51

[1]This tabulation illustrates how parking could be phased with development. The Applicants reserve the right to develop in alternate phases.
[2] The ratio includes both residential and non-residential spaces. It is assumed a dwelling unit averages 1,000 sf, thus allowing the ratio for spaces/dwelling unit to be the equivalent to spaces/1,000 sf.

KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by block and use is shown in the Parking Tabulation.
3. Surface parking lots currently exist on all of Blocks A and C and much of Blocks B and D. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. See the Phased Parking Tabulation for an example of how the Property may be phased and how the parking ratio declines over time.
4. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A-2.01 - A-2.06. Entrances to parking structures are shown generally on Sheet A-1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minium of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A-101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PARKING TABULATIONS

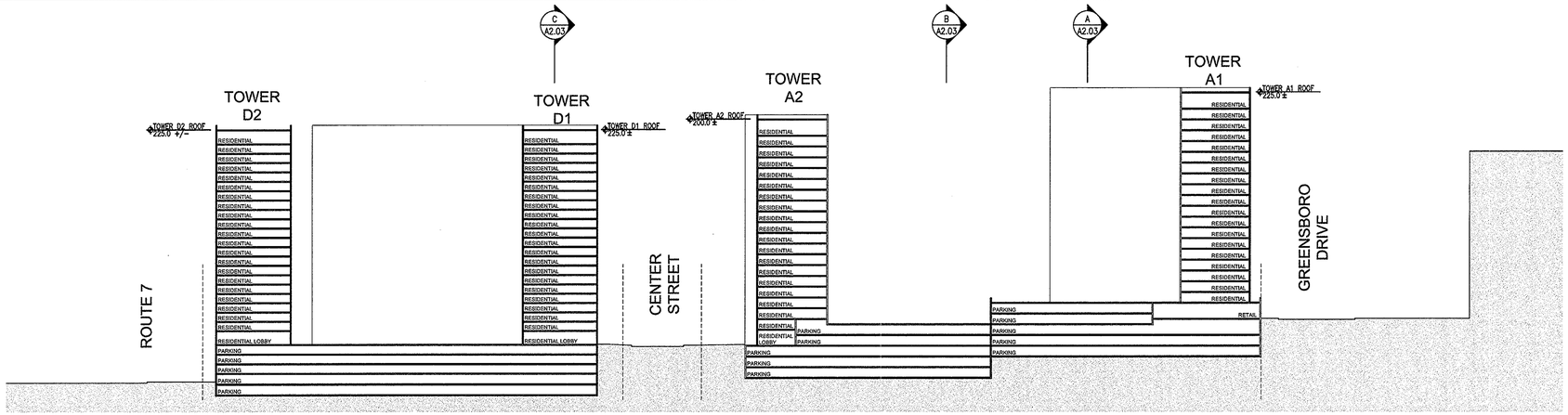
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" = 60'-0"

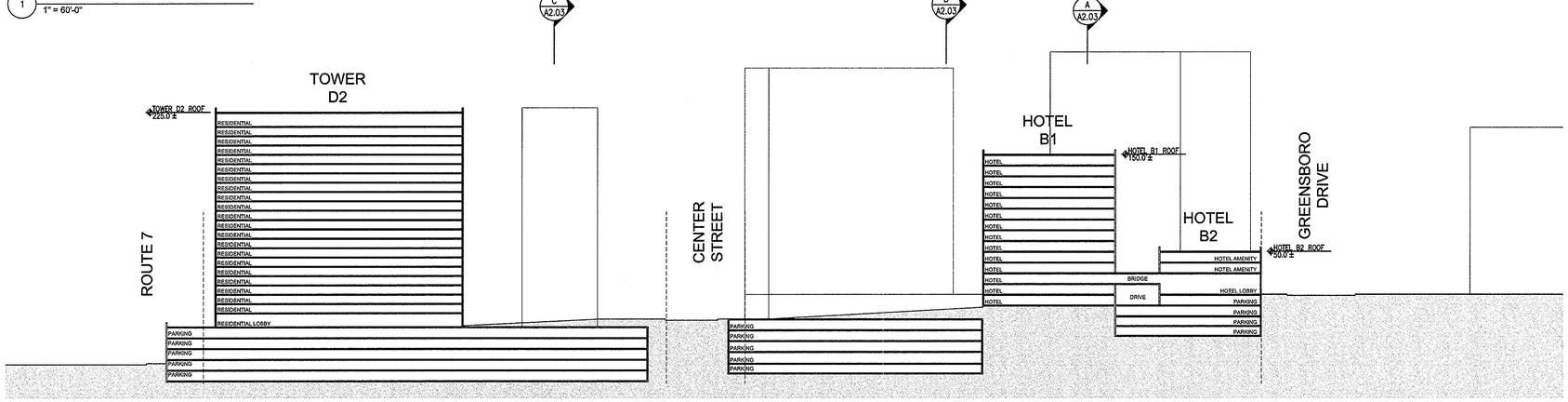
Project No.: 10012.00
Cad File: Plans.dwg
Drawing No.:

A-1.04

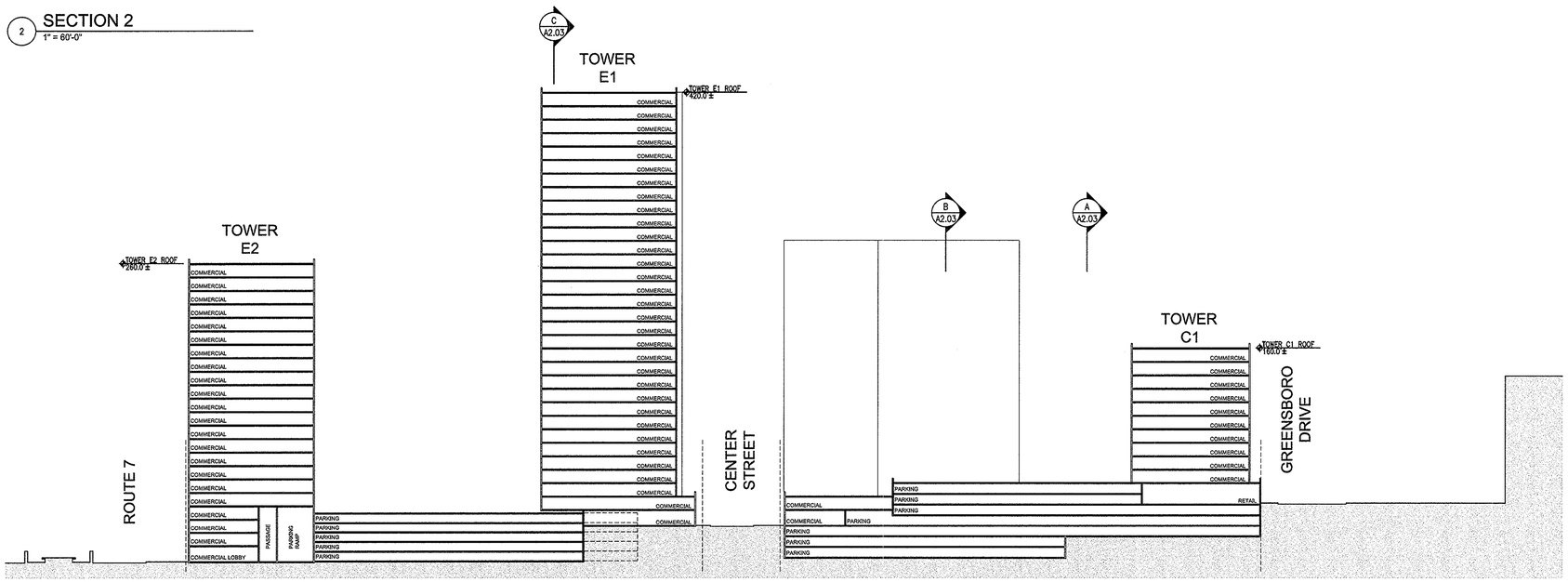
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



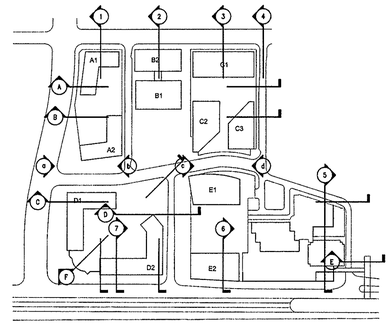
1 SECTION 1
1" = 60'-0"



2 SECTION 2
1" = 60'-0"



3 SECTION 3
1" = 60'-0"



KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

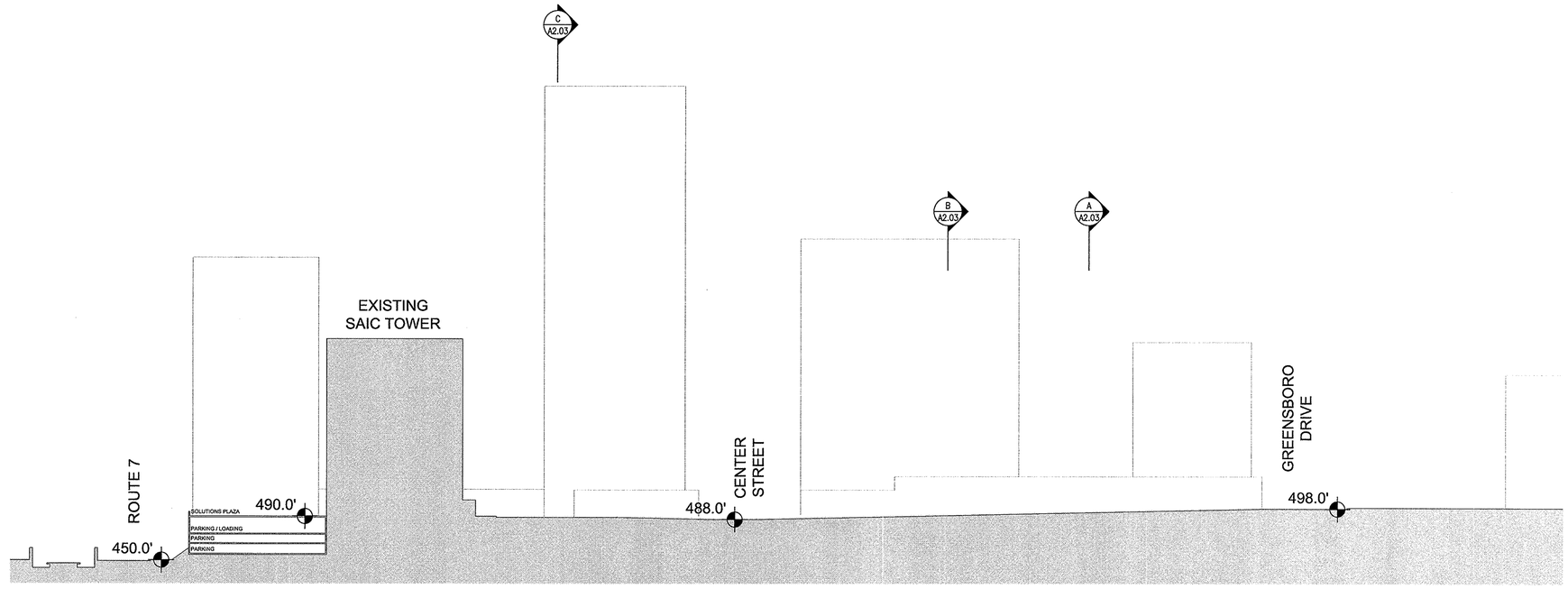
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

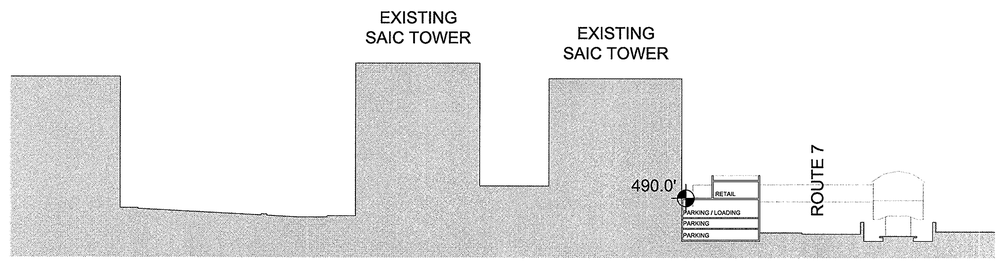
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.01

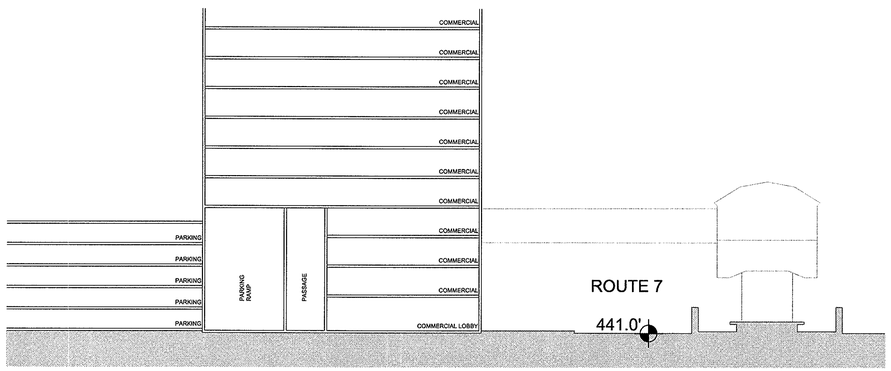
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



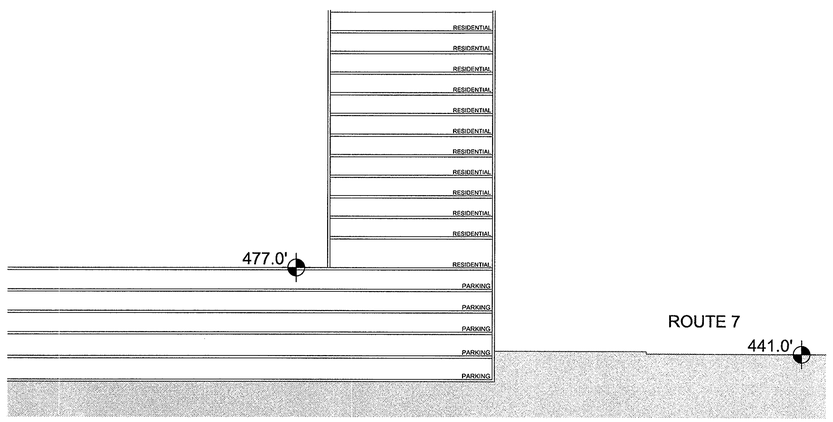
4 SECTION 4
1" = 60'-0"



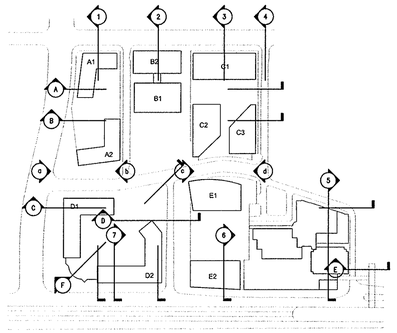
5 SECTION 5
1" = 60'-0"



6 SECTION 6
1" = 30'-0"



7 SECTION 7
1" = 30'-0"



KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

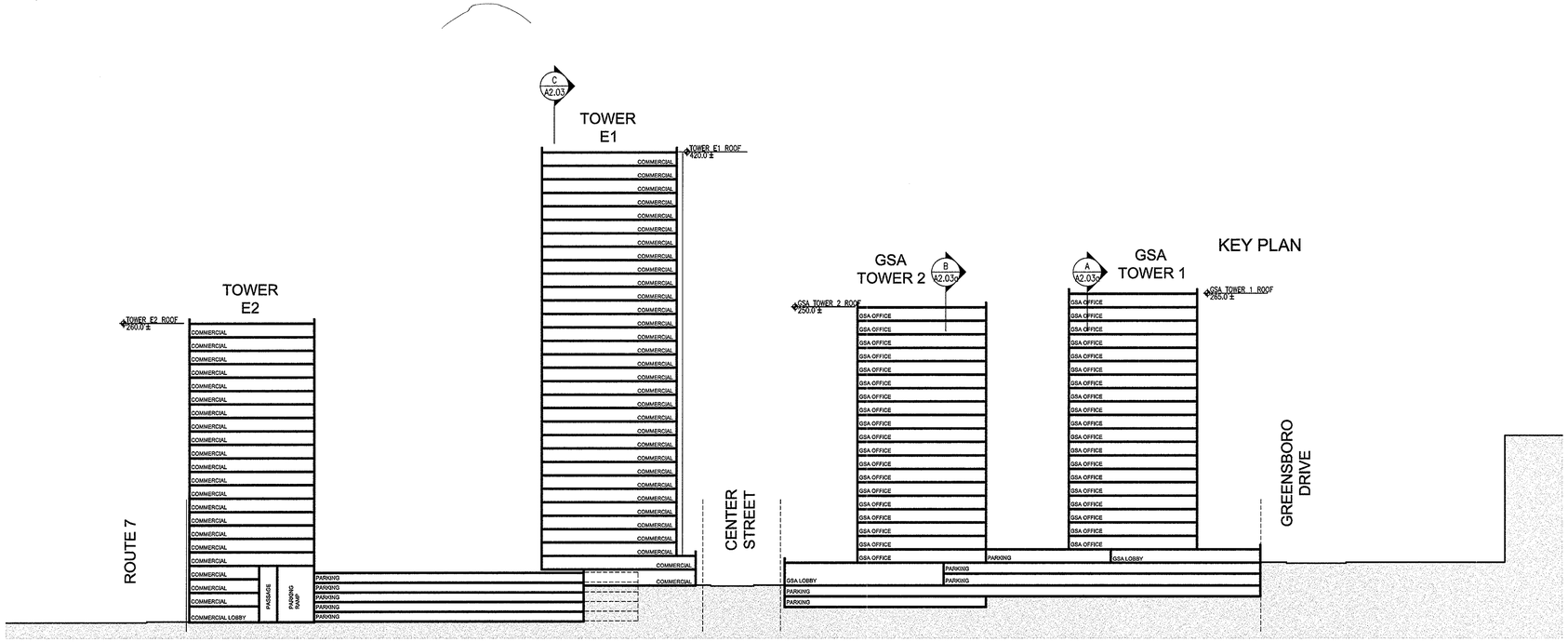
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: Varies

