

**NOTES:**

- 1) THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 029-4 ((06)) 106 AND IS ZONED C-3. (SEE SP-834-C, AND PCA 92-P-001-6 & PCA 1998-PR-052)
- 2) THE CURRENT OWNER OF THE SUBJECT PROPERTY IS TDC OWNER, LLC, AS RECORDED IN DEED BOOK 18871 AT PAGE 808 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3) THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND FLOOD ZONE "A" (AREA WHERE NO BASE FLOOD ELEVATION IS DETERMINED) AS SHOWN ON FEMA MAP NO. 515525 0100 D, DATED MARCH 5, 1990.
- 4) NO TITLE REPORT FURNISHED.
- 5) THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A GROUND SURVEY PERFORMED BY VIKI, INC. ON OCTOBER 10, 2005. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON VIRGINIA STATE COORDINATE SYSTEM (VCS '83) BY USING THE FOLLOWING (2) FAIRFAX COUNTY CONTROL MONUMENTS  
1.) WESTGATE 1969 N=7,020,550.356 E=11,851,667.283  
2.) LEWINSVILLE 2 N=7,023,459.058 E=11,849,293.873
- 6) THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS REFERENCED FROM A "PLAT SHOWING BOUNDARY SURVEY OF THE LAND OF WESTGATE CORPORATION" RECORDED IN DEED BOOK 5888 AT PAGE 1335 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 7) SEE SHEET 2 OF 5 FOR PROPOSED TREE LOCATIONS AND TREE CANOPY COMPUTATIONS.
- 8) SEE SHEET 3 OF 5 FOR EXISTING TREE LOCATIONS.
- 9) APPLICANT AGREES TO PROVIDE AN EASEMENT IN THE SOUTHEAST CORNER (OUTSIDE THE PARKING LOT AS SHOWN HEREON) IN ORDER TO COORDINATE WITH THE ADJACENT LANDOWNER ON THE POSSIBLE FUTURE CONSTRUCTION OF A STREAM VALLEY TRAIL.

**NOTES (continued):**

- 10.) WATER QUALITY STORMWATER MANAGEMENT SHALL BE PROVIDED TO MEET CBPO REDEVELOPMENT CRITERIA, IF REQUIRED, AT TIME OF FINAL SITE PLAN, UNLESS REQUIREMENT IS WAIVED OR MODIFIED BY THE DIRECTOR.
  - 11.) LIMIT OF CLEARING AND GRADING IS LIMITED TO THE MINIMUM AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS AND DEMOLISH THE EXISTING PAVEMENT.
- Waivers and Modifications Requested:**
- 1.) A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (PFM SECTION 13-203) ON THE SOUTH AND WEST PROPERTY LINES IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS, AS SHOWN ON SHEETS 2 & 3.
  - 2.) A MODIFICATION OF THE LOADING SPACE REQUIREMENT (SECTION 11-203) TO PROVIDE 5 (MAX) LOADING SPACES IN FAVOR OF MAINTAINING THE TWO EXISTING LOADING SPACES SHOWN ON THE PLAN.
  - 3.) A MODIFICATION OF THE OPEN SPACE REQUIREMENT (SECTION 2-309) TO PROVIDE 15% OPEN SPACE IN FAVOR OF THAT SHOWN ON THE PLAN BECAUSE THE EXISTING FLOODPLAIN AND WOODED AREAS ADJACENT TO THIS SITE HAVE BEEN MAINTAINED, PER PCA92-P-001-2, 1.D-2 & 4). SEE ALSO OPEN SPACE TABULATION BELOW.
  - 4.) A REAFFIRMATION OF THE WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENT, DUE TO THE FULFILLMENT OF PROFFERS 1.D-2 & 4, PER PCA 92-P-001-2. THE EXISTING WOODLAND AND MAINTAINED FLOODPLAIN SERVE AS THE SCREEN AND BARRIER.

**Parking Required**

Office: 14,138 square feet at 3.6 spaces/1000 square feet = 51 spaces

College or University: Based on a review by the Director including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; but in no instance less than one (1) space per faculty and staff member and other full-time employee, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time

50 faculty/employees at 1 space per faculty/employee = 50 spaces  
257 students at 1 space per student = 257 spaces<sup>1</sup>

Total parking spaces required = 358

**Parking Provided**

Office: 51 spaces  
College or University: 307 spaces (152 spaces on Parcel 106 and 155 spaces on adjacent Parcel 105)<sup>2</sup>

<sup>1</sup>The number of students that will drive will be less than 257 due to proximity to the Tysons East Metro Station and other Transportation Demand Management strategies. The required and provided number of parking spaces may be reduced based on a refined parking analysis to be reviewed and approved by the Director of DPWES.

<sup>2</sup>In accordance with Section 11-102 of the Zoning Ordinance all required off-street parking spaces shall be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification, and is either under the same ownership, or is subject to agreements or arrangements satisfactory to the Director that will ensure the permanent availability of such spaces. Lot 105 is contiguous to Lot 106; both lots are zoned C-3; and both are owned by TDC Owner LLC.

Application No. SE 2009-PR-027 Staff: B. Cho  
APPROVED SP PLAN  
SEE DEV CONDS DATED May 10, 2010  
Date of (BZA) approval May 11, 2010  
Sheet 1 of 5

**HC Parking**

Required: 7 spaces  
Provided: 7 spaces

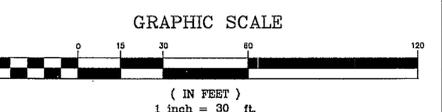
RECEIVED  
Department of Planning & Zoning  
MAR 29 2010  
Zoning Evaluation Division

**SITE AREA TABULATION:**  
LOT 106.....114,256 SF. OR 2.62296 AC  
**AREA OF SPECIAL EXCEPTION:**  
114,256 SQ. FT. OR 2.62296 ACRES

