CONCEPTUAL/FINAL DEVELOPMENT PLAN
PROFFER CONDITION AMENDMENT
FOR
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2009-SU-024
PCA 2003-SU-035

APPLICANT
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C/O THE PETERSON COMPANIES

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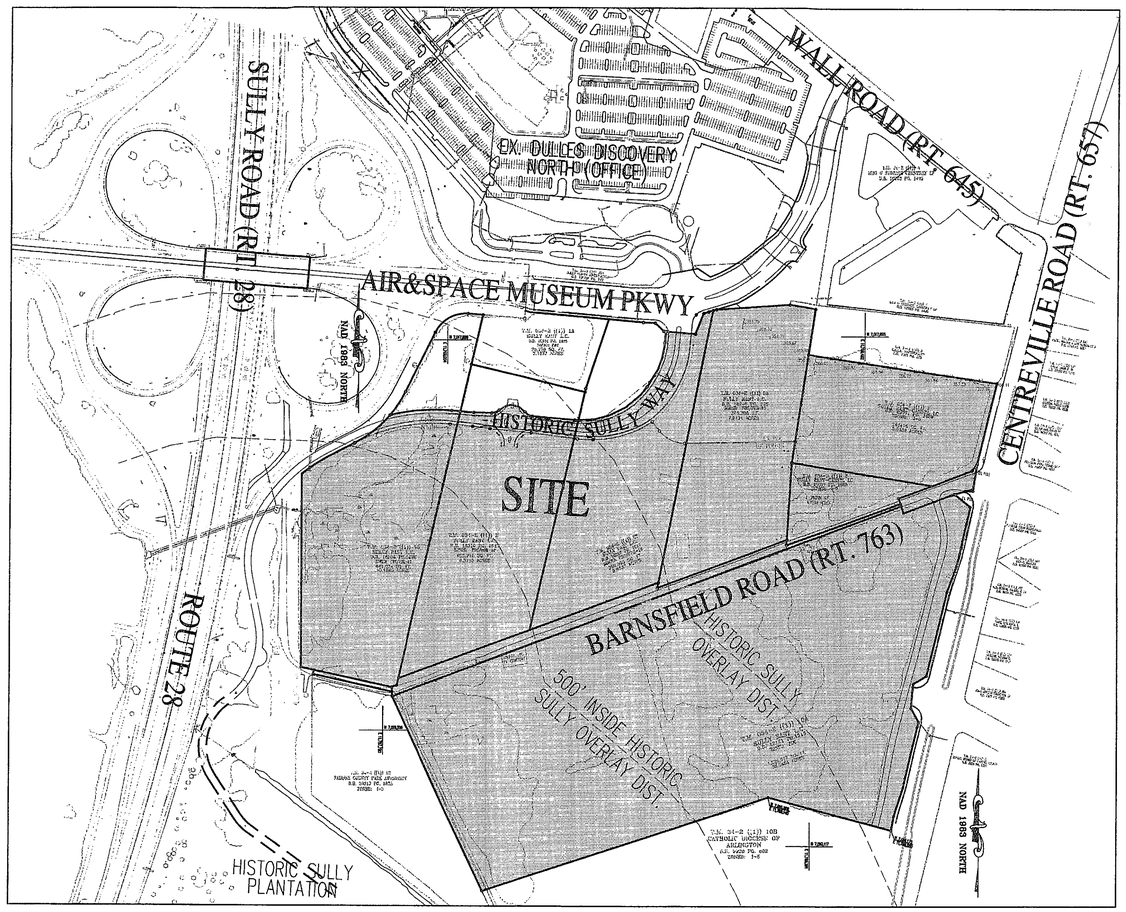

VICINITY MAP
SCALE: 1" = 250'

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (CDPA) (FDP)
SEE PROFFERS DATED 6-11-2010
Date of (PC) (BOS) approval 7-13-2010 reconsidered 7-27-10
Sheet 1 of 18
Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

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RECEIVED
Department of Planning & Zoning
MAY 11 2010
Zoning Evaluation Division

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
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PROFESSIONAL ENGINEER

COVER SHEET
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C.I. = N/A
DATE: JULY, 2009

SHEET 1 OF 14

FILE No. RZ 12542

GENERAL NOTES

1. THE SUBJECT PROPERTY OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS: 34-2 ((1)) 2 (PART), 3A, 7, 8, 10A, 27 (PART), 35 (PART) AND APPROXIMATELY 86,762 SQUARE FEET OF BARNSFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TAX MAP PARCELS AND TOTAL LAND AREA APPLICABLE TO EACH PCA AND THE CDP/FDP APPLICATION IS SUMMARIZED ON THIS SHEET.
2. THE PROPERTY IS CURRENTLY ZONED TO THE PDH-16, PDC, AND I-5 DISTRICTS, AS WELL AS THE WATER SUPPLY AND HISTORIC OVERLAY DISTRICTS. THE APPLICABLE ZONING DISTRICTS TO EACH PARCEL IS SUMMARIZED ON THIS SHEET.
3. THE CDP/FDP HAS BEEN FILED TO PERMIT THE REZONING OF PROPERTY PREVIOUSLY SUBJECT TO OTHER REZONING AND PCA APPLICATIONS TO THE PDC, WS AND HD DISTRICTS FOR THE PURPOSE OF CONSTRUCTING A HIGH SECURITY OFFICE CAMPUS.
4. THE BOUNDARY INFORMATION SHOWN HERON WAS COMPILED FROM AN ALTA SURVEY PREPARED BY URBAN, LTD. DATED JULY, 2009.
5. THE TOPOGRAPHY SHOWN HERON IS AT TWO (2) FOOT CONTOUR INTERVALS, COMPILED FROM A SURVEY BY URBAN, LTD THAT WAS FIELD RUN.
6. NOTWITHSTANDING THAT THE CDP AND FDP ARE PRESENTED AS ONE DOCUMENT, THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, GENERAL BUILDING LOCATIONS, LIMITS OF CLEARING AND GRADING AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FOR ANY PORTION OF THE FDP IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-402 OF THE ZONING ORDINANCE.
7. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS LISTED BELOW.
8. THE APPLICANT REQUESTS APPROVAL OF THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
   a. MODIFICATION OF SECTION 10-104(3) B AND C OF THE ZONING ORDINANCE FOR INCREASE IN FENCE HEIGHT.
   b. MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN AND A PORTION OF THE SOUTHERN PROPERTY BOUNDARIES.
   c. MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE EASTERN AND WESTERN PROPERTY BOUNDARIES.
   d. MODIFICATION OF SECTION 12-0507 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE TREE PLANTINGS AS SHOWN ON THE CDP/FDP TO SATISFY THE TREE PRESERVATION TARGET REQUIREMENT.
   e. WAIVER OF THE COUNTYWIDE TRAIL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF BARNSFIELD ROAD.
   f. MODIFICATION OF SECTION 6-1604.10 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE PERMANENT POOL ELEVATION OF THE STORMWATER MANAGEMENT POND TO BE DRAINED BY A PUMPING METHOD FOR MAINTENANCE ACTIVITIES.
   g. MODIFICATION OF SECTION 6-1603.2 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE INSTALLATION OF A COMBINED PRINCIPLE AND EMERGENCY SPILLWAY.
9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE AS SHOWN ON THE CDP/FDP.
11. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
12. TWO CEMETERIES EXIST ON THE PROPERTY AND WILL BE PRESERVED AS SHOWN ON THE CDP/FDP.
13. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
14. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED. SEE PHASE I ARCHAEOLOGICAL REPORTS FOR DATES OF CONSTRUCTION.
15. UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH ARE PRESENT ON THE PROPERTY. APPROPRIATE REDUCTIONS IN DENSITY IN ACCORDANCE WITH SECTION 2-309 OF THE ZONING ORDINANCE WILL BE IMPLEMENTED IF SUCH UTILITY EASEMENT WIDTHS ARE NOT REDUCED TO LESS THAN 25 FEET IN WIDTH. THE FOLLOWING UTILITY EASEMENTS WERE GRANTED PRIOR TO THE EFFECTIVE DATE OF THE CURRENT ZONING ORDINANCE AND ARE NOT SUBJECT TO THE DENSITY CREDIT PENALTIES OF SECTION 2-309 OF THE ZONING ORDINANCE:
   A. 35 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2388 PG 346)
   B. 30 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2512 PG 341)
   C. 30 FOOT WIDE ATLANTIC SEABOARD CORP. EASEMENT (DB 3042 PG 7)
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS PARKING SPACES AS SHOWN ON THE CDP/FDP AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SETBACKS ARE NOT DIMINISHED.
17. TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS SHOWN ON THE CDP / FDP AND AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROFFER STATEMENT.
18. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL OCCUR IN AT LEAST TWO PHASES.
19. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
20. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-403 MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP.
21. A CONCURRENT SPECIAL EXCEPTION AMENDMENT APPLICATION FOR A PORTION OF THE AREA SUBJECT TO THIS CDP/FDP HAS BEEN FILED TO PERMIT AN AMENDMENT OF THE LAND AREA APPLICABLE TO SE 2003-SU-023 AND TO PERMIT AN INCREASE IN BUILDING HEIGHT WITHIN THE SULLY HISTORIC OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 9-607 OF THE ZONING ORDINANCE.
22. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, SATELLITE DISHES, COMMUNICATION FACILITIES, FLAGPOLES, BENCHES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, BALLISTIC BARRIERS AND FREESTANDING SHADE STRUCTURES (TENTS) AT INSPECTION AREAS.
23. ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
24. LIGHTING WILL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.

SITE TABULATIONS FOR CDP / FDP :

SITE AREA	3,336,872 SF or 76.6040 AC.*
EXISTING ZONING	PDH-16, PDC, I-5, WS, HD
PROPOSED ZONING	PDC, WS, HD
PROPOSED BUILDING GROSS SQUARE FOOTAGE	OFFICE BUILDINGS = 1,147,000 GSF CENTRAL PLANT/ GUARD BOOTH = 27,100 GSF TOTAL = 1,174,100 GSF
PROPOSED SITE FAR	0.35
MAXIMUM ALLOWED SITE FAR	1.50
PROPOSED USE	OFFICE
MINIMUM REQUIRED OPEN SPACE	15% (OR 525,334 SF)
PROPOSED OPEN SPACE	±30% (OR ±1,010,000 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT PROPOSED	128' 6"

*SEE TABLE ON THIS SHEET

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

OFFICE USE = 2,982 SPACES
CENTRAL PLANT & GUARD BOOTH = 7 SPACES

TOTAL PARKING REQUIRED = 2,989 SPACES

TOTAL PARKING SPACES PROVIDED
A. SURFACE PARKING SPACES = 2,308 SPACES
B. STRUCTURED PARKING SPACES = 2,258 SPACES

TOTAL PARKING PROVIDED = 4,568 SPACES

II. LOADING SPACES REQUIRED:

LOADING REQUIRED = = 5 LOADING SPACES (PER ZONING 11.202-15)

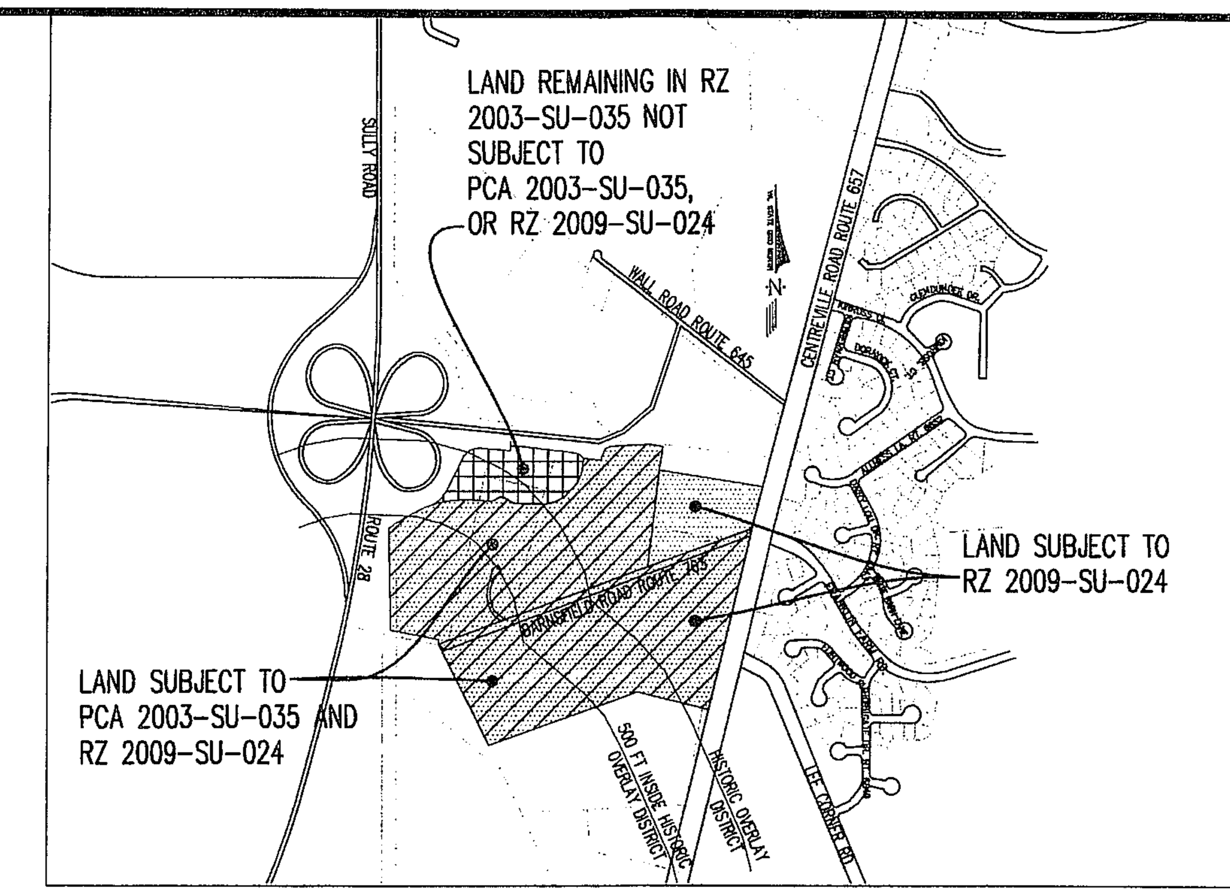
LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES PROVIDED

