APPLICATION ACCEPTED: September 19, 2007
PLANNING COMMISION: July 24, 2008
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

July 9, 2008

STAFF REPORT ADDENDUM

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 94-P-040

PROVIDENCE DISTRICT

APPLICANT:	RP MRP Tysons, LLC
ZONING:	C-3
PARCEL(S):	29-2 ((15)) C2
ACREAGE:	7.67
FAR:	1.6 for 7.67 acre site area 1.0 for 30.01 acres of Land Bay E
OPEN SPACE:	35%
PLAN MAP:	Office
PROPOSAL:	To permit the addition of an eating establishment and child care center/nursery school within commercial office building and modifications to previously approved development conditions.
REQUESTED WAIVERS AND MODIFICATIONS:	The applicant is requesting a modification of the minimum yard requirements and other required distances from lot lines along the proposed Jones Branch Connector frontage, per Paragraph 418 of Article 2 of the Zoning Ordinance.

STAFF RECOMMENDATIONS:

Staff recommends denial of SEA 94-P-040; however, if it is the intent of the Board of Supervisors to approve SEA 94-P-040, staff recommends that the approval be subject to the proposed development conditions contained in Attachment 1 of the this addendum.

Suzanne Lin

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

.It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

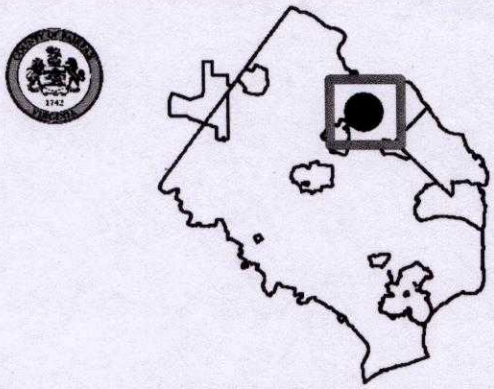
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

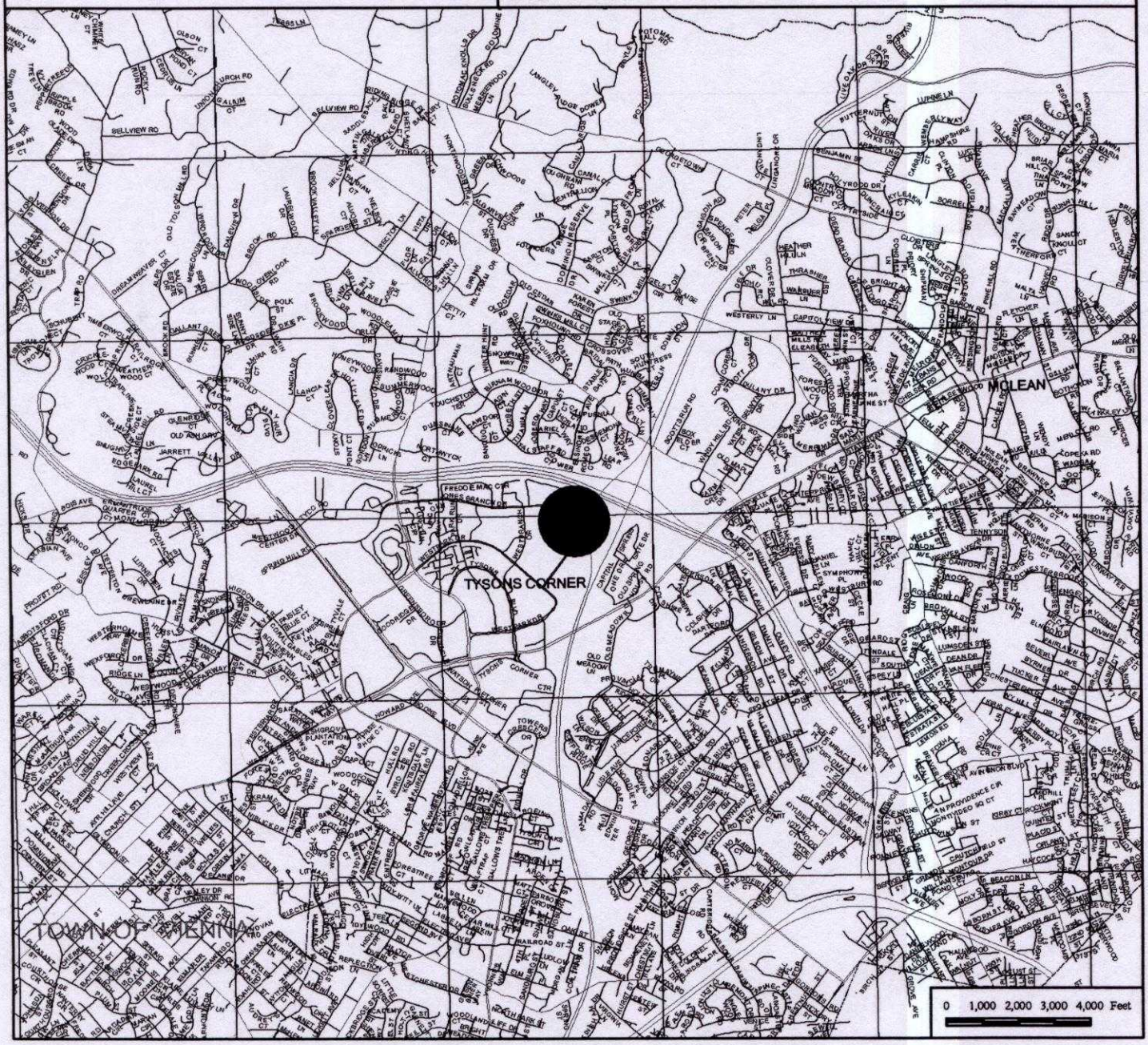
O:\slin00\SEA\SEA 94-P-040, RP MRP Tysons, LLC\Staff Reports, Covers and Conditions\Cover SEA 94-P-040.doc

Special Exception Amendment

SEA 94-P-040

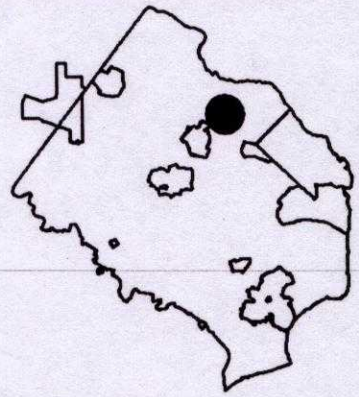


Applicant:	RP MRP TYSONS, LLC
Accepted:	09/19/2007
Proposed:	TO AMEND SE 94-P-040 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT, RADIO AND TELEVISION BROADCASTING FACILITIES, MICROWAVE FACILITIES, SATELLITE EARTH STATIONS AND HELISTOP AND WAIVER OF CERTAIN SIGN REGULATIONS TO PERMIT ADDITIONAL USES AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS
Area:	7.67 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	04-030409-060704-030404-030409-0620
Art 9 Group and Use:	5-09 6-03 4-04 1-03 6-17
Located:	7940 JONES BRANCH DRIVE
Zoning:	C-3
Plan Area:	2,
Overlay Dist:	
Map Ref Num:	029-2- /15/ / C2



Special Exception Amendment

SEA 94-P-040



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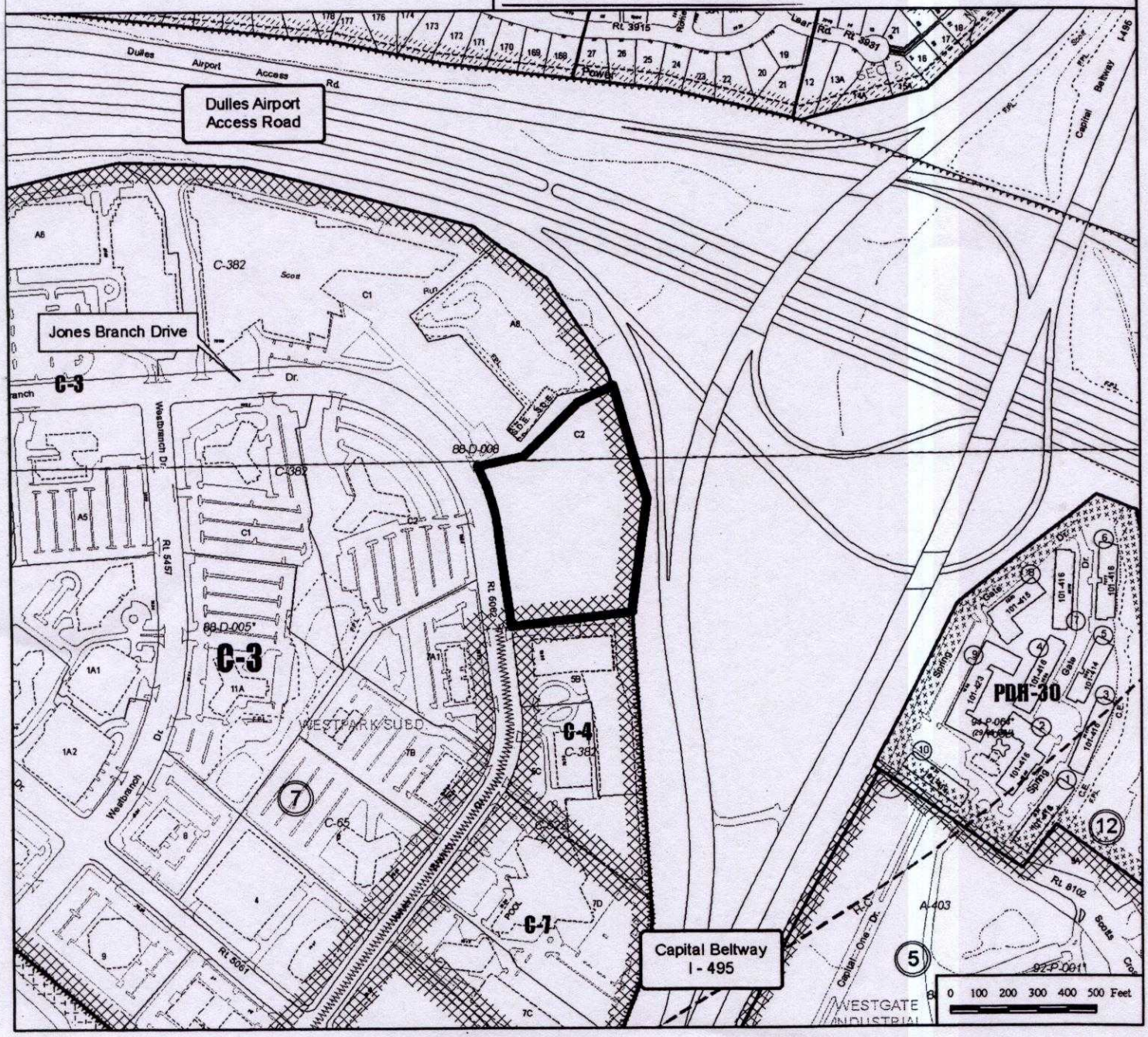
Area:	7.67 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	4-304 9-607 9-620
Art 9 Group and Use:	5-09 6-03 4-04 1-03 6-17
Located:	7940 JONES BRANCH DRIVE
Zoning:	C-3
Plan Area:	2,
Overlay Dist:	
Map Ref Num:	029-2- /15/ / C2



SPECIAL EXCEPTION AMENDMENT
FOR
7940 JONES BRANCH DRIVE
PROVIDENCE DULLES RAIL EAST DISTRICT
FAIRFAX COUNTY, VIRGINIA
August 10, 2007

REVISED SEPTEMBER 5, 2007
REVISED NOVEMBER 19, 2007
REVISED FEBRUARY 05, 2008
REVISED FEBRUARY 29, 2008
REVISED MARCH 14, 2008
REVISED APRIL 07, 2008
REVISED APRIL 21, 2008

APPLICANT
RP MRP TYSONS, LLC.
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1133 21st Street, NW
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PH. 202-725-5115

ATTORNEY
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ARLINGTON, VA 22201
PH. 703-528-4700

ARCHITECT
GENSLER
ATTN: KEVIN WOLCOTT
2020 K Street. N.W
Suite 200
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PH. 202-721-5200

CIVIL ENGINEER
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4200 D Technology Court
Chantilly, VA. 20151
PH. 703-642-2306

LANDSCAPE ARCHITECT
LEWIS SCULLY GIONET
ATTN: MARK LEWIS
1919 GALLOWS ROAD
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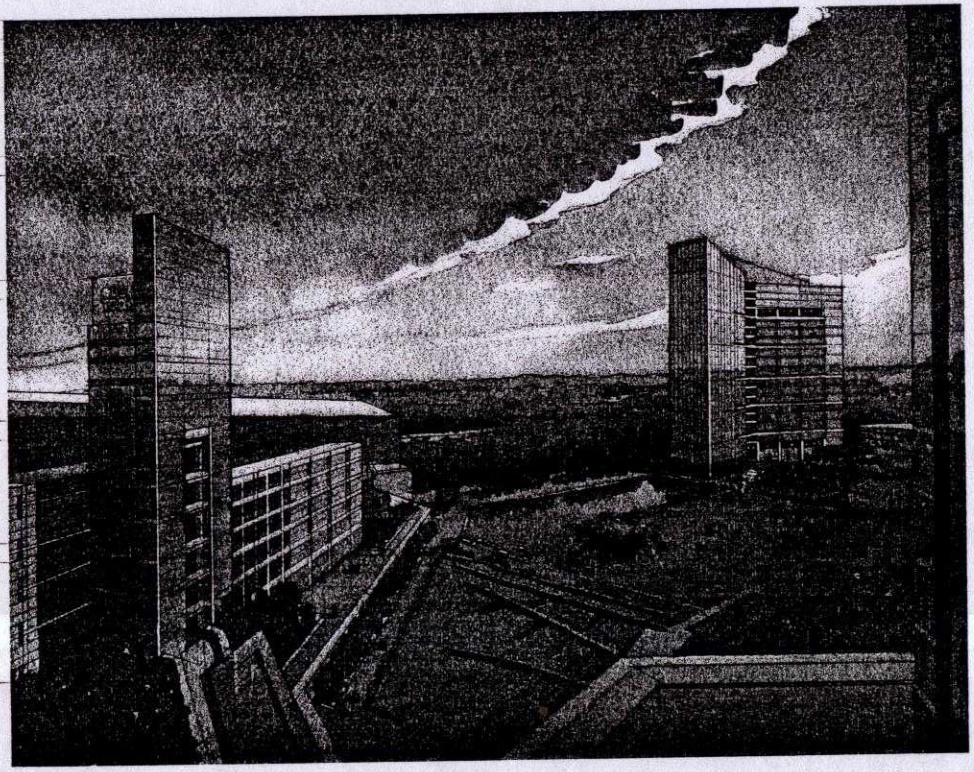
VIENNA, VA 22182
703-821-2045

TRAFFIC ENGINEER
MARTY WELLS ASSOC.
ATTN: MARTY WELLS
1420 Spring Hill Road
Suite 600
Mclean, VA. 22102
PH. 703-917-6620



SHEET INDEX

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
08-15-07
09-05-07
11-19-07
02-05-08
02-29-08
03-14-08
04-07-08
04-21-08

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 022-010
04/21/08
REGISTERED PROFESSIONAL ENGINEER

COVER SHEET
7940 JONES BRANCH DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: AUGUST, 2007
SCALE: N/A
C.L. = N/A

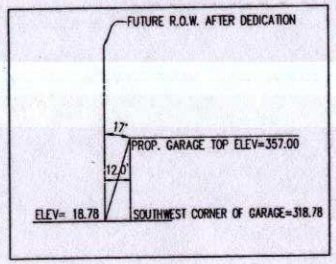
SHEET 1 OF 28

FILE No. MISC-1809

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 29-2-((15))-C2.
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED C-3.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY URBAN ENGINEERING DATED FEBRUARY 4, 2007
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, SURVEYED BY URBAN ENGINEERING, PC. SITE PLAN # 9773-SP-02-02.
5. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN IS LOCATED IN THE PROVIDENCE DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED BY AN EXISTING OFFSITE FACILITY WHICH WAS CONSTRUCTED UNDER FAIRFAX COUNTY SITE PLAN #9773-SP-03-02.
9. PRIVATE UTILITY LOCATIONS SHOWN, SUCH AS GAS, ELECTRIC, TELECOMMUNICATIONS, AND CABLE, ARE APPROXIMATE. THERE ARE EXISTING UTILITY EASEMENTS OF 15' OR MORE IN WIDTH ON THE SITE (SEE SHEET 4).
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
    PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
14. MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE NOT DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SITE, HOWEVER THERE IS A RESOURCE PROTECTION AREA (RPA) ON THE SUBJECT SITE PER FIELD VERIFIED SURVEY FEBRUARY 4, 2007.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION, EXCEPT FOR THE 100' RESOURCE PROTECTION AREA SETBACK AND TREES TO REMAIN.
17. THERE ARE NO EXISTING BUILDINGS ON SITE. THERE ARE THREE RECREATIONAL FIELDS
18. THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
    * PEDESTRIAN SIDEWALKS
19. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
21. NOT WITH STANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GROSS FLOOR AREA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN AS DETERMINED BY DPZ.
23. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH SEA.
24. CELLAR SPACE MAY BE ADDED TO BUILDING SHOWN, THAT PORTION OF OCCUPIED CELLAR WILL BE PARKED AT THE RATIO REQUIRED BY THE USE.
25. SITE AND BUILDING SIGNAGE WILL ADHERE TO THE ZONING ORDINANCE REGULATIONS AND ALL RELEVANT DEVELOPMENT CONDITIONS.
26. THE APPLICANT RESERVES DENSITY CREDIT FOR ANY AND ALL FUTURE DEDICATIONS MADE BY THE APPLICANT FOR PUBLIC STREET/TRANSPORTATION PURPOSES/PROJECTS.
27. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE ANY AND ALL DENSITY CREDIT FOR THIS DEDICATION AS PERMITTED UNDER SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
28. THE APPLICANT RESERVES THE RIGHT TO SEEK DPWES'S APPROVAL FOR ANGLED PARKING (SUCH AS 75 DEGREE PARKING) AND, IF APPROVED, THE RIGHT TO MODIFY THE FOOTPRINT OF THE GARAGE, PROVIDED THE FOOTPRINT OF THE PARKING STRUCTURE DOES NOT EXCEED THAT SHOWN ON SHEETS 6 AND 7 OF THE PLAN.
29. THE APPLICANT REQUESTS A WAIVER FOR THE FRONT YARD REQUIREMENT PER SECSON 2-418. NOTWITHSTANDING ANY OTHER PROVISION OF THIS ORDINANCE AND EXCEPT IN A COMMERCIAL REVITALIZATION DISTRICT, THE MINIMUM SIDE REQUIREMENTS AND OTHER REQUIRED DISTANCES FROM LOT LINES SET FORTH IN THIS ORDINANCE ARE REQUESTED TO BE WAIVED FOR DEVELOPMENTS LOCATED IN AN AREA WHERE SPECIFIC DESIGN GUIDELINES HAVE BEEN ESTABLISHED IN THE ADOPTED COMPREHENSIVE PLAN, SUCH AS IN COMMUNITY BUSINESS CENTER (CBC) AND AREAS AROUND TRANSIT FACILITIES.
30. APPLICANT RESERVES THE RIGHT TO SHIFT PROPOSED TREE LOCATIONS AS DICTATED BY F.C.W.A. AND/OR DPWES DURING REVIEW OF THE SITE PLAN. THE QUANTITY OF TREES WILL NOT BE REDUCED.
31. THE APPLICANT RESERVES THE RIGHT TO SHIFT BUILDING SQUARE FOOTAGE BETWEEN THE DIFFERENT USES WITHIN THE BUILDING, HOWEVER THE TOTAL BUILDING SQUARE FOOTAGE OF 537,519 GSF WILL NOT BE EXCEEDED.

BULK PLANE ILLUSTRATIVE:



SITE TABULATIONS:

GROSS SITE AREA

EXISTING SITE AREA	PARCEL C2 (334,157 SF. OR 7.67 AC.)
SITE AREA	7.67AC (334,157 S.F.)
EXISTING ZONE	C-3
PROPOSED ZONE	C-3
LANDSCAPED OPEN SPACE REQUIRED (15% OF G.S.A.)	50,123.55 sf.
LANDSCAPED OPEN SPACE PROVIDED (44% OF G.S.A.)	148,897 sf.
PROPOSED BUILDING GROSS FLOOR AREA	537,519 GFA
OFFICE USE	527,519 GFS
RESTAURANT USE	10,000 GFS
CELLAR USE	22,536 GFS ***
PROPOSED F.A.R.	1.80
MAXIMUM BUILDING HEIGHT ALLOWED	300 ft. *
PROPOSED BUILDING HEIGHT	300 ft. **

* PER EXISTING SPECIAL EXCEPTION.
** EXCLUDES 40' PENTHOUSE.
*** NOT INCLUDED IN GROSS FLOOR AREA

PARKING TABULATION:

OPTION #1-NO CHILD CARE

PARKING SPACES REQUIRED:

OFFICE USE - 2.6 SPACES/ 1000 GSF = 527,519 GSF @ 2.6/1000	= 1,372 SPACES
RESTAURANT USE - 1 SPACE/2 BAR STOOLS * 19 BAR STOOLS	= 10 SPACES
- 1 SPACE/4 TABLE SEATS * 304 TABLE SEATS	= 76 SPACES
- 1 SPACE/2 EMPLOYEES * 20 EMPLOYEES	= 10 SPACES
CAFE USE - 1 SPACE/4 TABLE SEATS * 32 TABLE SEATS	= 8 SPACES
- 1 SPACE/2 EMPLOYEES * 6 EMPLOYEES	= 3 SPACES
CELLAR USE - 1 SPACE/ 1000 GSF = 22,536 GSF @ 1/1000	= 23 SPACES
TOTAL REQUIRED	= 1,502 SPACES

PARKING SPACES PROVIDED:

- 1,570 TOTAL SPACES PROVIDED WITH THE PARKING STRUCTURE (WHICH INCLUDES 32 HANDICAP SPACES).

LOADING SPACES REQUIRED:

LOADING REQUIRED:
*OFFICE USE - 1 SPACE/1ST 10,000 GSF + 1 SPACE/20,000 GSF = 1 SPACE + 537,519 @ 1 SPACE/20,000 GSF = 27 SPACES
TOTAL = 27 SPACES (5 SPACES MAX.)

LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES

OPTION #2-CHILD CARE

PARKING SPACES REQUIRED:

OFFICE USE - 2.6 SPACES/ 1000 GSF = 527,519 GSF @ 2.6/1000	= 1,372 SPACES
RESTAURANT USE - 1 SPACE/2 BAR STOOLS * 19 BAR STOOLS	= 10 SPACES
- 1 SPACE/4 TABLE SEATS * 304 TABLE SEATS	= 76 SPACES
- 1 SPACE/2 EMPLOYEES * 20 EMPLOYEES	= 10 SPACES
CAFE USE - 1 SPACE/4 TABLE SEATS * 32 TABLE SEATS	= 8 SPACES
- 1 SPACE/2 EMPLOYEES * 6 EMPLOYEES	= 3 SPACES
CELLAR USE - 1 SPACE/ 1000 GSF = 22,536 GSF @ 1/1000	= 23 SPACES
CHILD CARE - .19 SPACES/CHILD @ 30 CHILDREN	= 6 SPACES
TOTAL REQUIRED	= 1,508 SPACES

PARKING SPACES PROVIDED:

- 1,570 TOTAL SPACES PROVIDED WITH THE PARKING STRUCTURE (WHICH INCLUDES 32 HANDICAP SPACES).

LOADING SPACES REQUIRED:

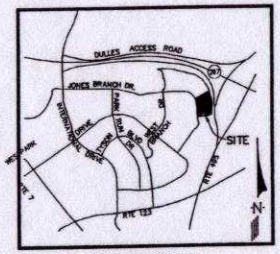
LOADING REQUIRED:
*OFFICE USE - 1 SPACE/1ST 10,000 GSF + 1 SPACE/20,000 GSF = 1 SPACE + 537,519 @ 1 SPACE/20,000 GSF = 27 SPACES
TOTAL = 27 SPACES (5 SPACES MAX.)

LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES

SE-94-P-040 CONDITIONS AND STANDARDS	EXISTING LANDBAY "E" *	SE-94-P-040	SEA-94-P-040	TOTAL LANDBAY "E"
SITE AREA:	1,089,392 S.F. (OR 25.009 AC)	755,235 S.F. (OR 17.339 AC)	334,157 S.F. (OR 7.67 AC)	1,089,392 S.F. (OR 25.009 AC)
FAIRFAX COUNTY TAX MAP	29-2 ((15)) A7 AND 29-2 ((15)) C2	29-2 ((15)) A7	29-2 ((15)) C2	29-2 ((15)) A7 AND 29-2 ((15)) C2
CONDITION 5: LIMITATION ON SQUARE FOOTAGE (1,307,223 SF)	789,704 G.S.F. *	789,704 G.S.F.	537,519 G.S.F.	1,307,223 G.S.F.
CONDITION 8: HEIGHT OF BUILDING (NOT TO EXCEED 300' WITH MAX HEIGHT OF ANY PENTHOUSE NOT TO EXCEED 40')	239.23'	239.23	300'	-
CONDITION 14: LANDSCAPING AND OPEN SPACE LANDSCAPING SHALL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE GUIDELINES SET FORTH IN THE TYSONS CORNER URBAN CENTER PLAN AND THE ZONING ORDINANCE AND THE PFM SUBJECT TO THE REVIEW OF THE URBAN FORESTER. EXCLUDING THE 5.0 ACRE SWM/BMP FACILITY, A MINIMUM OF 21.6% LANDSCAPED OPEN SPACE SHALL BE PROVIDED. THE LANDSCAPED OPEN SPACE SHALL BE COMPRISED OF THE PERIPHERAL SITE LANDSCAPING AS SHOWN ON THE SPECIAL EXCEPTION PLAT AS WELL AS LANDSCAPED OPEN SPACE INTERNAL TO SITE. AN OPEN SPACE, LANDSCAPED AMENITY SHALL BE PROVIDED ON THE SITE IN SUBSTANTIAL CONFORMANCE WITH GUIDELINES ESTABLISHED IN TYSONS CORNER URBAN CENTER PLAN.	68.1% (742,559.10 S.F.)	54.0% (408,402.10 S.F.)	37.71% (258,458 S.F.)	61.2% (666,860.10 S.F.)
CONDITION 16: SETBACK FROM DAAR.	-	-	TOP OF GARAGE DECK ELEVATION = 358.67 GRADE OF PROPERTY LINE AT SOUTHEAST CORNER OF GARAGE=362 BULK PLANE ANGLE IS MET	-
STANDARD 5: IN ADDITION TO THE STANDARDS WHICH MAY BE SET FORTH IN THIS ARTICLE FOR A PARTICULAR CATEGORY OR USE, THE BOARD SHALL REQUIRE LANDSCAPING AND SCREENING IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, WHICH IS 10% TREE COVERAGE FOR C-3	18% (135,942 S.F.)	18% (135,942 S.F.)	15.1% (50,509 S.F.)	17.1% (186,451 S.F.)
STANDARD 6: OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUIVALENT TO THAT SPECIFIED FOR THE ZONING DISTRICE IN WHICH THE PROPOSED USE IS LOCATED.	42.4% (130,324 S.F.)	17.2% (130,324 S.F.)	37.8% (126,421 S.F.)	23.5% (256,745 S.F.)

* APPROVED WITH FAIRFAX COUNTY PLAN NUMBER 9773-SP-01-2



VICINITY MAP
SCALE: 1" = 2000'

No.	DATE	DESCRIPTION	REV'D BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE: 08/29/08

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — CLIFTON C. ROCE — No. 021-000766 — 08/29/08 — PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

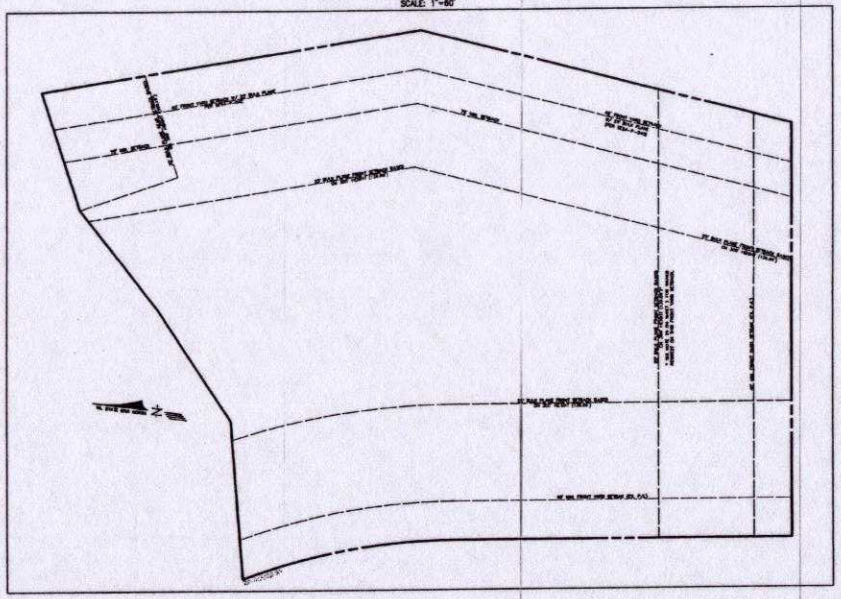
SCALE: N/A | C.L. = N/A | DATE: AUGUST, 2007

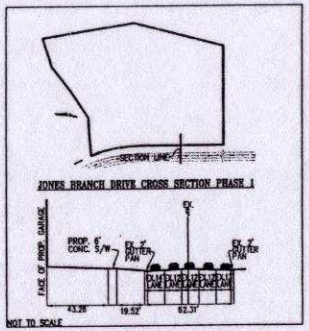
SHEET 2 OF 28

FILE No. MISC-1809

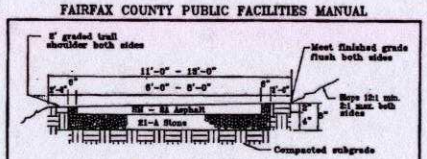
SETBACK EXHIBIT

SCALE: 1"=80'





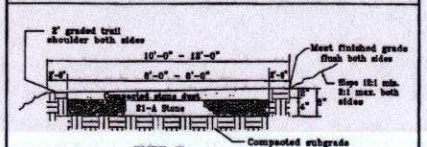
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



TYPE I

Suitable for bicycle and general pedestrian use. 5' is the required minimum width for bikeways and 6' the required minimum for walkways. Wider sections may be required in heavily traveled areas.

Where soil is well drained and compactable, the stone base may be eliminated and this section replaced by a 2 1/2" hot-mix asphalt section. Construction of this substitute section is subject to the approval of the Director.



TYPE II

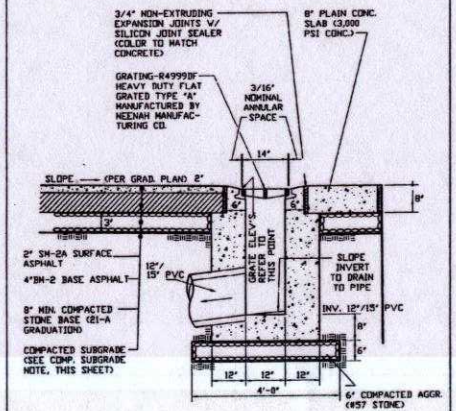
Suitable for equestrian use, hiking and all-terrain (mountain) bicycle use in gently sloped topography. Susceptible to washout and sheet erosion on grades greater than 8%.

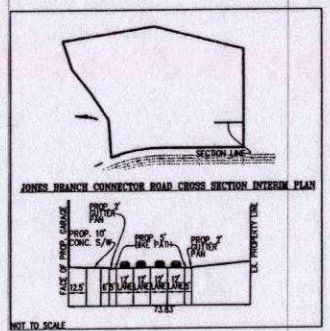
Depth of stone base depends on soil type, stability and drainage.