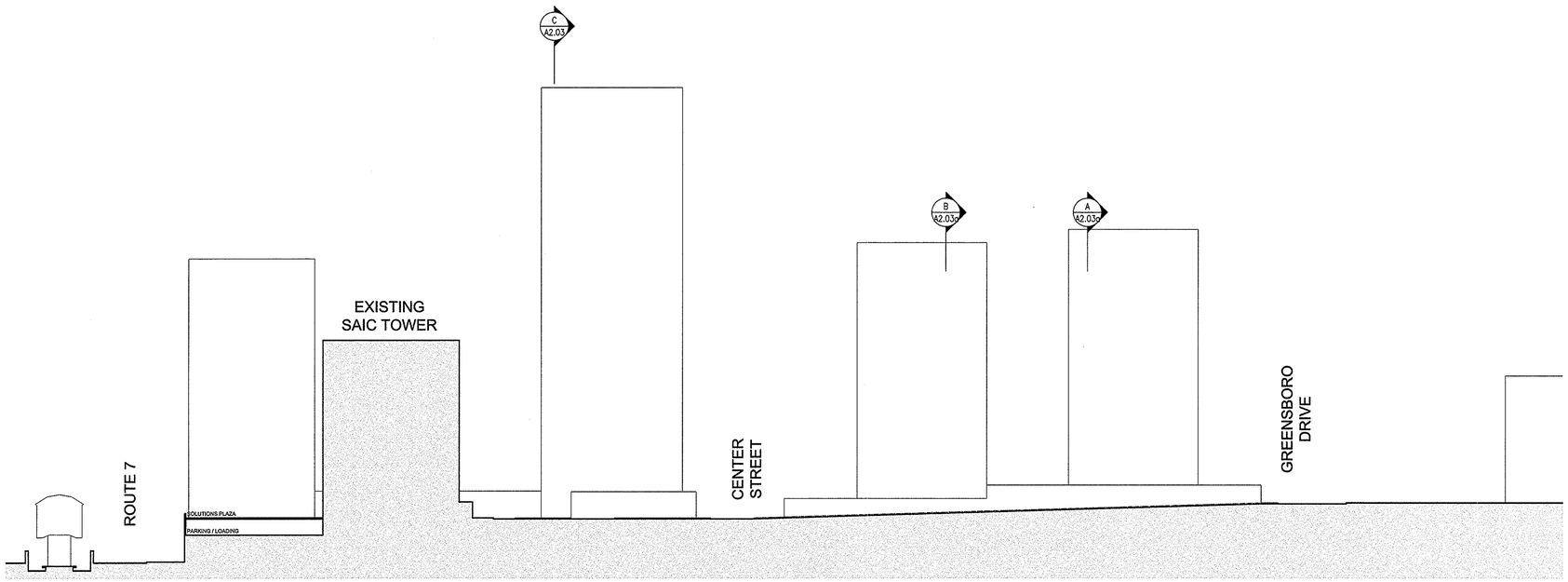
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.02

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

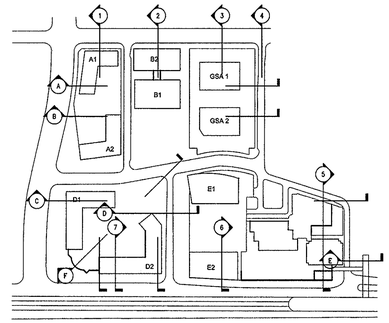


3 SECTION 3
1" = 60'-0"



4 SECTION 4
1" = 60'-0"

KEY PLAN



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.
3. Refer to street elevations on sheets A-2.05 and A-2.06 for illustration of the extent of parking that is below grade.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:
GSA ALTERNATE
SITE SECTIONS

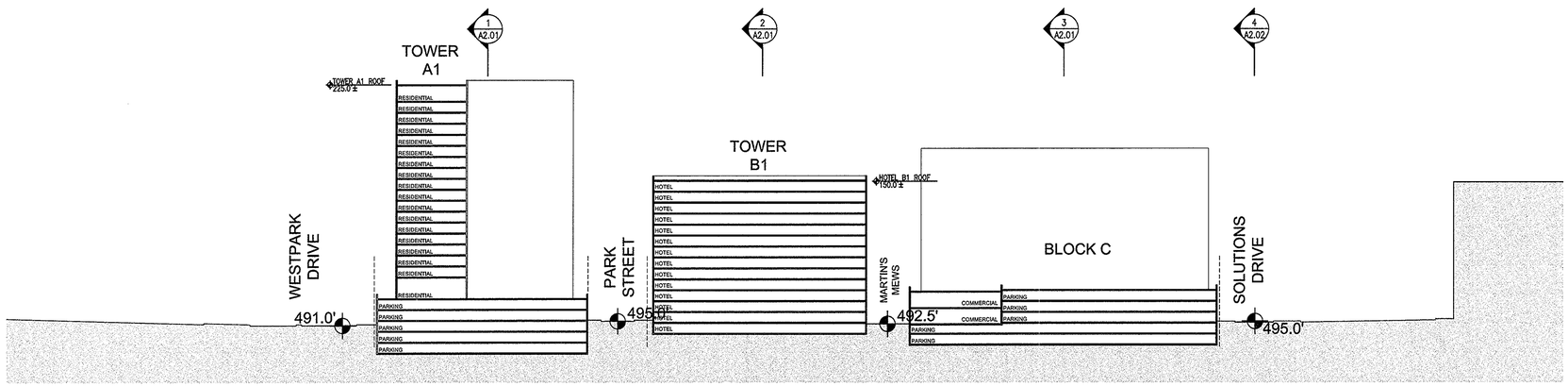
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

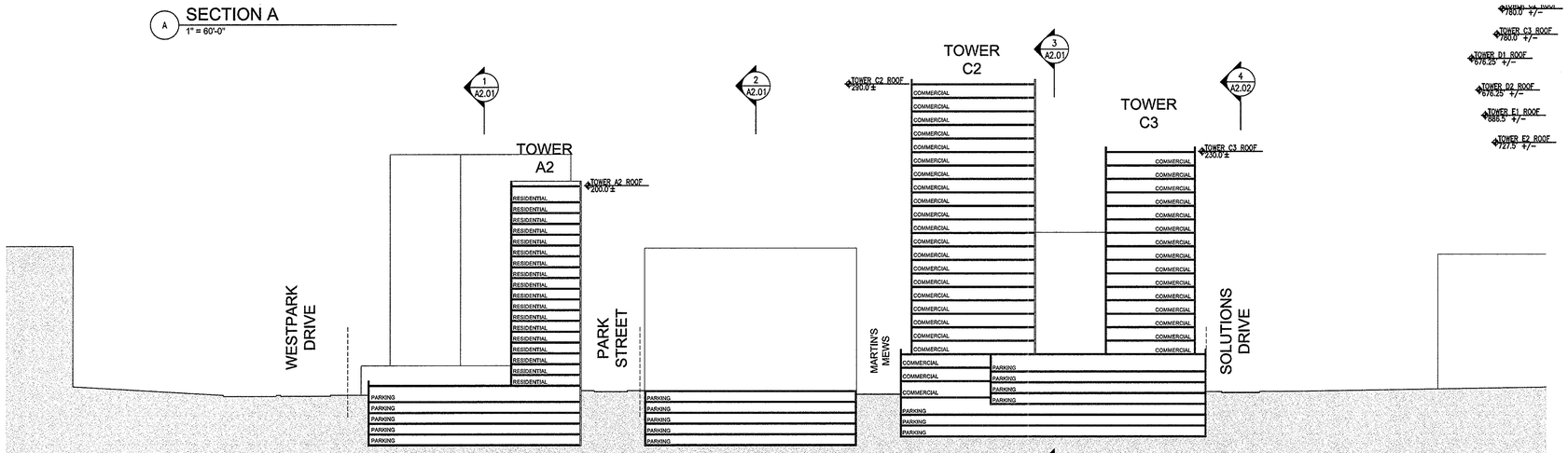
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.02a

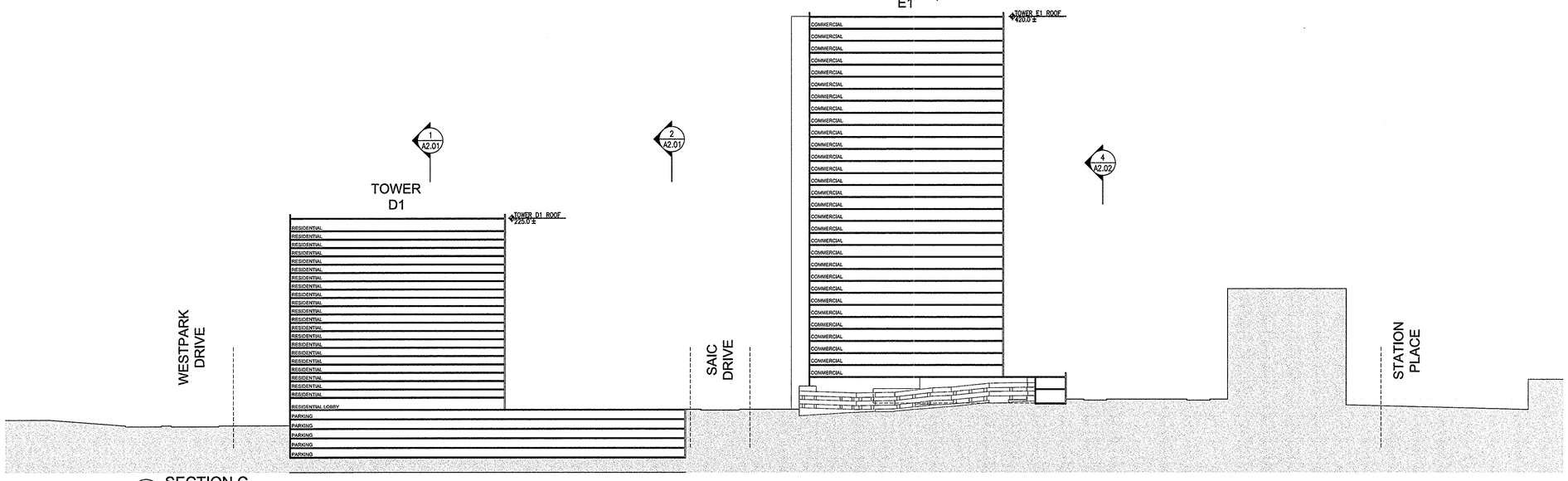
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



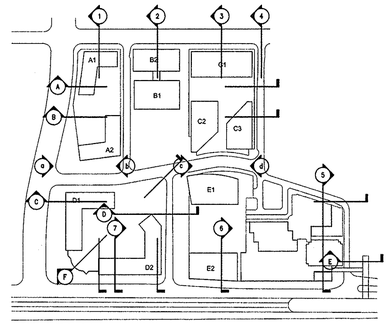
A SECTION A
1" = 60'-0"



B SECTION B
1" = 60'-0"



C SECTION C
1" = 60'-0"



KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.483.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

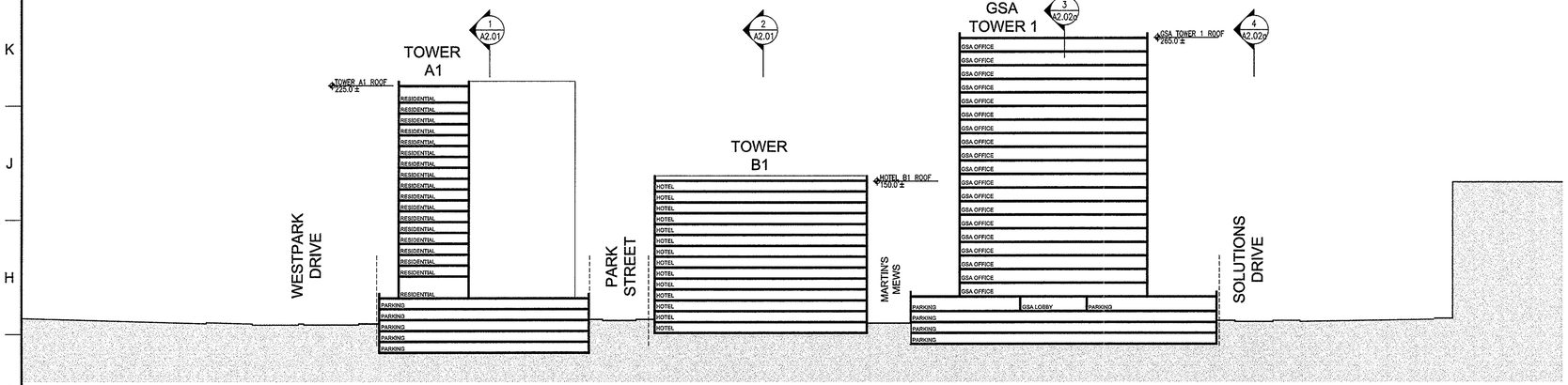
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

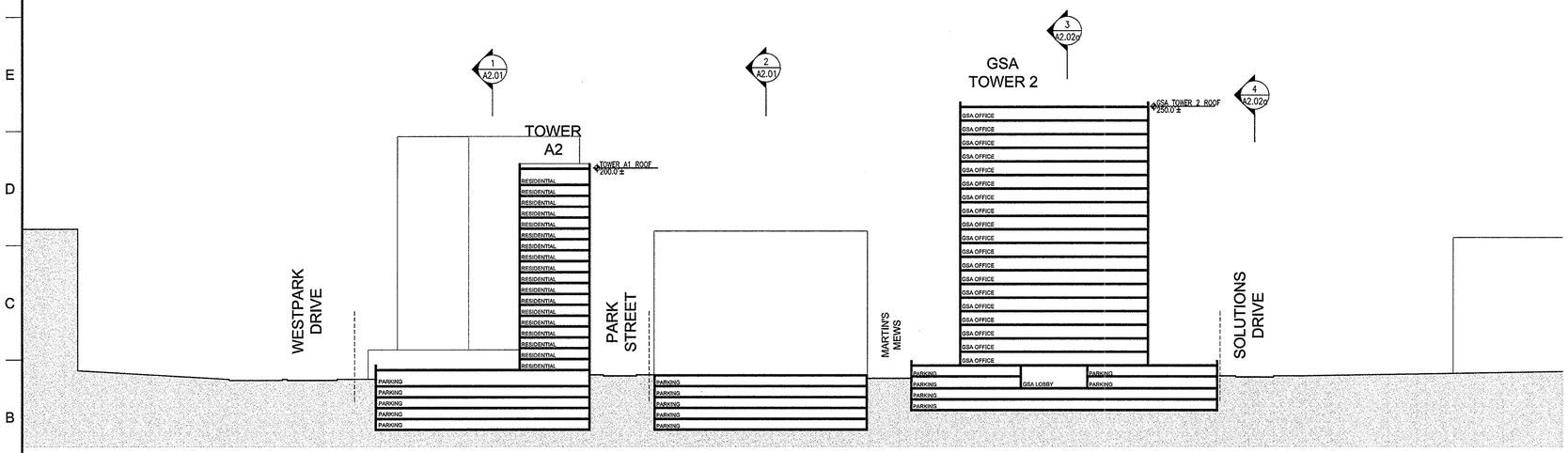
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.03

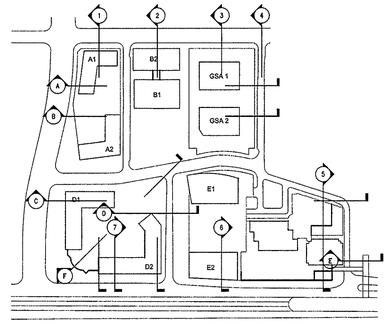
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



A SECTION A
1" = 60'-0"



B SECTION B
1" = 60'-0"