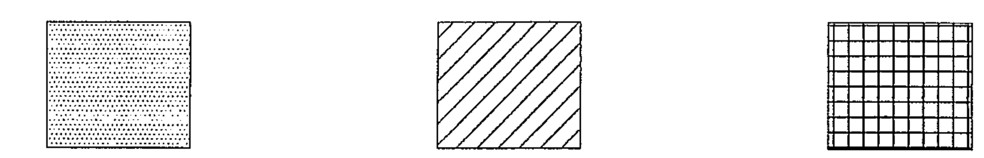
PROPOSED BUILDING TABULATIONS:

BUILDING	USE	GSF	ULTIMATE BUILDING HEIGHT	SEA
DD SOUTH	OFFICE	376,250	128'-6"	NO
DD 4	OFFICE	376,250	128'-6"	NO
DD 5A	OFFICE	161,250	60'	YES
DD 5B	OFFICE	161,250	60'	YES
DD CONNECTOR	OFFICE	72,000	30'	NO
CP	CENTRAL PLANT	26,500	35'	NO
GB	GUARD BOOTHS (3)	600	15'	NO
EG	PARKING	0	56'-5"	NO
WG	PARKING	0	30'	NO
TOTAL		1,174,100		

* THE SULLY HISTORIC OVERLAY DISTRICT PERMITS A MAXIMUM BUILDING HEIGHT OF 35 FEET, AND UP TO 60 FEET WITH A MAXIMUM BUILDING HEIGHT OF 65 FEET INCLUDING ROOFTOP STRUCTURES FOR PROPERTIES LOCATED WITHIN THE SULLY HISTORIC OVERLAY DISTRICT AND WITHIN 500 FEET OF THE HISTORIC DISTRICT BOUNDARY SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 9-607 OF THE ZONING ORDINANCE. A SPECIAL EXCEPTION TO PERMIT AN INCREASE IN BUILDING HEIGHT FOR BUILDINGS DD5A AND DD5B HAS BEEN FILED CONCURRENTLY WITH THIS REZONING APPLICATION. ULTIMATE BUILDING HEIGHTS STATED ARE EXCLUSIVE OF STRUCTURES EXCLUDED FROM THE MAXIMUM HEIGHT REGULATIONS OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 1000'



AREA ASSEMBLAGE NOT SUBJECT TO RZ 2009-SU-024 OR PCA 2003-SU-035:

TM PARCEL	OWNER	CURRENT ZONING	SIZE (SQUARE FEET)
34-2 ((1)) 1A	SULLY EAST L.C.	PDH-16, PDC, WS, HD	98,521
34-2 ((1)) 2 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	52,340
34-2 ((1)) 27 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	68,646
34-2 ((1)) 35 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	60,746
TOTAL			280,253 S.F. 6.4337 ACRES
*RECENTLY DEDICATED AREA FROM PARCEL 27			8 S.F
TOTAL			280,261 S.F 6.4339 ACRES
MAX FAR PERMISSIBLE = 0.25 * 280,261 = 70,065 **			70,065 S. F.

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

** PER PROFFER #10 ADOPTED WITH RZ 2003-SU-035, THE MAXIMUM FAR ON THE PDC PORTION OF THE PROPERTY MAY NOT EXCEED 0.25. THEREFORE, THE GSF FOR THE RESIDUAL 6.43 ACRES REMAINING SUBJECT TO RZ 2003-SU-035 MAY NOT EXCEED 70,065 GSF OF PERMISSIBLE PDC USES.

PCA 2003-SU-035 AREA ASSEMBLAGE:

PCA 2003-SU-035

TM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	RZ	SE
34-2 ((1)) 2 (pt.)	SULLY EAST L.C.	355,875	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 3A	SULLY EAST L.C.	344,708	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 10A	SULLY EAST L.C.	1,526,577	PDH-16, WS, HD	YES	YES
34-2 ((1)) 27 (pt.)	SULLY EAST L.C.	322,251	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 35 (pt.)	SULLY EAST L.C.	380,277	PDH-16, PDC, WS, HD	YES	YES
BARNSFIELD ROAD R-O-W	BOARD OF SUPERVISORS	67,353	N/A	YES	YES
TOTAL		2,997,041 S.F			
*RECENTLY DEDICATED AREA FROM PARCEL 3A		17			
*RECENTLY DEDICATED AREA FROM PARCEL 27		14,815			
TOTAL DEDICATED AREA		14,832 S.F			
TOTAL		3,011,873 S.F. 69.1431 ACRES			

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (CDPA) (FDP)
SEE PROFFERS DATED 6-11-2010
Date of (PC) (BOS) approval 7-13-2010 reconsidered 7-27-10
Sheet 2 of 18

Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

RZ 2009-SU-024 AREA ASSEMBLAGE:

RZ 2009-SU-024

TM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	PROPOSED ZONING	SE
34-2 ((1)) 2 (PT.)	SULLY EAST L.C.	355,875	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 3A	SULLY EAST L.C.	344,708	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 7	SULLY EAST-CASSEL LC	245,415	I-5, WS	PDC, WS	NO
34-2 ((1)) 8	SULLY EAST-CASSEL LC	75,007	I-5, WS	PDC, WS	NO
34-2 ((1)) 10A	SULLY EAST L.C.	1,526,577	PDH-16, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 27 (PT.)	SULLY EAST L.C.	322,251	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 35 (PT.)	SULLY EAST L.C.	380,277	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
BARNSFIELD ROAD R-O-W	BOARD OF SUPERVISORS	86,762	N/A	PDC, WS, HD	YES
TOTAL		3,336,872 S.F. 76.6040 ACRES			
*RECENTLY DEDICATED AREA FROM PARCEL 3A		17			
*RECENTLY DEDICATED AREA FROM PARCEL 27		14,815			
TOTAL DEDICATED AREA		14,832 S.F			
TOTAL		3,351,704S.F. 76.9445 ACRES			

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

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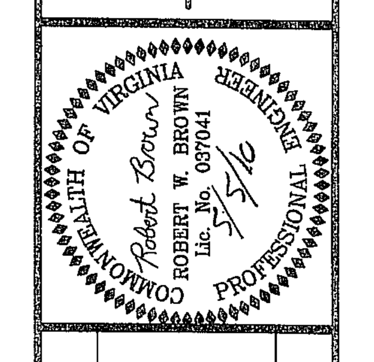


GENERAL NOTES

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

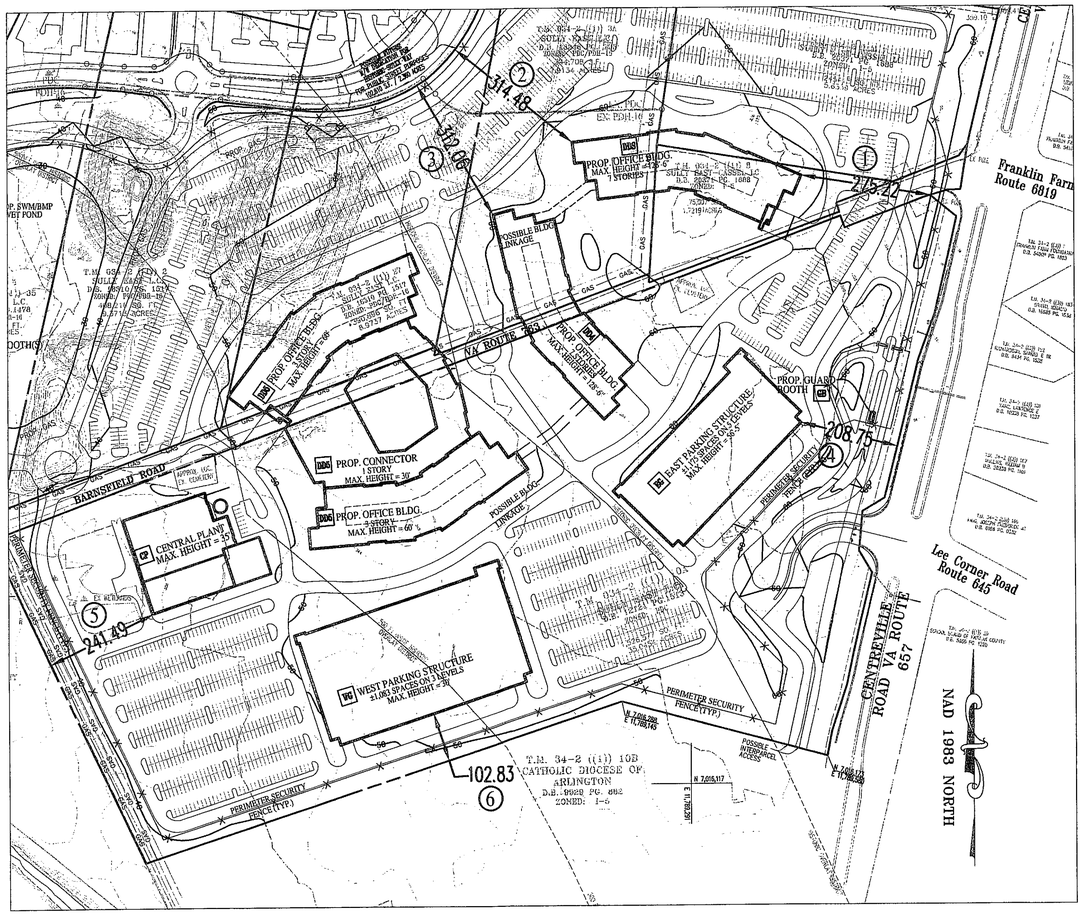
DATE: JULY, 2009

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

SHEET 2 OF 14

FILE No. RZ 12542

BULK PLANE DIAGRAMS



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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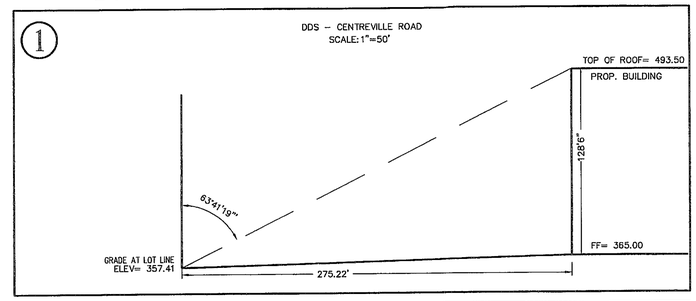
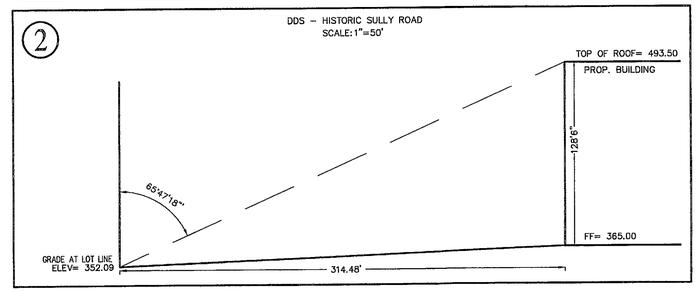
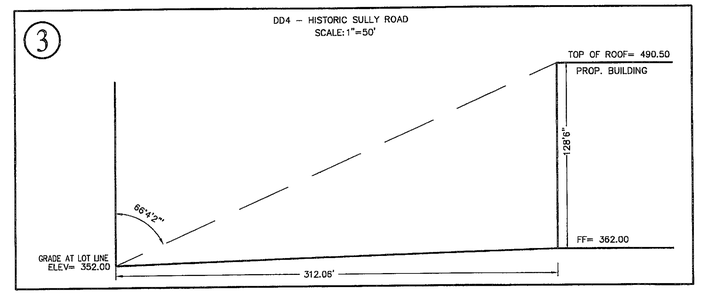
BULK PLANE ILLUSTRATIVE – BUILDING 'DDS'





BULK PLANE ILLUSTRATIVE – BUILDING 'DD4'



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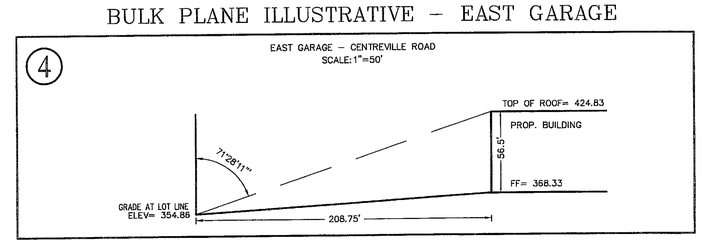

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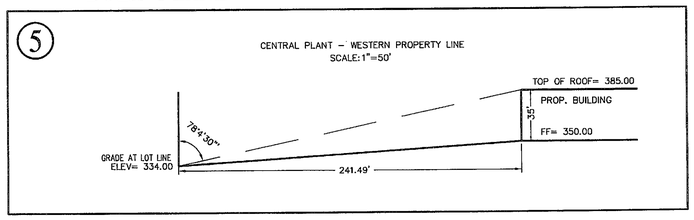

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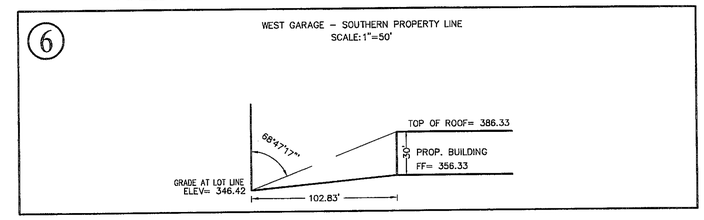

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COMMONWEALTH OF VIRGINIA
Robert W. Brown
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7/9/10
PROFESSIONAL ENGINEER