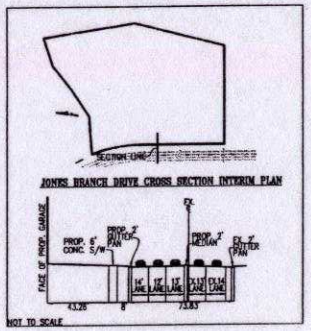
Ref. Sec. 6-0606	TRAIL CROSS-SECTIONS	PLATE NO.	STD. NO.
Rev. 1-99		4-8	

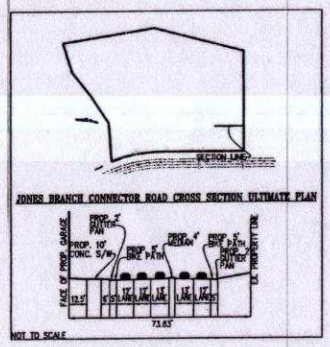
DETAIL
TRENCH DRAIN @ GARAGE ENTRANCE

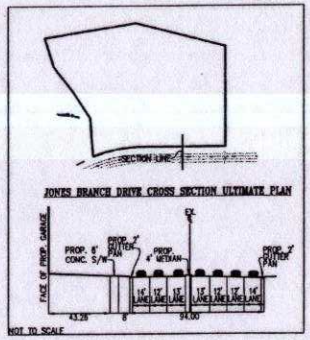
(NOT TO SCALE)











No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE: 07 07 2006 08 08 08

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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — No. 14755 — 04/20/09 — PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. = N/A | DATE: AUGUST, 2007

SHEET 3 OF 28

FILE No. MISC-1809

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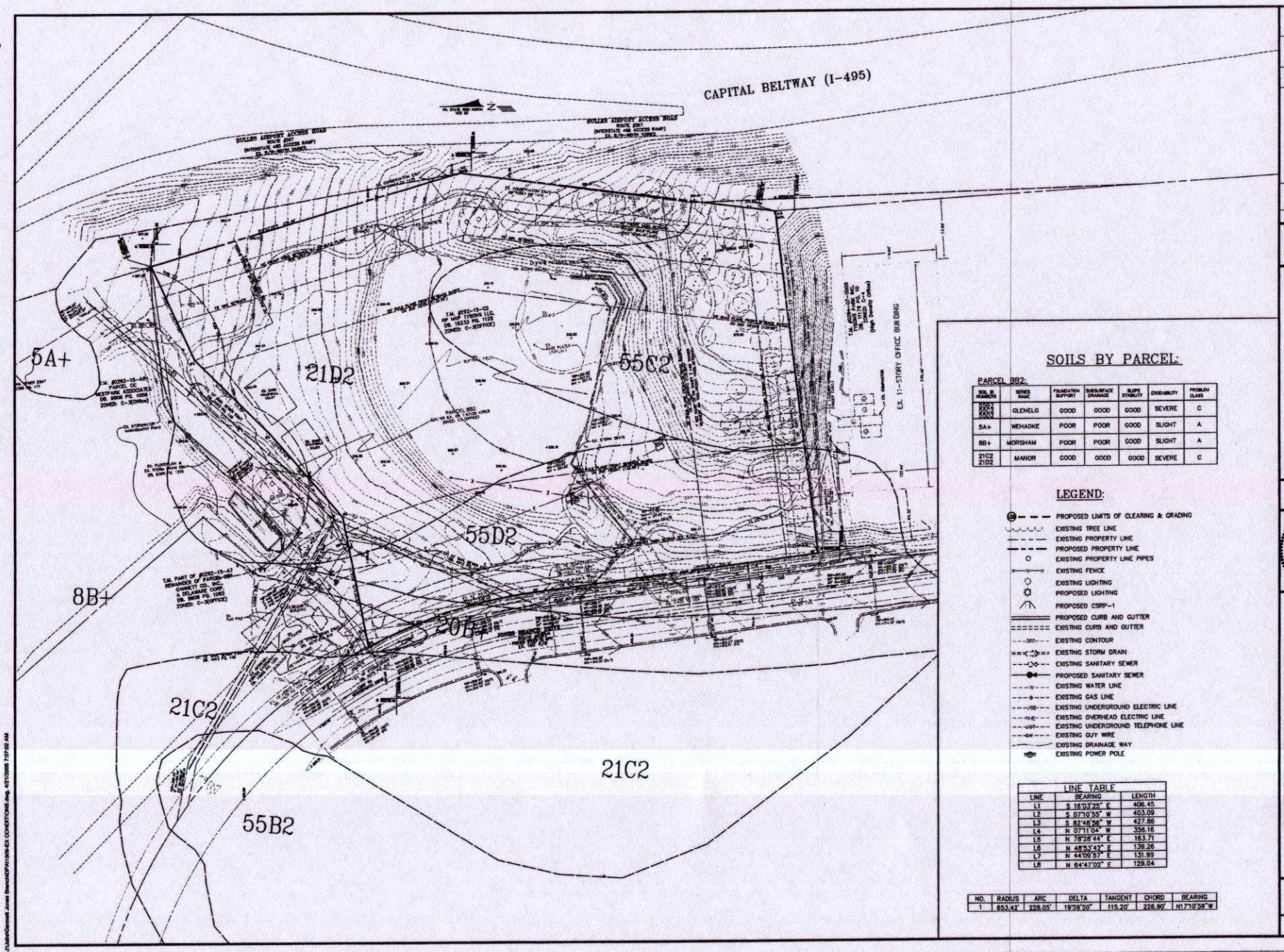

SOILS BY PARCEL:

PARCEL BB2:

SOIL S. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
55C2 55D2 55E2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
5A+	WEHADKE	POOR	POOR	GOOD	SLIGHT	A
8B+	MORSHAM	POOR	POOR	GOOD	SLIGHT	A
21C2 21D2	MANOR	GOOD	GOOD	GOOD	SEVERE	C

LEGEND:

- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- PROPOSED CSRP-1
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GUY WIRE
- EXISTING DRAINAGE WAY
- EXISTING POWER POLE

LINE TABLE

LINE	BEARING	LENGTH
L1	S 18°03'25" E	406.45
L2	S 07°10'55" W	403.09
L3	S 82°48'56" W	427.86
L4	N 07°11'04" W	356.16
L5	N 78°28'44" E	163.71
L6	N 48°51'49" E	139.26
L7	N 44°09'57" E	131.99
L8	N 64°47'02" E	129.04

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	653.42'	228.05'	19°59'50"	115.20'	226.90'	N17°10'59"W

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE

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COMMONWEALTH OF VIRGINIA — CLAYTON C. ROCK — No. 021-000863 — 4/1/08 — PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND SOILS MAP

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: AUGUST, 2007

SHEET 4 OF 28

FILE No. MISC-1809

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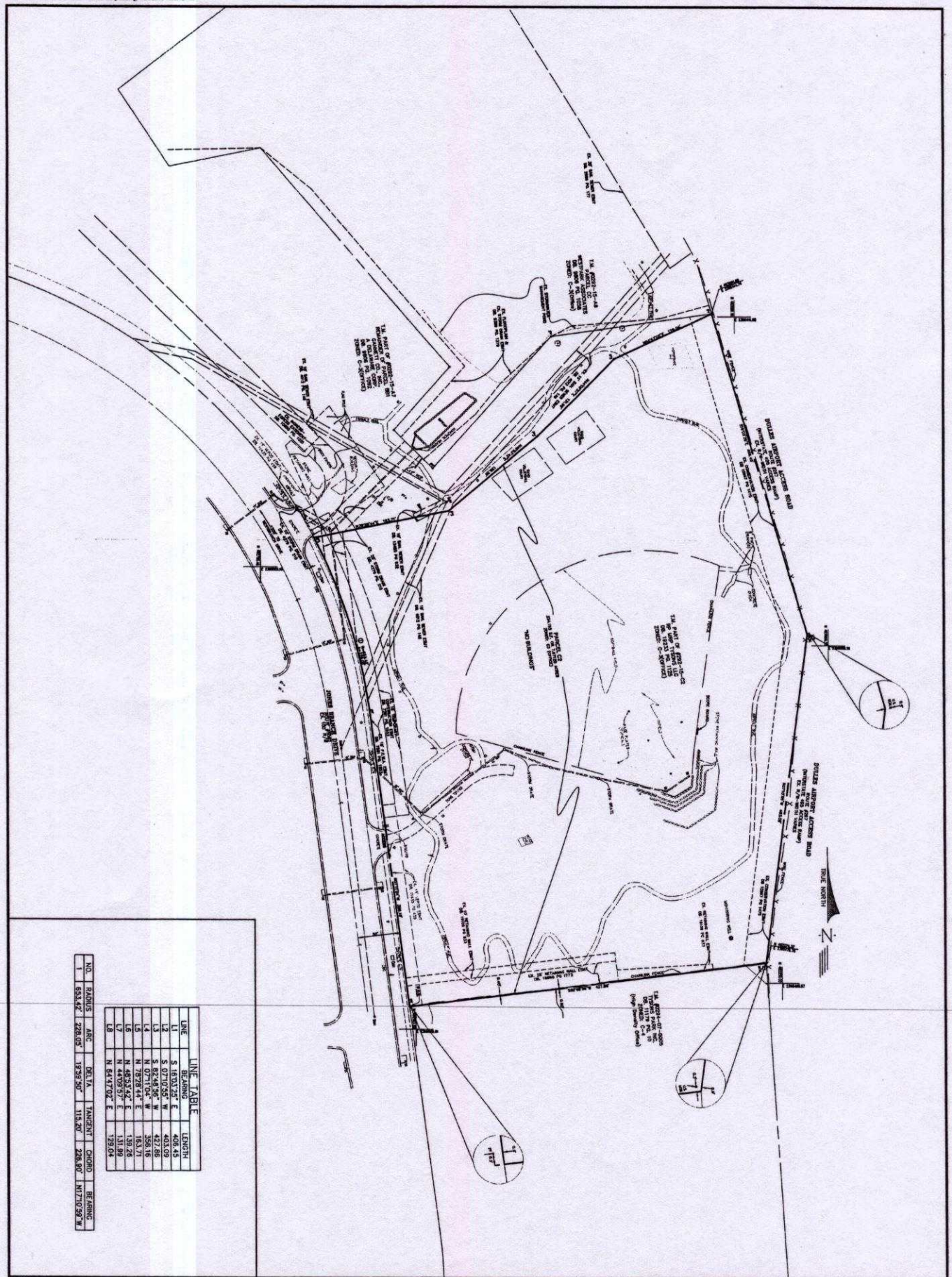

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 16°03'28" E	408.45'
L2	S 07°10'55" W	403.09'
L3	S 82°48'56" W	427.86'
L4	N 07°11'04" W	356.16'
L5	N 78°28'44" E	163.71'
L6	N 48°53'42" E	138.26'
L7	N 44°09'37" E	131.84'
L8	N 84°47'02" E	128.04'

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	653.42'	228.05'	19°59'50"	115.20'	226.90'	N17°10'39"W

CERTIFIED PLAT

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: AUGUST, 2007

COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK No. 039790 — 04/21/08 — PROFESSIONAL ENGINEER

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PLAN DATE
08-10-07
09-11-07
12-12-07
02-08-08
03-11-08
04-07-08
04-21-08

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FILE No. MISC-1809

SHEET 5 OF 28

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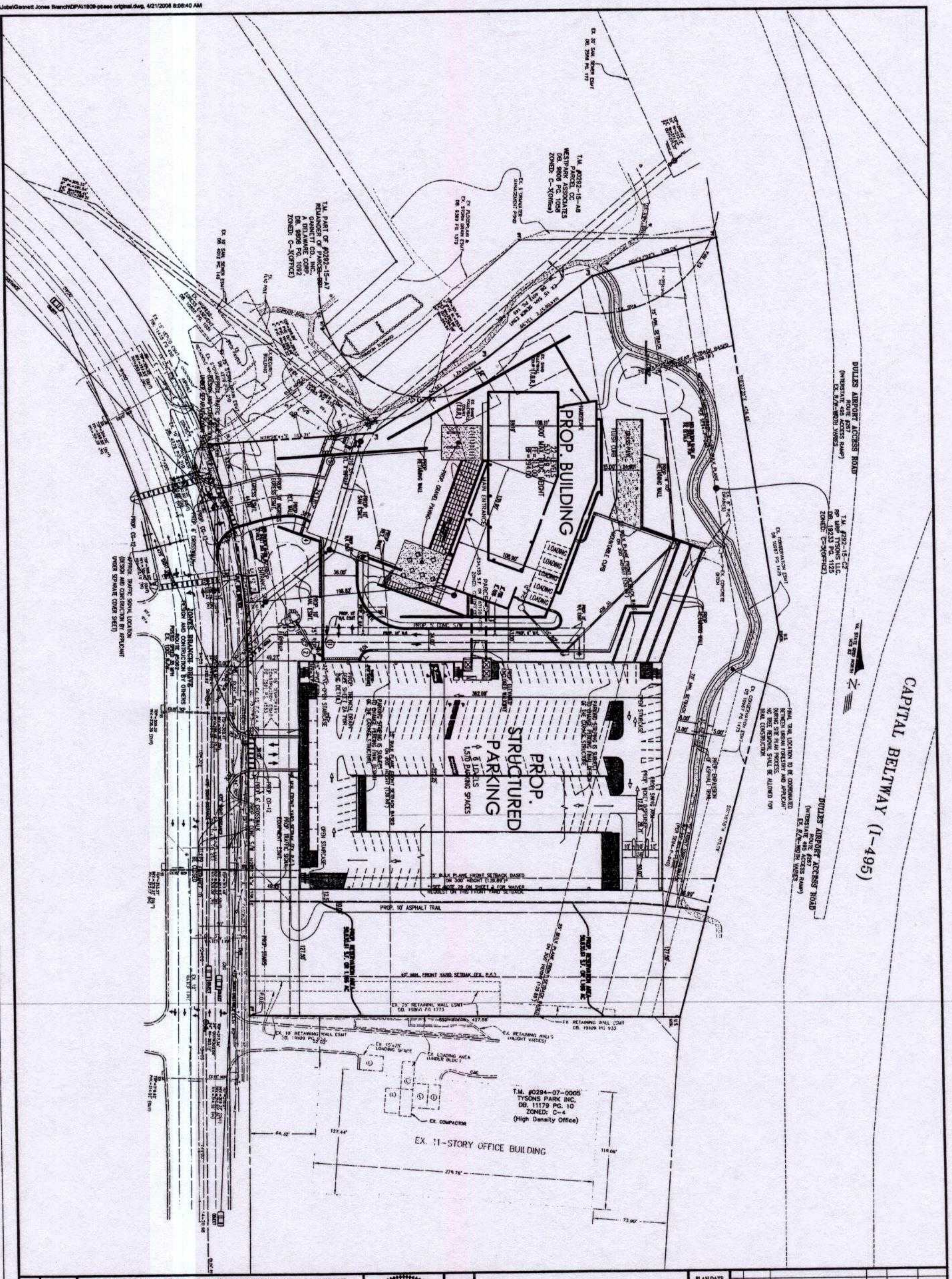

SPECIAL EXCEPTION AMENDMENT PLAT - LAYOUT

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' | C.I. = N/A | DATE: AUGUST, 2007

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 036760
04/21/08
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC.,INC.
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ANNANDALE, VIRGINIA 22003 (703) 642-8060

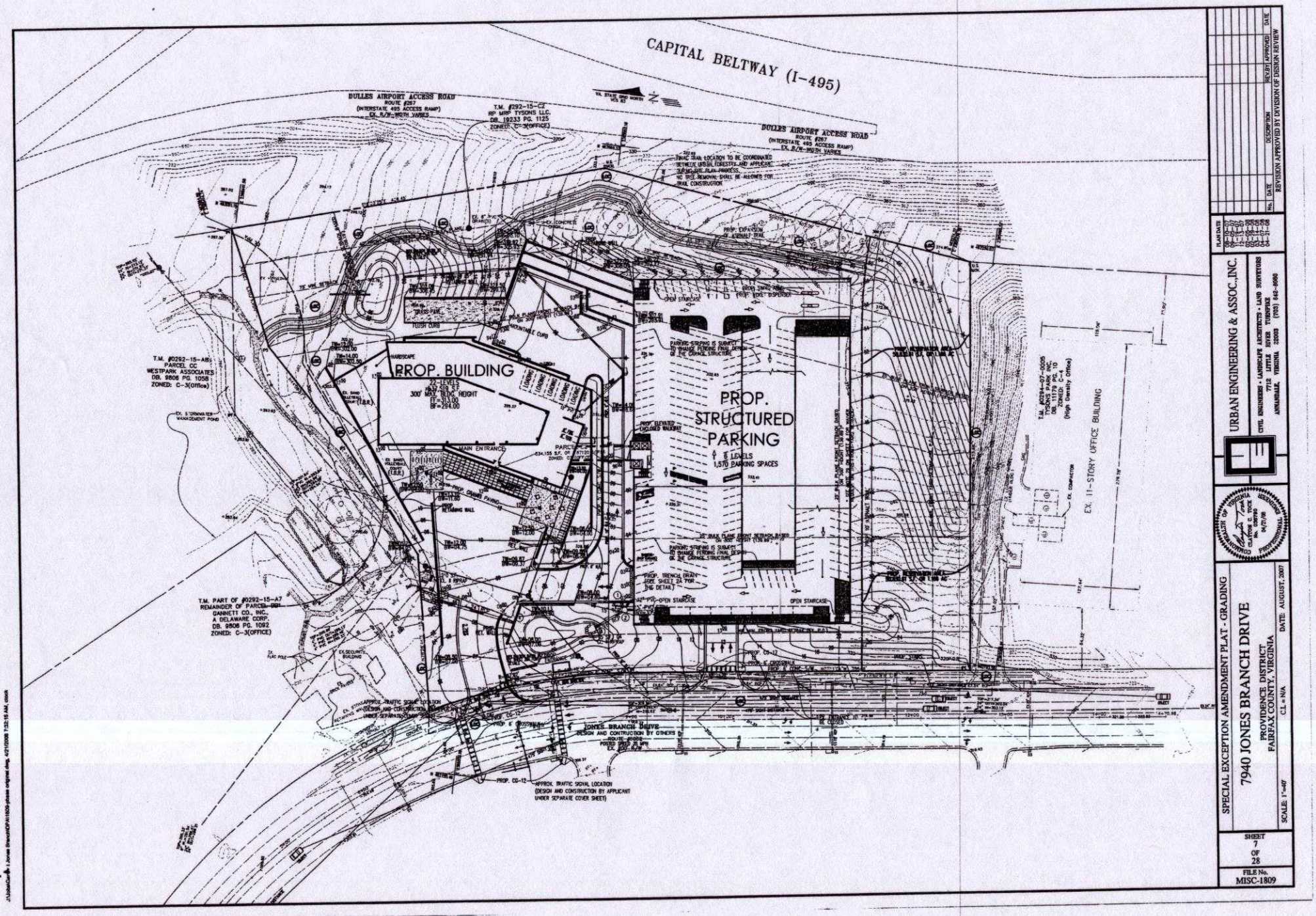
PLAN DATE
08-10-07
09-05-07
11-19-07
12-13-07
02-05-08
02-29-08
03-14-08
04-07-08
04-21-08

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 6 OF 28

FILE No. MISC-1809


CAPITAL BELTWAY (I-495)
DULLES AIRPORT ACCESS ROAD
ROUTE #267
(INTERSTATE 495 ACCESS RAMP)
EX. R/W- WIDTH VARIES
T.M. #292-15-C2
RP MRP TYSONS LLC.
DB. 19233 PG. 1125
ZONED: C-3(OFFICE)
PROP. BUILDING
22-LEVEL
300' MAX. BLDG. HEIGHT
PROP.
STRUCTURED
PARKING
6 LEVELS
1,570 PARKING SPACES
MAIN ENTRANCE
EX. 11-STORY OFFICE BUILDING
T.M. #0292-15-A8
PARCEL CC
WESTPARK ASSOCIATES
DB. 9808 PG. 1058
ZONED: C-3(Office)
T.M. PART OF #0292-15-A7
REMAINDER OF PARCEL 001
GANNETT CO., INC.,
A DELAWARE CORP.
DB. 9808 PG. 1092
ZONED: C-3(OFFICE)
JONES BRANCH DRIVE
DESIGN AND CONTRUCTION BY OTHERS
PROP. CG-12
APPROX. TRAFFIC SIGNAL LOCATION
(DESIGN AND CONSTRUCTION BY APPLICANT
UNDER SEPARATE COVER SHEET)
URBAN ENGINEERING & ASSOC., INC.
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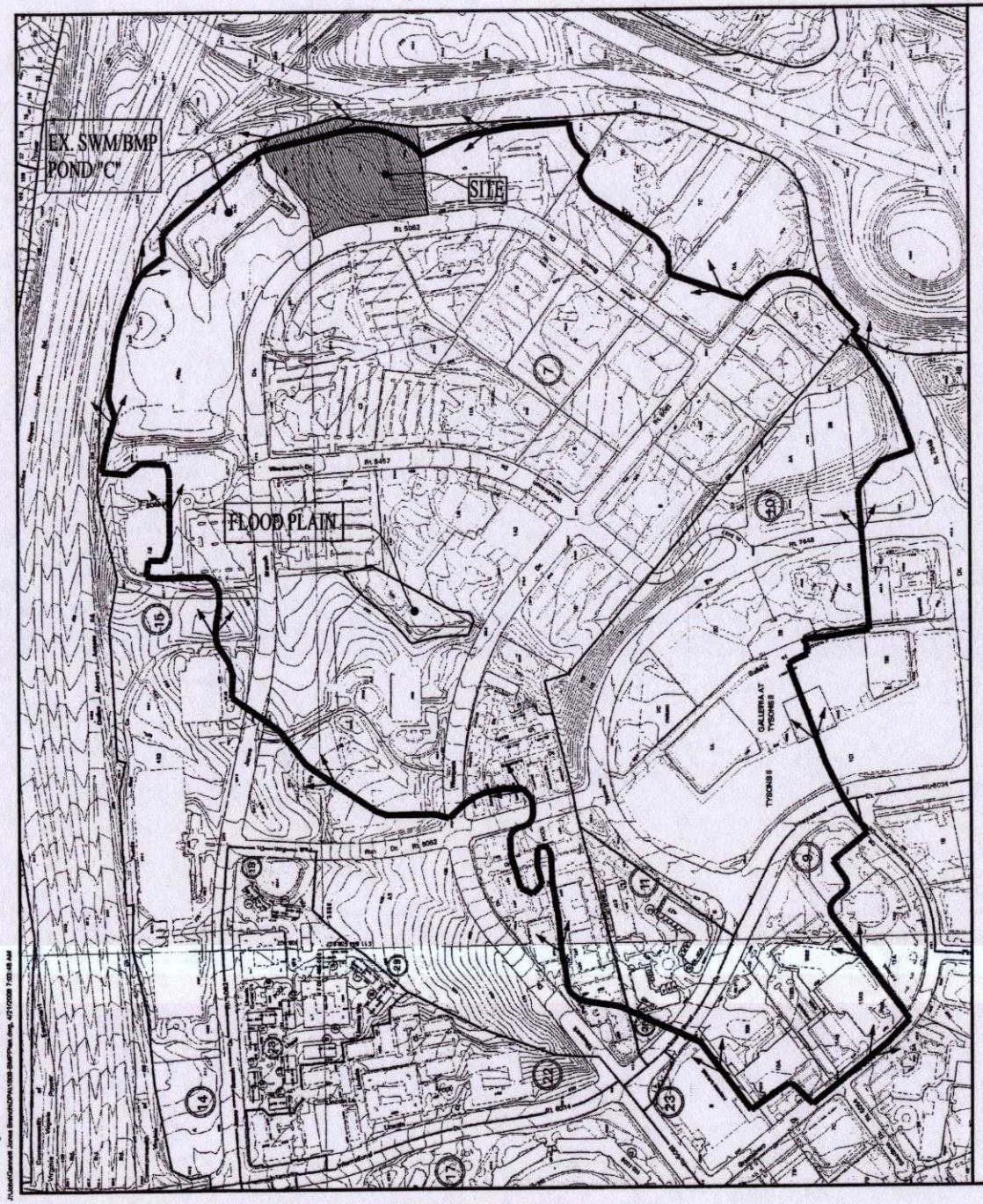
ANNANDALE, VIRGINIA 22003 (703) 642-8080
SPECIAL EXCEPTION AMENDMENT PLAT - GRADING
7940 JONES BRANCH DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
C.I. = N/A
DATE: AUGUST, 2007
SHEET
7
OF
28
FILE No.
MISC-1809



BMP COMPUTATIONS

BMP FACILITY DESIGN CALCULATIONS

Plan Name: JONES BRANCH ROAD Date: 11/15/2007

Plan Number: _____ Engineer: _____

I. WATER QUALITY NARRATIVE

WATER QUALITY FOR THE SUBJECT SITE HAS BEEN PROVIDED IN FORM OF BIORETENTION GARDENS AND EXISTING OFFSITE SWM/BMP POND.

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)
Onsite Controlled-Bioretention Garden #1	0.75	0.76
Onsite Controlled-Bioretention Garden #2	0.60	1.26
Onsite Controlled-Ex. SWM/BMP Pond	0.70	4.77
Onsite Uncontrolled	0.81	0.86
	Total	7.67

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 7.67 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
Onsite Controlled-Bioretention Garden #1	0.75	x	0.76	=	0.56
Onsite Controlled-Bioretention Garden #2	0.60	x	1.26	=	0.76
Onsite Controlled-Ex. SWM/BMP Pond	0.70	x	4.77	=	3.77
Onsite Uncontrolled	0.81	x	0.86	=	0.72
		x		=	
		x		=	
		x		=	
		x		=	

(b) Total 6.81

(C) Weighted average "C" factor (b)/(a) = (C) 0.76

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
Onsite Controlled-Bioretention Garden #1	50	x	0.10	x	0.99	=	4.84
Onsite Controlled-Bioretention Garden #2	50	x	0.16	x	0.79	=	6.51
Onsite Controlled-Ex. SWM/BMP Pond	45	x	0.62	x	1.04	=	29.20
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	
		x		x		=	

(e) Total = 40.55

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.00%

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 =	N/A

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

Line 3(e) 40.55% >= 40.00%

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

DRAINAGE AREA SUMMARY

BMP AREA DESIGNATOR	ONSITE / OFFSITE	BMP DEVICE	PHOSPHORUS REMOVAL EFFICIENCY	BMP AREA
BMP #1	OFFSITE	POND "C"	44%	158.31 AC (OR 6,547,477.12 S.F.)
BMP #2	OFFSITE	UNDIST. FLOOD PLAIN	100%	2.50 AC (OR 108,899.5 S.F.)
BMP #3	ONSITE	BIORETENTION GARDENS	50%	2.01 AC (OR 87,555.6 S.F.)

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) FOR THE SUBJECT SITE WILL BE PROVIDED IN FORM OF EXISTING OFFSITE SWM/BMP POND "C". EXISTING POND "C" IS LOCATED TO THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD AND PROVIDES BMP & SWM FOR 158.31 ACRES OF WATERSHED AS SHOWN ON THIS SHEET. THE EXISTING STORM CLOSED CONDUIT SYSTEMS THAT RUN THROUGH THE WESTPARK PROPERTIES WILL DIVERT APPROXIMATELY 158.31 ACRES OF THE SITES & R/W TO THE EXISTING SWM/BMP POND "C" WHICH IS DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY FOR THE AREA WHICH INCLUDES THE SUBJECT SITE WITH THE PROPOSED POST DEVELOPMENT IMPROVEMENTS PER APPROVED SITE PLAN (FAIRFAX COUNTY #9773-SP-03-02). THE CURRENT REMOVAL RATE FOR THE EXISTING OFFSITE POND IS 40.7% WHICH SATISFIES THE PHOSPHORUS REMOVAL REQUIREMENTS FOR A NEW DEVELOPMENT ON THE CHESAPEAKE BAY PRESERVATION AREA IN FAIRFAX COUNTY, AND THEREFORE IT CAN ADEQUATELY BE UTILIZED TO MEET THE BMP NEEDS OF THE SUBJECT SITE. PLEASE REFER TO SHEET 15 FOR THE BMP COMPUTATIONS OF THE EXISTING OFFSITE POND.

DURING THE FINAL SITE PLAN, SHOULD IT BE DETERMINED THAT THE SUBJECT SITE DOES NOT MEET THE 40% PHOSPHORUS REMOVAL RATE, THE APPLICANT WILL ADD ADDITIONAL BMP FACILITIES ONSITE IN ORDER TO MEET THE BMP REQUIREMENTS. IF ADDITIONAL BMP FACILITIES ARE REQUIRED, THEY WILL BE PROVIDED IN THE FORM OF BIORETENTION RAIN GARDENS. PROPOSED BIORETENTION GARDENS AS SHOWN ON SHEET 5&6 WILL PROVIDE WATER QUALITY FOR 2.01 ACRES OF THE TOTAL SITE AREA, WHICH WILL RESULT IN TOTAL 40.55% PHOSPHORUS REMOVAL RATE BASED ON THE PROPOSED IMPROVEMENTS FOR THE SUBJECT SITE. BMP COMPUTATION WHICH INCLUDES THE CONTRIBUTION OF THE BIORETENTION GARDENS TO THE TOTAL WATER QUALITY HAVE BEEN PROVIDED ON THIS SHEET. DETAILS FOR THE BIORETENTION GARDENS ALSO HAVE BEEN PROVIDED ON SHEET 13. PLEASE REFER TO SHEETS 5&6 FOR THE POSSIBLE BIORETENTION GARDEN LOCATIONS.

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAT DATE
10-26-07
11-15-07
03-21-08

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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — No. 021 — 04/15/08 — PROFESSIONAL ENGINEER

BEST MANAGEMENT PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=250' C.I. = N/A DATE: AUGUST, 2007

SHEET 21 OF 28

FILE No. MISC-1809

TOTAL AREA OF REZONED WEST * PARK PROPERTIES = 199.48 Ac. +

AREA OF REZONED PROPERTIES DRAINING IN TO WEST * MAC DETENTION FACILITY (INCLUDING B/S)= 58.05 Ac.

AREA OF REZONED PROPERTIES DRAINING TO EAST TOWARD POND "C" = 147.84 Ac.

AREA OF R/W WITHIN REZONING PROPERTIES = 16.62 Ac.

AREA OF REZONED PROPERTIES UNCONTROLLED = 6.15 Ac.

AREA OF REZONED PROPERTIES INCLUDING B/S DRAINING TO POND "C" = 150.31 Ac.

AREA OF WEST * PARK PROPERTIES THAT ARE NOT PART OF THE REZONING CASE = 9.30 Ac.

BMP FACILITY DESIGN CALCULATIONS

I. Water Quality Narrative:

SEE THIS SHEET

II. Watershed Information

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

Subarea Designation and Description (1)	"C" (2)	Acres (3)
To Pond "A" (To str. 3)	0.60	18.24
To Pond "B" (To str. 4)	0.60	9.54
To A-sec. 4	0.60	5.25
To Pond "D" (To str. 1)	0.60	13.74
To A-sec. 1	0.60	0.70 (EXCLUDE FP)
To Pond "E" (To str. 2)	0.60	26.53 (EXCLUDE FP)
To A-sec. 6	0.60	19.32
To A-sec. 7	0.60	29.75
To Pond C (To str. 5)	0.60	26.50
FAIRFAX BLDG. (UNCONTROLLED)	0.90	3.65
UNCONTROLLED AREA TO NE. OF POND	0.50	2.50
UNCONTROLLED FLOOD PLAIN AREA	0.90	2.50
UNCONTROLLED DULLES TOLL RD. AREA	0.90	2.90

TOTAL 170.71

NOTE: Rational formula "C" factors are taken from Table 1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart A8-19 or Prince William County Design and Construction Standards Manual, ExhibitA1).

Appendix 6-4a
Calculations Worksheet

Northern Virginia BMP Handbook 11/92

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

(A) Area of the site (a) 170.71 acres

(B) Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
To Pond "A" (To str. 3)	0.60	X	18.24	=	14.59
To Pond "B" (To str. 4)	0.60	X	9.54	=	7.63
To A-sec. 6	0.60	X	5.25	=	4.20
To Pond "D" (To str. 1)	0.60	X	13.74	=	11.00
To A-sec. 1	0.60	X	9.70	=	7.76
To Pond E (To str. 2)	0.60	X	26.50	=	21.20
To A-sec. 6	0.60	X	19.32	=	15.94
To A-sec. 7	0.60	X	29.75	=	23.80
To Pond "C" (To str. 5)	0.60	X	26.50	=	21.20
FAIRFAX BLDG.(UNCONTROLLED)	0.90	X	3.65	=	3.29
INCOME AREA TO NE. OF POND "C"	0.90	X	2.50	=	1.95
UNDIST. FLOOD PLAIN	0.90	X	2.50	=	2.25
UNCONTROLLED DULLES TOLL RD. AREA	0.90	X	2.90	=	2.61
			(b) TOTAL =		154.96
(C) Weighted average "C" factor			(b)/(a) =(c)		0.79

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal, Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
on site	Wet	0.65	X	102.91/170.71	X	0.60/0.79	=	0.328
on site	Dry	0.40	X	58.5/170.71	X	0.60/0.79	=	0.265
ON SITE	UNDIST. FLOOD PLAIN	1.00	X	2.5/170.71	X	1.00	=	0.015
			X		X		=	
			X		X		=	
			X		X		=	
			X		X		=	
			X		X		=	
			X		X		=	

(a) TOTAL = 0.608

Appendix 6-4c
Calculations Worksheet

Northern Virginia BMP Handbook 11/92

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (d) _____

- 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 (Tpre / Tpost)] x 100 = ___%

(B) If Line 9(e) 40.7 % ≥ Line 4(d) 40 then Phosphorus removal requirement is satisfied.

