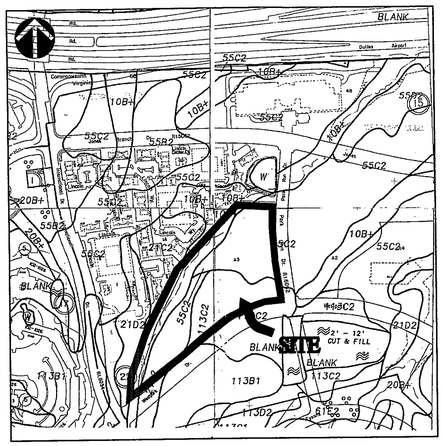
■ TYSONS WESTPARK A-6 ■

CDPA/FDPA-2002-PR-016
PCA-2002-PR-016

PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 24, 2004
REV: APRIL 23, 2004
REV: MAY 17, 2004
REV: JUNE 4, 2004
REV: JUNE 14, 2004
REV: JULY 7, 2004
REV: MAY 20, 2008
REV: NOV. 2, 2009
REV: FEB. 1, 2010
REV: MAR. 1, 2010
REV: MAR. 19, 2010
REV: APRIL 9, 2010



SOILS MAP
SCALE: 1"=500'

TM NO. 29-4 ((7)) A-3

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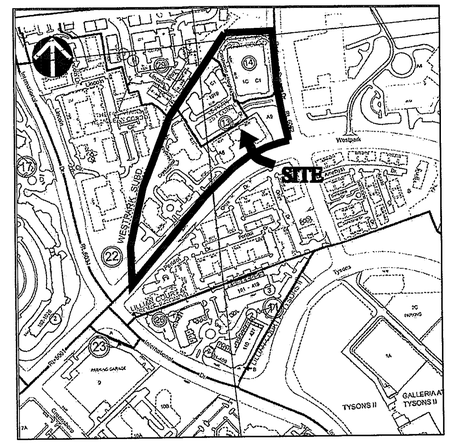

VICINITY MAP
SCALE: 1"=500'

TM NO. 29-4 ((7)) A6, & A9
TM NO. 29-4 ((13)) C-1, 0102-0109, 0113-0117, 0201-0219, 0301-0319, 0401-0419, 0501-0519, 0601-0619, 0701-0719, 0801-0819, 0901-0919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918 AND 1919.
TM NO. 29-4 ((14)) C-1, & 1C

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 1 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
APR 09 2010
Zoning Evaluation Division

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8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800
MR. JOHN AMATETTI, P.E. PRINCIPAL

VIKA NUMBER 6571 4
SHEET 1 OF 35

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PCA/FDPA CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4((7))A-6 & A-9; 29-4((13)) ALL AND 29-4 ((14))C1 & 1C. THE PROPERTY IS OWNED BY PARK CREST SPE PHASE I, LLC; PARK CREST BUILDING 4 ASSOCIATES, L.L.C., AND PARK CREST BUILDING 5 ASSOCIATES, L.L.C. THE PROPERTY IS CURRENTLY ZONED PRM AS SHOWN IN DEED BOOK 17665 AT PAGE 0571, DEED BOOK 18130 AT PAGE 1638 AND DEED BOOK 18130 AT PAGE 0643. THE PURPOSE OF THIS FDPA/PCA IS TO REVISE THE LAYOUT AND FOOTPRINT OF BUILDING 1 AND 1A,TO REMOVE THE RETAIL/HEALTH CLUB BUILDING FOOTPRINT AND AMEND CERTAIN SITE FACILITIES INCLUDING LANDSCAPING, RETAINING WALLS, UNDER GROUND STORM VAULTS, THE ENTRY POINT FOR FOR BUILDING 1 AND OTHER MINOR SITE MODIFICATIONS TO ACCOMODATE THE DESIGN CHANGES. DETENTION VAULT CHANGES INCLUDE SHIFTING SWM-1 AND BMP-1 TO AVOID CONFLICT WITH THE REVISED FOOTPRINT FOR BUILDING 1.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED ON LAND UNIT L, SUB UNIT L-1 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT AND BMP FACILITIES FOR EXISTING DEVELOPMENT ON SITE HAVE BEEN CONSTRUCTED, AND ADDITIONAL FACILITIES WILL BE CONSTRUCTED FOR FUTURE DEVELOPMENT IN A BELOW GROUND SYSTEM. THE APPLICANT MAY PROVIDE A COMBINATION OF OFF-SITE AND ON-SITE DETENTION AND BMP. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE CURRENTLY EXISTING COMPLETED STRUCTURES ON THE PARCELS. (BUILDINGS 4,5, THE CENTER PLAZA, AND THE CORNER PARK)
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THE SIDEWALK CONSTRUCTED ADJACENT TO WESTPARK DRIVE AND PARK RUN DRIVE ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE FDPA/PCA PLAT ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE PROPERTY IS ZONED PRM. THUS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS IN THIS APPLICATION.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS PREVIOUSLY GRANTED AND/OR REAFFIRMED AS REQUESTED ON THIS SHEET.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON WESTPARK DRIVE AND PARK RUN DRIVE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. SOME OF WHICH HAVE BEEN COMPLETED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PRM ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF 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 RETAIL AND OTHER SECONDARY USES AND NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SIGN PLAN, CSP 2002 PR-016 UNLESS FURTHER WAIVED OR MODIFIED BY THE BOARD.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC.13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
26. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
27. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
28. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE. THERE ARE PRIVATE UNDERGROUND UTILITY EASEMENTS ON THE SITE
29. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL GFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL GFA FOR THE SITE SHALL NOT TO EXCEED 1,770,099 SF OR 1,354 DWELLING UNITS. THE APPLICANT ALSO RESERVES THE RIGHT TO LOCATE SECONDARY USES IN EACH BUILDING, AS ALLOWED BY THE PROFFERS.
30. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDPA/FDPA MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDPA/PCA PLAT OR PRELIMINARY PLAN.
32. THE PROJECT MAY BE DEVELOPED WITH RESIDENTIAL UNITS, SECONDARY USES, OR A COMBINATION THEREOF. THE PROJECT MAY BE PHASED OR SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
33. A PROPOSED URBAN LINEAR PARK ALONG THE WESTERN PROPERTY LINE AND/OR THE CORNER PARK AT THE SOUTHEAST CORNER OF THE PROPERTY NEAR THE INTERSECTION OF PARK RUN DRIVE AND WESTPARK DRIVE AS SHOWN ON IN THE APPLICATION MAY BE DEDICATED TO FAIRFAX COUNTY. (SEE PROFFERS)
34. SEE ADU NOTE THIS SHEET.

SITE TABULATIONS

EXISTING ZONING: PRM
PROPOSED ZONING: PRM
TOTAL SITE AREA: 590,033.26 S.F. OR 13.5453 ACRES
RECORDED STREET DEDICATION ± 3,971 S.F. (DENSITY CREDIT WAS ESTABLISHED PER 2-308 OF THE ZONING ORDINANCE)

MINIMUM LOT AREA REQUIRED:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING HEIGHT ALLOWED:	N/A
MAXIMUM BUILDING HEIGHT PROPOSED:	150 FT.* FOR BUILDINGS 2, 3, 3A AND 4 ON A COMMON GARAGE AND 85 FT.* FOR BUILDING 1 ON A COMMON GARAGE (MEASURED FROM THE REFERENCED CURB GRADE OF 464.50 FT. PER THE ORIGINAL REZONING). 84 FT.* FOR BUILDING 5 (MEASURED FROM AVERAGE GRADE OF ± 403.10 FT.). (*NOT INCLUDING PENTHOUSES TO COVER LESS THAN 25 % OF ROOF)

YARDS REQUIRED

FRONT: N/A
REAR: N/A
SIDE: N/A

YARDS PROVIDED:

FRONT: PER FDPA
REAR: PER FDPA
SIDE: PER FDPA

LANDSCAPED OPEN SPACE REQUIRED: 25%, 147,508 SF OR 3.39 ACRES
LANDSCAPED OPEN SPACE PROVIDED: 35.5%, 209,462± SF OR 4.81± ACRES
(INCLUDES ACREAGE IN URBAN LINEAR PARK AND PLAZAS. OPEN SPACE TO BE CALCULATED AND PROVIDED ON THE ENTIRE SITE AREA: 13.5453 ACRES).
GROSS TRACT AREA 13.5453 ACRES

BUILDING 1 HEIGHT NOTE:
85' HEIGHT REPRESENTS APPROXIMATE HEIGHT-FINAL HEIGHT SHALL BE ESTABLISHED AT SITE PLAN BUT SHALL IN NO CASE EXCEED 90'-HEIGHT MAY BE LESS THAN 85'

DEVELOPMENT DATA

PRINCIPAL USE-MULTIFAMILY RESIDENTIAL UNITS - UP TO 1,740,099 GSF-EXCLUDING UP TO 187,500 SF OF RESIDENTIAL CELLAR IN MULTI-FAMILY BUILDINGS

SECONDARY USE = GROCERY STORE/RETAIL 30,000 - 55,000 SF GFA + UP TO 62,500 SF IN CELLAR RETAIL USE DISTRIBUTED AS ALLOWED BY PROFFERS.

TOTAL GFA (WITH RESIDENTIAL AND RETAIL BUT EXCLUDING CELLAR) = 1,770,099 SF = 3.0 FAR.
TOTAL GFA APPROVED UNDER RZ 2002-PR-016 (WITH RESIDENTIAL AND RETAIL BUT EXCLUDING CELLAR) = 1,770,009 SF = 3.0 FAR.
TOTAL CELLAR - 250,000 SF AS DESCRIBED IN PROFFERS.

DEVELOPMENT TABULATIONS

APPROVED (RZ 2002-PR-016-1)
TOTAL GFA = 1,770,099 S.F. (INCL. 30,000 - 50,000 S.F. SECONDARY / RETAIL)
TOTAL CELLAR = 250,000 S.F. (187,500 S.F. OF RESIDENTIAL & 62,500 S.F. SECONDARY / RETAIL)
TOTAL RESIDENTIAL UNITS = 1,354

PROPOSED IN SUBJECT PCA (RZ 2002-PR-016-2)

	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION		CELLAR		# UNITS
	RESIDENTIAL	RETAIL	RESIDENTIAL	SECONDARY/RETAIL	
BUILDING 1	△ 353,802 GSF	△ 0 GSF	△ 0 GSF	△ 0 GSF	△ 354
BUILDING 2	△ 358,858 GSF	△ 0 GSF	△ 49,349 GSF	△ 6,000 GSF	△ 231
BUILDING 3	△ 393,223 GSF	△ 0 GSF	△ 56,017 GSF	△ 6,000 GSF	△ 303
BUILDING 4	440,271 GSF	0 GSF	54,729 GSF	0 GSF	335
BUILDING 5	169,135 GSF	54,810 GSF	12,405 GSF	10,500 GSF	131
SUBTOTAL	1,715,289 GSF	54,810 GSF	187,500 GSF	22,500 GSF	
TOTAL (RESIDENTIAL + RETAIL)	1,770,099 GSF		195,000 GSF*		1,354

*AN ADDITIONAL 55,000 SF OF NON-RESIDENTIAL CELLAR ABOVE THIS VALUE OF 195,000 GSF MAY BE DISTRIBUTED AS ALLOWED BY THE PROFFERS SUCH THAT THE TOTAL NON-RESIDENTIAL CELLAR WOULD BE 250,000 GSF.

△ APPLICANT RESERVES THE RIGHT TO DISTRIBUTE THIS REMAINING GFA, CELLAR, AND NUMBER OF UNITS BETWEEN BUILDINGS 1, 2, AND 3 AT THE TIME OF FINAL SITE PLAN

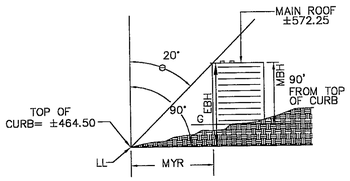
SEE NOTE 29: THE PROPERTY OWNER RESERVES THE RIGHT TO TRANSFER GFA AND CELLAR SQUARE FOOTAGE BETWEEN BUILDINGS SO LONG AS THE TOTAL ALLOWABLE SITE SQUARE FOOTAGE AND CELLAR SQUARE FOOTAGE DOES NOTE EXCEED THAT WHICH IS LISTED ABOVE UNDER THE FDPA/CDPA COMPUTATIONS AND PROFILES

ZONING AND DENSITY COMPUTATIONS:
MAXIMUM NUMBER OF UNITS ALLOWED = 100 DU/AC = 100 x 13.54 = 1,354
MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED AT 3.0 FAR = 590,033 x 3 = 1,770,099 SF (RESIDENTIAL AND RETAIL)
PER PROFFERS 30,000 - 55,000 SF OF GFA SHALL BE SECONDARY / RETAIL USE
SEE DEVELOPMENT TABULATIONS FOR COMPLIANCE
ALL GFA IS EXCLUSIVE OF CELLAR

ADU NOTE:

8 VOLUNTARY ADU UNITS SHALL BE PROVIDED FOR THIS PROJECT AS PREVIOUSLY PROFFERED. THESE UNITS MAY BE PROVIDED AS ANY UNIT TYPE OR IN ANY BUILDING SPECIFIED BY THE APPLICANT, AS ALLOWED IN PROFFERS.

BULK PLANE ILLUSTRATION FOR 6 STORY BUILDING



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 464.50±)
MYR : MINIMUM YARD REQUIREMENT (38.8' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (108')
MBH : MAXIMUM BUILDING HEIGHT (90')
G : GRADE FOR HEIGHT CALCULATIONS= TOP OF CURB ±464.50 FT. AT CL OF THE LOT AND 10' FROM PROPERTY LINE PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR BUILDINGS 1-4. FOR BUILDING 5 THE HEIGHT IS MEASURED FROM AN AVERAGE GRADE OF ± 403.10 FT.

MYR = EBH tanθ
EBH = MYR / tanθ

R-30 BULK PLANE ILLUSTRATION (BUILDING 1)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PRM DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDPA/FDPA.

WAIVERS/MODIFICATIONS PREVIOUSLY REQUESTED AND GRANTED - TO BE REAFFIRMED

1. A MODIFICATION OF THE LOADING REQUIREMENTS FOR MULTI-FAMILY USES PER SECTION 11-201 & 11-203 OF THE ZONING ORDINANCE.
2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PRM PER ARTICLE 13-304(3)
3. A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.
4. A WAIVER TO ALLOW UNDERGROUND DETENTION AND WATER QUALITY IN A RESIDENTIAL MULTI-FAMILY AREA.
5. A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 15) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
   MORE SPECIFICALLY, THE TYSONS CORNER URBAN CENTER NON-CORE STREETSCAPE REQUIREMENT AS DEFINED BY FIGURE 15 IN AREA II OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, CALLS FOR A 6' PLANTING STRIP AGAINST THE CURB, A 4' SIDEWALK, AND A 10' PLAZA/PLANTING AREA ADJACENT TO THE BUILDING FACE. THE APPLICANT REQUESTS A MODIFICATION TO ALTER THESE DIMENSIONS TO THOSE SHOWN IN SECTIONS A, B, D, AND E IN THE VARYING STREETSCAPE DESIGN ALONG WESTPARK DRIVE ON SHEET 12

PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED TO ALLOW A MINIMUM OF 1.3 PARKING SPACES PER DWELLING UNIT ON PARCEL A6 THAT IS PROPOSED FOR THE DEVELOPMENT OF 354 UNITS (BUILDING 1). THIS REDUCTION REQUEST CALLS FOR 460 SPACES TO BE PROVIDED FOR THE AFOREMENTIONED UNITS. ALL PARKING FOR THE REMAINDER OF THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREIN.

PARKING TABULATION:

BLDG 1 REQ'D RESIDENTIAL	1.3 SPACES/UNIT - 354 UNITS X 1.3 SPACES = 460 SPACES*
ALL OTHER BLDG RESIDENTIAL	1.6 SPACES/UNIT - 1,000 UNITS X 1.6 SPACES = 1,600 SPACES*
REQUIRED SITE RETAIL USE	1 SPACE/200 NET SF FIRST 1,000 NET SF PLUS 6 SPACES/EACH ADDITIONAL 1,000 NET SF.
	GROSS SF OF RETAIL = 65,500 X .80 = 52,400 NET SF
	1000/200 = 5 SPACES
	50,400/1000 X 6 = 303 SPACES
	TOTAL PARKING REQUIRED RETAIL = 308 SPACES

TOTAL PARKING REQUIRED RESIDENTIAL AND RETAIL = 2,368 SPACES*
TOTAL PARKING PROVIDED RESIDENTIAL AND RETAIL = 2,368 SPACES

LOADING SPACES:

REQUIRED RATIOS:
MULTI FAMILY-1 SPACE FOR THE FIRST 25,000 SF AND ONE SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF
RETAIL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION THEREOF

BUILDINGS 1,2,3,3A,&4
[(1,546,154 - 25,000) / 100,000] + 1 = ...17 (MULTI-FAMILY)
0 SF OF RETAIL = ...0 (RETAIL)
TOTAL = ...17*

BUILDING 5
[(169,135 - 25,000) / 100,000] + 1 = ...3 (MULTI-FAMILY)
[(54,810 - 10,000) / 15,000] + 1 = ...4 (RETAIL)
TOTAL = ...7*

SITE TOTAL = 17 + 7 = ...24*
TOTAL LOADING SPACES REQURIED / PROVIDED = ...10*

*PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING OR USE SHALL BE REQUIRED TO PROVIDE MORE THAN 5 LOADING SPACES-BUILDINGS 1,2,3,3A,&4 ARE A BUILDING CLUSTER ATOP A COMMON GARAGE - THUS A SINGLE BUILDING. BUILDING 5 IS A SEPERATE BUILDING. AS APPROVED IN THE PREVIOUS PCA AND REAFFIRMED IN THE SUBJECT APPLCAITION, THE TOTAL NUMBER OF LAODING SPACES TO BE PROVIDED/REQUIRED FOR THE PROPOSED DEVELOPMENT IS 10

10 SPACES TOTAL INCLUDES SHARED LOADING SPACES IN THE LOFTS BUILDING AND ONE LOADING SPACE FOR BUILDING 1

APPLICANT RESERVES THE RIGHT TO ENTER INTO A SHARED PARKING AGREEMENT WITH THE MULTI-FAMILY HIGH-RISE BUILDINGS AND RETAIL USES.

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 2 of 67

VIKA
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PARK CREST
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION
PCA/FDPA

VIKA REVISIONS
NOV 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008
DES. ENG | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571S
SHEET NO. 2

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PHASED DEVELOPMENT NARRATIVE:

DUE TO THE PHASED NATURE OF CONSTRUCTION ON THE SUBJECT SITE (AS ALLOWED UNDER THE PROFFERS FOR THE PREVIOUSLY APPROVED PCA AND REAFFIRMED IN THE SUBJECT PCA) AT THE TIME OF COMPLETION OF THE FIRST CONSTRUCTION PHASE (PER PLAN 5166-SPV-001-1) TEMPORARY SEDIMENT BASINS WERE LEFT IN PLACE ON THE SITE AND OPEN EXCAVATION ADJACENT TO PORTIONS OF THE PHASE ONE UNDERGROUND PARKING GARAGE WERE LEFT OPEN.

THIS CONDITION WAS COORDIANTED WITH FAIRFAX COUNTY AS EVIDENCED BY THE APPROVAL OF WAIVER 5166-WPFM-004-1. THE SUBJECT PCA CONTAINS NEW PROFFER CONDITIONS WHICH ADDRESS THE INTERIM SITE CONDITION REGARDING THE TEMPORARY SEDIMENT BASINS AND OPEN GARAGE EXCAVATION – THESE CONDITIONS SUPERCEDE 5166-WPFM-004 AS NOTED IN THE PROFFERS.

DETAILED INFORMATION REGARDING THE PHASING, DURATION, AND POTENTIAL REMEDIATION MEASURES (AS NECESSARY) FOR THESE INTERIM CONDITIONS IS CONTAINED IN THE PROFFER CONDITIONS.

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 3 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045761
4/9/16
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

EXISTING CONDITION PER 5166-SPV-001-1

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McLEAN, VA LEESBURG, VA GERMANTOWN, MD

PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: FEB 2010	
DES. KUO	DWN. CADD
SCALE: 1"=60'	
PROJECT/FILE NO. 6571	
SHEET NO. 3	

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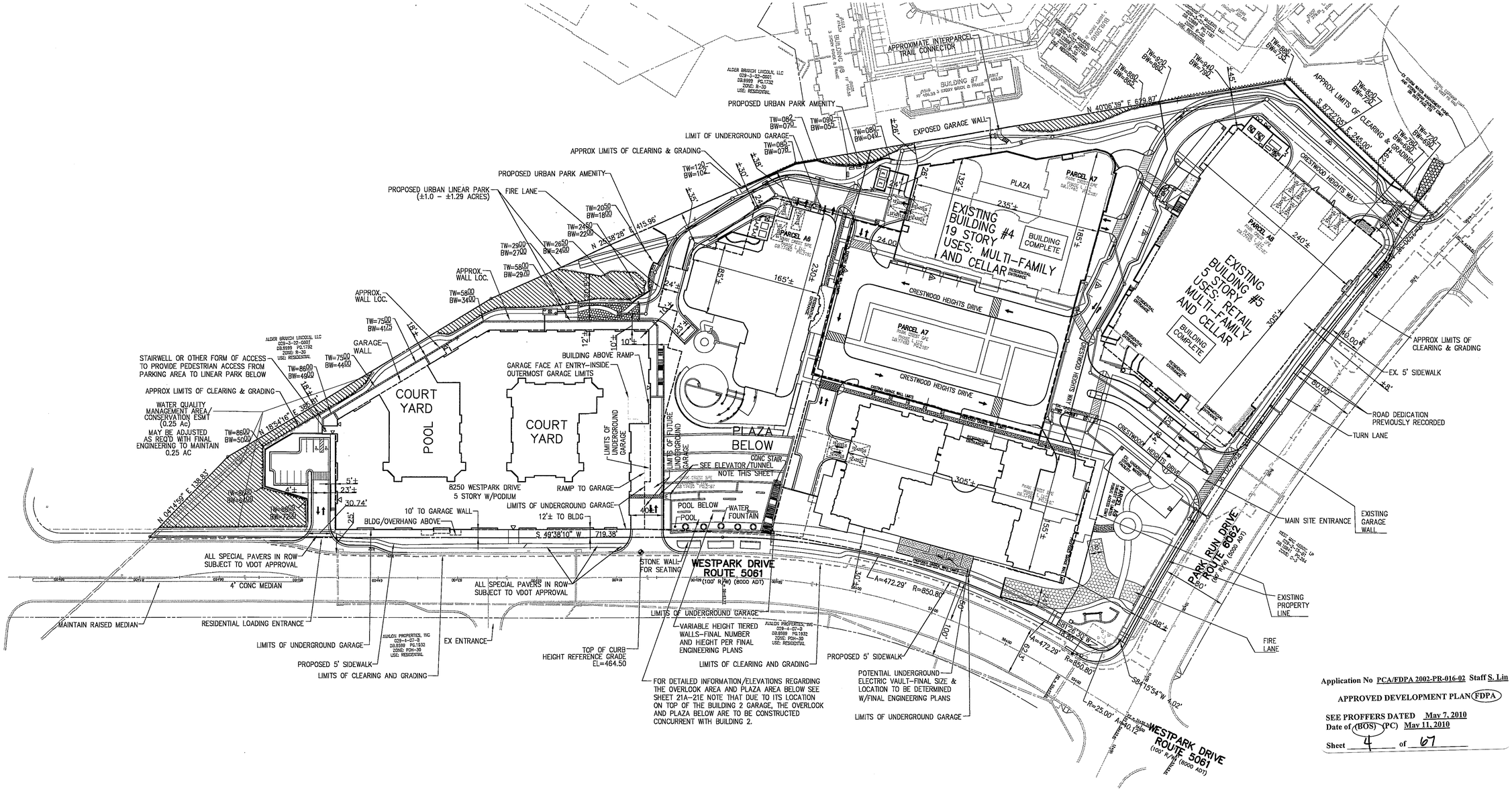

ELEVATOR/TUNNEL NOTE:

ELEVATOR SHAFT TO GARAGE TO PROVIDE ACCESS TO RESIDENTS/GUESTS OF BUILDINGS 1,2,3,3A & 4 FROM SAID BUILDINGS TO WESTPARK DRIVE–AT GRADE ELEVATOR FACILITY WILL PROVIDE A COVERED ENTRY POINT SIMILAR TO A BUS STOP SHELTER–FINAL DETAILS/DESIGN/LOCATION PER FINAL CONSTRUCTION DOCUMENTS–ELEVATOR SHALL BE PROVIDED CONCURRENT WITH GARAGE CONSTRUCTION IN THE AREA FOR APPROPRIATE DEVELOPMENT PHASE. IN ORDER TO PROVIDE ACCESS TO BUILDING 1 RESIDENTS AND ENSURE A SINGLE GARAGE FOR REFERENCED BUILDINGS, A PEDESTRIAN TUNNEL FROM BUILDING 1 TO ELEVATOR SHAFT WILL BE PROVIDED UNDER THE ENTRANCE/DRIVE AISLE. ELEVATOR SHALL HAVE A 'STOP' TO ACCOMMODATE THIS TUNNEL CONNECTION. SEE ALSO SHEET 12 AND 16.

GARAGE NOTES:

PER PROFFER CONDITIONS, BUILDING 1, 1A, 2, 3, 3A, AND 4 ARE TO BE CONSTRUCTED ON A COMMON GARAGE. TO SATISFY THIS REQUIREMENT, PEDESTRIAN AND/OR VEHICULAR CONNECTION SHALL BE PROVIDED BETWEEN BUILDING 1 GARAGE AND GARAGE(S) FOR OTHER AFOREMENTIONED BUILDINGS. THIS MAY BE VIA VEHICULAR CONNECTION OR PEDESTRIAN CONNECTION–PEDESTRIAN CONNECTION MAY BE VIA STAIR/ELEVATOR CONNECTING TWO AREAS OR STAIR/ELEVATOR TO THE SURFACE LEADING TO A COVERED WALKWAY OR ANY OTHER METHOD SPECIFICALLY ALLOWED IN THE PROFFERS.

NOTES:

PHASE I DEVELOPMENT (BUILDINGS 4 & 5, CENTER PLAZA, AND CORNER PARK) HAS BEEN COMPLETED. SITE PLAN #5166–SPV–001–1 IS APPROVED AND COMPLETED. THIS PLAN ESTABLISHED AN AVERAGE GRADE FOR CELLAR IN BUILDING 1, 1A, 2, 3, 3A AND 4 (ALL BUILDINGS TO BE CONSTRUCTED ON A COMMON GARAGE) AT 441.37'. THE AVERAGE GRADE FOR BUILDING 5 IS APPROVED AT 403.10' PER THE SAME PLAN. SEE SHEET 2 FOR ALL SITE AND BUILDING TABULATIONS.

WALL HEIGHT NOTE:

ALL WALL HEIGHTS SHOWN ON THIS PCA ARE APPROXIMATE.

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

Sheet 4 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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TYSONS WESTPARK A–6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA/PCA PLAT

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=60'

PROJECT/FILE NO. 6571S

SHEET NO. 4

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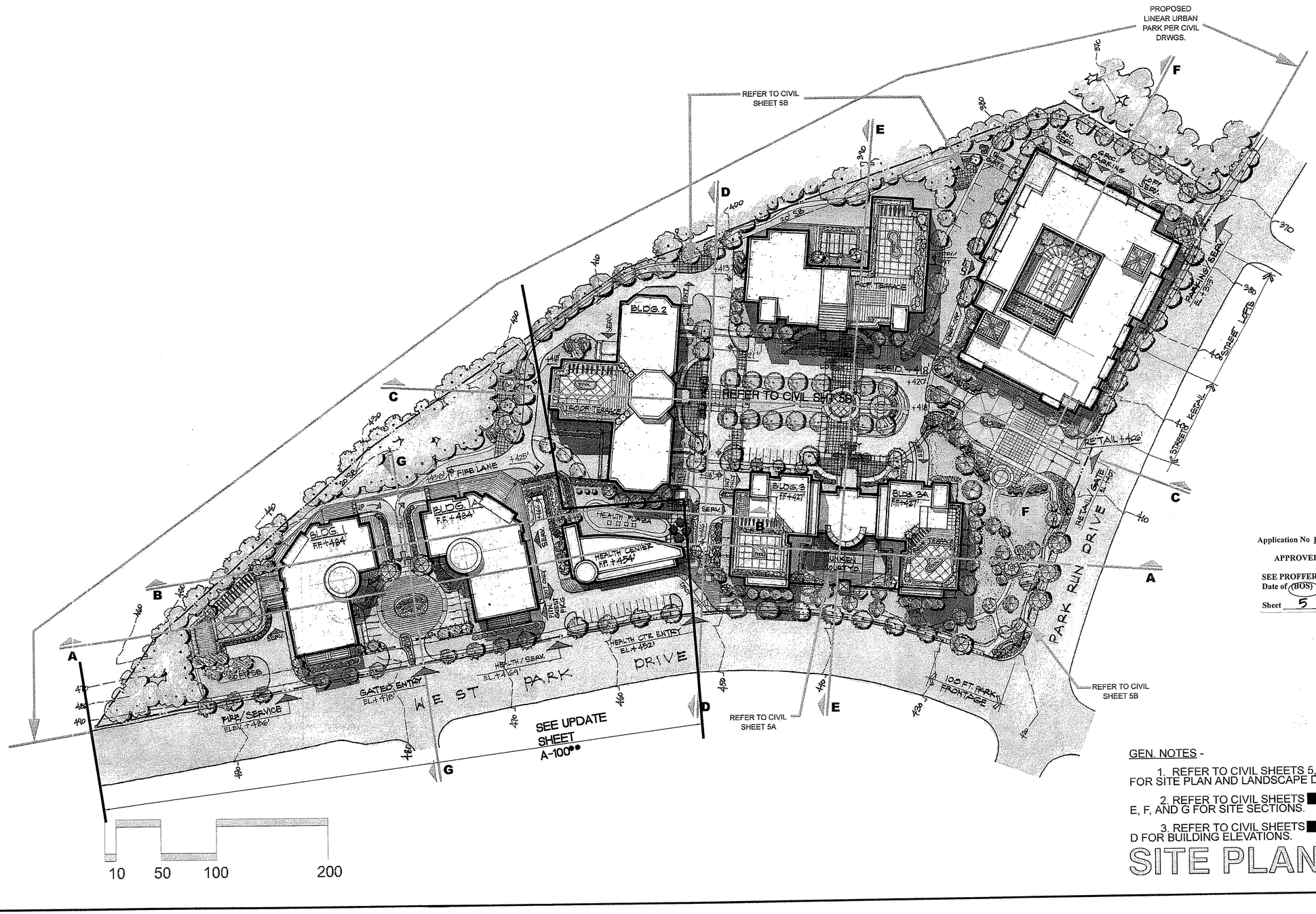

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 5 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/16
PROFESSIONAL ENGINEER

GEN. NOTES -

1. REFER TO CIVIL SHEETS 5, 5A, AND 5B FOR SITE PLAN AND LANDSCAPE DETAILS.
2. REFER TO CIVIL SHEETS A, B, C, D, E, F, AND G FOR SITE SECTIONS.
3. REFER TO CIVIL SHEETS [redacted] D FOR BUILDING ELEVATIONS.

SITE PLAN - Roof Plan

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
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SITE PLAN
ROOF PLAN

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
REV: 11-02-09
REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE: MARCH 24, 2004

DES.	DWN.
ARCH	CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 5

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WDG ARCHITECTURE PLANNING

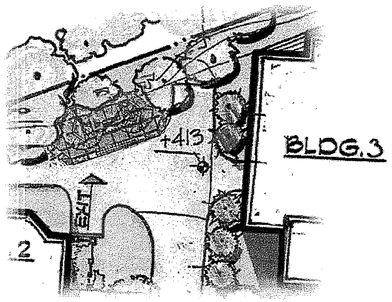
TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

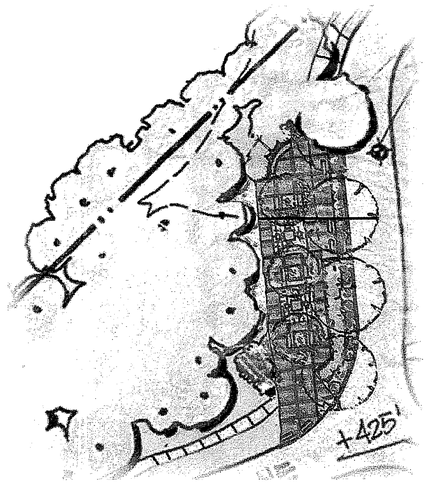
WEST GROUP

Jun.06.04

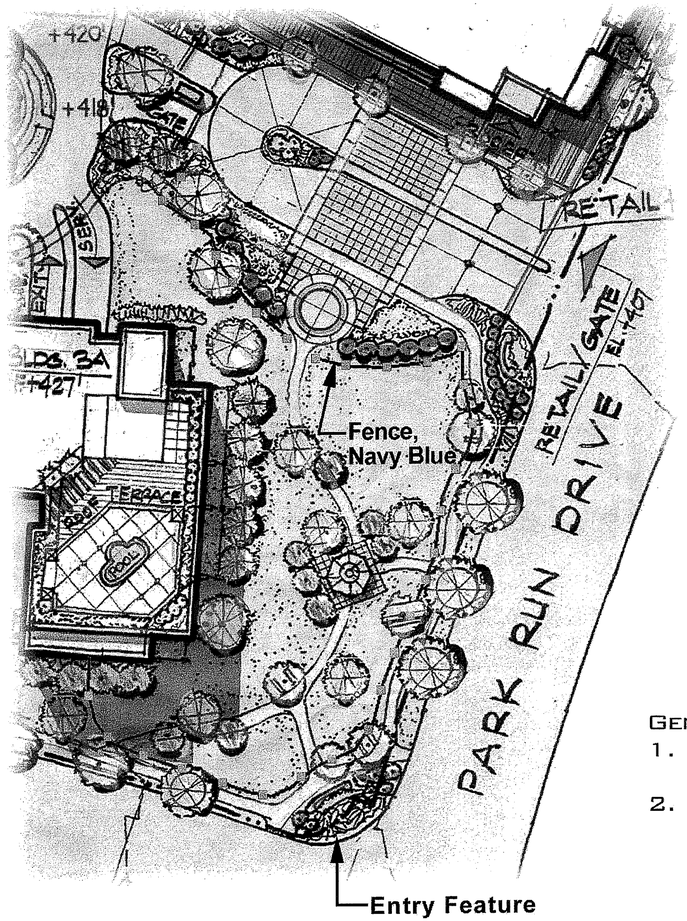
WA 03068



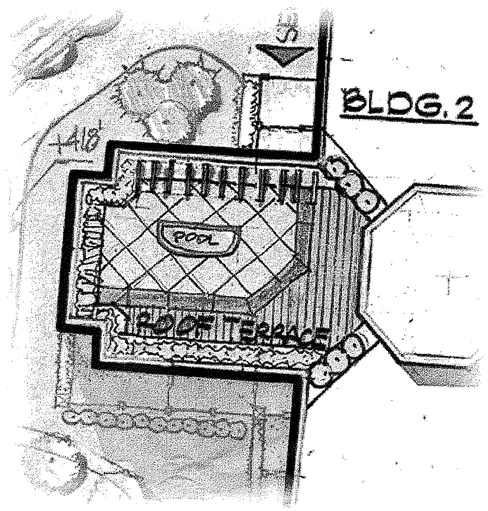
POCKET PARK



POCKET PARK II



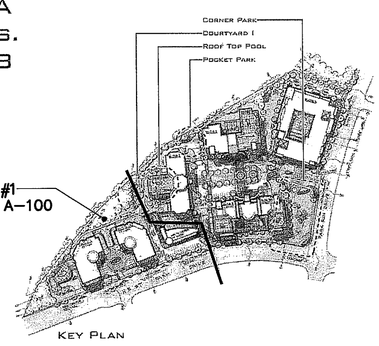
CORNER PARK



ROOFTOP POOL DETAIL

GEN NOTES:

1. REFER TO CIVILDRAWINGS 5A FOR CENTRAL PLAZA DETAILS.
2. REFER TO CIVILDRAWINGS 5B FOR LANDSCAPE DETAILS.



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 5 of 67

10 50 100 200

ENLARGED LANDSCAPE - Details

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARKS AND POOL DETAILS

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
4/14/10
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
REV: 11-02-09
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REV: 03-19-10
REV: 04-09-10

DATE: MARCH 24, 2004
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 5A

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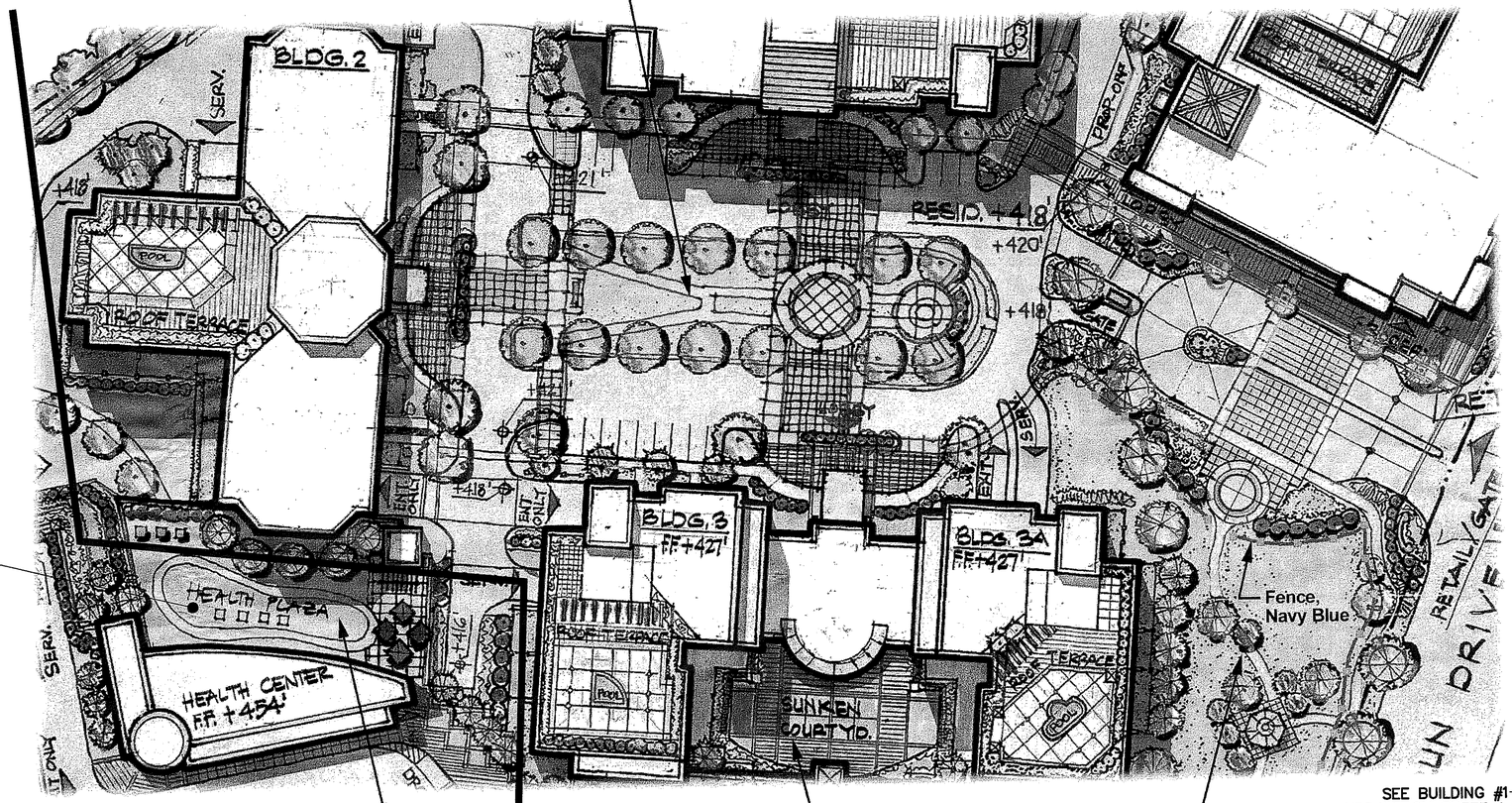
Central Plaza,