GENERAL NOTES

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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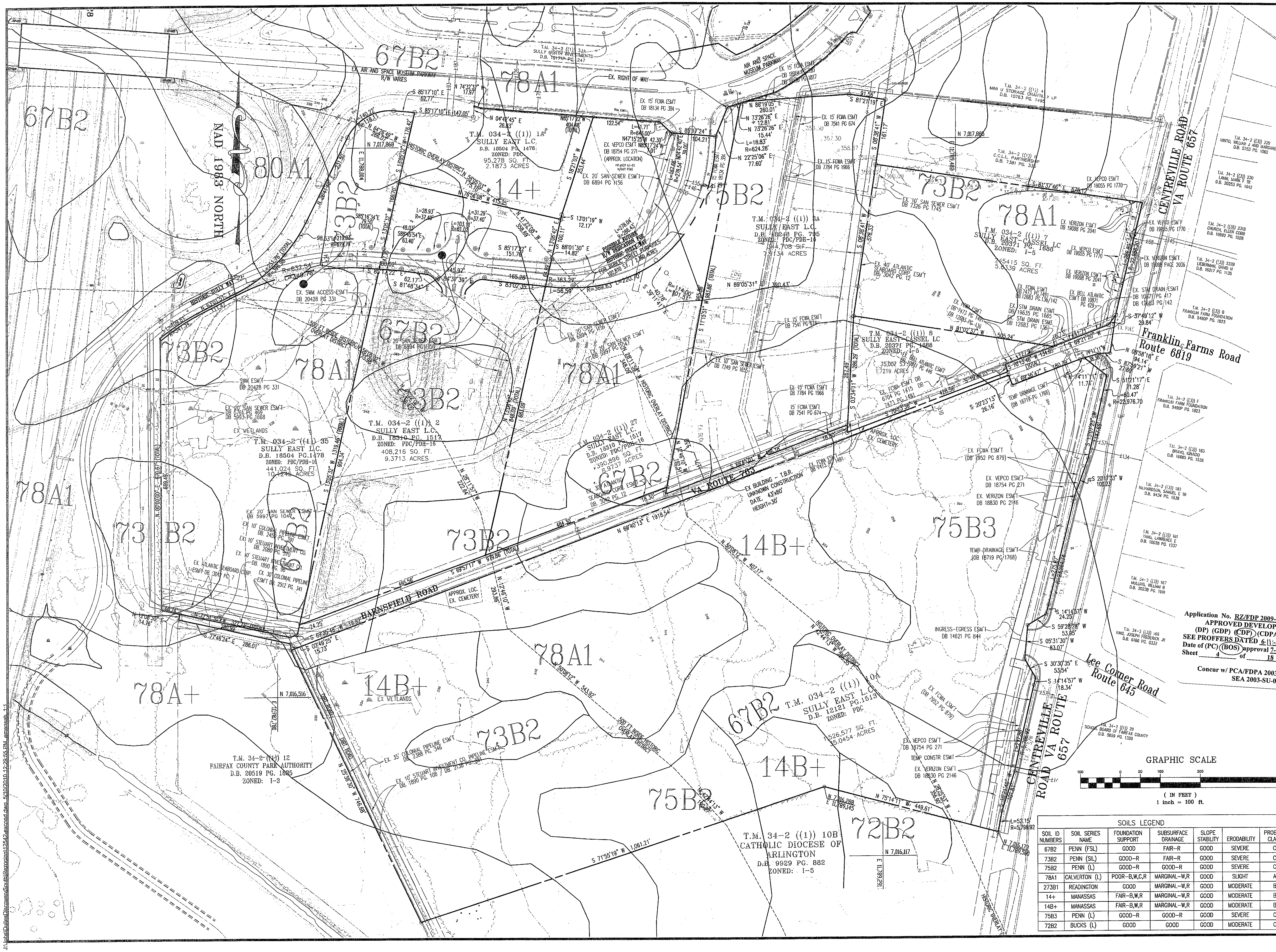
SCALE: AS SHOWN

C.I. = N/A

SHEET
3
OF
14

FILE No.
RZ 12542



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SOILS LEGEND

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
67B2	PENN (FSL)	GOOD	FAIR-R	GOOD	SEVERE	C
73B2	PENN (SIL)	GOOD-R	FAIR-R	GOOD	SEVERE	C
75B2	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
78A1	CALVERTON (L)	POOR-B,W,C,R	MARGINAL-W,R	GOOD	SLIGHT	A
273B1	READINGTON	GOOD	MARGINAL-W,R	GOOD	MODERATE	B
14+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
14B+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
75B3	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
72B2	BUCKS (L)	GOOD	GOOD	GOOD	MODERATE	C

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COMMONWEALTH OF VIRGINIA
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EXISTING CONDITIONS AND ...

DULLES DISCOVERY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = N/A
DATE: JULY, 2009

SHEET 4 OF 14

FILE No. RZ 12542

1. ALL PROPOSED UTILITY CONNECTIONS / LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

2. FOR EXISTING EASEMENTS SEE EXISTING CONDITIONS SHEET 3.

NAD 1983 NORTH

EX. AIR AND SPACE MUSEUM PARKWAY R/W VARIES

EX. RIGHT OF WAY

AIR AND SPACE MUSEUM PARKWAY

T.M. 34-2 ((1)) 33A SULLY DOWN INVESTMENTS D.B. 19779 PG. 247

T.M. 34-2 ((3)) 4 MINI U STORAGE CHANTILLY LP D.B. 10763 PG. 1495

T.M. 34-2 ((1)) 6 C.C.L.L. PARTNERSHIP D.B. 7381 PG. 335

T.M. 034-2-((1)) 3A SULLY EAST L.L.C. D.B. 18200 PG. 1470 ZONED: PDC/PDH-16 4.7067 ACRES 205134 SQ. FT.

T.M. 034-2-((1)) 3B SULLY EAST CASSEL LC D.B. 20371 PG. 1688 ZONED: PDC/PDH-16 245,120 SQ. FT. 5.6339 ACRES

T.M. 034-2-((1)) 8 SULLY EAST-CASSEL LC D.B. 20375 PG. 1688 ZONED: PC-5 1.7128 ACRES

T.M. 034-2-((1)) 35 SULLY EAST L.C. D.B. 18504 PG.1478 ZONED: PDC/PDH-16 441,024 SQ. FT. 10.1245 ACRES

T.M. 034-2-((1)) 27 SULLY EAST L.C. D.B. 18510 PG. 1517 ZONED: PDC/PDH-16 390,896 SQ. FT. 8.9757 ACRES

T.M. 034-2-((1)) 12 FAIRFAX COUNTY PARK AUTHORITY D.B. 20519 PG. 1835 ZONED: I-3

T.M. 34-2 ((1)) 10B CATHOLIC DIOCESE OF ARLINGTON D.B. 9929 PG. 862 ZONED: I-5

T.M. 34-2 ((3)) 229 MINTO, WILLIAM J. AND MARGARET A D.B. 5753 PG. 1052

T.M. 34-2 ((3)) 230 LAUNE, MARC F TR D.B. 20253 PG. 1012

T.M. 34-2 ((3)) 231B CHURCH, ELLEN COBB D.B. 18992 PG. 1528

T.M. 34-2 ((3)) 232B LIEBERMAN, DAVID M D.B. 18217 PG. 1135

T.M. 34-2 ((3)) B FRANKLIN FARM FOUNDATION D.B. 5490P PG. 1823

T.M. 34-2 ((3)) F FRANKLIN FARM FOUNDATION D.B. 5490P PG. 1823

T.M. 34-2 ((3)) 183 BRAVO, ADNRADO D.B. 16885 PG. 1538

T.M. 34-2 ((3)) 182 RICHARDSON, SAMUEL E TR D.B. 9434 PG. 1535

T.M. 34-2 ((3)) 181 YANG, LAWRENCE F D.B. 10038 PG. 1237

T.M. 34-2 ((3)) 167 MULLINS, WILLIAM S D.B. 20238 PG. 1101

T.M. 34-2 ((3)) 166 KING, JOSEPH FREDERICK JR D.B. 6166 PG. 0333

T.M. 34-2 ((1)) 29 SCHOOL BOARD OF FAIRFAX COUNTY D.B. 2659 PG. 1320

CENTREVILLE ROAD VA ROUTE 657

Franklin Farms Road Route 6619

Lee Corner Road Route 645

BARNSFIELD ROAD

VA ROUTE 663

HISTORIC SULLY WAY

PROP. 10' TRAIL

PERIMETER SECURITY FENCE (TYP.)

PROP. SWM/BMP WET PONDS

PROP. GUARD BOOTH

PROP. OFFICE BLDG. MAX. HEIGHT = 126'-6" 7 STORIES

PROP. OFFICE BLDG. 5 STORY MAX. HEIGHT = 95'

PROP. CONNECTOR 1 STORY MAX. HEIGHT = 30'

PROP. OFFICE BLDG. 3 STORY MAX. HEIGHT = 60'

CENTRAL PLANT MAX. HEIGHT = 35' 48 SURFACE PARKING SPACES

EAST PARKING STRUCTURE ±173 SPACES ON 5 LEVELS MAX. HEIGHT = 56'-5"

WEST PARKING STRUCTURE ±1,083 SPACES ON 3 LEVELS MAX. HEIGHT = 30'

2443 SURFACE PARKING SPACES

2326 SURFACE PARKING SPACES

2463 SURFACE PARKING SPACES

POSSIBLE BLDG. LINKAGE

POSSIBLE INTERPARCEL ACCESS

HISTORIC OVERLAY DISTRICT

EX. WETLANDS

THIS AREA NOT A PART OF THE APPLICATION AREA

POSSIBLE LOCATION OF PROPOSED 20' ACCESS EASEMENT FOR FAIRFAX COUNTY PARK AUTHORITY PARCEL 34-2-1-12

20' ACCESS ESMT.

±30'-150' TO CL OF ESMT.

FENCE

SUBJECT TO FINAL ENGINEERING

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (CDPA) (FDP)
SEE PROFFERS DATED 6-11-2010 reconsidered 7-27-10
Date of (PC) (BOS) approval 7-13-2010
Sheet 5 of 18

Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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COMMONWEALTH OF VIRGINIA
Robert Brown
ROBERT B. BROWN
No. 9704
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CONCEPTUAL / FINAL DEVELOPMENT PLAN

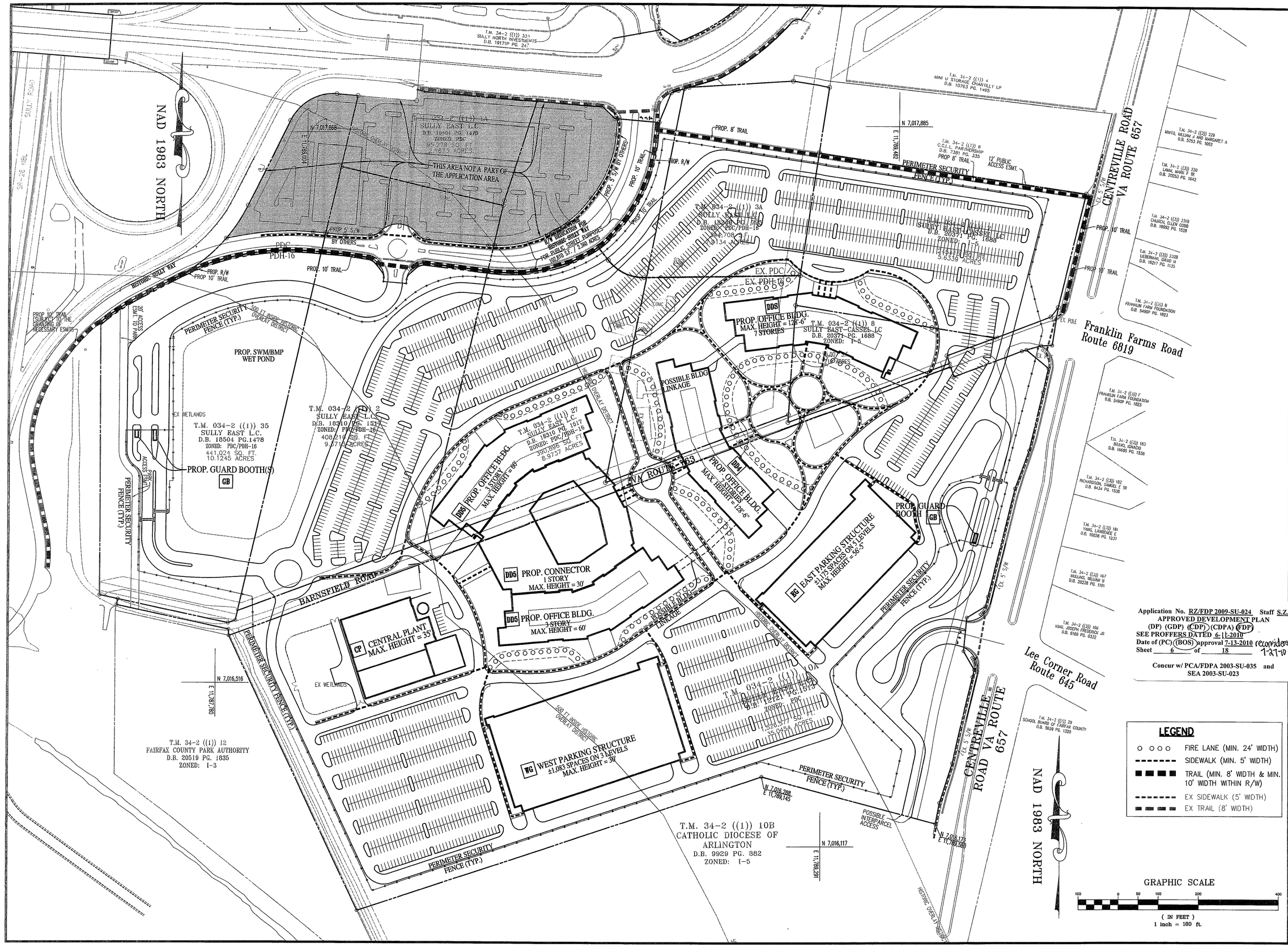
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = 2' DATE: JULY, 2009

SHEET 5 OF 14

FILE No. RZ 12542



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COMMONWEALTH OF VIRGINIA
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4/29/10

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
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Sheet 6 of 18

Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

LEGEND

- FIRE LANE (MIN. 24' WIDTH)
- SIDEWALK (MIN. 5' WIDTH)
- TRAIL (MIN. 8' WIDTH & MIN. 10' WIDTH WITHIN R/W)
- EX SIDEWALK (5' WIDTH)
- EX TRAIL (8' WIDTH)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PEDESTRIAN CIRCULATION PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I. = 2' | DATE: JULY, 2009

SHEET 6 OF 14

FILE No. RZ 12542

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
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Sheet 7 of 18

Concur w/ PCA/FDPA 2003-SU-035 and
SEA 2003-SU-023

SWM CALCULATIONS

1. SITE DESCRIPTION:
   LOCATION: CUB RUN WATERSHED
   TOTAL SITE AREA=3,632,900 S.F. (83.4 AC.)
   TOTAL ON-SITE CONTROLLED=3,300,600 S.F. (75.8 AC.)
   TOTAL ON-SITE UNCONTROLLED= 332,300 S.F. (7.6 AC.)
   TOTAL OFF-SITE CONTROLLED=46,400 S.F. (1.1 AC.)
2. PRE-DEVELOPED RUN-OFF TO OUTFALL CHANNEL IN LOCATION OF PROPOSED POND:
   TC = 30 MINUTES, CN FACTOR = 65
   Q2 = 30.44 CFS
   Q10 = 112.33 CFS
3. PRE-DEVELOPED BYPASS RUN-OFF
   TC = 15 MINUTES, C FACTOR = 0.30,
   Q2 = 3.90 IN/HR X 18.77 AC X 0.30 = 21.96 CFS
   Q10 = 5.10 IN/HR X 18.77 AC X 0.30 = 28.72 CFS
4. POST-DEVELOPMENT ON-SITE RUN-OFF TO POND:
   TC = 6 MINUTES, CN FACTOR = 93
   Q2 = 270.49 CFS
   Q10 = 469.11 CFS
5. POST-DEVELOPMENT ON-SITE POND ROUTED OUTFALL
   Q2 = 29.95 CFS < 30.44 CFS --> OK
   Q10 = 62.29 CFS < 112.33 CFS --> OK
6. POST-DEVELOPED BYPASS RUN-OFF DRAINING AWAY FROM PROPOSED POND:
   TC = 10 MINUTES, C FACTOR = 0.45,
   Q2 = 4.60 IN/HR X 7.6 AC X 0.45 = 15.73 CFS < 21.96 CFS --> OK
   Q10 = 5.92 IN/HR X 7.6 AC X 0.45 = 20.25 CFS < 28.72 CFS --> OK

THE ABOVE ANALYSIS WAS GENERATED USING TR-20 METHODOLOGY AS THE DRAINAGE AREA TO THE POND EXCEEDS 20-ACRES.

