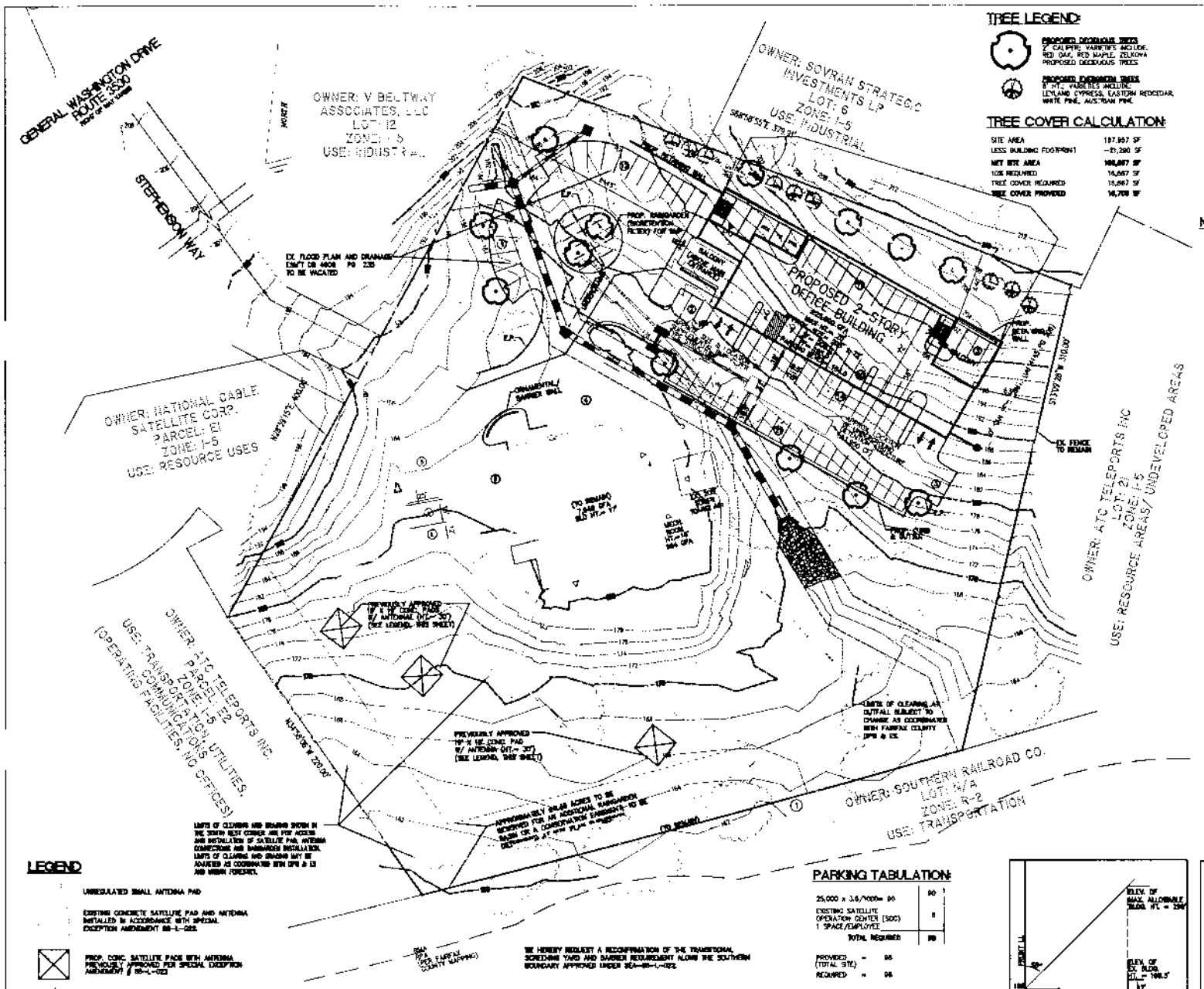
SEA 85-L-022-2
...ication No. _____ Staff TS

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 7-26-04

Date of (BOS) (BZA) approval 8-2-04

Sheet _____ of 2



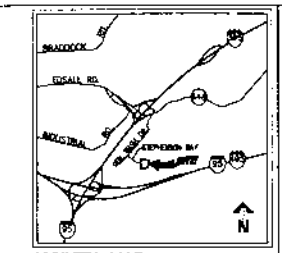
TREE LEGEND

PROPOSED DECIDUOUS TREES
2" CALIPER; VARIETIES INCLUDE: RED OAK, RED MAPLE, ZELKOVA
PROPOSED DECIDUOUS TREES

PROPOSED EVERGREEN TREES
8' HT.; VARIETIES INCLUDE: LEYLAND CYPRESS, EASTERN REDCEDAR, WHITE PINE, AUSTRIAN PINE

TREE COVER CALCULATION

SITE AREA	187,957 SF
LESS BUILDING FOOTPRINT	-21,290 SF
NET SITE AREA	**166,667 SF**
10% REQUIRED	16,667 SF
TREE COVER REQUIRED	16,667 SF
TREE COVER PROVIDED	**16,700 SF**