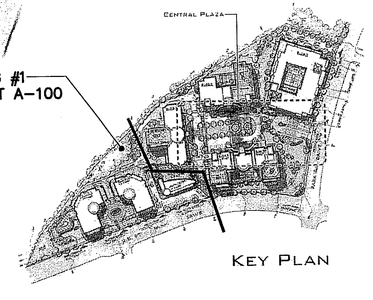
SEE BUILDING #1
UPDATE ON SHEET A-001

Health Plaza,

Sunken Courtyard,

Corner Park,

SEE BUILDING #1
UPDATE ON SHEET A-100



KEY PLAN

10 50 100 200

ENLARGED LANDSCAPE - DETAILS

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
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WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
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CENTER PLAZA DETAILS

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
REV: 11-02-09
REV: 02-01-10
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REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES. ARCH	DWN. CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 5B

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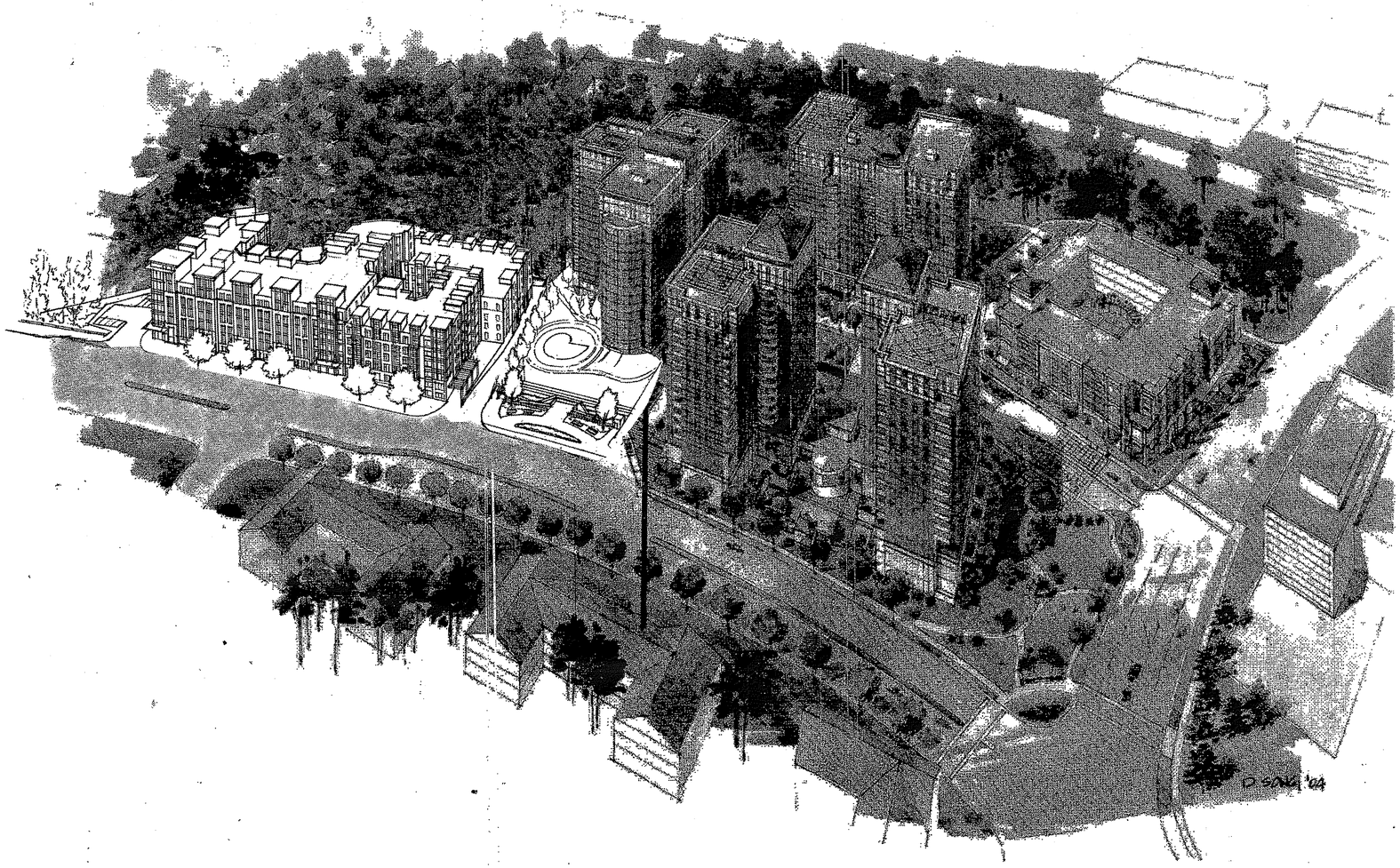

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 7 of 67

PERSPECTIVE - Aerial

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A12

VIA 03088

Scale: NA

COMMONWEALTH OF VIRGINIA
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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
AERIAL

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-7-04
REV: 4-9-10

DATE: MARCH 24, 2004
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6

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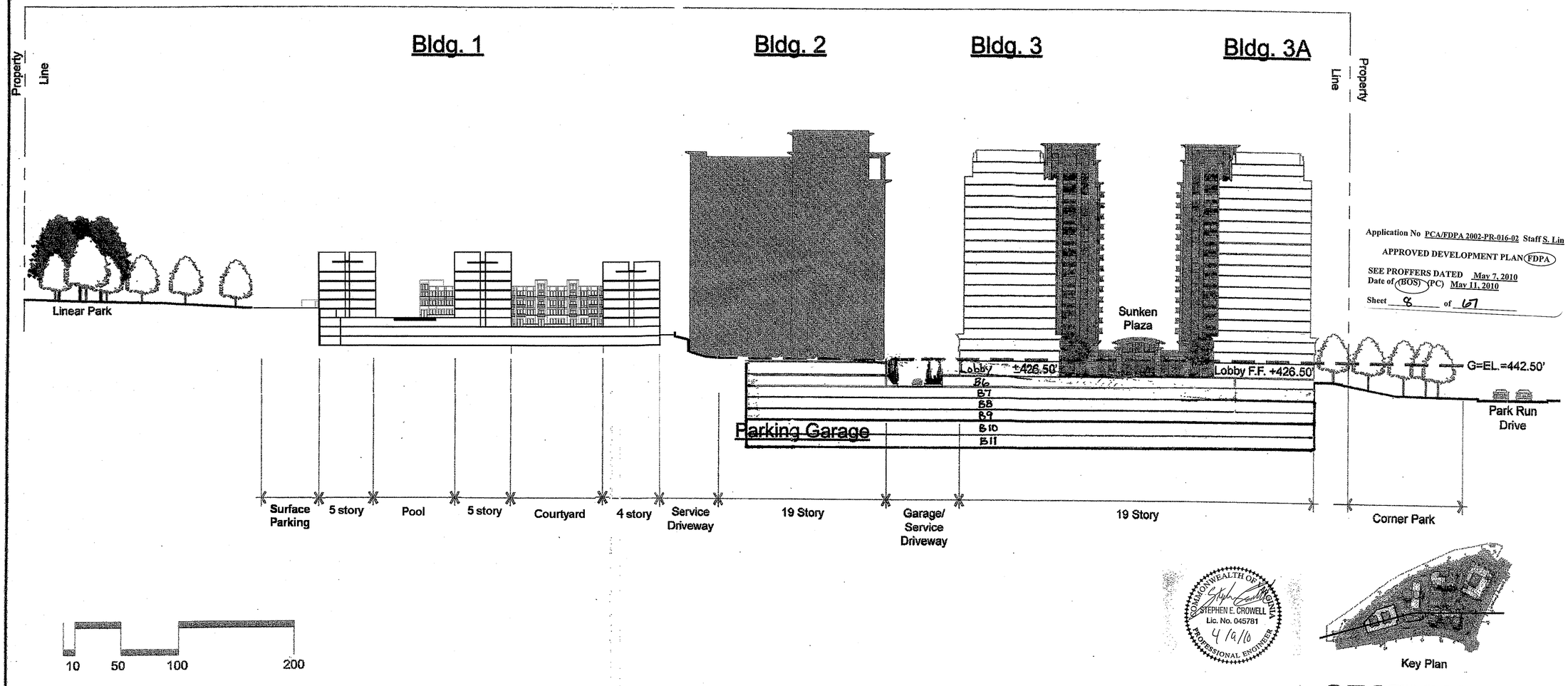

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 8 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

Key Plan

SECTION A

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
#A 03068

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION A

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV 7-7-04
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DATE: MARCH 24, 2004
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SHEET NO. 6A

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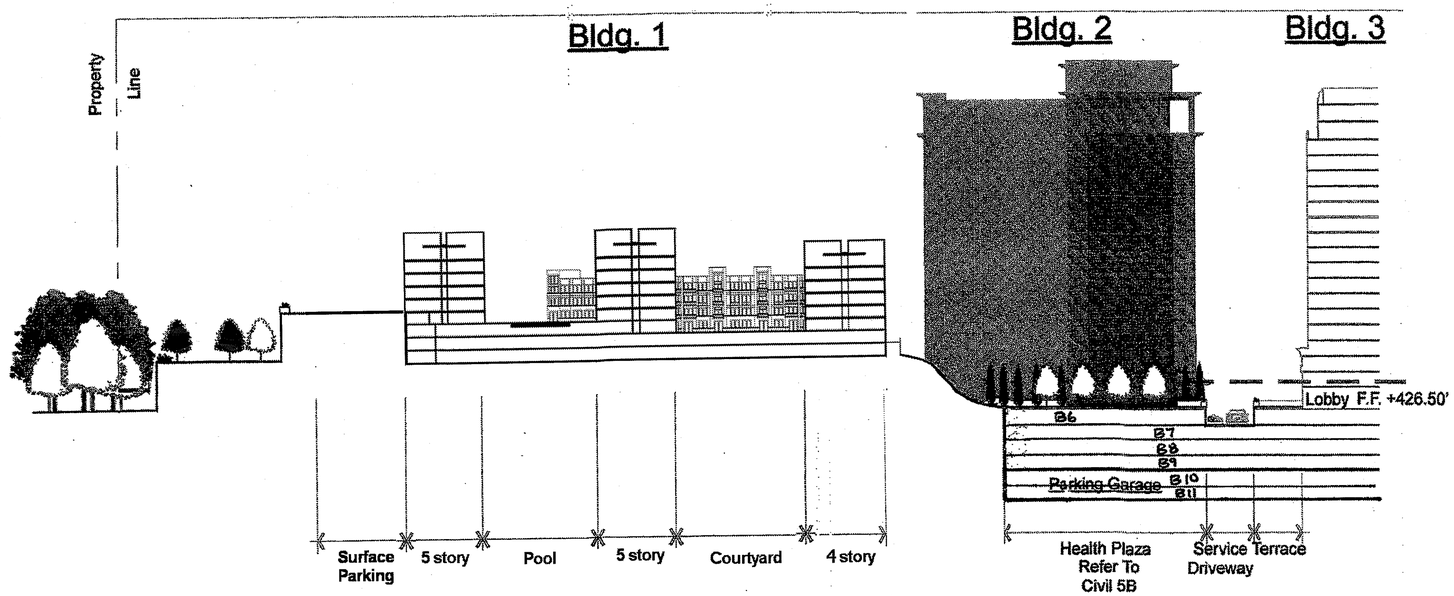
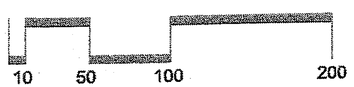


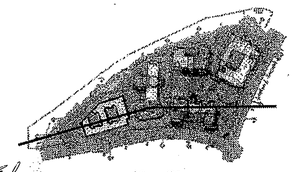


Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 9 of 67



Key Plan

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

SECTION B

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION B

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV 7-7-04
REV 4-9-10

DATE: MARCH 24, 2004
DES. ARCH | DWN. CADD
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PROJECT/FILE NO. 6571C
SHEET NO. 6B

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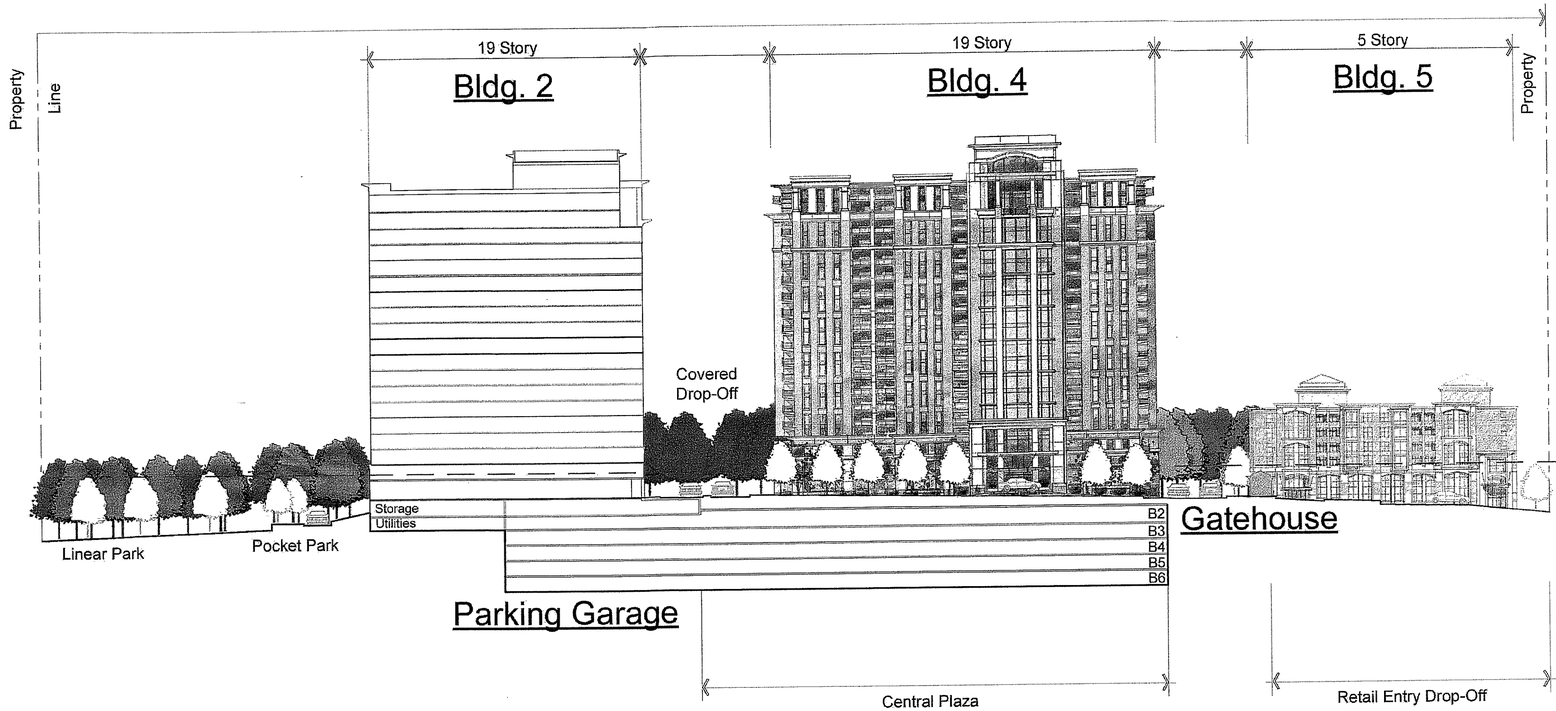

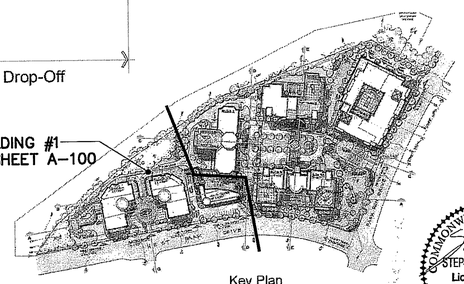

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SECTION C

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 10 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WDG ARCHITECTURE PLANNING

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TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION C

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
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REV: 02-01-10
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REV: 04-09-10

DATE:MARCH 24, 2004
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6C

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Property Line

SEE UPDATE SHEET 4
**

B

Bldg. 2

Property Line

Roof Terrace

+460'

West Park Drive

Terraced Landscape

Health Club

Health Plaza

G–EL. ~~+449.26'~~

B1
B2
B3
B4

10ft.

Continous Ramp

Surface Parking

Health Garage

Parking Garage

B2
B3
B4
B5
B6

Covered Entry

Service Road

19 Story

B

10 50 100 200

Application No. PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 11 of 67

SEE BUILDING #1
UPDATE ON SHEET A–100

Key Plan

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

SECTION D

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

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

TYSONS WESTPARK A–6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION D

VIKA REVISIONS

REV: 3–24–04
REV: 4–23–04
REV: 5–17–04
REV: 6–04–04
REV: 6–14–04
REV: 7–07–04
REV: 5–20–08
REV: 11–02–09
REV: 02–01–10
REV: 03–01–10
REV: 03–19–10
REV: 04–09–10

DATE:MARCH 24, 2004
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6D

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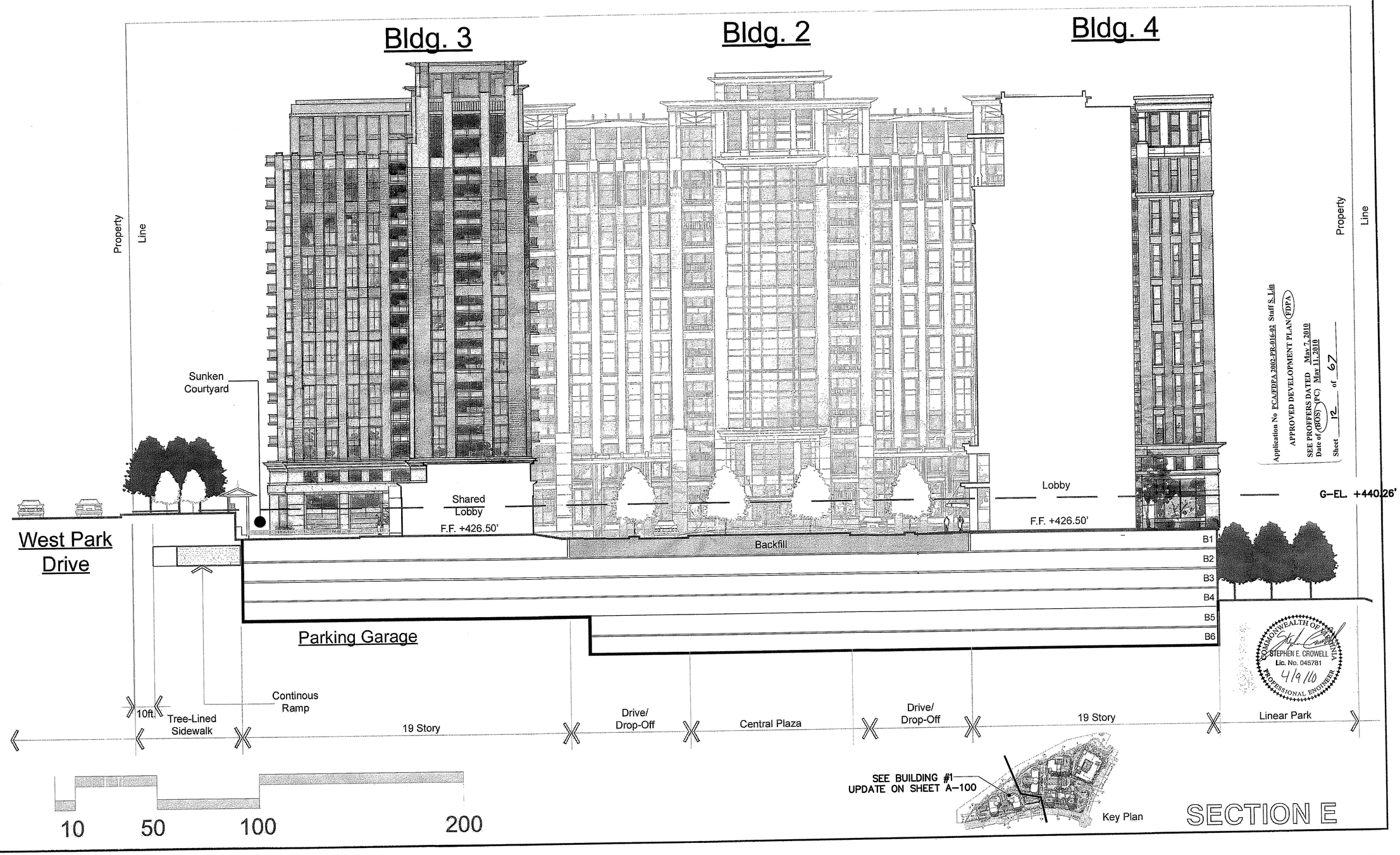

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 12 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION E

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
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VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
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REV: 03-01-10
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REV: 04-09-10

DATE:	MARCH 24, 2004
DES.	ARCH
DWN.	CADD
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PROJECT/FILE NO.	6571C
SHEET NO.	6E

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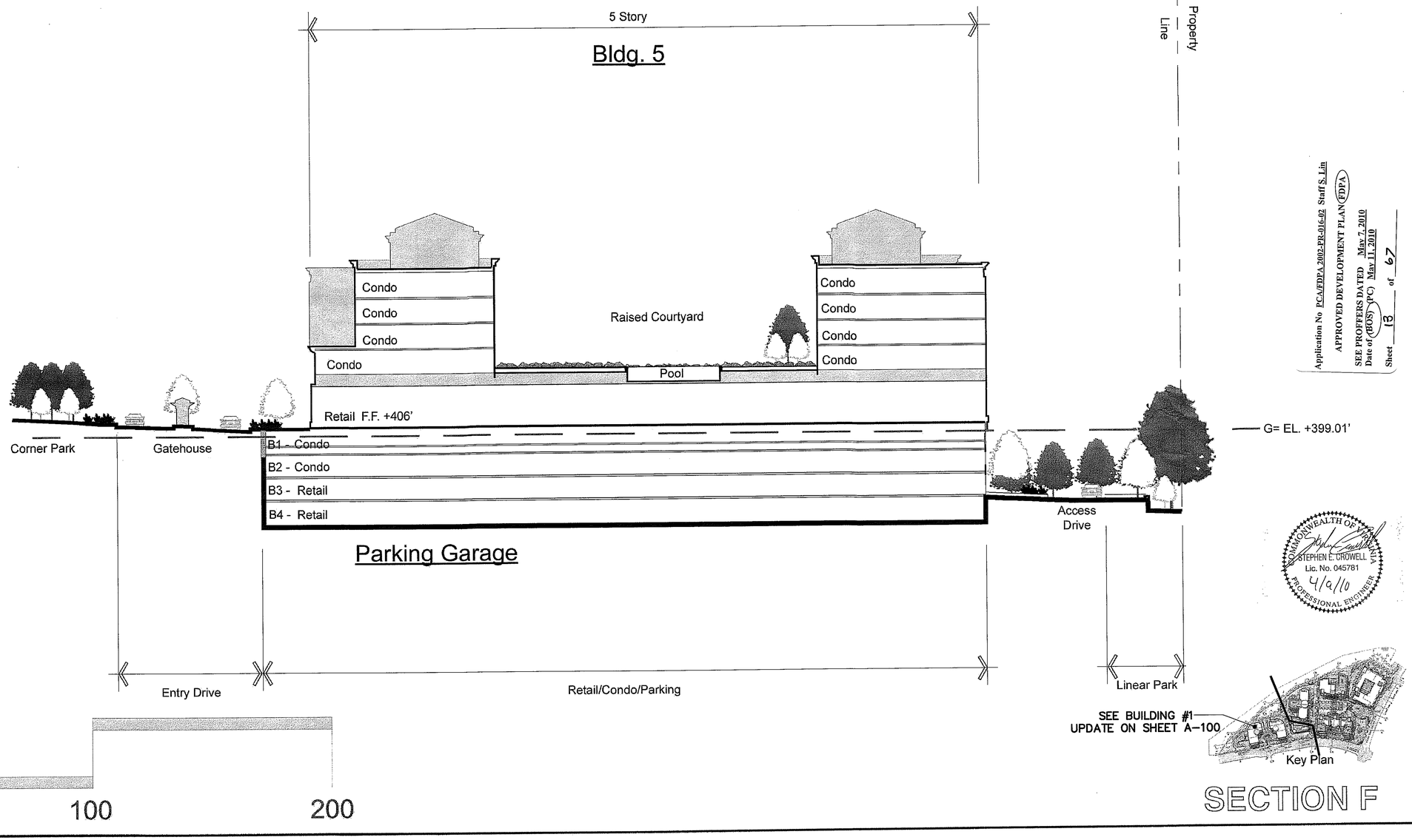
WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
WA 03068



SECTION F

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

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JUN.06.04
WA 03068

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION F

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
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REV: 11-02-09
REV: 02-01-10
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REV: 04-09-10

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DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6F

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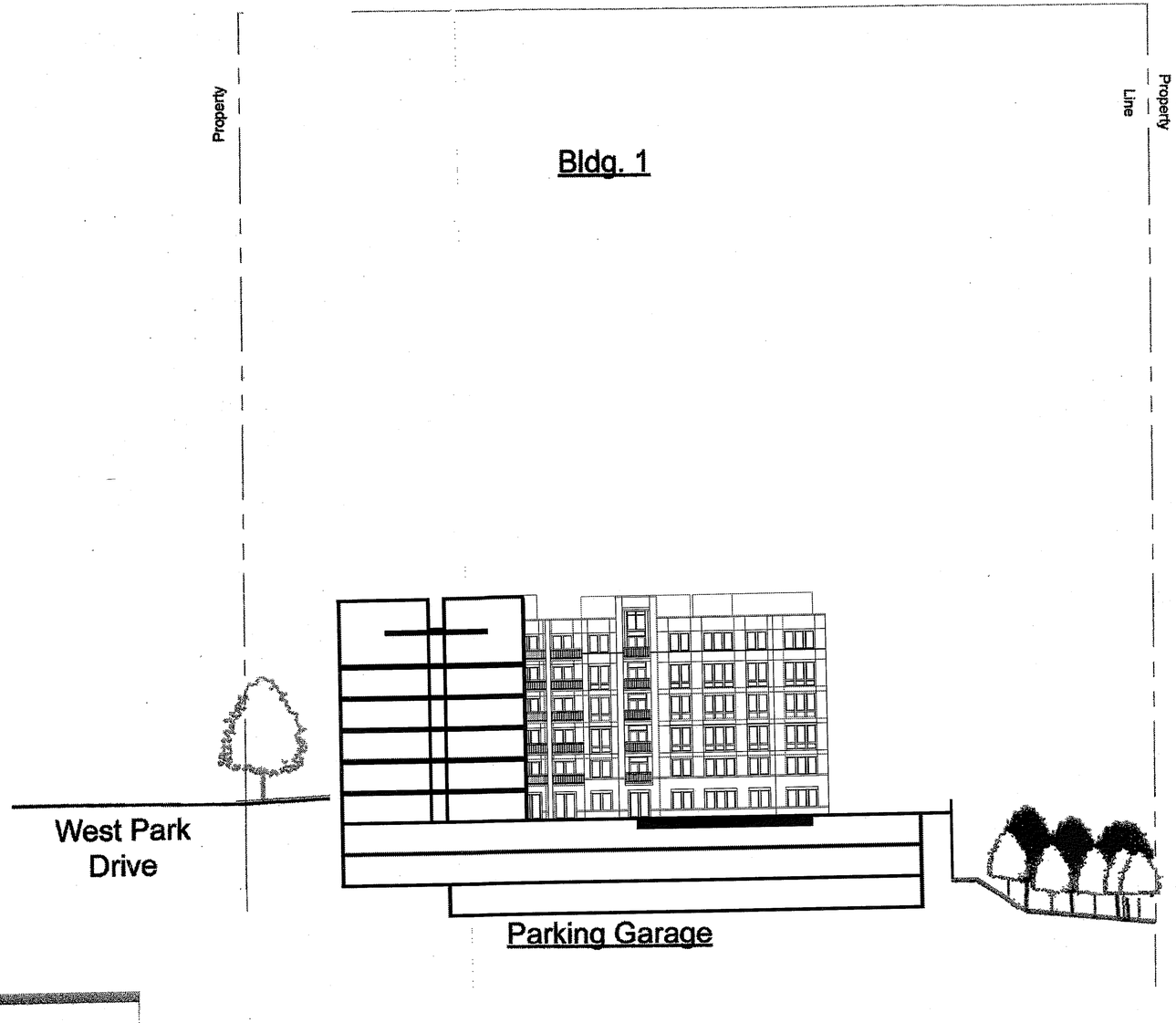

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

SECTION G

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.08.04
WA 03088

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION G

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-7-04
REV 4-9-10

DATE: MARCH 24, 2004
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 8571C
SHEET NO. 6G

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
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PERSPECTIVE - NW Aerial

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUL.08.04
WA 03068

A12.A

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TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION H

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 7-07-04
REV 4-9-10

DATE: MARCH 23, 2004
DES. ENG
DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 6H

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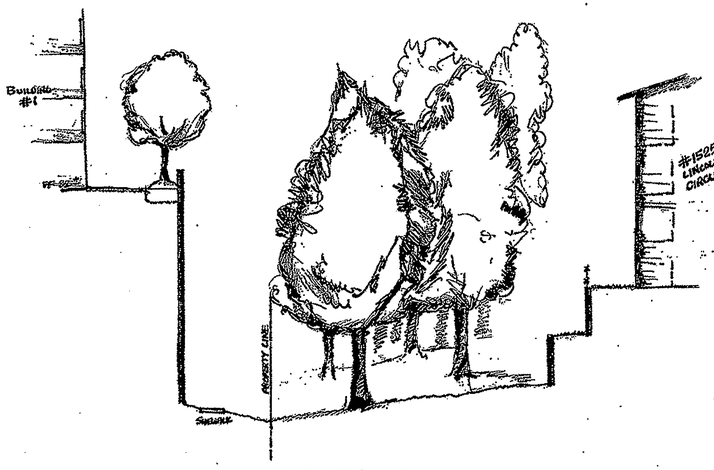

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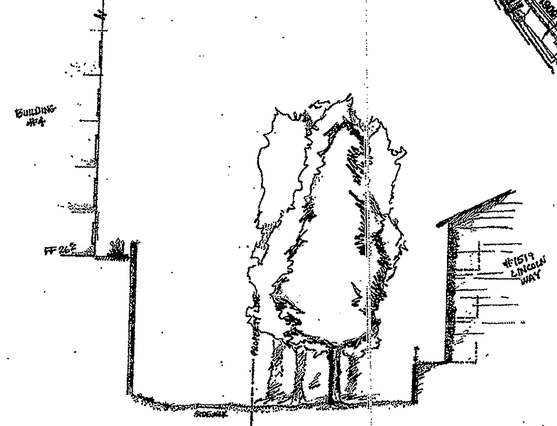

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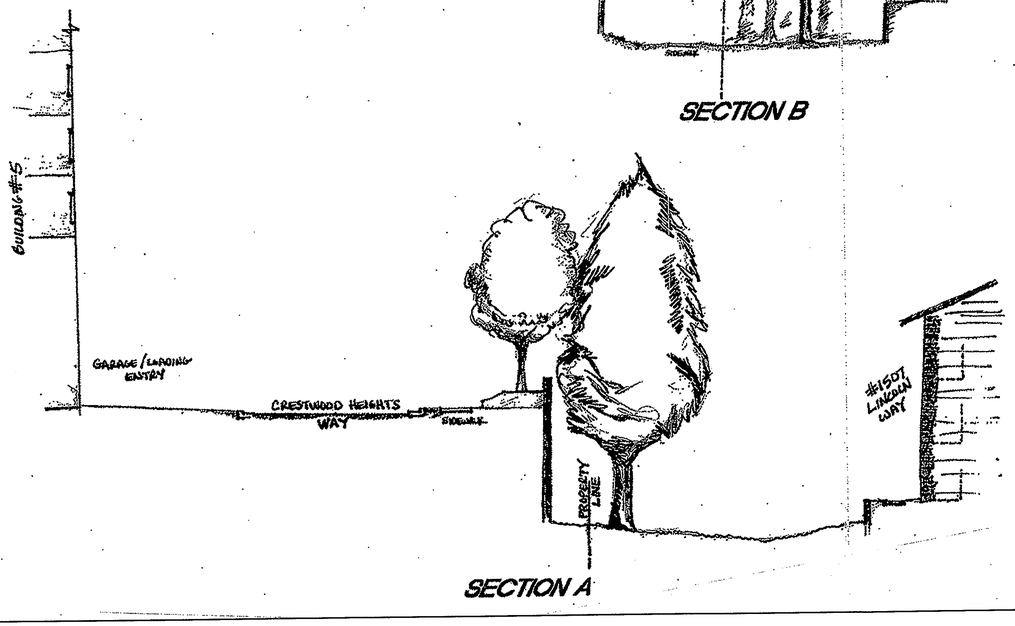

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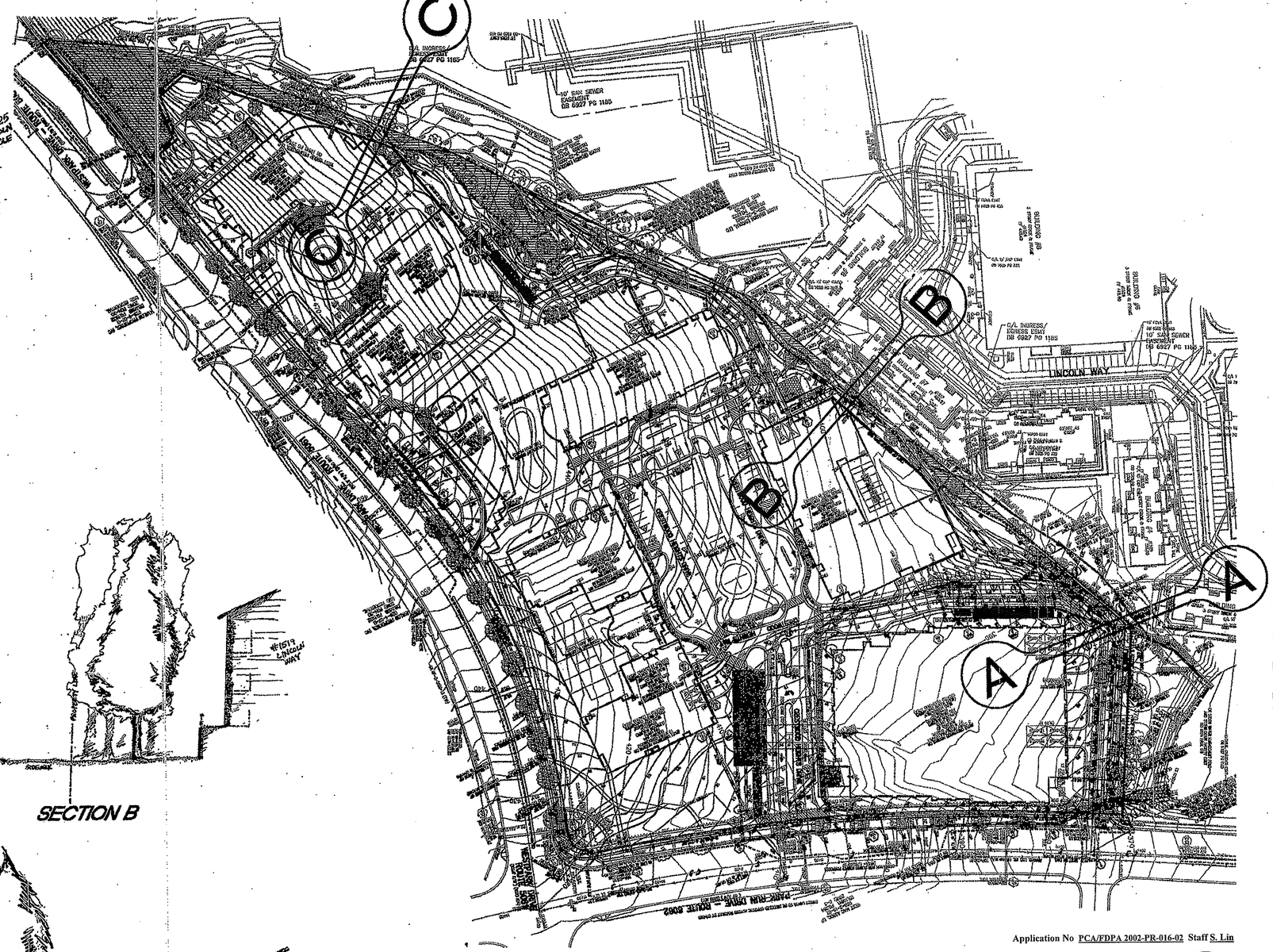