SEE SHEET #10 FOR PRELIMINARY POND SIZING AND ROUTING COMPUTATIONS.

LEGEND

- SWM ACCESS ROUTE
- ONSITE CONTROLLED BY SWM WET POND
- OFFSITE CONTROLLED BY SWM WET POND
- ONSITE UNCONTROLLED
- DRAINAGE AREA DELINEATION

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 attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

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

- [x] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- [x] 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 7
- [x] 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)
SWM WET POND #1	75.8	1.1	76.9	154,000	1,890,700	14'
Totals						

- [x] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on Sheet 7
- [x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, geoblock, gravel, etc.).
- [x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 12
- [x] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8
- [x] 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 9
- [x] 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 9
- [x] 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 3
- [ ] 11. A submission waiver is requested for N/A
- [ ] 12. Stormwater management is not required because N/A

Revised 2-21-2008

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5/5/10

STORM WATER MANAGEMENT (S.W.M.) PLAN

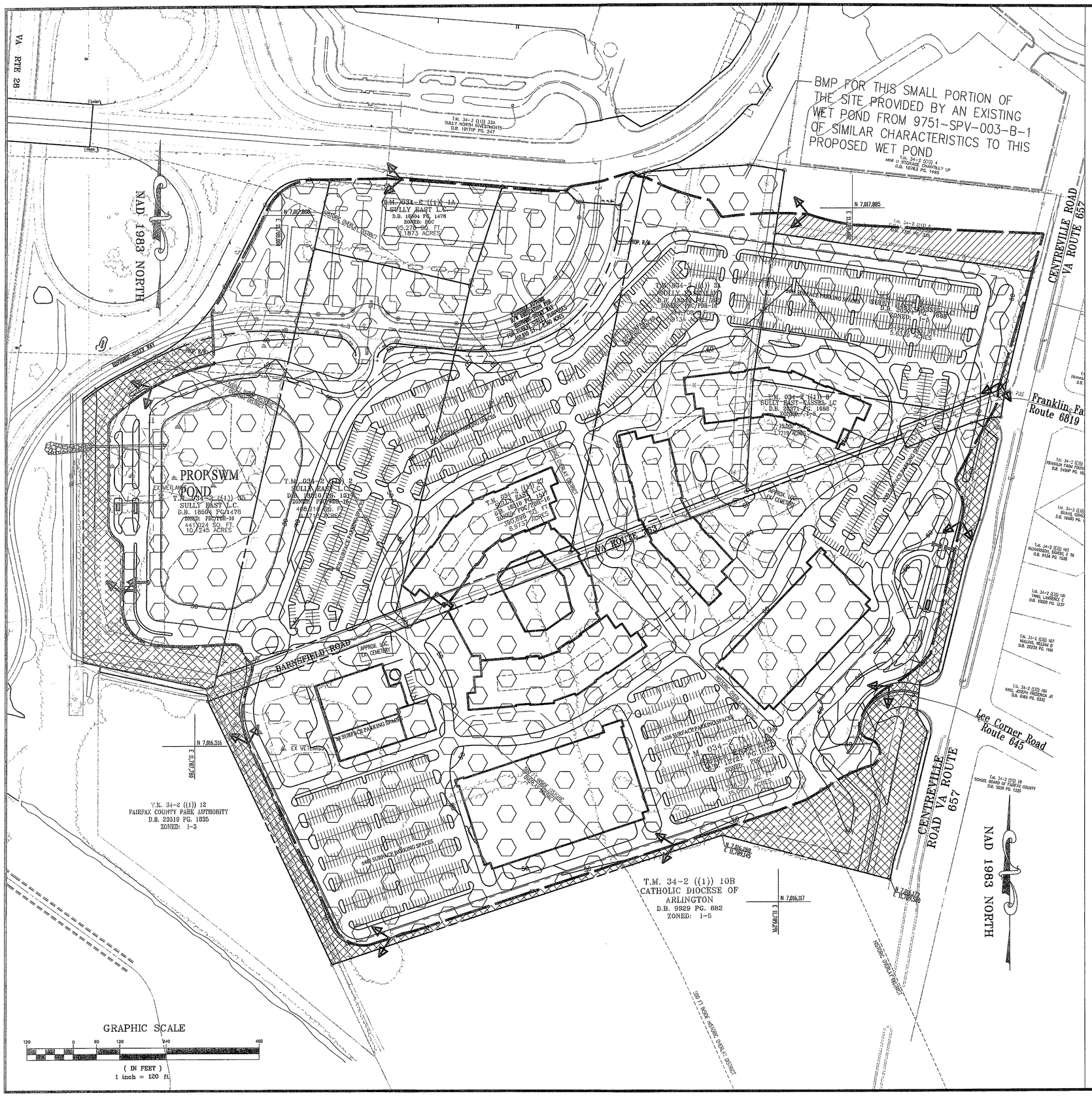
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = 2' DATE: JULY, 2009

SHEET 7 OF 14

FILE No. RZ 12542



B.M.P. NARRATIVE

A WET POND IS PROPOSED TO MEET THE BMP REQUIREMENTS THAT HAS 4 X WATER QUALITY VOLUME REQUIREMENTS. THE POND ALSO PROVIDES BMP FOR SOME SMALL, OFF-SITE PORTIONS NEAR THE SITE. A VERY TINY SLIVER OF PARCEL 34-2-1-3A RECEIVES BMP FROM AN EXISTING BMP WET POND UNDER SITE PLAN 9751-SPV-003-B. THIS SMALL PORTION OF THE SITE WAS PLANNED FOR WITHIN THAT POND. PLEASE REFER TO THIS SHEET FOR THE BMP DRAINAGE DIVIDES AND BMP COMPUTATIONS.

LEGEND

- ONSITE CONTROLLED BY BMP WET POND
- OFFSITE CONTROLLED BY BMP WET POND
- ONSITE UNCONTROLLED

NOTE:

1. BMP WET POND SHALL BE PRIVATELY MAINTAINED.
2. SEE SWM SHEET #7 FOR SWM/BMP ACCESS ROUTE

IIIa. Part 1 Phosphorus Removal - "Occoquan Method"

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

Subarea Designation and Description (1)	"C" (2)		Acres (3)
On-Site - Controlled Wet Pond	**0.85**	X	**72.63**
On-Site - Existing Off-Site Wet pond	**0.35**	X	**0.71**
On-Site Uncontrolled	**0.35**	X	**7.09**
		X	
		X	
		X	
	On-Site Total	=	80.43
Off-Site Controlled Wet Pond	**0.75**	X	**3.50**

IIIa. Part 2 Phosphorus Removal - "Occoquan Method"

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

(A) Area of the site (a) **80.43** acres

(B) Subarea Designation	"C" (2)		Acres (3)		Product (4)
On-Site - Controlled Wet Pond	**0.85**	X	**72.63**	=	**61.74**
On-Site - Existing Off-Site Wet pond	**0.35**	X	**0.71**	=	**0.25**
On-Site Uncontrolled	**0.35**	X	**7.09**	=	**2.48**
		X		=	
				=	
		X		=	
		X		=	
				=	
	(b)On-site Total			=	**64.47**
C. Weighted average "C" factor			(b)/(a) =(C)	=	**0.80**
Off-Site Controlled Wet Pond	**0.75**	X	**3.50**	=	**2.63**

IIIa. Part 3 Phosphorus Removal - "Occoquan Method"

Part 3: Compute the Total Phosphorous Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
On-Site - Controlled Wet Pond	**Wet Pond**	**50**	X	**0.90**	X	**1.06**	=	**47.9**
On-Site - Existing Off-Site Wet pond	**Wet Pond**	**50**	X	**0.01**	X	**0.44**	=	**0.2**
On-Site Uncontrolled	**None**	**0**	X	**0.09**	X	**0.44**	=	**0.0**
			X		X		=	
Off-Site Controlled Wet Pond	**Wet Pond**	**50**	X	**0.04**	X	**0.94**	=	**2.0**
			X		X		=	
			X		X		=	
						(a) Total	=	**50.1%**

*1.0 factor used for off-site credit areas because they are small and are not expected to provide BMP measures in the event they are re-developed.

IIIa. Part 4 Phosphorus Removal - "Occoquan Method"

Part 4: Determine Compliance with Phosphourous Removal Requirement

(A) Select Requirement (a) **50%**

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

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

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

(B) If Line 3(a) **50.1%** > Line 4(a) **50%** then Phosphorus removal requirement is satisfied.

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Sheet 8 of 18

Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

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COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER ROBERT W. BROWN Lic. No. 027104 5/5/10

BEST MANAGEMENT PRACTICES (B.M.P.) PLAN

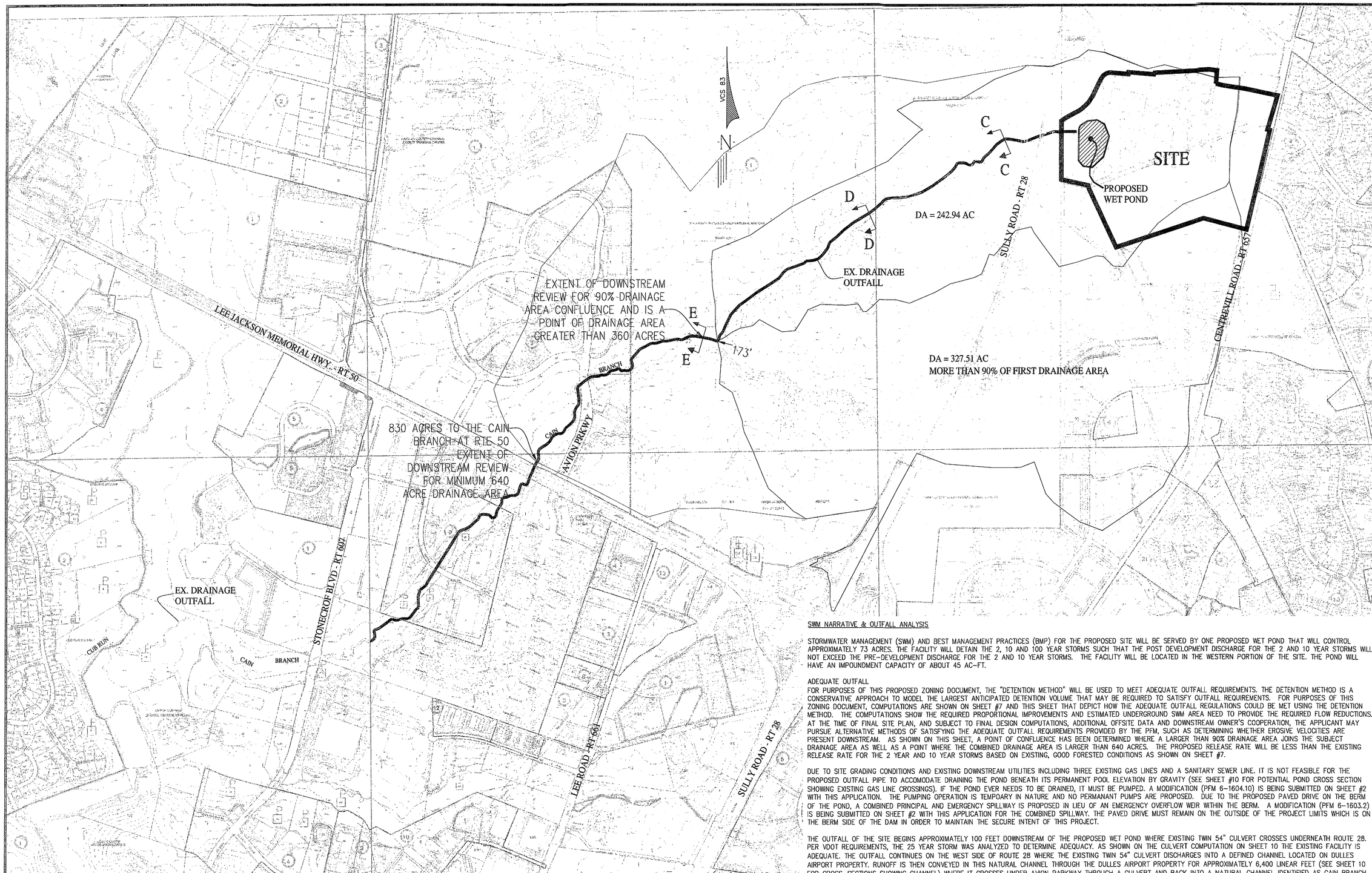
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=120' C.I. = 2' DATE: JULY, 2009

SHEET 8 OF 14

FILE No. RZ 12542



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Sheet 9 of 18

Concur w/ PCA/FDPA 2003-SU-035 and SEA 2003-SU-023

SWM NARRATIVE & OUTFALL ANALYSIS

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED SITE WILL BE SERVED BY ONE PROPOSED WET POND THAT WILL CONTROL APPROXIMATELY 73 ACRES. THE FACILITY WILL DETAIN THE 2, 10 AND 100 YEAR STORMS SUCH THAT THE POST DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS WILL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS. THE FACILITY WILL BE LOCATED IN THE WESTERN PORTION OF THE SITE. THE POND WILL HAVE AN IMPOUNDMENT CAPACITY OF ABOUT 45 AC-FT.