STORAGE

Average "C" Factor for BMP Facility = 0.80

Combined BMP Facility is provided:

A) Extended Detention Dry Pond is provided for only 28.0 acres of the site.
Chart A6-46 value (Appendix 6-3) for BMP storage per acre [(4375 x "C") - 875] = (4375 x 0.80)-875 = 2625 cf./ac.
Design 1 (40 hour drawdown)
(28.0 ac.)(2625 cf./ac.) = 73,500 cf

B) Wet Pond is provided for 122.91 ac. of the site.
Volume of runoff per acre from mass storm.
(1452 x "C") = (1452 x 0.80) = 1162 cf./ac.
Wet Storage:
(2.5)(122.91 ac.)(1162 cf./ac.) = 355,.10 cf

C) Total wet storage = 355,.10 cf
(This volume yields at elevation 294.0)
Total Dry storage provided = 364,564 cf
(This volume yields at elevation 297.90)

Northern Virginia BMP Handbook 11/92

NOT INCLUDED

- Design 2 (4.0 x Volume of runoff from mean storm)
  4.0 x Line 7(a) _____ x Line 8(b) _____ = _____ cf

(C) Infiltration Trench

- Design 1 (0.50 inch per impervious acre)
  0.50 x 36.30 x (% imp.) _____ x Line 7(a) _____ = _____ cf
- Design 2 (1.0 inch per impervious acre)
  1.0 x 36.30 x (% imp.) _____ x Line 7(a) _____ = _____ cf
- Design 3 (2-year 2-hour storm)
  (2.0/12) x 43,560 x "C" _____ x Line 7(a) _____ = _____ cf

VI. Outlet Computations

Part 5: Determine The Required Orifice Size for Each Extended Detention Facility

(A) BMP storage requirement (S) from Part 5. (a) 364,564

(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility. (b) 3.90

(C) Peak outflow rate (Qp) at the maximum head for a drawdown time of 48 hrs [Qp = S/(0.5 x 3600 x 48)].
0.0000118 x Line 9(a) _____ = (c) 4.58

(D) Required orifice area (A) [A = Qp / (0.6 x (64.4 x h)^0.5)]
Line 9(c) _____ / (0.6 x (64.4 x Line 9(b) _____)^0.5) = (d) 0.4817

(E) Diameter of a circular orifice.
2.0 x (Line 9(d) _____ / 3.1415927)^0.5 = (e) 0.783

Use 3" orifice (0.667)
Area of the orifice = 0.349
Qp = (a)(0.60)(64.4 x b)0.5
Qp = 3.32 cfs
T = S / [(0.5)(3600)(Qp)]
T = 364,564 / [(0.50)(3600)(3.32)] = 66 hrs.

Which is greater than the required 48 hrs. drawdown

Appendix 6-4j
Calculations Worksheet

NARRATIVE

Pond "C" is located to the southwest corner of Rts. #498 & Dulles Airport Access Road. It provides BMP & detention for 147.81 acres of Watershed.

As part of the Rezoning Case No. RZ-86-D-008, it is proffered to provide BMP and detention for the entire 199.48 acres of West*Park sites. This is done through two BMP/Detention Facilities, which one is located within West*Park sites and the other is Proposed Pond "C". BMP and detention is provided for approximately 58.05 acres of West*Park Properties through the detention facility located within West*Park Sites. The remaining portion which is about 147.84 acres drains to the east. There is in total 16.62 acres of right-of-way within the West*Park properties that is also draining to the east. The Existing Storm Sewer System that run through the West*Park Properties will divert approximately 100.31 acres of sites and B/S to Pond C (141.0% acres West*Park site + 16.62 acres R/W) and about 6.15 acres of the West*Park sites will remain uncontrolled and bypasses Pond C and discharges into the existing Storm Sewer System across Dulles Airport Access road just below Pond C. As part of the watershed that drain to Pond C, about 9.30 acres is West*Park property that is not part of the Rezoning Case No. RZ-86-D-008, but BMP and detention is provided for.

There are four existing ponds on this watershed which are ponds A, B, D and E. It should be noted that none of these ponds are utilized for BMP credit. All of the storage required to meet the 40% phosphorous removal is provided in Pond C. In addition, the 2.5 acres of flood plain within the watershed is used as an undisturbed area too, of BMP credit. It should be noted that the BMP and detention has been provided in Pond C for the uncontrolled areas to the southeast of Pond C and Fairfax building.

COMMONWEALTH OF VIRGINIA
ROBERT SPICER
No. 23 [illegible]
7/6/95

FOR INFORMATION ONLY

Still Subject to Final Approval

FAIRFAX COUNTY
VIRGINIA

Department of Environmental Management
Division of Design Review
10600 Page Avenue
Fairfax, Virginia 22030-7400

Telephone (703) 246-5700
TTY Use (703)246
Telefax Use 691-3489

Thomas D. Fleury
Vice President
WESTFORUM, Inc.
8200 Arlington Blvd
Fairfax, Virginia 22031

Subject: Request for Modification of Best Management Practices (BMP) Requirements, for Pond "C" Public Improvement Plan; Tax Map: 25-4 ((1)) Air Plan Ref: 6377-PI-01-01 RZ 86-D-008

Reference: Your Letter Dated October 14, 1994

Dear Mr. Fleury:

In response to your request, a modification of BMP requirements for the subject project is hereby granted. This letter supersedes my previous letter to submit Sprinkle, Buckley, Ryan & Associates LTD., dated October 14, 1994.

In accordance with an interpretation of proffer 2.B.2 for RZ 86-D-008 by Barbara Byron, Director, Zoning Evaluation Division, Office of Comprehensive Planning, dated August 17, 1994, it has been determined that the Chesapeake Bay Preservation Ordinance water quality control requirements or off-premises removal in place of the original Water Supply Protection Overlay District standard for 50% phosphorous removal is permitted for the subject project.

Please ensure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact John Friedman, Environmental Engineer III, (703) 246-5700.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

cc: Robert J. Spicer, Sprinkle Ryan & Associates LTD.
Fred Fairchild, Deputy Director, Division of Design Review, DEM
Jack Reale, Chief, Site Review Branch, DEM
Environmental and Inspection Branch File
Central Files

FAIRFAX COUNTY
VIRGINIA

OFFICE OF COMPREHENSIVE PLANNING
ZONING EVALUATION DIVISION
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505
(703) 324-1380 Fax 324-3924

August 17, 1994

Thomas D. Fleury, Vice President
Development Division
WESTFORUM, Inc.
8200 Arlington Blvd
Fairfax, Virginia 22031

Re: Interpretation for RZ 86-D-008
Tax Map Identification Number 25-4 ((1)) 1, Huntsman Water Management

Dear Mr. Fleury:

This is in response to your letter of August 16, 1994 requesting an interpretation of some of the proffers accepted by the Board of Supervisors pursuant to the approval of RZ 86-D-008. A copy of your letter is attached. As you have requested, the issues will address only the content of the three interpretation requests, in the manner in that one is particularly time sensitive; the other two questions will be responded to by separate letter.

As I understand it, you are requesting confirmation that the Director of the Department of Environmental Management (DEM) has the authority under proffer 2.B.2 to waive the proffered WSPOD standards in favor of the current Chesapeake Bay Ordinance water quality control requirements, if it is my determination, made in my capacity as the duly authorized agent of the Zoning Administrator, that the wording of proffer 2.B.2 permits the Director of DEM to take such a discretionary action.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

⚠ B.M.P. COMPS. REVISED TO INCLUDE AND COMPENSATE FOR THE PROPOSED WIDENING OF THE DULLES TOLL ROAD (PROJECT # 0267-029-103)

STUDY OF THE EXISTING WEST*PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A,B,D & C AND PROPOSED IMPROVEMENTS TO EXISTING POND C INCLUDING SHARE AGREEMENT AND REMOVAL FAIRFAX COUNTY — DISTRICT

B.M.P. & PHOSPHORUS REMOVAL COMPUTATIONS

Huntley, Nyce & Associates, P.C.
RESTON, VIRGINIA · CIVIL ENGINEERS · LAND PLANNERS
ANNANDALE, VIRGINIA
MANASSAS, VIRGINIA
703-256-1134 METRO 698-8525
FAX 703-759-0018 METRO 478-4885

ROBERT SPICER
No. 23
STATE OF VIRGINIA

CLAYTON C. NYCE
No. 4063
STATE OF VIRGINIA
PROFESSIONAL ENGINEER

SCALE: N/A
DATE: 02/01/95
REVISIONS:
2/20/95 BM. SIZ. REVISION
5/8/95 WA. SYS.
8/9/95 VDOT

SHEET 28 OF 28
FILE NO. 8P-1934
PP-1739

No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATES
02-07-95
02-20-95
05-12-95
08-09-95
04-21-06

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

CLAYTON C. NYCE
No. 4063
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
04/21/06

BEST MANAGEMENT REFERENCE

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. = N/A | DATE: AUGUST, 2007

SHEET 22 OF 28

FILE No. MISC-1809

J:\Jobs\Garnett Jones Branch\DPA\1809-Outfall Analysis.dwg, 4/21/2008 8:12:40 AM

THIS MAP IS FOR INFORMATION PURPOSES ONLY !

FILE No. MISC-1809

SHEET 23 OF 28

OUTFALL ANALYSIS

7940 JONES BRANCH DRIVE

PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=400' C.I. = 5' DATE: AUGUST, 2007

COMMONWEALTH OF VIRGINIA
CLAYTON G. TOCK
No. 028700
04/21/08
PROFESSIONAL ENGINEER

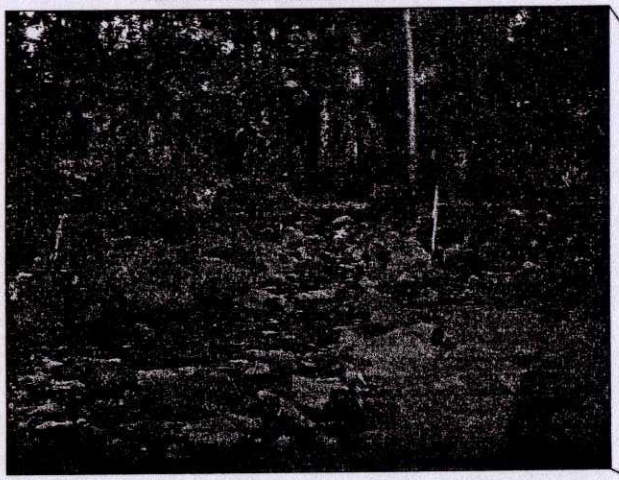
URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
08-10-07
09-05-07
11-13-07
03-14-08
04-07-08
04-21-08

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

OUTFALL CONDITION PICTURE #1



OUTFALL CONDITION PICTURE #2

ENLARGEMENT FOR THE CROSS SECTIONS

NOTE:

PLEASE REFER TO SHEET 25 FOR THE OUTFALL ANALYSIS AND THE CROSS SECTIONS

No.	DATE	DESCRIPTION	BY/APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
08-07-07
10-15-07
12-10-07
03-11-08
04-21-08

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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0680

OUTFALL ANALYSIS

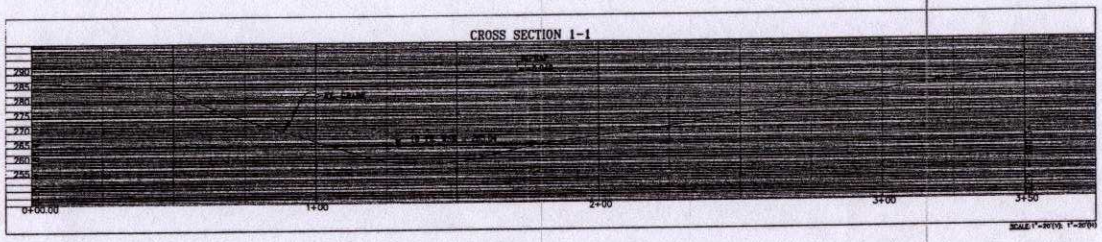
7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = 5' DATE: AUGUST, 2007

SHEET 24 OF 28

FILE No. MISC-1809

J:\Jobs\Garrett Jones Branch\FDP\1809-Outfall Analysis.dwg, 4/21/2008 8:13:39 AM



POST DEVELOPMENT CONDITIONS:

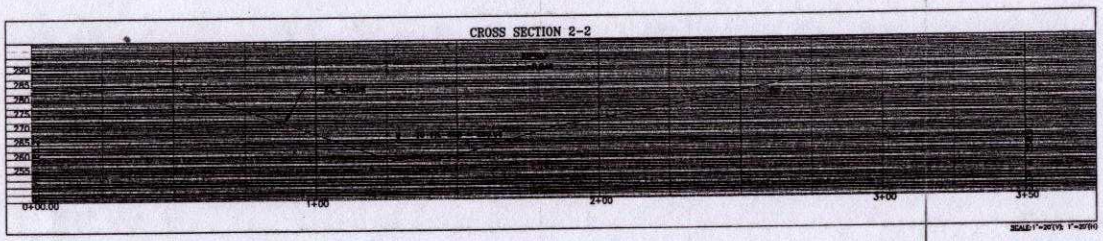
CROSS SECTION 1-1

DA = 1.020 AC.
C' FACTOR = 0.80
I2 = 2.27 IN/HR
I10 = 3.03 IN/HR
Tc = 37.30 MIN (SEE THIS SHEET) FOR THE Tc COMPUTATION

Q2 = 1,852.32 CFS
Q10 = 2,472.48 CFS
CHANNEL SLOPE= 0.77%
n' = 0.04 FOR RIPRAP

V2= 7.52 FPS*
D10= 6.54 FT.

*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.



POST DEVELOPMENT CONDITIONS:

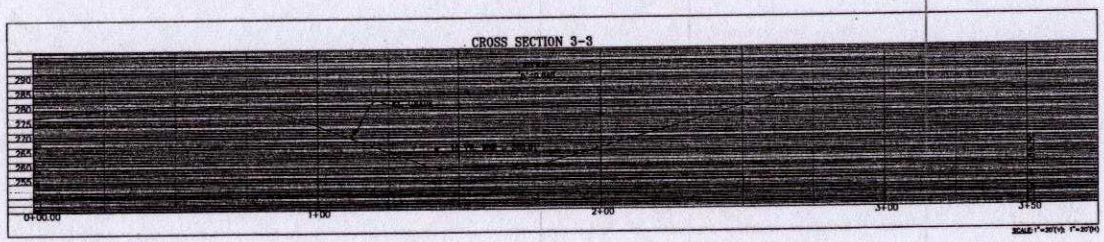
CROSS SECTION 2-2

DA = 1.020 AC.
C' FACTOR = 0.80
I2 = 2.27 IN/HR
I10 = 3.03 IN/HR
Tc = 37.30 MIN (SEE THIS SHEET) FOR THE Tc COMPUTATION

Q2 = 1,852.32 CFS
Q10 = 2,472.48 CFS
CHANNEL SLOPE= 0.77%
n' = 0.04 FOR RIPRAP

V2= 7.97 FPS*
D10= 7.54 FT.

*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.



POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3

DA = 1.020 AC.
C' FACTOR = 0.80
I2 = 2.27 IN/HR
I10 = 3.03 IN/HR
Tc = 37.30 MIN (SEE THIS SHEET) FOR THE Tc COMPUTATION

Q2 = 1,852.32 CFS
Q10 = 2,472.48 CFS
CHANNEL SLOPE= 0.77%
n' = 0.04 FOR RIPRAP

V2= 7.75 FPS*
D10= 6.51 FT.

*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.

NOTE:

PLEASE REFER TO SHEET 16 FOR THE OUTFALL NARRATIVE

Time of Concentration

			Segment ID	A-B	
SHEET FLOW					
1	Surface description (Table 3-1)			smooth surface	
2	Manning's Roughness Coeff., n (Table 3-1)			0.011	
3	Flow Length, L (Total L 300')		ft	150	
4	Two-Yr 24-hour Rainfall (P)		in	3.2	
5	Land slope, s		ft/ft	0.0208	
6	T=0.0007(nL)^0.8 / P^0.5 * s^0.4		hr	0.027	1.65 min.
			Segment ID	B-C	
SHALLOW CONCENTRATED FLOW					
7	Surface Description (Paved or Unpaved)			Paved	
8	Flow Length, L		ft	5291.8	
9	Watercourse slope, s		ft/ft	0.02	
10	Average velocity, V (Figure 3-1)		ft/sec	2.9	
11	T=L / (3600*V)		hr	0.507	30.41 min.
			Segment ID	C-D	
CHANNEL FLOW					
17	Cross sectional flow area, a		ft^2	174.5	
18	Wetted perimeter, pw		ft	66.63	
19	Hydraulic Radius, r=a/pw		ft	2.618940417	
20	Channel slope, s		ft/ft	0.015	
21	Manning's roughness coefficient, n			0.04	
22	V=(1.49*r^(2/3)*s^(1/2))/n		ft/sec	8.67	
23	Flow length, L		ft	2726	
24	T=L/(3600*V)		hr	0.087	5.24 min.
25	Total Watercourse Time of Concentration		hr	0.622	37.30 min.

No.	DATE	DESCRIPTION	BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE: 07-05-06, 08-08-06, 09-11-06, 10-13-06, 11-21-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — CLAYTON C. TOUX — No. 029760 — 04/27/08 — PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

7940 JONES BRANCH DRIVE

PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = N/A DATE: AUGUST, 2007

SHEET 25 OF 28

FILE No. MISC-1809

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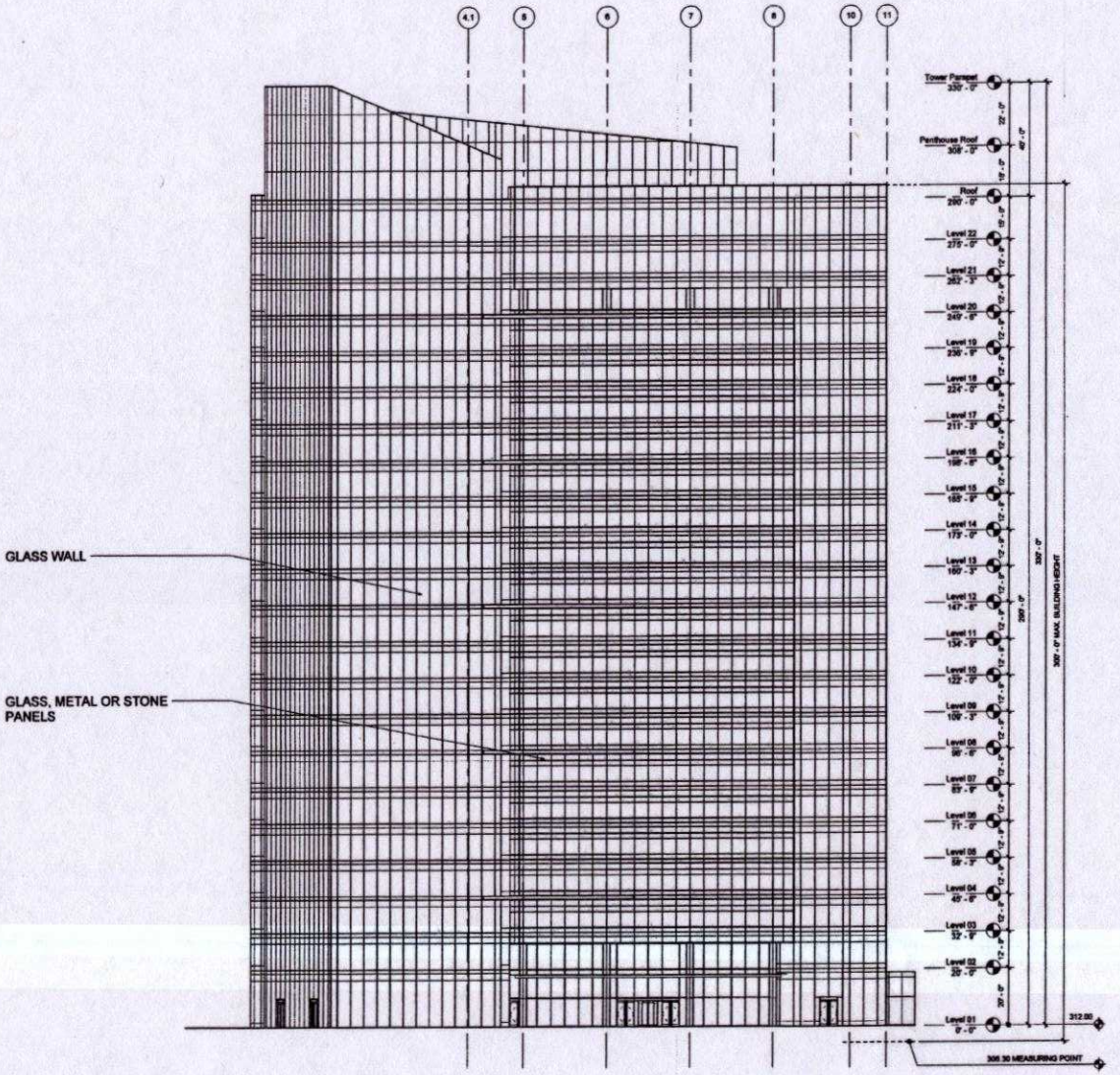


West Elevation
SCALE: 1" = 20'-0"

1

SHEET NOTES

GENERAL NOTES

RP MRP Tysons LLC
7940 Jones Branch Drive
7940 Jones Branch Drive
McLean, VA 22108

Gensler

2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Issue	Date & Issue Description	By	Check
01	August 10, 2007		
	Revised September 5, 2007		
	Revised November 19, 2007		
	Revised December 13, 2007		
	Revised February 05, 2008		
	Revised February 29, 2008		
	Revised March 14, 2008		
	Revised April 07, 2008		
	Revised April 21, 2008		

Seal/Signature

Project Name
7940 Jones Branch Drive

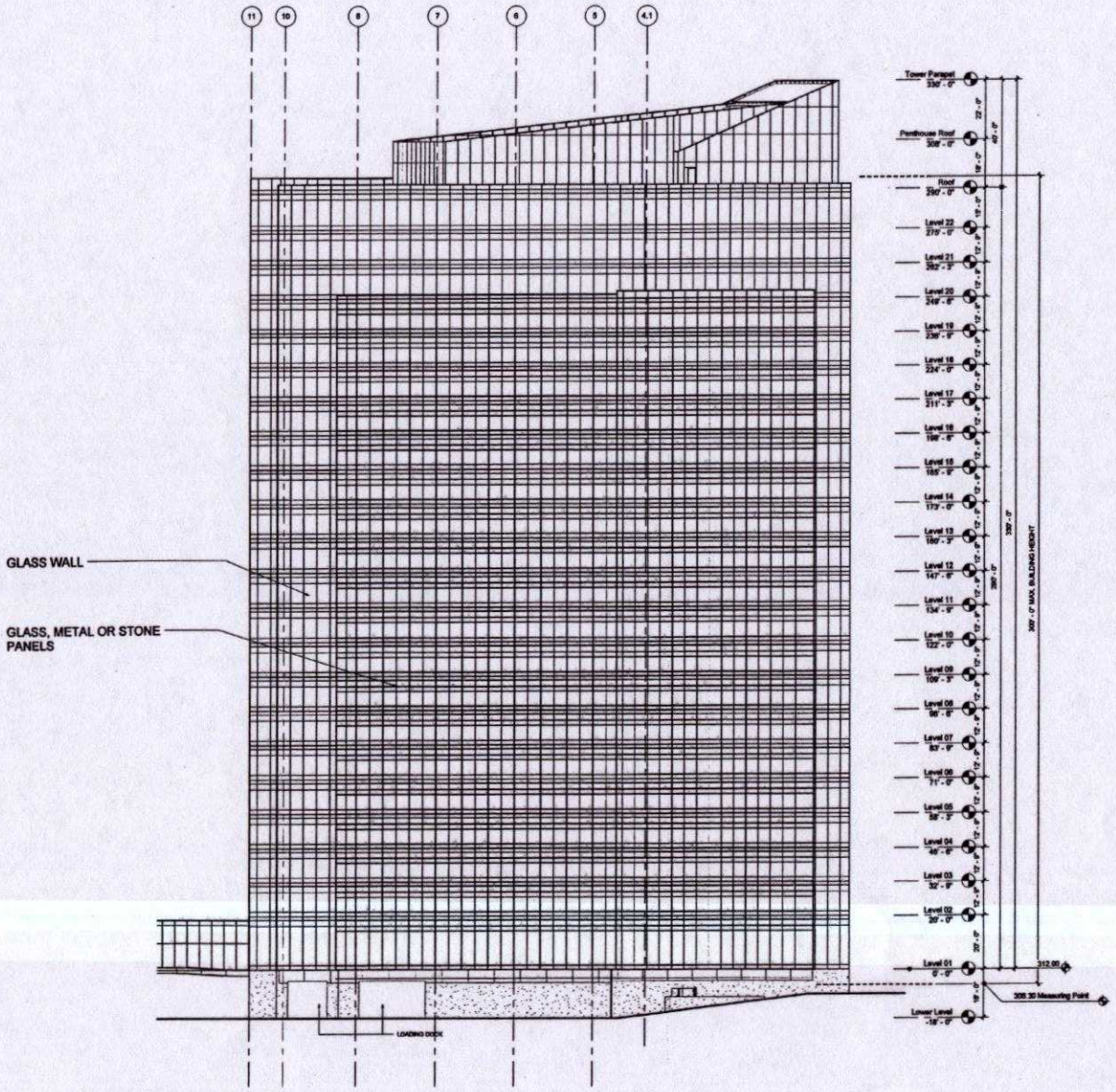
Project Number
09.8236.000

Description
Building Exterior Elevations

Scale
1" = 20'-0"

SHEET
26 of 28

S:\09.8236.000\CAD\Work\Elev-Sect\County Submission v2 071115\Tower Elevations - County Submission 04172008.rvt



East Elevation
SCALE: 1" = 20'-0"

1

SHEET NOTES

GENERAL NOTES

RP MRP Tysons LLC
7940 Jones Branch Drive
7940 Jones Branch Drive
McLean, VA 22108

Gensler

2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Issue	Date & Issue Description	By	Check
01	August 10, 2007		
	Revised September 5, 2007		
	Revised November 19, 2007		
	Revised December 13, 2007		
	Revised February 05, 2008		
	Revised February 29, 2008		
	Revised March 14, 2008		
	Revised April 07, 2008		
	Revised April 21, 2008		

Seal/Signature

Project Name
7940 Jones Branch Drive

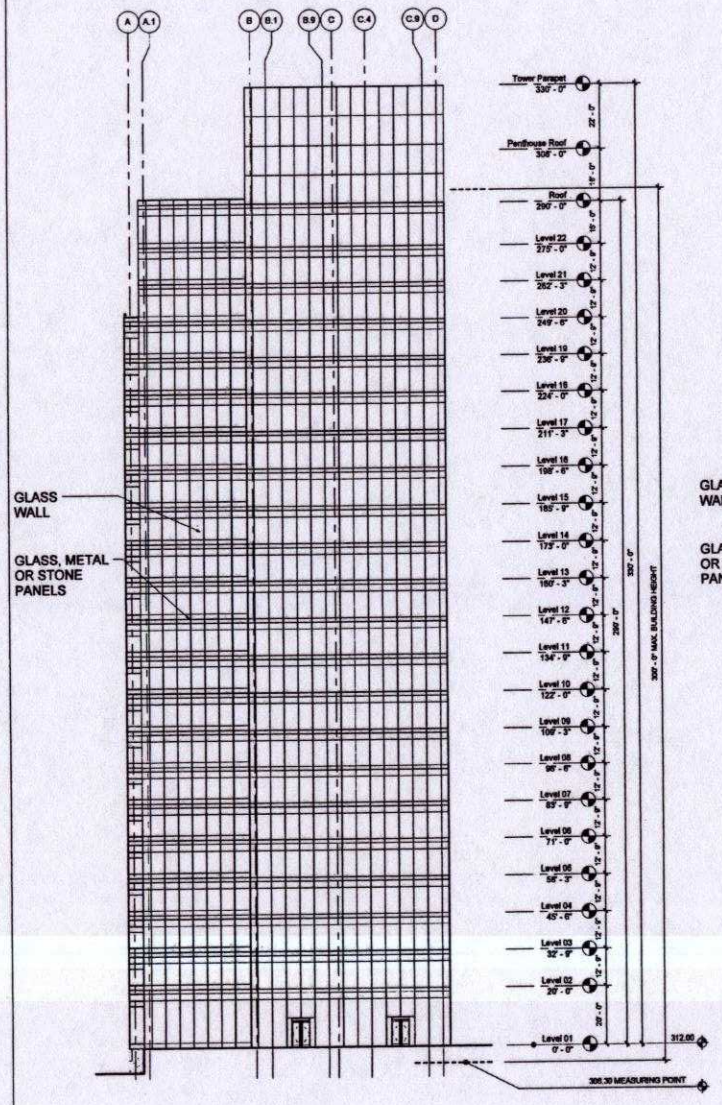
Project Number
09.6236.000

Description
Building Exterior Elevations

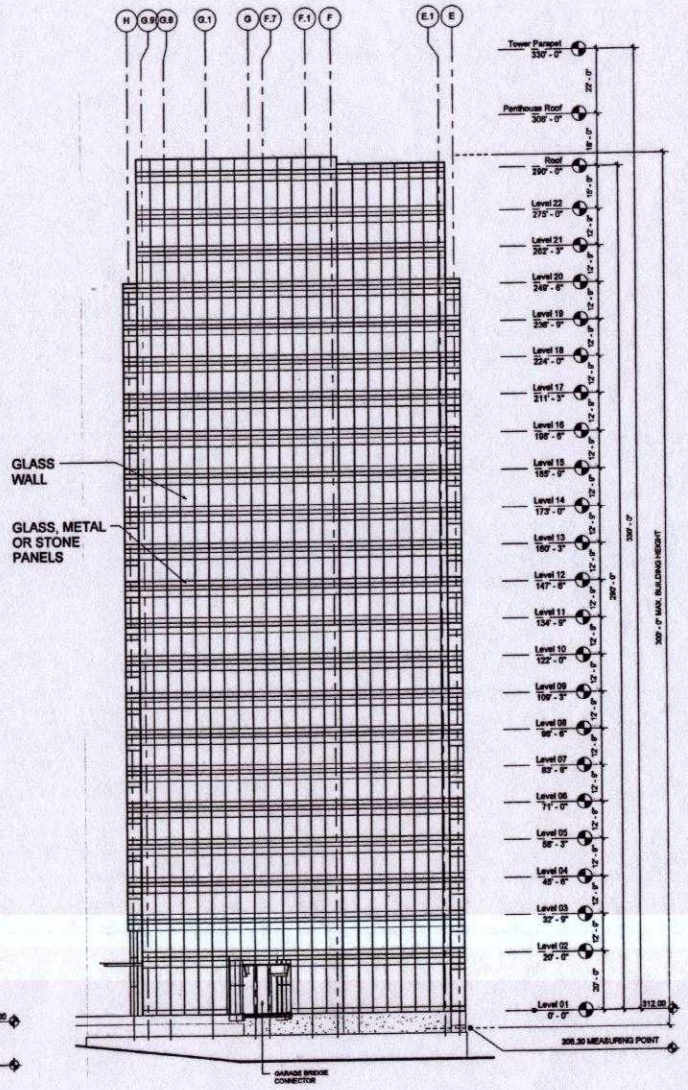
Scale
1" = 20'-0"

SHEET
27 of 28

S:\09.6236.000\CAD\Work\Elev-Sect\County Submission v2 071115\Tower Elevations - County Submission 04172008.rvt



2 North Elevation
SCALE: 1" = 20'-0"



1 South Elevation
SCALE: 1" = 20'-0"

SHEET NOTES

GENERAL NOTES

RP MRP Tysons LLC
7940 Jones Branch Drive
7940 Jones Branch Drive
McLean, VA 22108

Gensler
2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Issue	Date & Issue Description	By	Check
01	August 10, 2007		
	Revised September 5, 2007		
	Revised November 19, 2007		
	Revised December 13, 2007		
	Revised February 05, 2008		
	Revised February 29, 2008		
	Revised March 14, 2008		
	Revised April 07, 2008		
	Revised April 21, 2008		