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 16 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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MCLEAN, VA FREDERICK, MD

TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTIONS

VIKA REVISIONS

REV: 3-24-04
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REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
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REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 23, 2004

DES. ENG	DWN. CADD

SCALE: AS NOTED

PROJECT/FILE NO. 6571C

SHEET NO. 61

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Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 17 of 67

PERSPECTIVE - Along Park Run Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A11

WA 03088

Scale: NA

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
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McLEAN, VA GERMANTOWN, MD LEESBURG, VA

TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
ALONG PARK RUN DRIVE

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
REV: 11-02-09
REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES. ARCH	DWN. CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 7

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Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 18 of 67

PERSPECTIVE - View of Plaza

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A13
WA 03068
Scale: NA

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TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
VIEW OF PLAZA

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
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REV: 04-09-10

DATE:MARCH 24, 2004

DES.	DWN.
ARCH	CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 8

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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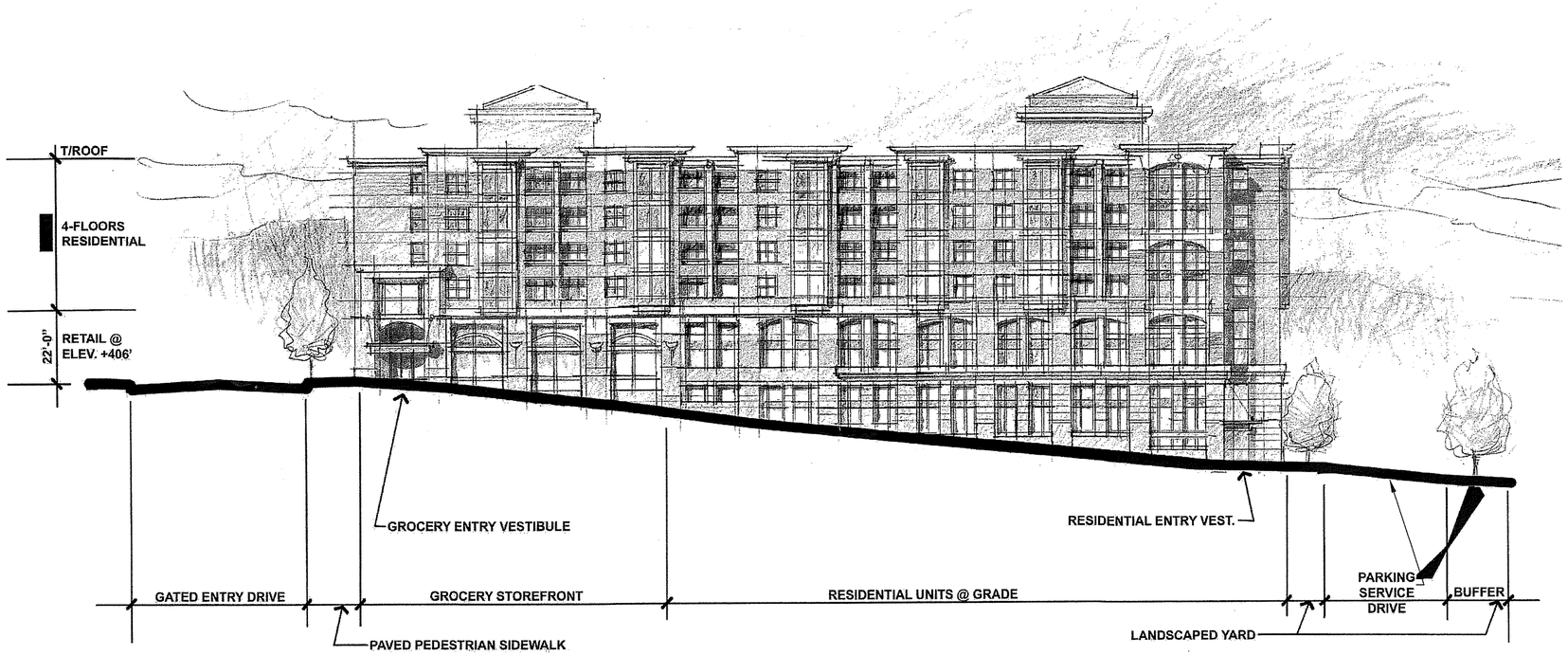

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 19 of 67

BLDG 5 ELEVATION - Along Park Run Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A7
WA 03068
Scale : 1/20" = 1'-0"

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 5 ELEVATION
ALONG PARK RUN DRIVE

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
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REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES. ARCH	DWN. CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 9

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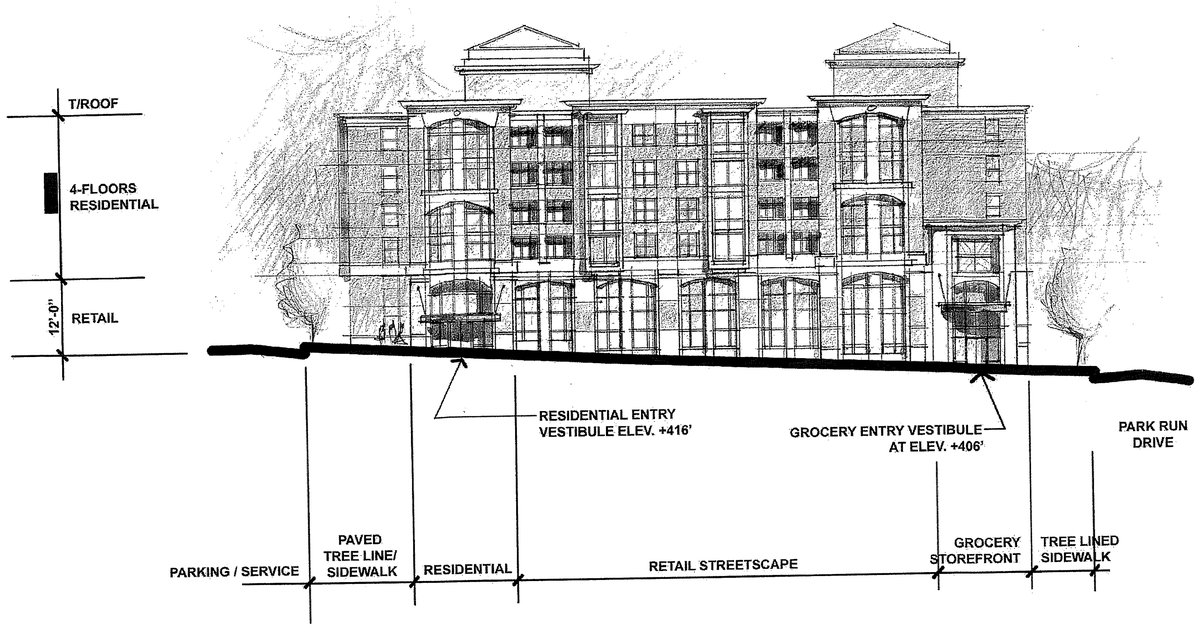

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 20 of 67

BLDG 5 ELEVATION - Along Entry Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A8
WA 03068
Scale : 1/20" = 1'-0"

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 5 ELEVATION
ALONG ENTRY DRIVE

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
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REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES. ARCH	DWN. CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

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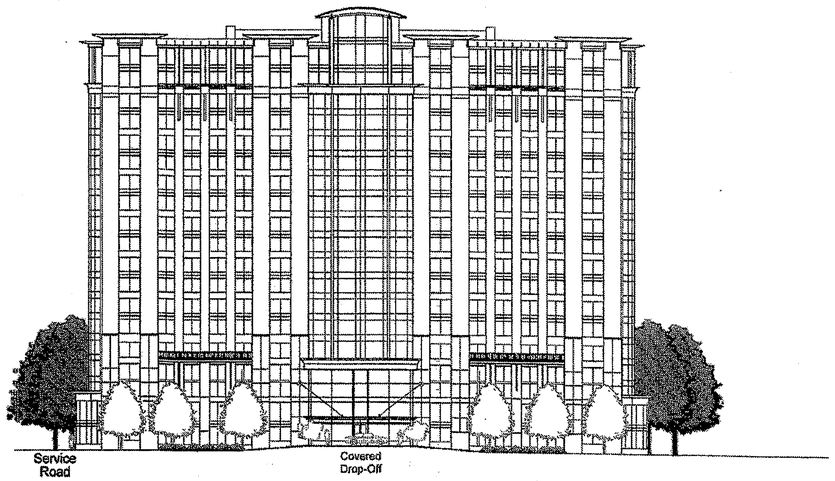
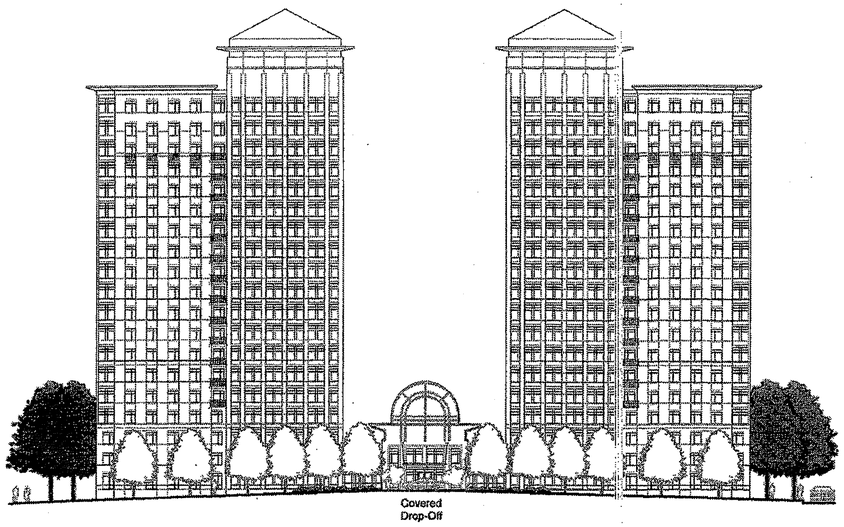


Building 2



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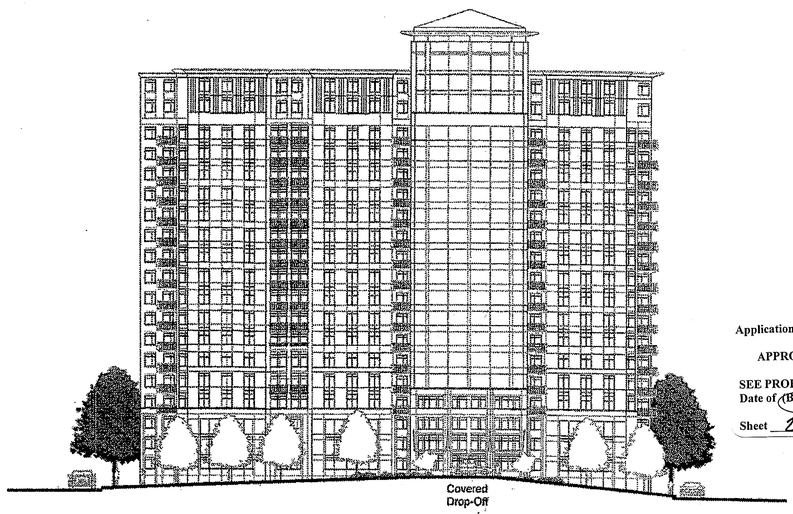

Building 4

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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4/9/10
PROFESSIONAL ENGINEER

Elevations

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAY.13.04 WA 03066

A10.1

Scale : 1/30"= 1'-0"

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TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS

VIKA REVISIONS

REV: 3-24-04
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REV: 5-17-04
REV: 8-04-04
REV: 6-14-04
REV: 7-7-04
REV 4-9-10

DATE:MARCH 24, 2004
DES. ARCH | DWN. CADD
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SHEET NO. 10

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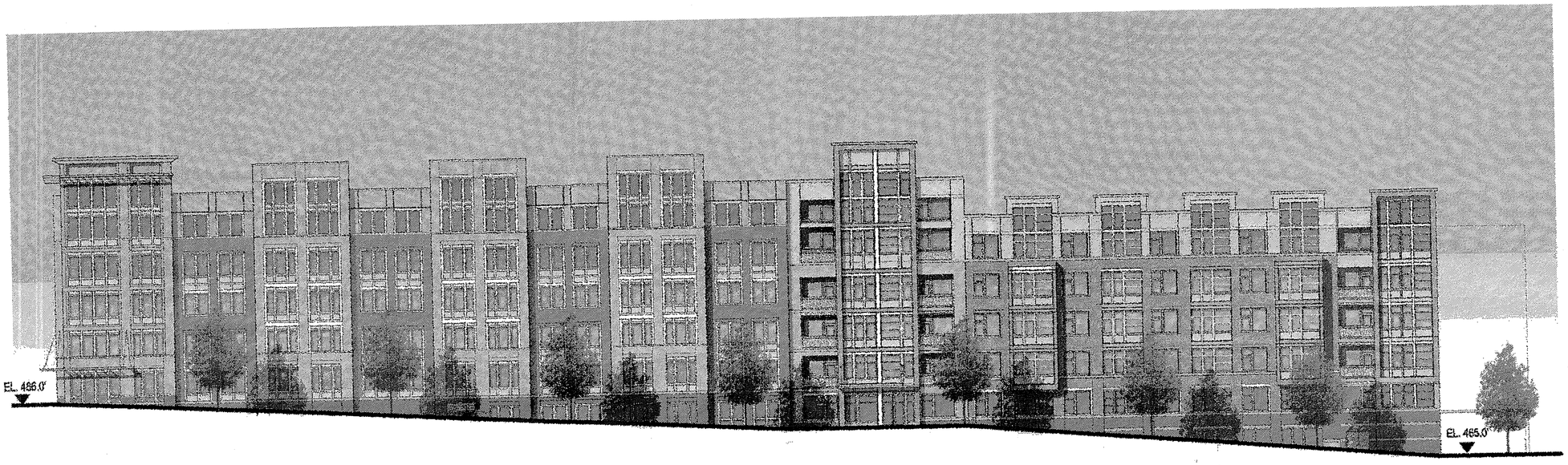

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 22 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

ELEVATION - BUILDING 1/1A

WDG ARCHITECTURAL PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.08.04

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TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 1/1A
ELEVATION

VIKA REVISIONS
REV: 3-24-04
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REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-7-04
REV 4-9-10

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DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 10A

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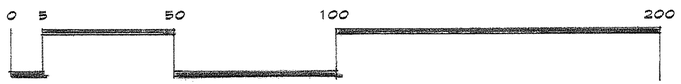

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

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Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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4/9/10
PROFESSIONAL ENGINEER

ELEVATION - BUILDING 2

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04

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PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 2 ELEVATION

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
REV: 11-02-09
REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES.	DWN.
ARCH	CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 10B

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0 5 50 100 200

ELEVATION - BUILDING 3/3A

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 24 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.08.04

WA 03068

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TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 3/3A
ELEVATION

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
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REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES.	DWN.
ARCH	CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 10C

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0 5 50 100 200

ELEVATION - BUILDING 4

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Sheet 25 of 67

COMMONWEALTH OF VIRGINIA
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TYSONS WEST PARK - A Concept Plan

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BLDG 4 ELEVATION

VIKA REVISIONS

REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
REV: 5-20-08
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REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 24, 2004

DES.	DWN.
ARCH	CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 10D

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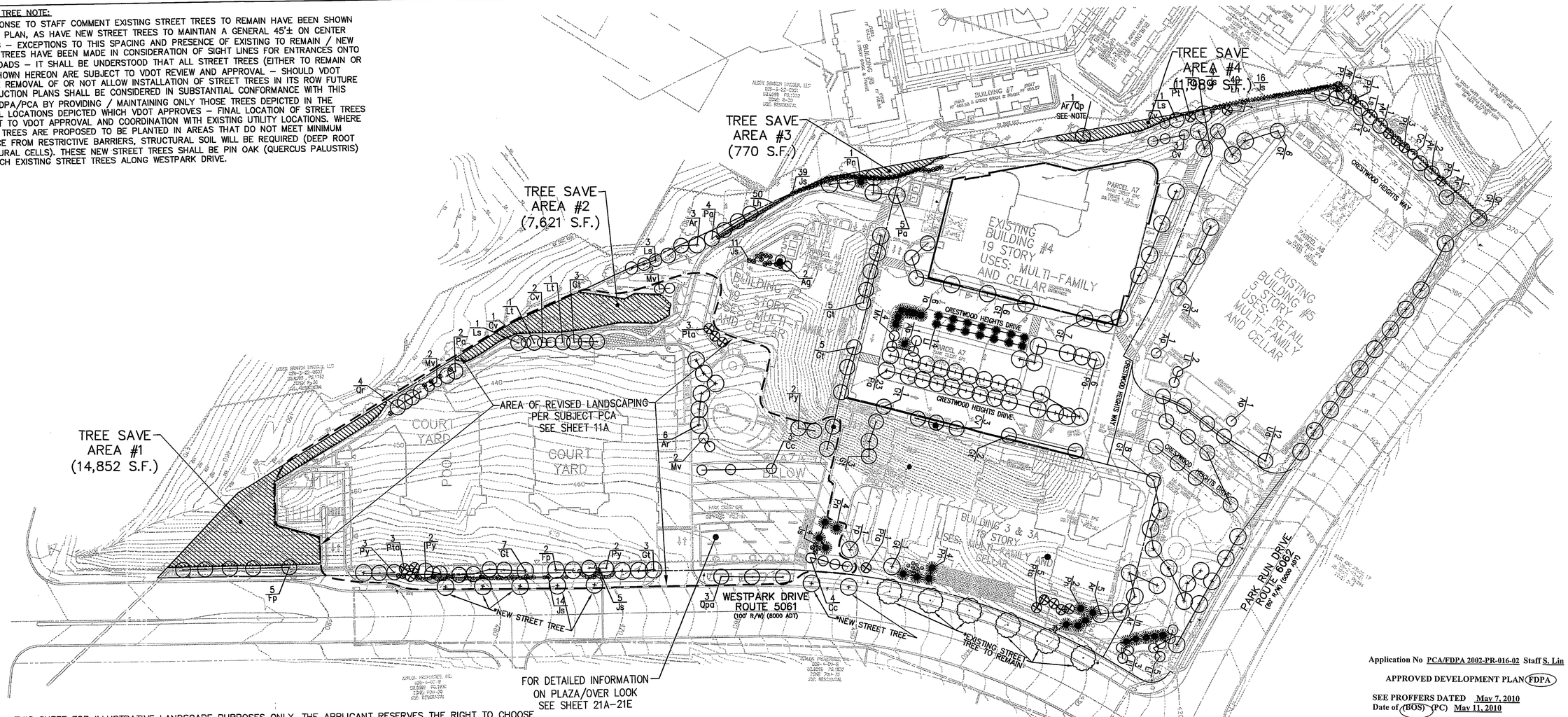
*STREET TREE NOTE:
IN RESPONSE TO STAFF COMMENT EXISTING STREET TREES TO REMAIN HAVE BEEN SHOWN ON THIS PLAN, AS HAVE NEW STREET TREES TO MAINTIAN A GENERAL 45'± ON CENTER SPACING – EXCEPTIONS TO THIS SPACING AND PRESENCE OF EXISTING TO REMAIN / NEW STREET TREES HAVE BEEN MADE IN CONSIDERATION OF SIGHT LINES FOR ENTRANCES ONTO VDOT ROADS – IT SHALL BE UNDERSTOOD THAT ALL STREET TREES (EITHER TO REMAIN OR NEW) SHOWN HEREON ARE SUBJECT TO VDOT REVIEW AND APPROVAL – SHOULD VDOT REQUIRE REMOVAL OF OR NOT ALLOW INSTALLATION OF STREET TREES IN ITS ROW FUTURE CONSTRUCTION PLANS SHALL BE CONSIDERED IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA/FDPA/PCA BY PROVIDING / MAINTAINING ONLY THOSE TREES DEPICTED IN THE GENERAL LOCATIONS DEPICTED WHICH VDOT APPROVES – FINAL LOCATION OF STREET TREES SUBJECT TO VDOT APPROVAL AND COORDINATION WITH EXISTING UTILITY LOCATIONS. WHERE STREET TREES ARE PROPOSED TO BE PLANTED IN AREAS THAT DO NOT MEET MINIMUM DISTANCE FROM RESTRICTIVE BARRIERS, STRUCTURAL SOIL WILL BE REQUIRED (DEEP ROOT STRUCTURAL CELLS). THESE NEW STREET TREES SHALL BE PIN OAK (QUERCUS PALUSTRIS) TO MATCH EXISTING STREET TREES ALONG WESTPARK DRIVE.



THIS SHEET FOR ILLUSTRATIVE LANDSCAPE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO CHOOSE ALTERNATIVE PLANT SPECIES AND PLANT LOCATIONS AT THE TIME OF FINAL SITE PLAN SO LONG AS THE TOTAL NUMBER OF PLANTS AND THE CANOPY COVERAGE PROVIDED MEETS THE MINIMUM REQUIRED PER THIS APPLICATION.

THIS LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROFFERS OF THE REZONING. THIS PLAN COMPLIES WITH ARTICLE 12 OF THE PFM PRIOR TO THE REVISIONS OF THE PFM EFFECTIVE JANUARY 1, 2009.

PLANT LIST

* 10 YR. CANOPY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NORMAL COVER PER TREE *AREA (SF)	TOTAL COVER (SF)	ENERGY CONSERVATION (NTCAX.5) x #ECTP
Aa	25	Amelanchier arborea	Downey Serviceberry	2"Cal.	Well branched – B&B	100	2500	
Ar	9	Acer rubrum 'October Glory'	Red Maple	3"Cal.	Balanced head – B&B	250	2250	.
Fp	11	Celtis occidentalis	Hackberry	3"Cal.	Balanced head – B&B	175	1925	.
Up	10	Tilia americana	American Linden	3"Cal	Well branched – B&B	250	2500	
Pa	9	Platanus acerfolia	London Planetree	3"Cal.	Well formed – B&B	250	1750	
Qp	26	Quercus phellos	Willow Oak	3"Cal.	Dense, balanced head – B&B	250	6500	.
Qpa	4	Quercus alba	White Oak	3"Cal.	Well branched – B&B	250	1000	.
Ls	5	Ginkgo biloba	Ginkgo (male only)	2"Cal.	Well branched – B&B	200	1000	
Py	22	Diospiros Virginiana	Persimmon	2"Cal.	Well branched – B&B	150	3300	
Cc	18	Cercis canadensis	Eastern Redbud	2"Cal.	Dense, low branched – B&B	100	1800	
Ps	9	Pinus rigida	Pitch Pine	10'ht	Well branched – B&B	250	2250	
Pn	15	Ilex opaca	American Holly	8'ht.	Well branched – B&B	150	2250	
Qr	8	Quercus rubra borealis	N. Red Oak	3"Cal	Well branched – B&B	250	2000	.
Cv	12	Chionanthus virginicus	Fringetree	2"Cal	Well branched – B&B	100	1200	
Lt	3	Liriodendron tulipifera	Tulip Poplar	3"Cal	Well branched – B&B	250	750	
Pt	5	Pinus taeda	Loblolly Pine	10' ht.	Well branched – B&B	250	1250	.
Mv	10	Magnolia virginiana	Sweetbay Magnolia	2"Cal	Well branched – B&B	100	1000	
Pca	15	Nyssa sylvatica	Black Gum	3"Cal	Well branched – B&B	175	2625	
Gt	17	Betula nigra	River Birch	3"Cal	Well branched – B&B	175	2975	
Ag	3	Carpinus caroliniana	American Hornbeam	2"Cal	Well branched – B&B	100	300	
NORMAL TREE COVER AREA							39,200 (DOES NOT INCLUDE THE HACKBERRY COVERAGE)	
ADDITIONAL CREDITS								.
TOTAL USING E.C.							.	.

* CANNOT COUNT OF THE HACKBERRY TOWARD TREE COVER BECAUSE THEY ARE PLANTED WITHIN EASEMENTS ALONG WEST PARK DRIVE AND PARK RUN DRIVE. TREE PLANTING ALONG BOTH OF THESE DRIVES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITIES IF A CONFLICT EXISTS.

THE FOLLOWING SHRUBS AND VINES SHALL BE PLANTED ALONG THE PROPOSED RETAINING WALL (140)
Js–JUNIPERUS SCOPULORUM 'WICHITA BLUE' (4' B&B), (264) Lh–LONICERA X HECKROTTII (5 GALLON)

ALL PLANTS LISTED ON THE PLANT LIST ARE NATIVE.

FAIRFAX COUNTY TREE COVER CALCULATIONS

TREE COVER REQUIRED

GROSS SITE AREA		
(5) MULTI–FAMILY BUILDINGS =	(=)	13.5453 Ac. OR 590,033.26 S.F.
	(–)	202,551 S.F.
MODIFICATIONS :		
	(–)	0 S.F.
ADJUSTED GROSS SITE AREA	(=)	387,482.26 S.F.
REQUIRED COVERAGE PRM ZONING DISTRICT (10%)	(x)	10%
REQUIRED COVERAGE FOR SITE	(=)	38,748.23 S.F.

TREE COVER PROVIDED
(FROM APPED. 13–400 OF PFM)

VEGETATION PRESERVED:

TREE SAVE AREA : *(#1)14,852 s.f. x 1.25 = 18,565.00
(#2)7,621 s.f.
(#3) 770 s.f.
(#4) 1,989 s.f.
TOTAL TREE SAVE = 28,945

*NOTE:
TREE PRESERVATION AREA #1 IS THE ONLY SAVE AREA THAT MEETS THE MINIMUM SIZE REQUIREMENT OF 10,000 S.F. FOR UPLAND SUBCLIMAX FORREST. THEREFORE IT'S THE ONLY ONE COUNTED IN THE COVERAGE CALCULATION.

TOTAL
ADDITIONAL COVERAGE TO BE PROVIDED BY PLANTING TREES (+) 39,200 S.F.
TOTAL COVERAGE PROVIDED (TREE SAVE AND NEW PLANTING) (=) 57,765 S.F OR 14.9%

BUILDING 1 RETAINING WALL VINE SPECIES NOTE:
VINES THAT ARE NATIVE AND NON–INVASIVE FOR PLANTING ON THIS SITE SHALL INCLUDE:
CLEMATIS VIRGINIANA (VIRGIN'S BOWER) AND PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)

LEGEND

= TREES COUNTED TOWARDS 5% PARKING LOT LANDSCAPE COVER

FAIRFAX COUNTY INTERIOR PARKING LOT LANDSCAPE TABULATION

1. PARKING LOT COMPOUND AREA:	81,397.0 s.f. (SHOWN SCREENED)
2. REQUIRED LANDSCAPE AREA:	81,397.0 s.f. x 0.05 = 4,069.85 s.f.
3. TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED:	8,350 s.f. (TREES ARE HATCHED)
4. PROVIDED LANDSCAPE PERCENTAGE: (RESULT OF #3 DIVIDED BY #1)	10.25%

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/8/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

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

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 26 of 67

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TYSONS WESTPARK A–6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL LANDSCAPE PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009
DES. SEC | DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 6571S
SHEET NO. 11

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TREE SAVE AREA #2 (7,621 S.F.)

AREA OF REVISED LANDSCAPING PER SUBJECT PCA SEE SHEET 11A

*NEW STREET TREE

*NEW STREET TREE

WESTPARK DRIVE
ROUTE 5061
(100' R/W) (8000 ADT)

BUILDING #2
5 STORY
USES: MULTI-FAMILY AND CELLAR

PARCEL A6
PARK CREST SPE
DB.17460 PG.2187

COURT YARD

COURT YARD

POOL

PLAZA BELOW

ACKER BRANCH LINCOLN, LLC
029-3-22-0002
DB.9999 PG.1782
ZONE: R-30
USE: RESIDENTIAL

AVALON PROPERTIES INC
029-4-19-E

THIS SHEET FOR LANDSCAPING REVISED WITH BUILDING 1 PCA ONLY AS REQUESTED BY UFM-FOR LANDSCAPE PLAN ON OVERALL SITE INCLUDING UNCHANGED AREA AND NOTE/COMP/PLANT LIST, SEE SHEET11

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

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Date of (BOS) (PC) May 11, 2010

Sheet 27 of 67

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VIRGINIA STATE GRID NORTH

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

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

30 SCALE LANDSCAPE PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=30'

PROJECT/FILE NO. 6571S

SHEET NO. 11A

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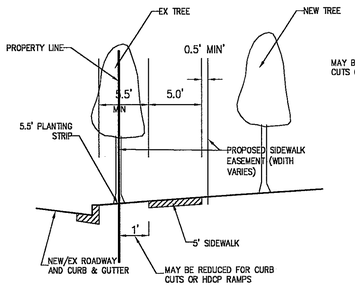

STREETSCAPE SECTION A

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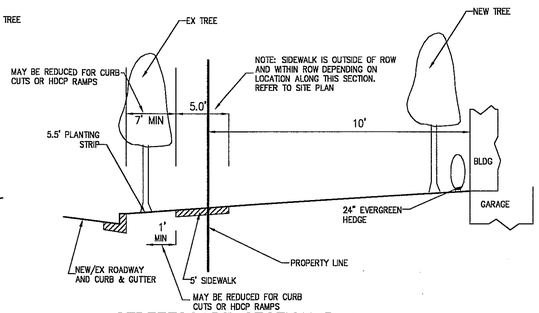

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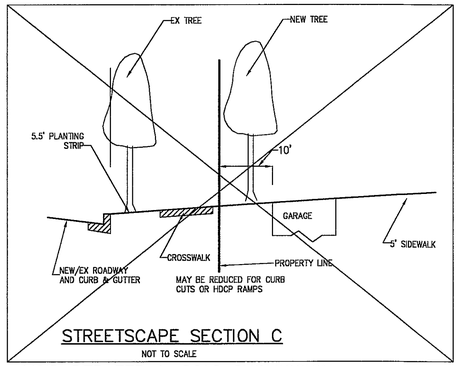

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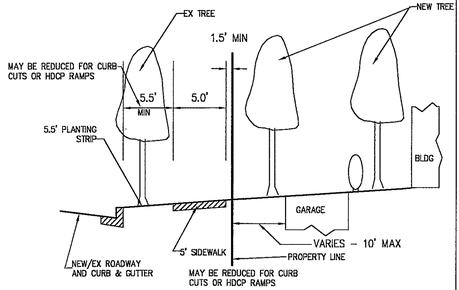
VOID PER FEB 1, 2010 SUBMISSION



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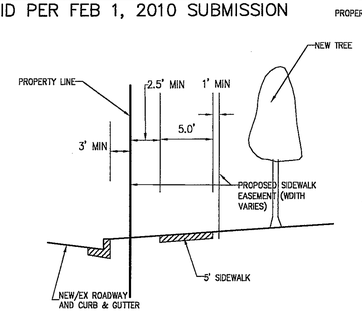

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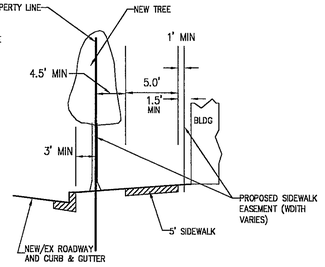

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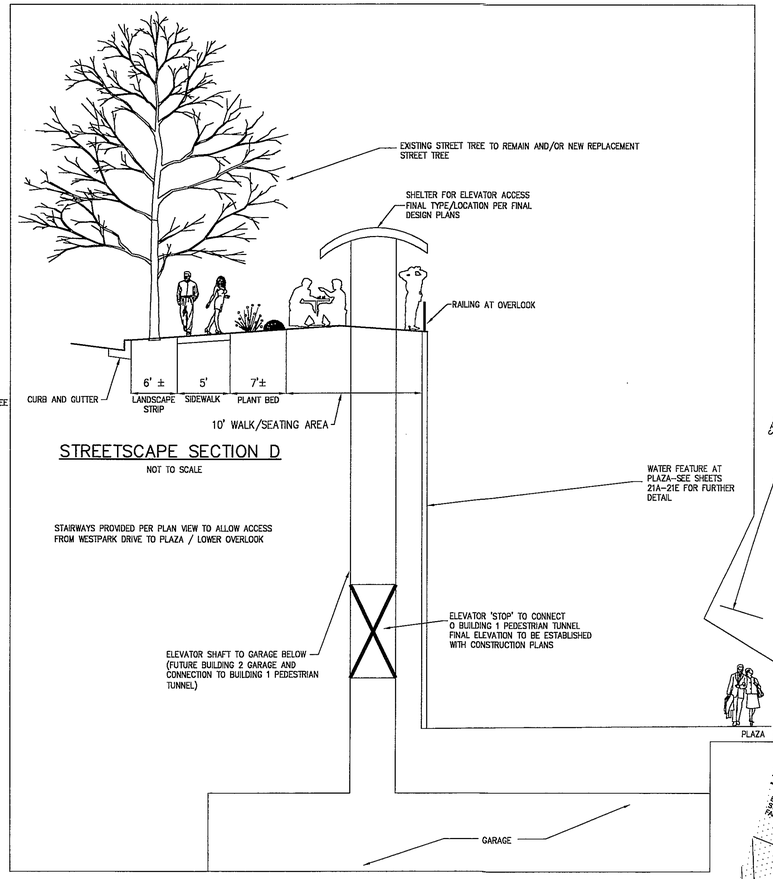

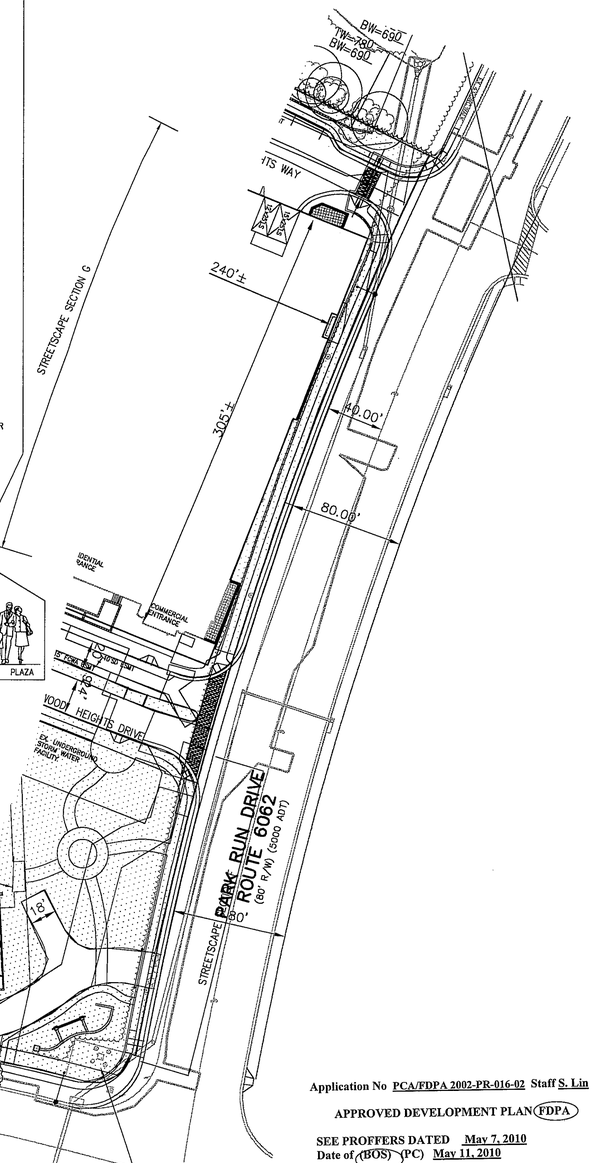

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APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 28 of 67

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A–6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STREETSCAPE EXHIBIT

VIKA REVISIONS

NOV 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008

DES.	DWN.
SFT	CADD

SCALE: AS NOTED

PROJECT/FILE NO. 6571

SHEET NO. 12

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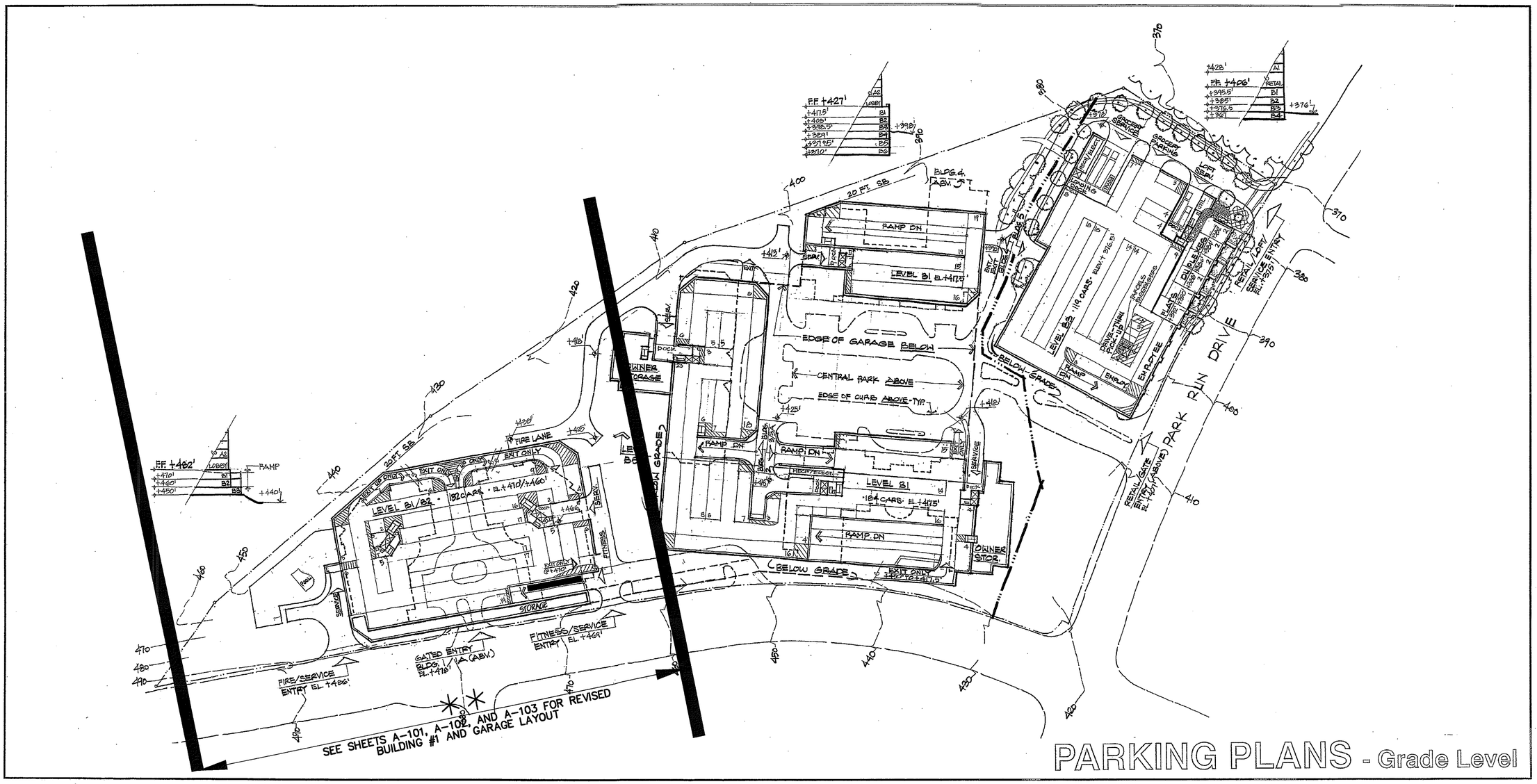

