

SOLUTIONS PLAZA - TYSONS CENTRAL 7

RZ-2010-PR-022

CONCEPTUAL DEVELOPMENT PLAN



VICINITY MAP: 1"=1000'

SHEET INDEX:

CIVIL

- C-1 COVER SHEET
- C-2 NOTES AND TABULATIONS
- C-3 KEY MAP - EXISTING CONDITIONS
- C-4 EXISTING CONDITIONS
- C-5 EXISTING CONDITIONS
- C-6 EXISTING CONDITIONS
- C-7 CONCEPTUAL DEVELOPMENT PLAN
- C-7A GSA ALTERNATE CONCEPTUAL DEVELOPMENT PLAN
- C-8 EXISTING CONDITIONS MAP AND EVM NOTES
- C-9 OVERALL PLAN SWM/BMP
- C-10 SWM COMPUTATIONS
- C-11 SWM COMPUTATIONS
- C-11 SWM COMPUTATIONS
- C-12 SWM COMPUTATIONS
- C-13 SWM COMPUTATIONS
- C-14 SWM COMPUTATIONS
- C-15 SWM COMPUTATIONS
- C-16 TRAFFIC CIRCULATION PLAN
- C-17 OVERALL METRO CONTEXT PLAN
- C-18 CIRCULATOR EXHIBIT
- C-19 OVERALL ROAD GRID

ARCHITECTURAL

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

LANDSCAPE ARCHITECTURE:

- L-1 CDP PEDESTRIAN CIRCULATION PLAN
- L-2 CDP OPEN SPACE PLAN
- L-2A CDP GSA OPEN SPACE PLAN
- L-3 CDP OVERALL PLAN
- L-3A CDP OVERALL PLAN - GSA OPTION
- L-4 CDP STREETSCAPE AND LANDSCAPE TREATMENTS ENLARGEMENT BLOCKS A,B,C
- L-5 CDP STREETSCAPE AND LANDSCAPE TREATMENTS ENLARGEMENT BLOCKS D,F
- L-6 CDP STREETSCAPE AND LANDSCAPE TREATMENTS ENLARGEMENT BLOCK D
- L-7 CDP PERSPECTIVES
- L-8 CDP PERSPECTIVES
- L-9 CDP ILLUSTRATIVE PLAN
- L-9A CDP ILLUSTRATIVE PLAN - GSA OPTION
- L-10 CDP SECTIONS
- L-11 CDP SECTIONS

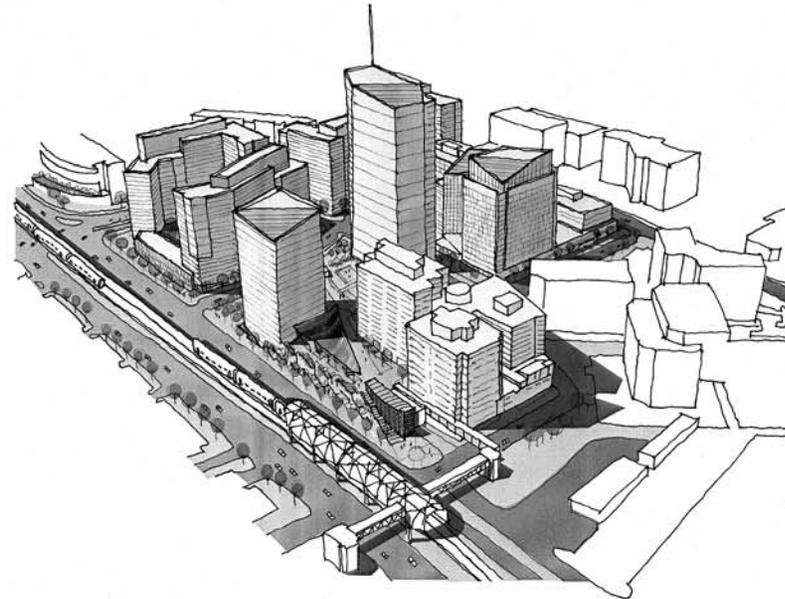
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 1, 2010

REVISION: NOVEMBER 17, 2010

ACCEPTED: DECEMBER 14, 2010

REVISION: JUNE 30, 2011



CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 (115)
PARCEL NO. 4D, 4E, 4F, 7A THRU 7E AND 8

APPLICANT

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

APPLICANT

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

OWNER'S REPRESENTATIVE

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

APPLICANT'S REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 CLARENDON BOULEVARD, 11TH FLOOR
ARLINGTON, VIRGINIA 22201
MARTIN WALSH
ELIZABETH BAKER
703-528-4700

ARCHITECT

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

ENGINEER

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

LANDSCAPE ARCHITECT

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

TRANSPORTATION

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

VIKA NUMBER V6023
SHEET C-1

DEVELOPMENT TABULATIONS

Block / Building	Maximum Building Height (ft)	Floors (F)	Use	GSF by Use	Building GSF (F)	Overall Unshaded Volume	Required Parking % by Use		Required Parking % by Volume		Required Parking by Volume		Parking Provided (F)	Park Space Provided
							Min	Max	Min	Max	Min	Max		
Block A					714,000	700								
A1	225	20	residential	334,000	347,000	334				401	500	550	767,675	37,780
A2	200	20	residential	367,000	367,000	366				0	47	0	0	
Block B					180,000	400								
B1	50	3	hotel/retail	44,000	44,000	44						0-400	660	64,117
A2	145	14	hotel	136,000	136,000	136						0	400	
Block C					870,000-982,000									
Option 1														
C1	70	6	office	130,000	150,000	150						0	301	39,076
C2	175	14	office	310,000	320,000	320						0	640	
C3	225	18	office	420,000	420,000	420						0	840	
Option 2														
C1	175	20	office	435,000	435,000	435						0	870	67,342
C2	225	20	office	435,000	435,000	435						0	870	
Block D					1,200,000	1200								
D1	225	24	residential	600,000	600,000	600						1,200-1,720	1,720	81,075
D2	225	24	residential	600,000	600,000	600						0	860	
Block E					1,167,000									
E1	420	30	office	760,000	760,000	760						0	1,564	67,660
E2	260	18	office	377,000	377,000	377						0	84	6,544
E3	150	3	tech facility	30,000	30,000	30						0	0	
Block F					936,864									
Existing F1	150	10	office	502,864 (5)	502,864 (5)	503						0	949	
Existing F2	149	14	office									0	949	
Existing F3	20	3	office									0	949	
F4	20	3	office	1,000	1,000	1,000						0	1,000	
Total Without Public Facility					1,900,900									
Option 1														
Option 2														
Total With Public Facility					1,900,900									
Option 1														
Option 2														

- Maximum building height includes penthouses. Penthouses may be provided as set forth in Section 2-506. Individual building heights are conceptual and may be adjusted provided the maximum building height for the block is not exceeded.
- The number of floors shown is conceptual and may be adjusted provided the maximum building height is not exceeded.
- The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within blocks provided the maximum overall site GSF is not exceeded.
- Residential parking requirements were calculated assuming 1,200 square feet per unit and an average mix of 60% B-1 bedrooms units and 40% 2-bedroom units. At the time of the plan, the actual number of units, mix of bedroom types and specific parking will be determined.
- Includes office area in existing buildings F1, F2, F3.
- Parking provided is estimated; the Applicants reserve the right to provide more or less parking with each building 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.

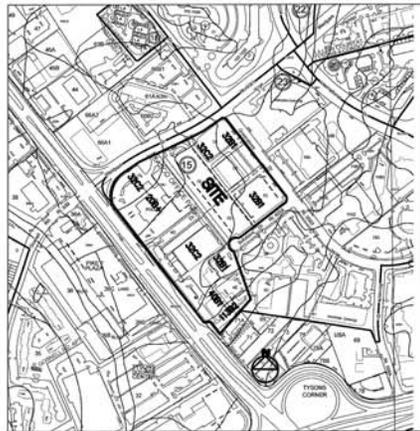
NET NEW OFFICE GFA

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

SITE TABULATIONS

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

SOILS MAP 1"=500'



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

Land Use Mix and FAR

Use	GSF	Percentage of Total	FAR
Option 1			
-Office	2,599,864	53%	2.49
-Hotel	380,000	8%	
-Residential	1,901,000	39%	
-Retail	30,000	<1%	
-Public Facility	30,000	<1%	
Total (w/o public facility)	4,918,864		4.73
Total (w/ public facility)	4,948,864		4.75
Option 2			
-Office	2,599,864	53%	2.49
-Hotel	380,000	8%	
-Residential	1,901,000	39%	
-Retail	10,000	<1%	
-Public Facility	30,000	<1%	
Total (w/o public facility)	4,890,864		4.73
Total (w/ public facility)	4,920,864		4.73

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

Intensity Tiers and FAR

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< 1/8 mile	263,695 sf	800,864	3.06
1/8 - 1/4 mile	688,169 sf	3,765,000	5.47
1/4 - 1/2 mile	89,138 sf	347,500	3.89
1/2 - 3/4 mile			
TOTAL	1,040,992 sf	4,918,864	4.73

¹ Includes Buildings F1, F2, F3 and F4, west end half of Building E2

² Includes Buildings A2, B1, B2, C1, C2, C3, D1, D2, E1 and west end half of Building E2

³ Includes Building F1

EXISTING BUILDING CHART:

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

(SEE EXISTING CONDITIONS SHEETS FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

ZONING ORDINANCE MODIFICATIONS REQUESTED

- MODIFICATION OF THE PERIPHERAL LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE PURSUANT TO SECTION 13-203 PARAGRAPH (3) FOR ABOVE GRADE PARKING STRUCTURES DUE TO THE URBAN NATURE OF THE SITE.
- MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-202 PARAGRAPH (6) OF THE ZONING ORDINANCE ON ALL PARKING STRUCTURES, ABOVE GRADE, TO THAT SHOWN ON THE CDP APPLICATION.
- WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE CDP APPLICATION.
- WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN SECTION 11-302 PARAGRAPH (2) OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
- WAIVER OF SERVICE ROAD ALONG ROUTE 7.
- A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCEL OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP.
- THE APPLICANT REQUESTS A MODIFICATION OF SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION, CONTRIBUTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS BEYOND THAT WHICH IS INDICATED WILL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
- THE APPLICANT REQUESTS A MODIFICATION OF SECTION 2-506.1(A) AND (C) OF THE ZONING ORDINANCE TO ALLOW STRUCTURES LOCATED ON THE BUILDING ROOF TO OCCUPY AN AREA GREATER THAN 25% OF THE TOTAL ROOF AND TO EXCLUDE AIR CONDITIONING UNITS AND COOLING TOWERS, LOCATED OUTSIDE THE PERMITTED OR SCREENED AREA, FROM BEING INCLUDED IN THE BUILDING HEIGHT. THE BUILDING HEIGHT IS, SAID STRUCTURE, AIR CONDITIONER OR COOLING TOWER IS FOR THE PURPOSES OF PROVIDING BUILDING INFRASTRUCTURE TO MEET LEED CERTIFICATION.

PFM WAIVERS REQUESTED

- IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702.18 (B) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF FIVE (5) FEET AS SHOWN WITH THE CDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
- A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROTECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
- A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) TO ALLOW TARDER SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THIS ZONING ORDINANCE.
- A WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
- A WAIVER OF THE 10-YEAR TREE CANOPY REQUIREMENTS AS SET OUT IN PFM SECTION 12-0609 DUE TO THE OVERALL URBAN NATURE AND INTENSITIES IN THIS AREA. THE WAIVER IS REQUESTED IN FAVOR OF THE TYSONS CORNER URBAN CENTER AREA WIDE AND DISTRICT RECOMMENDATIONS PERTAINING TO URBAN DESIGN GUIDELINES AS IT RELATES TO STREETSCAPE DESIGN. THESE GUIDELINES LAY OUT THE INTERIOR OF TREES, LANDSCAPING AND STREETSCAPES IN TYSONS CORNER AND ARE SPECIFIED WITH THE CDP APPLICATION.
- A MODIFICATION FROM THE TREE PRESERVATION TARGET. THIS MODIFICATION IS PERMITTED BASED UPON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS § 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS § 12-0507.3A(2), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN § 12-0507.3A(3). SPECIFIC TREES TO BE PRESERVED ARE IDENTIFIED WITH THE CDP APPLICATION.

© January 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 29-3 (15) PARCELS AS AC. # 7A THRU 7E AND 8. THE PROPERTY IS CURRENTLY ZONED C-4, C-7, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 AND C-7 TO PTC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKI, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-3, NOTE 7 FOR SOURCE OF TOPOGRAPHIC INFORMATION)
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI, INC.
- 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.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- 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, PONDING, 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.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RNA ZONE, NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- 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 OR 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 VALUES PROVIDED IN THE CHARTS ON THIS SHEET.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNERS, TRELISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PARK, WESTPARK DR. OR SOLUTIONS DR. ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION ALONG GREENSBORO DRIVE IS PROPOSED WITH THIS APPLICATION.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES (HOTEL).
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCenic ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
- 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.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY FOR SECTION 18-204 OF THE ZONING ORDINANCE.
- 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 CPW AND WITHOUT REQUIRING MODIFICATION OF THE CDP PLAN OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES;
 - FLAG POLES
 - TENNIS;
 - CORNICES, CANOPIES, AWNINGS, TAVES AND OTHER SIMILAR FEATURES;
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STROPS;
 - AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT;
 - BAY WINDOWS, DRELS AND CHIMNEYS;
 - ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS;
 - OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE;
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE;
 - OUTDOOR CAFE SEATING AREAS.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF FDP.
- PHASING SHOWN ON SHEETS A-3.01, A-3.02 AND A-3.03 MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).
- AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.

WORK FORCE HOUSING NOTE:

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

NOTES:

- THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 020-3 (115) AS PARCELS 4D, 4E, 4F, 7A, 7B, 7C, 7D AND 7E AND ARE ZONED C-4 & PARCEL 8 ZONED C-7.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKI ON APRIL 9, 2010.
- THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
- THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF CAMPUS POINT REALTY CORPORATION BY THE FOLLOWING THREE (3) CONVEYANCES: A.) DEED BOOK 9197 AT PAGE 1919 (LOTS 7A THROUGH 7E), B.) DEED BOOK 14879 AT PAGE 1131 (LOTS 4E AND 4F); AND C.) DEED BOOK 14925 AT PAGE 444 (LOT 4D) & THE PROPERTY OF TYSONS WESTPARK LC BY DEED BOOK 14673 AT PAGE 0520 (LOT 8) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- AREAS OF PROPOSED VDOT TAKINGS ARE BASED ON AN UNRECORDED PLAT ENTITLED "PLAT SHOWING STREET DEDICATION AND DEDICATION OF VARIOUS EASEMENTS ON LOTS 4D AND 4F, LEASCO OFFICE PARK", DATED 10/16/07 AND PREPARED BY GREENHORNE & O'MARA, INC.
- 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 WENLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKI, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC FILE VERSION BY VIKI, INC. OCTOBER 7, 2010.

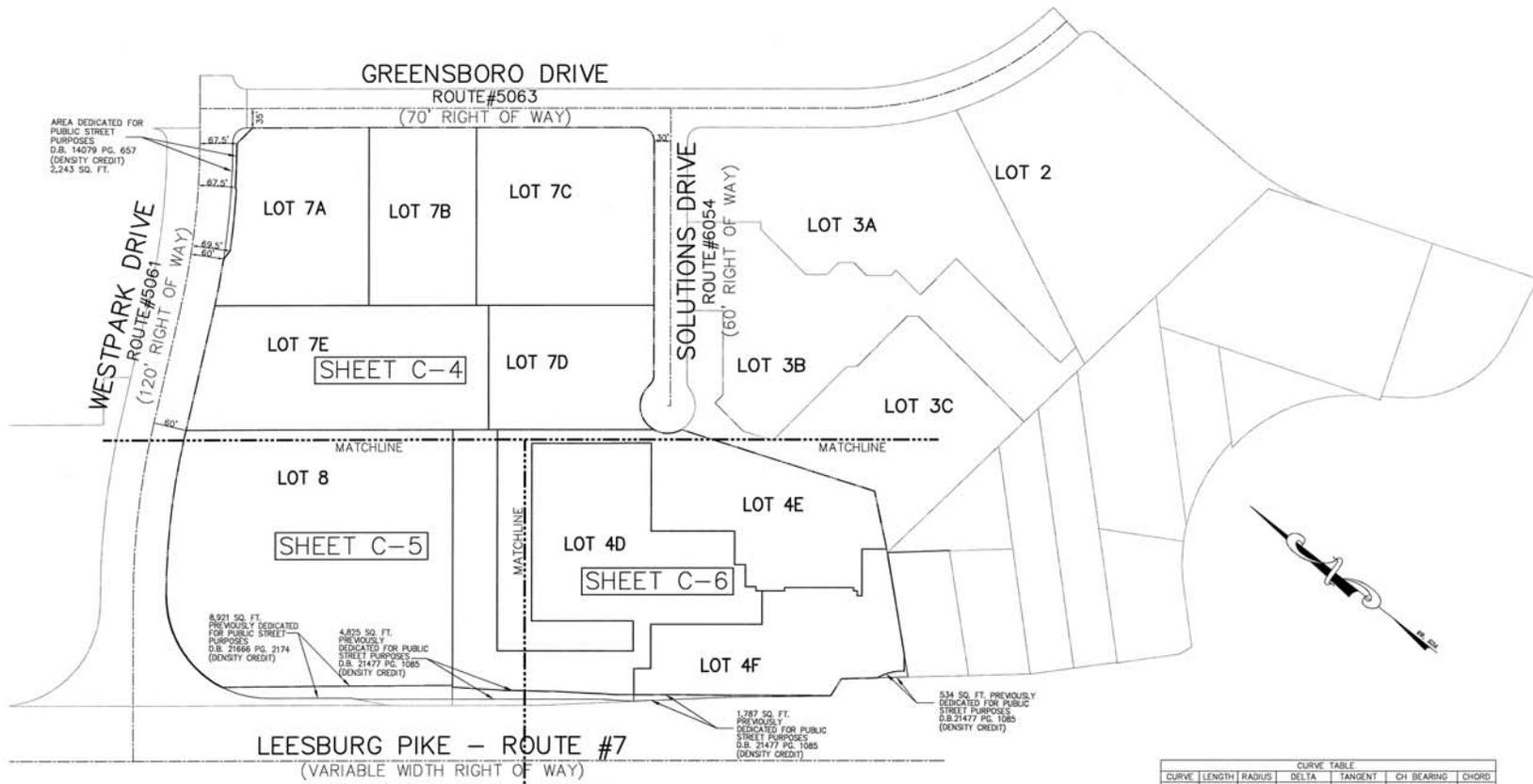
PROPERTY TABULATION:

PARCEL	AREA	OR	EXISTING ZONE	PROPOSED ZONE
• PARCEL 4D	AREA: 158,251 SQ. FT.	OR 3.65590 AC.	C-4	PTC
• PARCEL 4E	AREA: 120,583 SQ. FT.	OR 2.78843 AC.	C-4	PTC
• PARCEL 4F	AREA: 75,459 SQ. FT.	OR 1.73688 AC.	C-4	PTC
• PARCEL 7A	AREA: 80,872 SQ. FT.	OR 1.85657 AC.	C-4	PTC
• PARCEL 7B	AREA: 83,054 SQ. FT.	OR 1.88752 AC.	C-4	PTC
• PARCEL 7C	AREA: 104,291 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 2.72325 AC.	C-4	PTC
• PARCEL 8	AREA: 233,827 SQ. FT.	OR 5.36793 AC.	C-7	PTC
TOTAL APPLICATION AREA	1,022,682 SQ. FT.	OR 23.47705 AC.		

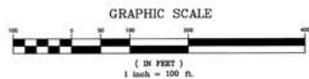
DENSITY CREDITS:

DENSITY CREDIT:	2,243 SQ. FT.	OR 0.05149 AC.	(D.B. 14079 PG. 657)
DENSITY CREDIT:	2,321 SQ. FT.	OR 0.05326 AC.	(D.B. 21477 PG. 1085)
DENSITY CREDIT:	4,825 SQ. FT.	OR 0.11077 AC.	(D.B. 21477 PG. 1085)
DENSITY CREDIT:	8,921 SQ. FT.	OR 0.20480 AC.	(D.B. 21666 PG. 2174)
TOTAL AREA DENSITY CREDITS	18,310 SQ. FT.	OR 0.42054 AC.	

TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS
1,040,992 SQ. FT. OR 23.89789 AC.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CHORD
C1	39.28'	25.00'	90°00'54"	25.01'	S08°58'14"W	35.36'
C2	21.02'	25.00'	48°11'01"	11.18'	S76°03'56"W	20.41'
C3	146.29'	50.00'	158°10'04"	482.52'	S10°31'49"W	69.47'
C4	104.39'	1410.00'	47°4'32"	52.22'	N62°51'46"E	104.37'
C5	110.82'	1419.50'	47°8'23"	55.44'	N57°31'07"E	110.79'
C6	79.91'	1412.50'	37°2'50"	39.77'	N53°47'04"E	79.90'
C7	200.37'	1290.00'	172°53'45"	145.80'	N58°32'09"E	289.75'
C8	205.89'	187.00'	84°04'58"	114.78'	N20°32'46"E	195.65'
C9	51.29'	89.00'	33°00'59"	28.38'	N51°58'49"W	50.58'



SOLUTIONS PLAZA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKI REVISIONS
NOV. 17, 2010
JUNE 30, 2011

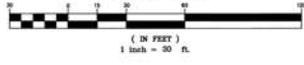
DATE: OCT. 1, 2010
DES. DWG. RJS
SCALE: 1" = 100'
PROJECT/FILE NO.
SHEET NO.
C-3

LEGEND

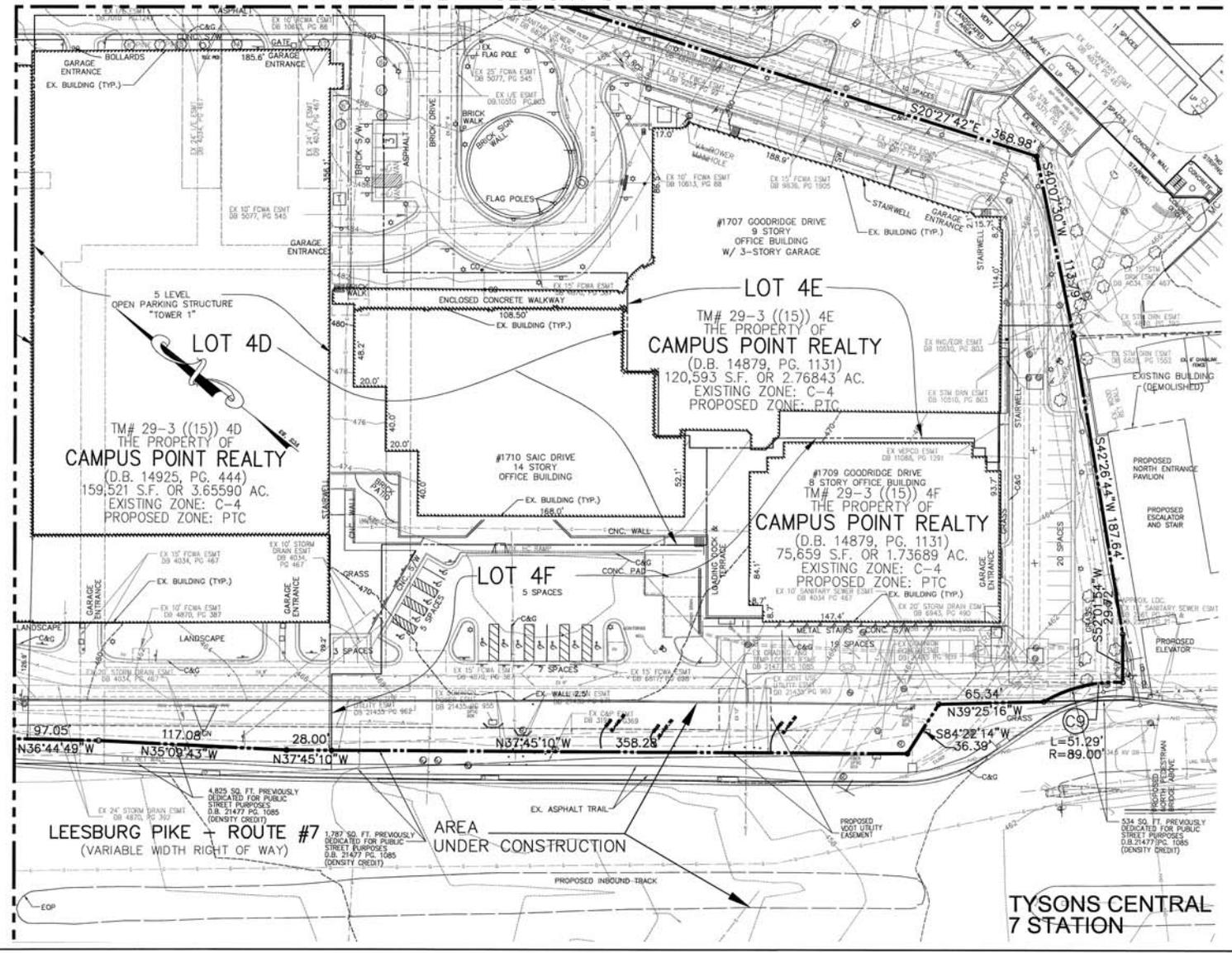
- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> —— BUILDING LINE —— CABLE TELEVISION CONDUIT —— ELECTRICAL CONDUIT —— ELECTRICAL MANHOLE —— EDGE OF PAVEMENT —— FENCE LINE —— NATURAL GAS CONDUIT —— OVERHEAD WIRES —— TELEPHONE/COMMUNICATIONS CONDUIT —— PROPERTY LINES —— PUBLIC UTILITIES EASEMENTS —— SANITARY SEWER CONDUIT —— STORM DRAIN CONDUIT —— EXISTING 3-FT CONTOUR —— EXISTING 10-FT CONTOUR | <ul style="list-style-type: none"> ○ 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 ○ STORM DRAIN CONDUIT ○ EXISTING 3-FT CONTOUR ○ EXISTING 10-FT CONTOUR | <ul style="list-style-type: none"> ○ SANITARY MANHOLE ○ TRAFFIC CONTROL BOX ○ TREE ○ CABLE TELEVISION PEDESTAL ○ UNKNOWN UTILITY MANHOLE ○ WATER METER ○ WATER MANHOLE ○ CURB INLET ○ WATER VALVE ○ BOLLARD ○ SIGN POST ○ INLETS ○ P/N INLET FOUND ○ UNKNOWN UTILITY BOX | <ul style="list-style-type: none"> CONC. — CONCRETE C&G — CURB AND GUTTER BLDG. — BUILDING STY. — STOREY TRV. — ELECTRICAL TRANSFORMER STR. — STREET EASMT. — EASEMENT ROP. — REINFORCED CONCRETE PIPE CMP. — CORRUGATED METAL PIPE BR. — BUILDING RESTRICTION LINE R/W. — RIGHT-OF-WAY REC. — RECORD INFORMATION H.C. — HANDICAP RAMP Z.H. — ZEREL HOLE IR. — IRON PIPE FOUND APPROX. — APPROXIMATE LOC. — LOCATION HPK. — HIGH DENSITY POLYETHYLENE SNC. — SEWER HOUSE CONNECTION DS. — DOWN SPOUT |
|---|---|--|--|