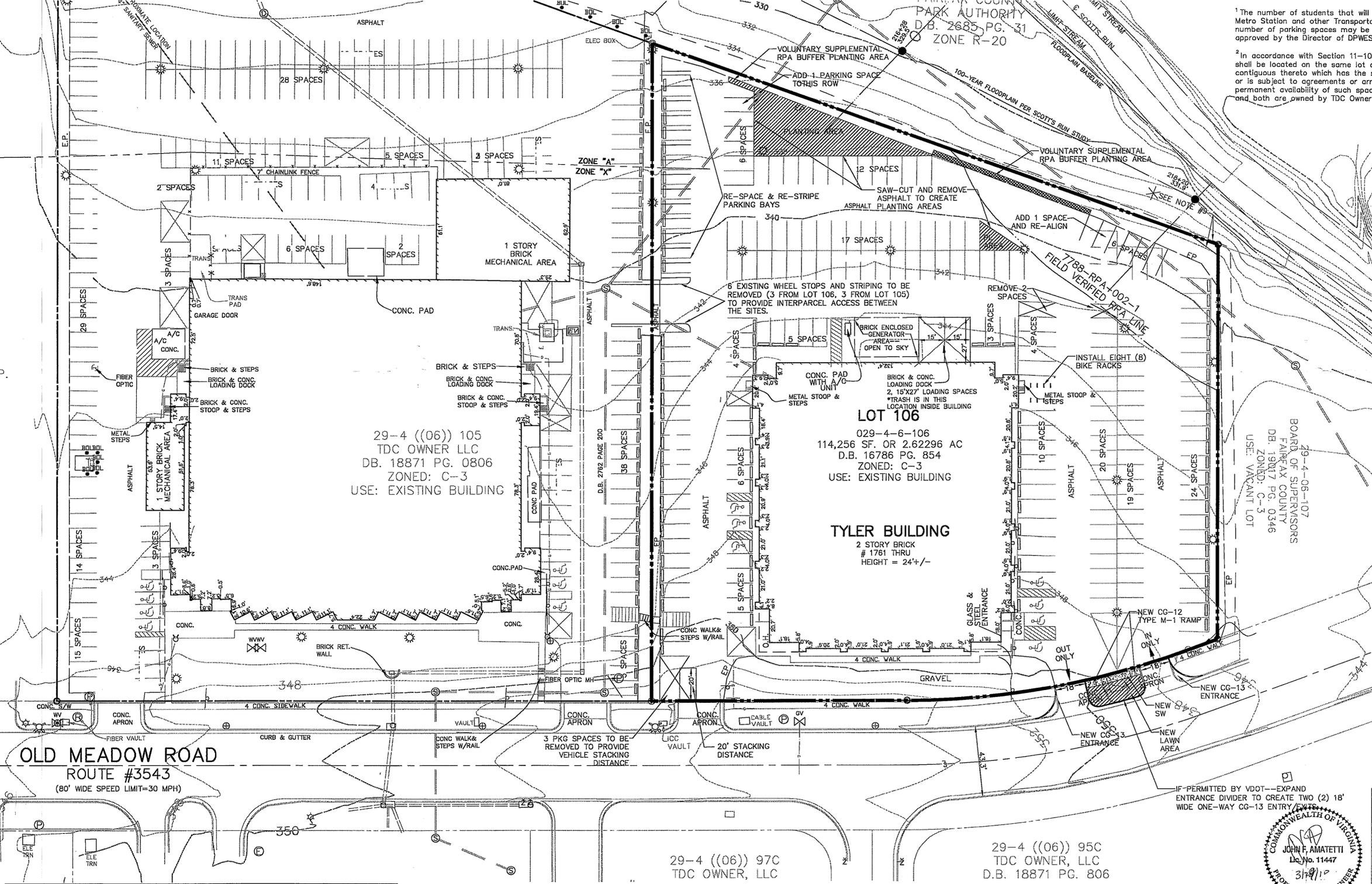
**Open space:**  
Required = 15% (17,138.4 sf)  
Existing = 9.6% (11,048 sf)  
Provided after construction = 12.19% (13,930 sf)  
Modification is being requested (above)  
See PCA 92-P-001-2, 1.D2 & 4 for further information.

**SHEET INDEX**

- 1--SPECIAL EXCEPTION PLAT / EX. COND PLAN
- 2--LANDSCAPE PLAN & EVM DETAILS AND COMPS
- 3--EXISTING VEGETATION MAP
- 4--EXISTING VEGETATION INVENTORY/ANALYSIS
- 5--ADEQUATE OUTFALL MAP & NARRATIVE

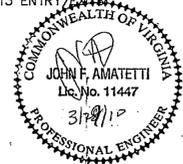


| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|-----|-------------|-----------|----------|------|
| 1   | REVISION    | 2/12/10   |          |      |
| 2   | REVISION    | 3/12/10   |          |      |
| 3   | REVISION    | 3/26/10   |          |      |
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**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | TANGENT | DELTA     | CHD BRG     | CHORD   |
|-------|---------|---------|---------|-----------|-------------|---------|
| C1    | 173.72' | 487.05' | 87.79'  | 20°26'09" | N00°17'40"E | 172.80' |



I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THESE PLANS FROM THOSE PREVIOUSLY SUBMITTED.

**VIKA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
9100 GREENSBORO DRIVE, SUITE 200, FAIRFAX COUNTY, VIRGINIA 22031  
(703)442-7800 ■ FAX (703)761-2787  
MALEAN, VA