ADEQUATE OUTFALL

FOR PURPOSES OF THIS PROPOSED ZONING DOCUMENT, THE "DETENTION METHOD" WILL BE USED TO MEET ADEQUATE OUTFALL REQUIREMENTS. THE DETENTION METHOD IS A CONSERVATIVE APPROACH TO MODEL THE LARGEST ANTICIPATED DETENTION VOLUME THAT MAY BE REQUIRED TO SATISFY OUTFALL REQUIREMENTS. FOR PURPOSES OF THIS ZONING DOCUMENT, COMPUTATIONS ARE SHOWN ON SHEET #7 AND THIS SHEET THAT DEPICT HOW THE ADEQUATE OUTFALL REGULATIONS COULD BE MET USING THE DETENTION METHOD. THE COMPUTATIONS SHOW THE REQUIRED PROPORTIONAL IMPROVEMENTS AND ESTIMATED UNDERGROUND SWM AREA NEED TO PROVIDE THE REQUIRED FLOW REDUCTIONS. AT THE TIME OF FINAL SITE PLAN, AND SUBJECT TO FINAL DESIGN COMPUTATIONS, ADDITIONAL OFFSITE DATA AND DOWNSTREAM OWNER'S COOPERATION, THE APPLICANT MAY PURSUE ALTERNATIVE METHODS OF SATISFYING THE ADEQUATE OUTFALL REQUIREMENTS PROVIDED BY THE PFM, SUCH AS DETERMINING WHETHER EROSIVE VELOCITIES ARE PRESENT DOWNSTREAM. AS SHOWN ON THIS SHEET, A POINT OF CONFLUENCE HAS BEEN DETERMINED WHERE A LARGER THAN 90% DRAINAGE AREA JOINS THE SUBJECT DRAINAGE AREA AS WELL AS A POINT WHERE THE COMBINED DRAINAGE AREA IS LARGER THAN 640 ACRES. THE PROPOSED RELEASE RATE WILL BE LESS THAN THE EXISTING RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORMS BASED ON EXISTING, GOOD FORESTED CONDITIONS AS SHOWN ON SHEET #7.

DUE TO SITE GRADING CONDITIONS AND EXISTING DOWNSTREAM UTILITIES INCLUDING THREE EXISTING GAS LINES AND A SANITARY SEWER LINE. IT IS NOT FEASIBLE FOR THE PROPOSED OUTFALL PIPE TO ACCOMODATE DRAINING THE POND BENEATH ITS PERMANENT POOL ELEVATION BY GRAVITY (SEE SHEET #10 FOR POTENTIAL POND CROSS SECTION SHOWING EXISTING GAS LINE CROSSINGS). IF THE POND EVER NEEDS TO BE DRAINED, IT MUST BE PUMPED. A MODIFICATION (PFM 6-1604.10) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION. THE PUMPING OPERATION IS TEMPOARY IN NATURE AND NO PERMANANT PUMPS ARE PROPOSED. DUE TO THE PROPOSED PAVED DRIVE ON THE BERM OF THE POND, A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED IN LIEU OF AN EMERGENCY OVERFLOW WEIR WITHIN THE BERM. A MODIFICATION (PFM 6-1603.2) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION FOR THE COMBINED SPILLWAY. THE PAVED DRIVE MUST REMAIN ON THE OUTSIDE OF THE PROJECT LIMITS WHICH IS ON THE BERM SIDE OF THE DAM IN ORDER TO MAINTAIN THE SECURE INTENT OF THIS PROJECT.

THE OUTFALL OF THE SITE BEGINS APPROXIMATELY 100 FEET DOWNSTREAM OF THE PROPOSED WET POND WHERE EXISTING TWIN 54" CULVERT CROSSES UNDERNEATH ROUTE 28. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE ADEQUACY. AS SHOWN ON THE CULVERT COMPUTATION ON SHEET 10 THE EXISTING FACILITY IS ADEQUATE. THE OUTFALL CONTINUES ON THE WEST SIDE OF ROUTE 28 WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO A DEFINED CHANNEL LOCATED ON DULLES AIRPORT PROPERTY. RUNOFF IS THEN CONVEYED IN THIS NATURAL CHANNEL THROUGH THE DULLES AIRPORT PROPERTY FOR APPROXIMATELY 6,400 LINEAR FEET (SEE SHEET 10 FOR CROSS-SECTIONS SHOWING CHANNEL) WHERE IT CROSSES UNDER AVION PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GIS SYSTEM. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT TIES INTO CUB RUN. SEE THIS SHEET FOR OUTFALL MAP. SINCE THE DETENTION METHOD IS USED, PER SECTION 6-0203.4C(3) ; THE OUTFALL ANALYSIS IS LIMITED TO CROSS-SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT. THE TWIN 54" CULVERT UNDER ROUTE 28 HAS BEEN CHECKED FOR THE 100 YEAR STORM EVENT AS SHOWN ON SHEET 10. THE HEADWATER PRODUCED BY THE TWIN CULVERTS IS 3.6' AND THERE ARE NO EXISTING BUILDINGS UPSTREAM OF ROUTE 28. THERE ARE NO EXISTING BUILDINGS ON THE WEST SIDE OF ROUTE 28 THAT ARE CLOSE TO THE CHANNEL.

IN ACCORDANCE WITH PFM 6-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUE UNTIL SECTION E-E WHICH IS MORE THAN 150' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND ANOTHER DRAINAGE AREA WHICH IS MORE THAN 90% (327.51/242.94x100 = 135%) AT THE POINT OF CONFLUENCE.

BASED ON THE ABOVE ANALYSIS, IT IS OUR PROFESSIONAL OPINION THAT THE OUTFALL IS ADEQUATE AND NO DOWNSTREAM FLOODING WILL OCCUR DUE THE CONSTRUCTION OF THIS SITE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
LIC. NO. 027041
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

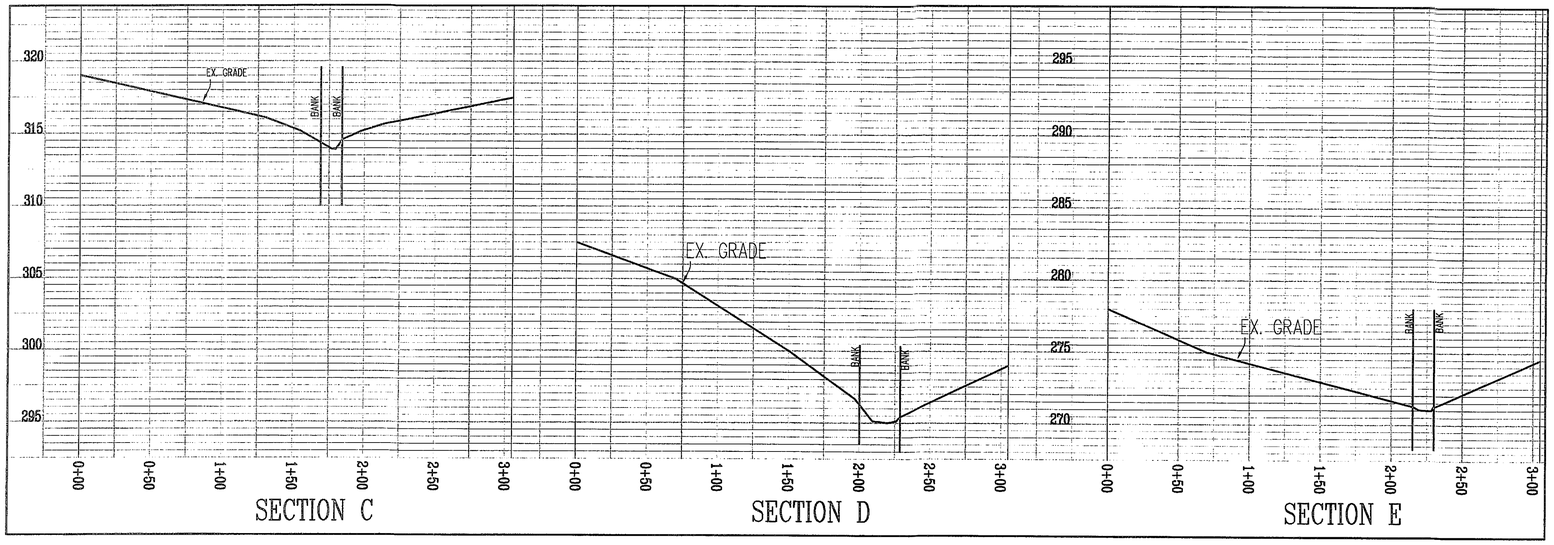
SCALE: 1"=400' C.I. = 5' DATE: JULY, 2009

SHEET 9 OF 14

FILE No. RZ 12542

CHANNEL CROSS SECTIONS

SCALE : H: 1"=50'; V: 1"=5'



Source: VDOT

LD-269
Rev. 3-93

Project: _____ Plan Sheet No. _____ Designer _____ Sheet ___ of ___
Rev. Date _____ Date _____

HYDROLOGICAL DATA
D.A. = _____ AC

STATION:
AHW Controls
100 yr Flood plan _____ elev. _____
Design AHW depth _____ elev. _____
Structures _____ elev. _____ freq. _____ Type(s) _____

Shoulder elev. 330
Cl. elev.
Skew ___ Cover ___ ft
Inv. El. 320 S_p = 0.50% Inv. El. 318
Orig. Gr. Elev. _____ ~ 420 Orig. Gr. Elev. _____

DISCHARGES USED
Q = ___ @ ___ CFS
Q = ___ @ ___ CFS
Q = ___ @ ___ CFS
Q = ___ @ ___ CFS
Q = ___ @ ___ CFS

RISK ASSESSMENT
ADT _____
Detours Available _____ Length _____
Overtopping Stage _____
Flood Plain Management Criteria and Significant Impact _____

CULVERT TYPE & SIZE EX. TWIN 54"	Q	Q100	HEADWATER COMPUTATIONS INLET CONT. HW/D	HW	K_e	d_c	OUTLET CONTROL H_c+D+L	h_o	H	L_s	HW	CONT. elev.	OUTLET VELOCITY D.S.	Smooth	Lnd Treat.	COMMENTS
25 YR	104	52	0.68	3.06	0.20	2.20	3.35	3.35	0.40	2.10	1.65	3.06	–	4.52	EX.	INLET CONTROL
100 YR	232	116	1.18	5.31	0.20	3.25	3.89	3.89	0.75	2.10	2.54	5.31	–	7.29	EX.	INLET CONTROL

SUMMARY & RECOMMENDATIONS:

Design Flood Exceed. Prob. _____ Elev. _____
Overtop Flood Exceed. Prob. _____ Elev. _____
Base Flood 1% Exceed. Prob. _____ Elev. _____

Appendix 8B-1 Culvert Design Form LD-269

Chapter 8 - Culverts

WET POND ELEVATION/STORAGE TABLE

Elev. (ft)	Volume (ac-ft)
322.0000	0.00000
324.0000	1.59333
326.0000	6.55224
328.0000	12.65542
330.0000	20.00422
332.0000	27.99071
334.0000	36.61969
336.0000	45.71863

PRELIMINARY WET POND ROUTING DATA

STORM EVENTS

Return Event	Total Depth in	Rainfall Type	RNF ID
1	3.0000	Synthetic Curve	Typeii 24hr
2	3.2000	Synthetic Curve	Typeii 24hr
10	5.2000	Synthetic Curve	Typeii 24hr
100	7.3000	Synthetic Curve	Typeii 24hr