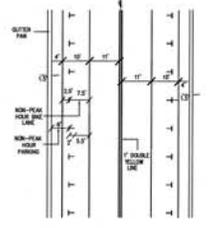
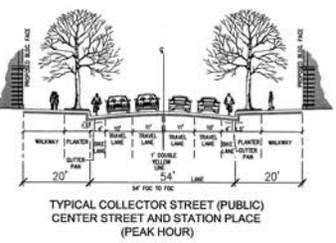
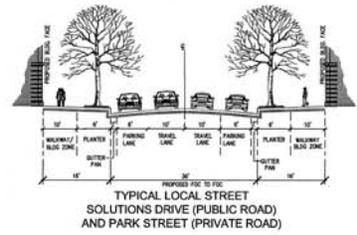
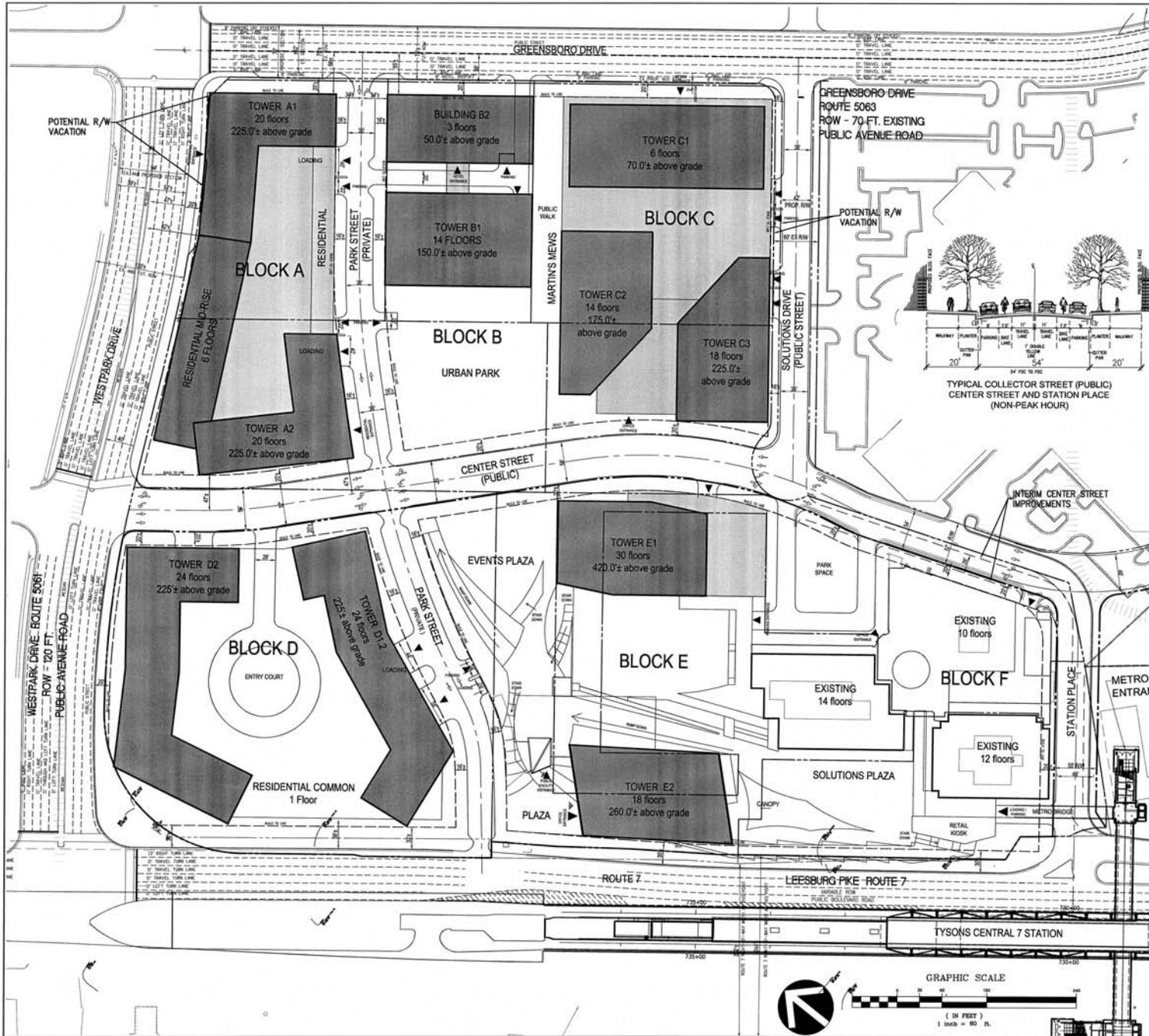
MATCHLINE — SEE SHT C-4

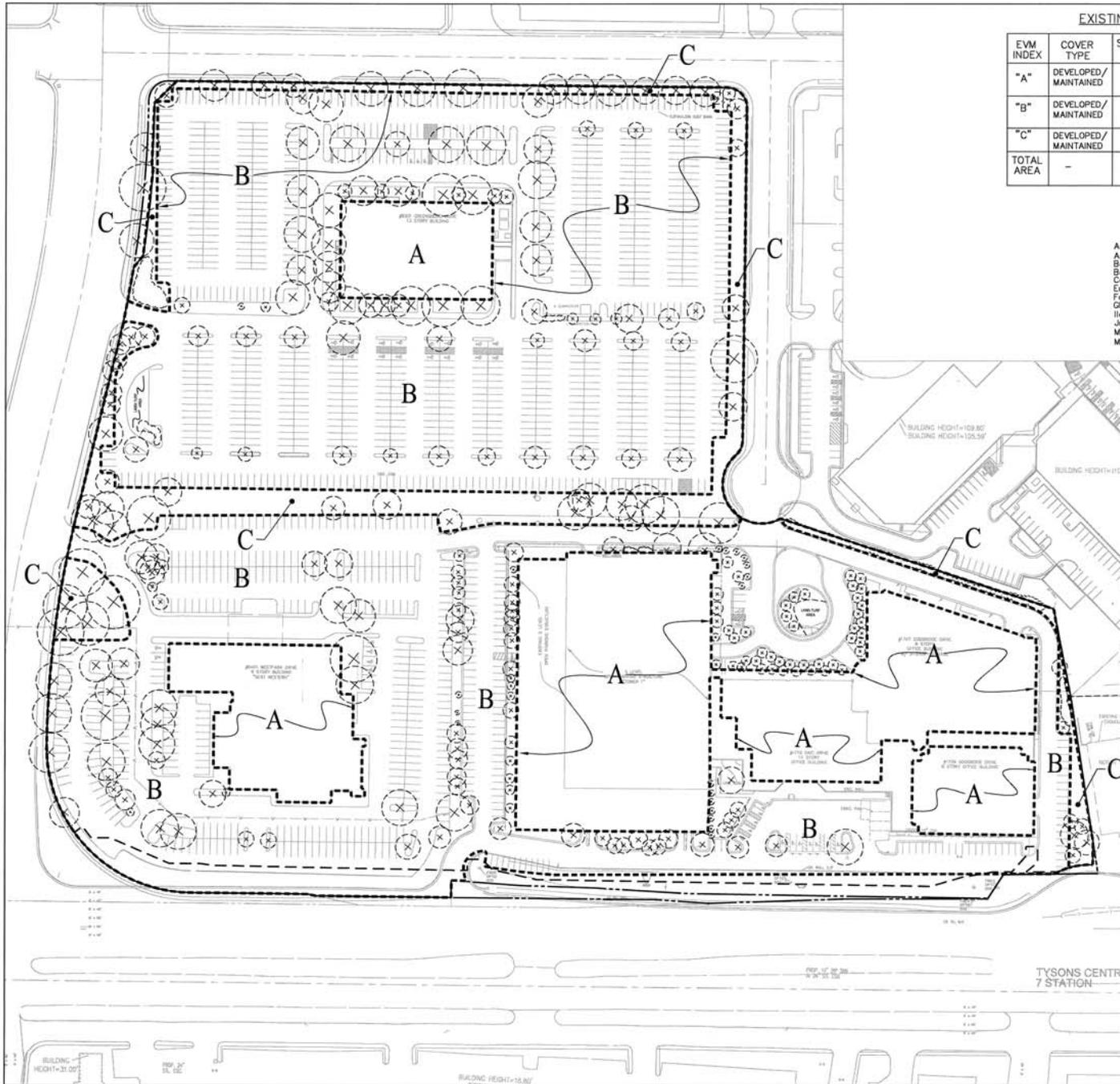
GRAPHIC SCALE



MATCHLINE — SEE SHT C-5







EXISTING VEGETATION TABLE - SAIC

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

TYSONS CAMPUS VEGETATION COVER TYPES

PRIMARY SPECIES

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

EVM NARRATIVE

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

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

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

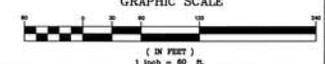
THE PRIMARY SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF BOTH AREAS IS OF GOOD VIGOR AND VITALITY.

Step	Totals	Reference
A. Tree Preservation Target Calculations and Statement		
A.1	213,366	see § 12-0507.2
A.2	0	
A.3	10%	see Table 12.4
A.4	0	
A.5	0	
A.6	No	Provide Yes or No
A.7	C-2 *	Provide sheet number, see § 12-0507.3
A.8	-	see § 12-0507.4

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

PLAN PREPARED BY: NELSON P. KROBNER, CIA
CERTIFIED ARBORIST NO. WA-4720AM

SIGNATURE _____ DATE _____



SOLUTIONS PLAZA
TYSONS CENTRAL 7
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING MAP
VEGETATION MAP

VIVA REVISIONS
NOV 17, 2010
JUNE 30, 2010

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

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10
 Project : SAIC REZONING State: VA User: JDA Date: 09-08-2010
 County : FAIRFAX Checked: Date:
 Subtitle: EXISTING CONDITIONS BLOCK A

Data: Drainage Area : 3.27 Acres
 Runoff Curve Number : 73
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	11.478	11.502	11.554
Pond and Swamp Factor	1.00	1.00	1.00
0.04 Ponds Used			
Peak Discharge (cfs)	3	5	12

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.27 AC X 0.68 (IN) X 43560 = 6,072 CU. FT.
 2 YR STORM: 3.27 AC X 0.98 (IN) X 43560 = 11,633 CU. FT.
 10 YR STORM: 3.27 AC X 2.44 (IN) X 43560 = 28,963 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10
 Project : SAIC REZONING State: VA User: JDA Date: 09-08-2010
 County : FAIRFAX Checked: Date:
 Subtitle: PROPOSED CONDITIONS BLOCK A

Data: Drainage Area : 3.27 Acres
 Runoff Curve Number : 92
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	11.578	11.578	11.578
Pond and Swamp Factor	1.00	1.00	1.00
0.04 Ponds Used			
Peak Discharge (cfs)	10	12	22

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.27 AC X 1.88 (IN) X 43560 = 22,316 CU. FT.
 2 YR STORM: 3.27 AC X 2.35 (IN) X 43560 = 27,865 CU. FT.
 10 YR STORM: 3.27 AC X 4.28 (IN) X 43560 = 50,804 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

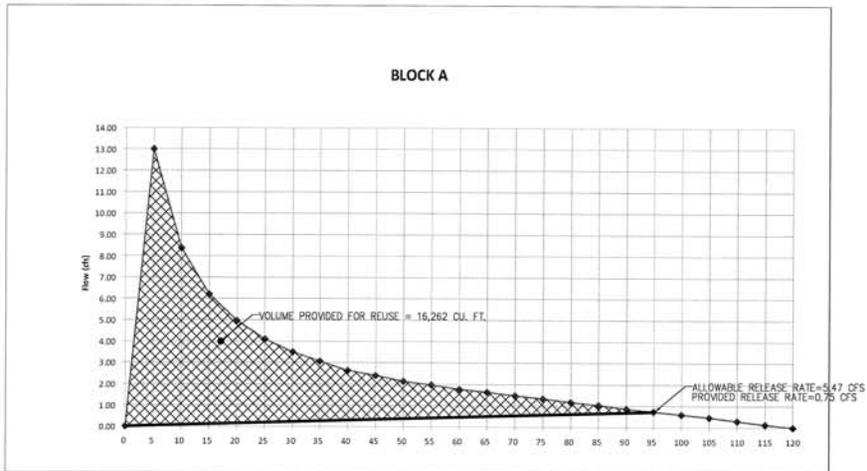
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
 22,316 CU FT - 6,072 CU FT = 14,244 CU FT
 2-YEAR STORM
 27,865 CU FT - 11,633 CU FT = 16,262 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type B Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I
	Type A	Type B	Type C	Type D	
3.27	0	3.27	0.00	0	
Base Line Flow Rates					
Land Use = Ex Conditions (5% imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P) where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Type A	Type B	Type C	Type D	5 Minute Tr: in / hr	
66	73	84	87	2-yr	10-yr
Weighted CN for site				Design Storm Rainfall Intensity (I)	
73				2-yr	10-yr
S for CN to C Calc.				3.70	
Design Storm 24-hr Rainfall Depth (in)				5.45 7.27 3.27	
2-yr	10-yr	1-yr			
3.2	5.2	2.7	Equivalent C		
Equivalent C				Existing Conditions Peak Flow Rates cfs	
2-yr	10-yr	1-yr	5.47	11.15	2.69
0.31	0.47	0.25	Proposed Flow Rates		
Land Use = Proposed Conditions (35% imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(S x [1.2 - (S / (P + 0.85))] / P) where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Type A	Type B	Type C	Type D	5 Minute Tr: in / hr	
89	92	94	95	2-yr	10-yr
Weighted CN for site				Design Storm Rainfall Intensity (I)	
92				2-yr	10-yr
S for CN to C Calc.				5.45 7.27 3.27	
Design Storm 24-hr Rainfall Depth (in)				5.45 7.27 3.27	
2-yr	10-yr	1-yr			
3.2	5.2	2.7	Equivalent C		
Equivalent C				Existing Conditions Peak Flow Rates cfs	
2-yr	10-yr	1-yr	11.09	19.59	7.44
0.73	0.82	0.70			

ALLOWABLE RELEASE RATE

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



SWM NOTE:

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

VIKI ENGINEERING & ARCHITECTURE
 1000 COMMONWEALTH BLVD, SUITE 2102
 FARMERSVILLE, VA 22024
 (703) 426-2000 FAX (703) 426-2001
 WELLS, VA. GERMANTOWN, MD

SOLUTIONS PLAZA
 TYSONS CENTRAL 7
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS
 BLOCK A

VIKA REVISIONS
 JUNE 30, 2011

DATE: OCTOBER 1, 2010
 DES: JDA DWA
 JDA

SCALE: AS SHOWN

PROJECT/FILE NO. V6021J

SHEET NO. C-10

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC REZONING
 County : FAIRFAX State: VA User: JDA
 Subtitle: EXISTING CONDITIONS BLOCK B Checked: Date: 09-08-2010

Data: Drainage Area : 2.96 Acres
 Runoff Curve Number : 73
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

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

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
 1 YR STORM: 2.96 AC X 0.68 (N) X 1/12 IN X 43560 = 7,306 CU. FT.
 2 YR STORM: 2.96 AC X 0.98 (N) X 1/12 IN X 43560 = 10,530 CU. FT.
 10 YR STORM: 2.96 AC X 2.44 (N) X 1/12 IN X 43560 = 26,217 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC REZONING
 County : FAIRFAX State: VA User: JDA
 Subtitle: PROPOSED CONDITIONS BLOCK B Checked: Date: 09-08-2010

Data: Drainage Area : 2.96 Acres
 Runoff Curve Number : 92
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
0.0% Ponds Used			
Peak Discharge (cfs)	9	11	20

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1 YR STORM: 2.96 AC X 1.88 (N) X 1/12 IN X 43560 = 20,200 CU. FT.
 2 YR STORM: 2.96 AC X 2.35 (N) X 1/12 IN X 43560 = 25,250 CU. FT.
 10 YR STORM: 2.96 AC X 4.28 (N) X 1/12 IN X 43560 = 45,988 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
 PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH A REUSE VAULT.
 1-YEAR STORM
 20,200 CU FT - 7,306 CU FT = 12,894 CU FT
 2-YEAR STORM
 25,250 CU FT - 10,530 CU FT = 14,720 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 50% Type B Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I
	Type A	Type B	Type C	Type D	
2.96	0	2.96	0.00	0	

Curve Number (CN) For Soil Type Per Land Use	Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-factor (C) is: C = 1 - [(5 * (1.2 - (5 / (P + 0.85))) / P)] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10			
	Type A	Type B	Type C	Type D
66	73	84	87	

Design Storm 24-hr Rainfall Depth (in)	5 Minute Tc		
	2-yr	10-yr	1-yr
3.70	3.2	5.2	2.7

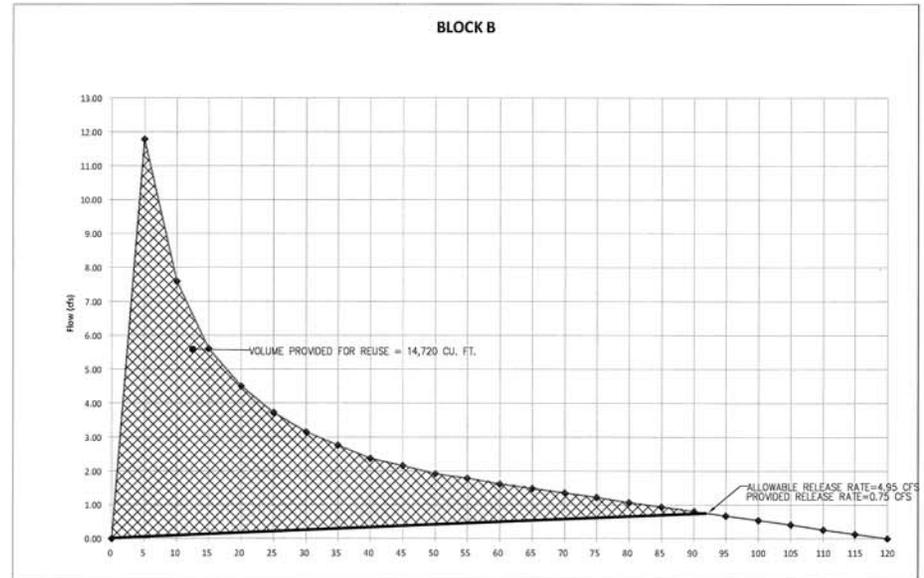
Equivalent C	Existing Conditions Peak Flow Rates (cfs)		
	2-yr	10-yr	1-yr
0.31	0.47	0.25	

Curve Number (CN) For Soil Type Per Land Use	Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-factor (C) is: C = 1 - [(5 * (1.2 - (5 / (P + 0.85))) / P)] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10			
	Type A	Type B	Type C	Type D
89	92	94	95	

Design Storm 24-hr Rainfall Depth (in)	5 Minute Tc		
	2-yr	10-yr	1-yr
6.87	3.2	5.2	2.7

Equivalent C	Existing Conditions Peak Flow Rates (cfs)		
	2-yr	10-yr	1-yr
0.73	0.82	0.70	

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



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

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC REZONING User: JDA Date: 09-08-2010
 County : FAIRFAX State: VA Checked: Date:
 Subtitle: EXISTING CONDITIONS BLOCK C

Data: Drainage Area : 3.49 Acres
 Runoff Curve Number : 73
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.554
Pond and Swamp Factor	1.00	1.00	1.00
0.04 Ponds Used			
Peak Discharge (cfs)	4	5	13

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.49 AC X 0.68 (IN) X 177/12IN X 43560 = 8,615 CU. FT.
 2 YR STORM: 3.49 AC X 0.98 (IN) X 177/12IN X 43560 = 12,415 CU. FT.
 10 YR STORM: 3.49 AC X 2.44 (IN) X 177/12IN X 43560 = 30,912 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC REZONING User: JDA Date: 09-08-2010
 County : FAIRFAX State: VA Checked: Date:
 Subtitle: PROPOSED CONDITIONS BLOCK C

Data: Drainage Area : 3.49 Acres
 Runoff Curve Number : 92
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

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

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.49 AC X 1.88 (IN) X 177/12IN X 43560 = 23,817 CU. FT.
 2 YR STORM: 3.49 AC X 2.35 (IN) X 177/12IN X 43560 = 29,771 CU. FT.
 10 YR STORM: 3.49 AC X 4.28 (IN) X 177/12IN X 43560 = 54,222 CU. FT.

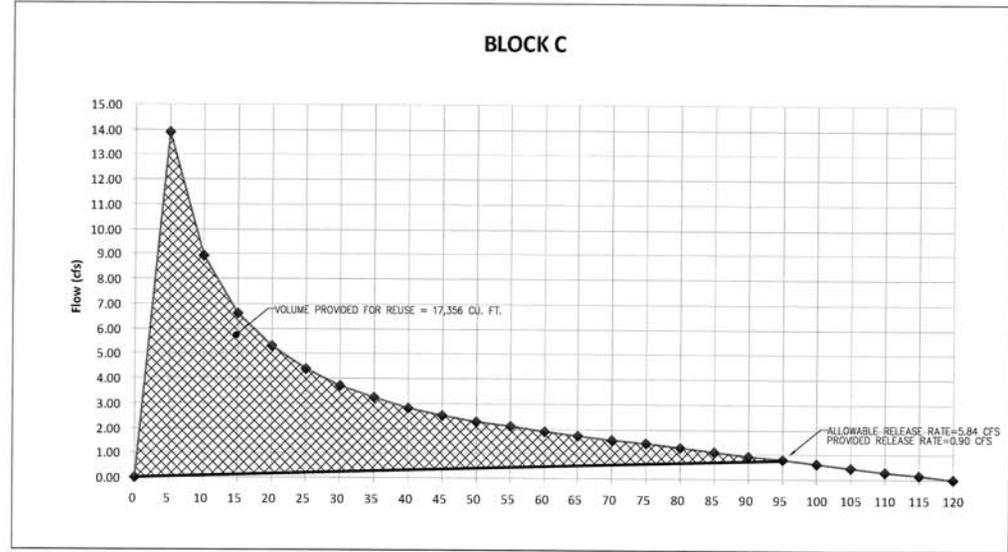
TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

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

1-YEAR STORM
 23,817 CU FT - 8,615 CU FT = 15,202 CU FT
 2-YEAR STORM
 29,771 CU FT - 12,415 CU FT = 17,356 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type B Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I
	Type A	Type B	Type C	Type D	
3.49	0	3.49	0.00	0	
Base Line Flow Rates					
Land Use = Ex Conditions (0% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation Formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(15 * [1.2 - (5 / (P + 0.85))] / P)] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Type A	Type B	Type C	Type D		
66	73	84	87		
Weighted CN for site: 73					
Design Storm 24-hr Rainfall Depth (in)				5 Minute To: in/hr	
2-yr	10-yr	1-yr		2-yr	10-yr
3.70	3.2	5.2	2.7	5.45	7.27
Equivalent C				Existing Conditions Peak Flow Rates cfs	
2-yr	10-yr	1-yr		2-yr	10-yr
0.31	0.47	0.25		5.84	11.90
Proposed Flow Rates					
Land Use = Proposed Conditions (60% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation Formula for the conversion from CN to rational method C-Factor (C) is: C = 1 - [(15 * [1.2 - (5 / (P + 0.85))] / P)] where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
Type A	Type B	Type C	Type D		
80	92	94	95		
Weighted CN for site: 92					
Design Storm 24-hr Rainfall Depth (in)				5 Minute To: in/hr	
2-yr	10-yr	1-yr		2-yr	10-yr
0.87	3.2	5.2	2.7	5.45	7.27
Equivalent C				Existing Conditions Peak Flow Rates cfs	
2-yr	10-yr	1-yr		2-yr	10-yr
0.72	0.82	0.70		11.97	20.91

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



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



**SOLUTIONS PLAZA
 TYSONS CENTRAL 7
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

**SWM COMPUTATIONS
 BLOCK C**

VIKA REVISIONS
 JUNE 30, 2011

DATE: OCTOBER 1, 2010
 DES: JDA DWN: JDA
 SCALE: AS SHOWN
 PROJECT/FILE NO.: W0021J
 SHEET NO.: C-12

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10
 Project : SAIC REZONING User: JDA Date: 08-27-2010
 County : FAIRFAX State: VA Checked: Date:
 Subtitle: EXISTING CONDITIONS BLOCK E

Date: Drainage Area : 5.02 Acres
 Runoff Curve Number : 73
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.27	0.23	0.14
Runoff (in)	0.68	0.98	2.44
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.354
Pond and Swamp Factor	1.00	1.00	1.00
0.0% Ponds Used			
Peak Discharge (cfs)	5	7	19

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
 1 YR STORM: 5.02 AC X 0.68 (IN) X 1.478 IN X 43560 = 12,391 CU. FT.
 2 YR STORM: 5.02 AC X 0.98 (IN) X 1.502 IN X 43560 = 17,858 CU. FT.
 10 YR STORM: 5.02 AC X 2.44 (IN) X 1.354 IN X 43560 = 44,463 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD Version 2.10
 Project : SAIC REZONING User: JDA Date: 08-27-2010
 County : FAIRFAX State: VA Checked: Date:
 Subtitle: PROPOSED CONDITIONS BLOCK E

Date: Drainage Area : 5.02 Acres
 Runoff Curve Number : 92
 Time of Concentration: 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor	1.00	1.00	1.00
0.0% Ponds Used			
Peak Discharge (cfs)	15	19	34

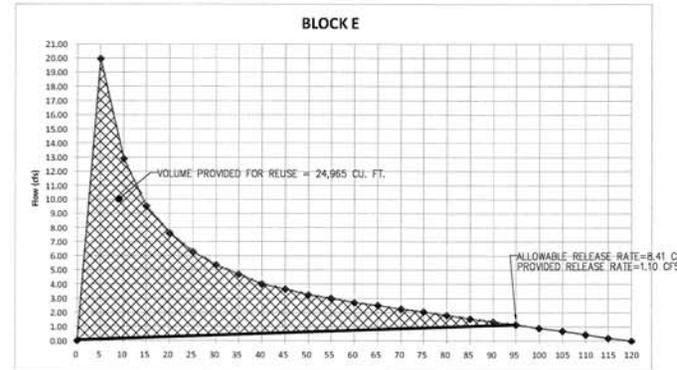
TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1 YR STORM: 5.02 AC X 1.88 (IN) X 1.578 IN X 43560 = 34,258 CU. FT.
 2 YR STORM: 5.02 AC X 2.35 (IN) X 1.578 IN X 43560 = 42,823 CU. FT.
 10 YR STORM: 5.02 AC X 4.28 (IN) X 1.578 IN X 43560 = 77,993 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
 PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
 34,258 CU FT - 12,391 CU FT = 21,867 CU FT
 2-YEAR STORM
 42,823 CU FT - 17,858 CU FT = 24,965 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 100% type B Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I
	Type A	Type B	Type C	Type D	
5.02	0	5.02	0.00	0	
Base Line Flow Rates					
Land Use = Ex Conditions (0% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation Formula for the conversion from CN to rational method C Factor (C) is: C = 1 - [(S + 1) / (P + 0.85)] / P where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
	Type A	Type B	Type C	Type D	
	66	73	84	87	
Weighted CN for site					
73					
5 for CN to C Calc.					
	2-yr	10-yr	1-yr		
	3.2	5.2	2.7		
Proposed Flow Rates					
Land Use = Proposed Conditions (85% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation Formula for the conversion from CN to rational method C Factor (C) is: C = 1 - [(S + 1) / (P + 0.85)] / P where: P = 24-hr rainfall depth for design storm S = (1000 / CN) - 10	
	Type A	Type B	Type C	Type D	
	88	82	94	95	
Weighted CN for site					
82					
5 for CN to C Calc.					
	2-yr	10-yr	1-yr		
	3.2	5.2	2.7		
Equivalent C					
	2-yr	10-yr	1-yr		
	0.31	0.47	0.25		
Existing Conditions Peak Flow Rates					
	2-yr	10-yr	1-yr		
	4.44	22.18	4.88		

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



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

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC RESONING User: JDA
 County : FAIRFAX State: VA Checked: _____ Date: 09-27-2010
 Subtitle: EXISTING CONDITIONS BLOCK F

Date: Drainage Area : 4.27 Acres
 Runoff Curve Number : 76
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.23	0.20	0.12
Runoff (in)	0.92	1.15	2.70
Unit Peak Discharge (cfs/acre/in)	1,501	1,522	1,566
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	18

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
 1 YR STORM: 4.27 AC X 0.82 (N) X 1/17/12N X 43560 = 12,710 CU. FT.
 2 YR STORM: 4.27 AC X 1.15 (N) X 1/17/12N X 43560 = 17,825 CU. FT.
 10 YR STORM: 4.27 AC X 2.70 (N) X 1/17/12N X 43560 = 41,800 CU. FT.