**LOT 106 - WESTGATE INDUSTRIAL PARK**

**SPECIAL EXCEPTION PLAT EXISTING CONDITIONS PLAN**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

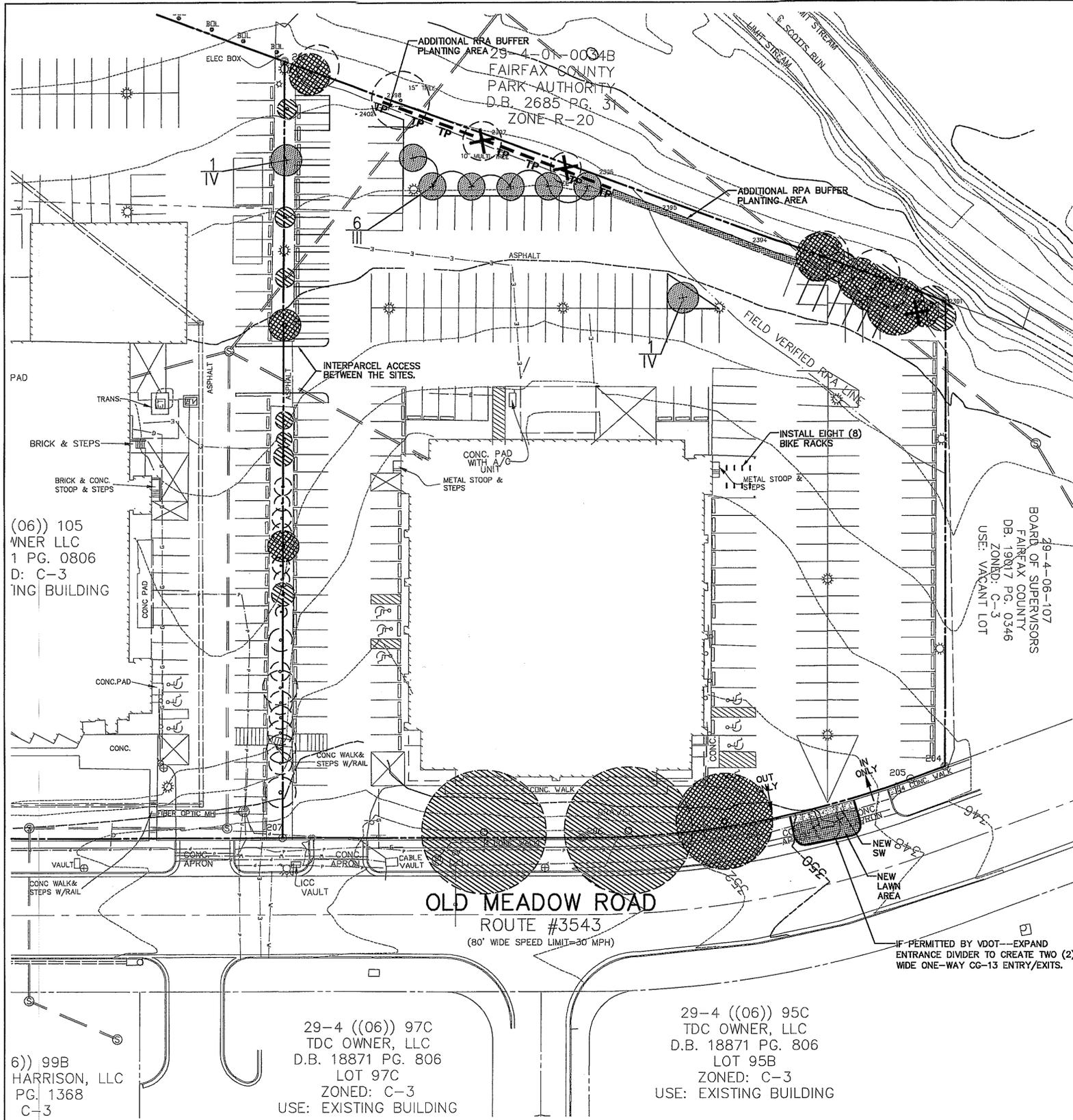
10/30/09 AM EST

**SUBMISSIONS**

| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|-----|-------------|-----------|----------|------|
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REVISIONS

DES. JK  
SCALE: 1"=30'  
PROJECT/FILE NO. 6894  
SHEET NO. 1 OF 5



**Table 12.12 10-Year Tree Canopy Calculation Worksheet**

| Step  | Totals   | Reference   |
|---|--|---|
| <b>A. Tree Preservation Target Calculations and Statement</b> |  |   |
| A 1   | Pre-development area of existing tree canopy (from existing vegetation map)(SF) = 12455.00   | see § 12-0507.2   |
| A 2   | Percentage of gross site area covered by existing tree canopy = 11%  |   |
| A 3   | Percentage of 10-year tree canopy required for site = 10%  | see Table 12.4  |
| A 4   | Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 11%   |   |
| A 5   | Proposed percentage of canopy requirement that will be met through tree preservation = 125%  |   |
| A 6   | Has the Tree Preservation Target minimum been met? Yes   | Provide Yes or No   |
| A 7   | If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. | Provide sheet number, see § 12-0507.3   |
| A 8   | If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4  | see § 12-0507.4   |
| <b>B. Tree Canopy Requirement</b>                             |  |   |
| B 1   | Identify gross site area (SF) = 114256.00  | § 12-0510.1A  |
| B 2   | Subtract area dedicated to parks, road frontage(SF) = 0.00   | § 12-0510.1B  |
| B 3   | Subtract area of exemptions(SF) = 0.00   | § 12-0510.1C(1) through § 12-0510.1C(6)   |
| B 4   | Adjusted gross site area (B1-B2-B3)(SF) = 114256.00  | Square Feet   |
| B 5   | Identify the site's zoning and/or use PRM  |   |
| B 6   | Percentage of 10-year tree canopy required = 0.10  | § 12-0509.1 and Table 12.4  |
| B 7   | Area of 10-year Tree Canopy Required (B4 x B6)(SF) = 11425.60  | Square Feet   |
| B 8   | Modification of 10-year Tree Canopy Requirements requested? Yes or No  |   |
| B 9   | If B8 is yes, then list plan sheet where modification request is located   | Sheet number  |
| <b>C. Tree Preservation</b>                                   |  |   |
| C 1   | Tree Preservation Target Area(SF) = 1245.50  | Square Feet   |
| C 2   | Total canopy area meeting standards of § 12-0400 (SF) = 9869.00  | Square Feet   |
| C 3   | C 2 x 1.25(SF) = 12336.25  | § 12-0509.3B  |
| C 4   | Total canopy area provided by unique or valuable forest or woodland communities(SF) = 0.00   | Square Feet   |
| C 5   | C 4 x 1.5(SF) = 0.00   | § 12-0509.3B(1)   |
| C 6   | total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) = 0.00   | Square Feet   |
| C 7   | C 6 x 1.5 to 3.0 (SF) = 0.00   | § 12-0509.3B(2)   |
| C 8   | Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) = 1993.00  | Square Feet   |
| C 9   | C 8 x 1.0 (SF) = 1993.00   | § 12-0509.3C(1)   |
| C 10  | Total of C 3, C 5, C 7 and C 9 = 14329.25  | If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D |

| Step  | Totals   | Reference  |
|---|--|--|
| <b>D. Tree Planting</b>                         |  |  |
| D 1   | Area of canopy to be met through tree planting (B 7-C10) = 1250.00               | Square feet  |
| D 2   | Area of canopy planted for air quality benefits = D 2 x 1.5 (SF) = 0.00          | Square feet  |
| D 3   | Area of canopy planted for energy conservation = D 4 x 1.5 (SF) = 0.00           | § 12-0509.4B(1)  |
| D 4   | Area of canopy planted for water quality benefits = D 6 x 1.25 (SF) = 0.00       | § 12-0509.4B(2)  |
| D 5   | Area of canopy planted for water quality benefits = D 6 x 1.25 (SF) = 0.00       | § 12-0509.4B(3)  |
| D 6   | Area of canopy planted for water quality benefits = D 8 x 1.5 (SF) = 0.00        | § 12-0509.4B(4)  |
| D 7   | Area of canopy planted for water quality benefits = D 8 x 1.5 (SF) = 0.00        | § 12-0509.4B(4)  |
| D 8   | Area of canopy planted for water quality benefits = D 10 x 1.5 (SF) = 1150.00    | Square feet  |
| D 9   | Area of canopy provided by native trees = 1950.00                                | § 12-0509.4B(5)  |
| D 10  | Area of canopy provided by native trees = 1950.00                                | Square feet  |
| D 11  | Area of canopy provided by improved cultivars and varieties = 0.00               | Square feet  |
| D 12  | Area of canopy provided by improved cultivars and varieties = 0.00               | Square feet  |
| D 13  | D 12 x 1.25 (SF) = 0.00  | § 12-0509.4B(6)  |
| D 14  | Area of canopy provided through tree seedlings (SF) = 0.00                       | § 12-0509.4D(1)(a)   |
| D 15  | D 14 x 1.0 = 0.00  | Square feet  |
| D 16  | Percentage of D 14 represented by D 15 = 0.00                                    | Must not exceed 33% of D 14                                      |
| D 17  | Area of canopy to be planted with no benefit credits = 1950.00                   | Square feet  |
| D 18  | Total of canopy area provided through tree planting = 1950.00                    | Square feet  |
| D 19  | Is an offsite planting relief requested? Yes or No                               | Yes or No  |
| D 20  | Tree Bank or Tree Fund? Yes or No  | Yes or No § 12-0511  |
| D 21  | Canopy area requested to be provided through offsite banking or tree fund = 0.00 | Square feet  |
| D 22  | Amount to be deposited into the Tree Preservation and Planting Fund = 0.00       |  |
| <b>E. Total of 10-year Tree Canopy Provided</b> |  |  |
| E 1   | Total of canopy area provided through tree preservation (C 10) = 14329.25        | Square feet  |
| E 2   | Total of canopy area provided through tree planting (D 18) = 1950.00             | Square feet  |
| E 3   | Total of canopy area provided through offsite mechanism (D 21) = 0.00            | Square feet  |
| E 4   | Total of 10-year Tree Canopy Provided (SF) = 16279.25                            | Total of E 1 through E 3, area should meet or exceed area in B 7 |

