SOLUTIONS PLAZA

RZ-2010-PR-022

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 1, 2010
REVISION: NOVEMBER 17, 2010
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CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((15))

PARCEL NO. 4D, 4E, 4F, AND 7A THRU 7E

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

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
MARTIN WALSH
ELIZABETH BAKER
703-528-4700

ARCHITECT
FXFOWLE
22 WEST 19TH STREET
NEW YORK, NEW YORK 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, VIRGINIA 22314
STEPHANIE PANKIEWICZ
703-549-7784

TRANSPORTATION
WELLS AND ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
MCLEAN, VIRGINIA 22102
WILLIAM JOHNSON
703-365-9262

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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, AND 7A THRU 7E. THE PROPERTY IS CURRENTLY ZONED C-4, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 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 6 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, 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. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND AS REFLECTED ON SHEET S-1.

14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT THE TIME OF FINAL DEVELOPMENT PLAN.

15. 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 SHEET C2A.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN..

17. SEE LANDSCAPE DRAWINGS FOR PROPOSED RIGHT-OF-WAY DEDICATION LINE.

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

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE. REQUIRED PARKING SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND ALONG PRIVATE STREETS. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE, HOTEL, RESIDENTIAL AND/OR SECONDARY USES.

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

21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING, IN CONFORMANCE WITH SECTION 6-509 D OF THE ZONING ORDINANCE, IN THOSE AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.

24. 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.

25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, AS THE GFA MAY BE FURTHER REFINED AT SITE PLAN.

26. 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 DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.

27. 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 ARE NOT 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. (TO BE SHOWN ON THE FDP).

28. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.

29. PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).

30. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.

31. ALL PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO CROSSWALKS, LANE USE, PARKING, ETC. SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL

32. PARKING LANES SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL

33. TREE ROOT BARRIERS WILL BE REQUIRED FOR TREE PITS ADJACENT TO TRAVEL WAYS.

34. ALL EXISTING SIGNAL MODIFICATION OR NEW SIGNALS ARE SUBJECT TO VDOT APPROVAL.

35. ON-STREET HANDICAPPED SPACE LOCATION SUBJECT TO VDOT REVIEW AT SITE PLAN.

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 TO BE LOCATED ON-SITE AS OUTLINED IN THE PROFFERS.

PFM WAIVERS REQUESTED

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 6835-WPFM-005-1)

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

3. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.

4. MODIFICATION OF SECTION 12-0510 TO PERMIT:

   A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

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

5. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

6. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

7. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.

8. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 11 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

9. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.

10. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

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

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

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

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

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

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

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

   G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

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

ZO WAIVERS & MODIFICATIONS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
   A. STREETSCAPE AT A2 HOTEL DROPOFF.
   B. STREETSCAPE ON WEST SIDE OF SAIC STREET AT BUILDINGS E1 AND E2.
   C. STREETSCAPE ON EAST SIDE OF SAIC STREET AT BUILDING E2.
   D. STREETSCAPE ALONG ROUTE 7.
   E. STREETSCAPE ALONG EAST AND WEST SIDE OF STATION PLACE.
   F. STREETSCAPE ALONG NORTH AND SOUTH SIDE OF PARK AVENUE AT BUILDING F3.
   G. STREETSCAPE ALONG PARK AVENUE AT E1.

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

3. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

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

5. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

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

7. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

9. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.

10. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.

11. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.

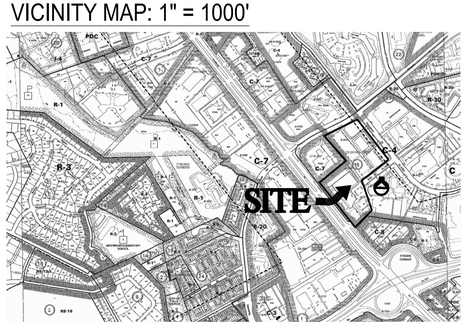
12. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

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

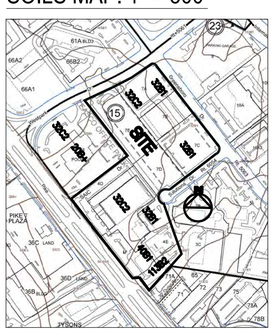
14. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SEE ALSO PFM WAIVERS/MODIFICATIONS 1-8 REQUESTED FROM THE BOARD OF SUPERVISORS.

VICINITY MAP: 1" = 1000'



SOILS MAP: 1" = 500'



32B1 FAIRFAX SILT LOAM
32C2 FAIRFAX SILT LOAM
40B1 MECKLENBURG SILT LOAM
113B2 FAIRFAX GRAVELLY SILT LOAM

EXISTING BUILDING CHART

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

(SEE EXISTING CONDITIONS SHEET FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES & WAIVERS

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. RRC
DWN. BDR
SCALE: N/A
PROJECT/FILE NO. VV60215
SHEET NO. C-2

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LAND USE MIX AND FAR

Use	GFA	Percentage of Total [1]	FAR [2]
--Office	1,592,864 -1,997,364	53%	2.00 - 2.50
--Hotel	250,000 - 335,000	9%	
--Residential	870,000 -1,229,000	~33%	
--Retail	39,000 - 172,000	~4%	
TOTAL	**2,751,864- 3,792,364**		**3.48 - 4.75**

[1] Percentages are based on the maximum GFA scenario.
[2] Calculation of FAR is based on land area and density credits totaling 798,244 SF.

INTENSITY TIERS AND FAR [1]

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 < ⅛ mile	263,796 SF	775,864 [2]	2.95
2 ⅛ - ¼ mile	467,397 SF	2,002,000 [3]	4.29
3 ¼ - ½ mile	67,051 SF	670,000 [4]	9.99
TOTAL	**798,244 SF**	**3,792,364**	**4.75**

[1] Intensity calculations are based on the maximum GFA scenario.
[2] Includes Buildings F1, F2 and F3, and one-half of Building E2.
[3] Includes Buildings A2, B2, C1, C2, C3, E1 and one-half of Buildings B1 and E2.
[4] Includes Building A1 and one-half of Building B1.

DEVELOPMENT TABULATIONS

Block/ Building	Building Height (ft.) [1] Min	Max	Shown	Maximum Podium Height (ft.) [2]	Stories [3]	Use [4]	GFA by Use Min	Max	Building GFA [5] Min	Max	Dwelling Units	WDUs [8]	Permitted Parking <⅛ mile [9] [10] Min	Max	Permitted Parking ⅛ - ¼ mile [9] [10] Min	Max	Permitted Parking > than ¼ mile [9] [10] Min	Max	Total Maximum Parking Permitted	Loading [11]
Block A									**504,000 - 745,000**		**300 - 475**	**60 - 95**			**0**	**250 - 490**	**366 - -580**	**447 - 750**	**697 - 1,240**	**3**
A1	180	270	240	45	18-27	residential retail/service	250,000 - 398,000 4,000 - 12,000		254,000 - 410,000		300 - 475	60 - 95					366 - 580 0	447 - 708 0 - 42		1
A2	180	270	215	45	18-27	hotel (250-400 keys) w/ conf. retail/service	250,000 - 335,000 0 - 20,000		250,000 - 335,000						0 0	250 - 400 0 - 90				2
Block B									**630,000 - 970,000**		**750 - 1,140**	**150 - 228**			**550 - 840**	**781 - 1,388**	**244 - 366**	**298 - 552**	**1,079 - 1,940**	**3**
B1	180	270	230	45	18-27	residential retail/service	330,000 - 498,000 5, 000 - 40,000		335,000 - 520,000		400 - 600	80 - 120			200 - 300 0	284 - 426 0 - 105	244 - 366 0	298 - 447 0 - 105		2
B2	180	270	265	45	18-28	residential retail/service	290,000 - 443,000 5,000 - 20,000		295,000 - 450,000		350 - 540	70 - 108			350 - 540 0	497 - 767 0 - 90				1
Block C									**515,000 - 778,000**						**0**	**1,030 - 1,656**			**1,030 - 1,656**	**4**
C1	125	255	255	30	10-20	office retail/service	250,000 - 383,000 10,000 - 25,000		260,000 - 408,000						0 0	500 - 766 30 -120				2
C2	125	225	225	30	10-20	office retail/service	250,000 - 355,000 5,000 - 15,000		255,000 - 370,000						0 0	500 - 710 0 - 60				2
Block E									**510,000 - 702,500**				**0**	**239 - 361**	**0**	**789 - 1,118**			**1,028 - 1,479**	**4**
E1	180	400	205	65	14-28	office retail/service	250,000 - 324,500 5,000 - 20,000		255,000 - 344,500						0 0	500 - 649 0 - 90				2
E2	160	400	175	65	12-30	office retail/service public facility [6]	250,000 - 340,000 5,000 - 18,000 17,000		255,000 - 358,000 [6]				0 0	200 - 272 39 0 - 50	0 0 0	250 - 340 39				2
Block F									**592,864 - 596,864**				**0**	**949 - 952**					**949 - 952**	**6**
Existing F1			156	45	14	office														2
Existing F2			104		8	office	592,864 - 594,864 [7]		592,864 - 596,864 [7]				0	949 - 952						2
Existing F3			113		9	office retail/service	0 - 2,000						0	0						2
TOTAL									**2,751,864 - 3,792,364**		**1,050 - 1,615**	**210 - 323**	**0**	**1,188 - 1,313**	**560 - 840**	**2,850 - 4,652**	**610 - 946**	**745 - 1,302**	**4,783 - 7,267**	**20**
						office hotel residential retail/service public facility [6]	1,592,864 - 1,997,364 250,000 - 335,000 870,000 - 1,339,000 39,000 - 172,000 17,000													

[1] The heights of individual buildings "shown" on the CDP are conceptual and may be adjusted provided the height for an individual building is not less than the minimum height or greater than the maximum height listed for that building. Building height is measured from average grade and does not include mechanical penthouses and architectural features. See proffers.

[2] Podium heights are measured from the lowest adjacent sidewalk grade.

[3] The numbers of stories are conceptual and may be adjusted at FDP and final site plan.

[4] GFA associated with residential buildings includes both dwelling units and associated amenity spaces.

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

[6] 17,000 GFA of proposed public facility space will be provided in Building E2 in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus this 17,000 SF is not included in the building or overall GFA or FAR.

[7] Includes 592,864 GFA of existing office uses in Buildings F1, F2, F3 plus 2,000 GFA of potential new office space.

[8] Twenty percent (20%) of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.

Primary Use	Parking Permitted/Provided < ⅛ Mile to Metro Min	Max	Parking Permitted/Provided ⅛ - ¼ Mile to Metro Min	Max	Parking Permitted/Provided Greater than ¼ Mile to Metro Min	Max
Office	0	1.6 / 1,000 GFA	0.0	2.0 / 1,000 GFA	0.0	2.2 / 1,000 GFA
Hotel	0	1.0 / key	0.0	1.0 / key	0.0	1.05 / key
Retail/ Service	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 Res.						
0-1 BR	1 / unit	1.3/Unit	1/Unit	1.3/Unit	1.1/Unit	1.4/Unit
2 BR	1 / unit	1.6/Unit	1/Unit	1.6/Unit	1.35/Unit	1.7/Unit
3 BR	1 / unit	1.9/Unit	1/Unit	1.9/Unit	1.6/Unit	2.0/Unit

[9] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Section 6-509 of the Zoning Ordinance, which is restated below for the primary uses on the CDP. Buildings F1, F2, F3 and one half of Building E2 are parked utilizing the ratios for land within 1/8 mile of a Metro Station. The other half of Building E2 and Buildings A2, B2, C1 and C2 and half of Building B1 are parked using the ratios for land located between 1/8 and 1/4 mile from a Metro Station. Building A1 and the other half of Building B1 are parked using the ratios for land located between 1/4 and 1/2 mile from a Metro Station. Residential parking requirements were calculated assuming (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. Hotel parking is based on an estimate of the number of hotel units; additional parking will be provided for the the conference facilities as determined by the Zoning Administrator. At the time of final site plan, parking will be provided based on the specific GFA, uses, number of units, mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance.

[10] 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.

[11] Additional loading may be provided as identified at time of FDP and/or final site plan provided the revision does not negatively impact the streetscape or substantially increase the width of the loading entrance.

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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP TABULATIONS

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JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
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JULY 1, 2013

DATE: MAY 4, 2010
DES. RRC | DWN. BDR
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-2A

P:\LDD3\Projects\VV6021S\dwg\CDP\SHEET 2 NOTES.dwg 7/2/2013 12:00:56 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.
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) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. 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. N03-A-011
6. 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'. TOPOGRAPHY FILED VERIFIED BY VIKA, INC. OCTOBER 7, 2010.

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'
C9	51.29'	89.00'	33°00'59"	26.38'	N51°58'45"W	50.58'

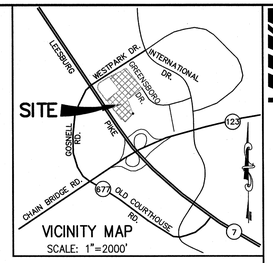
PROPERTY TABULATION:

			EXISTING ZONE	PROPOSED ZONE
• PARCEL 4D	AREA: 159,251 SQ. FT.	OR 3.65591 AC.	C-4	PTC
• PARCEL 4E	AREA: 120,593 SQ. FT.	OR 2.76843 AC.	C-4	PTC
• PARCEL 4F	AREA: 75,659 SQ. FT.	OR 1.73689 AC.	C-4	PTC
• PARCEL 7A	AREA: 80,872 SQ. FT.	OR 1.85657 AC.	C-4	PTC
• 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 2.72330 AC.	C-4	PTC
TOTAL APPLICATION AREA	**788,855 SQ. FT.**	**OR 18.10962 AC.**		

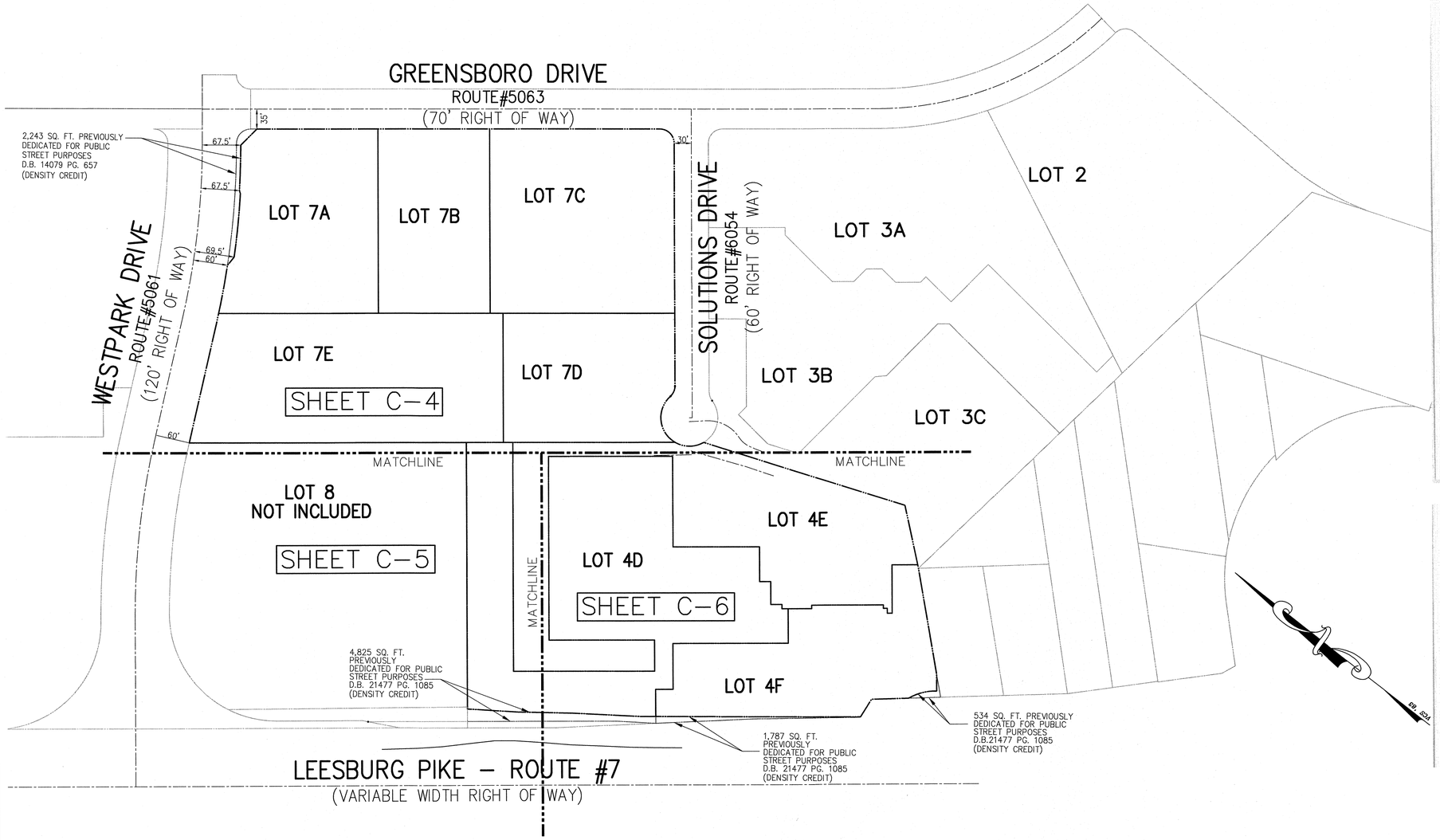
DENSITY CREDITS:

DENSITY CREDIT:	2,243 SQ. FT.	OR 0.05149 AC. (D.B. 14079 PG. 657)
DENSITY CREDIT:	2,321 SQ. FT.	OR 0.05328 AC. (D.B. 21477 PG. 1085)
DENSITY CREDIT:	4,825 SQ. FT.	OR 0.11077 AC. (D.B. 21477 PG. 1085)
TOTAL AREA DENSITY CREDITS	**9,389 SQ. FT.**	**OR 0.21554 AC.**

TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS	798,244 SQ. FT. OR 18.32516 AC.



VICINITY MAP
SCALE: 1"=2000'



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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July 2, 2013

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

RE: Solutions Plaza
Tree Preservation Target Deviation Request
CDP/RZ 2010-PR-022
VIKA # VV6021S

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, Solutions Plaza, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2010-PR-022. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

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

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified with the submittal and approval of this application. The landscape plan submitted with this CDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-8 for the Existing Vegetation Map, Tabs and Narratives. See project landscape plans sheets in this submittal for the proposed planting design, schedules and computations.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ◆ McLean, Virginia 22102 ◆ 703.442.7800 Fax 703.761.2787
McLean, VA ◆ Germantown, MD ◆ Washington, DC
www.vika.com

Mr. Michael Knapp, Director UFMD
Forest Conservation Branch, DPWES
RE: Solutions Plaza
Target Deviation Request
CDP / RZ 2010-PR-022
VIKA # VV6021S
July 2, 2013
Page 2 of 2

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

Sincerely,
VIKA, Inc.

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

NPK/npk

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

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COMMONWEALTH OF VIRGINIA
7.1.13
FRANKLIN E. JENKINS
Lic. No. 2067
LAND SURVEYOR

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SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

KEY MAP– EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010
JUNE 30, 2011
JULY 13, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: OCT. 1, 2010
DES. JMB | DWN. RJS
SCALE: 1" = 100'
PROJECT/FILE NO. V6021
SHEET NO. C-3

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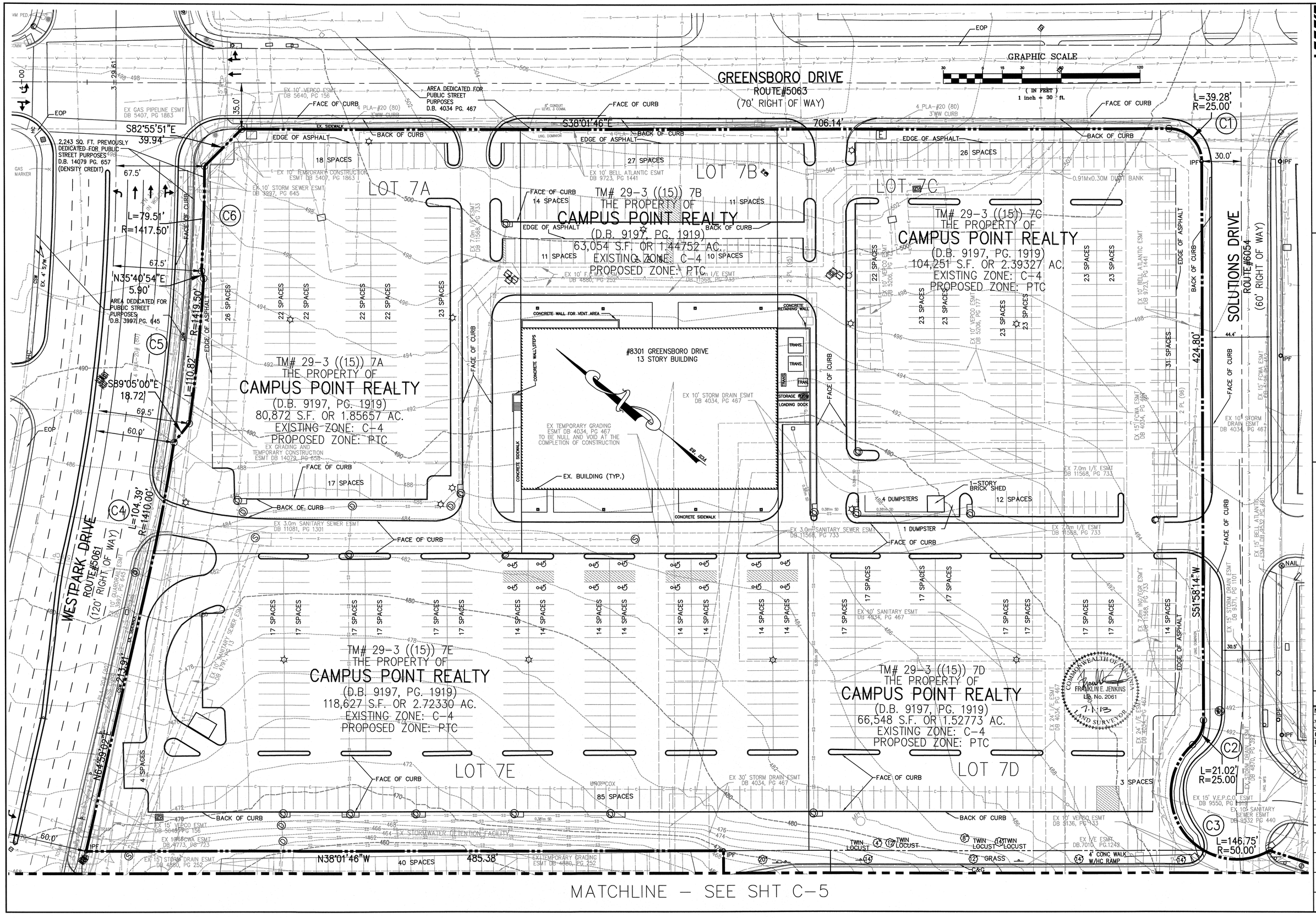

MATCHLINE – SEE SHT C-5

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SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

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

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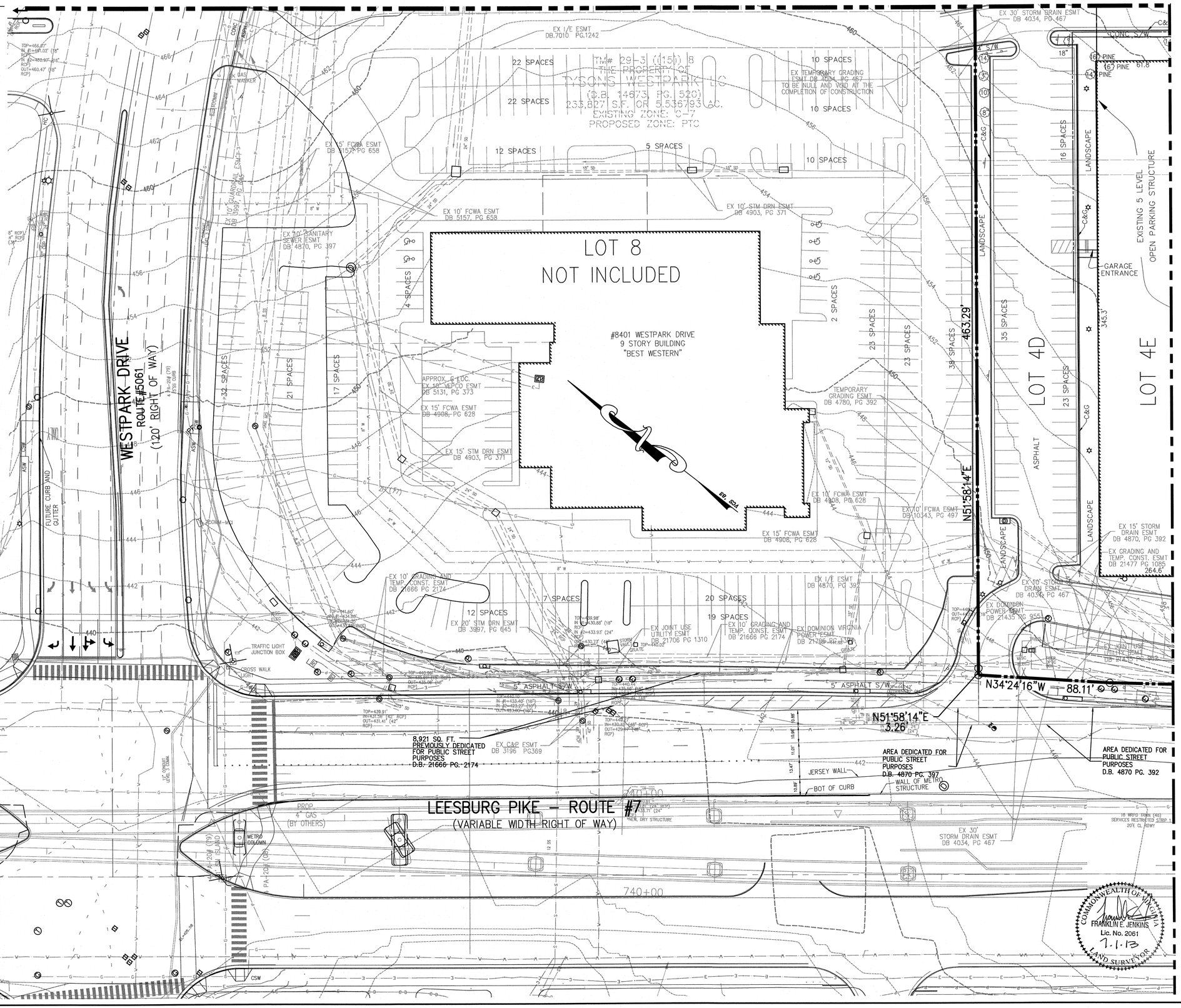
LEGEND

- 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.



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LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
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- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
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- EXISTING 2-FT CONTOUR
- EXISITING 10-FT CONTOUR
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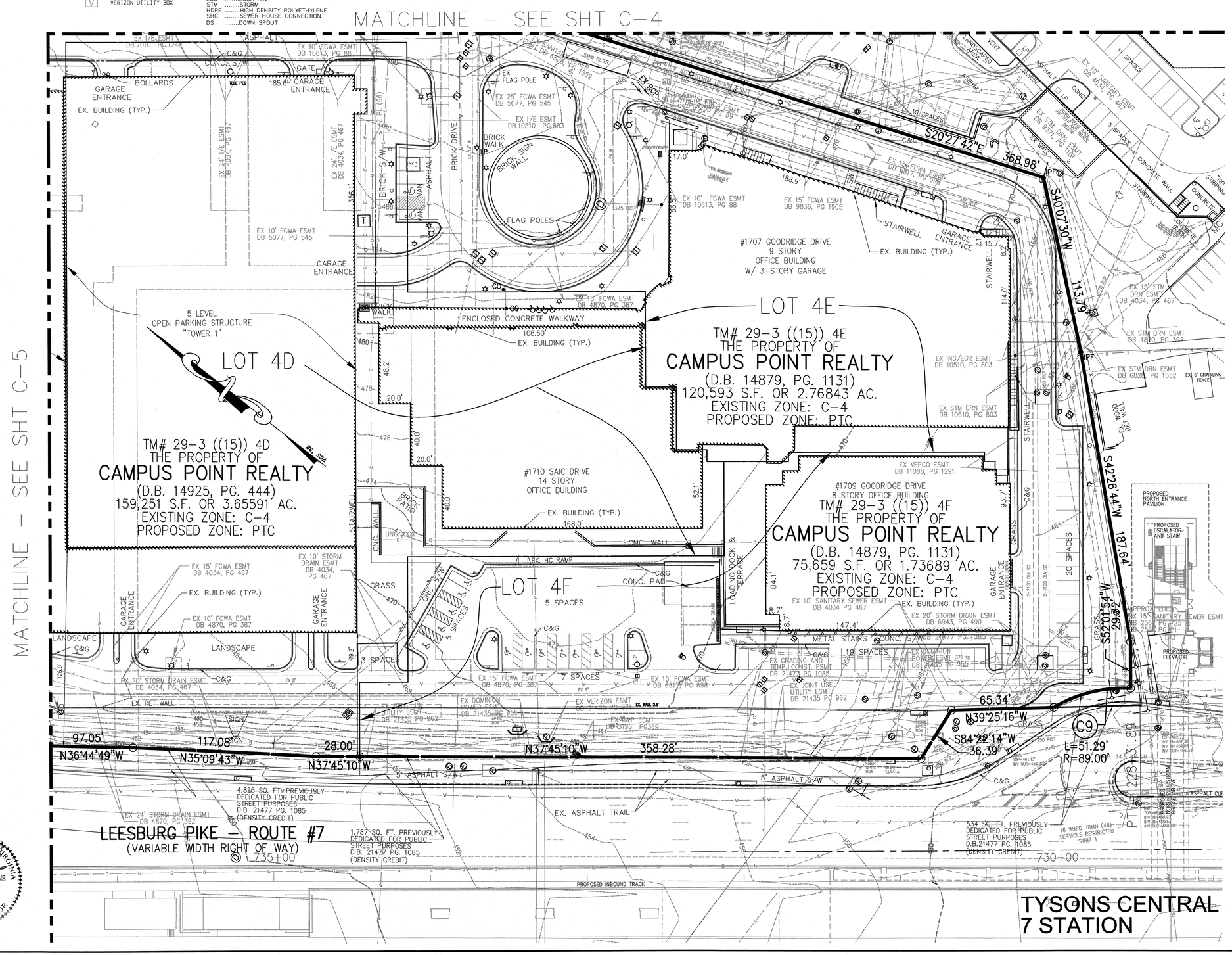
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CATV CABLE TV UTILITY BOX
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CATV TV CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOL BOLLARD
- SIGN POST
- WP 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.



COMMONWEALTH OF VIRGINIA
FRANKLIN E. JENKINS
Lic. No. 2061
7-1-13
LAND SURVEYOR

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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA SPRINGFIELD, MD

SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010
JUNE 30, 2011
JULY 13, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: OCT. 1, 2010	
DES. JMB	DWN. RJS
SCALE: 1" = 30'	
PROJECT/FILE NO. V6021	
SHEET NO. C-6	

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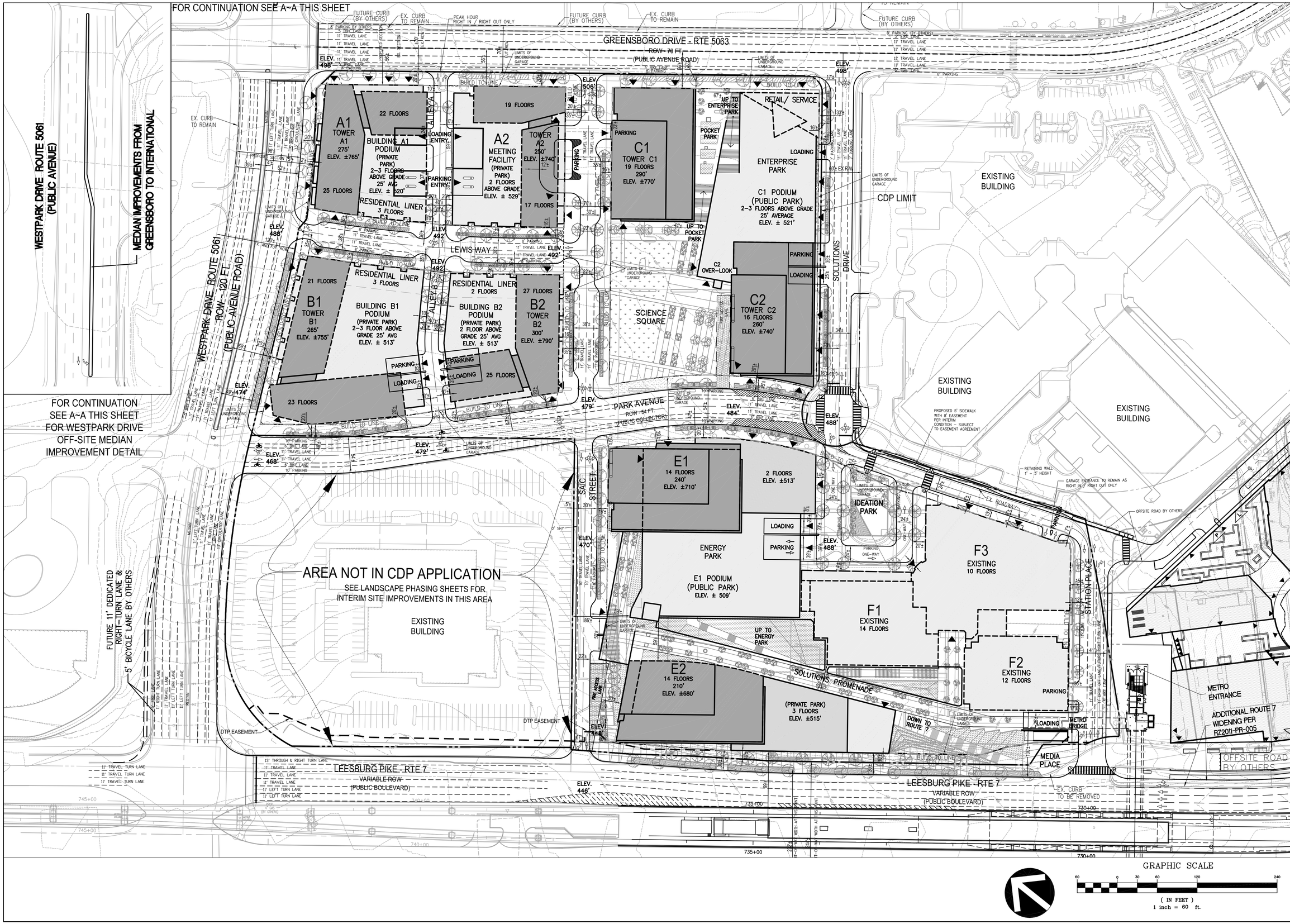

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OVERALL CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=60'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7

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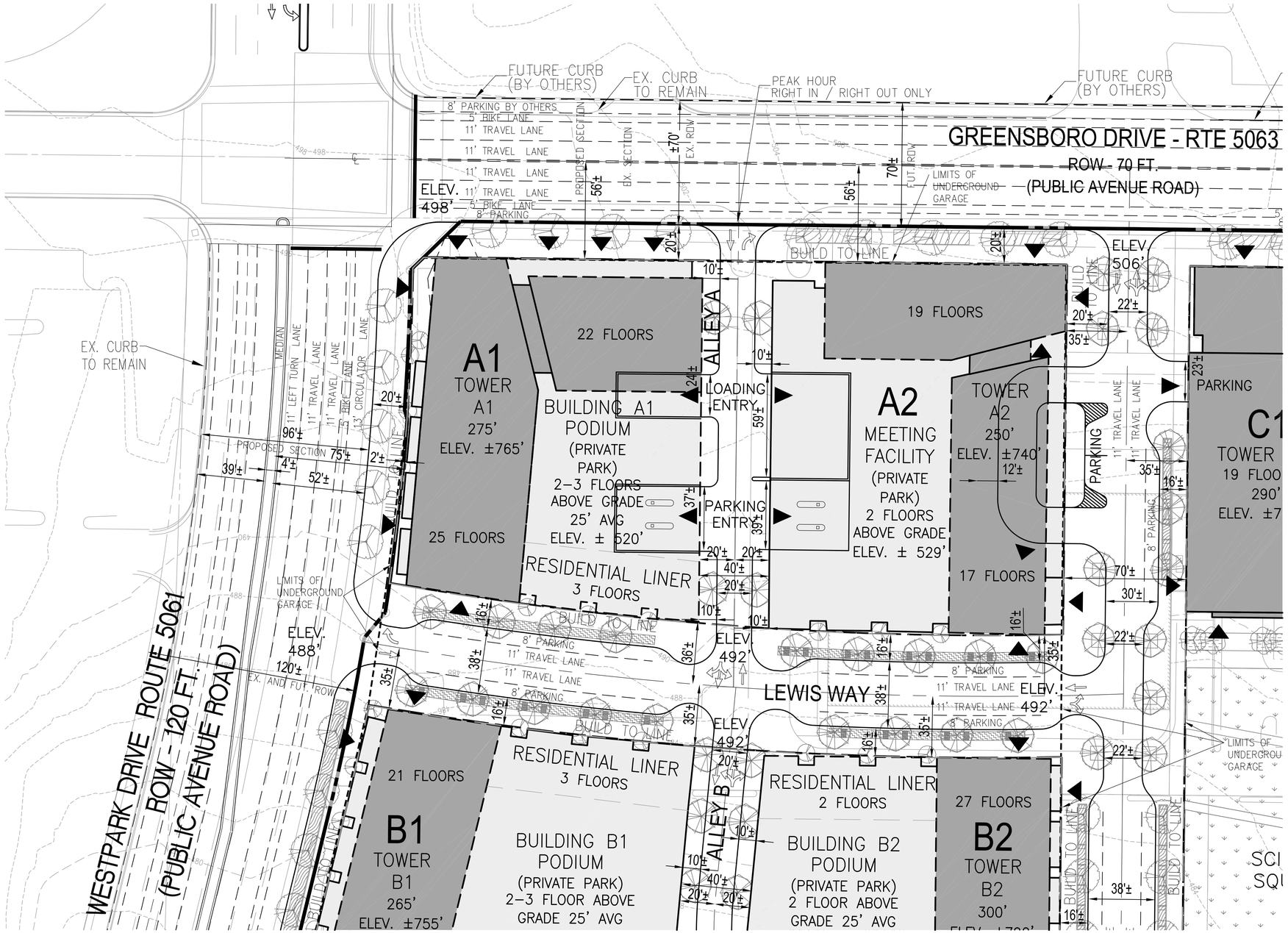

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CDP BLOCK A

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NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=30'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7A

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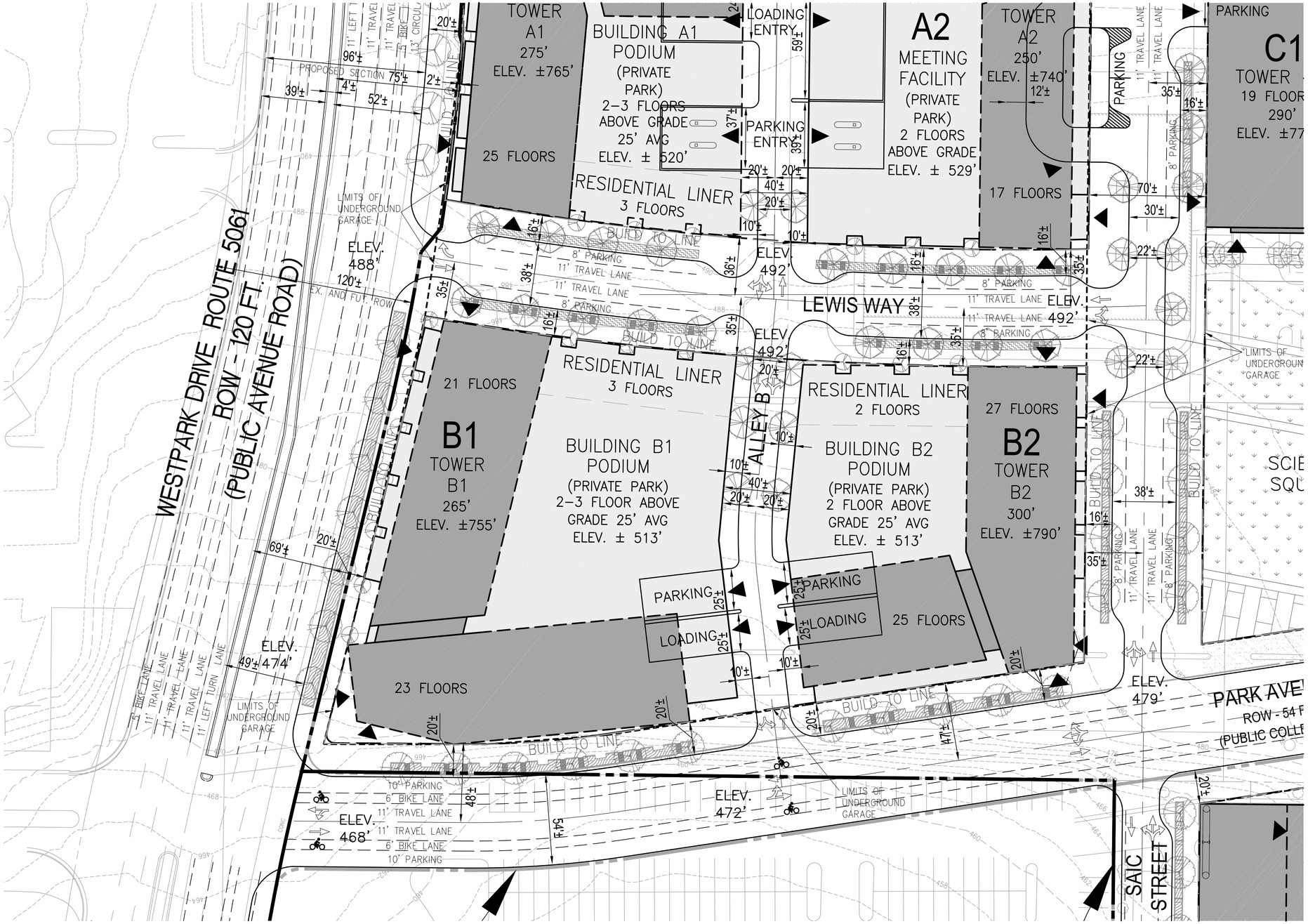

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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CDP BLOCK B

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JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=30'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7B

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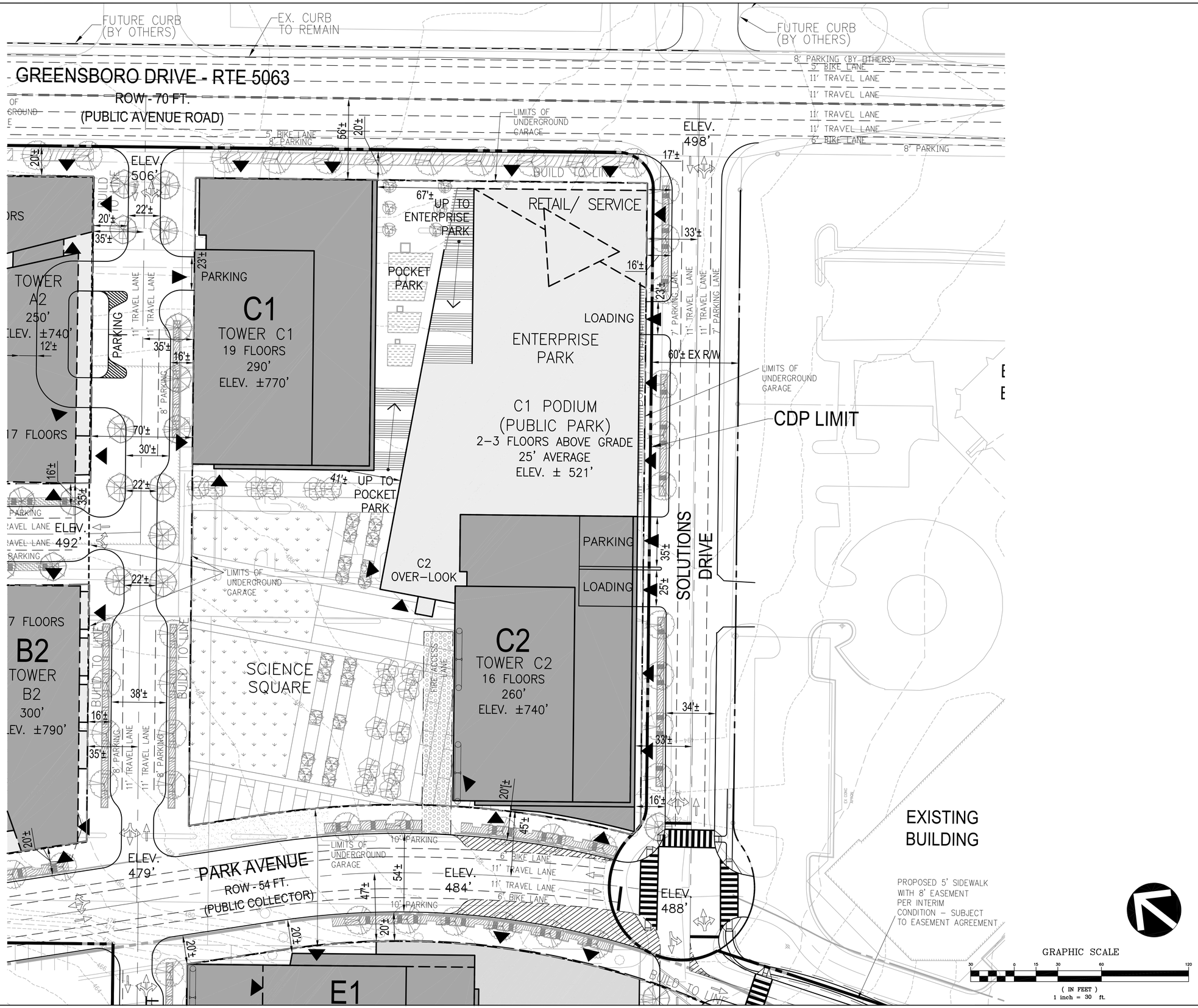

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

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FAIRFAX COUNTY, VIRGINIA

CDP BLOCK C

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JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=30'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7C

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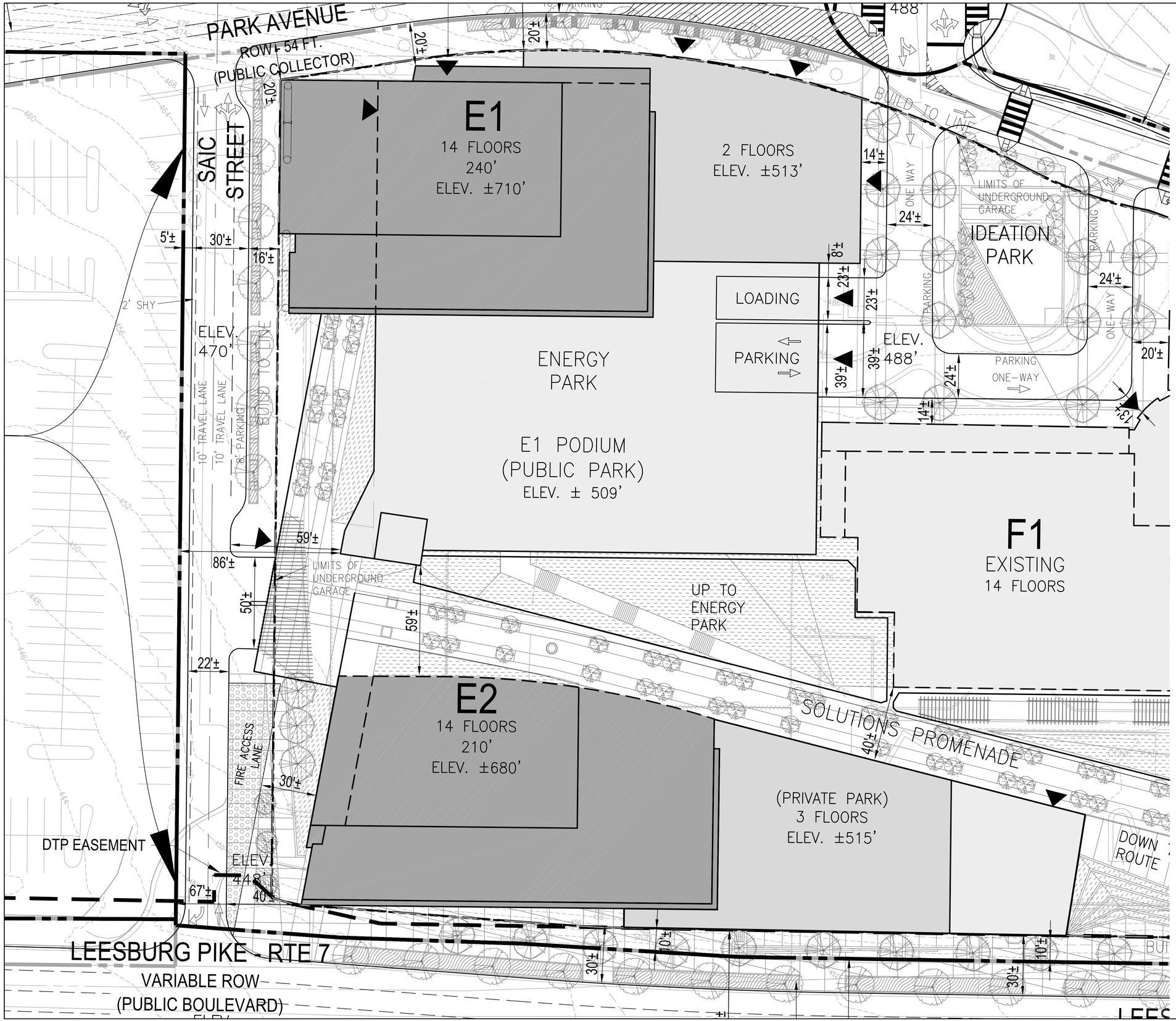

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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BLOCK E

VIKA REVISIONS
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JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=30'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7D

P:\LDD3\Projects\VV6021S\dwg\CDP\VV6021S100.dwg 7/2/2013 12:14:03 PM EDT

EXISTING BUILDING

EXISTING BUILDING

PROPOSED 5' SIDEWALK WITH 8' EASEMENT PER INTERIM CONDITION – SUBJECT TO EASEMENT AGREEMENT

RETAINING WALL 1' – 3' HEIGHT

GARAGE ENTRANCE TO REMAIN AS RIGHT IN / RIGHT OUT ONLY

OFFSITE ROAD BY OTHERS

EX. ROADWAY

PARKING

STATION PLACE

BUILD TO LINE

6' BIKE LANE
11' TRAVEL LANE
11' TRAVEL LANE
6' BIKE LANE

ELEV. 484'

ELEV. 488'

2 FLOORS
ELEV. ±513'

LIMITS OF UNDERGROUND GARAGE

IDEATION PARK

ONE WAY

LOADING

PARKING

ELEV. 488'

PARKING ONE-WAY

F3
EXISTING
10 FLOORS

F1
EXISTING
14 FLOORS

F2
EXISTING
12 FLOORS

UP TO ENERGY PARK

SOLUTIONS PROMENADE

(PRIVATE PARK)
3 FLOORS
ELEV. ±515'

DOWN TO ROUTE 7

LIMITS OF UNDERGROUND GARAGE

LOADING

METRO BRIDGE

MEDIA PLACE

11' TURN LANE

11' TRAVEL LANE

11' DROP OFF LANE/FUTURE RIGHT TURN LANE

4' BIKE LANE

METRO ENTRANCE

ADDITIONAL ROUTE 7 WIDENING PER RZ2011-PR-005

NOTE: SEE LANDSCAPE PLAN FOR R-O-W DEDICATION LIMITS

LEESBURG PIKE - RTE 7
VARIABLE ROW
(PUBLIC BOULEVARD)

EX. CURB TO BE REMOVED

735+00

730+00

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP
BLOCK F

VIKA REVISIONS
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JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES. RRC | DWN. BDR

SCALE: 1"=30'