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

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WA 03068
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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMPOSITE GARAGE PLAN
GRADE LEVEL

VIKA REVISIONS

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REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 23, 2004

DES.	DWN.
ENG	CADD

SCALE: AS NOTED

PROJECT/FILE NO. 6571C

SHEET NO. 13

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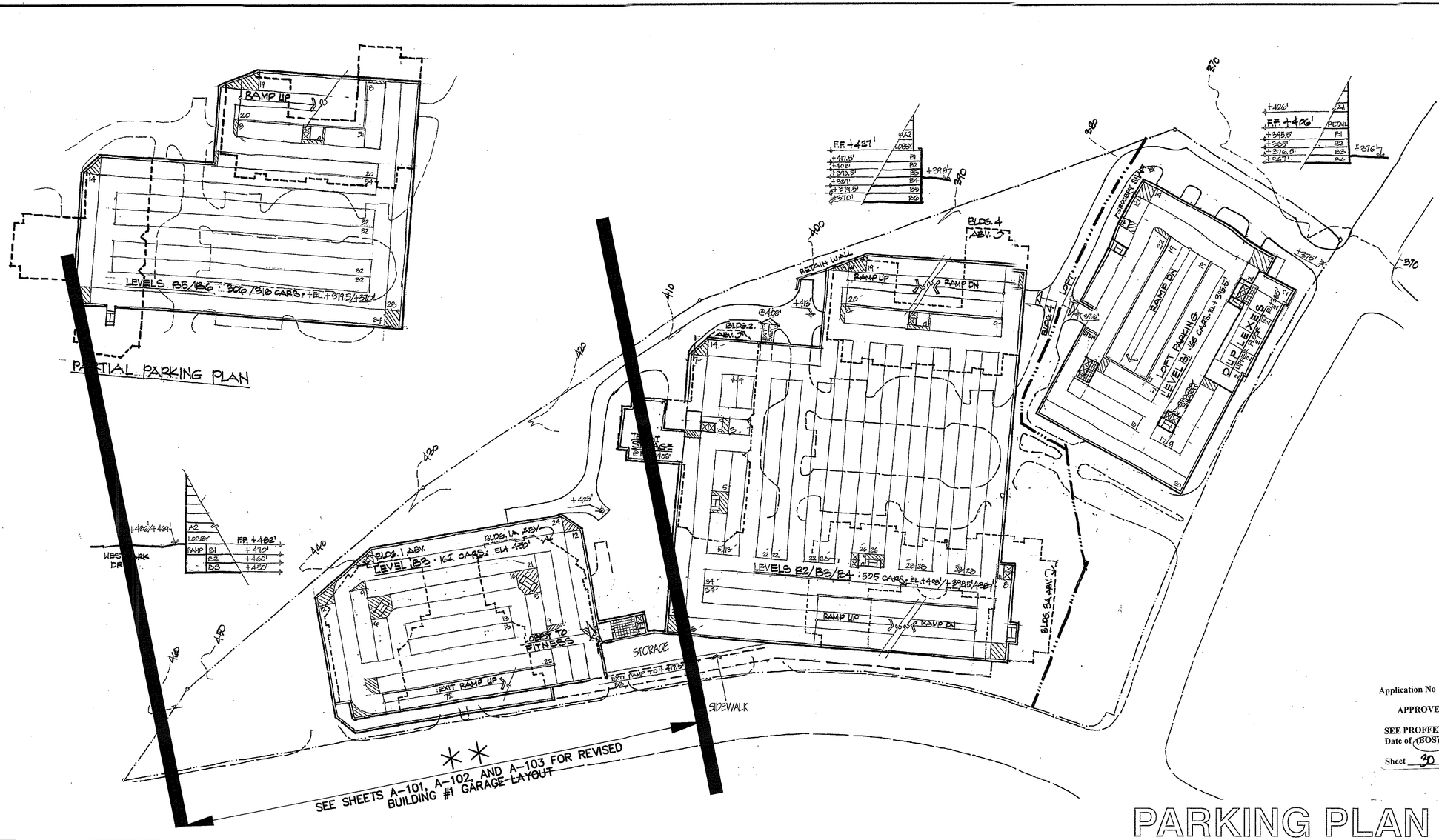

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APPROVED DEVELOPMENT PLAN (FDPA)

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Sheet 30 of 67

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
WA 03068
Scale : 1/50" = 1'-0"

COMMONWEALTH OF VIRGINIA
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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMPOSITE GARAGE PLAN TYPICAL LEVELS

VIKA REVISIONS

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REV: 5-17-04
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REV: 02-01-10
REV: 03-01-10
REV: 03-19-10
REV: 04-09-10

DATE:MARCH 23, 2004

DES. ENG	DWN. CADD

SCALE: AS NOTED

PROJECT/FILE NO. 6571C

SHEET NO. 13A

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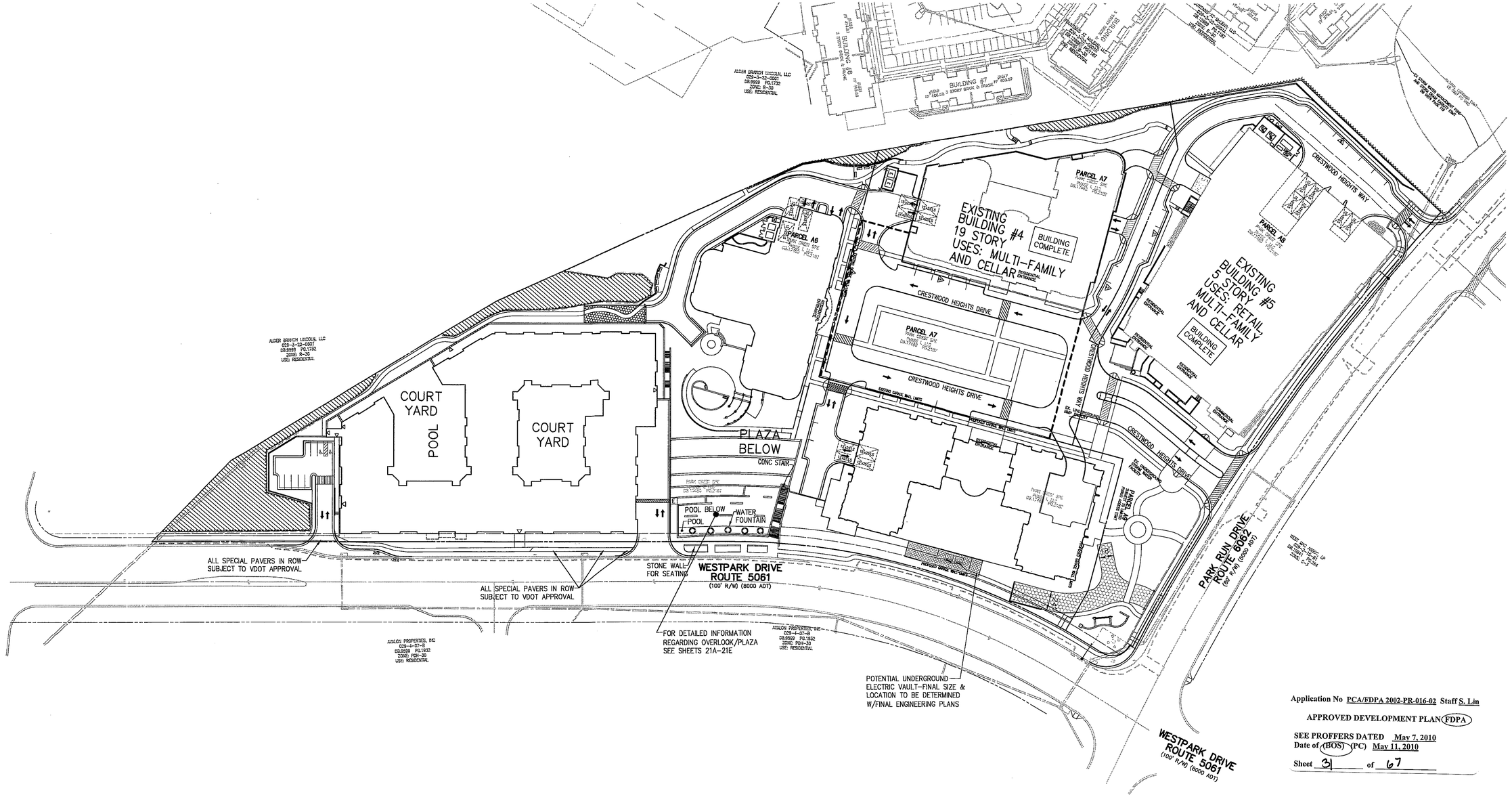

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Sheet 31 of 67

COMMONWEALTH OF VIRGINIA
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4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN/VEHICLE CIRCULATION PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=60'

PROJECT/FILE NO. 6571S

SHEET NO. 14

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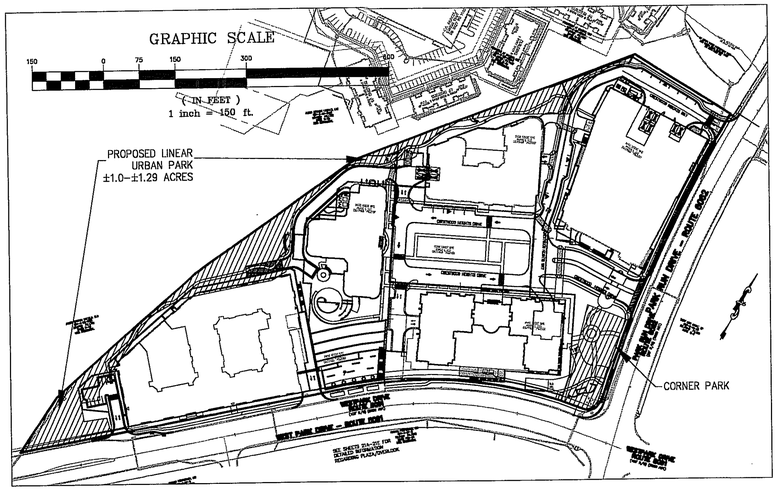
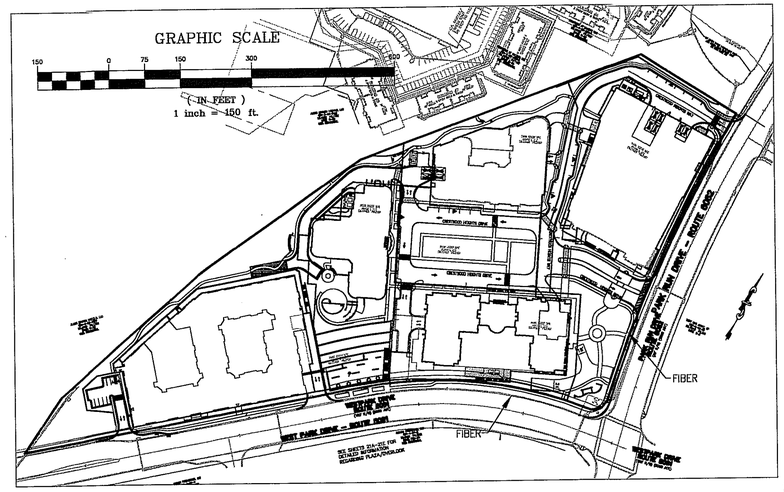
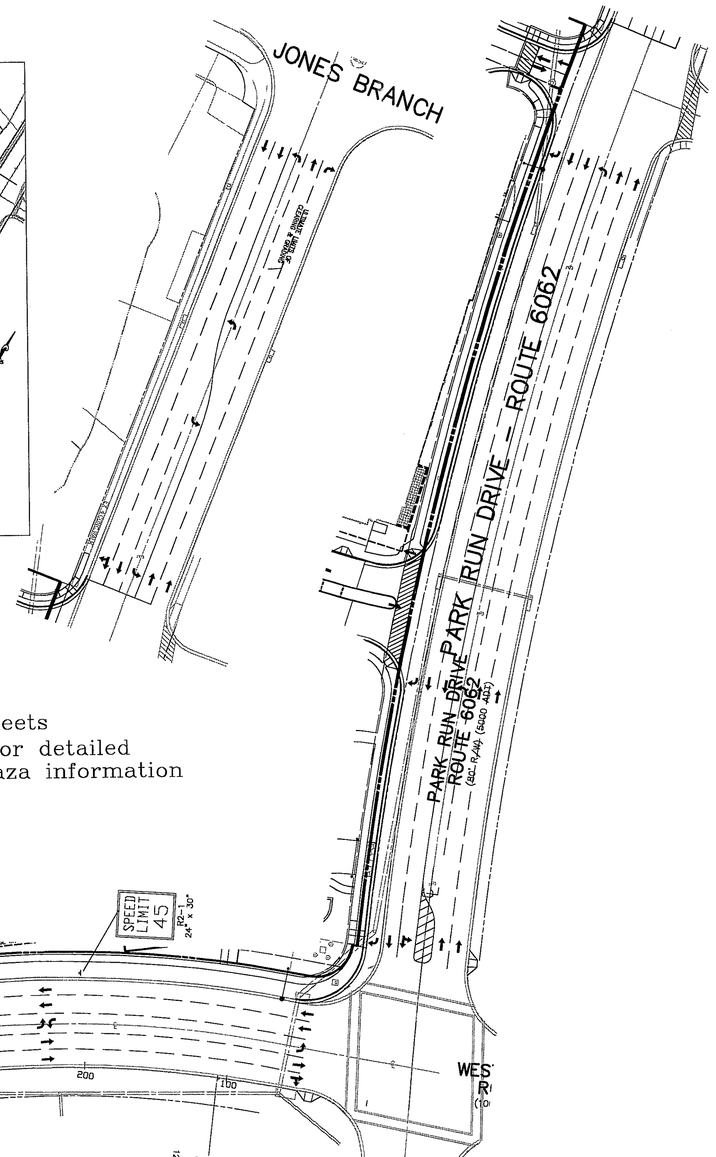


LINEAR URBAN PARK / CORNER PARK
WITH LANDSCAPE AMENITIES AND TRAIL–SEE SHEET 19 FOR DETAIL

REFERENCE ILLUSTRATIVE PLAN FOR APPROXIMATE TRAIL AND AMENETIES LOCATION. SEE PROFFER 10.
SCALE – 1" = 150'



FIBER OPTIC LOCATION GRAPHIC
SCALE – 1" = 150'



NOTE: SEE PROFFER 6

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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4/9/10
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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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TYSONS WESTPARK A–6
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TRAFFIC EXHIBIT/
EASEMENT EXHIBIT

VIKA REVISIONS
REV: 3–24–04
REV: 4–23–04
REV: 5–17–04
REV: 6–04–04
REV: 6–14–04
REV: 7–07–04
REV: 7–07–04
REV: 5–20–08
REV: 11–02–09
REV: 2–01–10
REV: 3–01–10
REV: 3–19–10
REV: 4–09–10
VDOT 7–15–04
DATE:MARCH 24, 2004
DES. STF / DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 15

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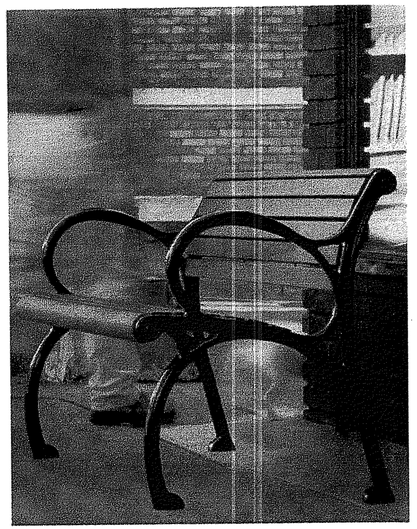

Ipe Wood and Grotto Powdercoat Bench
Plainwell Landscape Forms
431 Lawndale Avenue
Kalamazoo, MI 49001
1-800-521-2564
www.landscapeforms.com

TYPICAL BENCH

NOT TO SCALE

TYPICAL LIGHT FIXTURE

NOT TO SCALE

ALL LIGHTING SHALL COMPLY WITH THE NEW COUNTY LIGHTING ORDINANCE

Ipe Wood and Grotto Powdercoat Trash Receptacle
Plainwell Landscape Forms
431 Lawndale Avenue
Kalamazoo, MI 49001
1-800-521-2564
www.landscapeforms.com

TYPICAL TRASH CAN

NOT TO SCALE

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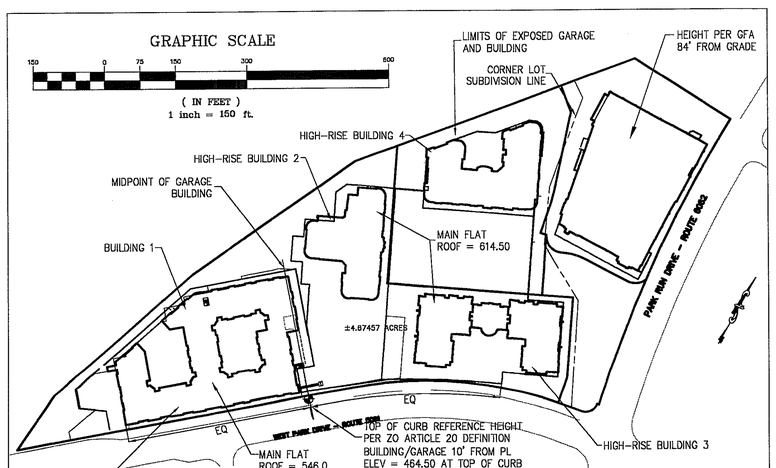
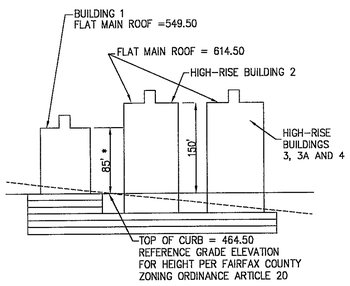


GRADE DEMONSTRATION FOR HEIGHT

SCALE – 1" = 150'

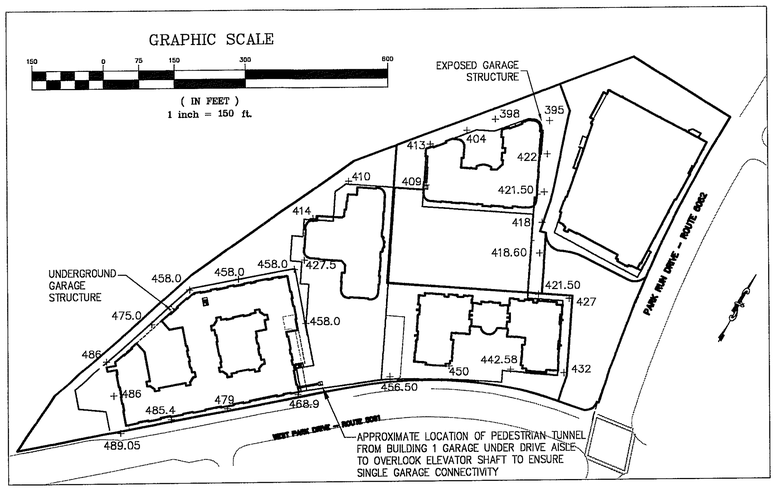
LIMITS OF UNDERGROUND GARAGE AND BUILDING. GARAGE IS EXPOSED AT REAR ALONG NORTHSIDE AND IS A SINGLE BUILDING. GARAGE BUILDING 10' FROM PROPERTY LINE PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE



HEIGHT SECTION

NOT TO SCALE
(FOR HEIGHT DETERMINATION)

*SEE BLDG 1 HEIGHT NOTE ON SHEET 2

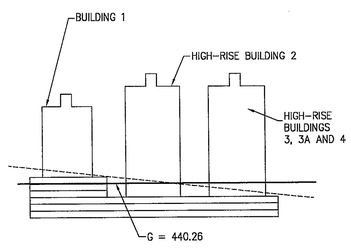


"GRADE" DEMONSTRATION FOR CELLAR AREAS

SCALE – 1" = 150'

TOTAL ELEVATION = 12,781.53
NUMBER OF SPOTS = 29
'G' = 12,781.53 / 29 = 440.74'

NOTE:
LOCATIONS OF SPOTS IS GRAPHICAL ONLY BASED ON PROPOSED GRADING CONCEPT FOR THE SITE. FINAL SPOTS AND 'G' TO BE DETERMINED BY DETAILED ANALYSIS WITH CONSTRUCTION PLANS FOR EACH DEVELOPMENT PHASE OF THE SUBJECT PROPERTY TO ENSURE COMPLAINCE WITH CELLAR / GFA LIMITATIONS SET FORTH IN THIS APPLICATION AND THE ACCOMPANYING PROFFER CONDITIONS



"GRADE" SECTION

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

AVERAGE GRADE ("G") BLDGS 1 THRU 4 = 440.26
AVERAGE GRADE ("G") BLDGS 5 = 403.10
SEE NOTE

"GRADE" TABULATIONS

(FOR CELLAR DETERMINATION)

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HEIGHT/GRADE/DENSITY DEMONSTRATION

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2009

DATE: MARCH 24, 2004
DES. STF | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 16

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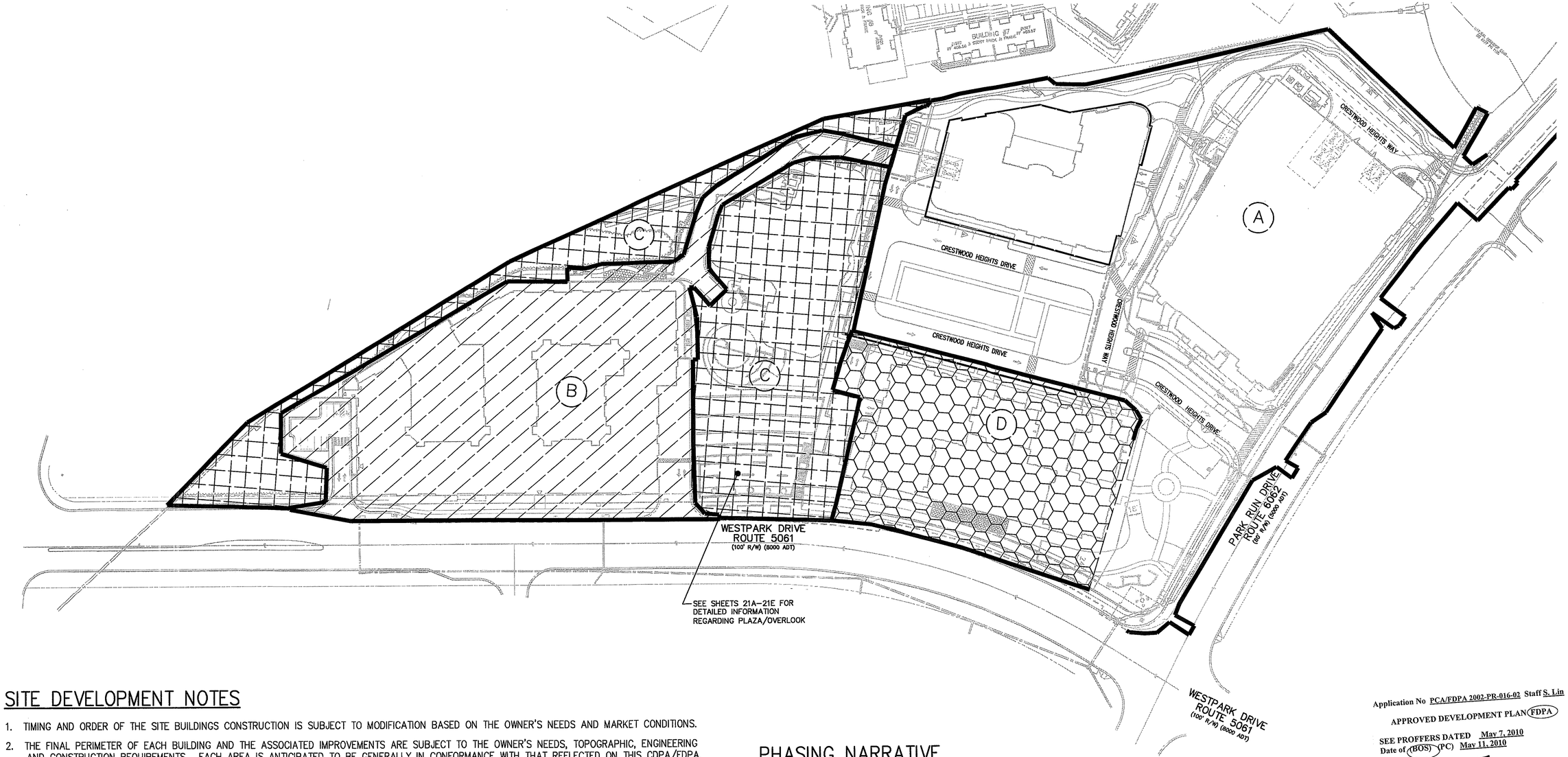

SITE DEVELOPMENT NOTES

1. TIMING AND ORDER OF THE SITE BUILDINGS CONSTRUCTION IS SUBJECT TO MODIFICATION BASED ON THE OWNER'S NEEDS AND MARKET CONDITIONS.
2. THE FINAL PERIMETER OF EACH BUILDING AND THE ASSOCIATED IMPROVEMENTS ARE SUBJECT TO THE OWNER'S NEEDS, TOPOGRAPHIC, ENGINEERING AND CONSTRUCTION REQUIREMENTS. EACH AREA IS ANTICIPATED TO BE GENERALLY IN CONFORMANCE WITH THAT REFLECTED ON THIS CDPA/FDPA, HOWEVER, FINAL ANALYSIS OF EACH OF THESE ISSUES HAS NOT BEEN COMPLETED AND THE FINAL DELINEATION AND CONFIGURATION OF EACH AREA WILL NOT BE CONCLUDED UNTIL THE SITE PLAN'S SECOND SUBMITTAL.
3. DEVELOPMENT OF THE APPLICATION PROPERTY MAY OCCUR IN PHASES AS CONCEPTUALLY SHOWN ON THESE SHEETS OF THE CDPA/FDPA. THE RESPECTIVE PHASES MAY BE CONSTRUCTED SEPARATELY OR CONCURRENTLY. EACH PHASE SHALL INCLUDE PARKING, LANDSCAPING AND OTHER IMPROVEMENTS TO BE LOCATED ADJACENT TO EACH RESPECTIVE BUILDING AS SHOWN ON THE CDPA/FDPA.
4. PARKING SHALL BE PROVIDED FOR EACH PHASE OF DEVELOPMENT IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS FOR THE FINAL DESIGN OF THE RESPECTIVE PHASE. IF NECESSARY TO MEET THE PARKING REQUIREMENT FOR A GIVEN PHASE OF DEVELOPMENT, THE APPLICANT RESERVES THE RIGHT TO PROVIDE SURFACE PARKING ON LAND AREA IDENTIFIED AS BUILDING OR PARKING AREA FOR A SUBSEQUENT OR PREVIOUS PHASE. PARKING SHALL BE PROVIDED FOR EACH COMPLETED PHASE OF DEVELOPMENT IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS AND/OR ANY APPROVED PARKING REDUCTIONS DURING CONSTRUCTION OF SUBSEQUENT PHASES. VEHICULAR AND PEDESTRIAN ACCESS INTO THE APPLICATION PROPERTY SHALL BE PROVIDED FOR EACH PHASE OF DEVELOPMENT AS APPROVED BY THE DEPARTMENT OF TRANSPORTATION. STORMWATER MANAGEMENT FOR EACH PHASE OF DEVELOPMENT SHALL BE PROVIDED AS APPROVED BY DPWES.
5. THE PHASING LINES DEPICTED ON THESE SHEETS OF THE CDPA/FDPA ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED BY THE APPLICANT SO LONG AS APPROPRIATE ACCESS, STORMWATER MANAGEMENT, PARKING AND OTHER APPLICABLE REQUIREMENTS ARE PROVIDED FOR EACH RESPECTIVE PHASE AS APPROVED BY DPWES.
6. ANY OF THE RESPECTIVE PHASES MAY BE THE SUBJECT OF A PARTIAL AND SEPARATE PROFFERED CONDITION AMENDMENT ("PCA"), WITHOUT JOINDER AND/OR CONSENT OF THE OTHER PHASES, IF SUCH PCA DOES NOT AFFECT ANY OF THE OTHER PHASES. PREVIOUSLY APPROVED PROFFERED CONDITIONS APPLICABLE TO THE PHASE(S) WHICH IS NOT THE SUBJECT OF SUCH A PCA SHALL OTHERWISE REMAIN IN FULL FORCE AND EFFECT.
7. THE IMPROVEMENTS TO WEST PARK DRIVE SHOWN ON SHEET 15 SHALL BE BUILT IN CONJUNCTION WITH BUILDINGS 1, 2, AND 3, WITH EACH CONSTRUCTION PHASE COMPLETING IMPROVEMENTS ACROSS ITS FRONTAGE. PARK RUN DRIVE IMPROVEMENTS AND OFF–SITE UTILITY (SEWER) IMPROVEMENTS WERE COMPLETED WITH PHASE A.
8. THE PLAZA BETWEEN BUILDINGS 3 AND 4 WAS COMPLETED WITH PHASE 'A'.

PHASING NARRATIVE

THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT THE PROJECT IN PHASES IN ANY ORDER IT CHOOSES OR THE MARKET DICTATES, SO LONG AS THE REQUIRED PARKING FOR A PHASE IS ALSO COMPLETED WITH THAT PHASE. PARKING FOR ANY PHASE MAY BE BUILT IN ADVANCE OF THE ASSOCIATED BUILDING WHICH IT SERVES.

PHASE A– COMPLETE
PHASE B– COMPLETE
PHASE C/D– MARKET CONDITIONS TO DICTATE

NOTES:
1). SEE LEGEND FOR INFORMATION REGARDING URBAN LINEAR PARK COMPLETION
2). ELEVATOR ACCESS FROM WESTPARK DRIVE TO MAIN PLAZA AREA (SEE SHEET 4) TO OCCUR WITH PHASE C PER GARAGE CONSTRAINTS.
3). WESTPARK DRIVE OVERLOOK FEATURE CONSTRUCTED WITH PHASE C PER GARAGE CONSTRAINTS.
4). PHASE D MAY INCLUDE REVISIONS/ADDITIONS TO CORNER PARK COMPLETED IN PHASE A.
5). INTERIM LANDSCAPING PLAN FOR PERIOD AFTER PHASE B AND BEFORE PHASE C/D IS SHOWN ON SHEET 21.

LEGEND

PHASE A– BUILDING 4 AND 5, PLAZA BETWEEN BUILDINGS 3 & 4, CORNER PARK, PARK RUN DRIVE IMPROVEMENTS.
PHASE B– BUILDING 1, WESTPARK DRIVE FRONTAGE IMPROVEMENTS, FIRE ACCESS FROM MAIN PLAZA TO BUILDING 1.
PHASE C– BUILDING 2, WESTPARK DRIVE OVERLOOK FEATURE (WHICH IS OVER BUILDING 2 GARAGE PHASE), WESTPARK DRIVE FRONTAGE IMPROVEMENTS, URBAN LINEAR PARK COMPLETION.
PHASE D– BUILDING 3, WESTPARK DRIVE FRONTAGE IMPROVEMENTS, BUILDING 3 FIRE ACCESS, POTENTIAL CORNER PARK REVISIONS/ADDITIONS.

TO AVOID UNNECESSARY DISTURBANCE/DAMAGE TO URBAN LINEAR PARK FEATURES DURING CONSTRUCTION/STAGING, APPLICANT MAY COMPLETE URBAN LINEAR PARK WITH EITHER PHASE C OR D. FURTHER, PENDING FINAL GARAGE DESIGN, INTERNAL FIRE LOOP AS REQUIRED BY FAIRFAX WATER TO CROSS CONNECT PRESSURE ZONES IN PARK RUN AND WESTPARK DRIVE MAY BE COMPLETED WITH EITHER PHASE C OR D.

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

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

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TYSONS WESTPARK A–6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PHASING EXHIBIT

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009
DES. SEC | DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 6571S
SHEET NO. 17

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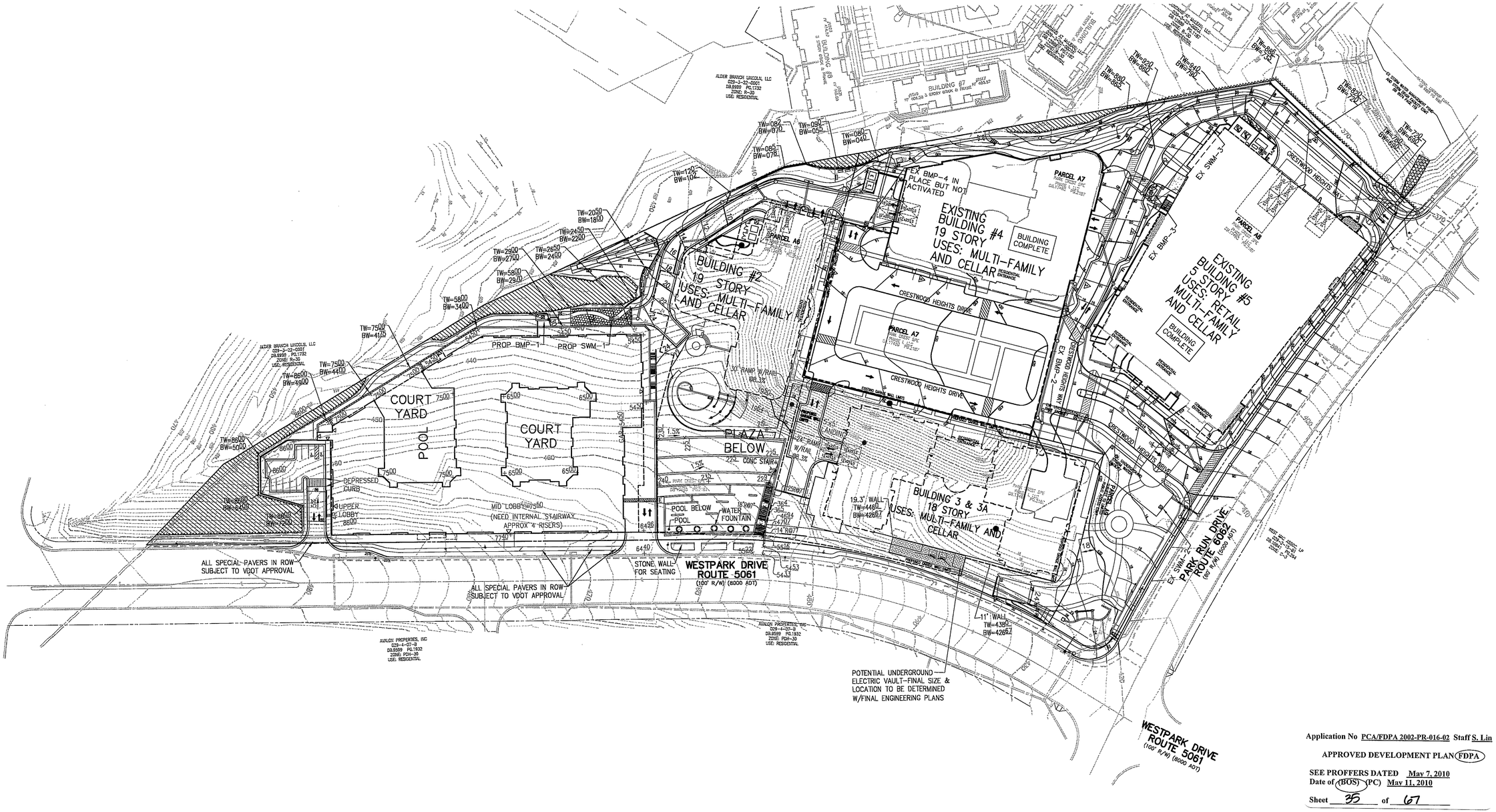

THIS SHEET FOR CONCEPT GRADING ONLY

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 35 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

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

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TYSONS WESTPARK A–6

PROVIDENCE DISTRICT
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CONCEPT GRADING PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
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MAR 1, 2010
MAR 19, 2010
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DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=60'

PROJECT/FILE NO. 6571S

SHEET NO. 17A

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APPROXIMATE AREA DRAINING TO STUDY POINT PER SCOTTS RUN DRAINAGE AREA MAP.

APPROXIMATE AREA = 59,045,000 SQUARE FT
= 1355.49 Ac

FOR INFORMATION ONLY

FLOWPATH

SITE

EXISTING POND (OUTFALL FROM POND @ STRUCTURE 9)

CROSS SECTIONS A-A, B-B, AND C-C.