GRAPHICAL PEAK DISCHARGE METHOD
 Project : SAIC RESONING User: JDA
 County : FAIRFAX State: VA Checked: _____ Date: 09-27-2010
 Subtitle: PROPOSED CONDITIONS BLOCK F

Date: Drainage Area : 4.27 Acres
 Runoff Curve Number : 92
 Time of Concentration : 0.10 Hours
 Rainfall Type : II
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1,578	1,578	1,578
Pond and Swamp Factor	1.00	1.00	1.00
Peak Discharge (cfs)	13	16	29

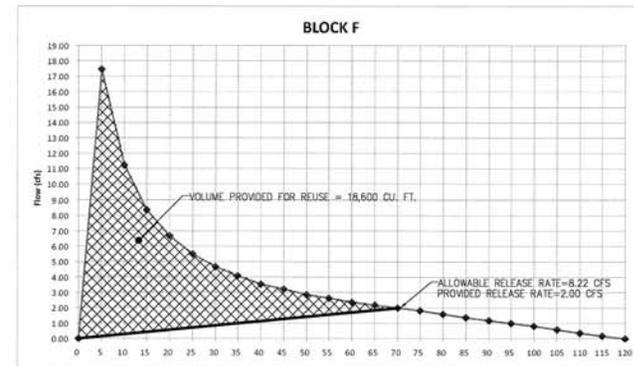
TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1 YR STORM: 4.27 AC X 1.88 (N) X 1/17/12N X 43560 = 29,140 CU. FT.
 2 YR STORM: 4.27 AC X 2.35 (N) X 1/17/12N X 43560 = 36,425 CU. FT.
 10 YR STORM: 4.27 AC X 4.28 (N) X 1/17/12N X 43560 = 66,340 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
 PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.
 1-YEAR STORM
 29,140 CU FT - 12,710 CU FT = 16,430 CU FT
 2-YEAR STORM
 36,425 CU FT - 17,825 CU FT = 18,600 CU FT

Total Site Area (Ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group*				*Per Soils Map approximately 76% type B and 24% type C Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm Y
	Type A	Type B	Type C	Type D	
4.27	0	3.24	1.02	0	
Base Line Flow Rates					
Land Use = Ex Conditions (2% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-factor (C) is: $C = 1 - (15 \times [1.2 - (5 / (P + 0.85))] / P)$ where: P = 24-hr rainfall depth for design storm $S = (1000 / CN) - 10$	
	Type A	Type B	Type C	Type D	
	66	73	84	87	
Weighted CN for site					76
Design Storm 24-hr Rainfall Depth (in)					
	2-yr	10-yr	1-yr		
	3.2	5.2	2.7		
5 for CN to C Calc.					3.22
Equivalent C					
	2-yr	10-yr	1-yr		
	0.35	0.51	0.30		
Existing Conditions Peak Flow Rates cfs					
	2-yr	10-yr	1-yr		
	8.27	15.93	4.14		
Proposed Flow Rates					
Land Use = Proposed Conditions (85% Imp)					
Curve Number (CN) For Soil Type Per Land Use				Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-factor (C) is: $C = 1 - (15 \times [1.2 - (5 / (P + 0.85))] / P)$ where: P = 24-hr rainfall depth for design storm $S = (1000 / CN) - 10$	
	Type A	Type B	Type C	Type D	
	80	92	94	95	
Weighted CN for site					92
Design Storm 24-hr Rainfall Depth (in)					
	2-yr	10-yr	1-yr		
	3.2	5.2	2.7		
5 for CN to C Calc.					0.83
Equivalent C					
	2-yr	10-yr	1-yr		
	0.75	0.83	0.71		
Existing Conditions Peak Flow Rates cfs					
	2-yr	10-yr	1-yr		
	17.42	25.48	9.93		

ALLOWABLE RELEASE RATE

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



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



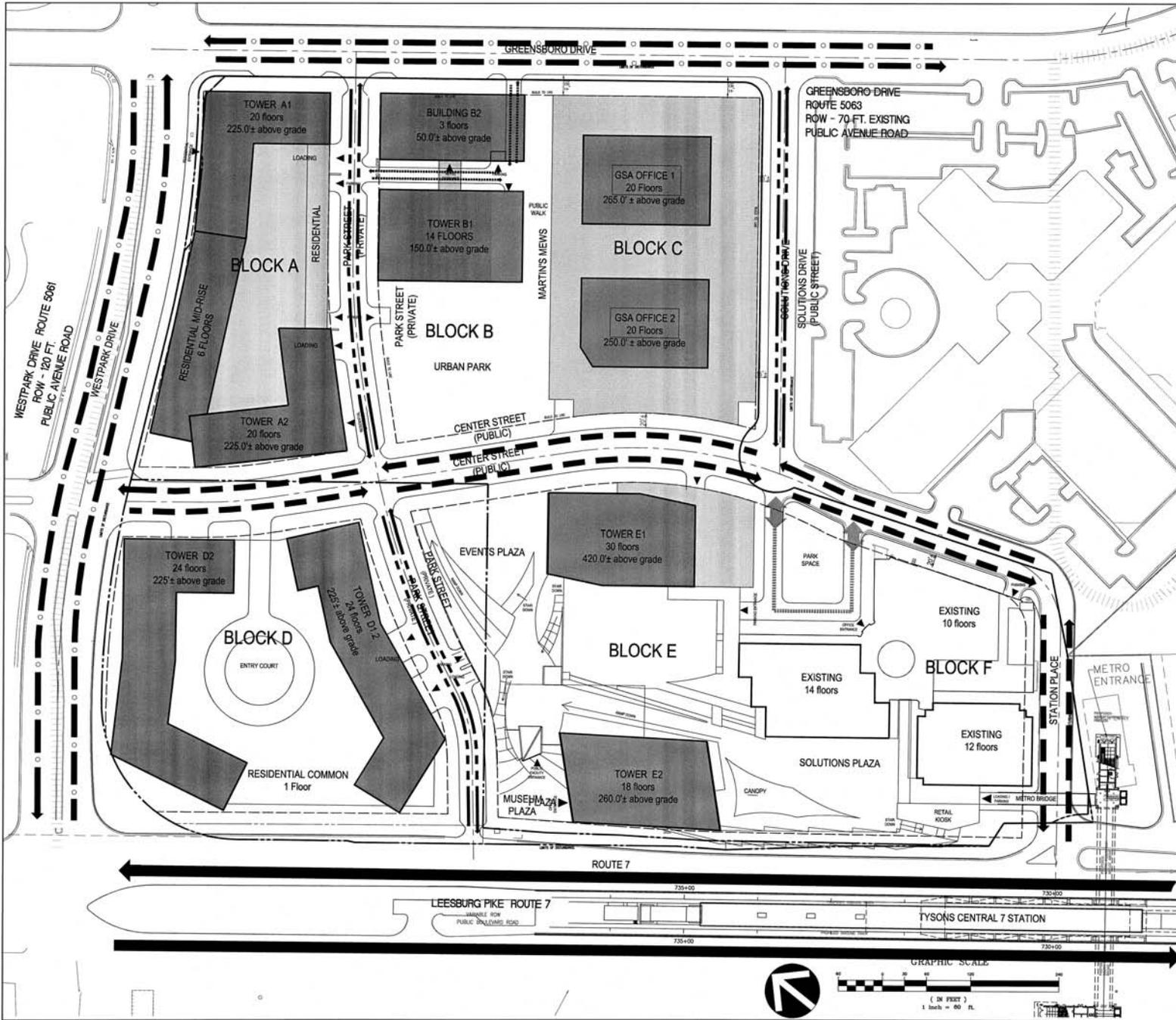
**SOLUTIONS PLAZA
 TYSONS CENTRAL 7
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

**SWM COMPUTATIONS
 BLOCK F**

VIKA REVISIONS

DATE:	DESIGNER:	DRAWN:
JUNE 30, 2011	JDA	JDA

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

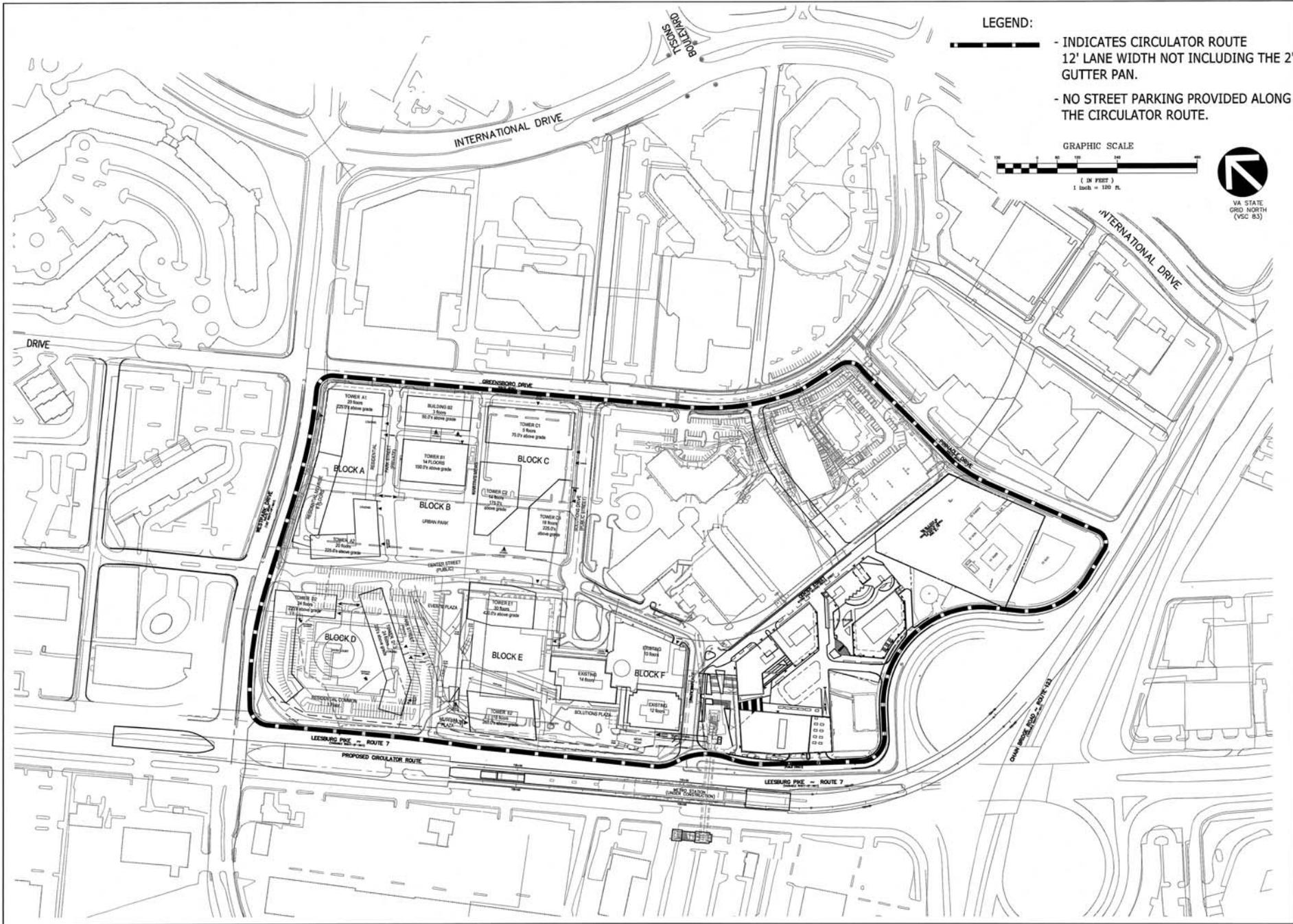


NOTE: GREENSBORO DRIVE, WEST PARK DRIVE, ROUTE 7 AND SOLUTIONS DRIVE ARE PUBLIC ROAD ALL OTHER ROADS ARE PRIVATELY OWNED AND SHALL BE PRIVATELY MAINTAINED. PRIVATE STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE PDM. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF THE FDP.

VIA REVISIONS

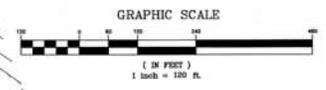
NOV. 17, 2010
JUNE 30, 2011

DATE: MAY 4, 2010
DES. JFA DWG. CADD
SCALE: 1"=60'
PROJECT/FILE NO. W6021J
SHEET NO. C-16



LEGEND:

- INDICATES CIRCULATOR ROUTE 12' LANE WIDTH NOT INCLUDING THE 2' GUTTER PAN.
- NO STREET PARKING PROVIDED ALONG THE CIRCULATOR ROUTE.



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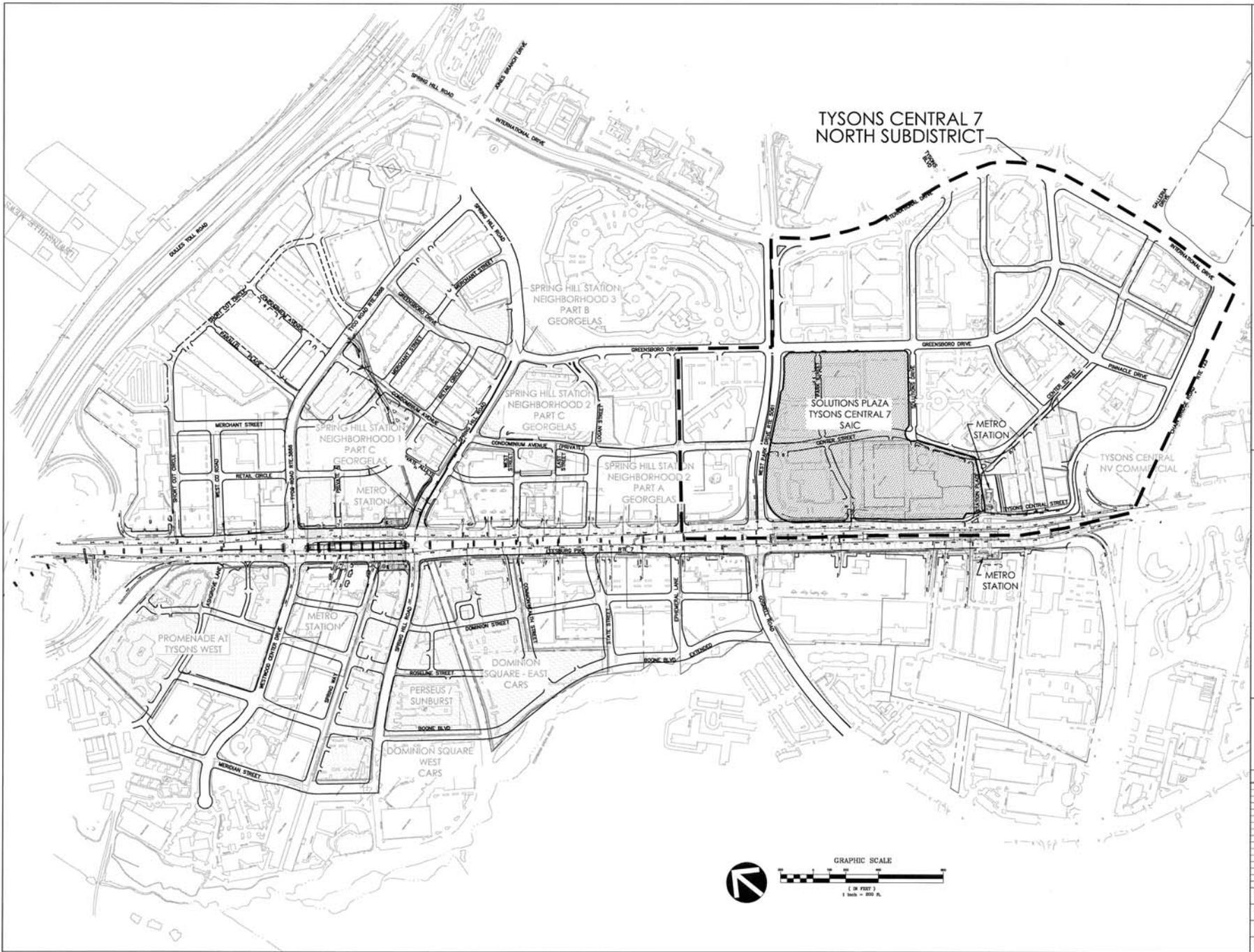
**SOLUTIONS PLAZA
 TYSONS CENTRAL 7
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

CIRCULATOR EXHIBIT

VIVA REVISIONS
 REV. JUNE 30, 2011

DATE: MAY 4, 2011
 DES: JFA DWN: RMC
 SCALE: 1"=120'
 PROJECT/FILE NO.: V7148C
 SHEET NO.: **C-18**

P:\003\Projects\V7148C\Circulator\DOSSR.dwg 5/7/2011 11:56:48 AM EDT



TYSONS CENTRAL 7
NORTH SUBDISTRICT

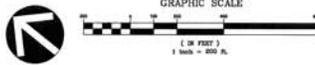
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 1100 GREENBORO DRIVE, SUITE 200 ■ FALLS CHURCH, VIRGINIA 22042
 (703) 441-7000
 FALLS CHURCH, VA ■ FALLS CHURCH, VA ■ FALLS CHURCH, VA

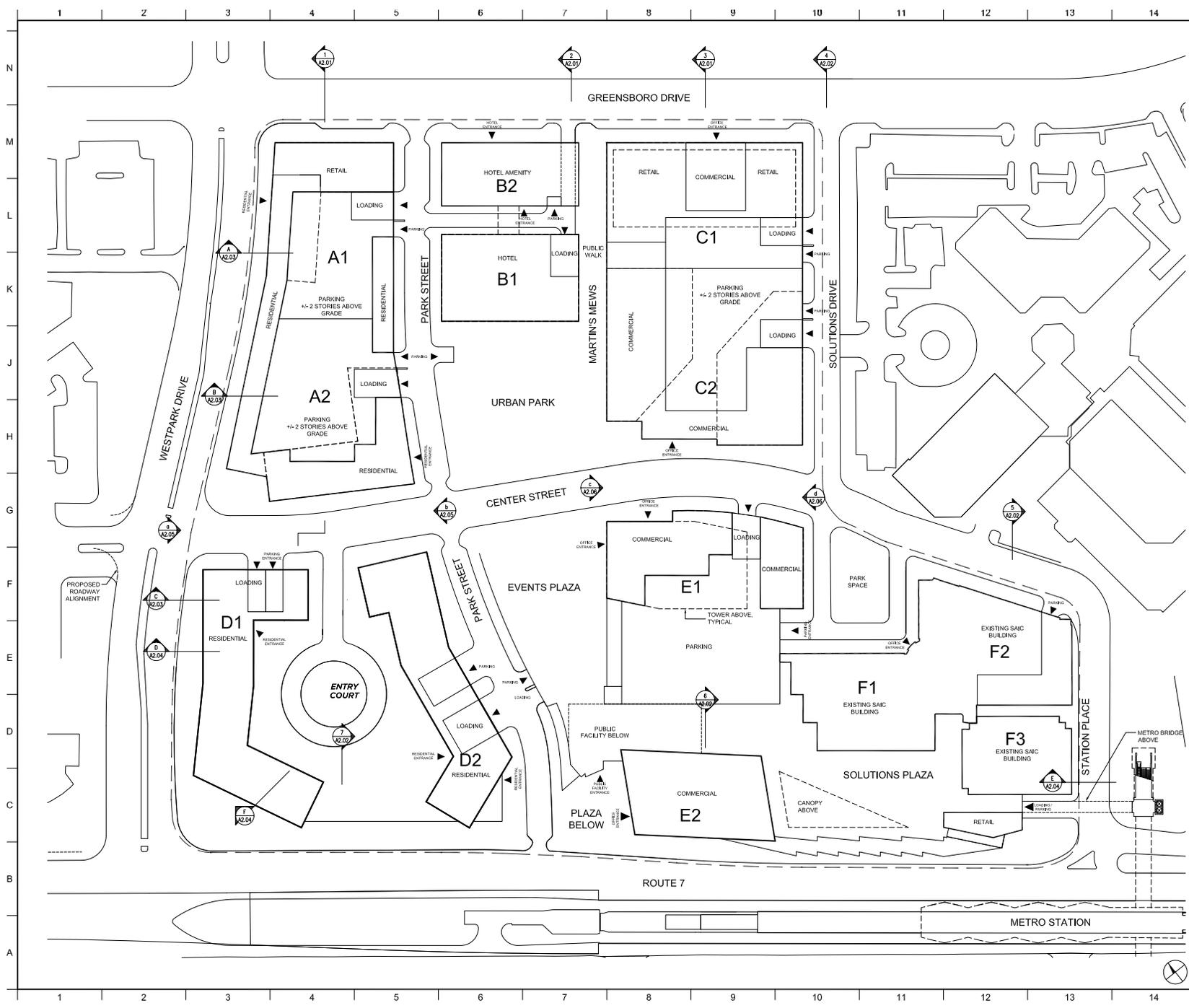
SOLUTIONS PLAZA
 TYSONS CENTRAL 7
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OVERALL ROAD
 GRID EXHIBIT

VKA REVISIONS

DATE:	DES.	SEC.	OWN.	SEC.
JUNE 30, 2011				
SCALE:	1" = 200'			
PROJECT/FILE NO.:	7066			
SHEET NO.:	C-19			





KEY

- Block Line
- - - Project Limit
- Right of Way Line

NOTES:

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

03	CDP Resubmission	05.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010
00	REVISIONS SUBMITTED	DATE

FXFOWLE
 FAYATOWNE ARCHITECTS, LLP 22 WEST HENRY STREET | NEW YORK, NY 10011 | T 212.222.7000 | FAX 212.222.7001

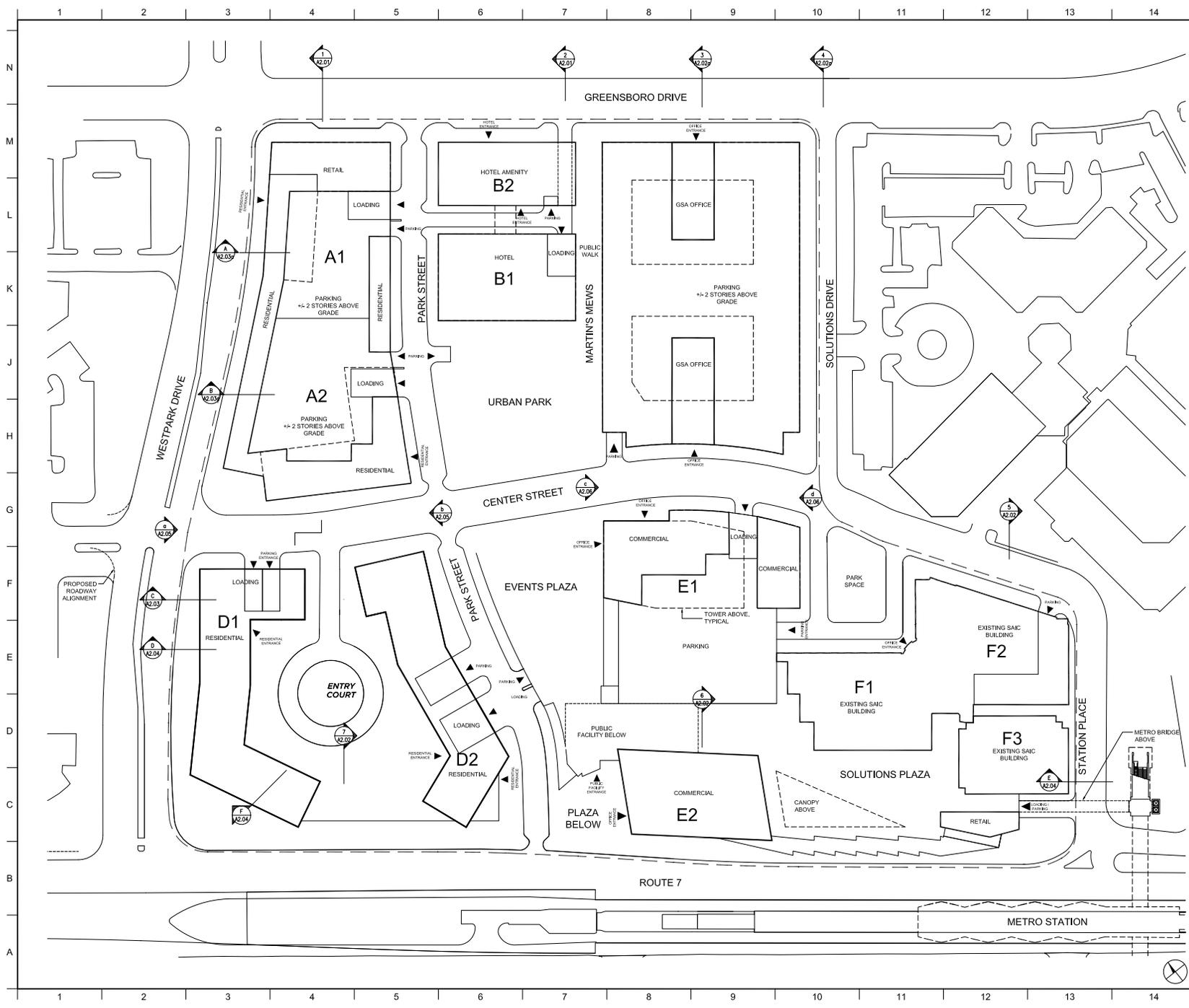
VIKA, Inc.
 9100 Creighton Circle, Suite 200 | McLean, VA 22102 | 703.442.7800
LANDDESIGN
 200 South Peyton Street | Alexandria, VA 22314 | 703.545.7784