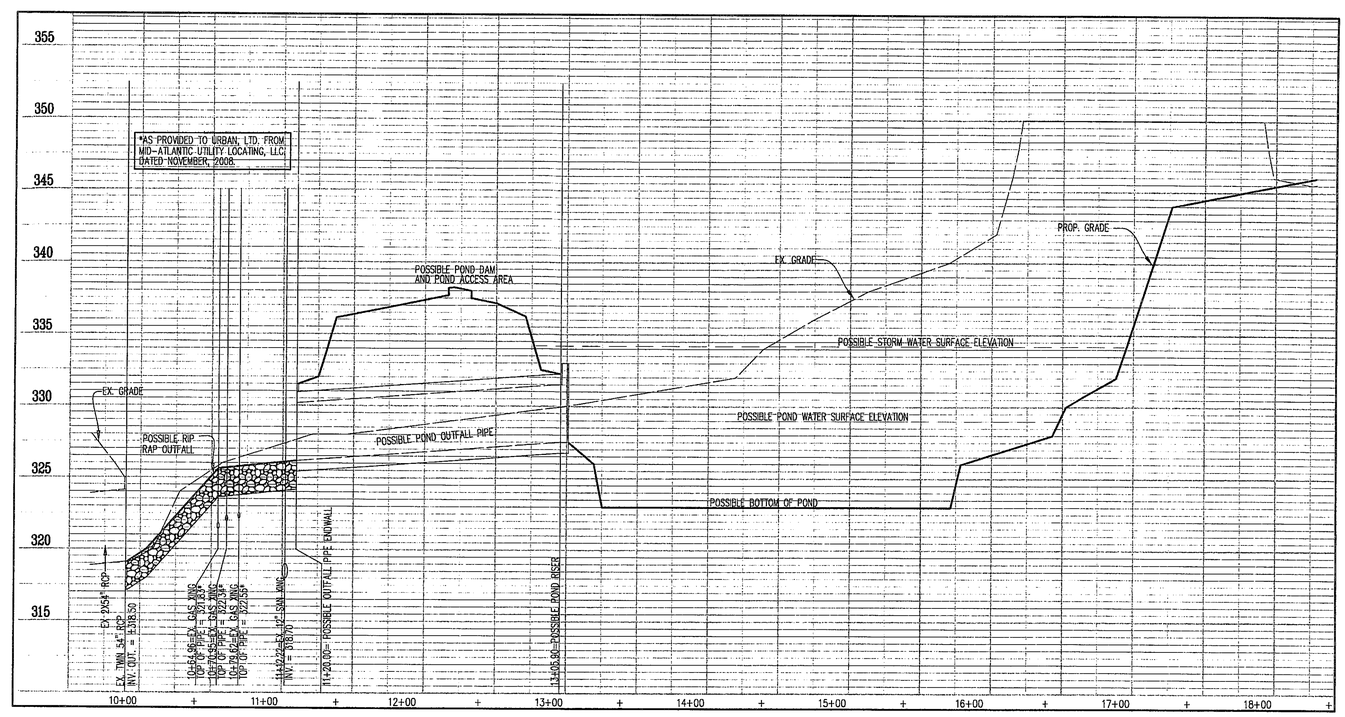
INFLOW HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs
DULLES SOUTH	AREA	1	14.313		11.9400	250.43
DULLES SOUTH	AREA	2	15.530		11.9400	270.50
DULLES SOUTH	AREA	10	27.904		11.9400	469.11
DULLES SOUTH	AREA	100	41.074		11.9400	674.64
*OUTFALL	JCT	1	14.245	R	12.3900	27.12
*OUTFALL	JCT	2	15.460	R	12.3900	29.96
*OUTFALL	JCT	10	27.817	R	12.2700	62.30
*OUTFALL	JCT	100	40.976	R	12.1500	145.27
WET POND	IN POND	1	14.313		11.9400	250.43
WET POND	IN POND	2	15.530		11.9400	270.50
WET POND	IN POND	10	27.904		11.9400	469.11
WET POND	IN POND	100	41.074		11.9400	674.64

ROUTING HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
WET POND	OUT POND	1	14.245	R	12.3900	27.12	331.02	23.974
WET POND	OUT POND	2	15.460	R	12.3900	29.96	331.18	24.615
WET POND	OUT POND	10	27.817	R	12.2700	62.30	332.68	30.880
WET POND	OUT POND	100	40.976	R	12.1500	145.27	333.97	36.488

EX. PIPELINE PROFILE CROSSINGS AND POSSIBLE POND CROSS SECTION



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5/5/10
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

DULLES DISOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: JULY, 2009

SHEET
10
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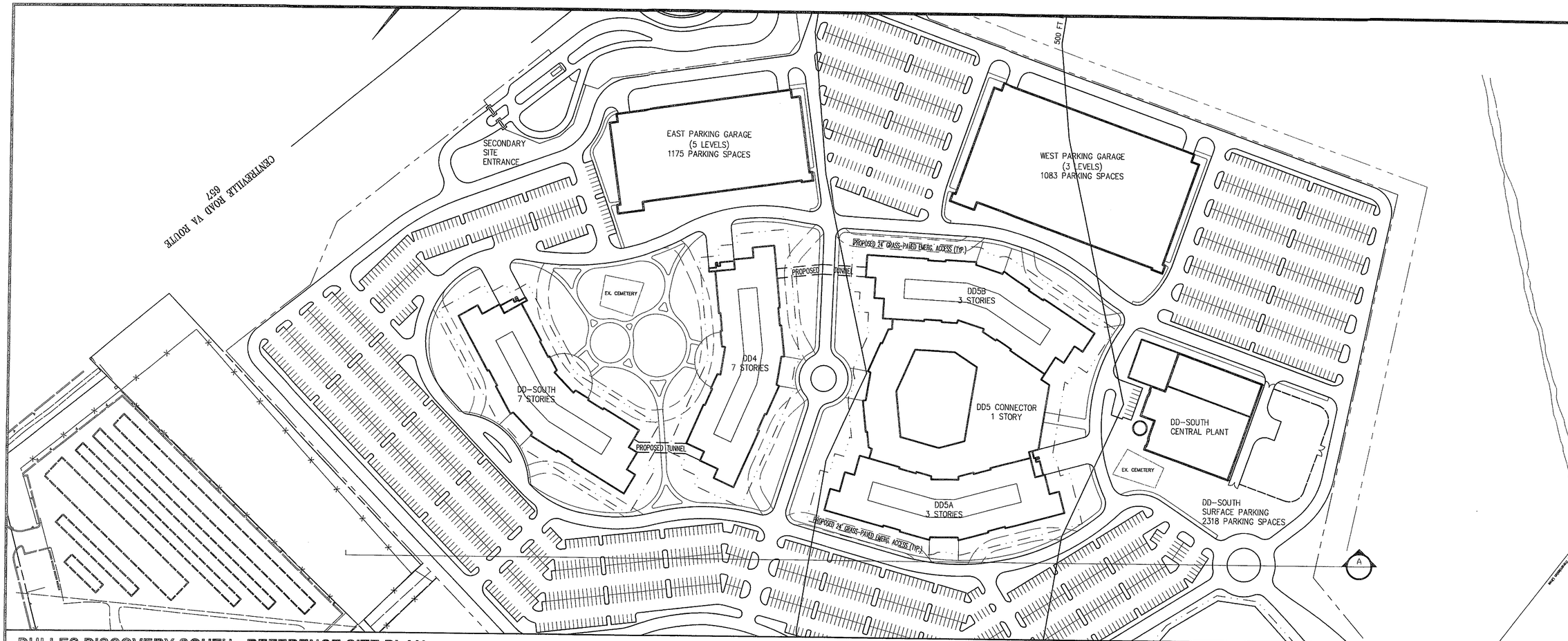
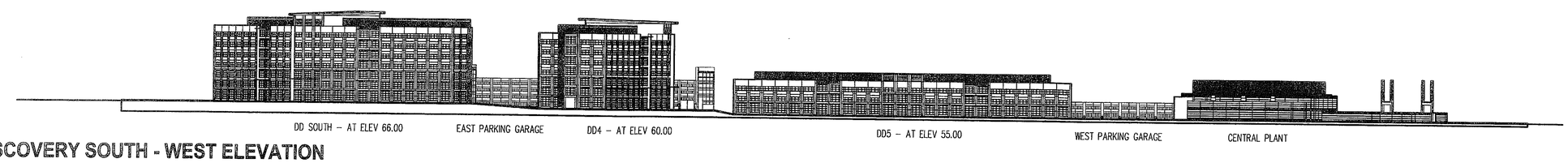
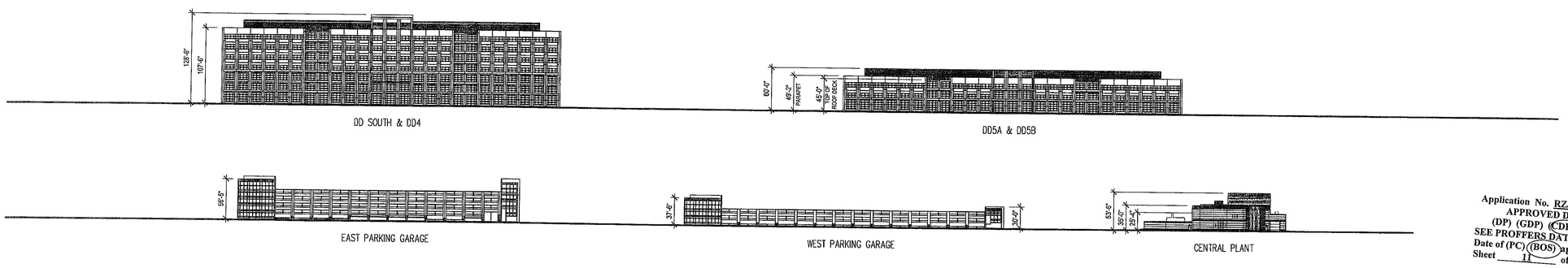
FILE No.
RZ 12542



DULLES DISCOVERY SOUTH - REFERENCE SITE PLAN



DULLES DISCOVERY SOUTH - WEST ELEVATION



DULLES DISCOVERY SOUTH - BUILDING ELEVATIONS

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Robert Brown 7/27/10

TYPICAL ELEVATION

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = N/A DATE: JULY, 2009

SHEET 11 OF 14

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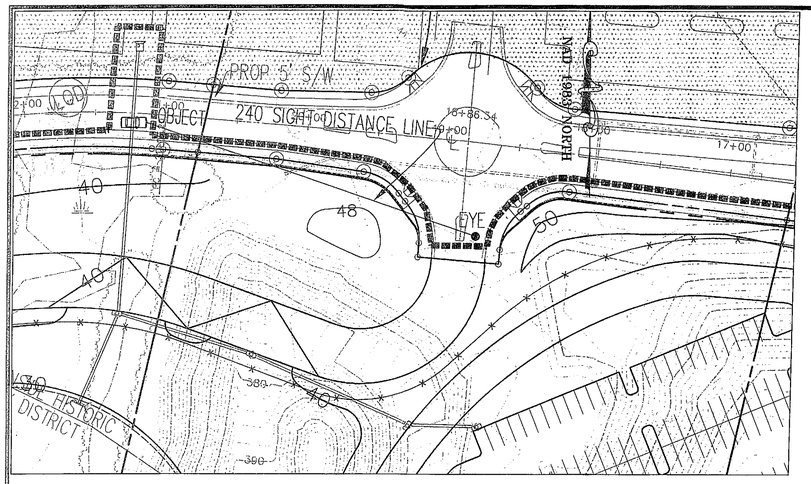

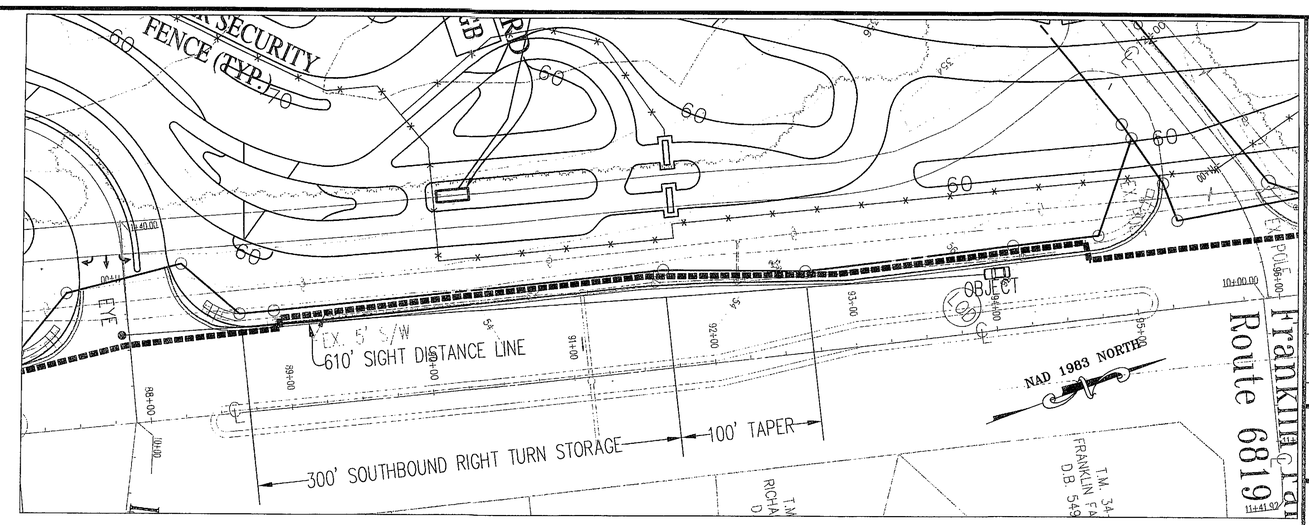

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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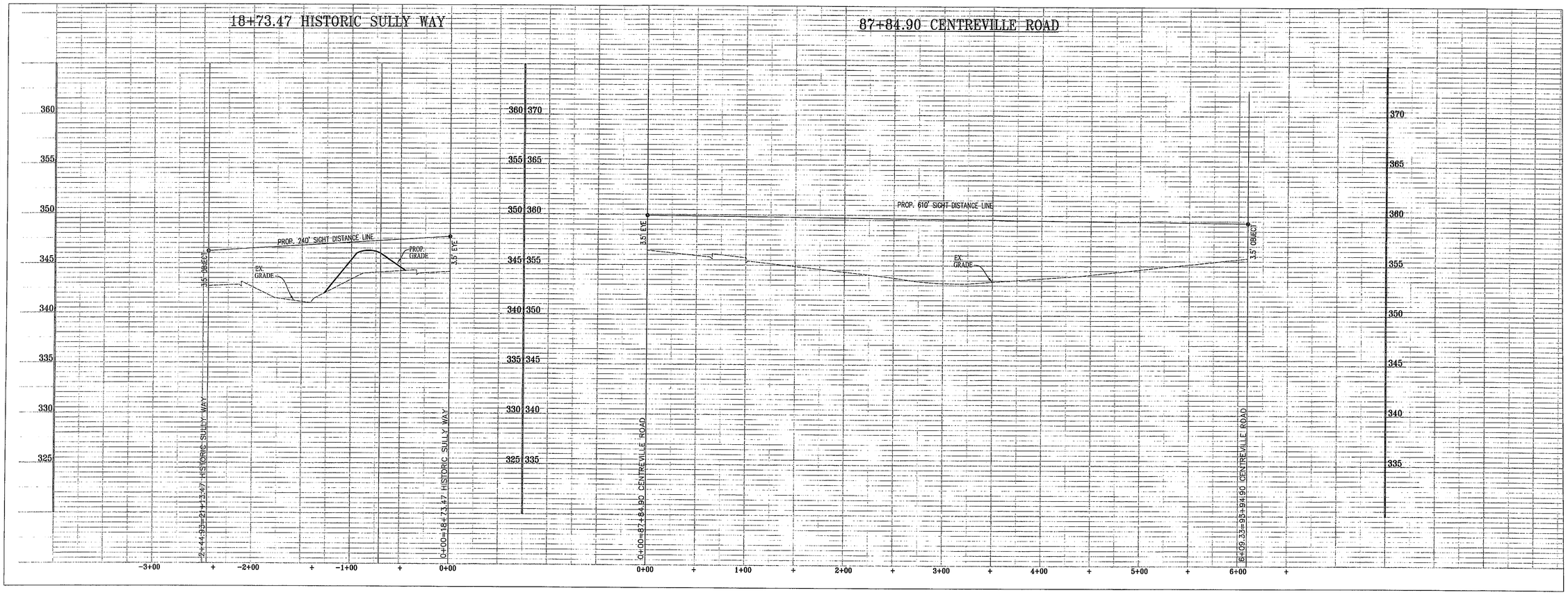