Seal/Signature

Project Name
7940 Jones Branch Drive

Project Number
09.6236.000

Description
Building Exterior Elevations

Scale
1" = 20'-0"

SHEET
28 of 28

S:\09.6236.000\CAD\Work\Elev-Sect\County Submission v2 071115\Tower Elevations - County Submission 04172008.rvt

SIGHT DISTANCE PROFILE

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. = N/A DATE: MAR., 2008

SHEET 28A OF 28

FILE No. MISC-1809

CLAYTON C. TOCK
No. 029790
PROFESSIONAL ENGINEER
07/21/08

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7713 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-6060

PLAN DATE
SEP 12
OCT 12
DEC 12

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN VIEW
SCALE: 1"=30'

PROFILE VIEW
SCALE: 1"=50' (H)
1"=5' (V)

JONES BRANCH DRIVE
ROUTE 5062
AADT 8,600
POSTED SPEED=35 MPH
EX. 100' R/W

JONES BRANCH DRIVE
ROUTE 5062
POSTED SPEED=35 MPH
EX. 100' R/W

475' SIGHT DISTANCE

426' SIGHT DISTANCE

APPROX. TRAFFIC SIGNAL LOCATION (DESIGN AND CONSTRUCTION BY APPLICANT UNDER SEPARATE COVER SHEET)

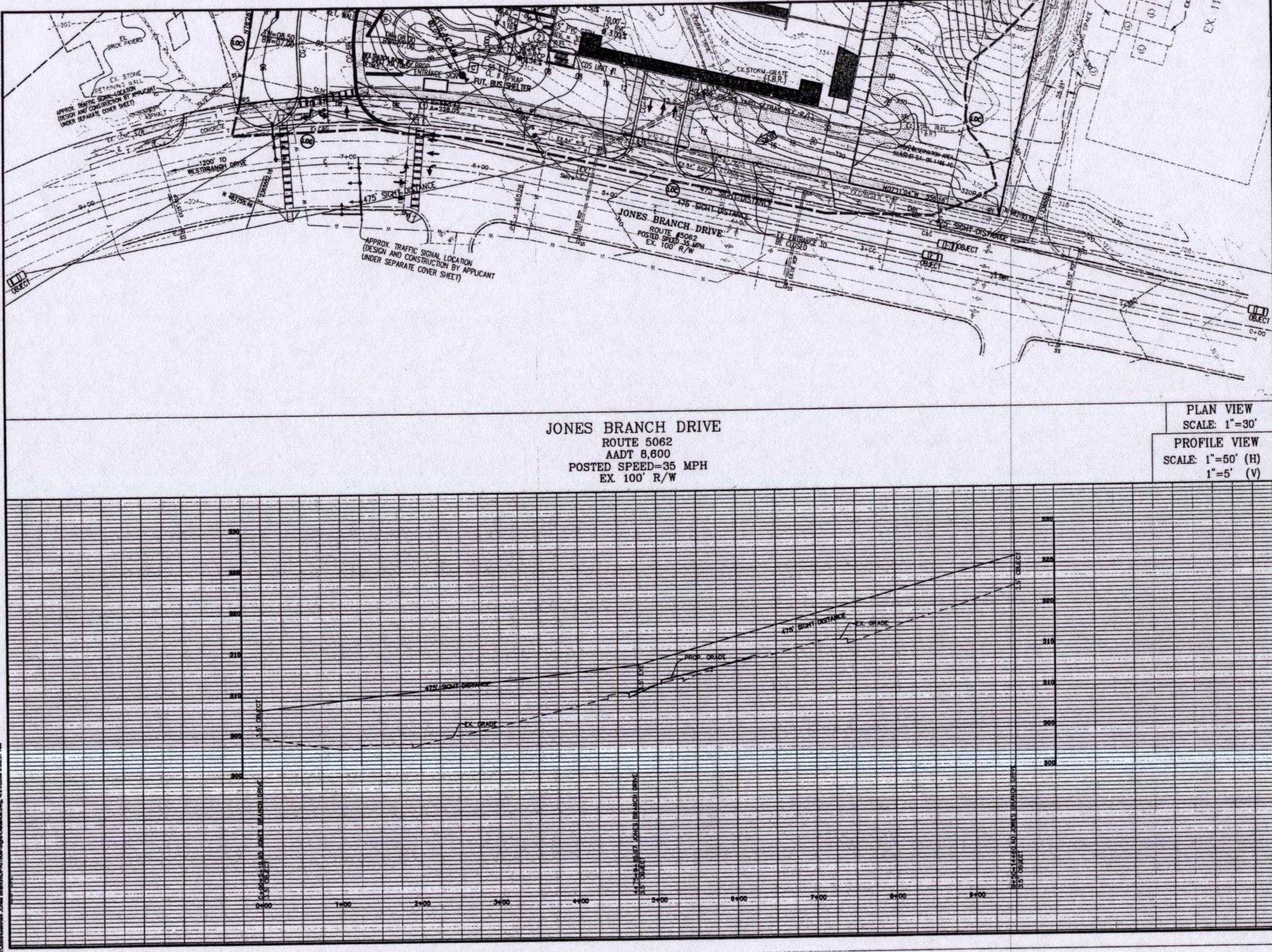
AVL BASEFIELD

EX. GROUND

PROP. GRADE

EX. OBJECT

J:\Jobs\Dranet Jones Branch\PM1809-Style-Clarence.dwg, 4/21/2008 8:06:40 AM



URBAN ENGINEERING & ASSOC.,INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE
03-12-08
04-07-08
04-21-08

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 038790
04/21/08
PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILE

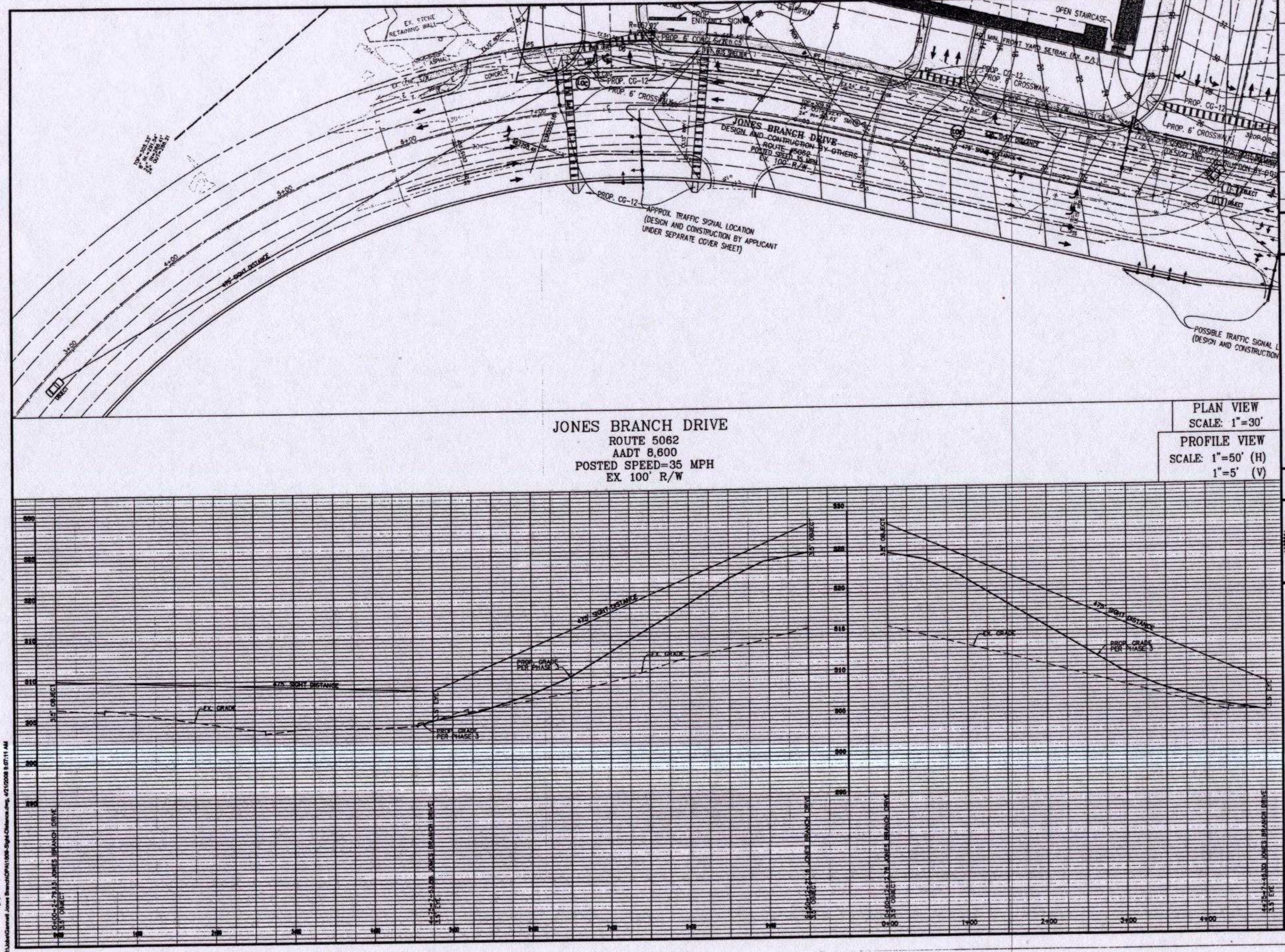
7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | CI. = N/A | DATE: MAR., 2008

SHEET 28B OF 28

FILE No. MISC-1809



URBAN ENGINEERING & ASSOC.,INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SIGHT DISTANCE PROFILE

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: MAR., 2008

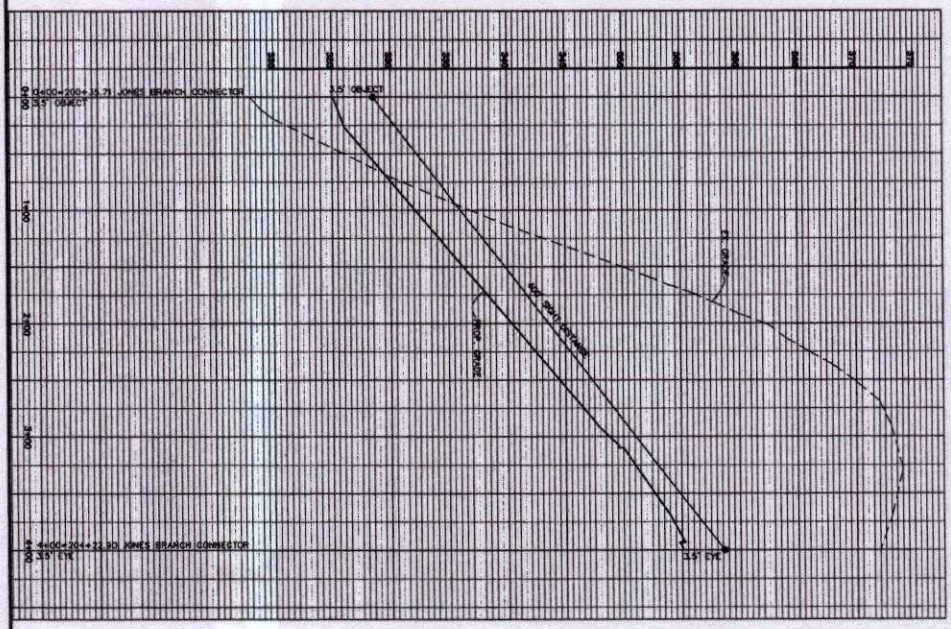
SHEET 28C OF 28

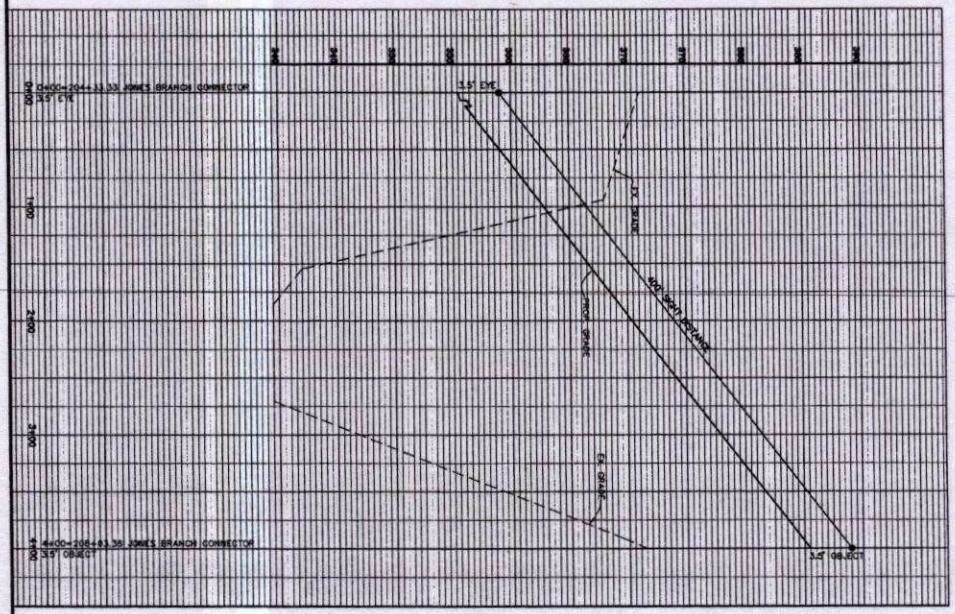
FILE No. MISC-1809

J:\Jobs\Gannett Jones Branch\DP\A1809-Sight-Distance.dwg, 4/21/2008 8:07:23 AM

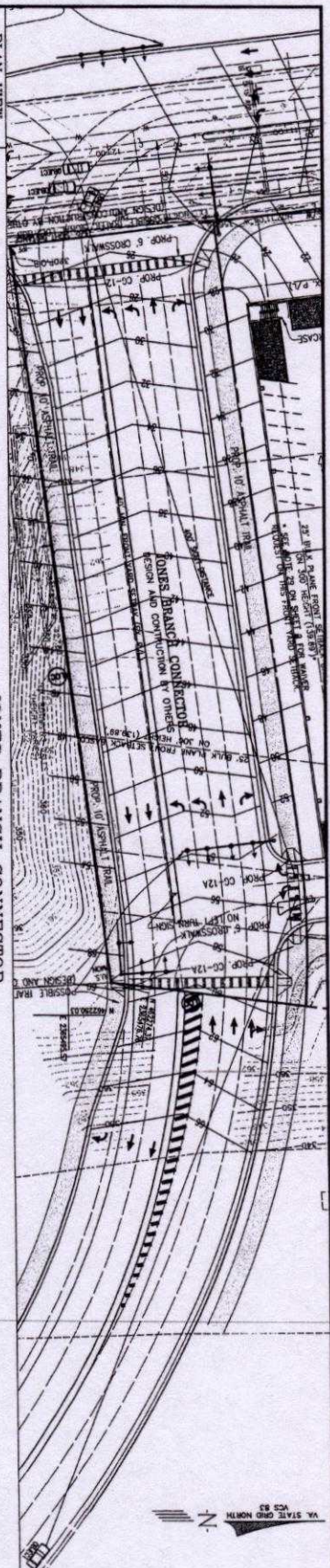
PLAN VIEW
SCALE: 1"=30'

PROFILE VIEW
SCALE: 1"=50' (H)
1"=5' (V)





JONES BRANCH CONNECTOR
DESIGN AND CONSTRUCTION BY OTHERS



SIGHT DISTANCE PROFILE

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: MAR., 2008

SHEET 28D OF 28

FILE No. MISC-1809

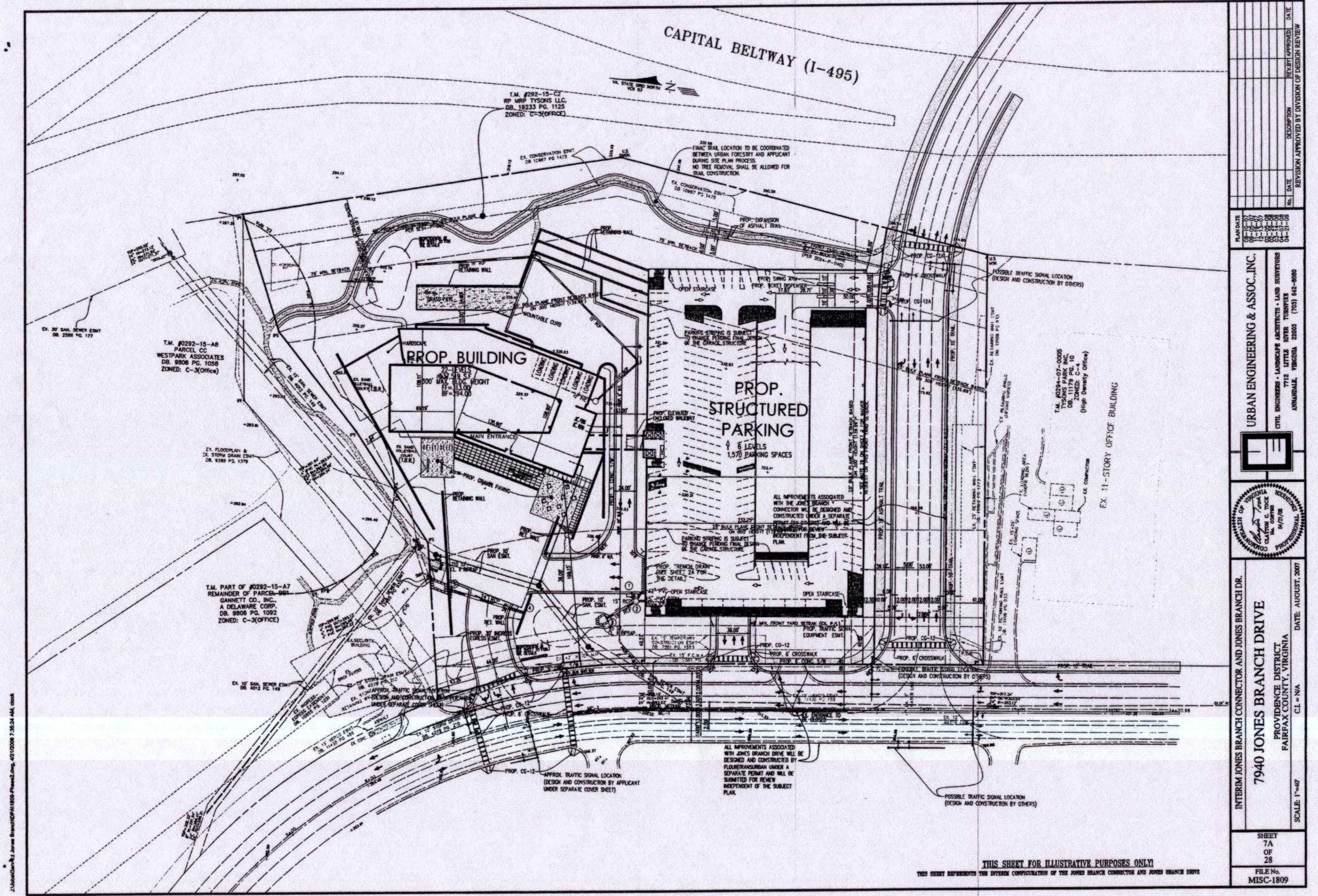
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 026790
04/21/08
PROFESSIONAL ENGINEER

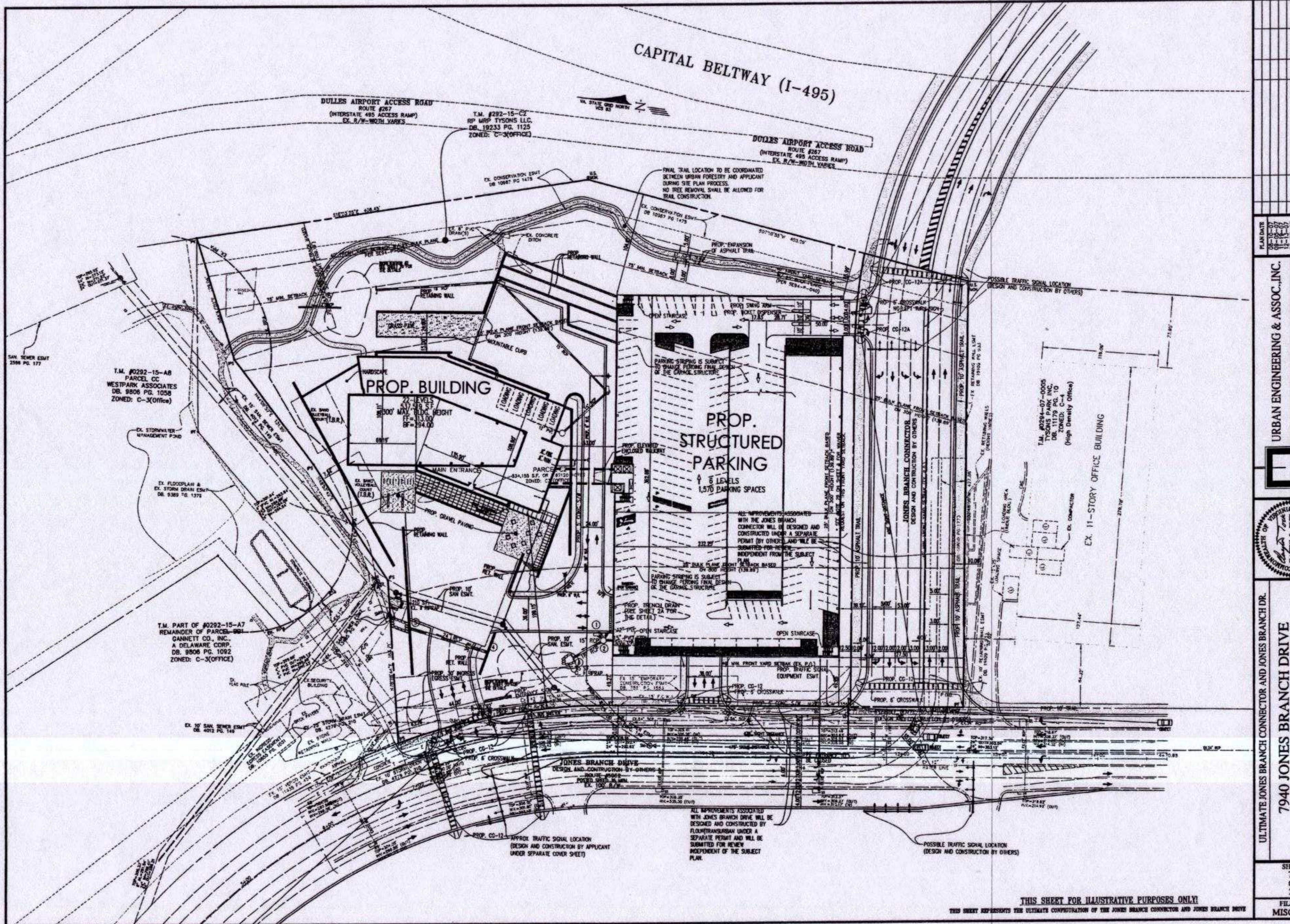
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW


CAPITAL BELTWAY (I-495)
PROP. BUILDING
PROP. STRUCTURED PARKING
6 LEVELS
1,570 PARKING SPACES
EX. 11-STORY OFFICE BUILDING
T.M. #0292-15-C7
T.M. #0292-15-A8
PARCEL CC
WESTPARK ASSOCIATES
DB. 9806 PG. 1056
ZONED: C-3(Office)
T.M. PART OF #0292-15-A7
GANNETT CO., INC.
A DELAWARE CORP.
ZONED: C-3(OFFICE)
MAIN ENTRANCE
OPEN STAIRCASE
POSSIBLE TRAFFIC SIGNAL LOCATION
(DESIGN AND CONSTRUCTION BY OTHERS)
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!
INTERIM JONES BRANCH CONNECTOR AND JONES BRANCH DR.
7940 JONES BRANCH DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
CI = N/A
DATE: AUGUST, 2007
URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080
REVISION APPROVED BY DIVISION OF DESIGN REVIEW
SHEET
7A
OF
28
FILE No.
MISC-1809



ULTIMATE JONES BRANCH CONNECTOR AND JONES BRANCH DR.

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' | CI = N/A | DATE: AUGUST, 2007

SHEET 7B OF 28

FILE No. MISC-1809

CLAYTON C. TOCK
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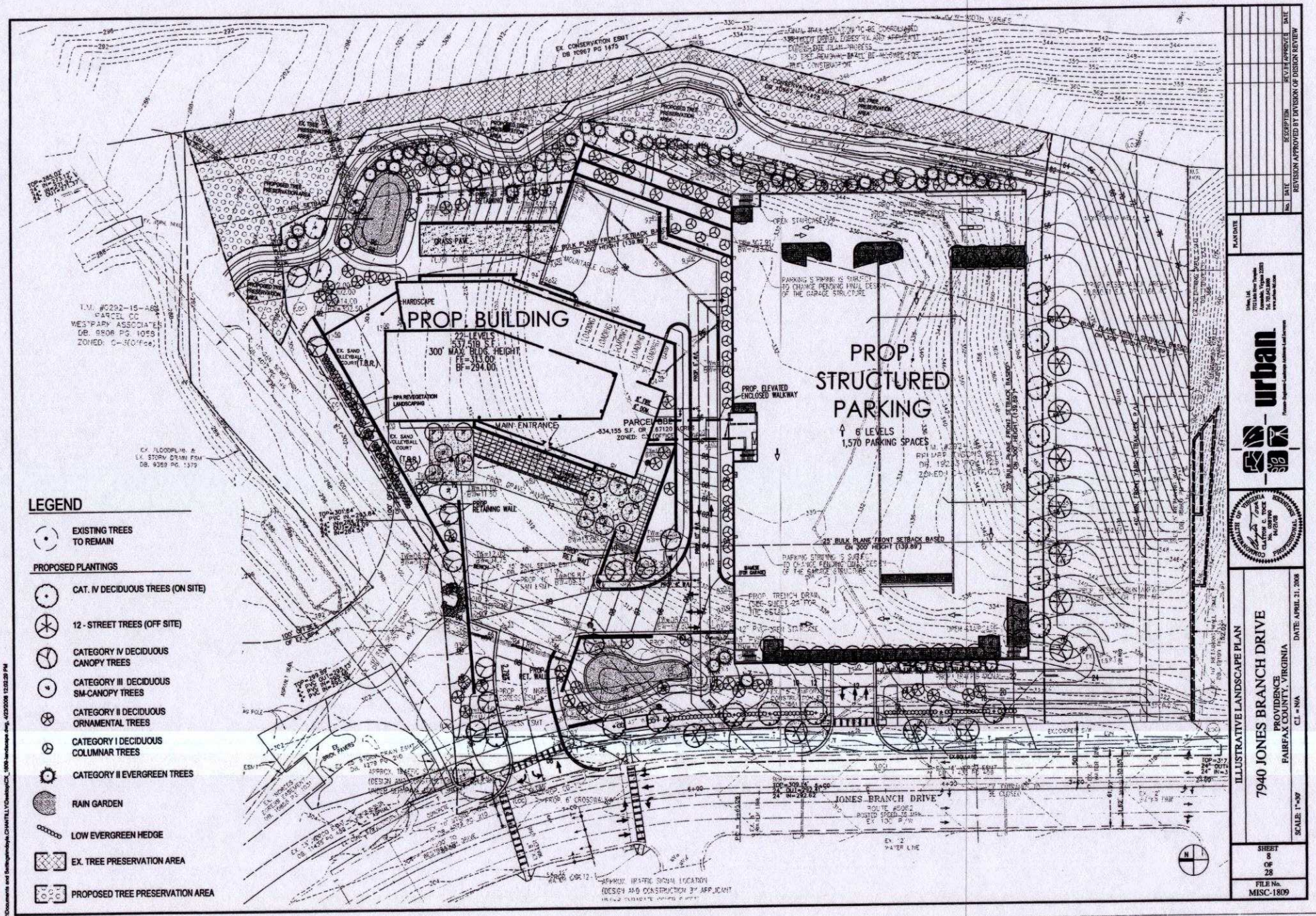

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE

urban
Planners Engineers Landscape Architects Land Surveyors
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COMMONWEALTH OF VIRGINIA — CHRISTOPHER C. PRICE — LANDSCAPE ARCHITECT — 04/25/08 — PROFESSIONAL

ILLUSTRATIVE LANDSCAPE PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE
FAIRFAX COUNTY, VIRGINIA
C.I. = N/A

SCALE: 1"=50'

DATE: APRIL 21, 2008

SHEET 8 OF 28

FILE No. MISC-1809

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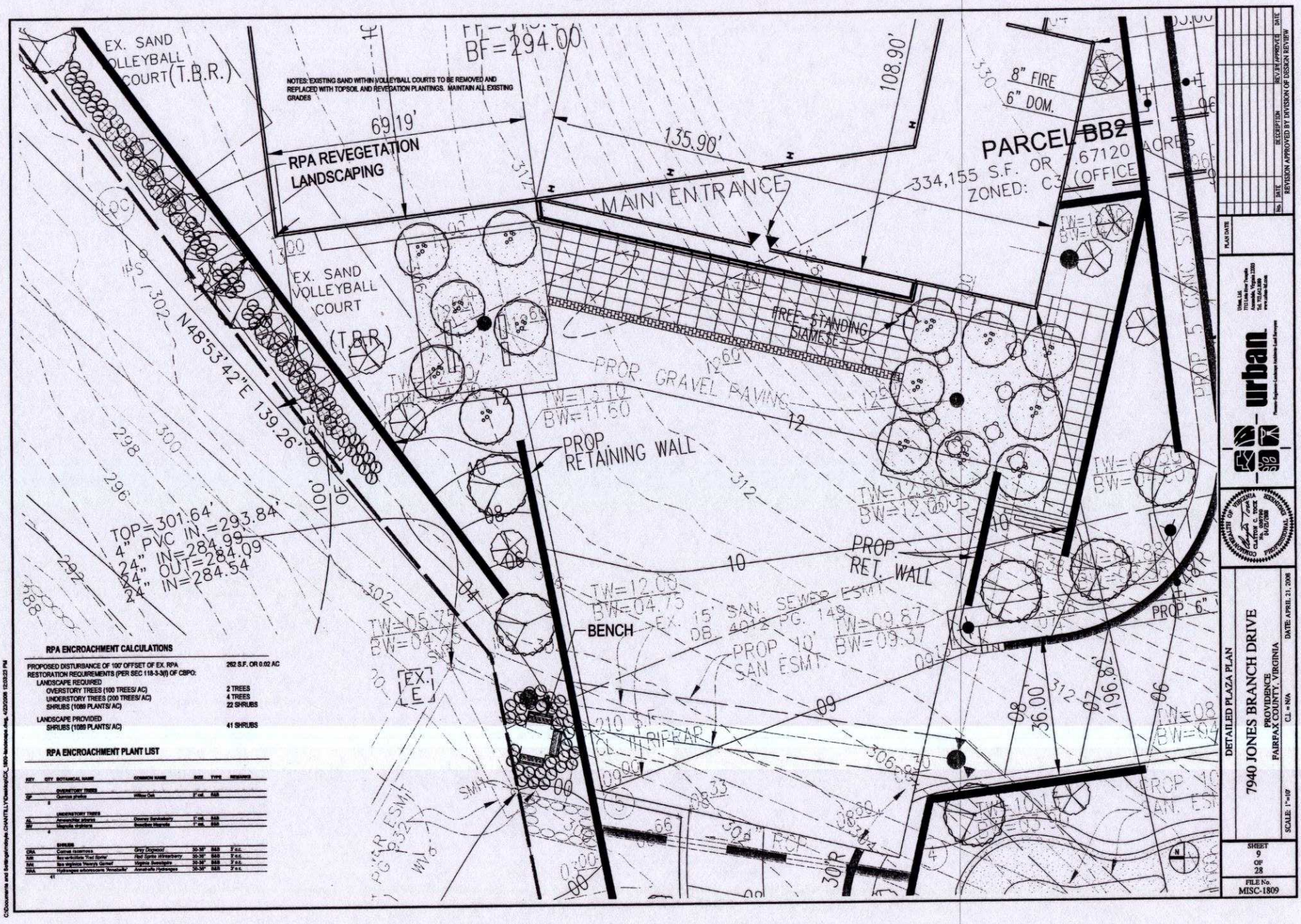