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

GROUND FLOOR PLAN

Sheet	Drawn: BK	Project No.:	10012.000
	Checked: JFP	Coord. By:	Plans.zfwg
	Reviewed: JLL	Drawn By:	
	Date:		06.30.2011
	Scale:		1" = 60'-0"

A-1.01



- KEY**
- Block Line
 - Project Limit
 - Right of Way Line

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

02	CDP Resubmission	05.30.2011
01	CDP Resubmission	11.15.2010
ND	REVISIONS SUBMISSIONS	DATE

FXFOWLE
 ARCHITECTS, LLP | 22 WEST 90TH STREET | NEW YORK, NY 10011 | 212.202.7000 | FXFOWLE@FXFOWLE.COM

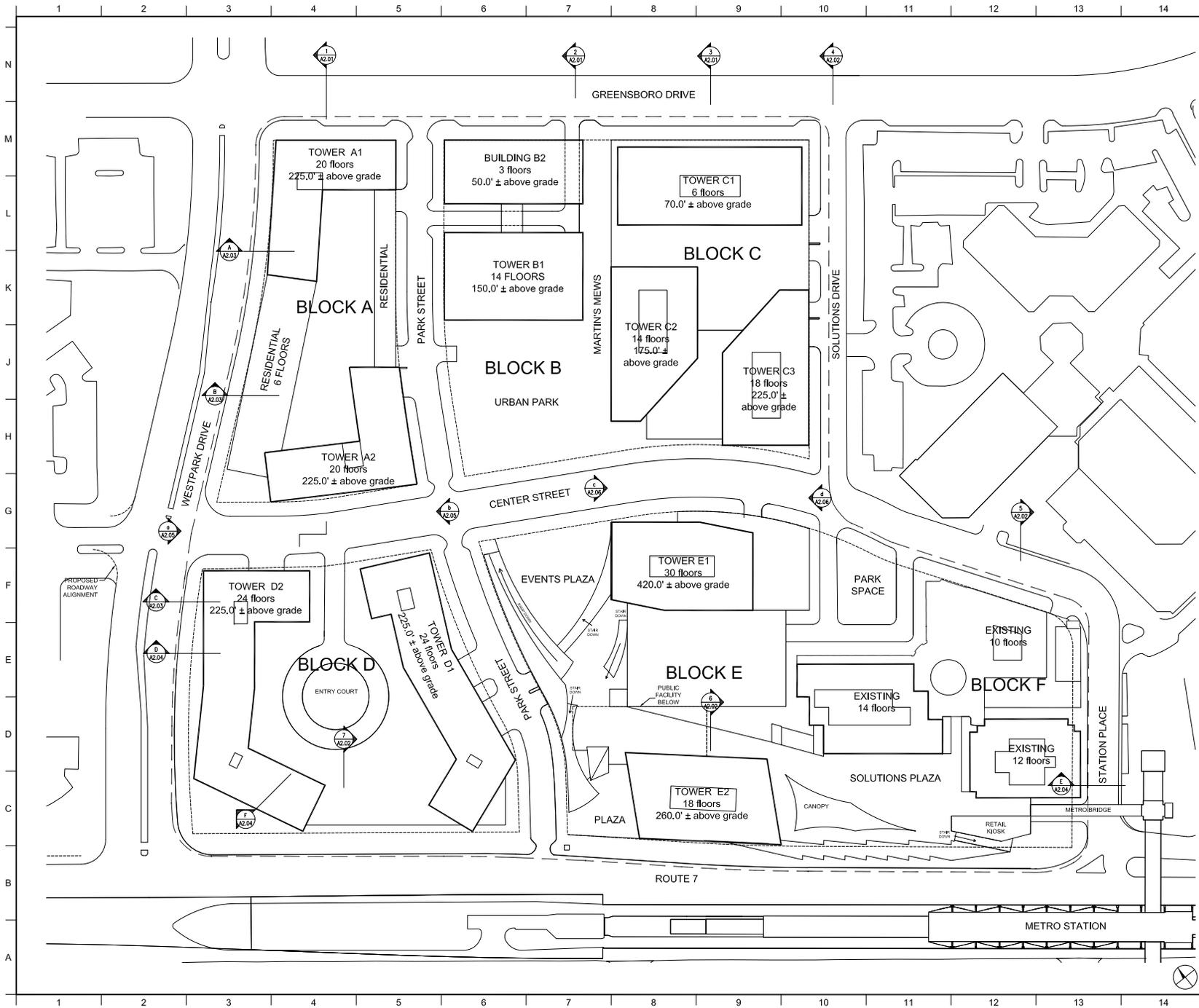
VIKA, Inc.
 8180 Greensboro Drive, Suite 200 | McLean, VA 22102 | 703.442.7800
 LANDDESIGN
 200 South Payne Street | Alexandria, VA 22314 | 703.545.7794

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

**DRAWING TITLE:
 GSA ALTERNATE
 GROUND FLOOR PLAN**

Sheet	Drawn: BK	Project No.:
	Checked: JFP	10012.1.00
	Reviewed: JLL	04/16/11 Plans.dwg
		Drawing No.:
	Date: 05.30.2011	
	Scale: 1" = 65'-0"	

A-1.01a



KEY

- Block Line
- - - Project Limit
- Right of Way Line

NOTES:

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

03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010
NO.	REVISIONS SUBMISSIONS	DATE

FXFOWLE
 FXFOWLE ARCHITECTS, LLP | 22 WEST HENRI STREET | NEW YORK, NY 10011 | 212.202.7000 | 212.202.7001 | WWW.FXFOWLE.COM

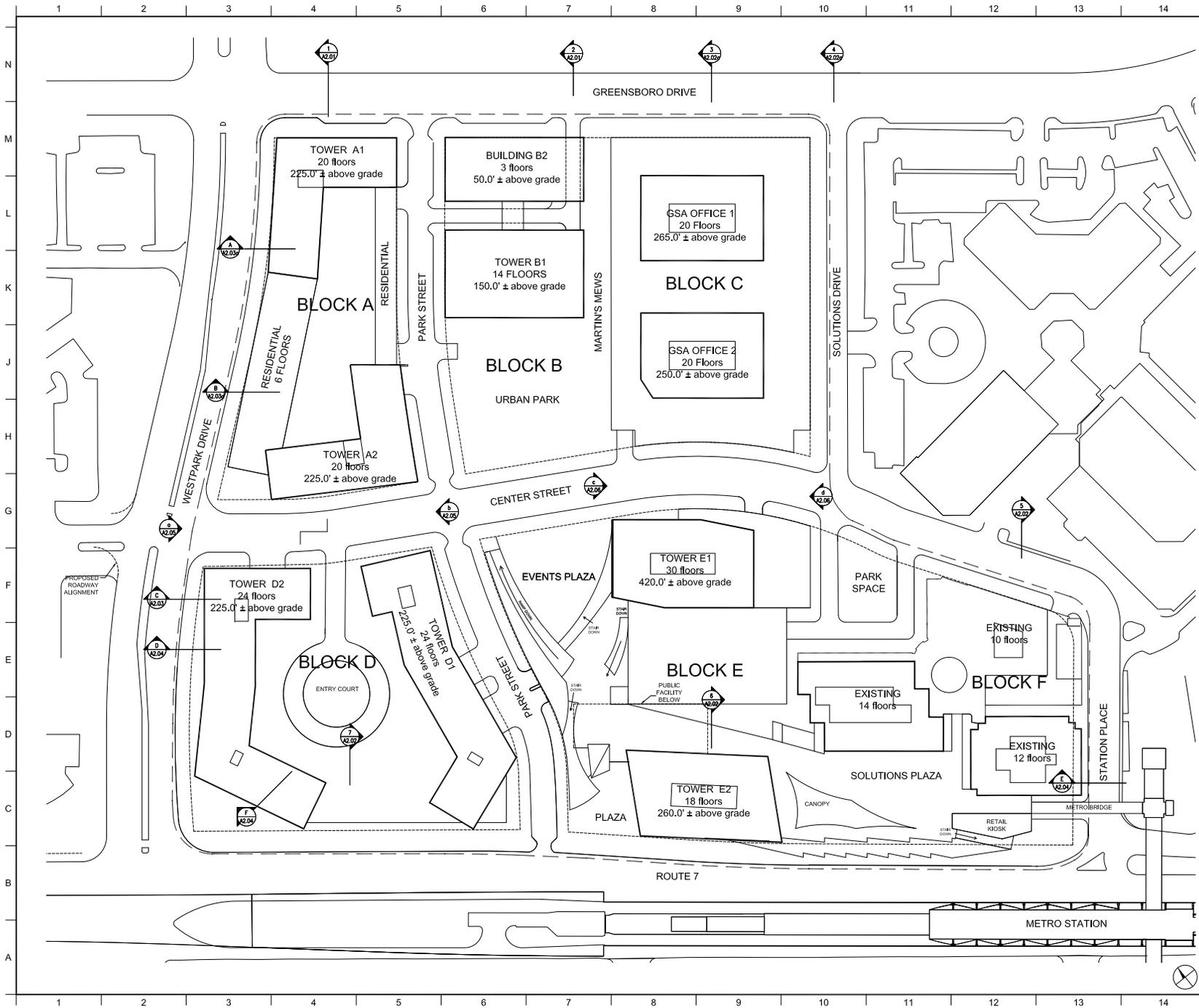
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 8180 Greensboro Drive, Suite 200 | McLean, VA 22102 | 703.442.7800
 LANDDESIGN
 200 South Payne Street | Henric, VA 23114 | 703.545.7794

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

DRAWING TITLE:
ROOF PLAN

Drawn: BK	Project No: 10012.L00
Checked: JFP	Client: Plaza, LLC
Reviewed: JLL	Drawing No.:
Date: 05.30.2011	Scale: 1" = 65'-0"

A-1.02



KEY

- Block Line
- - - Project Limit
- Right of Way Line

NOTES:

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

02	CDP Resubmission	05.30.2011
01	CDP Resubmission	11.15.2010
ND.	REVISIONS SUBMISSIONS	DATE

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 FXFOWLE ARCHITECTS, LLP | 22 WEST 10TH STREET | NEW YORK, NY 10011 | 212.202.7000 | 212.202.7001 | WWW.FXFOWLE.COM

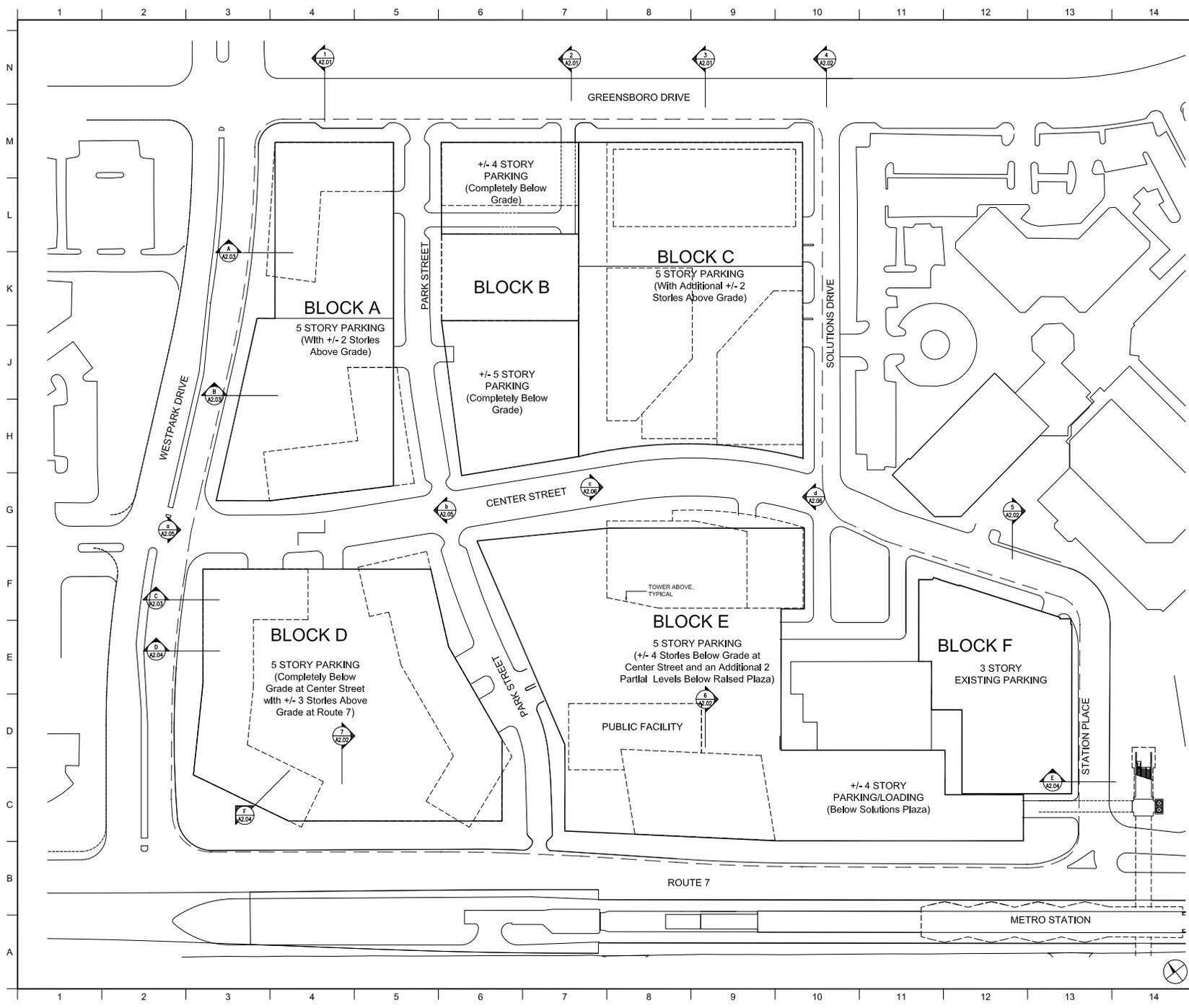
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 LANDDESIGN
 200 South Payne Street | Alexandria, VA 22314 | 703.543.7784

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

DRAWING TITLE:
**GSA ALTERNATE
 ROOF PLAN**

Drawn: BK	Project No: 10012.000
Checked: JFP	Client: Pflanz, Inc.
Reviewed: JLL	Drawing No.:
Date: 05.30.2011	
Scale: 1" = 65'-0"	

A-1.02a



KEY

- Block Line
- Project Limit
- Right of Way Line

- NOTES:**
- Grades are approximate and subject to change with final engineering.
 - 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.
 - 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.
 - 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.
 - 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-1.01 and is subject to change with FDP approval.
 - The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
 - The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.
 - Parking may extend below grade under public sidewalks to within 18" of the inside face of curb line.

03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010
NO.	REVISIONS SUBMISSIONS	DATE

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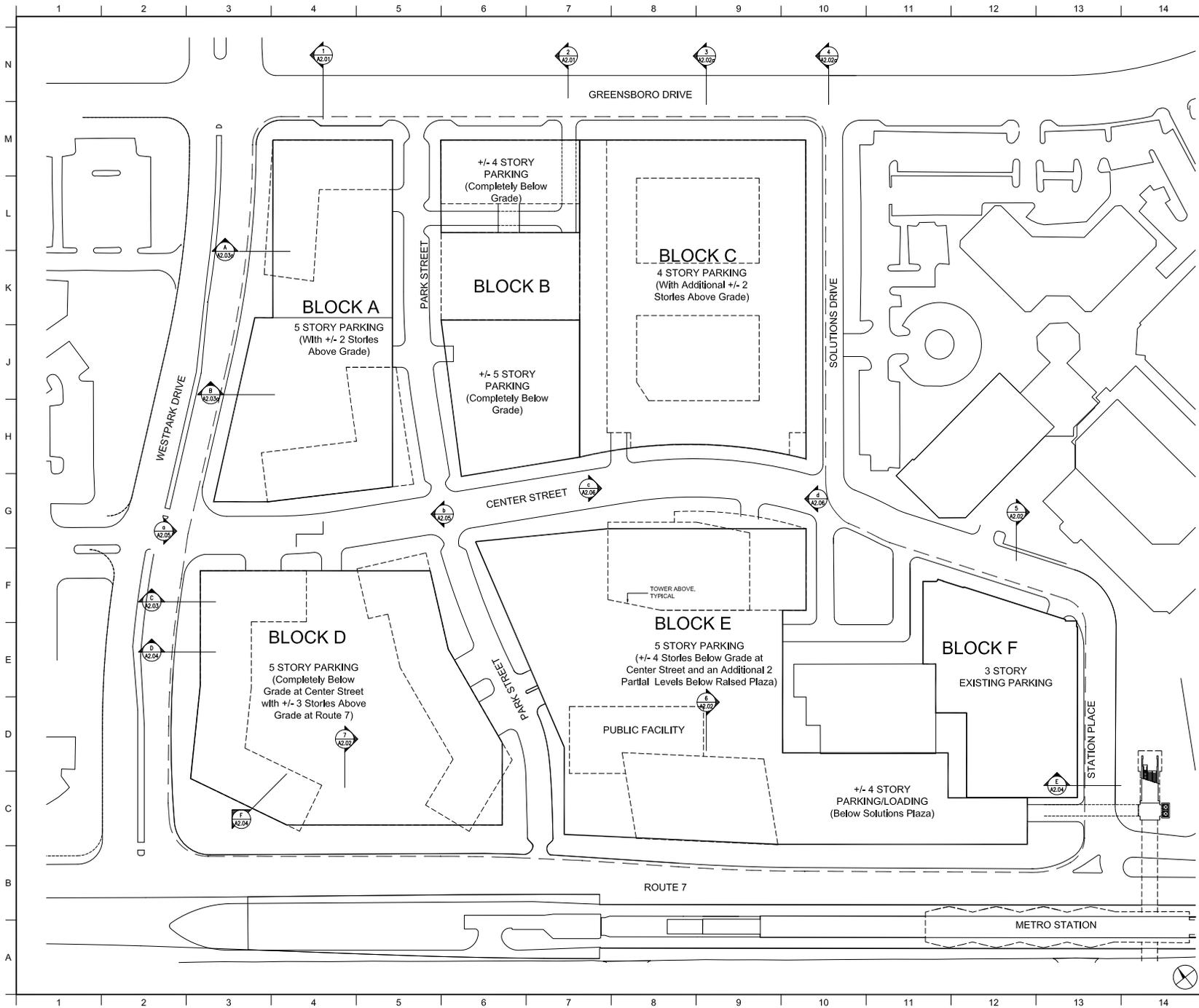
VIKA, Inc.
 8180 Greensboro Drive, Suite 200 | McLean, VA 22102 | 703.442.7800
LANDDESIGN
 200 South Payne Street | Manassas, VA 22114 | 703.545.7794

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

DRAWING TITLE:
PARKING PLAN

Sheet	Drawn: BK	Project No.:
	Checked: JFP	10012.L00
	Reviewed: JLL	Client: Plaza, LLC
	Date:	Drawing No.:
	06.30.2011	
	Scale:	
	1" = 60'-0"	

A-1.03



KEY

- Block Line
- - - Project Limit
- - - - - Right of Way Line

- NOTES:**
- Grades are approximate and subject to change with final engineering.
 - 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.
 - 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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 - The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
 - The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.
 - Parking may extend below grade under public sidewalks to within 18" of the inside face of curb line.

02	CDP Resubmission	05.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS SUBMISSIONS	DATE

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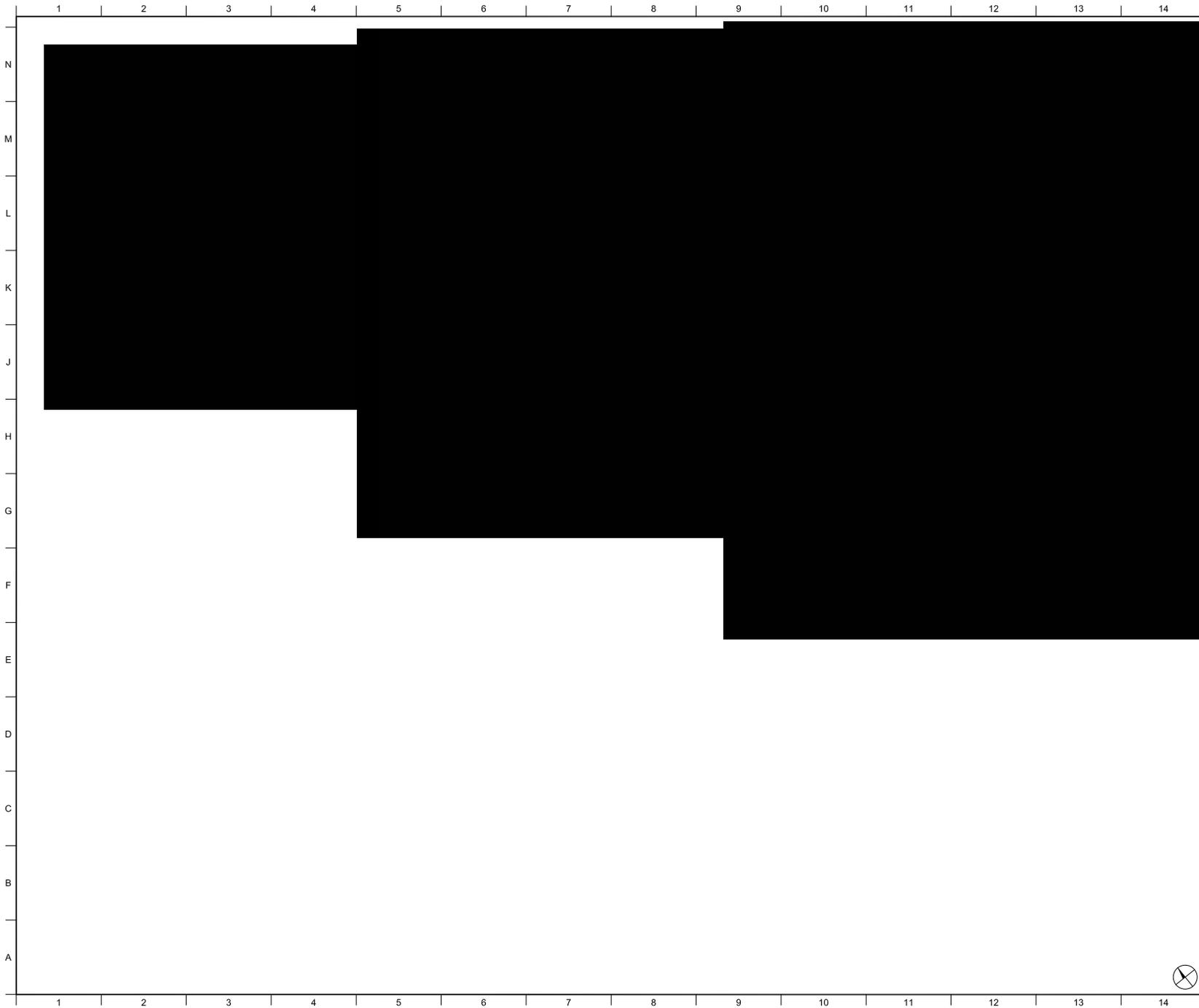
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:
**GSA ALTERNATE
 PARKING PLAN**

Sheet	Drawn: BK	Project No.:
	Checked: JFP	10012.000
	Reviewed: JLL	Client: Plans Dept
	Date: 05.30.2011	Drawing No.:
	Scale: 1" = 60'-0"	

A-1.03a



KEY

- Block Line
- Project Limit
- Right of Way Line

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by block and use is shown in the Parking Tabulation.
3. Surface parking lots currently exist on all of Blocks A and C and much of Blocks B and D. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. See the Phased Parking Tabulation for an example of how the Property may be phased and how the parking ratio declines over time.
4. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A-2.01 - A-2.06. Entrances to parking structures are shown generally on Sheet A-1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A 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.