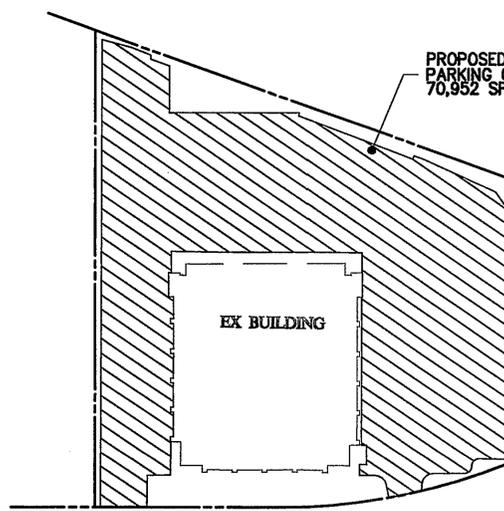
**Table 12.13 Interior Parking Lot Landscaping Calculations**

| Item  | Value    | Remarks                  |
|---|----------|--------------------------|
| Area to be counted (SF) =                               | 70952.00 | square feet              |
| Interior Landscaping Required (5%) =                    | 3547.60  | square feet              |
| Total Shade Tree Canopy Provided (SF) =                 | 70952.00 | square feet              |
| (7 Existing Trees to Provide Parking Canopy Coverage) = | 2760.00  | Counting benefit credits |
| (6 New Category III Deciduous Trees @ 150 SF EA.) =     | 900.00   | Counting native credits  |
| (2 New Category IV Deciduous Trees @ 200 SF EA.) =      | 400.00   | Counting native credits  |
| Total Area Required (SF) =                              | 3547.60  | 5.00%                    |
| Total Area Provided (SF) =                              | 4060.00  | 5.72%                    |

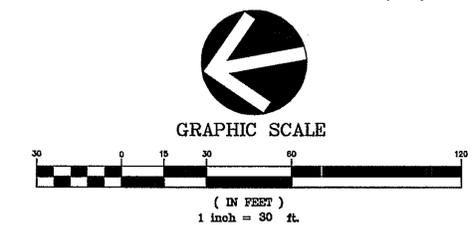
Application No. SE 2009-PR-027 Staff B. Cho  
 APPROVED SE SP PLAN  
 SEE DEV CONDS DATED May 10, 2010  
 Date of 6/03 (BZA) approval May 11, 2010  
 Sheet 2 of 5

**Tree Preservation Fencing:** "All trees proposed for preservation shall be protected by tree protection fence as shown. 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.

All tree protection fencing shall be installed 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 direct 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 UFMD, 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 UFMD, DPWES."

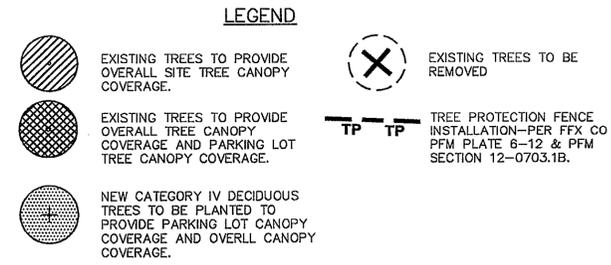


PLAN PREPARED BY: NELSON P. KIRCHNER, CLA  
 CERTIFIED ARBORIST NO. MA-A720AM  
 SIGNATURE NPK DATE 3/29/10



| NO. | DESCRIPTION      | REVIEW BY | APPROVED | DATE |
|-----|------------------|-----------|----------|------|
| 1   | REVISION 2/12/10 |           |          |      |
| 2   | REVISION 3/12/10 |           |          |      |
| 3   | REVISION 3/28/10 |           |          |      |
| 4   | REVISION 3/26/10 |           |          |      |

| KEY | TREE TYPE         | QUANTITY | CALIPER (IN) | STD COVERAGE CREDIT (SF) | NATIVE SPECIES CREDIT (SF) | COVERAGE (SF) |
|-----|-------------------|----------|--------------|--------------------------|----------------------------|---------------|
| IV  | CAT IV DECIDUOUS  | 2        | 2"           | 200 SF                   | 300 SF                     | 600 SF        |
| III | CAT III DECIDUOUS | 6        | 2"           | 150 SF                   | 225 SF                     | 1,350 SF      |
|     |                   |          |              | TOTAL: 1,950 SF          |                            |               |



**PERIPHERAL PARKING LOT LANDSCAPING**

- NORTH PROPERTY LINE: REQUIREMENTS MET
- EAST PROPERTY LINE: REQUIREMENTS MET
- SOUTH PROPERTY LINE: MODIFICATION REQUESTED
- WEST PROPERTY LINE: MODIFICATION REQUESTED

**VIKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
 VIKA INCORPORATED  
 8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102  
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 McLEAN, VA GERMANTOWN, MD

**LOT 106 - WESTGATE INDUSTRIAL PARK**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**LANDSCAPE PLAN, EVM DETAILS AND COMPUTATIONS**

COMMONWEALTH OF VIRGINIA  
 JOHN F. AMATETTI  
 Lic. No. 11447  
 3/29/10  
 PROFESSIONAL ENGINEER

VIKA REVISIONS

REVISION 3/29/10  
 REVISION 3/26/10  
 REVISION 3/12/10  
 REVISION 2/12/10  
 DATE: FEBRUARY 2010  
 DES. NPK DWN NPK  
 SCALE: 1"=30'  
 PROJECT/FILE NO. 6894  
 SHEET NO. 2 OF 5