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.
3. Refer to street elevations on sheets A-2.05 and A-2.06 for illustration of the extent of parking that is below grade.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:
GSA ALTERNATE
SITE SECTIONS

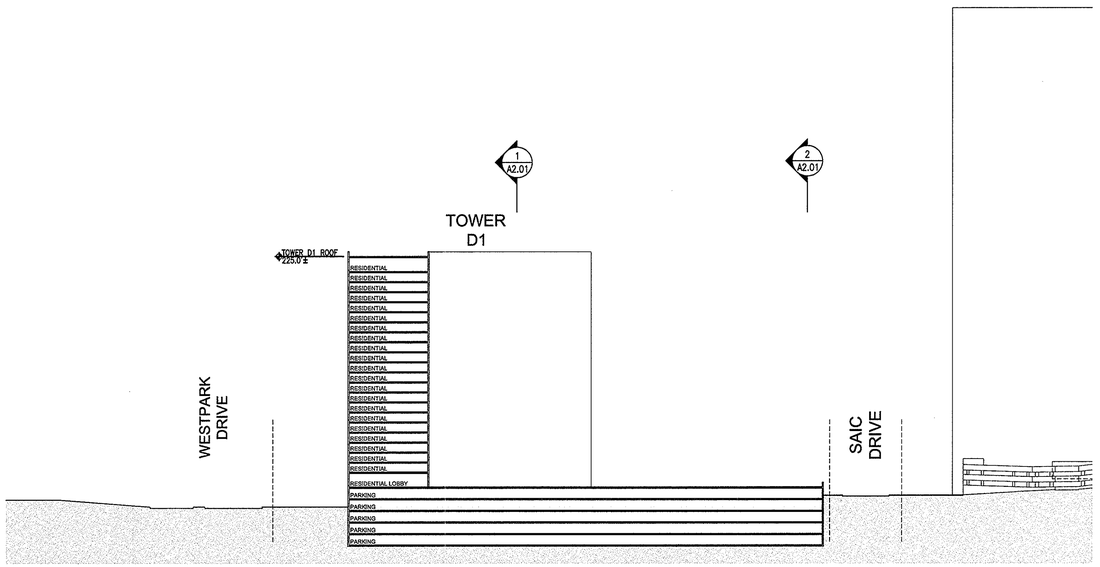
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

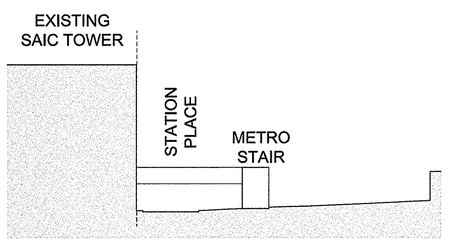
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A2.03a

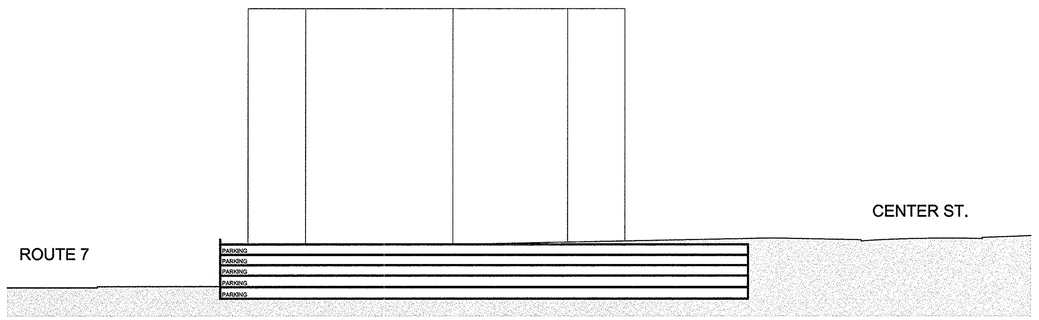
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



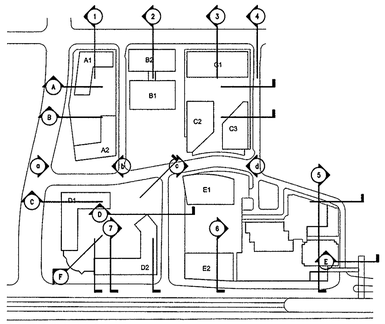
D SECTION D
1" = 60'-0"



E SECTION E
1" = 60'-0"



F SECTION F
1" = 60'-0"



KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

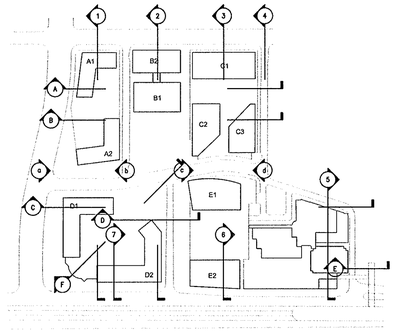
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.04

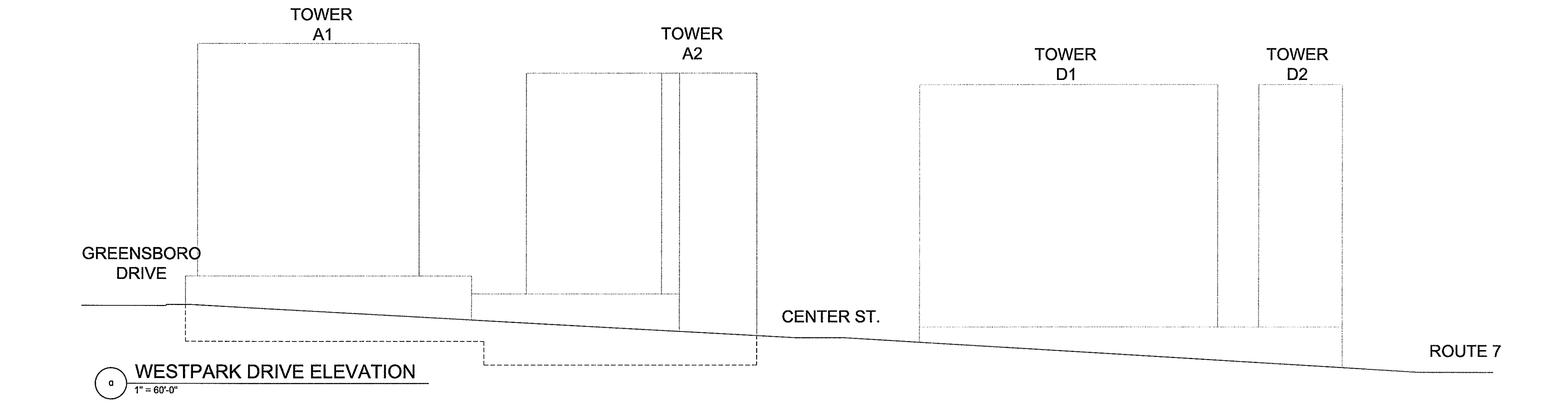
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



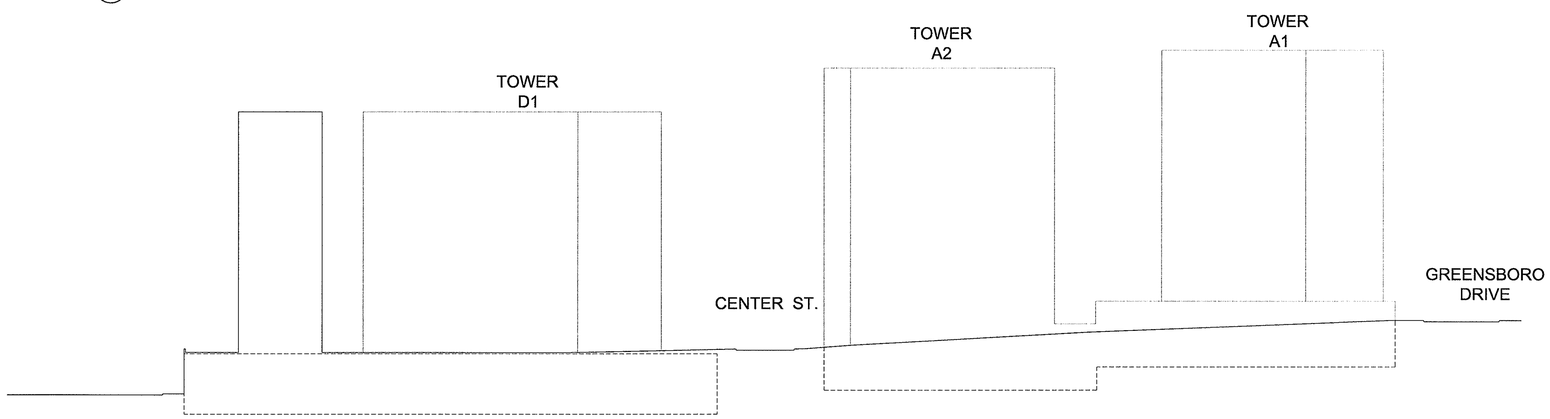
KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.



a WESTPARK DRIVE ELEVATION
1" = 60'-0"



b PARK STREET ELEVATION
1" = 60'-0"

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

STREET ELEVATIONS

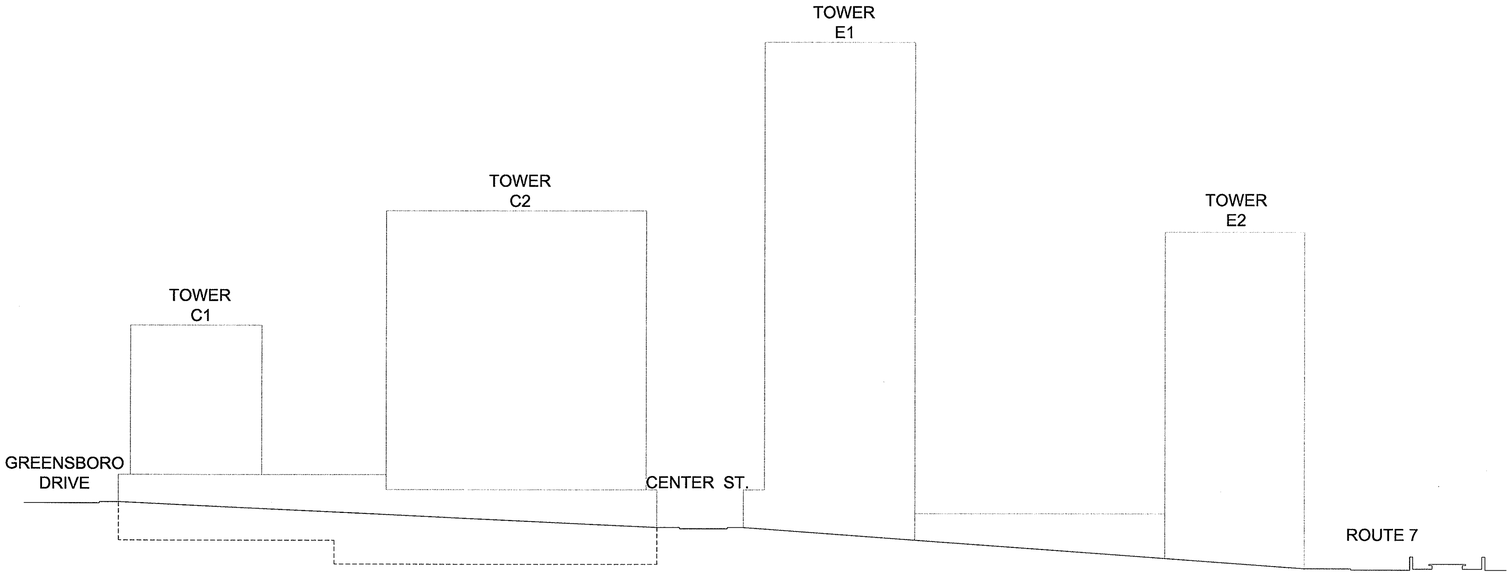
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

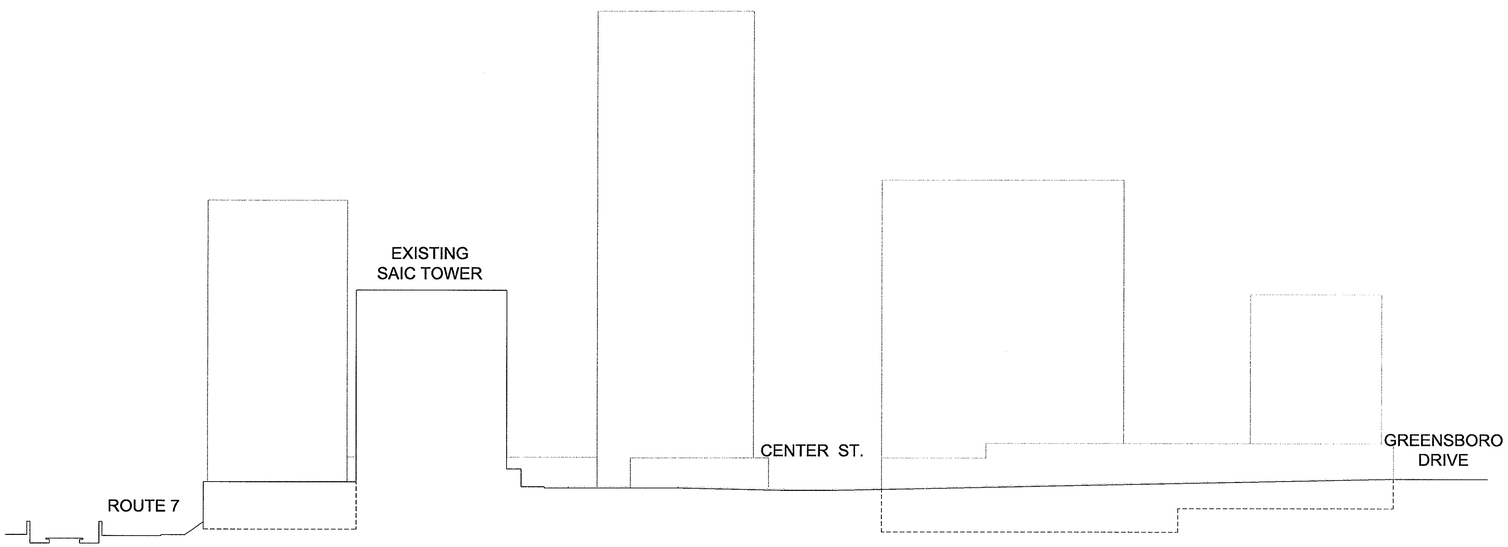
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.05

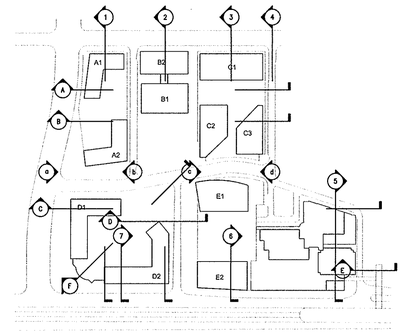
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



C MARTIN'S MEWS ELEVATION
1" = 60'-0"



C SOLUTIONS DRIVE ELEVATION
1" = 60'-0"



KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penhouses which may project +/- 50'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Resubmission	11.15.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

STREET ELEVATIONS

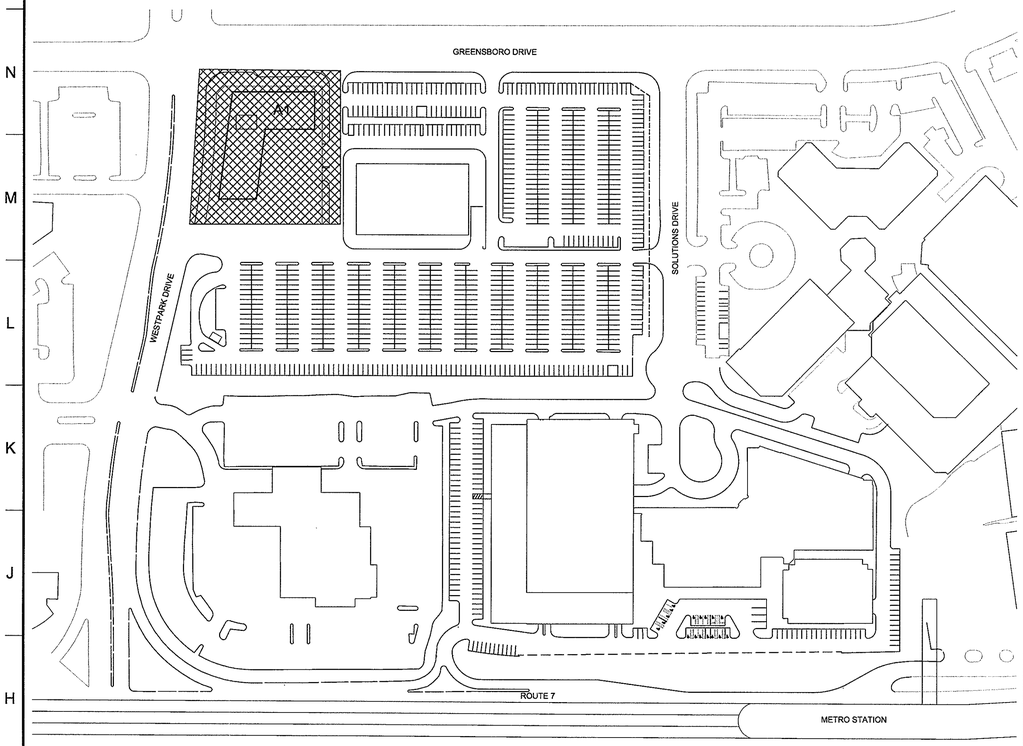
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"