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS/ SUBMISSIONS	DATE

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8180 Greenbloom Drive, Suite 200 | McLean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Payne Street | Alexandria, VA 22314 | 703.545.3784

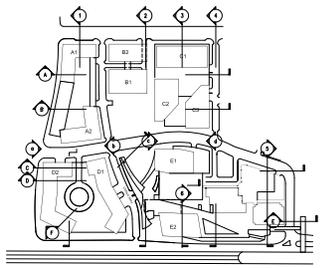
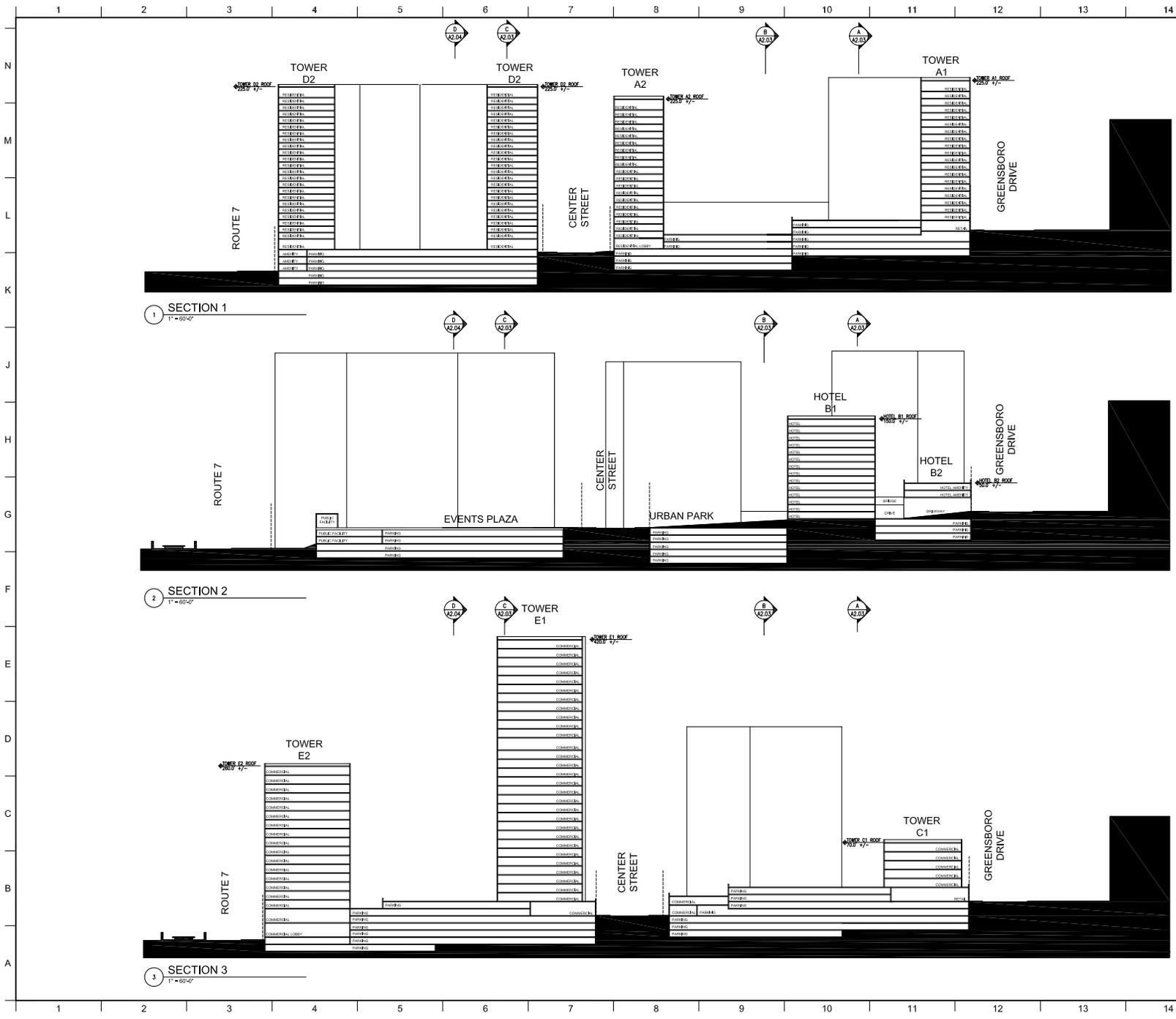
**SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:

PARKING TABULATIONS

Drawn: BK	Project No: 10012.L00
Checked: JFP	Client: Plaza, SAIC
Reviewed: JLL	Drawing No.:
Date: 05.30.2011	Drawing No.:
Scale: 1" = 60'-0"	A-1.04





KEY PLAN

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 5'-0" above roof level.

03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.05.2010
NX	REVISIONS (SUBMITTALS)	DATE

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200 South Peyton Street | Alexandria, VA 22314 | 703.548.7794

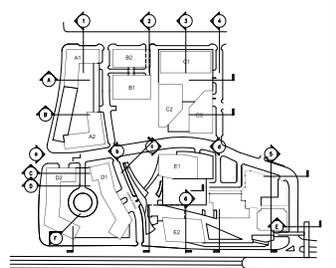
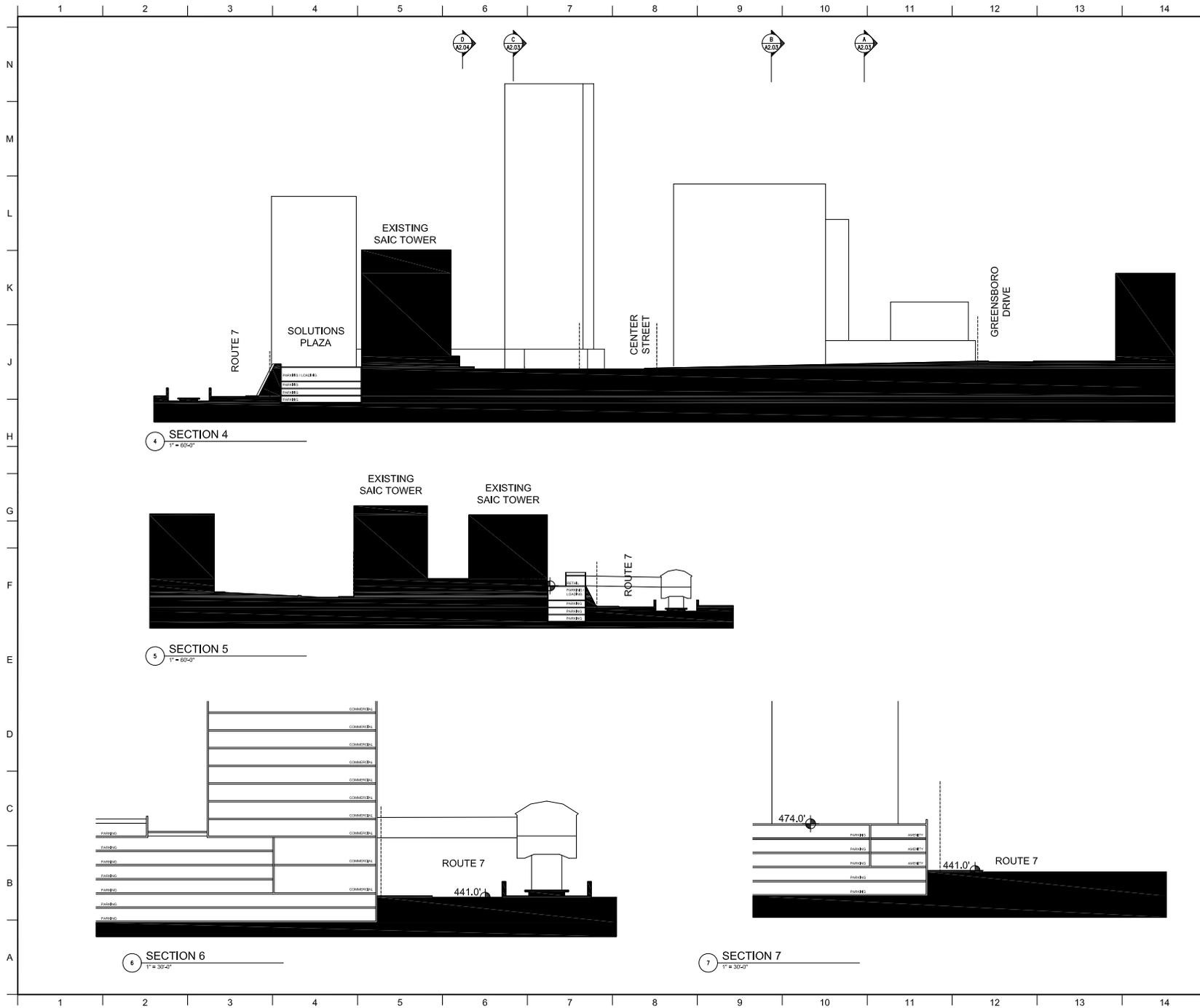
**SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:

SITE SECTIONS

Scale:	Drawn: BAC	Project No.: 100121100
	Checked: JFP	Cost Est: PLM/SLD/SLG
	Reviewed: JLL	Drawing No.:
	Date: 06.30.2011	
	Scale: 1" = 60'-0"	

A-2.01



KEY PLAN

NOTES:

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

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

NO. REVISIONS SUBMISSIONS DATE

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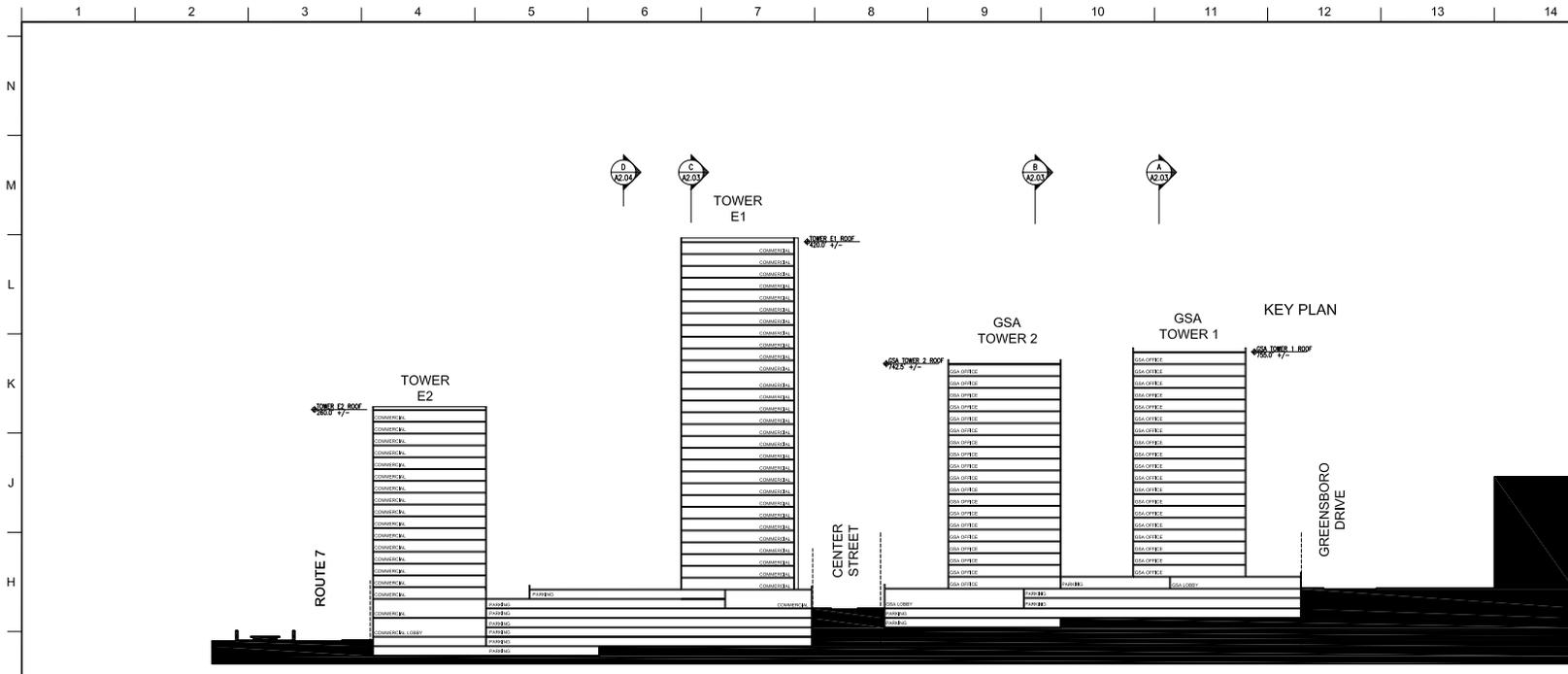
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200 South Payne Street | Henric, VA 23114 | 703.545.7784

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

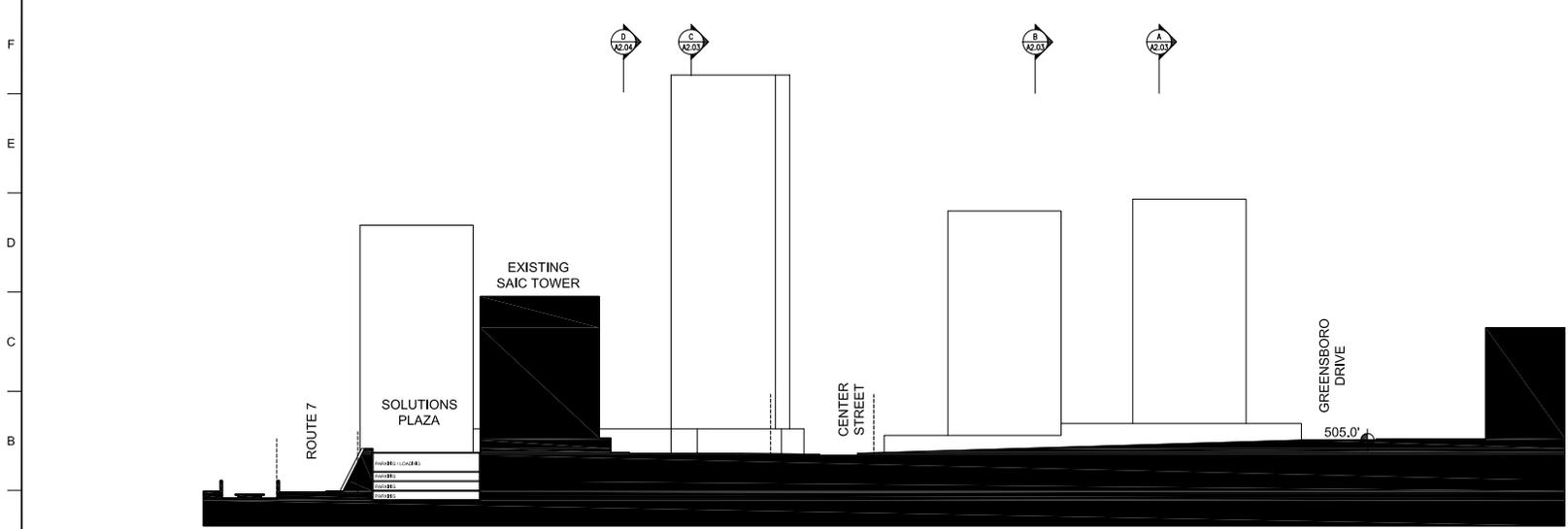
SITE SECTIONS

Drawn: BK	Project No: 10072.000
Checked: JFF	Client: Plaza, LLC
Reviewed: JLL	Drawing No.:
Date: 11.15.2010	Scale: Varies

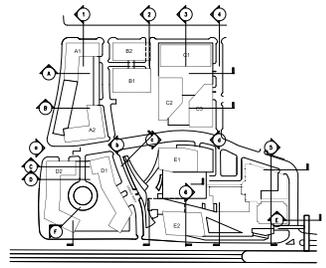
A-2.02



SECTION 3
1" = 60'-0"



SECTION 4
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 +/- 50'-0" above roof level.
 3. Refer to street elevations on sheets A-2.05 and A-2.06 for illustration of the extent of parking that is below grade.

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS SUBMISSIONS	DATE

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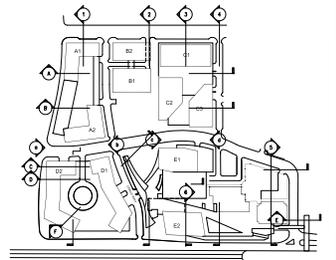
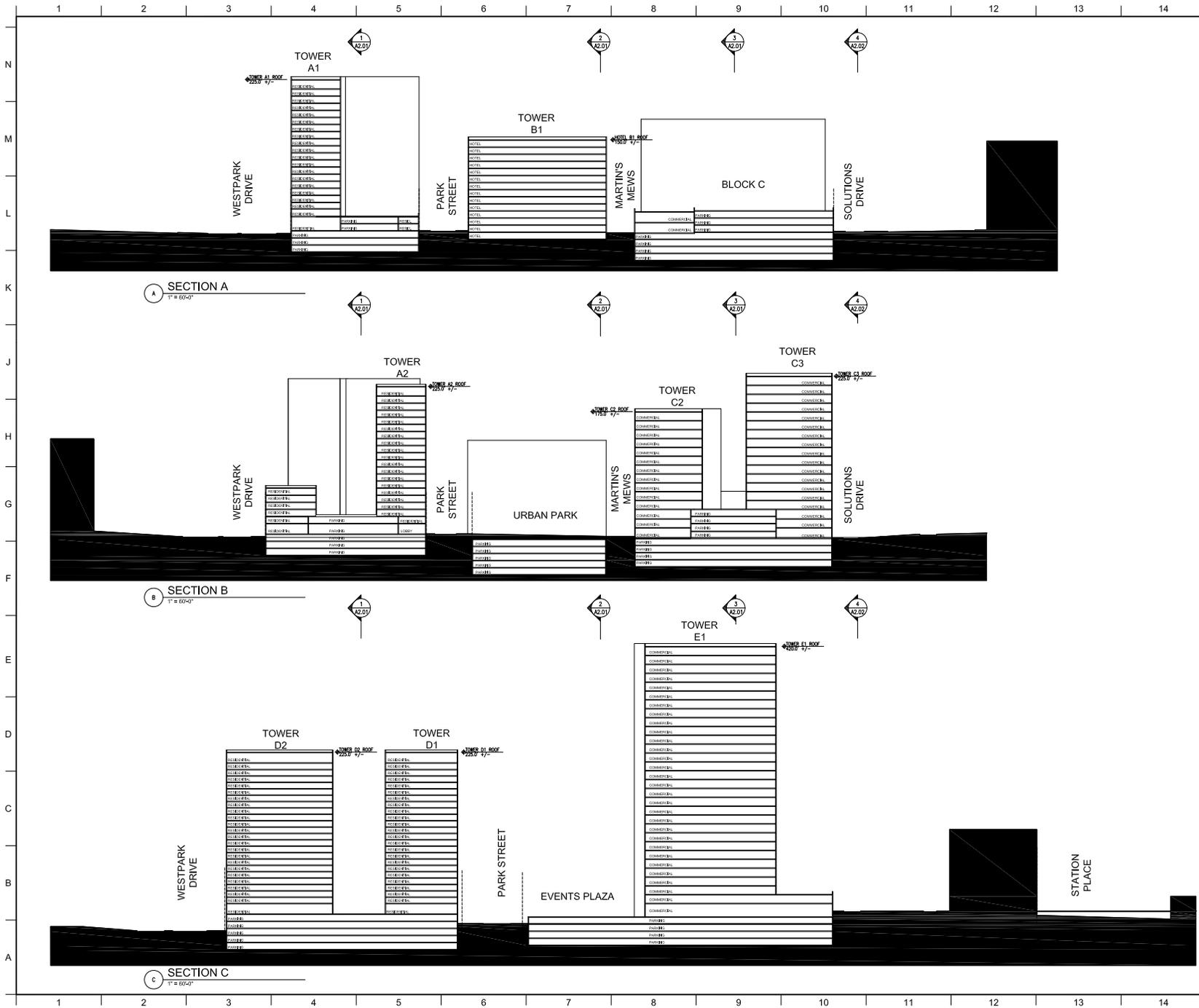
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:
**GSA ALTERNATE
 SITE SECTIONS**

Sheet	Drawn: BK	Project No.:
	Checked: JFF	10072.L00
	Reviewed: JLL	04786 Plans.dwg
	Date:	06.30.2011
	Scale:	1" = 60'-0"

A-2.02a



KEY PLAN

NOTES:

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

NO.	REVISIONS/ SUBMISSIONS	DATE
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

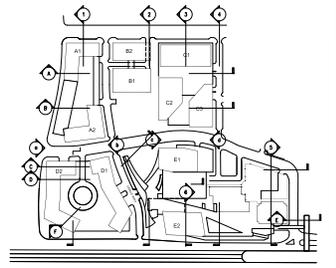
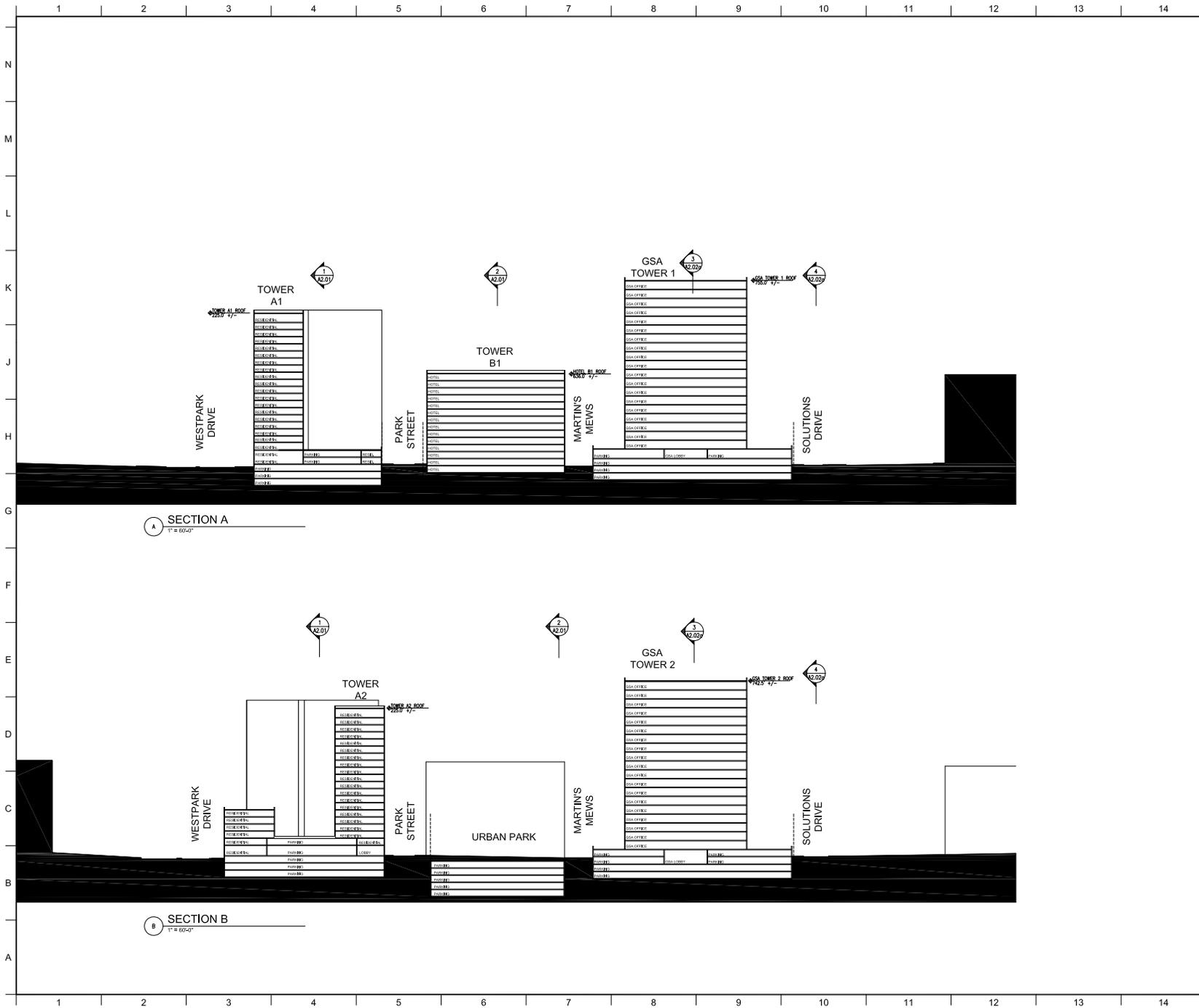
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

SITE SECTIONS

Client: BK	Designer: JFF	Project No: 10012.1.00
Checker: JLL	Reviewer: JLL	Client File: Plans.dwg
Date: 05.30.2011	Scale: 1" = 60'-0"	Drawing No: A-2.03



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

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS SUBMISSIONS	DATE

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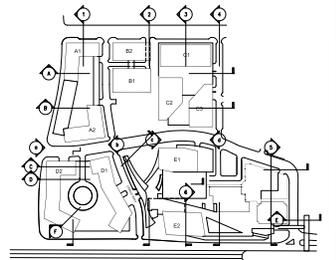
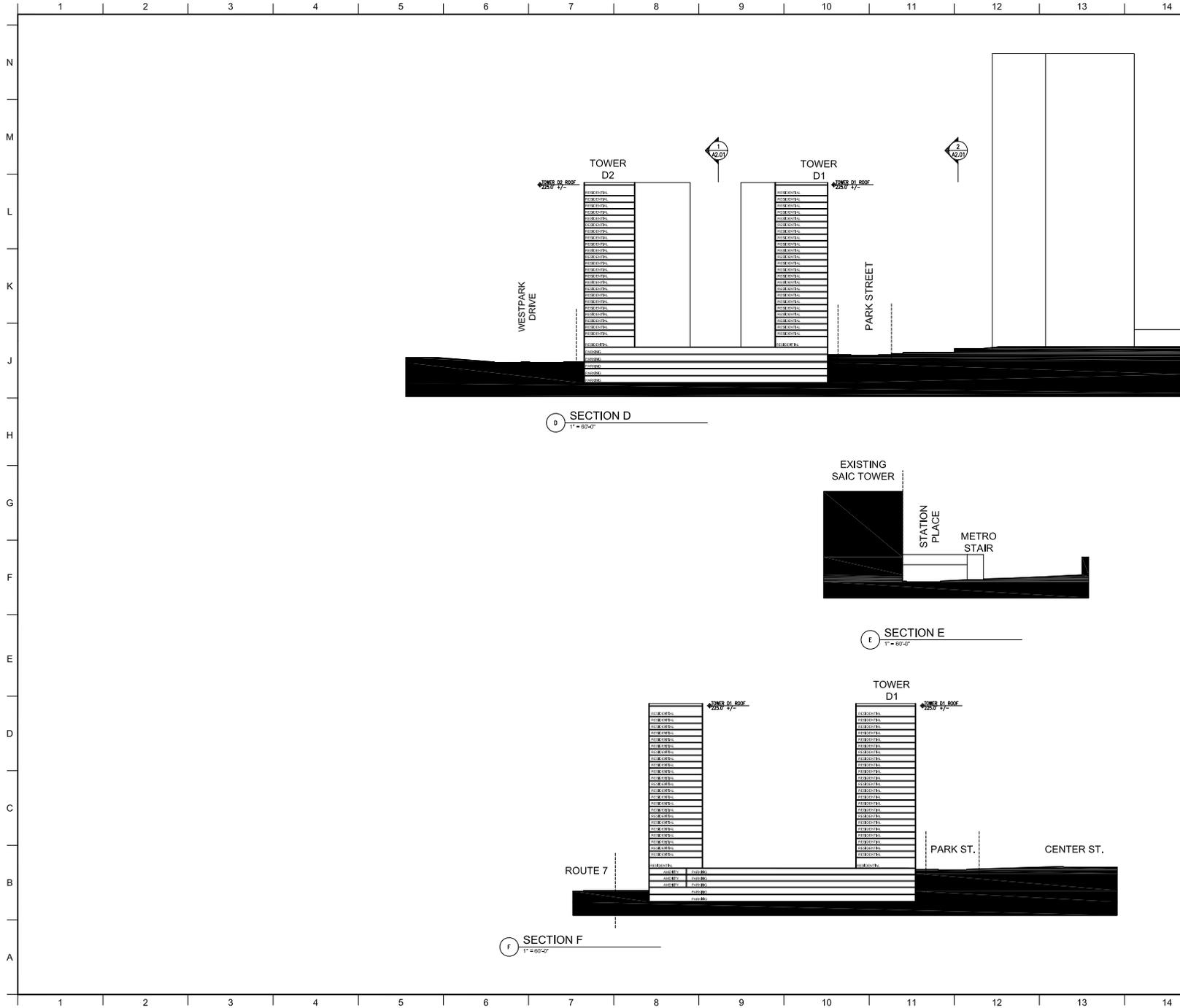
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:
**GSA ALTERNATE
 SITE SECTIONS**