EXISTING VEGETATION TABLE

| EVM INDEX | COVER TYPE                 | SUCCESSIONAL STAGE | AREA    | COVER CONDITION                             | PRIMARY SPECIES                             | COMMENTS  |
|-----------|----------------------------|--------------------|---------|---|---|---|
| A         | DEVELOPED/<br>BUILDING     | N/A                | 0.61 AC | EXISTING OFFICE<br>BUILDING                 | N/A   | EXISTING COMMERCIAL<br>DEVELOPMENT                            |
| B         | DEVELOPED/<br>PARKING AREA | N/A                | 1.67 AC | ASPHALT<br>PARKING                          | N/A   | EXISTING PARKING/<br>TRAVEL LANES                             |
| C         | LANDSCAPE<br>MAINTAINED    | N/A                | 0.18 AC | PERVIOUS<br>GOOD                            | (SEE VEG TYPE<br>COVERS: PLAN<br>& OUTLINE) | MAINTAINED LAWN AREA UNDER<br>TREE CANOPY/LANDSCAPE AREA      |
| D         | UPLAND<br>FOREST           | SUB-CLIMAX         | 0.17 AC | WOODED WITH PORTIONS<br>OF MAINTAINED GRASS | (SEE VEG TYPE<br>COVERS)                    | WOODED AREA AT THE PERIPHERAL<br>OF ADJACENT UNDISTURBED AREA |
| TOTAL     |                            |                    | 2.63 AC |   |   |   |

VEGETATION COVER TYPES

- "A" PRIMARY COVER  
 EXISTING BUILDING  
 FOUNDATION PLANTINGS
- "B" PRIMARY COVER  
 EXISTING ASPHALT PAVEMENT
- "C" PRIMARY COVER  
 LAWN/GRASS AREA  
 MAINTAINED LANDSCAPE AREA
- "D" PRIMARY COVER  
 ACER - MAPLE  
 ALBIZIA - SILK TREE  
 LIRODENDRON - POPLAR  
 PLATANUS - SYCAMORE  
 GLEDITSIA - LOCUST  
 PRUNUS - CHERRY

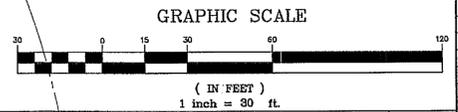
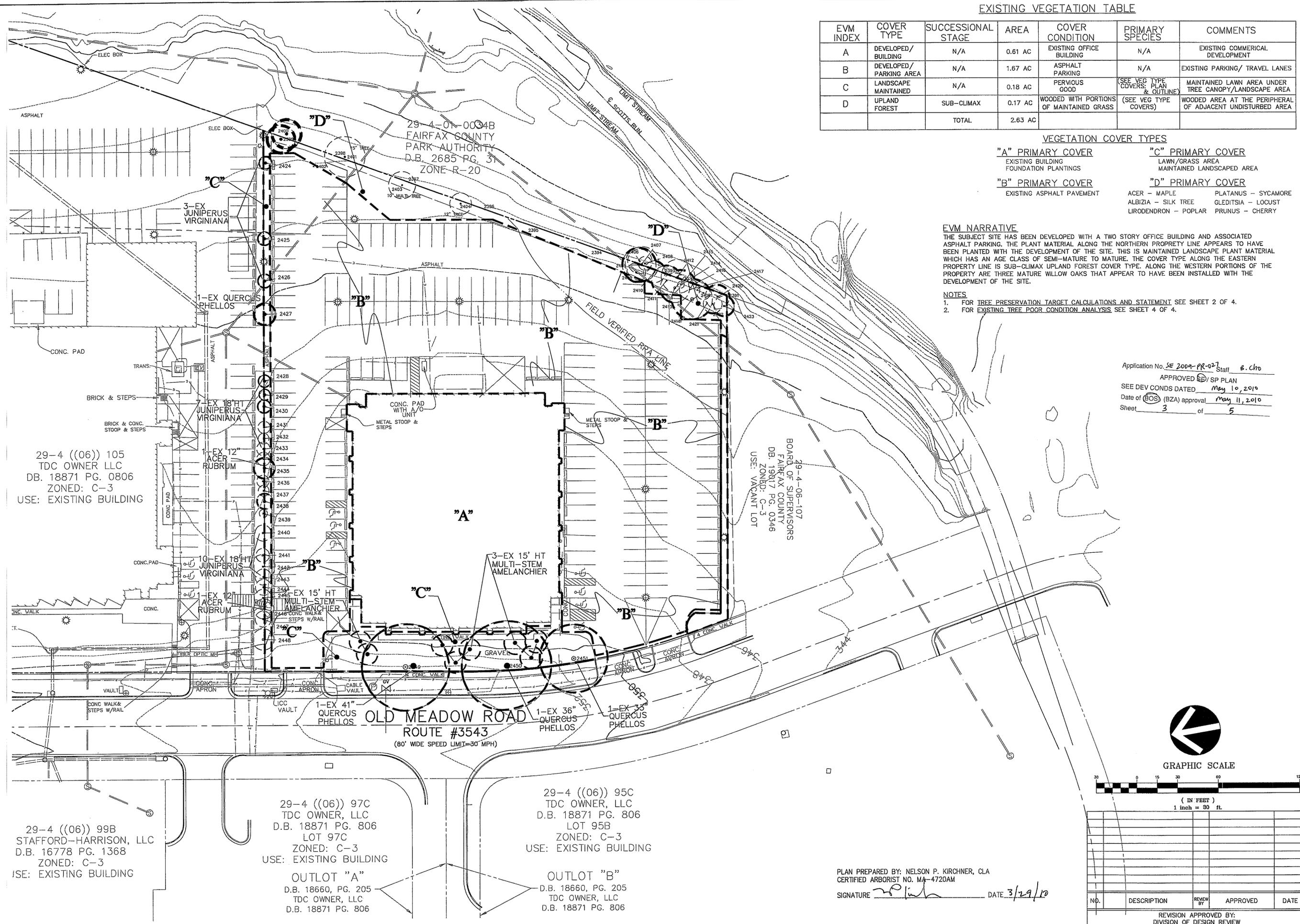
EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH A TWO STORY OFFICE BUILDING AND ASSOCIATED ASPHALT PARKING. THE PLANT MATERIAL ALONG THE NORTHERN PROPERTY LINE APPEARS TO HAVE BEEN PLANTED WITH THE DEVELOPMENT OF THE SITE. THIS IS MAINTAINED LANDSCAPE PLANT MATERIAL WHICH HAS AN AGE CLASS OF SEMI-MATURE TO MATURE. THE COVER TYPE ALONG THE EASTERN PROPERTY LINE IS SUB-CLIMAX UPLAND FOREST COVER TYPE. ALONG THE WESTERN PORTIONS OF THE PROPERTY ARE THREE MATURE WILLOW OAKS THAT APPEAR TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE SITE.

NOTES

- FOR TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT SEE SHEET 2 OF 4.
- FOR EXISTING TREE POOR CONDITION ANALYSIS SEE SHEET 4 OF 4.