PROJECT/FILE NO. VV6021S

SHEET NO. C-7E

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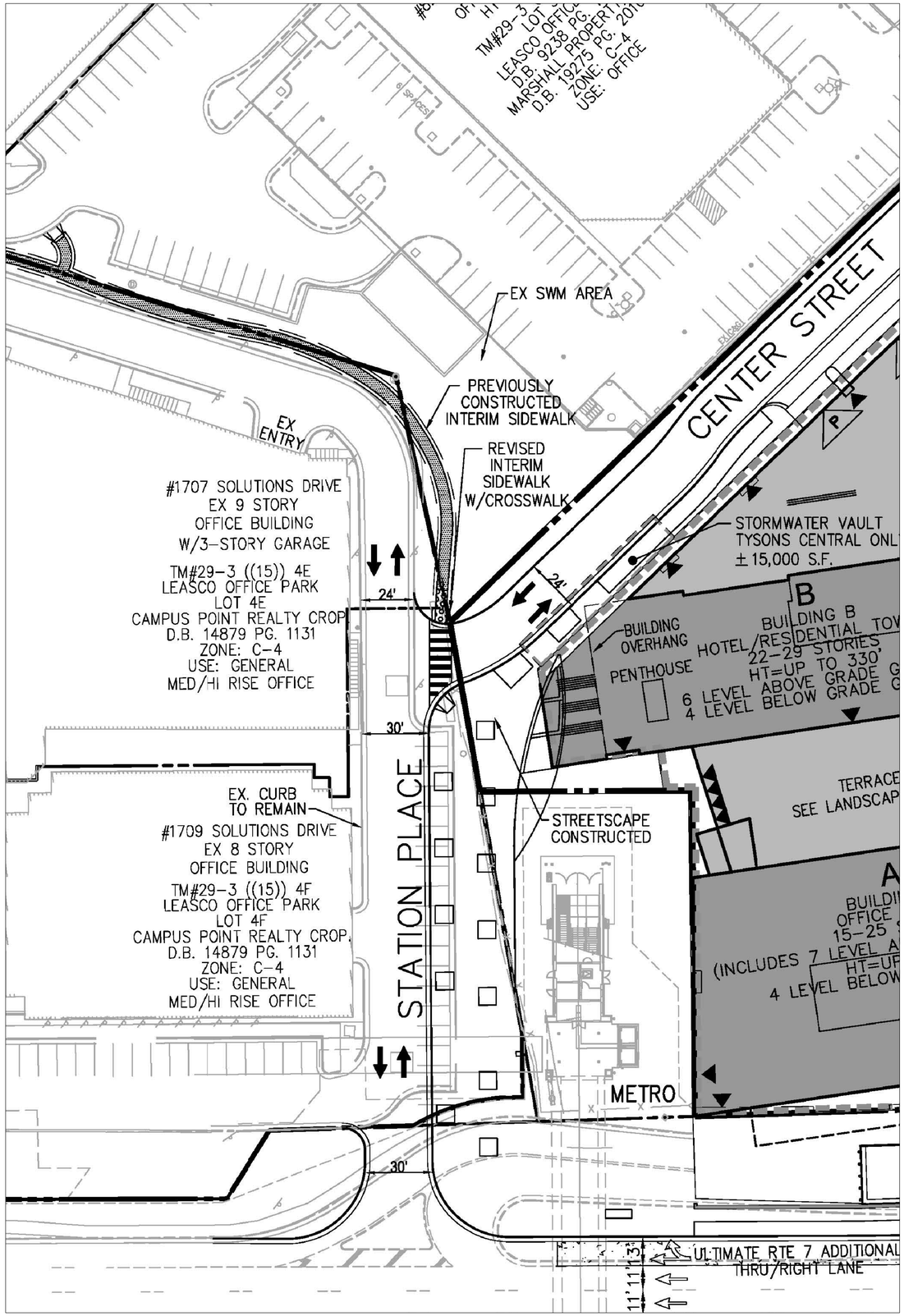
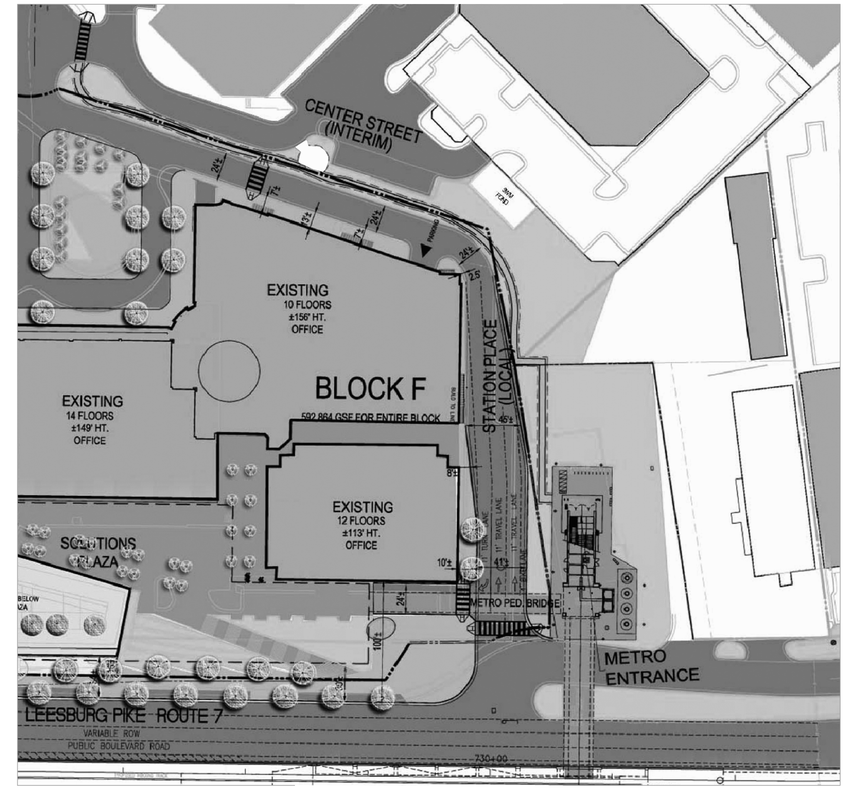
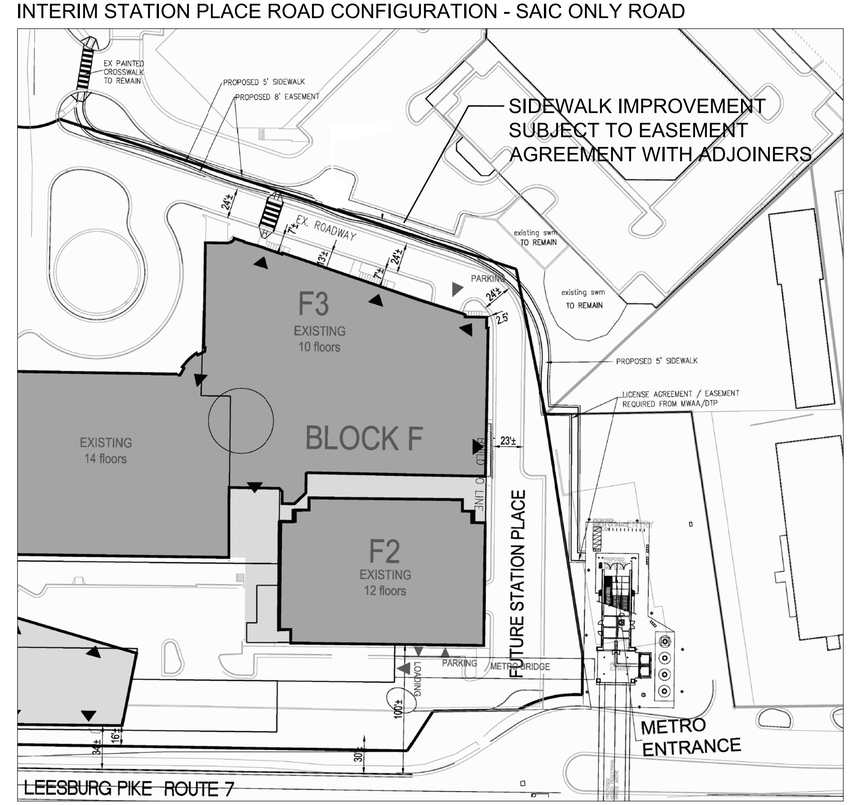


INTERIM STATION PLACE ROAD CONFIGURATION SAIC & NVC ROADS



INTERIM STATION PLACE ROAD CONFIGURATION - SAIC ONLY ROAD



STATION PLACE PEDESTRIAN CONNECTION ONLY

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PROVIDENCE DISTRICT
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INTERIM STATION PLACE PLANS

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NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: N/A

PROJECT/FILE NO. VV6021S

SHEET NO. C-7F

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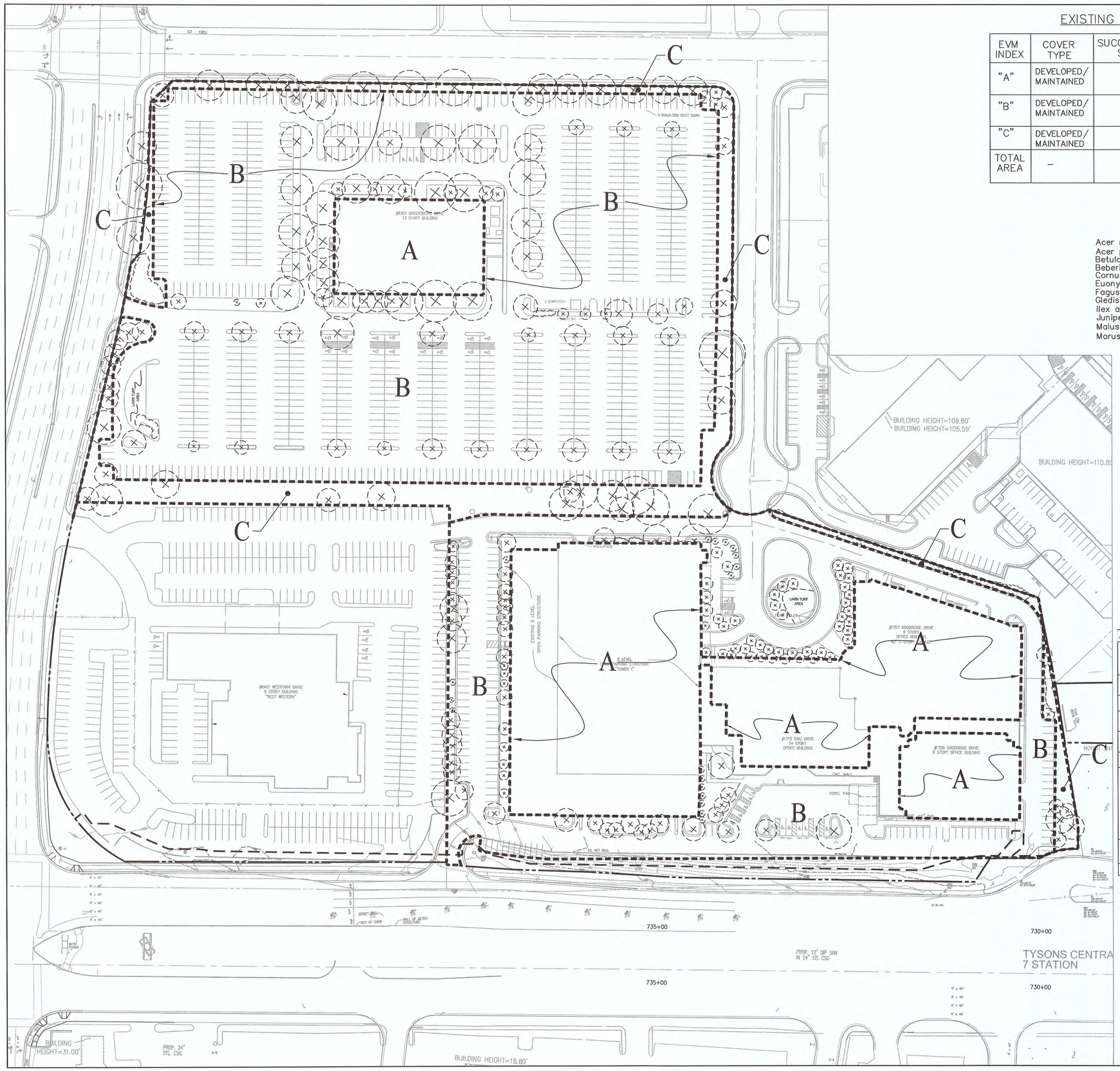

EXISTING VEGETATION TABLE – SAIC

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	188,110 SF (4.318 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH GARAGE STRUCTURE PARKING AND FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	519,763 SF (11.932 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	80,982 SF (1.859 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	–	–	788,855 SF (18.110 AC)	–	–	–

TYSONS CAMPUS
EXISTING 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. 24% OF THE DEVELOPMENT IS OFFICE BUILDINGS AND PARKING GARAGE STRUCTURES, 66% OF THE DEVELOPMENT IS ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE REMAINING 10% 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 WITHIN THE SURFACE PARKING LOTS 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 OF SIGNIFICANT DEAD WOOD THAT WOULD OTHERWISE PRESENT A POTENTIAL HAZARD TO EXISTING USERS, VEHICLES OR BUILDINGS.

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

A. Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	133,453	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	17%	
C	Percentage of 10-year tree canopy required for site=	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-2 * C-3	Provide sheet number, see § 12-0507.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4

\\192.168.10.4\eng\DATA\6000-6999\V6021J\[10-yr Tree Canpy Reqmts minus Lot 8.xls]Sheet1 (2)

* NOTE
SEE PFM WAIVERS REQUESTED, NOTES NUMBER 5 AND 6 ON SHEET C-2. SEE TREE PRESERVATION TARGET DEVIATION REQUEST ON SHEET C-3.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 7/2/13

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

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(703) 442-7800 ■ FAX (703) 848-2687
McLEAN, VA ■ GERMANTOWN, MD

SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2010
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19,2013
JULY 1, 2013

DATE: MAY. 4, 2010
DES. NPK | DWN. NPK
SCALE: 1"=60'
PROJECT/FILE NO. V6021S
SHEET NO. C-8

P:\LDD3\Projects\V6021S\Dwg\CDP\V6021S22S2.dwg 6/25/2013 5:49:16 PM EDT

GREENSBORO DRIVE - RTE 5063
ROW - 70 FT.
(PUBLIC AVENUE ROAD)

A1
A2
ALLEY A
BLOCK A
C1
BLOCK C
B1
B2
ALLEY B
BLOCK B
C2
LEWIS WAY
PARK AVENUE
PRIVATE ROADWAY
SOLUTIONS DRIVE
WESTPARK DRIVE
ROUTE 5061
ROW - 120 FT.
(PUBLIC AVENUE ROAD)
SAIC
E1
BLOCK E
F1
BLOCK F
F2
F3
STATION PLACE
ONE-WAY
LIMITS OF UNDERGROUND GARAGE

SWM VAULT
APPROX VOL
4,000 CF

SWM VAULT
APPROX VOL
3,000 CF

SWM VAULT
APPROX VOL 3,000 CF

SWM VAULT
APPROX VOL 3,000 CF

SWM VAULT
APPROX VOL 3,000 CF

SWM VAULT
APPROX VOL 3,000 CF

SWM VAULT
APPROX VOL 7,000 CF

SWM VAULT
APPROX VOL 10,500 CF

AREA NOT IN CDP APPLICATION
SEE LANDSCAPE PHASING SHEETS FOR
INTERIM SITE IMPROVEMENTS IN THIS AREA

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EX. SWM VAULT TO BE
RELOCATED PRIOR TO
VDOT TAKING OVER
ROADWAY MAINTENANCE

METRO
ENTRANCE

ADDITIONAL ROUTE 7
WIDENING PER
RZ2011-PR-005

EXISTING VAULT IS TO BE
EXPANDED TO ACHIEVE
REQ'D VOLUME.

LEESBURG PIKE - RTE 7
VARIABLE ROW
(PUBLIC BOULEVARD)

LEESBURG PIKE - RTE 7
VARIABLE ROW
(PUBLIC BOULEVARD)

740+00

LEGEND

- AREA TO BIO-RETENTION TREE PITS
- OFFSITE ROW AREA TO BIO-RETENTION TREE PITS
- BIO-RETENTION TREE PIT
- EXTENSIVE GREEN ROOF (DEPTH< 6")
- INTENSIVE GREEN ROOF (DEPTH> 6")
- DRAINAGE AREA TO INTENSIVE GREEN ROOF
- AREA OF INTENSIVE GREEN ROOF (IN SERIES WITH RE-USE THEREFORE NOT CALCULATED)
- AREA OF PERM. PVMT
- ROOF TOP DRAINAGE AREA TO RAINWATER HARVESTING
- ROAD, ROOF, AND STREETSCAPE NOT TREATED
- APPROXIMATE FOOTPRINT SWM VAULT (TYP)

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

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FAIRFAX COUNTY, VIRGINIA

STRATEGY MAP
OVERALL SWM/BMP

VIKA REVISIONS
NOV 17, 2010
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JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010	
DES. JDA	DWN. JDA
SCALE: 1"=60'	
PROJECT/FILE NO. VV6021S	
SHEET NO. C-9	

P:\LD23\Projects\V6021S\dwg\CDP\V6021S10.dwg 7/2/2013 9:15:12 AM EDT

SWM NARRATIVE

EXISTING CONDITIONS:
THE 18.11 ACRE SITE CURRENTLY CONSISTS OF A HOTEL AND OFFICE PARK. THE SITE DRAINS TO THE SOUTHWEST AND STORMWATER IS CONVEYED THROUGH CLOSED CONDUIT STORM SEWER SYSTEMS TO EXISTING SWM FACILITIES LOCATED IN VARIOUS AREAS OF THE SITE. THE SITE OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT CROSSES LEESBURG PIKE (ROUTE 7) AND EVENTUALLY OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-15C FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND RETAIL/OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING FACILITY, PERMEABLE PAVERS, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-9 FOR PLAN VIEW.

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

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

PART I: LEED

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS. SEE SHEET C-11 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART II: PFM COMPLIANCE

ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-YR STORM PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED THROUGH THE DETENTION OF THE STORMWATER IN UNDERGROUND VAULT(S) WITH AN ENGINEERED OUTFLOW CONTROL DEVICE AS NEEDED. THE PEAK RELEASE RATE FOR THE 2-YR AND 10-YR POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION WITH STAGES ON THE OUTFLOW CONTROL STRUCTURE AS APPLICABLE.

PART III: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-10A FOR FULL NARRATIVE

BMP NARRATIVE

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. THIS WILL BE ACCOMPLISHED BY WAY OF LID TECHNIQUES DESCRIBED IN THE SWM NARRATIVE (BIO-RETENTION TREE PITS, PERMEABLE PAVERS, AND GREEN ROOFS) OR THE USE OF STRUCTURAL FILTER SYSTEMS (POTENTIALLY LOCATED IN VAULTS WITHIN THE GARAGE), OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

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

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL CDP/FDP

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

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE THIS SHEET (e.g. dry pond A, bio, filter, underground vault, etc.)						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-7
Pond inlet and outlet pipe systems are shown on Sheet N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

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

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-12 THRU C-15B

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-15C

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-15C

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

☒ 11. A submission waiver is requested for UNDERGROUND DETENTION IN RESIDENTAIL AREA.

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

Revised 2-21-2006

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

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

Site Name: SAIC - CDP

Description: RESIDENTIAL

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.47			2.47
				Total	2.47

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		3.04			3.04
				Total	3.04

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.32			0.32
Impervious Cover (acres)		3.72			3.72
				Total	4.04

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		6.12			6.12
				Total	6.12

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.44			2.44
				Total	2.44

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.32
Weighted Rv (turf)	0.20
% Managed Turf	2%
Impervious Cover (acres)	17.79
Rv (impervious)	0.95
% Impervious	98%
Total Site Area (acres)	**18.11**
Site Rv	**0.94**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**65,739**
Volume Not Converted to Runoff (cf)	**4,158**
1-inch Runoff Volume for entire site (cf)	**61,581**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	61,581
Runoff Reduction Volume Achieved (cf)	53,254
Total Runoff Volume Retained (cf)	57,412
Total Area of Site Captured in a BMP (acres)	13.67

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**75%**
Rainfall Depth Retained Onsite (inch)	**0.87**

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDIT

TOTAL RUNOFF REDUCTION REQUIRED	**65,739 CFT**	**SEE OVERALL COMPUTATIONS SHEET C-10 (SHOWN HERE)**
TOTAL RUNOFF REDUCTION PROVIDED	**57,412 CFT**	
RAINFALL DEPTH RETAINED ONSITE	**0.87 IN**	
SITE AREA	**18.11**	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Westpark Drive	0.57	0.95	1966	1966	1.00	1966	0.03
BIORETENTION (TREES) - Route 7	0.69	0.95	2379	2379	1.00	2379	0.04
BIORETENTION (TREES) - Solutions Drive	0.26	0.95	897	897	1.00	897	0.01
BIORETENTION (TREES) - Greenboro Dr.	0.54	0.95	1862	1862	1.00	1862	0.03
					TOTAL VOLUME	5241	0.11

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.52	0.95	5242	7416	1.41	2174	0.03
INTENSIVE GREEN ROOF	3.99	0.95	13760	22360	1.63	8601	0.13
PERMEABLE PAVEMENT	0.04	0.95	138	230	1.67	92	0.00
BIORETENTION (TREES)	2.71	0.95	9345	33290	3.20	20560	0.31
RAINWATER HARVESTING	5.41	0.95	26119	24769	1.33	6113	0.09
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	37540	0.57

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.08	IN	TIER I CONTROLS 0.74"
INTENSIVE GREEN ROOF (Vegetative areas)	0.09	IN	
PERMEABLE PAVEMENT	0.002	IN	
BIORETENTION (TREES)	0.14	IN	
RAINWATER HARVESTING	0.37	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.13	IN	TIER III CONTROLS 0.13"
TOTAL	0.87 IN		

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
Block A	0.80
Block B	0.83
Block C	1.11
Block E	0.97
Block F	0.38

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

SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS GOAL III AND SUPPORTING DATA

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA | DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-10

P:\LDD3\Projects\V6021S\dwg\CDP\V6021S00 SWM SHEETS.dwg 7/1/2013 4:25:43 PM EDT

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A POSSIBLE MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE SITE. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. AS SUCH, THESE FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS CONSTRUCTION ON IN-SITU MATERIAL IS PRESENT, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION. INFILTRATION FACILITIES PROPOSED WITH THIS APPLICATION INCLUDE: BIO-RETENTION AREAS AND PERVIOUS PAVERS. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS WITH RUNOFF REDUCING BMP'S. AS SUCH WHERE PRACTICABLE ROOFTOP AREAS HAVE BEEN DISCONNECTED TO THESE PRACTICES AND PERVIOUS PAVERS HAVE BEEN INTEGRATED INTO THE STREETSCAPE.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, PERMEABLE PAVERS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE PERMEABLE PAVER HAS BEEN DESIGNED PER DCR SPEC #7. • RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH THE DCR'S VA RAINWATER HARVESTING SPREADSHEET MARCH 2012 VERSION WHICH IS A CONTINUOUS SIMULATION MODEL USING A 30 YEAR RECORD. • THE URBAN BIO-RETENTION TREE PITS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.97 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.55 INCHES IF CREDIT IS ALLOWED FOR THE LEED RAINFALL EVENT). ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 13.67 ACRES OR 75% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT BLOCKS A, B, C, AND E REPRESENT NEW CONSTRUCTION WHILE BLOCK F IS COMPOSED OF THREE EXISTING BUILDINGS TO REMAIN. THE TOTAL DEPTH OF RAINFALL CONTROLLED/CAPTURED ON THE NEW CONSTRUCTION PORTION (NOT INCLUDING BLOCK F) IS 0.95". ALSO, THE COMPUTATIONS ON SHEET C-10 SHOW A BREAKDOWN BY BLOCK OF THE DEPTH OF RAINFALL RETAINED ON EACH BLOCK RESPECTIVELY.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, AND URBAN BIO-RETENTION HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, AND THE URBAN BIO-RETENTION (TREE PIT). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF GREATER THAN 50% AS THIS IS THE EXISTING CONDITION ON SITE. FOR THE PEAK RATE RELEASE COMPUTATIONS THE SITE IS ASSUMED TO BE LESS THAN 50% BECAUSE THERE ARE EXISTING DETENTION FACILITIES ON SITE WHICH REDUCE THE SITE PEAK RELEASE RATES TO THAT OF AN UNDEVELOPED CONDITION (IE LESS THAN 50% IMPERVIOUS). FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVE.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS), PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS AND RAINWATER HARVESTING. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-10 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. HOWEVER, THIS APPLICATION DOES PROPOSE THE USE OF TIER III APPROACHES TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, RAINWATER HARVESTING SYSTEM, AND PERMEABLE PAVEMENT.
- THE TREE PITS, PERMEABLE PAVEMENT, RAINWATER CISTERN, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING CISTERN SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:

1. A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.
2. A WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 0826-WPFM-001-1)
3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
5. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
6. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
7. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
8. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
9. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
10. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

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

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

PERMEABLE PAVEMENT HAS BEEN PROVIDED WITH THIS PLAN. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITY. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL. THIS INFILTRATION FACILITY SHALL ONLY CAPTURE A PORTION OF THE FIRST 1" OF RAINFALL, THIS PLAN PROPOSES THE USE OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS), AND RAINWATER HARVESTING TO HELP MAXIMIZE THE AMOUNT OF RAINFALL CAPTURED.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED FOR THE COMMERCIAL BUILDINGS WITHIN THIS SITE. RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH THE DCR'S VA RRAINWATER HARVESTING SPREADSHEET MARCH 2012 VERSION WHICH IS A CONTINUOUS SIMULATION MODEL USING A 30 YEAR RECORD. THE DESIGN INCLUDES A FIRST FLUSH BYPASS AND AN OVERFLOW SYSTEM WHICH SHALL DRAIN TO A PROPOSED STORM SEWER SYSTEM. THE SYSTEM SHALL FEED THE ROOF TOP COOLING TOWERS AND ANY ADDITIONAL RAINWATER REUSE DEMANDS TO INCLUDE BUT NOT LIMITED TO IRRIGATION, EQUIPMENT WASHING AND EXTERIOR WASHING. THE DESIGN DOES NOT INCLUDE OVERSIZING TO PROVIDE STORMWATER DETENTION.

- RUNOFF REDUCTION PRACTICES

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

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY. THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.87" (1.55" WHEN CONSIDERING THE LEED EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-10).

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

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

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
  THE INTENSIVE GREEN ROOF THAT TREATS NON-VEGETATIVE AREAS HAS BEEN DESIGNATED A TIER III APPROACH. AS CAN BEEN SEEN ON THE COMPUTATIONS ON SHEET 10, 0.13" OF THE TOTAL DEPTH RETAINED OF THE FIRST INCH OF RAINFALL IS CONTROLLED/CAPTURED BY THIS TIER III APPROACH. IN THE EVENT THAT THE TIER III APPROACH IS NOT FEASIBLE AT SITE PLAN, THE APPLICANT SHALL WORK WITH DPWES TO RETAIN THE FIRST INCH OR RAINFALL TO THE EXTENT PRACTICABLE. AS CAN BE ALSO SEEN IF THIS CREDIT IS GIVEN THEN THE TOTAL AMOUNT OF RAINFALL RETAINED SHALL BE 1.42" (0.74+.57"+0.11")

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, AS MENTIONED ABOVE, THE APPLICATION RESERVES THE RIGHT TO IMPLEMENT OFFSITE TREATMENT IN THE FORM OF ONSITE TREATMENT OF EXISTING PUBLIC ROW.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.87" (THE ACTUAL AMOUNT CONTROLLED IS 1.55" WHEN CONSIDERING THE LEED EVENT) OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEMS, AND URBAN BIO-RETENTION (TREE PITS). 75% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.87" (THE ACTUAL AMOUNT CONTROLLED IS 1.55" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM/RAINWATER HARVESTING VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-15C FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

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

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT CHECKLIST NARRATIVE

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA | DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-10A

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PART I: LEED COMPUTATIONS

EXISTING CONDITION

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TR20.INP

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SAIC CDP
EXISTING CONDITIONS

SUB-AREA:
          CDP AREA  OUTLET              .0283     92.       .1

STREAM REACH:

STORM ANALYSIS:
          2-YR                          3.2       TYPE II   2
          1-YR                          2.7       TYPE II   2

STRUCTURE RATING:


GLOBAL OUTPUT:
          2         0.05                YYYYN     YYYYNN

WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                              SAIC CDP
                         EXISTING CONDITIONS

                      NAME OF PRINTED PAGE FILE:
                              TR20.OUT

STORM 1-YR

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

CDP AREA     0.028               [1.878]               11.93     51.46   1818.45

STORM 2-YR

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

CDP AREA     0.028               [2.350]               11.93     63.76   2252.98

WINTR-20 VERSION 1.10                PAGE  35                02/15/2013 12:50
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PROPOSED CONDITION

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

WINTR-20: VERSION 1.10                  0         0         0.05
SAIC CDP AREA
PROPOSED CONDITIONS

SUB-AREA:
          CDP AREA  OUTLET              .0283     98.       .1

STREAM REACH:

STORM ANALYSIS:
          2-YR                          3.2       TYPE II   2
          1-YR                          2.7       TYPE II   2

STRUCTURE RATING:


GLOBAL OUTPUT:
          2         0.05                YYYYN     YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                            SAIC CDP AREA
                         PROPOSED CONDITIONS