Sheet:	Drawn: BK	Project No.:	10012.1.00
Checked: JFP	Reviewed: JLL	Client File:	Plans.dwg
Date:	06.30.2011	Drawing No.:	
Scale:	1" = 60'-0"		

A2.03a



KEY PLAN

NOTES:

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

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISION SUBMISSIONS	DATE

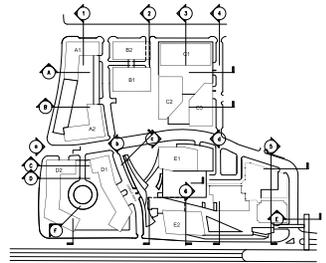
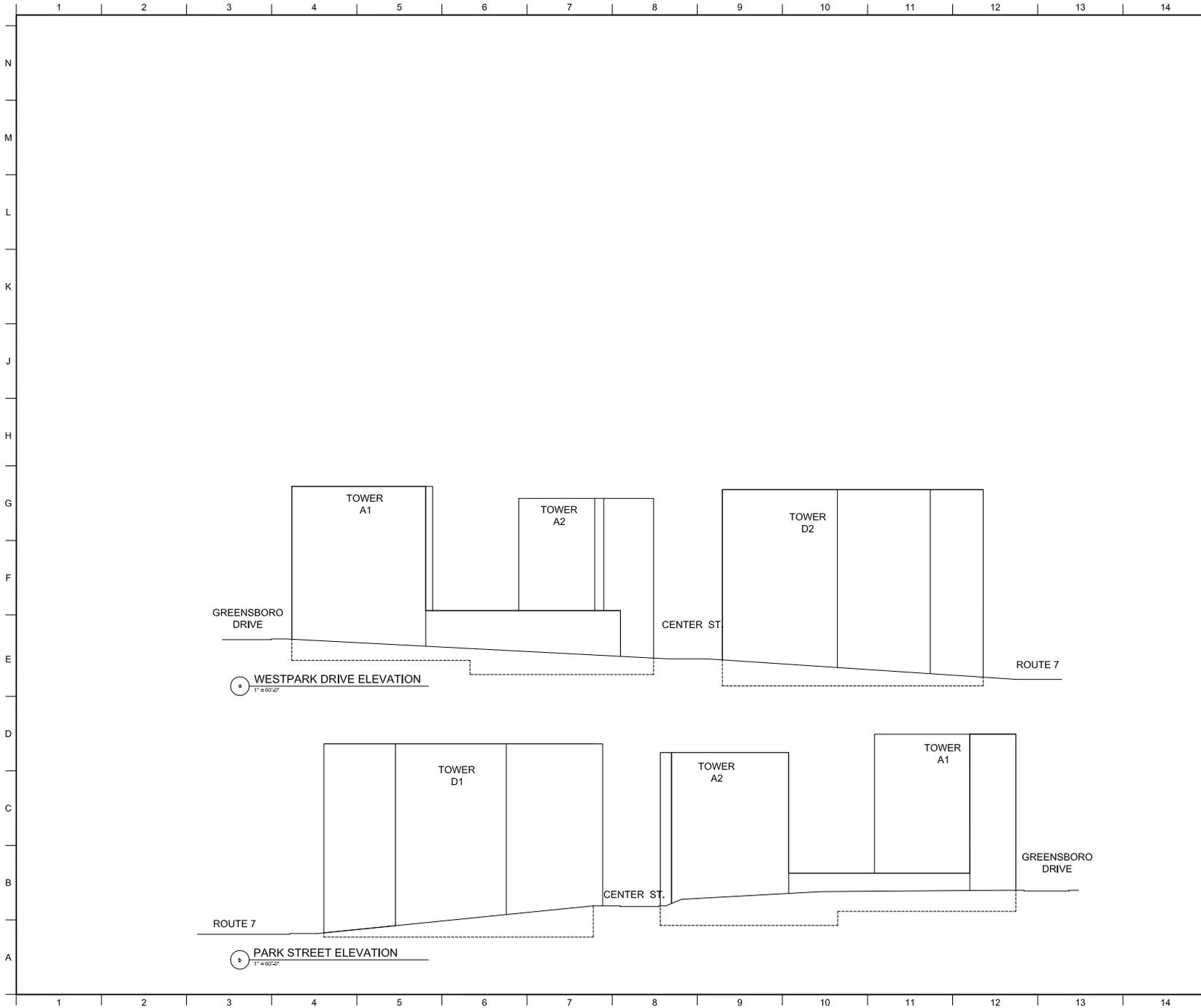
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

SITE SECTIONS

Sheet	Drawn: BK	Project No.:
	Checked: JFP	10072.L00
	Reviewed: JLL	Client: Pflanz, JWG
	Date: 06.30.2011	Drawing No.:
	Scale: 1" = 60'-0"	A-2.04



KEY PLAN

NOTES:

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

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS SUBMISSIONS	DATE

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200 South Payne Street | Chesapeake, VA 23314 | 703.543.7394

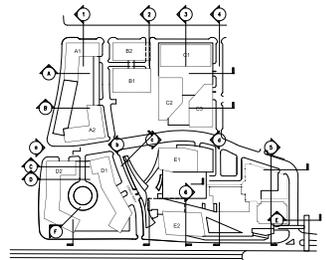
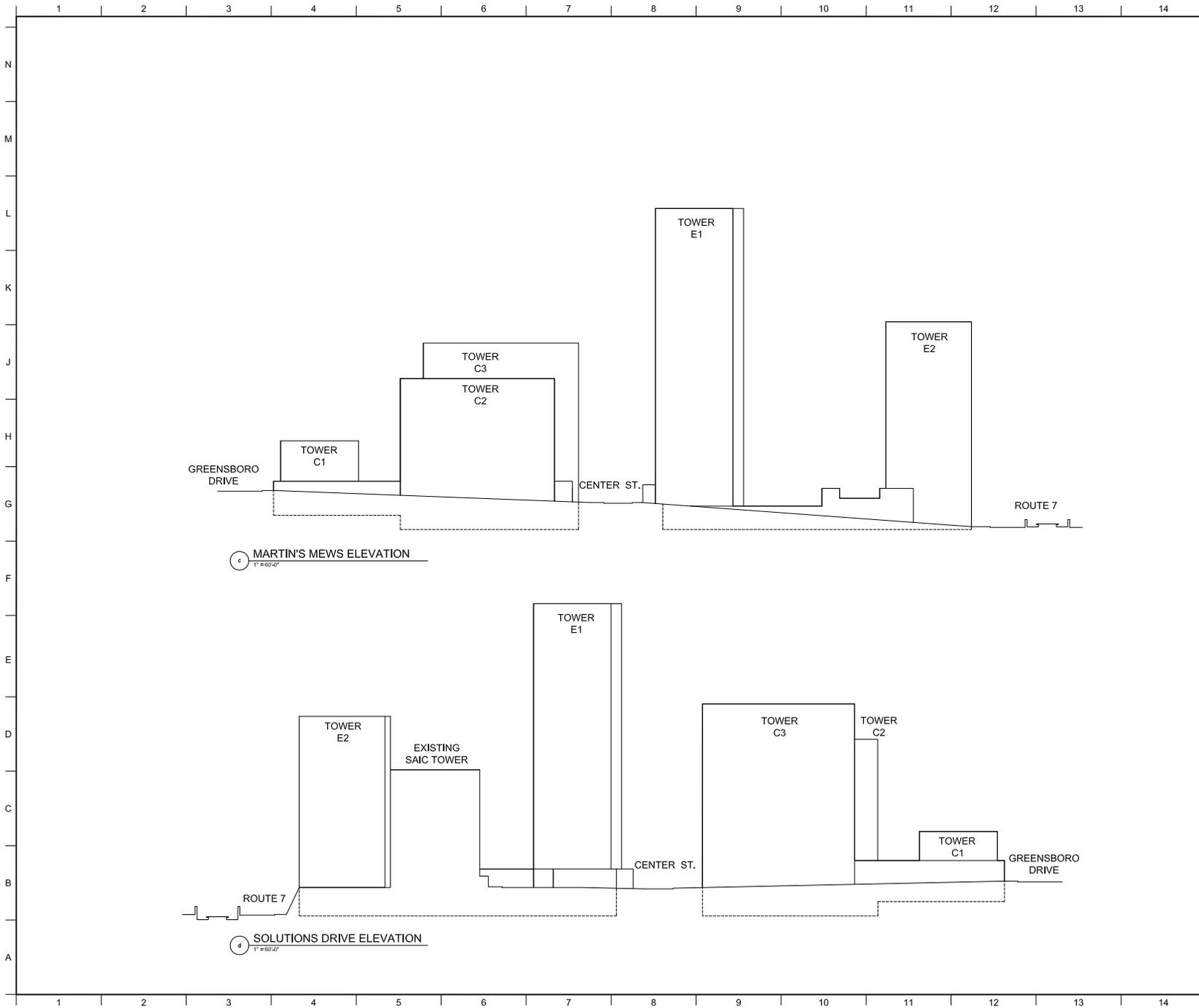
SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA

DRAWING TITLE:

STREET ELEVATIONS

Sheet	Drawn: BK	Project No.:
	Checked: JFF	10012.L00
	Reviewed: JLL	Client: Pflanz, Inc.
	Date:	Drawing No.:
	06.30.2011	
	Scale:	
	1" = 60'-0"	

A-2.05



KEY PLAN

NOTES:

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

02	CDP Resubmission	06.30.2011
01	CDP Resubmission	11.15.2010
NO.	REVISIONS SUBMISSIONS	DATE



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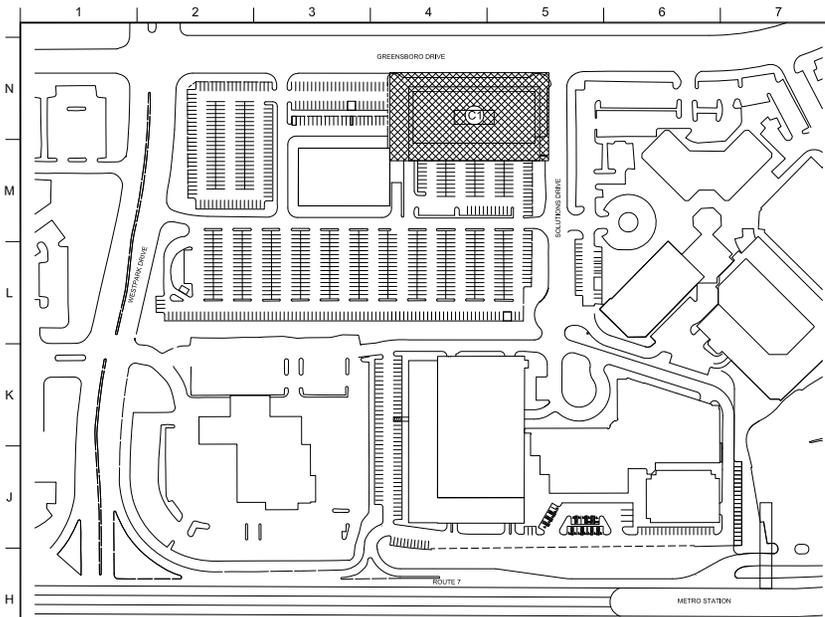
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200 South Payne Street | Alexandria, VA 22314 | 703.543.7394

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

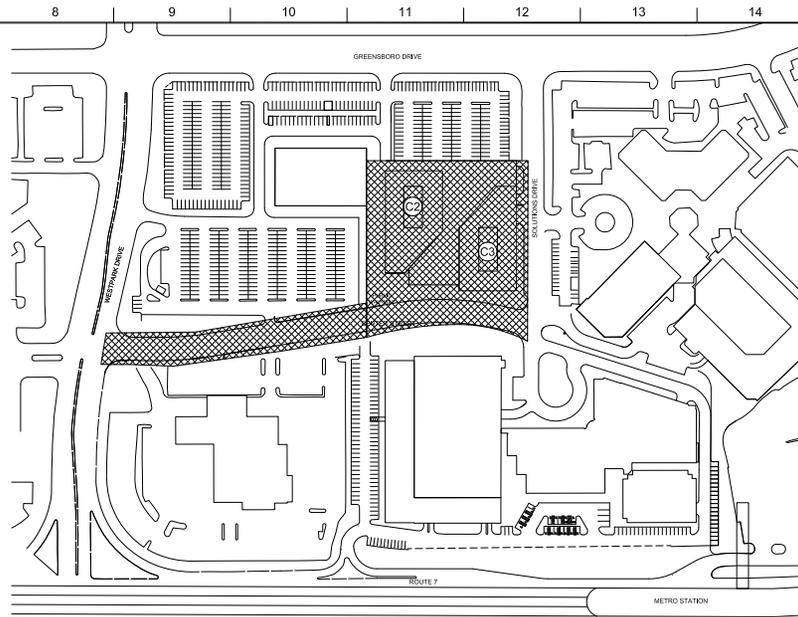
STREET ELEVATIONS

Sheet	Drawn: BK	Project No.:
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	Reviewed: JLL	Client: Plans, Inc.
	Date: 06.30.2011	Drawing No.:
	Scale: 1" = 60'-0"	

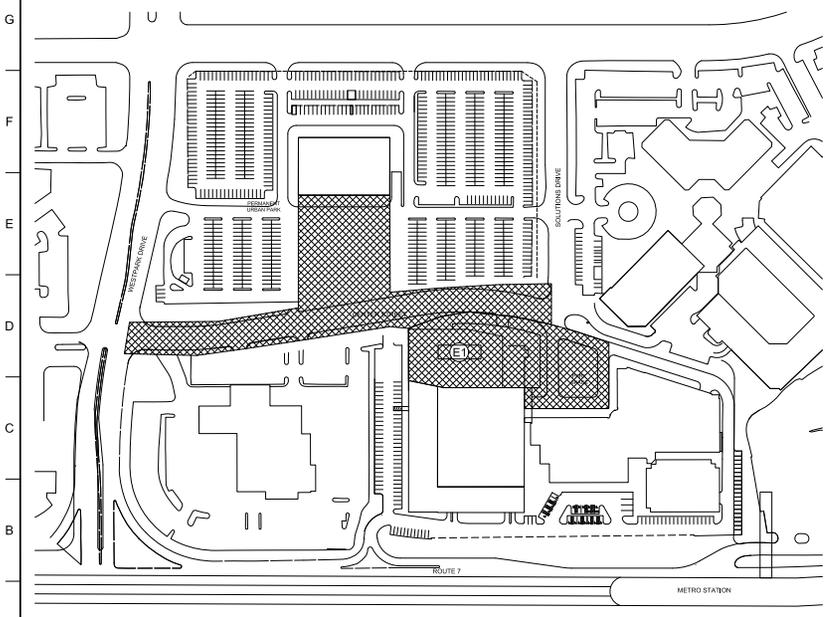
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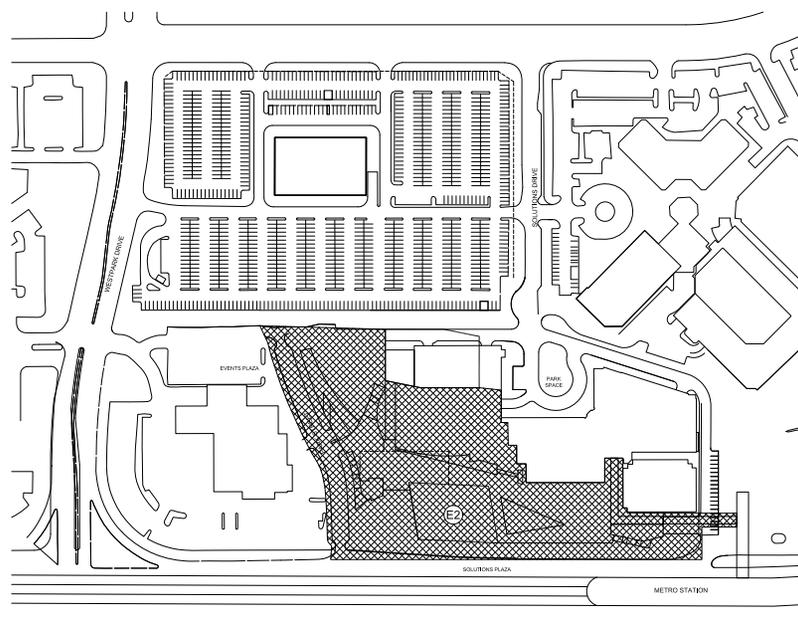
PHASE C1



PHASE C2



PHASE E1



PHASE E2

NOTES:

PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER

Phase C1

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

Phase C2 & C3

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

Phase E1

- Removal / Modification of a portion of the existing parking structure
- Construction of Building E1
- Construction of Center Street from Westpark Drive to Solutions Drive
- Reconstruction of park space and associated dropoff at SAIC entrance
- Streetscape Improvements along all immediately adjacent street frontages
- Construction of below grade garage and permanent Urban Park at Block B

Phase E2

- Removal / Modification of a portion of the existing parking structure
- Construction of Building E2 and associated parking structure
- Construction of Park Street from future Center Street to Leesburg Pike
- Associated streetscape improvements on Park Street and Leesburg Pike
- Construction of a public plaza adjacent to Building E2 and Park Street
- Construction of Solutions Plaza and associated parking structure
- Provision of a pedestrian promenade connecting Events Plaza and Solutions Plaza
- An elevated pedestrian bridge providing a direct connection from the plaza to the Metro facilities may be provided during this phase if not previously constructed
- Construction of public facility under the Urban Plaza with entrance fronting a public plaza off of Leesburg Pike
- Provision of retail kiosk at entrance to metro bridge passageway
- Construction of landscape media wall along Leesburg Pike

03	CDP Resubmission	05/30/2011
02	CDP Resubmission	11-15-2010
01	CDP Submission	10/01/2010
NO.	REVISIONS / SUBMISSIONS	DATE

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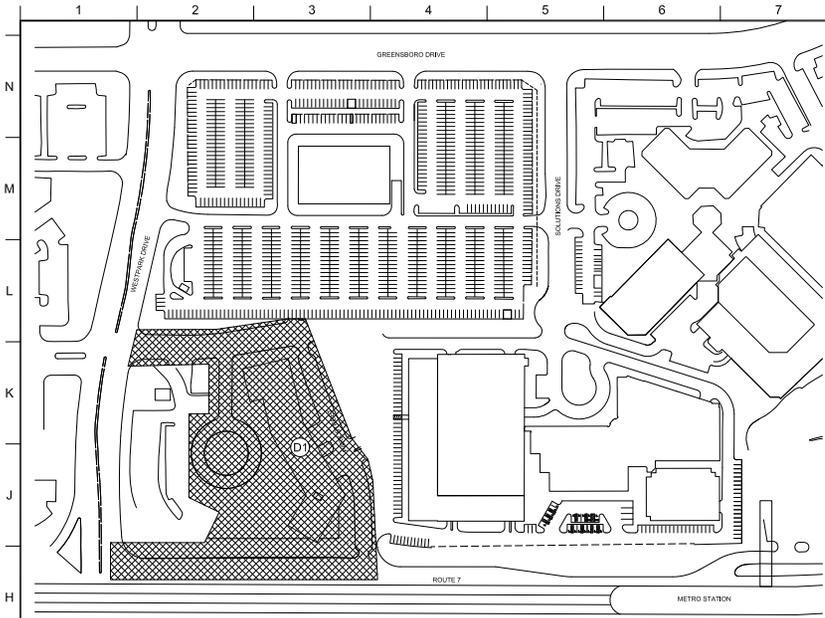
VKA, Inc.
8180 Greensboro Drive, Suite 200 | McLean, VA 22102 | 703.442.7800
LANDDESIGN
200 South Payne Street | Alexandria, VA 22314 | 703.545.7194

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

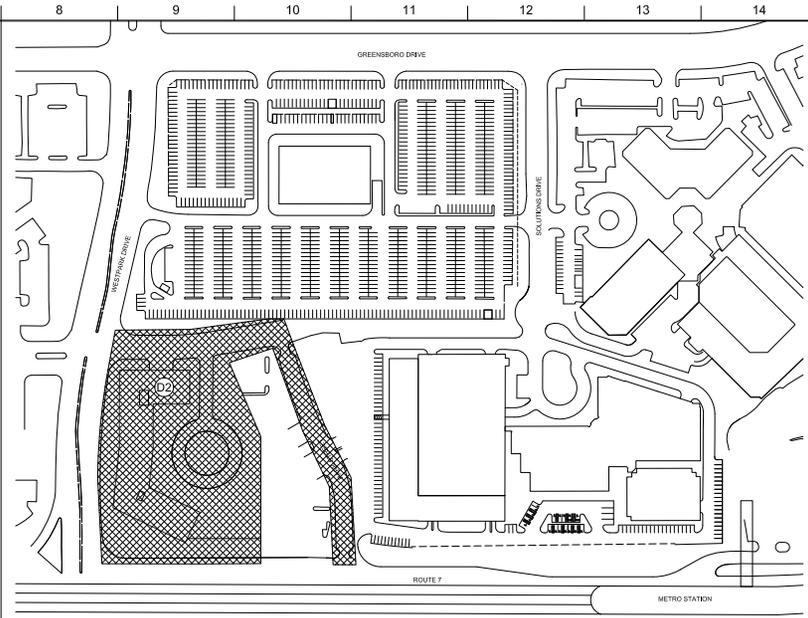
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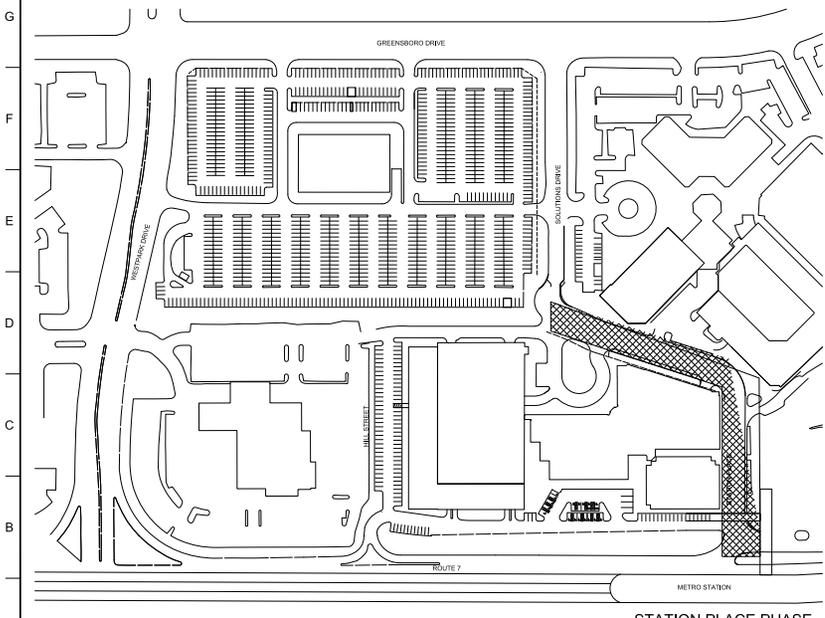
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	Reviewed: JLL	Client:
	Date:	Phase 1 Alternates.dwg
	05/30/2011	Drawn By:
	Scale:	
	N.T.S.	A3.02



PHASE D1



PHASE D2



STATION PLACE PHASE

NOTES:
PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER

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

- Phase D2**
- Removal of the Westpark Hotel and associated parking
 - Construction of Building D2 and associated parking structure
 - Construction of Center Street from Westpark Drive to Park Street
 - Construction of Park Street from Leesburg Pike to Center Street
 - Provision of private residential amenities
 - Streetscape Improvements along Park Street, Center Street and a portion of Leesburg Pike

- Station Place Phase**
- Construction of Station Place from Leesburg Pike to Center Street
 - Reconstruction of Center Street from Solutions Drive to Station Place
 - All associated streetscape Improvements,