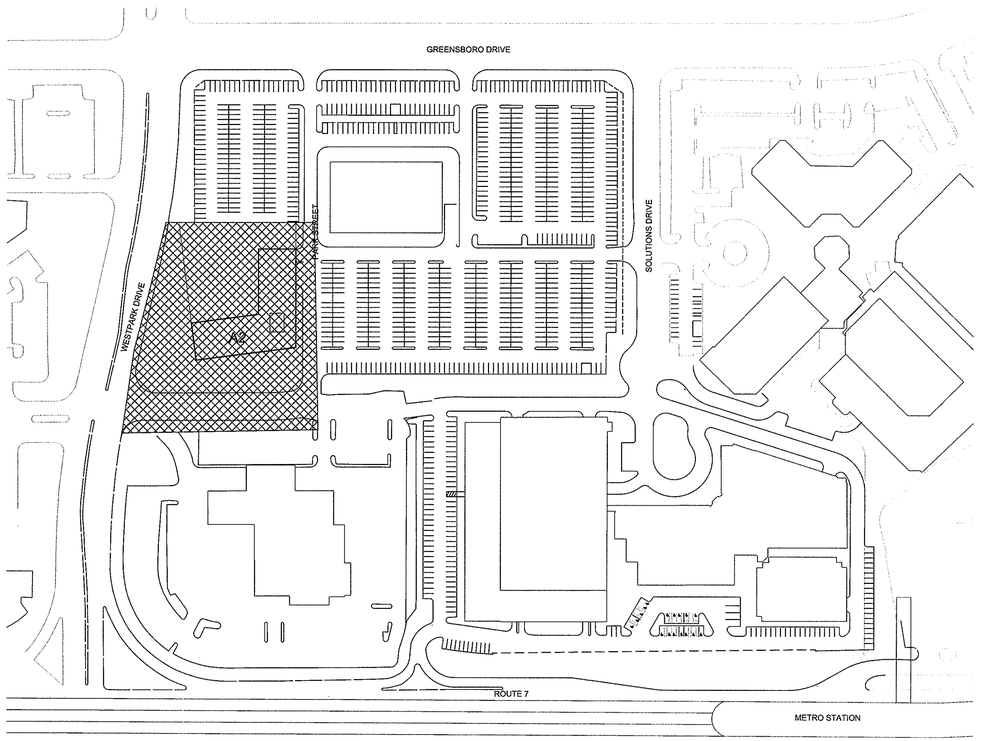
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.06

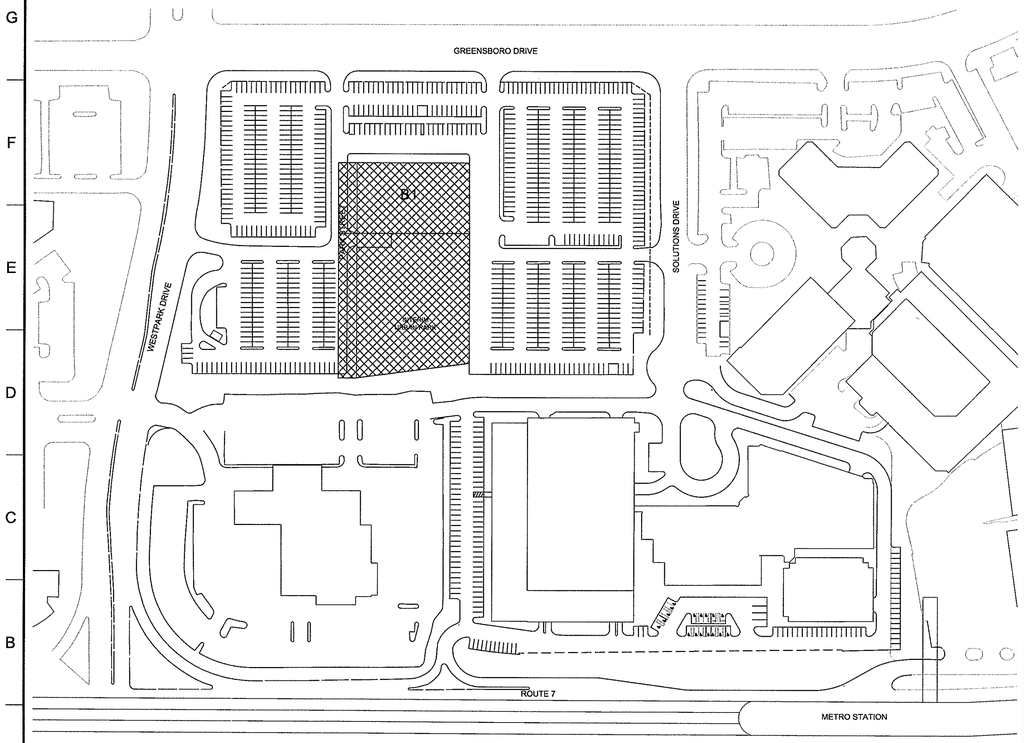
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



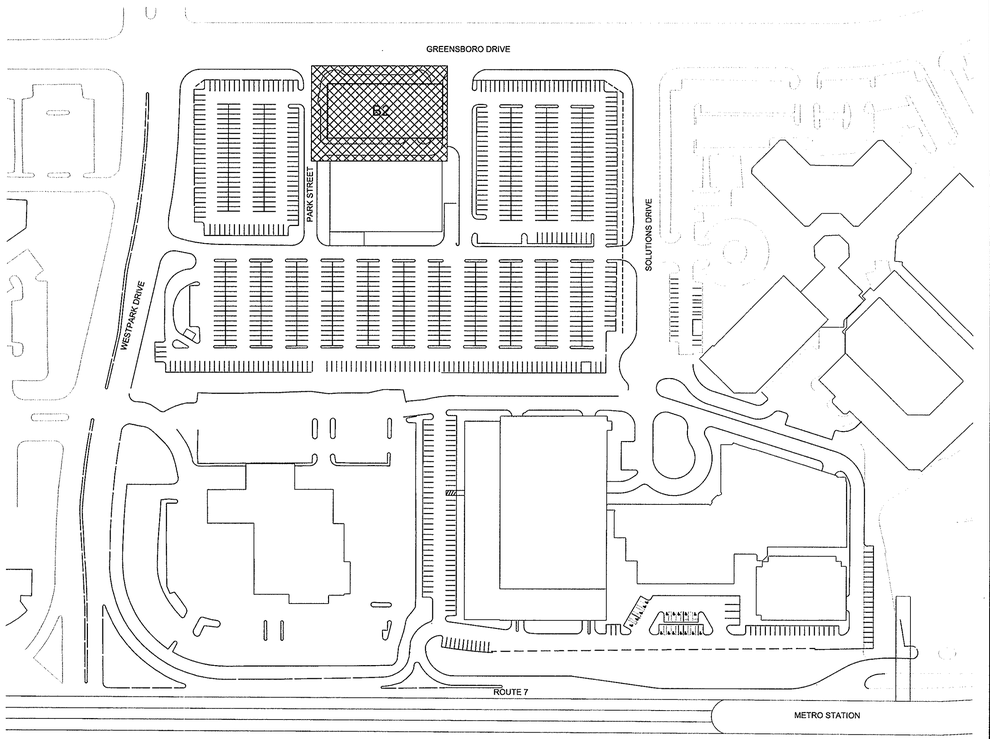
PHASE A1



PHASE A2



PHASE B1



PHASE B2

NOTES:

PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER.

Phase A1
- Removal of the existing surface parking lot
- Construction of Building A1
- Construction of Park Street to the entrance to the A1 parking structure Construction of the roof top and podium residential amenities on the portion of the garage constructed to serve A1Streetscape improvements along all adjacent street frontages

Phase A2
- Removal of the existing surface parking lot
- Construction of Building A2
- Construction of Center Street from Westpark Drive to Park Street
- Construction of Park Street from Center Street to the entrance to the A2 parking structure
- Provision of the Gateway Green public park at the corner of Center and Westpark Drive
- Construction of the roof top and podium residential amenities on the portion of the garage constructed to serve A2
- Streetscape improvements along all adjacent street frontages

Phase B1
- Removal of the existing surface parking lot
- Conversion of the existing Enterprise office building to a hotel
- initial parking for the hotel may be in surface lots on Blocks A or C, or the portion of Block B adjacent to Greensboro Drive depending on the development activity on those blocks
- Construction of interim improvements on the Urban Park located between the hotel and Center Street

Phase B2
- Removal of the existing surface parking lot
- Construction of a three story conference/meeting and amenity building to serve the hotel
- Construction of underground parking
- Streetscape improvements along Greensboro Drive

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1100 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASE 1 ALTERNATES

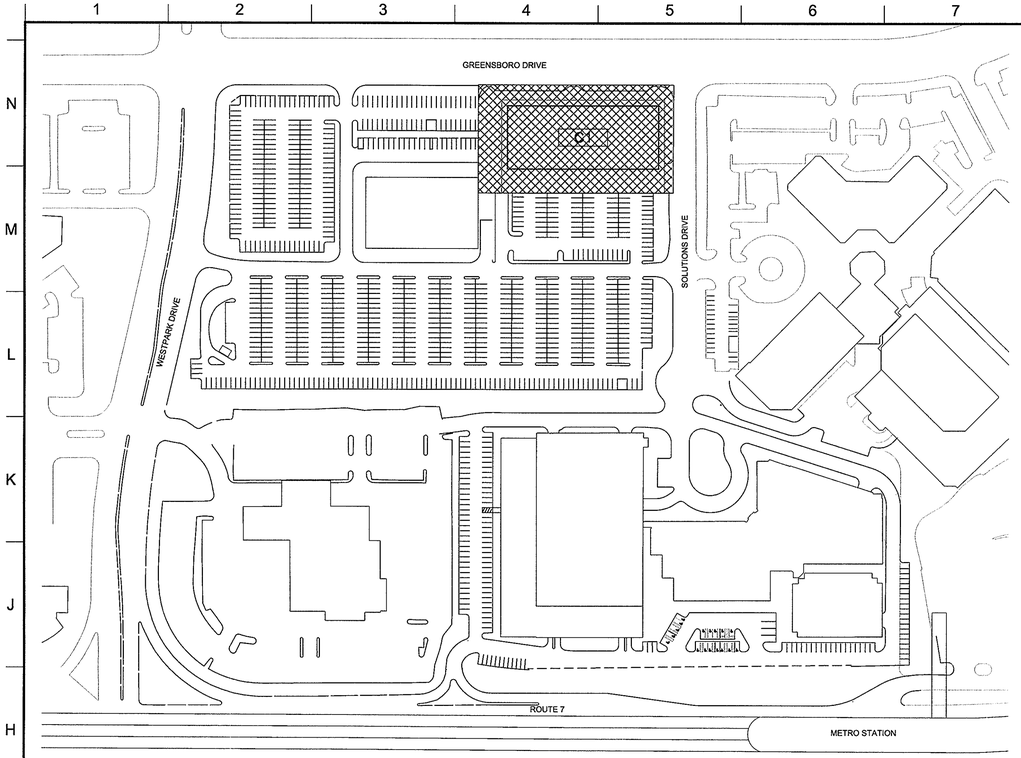
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: N.T.S.

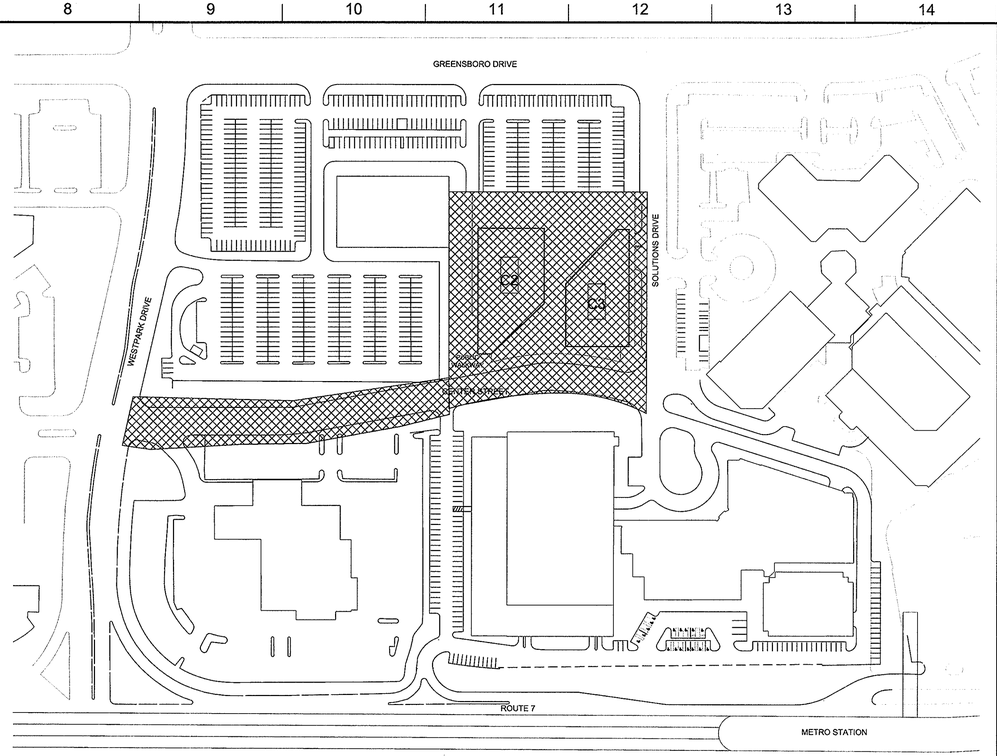
Project No.: 10012.L00
Cad File: Phase 1 Alternates.dwg
Drawing No.:

A3.01

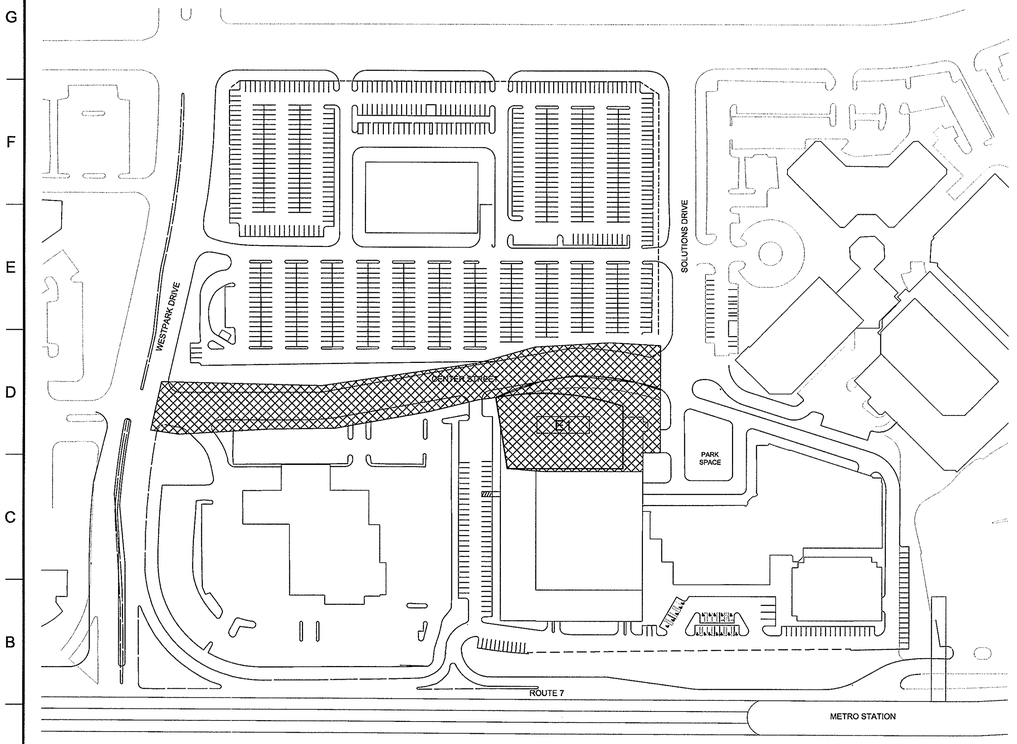
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