NORTH

LIMITS GRASS LINED SWALE

EXIST. 72" GRASS LINED CLOSED CONDUIT

CULVERT / SWALE SYSTEM

STUDY POINT

SECTION 39-1

FAIRFAX COUNTY

FAIRFAX COUNTY

Application No PCA/FDPA 2002-PR-016-02 Staff S_Lin

APPROVED DEVELOPMENT PLAN(FDPA) May 7, 2010

SEE PROFFERS DATED (BOS) May 11, 2010 (PC)

Date of

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McLEAN, VA GERMANTOWN, MD

PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ADEQUATE OUTFALL

VIKA REVISIONS

NOVEMBER 2, 2009
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MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

COMMONWEALTH OF VIRGINIA
STEPHEN E CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

DATE: MAY 20, 2008

DES.	DWN.
SEC	SEC

SCALE: 1"=500'

PROJECT/FILE NO. 6571 C

SHEET NO. 18

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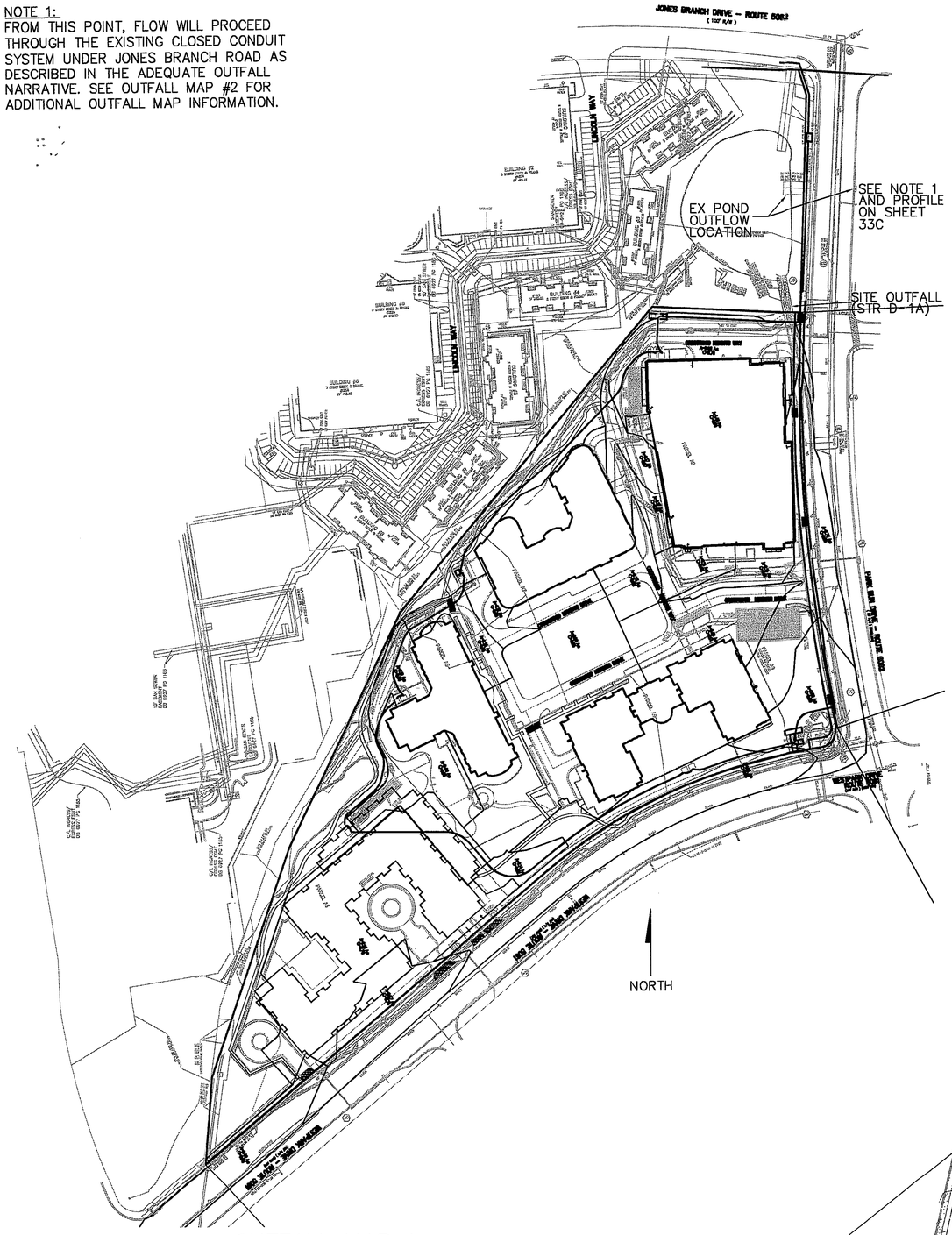
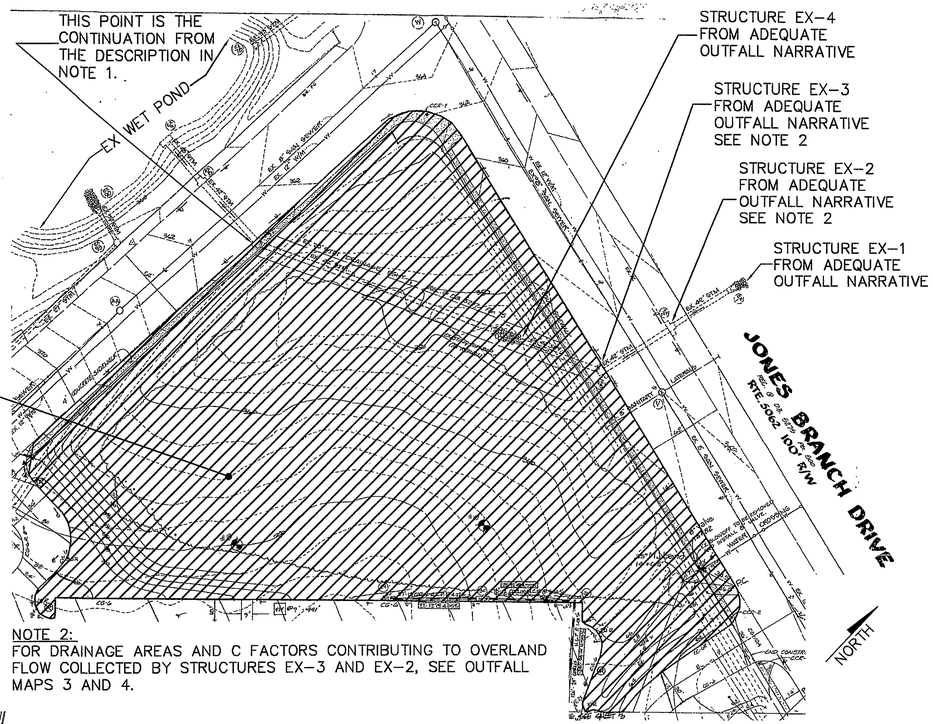
NOTE 1:
FROM THIS POINT, FLOW WILL PROCEED THROUGH THE EXISTING CLOSED CONDUIT SYSTEM UNDER JONES BRANCH ROAD AS DESCRIBED IN THE ADEQUATE OUTFALL NARRATIVE. SEE OUTFALL MAP #2 FOR ADDITIONAL OUTFALL MAP INFORMATION.

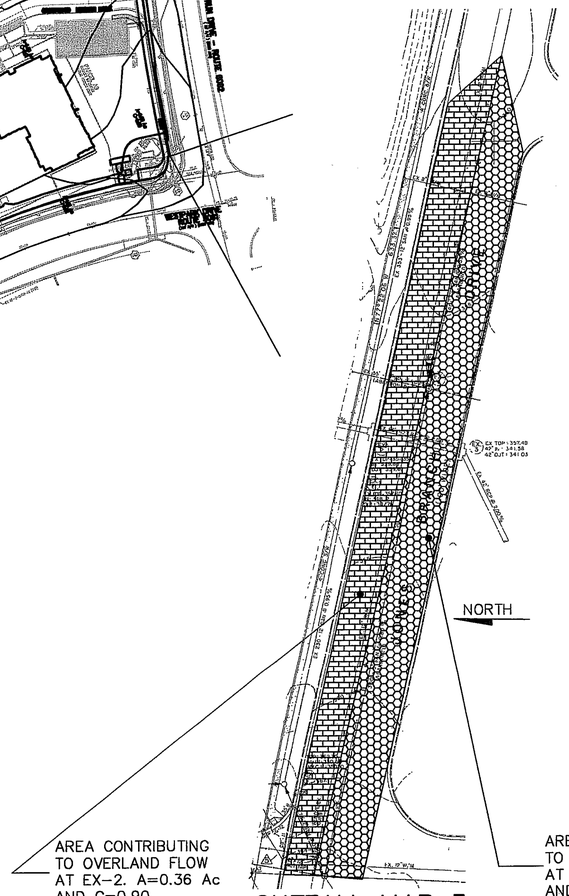


OUTFALL MAP 1
SCALE: 1"=100'

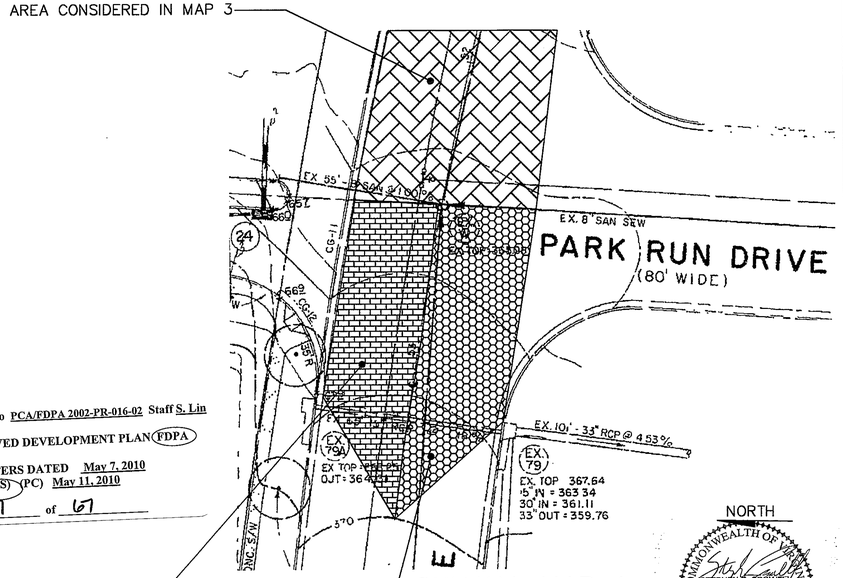


NOTE 2:
FOR DRAINAGE AREAS AND C FACTORS CONTRIBUTING TO OVERLAND FLOW COLLECTED BY STRUCTURES EX-3 AND EX-2, SEE OUTFALL MAPS 3 AND 4.

OUTFALL MAP 2
SCALE: N.T.S.



OUTFALL MAP 3
SCALE: N.T.S.



OUTFALL MAP 4
SCALE: N.T.S.

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
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SEE PROFFERS DATED May 7, 2010
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COMMONWEALTH OF VIRGINIA
STEPHEN L. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE – THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT

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ADEQUATE OUTFALL

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SCALE: AS SHOWN
PROJECT/FILE NO. 6571 C
SHEET NO. 18A

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ADEQUATE OUTFALL NARRATIVE:

THE EXISTING CONDITION FOR THE PROPERTY TO BE DEVELOPED WITH THE SUBJECT APPLICATION IS A PARTIALLY DEVELOPED SITE PER 5166-SP-001 AND OPEN SPACE TO BE DEVELOPED WITH FUTURE CONSTRUCTION PLANS. THE SITE IS ABUTTED TO THE NORTH BY AN EXISTING WET POND, TO THE EAST BY PARK RUN DRIVE, TO THE SOUTH BY WESTPARK DRIVE, AND TO THE WEST BY EXISTING RESIDENTIAL DEVELOPMENTS. THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION WILL CREATE ONE OUTFALL FOR THE SUBJECT PROPERTY, LOCATED IN THE NORTH-EASTERN CORNER OF THE SITE AT STRUCTURE D-1A.

STORMWATER FROM THE SITE WILL BE COLLECTED AND CONVEYED VIA UNDERGROUND PIPE SYSTEMS TO THE AFOREMENTIONED STRUCTURE D-1A. THREE SEPARATE DETENTION STRUCTURES ARE PROVIDED ON SITE TO CONTROL STORMWATER QUANTITY PRIOR TO ITS RELEASE AT STRUCTURE D-1A. SEE SHEETS 18C-18E FOR ROUTING INFORMATION. ADDITIONALLY, AN EXISTING CHANNEL THAT DRAINS FROM THE WESTERN TO THE NORTHERN BOUNDARY OF THE SITE WILL BE COLLECTED AND CONVEYED TO STRUCTURE D-1A.

AT STRUCTURE D-1A, 55' OF VDOT STANDARD CLASS II RIP-RAP (15' WIDE) IS PROPOSED FOR VELOCITY CONTROL. THIS RIP-RAP LINED CHANNEL (WHICH IS IN EXCESS OF THE 20' FEET REQUIRED BY PLATE 3.18-4 OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK) WILL CONVEY FLOW FROM STRUCTURE D-1A TO AN EXISTING WET POND, REPLACING THE EXISTING 30" PIPE CURRENTLY OUTFALLING INTO THE POND, AND REDUCING THE 2-YR STORM VELOCITY FROM 16.12 FT/S PRE-DEVELOPMENT TO 5.35 FT/S POST-DEVELOPMENT. THIS WET POND WAS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #7061-SP-01. THE DESIGN OF THIS EXISTING WET POND ACCOUNTED FOR THE AREA BEING DEVELOPED IN THE SUBJECT APPLICATION. IT SHOULD BE NOTED THAT THE EXISTING WET POND WAS DESIGNED UNDER THE ASSUMPTION THAT THE C FACTOR FOR THE SUBJECT SITE WOULD BE 0.66, WHILE THE PROPOSED C FACTOR FOR THIS SITE IS 0.65. FURTHERMORE, THE C FACTORS USED TO ESTIMATE INFLOW INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WERE 0.90, WHILE THE C FACTOR FOR THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION IS 0.65 AS PREVIOUSLY STATED. CONSIDERING ALL OF THIS INFORMATION, AND THE FACT THAT THE DESIGN OF THE POND DID NOT CONSIDER DETENTION ON THE SUBJECT PROPERTY, THE EXISTING POND WAS DESIGNED TO CONTROL A GREATER AMOUNT OF FLOW FROM THE SUBJECT PROPERTY THAN WILL BE CONTRIBUTED TO THE POND BY THE SUBJECT PROPERTY FOLLOWING THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. FINALLY, THIS EXISTING POND IS SUFFICIENTLY SIZED TO PASS THE 100-YR STORM EVENT AS EVIDENCED BY THE DESIGN ROUTINGS FOR THE EXISTING FACILITY. THUS, THE EXISTING POND IS SUFFICIENTLY SIZED TO RECEIVE THE PROPOSED FLOW FROM THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE.

BECAUSE THE ACTUAL 2 AND 10 YEAR FLOWS INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WILL BE LESS THAN THE FLOWS FOR WHICH THE POND WAS DESIGNED, THE OUTFLOWS FROM THE POND WILL NECESSARILY BE LESS THAN THE DESIGN OUTFLOWS. IN THE INTEREST OF BEING CONSERVATIVE HOWEVER, THE DESIGN OUTFLOW FROM THE EXISTING POND FOR THE 2 AND 10 YEAR STORMS WILL BE USED FROM THIS POINT ONWARD.

AFTER LEAVING THE EXISTING POND, FLOW WILL BE CONVEYED UNDER PARK RUN DRIVE THROUGH THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A (STRUCTURE 9 TO STRUCTURE 6). AT THIS POINT FLOW WILL DAYLIGHT INTO AN EXISTING RIP-RAP LINED CHANNEL. ADDITIONAL OVER LAND FLOW WILL BE COLLECTED IN THIS CHANNEL. THIS FLOW WILL JOIN WITH THE PREVIOUS FLOW. THE AREA CONTRIBUTING TO THIS OVERLAND FLOW IS TAKEN FROM PLAN #3534-SP-01. A FIELD VISIT ON 11-9-05 INDICATES FURTHER DEVELOPMENT HAS OCCURRED AT THE CREST OF THE HILL IN THIS AREA, AND SO A C FACTOR OF 0.65 WILL BE USED IN DETERMINING THE FLOW CONTRIBUTED BY THIS AREA.

THESE COMBINED FLOWS WILL THEN RE-ENTER THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A AT STRUCTURE EX-4. FROM HERE THE FLOW WILL BE CONVEYED TO STRUCTURE EX-3. AS SHOWN ON PLAN #6796-SP-01, ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT STRUCTURE EX-3. NOW, THE COMBINED FLOW WILL BE CONVEYED UNDER JONES BRANCH DRIVE TO STRUCTURE EX-2. ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT THIS POINT, AS INDICATED BY PLAN #6796-SP-01. THIS FLOW WILL THEN BE CONVEYED TO STRUCTURE EX-1 WHERE IT WILL OUTFALL INTO AN EXISTING RIP-RAP CHANNEL. ADDITIONAL OVERLAND FLOW WILL CONTRIBUTE TO FLOW IN THE CHANNEL AT EACH OF THE CROSS SECTIONS. LASTLY, OUTFLOW FROM STRUCTURE 22 WILL TRAVEL OVERLAND AND ADD TO THE FLOW IN THE CHANNEL. THIS FINAL FLOW WILL BE CONVEYED IN THE EXISTING RIP-RAP CHANNEL.

PER A FIELD VISIT ON 11-9-05 THIS RIP-RAP CHANNEL IS IN GOOD CONDITION (SEE PHOTOS ON THIS SHEET.) THIS CHANNEL CONVEYS THE FLOW IN A NORTHERLY DIRECTION INTO AN EXISTING STORM DRAINAGE & CONSERVATION EASEMENT. FLOW WILL THEN ENTER INTO A STORM WATER DETENTION AREA AS SHOWN ON FAIRFAX COUNTY MAPS. CROSS SECTIONS A-A, B-B, AND C-C TAKEN AT THE LOCATIONS SHOWN ON SHEET 18 DEMONSTRATE THAT THIS CHANNEL WILL PROVIDE AN ADEQUATE OUTFALL. PLEASE SEE FLOW COMPUTATIONS ON THIS SHEET FOR A DETAILED EXPLANATION OF THE FLOWS THAT WERE ENTERED INTO FLOW-MASTER FOR EACH SECTION. THE VELOCITIES OF 5.64 FT/S, 6.69 FT/S, AND 5.30 FT/S IN SECTIONS A-A, B-B, AND C-C RESPECTIVELY FOR THE 2-YR STORM ARE NON-EROSIVE FOR THIS RIP-RAP LINED CHANNEL, AND AS IS SHOWN BY THE WATER SURFACE ELEVATION FROM FLOW-MASTER IN EACH CHANNEL (THIS SHEET), THE FLOWS WILL NOT OVERTOP THE BANKS OF THE CHANNEL FOR THE 2-YR OR THE 10-YR STORM.

BEYOND THIS POINT, FLOW WILL BE CONVEYED EASTERLY ALONG THE DULLES TOLL ROAD FOR APPROXIMATELY 1,050 FEET IN A STABLE GRASS LINED CHANNEL WITH NO VISIBLE SIGNS OF EROSION. THEN FLOW WILL BE CONVEYED EASTERLY TOWARDS THE INTERSTATE 495 INTERCHANGE IN AN EXISTING 72" CLOSED CONDUIT SYSTEM DESIGNED TO ACCOMMODATE THE 10-YR FLOW IT WILL RECEIVE. AT THIS POINT, FLOW WILL BE CONVEYED NORTH-EASTERLY UNDER THE DULLES TOLL ROAD, AND INTERSTATE 495 THROUGH A SERIES OF EXISTING CULVERTS DESIGNED TO PASS THE DESIGN FLOWS, AND GRASS LINED SWALES IN STABLE CONDITION. AT THE STUDY POINT INDICATED ON SHEET 18, THE TOTAL CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 1355.49 AC, WHICH EXCEEDS 1 SQUARE MILE, AND IS 100 TIMES THE AREA OF THE SUBJECT PROPERTY. THEREFORE, DESCRIPTION SHALL BE TERMINATED AT THIS POINT.

CONSIDERING THE ABOVE ANALYSIS, IT IS THE OPINION OF THE UNDERSIGNED ENGINEER THAT THIS CONSTITUTES AN ADEQUATE OUTFALL FOR THE SUBJECT APPLICATION, WITH THE UNDERSTANDING THAT A DETAILED ANALYSIS WITH ALL COMPUTATIONS REQUIRED BY 6-0203 OF THE PFM WILL BE PROVIDED WITH FUTURE CONSTRUCTION PLANS.

SECTION FLOW COMPUTATIONS:

SECTION A-A	SECTION B-B	SECTION C-C
10-YR	10-YR	10-YR
POND OUTFLOW=87.04 CFS	POND OUTFLOW=87.04 CFS	POND OUTFLOW=87.04 CFS
FLOW @ EX-4=13.37 CFS	FLOW @ EX-4=13.37 CFS	FLOW @ EX-4=13.37 CFS
FLOW @ EX-3=2.68 CFS	FLOW @ EX-3=2.68 CFS	FLOW @ EX-3=2.68 CFS
FLOW @ EX-2=2.68 CFS	FLOW @ EX-2=2.68 CFS	FLOW @ EX-2=2.68 CFS
OVERLAND FLOW=0.72 CFS	OVERLAND FLOW=3.12 CFS	OVERLAND FLOW=0.20 CFS
STRUCTURE 22=*13.99 CFS	STRUCTURE 22=*13.99 CFS	STRUCTURE 22=*13.99
TOTAL FLOW=120.42 CFS	TOTAL FLOW=122.82 CFS	TOTAL FLOW=119.90 CFS
2-YR	10-YR	10-YR
POND OUTFLOW=75.65 CFS	POND OUTFLOW=75.65 CFS	POND OUTFLOW=75.65 CFS
FLOW @ EX-4=10.03 CFS	FLOW @ EX-4=10.03 CFS	FLOW @ EX-4=10.03 CFS
FLOW @ EX-3=2.01 CFS	FLOW @ EX-3=2.01 CFS	FLOW @ EX-3=2.01 CFS
FLOW @ EX-2=2.01 CFS	FLOW @ EX-2=2.01 CFS	FLOW @ EX-2=2.01 CFS
OVERLAND FLOW=0.54 CFS	OVERLAND FLOW=2.34 CFS	OVERLAND FLOW=0.15 CFS
STRUCTURE 22=*13.99 CFS	STRUCTURE 22=*13.99 CFS	STRUCTURE 22=*13.99
TOTAL FLOW=103.84 CFS	TOTAL FLOW=106.03 CFS	TOTAL FLOW=103.84 CFS

* FOR FLOW FROM STRUCTURE 22, IT WAS ASSUMED THAT THE PIPE WAS FLOWING AT FULL CAPACITY. THE SLOPE WAS DETERMINED FROM INFORMATION ON SHEETS 33C AND 33D. STARTING WITH THE PIPE FROM THE BUILDING TO STRUCTURE 24, THE FOLLOWING CALCULATIONS WERE MADE:

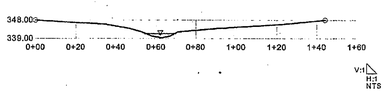
INV @ BLDG=365.00 –> 154.67' TO STRUCTURE 24 @ 1.75% –> INV @ STRUCTURE 24=362.29

INV @ STRUCTURE 22=358.30 –> 30' FROM STRUCTURES 24 TO 23 & 30' FROM STRUCTURES 23 TO 22 –> 85' FROM STRUCTURES 24 TO 22 SLOPE FROM 24 TO 22=(362.29 – 358.30) / 85 = 4.69% (IGNORES DROPS AT STRUCTURES –> OVERESTIMATES SLOPE –> CONSERVVATIVE)

CAPCITY OF 15" RCP @ 4.69% = 13.99 CFS

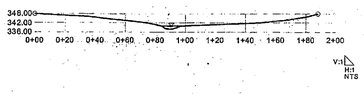
10-YEAR STORM SECTION INFORMATION

Project Description	
Worksheet	SECTION A-A
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.017850 ft/ft
Water Surface Elev	341.35 ft
Elevation Range	7.07 to 348.00
Discharge	120.42 cfs



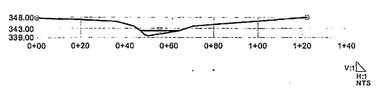
SECTION A-A

Project Description	
Worksheet	SECTION B-B
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.025000 ft/ft
Water Surface Elev	339.92 ft
Elevation Range	7.75 to 348.00
Discharge	122.82 cfs



SECTION B-B

Project Description	
Worksheet	SECTION C-C
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.017850 ft/ft
Water Surface Elev	342.03 ft
Elevation Range	3.82 to 348.00
Discharge	119.90 cfs



SECTION C-C

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

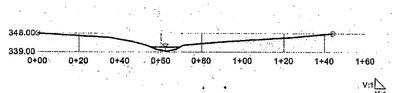
SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

Sheet 36 of 67

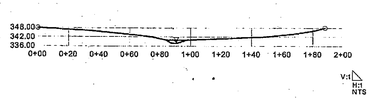
2-YEAR STORM SECTION INFORMATION

Project Description	
Worksheet	SECTION A-A
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.017850 ft/ft
Water Surface Elev	341.21 ft
Elevation Range	3.07 to 348.00
Discharge	103.84 cfs



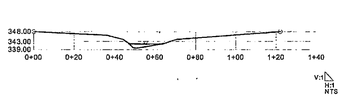
SECTION A-A

Project Description	
Worksheet	SECTION B-B
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.025000 ft/ft
Water Surface Elev	339.78 ft
Elevation Range	7.75 to 348.00
Discharge	105.03 cfs



SECTION B-B

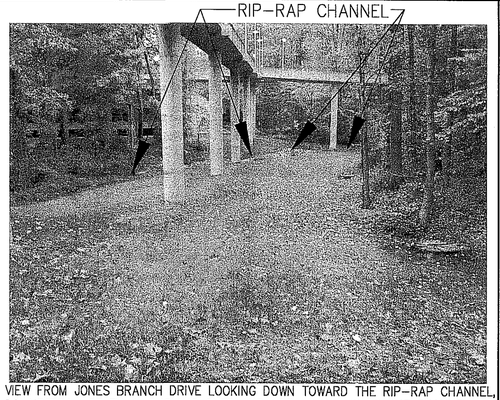
Project Description	
Worksheet	SECTION C-C
Flow Element	Irregular Chan
Method	Manning's For
Solve For	Channel Depth
Section Data	
Mannings Coefficie	0.040
Slope	0.017850 ft/ft
Water Surface Elev	341.90 ft
Elevation Range	3.82 to 348.00
Discharge	103.84 cfs



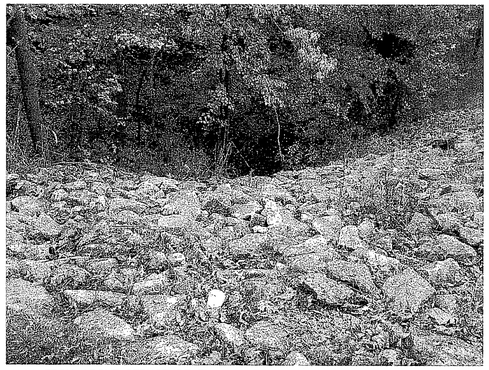
SECTION C-C

THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE – THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER



VIEW FROM JONES BRANCH DRIVE LOOKING DOWN TOWARD THE RIP-RAP CHANNEL, DOWNSTREAM OF EX-1. SHOWING OVERLAND AREA DRAINING TO THE CHANNEL.



VIEW FROM ABOVE STRUCTURE EX-1 (SHEET 38D) LOOKING DOWN STREAM.

VIEW FROM THE SIDE SHOWING STRUCTURE EX-1.

VIEW LOOKING DOWN STREAM SHOWING RIP-RAP CHANNEL BETWEEN SECTIONS C-C AND B-B (SHEET 38D)

SITE VISIT PHOTOGRAPHS

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

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ADEQUATE OUTFALL

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008

DES.	DWN.
SEC	SEC

SCALE: AS SHOWN

PROJECT/FILE NO. 6571 C

SHEET NO. 18B

P:\Planning\Projects\6571\STORMWATER\6571C910.dwg 2/28/2010 4:04:57 PM EST

2 - YEAR HYDROGRAPH

10 - YEAR HYDROGRAPH

100 - YEAR HYDROGRAPH

2-YEAR ROUTING

EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	7.78	7.78	0.03	101.28	0.34	0.34	
0.17	5.01	5.01	0.07	103.05	0.55	0.55	
0.25	3.71	3.71	0.09	104.11	0.64	0.64	
0.33	2.97	2.97	0.11	105.02	0.71	0.71	
0.41	2.46	2.46	0.12	105.70	0.76	0.76	
0.50	2.08	2.08	0.13	106.17	0.79	0.79	
0.58	1.83	1.83	0.14	106.49	0.81	0.81	
0.66	1.57	1.57	0.15	106.73	0.83	0.83	
0.75	1.43	1.43	0.15	106.91	0.84	0.84	
0.83	1.27	1.27	0.16	107.05	0.85	0.85	
0.91	1.17	1.17	0.16	107.15	0.85	0.85	
1.00	1.06	1.06	0.16	107.22	0.86	0.86	
1.08	0.97	0.97	0.16	107.27	0.86	0.86	
1.16	0.89	0.89	0.16	107.28	0.86	0.86	PEAK
1.24	0.80	0.80	0.16	107.28	0.86	0.86	PEAK
1.33	0.70	0.70	0.16	107.25	0.86	0.86	
1.41	0.61	0.61	0.16	107.19	0.86	0.86	
1.49	0.53	0.53	0.16	107.12	0.85	0.85	
1.58	0.44	0.44	0.16	107.02	0.85	0.85	
1.66	0.36	0.36	0.15	106.90	0.84	0.84	
1.74	0.27	0.27	0.15	106.75	0.83	0.83	
1.83	0.17	0.17	0.15	106.59	0.82	0.82	
1.92	0.09	0.09	0.14	106.40	0.81	0.81	
2.00	0.00	0.00	0.14	106.34	0.80	0.80	

10-YEAR ROUTING

EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	10.38	10.38	0.03	101.72	0.40	0.40	
0.17	6.68	6.68	0.09	103.98	0.63	0.63	
0.25	4.94	4.94	0.13	105.73	0.76	0.76	
0.33	3.96	3.96	0.15	106.79	0.83	0.83	
0.42	3.27	3.27	0.17	107.51	1.17	1.17	
0.50	2.77	2.77	0.17	107.76	3.08	3.08	PEAK
0.58	2.40	2.40	0.17	107.71	2.50	2.50	
0.67	2.10	2.10	0.17	107.68	2.21	2.21	
0.75	1.87	1.87	0.17	107.65	1.95	1.95	
0.83	1.69	1.69	0.17	107.63	1.75	1.75	
0.92	1.54	1.54	0.17	107.62	1.59	1.59	
1.00	1.41	1.41	0.17	107.61	1.45	1.45	
1.08	1.30	1.30	0.17	107.59	1.37	1.37	
1.17	1.19	1.19	0.17	107.57	1.30	1.30	
1.25	1.06	1.06	0.17	107.53	1.21	1.21	
1.33	0.94	0.94	0.17	107.49	1.10	1.10	
1.42	0.83	0.83	0.17	107.44	0.98	0.98	
1.50	0.71	0.71	0.17	107.40	0.87	0.87	
1.58	0.59	0.59	0.16	107.34	0.86	0.86	
1.67	0.47	0.47	0.16	107.25	0.86	0.86	
1.75	0.36	0.36	0.16	107.13	0.85	0.85	
1.83	0.24	0.24	0.15	106.98	0.84	0.84	
1.92	0.11	0.11	0.15	106.80	0.83	0.83	
2.00	0.00	0.00	0.15	106.75	0.82	0.82	

100-YEAR ROUTING

EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	17.56	17.56	0.06	102.75	0.52	0.52	
0.17	11.37	11.37	0.15	106.94	0.84	0.84	
0.25	8.44	8.44	0.18	108.20	10.11	10.11	PEAK
0.33	6.68	6.68	0.18	107.99	6.27	6.27	
0.42	5.59	5.59	0.18	107.98	6.09	6.09	
0.50	4.73	4.73	0.18	107.89	4.84	4.84	
0.58	4.16	4.16	0.18	107.86	4.31	4.31	
0.67	3.69	3.69	0.18	107.82	3.79	3.79	
0.75	3.36	3.36	0.18	107.80	3.44	3.44	
0.83	3.02	3.02	0.17	107.77	3.15	3.15	
0.92	2.77	2.77	0.17	107.74	2.85	2.85	
1.00	2.53	2.53	0.17	107.72	2.61	2.61	
1.08	2.32	2.32	0.17	107.70	2.39	2.39	
1.17	2.11	2.11	0.17	107.68	2.18	2.18	
1.25	1.91	1.91	0.17	107.66	1.98	1.98	
1.33	1.70	1.70	0.17	107.64	1.77	1.77	
1.42	1.48	1.48	0.17	107.62	1.56	1.56	
1.50	1.27	1.27	0.17	107.59	1.37	1.37	
1.58	1.00	1.00	0.17	107.54	1.25	1.25	
1.67	0.84	0.84	0.17	107.48	1.07	1.07	
1.75	0.64	0.64	0.17	107.41	0.90	0.90	
1.83	0.43	0.43	0.16	107.32	0.86	0.86	
1.92	0.21	0.21	0.16	107.17	0.85	0.85	
2.00	0.00	0.00	0.16	107.02	0.82	0.82	

COMPUTATIONS FOR SWM 1

Storage vs Elevation

NOTE: FOR SWM #1, ELEVATION 100 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

Sheet 39 of 67

OUTLET RATING TABLE

BASIN WATER ELEVATION	BASIN OUTFLOW (CFS)	RISER BOX WATER ELEVATION	TAILWATER ELEVATION (FT)	OUTFALL CULVERT CONTROL
100.00	0.00	N/A	N/A	N/A
100.20	0.06	N/A	N/A	N/A
100.40	0.16	N/A	N/A	N/A
100.60	0.22	N/A	N/A	N/A
100.80	0.26	N/A	N/A	N/A
101.00	0.30	N/A	N/A	N/A
101.20	0.33	N/A	N/A	N/A
101.40	0.36	N/A	N/A	N/A
101.60	0.39	N/A	N/A	N/A
101.80	0.41	N/A	N/A	N/A
102.00	0.44	N/A	N/A	N/A
102.20	0.46	N/A	N/A	N/A
102.40	0.48	N/A	N/A	N/A
102.60	0.51	N/A	N/A	N/A
102.80	0.53	N/A	N/A	N/A
103.00	0.54	N/A	N/A	N/A
103.20	0.56	N/A	N/A	N/A
103.40	0.58	N/A	N/A	N/A
103.60	0.60	N/A	N/A	N/A
103.80	0.62	N/A	N/A	N/A
104.00	0.63	N/A	N/A	N/A
104.20	0.65	N/A	N/A	N/A
104.40	0.67	N/A	N/A	N/A
104.60	0.68	N/A	N/A	N/A
104.80	0.70	N/A	N/A	N/A
105.00	0.71	N/A	N/A	N/A
105.20	0.72	N/A	N/A	N/A
105.40	0.74	N/A	N/A	N/A
105.60	0.75	N/A	N/A	N/A
105.80	0.77	N/A	N/A	N/A
106.00	0.78	N/A	N/A	N/A
106.20	0.79	N/A	N/A	N/A
106.40	0.81	N/A	N/A	N/A
106.60	0.82	N/A	N/A	N/A
106.80	0.83	N/A	N/A	N/A
107.00	0.84	N/A	N/A	N/A
107.20	0.86	N/A	N/A	N/A
107.40	0.87	N/A	N/A	N/A
107.60	1.39	N/A	N/A	N/A
107.80	3.48	N/A	N/A	N/A
108.00	6.44	N/A	N/A	N/A
108.20	10.06	N/A	N/A	N/A
108.40	14.25	N/A	N/A	N/A
108.60	18.92	N/A	N/A	N/A
108.80	24.04	N/A	N/A	N/A
109.00	29.56	N/A	N/A	N/A

INFLOWS/OUTFLOWS

TYSONS WESTPARK

AREA = 2.04
"C" = 0.7
AC = 1.428

Tc IN MIN. =5

TIME (MIN)	INFLOW 2-YR	INFLOW 10-YR	INFLOW 100-YR W/SAT. FACTOR OF 1.25	OUTFLOW 2-YR	OUTFLOW 10-YR	OUTFLOW 100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	7.78	10.38	17.56	0.34	0.40	0.52
10	5.01	6.68	11.37	0.55	0.63	0.84
15	3.71	4.94	8.44	0.64	0.76	10.11
20	2.97	3.96	6.68	0.71	0.83	6.27
25	2.46	3.27	5.59	0.76	1.17	6.09
30	2.08	2.77	4.73	0.79	3.08	4.84
35	1.83	2.40	4.16	0.81	2.50	4.31
40	1.57	2.10	3.69	0.83	2.21	3.79
45	1.43	1.87	3.36	0.84	1.95	3.44
50	1.27	1.69	3.02	0.85	1.75	3.15
55	1.17	1.54	2.77	0.85	1.59	2.85
60	1.06	1.41	2.53	0.86	1.45	2.61
65	0.97	1.30	2.32	0.86	1.37	2.39
70	0.89	1.19	2.11	0.86	1.30	2.18
75	0.80	1.06	1.91	0.86	1.21	1.98
80	0.70	0.94	1.70	0.86	1.10	1.77
85	0.61	0.83	1.48	0.86	0.98	1.56
90	0.53	0.71	1.27	0.85	0.87	1.37
95	0.44	0.59	1.00	0.85	0.86	1.25
100	0.36	0.47	0.84	0.84	0.86	1.07
105	0.27	0.36	0.64	0.83	0.85	0.90
110	0.17	0.24	0.43	0.82	0.84	0.86
115	0.09	0.11	0.21	0.81	0.83	0.85
120	0.00	0.00	0.00	0.80	0.82	0.82

STORAGE/ELEVATION

STAGE (FT)	STORAGE (AC-FT)
0	0.00
2	0.04
4	0.09
6	0.13
8	0.18
9	0.20

OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 100.00 FT
DIAMETER = 3.5"
DISCHARGE COEFFICIENT = 0.6

STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 107.5 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■PLANNERS ■LANDSCAPE ARCHITECTS ■SURVEYORS ■CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
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McLEAN, VA BETHESDA, MD

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

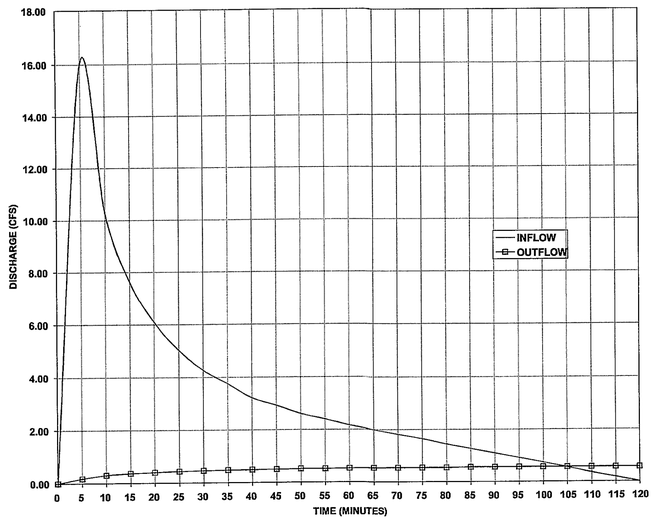
STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