Application No. SE 2009-PR-021 Staff B. Cho  
 APPROVED [Signature] SP PLAN  
 SEE DEV CONDS DATED May 10, 2010  
 Date of BOS (BZA) approval May 11, 2010  
 Sheet 3 of 5



PLAN PREPARED BY: NELSON P. KIRCHNER, CL  
 CERTIFIED ARBORIST NO. MA-4720AM  
 SIGNATURE [Signature] DATE 3/29/10

| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
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REVISION APPROVED BY:  
 DIVISION OF DESIGN REVIEW

| Tree # | Species                                  | Size         | Condition | Canopy Position | Status   | Activities  |               |             |                      | Existing Conditions / Problems  | Comments   |
|--------|--|--------------|-----------|-----------------|----------|-------------|---------------|-------------|----------------------|---|--|
|        |  |              |           |                 |          | Crown Clean | Crown Raising | Remove Tree | Remove Invasive Vine |   |  |
|        |  | DBH (in)     | %         |                 |          |             |               |             |                      |   |  |
| 2423   | Acer rubrum / Red Maple                  | 10.5, 12, 10 | 60        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | Remove cottonwood that fell on tree 2423.                                      |
| 2422   | Liriodendron tulipifera / Yellow poplar  | 12           | 60        | Codominant      | Preserve |             |               |             |                      | Good/Fair structure & health.   | -  |
| 2420   | Acer rubrum / Red Maple                  | 10           | 65        | Codominant      | Preserve |             |               |             |                      | Good/Fair structure & health.   | -  |
| 2421   | Necrotic                                 | 13           | 0         | -               | Remove   |             |               | X           |                      | -   | Poor condition. Remove tree 2421.  |
| 2418   | Populus deltoides / Eastern Cottonwood   | 22           | 50        | Dominant        | Preserve |             |               |             | X                    | Significant invasive vine on trunk stem.  | Remove invasive vine.  |
| 2417   | Acer rubrum / Red Maple                  | 8            | 65        | Codominant      | Preserve |             |               |             |                      | Good /Fair structure & health.  | Remove backfill at trunk stem root crown.                                      |
| 2416   | Acer rubrum / Red Maple                  | 8            | 65        | Codominant      | Preserve |             |               |             |                      | Good/Fair structure & health.   | Remove backfill at trunk stem root crown.                                      |
| 2419   | Populus deltoides / Eastern Cottonwood   | 9.5          | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | -  |
| 2415   | Acer rubrum / Red Maple                  | 6            | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | -  |
| 2412   | Acer rubrum / Red Maple                  | 9.5          | 60        | Codominant      | Preserve |             |               |             |                      | Good/Fair structure & health, epicormic shoots.   | -  |
| 2414   | Acer rubrum / Red Maple                  | 6            | 60        | Codominant      | Preserve |             |               |             |                      | Good/Fair structure & health.   | -  |
| 2413   | Populus deltoides / Eastern Cottonwood   | 16           | 60        | Dominant        | Preserve |             |               |             | X                    | Invasive vine on trunk stem, fair structure & health.   | Remove invasive vine.  |
| 2411   | Acer rubrum / Red Maple                  | 10           | 50        | Codominant      | Preserve | X           | X             |             |                      | Leaning trunk stem, no discernible health issues.   | Crown clean and raise. Tree 2411 should be considered for removal.             |
| 2410   | Acer rubrum / Red Maple                  | 9.5          | 60        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | Remove backfill at trunk stem root crown.                                      |
| 2408   | Acer rubrum / Red Maple                  | 11           | 60        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | Remove backfill at trunk stem root crown.                                      |
| 2405   | Acer rubrum / Red Maple                  | 13           | 65        | Dominant        | Preserve |             |               |             |                      | Twisty trunk stem, no serious structural or health issues.  | Remove backfill at trunk stem root crown.                                      |
| 2406   | Acer rubrum / Red Maple                  | 9            | 50        | Codominant      | Preserve | X           | X             |             |                      | Trunk stem has a lean. No discernible structural or health issues.  | Remove backfill at trunk stem root crown.                                      |
| 2407   | Acer rubrum / Red Maple                  | 6.5          | 50        | Codominant      | Preserve |             |               | X           |                      | Trunk stem has an arching lean with invasive vine in canopy, no discernible health issues.                  | Remove backfill at trunk stem root crown. Remove invasive vine.                |
| 2409   | Acer rubrum / Red Maple                  | 13           | 55        | Codominant      | Preserve | X           |               | X           |                      | Trunk stem has an arching lean with invasive vine in canopy, no discernible health issues.                  | Remove backfill at trunk stem root crown. Crown Clean. Remove invasive vine.   |
| 2403   | Morus alba, White mulberry               | 10, 9, 8     | 45        | Codominant      | Remove   |             |               |             | X                    | Deadwood in canopy, tri-dominant trunk stem with low angle of attachment, bleeding flow from trunk stem.    | Tree 2403 has a hazard potential and could be considered for removal.          |
| 2404   | Morus alba, White mulberry               | 11           | 45        | Codominant      | Remove   | X           |               | X           |                      | Invasive vine in canopy, bleeding flow from trunk stem, deadwood in canopy.                                 | Tree 2404 has a hazard potential and could be considered for removal.          |
| 2401   | Acer rubrum / Red Maple                  | 15           | 60        | Dominant        | Preserve | X           | X             |             |                      | Slight lean. No discernible structural or health issues.  | Crown clean and raise.   |
| 2399   | Liriodendron tulipifera / Yellow poplar  | 21           | 75        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -  |
| 2400   | Prunus serotina / Black Cherry           | 10           | 35        | Intermediate    | Remove   |             |               |             |                      | This tree has no effective scaffold, invasive vine is along the length of the trunk stem. Tree is Off-site. | -  |
| 2424   | Juniperus virginiana / Eastern Red Cedar | 20           | 70        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -  |
| 2425   | Juniperus virginiana / Eastern Red Cedar | 11, 9, 5, 8  | 40        | Dominant        | Preserve |             |               |             |                      | Half of the total 9" trunk stem leader has been snapped in recent storm event.                              | Remove storm damage. Tree 2425 should be considered for removal & replacement. |
| 2426   | Juniperus virginiana / Eastern Red Cedar | 15           | 60        | Dominant        | Preserve | X           | X             |             |                      | Tree 2426 has been damaged in recent storm event.   | Remove storm damage. Crown clean and raise.                                    |
| 2427   | Quercus phellos / Willow Oak             | 29           | 75        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -  |

DBH = Diameter at Breast Height (measured 4.5 feet above ground).  
 Conditions Ratings provided as percentages as based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Society of Arboriculture.