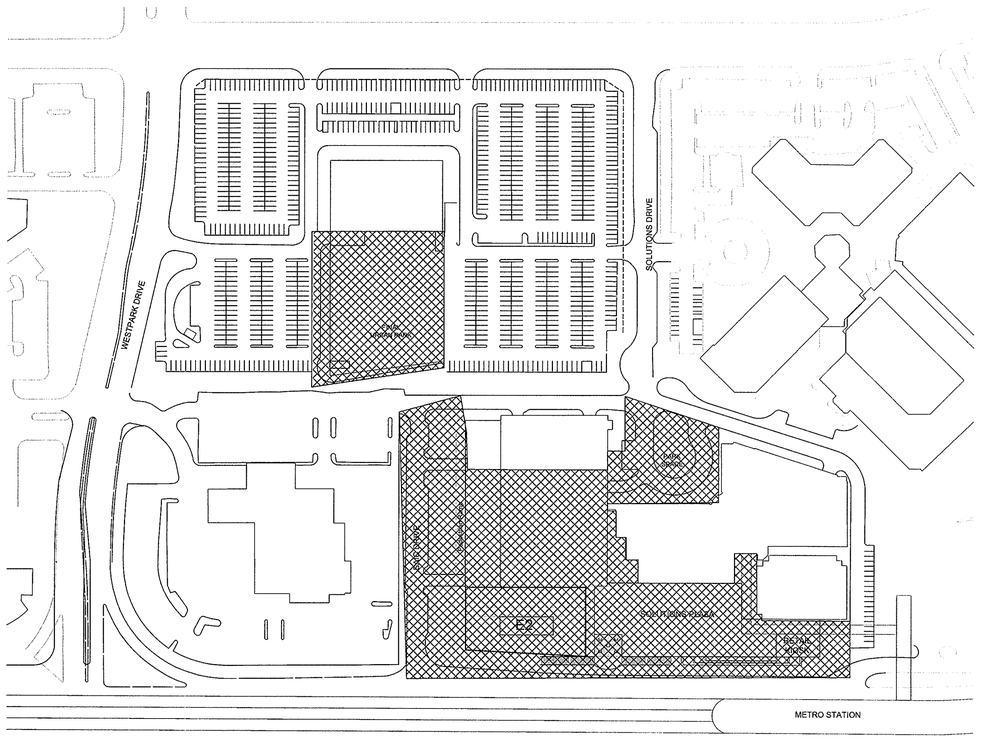
PHASE C1



PHASE C2



PHASE E1



PHASE E2

NOTES:

PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER

Phase C1
- Removal of the existing surface parking lot
- Construction of Building C1
- Construction of the portion of the garage serving C-1
- Streetscape improvements to Greensboro and Solutions Drive frontages
- Construction of the linear pedestrian promenade from Greensboro Drive along the eastern edge of Building C1

Phase C2 & C3
- Removal of the existing surface parking lot
- Construction of both Buildings C2 and C3 as well as the associated parking structure
- Construction of the roof top and podium amenities on the portion of the garage constructed to serve Buildings C2 and C3
- Construction of Center Street from Westpark Drive to Solutions Drive
- Construction of the linear pedestrian promenade from Center Street along the eastern edge of Building C2
- Streetscape improvements along all immediately adjacent street frontages

Phase E1
- Removal of a portion of the existing parking structure
- Construction of Building E1
- Construction of Center Street from Westpark Drive to Solutions Drive
- Streetscape improvements along all immediately adjacent street frontages

Phase E2
- Construction of Building E2
- Construction of SAIC Drive from Center Street to Leesburg Pike
- Associated streetscape improvements on SAIC Drive and Leesburg Pike - disturbance of the interim park on Block B in order to construct a multi-level underground parking garage to support redevelopment of Block E
- Construction of the permanent Urban Park over the underground parking structure
- Provision of the linear pedestrian promenade on the south side of SAIC Drive from Center Street to Leesburg Pike to include a ramp to mitigate the natural slope of SAIC Drive
- Construction of an elevated public plaza between Building E2 and existing buildings on Block F
- An elevated pedestrian bridge providing a direct connection from the plaza to the Metro facilities may be provided during this phase if not previously constructed
- Reconstruction of SAIC Green in front of Building F1

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASE 1 ALTERNATES

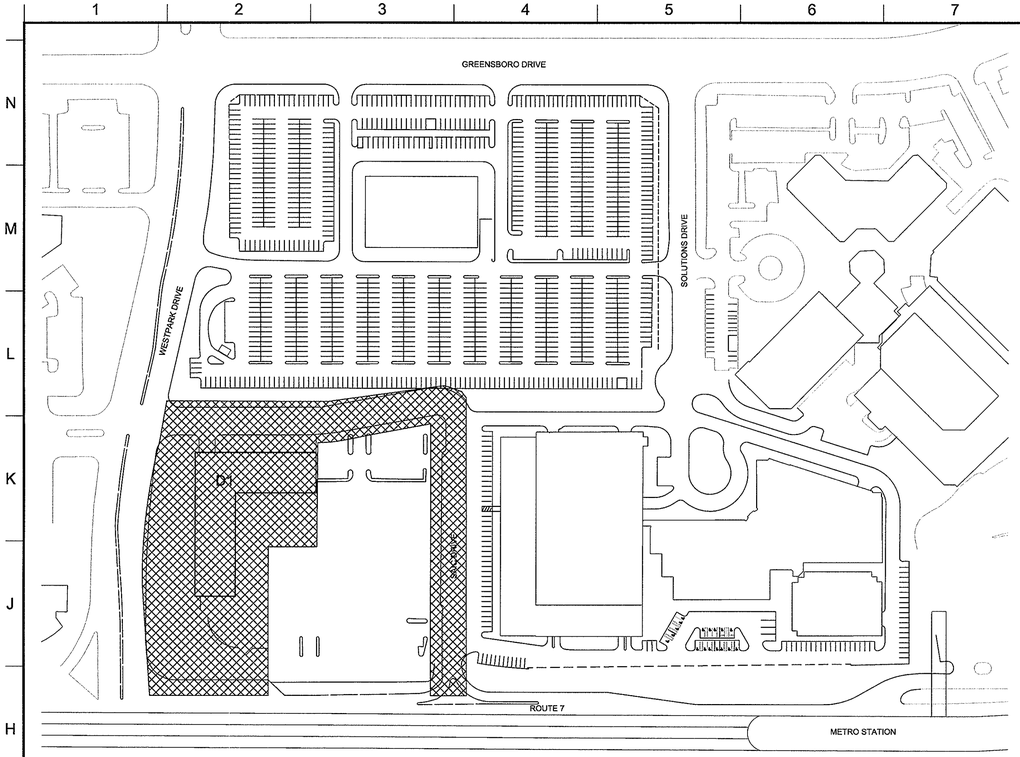
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: N.T.S.

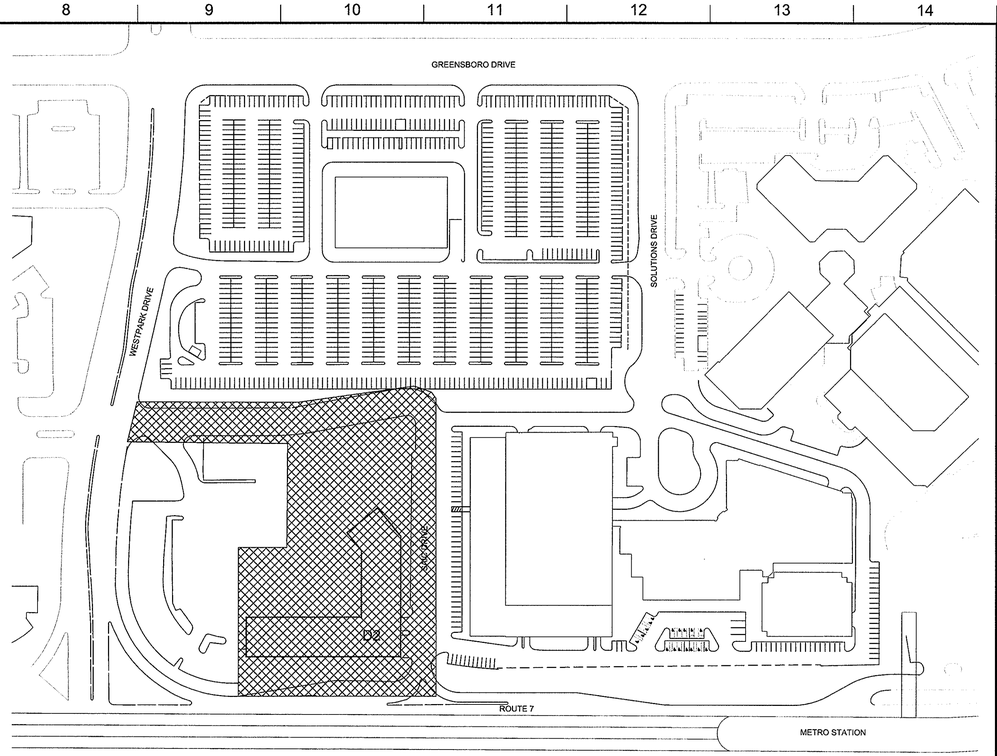
Project No.: 10012.L00
Cad File: Phase 1 Alternates.dwg
Drawing No.:

A3.02

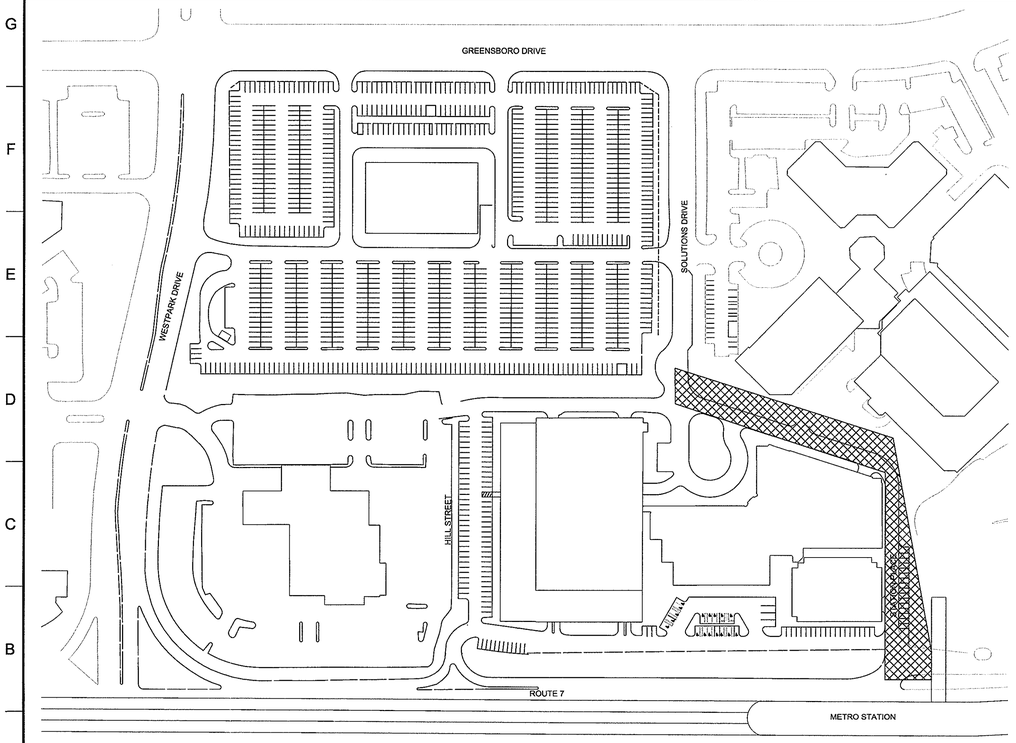
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



PHASE D1



PHASE D2



STATION PLACE PHASE

NOTES:

PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER

Phase D1
- Removal of the Westpark Hotel and associated parking
- Construction of Building D1 and associated parking structure
- Construction of Center Street from Westpark Drive to SAIC Drive
- Construction of SAIC Drive from Leesburg Pike to Center Street
- Provision of rooftop private residential amenities and interim improvements to podium residential amenities
- Improvements to park/open space area between Westpark Drive and Building D1
- Streetscape improvements along Westpark Drive, Center Street, SAIC Drive and a portion of Leesburg Pike

Phase D2
- Removal of the Westpark Hotel and associated parking
- Construction of Building D2 and associated parking structure
- Construction of Center Street from Westpark Drive to SAIC Drive
- Construction of SAIC Drive from Leesburg Pike to Center Street
- Provision of rooftop private residential amenities and interim improvements to podium residential amenities
- Streetscape improvements along SAIC Drive, Center Street and a portion of Leesburg Pike

Station Place Phase
- Construction of Station Place from Leesburg Pike to Center Street
- Reconstruction of Center Street from Solutions Drive to Station Place
- All associated streetscape improvements.

NO.	REVISIONS | SUBMISSIONS	DATE
2	CDP Resubmission	11.15.2010
1	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASE 1 ALTERNATES

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: N.T.S.

Project No.: 10012.L00
Cad File: Phase 1 Alternates.dwg
Drawing No.:

A3.03

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

AERIAL VIEW

RESIDENTIAL
OFFICE
HOTEL
RETAIL
EXISTING BUILDING
GREEN ROOF
PARKING

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

AERIAL VIEW

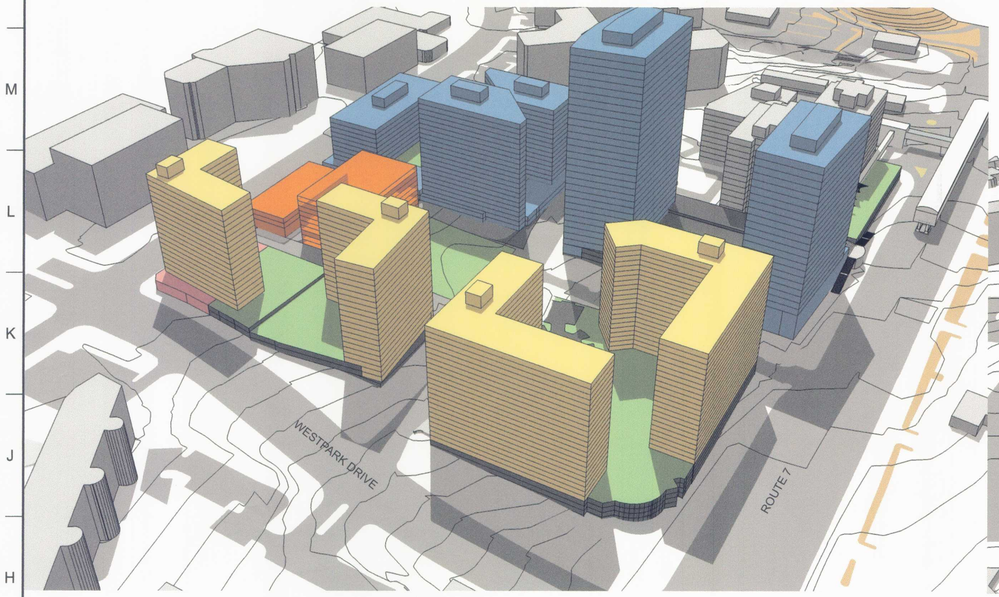
Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: N.T.S.