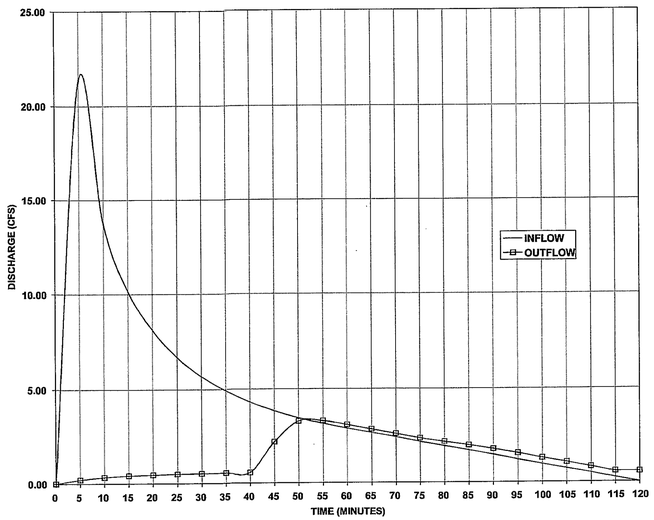
DATE: MAY 20, 2008
DES. KUO
DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18C

...\6571\STORMWATER\6571C912.dwg 2/28/2010 4:06:53 PM EST

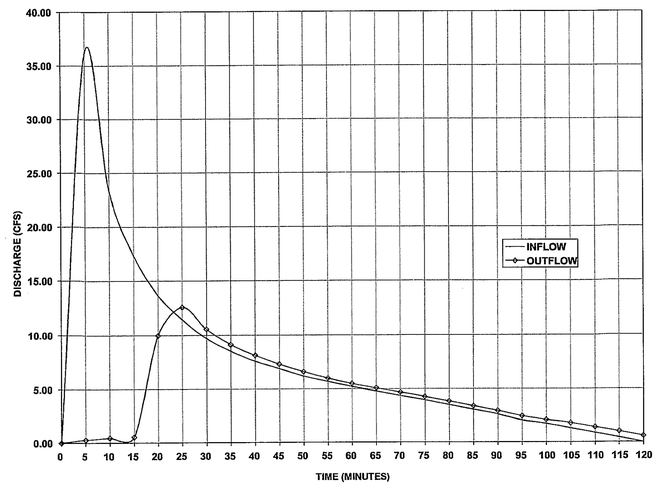
2 - YEAR HYDROGRAPH



10 - YEAR HYDROGRAPH



100 - YEAR HYDROGRAPH



2–YEAR ROUTING

EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC–FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	15.98	15.98	0.05	100.68	0.18	0.18	
0.17	10.29	10.29	0.14	101.79	0.31	0.31	
0.25	7.63	7.63	0.20	102.53	0.37	0.37	
0.33	6.10	6.10	0.25	103.09	0.41	0.41	
0.42	5.04	5.04	0.28	103.53	0.44	0.44	
0.50	4.28	4.28	0.31	103.89	0.46	0.46	
0.58	3.75	3.75	0.34	104.20	0.48	0.48	
0.67	3.23	3.23	0.36	104.46	0.49	0.49	
0.75	2.93	2.93	0.37	104.68	0.50	0.50	
0.83	2.61	2.61	0.39	104.88	0.52	0.52	
0.92	2.41	2.41	0.40	105.05	0.52	0.52	
1.00	2.17	2.17	0.42	105.20	0.53	0.53	
1.08	1.99	1.99	0.43	105.33	0.54	0.54	
1.17	1.82	1.82	0.44	105.45	0.55	0.55	
1.25	1.64	1.64	0.44	105.55	0.55	0.55	
1.33	1.44	1.44	0.45	105.64	0.55	0.55	
1.42	1.26	1.26	0.46	105.70	0.56	0.56	
1.50	1.09	1.09	0.46	105.76	0.56	0.56	
1.58	0.91	0.91	0.46	105.79	0.56	0.56	
1.67	0.73	0.73	0.47	105.82	0.56	0.56	PEAK
1.75	0.56	0.56	0.47	105.82	0.56	0.56	
1.83	0.35	0.35	0.47	105.81	0.56	0.56	
1.92	0.18	0.18	0.46	105.79	0.56	0.56	
2.00	0.00	0.00	0.46	105.75	0.56	0.56	

10–YEAR ROUTING

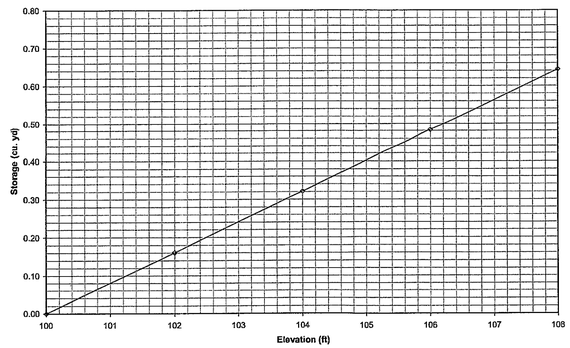
EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC–FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	21.32	21.32	0.07	100.91	0.21	0.21	
0.17	13.73	13.73	0.19	102.38	0.35	0.35	
0.25	10.15	10.15	0.27	103.37	0.43	0.43	
0.33	8.12	8.12	0.33	104.12	0.47	0.47	
0.41	6.72	6.72	0.38	104.71	0.51	0.51	
0.50	5.69	5.69	0.42	105.20	0.53	0.53	
0.58	4.93	4.93	0.45	105.61	0.55	0.55	
0.66	4.31	4.31	0.48	105.96	0.57	0.57	
0.75	3.84	3.84	0.50	106.19	2.19	2.19	
0.83	3.46	3.46	0.50	106.27	3.30	3.30	
0.91	3.17	3.17	0.50	106.27	3.31	3.31	PEAK
1.00	2.90	2.90	0.50	106.25	3.09	3.09	
1.08	2.67	2.67	0.50	106.24	2.85	2.85	
1.16	2.43	2.43	0.50	106.22	2.61	2.61	
1.24	2.17	2.17	0.50	106.21	2.36	2.36	
1.33	1.94	1.94	0.50	106.19	2.17	2.17	
1.41	1.70	1.70	0.49	106.16	1.98	1.98	
1.49	1.47	1.47	0.49	106.14	1.77	1.77	
1.58	1.20	1.20	0.49	106.11	1.54	1.54	
1.66	0.97	0.97	0.49	106.08	1.29	1.29	
1.74	0.73	0.73	0.49	106.06	1.06	1.06	
1.83	0.50	0.50	0.48	106.03	0.82	0.82	
1.91	0.23	0.23	0.48	106.00	0.58	0.58	
2.00	0.00	0.00	0.48	105.96	0.57	0.57	

100–YEAR ROUTING

EVENT TIME (HRS)	H.GRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC–FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)	
0.00	0.00	0.00	0.00	100.00	0.00	0.00	
0.08	36.08	36.08	0.12	101.53	0.28	0.28	
0.17	23.35	23.35	0.32	104.05	0.47	0.47	
0.25	17.34	17.34	0.46	105.75	0.56	0.56	
0.33	13.71	13.71	0.53	106.63	10.00	10.00	
0.41	11.48	11.48	0.54	106.74	12.60	12.60	PEAK
0.50	9.72	9.72	0.53	106.65	10.59	10.59	
0.58	8.54	8.54	0.53	106.59	9.14	9.14	
0.66	7.59	7.59	0.52	106.54	8.15	8.15	
0.75	6.89	6.89	0.52	106.50	7.31	7.31	
0.83	6.20	6.20	0.52	106.46	6.61	6.61	
0.91	5.68	5.68	0.52	106.43	5.99	5.99	
1.00	5.21	5.21	0.51	106.41	5.49	5.49	
1.08	4.77	4.77	0.51	106.38	5.07	5.07	
1.16	4.33	4.33	0.51	106.35	4.66	4.66	
1.24	3.92	3.92	0.51	106.33	4.23	4.23	
1.33	3.48	3.48	0.50	106.30	3.81	3.81	
1.41	3.04	3.04	0.50	106.27	3.37	3.37	
1.49	2.60	2.60	0.50	106.24	2.93	2.93	
1.58	2.05	2.05	0.50	106.21	2.45	2.45	
1.66	1.72	1.72	0.49	106.18	2.09	2.09	
1.74	1.32	1.32	0.49	106.14	1.79	1.79	
1.83	0.88	0.88	0.49	106.10	1.42	1.42	
1.91	0.44	0.44	0.48	106.05	1.01	1.01	
2.00	0.00	0.00	0.48	106.00	0.59	0.59	

COMPUTATIONS FOR SWM 2

Storage vs Elevation



NOTE: FOR SWM #2, ELEVATION 100 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

OUTLET RATING TABLE

BASIN WATER ELEVATION	BASIN OUTFLOW (CFS)	RISER BOX WATER ELEVATION	TAILWATER ELEVATION (FT)	OUTFALL CULVERT CONTROL
100.00	0.00	N/A	N/A	N/A
100.20	0.06	N/A	N/A	N/A
100.40	0.12	N/A	N/A	N/A
100.60	0.16	N/A	N/A	N/A
100.80	0.19	N/A	N/A	N/A
101.00	0.22	N/A	N/A	N/A
101.20	0.25	N/A	N/A	N/A
101.40	0.27	N/A	N/A	N/A
101.60	0.29	N/A	N/A	N/A
101.80	0.31	N/A	N/A	N/A
102.00	0.32	N/A	N/A	N/A
102.20	0.34	N/A	N/A	N/A
102.40	0.36	N/A	N/A	N/A
102.60	0.37	N/A	N/A	N/A
102.80	0.39	N/A	N/A	N/A
103.00	0.40	N/A	N/A	N/A
103.20	0.41	N/A	N/A	N/A
103.40	0.43	N/A	N/A	N/A
103.60	0.44	N/A	N/A	N/A
103.80	0.45	N/A	N/A	N/A
104.00	0.47	N/A	N/A	N/A
104.20	0.48	N/A	N/A	N/A
104.40	0.49	N/A	N/A	N/A
104.60	0.50	N/A	N/A	N/A
104.80	0.51	N/A	N/A	N/A
105.00	0.52	N/A	N/A	N/A
105.20	0.53	N/A	N/A	N/A
105.40	0.54	N/A	N/A	N/A
105.60	0.55	N/A	N/A	N/A
105.80	0.56	N/A	N/A	N/A
106.00	0.57	N/A	N/A	N/A
106.20	2.28	N/A	N/A	N/A
106.40	5.36	N/A	N/A	N/A
106.60	9.32	N/A	N/A	N/A
106.80	14.01	N/A	N/A	N/A
107.00	19.33	N/A	N/A	N/A
107.20	25.20	N/A	N/A	N/A
107.40	31.59	N/A	N/A	N/A
107.60	38.44	N/A	N/A	N/A
107.80	45.74	N/A	N/A	N/A
108.00	53.46	N/A	N/A	N/A

INFLOWS/OUTFLOWS

TYSONS WESTPARK — AREA = 4.19; "C" = 0.7; AC = 2.933

Tc IN MIN. =5

TIME (MIN)	INFLOW 2–YR	INFLOW 10–YR	INFLOW 100–YR	OUTFLOW 2–YR W/SAT. FACTOR OF 1.25	OUTFLOW 10–YR W/SAT. FACTOR OF 1.25	OUTFLOW 100–YR W/SAT. FACTOR OF 1.25
0	0.00	0.00	0.00	0	0	0.00
5	15.98	21.32	36.08	0.18	0.21	0.28
10	10.29	13.73	23.35	0.31	0.35	0.47
15	7.63	10.15	17.34	0.37	0.43	0.56
20	6.10	8.12	13.71	0.41	0.47	10.00
25	5.04	6.72	11.48	0.44	0.51	12.60
30	4.28	5.69	9.72	0.46	0.53	10.59
35	3.75	4.93	8.54	0.48	0.55	9.14
40	3.23	4.31	7.59	0.49	0.57	8.15
45	2.93	3.84	6.89	0.5	2.19	7.31
50	2.61	3.46	6.20	0.52	3.3	6.61
55	2.41	3.17	5.68	0.52	3.31	5.99
60	2.17	2.90	5.21	0.53	3.09	5.49
65	1.99	2.67	4.77	0.54	2.85	5.07
70	1.82	2.43	4.33	0.55	2.61	4.66
75	1.64	2.17	3.92	0.55	2.36	4.23
80	1.44	1.94	3.48	0.55	2.17	3.81
85	1.26	1.70	3.04	0.56	1.98	3.37
90	1.09	1.47	2.60	0.56	1.77	2.93
95	0.91	1.20	2.05	0.56	1.54	2.45
100	0.73	0.97	1.72	0.56	1.29	2.09
105	0.56	0.73	1.32	0.56	1.06	1.79
110	0.35	0.50	0.88	0.56	0.82	1.42
115	0.18	0.23	0.44	0.56	0.58	1.01
120	0.00	0.00	0.00	0.56	0.57	0.59

STORAGE/ELEVATION

STAGE (FT)	STORAGE (AC-FT)
0	0.00
2	0.16
4	0.32
6	0.48
8	0.64

OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 100.00 FT
DIAMETER = 3"
DISCHARGE COEFFICIENT = 0.6

STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 106 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 40 of 67

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA, INCORPORATED
8180 GREENSBORO DRIVE – SUITE 200 ■ MCLEAN, VIRGINIA 22102
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PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008
DES. KUO | DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18D

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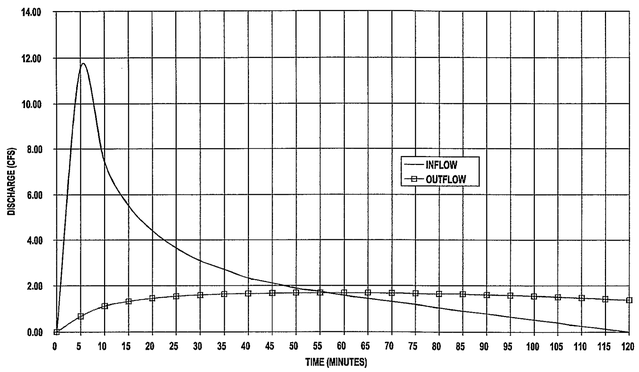
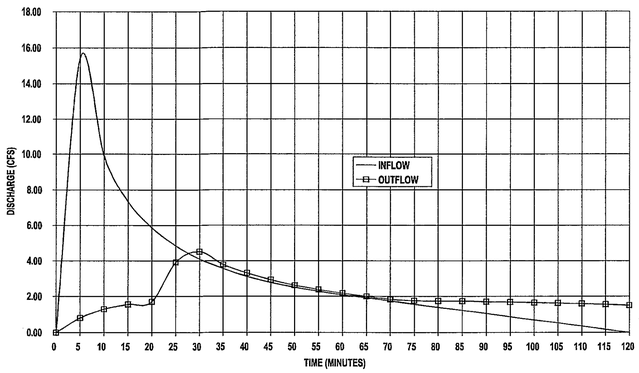
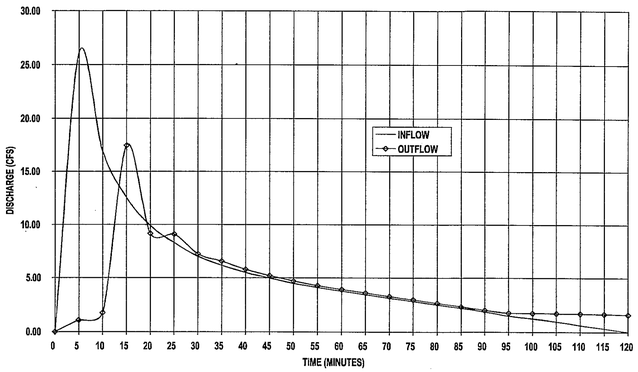
2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH



100-YEAR HYDROGRAPH



2-YEAR ROUTING

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0	0	0	0	0.01	0	0	
0.08	11.56	11.56	0.038	1.26	0.68	0.68	
0.17	7.44	7.44	0.097	3.06	1.12	1.12	
0.25	5.51	5.51	0.133	4.1	1.32	1.32	
0.33	4.41	4.41	0.158	4.93	1.45	1.45	
0.42	3.65	3.65	0.175	5.51	1.54	1.54	
0.5	3.1	3.1	0.188	5.92	1.59	1.59	
0.58	2.71	2.71	0.197	6.19	1.63	1.63	
0.67	2.33	2.33	0.203	6.36	1.65	1.65	
0.75	2.12	2.12	0.207	6.47	1.67	1.67	
0.83	1.89	1.89	0.209	6.54	1.68	1.68	
0.92	1.74	1.74	0.21	6.56	1.68	1.68	
1	1.57	1.57	0.21	6.56	1.68	1.68	PEAK FLOW
1.08	1.44	1.44	0.208	6.52	1.68	1.68	
1.17	1.31	1.31	0.206	6.46	1.67	1.67	
1.25	1.19	1.19	0.203	6.38	1.66	1.66	
1.33	1.04	1.04	0.2	6.28	1.64	1.64	
1.42	0.91	0.91	0.195	6.15	1.63	1.63	
1.5	0.78	0.78	0.19	6	1.6	1.6	
1.58	0.66	0.66	0.184	5.8	1.58	1.58	
1.67	0.53	0.53	0.177	5.58	1.55	1.55	
1.75	0.4	0.4	0.17	5.33	1.51	1.51	
1.83	0.25	0.25	0.162	5.06	1.47	1.47	
1.92	0.13	0.13	0.153	4.78	1.42	1.42	
2	0	0	0.144	4.47	1.38	1.38	

10-YEAR ROUTING

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0	0	0	0	0.01	0	0	
0.08	15.42	15.42	0.051	1.69	0.81	0.81	
0.17	9.92	9.92	0.131	4.02	1.3	1.3	
0.25	7.34	7.34	0.18	5.67	1.56	1.56	
0.33	5.87	5.87	0.214	6.7	1.71	1.71	
0.42	4.86	4.86	0.232	7.2	3.92	3.92	
0.5	4.11	4.11	0.234	7.25	4.52	4.52	PEAK FLOW
0.58	3.56	3.56	0.232	7.19	3.79	3.79	
0.67	3.12	3.12	0.23	7.14	3.31	3.31	
0.75	2.78	2.78	0.229	7.11	2.93	2.93	
0.83	2.5	2.5	0.228	7.08	2.62	2.62	
0.92	2.29	2.29	0.227	7.06	2.38	2.38	
1	2.1	2.1	0.227	7.05	2.18	2.18	
1.08	1.93	1.93	0.226	7.03	2	2	
1.17	1.76	1.76	0.226	7.02	1.84	1.84	
1.25	1.57	1.57	0.225	6.99	1.76	1.76	
1.33	1.4	1.4	0.223	6.94	1.75	1.75	
1.42	1.23	1.23	0.22	6.85	1.74	1.74	
1.5	1.06	1.06	0.216	6.74	1.71	1.71	
1.58	0.87	0.87	0.211	6.59	1.69	1.69	
1.67	0.7	0.7	0.205	6.42	1.66	1.66	
1.75	0.53	0.53	0.198	6.22	1.63	1.63	
1.83	0.36	0.36	0.189	5.98	1.6	1.6	
1.92	0.17	0.17	0.18	5.68	1.56	1.56	
2	0	0	0.17	5.35	1.51	1.51	

100-YEAR ROUTING

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0	0	0	0	0.01	0	0	
0.08	26.08	26.08	0.086	2.75	1.06	1.06	
0.17	16.88	16.88	0.225	6.99	1.76	1.76	
0.25	12.54	12.54	0.26	8	17.42	17.42	PEAK FLOW
0.33	9.91	9.91	0.246	7.59	9.15	9.15	
0.42	8.3	8.3	0.246	7.59	9.09	9.09	
0.5	7.02	7.02	0.242	7.49	7.25	7.25	
0.58	6.18	6.18	0.24	7.43	6.56	6.56	
0.67	5.49	5.49	0.238	7.36	5.79	5.79	
0.75	4.98	4.98	0.236	7.31	5.2	5.2	
0.83	4.48	4.48	0.234	7.27	4.7	4.7	
0.92	4.11	4.11	0.233	7.23	4.27	4.27	
1	3.76	3.76	0.232	7.2	3.91	3.91	
1.08	3.45	3.45	0.231	7.17	3.59	3.59	
1.17	3.13	3.13	0.23	7.14	3.27	3.27	
1.25	2.84	2.84	0.229	7.11	2.97	2.97	
1.33	2.52	2.52	0.228	7.09	2.66	2.66	
1.42	2.2	2.2	0.227	7.06	2.34	2.34	
1.5	1.88	1.88	0.226	7.03	2.02	2.02	
1.58	1.48	1.48	0.225	6.99	1.76	1.76	
1.67	1.25	1.25	0.222	6.91	1.75	1.75	
1.75	0.95	0.95	0.218	6.79	1.72	1.72	
1.83	0.64	0.64	0.211	6.61	1.69	1.69	
1.92	0.32	0.32	0.203	6.38	1.66	1.66	
2	0	0	0.193	6.09	1.62	1.62	

INFLOWS/OUTFLOWS

Tysons Westpark — AREA = 2.79
Tc IN MIN. 5= — "C" = 0.76
AC = 2.1204

TIME (MIN)	INFLOW 2-YR	INFLOW 10-YR	INFLOW 100-YR	OUTFLOW 2-YR W/SAT. FACTOR OF 1.25	OUTFLOW 10-YR	OUTFLOW 100-YR
0	0.00	0.00	0.00	0	0	0
5	6.58	8.77	14.84	0.68	0.81	1.06
10	7.44	9.92	16.88	1.12	1.3	1.76
15	5.51	7.34	12.54	1.32	1.56	17.42
20	4.41	5.87	9.91	1.45	1.71	9.15
25	3.65	4.86	8.30	1.54	3.92	9.09
30	3.10	4.11	7.02	1.59	4.52	7.25
35	2.71	3.56	6.18	1.63	3.79	6.56
40	2.33	3.12	5.49	1.65	3.31	5.79
45	2.12	2.78	4.98	1.67	2.93	5.2
50	1.89	2.50	4.48	1.68	2.62	4.7
55	1.74	2.29	4.11	1.68	2.38	4.27
60	1.57	2.10	3.76	1.68	2.18	3.91
65	1.44	1.93	3.45	1.68	2	3.59
70	1.31	1.76	3.13	1.67	1.84	3.27
75	1.19	1.57	2.84	1.66	1.76	2.97
80	1.04	1.40	2.52	1.64	1.75	2.66
85	0.91	1.23	2.20	1.63	1.74	2.34
90	0.78	1.06	1.88	1.6	1.71	2.02
95	0.66	0.87	1.48	1.58	1.69	1.76
100	0.53	0.70	1.25	1.55	1.66	1.75
105	0.40	0.53	0.95	1.51	1.63	1.72
110	0.25	0.36	0.64	1.47	1.6	1.69
115	0.13	0.17	0.32	1.42	1.56	1.66
120	0.00	0.00	0.00	1.38	1.51	1.62

STORAGE/ELEVATION

STAGE (FT)	STORAGE (AC-FT)
0	0.00
2	0.06
4	0.13
6	0.19
8	0.26
9	0.29

OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 0.00 FT
DIAMETER = 0.42 FT
DISCHARGE COEFFICIENT = 0.6

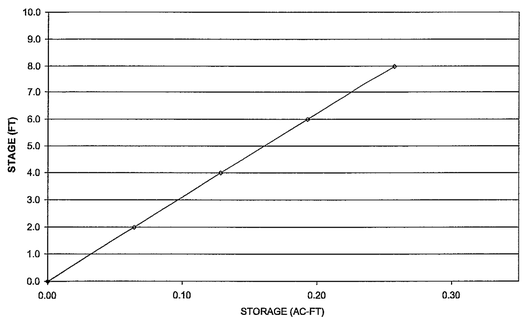
STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 7.0 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

OUTLET RATING TABLE

Basin Water Elevation	Basin Outflow (cfs)	Riser Box Water Elevation	Tailwater Elevation (ft)	Outfall Culvert Control
0.00	0.00	N/A	N/A	N/A
0.25	0.12	N/A	N/A	N/A
0.50	0.36	N/A	N/A	N/A
0.75	0.49	N/A	N/A	N/A
1.00	0.59	N/A	N/A	N/A
1.25	0.68	N/A	N/A	N/A
1.50	0.76	N/A	N/A	N/A
1.75	0.83	N/A	N/A	N/A
2.00	0.89	N/A	N/A	N/A
2.25	0.95	N/A	N/A	N/A
2.50	1.01	N/A	N/A	N/A
2.75	1.06	N/A	N/A	N/A
3.00	1.11	N/A	N/A	N/A
3.25	1.16	N/A	N/A	N/A
3.50	1.21	N/A	N/A	N/A
3.75	1.26	N/A	N/A	N/A
4.00	1.30	N/A	N/A	N/A
4.25	1.34	N/A	N/A	N/A
4.50	1.38	N/A	N/A	N/A
4.75	1.42	N/A	N/A	N/A
5.00	1.46	N/A	N/A	N/A
5.25	1.50	N/A	N/A	N/A
5.50	1.53	N/A	N/A	N/A
5.75	1.57	N/A	N/A	N/A
6.00	1.61	N/A	N/A	N/A
6.25	1.64	N/A	N/A	N/A
6.50	1.67	N/A	N/A	N/A
6.75	1.71	N/A	N/A	N/A
7.00	1.74	N/A	N/A	N/A
7.25	3.75	N/A	N/A	N/A
7.50	7.34	N/A	N/A	N/A
7.75	11.98	N/A	N/A	N/A
8.00	17.46	N/A	N/A	N/A
8.25	23.67	N/A	N/A	N/A
8.50	30.53	N/A	N/A	N/A
8.75	37.98	N/A	N/A	N/A
9.00	45.99	N/A	N/A	N/A

ELEV. VS. STORAGE



COMPUTATIONS FOR SWM 3

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 41 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008
DES. KUO | DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18E

P:\Planning\Projects\6571\STORMWATER\6571C912.dwg 2/28/2010 4:06:53 PM EST

BMP FACILITY DESIGN FORMAT

PLAN NAME: Tyson's West Park DATE: 5/04

PLAN NUMBER: 5166-SP-01 ENGINEER: VIKA, Inc.

WATER QUALITY CONTROL NARRATIVE

THE SITE CONSISTS OF 13.55 ACRES TO BE DEVELOPED WITH MULTIFAMILY, AND RETAIL UNITS. THREE (3) SEPARATE STORM FILTERS AND A CONSERVATION EASEMENT WILL PROVIDE WATER QUALITY FOR THIS SITE. THE SITE IS LOCATED IN THE SCOTTS RUN WATERSHED. THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
(1) ON SITE CONTROLLED (BMP#1)	0.70	2.04
(2) ON SITE CONTROLLED (BMP #2)	0.70	4.19
(3) ON SITE CONTROLLED (BMP #3)	0.76	2.79
(4) ON SITE UNCONTROLLED	0.48	3.47
(5) OPEN SPACE	0.30	0.25
(6) ON SITE CONTROLLED (BMP #4)	0.84	0.81
Total		13.55

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 13.55 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) ON SITE CONTROLLED	0.70	x	2.04	=	1.43
(2) ON SITE CONTROLLED	0.70	x	4.19	=	2.93
(3) ON SITE CONTROLLED	0.76	x	2.79	=	2.12
(4) ON SITE UNCONTROLLED	0.48	x	3.47	=	1.67
(5) OPEN SPACE	0.30	x	0.25	=	0.08
(6) ON SITE CONTROLLED	0.84	x	0.81	=	0.68
		x		=	

(b) Total 8.91

(C) Weighted average "C" factor (b)/(a) = (C) 0.66

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) STORM FILTER	50	x	0.15	x	1.06	=	7.95
(2) STORM FILTER	50	x	0.31	x	1.06	=	16.43
(3) STORM FILTER	50	x	0.21	x	1.15	=	12.08
(5) OPEN SPACE	100	x	0.02	x	1.00	=	2.00
(6) STORM FILTER	50	x	0.06	x	1.27	=	3.81

(a) Total = 42.27

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = ____%

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

Line 3(a) 42.27 >= 40

APPLICANT COMMITS ONLY TO 40% PHOSPHOROUS REMOVAL. REASONABLE EFFORTS TO EXCEED 40% EFFICIENCY AND APPROACH THE VALUE SHOWN IN THE ABOVE COMPUTATIONS WILL BE MADE, BUT THE APPLICANT IS IN NO WAY REQUIRED TO EXCEED 40% REMOVAL

DETENTION ANALYSIS

1-PRE-DEVELOPMENT RUNOFF

A= 13.55 Ac.
C_2= 0.20
C_{10}= 0.30
Tc= 5.00 min. I_2 = 5.45 in/hr
I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2pre}= 14.77 cfs
Q_{10pre}= 29.55 cfs

2-POST-DEVELOPMENT

Tc= 5.00 min.
I_2 = 5.45 in/hr
I_{10} = 7.27 in/hr

AREA # 1
A= 2.04 Ac.
C_w= 0.70
Q= CIA cfs
Q_{2post}= 7.78 cfs
Q_{10post}= 10.38 cfs

AREA # 2
A= 4.19 Ac.
C_w= 0.70
Q= CIA cfs
Q_{2post}= 15.98 cfs
Q_{10post}= 21.32 cfs

AREA # 3
A= 2.79 Ac.
C_w= 0.76
Q= CIA cfs
Q_{2post}= 11.56 cfs
Q_{10post}= 15.42 cfs

3- POST-DEVELOPMENT (ONSITE UNDETAINED)

A= 4.53 Ac.
C_w= 0.47
Tc= 5.00 min. I_2 = 5.45 in/hr
I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2post}= 11.60 cfs
Q_{10post}= 15.48 cfs

4- ALLOWABLE RELEASE (Q_{Allow}) FROM POND

Q_{Allow}= (PREDEVELOPED FLOW)+(FLOW FROM OFFSITE AREA TO POND)-(FLOW FROM UNDETAINED ONSITE AREAS)
Q_{2Allow}= 14.77 + 0.00 - 11.60
Q_{2Allow}= 3.17 cfs
$Q_{10Allow}$= 29.55 + 0.00 - 15.48
$Q_{10Allow}$= 14.07 cfs

5- POST-DEVELOPED LEAVING DETENTION FACILITIES

DETENTION FACILITY #1

Q2(POST) = 0.86 CFS
Q10(POST) = 3.08 CFS

DETENTION FACILITY #2

Q2(POST) = 0.56 CFS
Q10(POST) = 3.31 CFS

DETENTION FACILITY #3

Q2(POST) = 1.68 CFS
Q10(POST) = 4.52 CFS

TOTALS:

Q2(POST) = 3.10 CFS
Q10(POST) = 10.91 CFS

5) ROUTING RESULTS
(Q2(POST) = 3.10) < (Q2(ALLOWABLE) = 3.17); THEREFORE OK
(Q10(POST) = 10.91) < (Q2(ALLOWABLE) = 14.07); THEREFORE OK

TRAPEZOIDAL CONCRETE CHANNEL CALCULATIONS

10-YEAR STORM

Project Description	
Worksheet	Trapezoidal Channe
Flow Element	Trapezoidal Channe
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coeffic	0.013
Slope	080000 ft/ft
Left Side Slope	3.00 H : V
Right Side Slope	2.00 H : V
Bottom Width	5.00 ft
Discharge	74.99 cfs

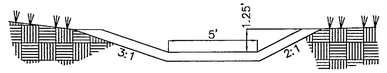
Results	
Depth	0.59 ft
Flow Area	3.8 ft²
Wetted Perim	8.20 ft
Top Width	7.96 ft
Critical Depth	1.49 ft
Critical Slope	0.002585 ft/ft
Velocity	19.51 ft/s
Velocity Head	5.91 ft
Specific Energ	6.51 ft
Froude Numb	4.95
Flow Type	Supercritical

100-YEAR STORM

Project Description	
Worksheet	Trapezoidal Channe
Flow Element	Trapezoidal Channe
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coeffic	0.013
Slope	080000 ft/ft
Left Side Slope	3.00 H : V
Right Side Slope	2.00 H : V
Bottom Width	5.00 ft
Discharge	100.14 cfs

Results	
Depth	0.70 ft
Flow Area	4.7 ft²
Wetted Perim	8.76 ft
Top Width	8.48 ft
Critical Depth	1.74 ft
Critical Slope	0.002485 ft/ft
Velocity	21.33 ft/s
Velocity Head	7.07 ft
Specific Energ	7.77 ft
Froude Numb	5.05
Flow Type	Supercritical



2/38 CROSS SECTION 'A-A'
NOT TO SCALE
AT STRUCTURE #43 SEE SHEET 8 FOR LOCATION.

UNDETAINED OUTFLOWS

Tc IN MIN. = 5

AREA =	3.72
"C" =	0.47
AC =	1.7484

TIME (MIN)	INFLOW 2-YR	INFLOW 10-YR	INFLOW 100-YR	OUTFLOW 2-YR W/SAT. FACTOR OF 1.25	OUTFLOW 10-YR	OUTFLOW 100-YR
0	0.00	0.00	0.00			
5	9.53	12.71	21.51			
10	6.14	8.18	13.92			
15	4.55	6.05	10.34			
20	3.64	4.84	8.17			
25	3.01	4.00	6.84			
30	2.55	3.39	5.79			
35	2.24	2.94	5.09			
40	1.92	2.57	4.52			
45	1.75	2.29	4.11			
50	1.56	2.06	3.69			
55	1.43	1.89	3.39			
60	1.29	1.73	3.10			
65	1.19	1.59	2.84			
70	1.08	1.45	2.58			
75	0.98	1.29	2.34			
80	0.86	1.15	2.08			
85	0.75	1.01	1.81			
90	0.65	0.87	1.55			
95	0.54	0.72	1.22			
100	0.44	0.58	1.03			
105	0.33	0.44	0.79			
110	0.21	0.30	0.52			
115	0.10	0.14	0.26			
120	0.00	0.00	0.00			

STREET MAINTENANCE NARRATIVE

ALL INTERIOR STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

STREET LIGHT NARRATIVE

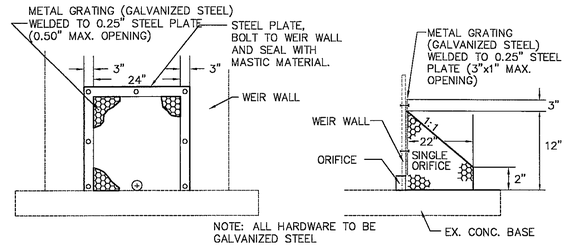
STREET LIGHTS HAVE BEEN PROVIDED ON WEST PARK & PARK RUN DRIVES.

AIR QUALITY

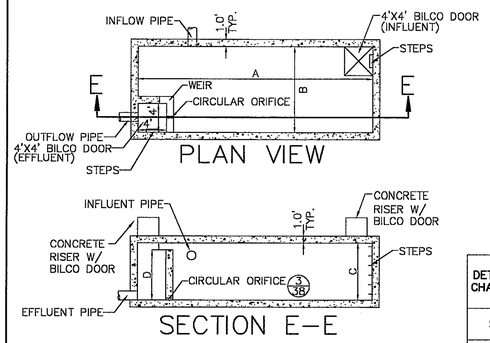
AIR QUALITY PERMIT SHALL BE OBTAINED IF NECESSARY AND PROVIDED BY CONTRACTOR PRIOR TO ANY CLEANING, GRADING, OR CONSTRUCTION.

SWM NARRATIVE

STORM WATER MANAGEMENT DETENTION AND BMP WILL BE PROVIDED ONSITE.
THE SITE RUNOFF WILL BE DETAINED IN 3 SEPARATE UNDERGROUND SWM DETENTION FACILITIES. THE 13.55 ACRE SITE WILL BE REDUCED TO PREDEVELOPMENT RATES FOR THE 2-YR AND 10-YR STORM EVENTS (SEE DETENTION ANALYSIS ON THIS SHEET)
APPROXIMATELY 60% OF THE SITE IS GLENELG, FAIFAX, AND MANOR SOILS WHICH ARE THE SOIL TYPE "B" PER THE TECHNICAL RELEASE No. 55TR-55. THE 2-YR "C" FACTOR WILL BE INCREASED FROM 0.15 TO 0.20 DUE TO "B" SOILS ABILITY TO ACCEPT RAINFALL
THE BMP AND DETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



3/38 ORIFICE TRASH PROTECTION
NO SCALE



1/38 SWM DETENTION CHAMBER
NOT TO SCALE

NOTES

1. CONCRETE SHALL BE 4000 PSI.
2. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60 (REINFORCING BARS)
3. BRICK SHALL CONFORM TO AASHTO M91, GRADE MS OR ASTM C55, GRADE N-1.
4. ALL CONCRETE REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB.
5. THE MAINTENANCE DOOR SHALL OPEN 90° AND LOCK AUTOMATICALLY IN THAT POSITION WITH A LOCKING ARM AND A RELEASE HANDLE. DOORS SHALL BE PROVIDED WITH A STAINLESS STEEL LIFTING HANDLE, STAINLESS STEEL SNAP-LOCK WITH REMOVABLE KEY HANDLE AND PLUG. THE CONTRACTOR SHALL PROVIDE TWO (2) KEY HANDLES TO THE OWNER. ACCESS HATCH SHALL BE BILCO MODEL DESIGNED FOR HS-20 LOADING OR APPROVED EQUAL.
6. ALL BARE STEEL COMPONENTS SHALL BE PAINTED WITH ALUMINUM PAINT.
7. SEE SITE PLAN FOR EXACT LOCATIONS OF INFLOW PIPES, OUTFLOW PIPES, AND BILCO DOORS.
8. SEE 'SWM DETENTION CHAMBER DIMENSIONS' TABLE(BELOW) FOR ALL DIMENSIONS, PIPE SIZES, AND INVERTS FOR EACH SWM DETENTION CHAMBER.