| Tree # | Species                                  | Size     | Condition | Canopy Position | Status   | Activities  |               |             |                      | Existing Conditions / Problems  | Comments               |
|--------|--|----------|-----------|-----------------|----------|-------------|---------------|-------------|----------------------|---|------------------------|
|        |  |          |           |                 |          | Crown Clean | Crown Raising | Remove Tree | Remove Invasive Vine |   |                        |
|        |  | DBH (in) | %         |                 |          |             |               |             |                      |   |                        |
| 2428   | Juniperus virginiana / Eastern Red Cedar | 16       | 70        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2429   | Juniperus virginiana / Eastern Red Cedar | 12       | 70        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2430   | Juniperus virginiana / Eastern Red Cedar | 12, 9    | 70        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2431   | Juniperus virginiana / Eastern Red Cedar | 11       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2432   | Juniperus virginiana / Eastern Red Cedar | 7.5      | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2433   | Juniperus virginiana / Eastern Red Cedar | 11       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2434   | Juniperus virginiana / Eastern Red Cedar | 8        | 25        | Codominant      | Remove   |             |               |             |                      | Tree 2434 has virtually no canopy or scaffold. Has a low canopy ratio. Tree is Off-Site.        | Poor condition.        |
| 2435   | Acer rubrum / Red Maple                  | 16       | 65        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2436   | Juniperus virginiana / Eastern Red Cedar | 10       | 45        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Low canopy ratio. Tree is Off-Site.                 | -                      |
| 2437   | Juniperus virginiana / Eastern Red Cedar | 10       | 60        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2438   | Juniperus virginiana / Eastern Red Cedar | 12       | 65        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | Crown clean and raise. |
| 2439   | Juniperus virginiana / Eastern Red Cedar | 8.5, 5   | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2440   | Juniperus virginiana / Eastern Red Cedar | 14.5     | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2441   | Juniperus virginiana / Eastern Red Cedar | 14.5     | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2442   | Juniperus virginiana / Eastern Red Cedar | 10       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2443   | Juniperus virginiana / Eastern Red Cedar | 14       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2444   | Juniperus virginiana / Eastern Red Cedar | 13       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2445   | Juniperus virginiana / Eastern Red Cedar | 12, 5    | 60        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2446   | Acer rubrum / Red Maple                  | 14       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2447   | Juniperus virginiana / Eastern Red Cedar | 14       | 65        | Codominant      | Preserve |             |               |             |                      | No discernible structural or health issues. Tree is Off-Site.                                   | -                      |
| 2448   | Juniperus virginiana / Eastern Red Cedar | 18       | 65        | Dominant        | Preserve |             |               |             |                      | Two upper trunk stems have recent storm damage. No discernible health issues. Tree is off-site. | -                      |
| 2449   | Quercus phellos / Willow Oak             | 41       | 75        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2450   | Quercus phellos / Willow Oak             | 35.5     | 75        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |
| 2451   | Quercus phellos / Willow Oak             | 33       | 75        | Dominant        | Preserve |             |               |             |                      | No discernible structural or health issues.   | -                      |

DBH = Diameter at Breast Height (measured 4.5 feet above ground).  
 Conditions Ratings provided as percentages as based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Society of Arboriculture.

**POOR CONDITION ANALYSIS NARRATIVE**  
 A CONDITION ANALYSIS WAS PERFORMED ON MARCH 10, 2010 TO ASSESS THE STRUCTURAL INTEGRITY AND HEALTH OF THOSE ON-SITE TREES THAT ARE SPECIFIED TO BE PRESERVED AND TO ACCOUNT FOR THE REQUIRED OVERALL SITE LANDSCAPE CANOPY COVERAGE. THE PLANT MATERIAL ASSESSED WAS OF TWO CATEGORIES:  
 • LANDSCAPE PLANT MATERIAL INSTALLED AT THE TIME THE PROPERTY WAS DEVELOPED.  
 • PRESERVED WOODED AREA ALONG THE SCOTT'S RUN STREAM VALLEY - UPLAND FOREST.  
 GENERALLY THE PLANT MATERIAL INVENTORIED SHOWS GOOD STRUCTURE AND HEALTH. HOWEVER, THERE IS SOME PLANT MATERIAL THAT HAD BEEN DETERMINED TO BE OF POOR CONDITION AND IS SPECIFIED TO BE REMOVED. TREES 2403 AND 2304 HAVE BEEN NOTED AS POTENTIAL HAZARD AND SHOULD BE CONSIDERED TO BE REMOVED. HOWEVER, SAID TREES ARE NOT TARGETING PROPERTY OR PEDESTRIAN. TREES 2403 AND 2404 HAVE NOT BEEN FACTORED INTO THE OVERALL OR PARKING COMPUTATIONS AS THEY MAY BE REMOVED.

| NO.  | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|--|-------------|-----------|----------|------|
| REVISION APPROVED BY:<br>DIVISION OF DESIGN REVIEW |             |           |          |      |

Application No. SE 2009-PR-027 Staff S. Cho  
 APPROVED SE SP PLAN  
 SEE DEV CONDS DATED May 10, 2010  
 Date of EOS (BZA) approval May 11, 2010  
 Sheet 4 of 5



PLAN PREPARED BY: NELSON P. KIRCHNER, CLA  
 CERTIFIED ARBORIST NO. MA-4720AM  
 SIGNATURE NPK DATE 3/29/10

VIKI ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
 6180 GREENSBORO PARKWAY ■ FARMINGTON, VIRGINIA 22102  
 (703)442-2800 ■ FAX (703)761-2287  
 McLEAN, VA

**LOT 106 - WESTGATE INDUSTRIAL PARK**  
**EXISTING TREE INVENTORY AND CONDITION ANALYSIS**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY VIRGINIA

VIKA REVISIONS

|                         |
|-------------------------|
| REVISION <u>3/24/10</u> |
| REVISION <u>3/26/10</u> |
| REVISION <u>3/11/10</u> |
| REVISION <u>2/12/10</u> |
| DATE: FEBRUARY 2010     |

DES. NPK DWN. NPK

SCALE: -

PROJECT/FILE NO. 6894

SHEET NO. 4 OF 5

Application No. SE 2009-PR-027 Staff B. Cho  
 APPROVED SB / SP PLAN  
 SEE DEV CONDS DATED May 10, 2010  
 Date of EC (BZA) approval May 11, 2010  
 Sheet 5 of 5

**OUTFALL DESCRIPTION**

THE SUBJECT PROPERTY, IDENTIFIED BY FAIRFAX COUNTY TAX MAP # 29-4 ((6)) 106, IS PRESENTLY DEVELOPED WITH AN OFFICE BUILDING, SURFACE PARKING, AND OTHER ASSOCIATED SITE IMPROVEMENTS. THE SITE IS BOUNDED TO THE EAST AND SOUTH BY SCOTTS RUN STREAM VALLEY, TO THE NORTH BY AN EXISTING COMMERCIAL OFFICE BUILDING, AND TO THE WEST BY OLD MEADOW ROAD. THE DEVELOPMENT PROPOSED IN THE SUBJECT PLAN INCLUDES LANDSCAPE AND HARDSCAPE IMPROVEMENTS. LANDSCAPE WORK INCLUDES THE ADDITION OF TREES AT THE REAR OF THE SITE AND MINOR SPOT GRADING ADJUSTMENTS. HARDSCAPE WORK INCLUDES REMOVAL OF WHEEL-STOPS, RE-STRIPING OF SEVERAL PARKING AREAS, AND THE REMOVAL OF ASPHALT TO CREATE PLANTING AREAS.