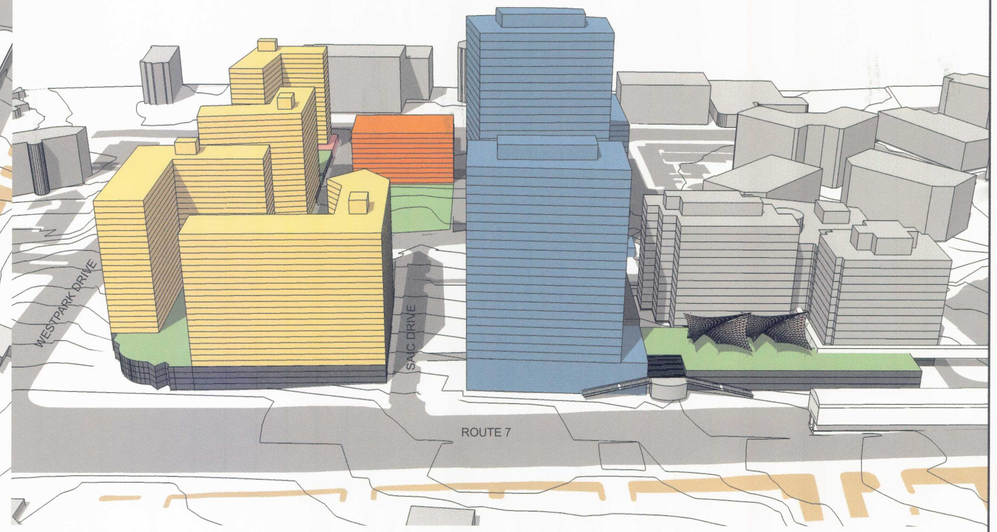
Project No.: 10012.L00
Cad File: -
Drawing No.:

A4.01

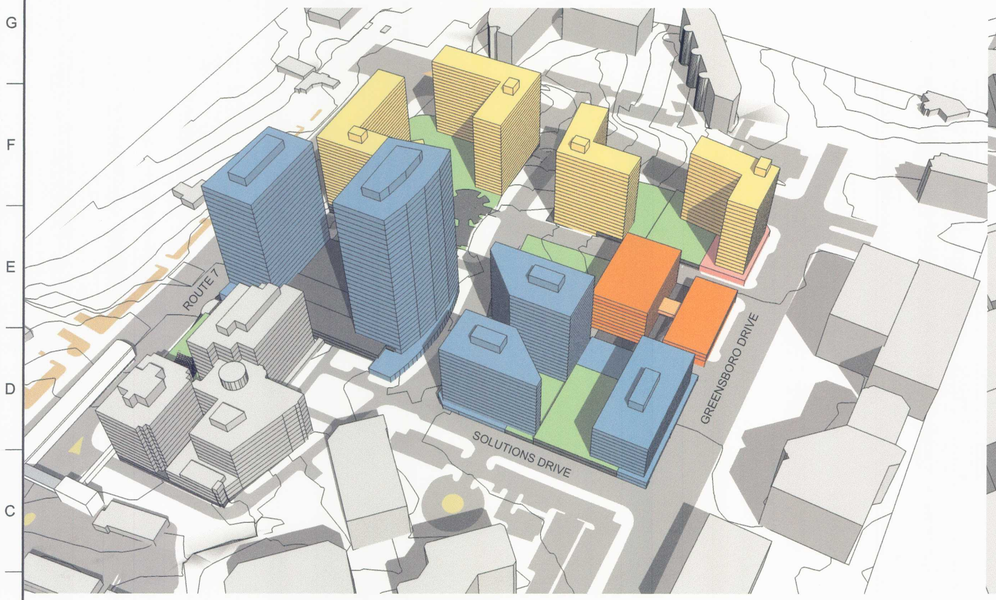
© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



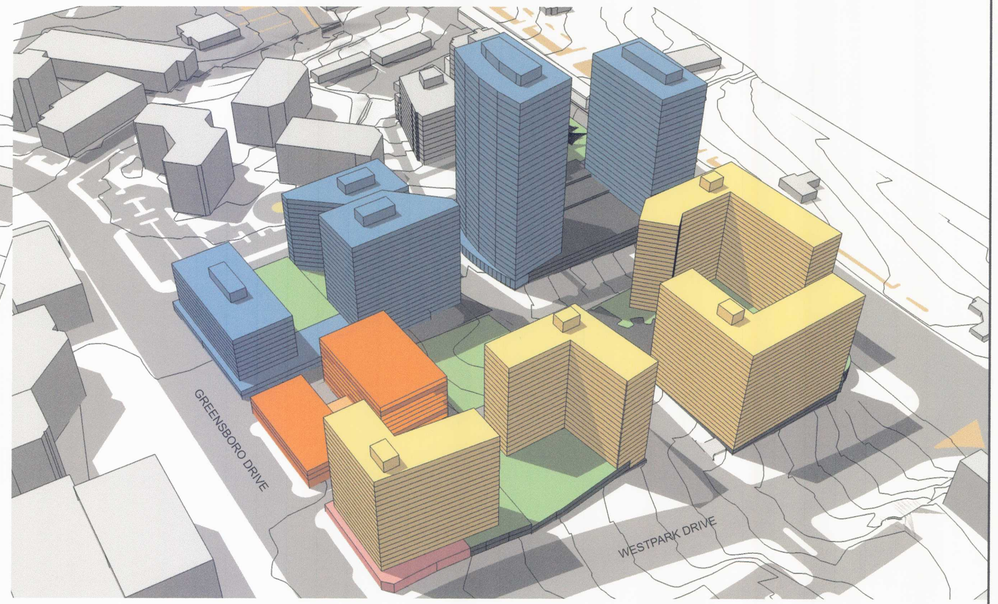
VIEW LOOKING EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF
- PARKING

NO.	REVISIONS | SUBMISSIONS	DATE
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

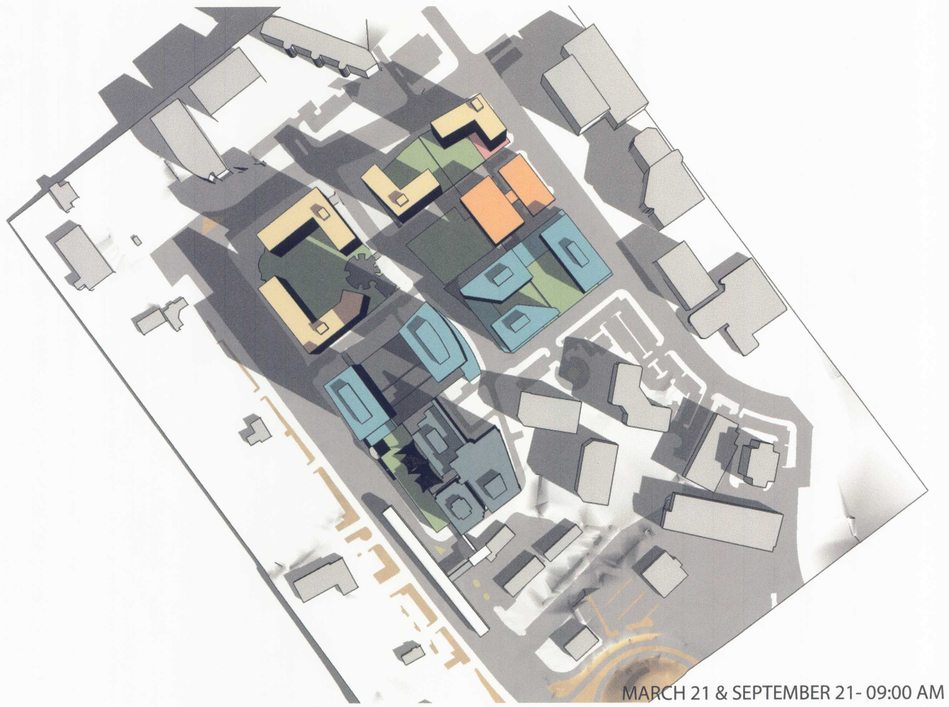
DRAWING TITLE:

VIEWS INTO THE SITE

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: N.T.S.
Project No.: 10012.L00
Cad File: -
Drawing No.: A4.02

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED



MARCH 21 & SEPTEMBER 21- 09:00 AM

MARCH 21 & SEPTEMBER 21 - 12:00 PM

MARCH 21 & SEPTEMBER 21 - 03:00 PM

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7

TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SHADE AND SHADOW STUDIES

Seal:

Drawn: BK	Project No.: 10012.L00
Checked: JFP	Cad File: -
Reviewed: JLL	Drawing No.:
Date: 10.01.2010	A5.01
Scale: N.T.S.	

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

JUNE 21- 09:00 AM

JUNE 21 - 12:00 PM

JUNE 21 - 03:00 PM

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SHADE AND SHADOW STUDIES

Seal:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: N.T.S.

Project No.: 10012.L00
Cad File: -
Drawing No.:

A5.02

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

DECEMBER 21- 09:00 AM

DECEMBER 21 - 12:00 PM

DECEMBER 21 - 03:00 PM

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Submission	10.01.2010

FXFOWLE

FXFOWLE ARCHITECTS, LLP | 22 WEST 19TH STREET | NEW YORK, NY 10011 | T 212.627.1700 | F 212.463.8716 | WWW.FXFOWLE.COM

VIKA, Inc.
8180 Greensboro Drive, Suite 200 | Mclean, VA 22102 | 703.442.7800

LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

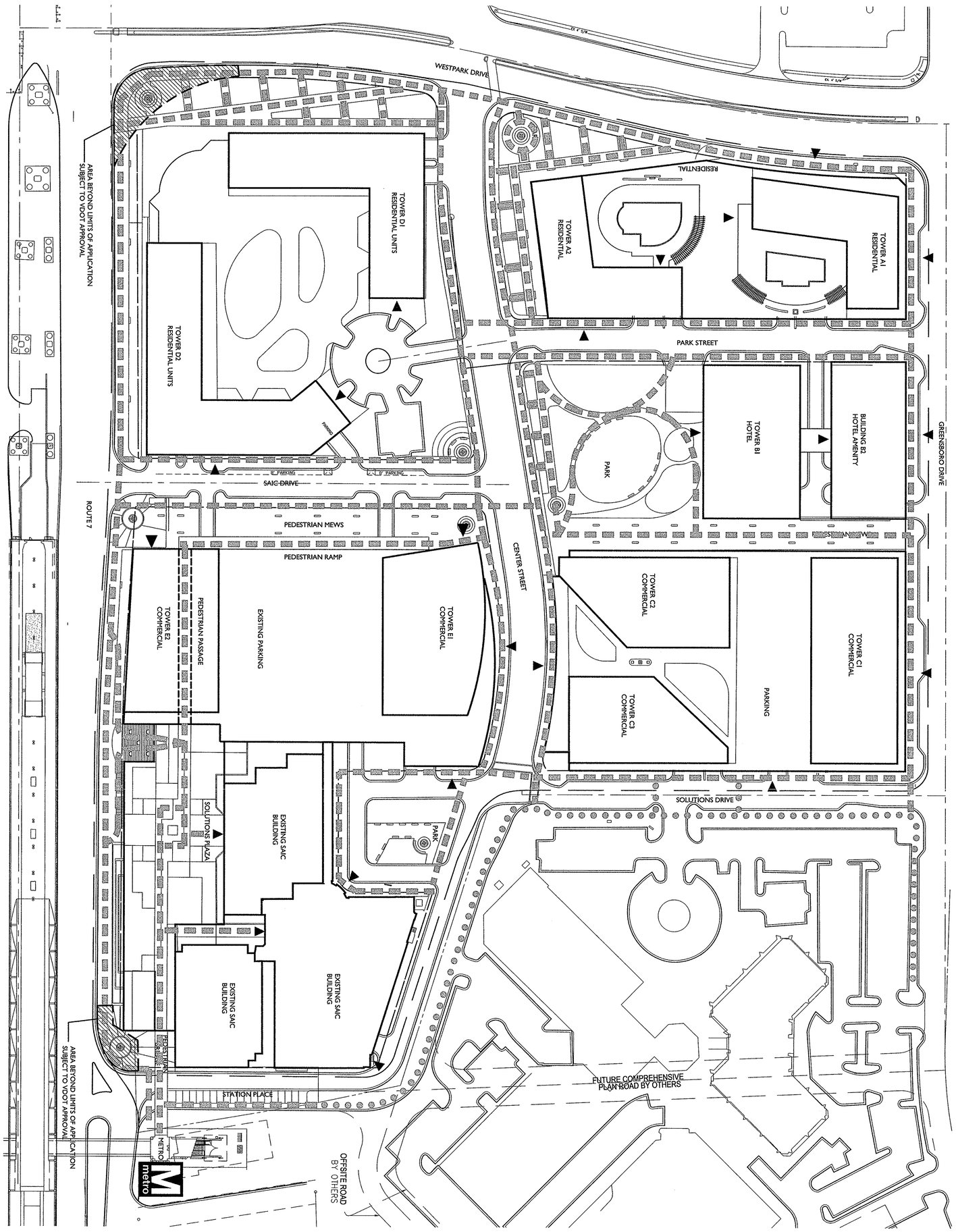
SHADE AND SHADOW STUDIES

Seal:

Drawn: BK	Project No.: 10012.L00
Checked: JFP	Cad File: -
Reviewed: JLL	Drawing No.:
Date: 10.01.2010	A5.03
Scale: N.T.S.	

© 2010 FXFOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

Dec 15, 2010 – 9:29am
G:\2010\2010049\Cad\Site\
0049-SITE SHEETS L1-L8.dwg



LEGEND

- LIMITS OF APPLICATION
- PEDESTRIAN CIRCULATION
- BY OTHERS
- PEDESTRIAN ENTRANCES

30 0 30 60 120

NORTH

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-1

REVISIONS:
11/17/2010

Solutions Plaza - Tysons Central 7

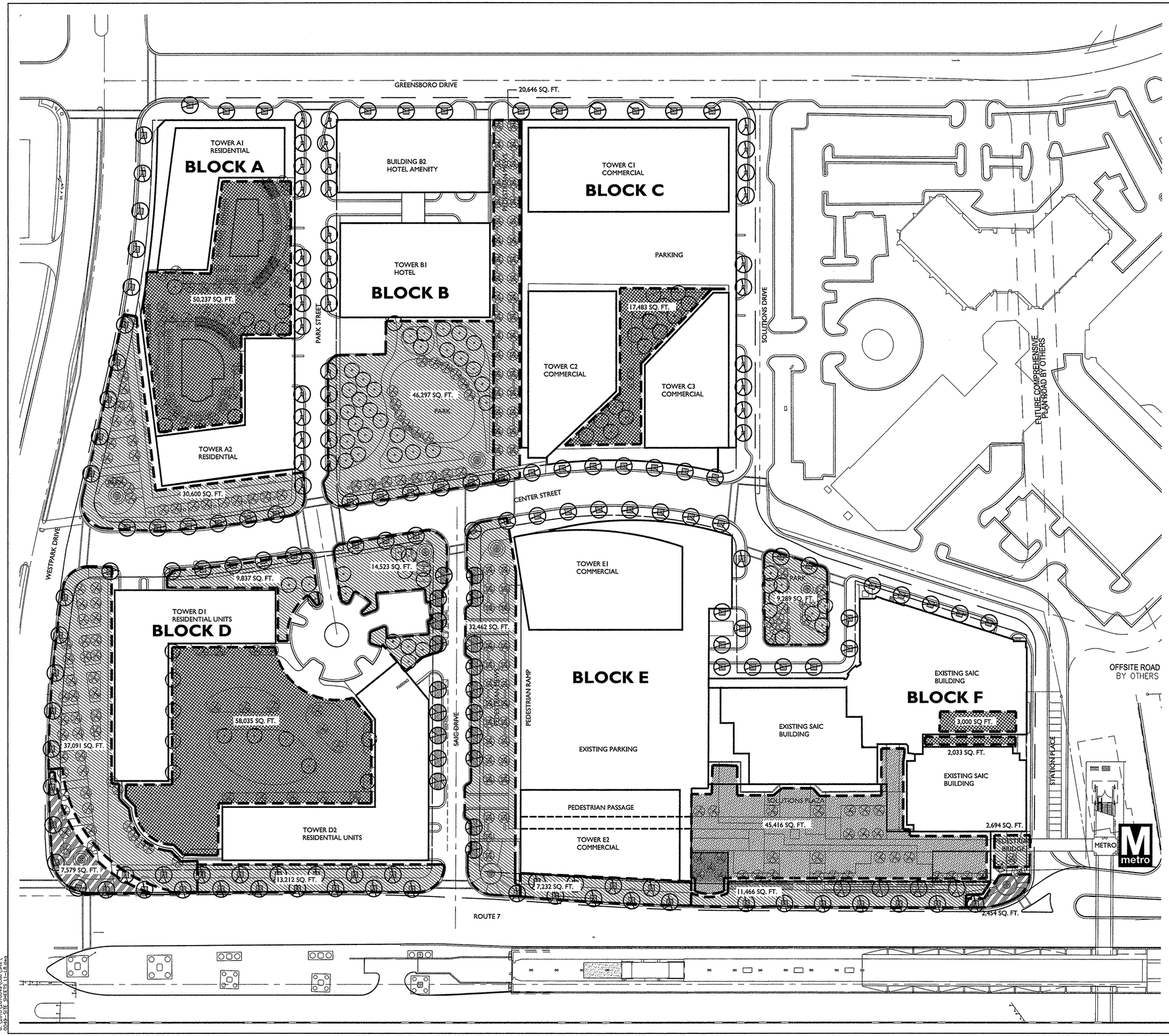
CDP

Lincoln Properties Company / JM ZELL.; McLean, Virginia

Pedestrian Circulation

LandDesign

1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com



Solutions Plaza Park Area Tabulations	
Comprehensive Plan park area recommendations:	
Office:	
1 acre park area per 10,000 employees	
Residential:	
1.5 acre park area per 1,000 residents	
Solutions Plaza park area calculation based upon	
Comprehensive Plan park area recommendations:	
Office:	
2,599,864 s.f. office	
1 employee per 300 s.f.	
2,599,864 ÷ 300 = 8,666 employees	
At 1 acre per 10,000 employees	**0.87 ac**
Residential:	
1,900 dwelling units	
1.75 residents per dwelling unit	
1900 x 1.75 = 3,325 residents	
At 1.5 acres per 1,000 dwelling units	**4.99 ac**
Total park area recommendation	**5.86 ac**
per Comprehensive Plan	

Park Area Provided By Block

Block	Public Park at Grade	Public Park at Roof Level	* Public space	Private Park
A	30,600 s.f.			50,237 s.f.
B	46,297 s.f.			
C	20,646 s.f.			17,483 s.f.
D	74,663 s.f.		7,579 s.f.	58,035 s.f.
E	39,694 s.f.			
F	23,449 s.f.	45,416 s.f.	2,454 s.f.	5,033 s.f.
Subtotal Park Area	**235,349 s.f.**	**45,416 s.f.**	**10,033 s.f.**	**130,788 s.f.**
Provided	**5.40 ac**	**1.04 ac**	**0.23 ac**	**3.00 ac**
Total Park Area	**421,586 s.f.**	**or**	**9.67 ac**	