SWM DETENTION CHAMBER DIMENSIONS

DETENTION CHAMBER #	OVERALL DIMENSIONS LENGTH (A) (FT)	WIDTH (B) (FT)	DEPTH (C) (FT)	ORIFICE DIMENSIONS DIAMETER (FT)	ELEVATION (FT)	WEIR DIMENSIONS WEIR HEIGHT (D) (FT)	WEIR LENGTH (FT)	INFLOW PIPE(S) PIPE DIAMETER (IN)	INVERT (FT)	OUTFLOW PIPE PIPE DIAMETER (IN)	INVERT (FT)	TOPS ELEVATIONS INFLUENT	EFFLUENT
SWM 1	70	14	9.0	0.29 (3.5")	100.00*	7.5	5.0	12" 18"	415.64 415.00	18"	408.64	428.25	423.40
SWM 2	100	35	8.0	0.25 (3")	100.00*	6.0	6.0	30"	395.77	15"	391.27	416.00	413.00
SWM 3	100	14	9.0	0.42	0.00	7.0	5.0	24" 12" 18"	392.01 392.04 392.75	15"	385.00	403.25	397.00

* FOR SWM #1 & #2 ELEVATION 100.00 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 42 of 67

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

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

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008
DES. KUO DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18F

P:\Planning\Projects\6571\STORMWATER\6571C912.dwg 2/28/2010 4:06:53 PM EST

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.

☒ 3.Provide:

Facility Name/ Type & No. (e.g. dry pond, infil. trench, underground vault, ect.)	On-Site area served (acres)	Off-site area served (acres)	Drainage served (acres)	Footprint served (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE Sheet 9, 9A and 9B						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheet 3.

☒ 5. Maintenance access (road to stormwater management facility (ies) are shown on Sheet N/A. ALL UNDERGROUND

☒ 6. Landscaping and tree preservation shown in and near he stormwater management facility is shown on Sheet 6.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 9E.

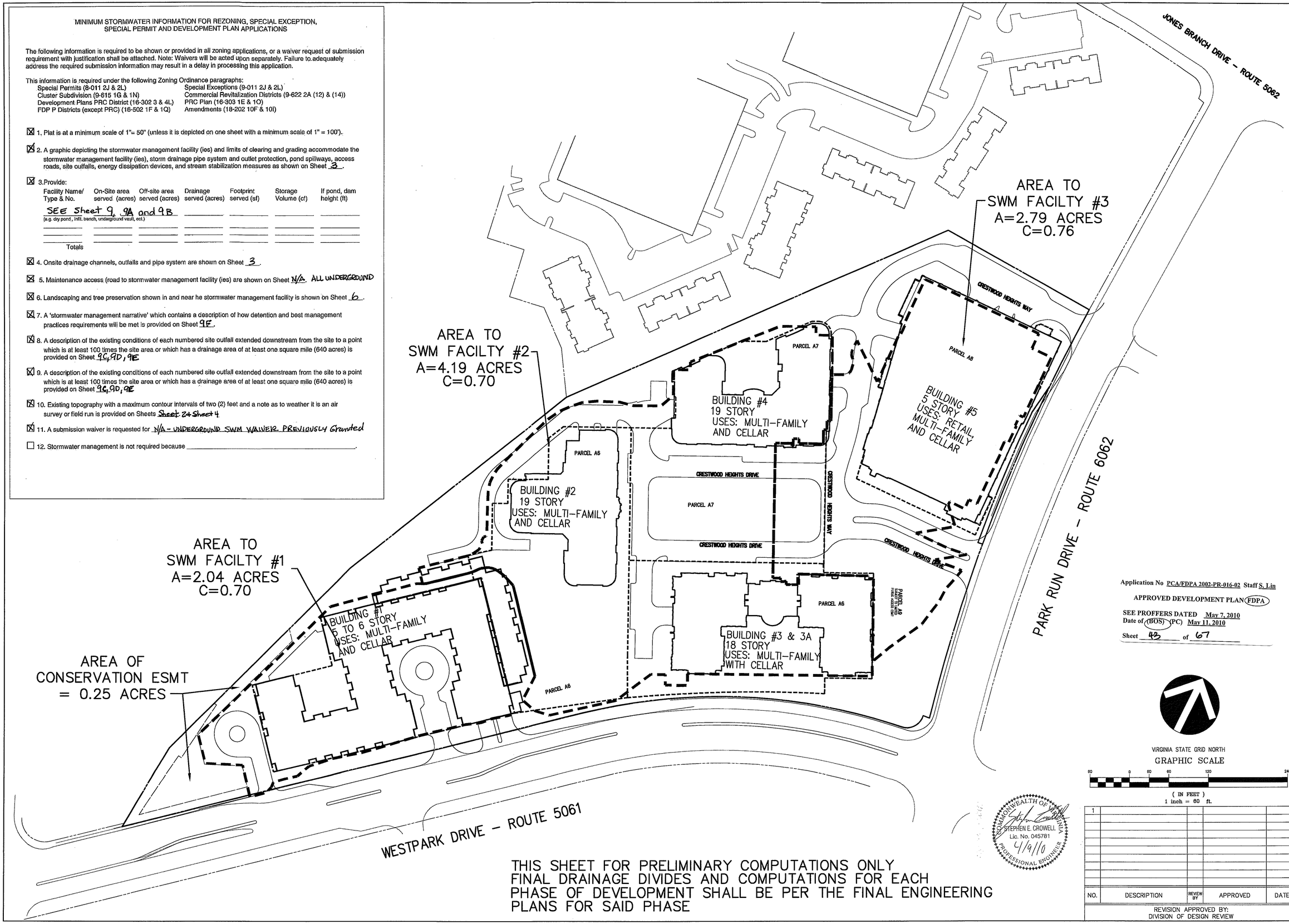
☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9C, 9D, 9E

☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9C, 9D, 9E

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

☒ 11. A submission waiver is requested for N/A - UNDERGROUND SWM WAIVER PREVIOUSLY Granted

☐ 12. Stormwater management is not required because _____.



THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY
FINAL DRAINAGE DIVIDES AND COMPUTATIONS FOR EACH PHASE OF DEVELOPMENT SHALL BE PER THE FINAL ENGINEERING PLANS FOR SAID PHASE

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 43 of 67

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

80 0 80 60 120 240

(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1				

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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VIKA, INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

BMP & SWM DETENTION MAP

VIKA REVISIONS

NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: MAY 20, 2008

DES.	DWN.
SS	CADD

SCALE: 1"=60'

PROJECT/FILE NO. 6571C

SHEET NO. 18G

10/25/2010 1:57:31 PM EST
Plot Plotted by: Stephen Crowell
P:\Planning\Projects\6571c\dwg\6571c-bmp.dwg

APPROXIMATE NEW AREA FOR URBAN LINEAR PARK

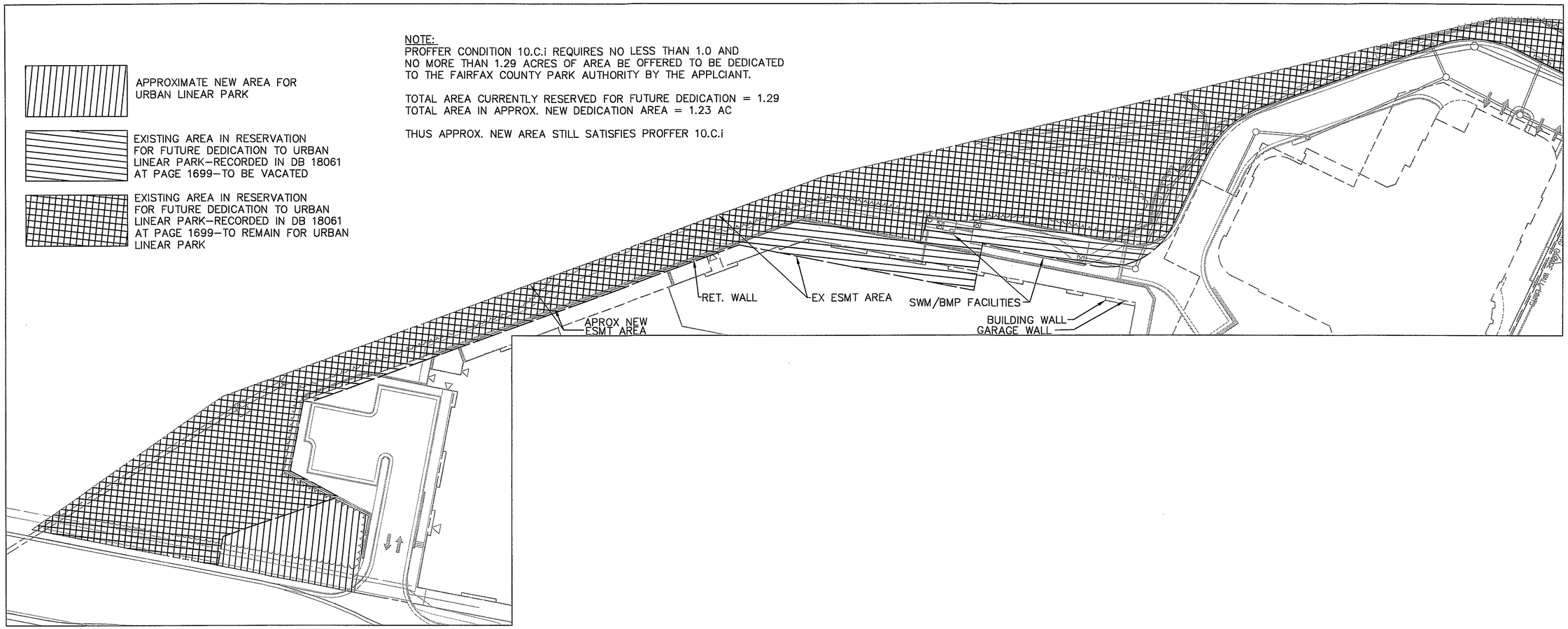
EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK–RECORDED IN DB 18061 AT PAGE 1699–TO BE VACATED

EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK–RECORDED IN DB 18061 AT PAGE 1699–TO REMAIN FOR URBAN LINEAR PARK

NOTE:
PROFFER CONDITION 10.C.i REQUIRES NO LESS THAN 1.0 AND NO MORE THAN 1.29 ACRES OF AREA BE OFFERED TO BE DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY BY THE APPLCIANT.

TOTAL AREA CURRENTLY RESERVED FOR FUTURE DEDICATION = 1.29
TOTAL AREA IN APPROX. NEW DEDICATION AREA = 1.23 AC

THUS APPROX. NEW AREA STILL SATISFIES PROFFER 10.C.i



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 44 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

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

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TYSONS WESTPARK A–6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

LINEAR PARK BLOWUP

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	SEC

SCALE: 1"=30'

PROJECT/FILE NO. 6571S

SHEET NO. 19

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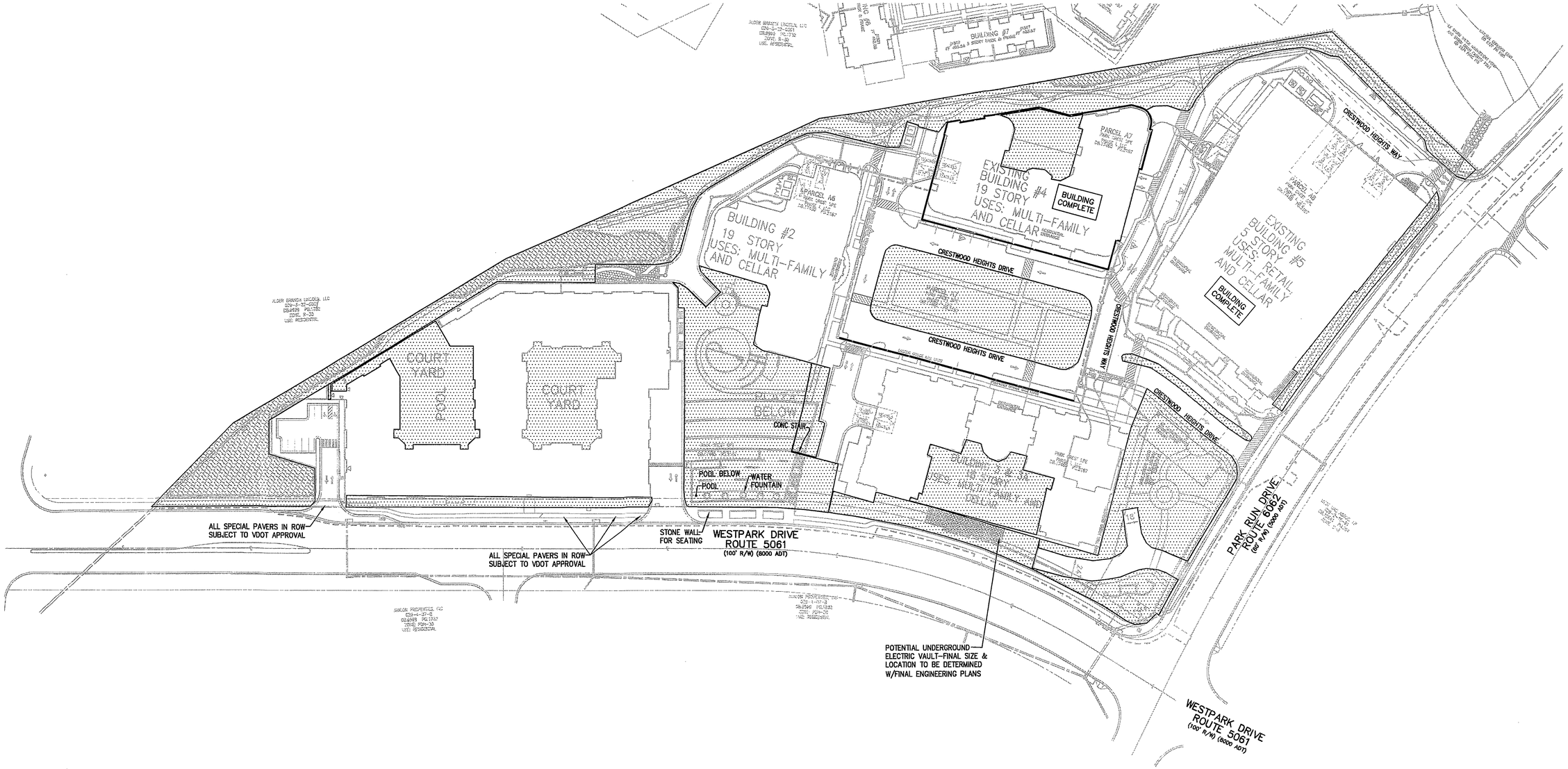

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 45 of 67

LEGEND

AREA COUNTED TOWARDS COMPUTED OPEN SPACE (209,462 SF)

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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MCLEAN, VA LEESBURG, VA GERMANTOWN, MD

TYSONS WESTPARK A–6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OPEN SPACE EXHIBIT

VIKA REVISIONS

NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=60'

PROJECT/FILE NO. 6571S

SHEET NO. 20

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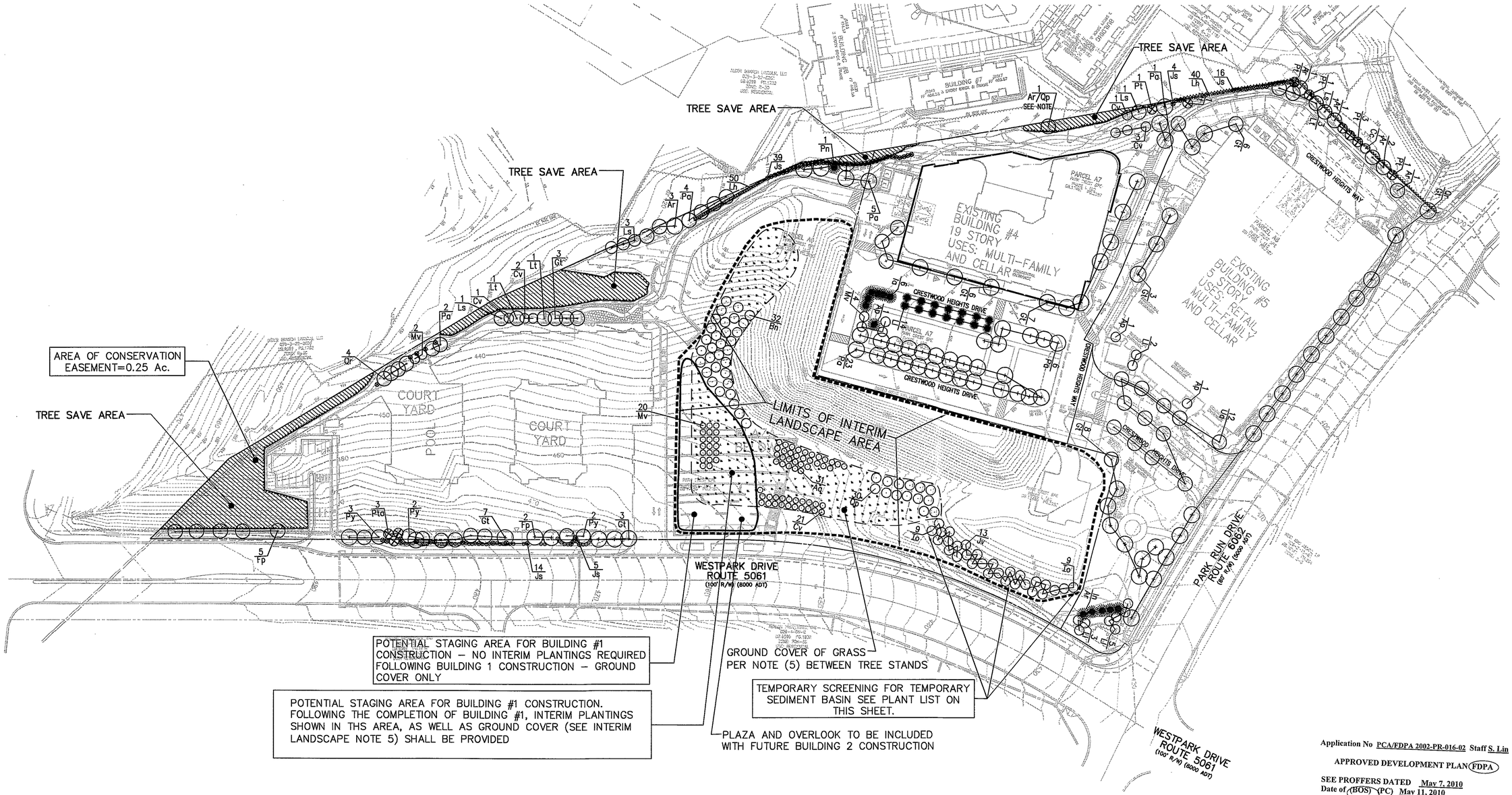

*PLANT LIST FOR INTERIM LANDSCAPE PLAN ONLY (SEE PLAN ON THIS SHEET FOR LIMITS)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	ONE–THIRD OF STAND PLANTED WITH PLANTING PERIODS:
Aa	31	Amelanchier arborea	Downey Serviceberry	1"–1.5"Cal.	Well branched – CONT.	1,2,6
Qp	14	Quercus phellos	Willow Oak	1.5"–2"Cal.	Dense, balanced head – CONT.	2,4,6
Cv	21	Chionanthus virginicus	Fringetree	1"–1.5"Cal.	Well branched – CONT.	1,5,3
Mv	20	Magnolia virginiana	Sweetbay Magnolia	1"–1.5"Cal.	Well branched – CONT.	3,5,6
Bn	32	Betula nigra	River Birch	1.5"–2"Cal.	Well branched – CONT.	2,4,5

*PLANTINGS SHOWN IN THE INTERIM LANDSCAPE AREA, WITH THE EXCEPTION OF THE TEMPORARY SEDIMENT BASIN SCREENING, SHALL BE PLANTED OVER A THREE (3) YEAR PERIOD WITH TWO (2) PLANTING SEASONS PER YEAR – THUS THERE WILL BE SIX (6) PLANTING PERIODS. FOR EACH PLANTING PERIOD IN WHICH THE PLANTINGS ARE INCLUDED (SEE TABLE ABOVE) ONE–THIRD OF THE TOTAL PLANTINGS SHALL BE MADE.

NOTE:
TREES CHOOSEN FOR THE "INTERIM LANDSCAPE" CONSIST OF ALL NATIVE SPECIES TO BE PLANTED TEMPORARILY IN MASS GROUPS AS DESIGNATED ON THIS PLAN OR AS SCREEN PLANTINGS" FOR THE TEMPORARY SEDIMENT BASIN.

PLANT LIST FOR "TEMPORARY SCREEN PLANTING" AT TEMPORARY SEDIMENT BASIN (THIS SHEET)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Io	18	Ilex opaca	American Holly	8' HT.	
Jv	13	Juniperus Virginiana	Eastern Red Cedar	8' HT.	

INTERIM LANDSCAPE NOTES:

1) PLANT MATERIAL IN THE "GROVES / CLUSTERS" SHALL CONSIST OF A MIX OF BOTH DECIDUOUS AND EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE CANOPY TREES AS WELL AS ORNAMENTAL SPECIES. ALL TREES SHALL BE NATIVE.
2) NATIVE DECIDUOUS CANOPY TREES MAY INCLUDE: RED MAPLE, WILLOW OAK, AMERICAN LINDEN, BLACKGUM, RIVER BIRCH, LONDON PLANETREE. NATIVE DECIDUOUS ORNAMENTAL TREES SHALL INCLUDE: SERVICE BERRY, REDBUD, FRINGETREE, SWEETBAY MAGNOLIA. NATIVE EVERGREEN TREES MAY INCLUDE: PITCH PINE, AMERICAN HOLLY, AND LOBLOLLY PINE.
3) ORNAMENTAL TREES AND CANOPY TREES SHALL BE CONTAINER GROWN AND OF GOOD QUALITY AND HEALTH – FINAL SIZE TO BE COORDINATED WITH URBAN FORESTRY DIVISION AT TIME OF PLANTING.
4) TREES SHALL BE PLANTED IN TEMPORARY "MASS GROUPINGS" BY SPECIES. TREES SHALL BE PLANTED APPROXIMATELY 10 FEET APART. THIS 10 FEET SPACING SHALL ALLOW FOR THE REMOVAL OF INDIVIDUAL TREES AS THEY ARE NEEDED FOR TRANSPLANTS TO FUTURE PERMANENT LOCATIONS ON THE SITE.
5) GROUND BETWEEN INDIVIDUAL TREES AND TREE GROUPINGS SHALL BE STABILIZED WITH AN APPROPRIATE GRASS SEED MIX. EACH TREE SHALL HAVE A (2) FOOT RADIAL BAND AT IT'S BASE, WHICH WILL BE SEASONALLY SPRAYED WITH AN HERBICIDE, ALL TREES WILL BE MULCHED 3" THICK WITHIN THE RADIAL BAND.
6) OWNER SHALL HIRE AN INDEPENDENT LANDSCAPE CONTRACTOR TO WATER AND PRUNE TREES AS NEEDED UNTIL THEY ARE OF AN APPROPRIATE SIZE TO TRANSPLANT.
7) THE PHASE 5 CONSTRUCTION TRAILER AND STORAGE YARD AREA SHALL BE CLEARED OF CONSTRUCTION MATERIALS UPON COMPLETION OF BUILDING 1 CONSTRUCTION AND "TREE GROUPING" IN THIS AREA SHALL BE PLANTED WITHIN 1 YEAR AFTER FIRST RUP FOR BUILDING 1.

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 46 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

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

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TYSONS WESTPARK A–6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM LANDSCAPE PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010
APRIL 9, 2010

DATE: NOV 2009

DES.	DWN.
SEC	KY

SCALE: 1"=60'

PROJECT/FILE NO. 6571S

SHEET NO. 21

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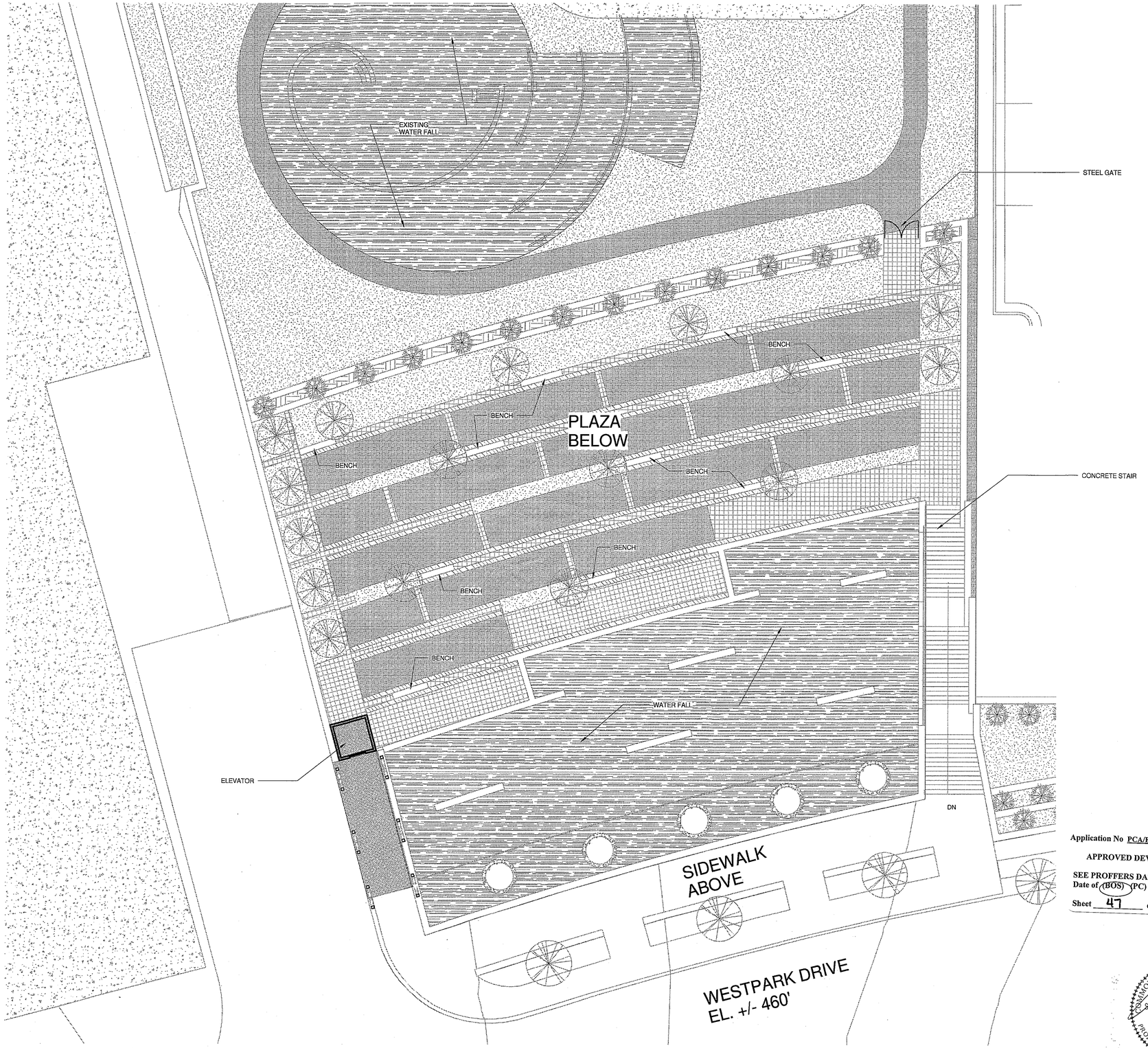

1 WATERFALL PLAN
3/32" = 1'-0"

MGMA
ARCHITECTURE INTERIORS PLANNING
131 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
703.538.7100 703.538.7112 FAX WWW.MORGANGICK.COM

TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS		
	4/9/10	
NO.	DESCRIPTION	DATE

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 47 of 67

PRINCIPAL	WIL McBEATH
SR. PROJ. ARCH.	JOAQUIN DIZ
PROJ. ARCH.	TIM NGUYEN

SEALS

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 19565, Expiration Date: 12.30.10

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER
INFO ONLY

FILE NAME	
JOB NUMBER	09872

WATERFALL PLAN

21A

4/2/2010 1:08:36 PM

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Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 48 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

NO.	DESCRIPTION	DATE
	4/9/10	

PRINCIPAL	WIL McBEATH
SR. PROJ. ARCH.	JOAQUIN DIZ
PROJ. ARCH.	TIM NGUYEN

SEALS

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 10965, Expiration Date: 12.30.10

FILE NAME	
JOB NUMBER	09872

STREET VIEW

21B

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Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 49 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS		
	4/9/10	
NO.	DESCRIPTION	DATE

PRINCIPAL	WIL McBEATH
SR. PROJ. ARCH.	JOAQUIN DIZ
PROJ. ARCH.	TIM NGUYEN

SEALS

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 10965, Expiration Date: 12.30.10

FILE NAME	
JOB NUMBER	09872

ARIAL VIEW

21C

4/2/2010 1:08:36 PM

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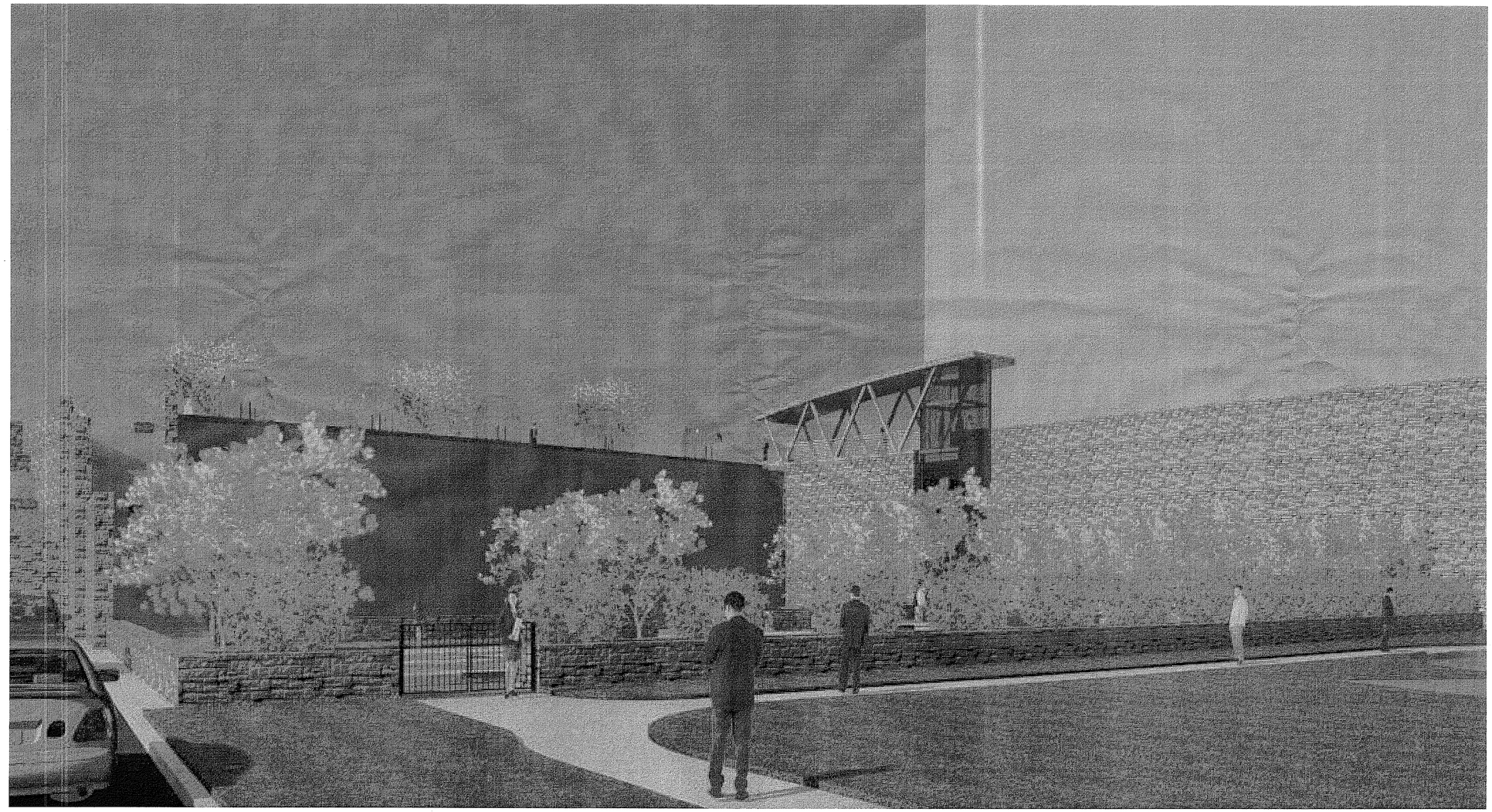

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 50 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

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TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS		
	4/9/10	
NO.	DESCRIPTION	DATE

PRINCIPAL	
SR. PROJ. ARCH.	
PROJ. ARCH.	
SEALS	

PROFESSIONAL CERTIFICATION.
I hereby certify that these documents were approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 10965, Expiration Date: 12.20.10

FILE NAME	
JOB NUMBER	09872

PLAZA VIEW

21D

4/2/2010 1:08:37 PM

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① SECTION THRU WATERFALL
3/16" = 1'-0"

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 51 of 67

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ARCHITECTURE INTERIORS PLANNING
131 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
703.538.7100 703.538.7112 FAX WWW.MORGANGICK.COM

TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS		
	4/9/10	
NO.	DESCRIPTION	DATE

PRINCIPAL	
SR. PROJ. ARCH.	
PROJ. ARCH.	