NO.	REVISIONS/ SUBMISSIONS	DATE
03	CDP Resubmission	05.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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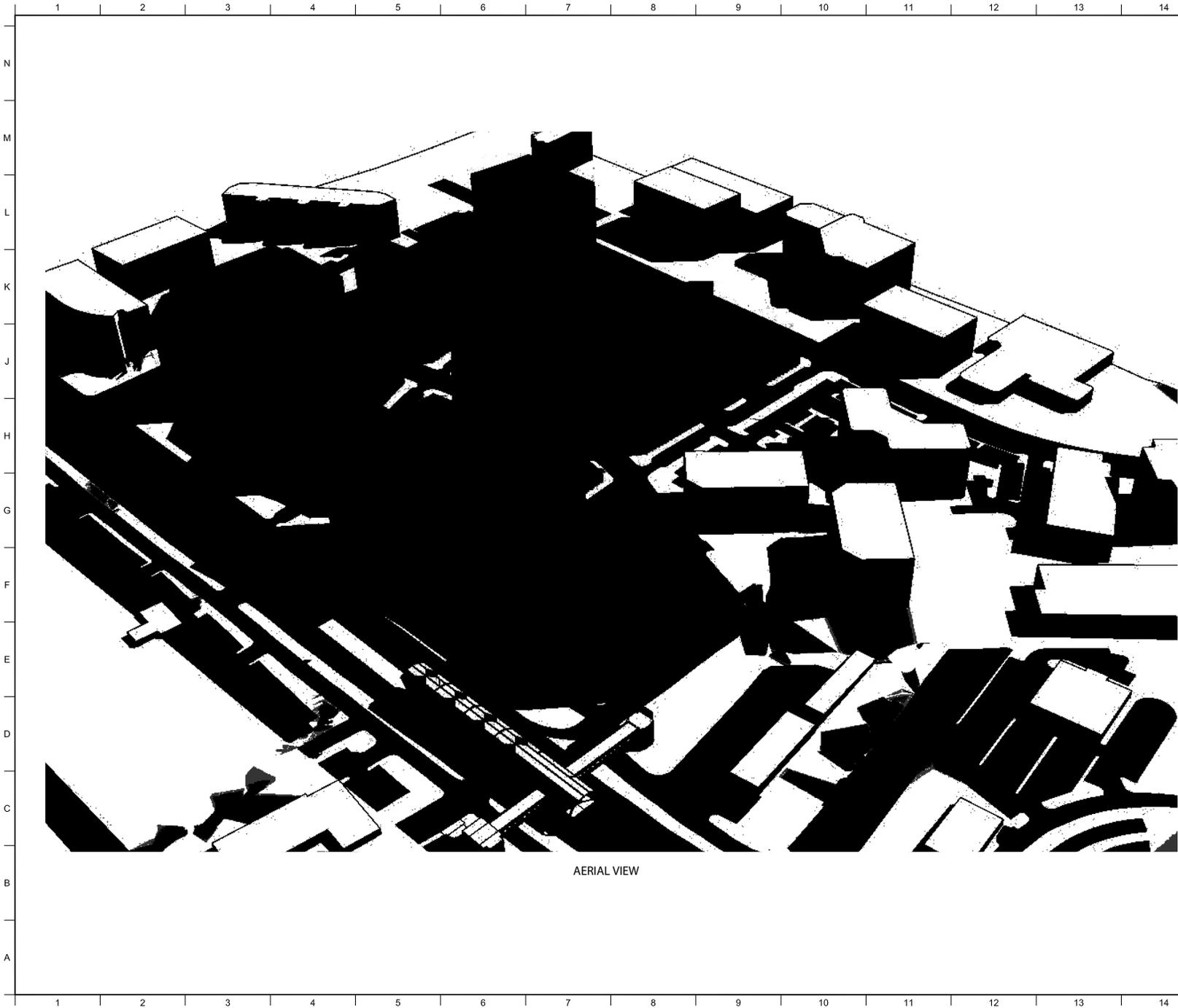
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**SOLUTIONS PLAZA
SAIC TYSONS CENTRAL 7
TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:
PHASE 1 ALTERNATES

Sheet	Drawn:	Project No.:
	BK	10012.000
	Checked:	Client:
	JFP	Phase 1 Alternates.dwg
	Reviewed:	Drawn by:
	JLL	
	Date:	
	05.30.2011	
	Scale:	
	N.T.S.	A3.03





AERIAL VIEW

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF / PLAZA
- PARKING
- INSTITUTIONAL

03	CDP Resubmission	08.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010
NO.	REVISIONS / SUBMISSIONS	DATE

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

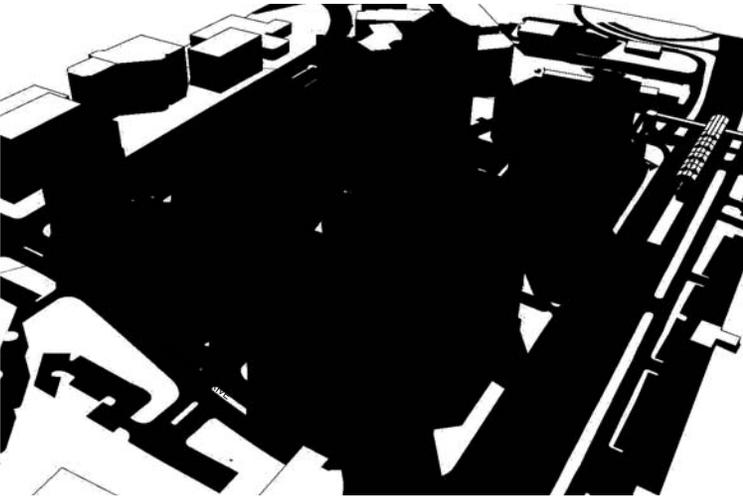
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AERIAL VIEW

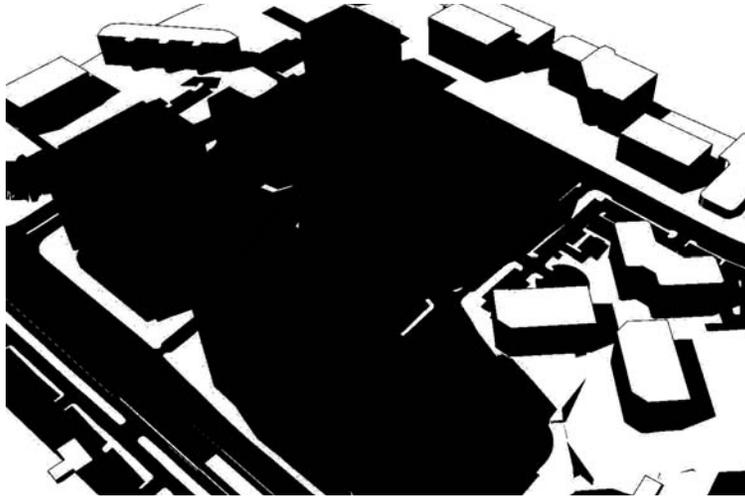
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	Checked: JFP	10072.L00
	Reviewed: JEL	Client:
	Date:	Drawing No.:
	08.30.2011	
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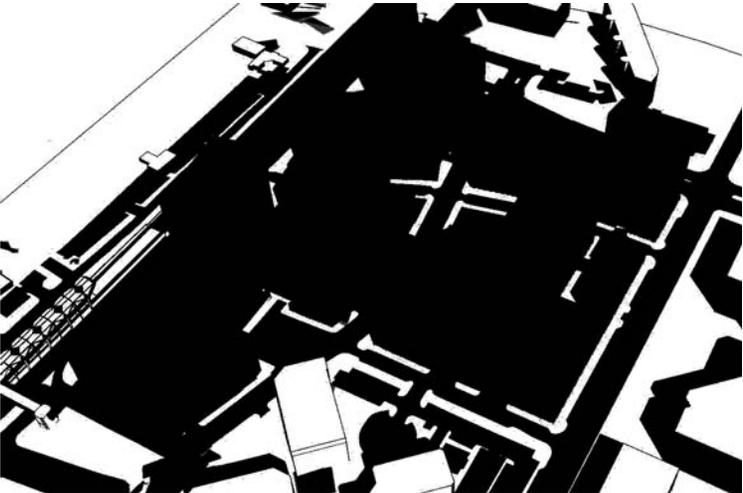
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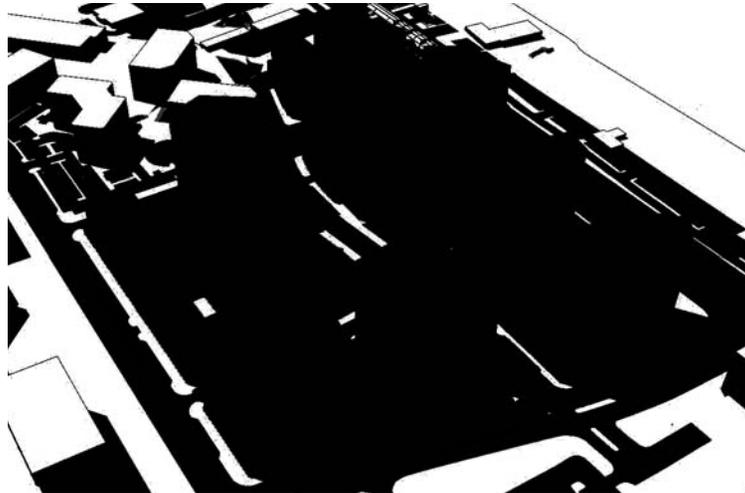
VIEW LOOKING EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF / PLAZA
- PARKING
- INSTITUTIONAL

NO.	REVISIONS / SUBMISSIONS	DATE
03	CDP Resubmission	08.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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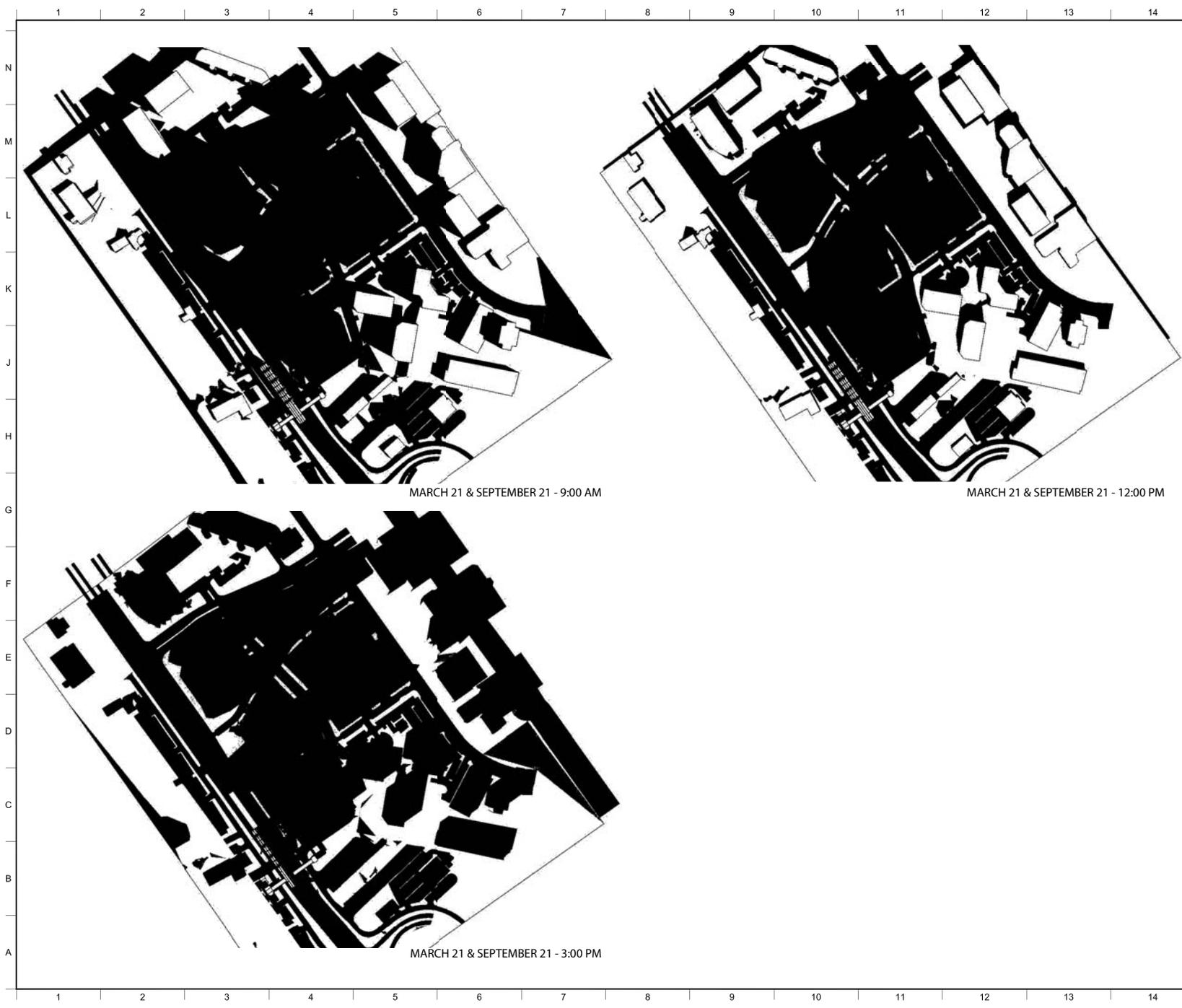
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE: **VIEWS INTO THE SITE**

Drawn: BK	Project No.: 10072.L00
Checked: JFP	Client File:
Reviewed: JEL	Drawing No.:
Date: 08.30.2011	A4.02
Scale: N.T.S.	

1 2 3 4 5 6 7 8 9 10 11 12 13 14



MARCH 21 & SEPTEMBER 21 - 9:00 AM

MARCH 21 & SEPTEMBER 21 - 12:00 PM

MARCH 21 & SEPTEMBER 21 - 3:00 PM

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF / PLAZA
- PARKING
- INSTITUTIONAL

NO.	REVISIONS / SUBMISSIONS	DATE
03	CDP Resubmission	08.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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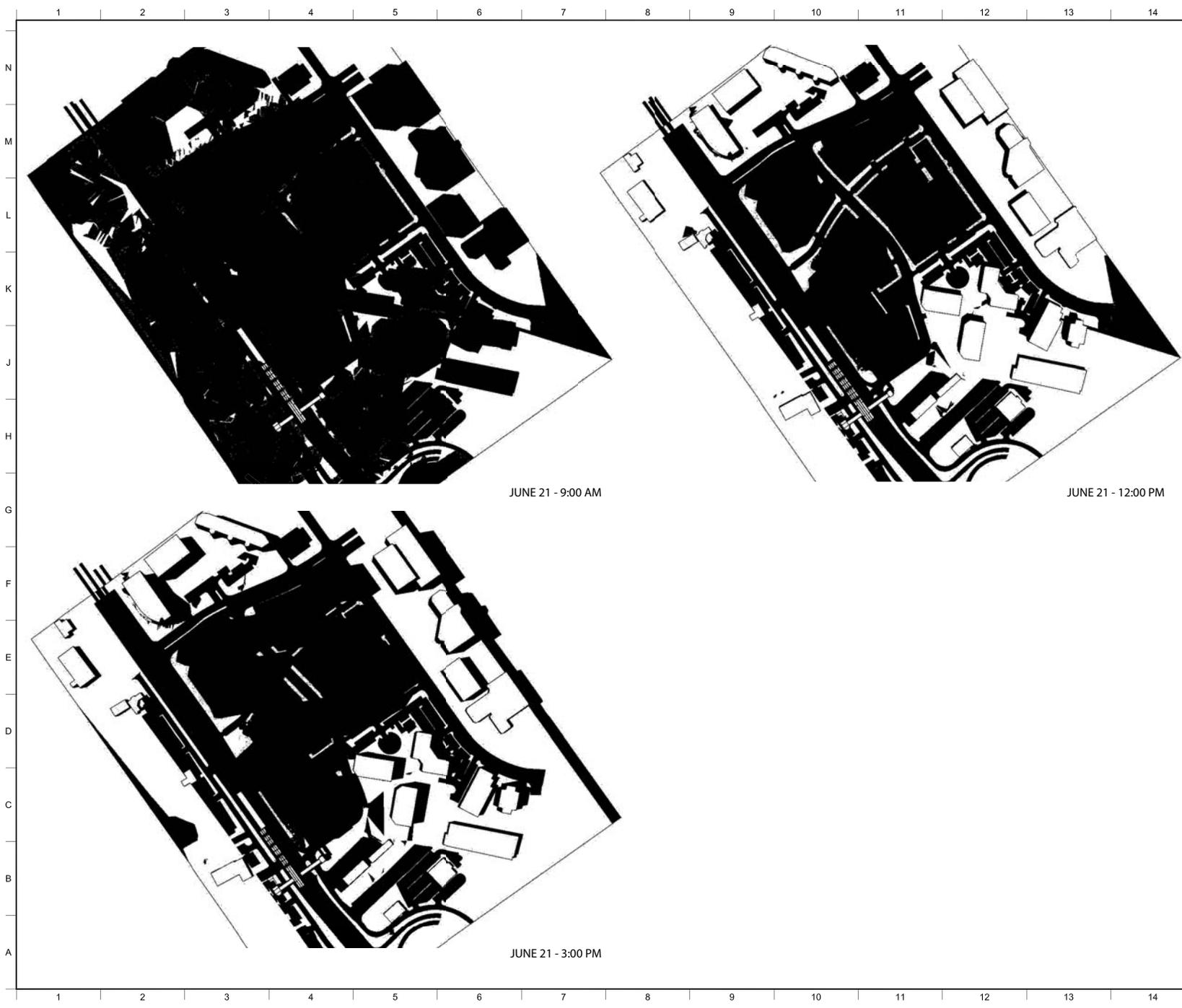
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**SOLUTIONS PLAZA
 SAIC TYSONS CENTRAL 7
 TYSONS CORNER, MCLEAN, VA**

DRAWING TITLE:
SHADE AND SHADOW STUDIES

Shef:	Drawn: BK	Project No.:
	Checked: JFP	10072.L00
	Reviewed: JEL	Client:
	Date:	08.30.2011
	Scale:	N.T.S.
		A5.01



JUNE 21 - 9:00 AM

JUNE 21 - 12:00 PM

JUNE 21 - 3:00 PM

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF / PLAZA
- PARKING
- INSTITUTIONAL

NO.	REVISIONS / SUBMISSIONS	DATE
03	CDP Resubmission	08.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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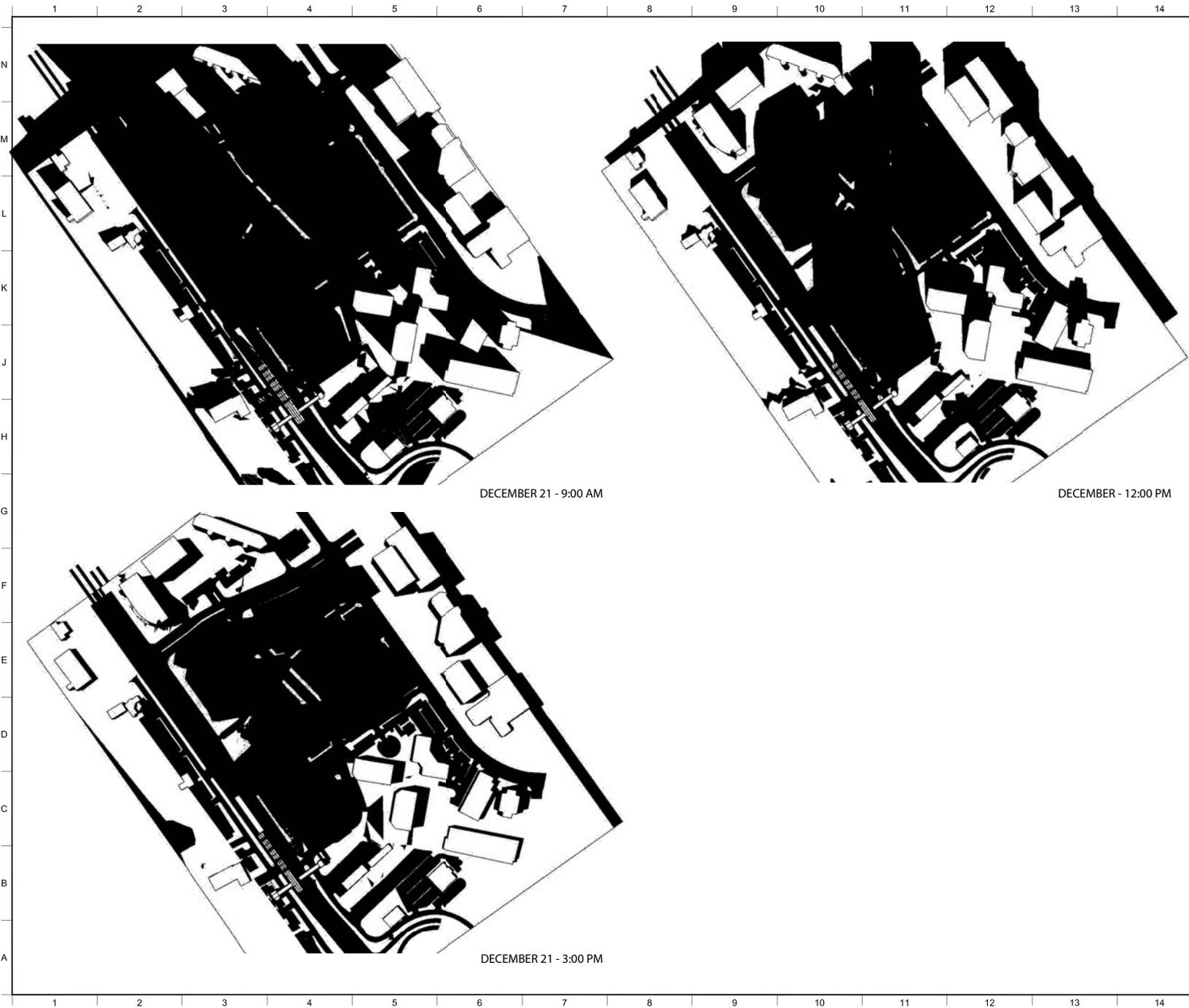
VTKA, Inc.
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 LANDESIGN
 200 South Poplar Street | Alexandria, VA 22314 | 703.548.7794

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

DRAWING TITLE:

SHADE AND SHADOW STUDIES

Sheet:	Drawn: BK	Project No.:
	Checked: JFP	10072.L00
	Reviewed: JEL	Client:
	Date:	08.30.2011
	Scale:	N.T.S.
		Drawing No.:
		A5.02



DECEMBER 21 - 9:00 AM

DECEMBER - 12:00 PM

DECEMBER 21 - 3:00 PM

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- GREEN ROOF / PLAZA
- PARKING
- INSTITUTIONAL

NO.	REVISIONS / SUBMISSIONS	DATE
03	CDP Resubmission	08.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

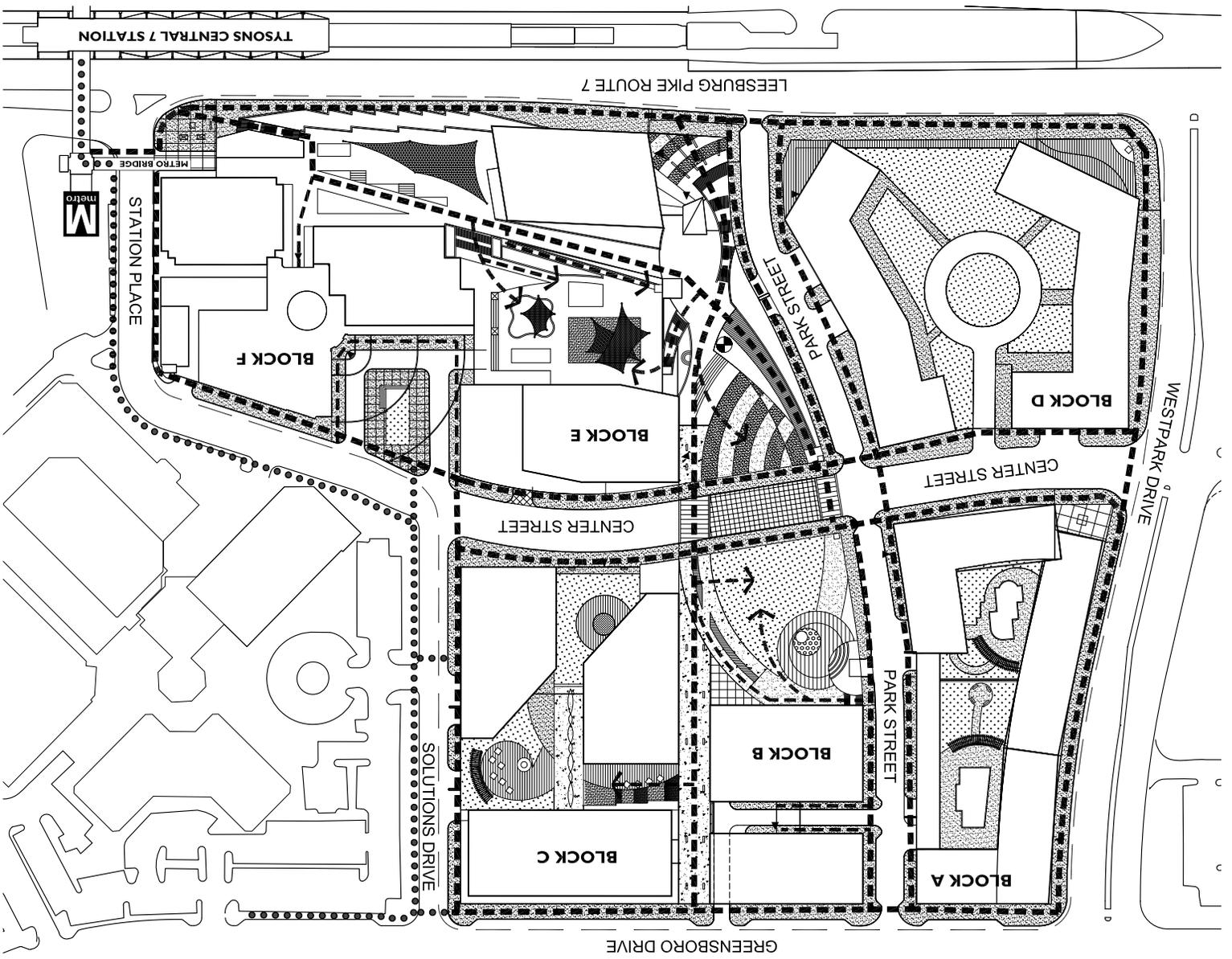
FXFOWLE
 ARCHITECTS AND INTERIORS, LLC
 1001 L STREET, NEW YORK, NY 10011 | 212.677.1200 | 212.677.1201 | WWW.FXFOWLE.COM

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

DRAWING TITLE:
SHADE AND SHADOW STUDIES

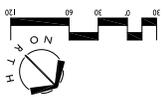
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Checked: JFP	Client File:	-
Reviewed: JEL	Drawing No.:	-
Date: 08.30.2011	Scale:	A5.03
Scale: N.T.S.		



LEGEND

- LIMITS OF APPLICATION
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- BY OTHERS
- ▲ ENTRANCES

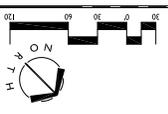
NOTE:
 HATCHES AND SYMBOLS SHOWN ARE REPRESENTATIVE OF HANDSCAPE / OTHER PROPOSED AMENITIES. SEE ILLUSTRATIVE OR OVERALL PLAN SHEETS.