                      NAME OF PRINTED PAGE FILE:
                              TR20.OUT

STORM 1-YR

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

CDP AREA     0.028               [2.469]               11.93     61.64   2178.00

STORM 2-YR

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

CDP AREA     0.028               [2.967]               11.93     73.42   2594.34
```

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 18.11 AC X 1.878 (IN) X 1FT/12IN X 43560 X 0.75 = 92,594 CU. FT.
2 YR STORM: 18.11 AC X 2.350 (IN) X 1FT/12IN X 43560 X 0.75 = 115,865 CU. FT.

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 18.11 AC X 2.469 (IN) X 1FT/12IN X 43560 = 162,310 CU. FT.
2 YR STORM: 18.11 AC X 2.967 (IN) X 1FT/12IN X 43560 = 195,049 CU. FT.

NOTE:

THE CN FOR THE EXISTING SITE IS BASED UPON AN 85% IMPERVIOUSNESS FOR THE CREDIT 6.1 VOLUME COMPUTATIONS. AS SUCH A 25% REDUCTION IN RUNOFF VOLUME IS REQUIRED FROM THE EXISTING CONDITIONS.

LEED TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST–DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A STORMWATER MANAGEMENT VAULT.

1–YEAR STORM
162,310 CU FT – 92,594 CU FT = 69,716 CU FT (REQUIRED LEED VOLUME REDUCTION)

2–YEAR STORM
195,049 CU FT – 79,184 CU FT = 79,184 CU FT (REQUIRED LEED VOLUME REDUCTION)

LEED PROVIDED RUNOFF REDUCTION VOLUME

THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO RETAIN THE FIRST 1" OF RAINFALL (57,494 CF) AND ADDITIONAL STORAGE REMAINING PROVIDED IN THE VARIOUS RUNOFF REDUCTION PRACTICES FOR RAINFALL EVENTS IN EXCESS OF 1" AND UP TO 3.2 INCHES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEETS C–13 THRU C–15B, WITHIN THE COLLECTIVE RUNOFF REDUCTION PRACTICES PROPOSED, THERE IS 34,672 CF OF ADDITIONAL STORAGE PROVIDED BEYOND THE FIRST INCH OF RAINFALL AND UP TO 3.2 INCHES OF RAINFALL. THUS, THE TOTAL STORAGE WITHIN THE RUNOFF REDUCTION PRACTICES PROVIDED ON SITE IS 57,494 CF (1" RUNOFF REDUCTION) + 34,672 CF (ADDITIONAL REDUCTION PROVIDED UP TO 3.2") = 94,166 CF. AS CAN BE SEEN THE RUNOFF REDUCTION PROVIDED IS GREATER THAN WHAT IS REQUIRED TO MEET THE LEED ALLOWABLE VOLUME RELEASE FOR THE SITE. THUS, THIS SITE DOES NOT EXCEED 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR EITHER THE 1–YR AND 2–YR STORM.

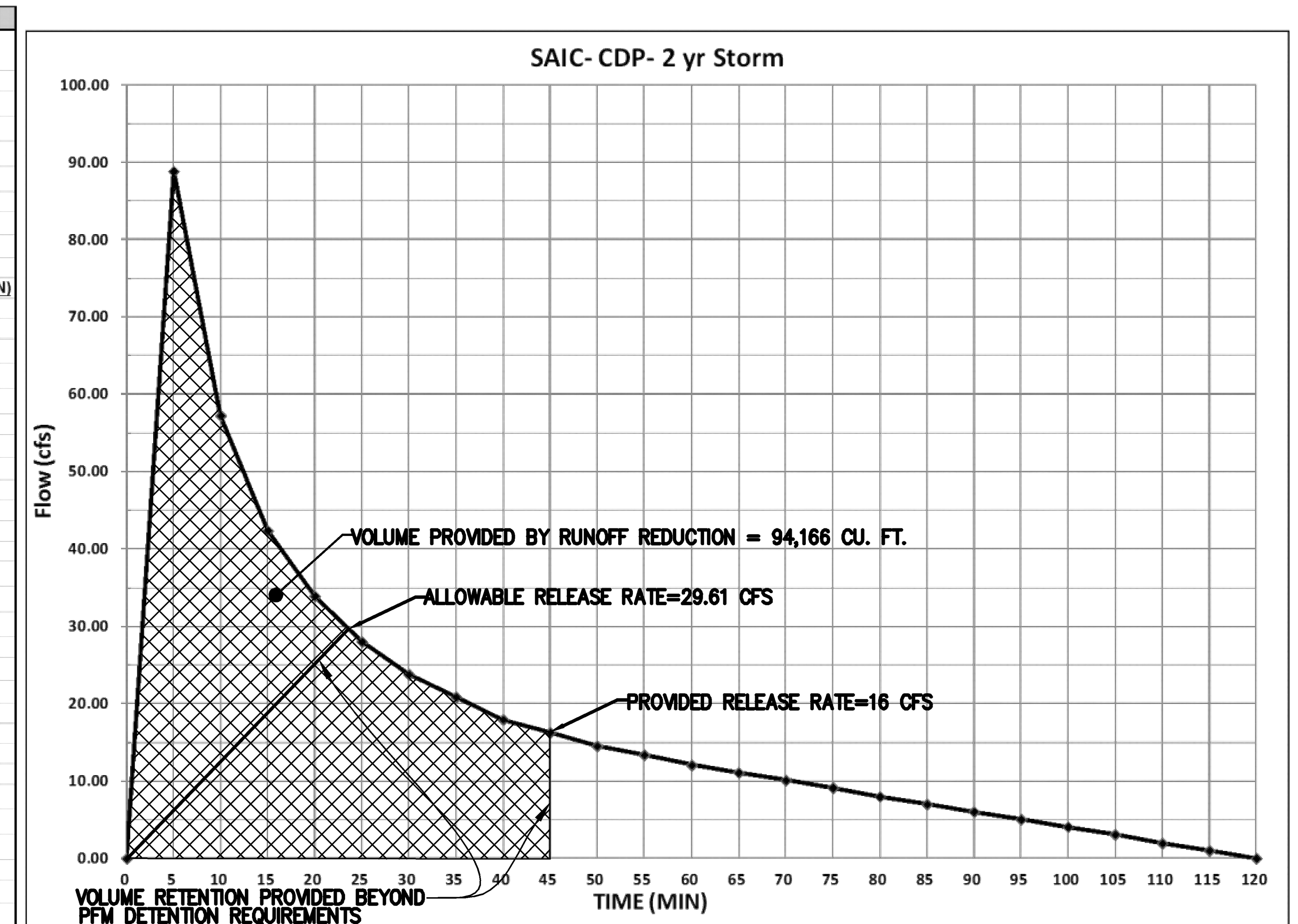
LEED ALLOWABLE RELEASE RATE

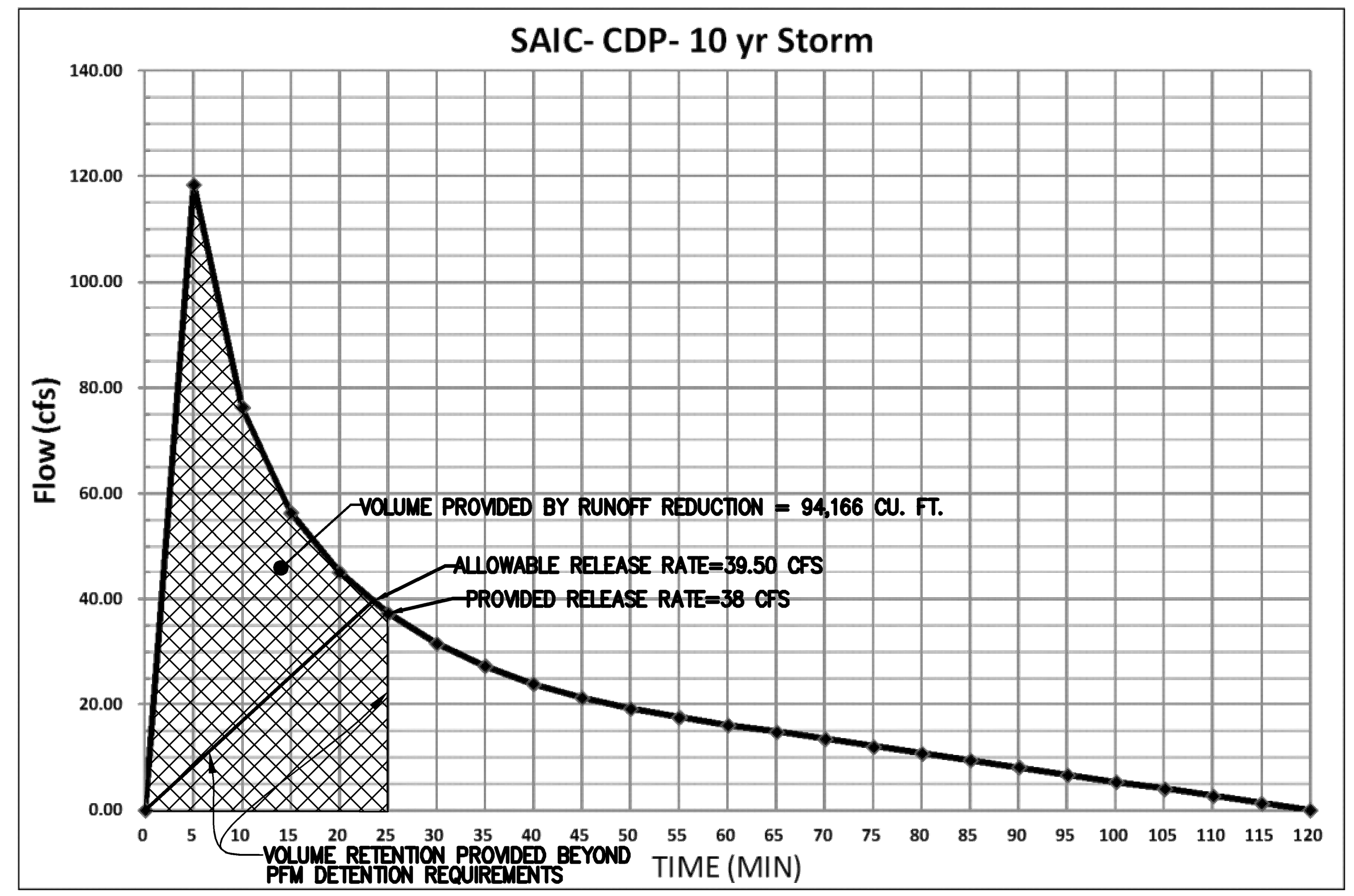
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RELEASE RATE GREATER THAN EXISTING CONDITIONS. SEE PART II ON THIS SHEET FOR ADDITIONAL INFORMATION.

PART II: PFM COMPLIANCE

DETENTION ANALYSIS

1) PRE-DEVELOPMENT RUNOFF				
A=	18.11	Ac.		
C_2=	0.30			
C_{10}=	0.30			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2pre}=	**29.61**	cfs		
Q_{10pre}=	**39.50**	cfs		
2) POST-DEVELOPMENT (ONSITE AREA TO DETENTION)				
A=	18.11	Ac.		
C_w=	0.90			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	**88.83**	cfs		
Q_{10post}=	**118.49**	cfs		
3) POST-DEVELOPMENT (ONSITE UNDETAINED)				
A=	0.00	Ac.		
C_w=	0.60			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	**0.00**	cfs		
Q_{10post}=	**0.00**	cfs		
4) OFFSITE TO DETENTION FACILITY				
A=	0.00	Ac.		
C_w=	0.00			
Tc=	5.00	min.	I_2 = 5.45	in/hr
			I_{10} = 7.27	in/hr
Q=	CIA	cfs		
Q_{2post}=	**0.00**	cfs		
Q_{10post}=	**0.00**	cfs		
5- ALLOWABLE RELEASE (Q_{Allow})				
Q_{Allow}=	(PREDEVELOPED FLOW)+(FLOW FROM OFFSITE AREA)-(FLOW FROM UNDETAINED ONSITE AREAS)			
Q_{2Allow}=	29.61	+	0.00	- 0.00
Q_{2Allow}=	**29.61**	**cfs**		
$Q_{10Allow}$=	39.50	+	0.00	- 0.00
$Q_{10Allow}$=	**39.50**	**cfs**		
	#N/A			





LEED CREDIT 6.1 PEAK RELEASE RATE NARRATIVE

THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS.

PFM ALLOWABLE RELEASE RATE

PER THE PFM, POST–DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PEASE NOTE THAT THE EXISTING SITE HAS ON–SITE STORMWATER MANAGEMENT CONTROLS IN PLACE THEREFORE THE PRE–DEVELOPMENT RELEASE RATE IS BASED ON A 'C' FACTOR OF 0.30. SEE COMPUTATION ON THIS SHEET FOR ALLOWABLE 2YR AND 10YR RATES.

PFM PROVIDED RELEASE RATE

THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL (57,494 CFT) AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEETS C13–C15B 34,672 CFT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE PFM REQUIREMENT OF RELEASE RATE. THUS, TOTAL STORAGE PROVIDED ON SITE IS 57,494 CFT (1" RUNOFF REDUCTION) + 34,672 CFT (ADDITIONAL VOLUME PROVIDED BY) = 94,166 CFT.

AS CAN BE SEEN, BY MEETING THE REQUIRED VOLUME FOR THE FIRST INCH OF RAINFALL AND WITH THE ADDITIONAL RUNOFF REDUCTION PROVIDED BY THE GREEN ROOF, PERMEABLE PAVERS, AND TREE PITS THE PEAK RELEASE RATE IS REDUCED BELOW THE ALLOWABLE RELEASE RATE FOR THE 2–YR AND 10 YR STORM. IN ADDITION, APPROXIMATELY 9,000 CFT OF STORAGE MAY BE PROVIDED AS REQUIRED IN UNDERGROUND SWM VAULT(S) AND AS GENERALLY SHOWN ON SHEET C–9; FOR REDUCTION OF THE PEAK RELEASE RATE FOR 2 AND 10YR STORMS, AS EACH PHASE OF THIS DEVELOPMENT IS BUILT.

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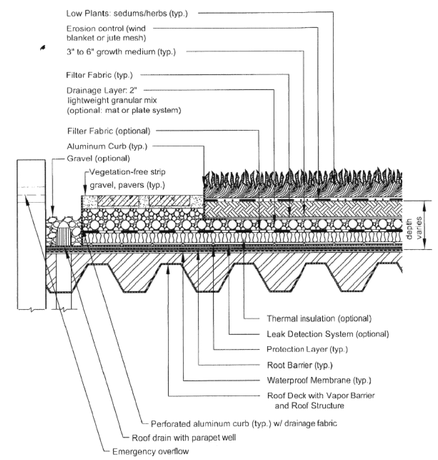
SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEED/PFM
SWM COMPUTATIONS

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010	
DES. JDA	DWN. JDA
SCALE: N/A	
PROJECT/FILE NO. VV6021S	
SHEET NO. C–11	

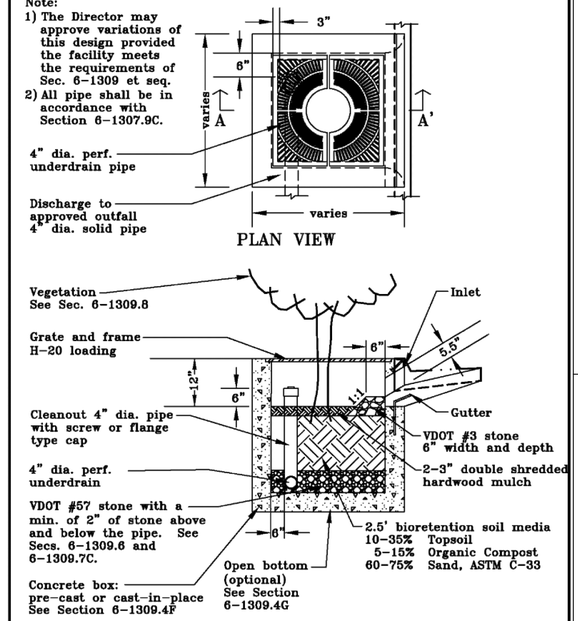


CROSS SECTION VIEW (NTS)

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

TYPICAL EXTENSIVE GREEN ROOF DETAIL

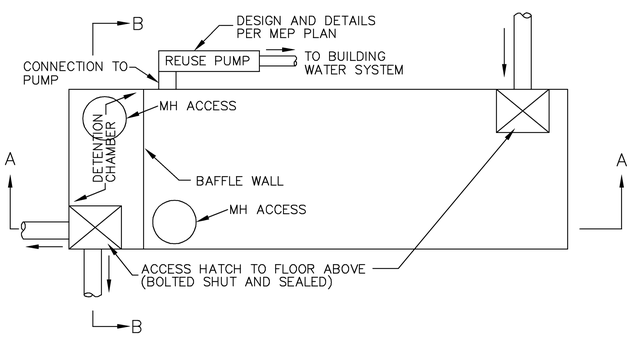
Note:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1309 et seq.
2) All pipe shall be in accordance with Section 6-1307.9C.



CROSS SECTION A-A'

Ref. Sec. 6-1309 et seq.	TREE BOX FILTER	PLATE NO.	STD. NO.
Rev. 3-07		90-6	

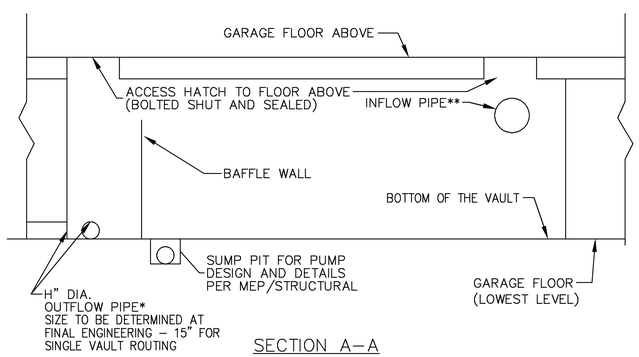
URBAN BIO-RETNETION (TREE PIT) DETAIL



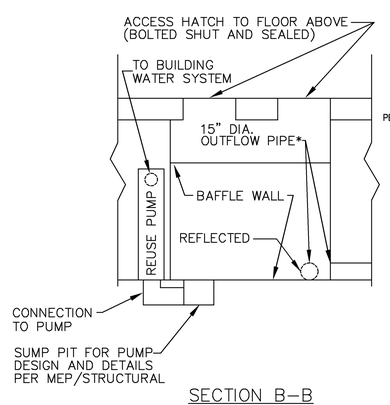
PLAN VIEW

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

NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



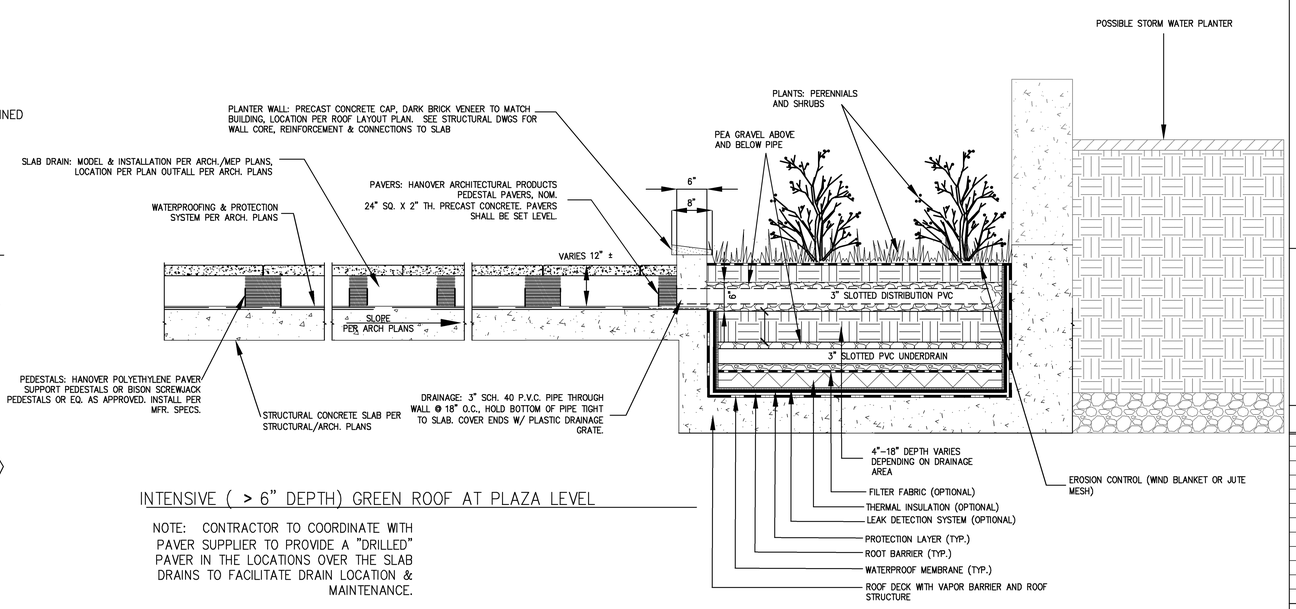
SECTION A–A



SECTION B–B

SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE



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

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

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DETAILS

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-12

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

Site Name: SAIC - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	2.47	0.00	0.00	**2.47**
				D.A. Total (acres)	**2.47**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 8,518

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	BUILDING A2	0.81	1.40	3,911	Estimate Runoff Reduction % Using Spreadsheet	95%	95%	0	3,911	31,825	30,000	3,715	343	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.51	N/A	1,759	Subtract 100% of provided storage vol.	100%	N/A	1,759	N/A	2,803	1,759	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	TREE PITS (streetscape & road)	0.35	N/A	1,207	Subtract 100% of provided storage vol.	100%	0	1,207	N/A	8,066	1,207	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
		Totals:	**1.67**	**0.00**									

Total Drainage Area Treated (acres): **1.67**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **6,681**

See Site Data and Summary Tab for Site Results

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block A Hotel - 381,600 GSF Cistern Drainage Area = 0.81 AC						
Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	50,250	50,250	50,250	13,400	13,400	13,400
Average Daily Demand (Cubic Feet)	6,718	6,718	6,718	1,791	1,791	1,791
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	3,911	3,911	3,911	3,911	3,911	3,911
Days to draw down 1.4" Volume	0.58	0.58	0.58	2.18	2.18	2.18
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	11,967	10,497	11,114	9,732	9,027	8,968
Average Daily Rainfall (Cubic Feet)	399	339	359	324	291	289
Typical daily demand verse Availability	-6,319	-6,379	-6,359	-1,467	-1,500	-1,502

AVERAGE SUMMER DEMAND (GPD/1000 GSF)
150
AVERAGE WINTER DEMAND (GPD/1000 GSF)
40
HOTEL GSF
335,000
CISTERN DRAINAGE AREA (AC)
0.81
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)
31,825

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Tree Pit Sizing chart (CDP)

TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
BLOCK A	0.35	603	0.95	1207	4245	6	4	1	1	0.25	0.4	**8066**
TOTALS =	**0.35**	**603**		**1207**	**4245**							**8066**

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

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE AREA) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
BLOCK A	EXTENSIVE	0.11	0	0.95	379	4900	4.5	0.30	551
BLOCK A	INTENSIVE	0.15	0.25	0.95	1379	7506	12	0.30	2252
Total		**0.26**	**0.25**		1758.74	12406			**2803**

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

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SWM COMPS
BLOCK 'A'

VIKA REVISIONS
NOV 17, 2010
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OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA
DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-13

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

Site Name: SAIC - CDP

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	3.04	0.00	0.00	**3.04**
				D.A Total (acres)	**3.04**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 10,483

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting				0				0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	1.88	N/A	6,483	Subtract 100% of provided storage vol.	100%	N/A	6,483	N/A	8,082	6,483	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)			0.00	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	TREE PITS (streetscape & road)	0.60	N/A	2,069	Subtract 100% of provided storage vol.	100%	0	2,069	N/A	7,877	2,069	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
		Totals:	**2.48**	**0.00**									**See Site Data and Summary Tab for Site Results**

Total Drainage Area Treated (acres): 2.48

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 8,552

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Tree Pit Sizing chart (CDP)

TREE PIT NUMBER	DA TO TREE PIT FPD (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Park St.	0.40	690	0.95	1379	1903	6	4	1	1	0.25	0.4	**3616**
Staff Way	0.14	241	0.95	483	420	6	4	1	1	0.25	0.4	**798**
WEST PARK	0.06	103	0.95	207	1823	6	4	1	1	0.25	0.4	**3464**
TOTALS =	**0.60**			**2069**	**4146**							**7877**

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

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
Block B	EXTENSIVE	0.50	0.00	0.95	1724	21576	4.5	0.30	2427
Block B	INTENSIVE (ROOF TOP)	0.2	0.30	0.95	1724	8798	12	0.30	2639
Block B	INTENSIVE (PLAZA)	0.18	0.70	0.95	3035	10050	12	0.30	3015
Total		**0.88**	**1.00**		6483.18	40424			8082

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

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SWM COMPS
BLOCK 'B'

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FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA
DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-14

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

Site Name: SAIC - CDP

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.32	0.00	0.00	**0.32**
Impervious Cover	0.00	3.72	0.00	0.00	**3.72**
				D.A Total (acres)	**4.04**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 13,061

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOFS (C1 AND C2)	1.13	1.40	5,456	Estimate Runoff Reduction % Using Spreadsheet		95%	0	5,456	46,560	41,000	5,183	478	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	1.96	N/A	6,759	Subtract 100% of provided storage vol.	100%	N/A	6,759	N/A	12,603	6,759	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable pavement	0.04	N/A	138	Subtract 100% of provided storage vol.	100%	N/A	138	N/A	230	138	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pit (streetscpae and road)	0.75	N/A	2,586	Subtract 100% of provided storage vol.	100%	0	2,586	N/A	6,080	2,586	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
	Totals:	**3.88**	**0.00**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 3.88

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 14,666

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block C
Building **C1** Office - 406,000 GSF
Cistern Drainage Area = 0.57 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	77,140	77,140	77,140	20,300	20,300	20,300
Average Daily Demand (Cubic Feet)	10,313	10,313	10,313	2,714	2,714	2,714
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	2,752	2,752	2,752	2,752	2,752	2,752
Days to draw down 1.4" Volume	0.27	0.27	0.27	1.01	1.01	1.01
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	8,421	7,387	7,821	6,849	6,352	6,311
Average Daily Rainfall (Cubic Feet)	281	238	252	228	205	204
Typical daily demand verse Availability	-10,032	-10,075	-10,061	-2,486	-2,509	-2,510

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
OFFICE GSF	406,000
CISTERN DRAINAGE AREA (AC)	0.57
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	48,720

Block C
Building **C2** Office - 381,600 GSF
Cistern Drainage Area = 0.81 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	70,300	70,300	70,300	18,500	18,500	18,500
Average Daily Demand (Cubic Feet)	9,398	9,398	9,398	2,473	2,473	2,473
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	2,704	2,704	2,704	2,704	2,704	2,704
Days to draw down 1.4" Volume	0.29	0.29	0.29	1.09	1.09	1.09
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	8,273	7,257	7,684	6,729	6,241	6,200
Average Daily Rainfall (Cubic Feet)	276	234	248	224	201	200
Typical daily demand verse Availability	-9,123	-9,164	-9,151	-2,249	-2,272	-2,273

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
HOTEL GSF	370,000
CISTERN DRAINAGE AREA (AC)	0.56
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	44,400

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Tree Pit Sizing chart (CDP)

TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
BLOCK C	0.75	1293	0.95	2586	3200	6	4	1	1	0.25	0.4	**6080**
TOTALS =	**0.75**			**2586**	**3200**							**6080**

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

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
Block C	EXTENSIVE	0.03	0.00	0.95	103	1415	4.5	0.30	159
Block C	INTENSIVE	0.95	0.98	0.95	6656	41480	12	0.30	12444
Total		**0.98**	**0.98**		6759	42895			**12603**

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

Tyson's Corner Permeable Paver Sizing chart (CDP)

Permeable Paver Number	LEVEL 1/LEVEL 2	DA To Pavers (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	d_p (ft)	$d_{p\text{-}max}$ (ft)	Tv PROV'D (CFT)
Block C	Level 2	0.04	0.95	138	1900	0	0.00	0.04	0.092	1.04	0.083	0.4	0.12	2.6	230
Total		**0.04**		138	1900										**230**

Note: Sizing based on DCR Spec #7 Level 2
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*d_p)

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SWM COMPS
BLOCK 'C'

VIKA REVISIONS

NOV 17, 2010
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JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA | DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-15

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

Site Name: SAIC - CDP

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	6.12	0.00	0.00	**6.12**
				D.A. Total (acres)	**6.12**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 21,105

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	OFFICE HIGH ROOF	3.47	1.40	16,753	Estimate Runoff Reduction % Using Spreadsheet		95%	0	16,753	41,670	125,350	15,871	1,511	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Intensive" and Extensive"" ("4.5" depth and 0.30 porosity; ""12" depth and 0.30 porosity)	0.32	N/A	1,104	Subtract 100% of provided storage vol.	100%	N/A	1,104	N/A	2,175	1,104	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Disconnection to Bioretention	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Tree Pit (streetscpae and road)	1.01	N/A	3,483	Subtract 100% of provided storage vol.	100%	0	3,483	N/A	11,267	3,483	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
	Totals:	**4.80**	**0.00**										**See Site Data and Summary Tab for Site Results**

Total Drainage Area Treated (acres): 4.80

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 20,458

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block E
Building **E1** Office - 336,500 GSF
Cistern Drainage Area = 1.38 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	63,935	63,935	63,935	16,825	16,825	16,825
Average Daily Demand (Cubic Feet)	8,547	8,547	8,547	2,249	2,249	2,249
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	6,663	6,663	6,663	6,663	6,663	6,663
Days to draw down 1.4" Volume	0.78	0.78	0.78	2.96	2.96	2.96
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	20,388	17,884	18,936	16,581	15,379	15,279
Average Daily Rainfall (Cubic Feet)	680	577	611	553	496	493
Typical daily demand verse Availability	-7,868	-7,971	-7,937	-1,697	-1,753	-1,756