CURRENTLY FLOW FROM THE SITE IS CONVEYED VIA SHEET FLOW IN AN EASTERLY DIRECTION DIRECTLY INTO SCOTTS RUN (POINT A). THERE IS A HIGH POINT IN OLD MEADOW ROAD IN FRONT OF THE SITE, ALLOWING OFFSITE STORMWATER TO DRAIN INTO AN EXISTING CLOSED CONDUIT SYSTEM ON EITHER SIDE OF THE PROPERTY, WHERE FLOW OUTFALLS INTO SCOTTS RUN. THEREFORE, NO OFFSITE WATER DRAINS ONTO THE SUBJECT SITE. BECAUSE LITTLE CHANGE WILL BE MADE TO THE IMPERVIOUSNESS OF THE SITE, THE FLOW FROM THIS AREA WILL BE ALLOWED TO CONTINUE AS SHEET FLOW PER THE EXISTING CONDITION OF THE SITE. THE OVERLAND FLOW FROM THE PROPERTY WILL BE CONVEYED IN A NORTHERLY DIRECTION IN SCOTTS RUN (POINT B). FLOW WILL PASS THROUGH A QUADRUPEL BOX CULVERT UNDER ROUTE 123 (POINT C), AND THEN THROUGH A LARGE ELLIPTICAL CULVERT UNDER SCOTTS CROSSING ROAD (POINT D). FLOW WILL CONTINUE TO TRAVEL IN A NORTHERLY DIRECTION IN SCOTTS RUN, EVENTUALLY PASSING UNDER THE DULLES AIRPORT ACCESS ROAD AND INTERSTATE 495.

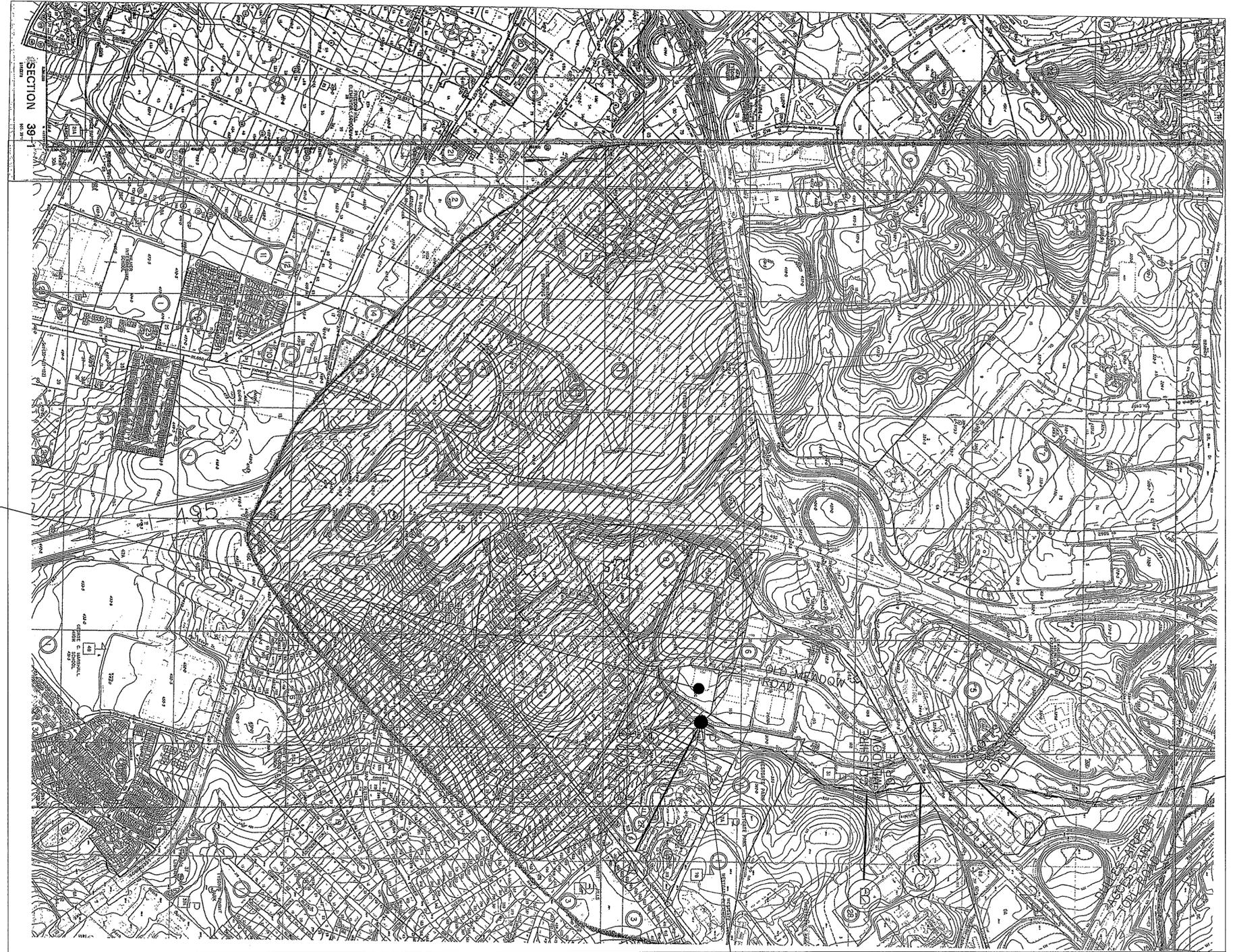
THE CHOSEN STUDY POINT IS THE SAME POINT WHERE THE SITE OUTFLOWS INTO SCOTTS RUN. THE SUBJECT SITE IS 2.62 ACRES AND THE TOTAL CONTRIBUTING DRAINAGE AREA TO THIS POINT IS 437.87 ACRES. PER PARAGRAPH 10.F OF THE FAIRFAX COUNTY ZONING ORDINANCE, THIS NARRATIVE AND GRAPHIC MEET THE REQUIREMENTS OF AN ADEQUATE OUTFALL DESCRIPTION.

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

APPROXIMATE AREA = 19,073,750 SQUARE FT  
 = 437.87 Ac



SITE:  
 A=2.62 AC  
 C=0.86



STUDY POINT



**VKA**  
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 FAIRFAX COUNTY, VIRGINIA

**LOT 106 - WESTGATE INDUSTRIAL PARK**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**ADEQUATE OUTFALL**

| VKA REVISIONS    |         |
|------------------|---------|
| REVISION         | 3/26/10 |
| DATE:            | 3/26/10 |
| DES. JK          | DWN. JK |
| SCALE:           | 1"=500' |
| PROJECT/FILE NO. | 6894    |
| SHEET NO.        | 5 OF 5  |

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