RPA ENCROACHMENT CALCULATIONS

PROPOSED DISTURBANCE OF 100' OFFSET OF EX. RPA	262 S.F. OR 0.02 AC
RESTORATION REQUIREMENTS (PER SEC 118-3-3(f) OF CBPO:	
LANDSCAPE REQUIRED	
OVERSTORY TREES (100 TREES/ AC)	2 TREES
UNDERSTORY TREES (200 TREES/ AC)	4 TREES
SHRUBS (1089 PLANTS/ AC)	22 SHRUBS
LANDSCAPE PROVIDED	
SHRUBS (1089 PLANTS/ AC)	41 SHRUBS

RPA ENCROACHMENT PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
		OVERSTORY TREES				
QP		Quercus phellos	Willow Oak	2" cal.	B&B	
	2					
		UNDERSTORY TREES				
QG		Quercus gambelii	Gambel Oak	1" cal.	B&B	
MV		Magnolia virginiana	Sweetbay Magnolia	1" cal.	B&B	
	4					
		SHRUBS				
CRA		Cornus racemosa	Gray Dogwood	30-36"	B&B	3' o.c.
RR		Rhododendron 'Red Sprite'	Red Sprite Rhododendron	30-36"	B&B	3' o.c.
IVH		Ilex virginica 'Henry's Garnet'	Virginia Sweetspire	30-36"	B&B	3' o.c.
HAA		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30-36"	B&B	3' o.c.
	41					

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DETAILED PLAZA PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=10' | CI = N/A | DATE: APRIL 21, 2008

SHEET 9 OF 28

FILE No. MISC-1809

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE

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PLANT MATERIALS PALETTE

KEY	BOTANICAL NAME	COMMON NAME	QTY	STOCKSIZE	TYPE	VIEW SHED COVER	COVER INDIVIDUAL	REMARKS
CATEGORY VI DECIDUOUS SUNSET TREES								
QB	Quercus bicolor	Swamp White Oak		3" cal.	B&B	350		Tree Wrap
QPA	Quercus palustris	Sawtooth Oak		3" cal.	B&B	350		Match On Site
			20			350	6000	
CATEGORY V DECIDUOUS CANOPY TREES								
ARR	Acer x freemanii 'Red Sunset'	Red Sunset Red Maple		3" cal.	B&B	350		Tree Wrap
LT	Liriodendron tulipifera	Tulip poplar		3" cal.	B&B	350		Tree Wrap
PAL	Platanus acerifolia 'Bloodgood'	London Plane		3" cal.	B&B	350		
QR	Quercus rubra	Seawy #9 Oak		3" cal.	B&B	350		
QPL	Quercus phellos	Willow Oak		3" cal.	B&B	350		
QMA	Quercus macrocarpa	Bur Oak		3" cal.	B&B	350		
QL	Quercus laurifolia	Laurel Oak		3" cal.	B&B	350		
			21			350	4350	
CATEGORY III DECIDUOUS - SMALL CANOPY TREES								
ABG	Abelia x x grandiflora 'Edward Goucher'	Edward Goucher Abelia		2" cal.	B&B	150		Tree Wrap
CKH	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud		2" cal.	B&B	150		Multi-Stem
CT	Cladrastis kentukea (syn. C. lutea) 'Rosea'	Yellowwood		2" cal.	B&B	150		Field Grown
CS	Cornus kousa	Kousa Dogwood		2" cal.	B&B	150		
FT	Fraxinus pennsylvanica	Marshall's Seedless Ash		2" cal.	B&B	150		
IO	Ilex x attenuata 'East Palatka'	East Palatka Holly		2" cal.	B&B	150		
			42			150	6300	
CATEGORY II EVERGREEN - ORNAMENTAL TREES								
AGC	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		2" cal.	B&B	75		Multi-Stem
AR	Acer rubrum	Red Maple		2" cal.	B&B	75		Multi-Stem
CC	Cercis canadensis	Eastern Redbud		2" cal.	B&B	75		
CK	Cornus kousa	Kousa Dogwood		2" cal.	B&B	75		
CV	Chionanthus virginicus	White Fringetree		2" cal.	B&B	75		Multi-Stem
CK	Cornus kousa	Chinese Dogwood		2" cal.	B&B	75		
CV	Chionanthus virginicus 'Yellow Wing'	Yellow Wing Fringetree		2" cal.	B&B	75		Multi-Stem
MS	Magnolia virginiana	Sweetbay Magnolia		2" cal.	B&B	75		Multi-Stem
			60			75	5175	
CATEGORY I EVERGREEN - EVERGREEN TREES								
PBS	Picea pungens 'Bakeri'	Bakeri Colorado Blue Spruce	33	7' cal.	B&B	50	1100	
CATEGORY II EVERGREEN TREES								
IO	Ilex opaca	American Holly		6'-8'	B&B	150		
PS	Pinus strobus	White Pine		6'-8'	B&B	150		
PV	Pinus virginia	Scrub Pine		6'-8'	B&B	150		
			42			150	4800	
						TOTAL PROPOSED TREE COVER	26375	
SHRUBS & HEDGES								
AA	Acer saccharum 'Bonfire'	Bonfire Sugar Maple		2-3"	Cont.			
CA	Clethra alnifolia	Sweet Pepperbush		2-3"	Cont.			
HPP	Eucryphia glutinosa 'Plumtrey'	Plumtrey Eucryphia		30-36"	Cont.			
HB	Hydrangea arborescens 'Blue Wave'	Blue Wave Hydrangea		30"	Cont. as @ 3' o.c.			
HQS	Hydrangea quercifolia 'Snow Queen'	Oak Leaved Hydrangea		24-30"	Cont. as @ 3' o.c.			
HT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea		48"	Cont. as @ 6' o.c.			
ITH	Ilex 'Nellie R. Stevens'	Hybrid Holly		7'-8'	B&B			
IV	Ilex verticillata 'Winter Red'	Winterberry		24-30"	Cont.			
MP	Myrica pensylvanica	Northern Bayberry		24-30"	B&B			
PTL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel		30-36"	Cont. as @ 4' o.c.			
RAW	Rosa alba 'Semiplena'	White Meidiland Rose		1 Gal.	Cont. as @ 3' o.c. Triple			
TB	Taxus baccata repandens	Spreading Yew		30"	Cont. as @ 3' o.c.			
TBH	Taxus x media 'Densiformis'	Dension Yew		30-36"	Cont. as @ 3' o.c.			
VE	Viburnum x burkwoodiium	Burkwood Viburnum		18-24"	Cont. as @ 4' o.c.			
VPE	Viburnum plicatum 'Mariesii'	Doublefile Viburnum		30-36"	Cont.			
VT	Viburnum tinus	Laurustinus		30-36"	Cont.			
GROUNDCOVERS & VINES								
AA	Ajuga reptans 'Atro'	Bugleweed		1 Pint	Cont. as @ 8" o.c.			
AP	Aptenia cordifolia 'White Queen'	White Queen Aptenia		1 Qt.	Cont. as @ 12" o.c.			
LB	Liriope muscari 'Big Blue'	Big Blue Lilyturf		1 Pint	Cont. as @ 12" o.c.			
PTV	Parthenocissus tricuspidata	Virginia Creeper		1 Qt.	Top up Walls			
WOODLAND PERENNIALS								
AH	Arisaema triphyllum 'Atrorubens'	Narrow Leaved Arisaema		1 Gal.	Cont. as @ 12" o.c.			
AAS	Astilbe x arendsii 'Bridal Veil'	Bridal Veil Astilbe		1 Gal.	Cont. as @ 12" o.c.			
AAW	Astilbe x arendsii 'White Gloria'	White Gloria Astilbe		1 Gal	Cont. as @ 12" o.c.			
AAC	Astilbe 'Deutschland'	Deutschland Astilbe		1 Gal.	Cont. as @ 12" o.c.			
BS	Brunnera macrophylla	Brunner		1 Gal.	Cont. as @ 12" o.c.			
DP	Dryopteris patula	Autumn Fern		1 Gal.	Cont. as @ 12" o.c.			
DM	Dennstaedtia punctilobula	Hayscented Fern		1 Gal	Cont. as @ 12" o.c.			
HD	Hemerocallis flavoras 'Gentle Shepard'	Daylily (Diamond Lake / All)		1 Gal.	Cont. as @ 12" o.c.			
HS	Hemerocallis flavoras 'Happy Returns'	Daylily (Red petrol, Lake / All)		1 Gal.	Cont. as @ 12" o.c.			
HY	Hemerocallis flavoras 'Hyperion'	Daylily (Yellow) Tall / Mid		1 Gal.	Cont. as @ 12" o.c.			
HE	Hemerocallis flavoras 'Lady Guinevere'	Daylily (Peach) Tall / Late		1 Gal.	Cont. as @ 12" o.c.			
IS	Helleborus x hybr.	Lenten Rose		1 Gal.	Cont. as @ 12" o.c.			
hpg	Hosta plantaginea 'Grandiflora'	Autumn Plantain Lily		1 Gal.	Cont. as @ 24" o.c.			
hsa	Hosta sieboldiana 'Elegans'	Plantain Lily		1 Gal.	Cont. as @ 24" o.c.			

TREE CANOPY COVER CALCULATIONS

GROSS SITE AREA		7.46 ACRES	324,958 SF
LESS-BUILDING FOOTPRINT AREA			120,124 SF
LESS-VDOT ROADWAY		1.17 ACRES	50,830 SF
AJUSTED SITE AREA		3.54 ACRES	154,004 SF
TREE CANOPY REQUIRED	154,004 SF x 15%	0.53 ACRES	23,101 SF
TREE CANOPY COVER PROVIDED			
EX. TREE PRESERVATION AREA		16,322 SF x 1.25	20,403 SF
PROPOSED TREE PRESERVATION AREA		13,789 SF x 1.25	17,186 SF
TREE COVER PROVIDED			16,625 SF
TOTAL			54,215 SF

PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH THE FINAL SITE PLAN.
TOTAL PROVIDED TREE CANOPY WILL BE MINIMUM OF 23,101 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL AREA TO BE COUNTED (GARAGE)	1.94 ACRES	83,293 SF
INTERIOR LANDSCAPING REQUIRED (5%)		4,165 SF
TOTAL TREE COVER PROVIDED		
28 (CAT III) DECIDUOUS TREES @ 150 SF		4,200 SF
TOTAL AREA OF COVERAGE REQUIRED		4,165 SF
TOTAL AREA OF COVERAGE PROVIDED		4,200 SF

NOTES

1. ALL PROPOSED PLANT MATERIAL LOCATED WITHIN UTILITY EASMENTS WILL BE APPROVED BY THE APPLICABLE PARTIES PRIOR TO INSTALLATION.

2. NO TRANSITIONAL SCREENING / BUFFER AREA REQUIRED FOR THIS PROJECT.

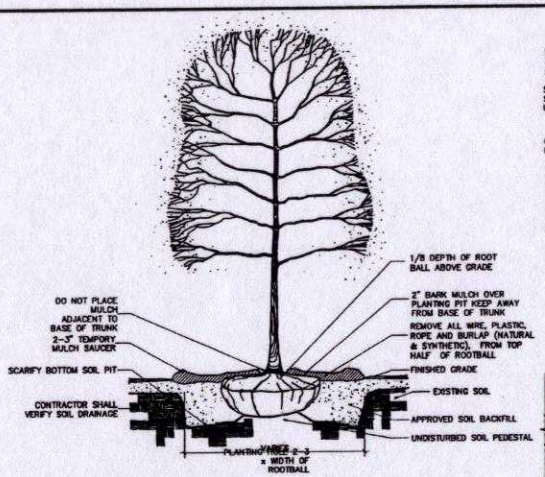
LANDSCAPE NOTES

1. SEE SHEET L-8 FOR THE PLANTING PLAN.

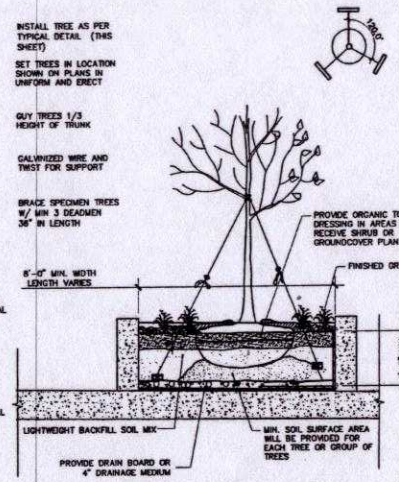
2. PROVIDE AN ALLOWANCE FOR (4) LARGE SPECIMEN TREES AROUND ARRIVAL PLAZA.

3. PROVIDE AN ALLOWANCE FOR (14) MATCHE SPECIMEN ORNAMENTAL TREES IN THE BOSQUES ON EITHER SIDE OF THE ARRIVAL PLAZA.

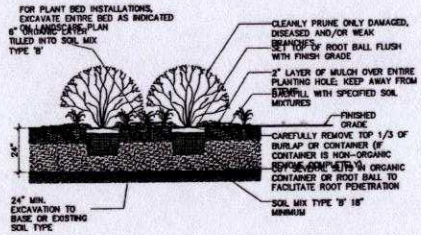
4. TREES SHALL BE PLANTED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND THE LANDSCAPE SPECIFICATION GUIDLINES FOR THE BALTIMORE WASHINGTON METROPOLITAN AREA.



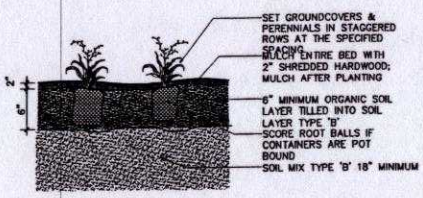
1 TYPICAL TREE DETAIL
NTS



2 ON STRUCTURE PLANTING DETAILS
NTS



3 SHRUB PLANTING DETAIL
NTS



4 PERENNIALS AND GROUNDCOVERS
NTS

RAIN GARDEN MATERIALS PALETTE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITIONS & NOTES	MOIST VALUE	WILDLIFE VALUE	SOURCE
ORNAMENTAL TREES								
ACS		Amelanchier x grandiflora 'Autumn'	Autumn Serviceberry	7-8' ht.	B&B 3-ML Stem	Mdm Fr.		TBD
CAC		Cladrastis kentukea	Yellowwood	7-8' ht.	B&B	Native, Mesophyte		TBD
CC		Cercis canadensis	Eastern Redbud	7-8' ht.	B&B	Fr-Dr, Native		TBD
CK		Cornus kousa	Kousa Dogwood	10-12" ht.	B&B 3-ML Stem	Native, Mesophyte, upl-walk		TBD
CFR		Crataegus viridis 'Winter King'	Winter King Hawthorn	7-8' ht.	B&B Single Stem, Internal Br. at 5' ht.	Mdm, Fr. Red Berries	C, H, B	Green Nursery, PA
IOP		Ilex opaca 'Pendula'	Pendulous American Holly	7-8' ht.	B&B Multi-Stem, Min. 5/8	Mdm, Fr., Prolonged		Green Nursery, PA
IP		Ilex pedunculosa (syn. geniculata)	Japanese Holly	4-5' ht.	B&B Multi-Stem, Min. 5/8	Wetland plant		Green Nursery, PA
SHRUBS								
CAH		Clethra alnifolia 'Hummingbird'	Dwarf Sweet Pepperbush	24-30"	#3-Cont. as @ 5' o.c.	Native, Mdm, Fr., Flwrs	S, D, M, S, W	Manor View Farm, MD
IVW		Ilex verticillata 'Winter Red'	Winter Red Winterberry	42-48"	B&B as @ 7' o.c.	Red Berries	G, L, M, n, S, W	Cedarville Gardens, NY
IVJ		Ilex verticillata 'Jim's Select'	Jim's Select Winterberry	24-30"	Cont. as @ 7' o.c.	Native, Female	G, L, M, n, S, W	Manor View Farm, MD
HQS		Hydrangea quercifolia 'Snow Queen'	Oak-leaved Hydrangea	18-24"	B&B as @ 4' o.c.	Mdm, Fr., in Autumn, Fall	D, W, S	Manor View Farm, MD
ARW		Rhododendron viscosum	Swamp Azalea	24-30"	#3-Cont. as @ 7' o.c.	Native, Pink Flr, (Fall)	S, D, L, M, n, S	Cedarville Gardens, NY
RNG		Rhododendron viscosum	Swamp Blueberry	30-36"	B&B as @ 8' o.c.	Native, Blueberry	S, D, L, M, n, S	Bluemont, Ornamens, MD
VPW		Viburnum plicatum tomentosum 'Mariesii'	Native Doublefile Viburnum	30-36"	B&B as @ 8' o.c.	Mdm, Fr., Flwrs, Wtfl. Fr.	S, D, M, n, S	Manor View Farm, MD
VPK		Viburnum prunifolium	Blackhaw Viburnum	36-48"	B&B as @ 8' o.c.	Native, Blueberry	S, D, M, n, S	Manor View Farm, MD
GROUNDCOVERS & VINES								
CLV		Campsis radicans 'Atrosanguinea'	Native Trumpet Vine	2-3 Gal.	Cont.-Trellis or walls	Native, Trees, Vine, wtfl Fr.	H, T	Baldwin, MD
CS		Cornus sericea	Redtwig Dogwood	2-3 Gal.	Cont. as @ 3' o.c.	Native, Red, Winter Twigs	G, L, M, n, S	Manor View Farm, MD
PQ		Parthenocissus quinquefolia	Virginia Creeper	12"-1-Gl	Cont.-Trellis or walls	Native, Trees, Vine	D, L, n, S	Classic Groundcovers, GA
PV		Parthenocissus vitacea	Grape Ivy	24-30"	Cont. as @ 4' o.c.	Native, Fall Drought Tolerant	G, L, M, S, W	Hall Bluemont, MD
PTA		Pinus taeda 'Loblolly'	Dull-Leaf Brayton Select	30-36"	Cont. as @ 24' o.c.			
HERBACEOUS UNDERSTORY APPENDIX A								
AT		Asclepias tuberosa	Butterfly Weed	1 Gal.	Cont. as @ 24" o.c.	Native,		TBD
AN		Aster novae-angliae	New England Aster	1 Gal.	Cont. as @ 18" o.c.	Native, FACW+, Zone 4a	S	Ternion, MD
HS		Helianthus salicifolius 'Table'	Dull Flat Wood	2-3'	#3-Cont. as @ 24" o.c.	Native, FACW, 4-8' Plnt Ht.	S, M	Hall Bluemont, MD
HA		Helianthus angustifolius	Swamp Sunflower	1 Gal.	Cont. as @ 18" o.c.	Native, to 8' Drainage Toler. Plt.	S, D, M, N, L, n, S	Bluemont, Ornamens, MD
VN		Verbena hastata	NY Ironweed	1 Gal.	Cont. as @ 12" o.c.	Native, FACW+, Tuck Flr.	S, n	Bluemont, Ornamens, MD
ZA		Zizia aurea 'Golden Alexanders'	Golden Alexanders	2 Gal.	Cont. as @ 12" o.c.	Native, Yellow Flr.		Acorn Valley, VA
HY		Hemerocallis flavoras 'Hyperion'	Daylily (Yellow) Tall / Mid	2 Gal.	Cont. as @ 18" o.c.	Naturalizing, Large Yellow Flr.		Acorn Valley, VA
HE		Hemerocallis flavoras 'Stella Whisper'	Daylily (Whisper Tall / Late	2 Gal.	Cont. as @ 18" o.c.	Naturalizing, Mdm Flr.		Acorn Valley, VA
EMERGENT WETLAND PLANTS								
CAA		Carex alata	Broadwin Sedge	1 Gl.	Cont-Hrz as @ 12" o.c.	Native, OBL, 2-4'	S, D, L, M, n, S	Bluemont, Ornamens, MD
PA		Pontederia cordata	Blue Pickerelweed	1 Gl.	Cont-Hrz as @ 12" o.c.	Native, OBL, 2-4'	S, D, L, M, n, S	Bluemont, Ornamens, MD
AQUATIC EMERGENT PLANTS								
SA		Sagittaria latifolia	Broadleaf Arrow	1 Gal.	Cont-Hrz as @ 18" o.c.	Native, OBL, 1-3' Wtr Flr.	S, D, L, M, n, S	Bluemont, Ornamens, MD
SAA		Sagittaria arcuifolia	Wide Blade Wheat	1.5-2' Pl	Cont-Hrz as @ 18" o.c.	Native, OBL, 1-3' Wtr Flr.	S, D, L, M, n, S	Bluemont, Ornamens, MD

RAIN GARDEN NOTES

1. CONSTRUCT DEPRESSED DRAINAGE AREA IN LOCATIONS SHOWN ON THE PLANTING PLAN.

2. RAIN GARDEN IS AN AREA THAT WILL RECIEVE PERIODIC INUNDATION FOR A PERIOD OF 24-36 HOURS.

3. RAIN GARDEN SHALL CONSIST OF A CONTINUOUS SHRUB AND GROUNDCOVER PLANTING BED WITH A 30" DEPTH OF APPROVED SOIL MIX TO ACHIEVE A DRAINAGE INFILLTRATION RATE OF 2"-3" PER HOUR.

4. SOILS MAYBE REQUIRED TO BE IMPORTED TO MEET SOIL SPECIFICATIONS. CONTRACTOR WILL BE REQUIRE TO PROVIDE SOIL TESTS AND MIX RESULTS AS WELL AS SOIL COMPACTION TESTS TO VERIFY SOILS COMPACTION LEVELS.

5. USE SMALLEST SIZE EQUIPMENT TO MAINTAIN A MAXIMUM SOIL COMPACTION RATE OF 80-85% WITHIN RAIN GARDEN AREA.

6. PROVIDE A 12" GRAVEL BED BENEATH PLANTING AREA DRAINED WITH PERFORATED DRAINAGE PIPING TIED TO THE DRAINAGE SWALE.

No.	DATE	DESCRIPTION	REV'D'BY APPROVED	DATE
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PLAN DATE

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COMMONWEALTH OF VIRGINIA
CLAYTON C. STOCK
LANDSCAPE ARCHITECT
No. 0403001966
REGISTERED
PROFESSIONAL

PLANT LIST, SPECIFICATIONS & DETAILS

7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: As Shown | C.U. = N/A | DATE: APRIL 21, 2008

SHEET 10 OF 28

FILE No. MJC-1809

ILLUSTRATIVE LANDSCAPE PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: As Shown | C.I. = N/A | DATE: APRIL 21, 2008

SHEET 11 OF 22

FILE No. #06-18809

urban

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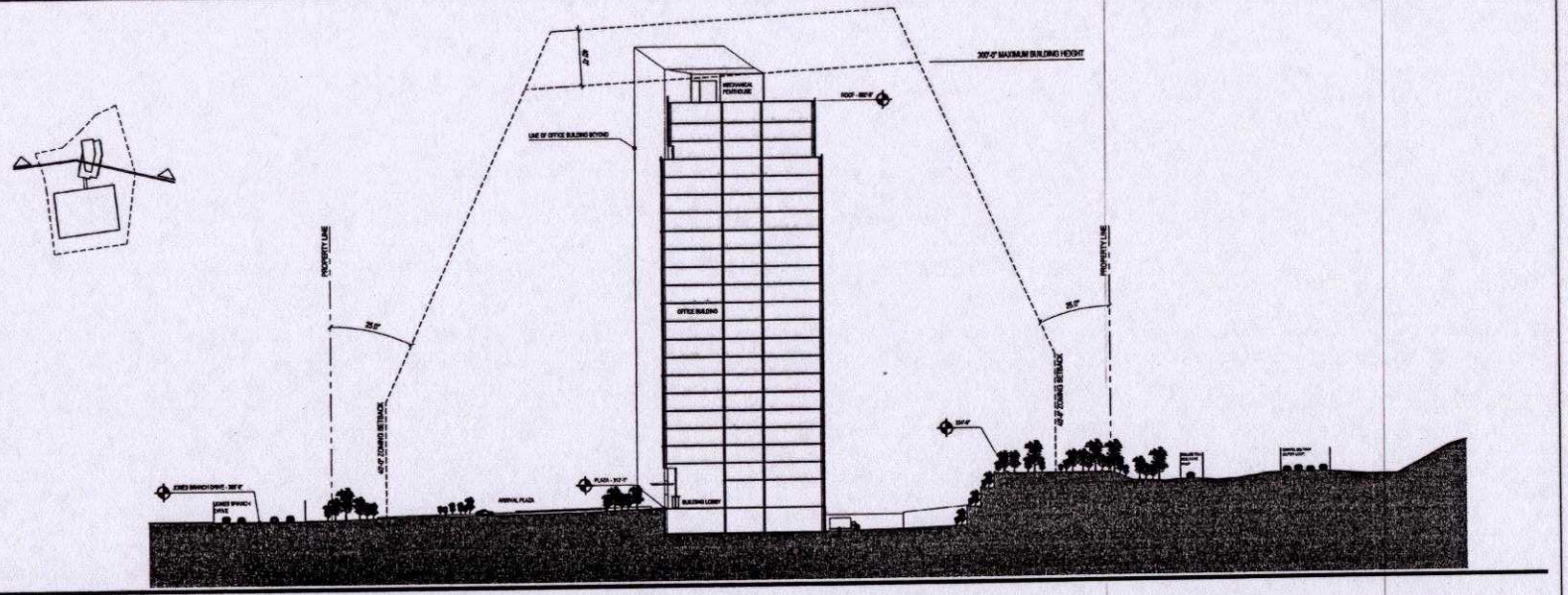
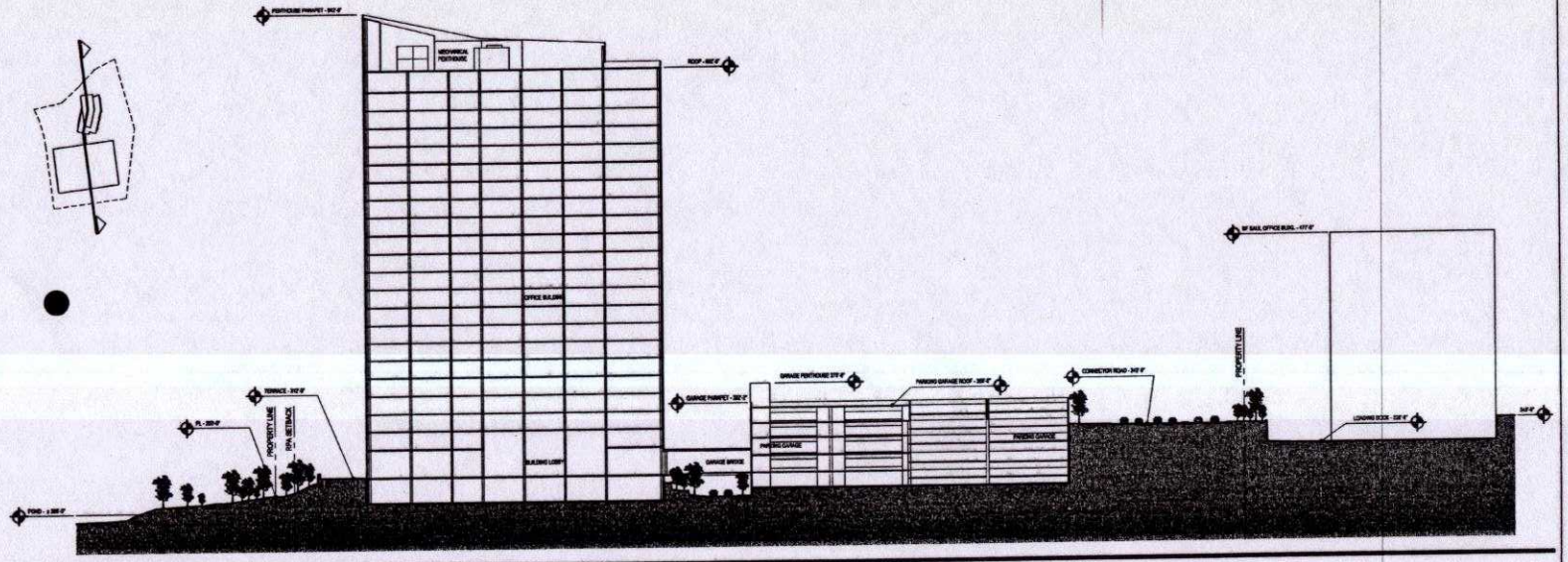
MAIN DATE

No.	DATE	DESCRIPTION	REV'WR	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



2 North/South Site Section
SCALE: 1" = 40'-0"



1 East/West Site Section
SCALE: 1" = 40'-0"

RP MRP Tysons LLC
7940 Jones Branch Drive

7940 Jones Branch Drive
McLean, VA 22108

Gensler

2020 K Street, NW
Suite 200
Washington, DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Issue	Date & Issue Description	By	Check
1	August 10, 2007		
	Revised September 5, 2007		
	Revised November 19, 2007		
	Revised December 13, 2007		
	Revised February 5, 2008		
	Revised February 29, 2008		
	Revised March 14, 2008		
	Revised April 07, 2008		
	Revised April 21, 2008		

Seal/Signature

Project Name
7940 Jones Branch Drive

Project Number
00.6236.000
CAD File Name

Description
Site Sections

Scale

SHEET
12 of 28

GARAGE ELEVATIONS AND SECTIONS

7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: As Shown | CL = N/A | DATE: APRIL 21, 2008

SHEET 13 OF 23

FILE No. #06-18609

PLAN DATA

urban
Planners • Engineers • Landscape Architects • Land Surveyors
Urban, Ltd.
7715 Lee Davis Turnpike
Mechanicsville, Virginia 23111
Tel. 757.746.2450
www.urban-ltd.com

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

1 View at Entry
NTS

2 Plaza View
NTS

3 View from Terrace
NTS

SITE RENDERINGS

7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: As Shown | C.I. = N/A | DATE: APRIL 21, 2008

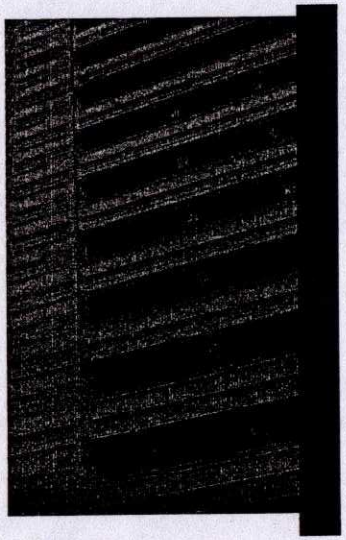
SHEET 14 OF 24

FILE No. #GC-1809

urban

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE



PRECAST SPANDREL PANELS

RIBBED PRECAST PANELS AND COLUMNS W/METAL RAILINGS

RP MRP Tysons LLC

7940 Jones Branch Drive

7940 Jones Branch Drive
McLean, VA 22108

Gensler

2020 K Street, NW
Suite 200
Washington, DC 20006
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Facsimile 202.872.8587

Issue	Date & Issue Description	By	Check
1	February 29, 2008		
	Revised March 14, 2008		
	Revised April 07,2008		
	Revised April 21, 2008		