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
OFFICE GSF	336,500
CISTERN DRAINAGE AREA (AC)	1.38
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	40,380

Block E
Building **E2** Office - 358,000 GSF
Cistern Drainage Area = 2.09 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	68,020	68,020	68,020	17,900	17,900	17,900
Average Daily Demand (Cubic Feet)	9,094	9,094	9,094	2,393	2,393	2,393
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	10,090	10,090	10,090	10,090	10,090	10,090
Days to draw down 1.4" Volume	1.11	1.11	1.11	4.22	4.22	4.22
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	30,878	27,085	28,678	25,112	23,291	23,139
Average Daily Rainfall (Cubic Feet)	1,029	874	925	837	751	746
Typical daily demand verse Availability	-8,064	-8,220	-8,168	-1,556	-1,642	-1,647

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	190
AVERAGE WINTER DEMAND (GPD/1000 GSF)	50
HOTEL GSF	358,000
CISTERN DRAINAGE AREA (AC)	2.09
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	42,960

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Tree Pit Sizing chart (CDP)

TREE PIT NUMBER	DA TO TREE PIT FPD (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
BLOCK E	1.01	1741	0.95	3483	5930	6	4	1	1	0.25	0.4	**11267**
TOTALS =	**1.01**			**3483**	**5930**							**11267**

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

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
Block E	EXTENSIVE	0.04	0.00	0.95	138	1650	4	0.30	165
Block E	INTENSIVE	0.15	0.13	0.95	966	6700	12	0.30	2010
Total		**0.19**	**0.13**		1103.52	8350			**2175**

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

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SWM COMPS
BLOCK 'E'

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FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA | DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-15A

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

Site Name: SAIC - CDP

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	2.44	0.00	0.00	2.44
				D.A. Total (acres)	2.44

Rv (turf) 0.00
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,414

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting				0				0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	0.84	N/A	2,897	Subtract 100% of provided storage vol.	100%	N/A	2,897	N/A	4,113	2,897	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cfsf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
	Totals:	0.84	0.00										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 0.84

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,897

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (Ac.)	DA (NON-VEGETATIVE) (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
BLOCK F	EXTENSIVE	0.84	0.00	0.95	2897	36564	4.5	0.30	4113
Total		**0.84**			2896.74	36564			**4113**

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

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FAIRFAX COUNTY, VIRGINIA

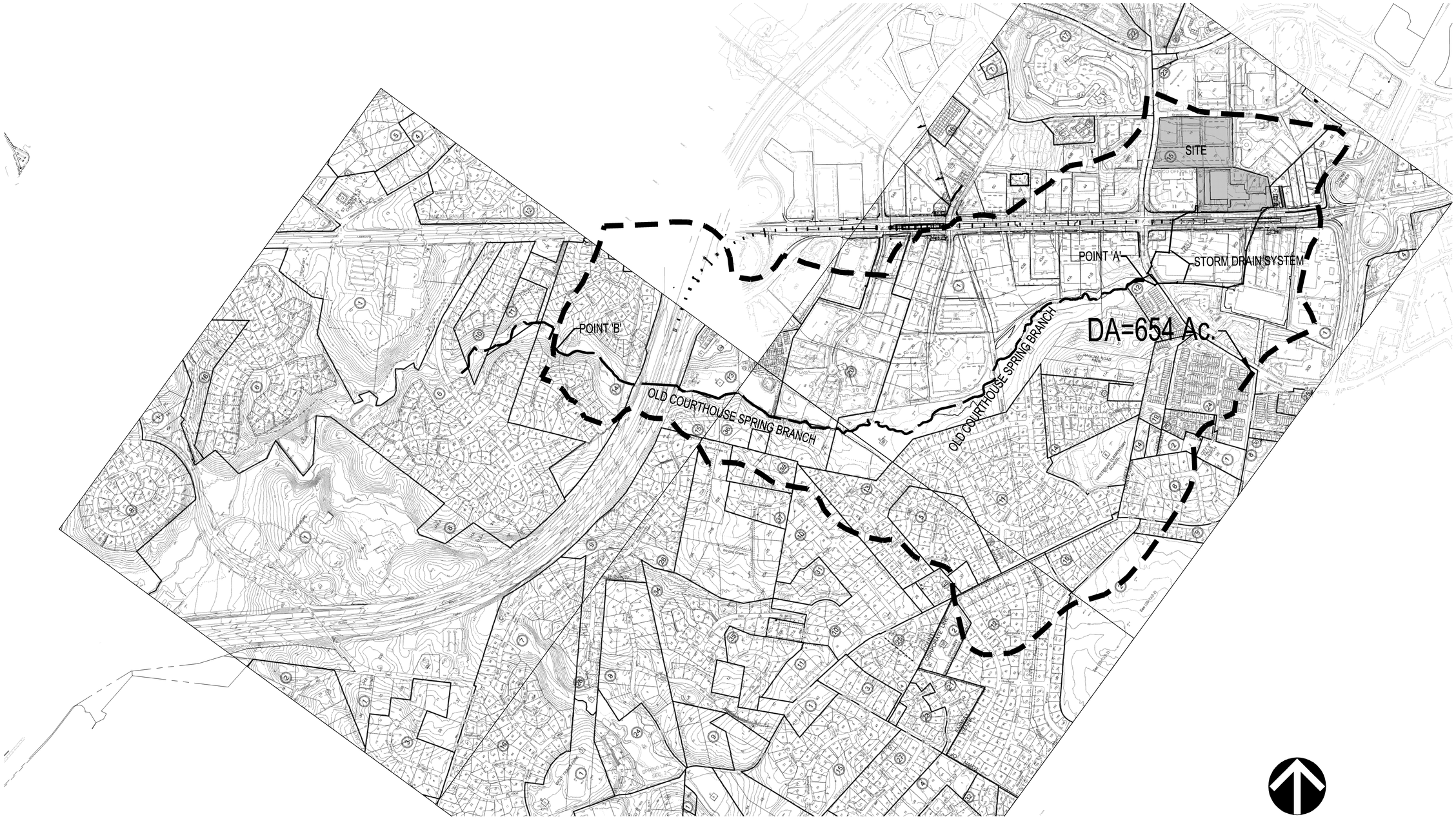
SWM COMPS
BLOCK 'F'

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. JDA
DWN. JDA
SCALE: N/A
PROJECT/FILE NO. VV6021S
SHEET NO. C-15B

P:\LIB3\Projects\V6021S\dwg\CDP\V6021S900 SWM SHEETS.dwg 6/30/2013 8:19:37 PM EDT



OUTFALL DESCRIPTIONS

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

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

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

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FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DRAINAGE AREA AND MAP

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
JDA	JDA

SCALE: AS NOTED

PROJECT/FILE NO. VV6021S

SHEET NO. C–15C

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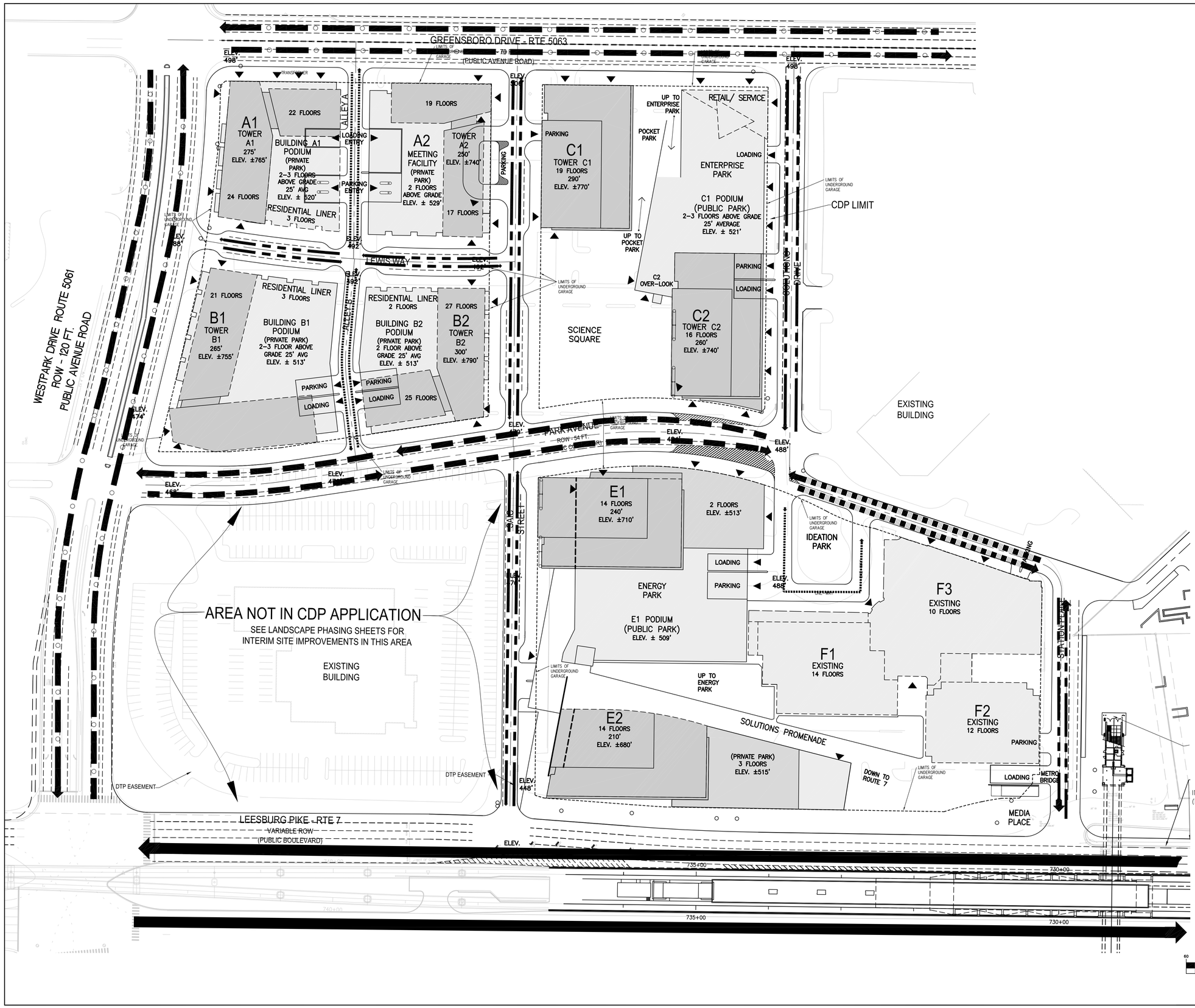

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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=60'

PROJECT/FILE NO. VV6021S

SHEET NO. C-16

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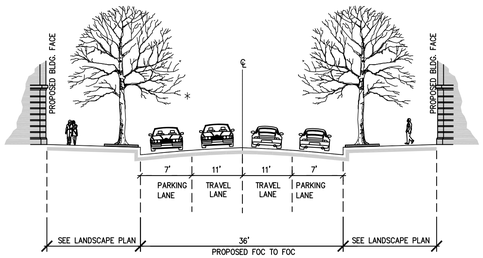
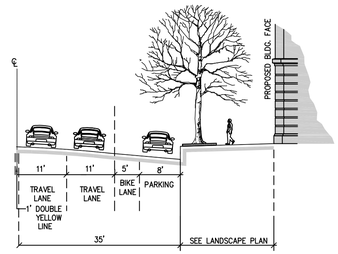
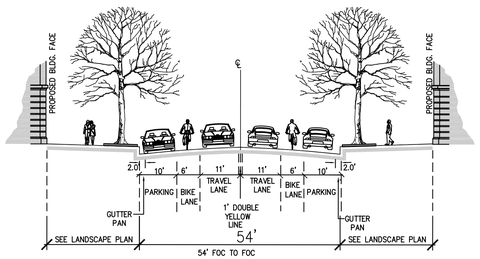


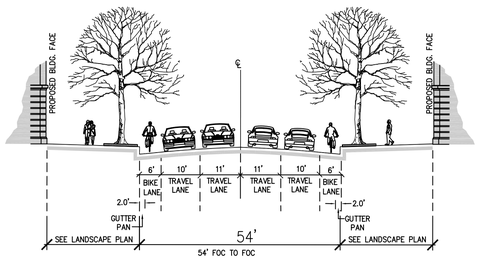
SOLUTIONS DRIVE
(PUBLIC LOCAL ROAD)



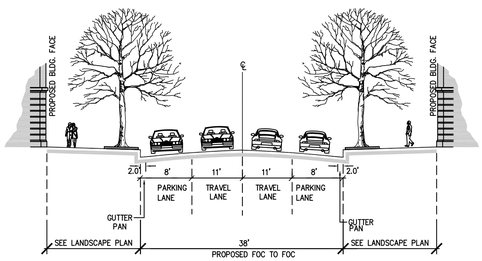
TYPICAL AVENUE STREET
GREENSBORO DRIVE WIDENING
(PUBLIC)



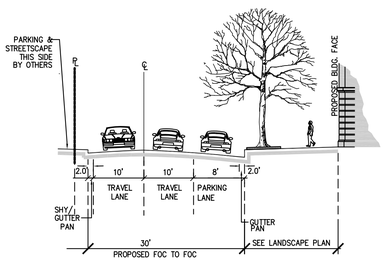
PARK AVENUE (AT BLOCKS C & E)
2 LANE COLLECTOR OPTION (PUBLIC)



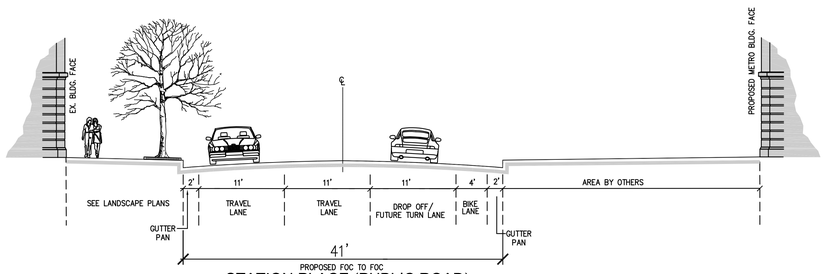
PARK AVENUE (AT BLOCKS C & E)
4 LANE COLLECTOR OPTION (PUBLIC)



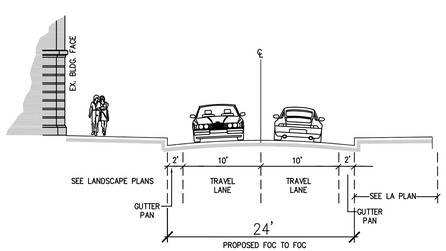
SAIC STREET (NORTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



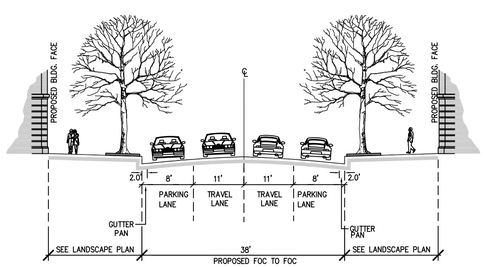
SAIC STREET (SOUTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



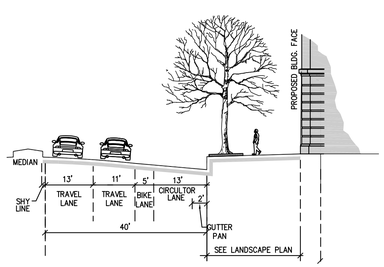
STATION PLACE (PUBLIC ROAD)



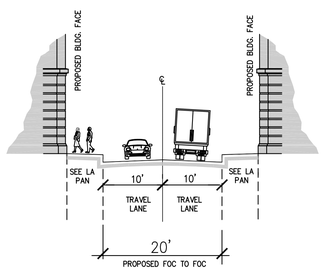
PARK AVENUE
EAST OF SOLUTIONS DRIVE
(PUBLIC ROAD - INTERIM COLLECTOR)



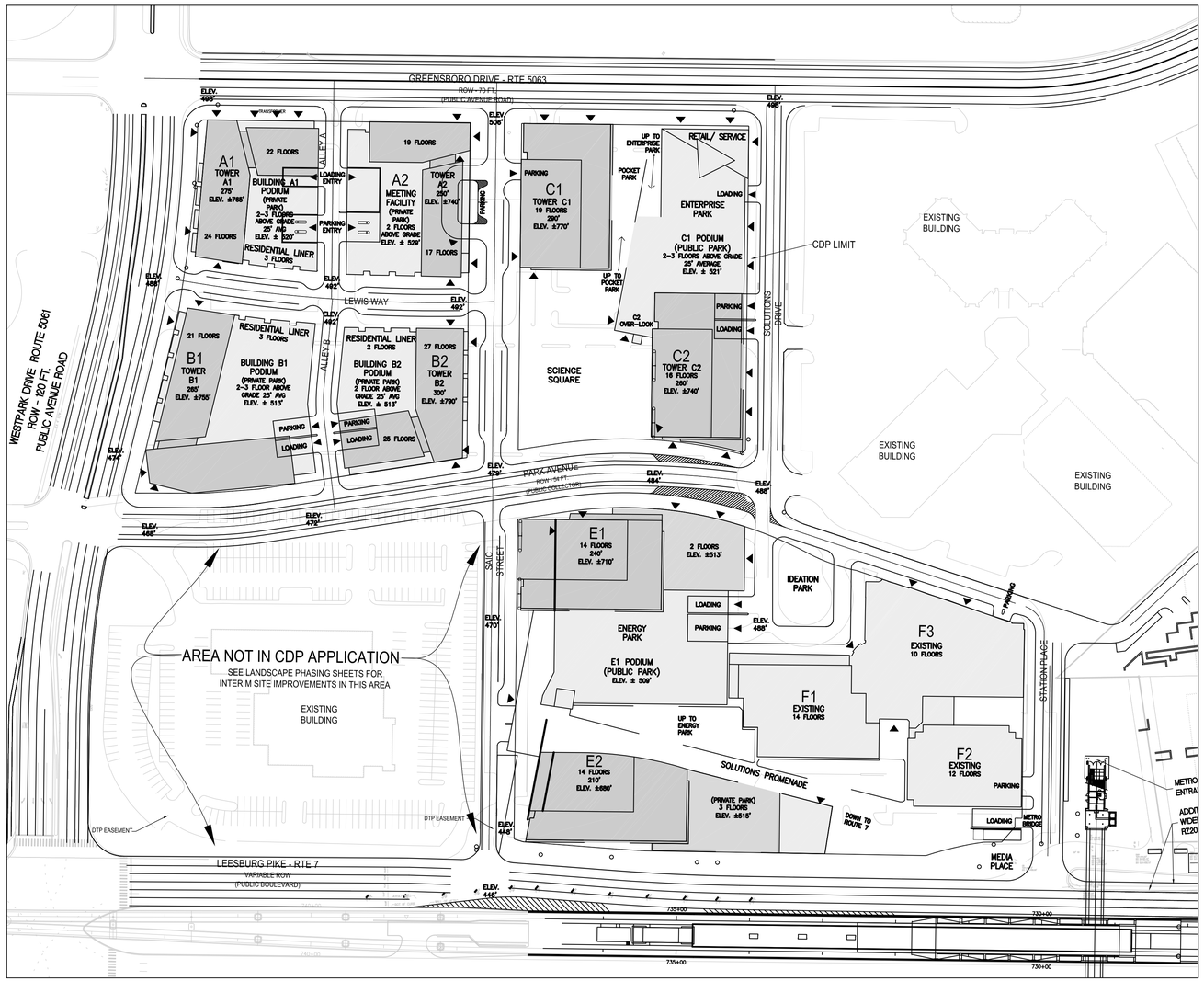
LEWIS WAY
(PRIVATE LOCAL ROAD)



WESTPARK DRIVE WIDENING
AVENUE STREET (PUBLIC)



ALLEY A & ALLEY B
(PRIVATE ALLEY)



GRAPHIC SCALE: NTS

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN – TYPICAL STREET SECTIONS

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: NTS

PROJECT/FILE NO. VV6021S

SHEET NO. C-16A

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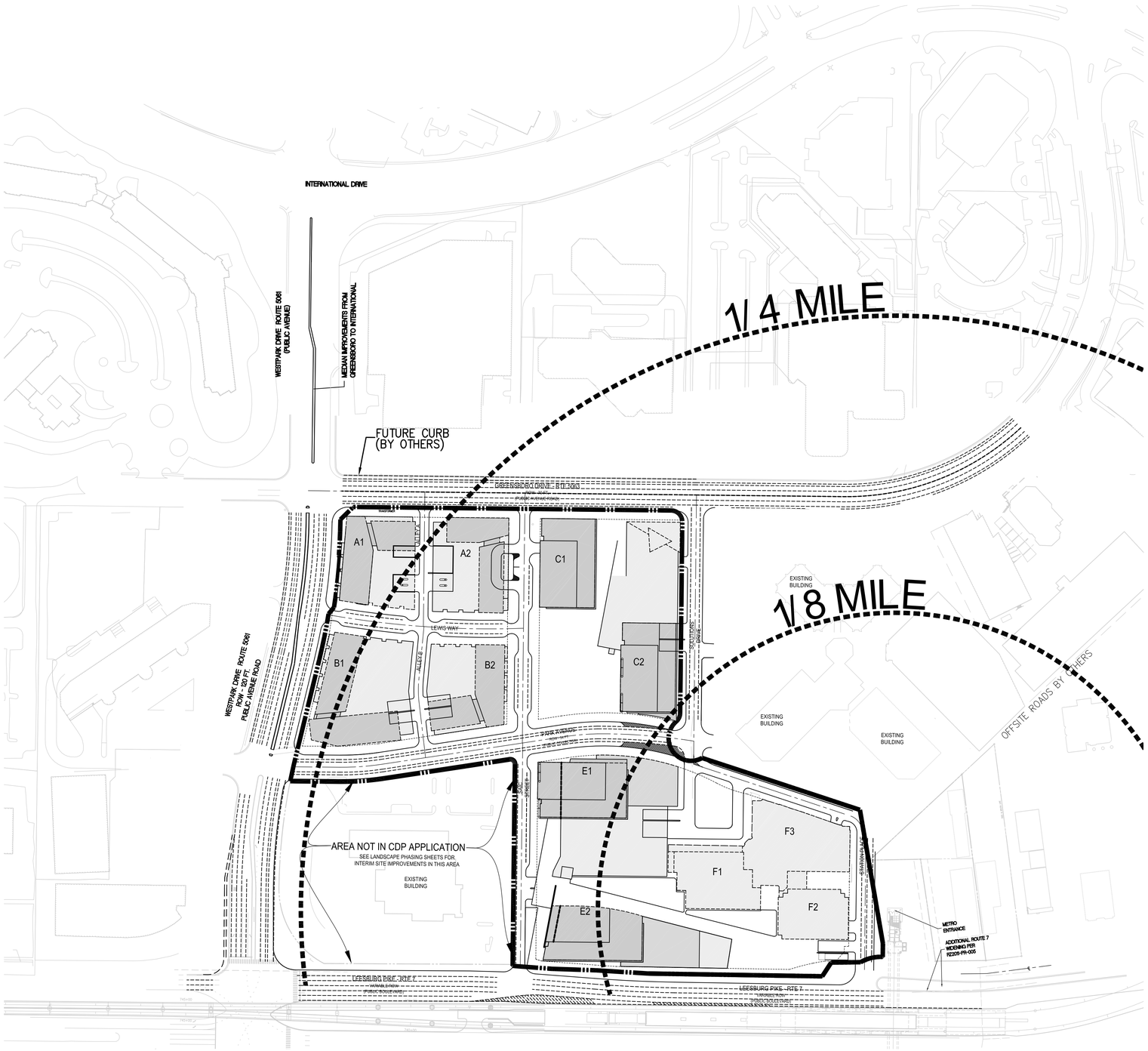

Distance from Station	Square Feet	Acres
Property 1/4-1/3	64,808	1.48779
Density 1/4-1/3	2,243	0.05149
Total 1/4 - 1/3	**67,051**	**1.53928**
Property 1/8-1/4	463,984	10.65161
Density 1/8-1/4	3,413	0.07835
Total 1/8-1/4	**467,397**	**10.72996**
Property Within 1/8	260,063	5.97022
Density Within 1/8	1,412	0.03242
Density Within 1/8	1,787	0.04102
Density Within 1/8	534	0.01226
Total Within 1/8	**263,796**	**6.05592**
Total Application Area	**798,244**	**18.32516**

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL METRO CONTEXT PLAN

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

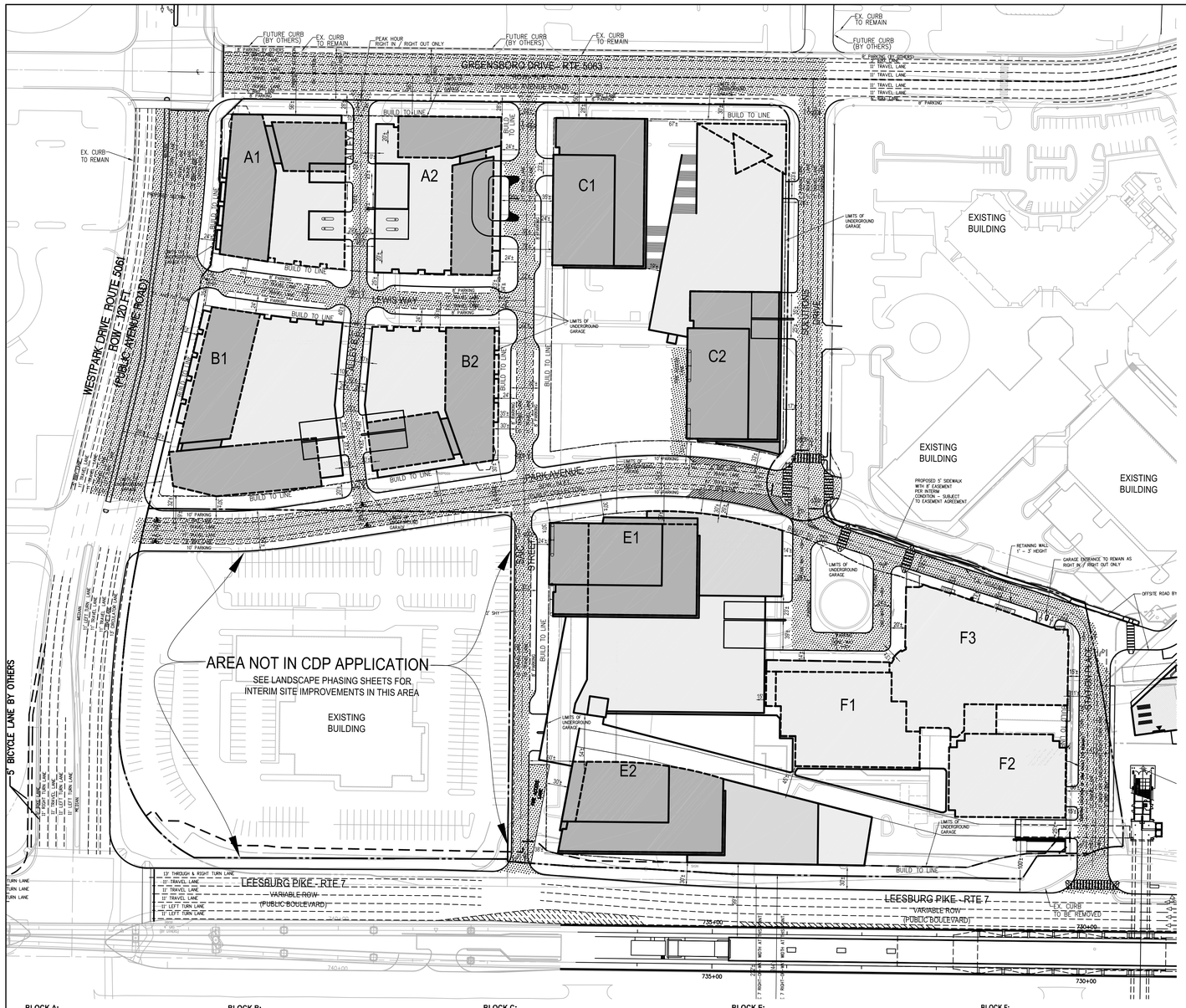
DES.	DWN.
RRC	BDR

SCALE: 1"=120'

PROJECT/FILE NO. VV6021S

SHEET NO. C-17

P:\LDD3\Projects\VV6021S\dwg\CDP\VV6021S100.dwg 7/2/2013 10:14:29 AM EDT



Building Data

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. **(PROVIDED)**
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILT DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. **(PROVIDED)**
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. **(PROVIDED)**
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FAÇADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. **(PROVIDED)**
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. **(TO BE PROVIDED AT FDP)**
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. **(TO BE PROVIDED AT FDP)**
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. **(PROVIDED)**
8) LOCATION OF OVERHEAD UTILITY LINES. -UTILITIES SHALL BE UNDERGROUNDED UPON COMPLETION OF EACH PHASE/BLOCK.
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. **(PROVIDED)**
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). **(PROVIDED)**
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. **(TO BE PROVIDED AT FDP)**
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. **(PROVIDED)**
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? **(TO BE PROVIDED AT FDP)**

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

– DENOTES VEHICULARLY ACCESSIBLE

= 10' – 80' HEIGHT

= > 80' HEIGHT

BLOCK A:

A1	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	24
BUILDING HEIGHT	+/- 275' 0"
BUILDING SF	397,000 SF
FULLY SPRINKLED PER NFPA 13	Yes
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-2, M, S-2

A2	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	20
BUILDING HEIGHT	+/- 250' 0"
BUILDING SF	335,000 SF
FULLY SPRINKLED PER NFPA 13	Yes
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, S-2

BLOCK B:

B1	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	23
BUILDING HEIGHT	+/-265'
BUILDING SF	505,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-2, M, S-2

B2	
TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	27
BUILDING HEIGHT	+/-300'
BUILDING SF	450,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, M, & S-2

BLOCK C:

C1	
TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	17
BUILDING HEIGHT	+/-290'
BUILDING SF	406,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

C2	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	14
BUILDING HEIGHT	+/-260'
BUILDING SF	370,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

BLOCK E:

E1	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	14
BUILDING HEIGHT	+/-240'
BUILDING SF	336,500 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

E2	
TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	18
BUILDING HEIGHT	+/-210'
BUILDING SF	358,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

BLOCK F:

F 1, 2, AND 3	
TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	10 TO 14
BUILDING SF	592,864 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B

NOTE:
THE THREE EXISTING SAIC TOWERS IN BLOCK F WERE DESIGNED AS ONE BUILDING FOR FIRE CODE PURPOSES WITH A CONSOLIDATED FIRE CONTROL ROOM AND CONSOLIDATED FDC CONNECTIONS IN FRONT OF EXISTING TOWERS I. SEE SITE PLAN # 0823-SP-07.

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VIKA VIRGINIA LLC
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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010
DES. RRC
DWN. BDR
SCALE: 1"=80'
PROJECT/FILE NO. VV6021S
SHEET NO. C-18

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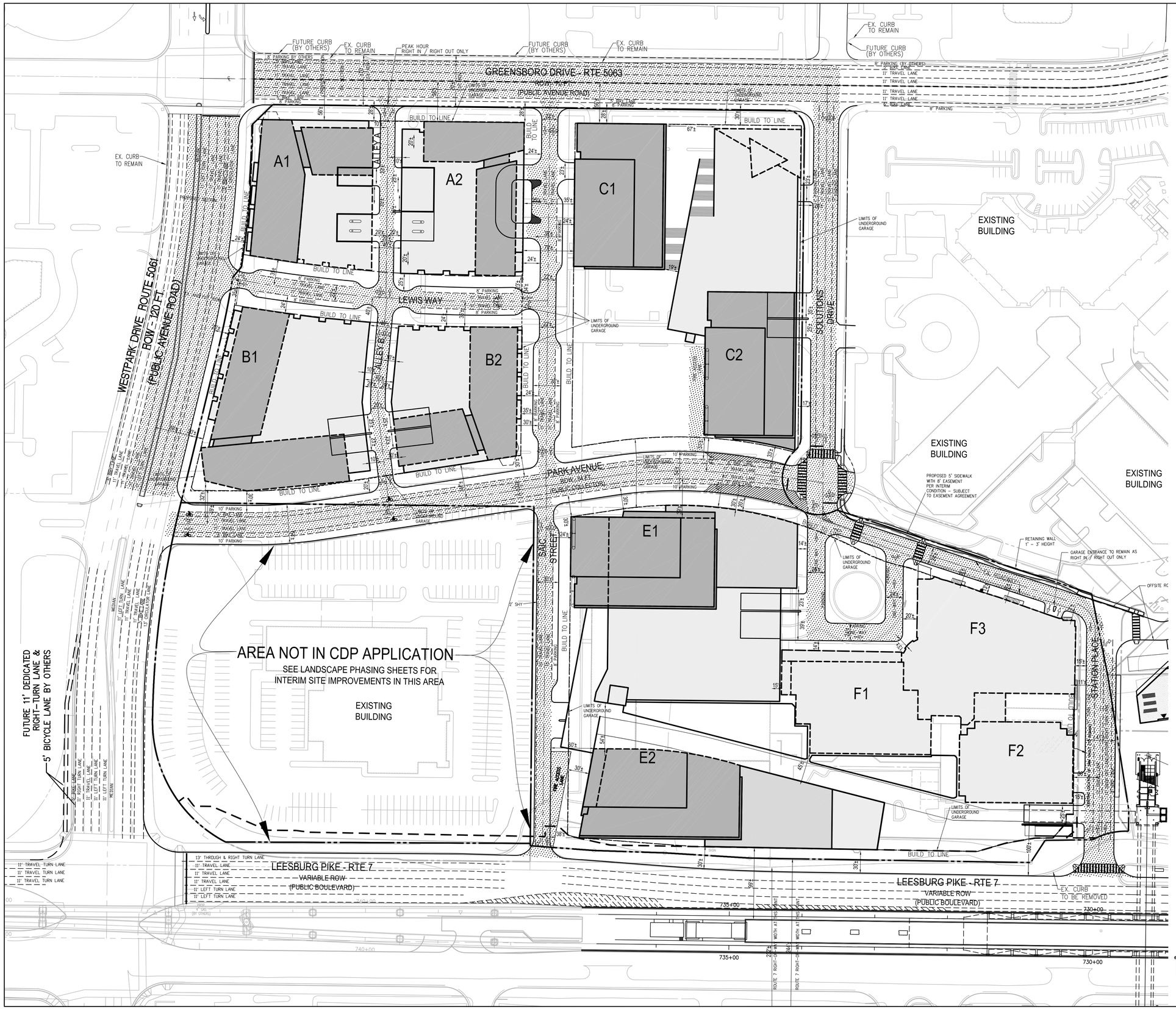

– DENOTES VEHICULARLY ACCESSIBLE

= 10' – 80' HEIGHT

= > 80' HEIGHT

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN DETAIL

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=60'

PROJECT/FILE NO. VV6021S

SHEET NO. C-18A

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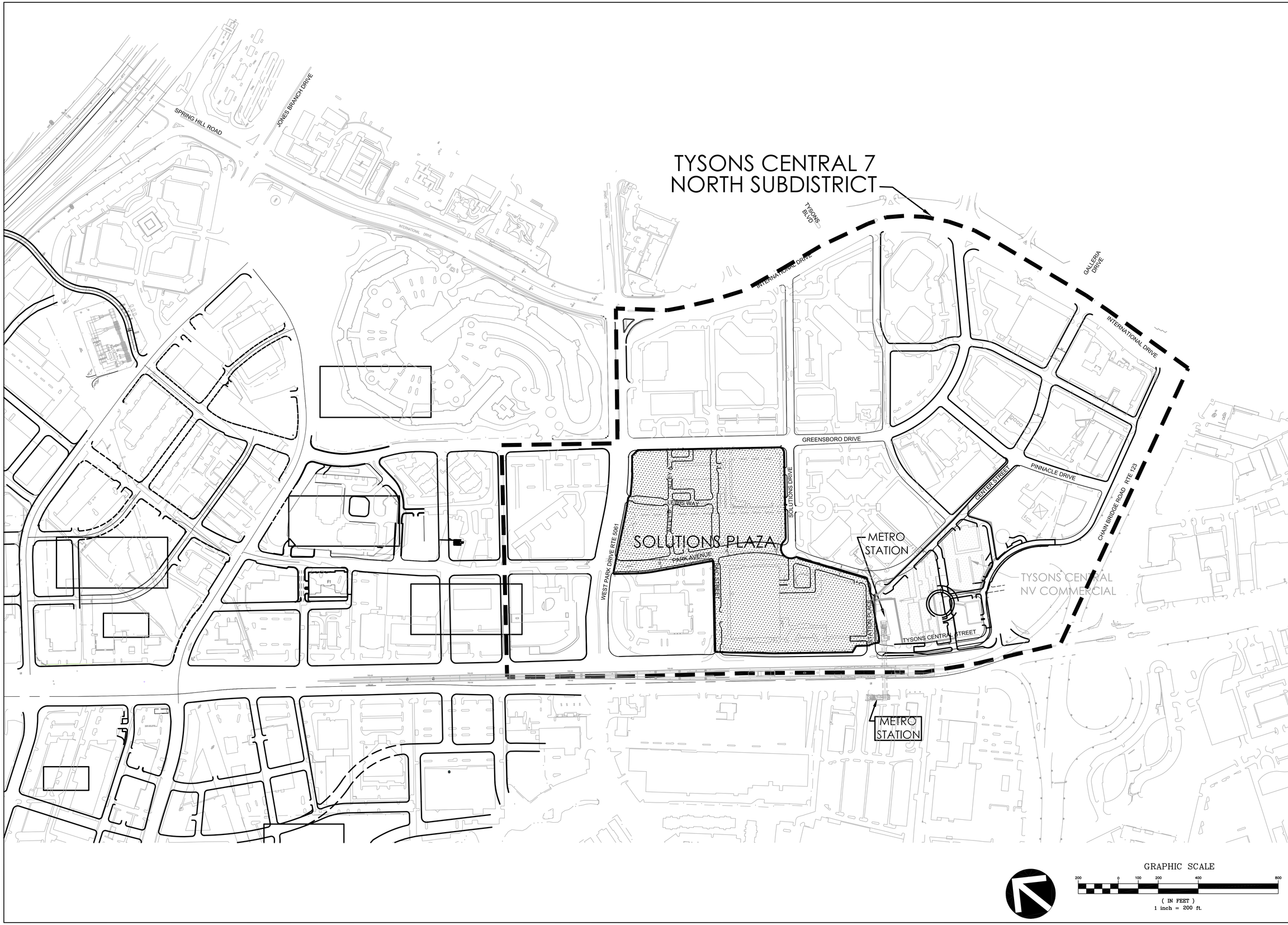

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL ROAD GRID

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=200'

PROJECT/FILE NO. VV6021S

SHEET NO. C-19

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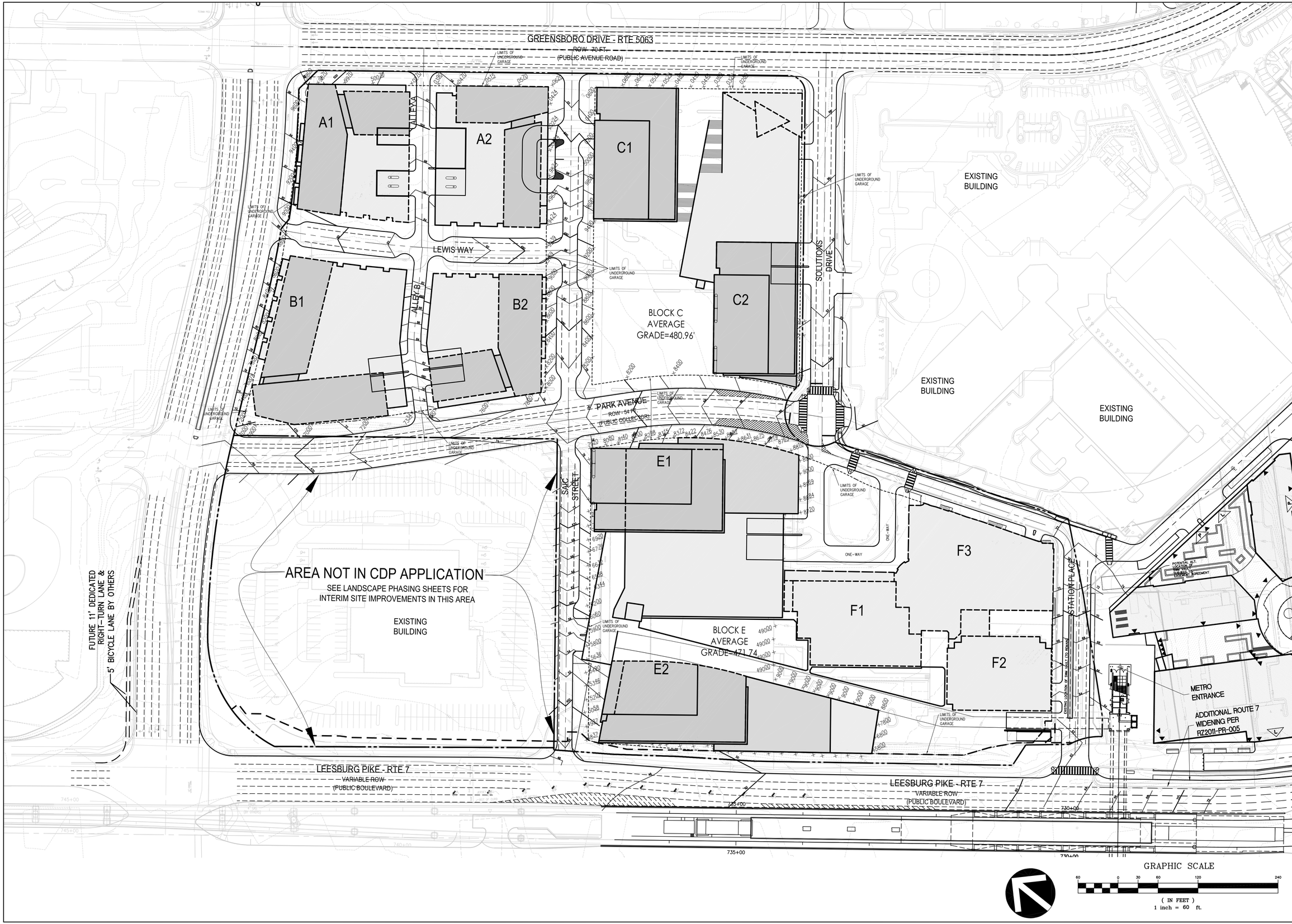

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL GRADING/AVERAGE GRADE EXHIBIT

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: 1"=60'

PROJECT/FILE NO. VV6021S

SHEET NO. C-20

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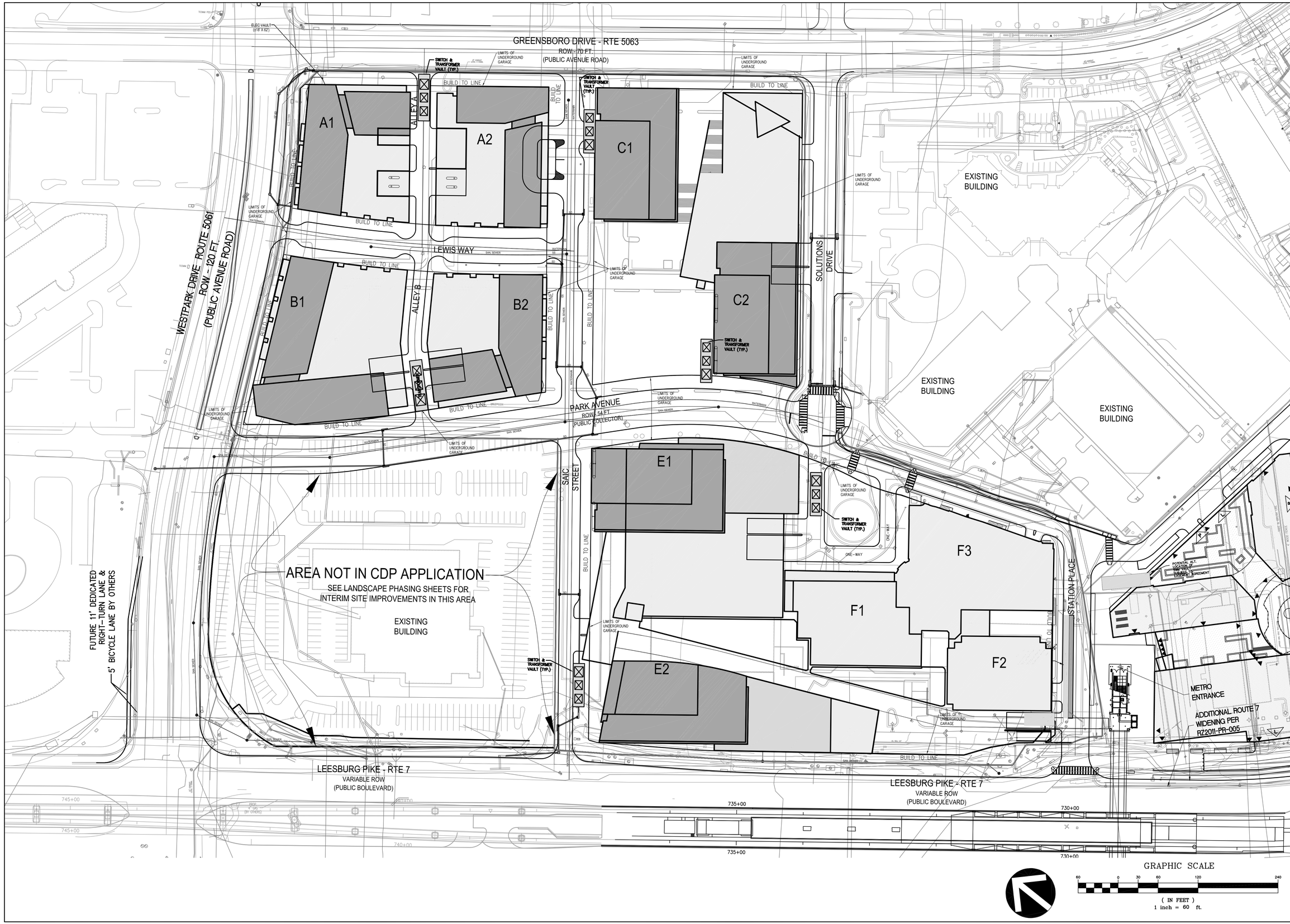

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

VIKA REVISIONS
NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010	
DES. RRC	DWN. BDR
SCALE: 1"=60'	
PROJECT/FILE NO. VV6021S	
SHEET NO. C-21	

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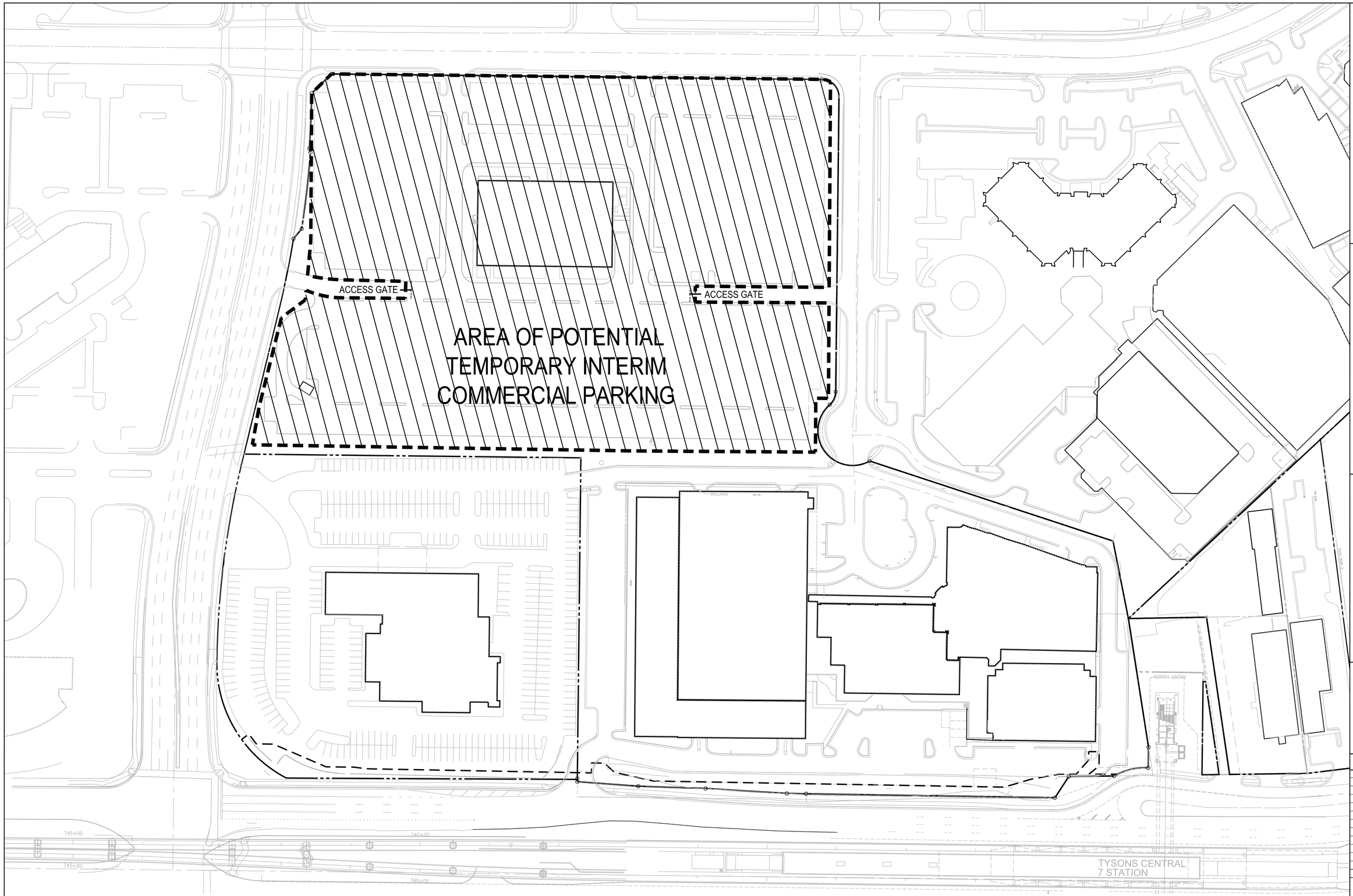

NOTE: THE INTERIOR PARKING LOT LANDSCAPING PROPOSED WITH THE ABOVE PLAN WILL SATISFY THE REQUIREMENT SET FORTH IN CHAPTER 122 OF THE CODE AT TIME OF FINAL SITE PLAN.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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SOLUTIONS PLAZA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA OF TEMPORARY INTERIM COMMERCIAL PARKING

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010	
DES. RRC	DWN. BDR
SCALE: 1"=60'	
PROJECT/FILE NO. VV6021S	
SHEET NO. C-22	

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DESIGN STANDARDS WAIVERS & EXCEPTIONS DISPLAY:

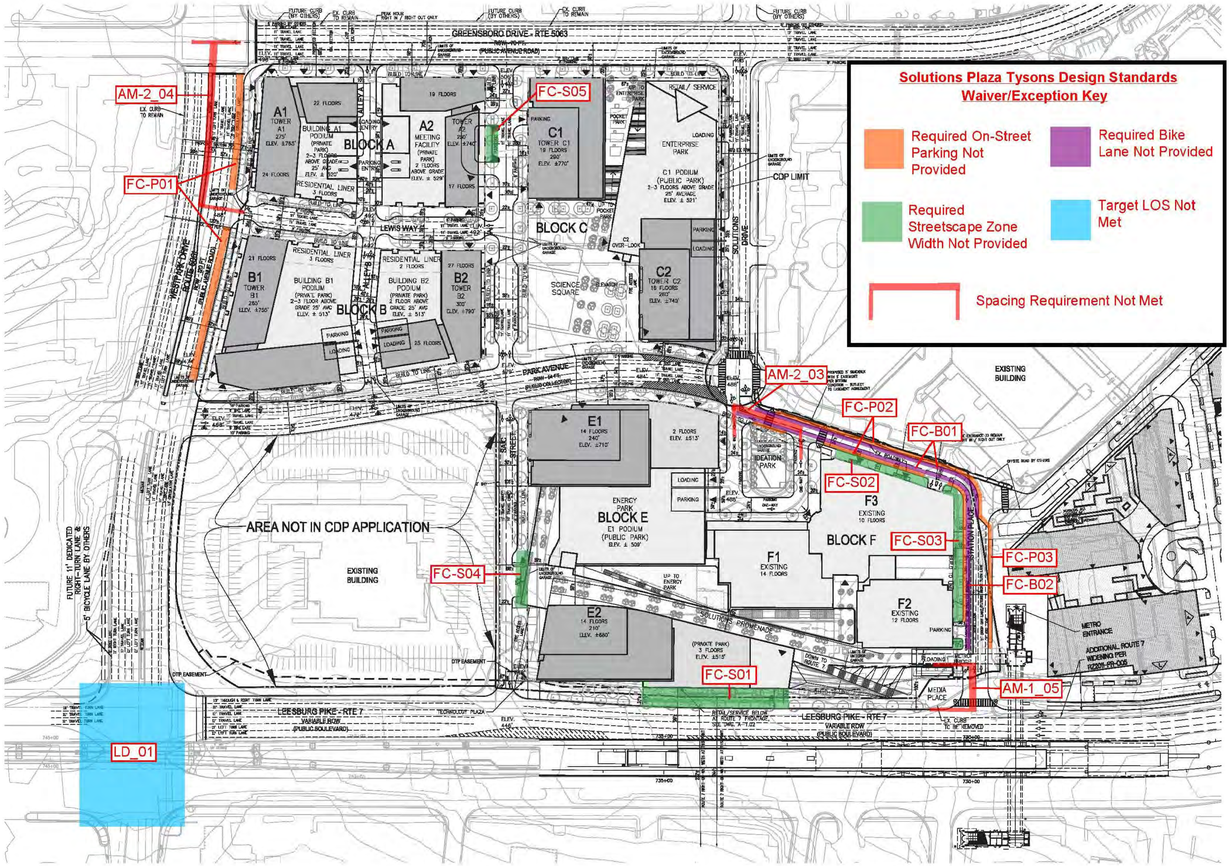

Table 12-1 – Solutions Plaza Design Standards Matrix

Classification / Criteria	Low Speed Boulevard	Leesburg Pike (Route 7)	Avenue	Westpark Drive	Greensboro Drive	Collector	Park Avenue (Westpark to Solutions)	Park Avenue (Solutions to Station Place)	Station Place	Local	SAIC Street	Solutions Drive	Lewis Way (Private)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional[8,7]	✓	N/A	Optional[8,7]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	✓	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[8]	Restricted	✓	Required (8')	Need Waiver (FC_P01)	✓	Required (8')	✓	Need Waiver (FC_P02)	Need Waiver (FC_P03)	Required (7'-8')	✓	✓	✓
Target LOS (Table 2, DS-5)	D/E[1]	Need Waiver (LD_01)	E	✓	✓	E	✓	✓	✓	E	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	✓	2-4 lanes	✓	✓	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	Discretionary	✓	✓	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd[3]	N/A	525'-660'[5]	✓	✓	425'-660'[5]	N/A	N/A	N/A	325'-660'	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd[3]	N/A	200'-660'	N/A	✓	200'-660'	✓	N/A	N/A	100'-660'	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	✓	200'-660'	*See Below	✓	155'-660'	N/A	N/A	✓	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	N/A	✓	155'	✓	*See Below	*See Below	50'	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'-11'[4]	✓	✓	✓	10'	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	No, 30'= 12' Building zone 10' sidewalk 8' landscaping panel (FC_S01)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	No, 10'-12'= 0' Building zone 4-6' sidewalk 6' landscaping panel (FC_S02)	No, 15'= 2' Building zone 8' sidewalk 5' landscaping panel (FC_S03)	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	†See Below	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	✓	155'	✓	✓	✓	155'	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[4]	✓	✓	4'-6'[4]	✓	Need Waiver (FC_B01)	Need Waiver (FC_B02)	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 880 to 1,320 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.
7. On circulator routes medians should be 24'-36' on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes.

*Spacing requiring exceptions – distances shown (required):

Park Avenue (Solutions to Station Place)
- Solutions Drive to Block F Turnaround 110' (155') (AM-2_03)

Westpark Drive
- Lewis Way to Greensboro Drive 267' (200') (AM-2_04)
  (within the functional area of the Westpark Drive/Greensboro Drive intersection)

Station Place
- Corner clearance exception along Station Place from Leesburg Pike (AM-01_05)

† Streetscape zone width requirement exception on SAIC Street:
(16-24' required: 4'-12' building zone; 6' sidewalk; 6' landscaping panel)
- Cantilever pedestrian overlook: Max 35' horizontal projection (FC_S04)
- Block A taxi stand, providing 11' streetscape zone width (5' building zone, 6' sidewalk, 0' landscaping panel) (FC_S05)

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SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS WAIVER MATRIX

VIKA REVISIONS

NOV 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCT 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013

DATE: MAY 4, 2010

DES.	DWN.
RRC	BDR

SCALE: NTS

PROJECT/FILE NO. W60213

SHEET NO. S-1

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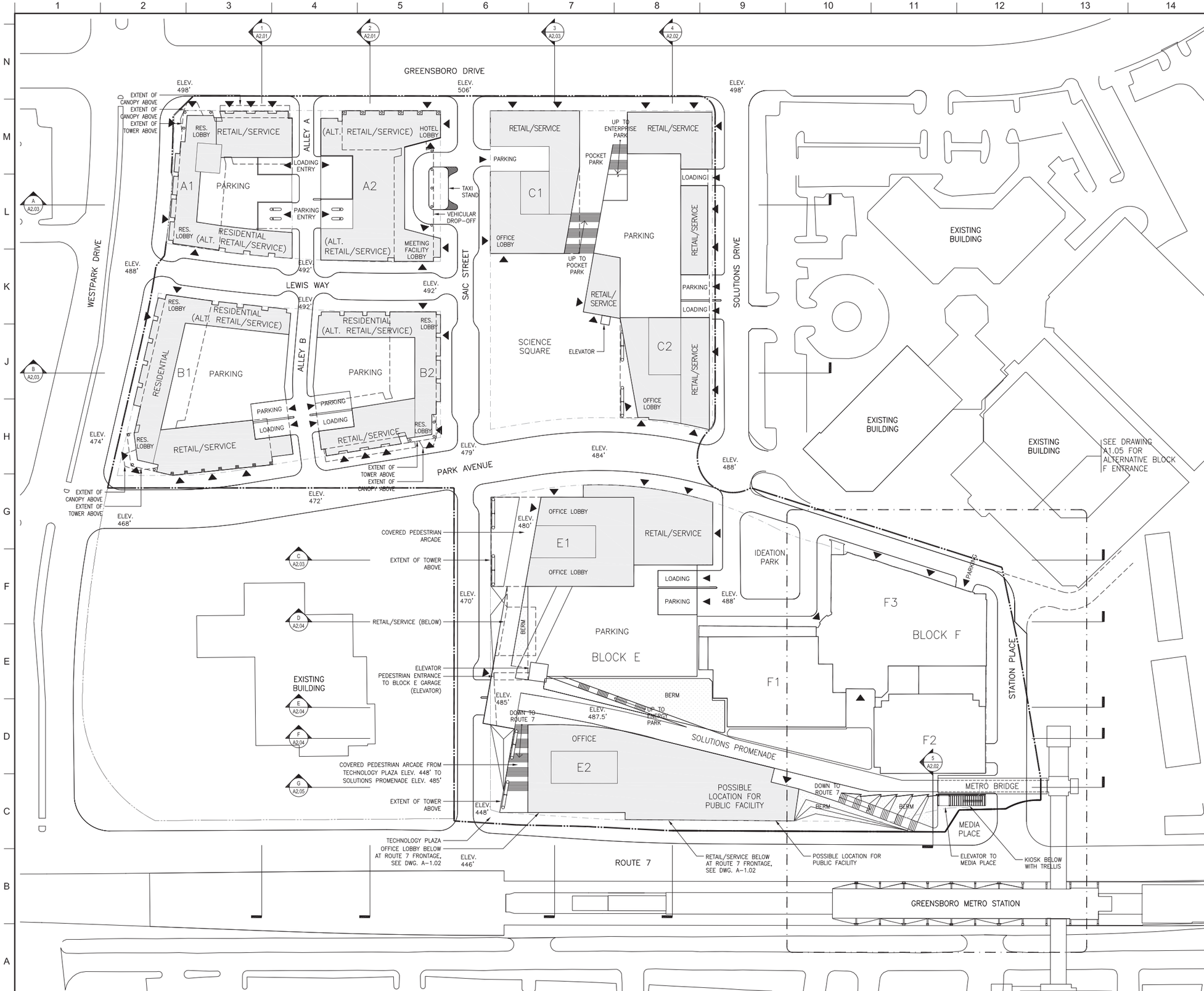

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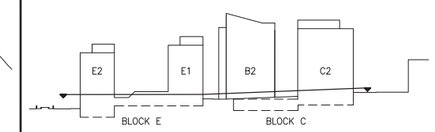

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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

SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

UPPER GROUND FLOOR PLAN AT PARK AVE.

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
LIC. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

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

A-1.01

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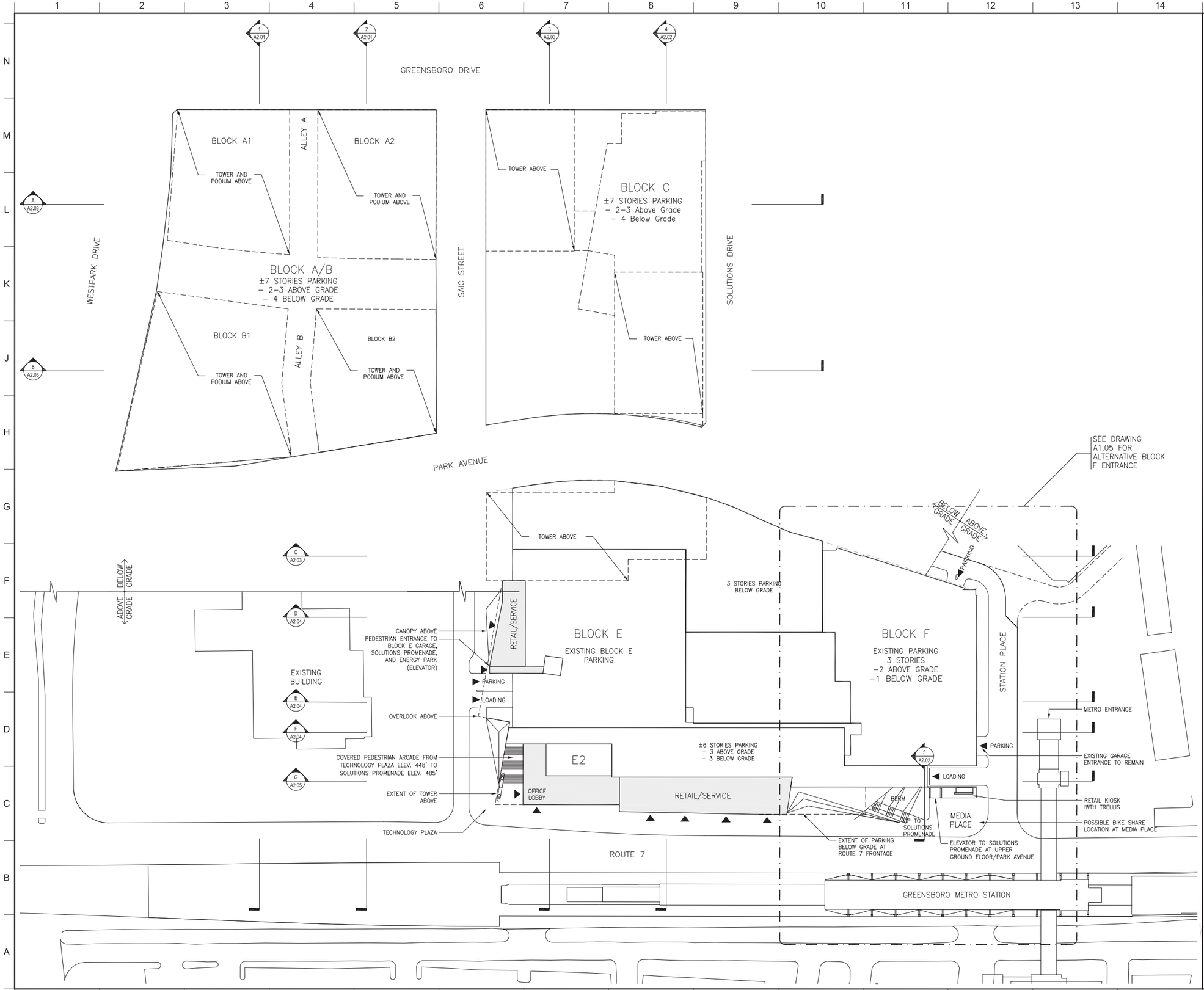

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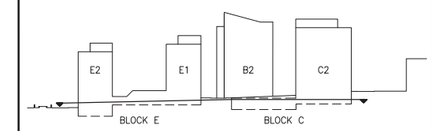

NOTES:

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 minimum 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.
8. Below grade parking may extend within the building zone.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

LOWER GROUND FLOOR PLAN AT ROUTE 7

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
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Cad File: Plans.dwg
Drawing No.:

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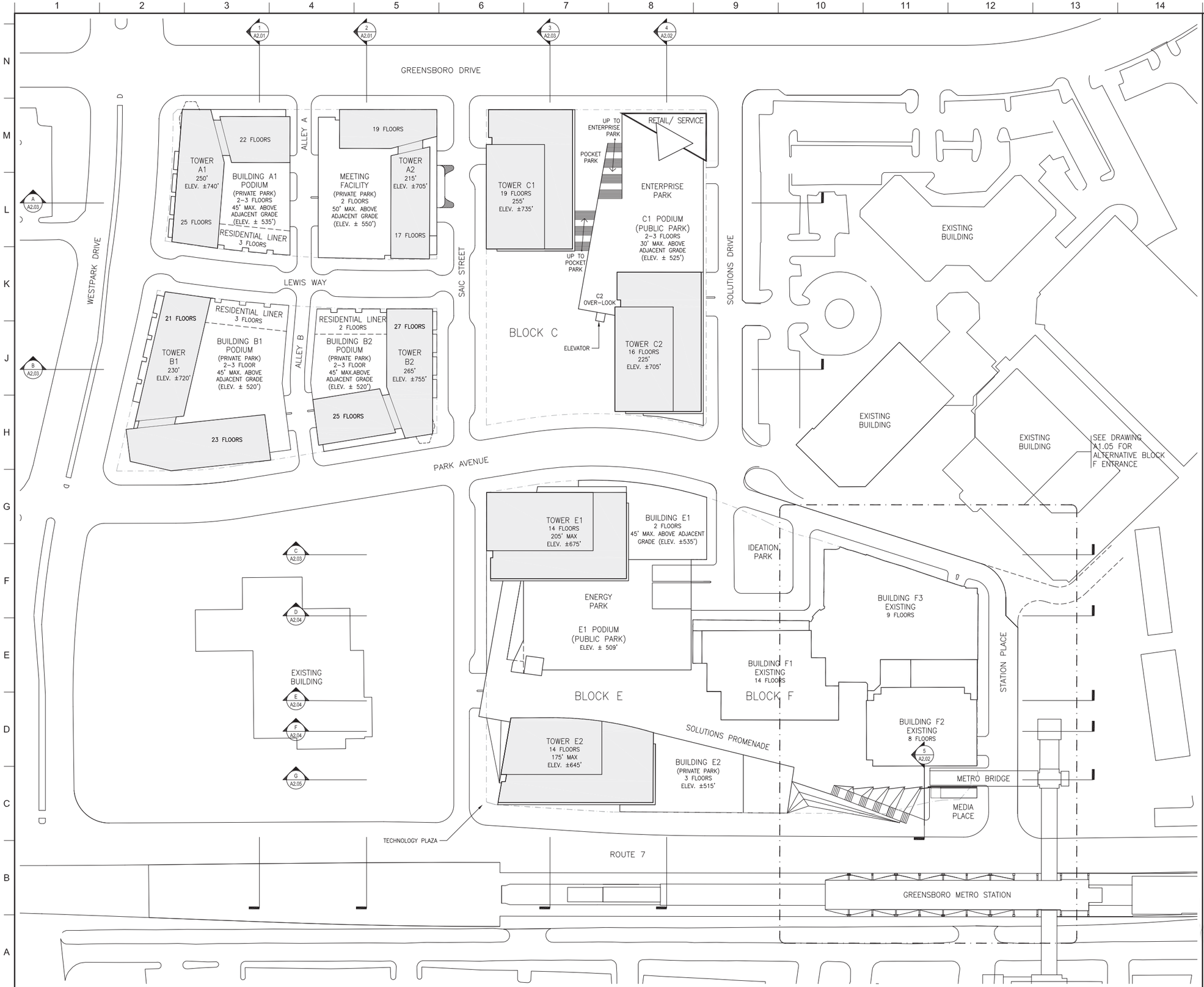

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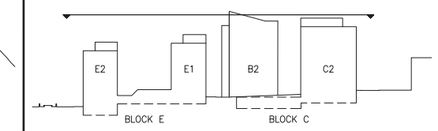

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

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07	CDP Resubmission	07.01.2013
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03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ROOF PLAN

SEAL:

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DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
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Cad File: Plans.dwg
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A-1.03

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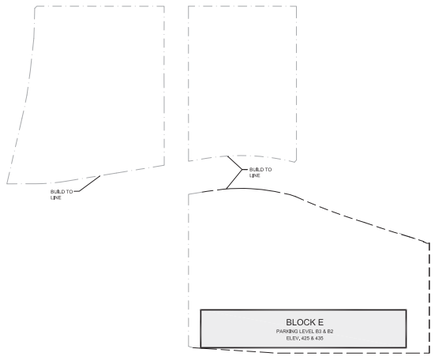
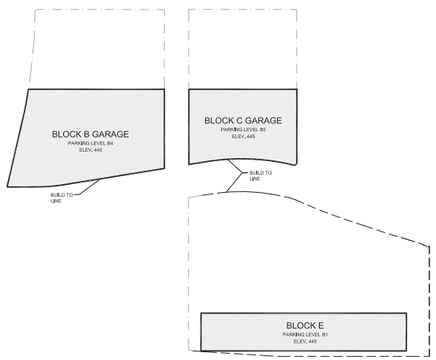
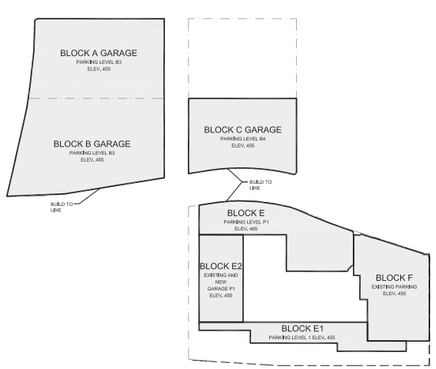


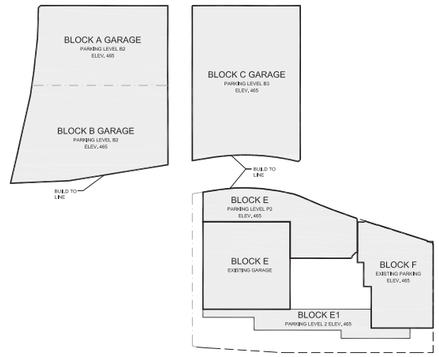
1 PARKING PLAN LEVEL ONE AND TWO
1" = 200'-0"



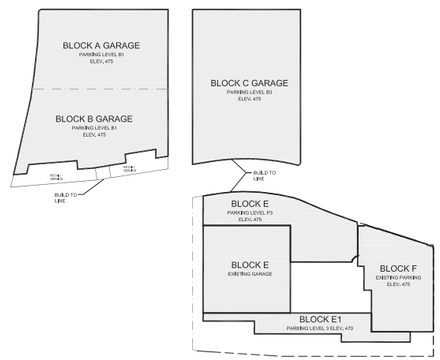
2 PARKING PLAN LEVEL THREE
1" = 200'-0"