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5/5/10

SIGHT DISTANCE PLAN AND PROFILE

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: H: 1"=50', V: 1"=5' C.I. = 2'

DATE: JULY, 2009

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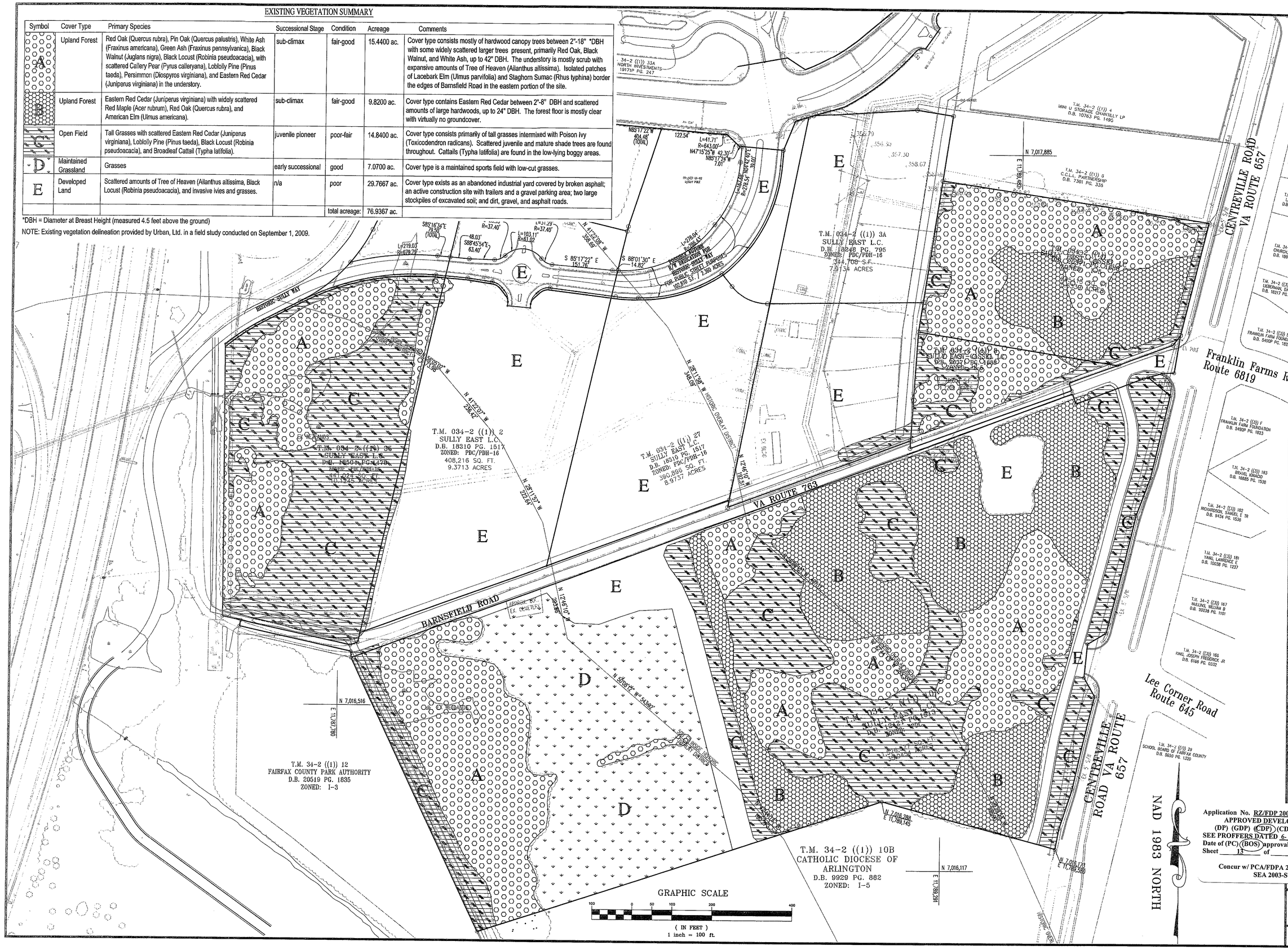
FILE No.
RZ 12542

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	Red Oak (Quercus rubra), Pin Oak (Quercus palustris), White Ash (Fraxinus americana), Green Ash (Fraxinus pennsylvanica), Black Walnut (Juglans nigra), Black Locust (Robinia pseudoacacia), with scattered Callery Pear (Pyrus calleryana), Loblolly Pine (Pinus taeda), Persimmon (Diospyros virginiana), and Eastern Red Cedar (Juniperus virginiana) in the understory.	sub-climax	fair-good	15.4400 ac.	Cover type consists mostly of hardwood canopy trees between 2"-18" *DBH with some widely scattered larger trees present, primarily Red Oak, Black Walnut, and White Ash, up to 42" DBH. The understory is mostly scrub with expansive amounts of Tree of Heaven (Ailanthus altissima). Isolated patches of Lacebark Elm (Ulmus parvifolia) and Staghorn Sumac (Rhus typhina) border the edges of Barnsfield Road in the eastern portion of the site.
B	Upland Forest	Eastern Red Cedar (Juniperus virginiana) with widely scattered Red Maple (Acer rubrum), Red Oak (Quercus rubra), and American Elm (Ulmus americana).	sub-climax	fair-good	9.8200 ac.	Cover type contains Eastern Red Cedar between 2"-8" DBH and scattered amounts of large hardwoods, up to 24" DBH. The forest floor is mostly clear with virtually no groundcover.
C	Open Field	Tall Grasses with scattered Eastern Red Cedar (Juniperus virginiana), Loblolly Pine (Pinus taeda), Black Locust (Robinia pseudoacacia), and Broadleaf Cattail (Typha latifolia).	juvenile pioneer	poor-fair	14.8400 ac.	Cover type consists primarily of tall grasses intermixed with Poison Ivy (Toxicodendron radicans). Scattered juvenile and mature shade trees are found throughout. Cattails (Typha latifolia) are found in the low-lying boggy areas.
D	Maintained Grassland	Grasses	early successional	good	7.0700 ac.	Cover type is a maintained sports field with low-cut grasses.
E	Developed Land	Scattered amounts of Tree of Heaven (Ailanthus altissima, Black Locust (Robinia pseudoacacia), and invasive ivies and grasses.	n/a	poor	29.7667 ac.	Cover type exists as an abandoned industrial yard covered by broken asphalt; an active construction site with trailers and a gravel parking area; two large stockpiles of excavated soil; and dirt, gravel, and asphalt roads.
				total acreage:	76.9367 ac.	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation delineation provided by Urban, Ltd. in a field study conducted on September 1, 2009.



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Adam J. Steiner
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5/5/10
CERTIFIED LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP
ES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I. = N/A
DATE: JULY, 2009

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
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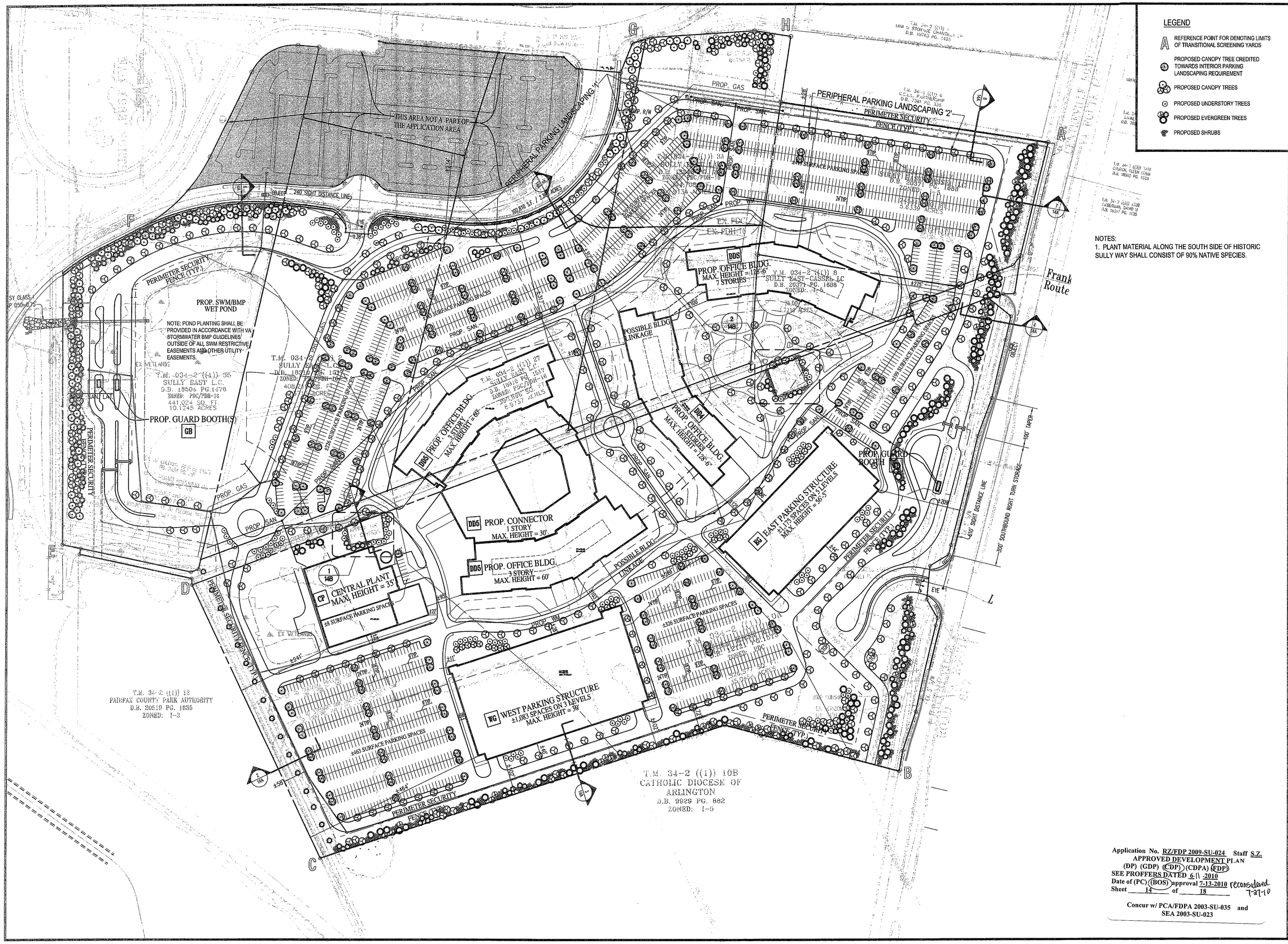

LEGEND

- A — REFERENCE POINT FOR DENOTING LIMITS OF TRANSITIONAL SCREENING YARDS
- PROPOSED CANOPY TREE CREDITED TOWARDS INTERIOR PARKING LANDSCAPING REQUIREMENT
- PROPOSED CANOPY TREES
- PROPOSED UNDERSTORY TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

NOTES:
1. PLANT MATERIAL ALONG THE SOUTH SIDE OF HISTORIC SULLY WAY SHALL CONSIST OF 90% NATIVE SPECIES.

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LANDSCAPE PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I. = N/A | DATE: JULY, 2009

Application No. RZ/FDP 2009-SU-024 Staff S.Z.
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FILE No. RZ 12542

TREE PRESERVATION TARGET CALCULATIONS

Gross Site Area (s.f.)	3,351,363
Pre-Development Area of Existing Tree Canopy (s.f.)	1,100,165
Percentage of Gross Site Area Covered by Existing Tree Canopy	33%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (See "Overall 10-Year Tree Canopy Calculations" Table)	319,096
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	33%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	105,302
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target not met (%)... 0% is not greater than...	33%
****See This Sheet for Tree Preservation Target Deviation Narrative.**	

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

Gross Site Area (s.f.)		3,351,363
Deductions		
SWM Wet Pond		-160,400
Adjusted Gross Site Area (s.f.)		3,190,963
Zone: PDH	Use: Office (Group 8)	
Tree Canopy Required (s.f.)	10%	319,096

10-YEAR TREE CANOPY PROVIDED

Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area Provided (s.f.)	319,113
Total Tree Canopy Provided (s.f.)	319,113

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening	Width (l.f.)	Length (l.f.)	Area (s.f.)	Required 10-Year Canopy Cover (75%)	Provided Trees and Shrubs				Total Canopy
Buffer A-B: SFD (Group 1)	Transitional Screening 2 (Location Modification Requested)	35	1,530	53,550	40,163	53	Lg. Evergreen @	375.00	s.f.	19,875 s.f.
						15	Lg. Evergreen @	262.50	s.f.	3,938 s.f.
						15	Lg. Evergreen @	250.00	s.f.	3,750 s.f.
	Barrier Modification Requested					68	Md. Evergreen @	187.50	s.f.	12,750 s.f.
					3 Shrubs /10 l.f. (459 required)	459	Evergreen Shrubs			
Total										
Requirement is met...	40,313 s.f. is greater than...			**40,163**						**40,313 s.f.**
Buffer B-C: Private School (Group 4)	Transitional Screening 1	25	1,390	34,750	26,063	23	Lg. Evergreen @	375.00	s.f.	8,625 s.f.
						13	Lg. Evergreen @	262.50	s.f.	3,413 s.f.
	Barrier Modification Requested					25	Md. Evergreen @	187.50	s.f.	4,688 s.f.
						25	Lg. Deciduous @	375.00	s.f.	9,375 s.f.
					3 Shrubs /10 l.f. (417 required)	417	Evergreen Shrubs			
Total										
Requirement is met...	26,100 s.f. is greater than...			**26,063**						**26,100 s.f.**
Buffer C-D: Community Use - Park (Group 5)	None	n/a	760	n/a	1 Tree/50 l.f. (16 required) (Per Barrier H Requirements, ZO 13-304(4)(H))	16				
	Barrier H									
Total										
Requirement is met...	16 trees are equal to...			**16 trees**						
Buffer D-E: Community Use - Park (Group 5)	None	n/a	330							
	Barrier Modification Requested									
Buffer E-F: Vacant Dulles Airport Land	None									
Buffer F-G: Future Comm./Office (Group 8)	None									
Buffer G-H: Future Comm./Office (Group 8)	None									
Buffer H-A: Vacant I-5 Industrial (Group 16)	None									