Seal/Signature

Project Name
7940 Jones Branch Drive

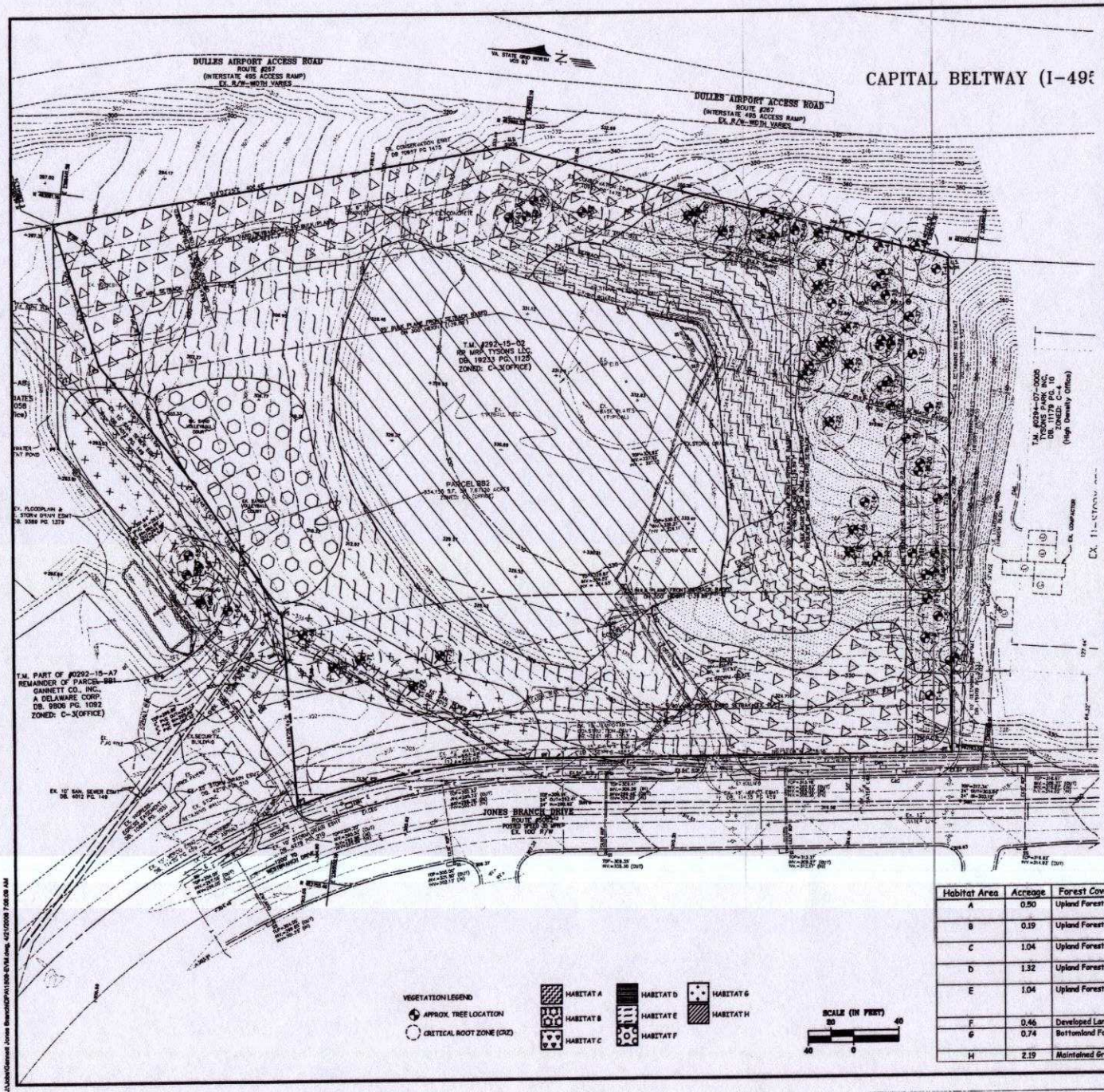
Project Number
08.0236.000

CAD File Name

Description
Illustrative Garage Example Photos - Not for Construction

Scale

SHEET
14A



Tree Number		Common Name	Size (dbh)	Critical Root Zone (feet)
1	*	Red Maple	31.2	31.2
2	*	Red Oak	19.5	19.5
3	*	American Beech	14.1	14.1
4	*	Black Oak	29.6	29.6
5	*	Red Oak	17.5	17.5
6	*	White Oak	17.7	17.7
7	*	Black Gum	16.2	16.2
8	*	Black Gum	17.0	17.0
9	*	Black Gum	17.1	17.1
10	*	-	-	-
11	*	Black Oak	22	22
12	*	Black Gum	20.3	20.3
13	*	-	-	-
14	*	Black Gum	12.2	12.2
15	*	Black Oak	21.8	21.8
16	*	Black Gum	16.8	16.8
17	*	-	-	-
18	*	Tulip Poplar	19	19
19	*	Black Oak	31.6	31.6
20	*	Black Oak	23.1	23.1
21	*	Black Gum	18.5	18.5
22	*	Black Oak	25.2	25.2
23	*	Black Oak	19.8	19.8
24	*	Black Oak	17.8	17.8
25	*	Hickory	15.4	15.4
26	*	Black Gum	23.2	23.2
27	*	Red Oak	22.5	22.5
28	*	Black Gum	18	18
29	*	Black Oak	19.5	19.5
30	*	Hickory	19.4	19.4
31	*	Tulip Poplar	22.2/18.5	22.2/18.5
32	*	Hickory	13.4	13.4
33	*	Hickory	14.5	14.5
34	*	Tulip Poplar	20.8	20.8
35	*	Black Gum	11.9	11.9
36	*	Black Gum	18.3	18.3
37	*	Tulip Poplar	19.2	19.2
38	*	Black Gum	18.3	18.3
38(a)	*	Black Gum	22.8	22.8
39	*	Black Oak	32.7	32.7
40	*	Black Oak	20.4	20.4
41	*	Black Gum	16.1	16.1
42	*	-	-	-
43	*	Black Gum	19.8	19.8
44	*	Hickory	16.6	16.6
45	*	-	-	-
46	*	Black Gum	20.4	20.4
47	*	Hickory	13.6	13.6
47(a)	*	Black Oak	18.8	18.8
48		Black Gum	23.0	23.0
49		Tulip Poplar	11	11
50		Black Gum	15.4	15.4
51		Tulip Poplar	19.4/21.0/18.6	19.4/21.0/18.6
52		Tulip Poplar	16.4	16.4
53		Hickory	13.4	13.4
54		Hickory	24.6	24.6
55		-	-	-
56		Black Oak	32.6	32.6
57		Red Maple	46.8	46.8
58		Black Oak	17.7	17.7
59		Tulip Poplar	13.4	13.4
60		Tulip Poplar	13.0	13.0
61		Tulip Poplar	13.7	13.7
62	*	Sycamore	12.4	12.4
63	*	Sycamore	22.4	22.4
64	*	Sycamore	14.1	14.1
65	*	Sycamore	15.8	15.8
66	*	Sycamore	19.0	19.0
67	*	Sycamore	13.1	13.1
68	*	Sycamore	26.0	26.0
69	*	Sycamore	18.5	18.5
70	*	-	-	-
71	*	Sycamore	18.6	18.6
72	*	Sycamore	25.8	25.8
73	*	Cottonwood	14.8/17.0	14.8/17.0

* TREES TO BE REMOVED

Habitat Area	Acreage	Forest Cover Type	Primary Species	Successional Stage	Health & Condition
A	0.50	Upland Forest	Virginia Pine, Red Cedar, Black Gum, Tulip Poplar, Hickory	Pioneer Sapling Mixed Forest	Fair
B	0.19	Upland Forest	Virginia Pine,	Pioneer Sapling Softwood forest	Good
C	1.04	Upland Forest	Tulip Poplar, Red Maple, green Ash, Black Locust, Hickory	Pioneer Intermediate Hardwood Forest	Fair
D	1.32	Upland Forest	Black Gum, Red Oak, White Oak, Black Oak, Tulip Poplar, Hickory	Mature Hardwood Forest	Good
E	1.04	Upland Forest	Black Locust, Tulip Poplar, Sassafras, Flowering Dogwood, Virginia Pine, Pin Oak	Pioneer Intermediate Mixed Forest	Fair
F	0.46	Developed Land	N/A	N/A	N/A
G	0.74	Bottomland Forest	Sycamore Clusters	Intermediate Hardwood Forest	Good
H	2.19	Maintained Grasslands	N/A	N/A	N/A

No.	DATE	DESCRIPTION	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW	

PLAN DATE: 07/07/08 08/08/08 09/11/08 10/21/08 11/21/08 12/19/08 01/21/09

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0080

COMMONWEALTH OF VIRGINIA
Mark C. Trice
No. 020790
12/31/09
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP
7940 JONES BRANCH DRIVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40' C.I. = 2' DATE: AUGUST, 2007

SHEET 15 OF 28

FILE No. MISC-1809

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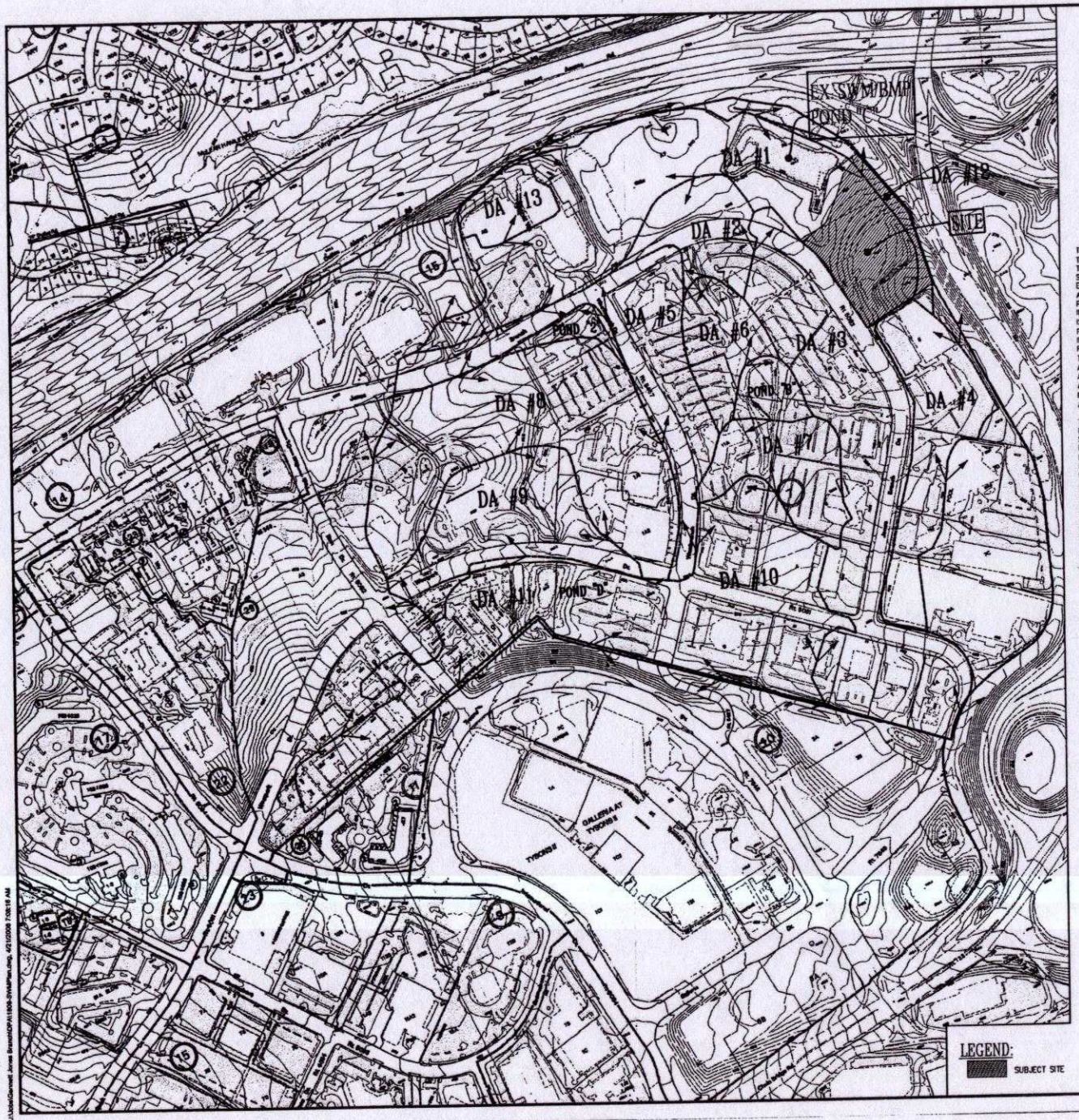

DRAINAGE AREA SUMMARY

DRAINAGE AREA DESIGNATOR	ONSITE/OFFSITE	CONTROLLED/ UNCONTROLLED	DRAINAGE AREA
DA #1	ONSITE/OFFSITE	CONTROLLED	29.35 AC (OR 1,278,480.88 S.F.)
DA #2	OFFSITE	CONTROLLED	5.95 AC (OR 259,181 S.F.)
DA #3	OFFSITE	CONTROLLED	26.90 AC (OR 1,171,758 S.F.)
DA #4	OFFSITE	CONTROLLED	12.50 AC (OR 544,498 S.F.)
DA #5	OFFSITE	CONTROLLED	13.97 AC (OR 608,531 S.F.)
DA #6	OFFSITE	CONTROLLED	5.25 AC (OR 228,689 S.F.)
DA #7	OFFSITE	CONTROLLED	7.34 AC (OR 319,729.12 S.F.)
DA #8	OFFSITE	CONTROLLED	25.60 AC (OR 1,115,131.53 S.F.)
DA #9	OFFSITE	CONTROLLED	11.78 AC (OR 513,134.74 S.F.)
DA #10	OFFSITE	CONTROLLED	18.24 AC (OR 794,531.22 S.F.)
DA #11	OFFSITE	CONTROLLED	13.76 AC (OR 599383.2 S.F.)
DA #12	ONSITE/OFFSITE	UNCONTROLLED	2.50 AC (OR 108,899.50 S.F.)
DA #13	OFFSITE	UNCONTROLLED	3.65 AC (OR 158,993 S.F.)

SWM & OUTFALL NARRITIVE

THE SUBJECT SITE IS LOCATED WITHIN SCOTT RUN WATERSHED. STORMWATER MANAGEMENT PRACTICES (SWM) FOR THE SUBJECT SITE WILL BE PROVIDED BY EXISTING OFFSITE SWM/BMP POND "C". EXISTING POND "C" IS LOCATED TO THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD ON THE ADJACENT PARCEL TO THE SUBJECT SITE AND PROVIDES BMP & SWM FOR 158.31 ACRES OF WATERSHED AS SHOWN ON THIS SHEET. THE EXISTING STORM CLOSED CONDUIT SYSTEMS THAT RUN THROUGH THE WESTPARK PROPERTIES WILL DIVERT APPROXIMATELY 158.31 ACRES OF THE SITES & R/W TO EXISTING SWM/BMP POND "C" WHICH IS DESIGNED TO PROVIDE SWM FOR THE AREA THAT INCLUDES THE SUBJECT SITE WITH THE PROPOSED POST DEVELOPMENT IMPROVEMENTS PER APPROVED FAIRFAX COUNTY PLANS #9773-SP-03-02 & #6377-PI-01-2. THE EXISTING POND IS DESIGNED WITH A CURVE NUMBER (CN) OF 93 FOR THE SUBJECT SITE. THEREFORE THE EXISTING SWM/BMP POND "C" WILL ADEQUATELY BE UTILIZED TO MEET THE SWM/BMP NEEDS OF THE SITE WITH THE PROPOSED IMPROVEMENTS. PLEASE REFER TO SHEET 18 FOR THE DRAINAGE AREA & CURVE NUMBERS AND SHEET 19 FOR THE POND PROFILE AND WATER SURFACE ELEVATIONS.

THE EXISTING POND "C" OUTFALLS INTO A NATURAL BED AND BANK STREAM WHICH DRAINS UNDER DULLES AIRPORT ACCESS ROAD VIA AN EXISTING DOUBLE 6'x8' BOX CULVERT. THIS EXISTING CULVERT WAS DESIGNED BY APPROVED SITE PLAN #9773-SP-03-02 AND IT IS CONCLUDED ON SHEET 17 THAT THE EXISTING BOX CULVERT ADEQUATELY HANDLES THE DISCHARGE FROM THE EXISTING POND "C". THE DESIGN DISCHARGE FROM THE EXISTING POND "C" INCLUDES THE INCREASE IN THE RUNOFF DUE TO THE IMPROVEMENTS PROPOSED UNDER THIS PLAN VIA A DESIGN CURVE NUMBER (CN) OF 93. PLEASE SEE SHEET 17 FOR THE EXISTING CULVERT COMPUTATIONS.

THE AREA BETWEEN THE EXISTING POND AND THE BOX CULVERT FORMS A NATURAL BASIN WHICH CONTAINS ABOUT 850,000 CF. OF STORAGE AREAS DOWNSTREAM OF THE POND. AN ADEQUATE OUTFALL ANALYSIS FOR THE SUBJECT SITE HAS BEEN PERFORMED ON THIS NATURAL BASIN IN COMPLIANCE WITH THE REQUIREMENTS DESCRIBED UNDER PFM SECTION 6-202, 6-203 AND 6-204. PERFORMED OUTFALL ANALYSIS IS REPRESENTATIVE OF THE STREAM REACHES FOR THE ENTIRE EXTENT OF THE DOWNSTREAM DRAINAGE AREA OF 1,020 AC (1.59 SQ. MILE). THE POINT OF CONFLUENCE AND THE POINT WHERE THE ANALYSIS CEASES HAVE BEEN IDENTIFIED ON THE OVERALL DRAINAGE MAP (SHEET 23). THE CROSS SECTIONS AT THE POINT OF CONFLUENCE AND THE COMPUTATIONS FOR THE OUTFALL ANALYSIS HAVE BEEN PROVIDED ON SHEET 25. BASED ON THE RESULTS OF THE OUTFALL ANALYSIS, 2 AND 10 YEAR STORM EVENTS AT THE OUTFALL HAVE BEEN HANDLED ADEQUATELY. THE WATER SURFACE ELEVATIONS FOR THE 10 YEAR FLOW HAVE BEEN MAINTAINED IN THE BED OF SCOTT RUN AND THE VELOCITIES FOR THE 2 YEAR STORM EVENT AT THE CROSS SECTIONS HAVE BEEN COMPUTED AS 7.52, 7.97 AND 7.75 FPS RESPECTIVELY, WHICH ARE ALL WITHIN THE LIMITS OF THE PERMISSIBLE VELOCITY, 10 FPS, FOR THE CLASS I RIPRAP CHANNELS PER FAIRFAX COUNTY PFM 8-1604.2A. FURTHER MORE, WE HAVE PROVIDED UP-TO-DATE PICTURES OF THE OUTFALL CONDITIONS ON SHEET 24 AS A PART OF THE ANALYSIS.

IT IS THE OPINION OF ENGINEER THAT THE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) HAVE BEEN MET FOR THE SITE AND THAT AN ADEQUATE OUTFALL EXISTS FOR THE EXISTING SWM/BMP POND "C", HENCE FOR THE SUBJECT SITE, AND THERE ARE NO DOWNSTREAM IMPOUNDMENTS WITHIN THE POTENTIAL INFLUENCE AREA OF THE PROPOSED LAND DISTURBING ACTIVITY SHOWN ON THIS SITE PLAN.

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 6 & 7
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND "C"	147	1816	1831	NONE	1,800,000 CF	9'
Totals						

4. Onsite drainage channels, outfalls and pipe systems are given on Sheet 6 & 7
   Pond inlet and outlet pipe systems are shown on Sheet 6 & 7
5. Maintenance access (road) in stormwater management facility(ies) are shown on Sheet 6 & 7
   Type of maintenance access road surface noted on the plat is Private Road (gravel, pavement, pavers, grass, etc.)
6. Landscaping and tree preservation shown in and near the 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 16
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 23-25
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 23-25
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4 (Field Run)
11. A submission waiver is requested for Onsite BMP / SWM
12. Stormwater management is not required because (is required and provided)

Revised 3-31-2006

LEGEND:
SUBJECT SITE

No.	DATE	DESCRIPTION	BY/AT	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATES

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0080

COMMONWEALTH OF VIRGINIA — CLAYTON C. ROCK — No. 038760 — 04/25/08 — PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN
7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=250' C.I. = N/A DATE: AUGUST, 2007

SHEET 16 OF 28

FILE No. MISC-1809

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OUTFALL ANALYSIS

Outfall Analysis:

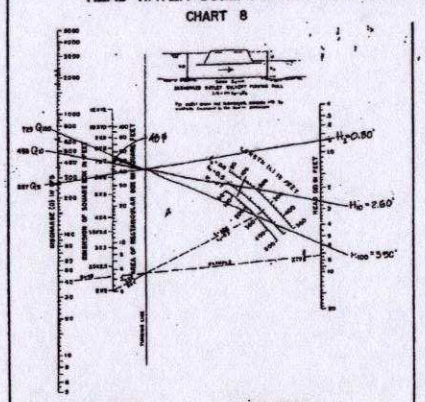
The total discharge to the existing double 8' x 8'box culvert on the ramp of the Dulles Airport Access Road onto the Capital Beltway includes the flow thru the mechanical and emergency spillways of Pond "C", and also includes the runoff from the Westfax Store Water Detention facility, 6760ES-01-2, approximately 32.5 acres of the Dulles Airport Access Road right-of-way and the rear portion of the Fairfax Building, Phase One site, 6377SP-01-2.

The flow from the existing 72" pipe system on the Fairfax Building, Phase 1 Site peaks at about one (1) hour + for the 1, 10, and 100 year storms, whereas, the discharge from Pond "C" peaks at about twelve (12) hours for the same three storms as indicated in the attached TR-20 calculations. The flow from the west will have peaked and disappeared long before the maximum discharge from Pond "C" occurs.

Given the above, the headwater at the existing box culvert will be calculated based on the peak discharges from Pond "C".

HEAD WATER COMP FOR EX. 6' x 8' DOBLE BOX CULVERT UNDER DULLES-ACCESS RAMP

CHART 8



HEAD FOR CONCRETE BOX CULVERTS FLOWING FULL n = 0.012

Double C(S) x 8(2) Box Culvert (Ex.)

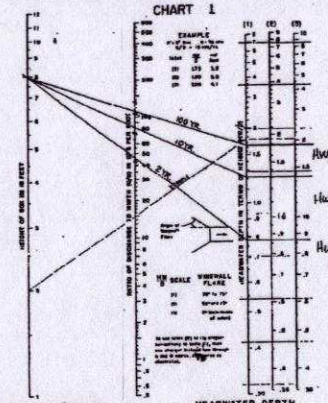
INV. IN = 574.10 S = 1% L = 1.25' L80 = 1.25'

Q_2 = 574 $Q_{A}/2$ = 287 K = 0.40 P = 6' D = 8'

Q_{10} = 976 $Q_{A}/2$ = 488 d_{c2} = 3.40' A_0 = 7.450 d_{c10} = 6.20'

Q_{100} = 1,459 $Q_{A}/2$ = 729 h_{o2} = 3.70 h_{o10} = 6.15' h_{o100} = 7.10'

CHART 1



Double C(S) x 8(2) Box Culvert (Ex.)

Q_2 = 574 $Q_{A}/2$ = 287 Q/B_{o2} = 47.8 D = 8'

Q_{10} = 976 $Q_{A}/2$ = 488 Q/B_{o10} = 81.3

Q_{100} = 1,459 $Q_{A}/2$ = 729 Q/B_{o100} = 121.5

HEADWATER DEPTH FOR BOX CULVERTS WITH INLET CONTROL

H_w/D_{100} = 1.65'

H_w/D_{10} = 1.20'

H_w/D_2 = 0.78'

OUTLET CONTROL HW

HW_2 = 0.80 + 5.70 − 1.25 = 5.25 + 274.7 = 279.95

HW_{10} = 2.80 + 6.15 − 1.25 = 7.50 + 274.7 = 282.20

HW_{100} = 5.90 + 7.10 − 1.25 = 11.75 + 274.7 = 286.45

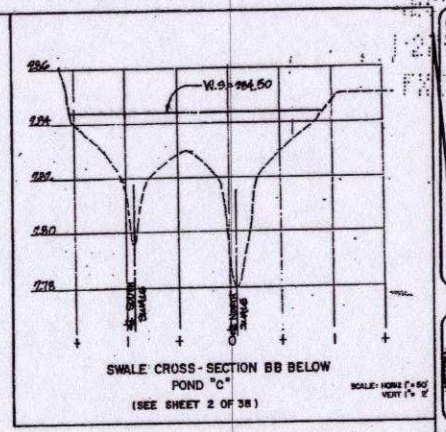
INLET CONTROL HW

HW_2 = 8' x 0.78 = 6.24' + 274.7 = **280.94** *

HW_{10} = 8' x 1.20 = 9.6' + 274.7 = **284.30** *

HW_{100} = 8' x 1.65 = 13.2' + 274.7 = **287.90** *

* CONTROL IS AT THE INLET END OF EXISTING BOX CULVERT



SWALE CROSS-SECTION BB BELOW POND "C"

(SEE SHEET 2 OF 38)

SCALE: HORIZ 1" = 50' VERT 1" = 5'

Capacity of Outfall Drainage Swale Below Pond "C" (See Section BB)

Q_{100} = 1,459.00 cfs

W.S. Elevation = 284.50

A = 500 sq.ft. WP = 260 l.f.

R = 2.86 $R^{1/2}$ = 1.723 R = 0.10

S = 1.00% $S^{1/2}$ = 0.10

Capacity = (500)(14.9)(1.723)(0.10) = 1,282.0 cfs ≅ 1,459 CFS (ACTUAL)

Drainage Narrative

Description:

This project consists of a Public Improvement (PI) plan to upgrade and improve existing Pond "C" in Westpark and a study to determine the adequacy of the existing storm detention facilities in Westpark.

The improvements at Pond "C" consists of the following:

1. Removal of all accumulated sediment in Pond "C" and restoration of the ponds depth and capacity in accordance with the proffers.
2. Preservation of that portion of the pond designated as marsh area in accordance with the proffers.
3. Improvements to the outlet structure and upgrading of the existing emergency spillway in accordance with the proffers.
4. Providing for B.M.P.'s, phosphorus removal @ 40% per the C-bay Crieria.

Storm Drainage System:

The drainage system consists of a series of existing stormwater detention facilities (Ponds A, B, C and D onsite, and Pond #1 offsite) connected by existing subsurface storm sewers and existing natural drainage channels (see sheets 9 and 10 of 36 for specifics). All of these existing facilities drain to and thru Pond "C" which is at the lowest point in the watershed (see sheet 10 of 36).

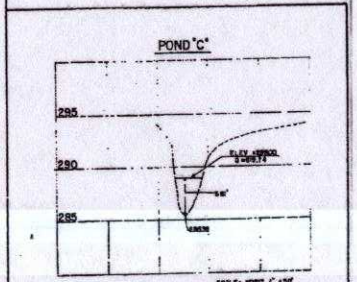
Outfall:

The outfall for the watershed consists of the mechanical and emergency spillway with proposed improvements at Pond "C" (see computation for adequacy of both spillways on sheets 3 and 4 of 36). The discharge from Pond "C" drains into the existing natural channel below the dam which drains onto the Washington-Dulles Access Road right-of-way (see adequacy computations for this channel on this sheet, and by cross section located and shown on sheet 2A of 38). This existing drainage swale outfalls into an existing double barrel 8' high by 8' wide box culvert under the ramp from the Washington-Dulles Access Road onto the Capital Beltway. (See headwater computations for the existing twin box culvert on this sheet and headwater limits on this sheet.

Conclusions:

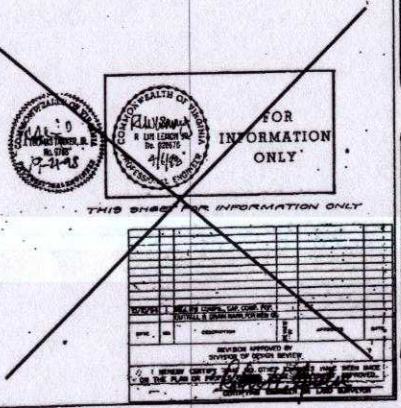
The 100 year (critical) storm will be discharged thru the emergency spillway at Pond "C" at a maximum water surface elevation = 285.27 which is 0.83' below the top of the dam; this elevation assures that the mechanical spillway is inoperable (clogged). The 100 year storm level in the natural channel below pond "C" and determined to be elevation 284.50, which is 0.77' lower than the maximum water surface elevation at Pond "C".

The lowest floor slab elevation of any existing or proposed building adjacent to Pond "C" is 296.50 for Fairfax Building, Phase 2; as shown on sheet 2 of 38; this is approximately 6.81' above the maximum 100 year water surface elevation at Pond "C" (1.77' above the 100 year water surface elevation at the existing outfall and Pond "C" with proposed improvements) is adequate to preclude damage to existing and proposed facilities when discharging the critical storm.



CROSS-SECTION AA

CROSS SECTION "AA" SEE SHT 36 OF 38 SUM. TABLE # 3)



FOR INFORMATION ONLY

THIS SHEET FOR INFORMATION ONLY

STUDY OF THE EXISTING WEST * PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, C AND D

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

OUTFALL ANALYSIS

Kennedy, Nyce & Associates, P.C.

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7716 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

No.	DATE	DESCRIPTION	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	DATE
1	04-21-08			

PLAN DATE

STORMWATER MANAGEMENT PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE

FAIRFAX COUNTY, VIRGINIA

DATE: AUGUST, 2007

SCALE: N/A C.L. = N/A

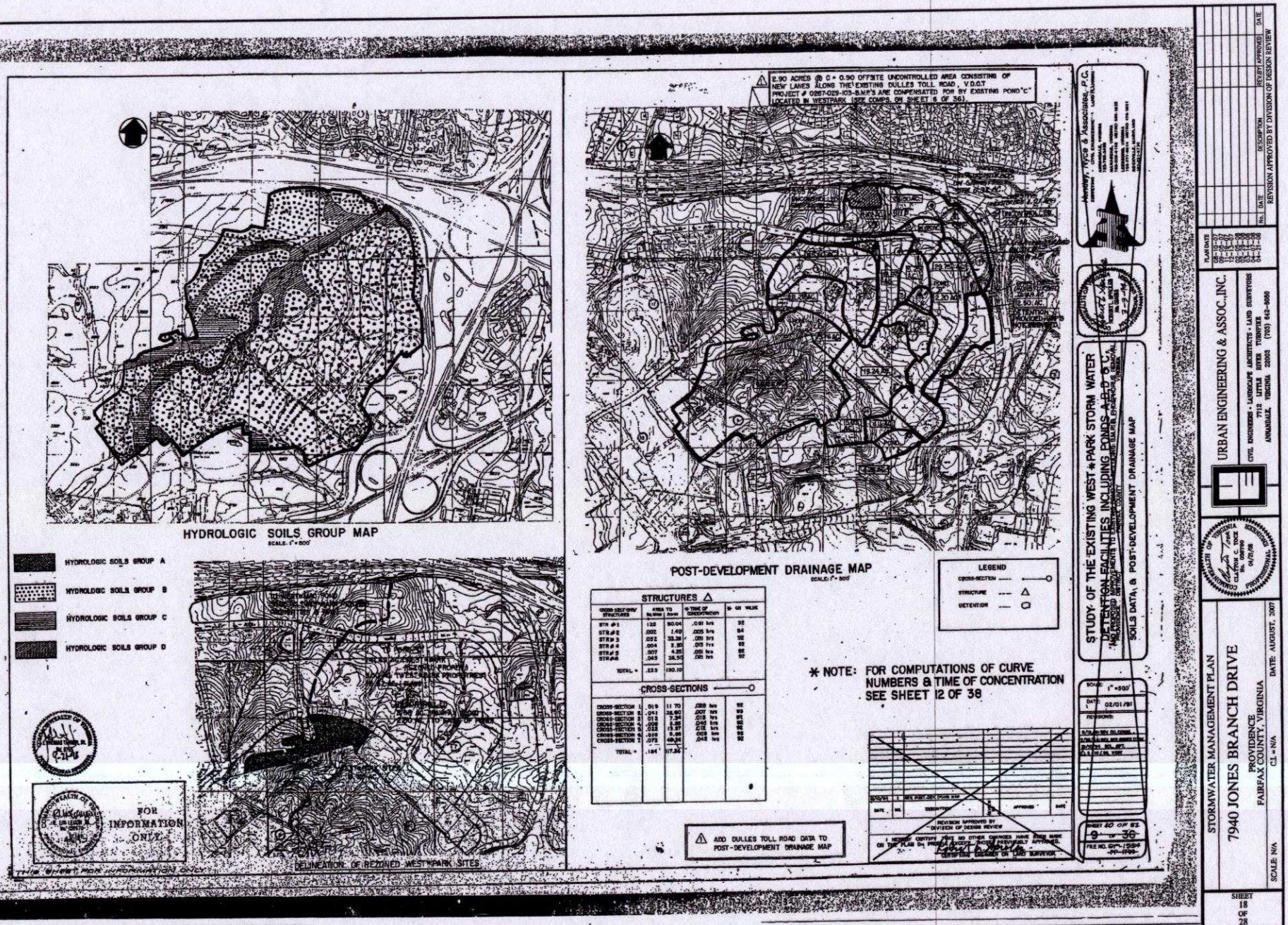
SHEET 17 OF 28

FILE No. MISC-1809

SHEET 48 OF 62

35 OF 36

FILE NO. SP-/-0418 SP-1700


2.90 ACRES @ C = 0.90 OFFSITE UNCONTROLLED AREA CONSISTING OF NEW LANES ALONG THE EXISTING DULLES TOLL ROAD, V.D.O.T PROJECT # 0267-029-103-B,M01 S ARE COMPENSATED FOR BY EXISTING POND "C" LOCATED IN WESTPARK (SEE COMP. ON SHEET 8 OF 36)
HYDROLOGIC SOILS GROUP MAP
SCALE: 1" = 500'
HYDROLOGIC SOILS GROUP A
HYDROLOGIC SOILS GROUP B
HYDROLOGIC SOILS GROUP C
HYDROLOGIC SOILS GROUP D
DELINEATION OF REZONED WESTPARK SITES
POST-DEVELOPMENT DRAINAGE MAP
SCALE: 1" = 500'
STRUCTURES
CROSS-SECTIONS
LEGEND
CROSS-SECTION
STRUCTURE
DETENTION
* NOTE: FOR COMPUTATIONS OF CURVE NUMBERS & TIME OF CONCENTRATION SEE SHEET 12 OF 38
ADD DULLES TOLL ROAD DATA TO POST-DEVELOPMENT DRAINAGE MAP
FOR INFORMATION ONLY
Hendry, Tyree & Associates, P.C.
STUDY OF THE EXISTING WEST PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A-1 & C-1
SOILS DATA, & POST-DEVELOPMENT DRAINAGE MAP
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 500'
DATE: 02/01/08
REVISIONS:
SHEET 10 OF 52
9 OF 36
FILE NO. CP-1809-PR-0109
REVISION APPROVED BY DIVISION OF DESIGN REVIEW
DATE
DESCRIPTION
REVISION APPROVED BY DIVISION OF DESIGN REVIEW
PLAN DATE
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080
STORMWATER MANAGEMENT PLAN
7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C1 = N/A
DATE: AUGUST, 2007
SHEET 18 OF 28
FILE No. MISC-1809