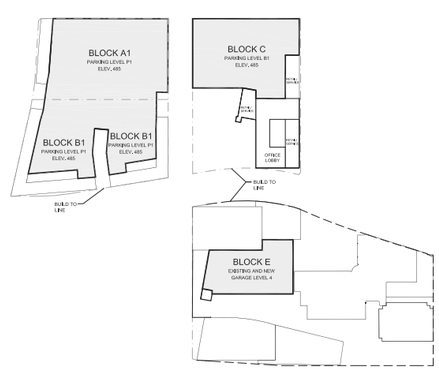
3 PARKING PLAN LEVEL FOUR
1" = 200'-0"



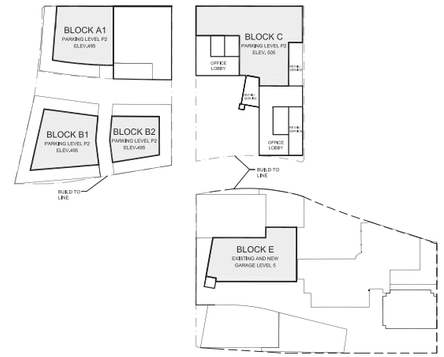
4 PARKING PLAN LEVEL FIVE
1" = 200'-0"



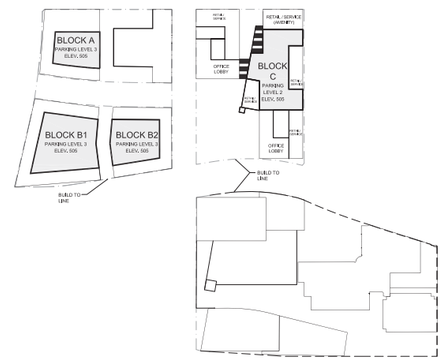
5 PARKING PLAN LEVEL SIX
1" = 200'-0"



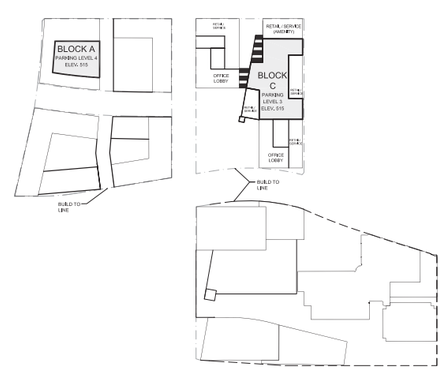
6 PARKING PLAN LEVEL SEVEN
1" = 200'-0"



7 PARKING PLAN LEVEL EIGHT
1" = 200'-0"



8 PARKING PLAN LEVEL NINE
1" = 200'-0"



9 PARKING PLAN LEVEL TEN
1" = 200'-0"

Phased Parking Tabulation [1]

Phase and Use	Parking Total Spaces	Parking Ratios Res. per unit	Office per 1,000	Retail per 1,000	Hotel per room	Public Facility	Commercial Parking
Existing	2,729						
0 Res.							
896,464 office			3.04				
0 Ret.							
0 hotel							
Phase 1: Block A1	3,163						
308,000 Res.		1.51					
896,464 office			3.10				
12,000 Ret.				3.50			
0 hotel							
Phase 2: Block A2	3,511						250
399,000 Res.		1.51					
592,864 office			3.00				
32,000 Ret.				4.13			
315,000 hotel					1.00		
Phase 3: Block B1	4,084						350
878,000 Res.		1.53					
592,864 office			3.00				
72,000 Ret.				4.75			
315,000 hotel					1.00		
Phase 4: Block B2	4,861						300
1,308,000 Res.		1.53					
592,864 office			3.00				
92,000 Ret.				3.72			
315,000 hotel					1.00		
Phase 5: Block C1	5,747						150
1,308,000 Res.		1.53					
975,864 office			2.80				
117,000 Ret.				3.95			
315,000 hotel					1.00		
Phase 6: Block C2	6,517						0
1,308,000 Res.		1.53					
1,330,864 office			2.44				
132,000 Ret.				3.95			
315,000 hotel					1.00		
Phase 7: Block E1	7,258						0
1,308,000 Res.		1.53					
1,655,364 office			2.35				
152,000 Ret.				4.03			
315,000 hotel					1.00		
Phase 8: Block E2	7,267						0
1,308,000 Res.		1.53					
1,995,364 office			1.94				
170,000 Ret.				3.83			
315,000 hotel					1.00		
30,000 pub. facility						N/A	
Phase 9: Block F	7,267						0
1,308,000 Res.		1.53					
1,997,364 office			1.94				
172,000 Ret.				3.83			
315,000 hotel					1.00		
30,000 pub. facility						N/A	
Build Out	**7,267**	**1.53**	**1.94**	**3.83**	**1.00**	**N/A**	

[1] This tabulation illustrates how parking could be phased with development. The Applicants reserve the right to develop in alternate phases.

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.
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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.
8. Below grade parking may extend within the building zone.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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LANDDESIGN
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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PARKING PLANS

SEAL:

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.04

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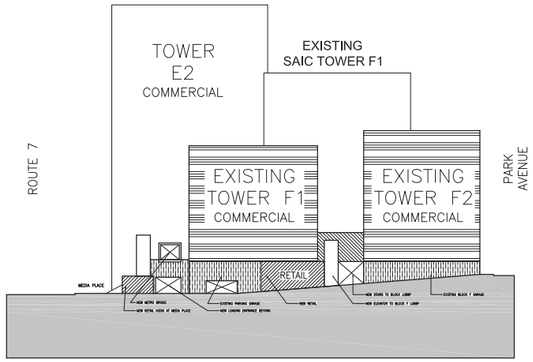
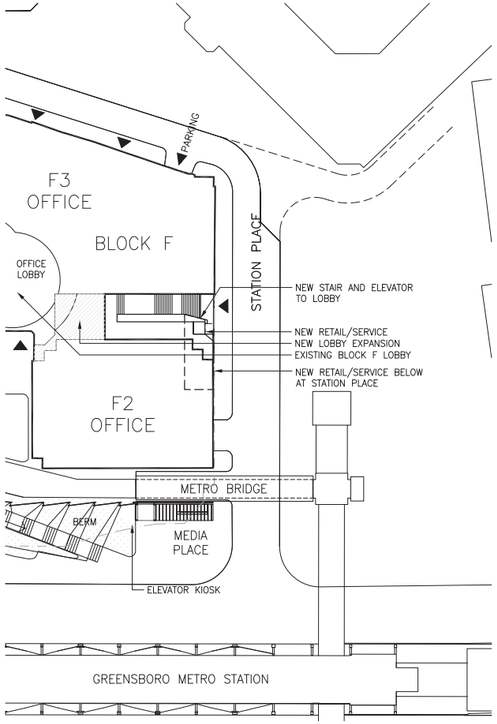
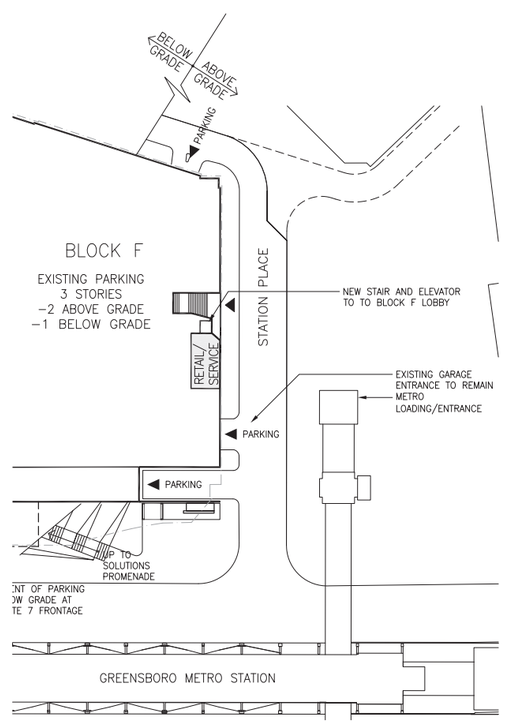


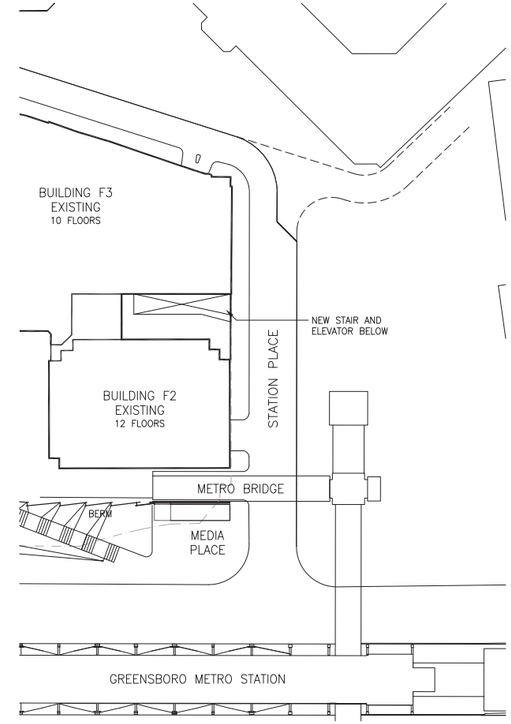
A STATION PLACE ALTERNATIVE ELEVATION
1" = 60'-0"



1 ALTERNATIVE BLOCK F UPPER GROUND FLOOR PLAN
1" = 60'-0"



2 ALTERNATIVE BLOCK F LOWER GROUND FLOOR PLAN
1" = 60'-0"



3 ALTERNATIVE BLOCK F ROOF PLAN
1" = 60'-0"

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/– 35'–0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Submission	07.01.2013

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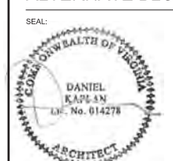
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ALTERNATE BLOCK F ENTRANCE

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS
Project No.: 10012.L00
Cad File:
Drawing No.:

A-1.05

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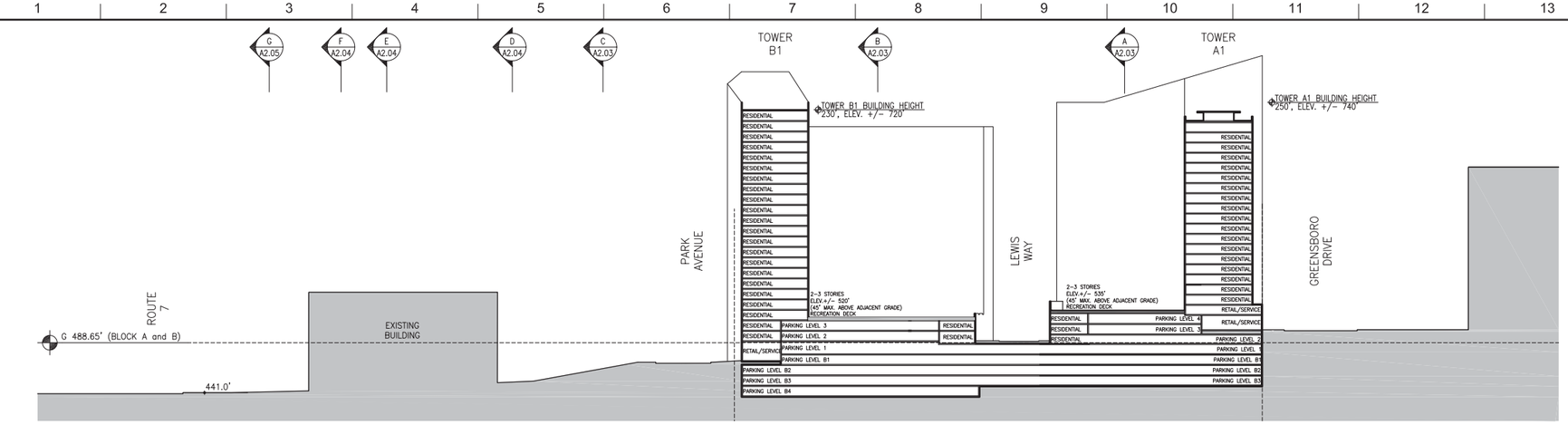
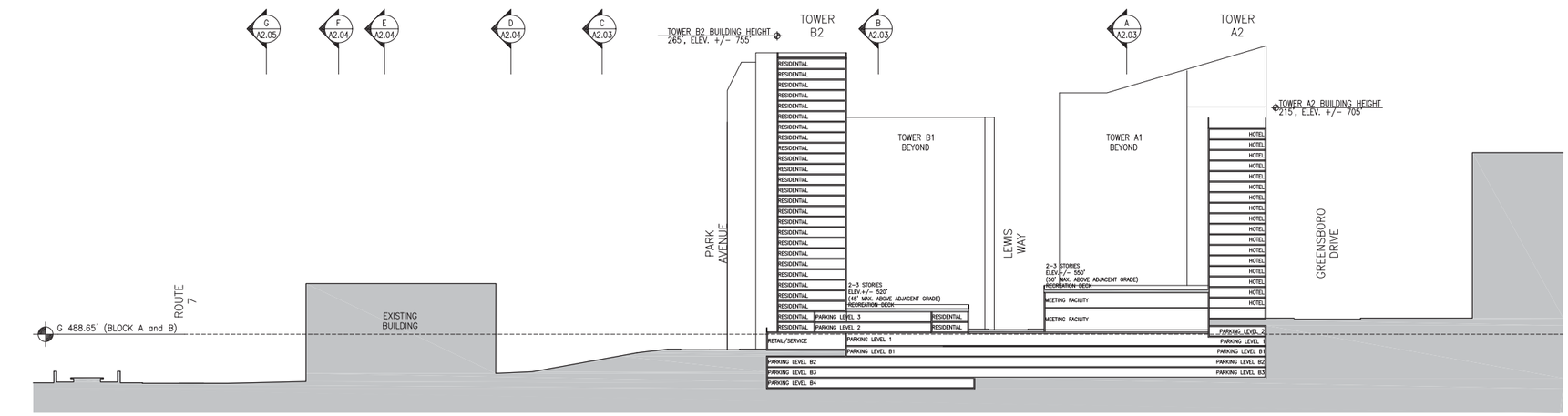
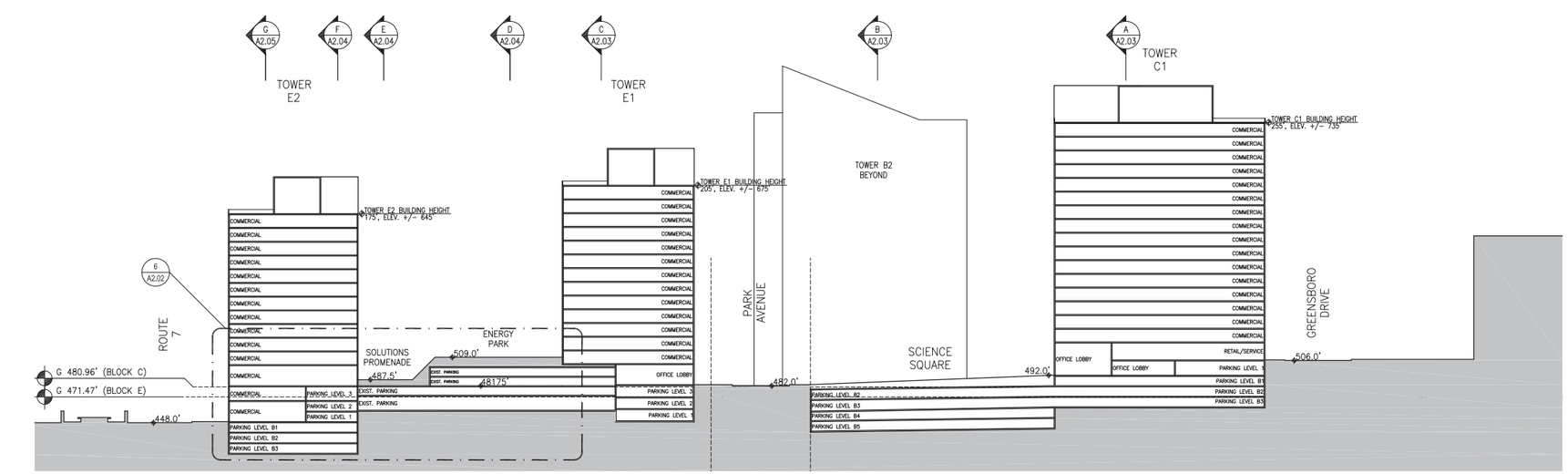


1 SECTION 1
1" = 60'-0"

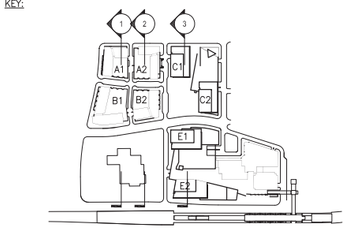


2 SECTION 2
1" = 60'-0"



3 SECTION 3
1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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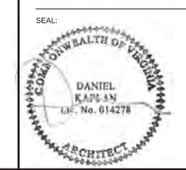
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.01

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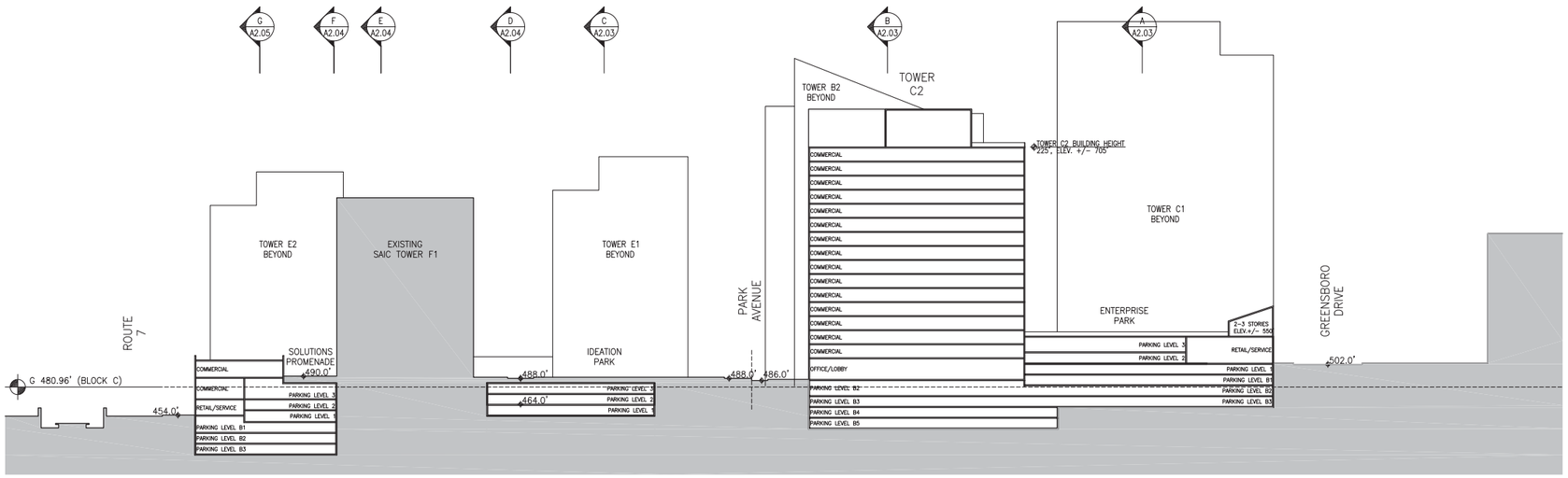
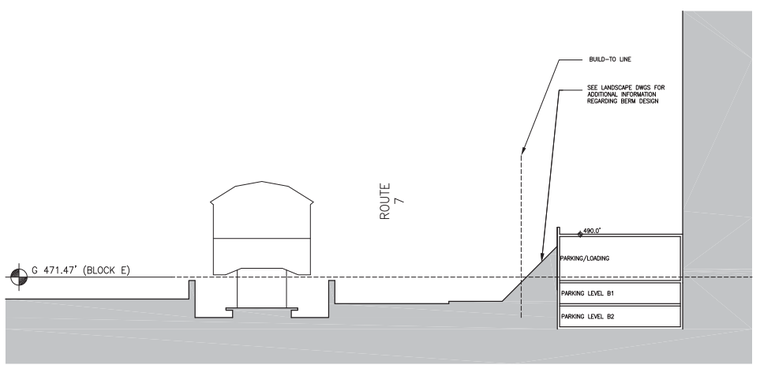
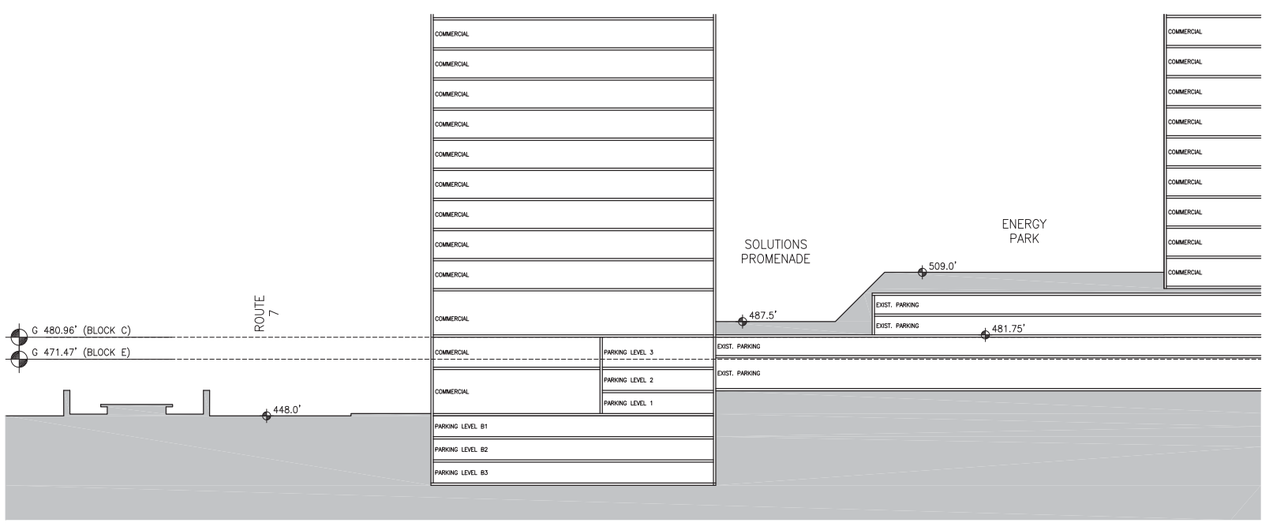


4 SECTION 4
1" = 60'-0"

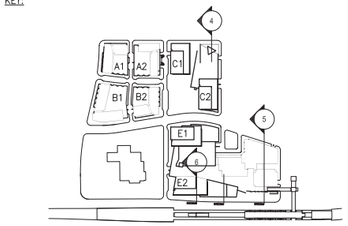


5 SECTION 5
1" = 30'-0"



6 SECTION 6
1" = 30'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

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

A-2.02

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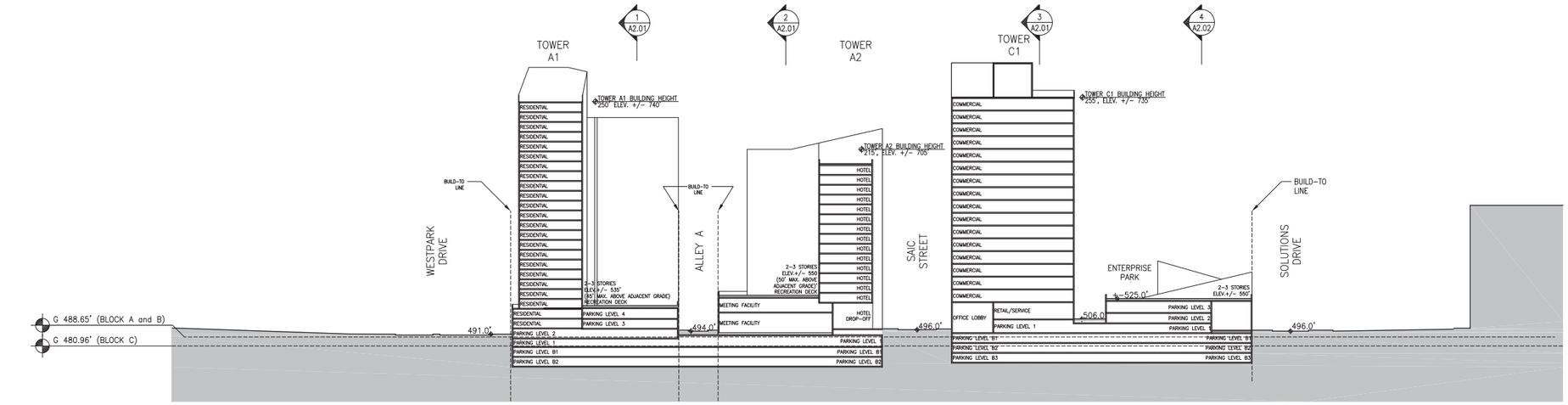
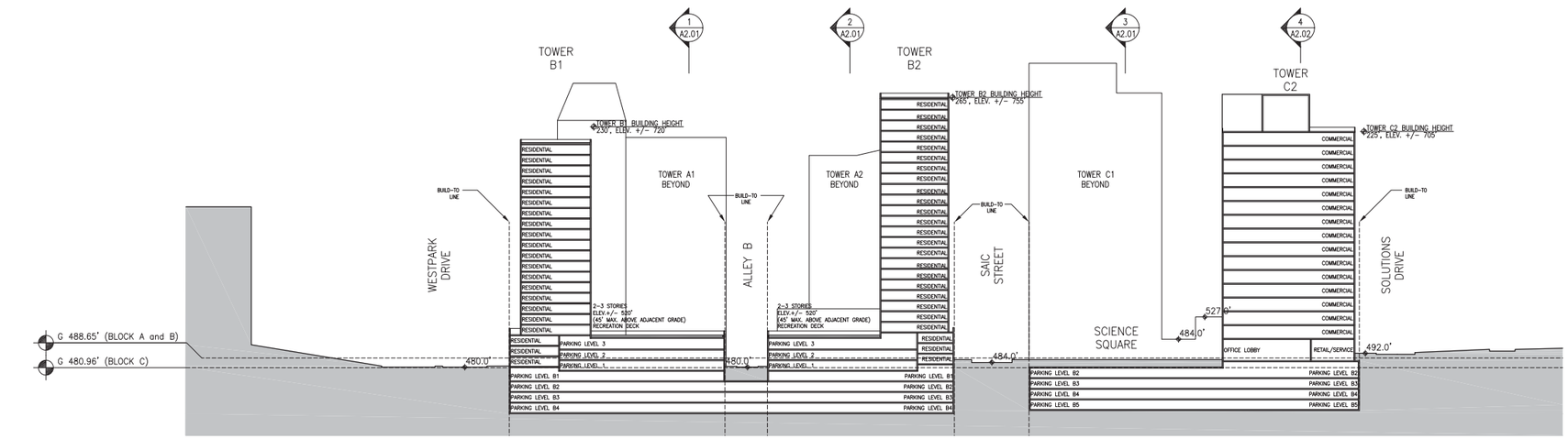
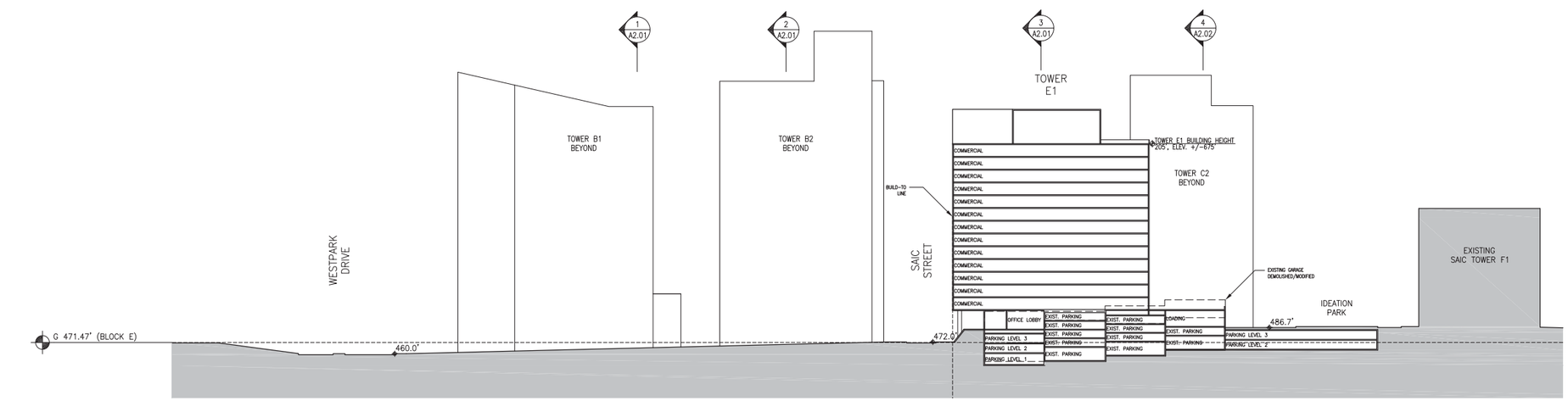


SECTION A
1" = 60'-0"

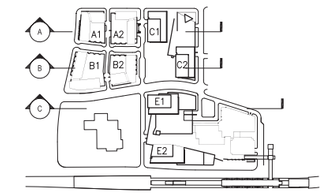


SECTION B
1" = 60'-0"



SECTION C
1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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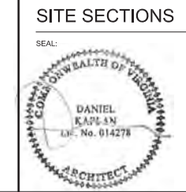
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.03

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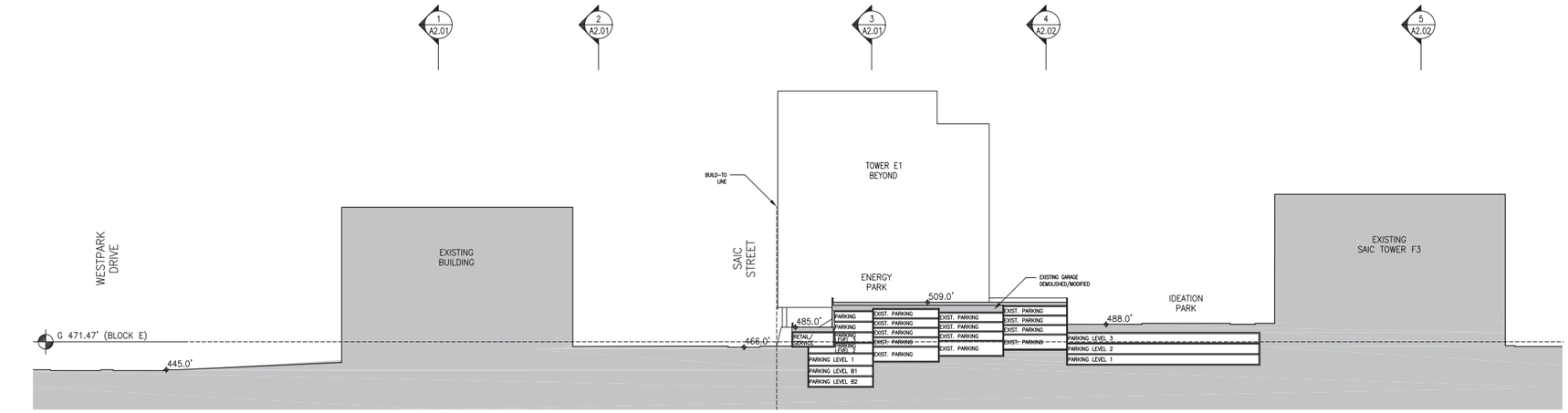
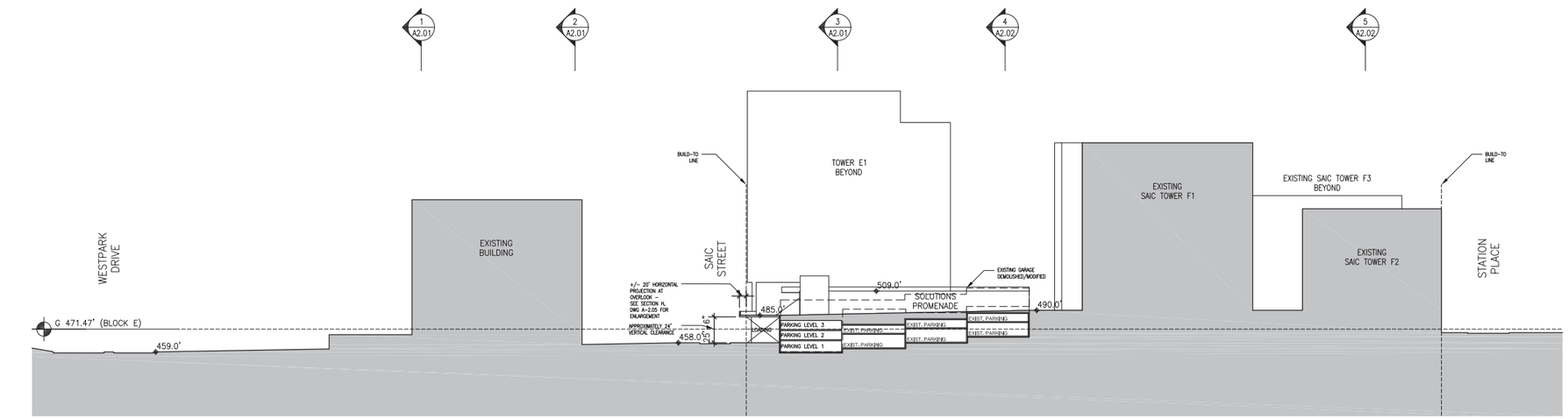
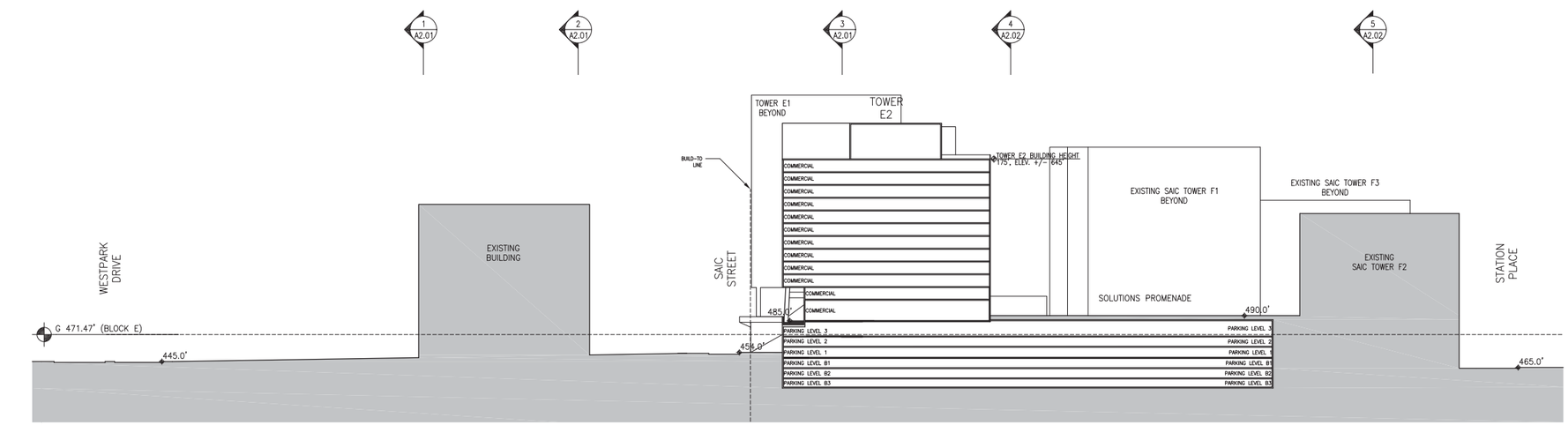


SECTION D
1" = 60'-0"

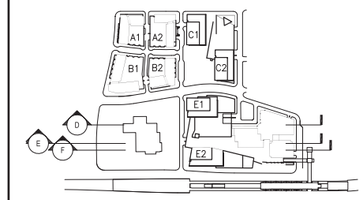


SECTION E
1" = 60'-0"



SECTION F
1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
06	CDP Resubmission	07.01.2013
05	CDP Resubmission	02.19.2013
04	CDP Resubmission	10.22.2012
03	CDP Resubmission	07.17.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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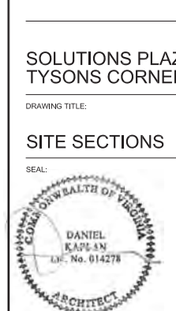
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



Drawn: CC
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

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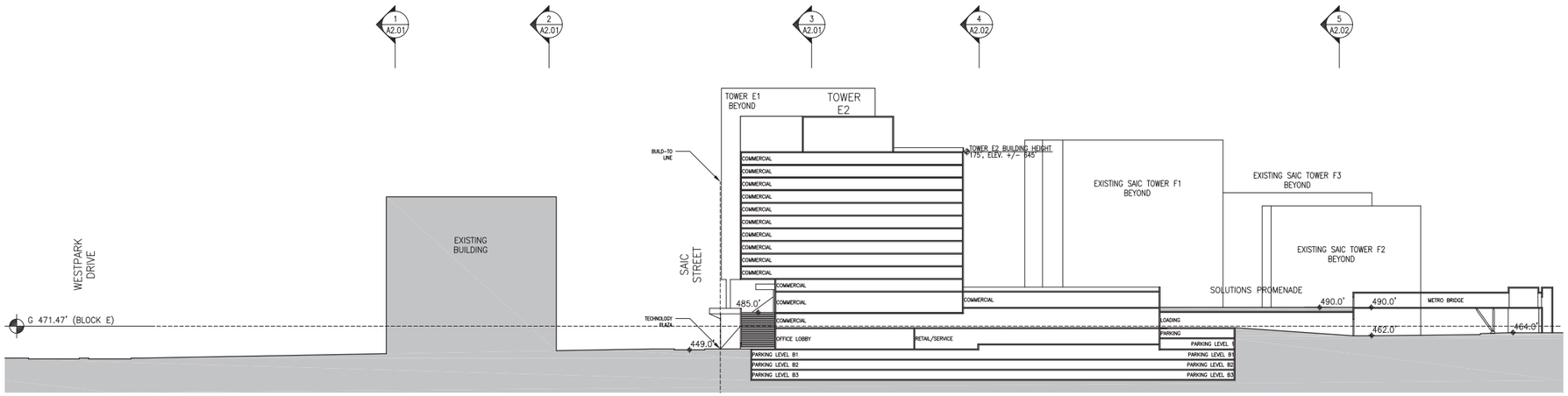
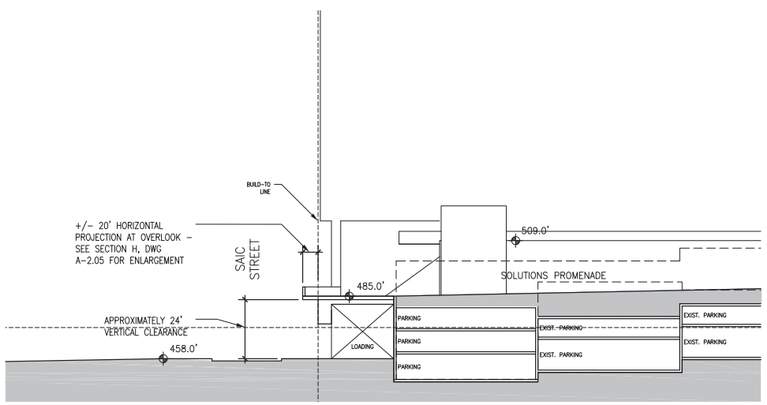
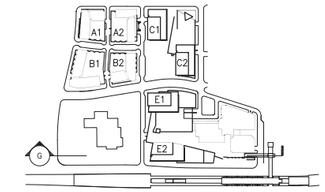


G SECTION G
1" = 60'-0"



H SECTION H
1" = 30'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

NO.	REVISIONS | SUBMISSIONS	DATE
04	CDP Resubmission	07.01.2013
03	CDP Resubmission	02.19.2013
02	CDP Resubmission	10.22.2012
01	CDP Resubmission	07.17.2012

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 07.17.2012
Scale: Varies

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

A-2.05

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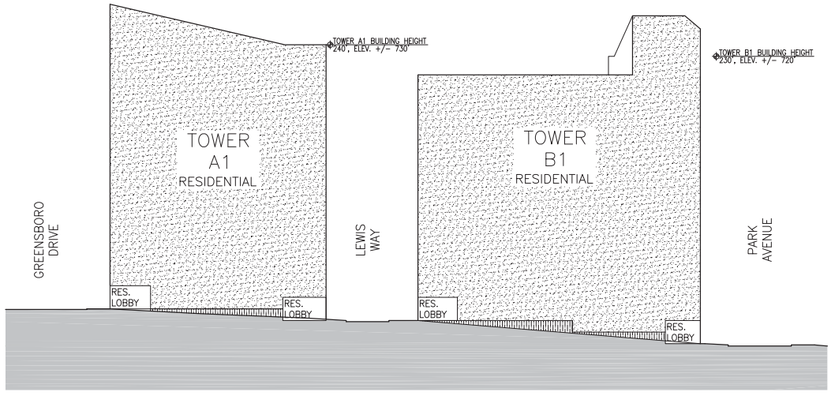
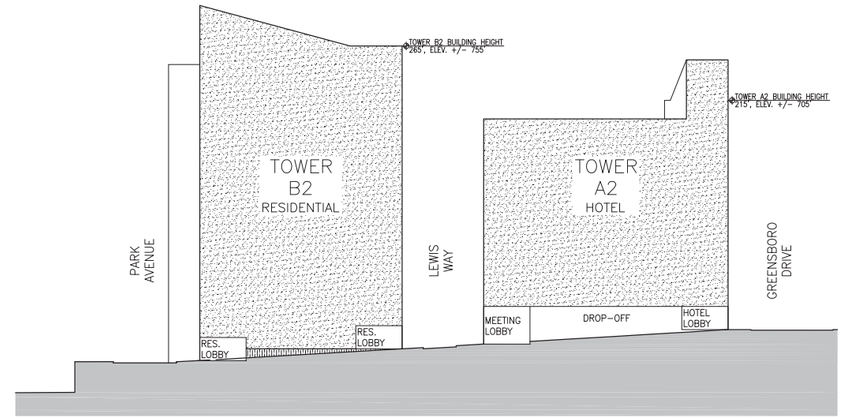


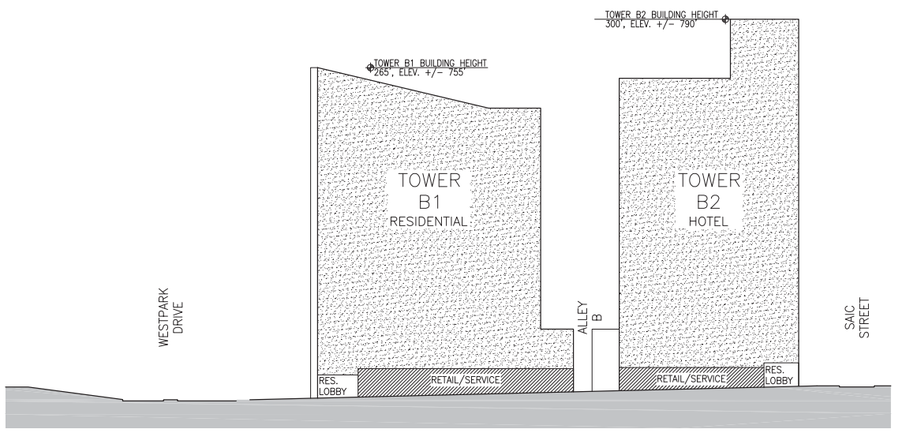
A WESTPARK DRIVE ELEVATION LOOKING EAST

1" = 60'-0"



B SAIC STREET ELEVATION LOOKING WEST

1" = 60'-0"



C PARK AVENUE ELEVATION LOOKING NORTH

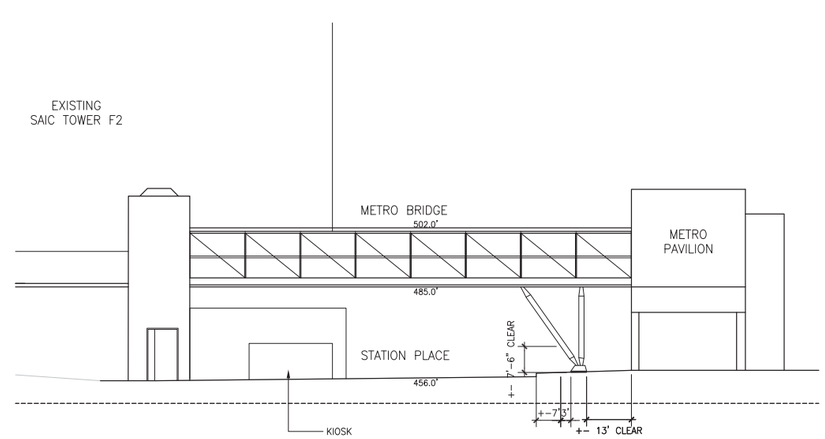
1" = 60'-0"

C.1 PRECENDENT FOR GARAGE AT ALLEY A & B

1" = 60'-0"

D.1 PRECENDENT FOR METRO BRIDGE

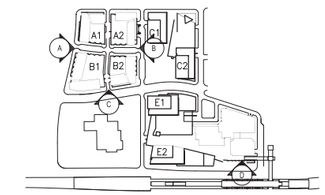
1" = 60'-0"



D METRO BRIDGE ELEVATION

1" = 20'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

LEGEND:

- RESIDENTIAL/HOTEL
- RETAIL/SERVICE
- COMMERCIAL/OFFICE
- OFFICE LOBBY
- SCREENED PARKING
- LANDSCAPE BERM

NO.	REVISIONS | SUBMISSIONS	DATE
05	CDP Resubmission	07.01.2013
04	CDP Resubmission	02.19.2013
03	CDP Resubmission	10.22.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

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

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-2.06

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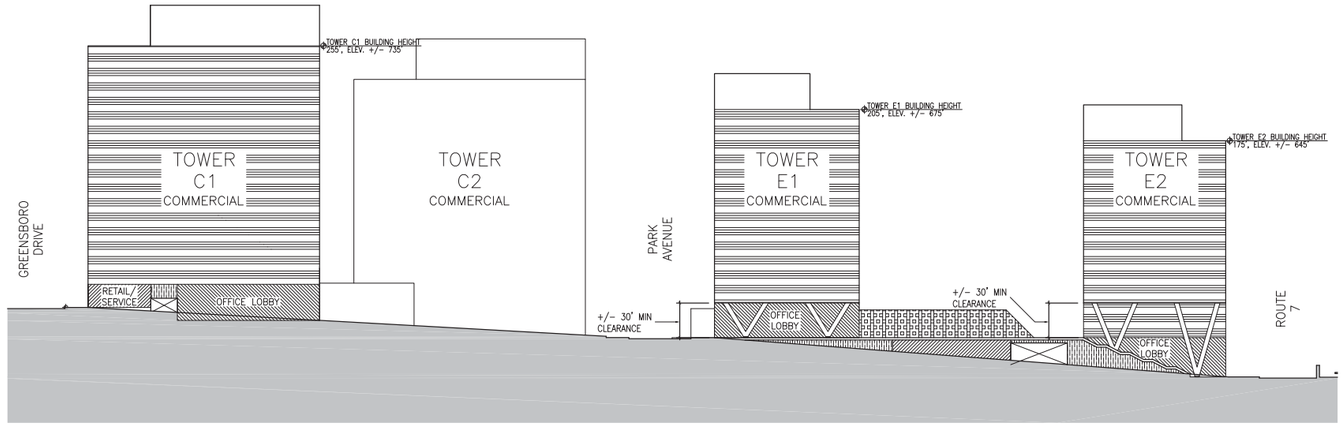
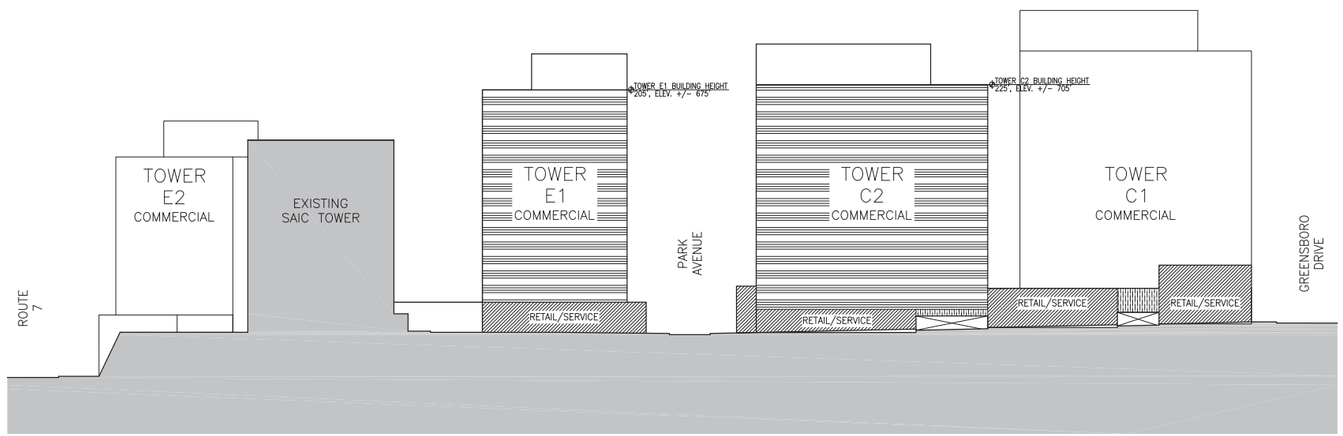


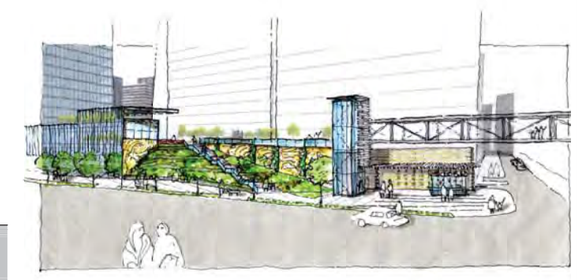
E SAIC STREET ELEVATION LOOKING EAST

1" = 60'-0"



F SOLUTIONS DRIVE ELEVATION LOOKING WEST

1" = 60'-0"

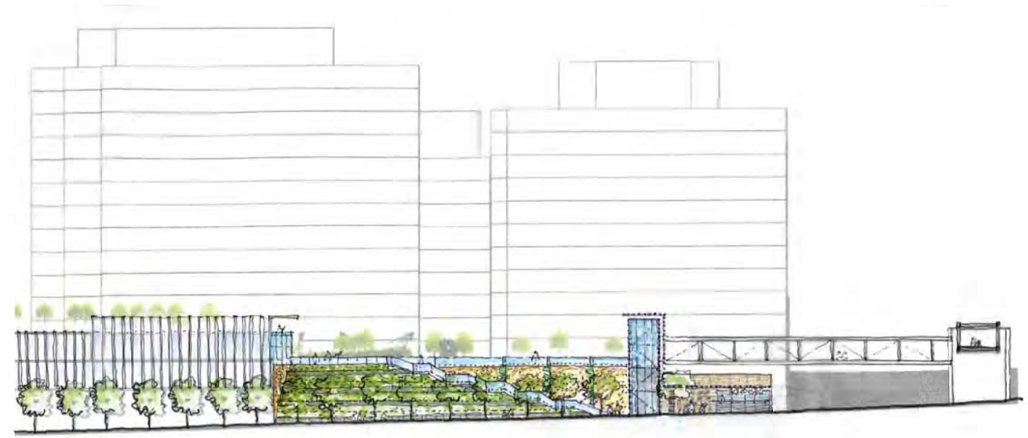


I MEDIA PLACE CONCEPTUAL PERSPECTIVE

N.T.S.

G MEDIA PLACE CONCEPTUAL PLAN SKETCH

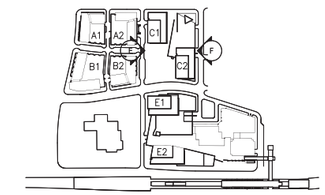
N.T.S.



H MEDIA PLACE CONCEPTUAL ELEVATION

N.T.S.

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.

LEGEND:

- RESIDENTIAL/HOTEL
- RETAIL/SERVICE
- COMMERCIAL/OFFICE SCREENED PARKING
- OFFICE LOBBY LANDSCAPE BERM

NO.	REVISIONS | SUBMISSIONS	DATE
05	CDP Resubmission	07.01.2013
04	CDP Resubmission	02.19.2013
03	CDP Resubmission	10.22.2012
02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010

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200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 07.16.2012
Scale: 1" = 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-2.07

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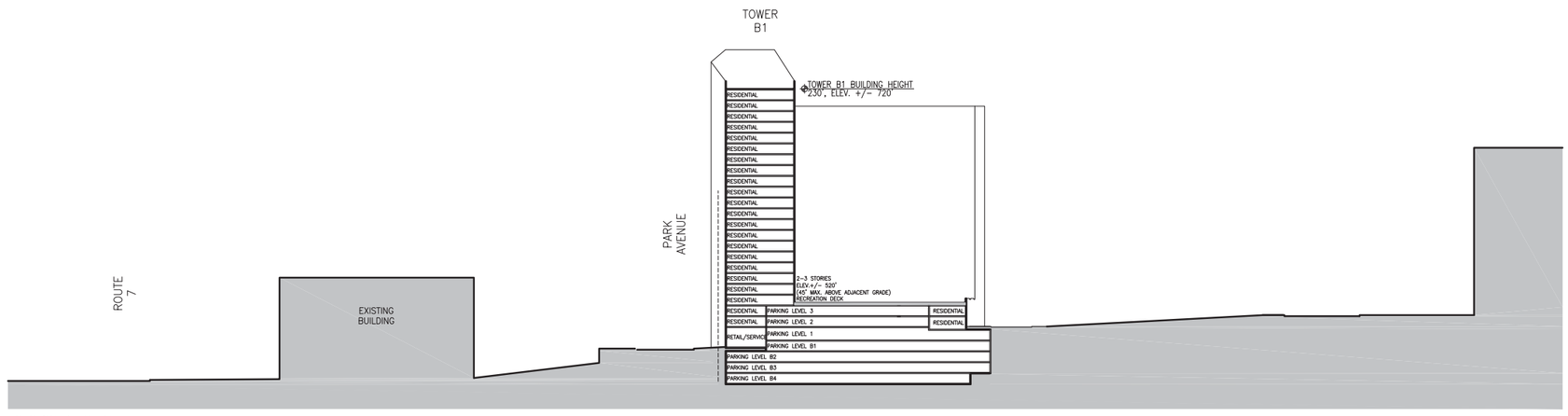
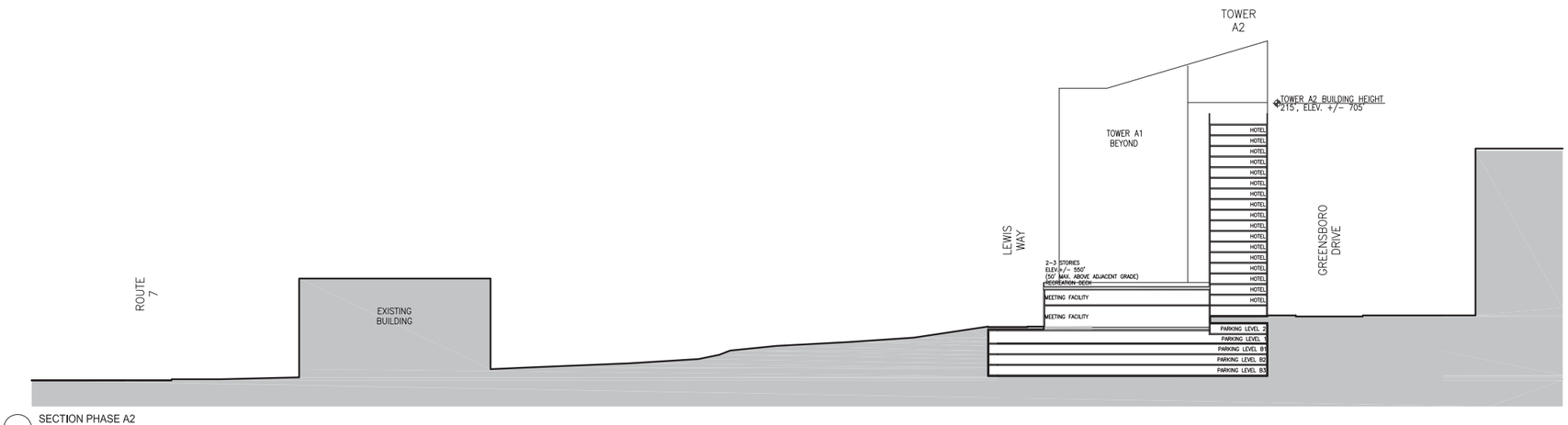
1 SECTION PHASE A1

1" = 60'-0"



2 SECTION PHASE B1

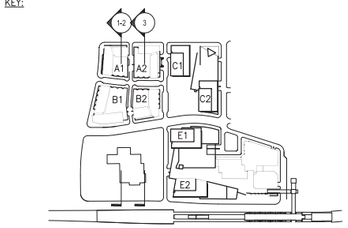
1" = 60'-0"



3 SECTION PHASE A2

1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Submission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
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02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KARLSSON
LIC. No. 014278
ARCHITECT

Drawn: CC

Checked: JFP

Reviewed: JLL

Date: 10.01.2010

Scale: 1" = 60'-0"

Project No.: 10012.L00

Cad File: ELEVATIONS + SECTIONS.dwg

Drawing No.:

A-3.01

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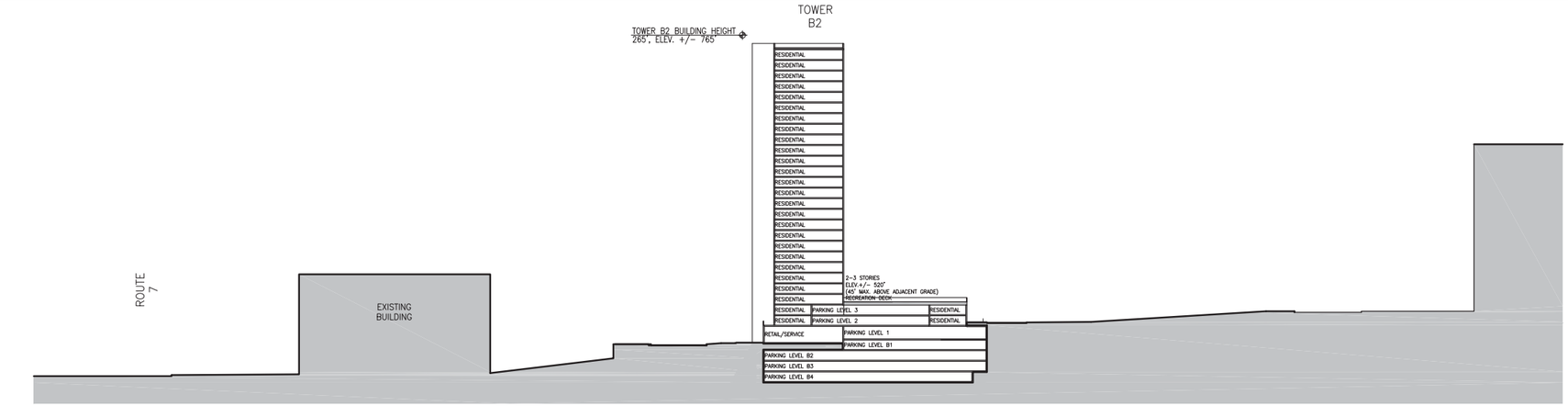
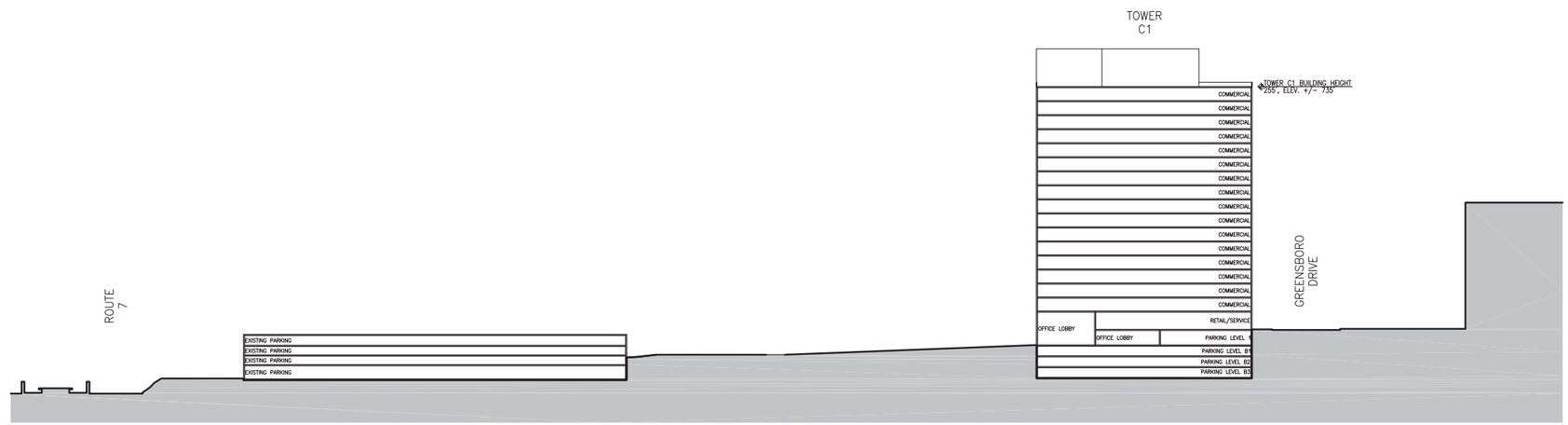


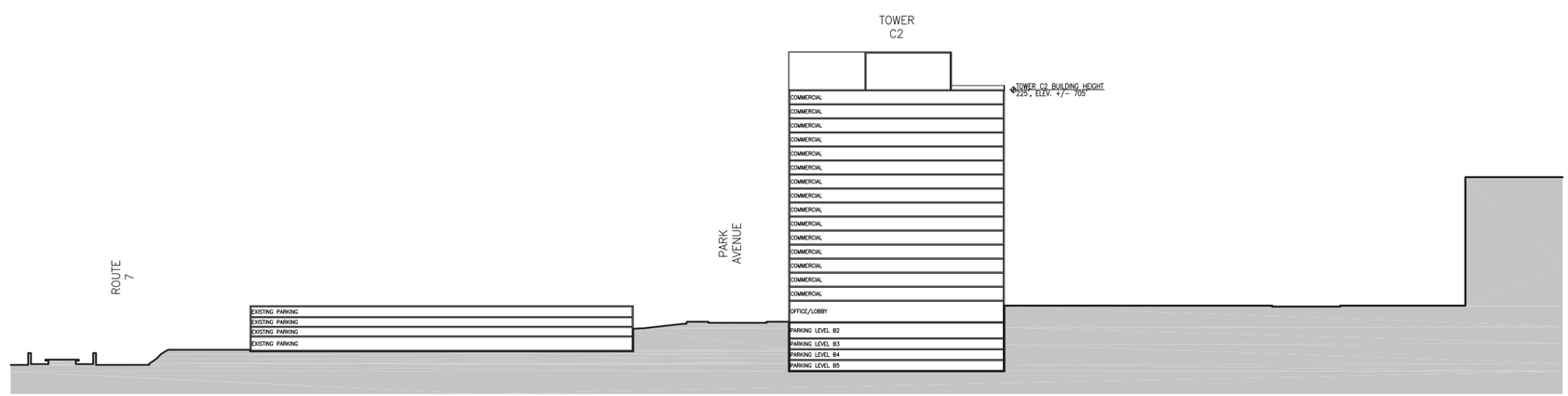
4 SECTION PHASE B2

1" = 60'-0"



5 SECTION PHASE C1

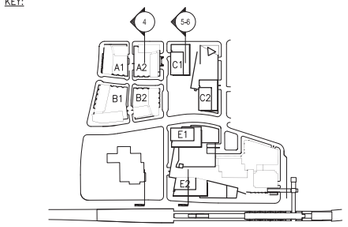
1" = 60'-0"



6 SECTION PHASE C2

1" = 60'-0"

KEY:



NOTES:

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2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Submission	07.01.2013
06	CDP Resubmission	02.19.2013
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04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.02

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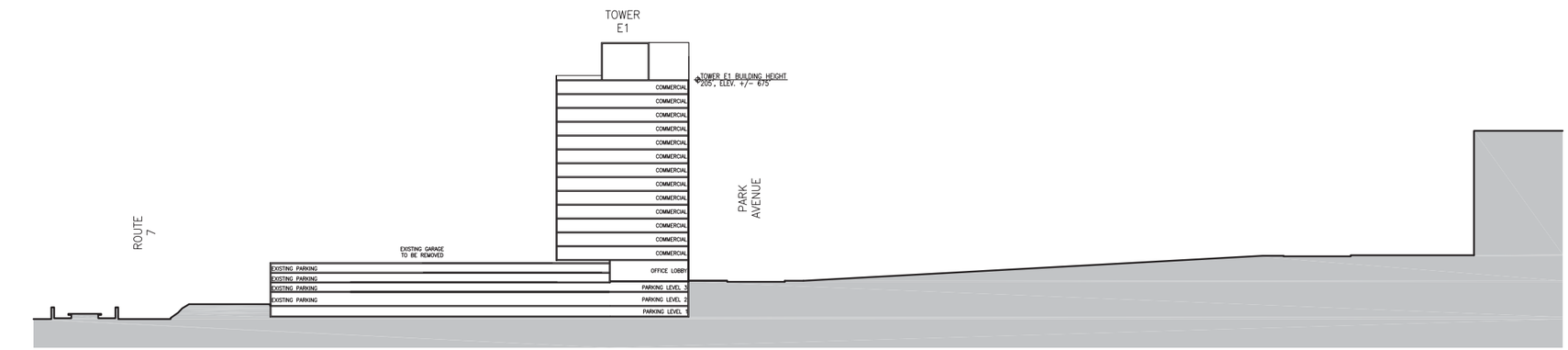
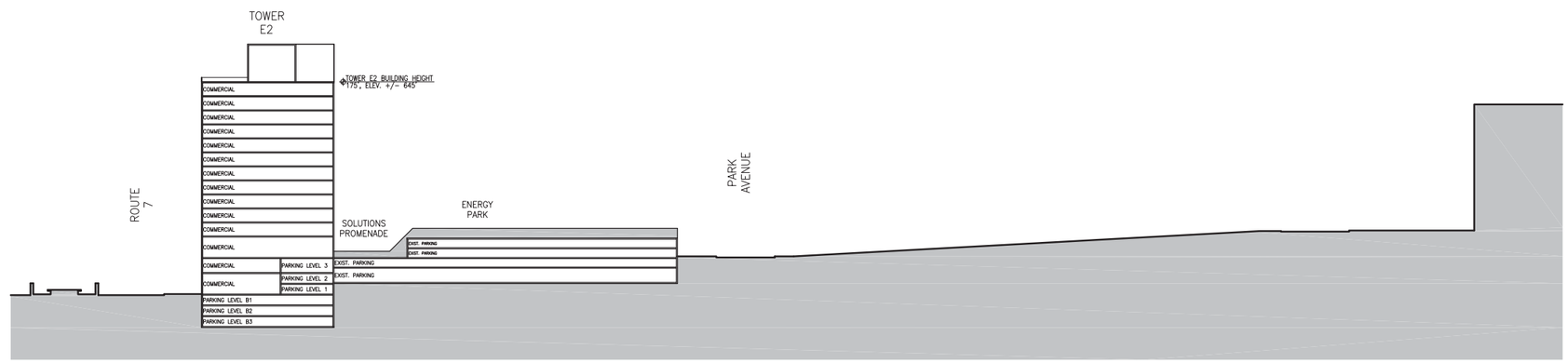


7 SECTION PHASE E1

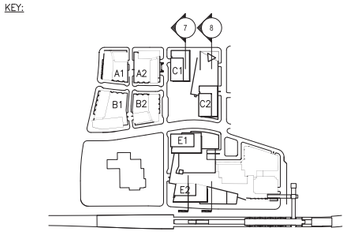
1" = 60'-0"



8 SECTION PHASE E2

1" = 60'-0"

KEY:



NOTES:

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2. Refer to landscape drawings for plans by phase.

NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Submission	07.01.2013
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05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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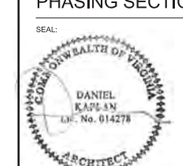
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.03

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LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

NO.	REVISIONS | SUBMISSIONS	DATE
04	CDP Resubmission	07.01.2013
03	CDP RESUBMISSION	02.19.2013
02	CDP RESUBMISSION	10.22.2012
01	CDP Resubmission	07.17.2012

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

AERIAL VIEW

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

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

A-4.01

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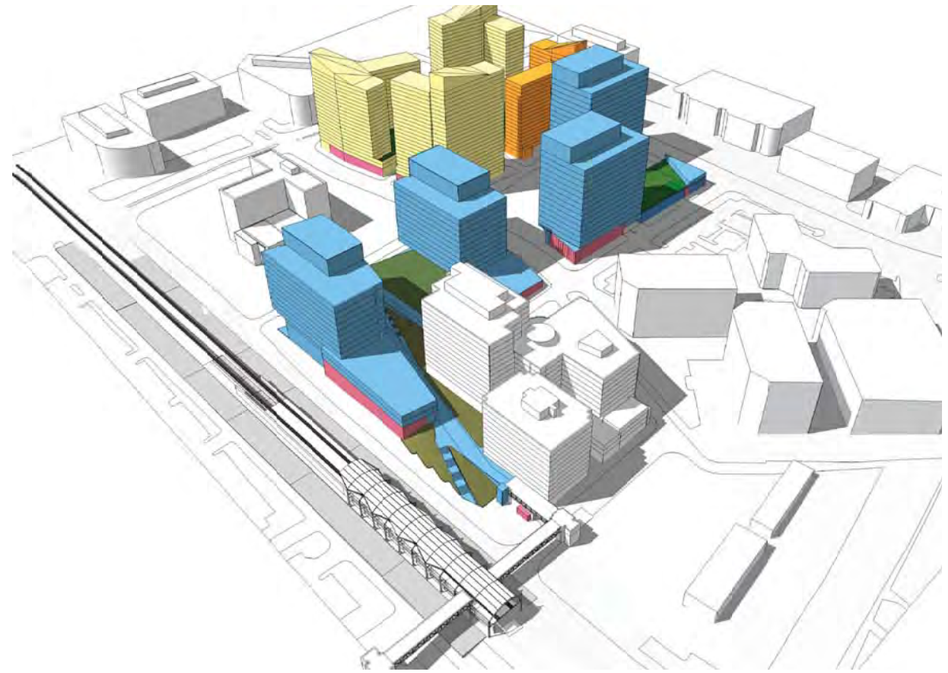
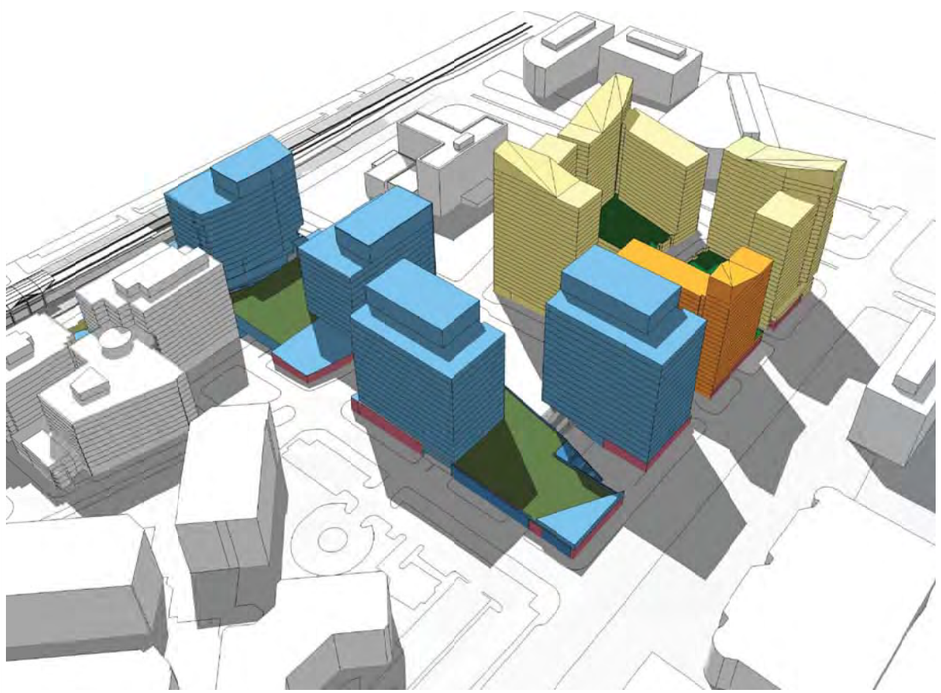
1 VIEW LOOKING WEST



2 VIEW LOOKING NORTH



3 VIEW LOOKING WEST

4 VIEW LOOKING SOUTH

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

NO.	REVISIONS | SUBMISSIONS	DATE
04	CDP Resubmission	07.01.2013
03	CDP RESUBMISSION	02.19.2013
02	CDP RESUBMISSION	10.22.2012
01	CDP Resubmission	07.17.2012

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

VIEWS INTO THE SITE

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

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

A-4.02

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1 VIEW LOOKING NORTH

2 VIEW LOOKING EAST

3 VIEW LOOKING WEST

4 AERIAL VIEW

NO.	REVISIONS | SUBMISSIONS	DATE
01	CDP Submission	07.01.2013

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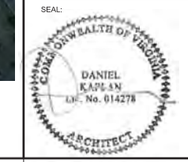
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SEAL:



Drawn: CC
Checked: JFP
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Date: 10.01.2010
Scale: NTS

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

A-4.03

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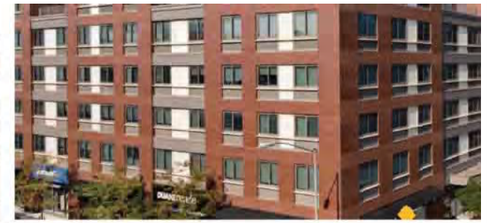
HORIZONTAL BANDING

MASONRY INTERWOVEN WITH GLASS

INTEGRATED BALCONIES



MASONRY

STEPPED MASSES

PATTERNED FENESTRATION

HIGH RISE RESIDENTIAL

Materials and details should support a scale and character commensurate with a walkable and welcoming neighborhood. Residential high rise design should provide a varied architectural expression within the building envelope to create visual interest and distinct identities within the overall development. Building entrances should contribute to the pedestrian experience and enhance the public realm. Balconies and other architectural elements can be integrated into the building facade to add create visual interest but should be integrated with the design of the facade. A variety of materials are appropriate, Masonry, terra cotta, architectural precast, metal panels and window wall systems should be considered for their color/finish as part of the overall palette of materials.

GLASS SKINNED

SOLAR RESPONSIVE

CRYSTALINE MASSES

ARTICULATED FACADE

DISTINCTIVE FORMS

DISTINCTIVE FORMS

OFFICE TOWERS

The towers should be designed as part of an overall composition with each individual tower responding to its specific context in massing, materials and detailing. The towers design should maximize access to view corridors through the site and allows each building to have a distinct identity within the overall composition. Towers should have a clear base articulation to meet the pedestrian realm. Tower design should be varied and avoid a uniform façade. Material selections for building elements should be considered for their aesthetic quality and integration with the overall project. The glass color and composition should be considered in relationship to other building materials and the glass transparency considered from both from the interior and exterior. Parking should be screened and designed with careful attention to the composition of opening and voids.

RENOVATED FACADE

GRAND ENTRY

FRAMED GLASS FACADE

GRIDDED PATTERN

GRIDDED PATTERN

HOTEL

The hotel is in a prominent location in the project. The facades should be designed to respect the unique environment at each frontage. The south façade should be articulated to anchor the park and provide visual definition to the public realm. The hotel represents a semi-private realm and this should be expressed in a warm and welcoming façade that relates to its context. Canopies and other techniques should be incorporated to protect visitors from the weather and to create a transition between the interior and exterior experiences.

NOTES:

1. Precedents are for illustrative purposes only, to illustrate general concepts and character. They are subject to final architectural and engineering design.

NO.	REVISIONS | SUBMISSIONS	DATE
03	CDP RESUBMISSION	07.01.2013
02	CDP RESUBMISSION	02.19.2012
01	CDP Resubmission	10.22.2012

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ARCHITECTURAL PRECEDENTS

SEAL:

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS
Project No.: 10012.L00
Cad File:
Drawing No.: A-4.04

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EXPRESSED PARLOUR LEVEL

VERTICAL DIVISION OF STREET WALL

REGULAR RHYTHM

TOWNHOUSE SCALE

INTEGRATED BALCONIES

LOW RISE RESIDENTIAL

The low rise residential buildings should provide a continuous and varied streetwall. They should be designed to create an interesting pedestrian experience. Building entrances should be clearly articulated and defined with canopy's or other elements. The finish floor for ground floor residential uses should be offset from adjacent sidewalk to provide privacy for residents. Steps, ramps, or ADA compliance lifts for building access should not interfere with pedestrian activities and should be integrated with overall architectural expression. The low rise portions should define a distinctive building base with a change in materials or facade details that refine and support a residential scale for the block.

PROJECTING CANOPIES

CELEBRATED SCREENWALL

SUPER-SCALE CANOPIES

SLOPED PROFILE

PLANES AND MASSES

BUILDING TOPS

Create distinctive towers by incorporating features with parapets, cornices and unique tower tops and bulkheads. Building tops should support an overall composition as well as provide individual profiles in the skyline. The architectural expression of proposed buildings should be integrally designed with parapets, cornices and bulkheads. Visible mechanical systems or other systems should be integrated into the overall architectural expression. Building tops should relate to the lower portions of mid-rises and towers and even the pedestrian realm by considering the vantage points of each tower.

PEDESTRIAN SCALED

INTEGRATED WITH BUILDING ENTRIES

INTEGRATED SIGNAGE AND LOUVER ZONES

SEAMLESS WITH PLAZA SPACES

CANOPIES AND AWNINGS

MAXIMIZED TRANSPARENCY