SEALS

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No. 10965, Expiration Date: 12.30.10

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER
INFO ONLY

FILE NAME	
JOB NUMBER	09872

SECTION

21E

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VIEW FROM WESTPARK DRIVE

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN FDPA

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 52 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

INFO ONLY

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A-101	BASEMENT 3 PLAN
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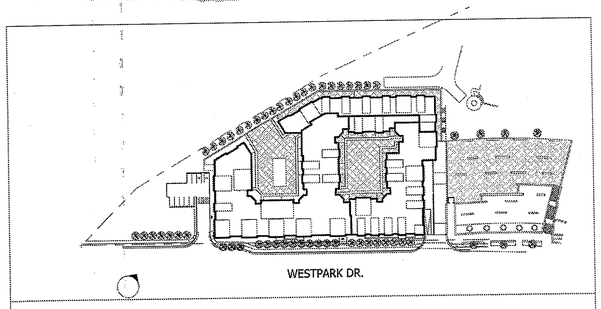
A-105	1ST FLOOR PLAN
A-106	2ND FLOOR PLAN
A-107	3RD FLOOR PLAN
A-108	4TH FLOOR PLAN
A-109	5TH FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS



KEYPLAN

SHEET 22

lessard GROUP

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

PERSPECTIVES

No.	Description	Date
	4/9/10	

PROJECT No: AVA036a
FILE NAME:
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 3/29/2010 10:45:02 AM

A-001

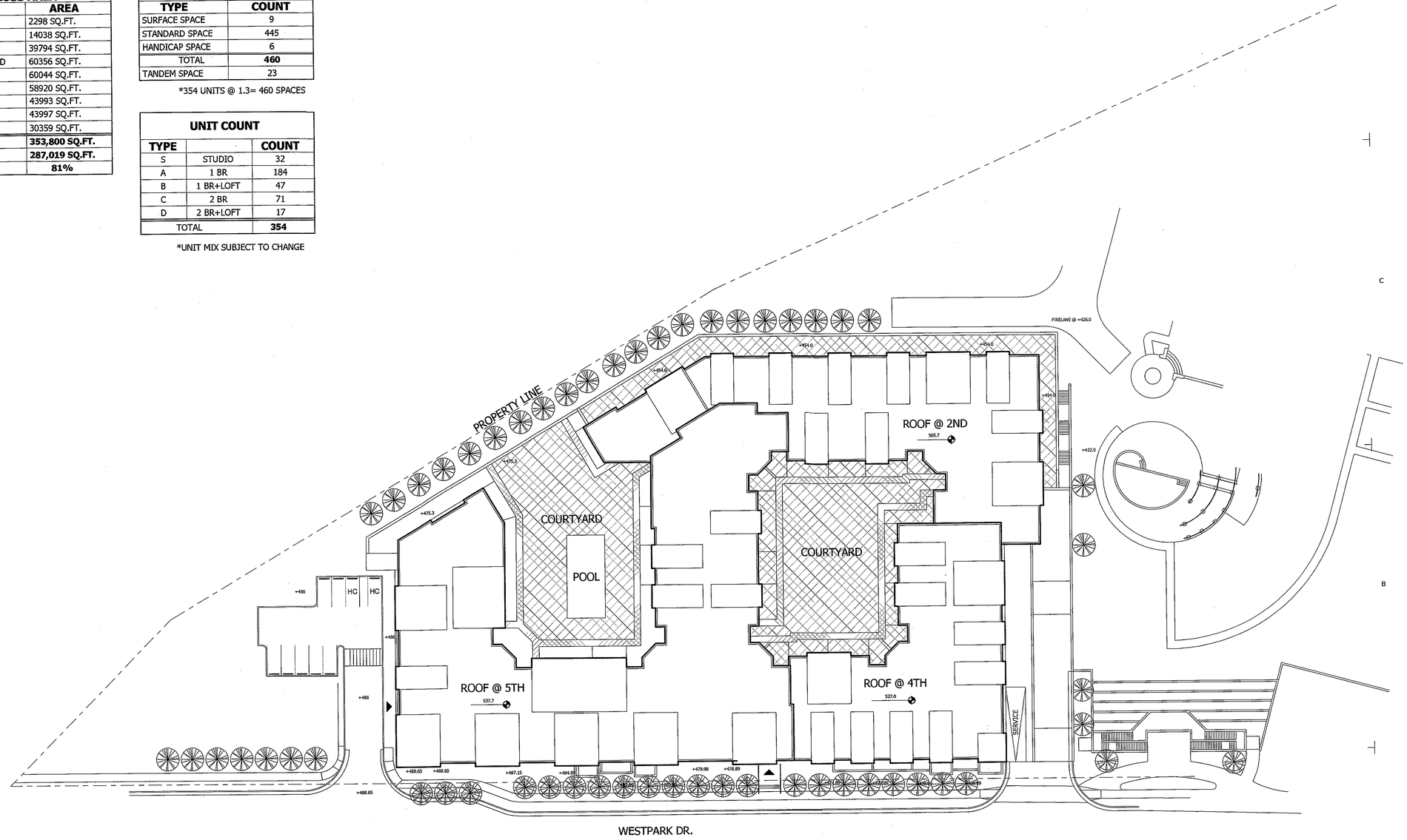
GROSS AREA	
LEVEL	**AREA**
BASEMENT 3	2298 SQ.FT.
BASEMENT 2	14038 SQ.FT.
BASEMENT 1	39794 SQ.FT.
LOWER GROUND	60356 SQ.FT.
1ST FLOOR	60044 SQ.FT.
2ND FLOOR	58920 SQ.FT.
3RD FLOOR	43993 SQ.FT.
4TH FLOOR	43997 SQ.FT.
5TH FLOOR	30359 SQ.FT.
TOTAL	**353,800 SQ.FT.**
NET	**287,019 SQ.FT.**
EFFICIENCY	**81%**

PARKING COUNT	
TYPE	**COUNT**
SURFACE SPACE	9
STANDARD SPACE	445
HANDICAP SPACE	6
TOTAL	**460**
TANDEM SPACE	23

*354 UNITS @ 1.3= 460 SPACES

UNIT COUNT		
TYPE		**COUNT**
S	STUDIO	32
A	1 BR	184
B	1 BR+LOFT	47
C	2 BR	71
D	2 BR+LOFT	17
TOTAL		**354**

*UNIT MIX SUBJECT TO CHANGE



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN FDPA

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 53 of 67

COMMONWEALTH OF VIRGINIA
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4/9/10
PROFESSIONAL ENGINEER

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SHEET 23

SITE PLAN 1 A-100
Scale: 1/32" = 1'-0"

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

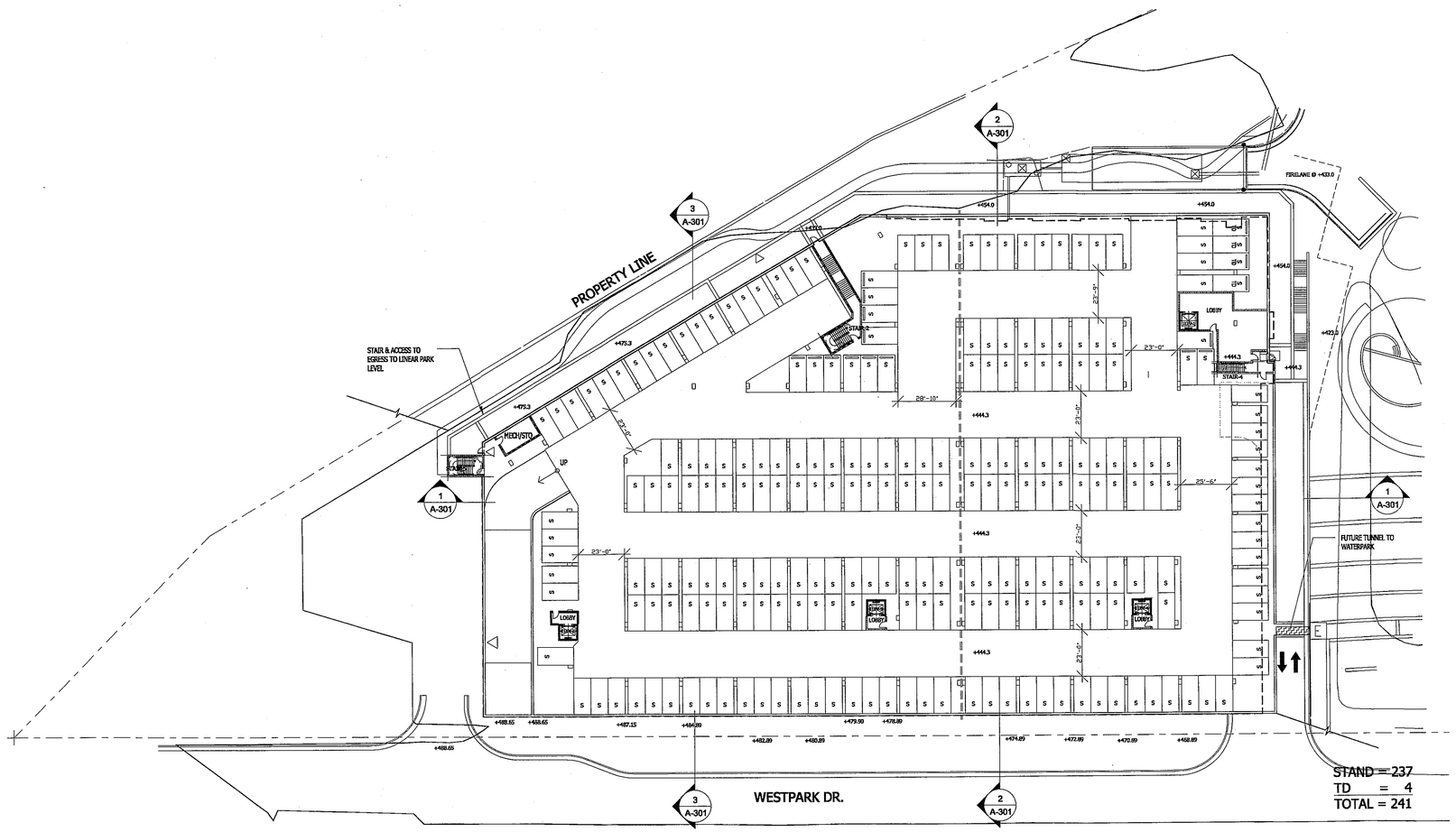
SITE PLAN

No.	Description	Date

4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:17:52 PM

A-100



BASEMENT 3

Scale: 1/32" = 1'-0"

1 A-101

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

Sheet 54 of 67

COMMONWEALTH OF VIRGINIA
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SHEET 24

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AVALON PARK CREST
VIENNA, VA

BASEMENT 3

NO	ISSUE/REVISION	DATE
1	REVISION	3.17.10
		4/9/10

PROJECT No:	PEN.017A
FILE NAME:	AVA036a01g3.dwg
DRAWN BY:	2 INITIALS
CHECKED BY:	2 INITIALS
PLOT DATE:	Apr. 8, 2010

A-101

Plot By: kthoc

5 4 3 2 1 D C B A

BASEMENT2 FLOOR PLAN (1 / A-102)

Scale: 1/32" = 1'-0"

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

Sheet 55 of 67

COMMONWEALTH OF VIRGINIA
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SHEET 25

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AVALON PARK CREST

VIENNA, VA

AVALON BAY COMMUNITIES

BASEMENT 2

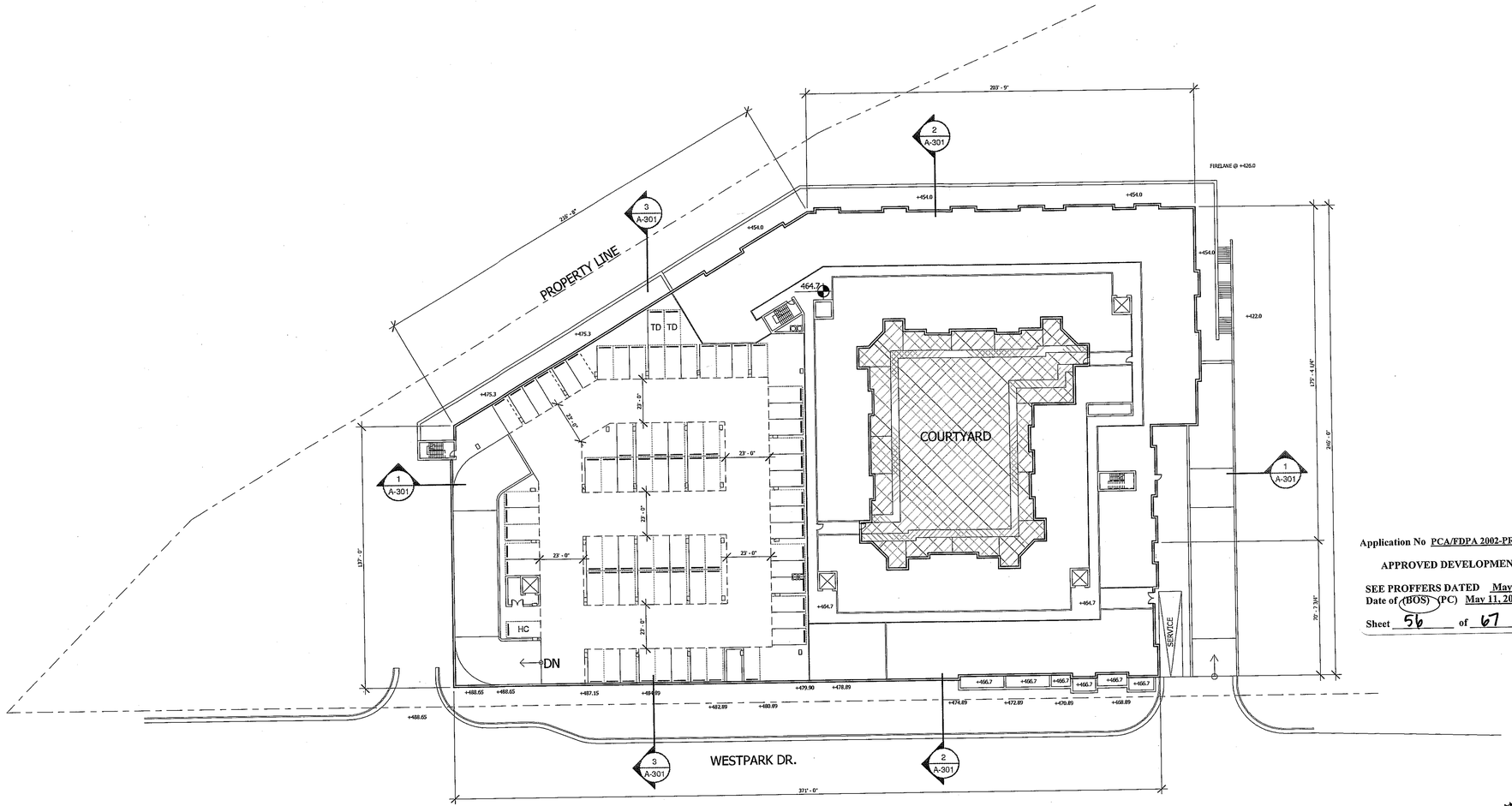
FLOOR PLANS

No.	Description	Date
		4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:17:54 PM

A-102

\\LGFS08\NewProjects\AvalonBay\AVA036a\0Project\00Central\Archive\100317 County Resubmission\AVA036a.rvt



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

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Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
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SHEET 26

BASEMENT1 FLOOR PLAN (1 / A-103)

Scale: 1/32" = 1'-0"

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
BASEMENT 1
FLOOR PLANS

No.	Description	Date

4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:17:56 PM

A-103

LOWER GROUND (1 / A-104)

Scale: 1/32" = 1'-0"

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APPROVED DEVELOPMENT PLAN (FDPA)

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Date of (BOS) (PC) May 11, 2010

Sheet 57 of 67

COMMONWEALTH OF VIRGINIA
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SHEET 27

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
LOWER GROUND
FLOOR PLANS

No.	Description	Date
	4/9/10	

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:17:57 PM

A-104

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1ST FLOOR 1/A-105
Scale: 1/32" = 1'-0"

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN (FDPA)
SEE PROFFERS DATED May 7, 2010
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COMMONWEALTH OF VIRGINIA
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SHEET 28

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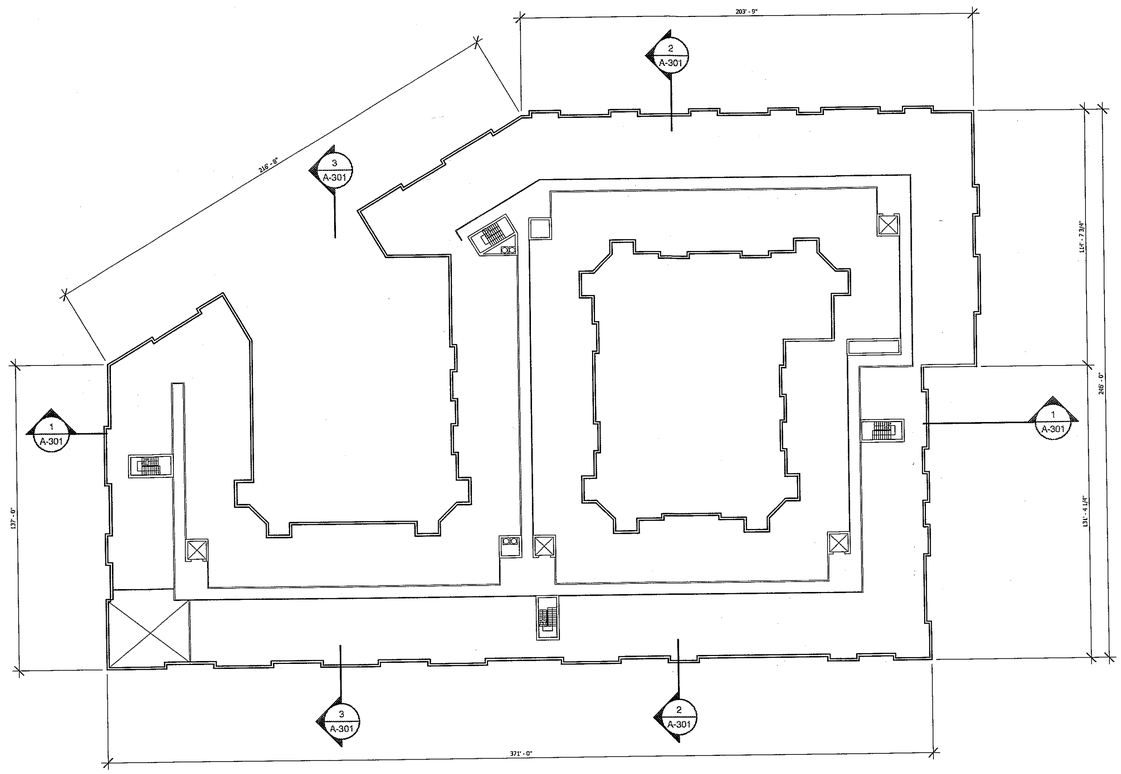
AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
FIRST FLOOR
FLOOR PLANS

No.	Description	Date
	4/9/10	

PROJECT No: AVA036a
FILE NAME:
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
PLOT DATE: 3/17/2010 4:17:58 PM

A-105

\\LGPS09\NewProjects\Avalonbay\AVA036a\0Project\00Central\Archive\100317 County Resubmission\AVA036a.rvt



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN FDPA

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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4/9/10
PROFESSIONAL ENGINEER

INFO ONLY

SHEET 29

2ND FLOOR PLAN 1 A-106

Scale: 1/32" = 1'-0"

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
2ND FLOOR
FLOOR PLANS

No.	Description	Date

4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:17:59 PM

A-106

3RD FLOOR

1 / A-107

Scale: 1/32" = 1'-0"

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010

Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
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SHEET 30

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

3RD FLOOR

FLOOR PLANS

No.	Description	Date
	4/9/10	

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	Author
CHECKED BY:	Checker
PLOT DATE:	3/17/2010 4:18:00 PM

A-107

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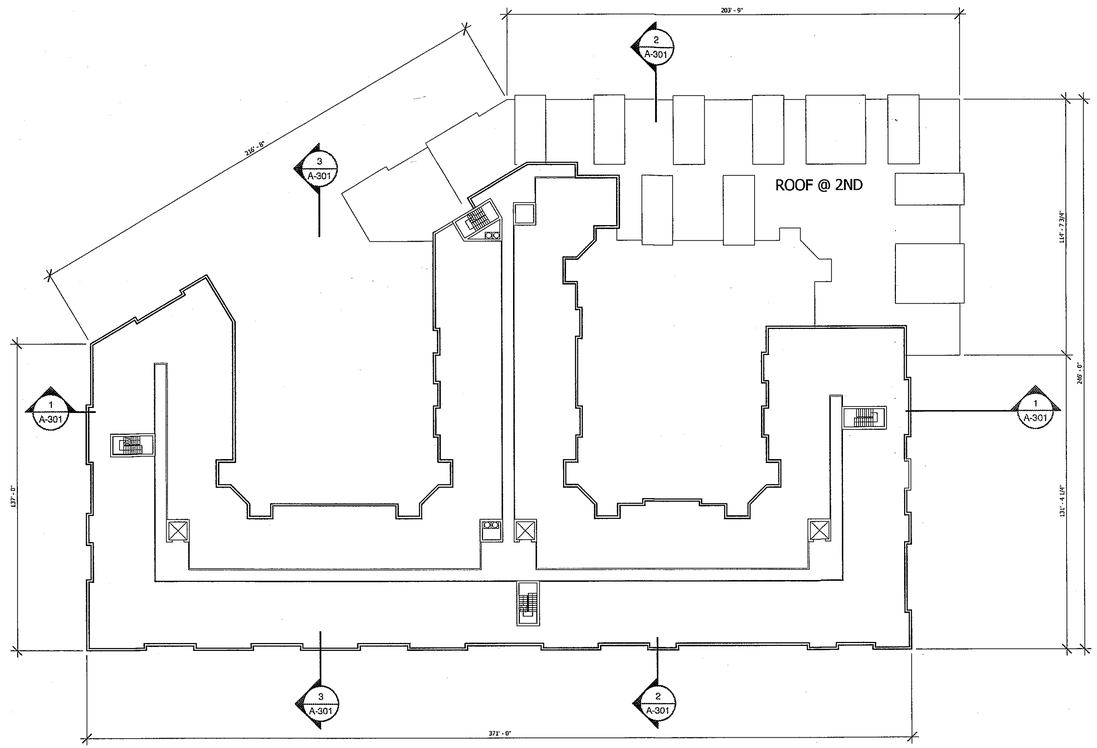

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APPROVED DEVELOPMENT PLAN FDPA

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

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COMMONWEALTH OF VIRGINIA
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4/9/10
PROFESSIONAL ENGINEER

INFO ONLY

SHEET 31

4TH FLOOR 1 A-108

Scale: 1/32" = 1'-0"

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
4TH FLOOR
FLOOR PLANS

No.	Description	Date

4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	Author
CHECKED BY:	Checker
PLOT DATE:	3/17/2010 4:18:02 PM

A-108

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
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COMMONWEALTH OF VIRGINIA
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4/9/10
PROFESSIONAL ENGINEER

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SHEET 32

5TH FLOOR (1 / A-109)
Scale: 1/32" = 1'-0"

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
5TH FLOOR
FLOOR PLANS

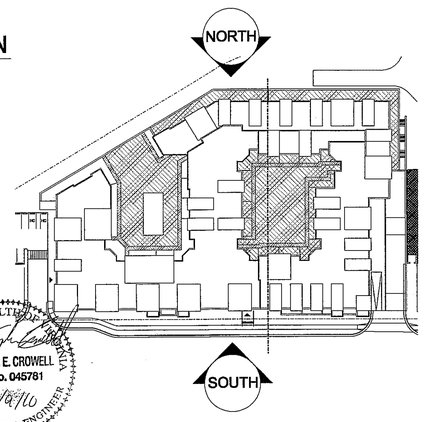
No.	Description	Date
		4/9/10

PROJECT No:	AVA036a
FILE NAME:	
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
PLOT DATE:	3/17/2010 4:18:03 PM

A-109

\\LGFS08\NewProjects\AvalonBay\AVA036a\0Project\00Central\Archive\100317 County Resubmission\AVA036a.rvt

NORTH ELEVATION



Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 63 of 67

COMMONWEALTH OF VIRGINIA
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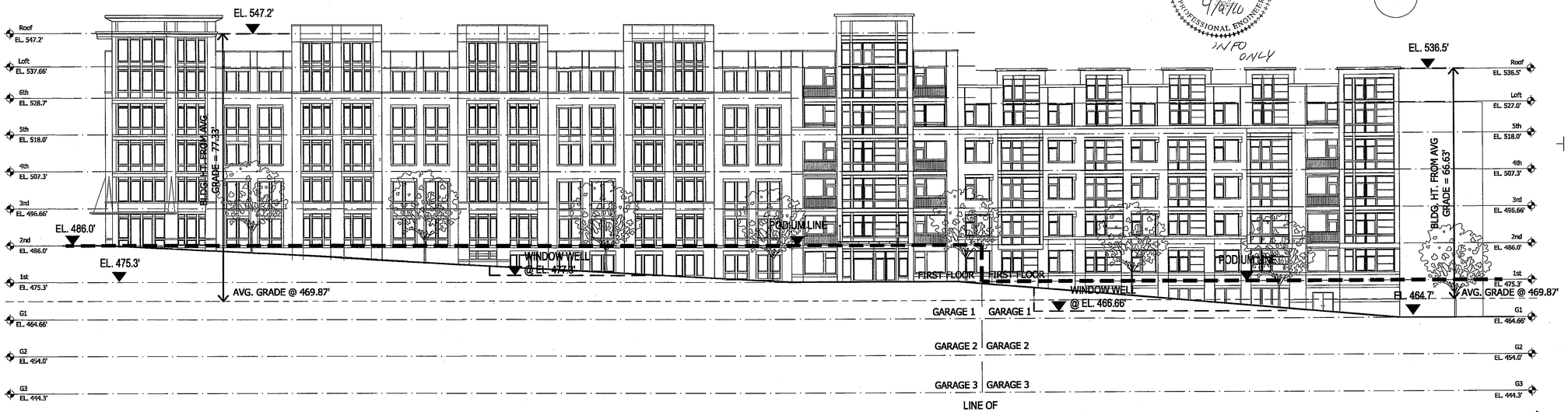
INFO ONLY



SOUTH ELEVATION

SHEET 33

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AVALON PARK CREST
VIENNA, VA

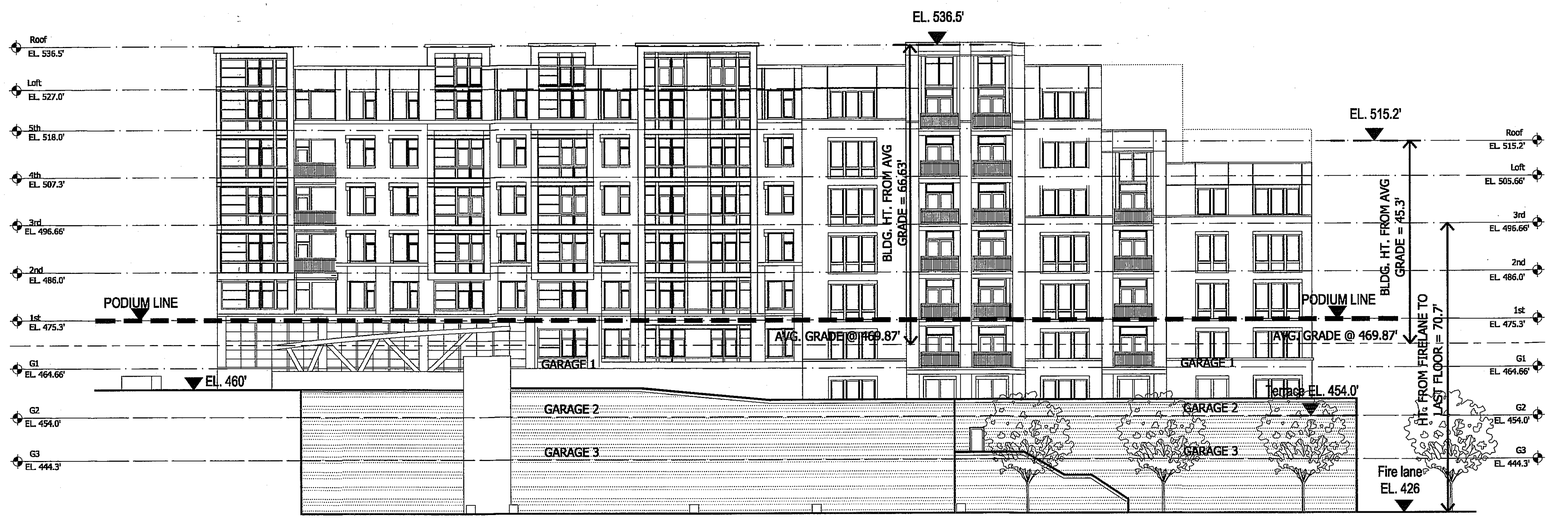
NO	ISSUE/REVISION	DATE
1	REVISION	3.17.10

4/9/10

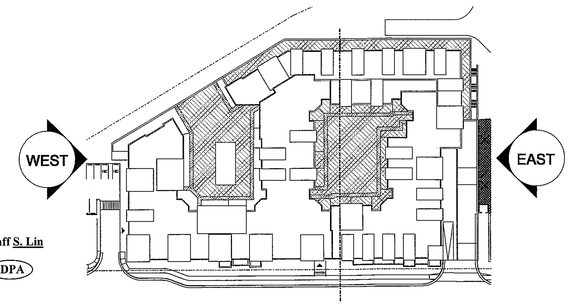
PROJECT No: PEN.017A
FILE NAME: Building Height Study 2.dwg
DRAWN BY:
CHECKED BY:
PLOT DATE: Apr. 8, 2010

A-201

Plot By: kihoc



EAST ELEVATION

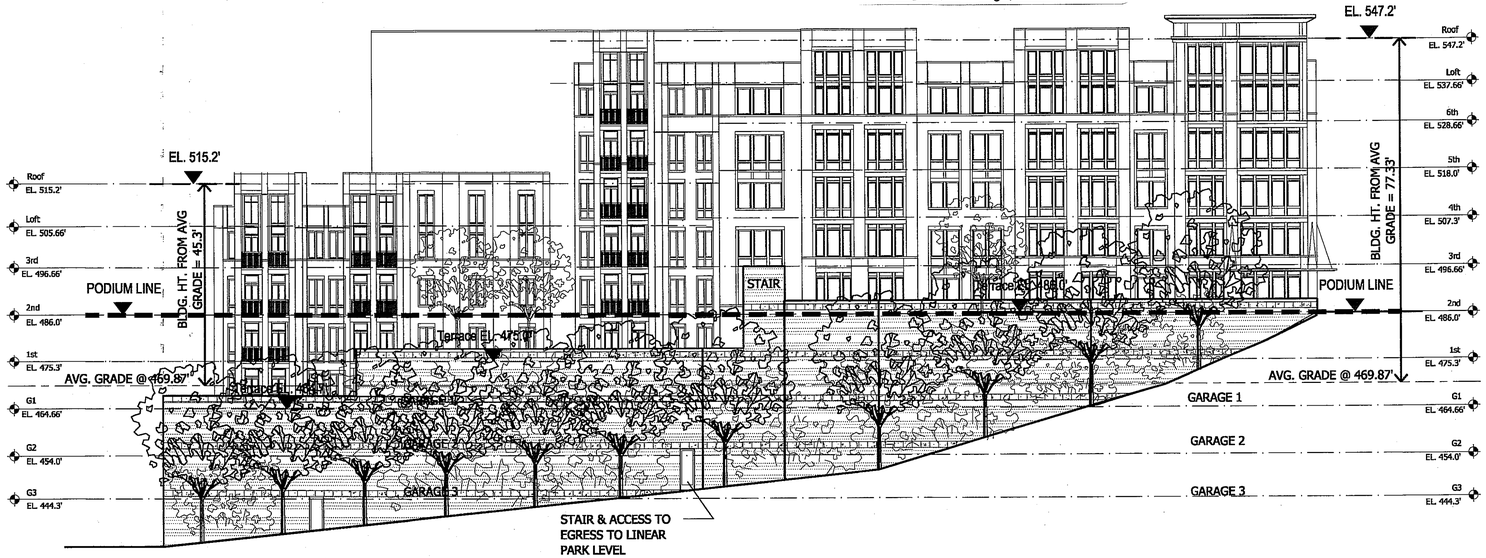


Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN (FDPA)

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 66 of 67



WEST ELEVATION

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

4/9/10
INFO ONLY

SHEET 34

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AVALON PARK CREST
VIENNA, VA

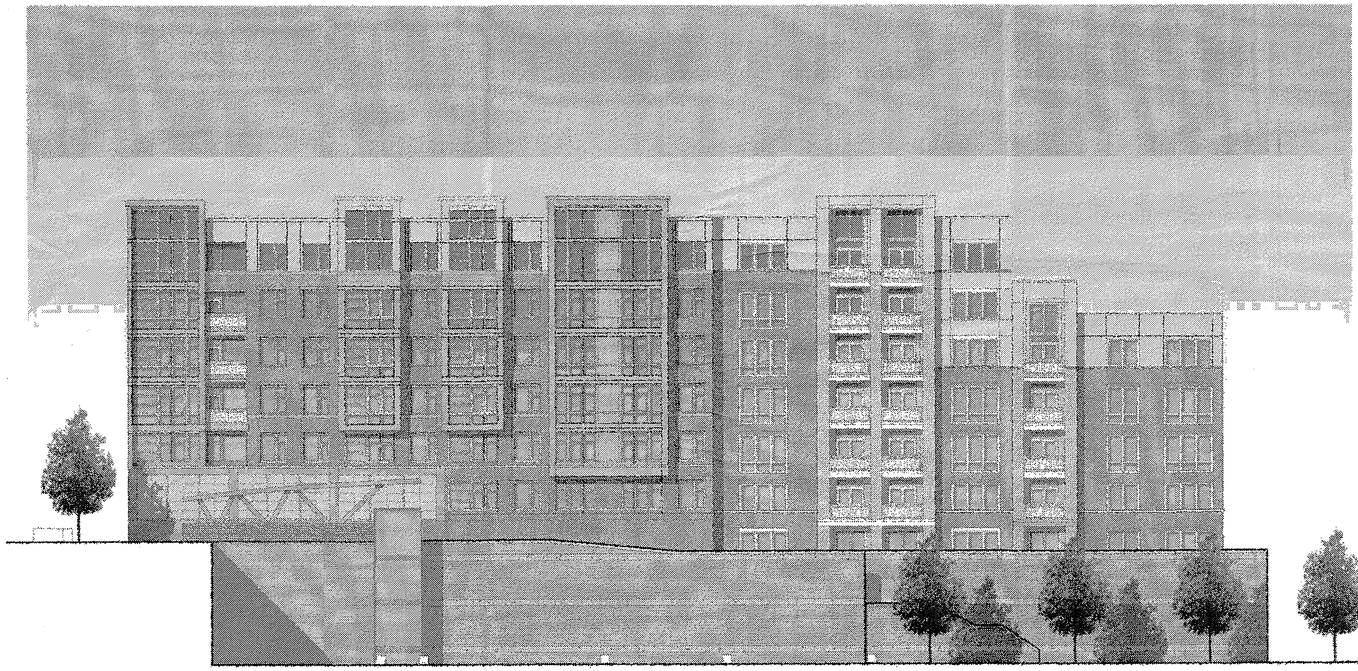
NO	ISSUE/REVISION	DATE
1	REVISION	3.17.10

PROJECT No:	PEN.017A
FILE NAME:	Building Height Study 2.dwg
DRAWN BY:	
CHECKED BY:	
PLOT DATE:	Apr. 8, 2010

A-202

Plot By: Khoc

5 4 3 2 1



EAST ELEVATION 2 A-202

Scale: 1/16" = 1'-0"

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin

APPROVED DEVELOPMENT PLAN FDPA

SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010

Sheet 65 of 67

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER

INFO ONLY

SHEET 34A

lessard GROUP

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
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AVALON PARK CREST
VIENNA, VA

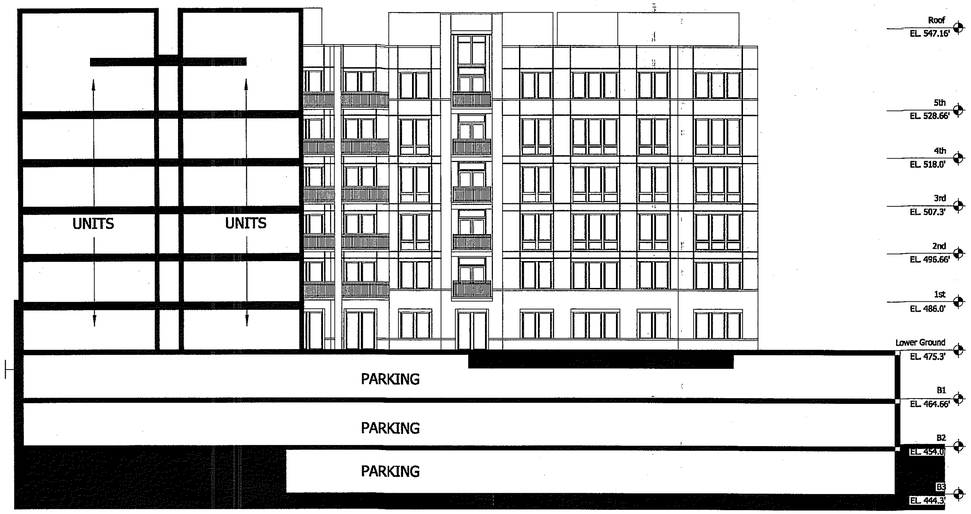
EXTERIOR ELEVATION

NO	ISSUE/REVISION	DATE
	4/9/10	00.00.00

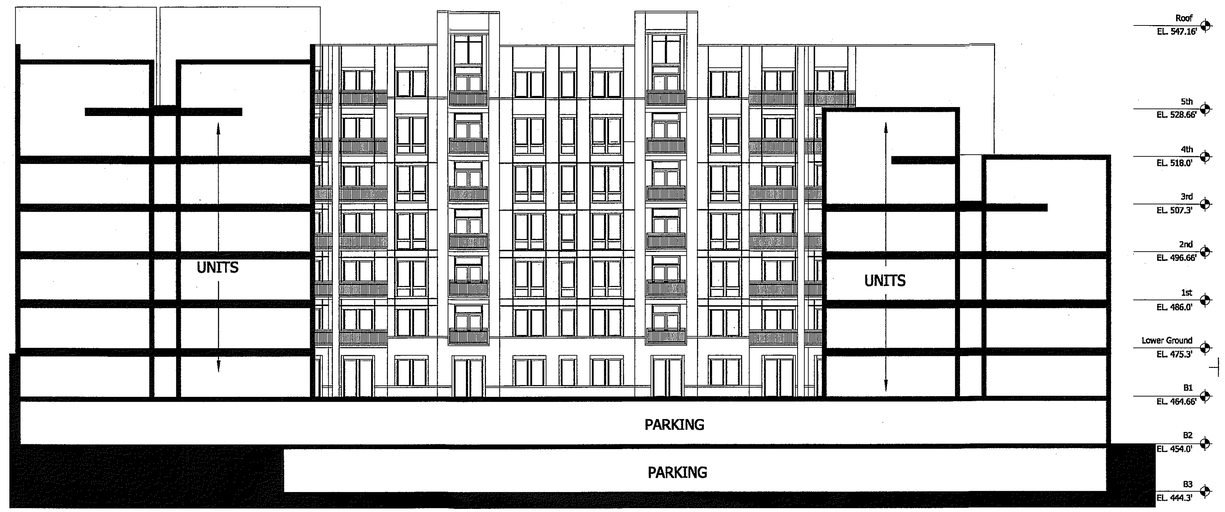
PROJECT No:	TST.001a
FILE NAME:	South elevationo.op2-k.dwg
DRAWN BY:	2 INITIALS
CHECKED BY:	2 INITIALS
PLOT DATE:	Feb. 5, 2010

A-202a

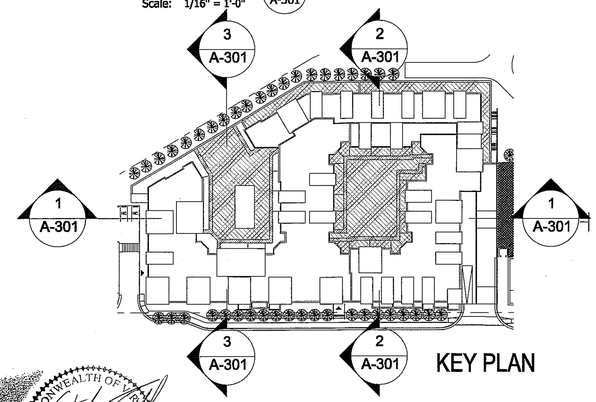
Plot By: donghwank



BUILDING SECTION 3 (3 / A-301)
Scale: 1/16" = 1'-0"



BUILDING SECTION 2 (2 / A-301)
Scale: 1/16" = 1'-0"



KEY PLAN

Application No PCA/FDPA 2002-PR-016-02 Staff S. Lin
APPROVED DEVELOPMENT PLAN FDPA
SEE PROFFERS DATED May 7, 2010
Date of (BOS) (PC) May 11, 2010
Sheet 66 of 67

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
4/9/10
PROFESSIONAL ENGINEER
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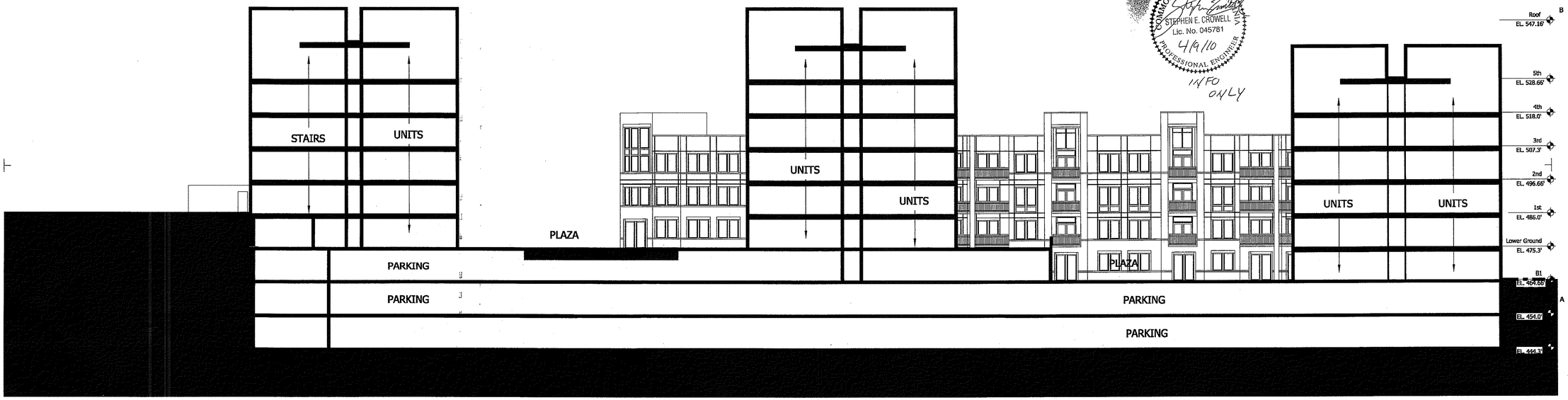

BUILDING SECTION1 (1 / A-301)
Scale: 1/16" = 1'-0"

SHEET 35

lessard GROUP

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AVALON PARK CREST
VIENNA, VA

BUILDING SECTIONS

NO	ISSUE/REVISION	DATE
	4/9/10	00.00.00

PROJECT No:	TST.001a
FILE NAME:	A-301.dwg
DRAWN BY:	2 INITIALS
CHECKED BY:	2 INITIALS
PLOT DATE:	Apr. 8, 2010

A-301

Plot By: kihoc