* Subject to VDOT approval

LEGEND

- PUBLIC URBAN PARK @ GRADE
- PUBLIC URBAN PARK (ROOFTOP)
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE SUBJECT TO VDOT APPROVAL

NORTH

30 0' 30 60 120

LandDesign®
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Solutions Plaza - Tysons Central 7 CDP

Lincoln Properties Company / JM ZELL; McLean, Virginia

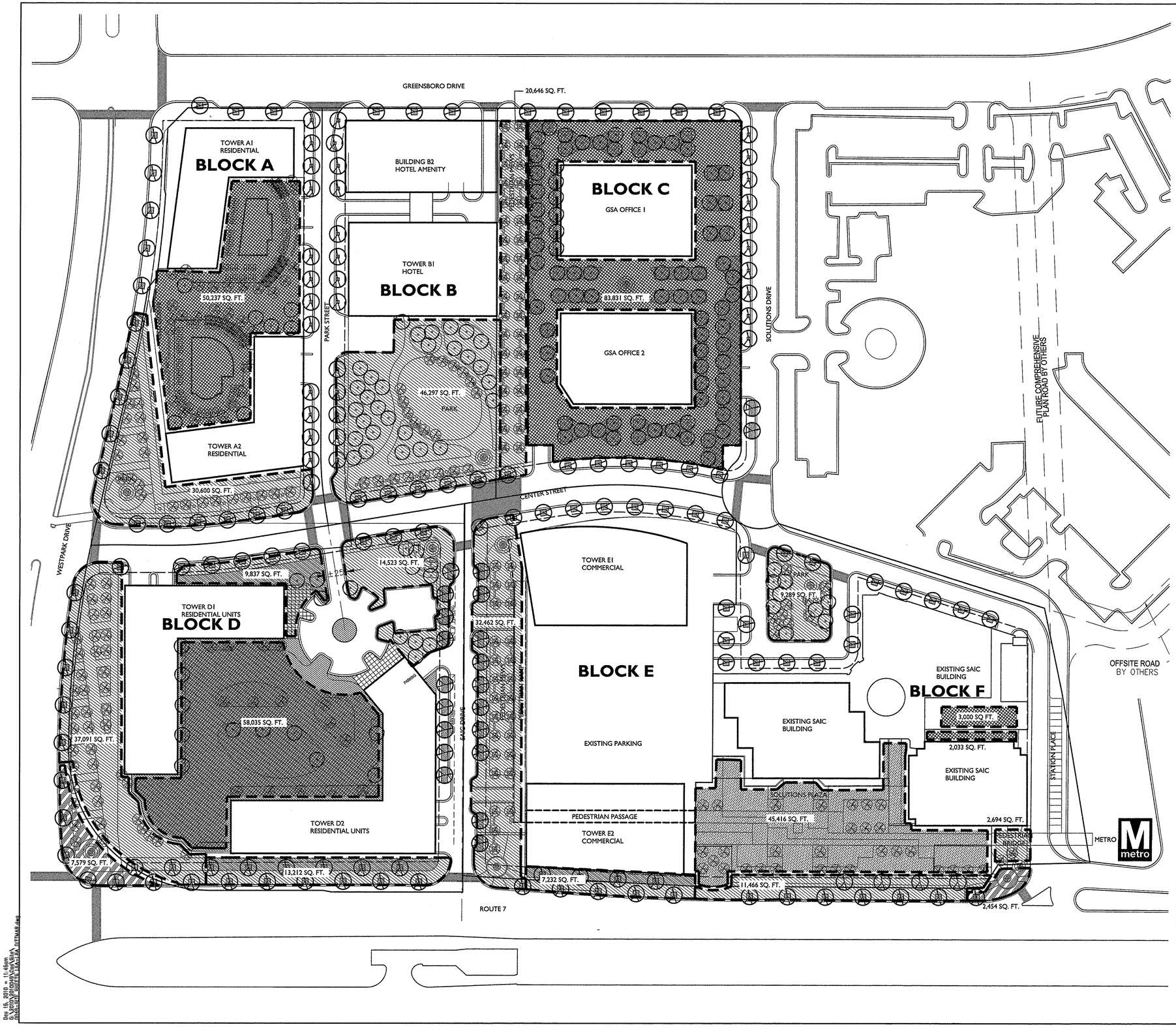
Open Space Plan

REVISIONS:
1/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
QA/QC:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-2

Dec 15, 2010 - 9:36am
G:\2010\2010049\Cad\Site\2049-SITE_SHEETS_11-16.dwg



Solutions Plaza Park Area Tabulations			
Comprehensive Plan park area recommendations:			
Office:			
1 acre park area per 10,000 employees			
Residential:			
1.5 acre park area per 1,000 residents			
Solutions Plaza park area calculation based upon			
Comprehensive Plan park area recommendations:			
Office:			
2,599,864 s.f. office			
1 employee per 300 s.f.			
2,599,864 ÷ 300 = 8,666 employees			
At 1 acre per 10,000 employees			**0.87 ac**
Residential:			
1,900 dwelling units			
1.75 residents per dwelling unit			
1900 x 1.75 = 3,325 residents			
At 1.5 acres per 1,000 dwelling units			**4.99 ac**
Total park area recommendation per Comprehensive Plan			**5.86 ac**

Park Area Provided By Block

Block	Public Park at Grade	Public Park at Roof Level	* Public space	Private Park
A	30,600 s.f.			50,237 s.f.
B	46,297 s.f.			
C	20,646 s.f.			83,831 s.f.
D	74,663 s.f.		7,579 s.f.	58,035 s.f.
E	39,694 s.f.			
F	23,449 s.f.	45,416 s.f.	2,454 s.f.	5,033 s.f.
Subtotal Park Area Provided	**235,349 s.f. 5.40 ac**	**45,416 s.f. 1.04 ac**	**10,033 s.f. 0.23 ac**	**197,136 s.f. 4.52 ac**
Total Park Area	**487,934 s.f.**	**or**	**11.20 ac**	

*** Subject to VDOT approval**

LEGEND

- PUBLIC URBAN PARK @ GRADE
- PUBLIC URBAN PARK (ROOFTOP)
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE SUBJECT TO VDOT APPROVAL

NORTH

30 0 30 60 120

LandDesign®
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Solutions Plaza - Tysons Central 7

GSA

Lincoln Properties Company / JM ZELL.; McLean, Virginia

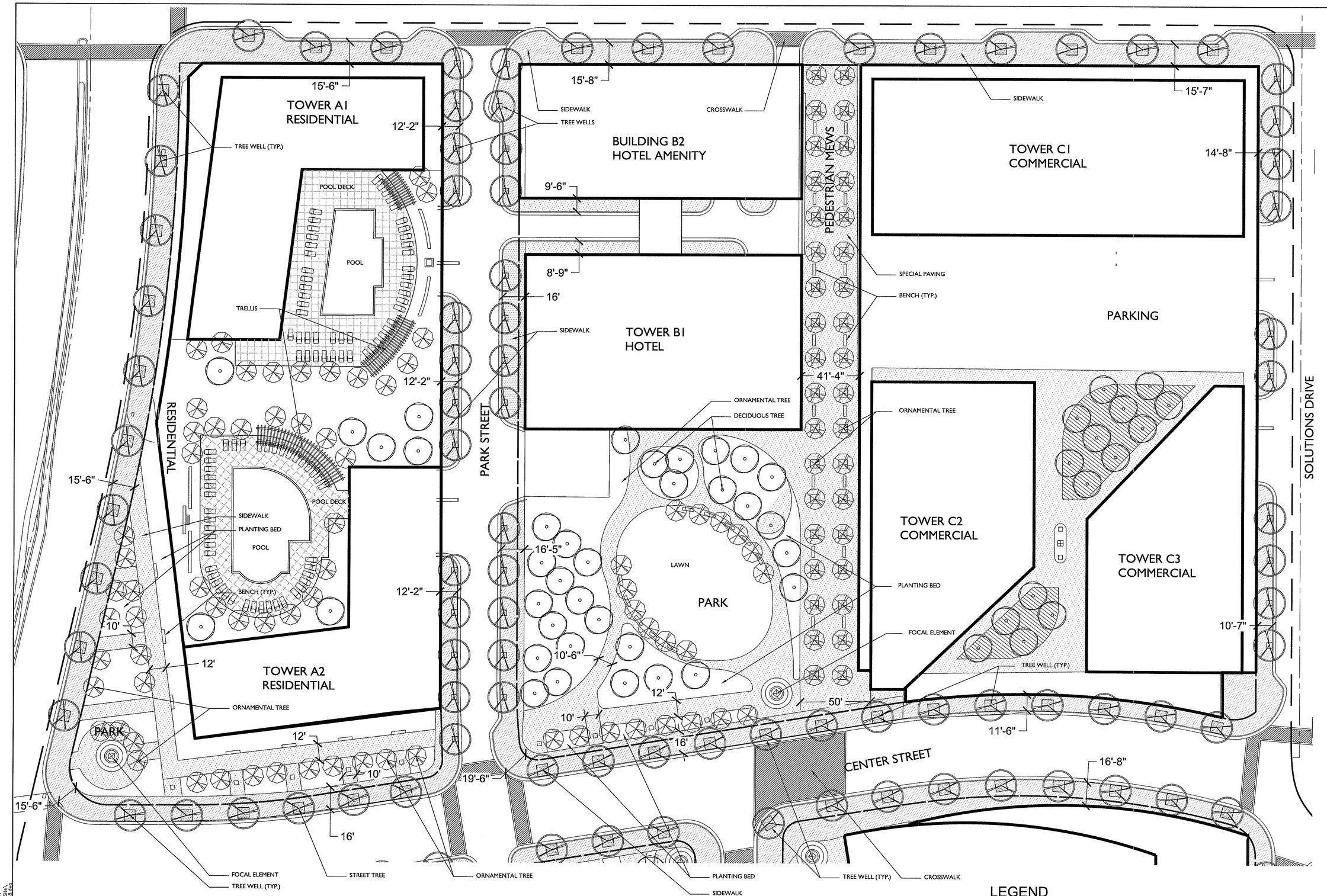
Open Space Plan

REVISIONS:
11/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-2A

Dec 15, 2010 - 11:46am
G:\2010\2010049\CAD\Exhibits\Park Exhibit.dwg
Richard Bennett, LandDesign, Inc.



LEGEND

SIDEWALK

NOTES:
1. FOR TABULATIONS SEE SHEET L-2

NORTH

15 0' 15 30 60

LandDesign®
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

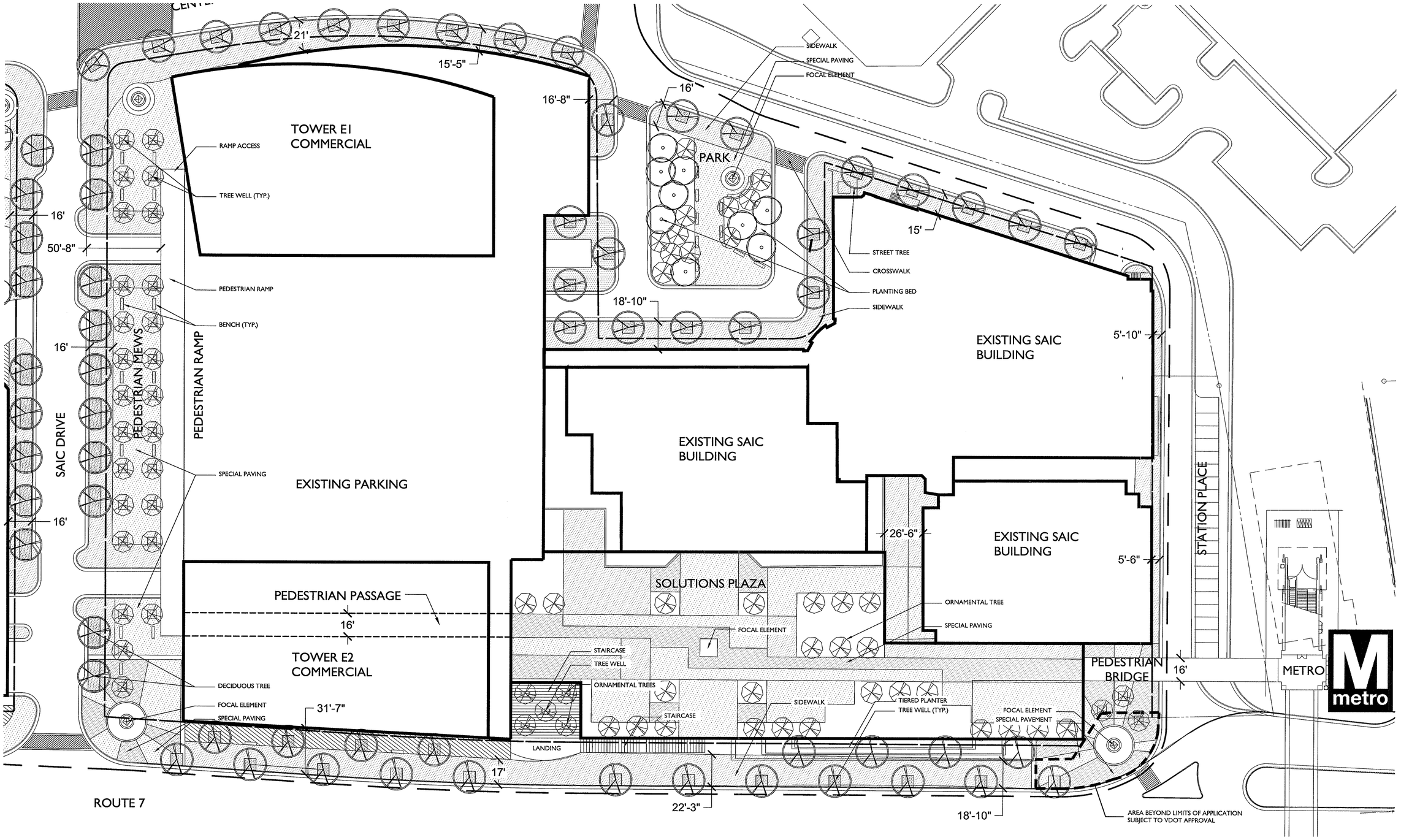
Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia
Streetscape & Landscape Treatments Enlargements

REVISIONS:
11/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-3

Nov 16, 2010 - 10:40am
G:\2010\2010049\Cad\Site\
0049-SITE SHEETS L1-L8.dwg



LEGEND

SIDEWALK

NOTES:
1. FOR TABULATIONS SEE SHEET L-2

NORTH

15 0' 15 30 60

LandDesign®
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

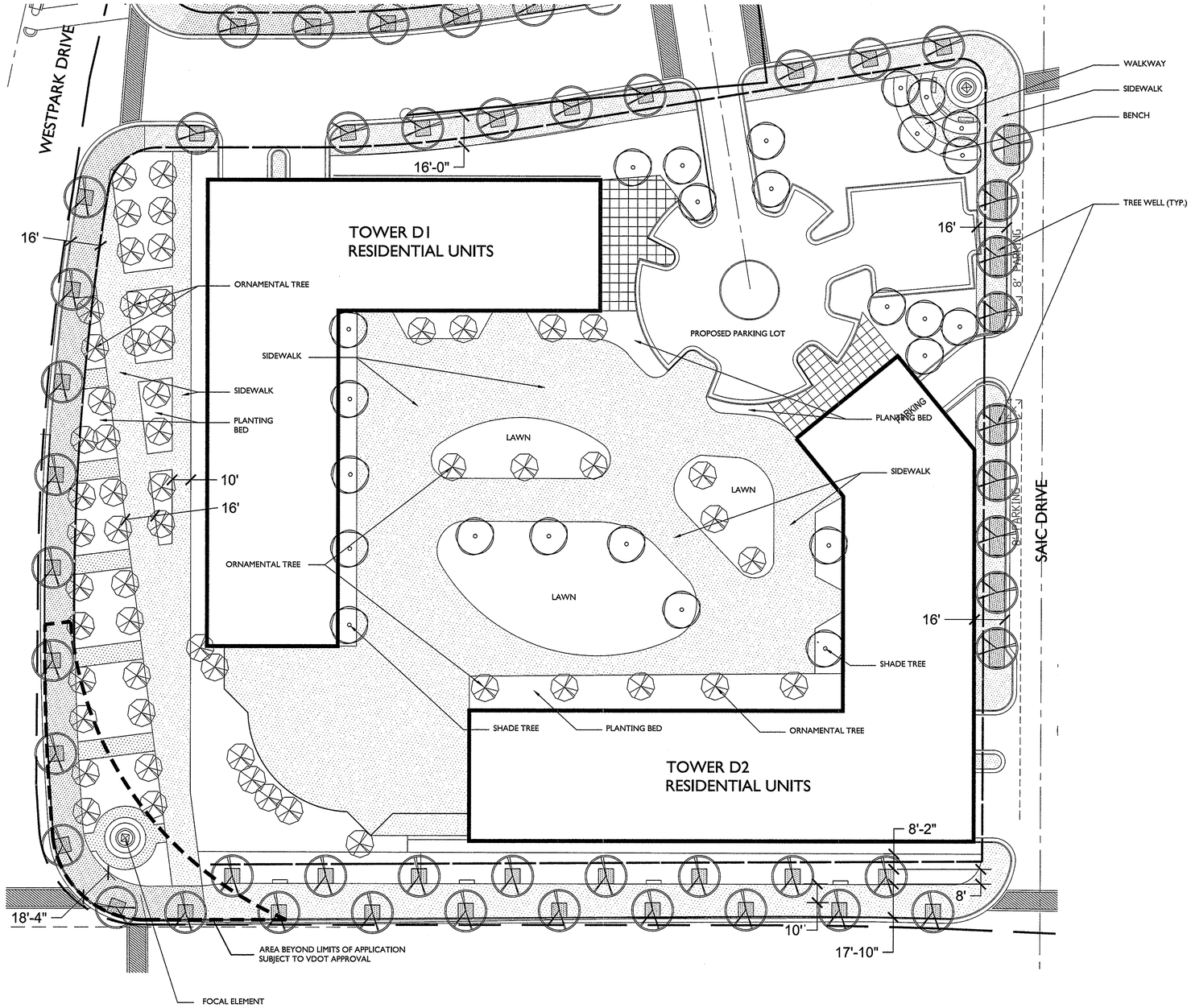
Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia
Streetscape & Landscape Treatments Enlargement