RETAIL / SERVICE

The retail/service storefronts will be an important component in establishing the overall character of the pedestrian realm. Retail/service storefronts should allow diversity and flexibility within a consistent framework. Signage can be part of a lively streetscape and should be considered in the design of the ground floor facades where retail/service uses are permitted. Ground floor facades should relate to the upper floors of the building through materials, colors, and scale.

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01	CDP Resubmission	10.22.2012

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

ARCHITECTURAL PRECEDENTS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

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

A-4.05

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1 MARCH 21 & SEPTEMBER 21 - 9 AM

2 MARCH 21 & SEPTEMBER 21 - 12 PM

3 MARCH 21 & SEPTEMBER 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

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01	CDP Resubmission	10.01.2010

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SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SHADE AND SHADOW STUDIES

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: NTS

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

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1 JUNE 21 - 9 AM

2 JUNE 21 - 12 PM

3 JUNE 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

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02	CDP Resubmission	10.22.2012
01	CDP Resubmission	10.01.2010

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200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SHADE AND SHADOW STUDIES

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: NTS

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

A-5.02

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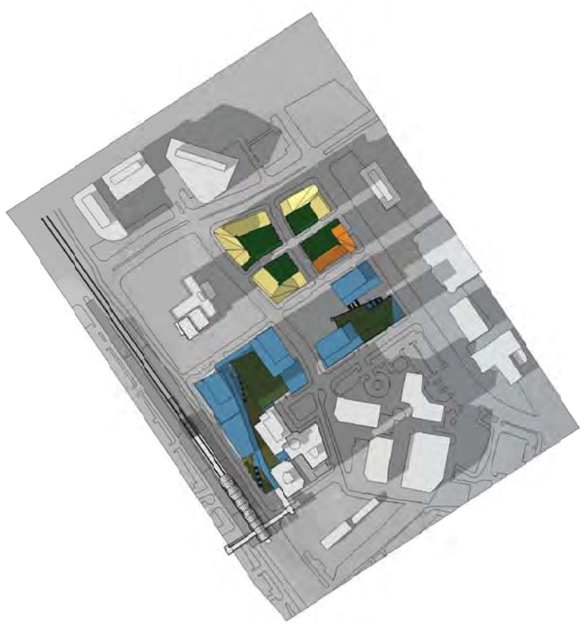
1 DECEMBER 21 - 9 AM

2 DECEMBER 21 - 12 PM



3 DECEMBER 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL/SERVICE
- EXISTING BUILDING
- PARKS

NO.	REVISIONS	SUBMISSIONS	DATE
07	CDP Resubmission		06.28.2013
06	CDP Resubmission		02.19.2013
05	CDP Resubmission		07.17.2013
04	CDP Resubmission		06.30.2011
03	CDP Resubmission		11.15.2013
02	CDP Resubmission		10.22.2012
01	CDP Resubmission		10.01.2010

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VIKA, Inc.
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LANDDESIGN
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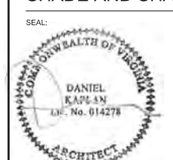
SOLUTIONS PLAZA
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

SHADE AND SHADOW STUDIES

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: NTS

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

A-5.03

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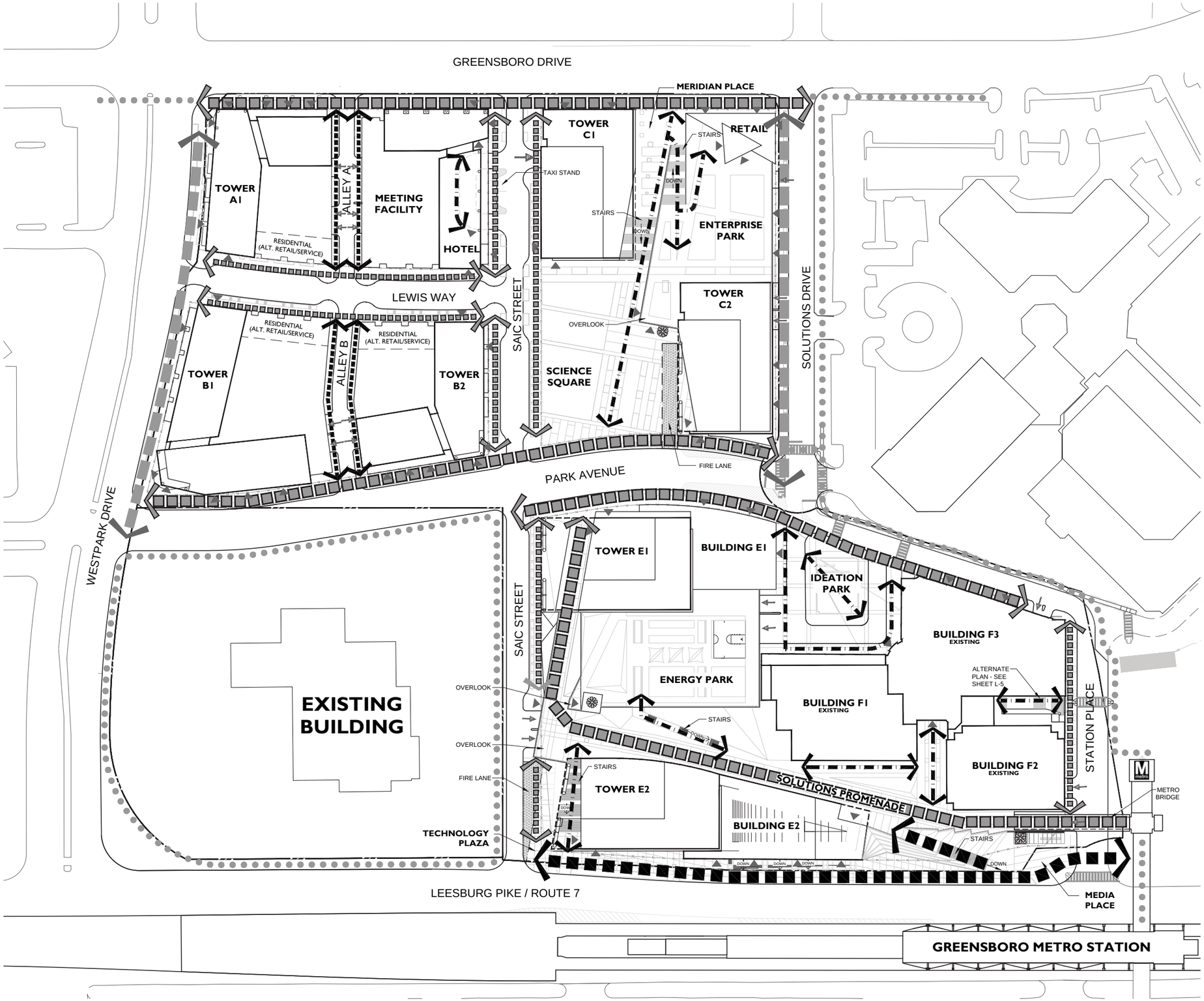

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- GATEWAY PEDESTRIAN CORRIDOR
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- LOADING ENTRANCES*
- PARKING ENTRANCES*
- ELEVATOR KIOSK
- FIRE LANE IN PLAZA OR PARK
- INTERIM ROAD STRIPPING (PARK AVE)
- PEDESTRIAN CROSSWALK CONNECTION TO METRO

NOTE:
HATCHES AND SYMBOLS SHOWN ARE REPRESENTIVE OF HARDSCAPE / OTHER PROPOSED AMENITIES. SEE ILLUSTRATIVE OR OVERALL PLAN SHEETS.

*FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.03 FOR ARCHITECTURE PLANS

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Solutions Plaza
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia
PEDESTRIAN CIRCULATION - HIERARCHY PLAN

REVISIONS:
11/7/2010
06/30/2011
07/27/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: GC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-1

Jul 01, 2013 – 10:46pm
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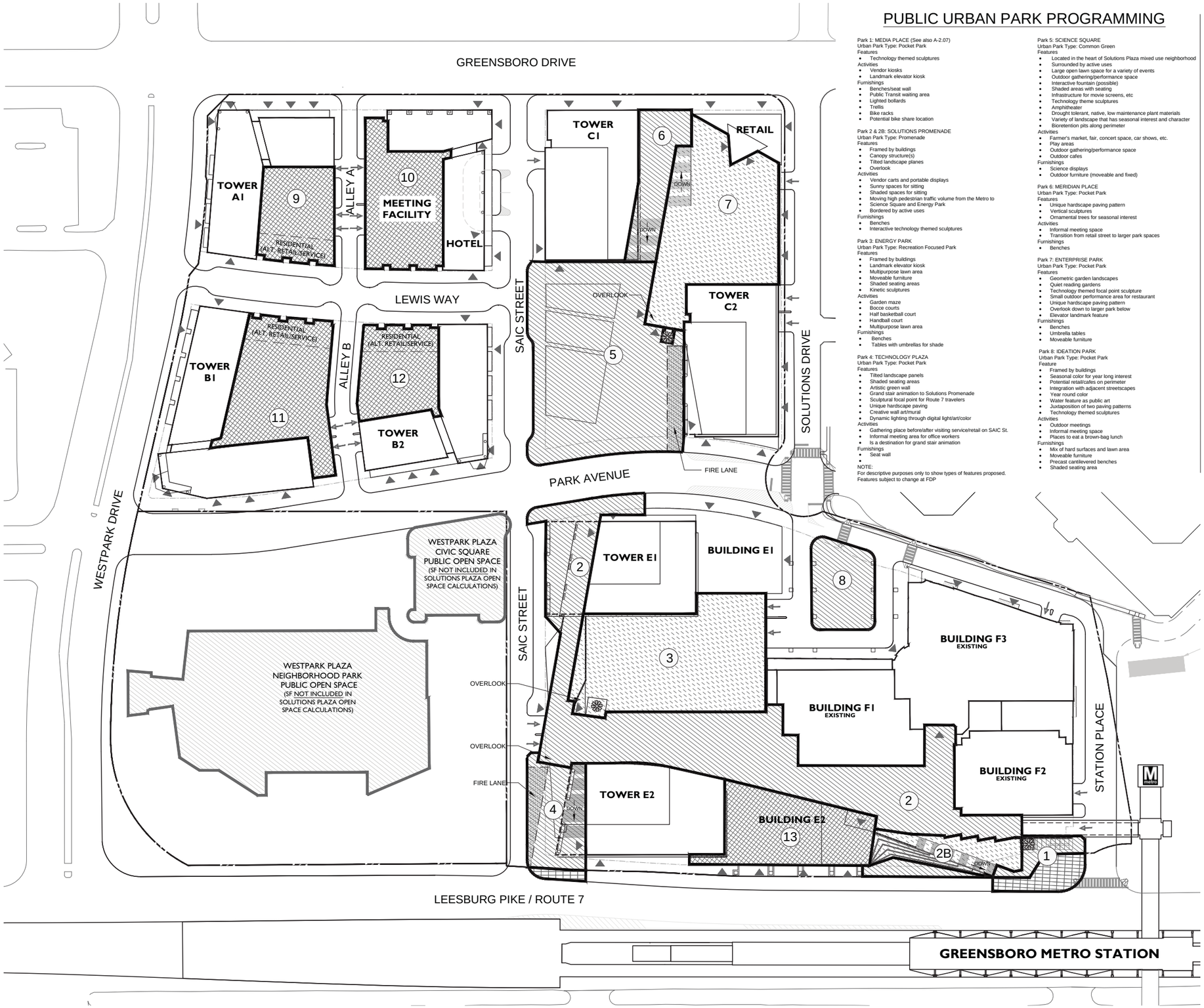
02-CDP-01_Pedestrian Hierarchy.dwg



PUBLIC URBAN PARK PROGRAMMING

Park 1: MEDIA PLACE (See also A-2.07)
Urban Park Type: Pocket Park
Features
- Technology themed sculptures

Activities
- Vendor kiosks
- Landmark elevator kiosk

Furnishings
- Benches/seat wall
- Public Transit waiting area
- Lighted bollards
- Trellis
- Bike racks
- Potential bike share location

Park 2 & 2B: SOLUTIONS PROMENADE
Urban Park Type: Promenade
Features
- Framed by buildings
- Canopy structure(s)
- Tilted landscape planes
- Overlook

Activities
- Vendor carts and portable displays
- Sunny spaces for sitting
- Shaded spaces for sitting
- Moving high pedestrian traffic volume from the Metro to
- Science Square and Energy Park
- Bordered by active uses

Furnishings
- Benches
- Interactive technology themed sculptures

Park 3: ENERGY PARK
Urban Park Type: Recreation Focused Park
Features
- Framed by buildings
- Landmark elevator kiosk
- Multipurpose lawn area
- Moveable furniture
- Shaded seating areas
- Kinetic sculptures

Activities
- Garden maze
- Bocce courts
- Half basketball court
- Handball court
- Multipurpose lawn area

Furnishings
- Benches
- Tables with umbrellas for shade

Park 4: TECHNOLOGY PLAZA
Urban Park Type: Pocket Park
Features
- Tilted landscape panels
- Shaded seating areas
- Artistic green wall
- Grand stair animation to Solutions Promenade
- Sculptural focal point for Route 7 travelers
- Unique hardscape paving
- Creative wall art/mural
- Dynamic lighting through digital light/art/color

Activities
- Gathering place before/after visiting service/retail on SAIC St.
- Informal meeting area for office workers
- Is a destination for grand stair animation

Furnishings
- Seat wall
-

NOTE:
For descriptive purposes only to show types of features proposed.
Features subject to change at FDP

Park 5: SCIENCE SQUARE
Urban Park Type: Common Green
Features
- Located in the heart of Solutions Plaza mixed use neighborhood
- Surrounded by active uses
- Large open lawn space for a variety of events
- Outdoor gathering/performance space
- Interactive fountain (possible)
- Shaded areas with seating
- Infrastructure for movie screens, etc
- Technology theme sculptures
- Amphitheater
- Drought tolerant, native, low maintenance plant materials
- Variety of landscape that has seasonal interest and character
- Bioretention pits along perimeter

Activities
- Farmer's market, fair, concert space, car shows, etc.
- Play areas
- Outdoor gathering/performance space
- Outdoor cafes

Furnishings
- Science displays
- Outdoor furniture (moveable and fixed)

Park 6: MERIDIAN PLACE
Urban Park Type: Pocket Park
Features
- Unique hardscape paving pattern
- Vertical sculptures
- Ornamental trees for seasonal interest

Activities
- Informal meeting space
- Transition from retail street to larger park spaces

Furnishings
- Benches

Park 7: ENTERPRISE PARK
Urban Park Type: Pocket Park
Features
- Geometric garden landscapes
- Quiet reading gardens
- Technology themed focal point sculpture
- Small outdoor performance area for restaurant
- Unique hardscape paving pattern
- Overlook down to larger park below
- Elevator landmark feature

Furnishings
- Benches
- Umbrella tables
- Moveable furniture

Park 8: IDEATION PARK
Urban Park Type: Pocket Park
Feature
- Framed by buildings
- Seasonal color for year long interest
- Potential retail/cafes on perimeter
- Integration with adjacent streetscapes
- Year round color
- Water feature as public art
- Juxtaposition of two paving patterns
- Technology themed sculptures

Activities
- Outdoor meetings
- Informal meeting space
- Places to eat a brown-bag lunch

Furnishings
- Mix of hard surfaces and lawn area
- Moveable furniture
- Precast cantilevered benches
- Shaded seating area

URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	MEDIA PLACE (Public)	9,314 SF
2 2B	SOLUTIONS PROMENADE (Public)	69,241 SF
3	ENERGY PARK (Public)	35,068 SF
4	TECHNOLOGY PLAZA (Public)	11,787 SF
5	SCIENCE SQUARE (Public)	47,639 SF
6	MERIDIAN PLACE (Public)	9,826 SF
7	ENTERPRISE PARK (Public)	30,841 SF
8	IDEATION PARK (Public)	9,387 SF
9	BLOCK A1 RESIDENTIAL DECK (Private)	18,646 SF
10	BLOCK A2 HOTEL/COMMERICAL DECK (Private)	17,181 SF
11	BLOCK B1 RESIDENTIAL DECK (Private)	22,013 SF
12	BLOCK B2 RESIDENTIAL DECK (Private)	12,393 SF
13	BLOCK E2 COMMERICAL ROOFTOP AMENITY (Private)	17,996 SF

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - AT GRADE **	144,166 sf
	PUBLIC URBAN PARK - ELEVATED ***	74,034 sf
	PUBLIC OPEN SPACE - SUBJECT TO VDOT APPROVAL	4,903 sf
	PRIVATE PARK	88,229 sf
	WESTPARK PLAZA	(SHOWN FOR REFERENCE ONLY)

LEGEND

- PROPERTY LINE/EXISTING VDOT ROW
- BUILD TO LINE
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- LOADING ENTRANCES*
- PARKING ENTRANCES*
- ELEVATOR KIOSK
- FIRE LANE IN PLAZA OR PARK
- INTERIM ROAD STRIPPING (PARK AVE)
- PEDESTRIAN CROSSWALK

*FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.03 FOR ARCHITECTURE PLANS
** PUBLIC PARK AREAS 1,2,4,5,6, AND 8 ARE ALL ACCESSIBLE AT GRADE
*** PUBLIC PARK AREAS 3 & 7 ARE ALL ACCESSED BY ELEVATOR

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Solutions Plaza
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URBAN PARK PLAN

REVISIONS:
11/17/2010
06/30/2011
07/24/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: G.C.,SP
DRAWN BY: K.C.
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-2.1

Jul 01, 2013 – 10:47pm
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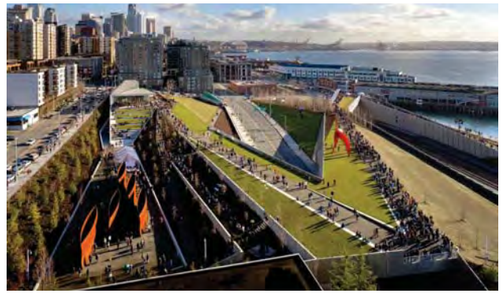

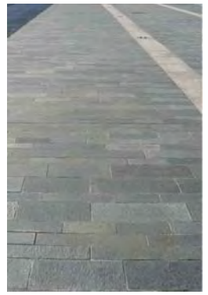

LAST ROW OF IMAGES SPECIFIC TO ROUTE 7/SAIC ST/TECHNOLOGY PLAZA ANIMATION

SAIC / Sub District (Neighborhood in North Tyson District) Character Description:

Urban Design Character (Science + Technology)

The color and material palette for this district is focused on sleek textures and color (such as stainless steel) in contrast to the more vibrant greens of the plant materials. The sleek metals represent hard sciences and technologies of today and tomorrow and the softer greens represent the new technologies and sciences that are focused on sustainability, environment and economy. The site will provide many opportunities for public art geared towards avant-garde artists using lighting, materials, and electronics to create a vibrant space with "pop". Clipped hedges, precise lawns and carefully spaced trees will reinforce the urban streetscape experience. The paving patterns will provide a hard structure in contrast to the curvilinear forms of the site furnishings and lighting. Opportunities are provided both for leisurely and quick paces. The grade transitions allow for the creation of unique spaces and outdoor rooms comfortable for one person or hundreds.

1) Media Place
Doorway to the world of technology
- 1st branding opportunity
- Orientation space

2) Solutions Promenade
Information Technology & Discovery
- SAIC front door
- Technology in motion
- Encourage movement from Metro and Media Place to Energy Park and Science Square
- Overlook at pivot point
- Front door to Public Facility
- Gathering space for Public Facility Patrons

3) Energy Park
Energy and Environment
- Active multiuse court
- Adventure play and playground equipment
- Physical activities
- Bocce
- Garden maze
- Multipurpose lawn area
- Shaded seating areas

4) Technology Plaza
Culture and People
- Destination for dynamic art (digital/light/art)
- Access to public facility
- Highly visible from Route 7 and Metro
- Main entrance to E2 lobby
- Major access point up to Solutions Promenade and SAIC St

5) Science Square
Life Sciences, Discovery
Environment & Sustainability
- Interactive displays
- Public facility access
- Multifunctional/programmed space
- Central gathering/assembly space
- Surrounded with active uses
- People watching space
- Hub of activities and soft programming

6) Meridian Place
Discovery
- Transition from Greensboro Drive to Science Square
- Vertical sculptures pull visitors from Science Square to Merdian Place and vice versa

7) Enterprise Park
Environment
- "Retreat" Area
- Reading Gardens
- People watching space
- Overlook down to Science Square

8) Ideation Park
Knowledge
- A place to share knowledge and ideas
- Opportunities for social interaction
- Pleasant outdoor meeting space
- Secluded from the bustling commercial neighborhood making it a sanctuary from the urban environment
- High visibility from street

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URBAN PARK CHARACTER IMAGES

REVISIONS:
11/17/2010
06/30/2011
07/12/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: GC
CHECKED BY: SP
Q.C. BY: SP
SCALE: --
PROJECT #: 2010049

SHEET NUMBER:
L-2.2

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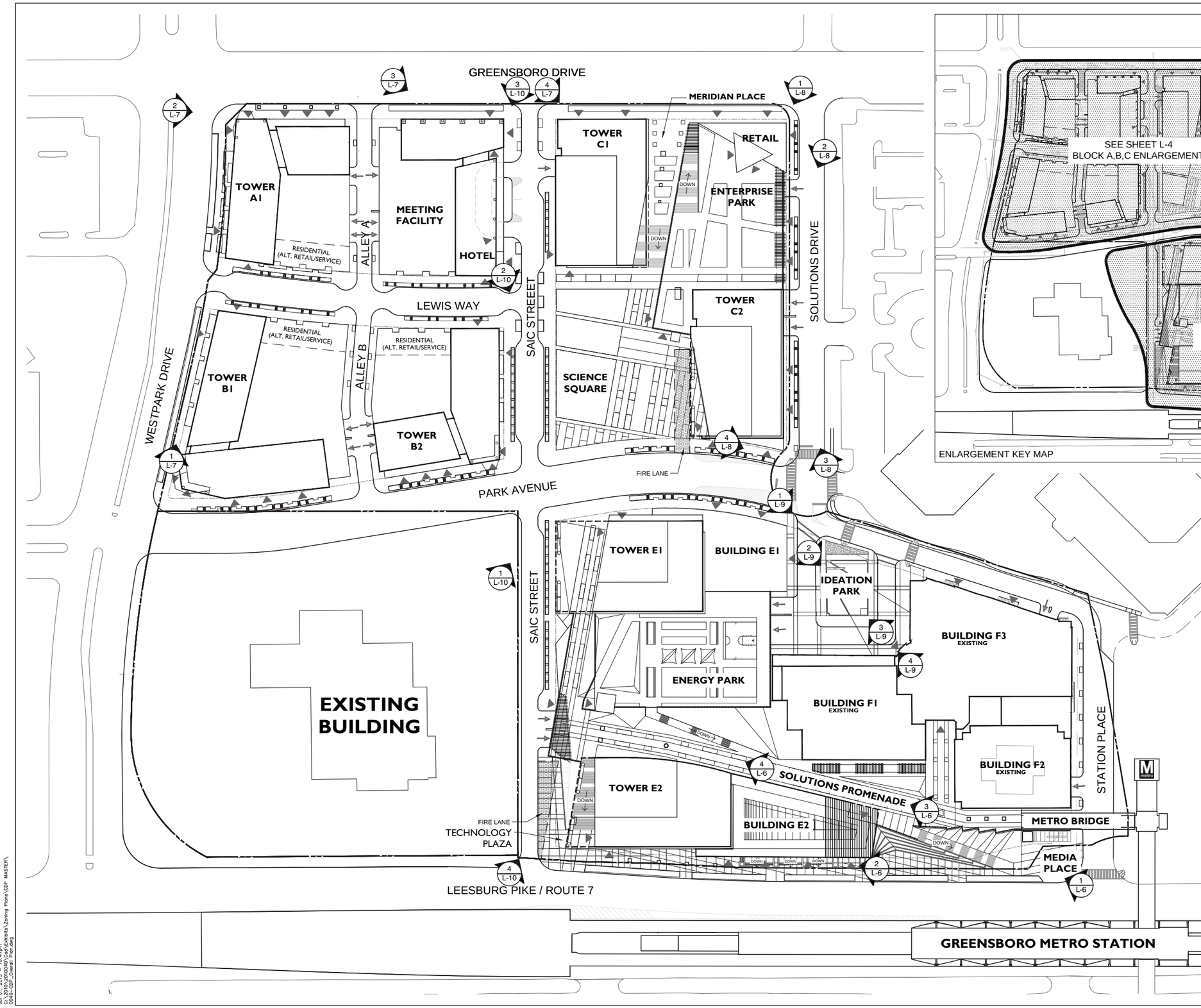
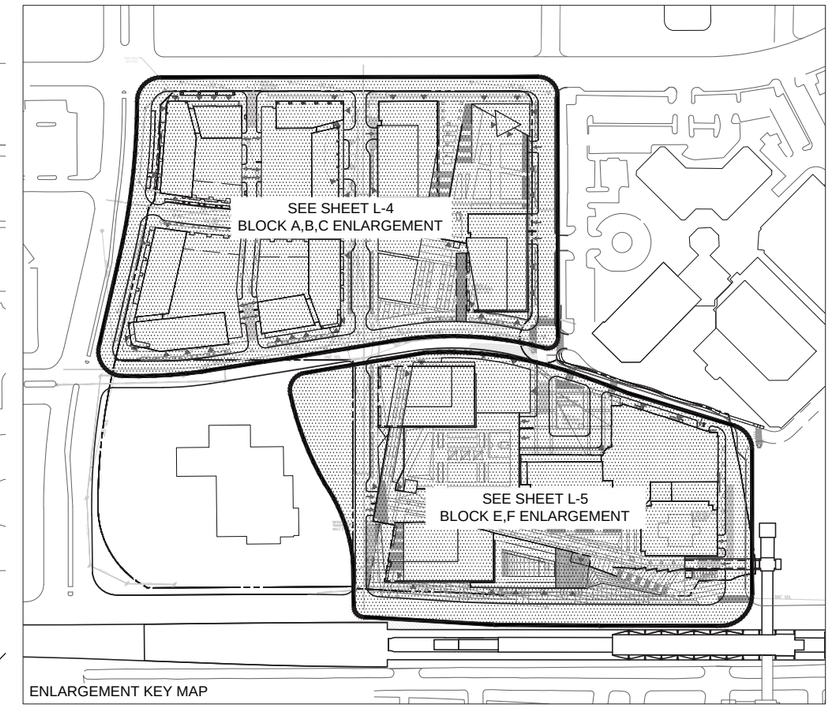
06-Character Images Book Exhibit.dwg





LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES *
- LOADING ENTRANCES*
- PARKING ENTRANCES*
- ELEVATOR KIOSK
- PEDESTRIAN CROSSWALK CONNECTION TO METRO
- FIRE LANE IN PLAZA OR PARK
- INTERIM ROAD STRIPPING (PARK AVE)
- X / L-XX — PERSPECTIVES (SHEETS L-6 TO L-10)

*FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.03 FOR ARCHITECTURE PLANS

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OVERALL PLAN & PERSPECTIVE KEY PLAN

REVISIONS:
11/17/2010
06/30/2011
07/26/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: KC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-3.1

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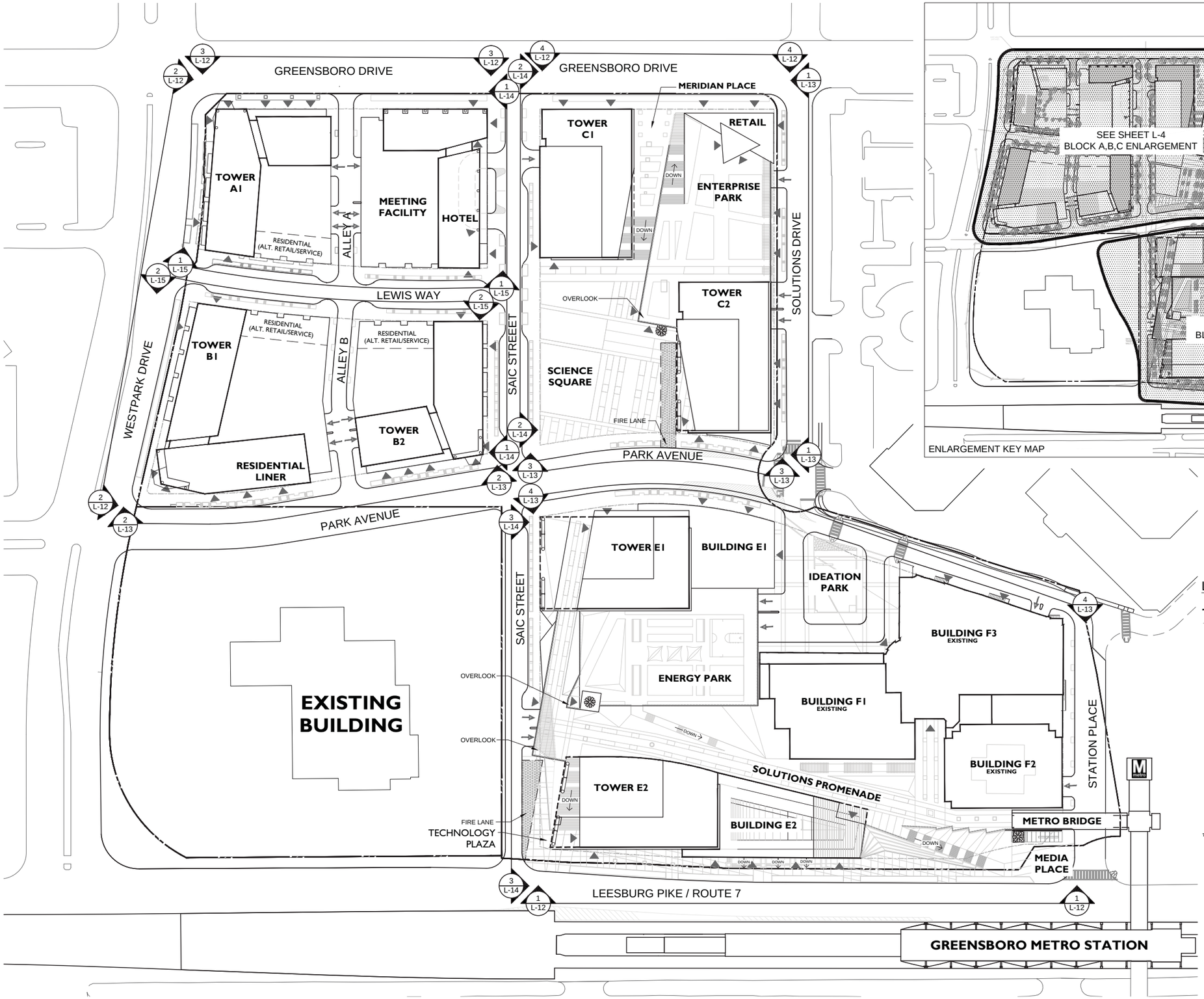

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OVERALL - ELEVATION KEY PLAN

REVISIONS:
11/17/2010
06/30/2011
07/24/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: KC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-3.2

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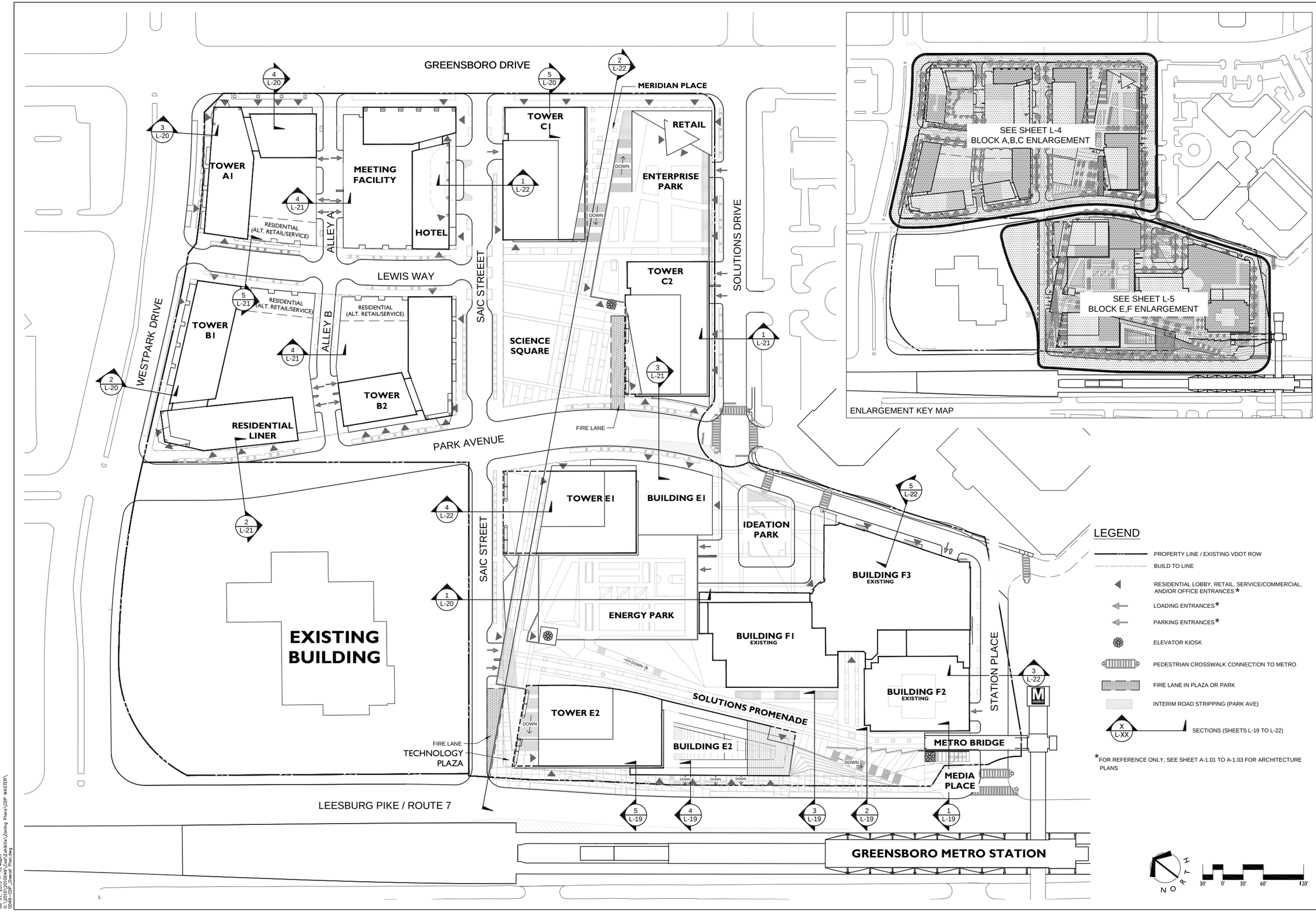

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OVERALL - SECTION KEY PLAN

REVISIONS:
11/17/2010
06/30/2011
07/26/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: SC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2010049

SHEET NUMBER:
L-3.3

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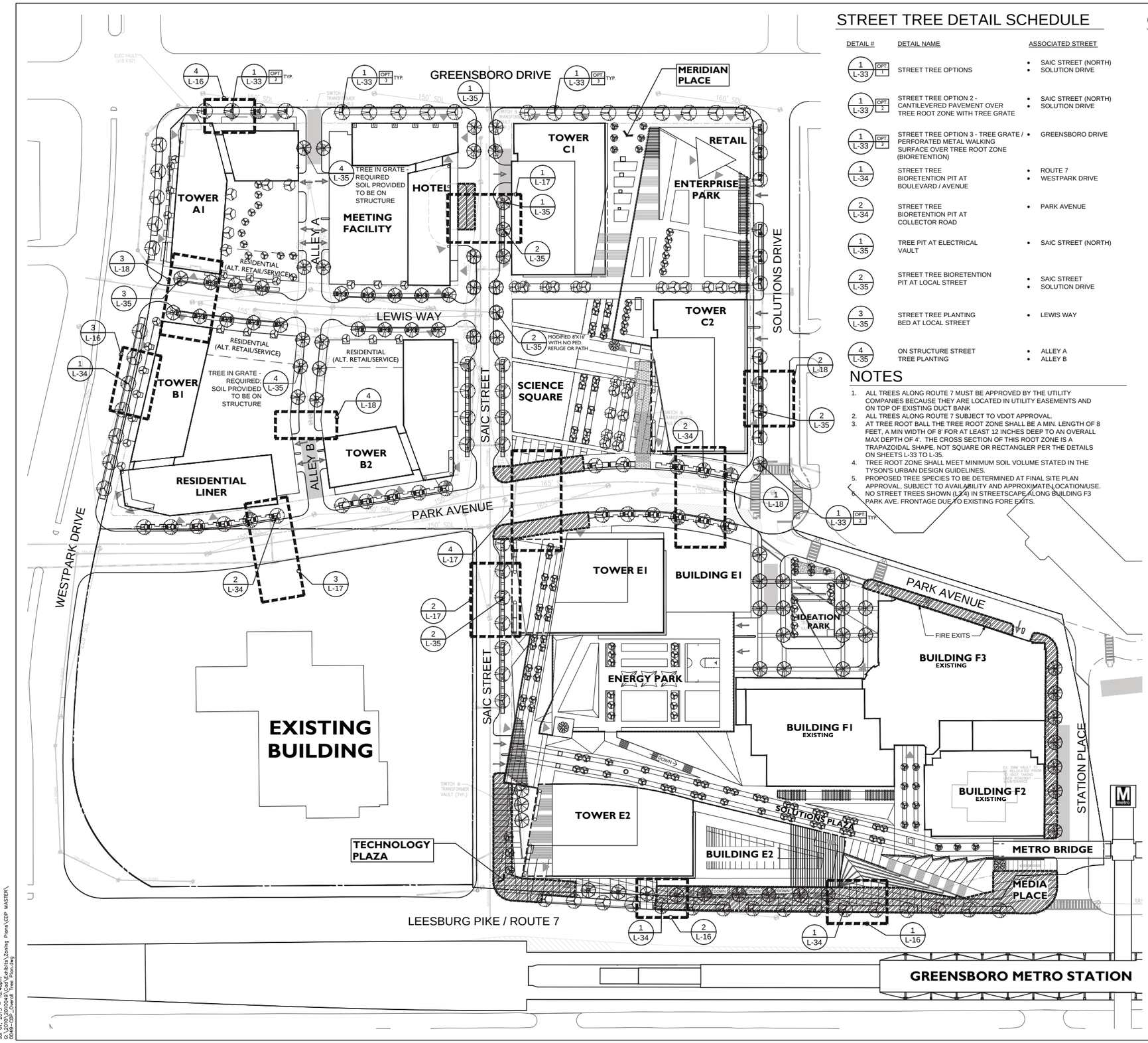
03-Overall-Closed-Planning



STREET TREE DETAIL SCHEDULE

DETAIL #	DETAIL NAME	ASSOCIATED STREET
1 / L-33 OPT 1	STREET TREE OPTIONS	• SAIC STREET (NORTH) • SOLUTION DRIVE
1 / L-33 OPT 2	STREET TREE OPTION 2 - CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE	• SAIC STREET (NORTH) • SOLUTION DRIVE
1 / L-33 OPT 3	STREET TREE OPTION 3 - TREE GRATE / PERFORATED METAL WALKING SURFACE OVER TREE ROOT ZONE (BIORETENTION)	• GREENSBORO DRIVE
1 / L-34	STREET TREE BIORETENTION PIT AT BOULEVARD / AVENUE	• ROUTE 7 • WESTPARK DRIVE
2 / L-34	STREET TREE BIORETENTION PIT AT COLLECTOR ROAD	• PARK AVENUE
1 / L-35	TREE PIT AT ELECTRICAL VAULT	• SAIC STREET (NORTH)
2 / L-35	STREET TREE BIORETENTION PIT AT LOCAL STREET	• SAIC STREET • SOLUTION DRIVE
3 / L-35	STREET TREE PLANTING BED AT LOCAL STREET	• LEWIS WAY
4 / L-35	ON STRUCTURE STREET TREE PLANTING	• ALLEY A • ALLEY B

NOTES

1. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
2. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
3. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGLER PER THE DETAILS ON SHEETS L-33 TO L-35.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
6. NO STREET TREES SHOWN (L-34) IN STREETSCAPE ALONG BUILDING F3 PARK AVE. FRONTAGE DUE TO EXISTING FORE EXITS.

CONCEPT PLANT SCHEDULE

	QTY
STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 250sf PROJECTED 10yr TREE CANOPY Acer rubrum `October Glory` TM / October Glory Maple Platanus x acerifolia / London Plane Tree Quercus phellos / Willow Oak Ulmus parvifolia `Allee` / Allee Lacebark Elm	93
STREET TREE IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE) 3.5"-4.5" CAL. AT 250sf PROJECTED 10yr TREE CANOPY Acer rubrum `October Glory` TM / October Glory Maple Platanus x acerifolia `Liberty` / London Plane Tree Quercus borealis / Northen Red Oak Ulmus americana `Valley Forge` / American Elm Ulmus parvifolia `Allee` / Allee Lacebark Elm	75
LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PUBLIC REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia triacanthos inermis / Thornless Common Honeylocust Koelreuteria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	28
ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II) PUBLIC/PRIVATE REALM 2" CAL. AT 100sf PROJECTED 10yr TREE CANOPY Acer palmatum / Japanese Maple Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	144
ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125sf PROJECTED 10yr TREE CANOPY Amelanchier alnifolia / Serviceberry Cercis canadensis / Eastern Redbud Cornus kousa / Kousa Dogwood Halesia carolina / Snowdrop Tree Prunus x yedoensis / Yoshino Cherry	3
LANDSCAPE TREE (CATEGORY I) PUBLIC REALM (BUILDING ZONE) 3" CAL AT 75sf PROJECTED 10yr TREE CANOPY Quercus robur `Fastigiata` / Pyramidal English Oak	23

NOTE:
FOR 10 YEAR TREE CANOPY TABULATIONS AND TABLE 12.10 WORKSHEET, SEE SHEET L-3.5