POND "C"

WET STORAGE BELOW WATER SURFACE

ELEVATION	A AREA	AVG. A AREA	DEPTH (FT.)	VOLUME (CF.)	ACCUM VOLUME (CF.)	ACCUM VOLUME (AC./FT.)
278.00	49,830	0	0	0	0	0
280.00	53,986	51,908	2	103,816	103,816	2.38
282.00	60,490	57,238	2	114,476	218,292	5.01
283.00	65,650	63,070	1	63,070	281,362	6.46
284.00	83,096	74,373	1	74,373	355,735	8.16

POND "C"

DRY STORAGE ABOVE WATER SURFACE

ELEVATION	A AREA	AVG. A AREA	DEPTH (FT.)	VOLUME (CF.)	ACCUM VOLUME (CF.)	ACCUM VOLUME (AC./FT.)
281.00	83,490	0	0	0	0	0
288.00	104,050	93,770	2	187,540	187,540	4.31
286.00	114,610	109,330	2	218,660	406,200	9.33
288.00	125,885	120,248	2	240,210	646,410	14.84
290.00	139,885	132,885	2	265,380	910,980	20.91
292.00	147,880	143,088	1	143,088	1,054,068	24.20

SWM DEVICE & DESIGN, WEIR & ORIFICE CONTROL ORIFICE

MECH. STRUCTURE OPENING (TOP VIEW)

EMERGENCY SPILLWAY

NOTE: CENTER OF ORIFICE = 284.25

STAGE DISCHARGE CALCULATIONS

/// ISWM " RISER " DESIGN " OUTPUT \\\

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Version : 1.35 Executed : 10-06-1994 14:21:09

TITLE OF COMPUTATIONS ===) pond "c"

TOP OF DAM ELEVATION = 293

ELEVATION @ INVERT OF FACILITY = 284

FLOW CONTROLS USED :
- WEIRS = Invert / Weir Length (ft)
- ORIFICES = Invert / Dia. (ins) or Height X Width (ft)
Weir1= 287.9 / 516 Weir2= 0 / 0 Weir3= 0 / 0
Tran. Emer. Spillway - INV = 289.9 : Bot Width = 160 : Side/Slope = 3
Orifice1= 286 / 8 Orifice2= 0 / 0 Orifice3= 0 / 0
Bot Width = 0 Ft : Slope = 0 % : Side/Slope = 0 : N = 0

DATA FILENAME (Elev. vs Discha.)===

ORIFICE FLOW, CFS

Elevation	Orifice-1	Orifice-2	Orifice-3	Tot.Orifice
293.00	4.96	0.00	0.00	4.96
292.00	4.68	0.00	0.00	4.68
291.00	4.34	0.00	0.00	4.34
290.00	4.00	0.00	0.00	4.00
289.00	3.63	0.00	0.00	3.63
288.00	3.22	0.00	0.00	3.22
287.00	2.78	0.00	0.00	2.78
286.00	2.17	0.00	0.00	2.17
285.00	1.37	0.00	0.00	1.37
284.00	0.00	0.00	0.00	0.00

WEIR FLOW, CFS

Elevation	Weir-1	Weir-2	Weir-3	Emer.Spill.	Tot.Weir
293.00	4908.67	0.00	0.00	3764.93	8773.60
292.00	3889.06	0.00	0.00	1521.01	4410.07
291.00	1899.43	0.00	0.00	568.82	2468.25
290.00	1095.08	0.00	0.00	15.38	1074.41
289.00	401.47	0.00	0.00	0.00	401.47
288.00	11.01	0.00	0.00	0.00	11.01
287.00	0.00	0.00	0.00	0.00	0.00
286.00	0.00	0.00	0.00	0.00	0.00
285.00	0.00	0.00	0.00	0.00	0.00
284.00	0.00	0.00	0.00	0.00	0.00

COMBINED ELEVATION vs DISCHARGE DATA

Elevation	Discharge-CFS
293.00	8777.59
292.00	4415.72
291.00	2472.57
290.00	1078.42
289.00	405.12
288.00	14.23
287.00	2.78
286.00	2.17
285.00	1.37
284.00	0.00

>> End of Run <<

STORM SEWER DESIGN COMPUTATIONS

RDU, E _____ PROJ. _____
COUNTY _____ DISTRICT _____
DESCRIPTION _____ SHEET ___ OF ___

FROM POINT	TO POINT	AREA (NEAR "C" CONT.) ACRES	RUNOFF COEFF. C	CA	INCREMENT	MAXIMUM	INTENSITY	TIME OF FLOW MIN.	RAINFALL I	PROOF - C	SEWER ELEVATIONS UPPER END	SEWER ELEVATIONS LOWER END	LENGTH FT.	SLOPE FT./FT.	SIZE IN.	CAPACITY C.F.S.	VELOCITY FPS	FLOW TIME SEC.	REMARKS
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
1A	FX 2										295.6	276.01	276.16	.69	46.00	24"	1.000	46.0	46.0

POND "C"

STORAGE CALCULATION ABOVE EMERGENCY SPILLWAY

ELEVATION	A AREA	AVG. A AREA	DEPTH (FT.)	VOLUME (CF.)	ACCUM VOLUME (CF.)	ACCUM VOLUME (AC./FT.)
288.10	125,000	0	0	0	0	0
290.00	133,600	129,325	0.1	12,932	12,932	0.29
292.00	147,880	140,740	1	264,340	277,092	6.36
293.00	157,000	152,440	1	143,088	420,087	9.64

DISCHARGE CALC. WITH MECH. STR. ASSUMED CLOGGED

/// ISWM " RISER " DESIGN " OUTPUT \\\

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Version : 1.35 Executed : 10-06-1994 15:35:16

TITLE OF COMPUTATIONS ===) pond "c"

TOP OF DAM ELEVATION = 293

ELEVATION @ INVERT OF FACILITY = 287.9

FLOW CONTROLS USED :
- WEIRS = Invert / Weir Length (ft)
- ORIFICES = Invert / Dia. (ins) or Height X Width (ft)
Weir1= 0 / 0 Weir2= 0 / 0 Weir3= 0 / 0
Tran. Emer. Spillway - INV = 289.9 : Bot Width = 160 : Side/Slope = 3
Orifice1= 289.6 / 0 X 0 Orifice2= 0 / 0 X 0 Orifice3= 0 / 0 X 0

Bot Width = 0 Ft : Slope = 0 % : Side/Slope = 0 : N = 0

DATA FILENAME (Elev. vs Discha.)===

ORIFICE FLOW, CFS

Elevation	Orifice-1	Orifice-2	Orifice-3	Tot.Orifice
293.00	0.00	0.00	0.00	0.00
292.80	0.00	0.00	0.00	0.00
292.60	0.00	0.00	0.00	0.00
292.40	0.00	0.00	0.00	0.00
292.20	0.00	0.00	0.00	0.00
292.00	0.00	0.00	0.00	0.00
291.80	0.00	0.00	0.00	0.00
291.60	0.00	0.00	0.00	0.00
291.40	0.00	0.00	0.00	0.00
291.20	0.00	0.00	0.00	0.00
291.00	0.00	0.00	0.00	0.00
290.80	0.00	0.00	0.00	0.00
290.60	0.00	0.00	0.00	0.00
290.40	0.00	0.00	0.00	0.00
290.20	0.00	0.00	0.00	0.00
290.00	0.00	0.00	0.00	0.00

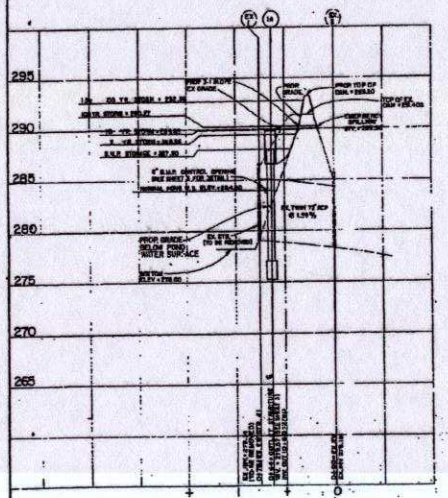
WEIR FLOW, CFS

Elevation	Weir-1	Weir-2	Weir-3	Emer.Spill.	Tot.Weir
293.00	0.00	0.00	0.00	3764.93	3764.93
292.80	0.00	0.00	0.00	3109.56	3109.56
292.60	0.00	0.00	0.00	1521.01	1521.01
292.40	0.00	0.00	0.00	1004.70	1004.70
292.20	0.00	0.00	0.00	569.82	569.82
292.00	0.00	0.00	0.00	227.58	227.58
291.80	0.00	0.00	0.00	15.38	15.38
291.60	0.00	0.00	0.00	0.00	0.00
291.40	0.00	0.00	0.00	0.00	0.00
291.20	0.00	0.00	0.00	0.00	0.00
291.00	0.00	0.00	0.00	0.00	0.00
290.80	0.00	0.00	0.00	0.00	0.00
290.60	0.00	0.00	0.00	0.00	0.00
290.40	0.00	0.00	0.00	0.00	0.00
290.20	0.00	0.00	0.00	0.00	0.00
290.00	0.00	0.00	0.00	0.00	0.00

COMBINED ELEVATION vs DISCHARGE DATA

Elevation	Discharge-CFS
293.00	3764.93
292.80	3109.56
292.60	1521.01
292.40	1004.70
292.20	569.82
292.00	227.58
291.80	15.38
291.60	0.00
291.40	0.00
291.20	0.00
291.00	0.00
290.80	0.00
290.60	0.00
290.40	0.00
290.20	0.00
290.00	0.00

>> End of Run <<



PROFILE VIEW

FOR INFORMATION ONLY

THIS SHEET FOR INFORMATION ONLY

STUDY OF THE EXISTING WEST * PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B-1 & C
ARCHER'S GLEN SUBDIVISION, PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
HYDRAULIC COMPUTATIONS AND PROFILE VIEW

Hunley, Nyce & Associates, P.C.

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-0580

COMMONWEALTH OF VIRGINIA — CLAYTON C. NYCE — No. 020700 — 04/21/08 — PROFESSIONAL ENGINEER

PLAN DATE: 07-02-08, 08-06-08, 09-05-08, 10-03-08, 11-03-08, 12-01-08, 01-05-09, 02-04-09, 03-04-09, 04-21-08

No.	DATE	DESCRIPTION	REVISION APPROVED BY	DATE
1	03-05-08	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

STORMWATER MANAGEMENT PLAN
7940 JONES BRANCH DRIVE
PROVIDENCE
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: AUGUST, 2007

SHEET 19 OF 28

FILE No. MISC-1809

DIVISION I COMPLETE AND AS CONSTRUCTED REVISIONS — STM. PROFILE, STORAGE

DATE | NO. | DESCRIPTION | BY | APPROVED | DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT ANY AND OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE AS APPROVED.

CERTIFYING ENGINEER OR LAND SURVEYOR

SHEET 97 OF 192

4 OF 36

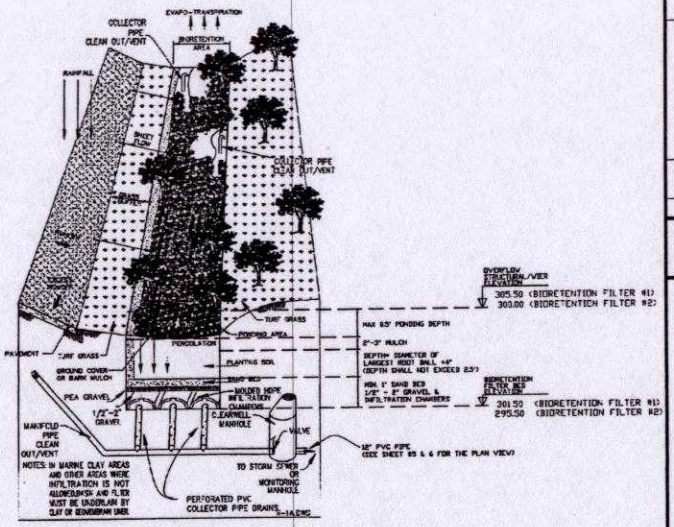
FILE NO. SP-1994-PR-1796

BIORETENTION FILTER NOTES:

1. THE BIORETENTION FILTERS SHOWN ON THE GRADING PLAN HAVE BEEN SIZED TO TREAT THE FIRST 0.5" OF RUNOFF, THERE BY PROVIDING A BMP REMOVAL RATE OF 50% PER LETTER TO INDUSTRY 01-11 DATED OCTOBER 7, 2001. THE SURFACE AREA OF THE BIORETENTION BED SHOULD BE A MINIMUM OF 2.5% OF THE IMPERVIOUS AREA OR 1,000 SQUARE FEET PER ACRE.
2. BIORETENTION FILTER MUST BE CONSTRUCTED AFTER THE SITE WORK IS COMPLETE AND STABILIZATION MEASURES HAVE BEEN IMPLEMENTED. IF THIS IS NOT POSSIBLE, STRICT IMPLEMENTATION OF E&S PROTECTIVE MEASURES MUST BE INSTALLED AND MAINTAINED IN ORDER TO PROTECT THE BIORETENTION FILTER FORM PREMATURE CLOGGING AND FAILURE. CONTRACTOR MUST CONTACT THE ENGINEER FOR RECOMMENDED E&S MEASURES IF INSTALLATION OCCURS PRIOR TO SITE STABILIZATION.
3. BIORETENTION FILTER MUST BE ADEQUATELY PROTECTED FROM THE DRAINAGE AREA UPSTREAM OF THE FILTERS. THE E&S PROTECTION MEASURES MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
4. A GRASS FILTER STRIP MUST BE PLACE IMMEDIATELY UPSTREAM OF THE THE BIORETENTION FILTER TO PROVIDE A PRETREATMENT OF THE RUNOFF ENTERING THE BIORETENTION FILTER. SEE GRADING PLAN FOR LOCATION OF GRASS STRIPS.
5. THE MAXIMUM PONDING DEPTH IS 1.0'. SEE GRADING PLAN FOR LOCATION AND ELEVATION OF OVERFLOW STRUCTURE.
6. THE SPOT ELEVATION AT THE BOTTOM OF THE FILTERS BED REFLECT THE TOP ELEVATION OF THE MULCH LAYER. THE MAXIMUM PONDING DEPTH OF 1' IS MEASURED FROM THE TOP OF MULCH LAYER TO THE OVERFLOW STRUCTURE.
7. THE BASIN BED SHALL HAVE A MINIMUM WIDTH OF 10' AND A MINIMUM LENGTH OF 15'.
8. THE SAND DRAINAGE LAYER SHALL BE ASTM C-33 CONCRETE SAND AND FREE OF DELETERIOUS MATERIAL.
9. PLANTING SOIL MUST HAVE A SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE. CLAY CONTENT IN THE PLANTING SOIL MAY NOT EXCEED 5%. THE pH OF THE PLANTING SOIL SHALL BE BETWEEN 5.5 AND 6.5.
10. SOIL SHALL BE INSTALLED IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED BY TAMPING.
11. PLANTING SOILS SHALL BE MOUND AROUND THE EXPOSED TREE ROOT BALL, HOWEVER, THE ROOT BALL SHALL NEVER TO COVERS WITH PLANTING SOIL. THE ROOT BALL MAY ONLY BE COVER WITH THE REQUISITE MULCH LAYER.
12. THE MULCH LAYER SHALL BE UNIFORMLY PLACED AT A DEPTH OF 2" TO 3".
13. THE MAINTENANCE ACTIVITIES AND SCHEDULE LISTED BELOW IS REQUIRED TO MAINTAIN THE EFFICIENCY OF THE FILTERS.

TYPICAL BIORETENTION FILTER DETAIL

(NOT TO SCALE)



BIORETENTION BASIN COMPUTATIONS

BIORETENTION BASIN	DRAINAGE AREA (AC.)	REQUIRED AREA OF BASIN (S.F.)**	PROVIDED AREA OF BASIN (S.F.)
1	2.98*	2,842 SF.	2,278 SF.
2	1.26	150 SF.	150 SF.

BIORETENTION BASIN #1

* ONLY 25% (0.745 AC.) OF THE TOTAL DRAINAGE AREA (2.98 AC.) HAS BEEN TREATED FOR WATER QUALITY BY THE PROPOSED BIORETENTION GARDEN #1. THE REST OF THE DRAINAGE AREA, 2.235 AC. HAS BEEN TREATED BY THE EXISTING OFF-SITE SWM/BMP PONDS.

** 50% PHOSPHORUS REMOVAL EFFICIENCY HAS BEEN ADEQUATE TO SATISFY THE REMOVAL REQUIREMENTS. THEREFORE THE BIORETENTION BASIN MUST CAPTURE AND TREAT FIRST 0.5" OF THE RUNOFF PER IMPERVIOUS ACRE. TOTAL IMPERVIOUS AREA ROUTED TO THE RAIN GARDEN IS 24,502 SF AND THEN WATER QUALITY VOLUME (WQV).

WQV = 24,502 SF. (IMPERVIOUS AREA) X 0.5"/12
WQV = 1,021 CF

REQUIRED SURFACE AREA FOR THE BASIN = 1,021 / 0.5' PONDING DEPTH
REQUIRED SURFACE AREA FOR THE BASIN = 2,042 SF.

BIORETENTION BASIN #2

IMPERVIOUS AREA TO BIORETENTION BASIN #2 = 0 AC.

** 50% PHOSPHORUS REMOVAL EFFICIENCY HAS BEEN ADEQUATE TO SATISFY THE REMOVAL REQUIREMENTS. THEREFORE THE BIORETENTION BASIN MUST CAPTURE AND TREAT FIRST 0.5" OF THE RUNOFF PER IMPERVIOUS ACRE. THE MINIMUM REQUIRED SIZE SHALL BE PROVIDED, SINCE NO IMPERVIOUS AREA HAS BEEN ROUTED TO THE BIORETENTION BASIN #2.
MIN. REQUIRED SURFACE AREA FOR THE BASIN PER VIRGINIA STORMWATER MANAGEMENT HANDBOOK, 1ST EDITION, VOLUME I IS 150 SF. THE MINIMUM WIDTH AND LENGTH IS RECOMMENDED AT 10 FEET AND 15 FEET RESPECTIVELY.

BIORETENTION FILTER MAINTENANCE ACTIVITIES AND SCHEDULE

Description	Method	Frequency	Time of the year
SOIL			
Inspect and Repair Erosion	Visual	Monthly	Monthly
ORGANIC LAYER			
Remulch any void area	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
PLANTS			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Replace stakes after one year	By hand	Once a year	Only remove stakes in the spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly

NO.	DATE	DESCRIPTION	DEV. ENG. APPROVAL	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE: 07 08 09 10 11 12 01 02 03 04 05 06 07 08

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — CLAYTON C. TODD — No. 028790 — 10/2/08 — PROFESSIONAL ENGINEER

BIORETENTION DETAILS AND COMPUTATIONS

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I. = N/A | DATE: AUGUST, 2007

SHEET 20 OF 28

FILE No. MISC-1809

BACKGROUND

The applicant, RP MRP Tysons, LLC, is seeking a special exception amendment of SE 94-P-040 in order to modify the approved development conditions such that the limitation to a "single user per building" be deleted to eliminate any limit on the number of office tenants within the proposed office structure and to permit uses such as an eating establishment and child care facility/nursery school to operate within the proposed building. As discussed in the original staff report, the application has been filed to modify a condition approved with SE 94-P-040. The previously approved Special Exception (SE) contained a development condition which established that any building on this site occupied by a single user could proceed to site plan review. However, the condition also stated that should any building proposed be occupied by more than a single user, review and approval by the Board of Supervisors using the applicable SE standards would be required. Specifically, the condition states:

> ***Limitation of Use and Applicant***. *In the event that any building on the site is occupied by more than a "single user", as defined below, in addition to the requirements set forth below, prior to site plan approval, the owner/tenant of any building on the site occupied by more than a single user per building shall submit detailed site plans, landscape plans and architectural plans (including, but not limited to, building footprints, architectural design, exterior façade materials and treatments, and location, size and details of all proposed signage and telecommunications facilities) to the Planning Commission for review and recommendation to the Board of Supervisors for review and approval based on the applicable* ***Special Exception standards*** *contained in the Zoning Ordinance.* ***The burden of such submission, review and approval for the applicant shall be the same as those for the review and approval process for a new special exception application****. For the purposes of these development conditions, the term "single user" shall be defined as a user and its affiliates (defined as subsidiaries and other entities in which the user has a direct or indirect interest of at least 33 1/3%) which, along with accessory uses, occupies 85% or more of a single building. (Emphasis Added)*

Staff determined that, the most appropriate way to implement the condition was to process a Special Exception Amendment. Staff acknowledges that the uses themselves contemplated here, office, restaurant and child care facility; do not require Special Exception approval since they are listed as permitted uses within the C-3 District per the Zoning Ordinance. However, should an applicant wish to develop the property with more than a single user per building, the review of such request must be guided by the applicable Special Exception standards. While no special exception additional standards apply, the general standards applicable to all SE applications were applied in this case. It should be noted that the applicant has argued that the approval should be administrative in nature.

Finally, the approved development conditions for SE 94-P-040 provided that, prior to approval of any site plan, landscape plan and/or architectural plan, these plans would be submitted to the Planning Commission for review. Specifically, the development condition states that "*prior to site plan, landscape plan and architectural plan approval,*

such plans shall be submitted to the Planning Commission for review for conformance with the Zoning Ordinance and these Development Conditions". The applicant seeks to satisfy this condition with the submittal of this SEA Application.

In the staff report published on May 15, 2008, staff recommended denial of SEA 94-P-040. Specifically, staff expressed concern over two aspects the site layout/access of the site. First, staff expressed concern over the safe and efficient functioning of the direct garage access from the proposed Jones Branch Connector to the applicant's proposed parking garage. Second, noting that the proposed parking garage location requires a modification of the front yard setback, staff was concerned that the modification would determine the exact alignment of the Jones Branch Connector Road prior to its final design approval, to the possible detriment of an adjacent landowner.

ANALYSIS

Since publication of the staff report, the applicant has submitted a new proposed drawing, attached here as attachment 3. The drawing is substantially similar to earlier versions of the site layout for this site. The drawing shows the proposed office building and proposed parking structure in the center of the site, with the parking structure situated near the Jones Branch Connector. The drawing shows the Jones Branch Connector at Phase 1, with four travel lanes and a possible entrance from the proposed parking structure to the Connector. The drawing also shows a bike lane along Jones Branch Drive.

The current design of the proposed Jones Branch Connector, a critical link to the HOT Lanes to be constructed on the Capital Beltway, extends through the southern portion of the application site. The applicant continues to show the land area between the southern property line and the proposed parking garage as "reserved for future dedication" on the SEA Plat. Staff feels this area should be dedicated with this SEA Application. Staff notes that the Jones Branch Connector has the capacity to provide a very helpful link in the transportation infrastructure for Tysons Corner. In fact, the Transportation Plan shows an interchange in this area, noting the need for such a connection even without the current HOT lane project. The applicant, too, has a significant interest in not only having access generally to this new link in the road system but also in the proximity and possible direct access to the parking garage from the Jones Branch Connector. The entrance is specifically discussed below. Staff believes that dedication of this land area will enable the applicant to receive a direct benefit via a direct connection while allowing for the implementation of the transportation element of the Comprehensive Plan. This issue remains unresolved.

Issue: Entrance from Parking Structure on Jones Branch Connector

In the staff report, staff expressed concern about the access from the parking structure to the Jones Branch Connector. Access as proposed by the applicant is problematic from a safety and operational standpoint as it creates potential conflict

points with turning movements and possible stacking issues on the Jones Branch Connector particularly since access to the garage will be via a controlled access/gate. Further, as noted in a May 27, 2008 letter from the Virginia Department of Transportation (VDOT), "no access to the HOT Lanes Access Road (the Jones Branch Connector Road) can be permitted at this time as it is currently proposed." VDOT goes on to note that if this entrance is to be considered in the future, right turn lane queues and sight lines will need to be reviewed before any recommendations can be made and that no further review or determination regarding access to the Jones Branch Connector will be made by their office until after the Hot Lane project is further along with its construction. The letter from VDOT can be found at Attachment 2 at the end of this addendum. Staff continues to recommend that this entrance either be deleted or notation be made that this SEA did not approve the location or existence of this proposed entrance

Resolution:

The applicant has provided an attachment (Attachment 3) dated June 2008, which provides a notation in the SEA Plat identifying the entrance from the parking garage to the proposed Jones Branch Connector as a "possible future connection to garage". With this notation, staff is thus satisfied that this entrance will not be considered approved with this application. VDOT has further indicated that approval of any entrance is subject to progress on construction of the Jones Branch Connector and a review of the safety and functionality of the entrance. With this change and a proposed development condition requiring FCDOT review and approval, in its sole discretion, prior to this entrance's construction, staff believes that this issue is resolved.

Location of Garage

In the staff report, staff noted that the applicant was seeking a modification of the front yard setback for the proposed parking structure where it abuts the proposed Jones Branch Connector road. Specifically, along the future Jones Branch Connector frontage, the proposed parking structure would be 12.5 feet from the front lot line. Staff notes that the most recent SEA Plat submitted shows the distance from the Right of Way to the garage as 12.5 feet, and although the attachment does show a greater distance—approximately 26 feet, it is unclear what the distance would be at the ultimate build out of the proposed Jones Branch Connector. Staff notes that although the attachment does not appear to show a substantial change in the yard distances, the applicant has been attempting to widen that distance since publication of the staff report. However, the applicant has indicated that the full 40 foot setback cannot be met. Staff raised two concerns about this proposal.

First, the parking structure intruded into a required front yard along the Jones Branch Connector. Second, the siting of the parking garage very narrowly constrained the future placement of the Jones Branch Connector, removing any opportunity to realign the Connector even by a few feet. While the proposed development proposed to

provide the Comprehensive Plan-recommended streetscape for the Non-Core Areas of the Tysons Corner Urban Center along the Jones Branch Connector in order to mitigate the effects of this intrusion into the required front yard, staff was concerned that a modification of the setback would result in a narrowly drawn alignment of the proposed Jones Branch Connector, providing very little opportunity to change the alignment of the Connector. Specifically, staff was concerned that the Fluor/VDOT HOT Lanes Project Team had not yet found a solution to relocating the existing entrance for the abutting Park Place II office building located immediately to the south. Staff is also concerned that, with such narrow space constraints, it will be difficult to even accommodate the width of the ultimate cross section as currently proposed. In staff's opinion, the ability to resolve this issue would be severely limited should the front yard requirement be modified because it would preclude the ability to shift the Jones Branch Connector. For that reason, in the staff report, staff noted that until it could be determined that VDOT could mitigate the impacts of the Jones Branch Connector on the Park Place II office building, staff could not support the request for a front yard setback waiver.

On May 21, 2008, after publication of the staff report, the Fluor/VDOT HOT Lanes Project Team verbally indicated that they had been able to develop a plan to relocate the existing entrance for the abutting Park Place II office building and that this plan could be accommodated within the proposed alignment of the Jones Branch Connector. However, the Project Team has been unable to provide staff with a written determination or specific design and/or engineering solutions at this time. Further, it should be noted that final design approval of the HOT Lanes Project has not occurred.

Staff has indicated to the applicant that the optimal solution to this issue would be a redesign of the garage in order to remove the parking structure from the required front yard. By providing the required front yard setback (40 feet), the applicant would not only meet the Zoning Ordinance requirements, but would also provide sufficient room in the area for the HOT lanes project team to adjust any final engineering on the proposed Jones Branch Connector in terms of design of the actual roadway and design of a solution for the Park Place development. Staff continues to be concerned that the tightness of the proposed cross section of the roadway may be difficult to construct in actual conditions and this difficulty may be exacerbated by the possible adverse impacts on the Park Place II development.

Resolution:

The applicant has still not provided a redesign of the proposed parking garage to meet the front yard setback and has indicated that such redesign is unlikely to be pursued. Staff thus cannot find that this issue is resolved; however, given the timeline of the possible approvals associated with the HOT lanes in mid-July, the HOT Lanes team may still have more definitive roadway design information on which to base a staff recommendation prior to public hearing.

Special Exception Standards (Sect. 9-006)

General Standard 2 (Par. 2 of Sect. 9-006) requires that the proposed use meet the general purpose and intent of the applicable zoning district regulations. As stated above, staff still does not support the modification to the required front yard setback along the Jones Branch Connector. Therefore, this standard remains unsatisfied.

General Standard 3 (Par. 3 of Sect. 9-006) requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties. As stated earlier, staff had been concerned that the proposed site layout of the parking garage may adversely affect the use and development of the property directly to the south (Park Place II office building). Staff recognizes that VDOT has verbally stated that they can relocate the service entrance to the Park Place II office building within the proposed configuration of the Jones Branch Connector road. However, in the absence of specific plans of engineering solutions, staff cannot find that this proposed use (with its current layout) will not result in an adverse impact upon the abutting property; therefore, this standard remains unsatisfied.

General Standard 4 (Par. 4 of Sect. 9-006) requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Staff is concerned that the proposed garage entrance from the Jones Branch Connector to the HOT lanes presents a significant concern related to stacking, queuing and creation of a conflict point for those exiting the high speed HOT lanes facility and abruptly facing slower traffic turning into the garage. Staff continues to believe that at this point in time, with no road constructed, it is premature for this application to approve such an entrance. The applicant has agreed, adding a note on their latest attachment indicating that the entrance is only "possible" at this time. In addition, staff recommends a development condition which states that no entrance from the parking structure onto the Jones Branch Connector road would be permitted unless approved, in the sole discretion of FCDOT. In this way, FCDOT can revisit the idea of an entrance at the time of site plan when there is more design detail on the proposed HOT Lanes project to see if an entrance could be accommodated safely. With this implementation of this development condition, this standard is satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

In the staff report, staff recommended denial of SEA 94-P-040 for two reasons. First, staff could not support the requested front yard modification for the proposed parking structure along the Jones Branch Connector. Second, staff believed that an entrance from the parking structure to the future Jones Branch Connector could not be considered until the HOT Lanes project was designed and all potential safety issues could be reviewed and addressed.

Staff continues to believe that the proposed garage entrance along Jones Branch Connector should not be approved at this time. However, with the added notation on the SEA Plat which identifies this entrance as "possible" this issue could be resolved with the implementation of a development condition which would state that no entrance from the parking structure onto the Jones Branch Connector road would be permitted unless approved by FCDOT. Unfortunately, the other outstanding issue, the requested front yard modification, still remains unresolved. While, VDOT has verbally indicated that it will be able to relocate the entrance for the abutting Park Place II office building within the proposed alignment for the future Jones Branch Connector, without further engineering or written verification of the solution, staff still cannot support the requested front yard modification for the parking structure. As such,, staff continues to find that the proposed development is not in conformance with the Zoning Ordinance.

Recommendations

Staff recommends denial of SEA 94-P-040; however, should the Board of Supervisors choose to approve SEA 94-P-040, staff recommends that the approval be subject to the proposed development conditions contained in Attachment 1 of the staff report.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Development Conditions (June 23, 2008)
2. VDOT Letter dated May 27, 2008
3. Attachment from Applicant dated June 2008.
4. June 4, 2008 Letter from Walsh, Colucci, Lubeley, Emrich and Walsh, PC

ATTACHMENT 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 94-P-040, RP MRP Tysons, LLC

July 9, 2008

If it is the intent of the Board of Supervisors to approve **SEA 94-P-040** previously approved for an increase in building height, radio and television broadcasting facilities, microwave facilities and satellite earth station accessory to an office building, a helistop as an accessory use to an office use, and a waiver of certain sign regulations, to permit modification of the development conditions and modification of the site design associated with the office development on Tax Map Parcel 29-2 ((15)) C2, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions modify existing conditions as they apply to the application property but do not apply to Tax Map Parcels 29-2 ((15)) A8 and C1. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application, as limited by Paragraph 4 below, and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment (SEA) Plat approved with the application, as qualified by these development conditions.*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "7940 Jones Branch Drive" prepared by Urban Engineering and Associates, Inc. and dated August 2007 and revised through April 21, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. This condition replaces Condition #3 of SE 94-P-040.