DATE: 01/12/2010
 DRAWN BY: GCM
 CHECKED BY: SP
 SCALE: AS SHOWN
 PROJECT: 10-201009
 SHEET NUMBER: C-1

REVISIONS:
 11/17/2010
 10/29/2010

Solutions Plaza - Tysons Central 7
 CDP
 Lincoln Properties Company / JH ZELL, McLean, Virginia
 Pedestrian Circulation

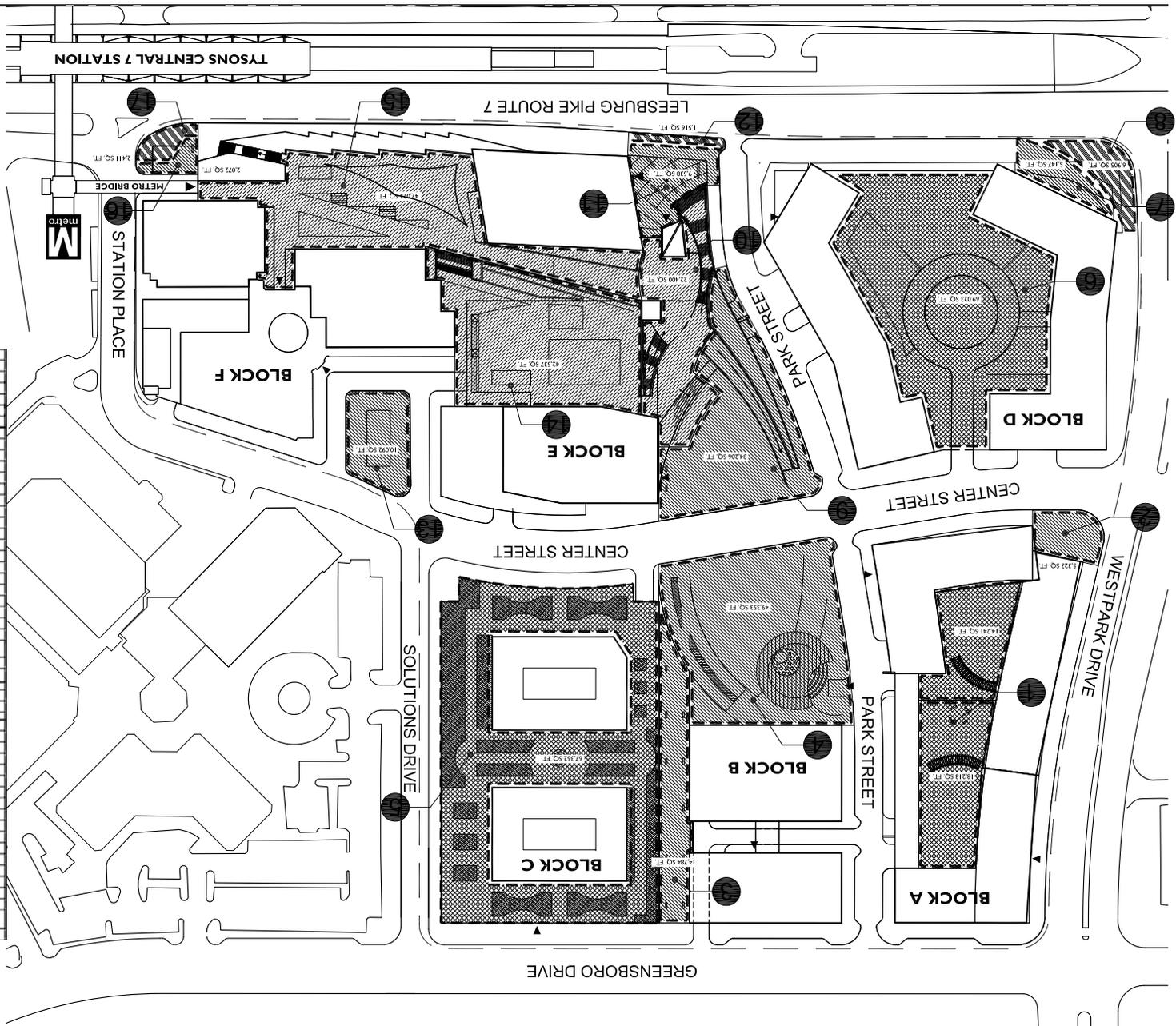


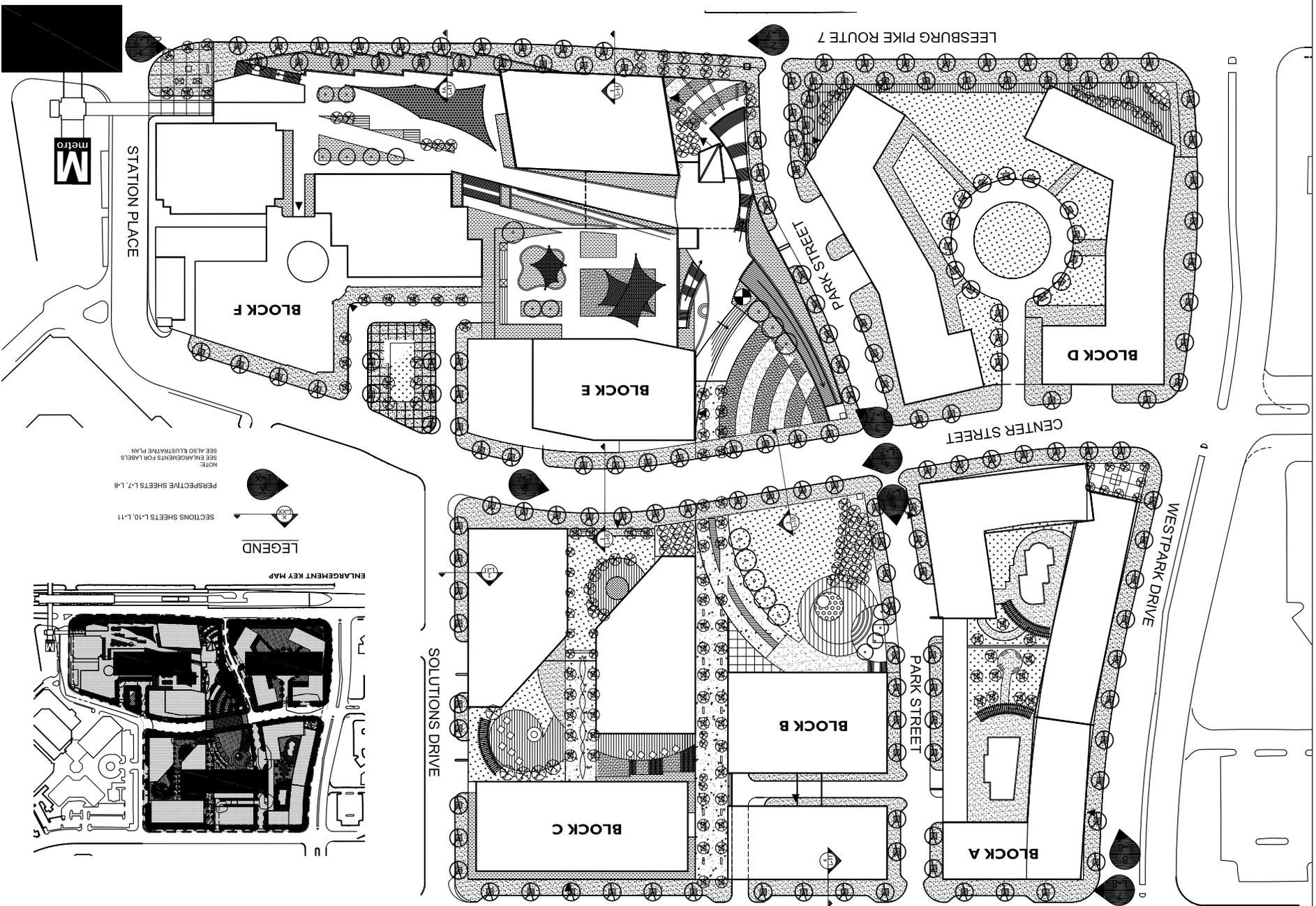
NOTE:
 HATCHES AND SYMBOLS SHOWN ARE REPRESENTATIVE
 OF HATCHWORK; OTHER PROPOSED HATCHWORKS, SEE
 ILLUSTRATIVE OR OVERALL PLAN SHEETS.

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

LEGEND

Block	Open Space	Public Urban Park @ Grade	Public Urban Park (Rooftop)	Private Open Space	Public Open Space Subject to VDOT Approval
Block A	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Block B	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Block C	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Block D	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Block E	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Block F	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.

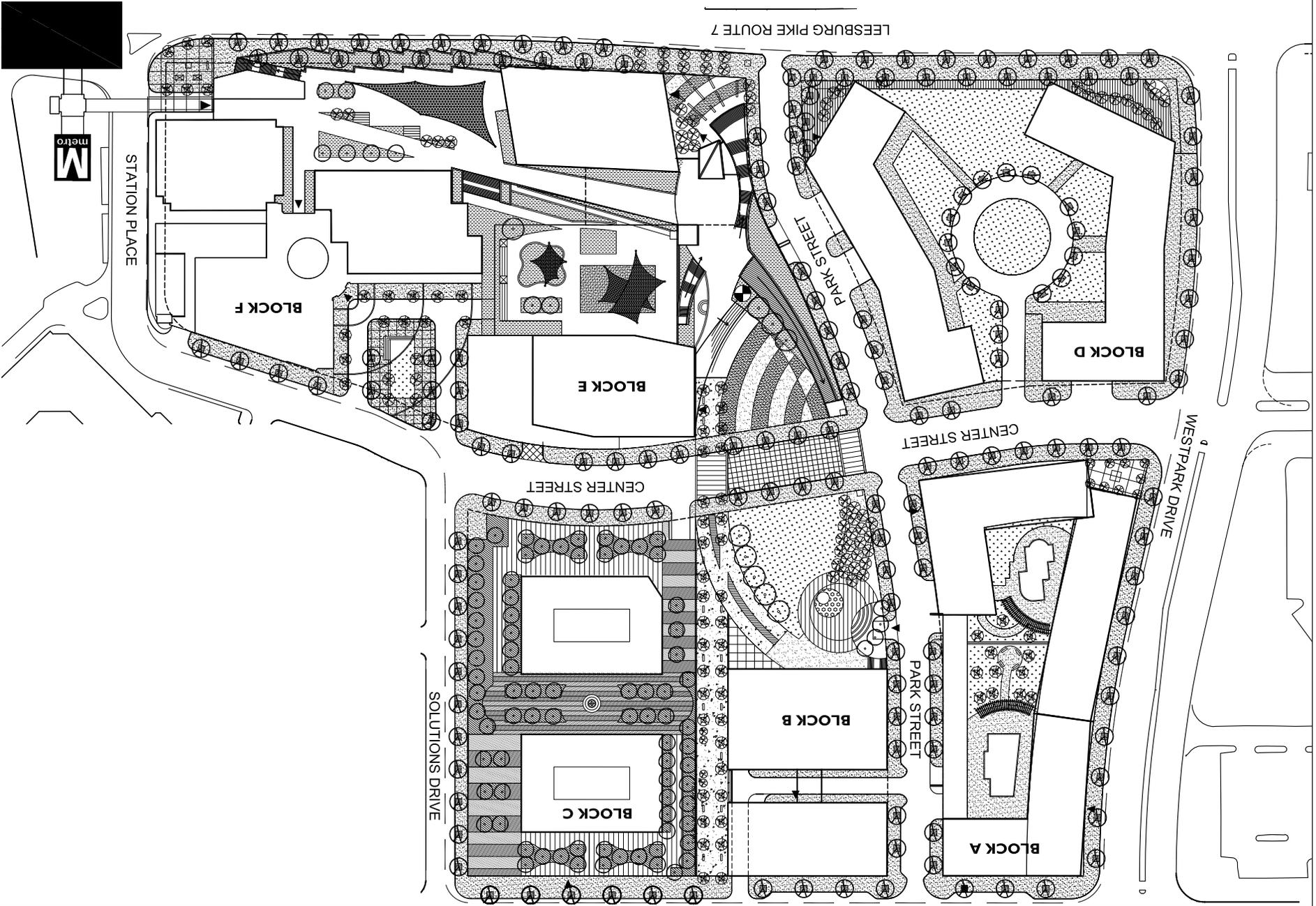




DATE: 10/12/10
 DRAWN BY: CDM
 CHECKED BY: SP
 SCALE: AS SHOWN
 PROJECT: 10-301899
 SHEET NUMBER: L-3

REVISIONS:
 11/17/2010
 11/23/2010
 CDP
 Lincoln Properties Company / JH ZELL, McLean, Virginia
 Solutions Plaza - Tysons Central 7
 Overall Plan

LandDesign
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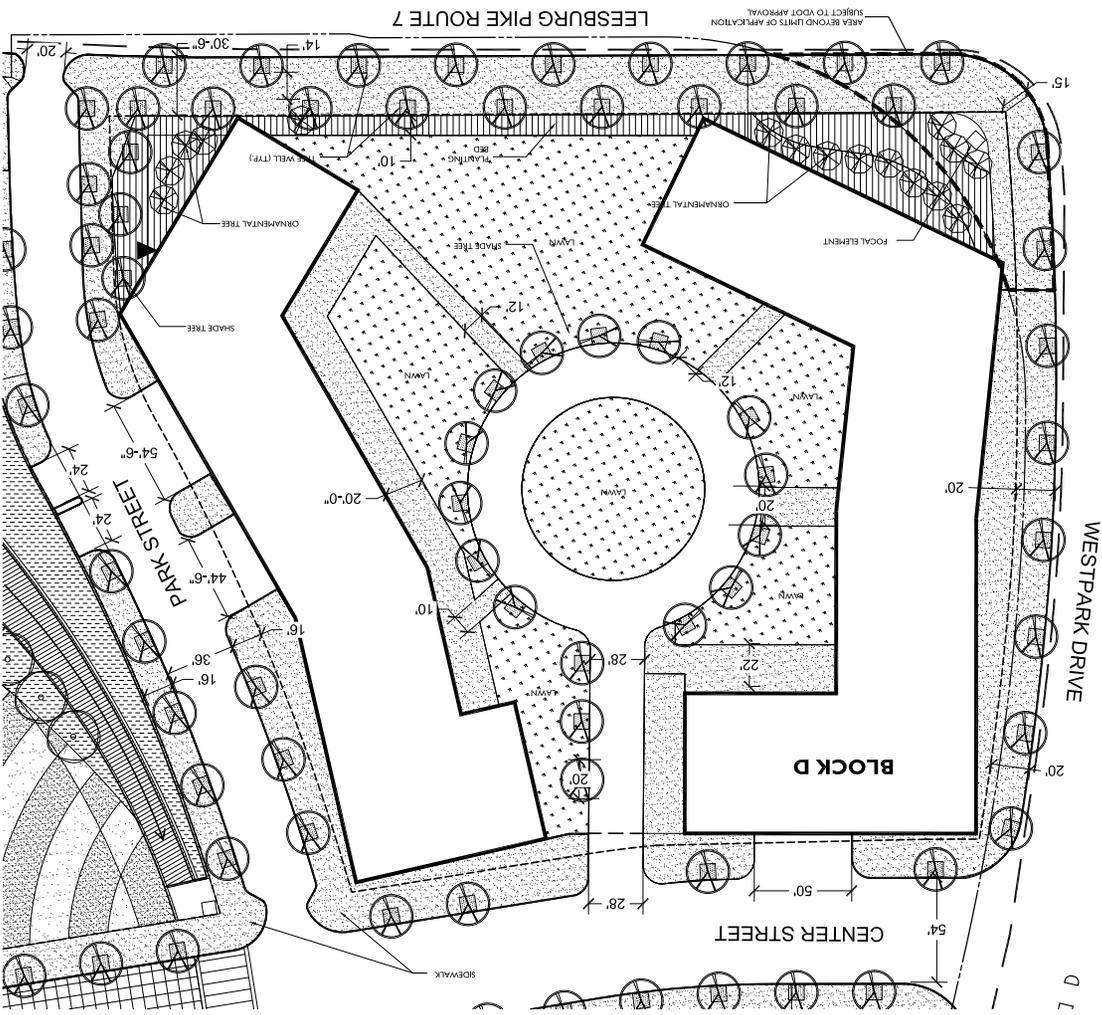


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 CHECKED BY: SP
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 PROJECT: 703549
 SHEET NUMBER:
L-3A

REVISIONS:
 11/17/2010
 11/20/2010

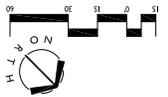
Solutions Plaza - Tysons Central 7
 CDP
 Lincoln Properties Company / JH ZELL, McLean, Virginia
 Overall Plan - GSA Option

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LEGEND

ALL HATCHES ARE FOR ILLUSTRATIVE PURPOSES.
 SEE LABELING FOR SPECIFIC MATERIAL SELECTION.



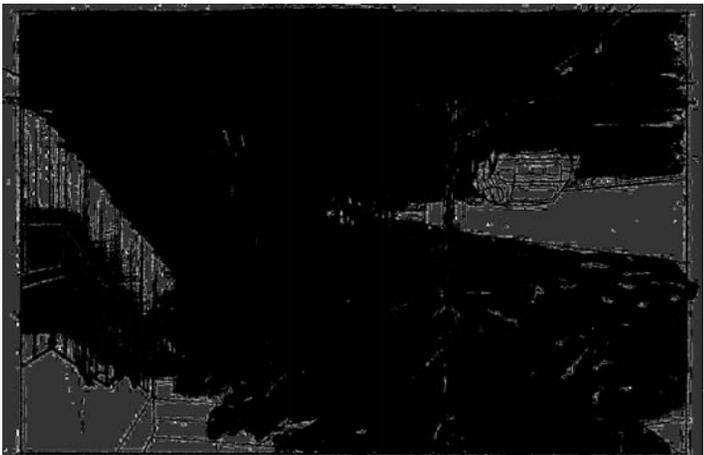
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 CHECKED BY: J.P.
 SCALE: AS SHOWN
 PROJECT: 10-301899
 SHEET NUMBER:
L-6

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

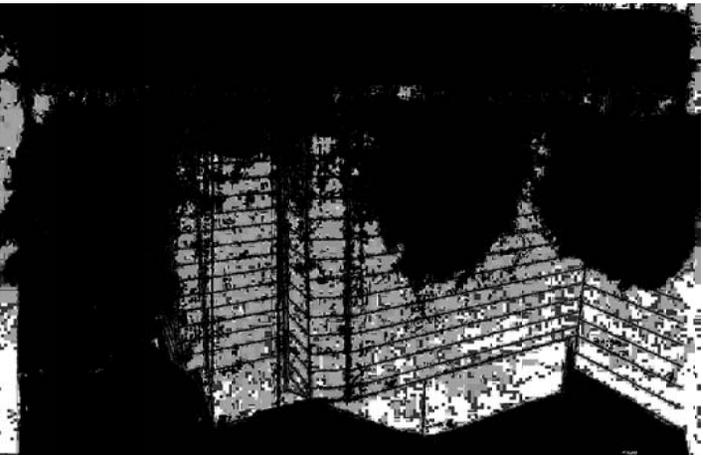
LandDesign .
 1414 River Street, Suite 400, Alexandria, VA 22314
 V: 703.549.2794 F: 703.549.0884
 www.LandDesign.com



2 RT 7 TOWARDS SE / STATION PLACE



1 RT 7 TOWARDS NE / PARK STREET



4 URBAN PARK LOOKING EAST UP CENTER STREET



3 EVENTS PLAZA LOOKING SOUTH ACROSS CENTER STREET

DATE: 10/17/10
DRAWN BY: CCM
CHECKED BY: SP
SCALE: AS SHOWN
SHEET NUMBER:
L-7

REVISIONS
REVISION
REVISION

Solutions Plaza - Tysons Central 7
CDP
Lincoln Properties Company / JIM ZELLER, McLean, Virginia
Perspectives

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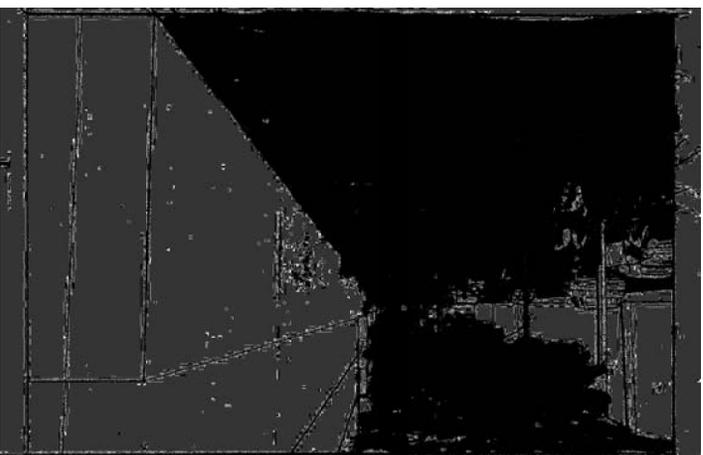
6 URBAN PARK LOOKING NORTH UP PARK STREET



5 LOOKING WEST ON CENTER STREET AT PARK STREET INTERSECTION



8 WESTPARK DRIVE SW TOWARDS CENTER STREET



7 GREENSBORO LOOKING SE TOWARDS PARK STREET

DATE: 10/17/10
DRAWN BY: CCM
CHECKED BY: SP
SCALE: AS SHOWN
SHEET NUMBER:
L-8

REVISIONS
REVISION
DATE

Solutions Plaza - Tysons Central
CDP
Lincoln Properties Company / JIM ZELL, McLean, Virginia
Perspectives

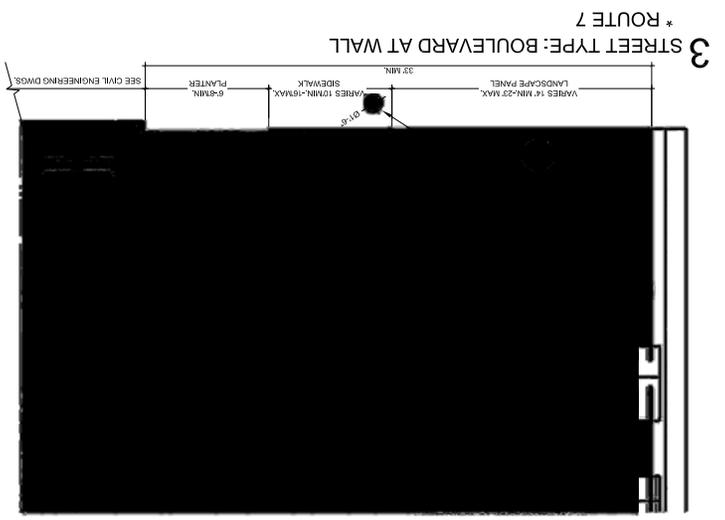
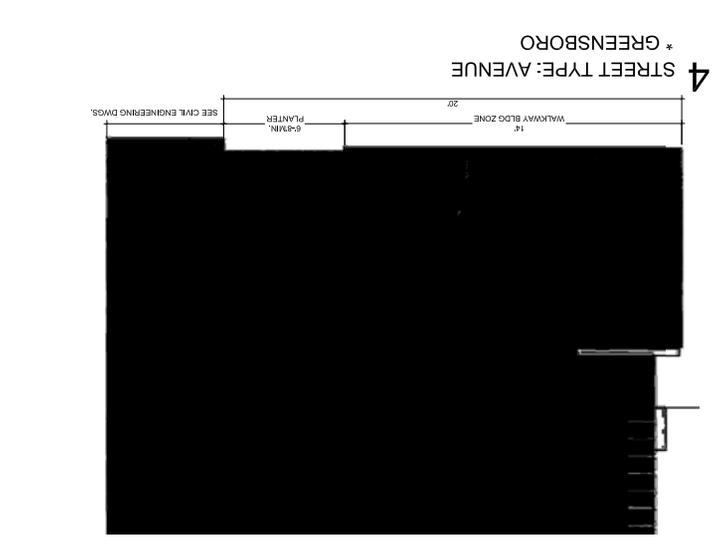
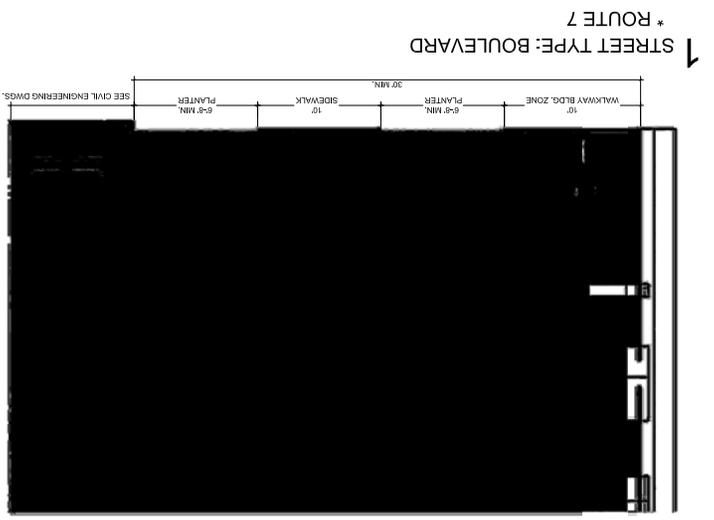
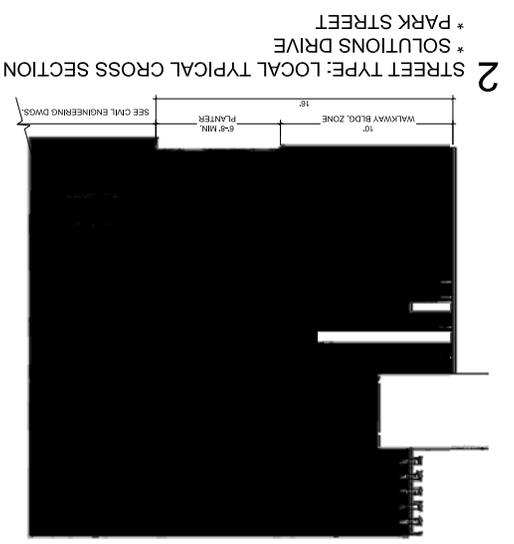
LandDesign .
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CHECKED BY: SP
SCALE: AS SHOWN
SHEET NUMBER:
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REVISIONS:
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Solutions Plaza - Tysons Central 7
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Sections

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DATE: 10/17/10
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CHECKED BY: SP
SCALE: AS SHOWN
SHEET NUMBER: **E-11**

REVISIONS:
4/11/2010
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