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- LOADING ENTRANCES*
- PARKING ENTRANCES*
- ELEVATOR KIOSK
- FIRE ACCESS LANE
- STREETSCAPE MODIFICATION BEING REQUESTED FROM TYSONS UDG DUE TO EXISTING CONDITIONS, R.O.W., UTILITY, FIRE MARSHAL REQUIERMENTS, OR OTHER CONSTRAINTS
- UNDERGROUND UTILITY VAULT

* FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.03 FOR ARCHITECTURE PLANS

X / L-XX — STREETSCAPE ENLARGEMENT (SHEETS L-19 TO L-21)

NORTH

30' 0' 30' 60' 120'

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Solutions Plaza
CDP
Lincoln Properties Company / JM ZELL; McLean, Virginia
OVERALL TREE PLAN & STREETSCAPE ENLARGEMENT KEY PLAN

REVISIONS:
11/17/2010
06/30/2011
07/24/2012
10/22/2012
02/19/2013
07/01/2013

DATE: 10/01/2010
DESIGNED BY: GC-SP
DRAWN BY: GC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-3.4

Jul 01, 2013 – 10:48pm
J:\2010\2010049\Cad Exhibits\Zoning Plans\CDP MASTER\
06-Plan-Street Trees.dwg

TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

93

STREET TREE IN BIORETENTION (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)
3.5"-4.5" CAL.

STREET TREE IN BIORETENTION (93)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3.5"-4.5" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	24 = (93x25%)	250 sf	(1.5) Air Quality	375 sf	9,000 sf
Platanus x acerifolia / London Plane Tree	23 = (93x25%)	250 sf	N/A	250 sf	5,750 sf
Quercus phellos / Willow Oak	23 = (93x25%)	250 sf	(1.5) Wildlife	375 sf	8,625 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	23 = (93x25%)	250 sf	(1.5) Air Quality	375 sf	8,625 sf

STREET TREE IN BIORETENTION PROJECTED 10 YR. TREE COVER CANOPY: 32,000 SF

75

STREET TREE IN PLANTER (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE)
3.5"-4.5" CAL.

STREET TREE IN PLANTER (75)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3.5"-4.5" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum `October Glory` TM / October Glory Maple	15 = (75x20%)	250 sf	(1.5) Air Quality	375 sf	5,625 sf
Platanus x acerifolia `Liberty` / London Plane Tree	15 = (65x20%)	250 sf	N/A	250 sf	3,750 sf
Quercus borealis / Northen Red Oak	15 = (65x20%)	250 sf	(1.5) Wildlife	375 sf	5,625 sf
Ulmus americana `Valley Forge` / American Elm	15 = (65x20%)	250 sf	(1.5) Air Quality	375 sf	5,625 sf
Ulmus parvifolia `Allee` / Allee Lacebark Elm	15 = (65x20%)	250 sf	(1.5) Air Quality	375 sf	5,625 sf

STREET TREE IN PLANTER PROJECTED 10 YR. TREE COVER CANOPY: 26,250 SF

28

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

LANDSCAPE TREE IN PLANTER ON STRUCTURE (28)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	7 = (28x25%)	175 sf	N/A	175 sf	1,225 sf
Gleditsia triacanthos inermis / Thornless Common Honeylocust	7 = (28x25%)	175 sf	N/A	175 sf	1,225 sf
Koelreuteria paniculata / Golden Rain Tree	7 = (28x25%)	175 sf	N/A	175 sf	1,225 sf
Prunus x yedoensis / Yoshino Cherry	7 = (28x25%)	175 sf	N/A	175 sf	1,225 sf

LANDSCAPE TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 4,900 SF

144

ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II)
PUBLIC/PRIVATE REALM
2" CAL.

ORNAMENTAL TREE IN PLANTER ON STRUCTURE (144)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer palmatum / Japanese Maple	36 = (144x25%)	100 sf	N/A	100 sf	3,600 sf
Cornus florida / Eastern Dogwood	36 = (144x25%)	100 sf	N/A	100 sf	3,600 sf
Cornus kousa / Kousa Dogwood	36 = (144x25%)	100 sf	N/A	100 sf	3,600 sf
Cornus mas / Cornelian Cherry Dogwood	36 = (144x25%)	100 sf	N/A	100 sf	3,600 sf

ORNAMENTAL TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE COVER CANOPY: 14,400 SF

3

ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II)
PUBLIC REALM
3" CAL.

ORNAMENTAL TREE IN PLANTER AT GRADE (3)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Amelanchier alnifolia / Serviceberry	3	125 sf	(1.5) Wildlife	188 sf	564 sf
Cercis canadensis / Eastern Redbud	NOT INCLUDED	N/A	N/A	N/A	N/A
Cornus kousa / Kousa Dogwood	NOT INCLUDED	N/A	N/A	N/A	N/A
Halesia carolina / Snowdrop Tree	NOT INCLUDED	N/A	N/A	N/A	N/A
Prunus x yedoensis / Yoshino Cherry	NOT INCLUDED	N/A	N/A	N/A	N/A

ORNAMENTAL TREE IN PLANTER AT GRADE PROJECTED 10 YR. TREE COVER CANOPY: 564 SF

23

LANDSCAPE TREE (CATEGORY I)
PUBLIC REALM (BUILDING ZONE)
3" CAL

LANDSCAPE TREE (23)	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF (FOR 3" CAT. I TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Quercus robur `Fastigiata` / Pyramidal English Oak	23	75 sf	N/A	N/A	1,725 sf

LANDSCAPE TREE PROJECTED 10 YR. TREE COVER CANOPY: 1,725 SF

NOTES

1. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
2. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
3. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGLER PER THE DETAILS ON SHEETS L-33 TO L-35.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE
6. NO STREET TREES SHOWN (L3.4) IN STREETSCAPE ALONG BUILDING F3 PARK AVE. FRONTAGE DUE TO EXISTING FORE EXITS.

GROSS SITE AREA: 788,855 SF

AREA OF 10-YEAR TREE CANOPY REQUIRED: 78,885 SF
(10% OF GROSS SITE AREA PER PTC DISTRICT)

TOTAL TREE COVER PROVIDED BY PLANTING: 79,838 SF
(101.21%)

NOTE:
1. A MODIFICATION OF PFM SECTION 12-0511 FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA AS DEMONSTRATED ON THE CDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET C-2.
2. NOT ALL TREES ON PRIVATE AMENITY DECKS ARE SHOWN AND ACCOUNTED FOR. FINAL LOCATIONS FOR TREES TO DETERMINED AT SITE PLAN AND AS SUCH SHALL CONTRIBUTE TO OVERALL PROJECTED 10YR TREE COVER CANOPY.

Table 12.10 CDP 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	788,855	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	788,855	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	78,886	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	767	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	78,886	Square feet
D 2	Area of canopy planted for air quality benefits =	23,000	Square feet
D 3	D 2 x 1.5 (SF) =	34,500	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	9,875	Square feet
D 9	D 8 x 1.5 (SF) =	14,813	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	30,525	Square feet
D 17	Total of canopy area provided through tree planting =	79,838	Square feet
D 18	Is an offsite planting relief requested?	No	Yes or No
D 19	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	79,838	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	79,838	Total of E 1 through E 3, area should meet or exceed area in B 7

G:\2010\2010049\Docs\Excel\[2013-07-01_FFx Co 10-yr Tree Canopy Requirements-CDP_NUMBER 5.xls]Sheet1 (2)

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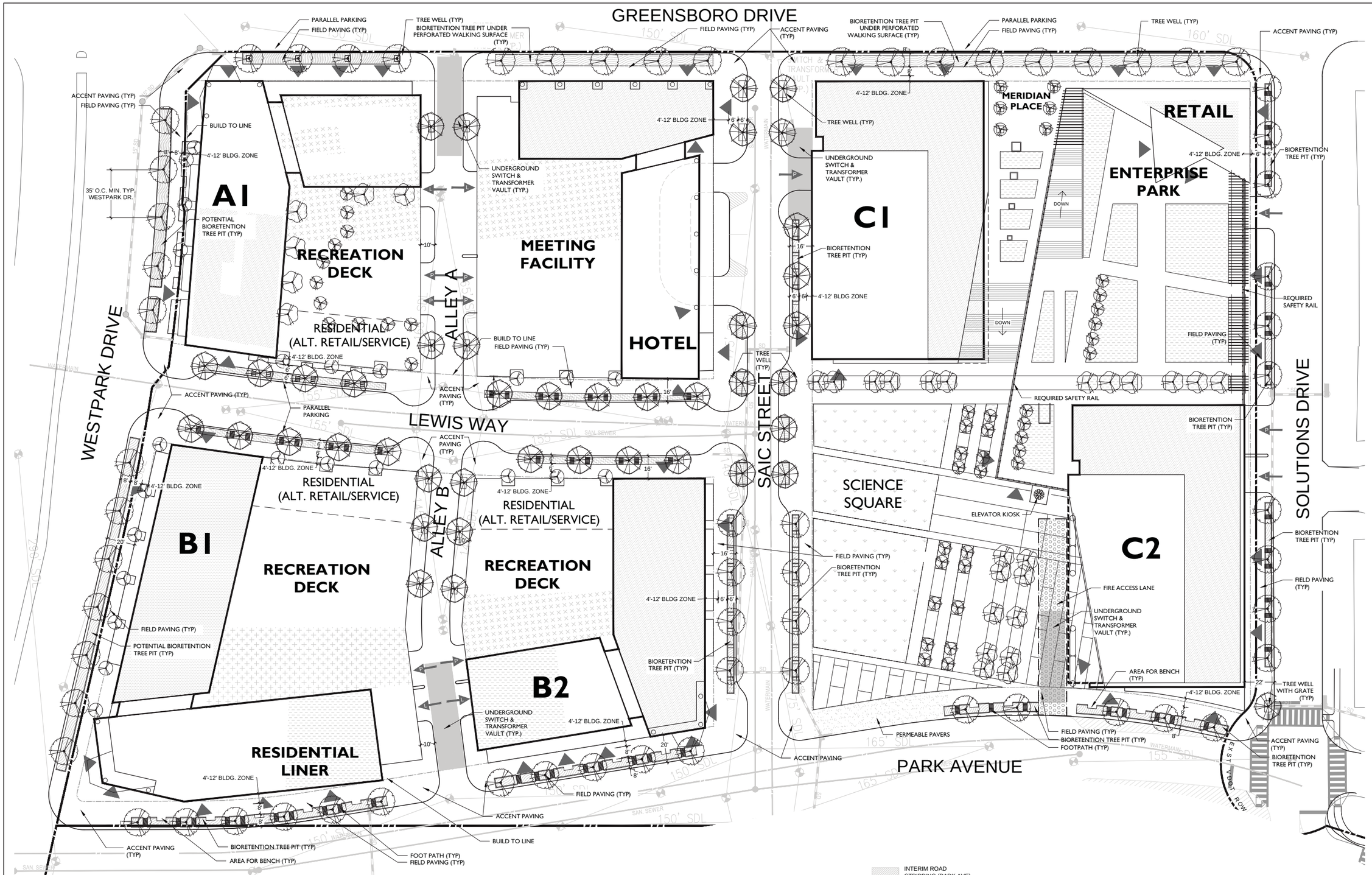
TREE COVER CALCULATIONS

REVISIONS:
11/17/2010
06/30/2011
07/20/2012
10/22/2012
02/19/2013
07/01/2013

DATE: 10/01/2010
DESIGNED BY: GC-SP
DRAWN BY: KC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-3.5



LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- SANITARY SEWER LINE
- SIGHT DISTANCE LINE (SDL)
- STORM DRAIN (SD)
- WATERLINE
- SAFETY RAIL AS REQUIRED
- LOADING ENTRANCES*
- PARKING ENTRANCES*
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- *FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.03 FOR ARCHITECTURE PLANS
- ELEVATOR KIOSK
- FIRE ACCESS LANE
- UNDERGROUND UTILITY VAULT
- PLANTING BED
- EXTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- INTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- INTERIM ROAD STRIPPING (PARK AVE)
- PERMEABLE PAVING
- BIORETENTION TREE PIT
- INTENSIVE GREEN ROOF ON RECREATION DECK — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- FOOTPATH
- LAWN ON STRUCTURE

NOTES:
1. SEE SHEET L-16 TO L-18 FOR TYP. STREETSCAPE ENLARGEMENTS DEPICTING TYP. FOR SITE BENCHES, STREETLIGHTING, ETC.
2. SEE SHEET L-2.2 FOR DESCRIPTIVE PARK LABELS
3. MOT ALL ITEMS IN LEGEND WILL APPEAR ON PLAN

NORTH

15' 0' 15' 30' 60'

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STREETSCAPE AND LANDSCAPE TREATMENTS - BLOCKS A, B & C

REVISIONS:
11/7/2010
06/30/2011
07/06/2012
10/22/2012
02/19/2013
07/02/2013

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DESIGNED BY: GC,SP
DRAWN BY: GC
CHECKED BY: SP
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SCALE: 1"=30'
PROJECT #: 2010049

SHEET NUMBER:
L-4

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00-10-L-2.2-Street Enlarge

PARK AVENUE

BIORETENTION TREE PIT (TYP)
FIELD PAVING (TYP)
AREA FOR BENCH
4'-12' BLDG ZONE
8'
8'
20'
150' SDL
165' SDL

BUILDING COLUMN (TYP)
BIORETENTION TREE PIT (TYP)
6' 6'
4'-12' BLDG. ZONE
16'
SOLUTIONS PROMENADE EXTENSION BENEATH ARCADE
E1
BUILDING E1
UNDERGROUND SWITCH & TRANSFORMER VAULT (TYP)
REQUIRED SAFETY RAIL
PLAYGROUND
IDEATION PARK
MIN. 7.75' AT FIRE EXIT
13.25 MIN. TYP.
FIRE EXITS
F3
SAIC STREET
GARDEN MAZE
ENERGY PARK
ELEVATED PUBLIC PARK
BIORETENTION TREE PIT (TYP)
FIELD PAVING (TYP)
TRELLIS
ELEVATOR KIOSK
REQUIRED SAFETY RAIL
REQUIRED SAFETY RAIL
F1
ALTERNATIVE PLAN - SEE ARCHITECTURE DRAWINGS SHEET A-1.05
2' BLDG ZONE EXCEPT AT FIRE EXCAPE
8'
5'
TRELLIS
OVERLOOK
REQUIRED SAFETY RAIL
STAIRS (TYP)
TRELLIS
ENHANCED PAVING (TYP)
EX. SWM VAULT TO BE RELOCATED PRIOR TO VDOT TAKING OVER ROADWAY MAINTENANCE
F2
STATION PLACE
UNDERGROUND SWITCH & TRANSFORMER VAULT (TYP)
FOCAL FEATURE
MONUMENTAL STAIRS BENEATH ARCADE
BUILDING COLUMN (TYP)
FIELD PAVING (TYP)
18" SEAT WALL
E2
DOWN
SOLUTIONS PROMENADE
+/-7' TILTED SIGN WALL
FOCAL FEATURE
FIELD PAVING (TYP)
FIRE ACCESS LANE
TECHNOLOGY PLAZA
TREE WELL (TYP)
BUILDING E2
REQUIRED SAFETY RAIL
REQUIRED SAFETY RAIL
LANDMARK ELEVATOR KIOSK
METRO BRIDGE
VENDOR KIOSK
BERM
DOWN
MEDIA PLACE
TRELLIS
POTENTIAL BIKE SHARE LOCATION
385' SDL
WATERMAIN
SD
12'
30'
10'
8'
BIORETENTION TREE PIT (TYP)
FEATHERED STEPS
PLANTER (TYP)
ENHANCED PAVING
ENHANCED PAVING
GRAND STAIRS
TERRACED PLANTER
PLANT BED
18" SEAT WALL
BIORETENTION TREE PIT (TYP)

ROUTE 7 / LEESBURG PIKE

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- SANITARY SEWER LINE
- SIGHT DISTANCE LINE (SDL)
- STORM DRAIN (SD)
- WATERLINE
- SAFETY RAIL AS REQUIRED
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- LAWN ON STRUCTURE

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NORTH

15' 0' 15' 30' 60'

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STREETSCAPE AND LANDSCAPE TREATMENTS - BLOCKS E & F

REVISIONS:
1/17/2010
06/30/2011
07/26/2012
10/22/2012
02/19/2013
07/02/2013

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DESIGNED BY: GCSP
DRAWN BY: GCS
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=30'
PROJECT #: 2010049

SHEET NUMBER:
L-5

Jul 01, 2013 – 10:49am
G:\2010\2010049\Cad\Exhibits\Zoning Plans\CDP MASTER\
G:\2010\2010049\Cad\Exhibits\Zoning Plans\CDP Streetscape.dwg

1 L-6 RT. 7 MEDIA PLACE VIEW TO SAIC STREET
PERSPECTIVE
0049-PS001
NTS

3 L-6 SOLUTIONS PROMENADE AT EXISTING F1
PERSPECTIVE
0049-PS018
NTS

2 L-6 RT. 7 BLOCK E AMENITY FRONTAGE
PERSPECTIVE
0049-PS002
NTS

4 L-6 SOLUTIONS PROMENADE VIEW TO SAIC ST. OVERLOOK
PERSPECTIVE
0049-PS018
NTS

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PERSPECTIVES

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11/17/2010
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DESIGNED BY: CC,SP
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QC BY: SP
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1 L-7 WESTPARK DR. SIDEWALK VIEW TO GREENSBORO DR.
PERSPECTIVE
0049-PS008
NTS

3 L-7 GREENSBORO DR. VIEW TO SOLUTIONS DR.
PERSPECTIVE
0049-PS010
NTS

2 L-7 CORNER OF WESTPARK DR. & GREENSBORO DR.
PERSPECTIVE
0049-PS009
NTS

4 L-7 GREENSBORO DR. RETAIL FRONTAGE
PERSPECTIVE
0049-PS011
NTS

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PERSPECTIVES

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SHEET NUMBER:
L-7

1 L-8 CORNER OF GREENSBORO DR. & SOLUTIONS DR.
PERSPECTIVE
0049-PS012
NTS

3 L-8 SOLUTIONS DR. VIEW TO GREENSBORO DR.
PERSPECTIVE
0049-PS014
NTS

2 L-8 SOLUTIONS DR. VIEW TO PARK AVENUE
PERSPECTIVE
0049-PS013
NTS

4 L-8 PARK AVE. VIEW TO SOLUTIONS DR.
PERSPECTIVE
0049-PS015
NTS

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10/22/2012
07/09/2013
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PROJECT #: 2010049

SHEET NUMBER:
L-8

1 L-9 IDEATION PARK FROM E1 CORNER
PERSPECTIVE
0049-PS018
NTS

3 L-9 IDEATION PARK FROM SAIC BUILDING ENTRANCE
PERSPECTIVE
0049-PS018
NTS

2 L-9 IDEATION PARK AT PLAZA
PERSPECTIVE
0049-PS018
NTS

4 L-9 BIRD`S EYE OF IDEATION PARK
PERSPECTIVE
0049-PS018
NTS

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10/22/2012
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SHEET NUMBER:
L-9

1 L-10 SCIENCE SQUARE BIRD'S EYE FROM SAIC STREET
PERSPECTIVE
0049-PS018
NTS

3 L-10 HOTEL ENTRANCE
PERSPECTIVE
0049-PS018
NTS

2 L-10 SAIC STREET VIEW TO ROUTE 7
PERSPECTIVE
0049-PS018
NTS

4 L-10 TECHNOLOGY PLAZA VIEW FROM ROUTE 7
PERSPECTIVE
0049-PS018
NTS

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REVISIONS:
11/17/2010
06/30/2011
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07/09/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: KG
CHECKED BY: SP
QC BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-10

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OVERALL ILLUSTRATIVE

REVISIONS:
11/17/2010
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07/13/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP
DRAWN BY: GC
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2010049

SHEET NUMBER:
L-11

Jul 01, 2013 – 10:49am
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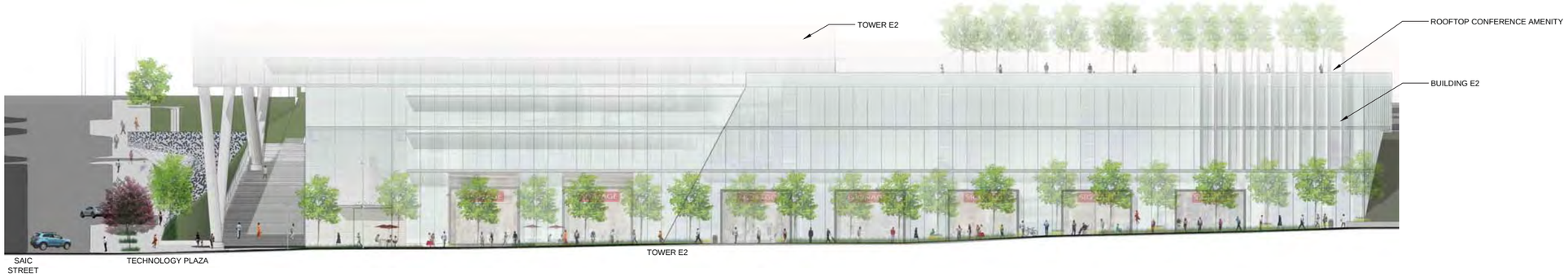

1 L-12 ROUTE 7
ELEVATION
NTS

2 L-12 WESTPARK DR.
ELEVATION
NTS

3 L-12 GREENSBORO DR. BLOCK A
ELEVATION
NTS

4 L-12 GREENSBORO DR. BLOCK C
ELEVATION
NTS

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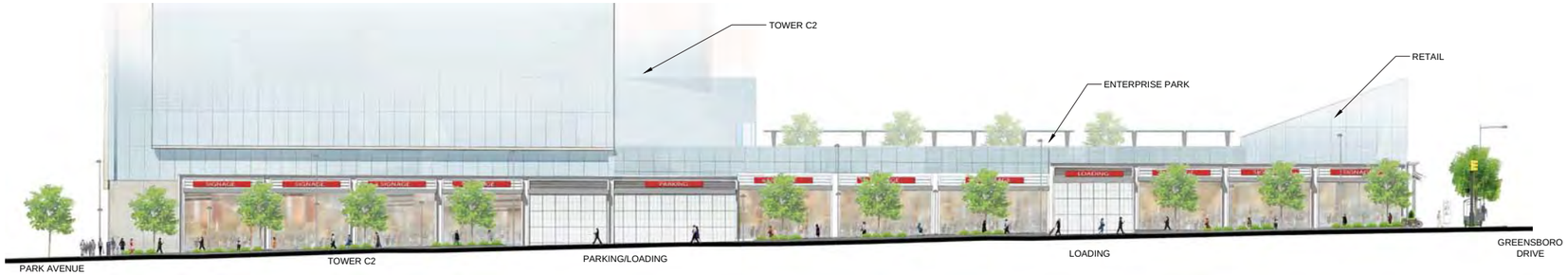
06/30/2011
07/16/2012
10/22/2012
07/09/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP,PC
DRAWN BY: KG
CHECKED BY: SP
QA/QC BY:
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-12



1 L-13 SOLUTIONS DR.

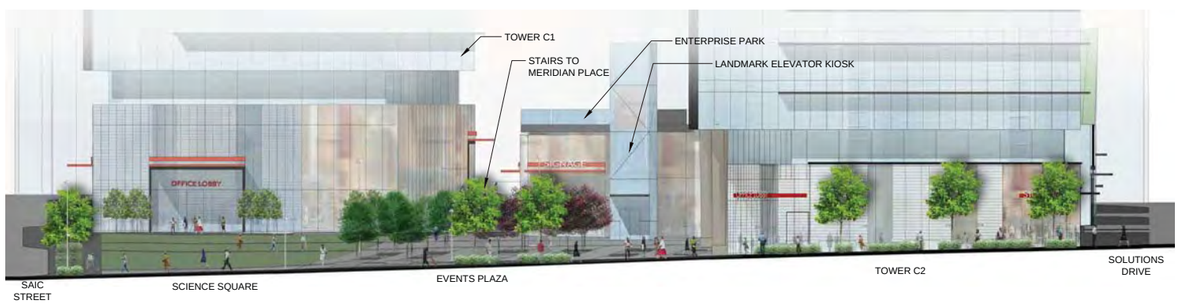
ELEVATION

NTS

2 L-13 PARK AVE. BLOCK B

ELEVATION

NTS



3 L-13 PARK AVE. BLOCK C

ELEVATION

NTS

4 L-13 PARK AVE. BLOCK E & F

ELEVATION

NTS

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07/09/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP,PC
DRAWN BY: KG
CHECKED BY: SP
QC BY: TO
SCALE: AS NOTED
PROJECT #: 2010049

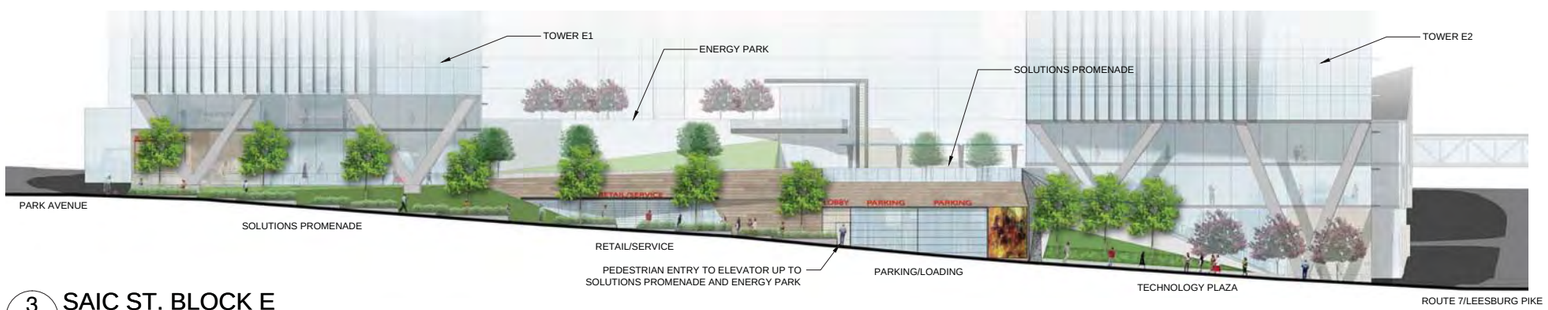
SHEET NUMBER:
L-13

1 L-14 SAIC ST. BLOCKS A & B
ELEVATION

NTS

2 L-14 SAIC ST. BLOCK C
ELEVATION

NTS



3 L-14 SAIC ST. BLOCK E
ELEVATION

NTS

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07/09/2013
07/02/2013

DATE: 10/01/2010
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DRAWN BY: KG
CHECKED BY: SP
QA/QC BY:
SCALE: AS NOTED
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SHEET NUMBER:
L-14

1 L-15 LEWIS WAY BLOCK A
ELEVATION

NTS

2 L-15 LEWIS WAY BLOCK B
ELEVATION

NTS

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QC BY: SP
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REVISIONS:
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10/22/2012
07/09/2013
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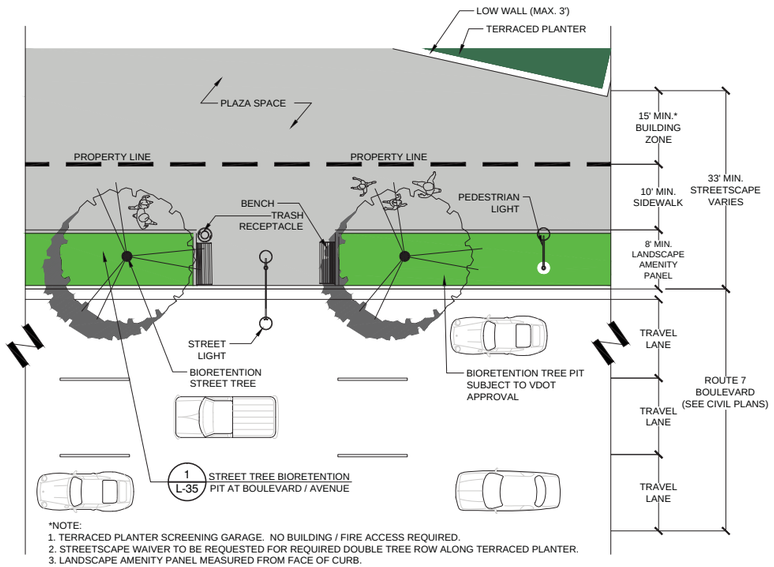
SHEET NUMBER:
L-15



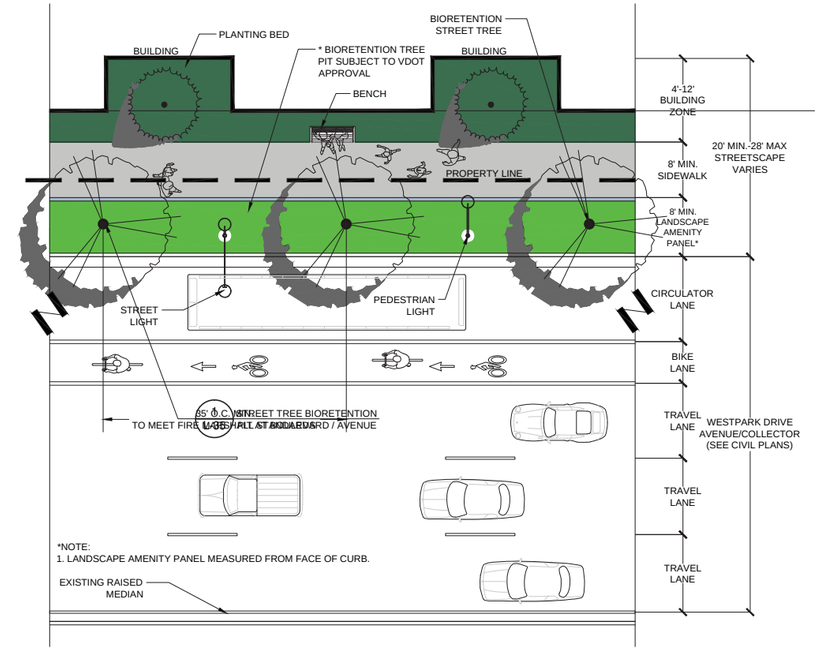
*NOTE:
1. TERRACED PLANTER SCREENING GARAGE. NO BUILDING / FIRE ACCESS REQUIRED.
2. STREETSCAPE WAIVER TO BE REQUESTED FOR REQUIRED DOUBLE TREE ROW ALONG TERRACED PLANTER.
3. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

1 / L-16 ROUTE 7 - BLOCK F

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



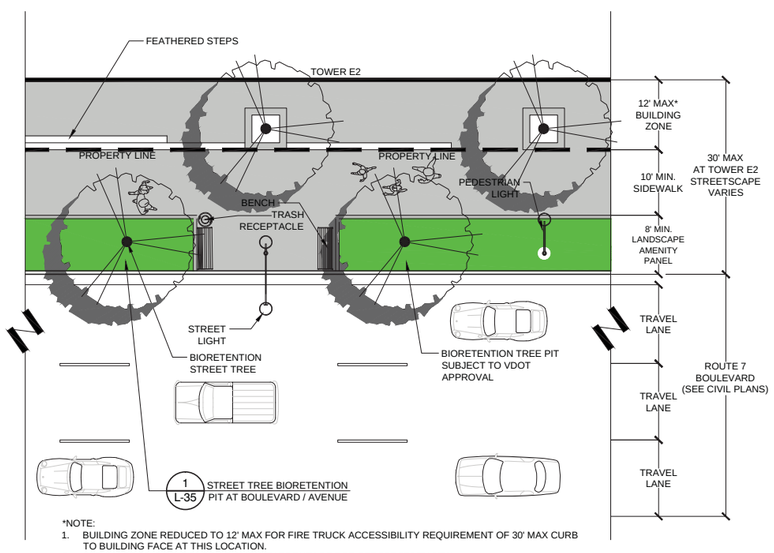
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

3 / L-16 WESTPARK DR. - BLOCKS A, B

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



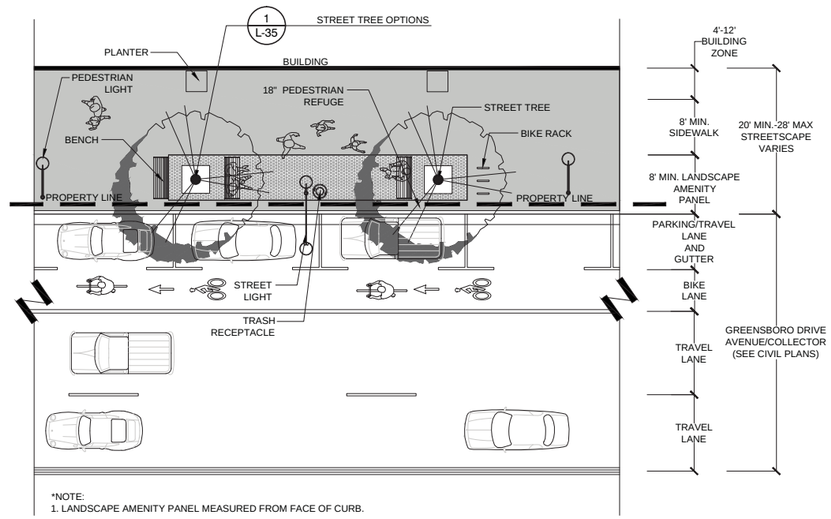
*NOTE:
1. BUILDING ZONE REDUCED TO 12' MAX FOR FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX CURB TO BUILDING FACE AT THIS LOCATION.
2. SEE IMAGE 3/L-6 RT. 7 BLOCK E AMENITY FRONTAGE FOR PERSPECTIVE VIEW.
3. STREETSCAPE WAIVER TO BE REQUESTED FOR REQUIRED DOUBLE TREE ROW ALONG ROUTE 7.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

2 / L-16 ROUTE 7 - BLOCK E

STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

4 / L-16 GREENSBORO DR. - BLOCKS A & C

STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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02/19/2013
07/02/2013

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Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-16

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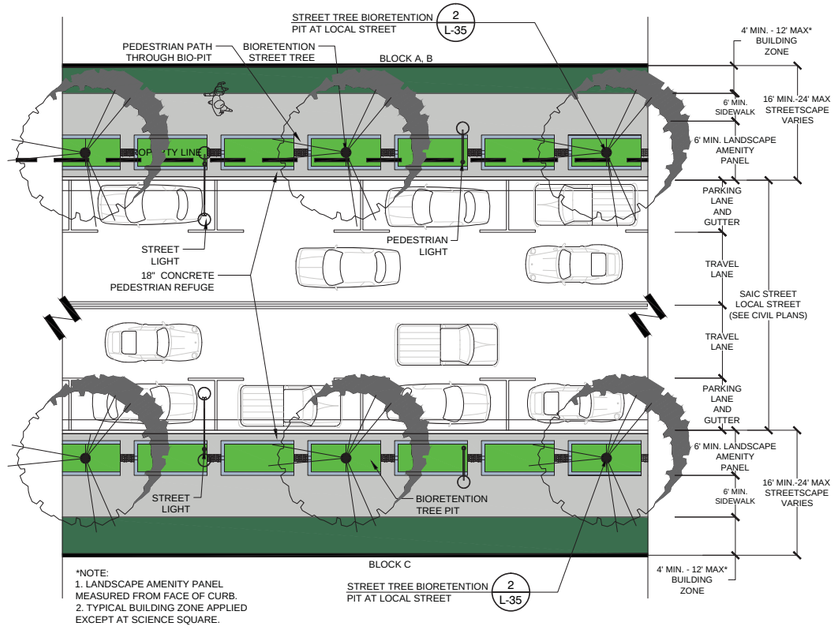
02-Sheets\02-Landscape\Streetscape Enlargements.dwg



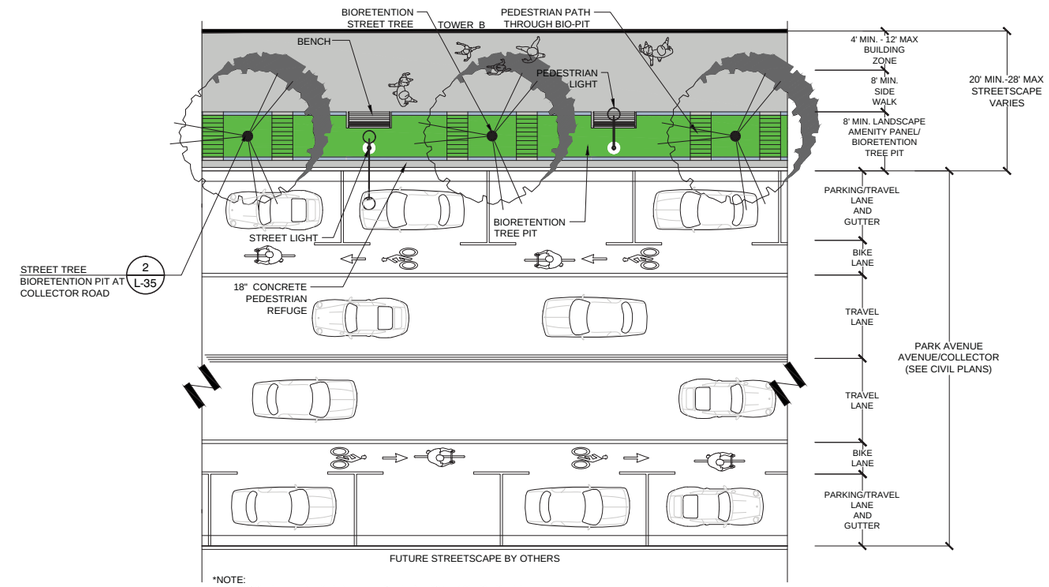
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. TYPICAL BUILDING ZONE APPLIED EXCEPT AT SCIENCE SQUARE.

1 / L-17 SAIC ST. - BLOCKS A, B, C

STREETSCAPE ENLARGEMENT

0049-SSE03