VICINITY MAP SCALE: 1"=2000'

NOTES

1. THE PROPERTY IS DESIGNATED AS FAIRFAX COUNTY TAX ASSESSMENT MAP PARCEL NUMBER 081-1-08-A, AND IS ZONED I-5.
2. THE PROPERTY IS IN THE NAME OF PUBLIC BROADCASTING SERVICE, AS RECORDED IN DEED BOOK 4408 AT PAGE 231.
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON RECORD INFORMATION. THE CONTOUR INTERVAL IS TWO FEET.
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT.
5. THE TOTAL AREA OF THE PROPERTY IS 187,957 SQUARE FEET OF 4.31 ACRES.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
8. THERE ARE NO TRAIL RECOMMENDATIONS FOR THIS SITE IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
9. STORMWATER MANAGEMENT (SWM) AND WATER QUALITY DESIGN (BMP) SHOWN HERE AND ON SHEET 2 DEMONSTRATE A CONCEPTUAL LAYOUT THAT CAN MEET ORDINANCE REQUIREMENTS. ALTERNATE MEANS OR A PARTIAL WAIVER OF THE SWM AND BMP REQUIREMENTS MAY BE SUBMITTED AT THE TIME OF SITE PLAN.
10. EXISTING SATELLITE OPERATIONS CENTER (SOC) BUILT IN 1979 WILL REMAIN.
11. PROPOSED BUILDING, PARKING LOT AND UTILITY LOCATIONS MAY BE MODIFIED AS PART OF THE ENGINEERING FOR SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER AND LOCATION OF THE PROPOSED PARKING AND LOADING SPACES, PROVIDED THE APPLICANT COMPLIES WITH THE MINIMUM PARKING REQUIREMENT OF THE ZONING ORDINANCE FOR THE PROPOSED OFFICE USE.
12. ANY ADJUSTMENTS TO THE LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON THE SEA PLAT SHALL BE COORDINATED WITH DPW & ES AND URBAN FORESTRY.
13. EXISTING FLOODPLAIN AND STORM DRAIN EASEMENT WILL BE VACATED AS WATER FLOWING THROUGH EXISTING CHANNEL WILL BE PIPED UNDERGROUND TO FACILITATE NEW DEVELOPMENT. DRAINAGE AREA FLOWING THROUGH EXISTING FLOODPLAIN AND INTO STORM DRAINAGE EASEMENT IS LESS THAN 70 ACRES. STORM SEWER AND DRAINAGE ANALYSIS WILL BE PROVIDED AT SITE PLAN SUBMISSION. NO FLOODPLAIN EXISTS ON THIS SITE.
14. PER FAIRFAX COUNTY RPA MAP SUBJECT SITE IS IN A RESOURCE MANAGEMENT AREA, AND IS NOT IN AN EOC OR RPA.

ZONING TABULATION

I-5, GENERAL INDUSTRIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	187,957 SF
MIN. LOT WIDTH	100 FT	±400 FT
MAX. BLDG. HT.	75 FT	75 FT
MIN. YARD REQUIREMENTS		
FRONT	45' MIN., 40 FT	±110 FT
SIDE	N/A	N/A
REAR	N/A	N/A
MAX. FAR	0.50	0.18
OPEN SPACE	15%	±50%
INT. PARKING LOT LANDSCAPING	5%	5.1%

PARKING TABULATION

25,000 x 3.6/1000= 90	90
EXISTING SATELLITE OPERATION CENTER (SOC) 1 SPACE/EMPLOYEE	8
TOTAL REQUIRED	98

PROVIDED = 96 (TOTAL SITE)
REQUIRED = 96

LOADING STANDARD C – 1 SPACE FOR FIRST 50,000 SF OF GFA PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF
PROPOSED OFFICE = 2
EXISTING SOC = NONE
REQUIRED = 2
PROVIDED = 2

LEGEND

UNREGULATED SMALL ANTENNA PAD

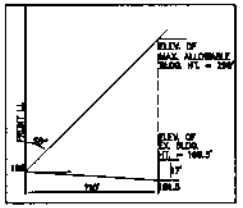
EXISTING CONCRETE SATELLITE PAD AND ANTENNA INSTALLED IN ACCORDANCE WITH SPECIAL EXCEPTION AMENDMENT 85-L-022

PROP. CONC. SATELLITE PADS WITH ANTENNA PREVIOUSLY APPROVED FOR SPECIAL EXCEPTION AMENDMENT # 85-L-022

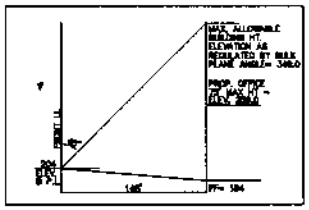
ALL REMAINING APPROVED PADS TO BE ORIENTED SMALL