4. **Limitation of Use and Applicant**. There shall be no limitation on the number of users occupying the building located on Tax Map Parcel 29-2 ((15)) C2. This condition replaces Condition #4 of SE 94-P-040.

5. **Limitation on Square Footage**. Development of the original site shall not exceed 1,307,223 square feet, a 1.0 FAR. A maximum of fifty percent (50%) of any cellar space may be utilized for office use. It is understood that the 30.0097 acre site may be subdivided into two (2) or more lots of record, with one (1) lot consisting of approximately 5.0 acres containing only a stormwater management facility. It is further understood that the entire amount of gross floor area (1,307, 223 square feet), attributed to this site) may be located on the remaining 25.01 acres of the site, not withstanding the fact that this may result in a FAR that exceeds 1.0 when calculated solely on the 25.01 acres.*

6. **Substantial Conformance**. The development shall be in substantial conformance with the Urban Design Guidelines and the design recommendations contained within the Land Unit Recommendations of the Tysons Corner Urban Center Plan of the Comprehensive Plan.*

7. **Review of Site/Architectural by Planning Commission**. Prior to site plan, landscape plan and architectural plan approval, such plans shall be submitted to the Planning Commission for review for conformance with the Zoning Ordinance and these Development Conditions.*

8. **Height of Buildings**. The maximum building height of any portion of building(s) located to the east and south of the stormwater management pond shall not exceed 300 feet. The maximum height of any penthouse in this area shall not exceed 40 feet.

   The maximum building height of any portion of building(s) located to the west of the stormwater management pond shall not exceed a 14 degree view angle from any property within the Mclean Hamlet subdivision or 290 feet, whichever is less. Notwithstanding the above, the maximum building height of any portion of building(s) located between 75 feet and 150 feet from the Dulles Airport Access Road (DAAR) Right-of-way shall not exceed 75 feet. The maximum height of any penthouse in this area shall not exceed an additional 30 feet.*

9. **Building Materials of Office Building**. The face of any building that faces the DAAR shall be constructed so as to reduce building glare on adjacent residential communities. Any building located to the south and east of the stormwater management pond may include exterior or interior illumination as an architectural feature of the building. However, this illumination shall not include colored lighting or lights that change. This condition replaces Condition #9 of SE 94-P-040.

10. **Signage**. Signage shall comply with the Fairfax County Zoning Ordinance; in addition, for any building located on Parcel C2, there shall not be more than one building-mounted sign above the second floor on each the north and west faces of the office building This condition replaces Condition #10 of SE 94-P-040.

11. **Helistop**. A helistop shall not be permitted. This condition replaces Condition #11 of SE 94-P-040.

12. **Communications Facilities.** Satellite earth stations (including equipment shelters) and communication antennas shall not be permitted. This shall not preclude land based and telecommunication facilities that are permitted uses in the C-3 District. This condition replaces Condition #12 of SE 94-P-040.

13. **Tree Preservation**: A Tree Preservation plan (the "Preservation Plan") shall be submitted as part of the first and all subsequent site plan submissions. The Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape

architect, and shall be subject to the review and approval of the Urban Forest Management Division, of DPWES. The Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten (10) inches in diameter and greater, and twenty-five (25) feet to either side of the limits of clearing and grading as shown on the SEA Plat for the entire site. The Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

A. Tree Preservation Walk-Through. The services of a certified arborist shall be retained or landscape architect, and said arborist or landscape architect shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a representative of the Urban Forest Management Division of DPWES to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

B. Site Monitoring. During any clearing or tree/vegetation/structure removal on the site, the applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Development Conditions and as approved by the Urban Forest Management Division of DPWES. A certified arborist or landscape architect shall be retained by the applicant to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and Urban Forest Management approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the Urban Forest Management Division of DPWES.

C. Tree Bond. A letter of credit, or a cash contribution equal to one half (50%) of the total monetary value of trees to be designated to be preserved as identified above shall be placed with the County. The Tree Bond letter of credit shall be

prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to ensure the undisturbed areas identified on the approved SEA. The cash or Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved on the site plan, and for work relating to the protection and management of undisturbed areas identified on the approved SEA. If the applicant fails to complete any work identified in the approved site plan, then the County may use cash or money from the Tree Bond to accomplish the required work. If the County must use all or part of the cash or Tree Bond to accomplish the outstanding work, then the applicant will replenish the cash or Tree Bond to its full amount. If the applicant fails to replenish the cash or Tree Bond to its full amount, then the cash or Tree Bond may be used by the County to replenish the Tree Preservation Deposit to its full amount. The cash/Tree Bond may be used by the County as described in the Tree Preservation condition, above. Any cash or funds remaining in the Tree Bond shall be released along with the project's final bond-release, or sooner, if approved in writing by UFMD, DPWES.

D. Limits of Clearing and Grading. The limits of clearing and grading shall be strictly conformed to as shown on the SEA Plat, subject to allowances specified in these Development Conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division of DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forest Management Division of DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

E. Tree Preservation Fencing. All trees shown to be preserved on the Preservation Plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" Development Condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading

or demolition activities, but subsequent to the installation of the tree protection devices, the Urban Forest Management Division of DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the Urban Forest Management Division of DPWES.

F. Root Pruning. Root pruning shall occur, as needed to comply with the tree preservation requirements of these Development Conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the Urban Forest Management Division of DPWES and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

i. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches;

ii. Root pruning shall take place prior to any clearing and grading, or demolition of structures;

iii. Root pruning shall be conducted with the supervision of a certified arborist; and,

iv. A representative of the Urban Forest Management Division off DPWES shall be informed when all root pruning and tree protection fence installation is complete.

G. Demolition of Existing Features and Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SEA Plat shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the Urban Forest Management Division of DPWES.

This condition replaces Condition #13 of SE 94-P-040.

14. **Landscaping and Open Space**. Prior to the site plan approval, a landscaping plan shall be approved by Urban Forest Management (UFM). Landscaping shall be provided that is consistent in quantity and quality with that depicted on the SEA Plat. At least 35 percent of the gross land area of this parcel shall be designated as landscaped open space as depicted on the SEA Plat. This condition replaces Condition #14 of SE 94-P-040.

15. **Parking.** Parking shall be provided in accordance with Article 11 of the Zoning Ordinance. The number of parking spaces provided on-site may be increased above the minimum Ordinance requirements as long as any additional spaces do not decrease the open space tabulation or increase the height and footprint of the proposed parking structure. The exterior of all parking structures shall be landscaped. This condition replaces Condition #15 of SE 94-P-040.

16. **Setback from the DAAR.** There shall be a minimum distance of 75 feet between all principal buildings and the DAAR right-of-way. However, free standing parking structures may be located with 75 feet of the DAAR right of way, provided that the height of such structures is governed by a 45 degree angle of bulk plane (ABP) from the right-of-way and provided that no structures are located within 40 feet of the right-of-way.*

17. **Parking Structure**. The garage façade shall be constructed with high-quality architectural block, stone, stone-like material, colored pre-cast concrete or a comparable material. The garage façade shall incorporate architectural treatments such as "ribbing", eyebrows or other details that complement the architecture of the adjacent office building. All minimum planting areas, as determined by the Public Facilities Manual (PFM), shall be met at the time of site plan review and approval for plantings proposed on the parking structure. In addition, two rows of trees shall be installed along the parking structure's frontage on Jones Branch Drive and on the proposed Jones Branch Connector, as more particularly shown in the Garage Elevations and Sections, Sheet 13 of the SEA Plat.

18. **Location of Plantings in Easements.** If plantings are proposed within any onsite Fairfax County Water Authority (FCWA) easements or storm drainage easements onsite, permission from the owner of such easements shall be obtained prior to site plan approval. If such permission cannot be obtained, any change in landscaping shall remain in substantial conformance with the SEA Plat or an amendment to this SEA shall be required.

19. **Noise**. Prior to site plan approval, a noise study shall be submitted to DPZ for review and approval which demonstrates interior noise levels shall not exceed 50 dBA. The noise study shall be conducted in accordance with the attached guidelines.

20. **Outdoor Seating**. Outdoor seating may be provided for any proposed eating establishment so long as such seating does not block any sidewalks or other pedestrian connections as depicted on the SEA Plat.

21. **Day Care**. A day care facility may be located within the building. The day care shall be for the exclusive use of the employees of the proposed office building's tenants and shall not be open to the general public. The day care facility shall be approximately two thousand (2,000) square feet and shall hold no more than thirty (30) children at any given time and no more than five (5) employees. Prior to issuance of any Non-RUP for a day care facility on the property, a noise study shall

be submitted to the Department of Planning and Zoning for review and approval which demonstrates that the noise levels for the outdoor play area shall not exceed DNL 65dBA and that levels for the indoor day care facility shall not exceed 45 dBA. Said noise study shall be conducted in accordance with the attached guidelines

22. **Low Impact Development (LID)**. The site shall incorporate the two proposed rain gardens as depicted on the SEA Plat. The proposal may include an above or below ground cistern on the property in addition to the depicted rain gardens on the SEA Plat. Any LID feature/facility shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES.

23. **Offsite Detention of Stormwater.** If a waiver of on-site stormwater management/best management practices (SWM/BMP) is not granted by DPWES and an on-site SWM/BMP facility cannot be provided in substantial conformance with the SEA Plat, then a Special Exception Amendment (SEA) must be obtained

24. **Revegetation of RPA**. A revegetation plan for the RPA located in the northern portion of the property shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by Urban Forest Management, DPWES, and shall be in substantial conformance with that shown on the SEA Plat. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The plan shall include, but not be limited to the following:

    a. plant list detailing species, sizes and stock type of trees and other vegetation to be planted
    b. soil treatments and amendments if necessary
    c. mulching specifications
    d. methods of installation
    e. maintenance
    f. mortality threshold
    g. monitoring
    h. replacement schedule

25. **LEED.** An application for LEED certification for the office building shall be submitted to the United States Green Building Council (USGBC). This application will include, but will not be limited to, elements such as conservation of transportation energy and potable water, reduction of the heat island effect, measures to reduce vehicle trips, construction waste management to reduce waste disposal, reduction in the use of virgin materials (e.g. reuse of building materials; use of materials with recycled content), use of materials extracted and/or manufactured within the region and improved indoor air quality. The design team shall include a LEED accredited professional, licensed to practice in Virginia and a green building maintenance manual shall be distributed to all tenants in the building. Registration as a project pursuing LEED certification shall be submitted to USGBC prior to site plan submission. The applicant shall include, as part of the site plan submission and building plan submission, a list of specific LEED credits that the applicant anticipates

obtaining. If accepted for Leadership in Energy and Environmental Design—Core and Shell Version 2.0 (LEED-CS), an application for pre-certification shall be submitted to USGBC prior to the issuance of a building permit for the office building. The application submitted to USGBC shall include a minimum of 26 points as determined by a LEED-accredited profession. Prior to site plan approval, a summary of documentation submitted and status of review by USGBC will be submitted to the Fairfax County Department of Public Works and Environmental Services (DPWES).and shall be provided to the Environment and Development Review Branch of DPZ to demonstrate satisfaction of this commitment.

26. **LEED Escrow.** Prior to approval of the site plan for the office building, a separate agreement shall be executed by the applicant and a "green building escrow," shall be posted for the building in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the PFM, in the amount of $154,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's LEED-CS or other applicable LEED rating system as determined by the USGBC. The provision to the Environmental and Development Review Branch of DPZ of documentation from the USGBC that the building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide, within one year of issuance of the Non-Rup for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives

27. **Signalization**. During site plan review, a traffic signal warrant study shall be provided for the site's main entrance driveway/Jones Branch Drive intersection and said study shall be submitted to VDOT and FCDOT for review and approval. In the event the warrant study demonstrates that a traffic signal is warranted, and VDOT concurs, the signal, including audible pedestrian countdown signals, shall be installed by the applicant, subject to VDOT approval. Installation of the signal shall be completed prior to issuance of the first Non-RUP for the office building. If the warrant study demonstrates that a traffic signal is not warranted at the time of site plan approval, the applicant shall escrow funds for future signal installation. If a warrant is not shown within 3 years of the first Non-Rup, the funds shall be returned to the applicant at that time.

28. **Pedestrian Improvements**. If a signal is approved for installation, crosswalks and CG-12 curb treatments shall be installed on all legs of the intersection of the main entrance and Jones Branch Drive, subject to VDOT approval. If a signal is not approved at the time of site plan approval, funds shall be escrowed for pedestrian improvements at this intersection of the future Jones Branch Road/HOT lanes connection intersection..

29. **Bicycle Improvements**: Right of way sufficient for the construction of a bike lane along Jones Branch Drive shall be provided prior to site plan approval, the area of dedication shall be subject to FCDOT approval.

30. **Road Improvements.**

A. Parking Garage Entrance on Jones Branch Drive. During site plan review, the location of its proposed parking garage entrance on Jones Branch Drive, and associated road improvements, shall be coordinated among the applicant, FCDOT, VDOT and the HOT lanes project. If the parking and any additional improvements require relocation, such as the installation of a median across portions of Jones Branch Drive, then facilitation of said relocation, including the granting of any necessary easements, dedications and letters of permission at no cost, shall be the responsibility of the applicant.

B. Jones Branch Drive. The following improvements to Jones Branch Drive shall be provided or funds escrowed for their construction:

i. As determined necessary by VDOT and FCDOT at the time of site plan review, a two (2) foot wide median shall be constructed by the applicant on Jones Branch Drive from the main entrance driveway of the office building to a point approximately 210 feet south of the main entrance. If determined to be required, construction of this improvement shall be completed prior to the issuance of the first Non-RUP for the office building, unless additional time is granted by the Zoning Administrator upon demonstration by the applicant that, despite diligent efforts, the improvement has been delayed or such improvements are incorporated by the HOT Lanes project.

ii. As determined necessary by VDOT and FCDOT at the time of site plan review, a median on Jones Branch Drive on the southbound approach to the main entrance from this driveway to a point approximately 200 feet north of the main entrance shall be constructed by the applicant. If determined to be required, construction of this improvement shall be completed prior to the issuance of the first Non-RUP for the office building, unless additional time is granted by the Zoning Administrator upon demonstration by the applicant that, despite diligent efforts, the improvement has been delayed.

iii. As determined necessary by VDOT and FCDOT at the time of site plan review, a continuous right turn lane along the Property's frontage shall be provided as shown on Sheet 7A. Should this improvement be included in the contract to construct HOT lanes improvements on Jones Branch Drive, then funds for all costs associated with this improvement shall be escrowed by the applicant as determined by DPWES. The escrow amount shall be limited to the costs associated with the actual

construction costs, including utility relocation costs. Should the improvement not be constructed as part of the HOT lanes project prior to site plan approval, then this improvement shall be constructed by the applicant prior to final bond release for the development.

C. Potential Entrance Consolidation with Gannett. At the time of site plan, any and all temporary and permanent access and construction easements shall be granted by the applicant in the northwest corner of the site to benefit the contiguous Gannett Property Tax Map 29-2 ((15)) C1 (the "Gannett Property") at no cost to the Gannett Property ownership for the purpose of future consolidation of the proximate entrance on the subject site and the Gannett property. In addition, should construction occur of the connection, the retaining wall proposed to be located between its main building entrance and the Gannett Property line shall be removed or reconstructed by the applicant to allow for this potential consolidation.

D. Parking Garage Entrance along the Jones Branch Connector. Irrespective of that which is shown on the SEA Plat and instead as indicated on the attached exhibit, Attachment 3, no entrance to the parking garage shall be permitted from the proposed Jones Branch Connector (HOT Lanes Connection) unless approved by FCDOT in their sole discretion.

31. **TDM Program**. The following transportation demand management plan (the "TDM Plan") shall be implemented in order to encourage the use of shuttle and/or bus circulators, high-occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the proposed development:

A. Program Manager. Prior to the issuance of the first Non-RUP for the proposed office building, an individual shall be designated by the applicant to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies and whose duties shall include, but are not limited to, participation in an area-wide transportation management agency, should one be created by others for Tysons Corner. The duties of the PM may also be a part of other duties assigned to the individual(s). Written notice shall be provided by the applicant to the Fairfax County Department of Transportation ("FCDOT") of the appointment of the PM within ten (10) days of such appointment, and thereafter, within ten (10) days of any change in such appointment.

B. TDM Plan. Ninety (90) days after the appointment of the PM, the TDM Plan for the property shall be submitted to FCDOT for review and approval. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the proposed office building;

i. Information Dissemination. Metro maps, schedules and forms, ridesharing and other relevant transit option information available to owners/tenants and employees shall be made available in a common area; such as a central lobby;

ii. Ride Matching. Coordination and assistance with vanpool and carpool formation programs, ride matching services including adjacent office buildings, and established guaranteed ride home programs shall be provided;

iii. Car Sharing Information. Information regarding the use of car sharing program(s) to tenants and employees (such as ZipCar/FlexCar) shall be made available to owners/tenants and employees in a common area;

iv. Subsidies. Tenants of the proposed office building shall be encouraged to offer subsidies to carpool users of HOT lanes; and,

v. Website. A TDM project website shall be developed and maintained by the PM that includes targeted information including multi-modal transportation information, real-time travel and transit data, the possibility of online transit pass sales or value loading and connections to supporting links.

vi. Restaurant Discounts. The proposed restaurant shall be encouraged to offer discounts and/of other incentives to employees of the office building who stay on-site to eat dinner or lunch.

C. FCDOT Response. If FCDOT has not responded with any comments to the PM within sixty (60) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved.

D. Vehicle Trip Objectives. The goal of the TDM Plan shall be to reduce the number of vehicle trips generated by the proposed office building by fifteen percent (15%) in both the AM and PM peak hours from what would be projected by using methods based on ITE, 7th edition, Trip Generation rates and/or equations (the "ITE Trip Generation Rate") for Land Use Code 710 (General Office). Therefore, the maximum trip limits for driveway counts would be as follows:

AM PEAK HOUR			PM PEAK HOUR		
IN	OUT	TOTAL	IN	OUT	TOTAL
568	81	648	154	529	683

E. Annual Trip Counts & Coordination with FCDOT. Beginning one year following approval of the first Non-RUP for the proposed office building, trip counts shall be completed in September of each year and provided to FCDOT (the "Trip Counts"). The Trip Counts shall be conducted at the site driveways during the peak hour, as defined below, during a week without any holidays and when Fairfax County Public Schools are in session. The Trip Counts shall be compared against the maximum trip limits identified in the previous development Condition to determine whether the trip reduction goals are met and shall be used by the PM to determine whether changes to the TDM Plan are needed to insure that the vehicle trips are within the Vehicle Trip Objectives targeted goal. Results of the Trip Counts will be submitted to FCDOT within thirty (30) days of completing them. If the Trip Counts reveal that changes to the TDM Plan are needed, such changes shall be coordinated between the PM and FCDOT and such changes shall be implemented and the TDM Plan shall be adjusted accordingly. The PM shall coordinate the preparation of trip counts materials and the methodology for validating the results of the Trip Counts with FCDOT at least thirty (30) days prior to completing each year's Trip Counts, and shall collect and analyze the results.

i. Peak Hour. The relevant weekday AM or PM "peak hour" shall be that 60-minute period during which the highest volume of mainline through volumes occurs between 6:00 and 9:00 AM and 4:00 to 7:00 PM, respectively, as determined by mechanical and/or manual traffic counts along Jones Branch Drive conducted by a qualified traffic engineering firm. To determine the peak hour, the Trip Counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours during a week when public schools are in session that does not contain a federal holiday. The methodology for determining the peak hour may be modified, in agreement between the applicant and FCDOT in order to respond to technological and/or other improvements in trip counting.

ii. Termination. Annual Trip Counts shall be conducted unless and until it can be demonstrated to FCDOT that the fifteen (15) percent trip reduction goal has been met or exceeded. After the goal has been met for three (3) consecutive years, the Trip Counts will be taken every other year. If it is demonstrated that the goal has been met for two consecutive bi-annual trip counts, the Trip Counts may be terminated although the TDM Program will be continued.

In lieu of the Trip Counts and subject to the approval of FCDOT, surveys of employees in the office building may be used to determine compliance with TDM goals. The content and sample size of such surveys shall be approved by FCDOT. Should the survey data not provide a means to adequately determine compliance, Trip Counts as described herein, or other method acceptable to FCDOT shall be employed.

F. Penalty for Non-Attainment.

i. TDM Remedy Fund. The purpose of the TDM Remedy Fund, as further described below, shall be to fund additional TDM strategies, which may be required if annual or biennial trip counts reveal that the Vehicle Trip Objectives described in these development conditions (the "Vehicle Trip Objectives") are not met. After Trip Counts have been conducted each year, beginning one year following approval of the first Non-RUP for the proposed office building, the applicant shall set up a TDM Remedy Fund. Once established, the applicant may be required to contribute to the TDM Remedy Fund each year as follows: if the Vehicle Trip Objectives are exceeded, $0.05 per square foot of office space shall be contributed to the TDM Remedy Fund annually until such time that the Trip Objectives are met. Funds from the TDM Remedy Fund shall be drawn on only for purposes of remedying the non-attainment of the Vehicle Trip Objectives.

ii. Maximum Fund Contributions. Notwithstanding subparts (i) of this Development Condition, no more than Seventy-Five Thousand Dollars ($75,000.00) shall be required of the applicant as a penalty for non-attainment of Vehicle Trip Objectives over the life of the TDM Plan.

32. **Bus Shelter**. A pad for a bus shelter shall be built by the applicant in a location as determined in consultation with WMATA and FCDOT as part of site plan review. As an alternative, a pad and bus shelter may be constructed and maintained by the applicant.

33. **Bicycle Racks and Lockers.** Bicycle racks for the proposed office building shall be installed throughout the parking garage, in specific locations to be approved by FCDOT as part of site plan review (collectively, the "Bike Racks"). The Bike Racks shall accommodate at least seventy (70) bicycles, including fifty (50) employee bicycles and twenty (20) visitor bicycles. In addition, ten (10) bicycle lockers (the "Bike Lockers") shall be provided throughout the parking garage for employees. The Bike Racks and the Bike Lockers shall be installed prior to the issuance of the Non-RUP for the proposed office building.

34. **Exercise and Shower Facilities**. The applicant shall install exercise and shower facilities in the proposed office building prior to the issuance of the Non-RUP. The exercise facility shall be a minimum of 1,000 square feet and at least four (4) showers shall be installed and made available to employees.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

ATTACHMENT 2

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

May 27, 2008

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SEA 1994-P-040 7940 Jones Branch Road
Tax Map # 29-2((15)) A7 & C2
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on various dates. The following comments are offered:

1. Site signalization needs to be adequately addressed. A warrant study for the access should be provided if the warrants could be met for a signal.

2. The right of way for the Hot Lanes connection to Tysons should be dedicated.

3. A stubout for the connection to the lot north of this site should be constructed to allow removal of the adjacent entrance. The easement is shown on the proposed plans.

4. A 2' wide interim and 4' wide ultimate median is required on Jones Branch Road between the site's northern entrance and the Hot Lanes Connector Road. This restricts the garage access to right in right out only.

5. Right of way and improvements should be provided for a 5-6 lane section with a 4' raised median across the site frontage on Jones Branch Road.

6. No access to the Hot Lanes Access Road can be permitted at this time as it is currently proposed. If this is to be considered in the future, right turn lane queues and sight lines will need to be reviewed before any recommendations can be made. No further reviews or determination regarding access to the Hot Lanes Access Road will be made until after the PPTA project is further along with its construction.

7. A right in right out is acceptable for the parking garage on Jones Branch Road. This should be designed to be compatible with the proposed grade changes along Jones Branch Road with the Hot Lanes Access Road.

8. Easements are also necessary for any construction limits of the Hot Lanes Access Road which will fall outside of the dedicated right of way.

9. A contribution for the signal at the Hot Lanes Access Road should be provided. If a signal is not warranted or permitted at the site entrance, the applicant should construct the signal at the Jones Branch Road/Hot Lanes Access Road intersection.

If you have any questions, please call me at (703)383-2424.

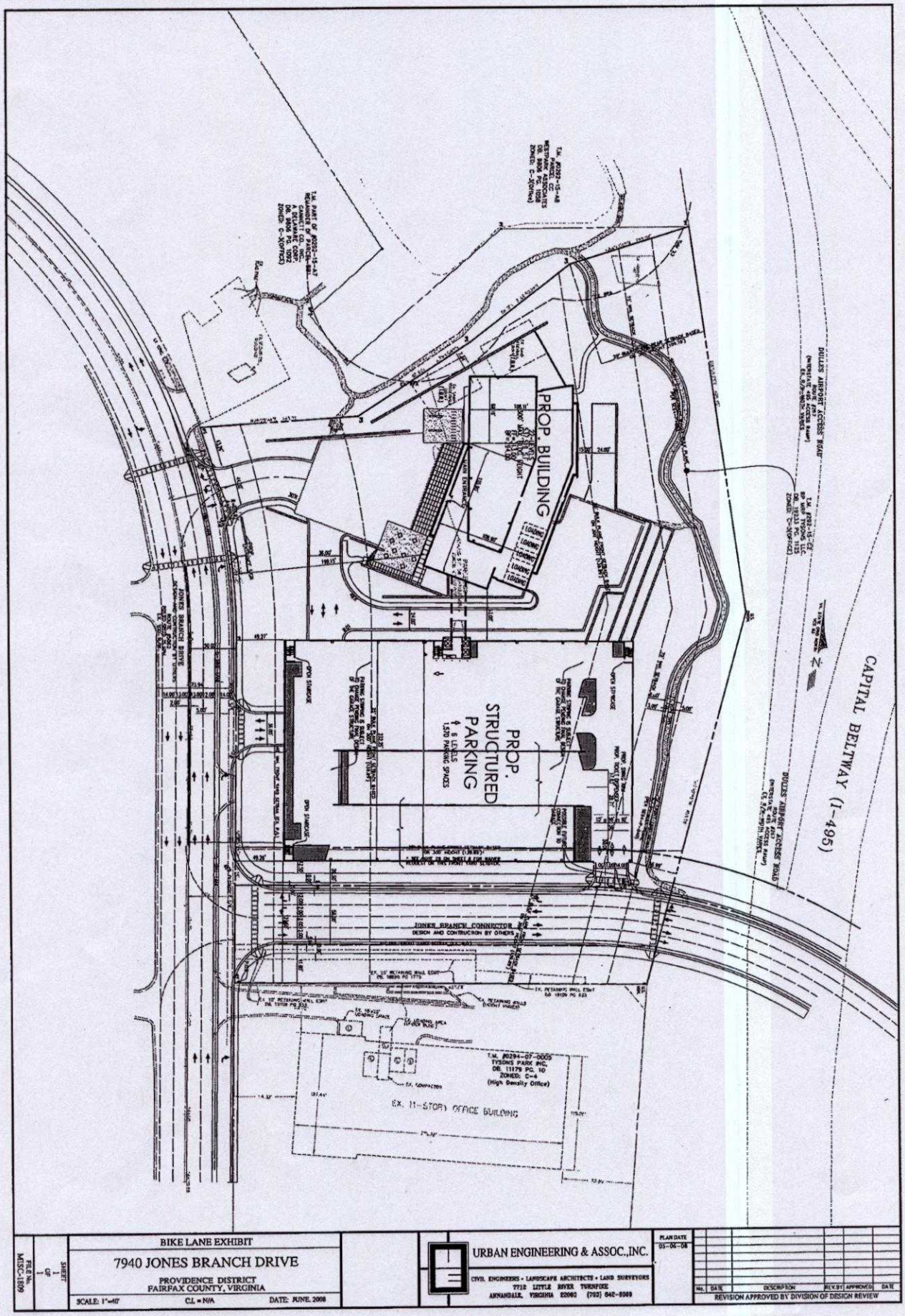
Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxspex1994-P-040sea1.7940JonesBranchRd5-27-08RC

ATTACHMENT 3

EXHIBIT A



BIKE LANE EXHIBIT

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = N/A DATE: JUNE, 2008

FILE No. MISC-1809

SHEET 1 OF 1

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE 05-06-08

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

ATTACHMENT 4

Martin D. Walsh
(703) 528-4700 Ext. 5422
mwalsh@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

June 4, 2008

RECEIVED
Department of Planning & Zoning

JUN 10 2008

Zoning Evaluation Division

Via E-mail and U.S. Mail

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SEA 94-P-040
7940 Jones Branch Drive
Applicant: RP MRP Tysons, LLC

Dear Regina:

It appears that we have somehow managed to make a very simple application complicated. As you are aware, condition 4 that was approved in conjunction with the special exception approval for Gannett Company, Inc. ("Gannett") required administrative approval of certain site and architectural design elements. The review of these elements was slightly different dependent upon whether the proposed building was to be occupied by a "single user" as defined by the condition. The landscape plan and architecture plans of a single user building is administratively reviewed by the Planning Commission, which was done for Gannett. The developer of a non-single user building is required to present architecture, landscaping and additional site details to the Planning Commission for review and recommendation and to the Board of Supervisors for review and approval. The purpose of this condition was to provide assurances of quality design regardless of whether the building is occupied by a single user, which is typically a corporate headquarters. Further, the Gannett building had not been designed when the original special exception was approved.

Inadvertently, the administrative review process required by condition 4 became complicated with a request for a special exception amendment to add an eating establishment as a principal use. The Applicant is not adding any square footage to the prior approval, and the eating establishment will provide reduced vehicle trips for tenants in and around the proposed office building and should be considered a benefit. This request for a special exception amendment has to be determined "minor" by anyone's definition. However, the Applicant is considering withdrawing the special exception amendment for the eating establishment in order to simplify the approval process for the architecture and site design. The proposed conditions for the pending special exception amendment far exceed any reasonable standard that would require the conditions to be "uniquely attributable to the requested land use change." This is of greatest

concern with regard to the request to accommodate the Jones Branch Drive HOT Lane Connector.

Despite the fact that there is no road designated on the Comprehensive Plan or the Master Transportation Plan between the Applicant's property and the adjacent property to the south, the design, dedication, and construction of the proposed HOT Lane Connector (the "Connector") to Jones Branch Drive has become an issue in the requested special exception amendment. Obviously, there is no nexus between a special exception amendment application for a restaurant and a regional transportation improvement such as the Connector. Having said that, the Applicant has worked diligently with VDOT, Transurban/FLUOR and the Fairfax County Department of Transportation to ensure that the existence and design of the Connector will not be precluded by the construction of its proposed building and associated garage. The Applicant has been willing to discuss a reservation and possible dedication of that land that will accommodate the current Connector design at no cost to Fairfax County, VDOT or Transurban/FLUOR. In response to what I would consider to be an overwhelmingly generous offer, we have been told that the Applicant's proposal does not meet the front yard requirements once the Connector is constructed (as the road itself creates a front yard) and, therefore, it has been suggested that the Applicant may wish to redesign and relocate its proposed building and/or garage to accommodate the front yard requirement. I am frankly surprised at this position as it provides no incentive for property owners to cooperate by dedicating land for future road improvements.

My client, in the spirit of cooperation, has looked at the possibility of redesigning and relocating its building, but believes that by doing so it will result in a serious diminution in value of said office building. In addition, the existence of Resource Protection Area and other site constraints preclude the replacement of parking that would have to be displaced to accommodate the front yard requirement and the Connector. A front yard requirement (which is not applicable since there is no road at this time creating a front yard in existence, nor is said road even recommended in the Comprehensive Plan) is overreaching and unreasonable in the context of this application, furthermore it, cannot legally be supported. Conversely, a waiver of the front yard requirement is justified by the Applicant's reservation of land area for a future roadway that will serve as a regional transportation benefit. Further, it provides an incentive for landowners to cooperate in, and not frustrate, plans for future roadways.

Unfortunately, based upon the time that the special exception amendment application has been pending and current market conditions, the Applicant may be forced to redesign the project under its existing C-3 zoning which could impede the construction of the Connector as currently contemplated on the Applicant's property. Such redesign has not been the Applicant's desired approach, but the delays and market conditions may force that decision to be made sooner rather than later. I would urge all parties to seek a quick solution to this problem and expeditiously approve the application.

I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Martin D. Walsh

MDW/ms
cc: Supervisor Linda Q. Smyth
Planning Commissioner Kenneth A. Lawrence
Fred Rothmeijer
Charles McGrath
Rick Saas
Robert Murphy
Jan Brodie
Lynne J. Strobel

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