REVISIONS:
11/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-4

Nov 16, 2010 - 10:41am
G:\2010\2010049\Cad\Site\
0049-SITE SHEETS L1-L8.dwg



LEGEND

SIDEWALK

NOTES:
1. FOR TABULATIONS SEE SHEET L-2

NORTH

15 0' 15 30 60

LandDesign
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

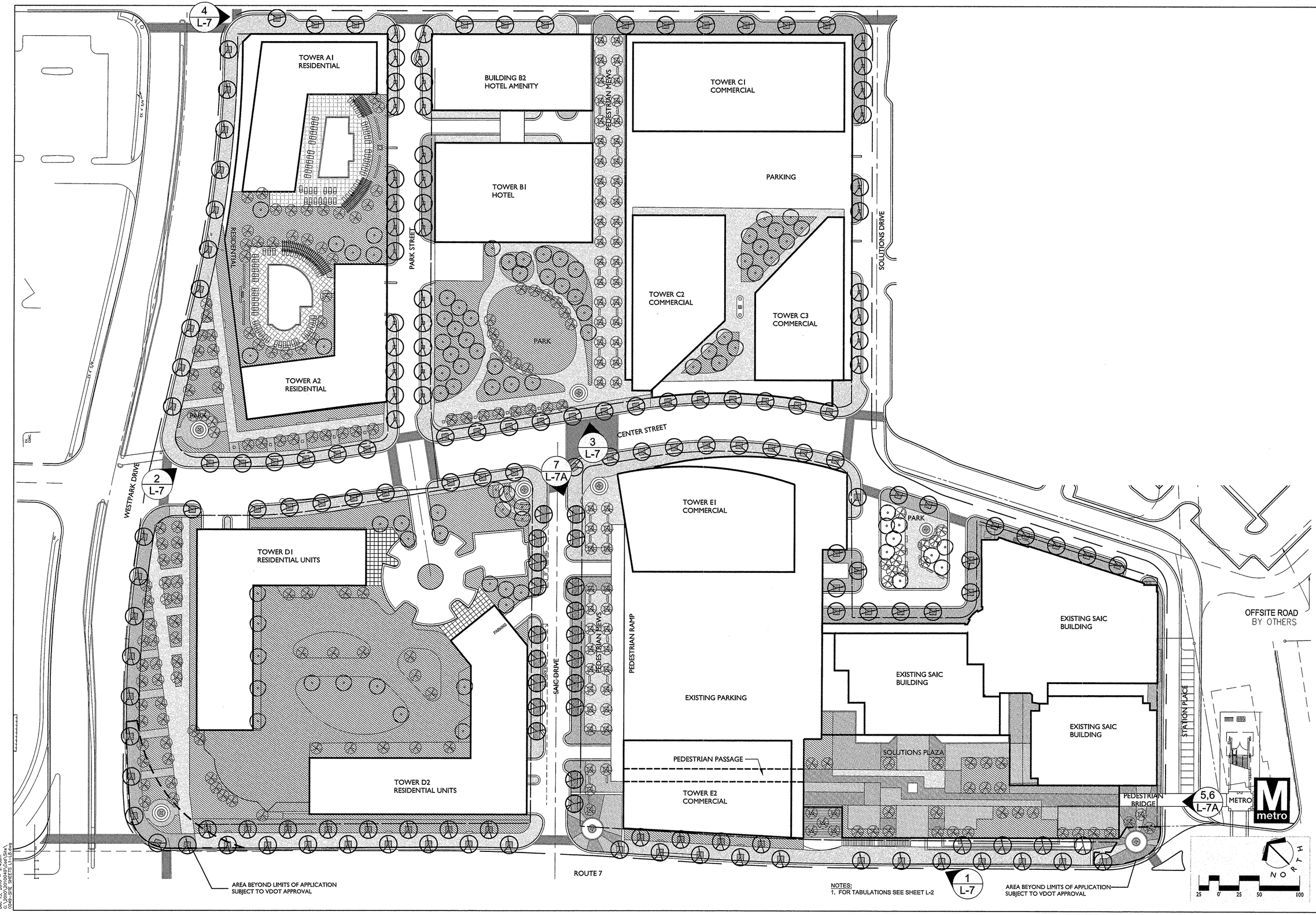
Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JM ZELL; McLean, Virginia
Streetscape & Landscape Treatments Enlargement

REVISIONS:
1/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
QA/QC BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-5

Dec 15, 2010 - 9:38am
O:\2010\2010049\Cad\Sht\
2010-SITE_SHEETS_L1-L6.dwg



NOTES:
1. FOR TABULATIONS SEE SHEET L-2

LandDesign®
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia
Overall Plan

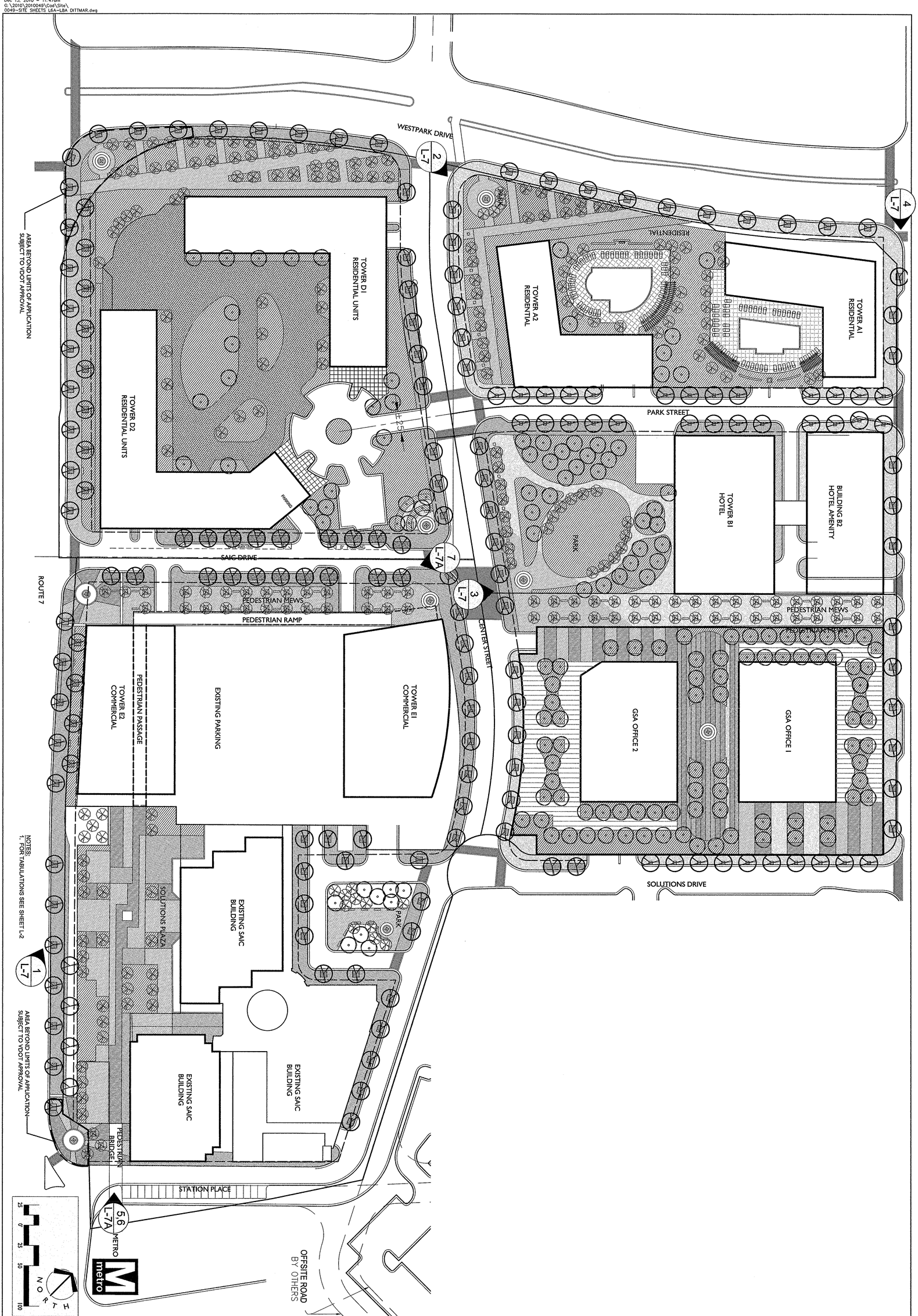
REVISIONS:
11/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-6

Dec 15, 2010 - 9:43am
G:\2010\2010049\Cad\Site\
0049-SITE SHEETS L1-L8.dwg

Dec 15, 2010 - 11:47am
C:\2010\2010049\Cad\Site\
0049-SITE SHEETS L6A-LBA DITTMAR.dwg



DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-6A

REVISIONS:
11/17/2010

Solutions Plaza - Tysons Central 7

GSA

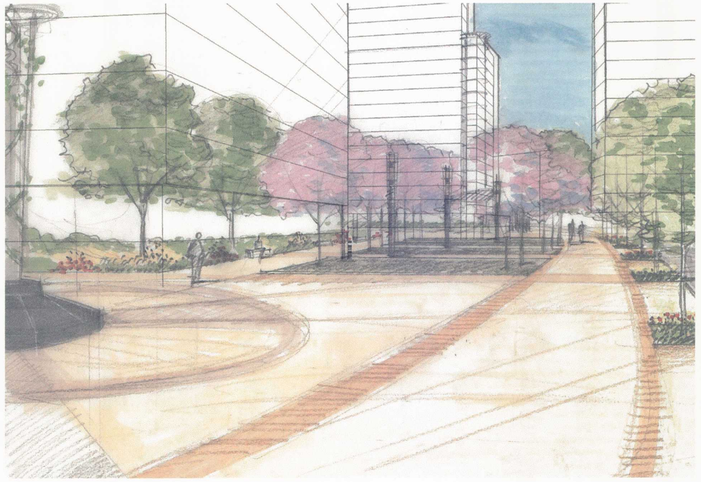
Lincoln Properties Company / JM ZELL.; McLean, Virginia

Overall Plan

LandDesign.

1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

1 MONUMENTAL STAIRS ON ROUTE 7 TO SOLUTIONS PLAZA



2 CENTER STREET AT WESTPARK LOOKING EAST

3 PEDESTRIAN MEWS AT URBAN PARK LOOKING NORTH

4 CORNER AT WESTPARK DRIVE AND GREENSBORO DRIVE

KEY PERSPECTIVE

LandDesign
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Solutions Plaza - Tysons Central 7

CDP

Lincoln Properties Company / JM ZELL; McLean, Virginia

Perspectives

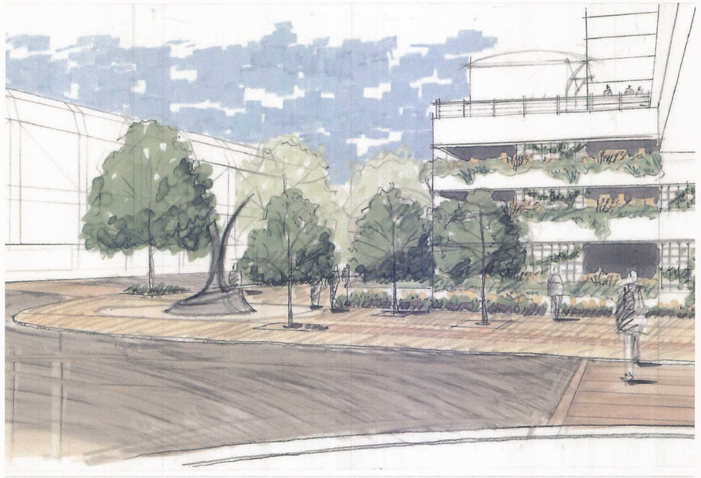
REVISIONS:
11/17/2010

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

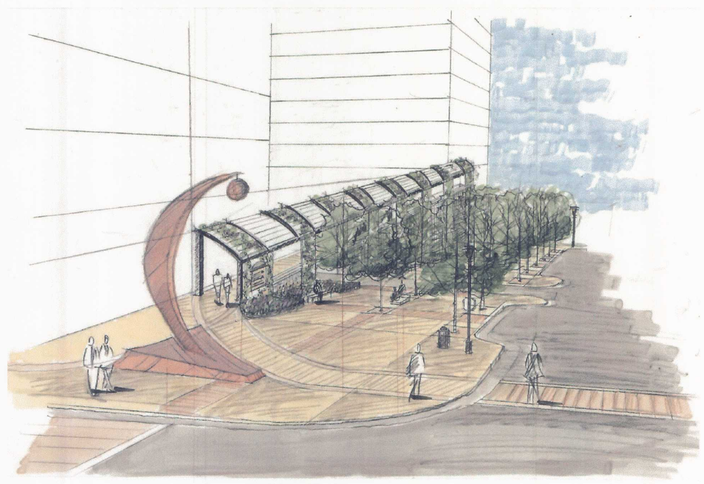
SHEET NUMBER:
L-7

Nov 16, 2010 - 10:43am
G:\2010\2010049\Cad\Site\
2010049_SITE SHEETS_11-18.dwg

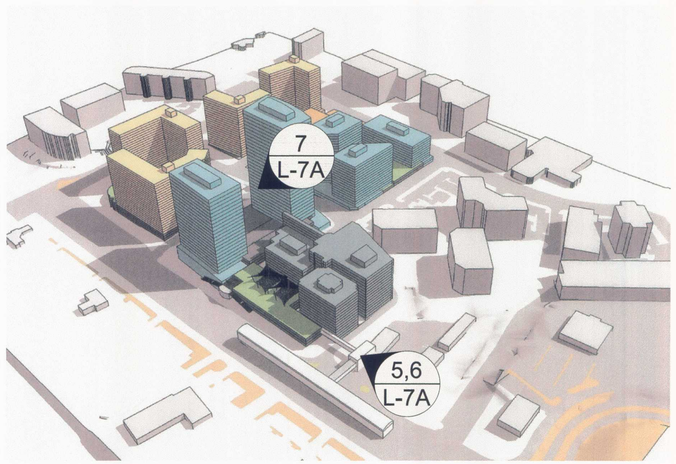
5 METRO BRIDGE TO SOLUTIONS PLAZA



6 METRO CROSSING AT STATION PLACE AND ROUTE 7



7 PEDESTRIAN RAMP AT SAIC DRIVE



KEY PERSPECTIVE

LandDesign
1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia

Perspectives

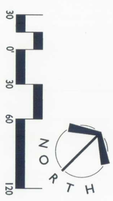
REVISIONS:
11/17/2010

DATE: 10/1/2010
PROJECT MGR: GC
DRAWN BY: GC.BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-7A

Nov 16, 2010 - 10:43am
G:\2010\2010049\Cad\Site\
2049-SHT SHEETS_11-17.dwg

Dec 15, 2010 – 10:17am
G:\2010\2010049\Cad\Site\
2049-SHT-SHEETS-11x17-revcover.dwg



DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-8

REVISIONS:
11/17/2010

Solutions Plaza - Tysons Central 7

CDP

Lincoln Properties Company / JM ZELL.; McLean, Virginia

Illustrative Plan

LandDesign .

1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Dec 15, 2010 – 12:05pm
G:\2010\2010049\Cad\Site\
0049-SITE SHEETS L6A-L8A_DITMAR.dwg

DATE: 10/1/2010
DESIGNED BY: GC
DRAWN BY: GC,BM
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2010049

SHEET NUMBER:
L-8A

REVISIONS:
11/17/2010

Solutions Plaza - Tysons Central 7

GSA

Lincoln Properties Company / JM ZELL.; McLean, Virginia

Illustrative Plan

LandDesign

1414 Prince Street, Suite 400 Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com