SHEET INDEX

1. SPECIAL EXCEPTION AMENDMENT
2. BEST MANAGEMENT PRACTICES AND STORMWATER MANAGEMENT PRELIMINARY ANALYSIS



BULK PLANE DETAIL
EX. 1-STORY BUILDING
NOT TO SCALE



BULK PLANE DETAIL
PROP. OFFICE BUILDING
NOT TO SCALE

SPECIAL EXCEPTION AMENDMENT

PBS

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6083 FAX (703) 532-3021

SCALE: 1"=50' | DATE: 3/9/04, 3/16/04, 3/18/04, 7/19/04 | DRAWN: MM

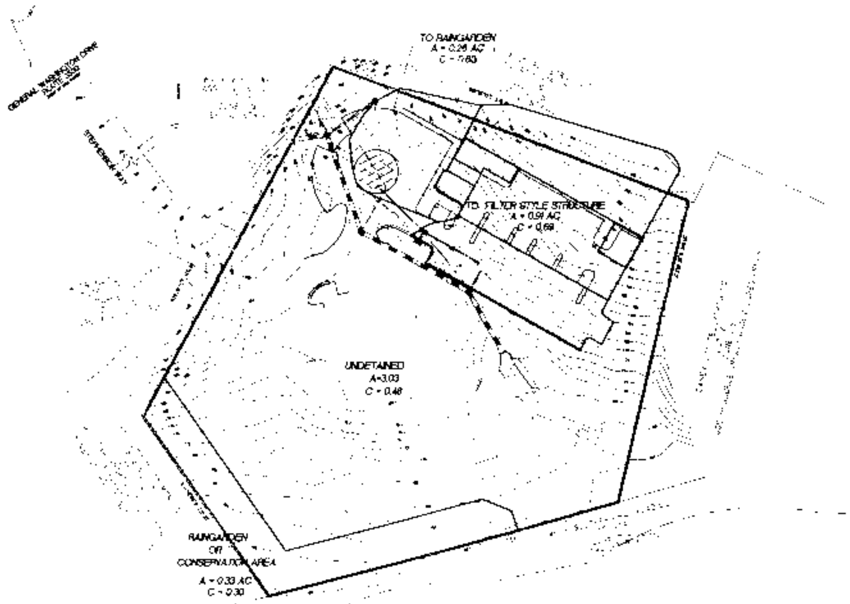
COMMONWEALTH OF VIRGINIA
EDWARD A. ANDERSON
No. 14615
PROFESSIONAL ENGINEER

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

File No. FF-11 | Tax Map No. | Job No. 00-020 | Cadd Dwg. File: 00020ex2 | Kwf.

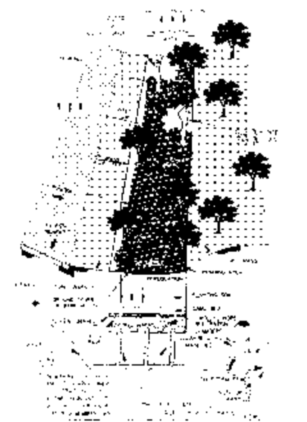
SHEET: 1 OF 2



DRAINAGE DIVIDES MAP

AS-BUILT DATA

[illegible]



TYPICAL RAINGARDEN(BIORETENTION FILTER) DETAIL

NOT TO SCALE

BMP FACILITY DESIGN CALCULATIONS

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

[illegible]

Part 3 – Compute the Total Phosphorus Removal for the Site

[illegible]

Part 4 – Determine Compliance with Phosphorus Removal Requirement

[illegible]

BMP/SWM NARRATIVE

[illegible]

STORMWATER MANAGEMENT SUMMARY (ENTIRE SITE)

I. PRE-DEVELOPMENT (2-YEAR, 10-YEAR, 100-YEAR STORM)

A. CONTRIBUTING AREAS

3.02 AC @ 0.30 (GREEN AREA ON SITE)
0.99 AC @ 0.90 (PAVED AREA ON SITE)
4.01 AC

B. WEIGHTED "C"

[illegible] = 0.45

C. TIME OF CONCENTRATION = 5 MIN

D. RUNOFF [illegible]

II. POST-DEVELOPMENT (2-YEAR, 10-YEAR, 100-YEAR STORM)

A. CONTRIBUTING AREAS

2.62 AC @ 0.30 (GREEN AREA ON SITE)
1.39 AC @ 0.90 (PAVED AREA ON SITE)
4.01 AC

B. WEIGHTED "C"

(2.62)(0.30)+(1.39)(0.90) / 4.01 = 0.54

C. RUNOFF [illegible]

III. INCREASE

[illegible]

ESTIMATED STORAGE NEEDED FOR SWM STRUCTURE [illegible]

BEST MANAGEMENT PRACTICES AND STORMWATER MANAGEMENT PRELIMINARY ANALYSIS

PBS

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM

SCALE: AS SHOWN

SHEET 3 OF 3