1" = 10'



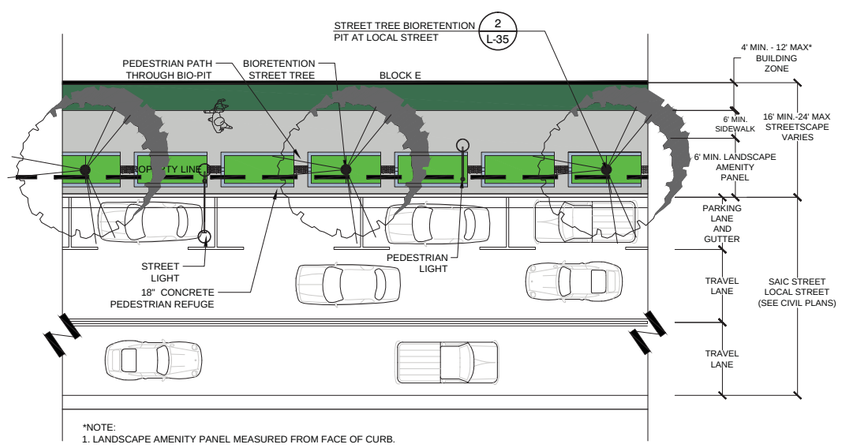
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

3 / L-17 PARK AVE. - BLOCK B

STREETSCAPE ENLARGEMENT

0049-SSE04

1" = 10'



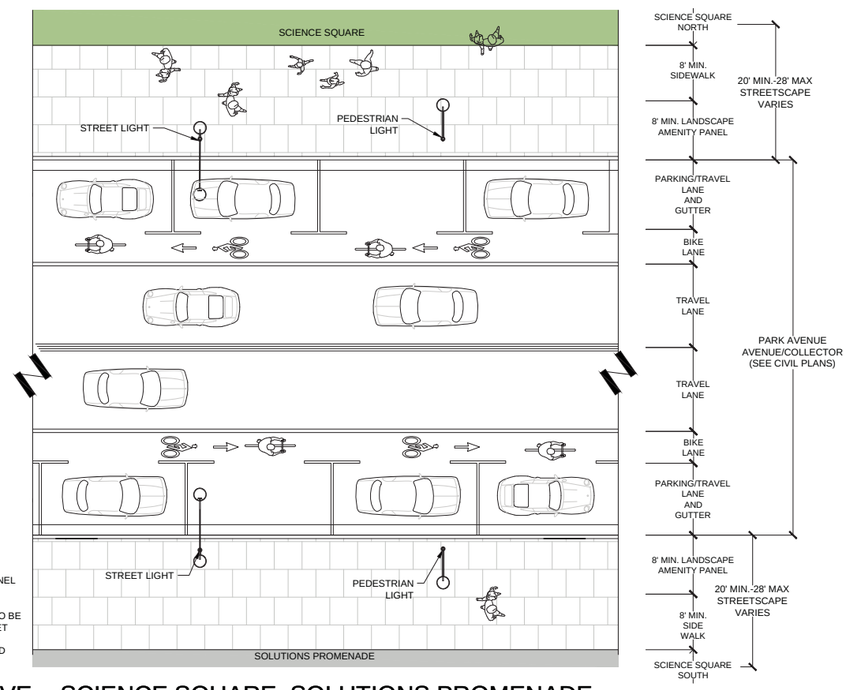
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

2 / L-17 SAIC ST. - BLOCK E1

STREETSCAPE ENLARGEMENT

0049-SSE03

1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. STREETSCAPE WAIVER TO BE REQUESTED FOR NO STREET TREES ALONG PORTION OF SCIENCE SQUARE PARK AND TOWER E1 FRONTAGE.

4 / L-17 PARK AVE. - SCIENCE SQUARE, SOLUTIONS PROMENADE

STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC,SP,PC
DRAWN BY: SCG
CHECKED BY: SP
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-17

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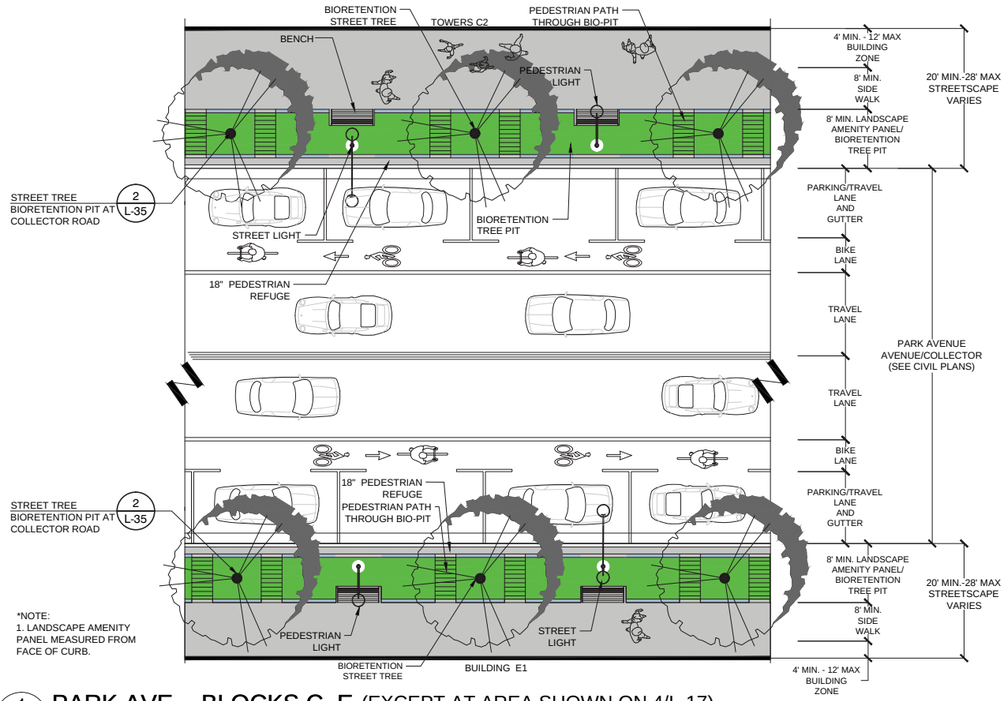
0049-SSE_sprint Streetscape Enlargements.dwg

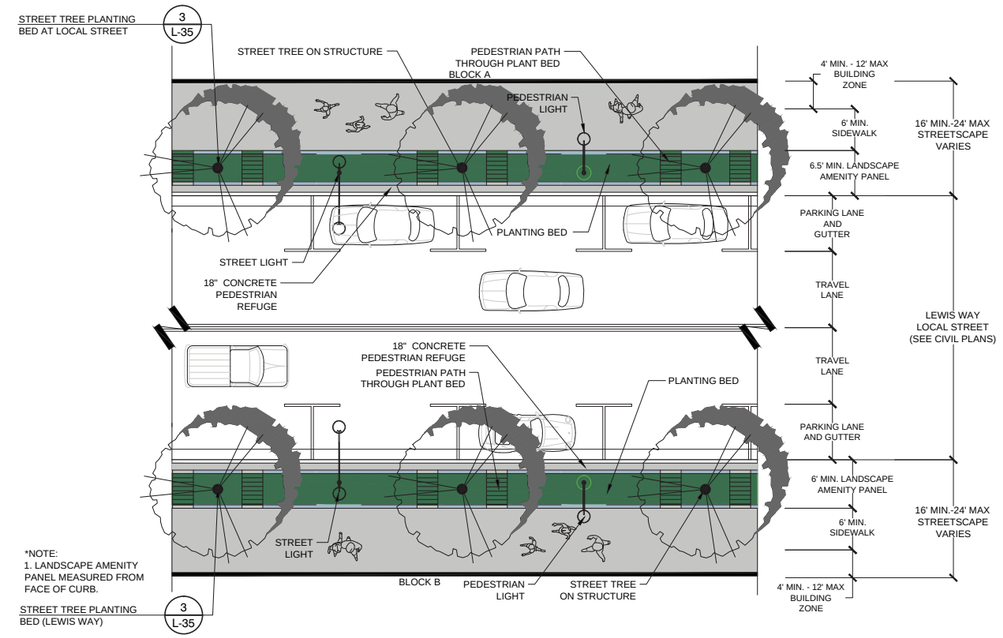


1 L-16 PARK AVE. - BLOCKS C, E (EXCEPT AT AREA SHOWN ON 4/L-17)

STREETSCAPE ENLARGEMENT

0049-SSE03

1" = 10'

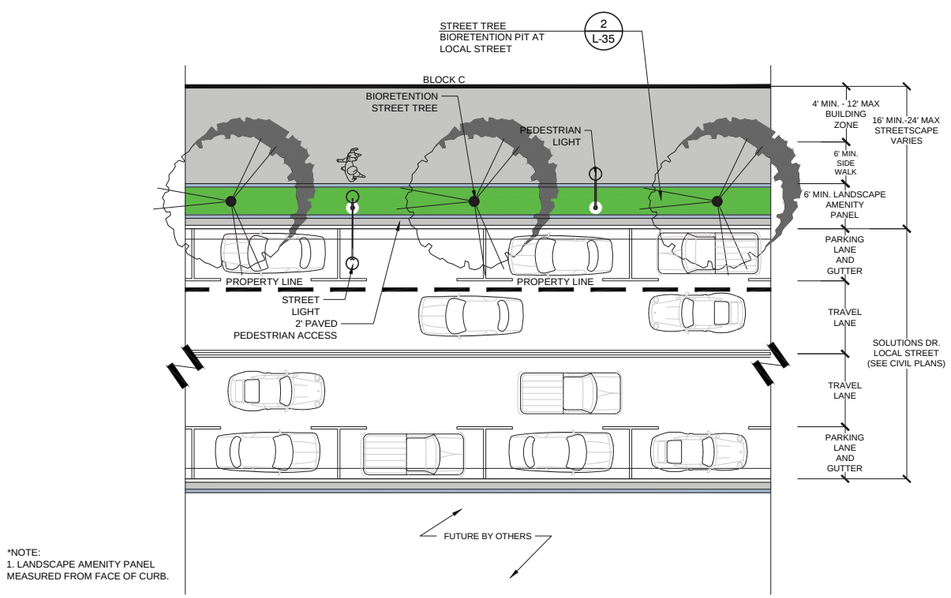


3 L-16 LEWIS WAY - BLOCKS A,B

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

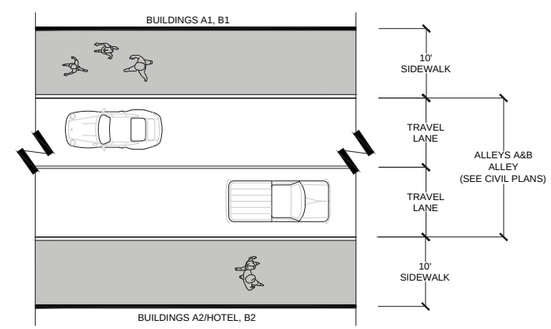


2 L-16 SOLUTIONS DR. - BLOCK C

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



4 L-16 ALLEYS A & B - BLOCKS A, B

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 5'

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Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-18

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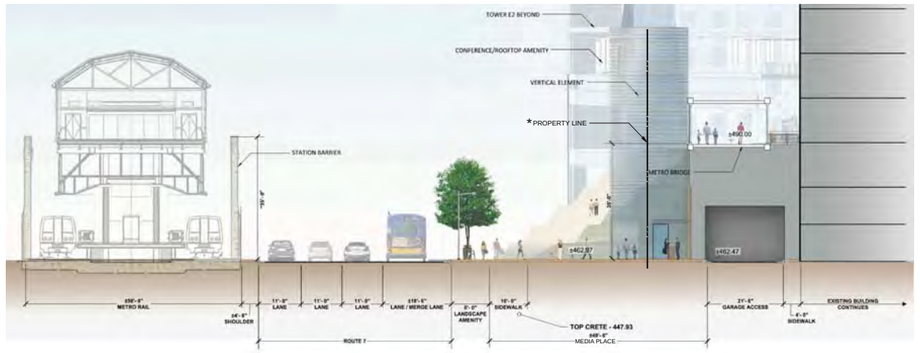


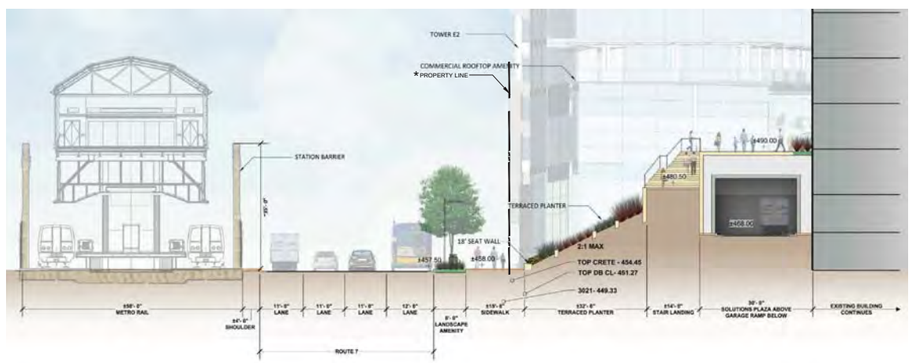
NOTE: STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.

1 L-19 ROUTE 7: AT MEDIA PLACE (BOULEVARD)

SECTION

0049-SSS01

1/16" = 1'-0"



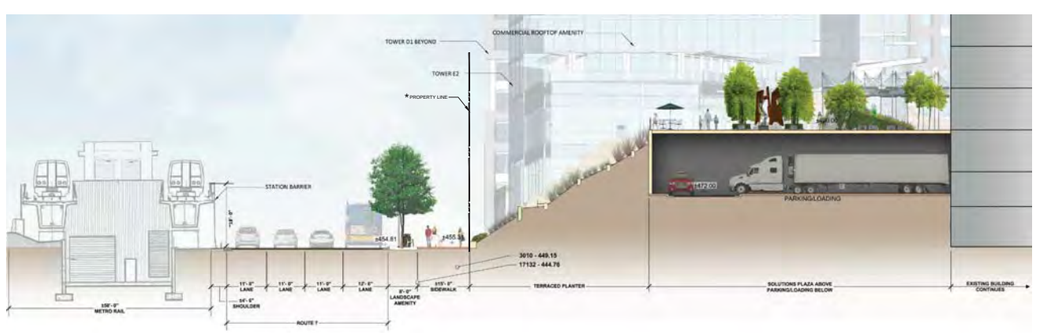
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES. SEE NOTES 1, 2, & 6 ON SHEET L-3.4.

2 L-19 ROUTE 7: THROUGH GRAND STAIRS (BOULEVARD)

SECTION

0049-SSS02

1/16" = 1'-0"



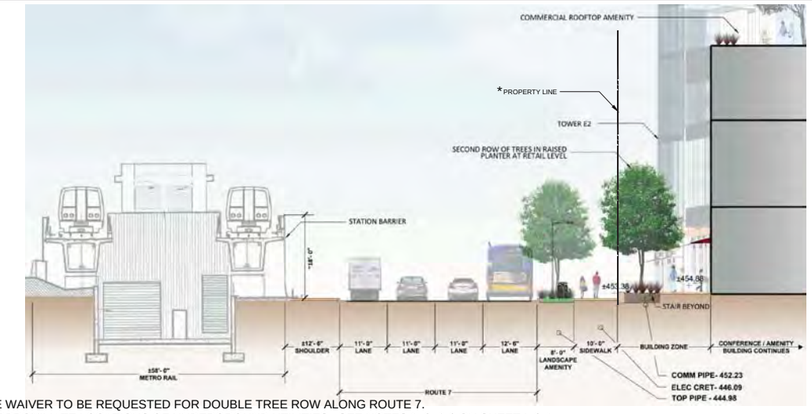
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES. SEE NOTES 1, 2, & 6 ON SHEET L-3.4.

3 L-19 ROUTE 7: THROUGH TERRACED PLANTER (BOULEVARD)

SECTION

0049-SSS03

1" = 20'



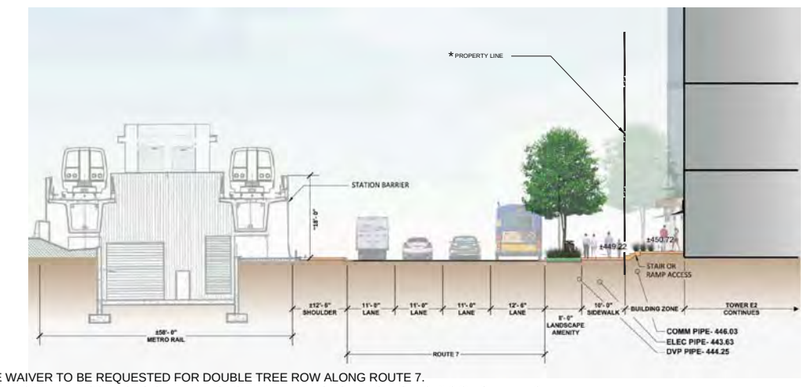
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR DOUBLE TREE ROW ALONG ROUTE 7.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES. SEE NOTES 1, 2, & 6 ON SHEET L-3.4.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

4 L-19 ROUTE 7: THROUGH E2 PODIUM (BOULEVARD)

SECTION

0049-SSS04

1/16" = 1'-0"



NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR DOUBLE TREE ROW ALONG ROUTE 7.
2. ∘ DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES. SEE NOTES 1, 2, & 6 ON SHEET L-3.4.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

5 L-19 ROUTE 7: AT TOWER E2 (BOULEVARD)

SECTION

0049-SSS05

1/16" = 1'-0"

THIS SPACE
INTENTIONALLY LEFT BLANK

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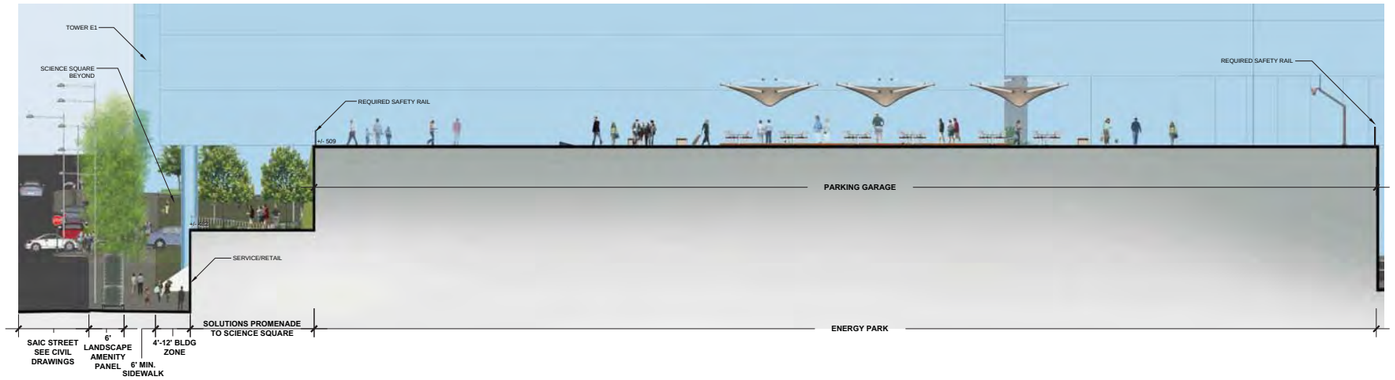
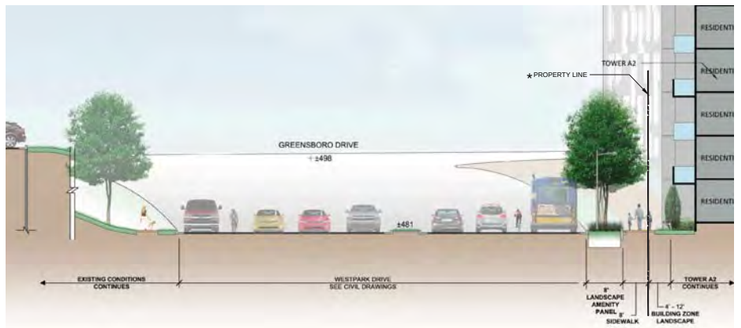
07/02/2013

DATE: 10/01/2010
DESIGNED BY: CC, SP
DRAWN BY: KG, BM
CHECKED BY: SP
QA BY: KS
SCALE: AS NOTED
PROJECT #: 2010049

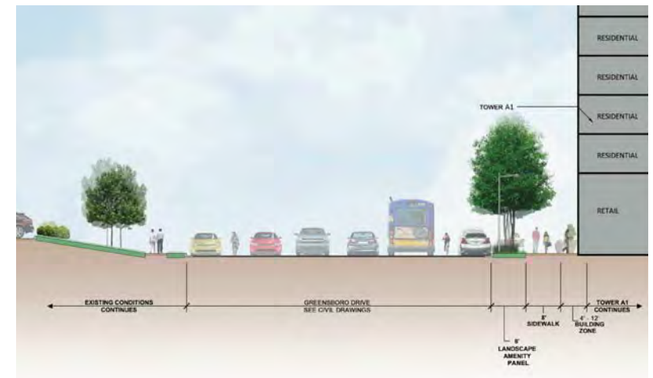
SHEET NUMBER:
L-19



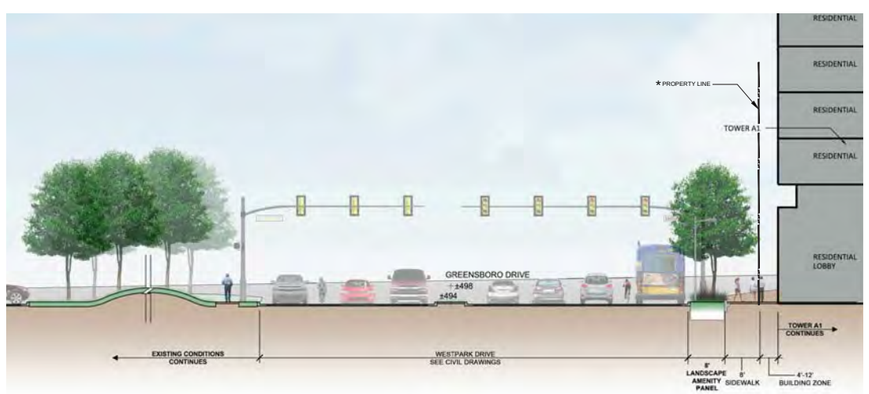
1 / L-20 SAIC STREET: THROUGH SCIENCE SQUARE AND ENERGY PARK
SECTION
0049-SSS11
1" = 30'



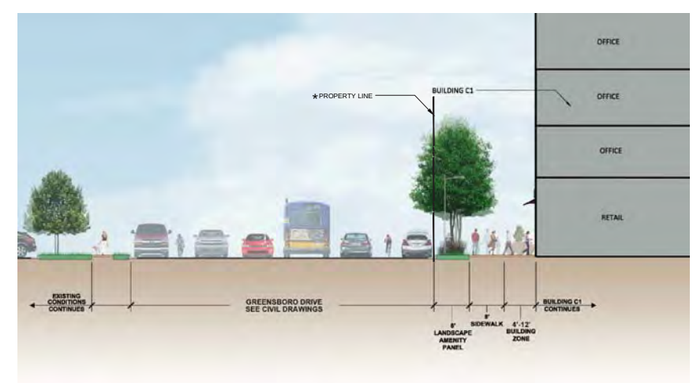
2 / L-20 WESTPARK DR: THROUGH BUILDING B1 (AVENUE)
SECTION
0049-SSS15
1/16" = 1'-0"



4 / L-20 GREENSBORO DR: AT BUILDING A1 (AVENUE)
SECTION
1/16" = 1'-0"



3 / L-20 WESTPARK DR: AT TOWER A1 RESIDENTIAL ENTRY (AVENUE)
SECTION
0049-SSS16
1/16" = 1'-0"



5 / L-20 GREENSBORO DRIVE: AT TOWER C1 (AVENUE)
SECTION
0049-SSS18
1/16" = 1'-0"

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CC CLASS: B
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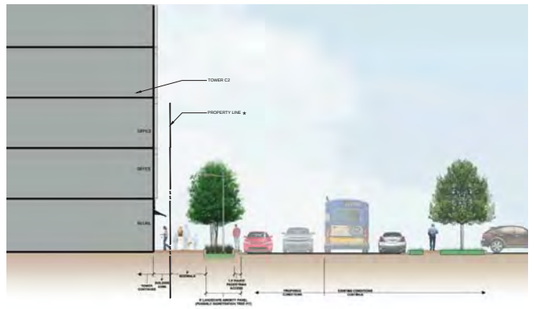
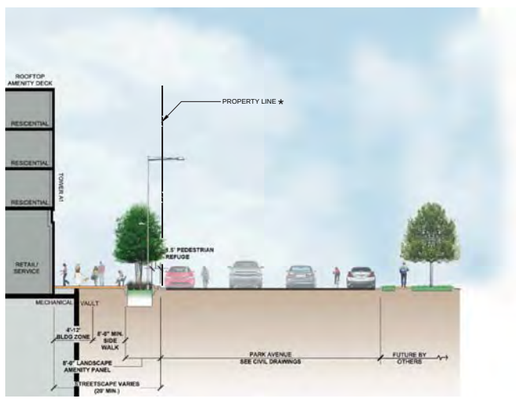
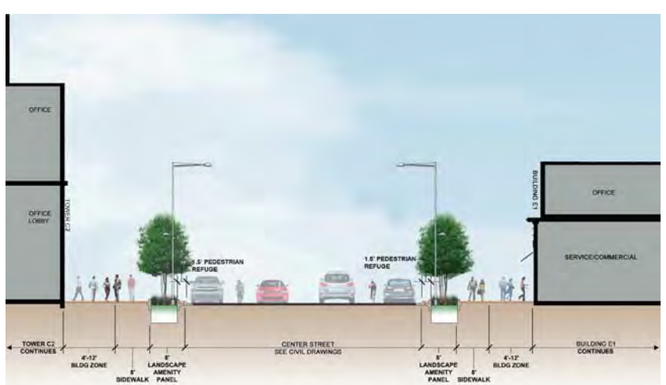


1 L-21 SOLUTIONS DR: AT TOWER C2 (LOCAL STREET)
SECTION
0049-SSS19
1/16" = 1'-0"



2 L-21 PARK AVENUE: AT TOWER B1 (COLLECTOR)
SECTION
0049-SSS20
1/16" = 1'-0"



3 L-21 PARK AVENUE: AT TOWER C2 AND TOWER E1 (COLLECTOR)
SECTION
0049-SSS21
1/16" = 1'-0"

4 L-21 ALLEYS A & B: AT BLOCKS A & B (SERVICE STREET)
SECTION
0049-SSS22
1/10"=1'-0"

5 L-21 LEWIS WAY: AT TOWERS A1 & B1 (LOCAL STREET - PRIVATE)
SECTION
0049-SSS22
1/16"=1'-0"

★NOTE: ALL INFORMATION SHOWN OUTSIDE PROPERTY LINE IS FOR REFERENCE ONLY AND SUBJECT TO SEPARATE APPROVAL. SEE CIVIL PLANS FOR ALL STREET DIMENSIONS.

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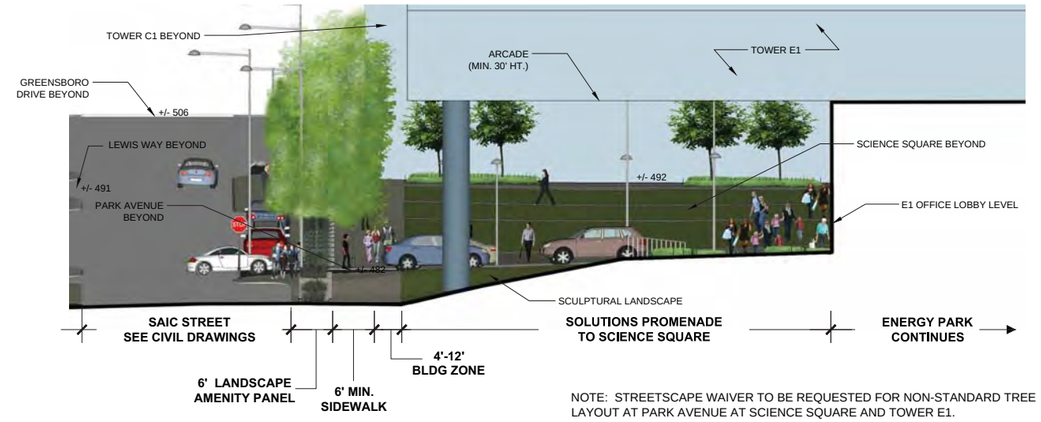
1 L-22 SAIC ST: AT TOWER A2/HOTEL AND TOWER C1 (LOCAL STREET)

SECTION

0049-SSS23

1"-10'



NOTE: STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT PARK AVENUE AT SCIENCE SQUARE AND TOWER E1.

4 L-22 SAIC ST: AT TOWER E1 (LOCAL STREET)

SECTION

0049-SSS22

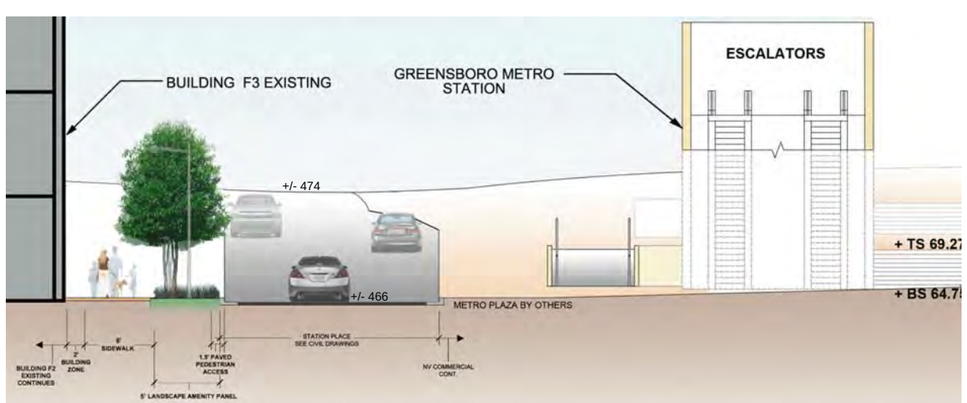
1"=10'

2 L-22 SCIENCE SQUARE FROM ROUTE 7 TO GREENSBORO

SECTION

0049-SSS21

NTS



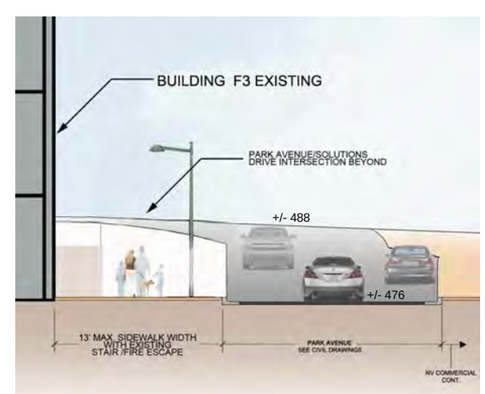
NOTE: STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT STATION PLACE.

3 L-22 STATION PLACE: AT BUILDING F2 (LOCAL STREET)

SECTION

0049-SSS23

1/8" = 1'-0"



NOTE: STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT STATION PLACE.

5 L-22 PARK AVENUE: AT BUILDING F3 (LOCAL STREET)

SECTION

0049-SSS22

1/8" = 1'-0"

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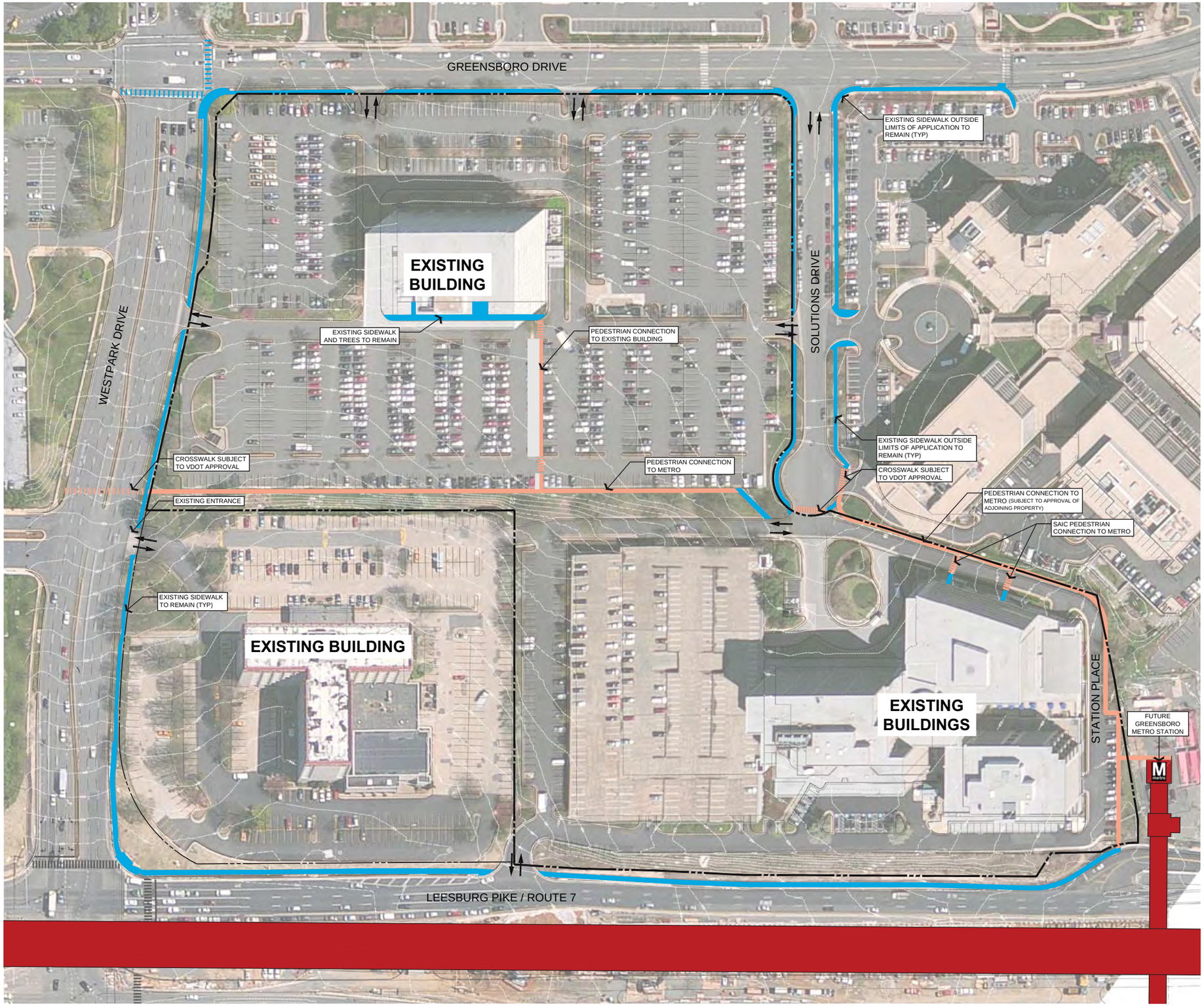

INITIAL METRO PEDESTRIAN CONNECTION PHASING PLAN

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

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PHASING - INITIAL METRO PEDESTRIAN CONNECTION PLAN

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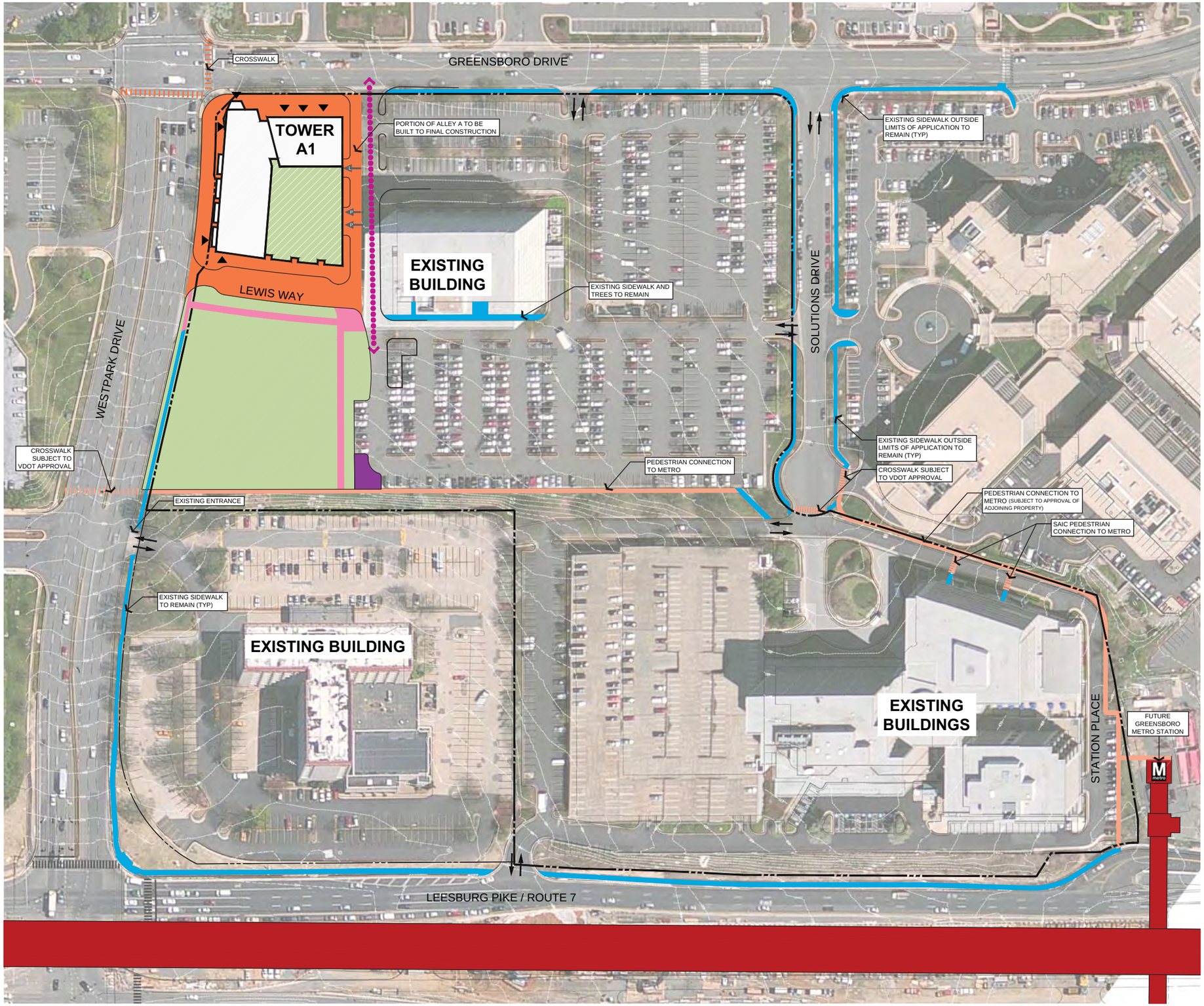

A1 PHASING PLAN

1. Construction of Lewis Way from Westpark Drive to Alley A
2. Construction of half-section of Alley A from Greensboro Drive to Lewis Way.
3. Streetscape improvements along adjacent street frontages.
4. Construction of interim park south of Lewis Way and east of Westpark Drive.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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PHASING - A1

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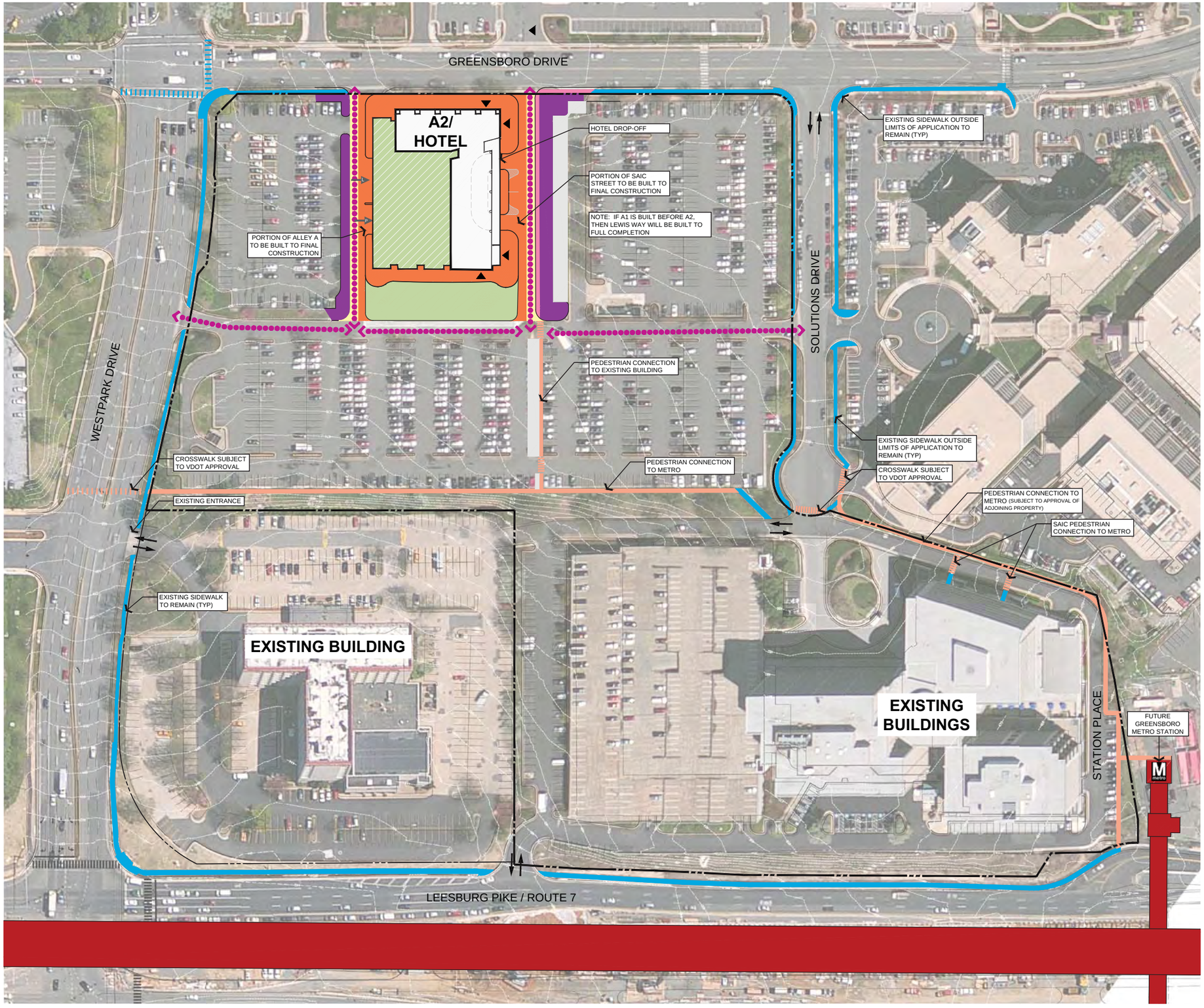

A2/HOTEL PHASING PLAN

1. Demolition of existing Enterprise building.
2. Construction of half section of Alley A from Greensboro Drive to Lewis Way.
3. Construction of SAIC Street from Greensboro Drive to Lewis Way except for the parking/streetscape on the east side.
4. Streetscape improvements along adjacent street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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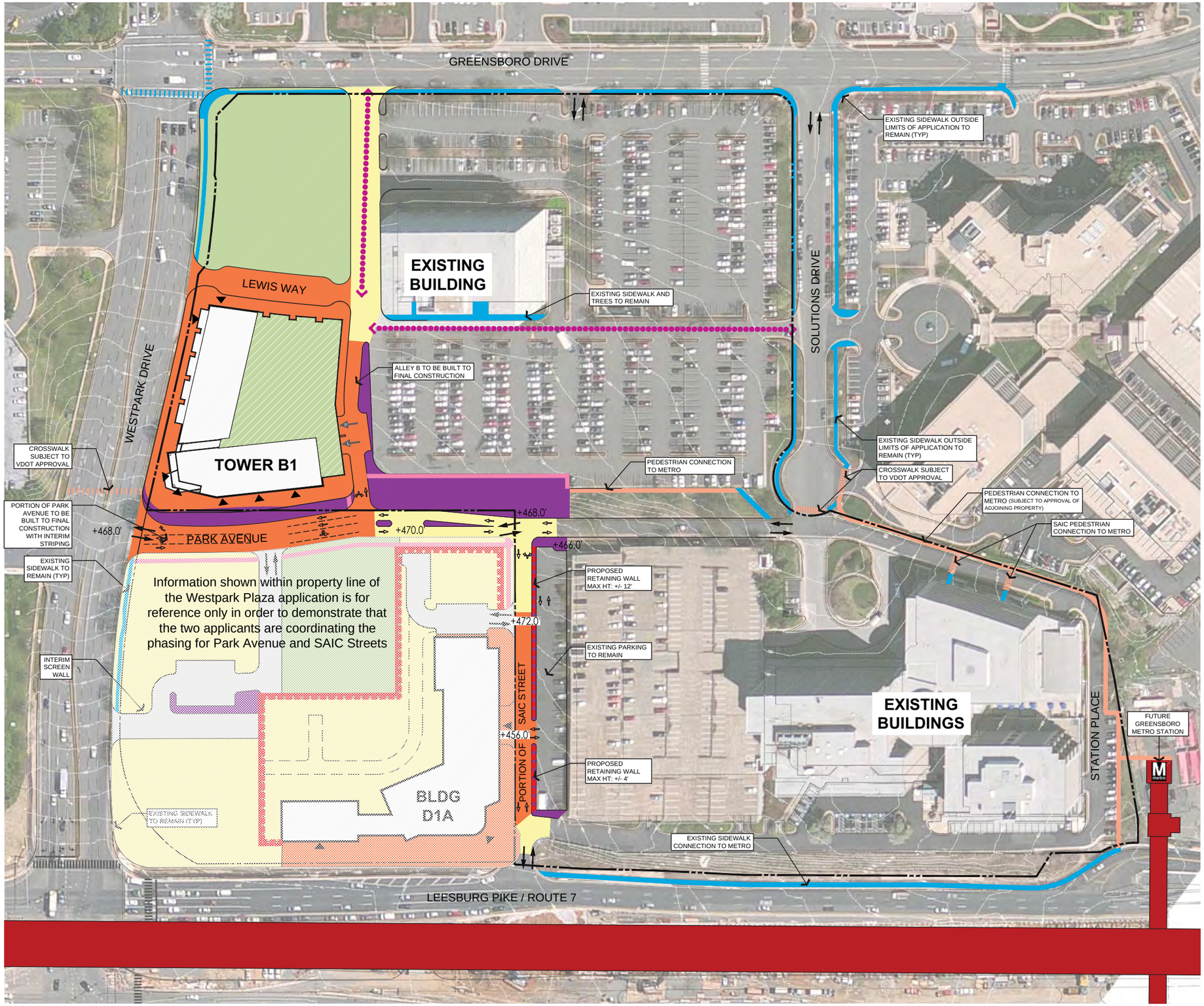

B1 PHASING PLAN

1. Construction of Lewis Way from Westpark Drive to Alleys B.
2. Construction of a portion of Park Avenue from Westpark Drive to Alley B.
3. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
4. Construction of Alley B from Lewis Way to Park Avenue.
5. Construction of interim connection between Park Avenue and SAIC Street.
6. Construction of interim park north of Lewis Way, south of Greensboro Drive, and east of Westpark Drive.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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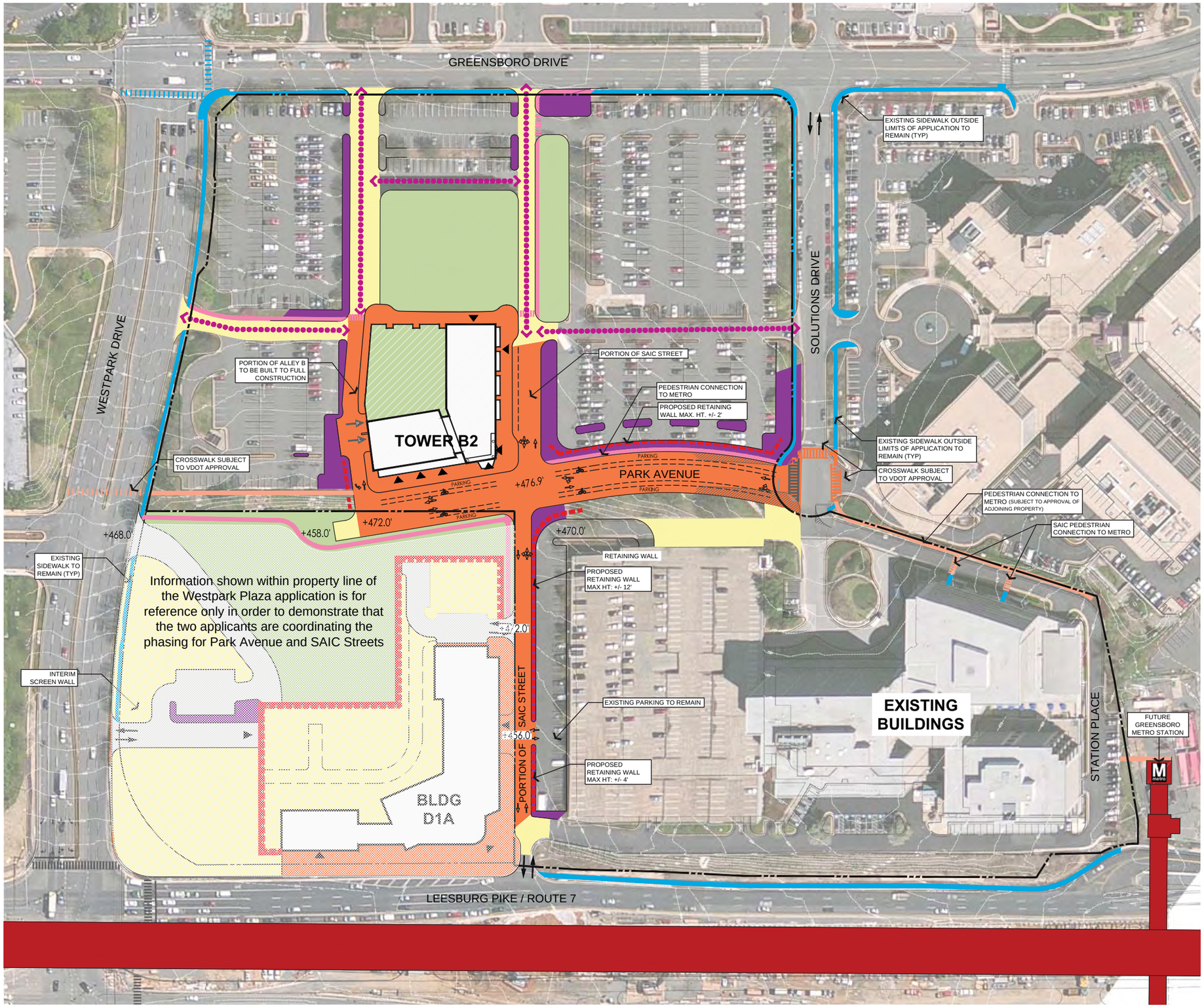

B2 PHASING PLAN

1. Demolition of existing Enterprise building.
2. Construction of half section of Alley B from Lewis Way to Park Avenue.
3. Construction of Park Avenue from Alley B to Solutions Drive.
4. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
5. Construction of interim access between Alley B and Greensboro Drive.
6. Construction of SAIC Street (without parallel parking on the east side) from Park Avenue to Lewis Way.
7. Construction of interim access between Lewis Way and Greensboro Drive along the future SAIC Street section.
8. Streetscape improvements along adjacent street frontages.
9. Construction of interim park north of B2 phase.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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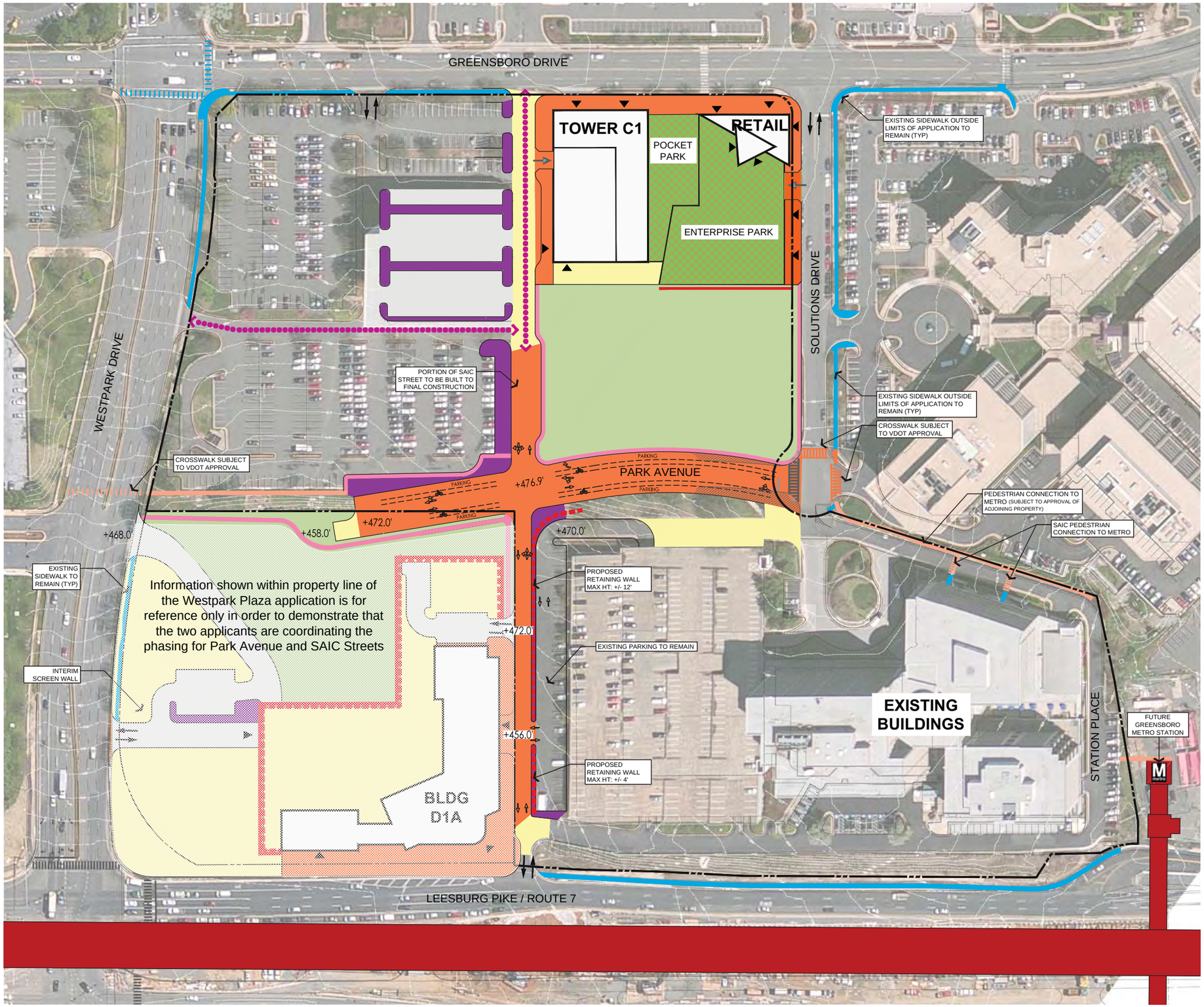

C1 PHASING PLAN

1. Demolition of existing Enterprise building.
2. Construction of SAIC Street from Route 7 to Lewis Way.
3. Construction of interim access between Greensboro Drive and SAIC Street as well as on-street parking along the Building C1 frontage.
4. Construction of Park Avenue from SAIC Street to Solutions Drive.
5. Construction of interim park south of Building C1 phase and north of Park Avenue.
6. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
7. Streetscape improvements along adjacent street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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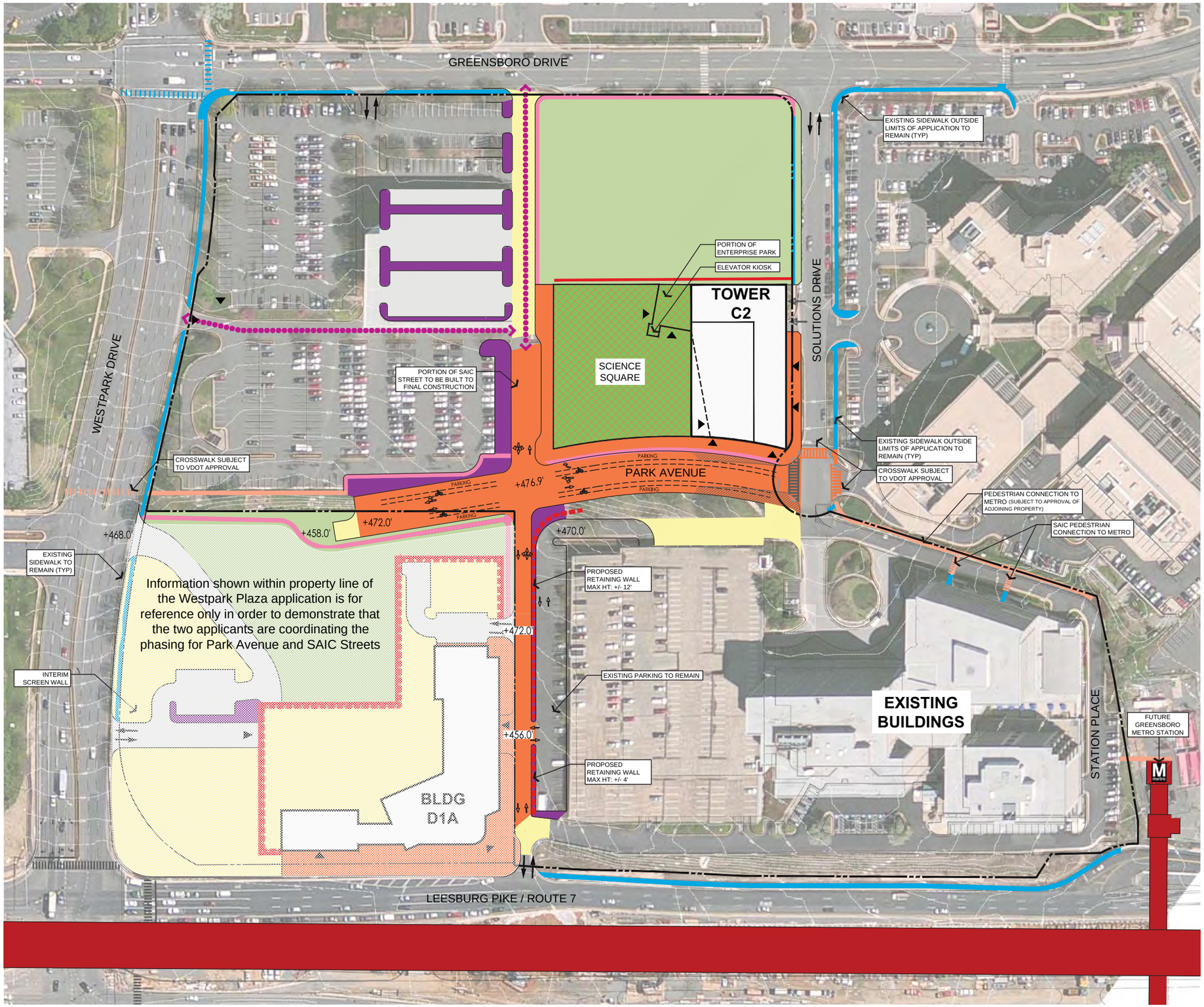

C2 PHASING PLAN

1. Demolition of existing Enterprise building.
2. Construction of SAIC Street from Route 7 to Lewis Way.
3. Construction of interim access between Greensboro Drive and SAIC Street as well as on-street parking along the Science Square frontage.
4. Construction of Park Avenue from Solutions Drive to midway into the Dittmar parcel.
5. Construction of interim park north of Building C2 phase.
6. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
7. Streetscape improvements along adjacent street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.

NORTH

30' 0' 30' 60' 120'

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www.LandDesign.com

Solutions Plaza
CDP
Lincoln Properties Company / JM ZELL; McLean, Virginia
PHASING - C2

REVISIONS:
11/17/2010
06/30/2011
08/31/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: KG
DRAWN BY: KG
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
L-29

Jul 01, 2013 – 10:52am
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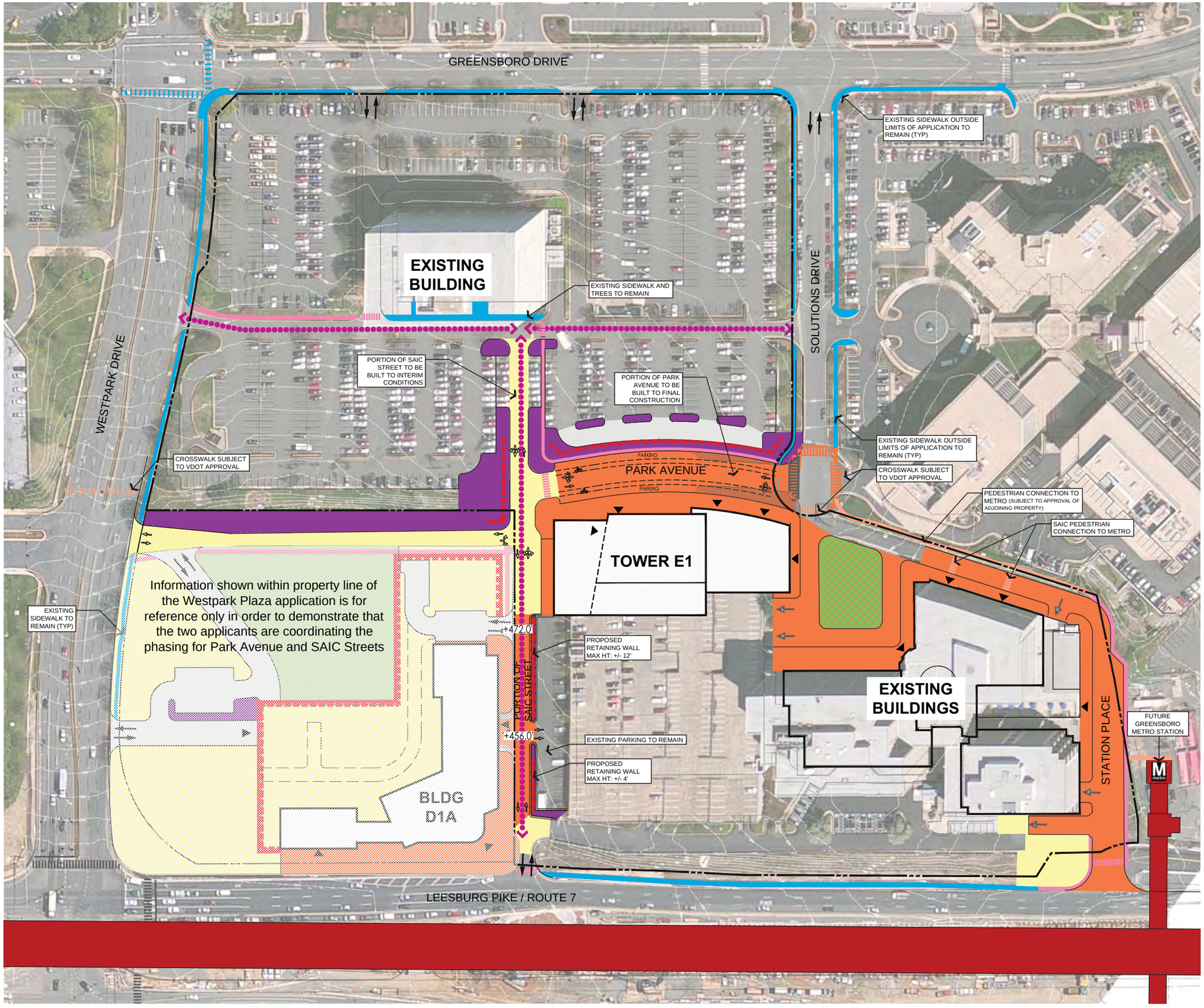

E1 PHASING PLAN

1. Construction of SAIC Street from Route 7 to Civic Square park on Dittmar Parcel.
2. Construction of interim access between SAIC Street and Lewis Way.
3. Construction of interim access between Westpark Drive and SAIC Street.
4. Construction of Park Avenue from SAIC Street to Solutions Drive.
5. Construction of Ideation Park and entrance into parking existing parking garage.
6. Construction of Station Place from Route 7 to Ideation Park.
7. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
8. Streetscape improvements along adjacent street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP

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30' 0' 30' 60' 120'

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PHASING - EI

REVISIONS:
1 | 17/2010
06/30/2011
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10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: KG
DRAWN BY: KG
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2010049

SHEET NUMBER:
L-30

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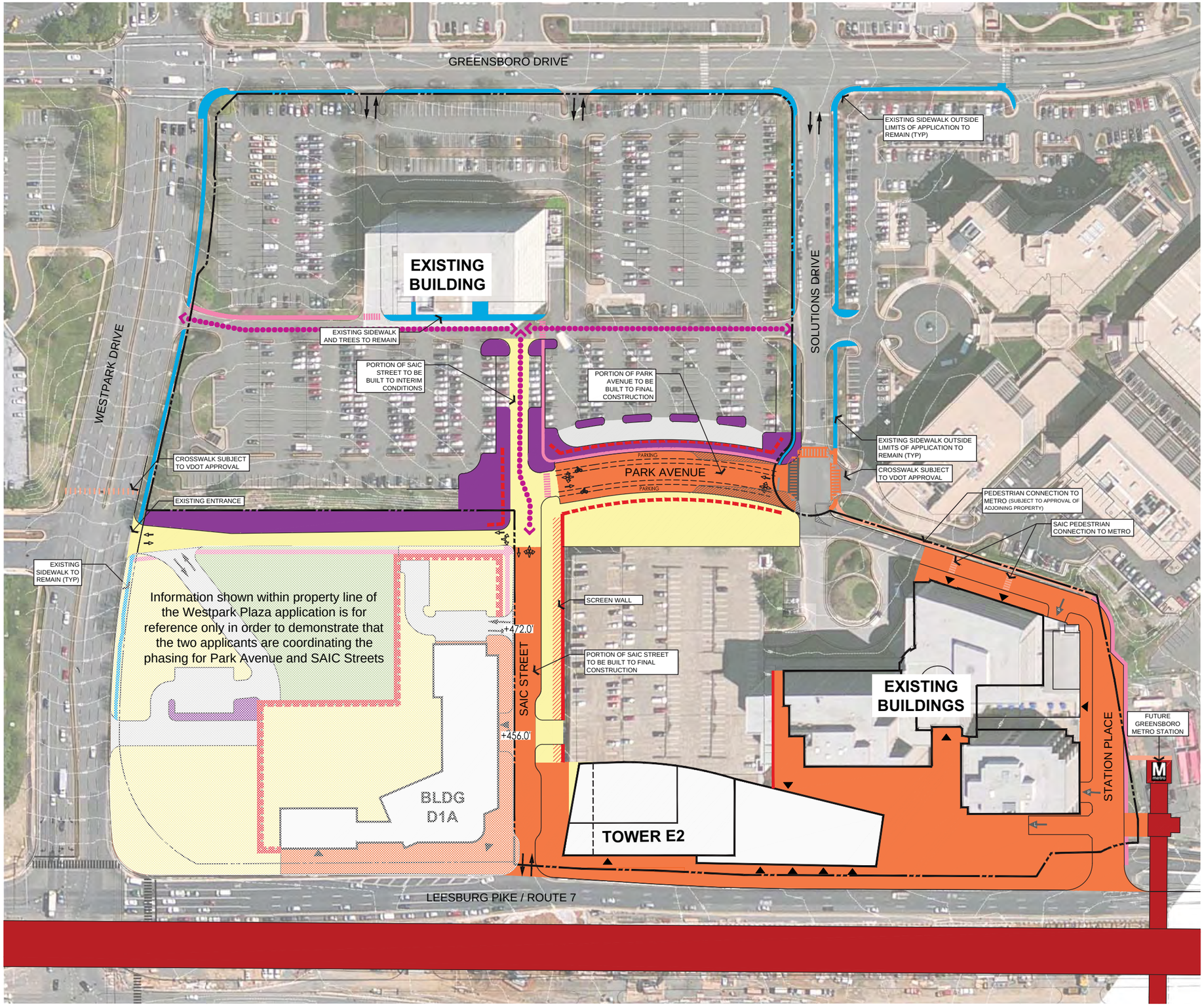

E2 PHASING PLAN

1. Construction of SAIC Street from Route 7 to Civic Square park on Dittmar Parcel.
2. Construction of interim access between SAIC Street and Lewis Way.
3. Construction of interim access between Westpark Drive and SAIC Street.
4. Construction of Park Avenue from SAIC Street to Solutions Drive..
5. Construction of Station Place from Route 7 to existing SAIC vehicular entry.
6. Coordinated interim grading and streetscape improvements with the Dittmar parcel.
7. Streetscape improvements along adjacent street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

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NORTH

30' 0' 30' 60' 120'

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Solutions Plaza
CDP
Lincoln Properties Company / JM ZELL.; McLean, Virginia
PHASING - E2

REVISIONS:
11/7/2010
06/30/2011
07/16/2012
10/22/2012
07/02/2013

DATE: 10/01/2010
DESIGNED BY: KG
DRAWN BY: KG
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
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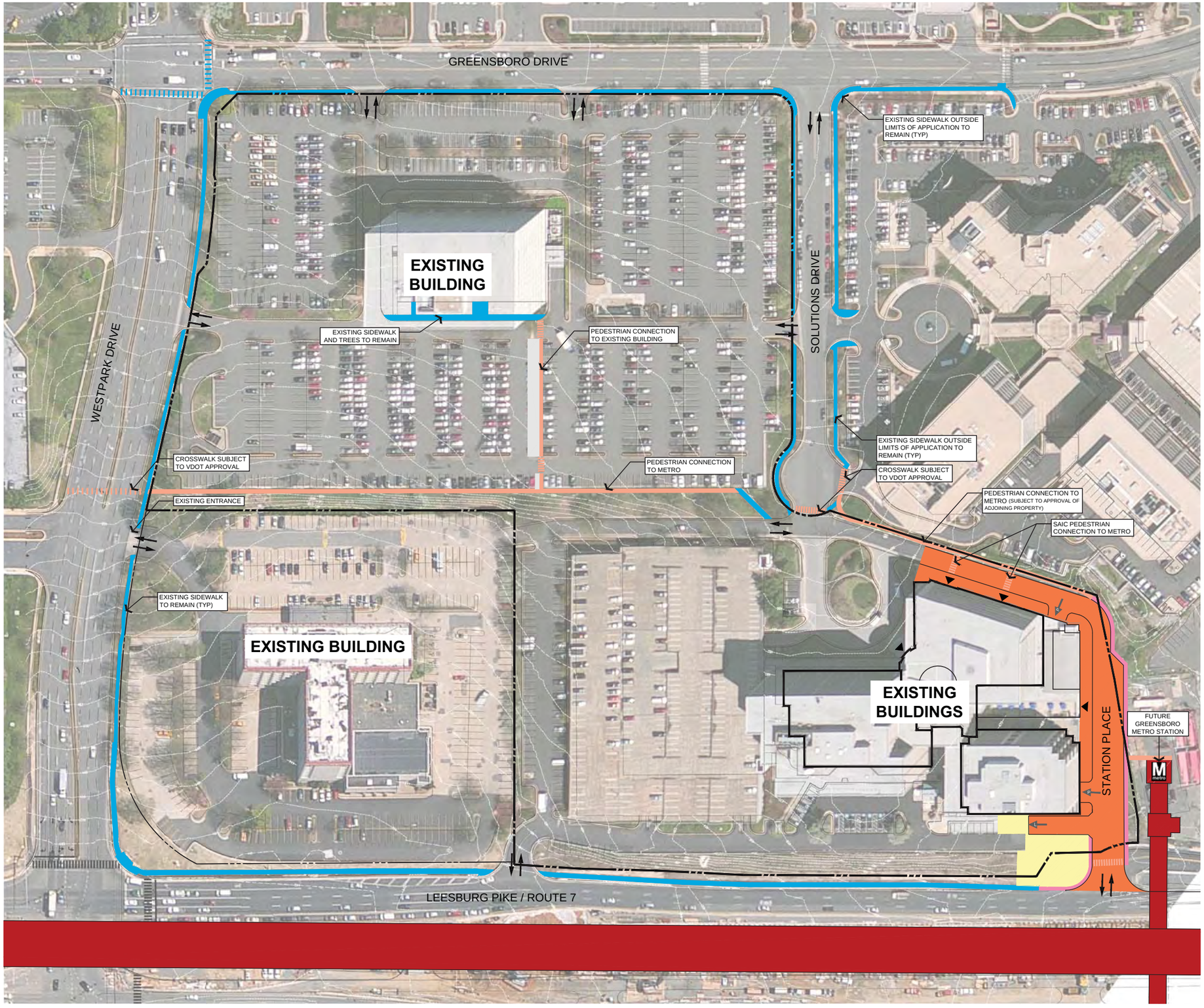

STATION PLACE PHASING PLAN

1. Construction of Station Place from Route 7 to existing SAIC vehicular entry.
2. Streetscape improvements along existing SAIC building street frontages.

LEGEND*

- EXISTING SIDEWALK ON SAIC, DITTMAR, AND BEACON PROPERTIES
- PROPERTY LINE
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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NORTH

30' 0' 30' 60' 120'

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PHASING - STATION PLACE

REVISIONS:
11/17/2010
06/30/2011
07/27/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: KG
DRAWN BY: KG
CHECKED BY: SP
Q.C. BY: SP
SCALE: 1"=60'
PROJECT #: 2010049

SHEET NUMBER:
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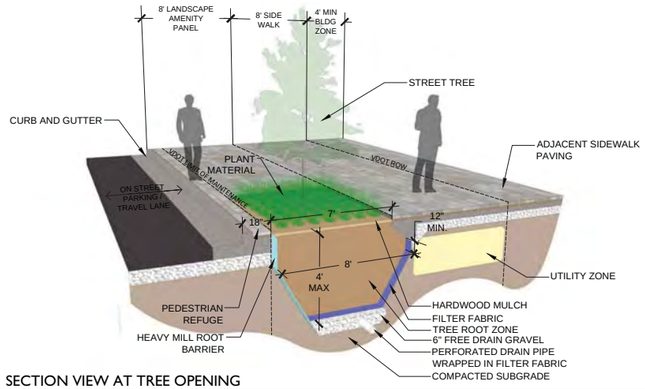
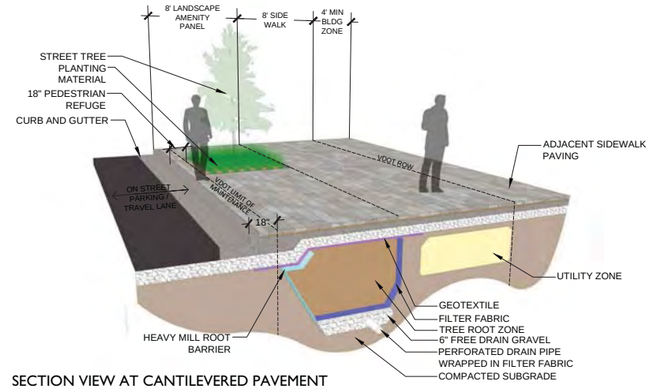
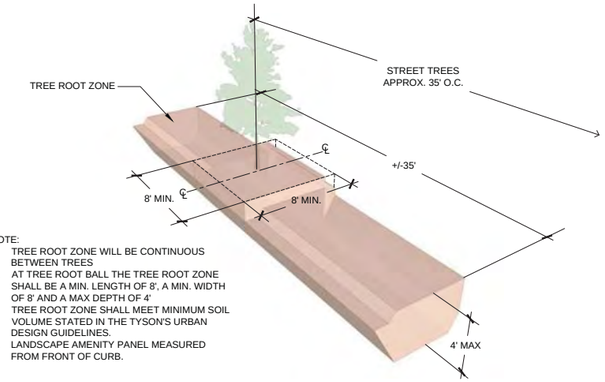


SECTION VIEW AT TREE OPENING



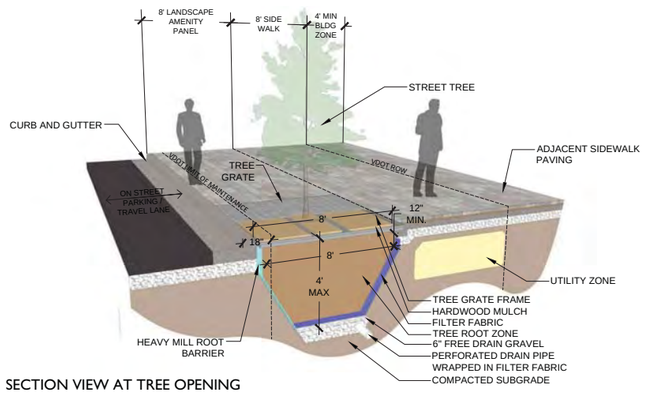
SECTION VIEW AT CANTILEVERED PAVEMENT



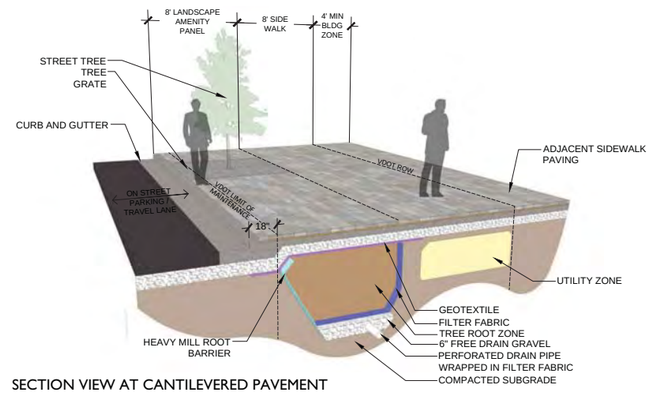
NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE ROOT ZONE

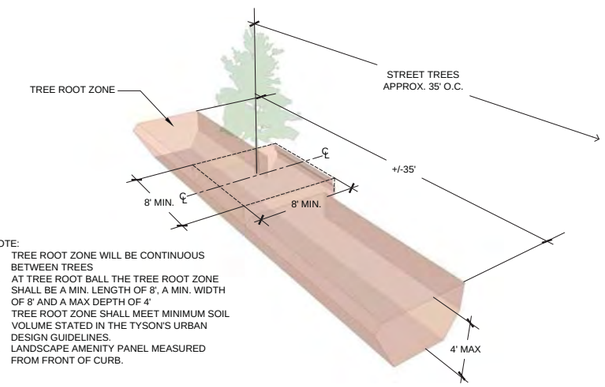
OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



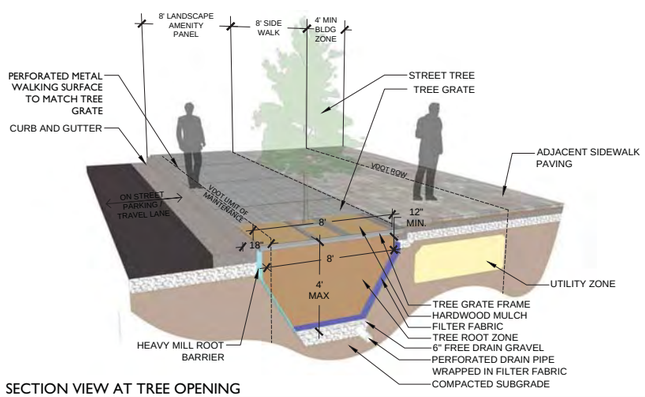
SECTION VIEW AT CANTILEVERED PAVEMENT



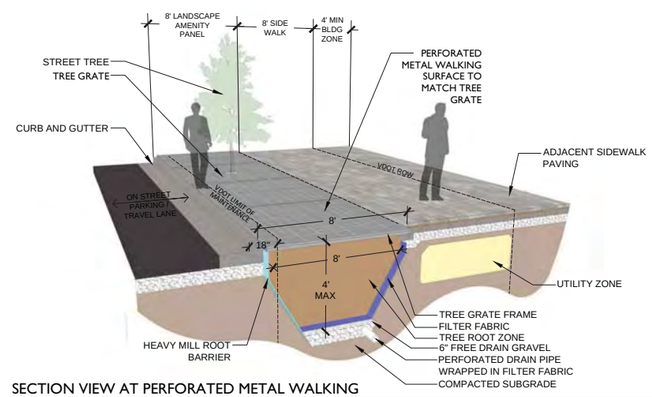
NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE ROOT ZONE

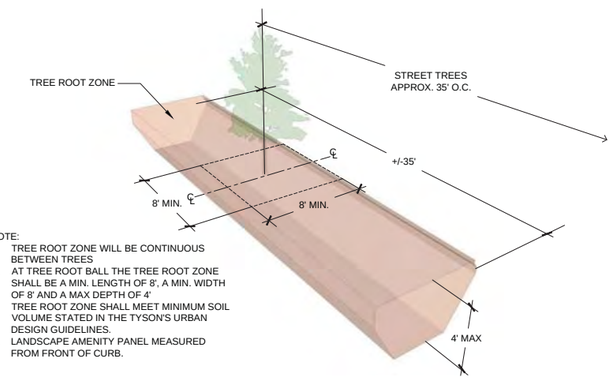
OPT. 2 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



SECTION VIEW AT PERFORATED METAL WALKING SURFACE



NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE ROOT ZONE

OPT. 3 TREE GRATE / PERFORATED METAL WALKING SURFACE OVER TREE ROOT ZONE - STREET TREE OPTION (GREENSBORO DRIVE)

*NOTE: SIMILAR DETAILS PROPOSED FOR STAFF'S WAY, STREETSCAPE ENLARGEMENT 4, SHEET L-21 FOR OVERALL DIMENSIONS

1 STREET TREE OPTIONS

L-33 PERSPECTIVE SECTIONS

08A-XXX

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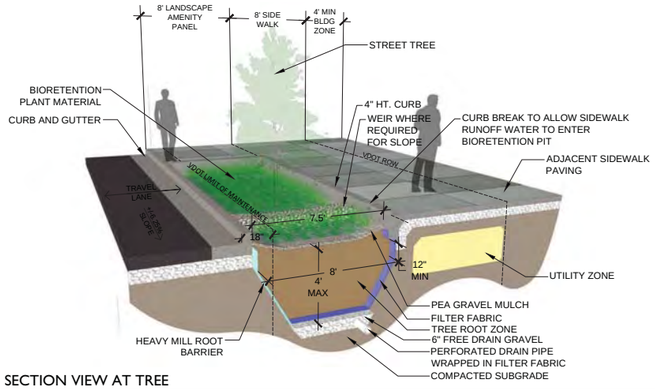
STREET TREE DETAILS

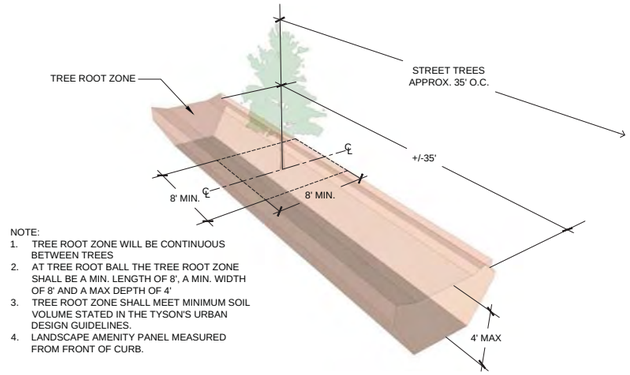
REVISIONS:
11/17/2010
06/30/2011
07/13/2012
10/22/2012
02/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: GC, SP
DRAWN BY: JG
CHECKED BY: SP
QC BY: SP
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-33



SECTION VIEW AT TREE



NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

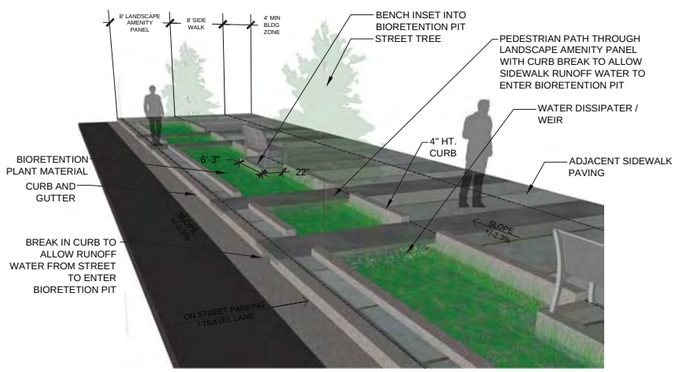
TREE ROOT ZONE

1 STREET TREE BIORETENTION PIT AT BOULEVARD / AVENUE (RT. 7 & WESTPARK DR. AT BLOCKS A & B)

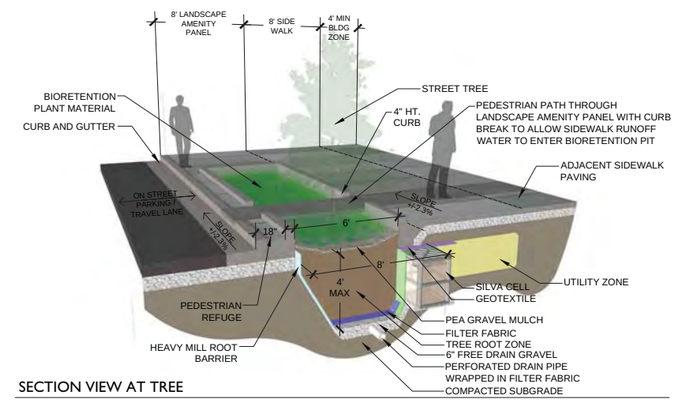
L-34 PERSPECTIVE SECTIONS

08A-XXX

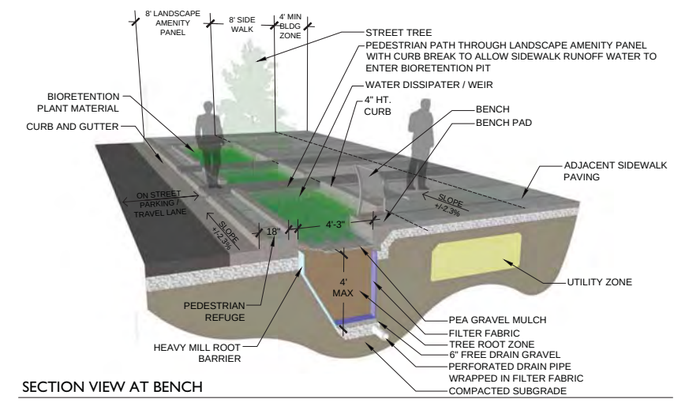
NTS



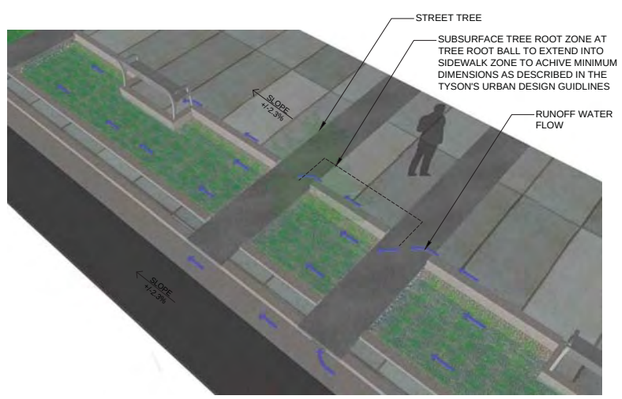
PERSPECTIVE VIEW



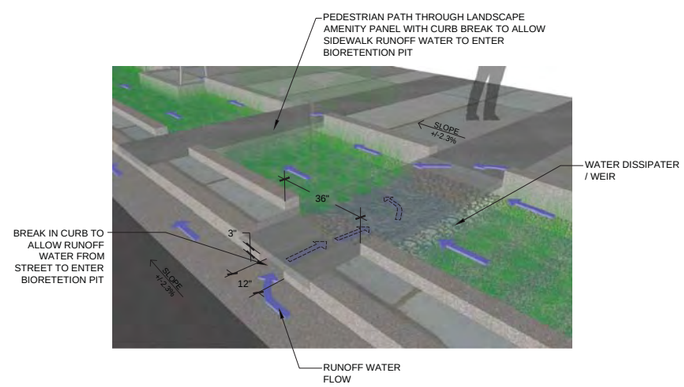
SECTION VIEW AT TREE



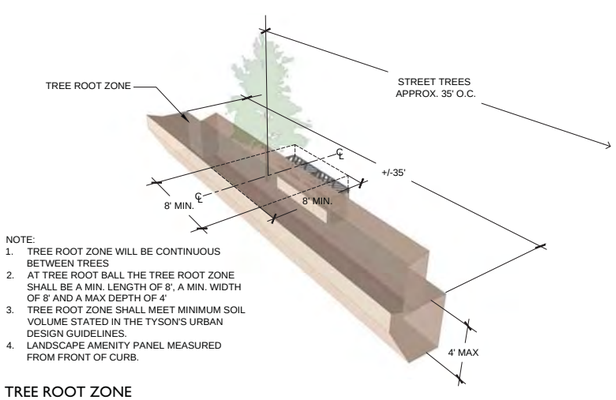
SECTION VIEW AT BENCH



WATER FLOW DIAGRAM



WATER FLOW DIAGRAM ENLARGEMENT



NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE ROOT ZONE

2 STREET TREE BIORETENTION PIT AT COLLECTOR ROAD

L-34 PERSPECTIVE SECTIONS

08A-XXX

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STREET TREE DETAILS

REVISIONS:
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CHECK BY: SP
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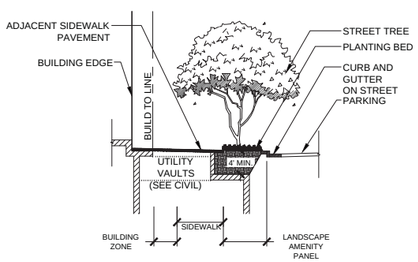
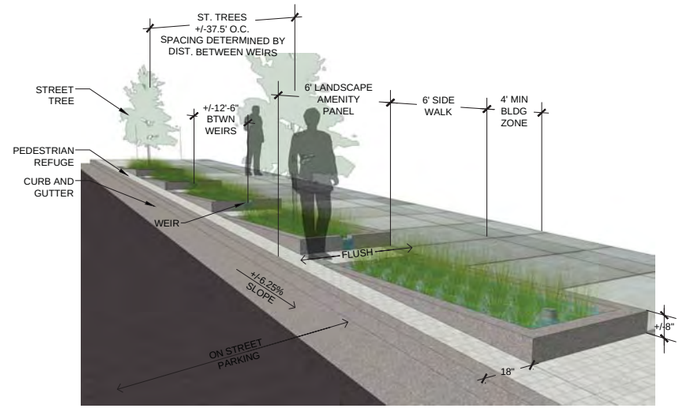


1 L-35 TREE PIT AT ELECTRICAL VAULT 08A-XXX
SECTION 1/4" = 1'-0"



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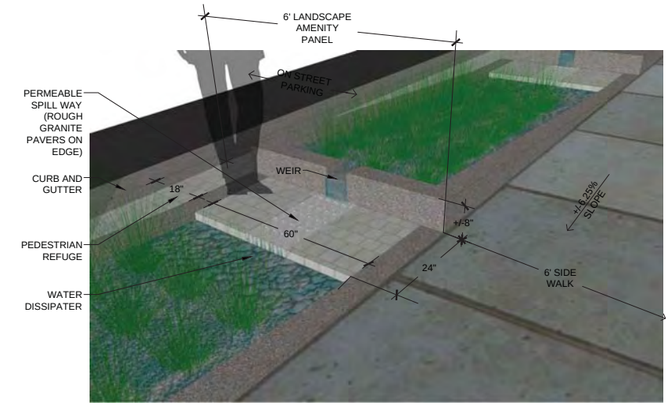

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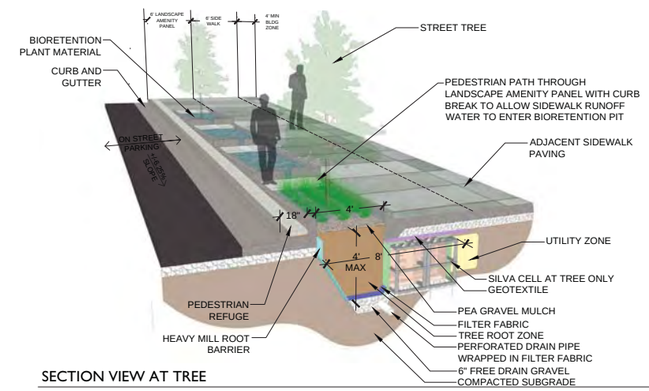
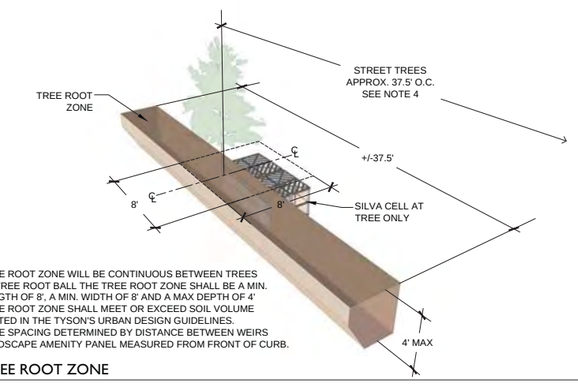


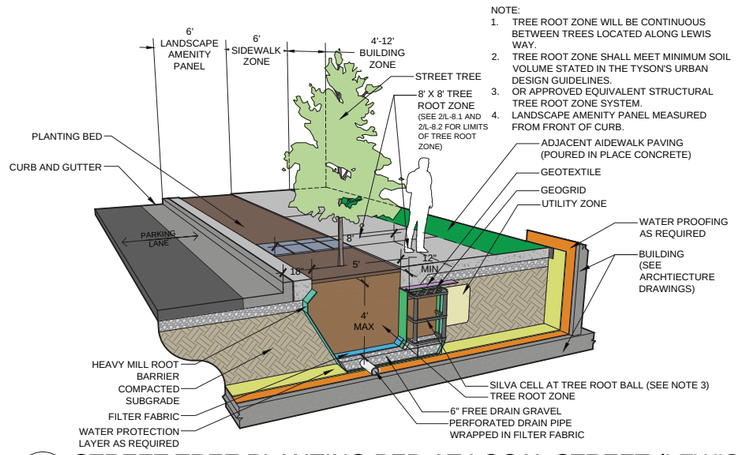
SECTION VIEW AT TREE



NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET OR EXCEED SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. TREE SPACING DETERMINED BY DISTANCE BETWEEN WEIRS
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

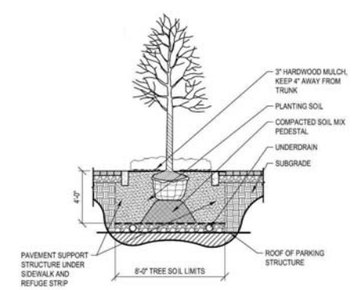
TREE ROOT ZONE

2 L-35 STREET TREE BIORETENTION PIT AT LOCAL STREET (SAIC ST. & SOLUTIONS DR.) 08A-XXX
PERSPECTIVE SECTIONS NTS



NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES LOCATED ALONG LEWIS WAY.
2. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
3. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

3 L-35 STREET TREE PLANTING BED AT LOCAL STREET (LEWIS WAY) 08A-XXX
PERSPECTIVE SECTION NTS



4 L-35 ON STRUCTURE STREET TREE PLANTING
NTS

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Solutions Plaza
CDP
Lincoln Properties Company / JM ZELL, McLean, Virginia
STREET TREE DETAILS

REVISIONS:
11/17/2010
06/30/2011
07/13/2012
10/22/2012
03/19/2013
07/02/2013

DATE: 10/01/2010
DESIGNED BY: G.C., SP
DRAWN BY: JG
CHECKED BY: SP
QC BY: G.C.
SCALE: AS NOTED
PROJECT #: 2010049

SHEET NUMBER:
L-35