TREE PRESERVATION CALCULATIONS

Tree Preservation Target (s.f.)	33%
Tree Preservation Target (%)	105,302
Total Tree Preservation Provided (s.f.)	0
****See This Sheet for Tree Preservation Target Deviation Narrative.**	

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

Location (Abutting Use)	Width (l.f.)	Length (l.f.)	Required Trees	Provided Trees
Peripheral Parking Landscaping '1' North (Abutting R.O.W.)	10	980	25 Trees (1/40 l.f.)	24 Cat. IV Deciduous
				18 Cat. II Evergreen
				42 **Total Trees Provided**
Peripheral Parking Landscaping '2' North (Abutting Non-R.O.W.)	4	790	16 Trees (1/50 l.f.)	16 Cat. IV Deciduous
				16 **Total Trees Provided**

INTERIOR PARKING LANDSCAPING

Area to be Counted (s.f.)(See Detail 1 for Interior Parking Schematic)	1,132,530
Interior Landscaping Required (s.f.)(5%)	56,627
Total Shade Tree Cover Provided (s.f.):	
227 Trees at 250 s.f. each	56,750

TREE PLANTING CALCULATIONS

Canopy to be Met Through Tree Planting (s.f.)		319,096
Air Quality Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Energy Conservation Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Water Quality Tree Planting (s.f.)	0	
	x 1.25 Multiplier (s.f.)	**0**
Wildlife Benefits Tree Planting (s.f.)	53,175	
	x 1.50 Multiplier (s.f.)	**79,763**
Native Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	**0**
Improved Cultivars & Varities Tree Planting (s.f.)	63,800	
	x 1.25 Multiplier (s.f.)	**79,750**
Seedling Tree Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	**0**
Native Shrub or Woody Seed Mix Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	**0**
Percentage of Seedling Tree Planting Total (%)	**0%**	
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)		**159,600**
Total Tree Planting Canopy Provided (s.f.)		**319,113**
Offsite Planting Relief Requested?		No
Tree Bank or Tree Fund?		No
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)		0
Amount to be Deposited into the Tree Preservation and Planting Fund		$0.00

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multiplier	
	Cat. IV Deciduous Trees						
	Acer rubrum 'October Glory'	October Glory Red Maple	2- 3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Liriodendron tulipifera	Tulip Poplar	2- 3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Platanus x acerifolia	London Planetree	2- 3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Quercus phellos	Willow Oak	2- 3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Tilia americana	American Linden	2- 3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Ulmus parvifolia	Chinese Elm	2- 3" Cal.	B & B	Uniform branching pattern		
	Zelkova serrata	Japanese Zelkova	2- 3" Cal.	B & B	Uniform branching pattern		
	Cat. III Deciduous Trees						
	Betula nigra	River Birch	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cercidiphyllum japonicum	Katsuratree	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Gleditsia x triacanthos 'inermis'	Thornless Honeylocust	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Nyssa sylvatica	Black Gum	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Prunus yedoensis	Yoshino Cherry	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Cat. II Deciduous Trees						
	Amelanchier laevis	Allegheny Serviceberry	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cercis canadensis	Redbud	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cornus kousa	Kousa Dogwood	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
	Magnolia x soulangiana	Saucer Magnolia	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Magnolia virginiana	Sweetbay Magnolia	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Prunus x incam 'Okame'	Okame Cherry	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Cat. IV Evergreen Trees						
	Magnolia grandiflora	Southern Magnolia	8- 10' Ht.	B & B	Full to ground, Dense		
	Pinus rigida	Pitch Pine	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus taeda	Loblolly Pine	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Cat. III Evergreen Trees						
	Picea abies	Norway Spruce	8- 10' Ht.	B & B	Full to ground, Dense		
	Pinus echinata	Shortleaf Pine	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus nigra	Austrian Pine	8- 10' Ht.	B & B	Full to ground, Dense		
	Cat. II Evergreen Trees						
	Cryptomeria japonica	Japanese Cryptomeria	8- 10' Ht.	B & B	Full to ground, Dense		
	Ilex opaca	American Holly	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Juniperus virginiana	Eastern Redcedar	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus bungeana	Lacebark Pine	8- 10' Ht.	B & B	Full to ground, Dense		
	Shrubs						
	Aronia arbutifolia	Red Chokecherry	18"-36" Ht.	B & B	Dense		
	Cephalanthus occidentalis	Buttonbush	18"-36" Ht.	B & B	Dense		
	Cornus sericea	Redosier Dogwood	18"-36" Ht.	B & B	Dense		
	Ilex glabra	Inkberry	18"-36" Ht.	B & B	Dense		
	Lindera benzoin	Spicebush	18"-36" Ht.	B & B	Dense		
	Myrica cerifera	Wax Myrtle	18"-36" Ht.	B & B	Dense		
	Osmanthus americanus	Devilwood Osmanthus	18"-36" Ht.	B & B	Dense		
	Pieris floribunda	Evergreen Mountain Fetterbush	18"-36" Ht.	B & B	Dense		
	Rhododenron maximum	Rosebay Rhododendron	18"-36" Ht.	B & B	Dense		
	Spiraea x Vanhouttei	Vanhouttei Spirea	18"-36" Ht.	B & B	Dense		
	Taxus canadensis	Canadian Yew	18"-36" Ht.	B & B	Dense		
	Viburnum dentatum	Arrowwood Viburnum	18"-36" Ht.	B & B	Dense		

****TREE PRESERVATION TARGET DEVIATION REQUEST:**

DUE TO THE USES AND DENSITIES ALLOWED BY THE ZONING ORDINANCE AND THE MINIMUM SETBACKS REQUIRED TO PROVIDE A SECURE THREAT PERIMETER THE PROPERTY'S DEVELOPABLE AREA ENVELOPES A MAJORITY OF THE APPLICATION AREA. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-0507.3A(1)) AND COULD COMPROMISE THE SECURITY NEEDS OF THE TENANTS. THE APPLICANT'S PROPOSED PLAN IS DESIGNED FOR USE AS A CLASS-A CORPORATE OFFICE CAMPUS FOR TENANTS WITH SENSITIVE SECURITY NEEDS. THE INCORPORATION OF EXISTING SCRUB VEGETATION OR OTHER EXISTING FORESTED AREAS WITHIN THE SECURE SITE PERIMETER REDUCES SITE VISIBILITY FROM ON SITE CAMERAS AND FOR SECURITY PERSONNEL PATROLLING THE SITE. THEREFORE, A DEVIATION FROM THE TREE PRESERVATION TARGET IS HEREBY REQUESTED. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING.

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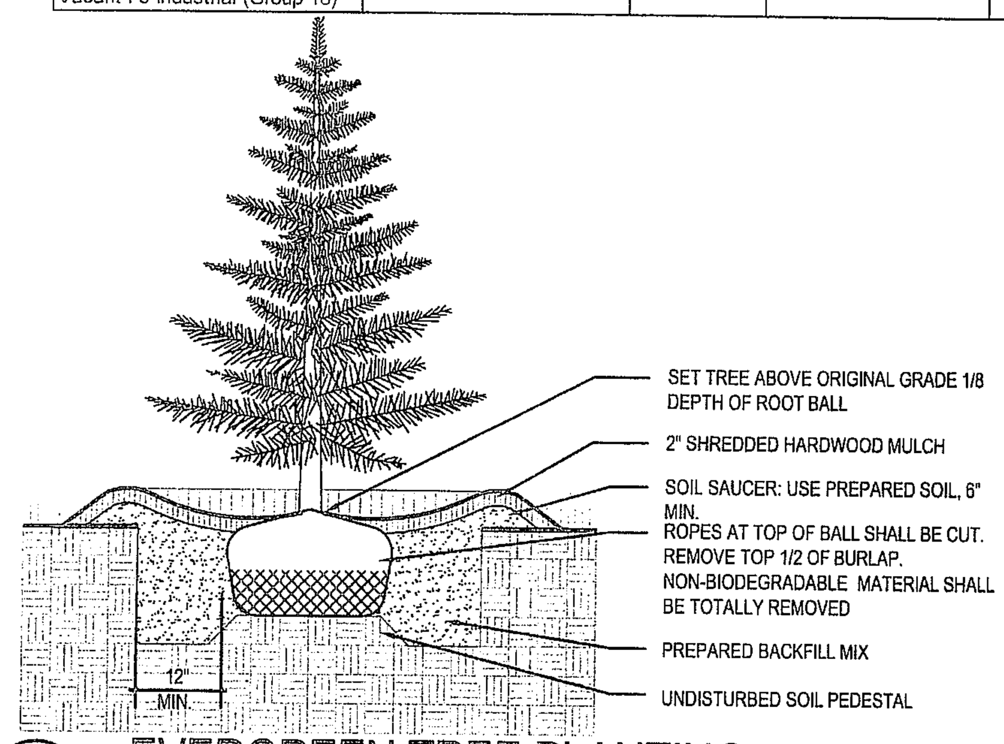
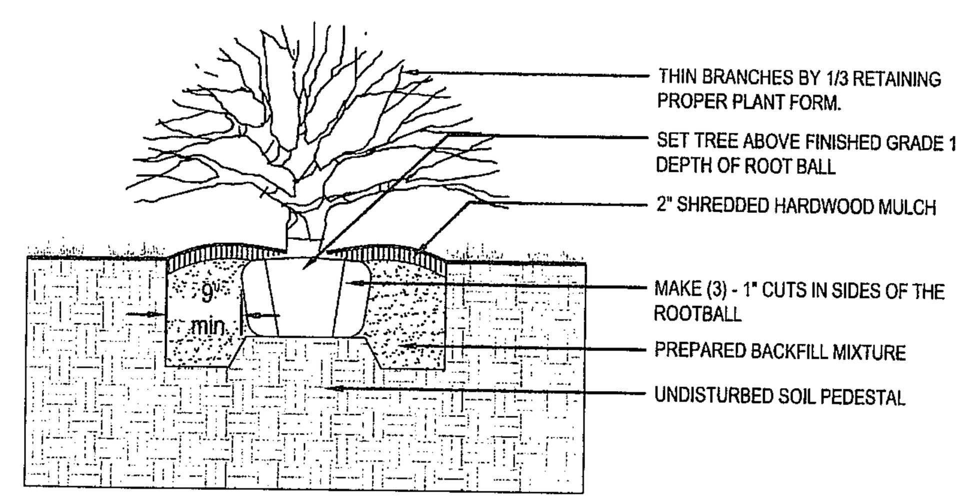
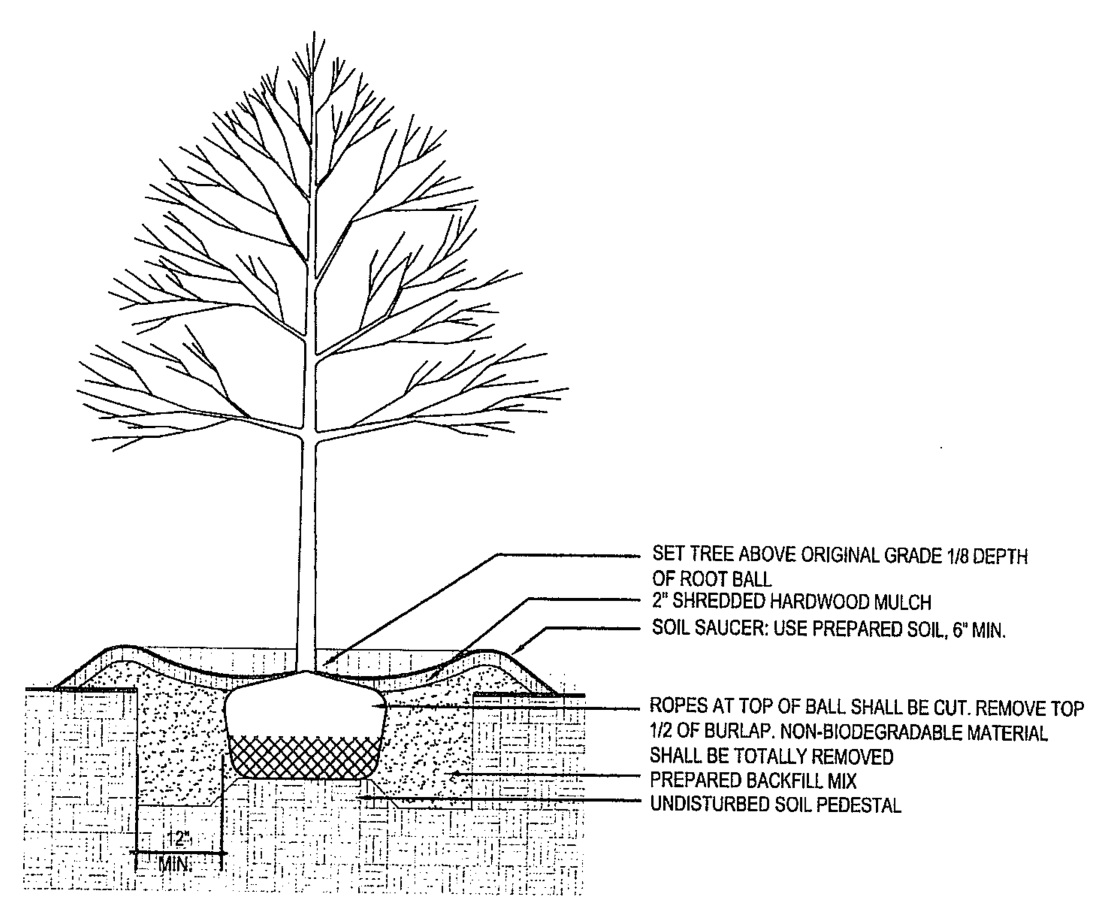


1 EVERGREEN TREE PLANTING
NTS



2 TYP. B&B SHRUB PLANTING
N.T.S.



3 DECIDUOUS TREE PLANTING
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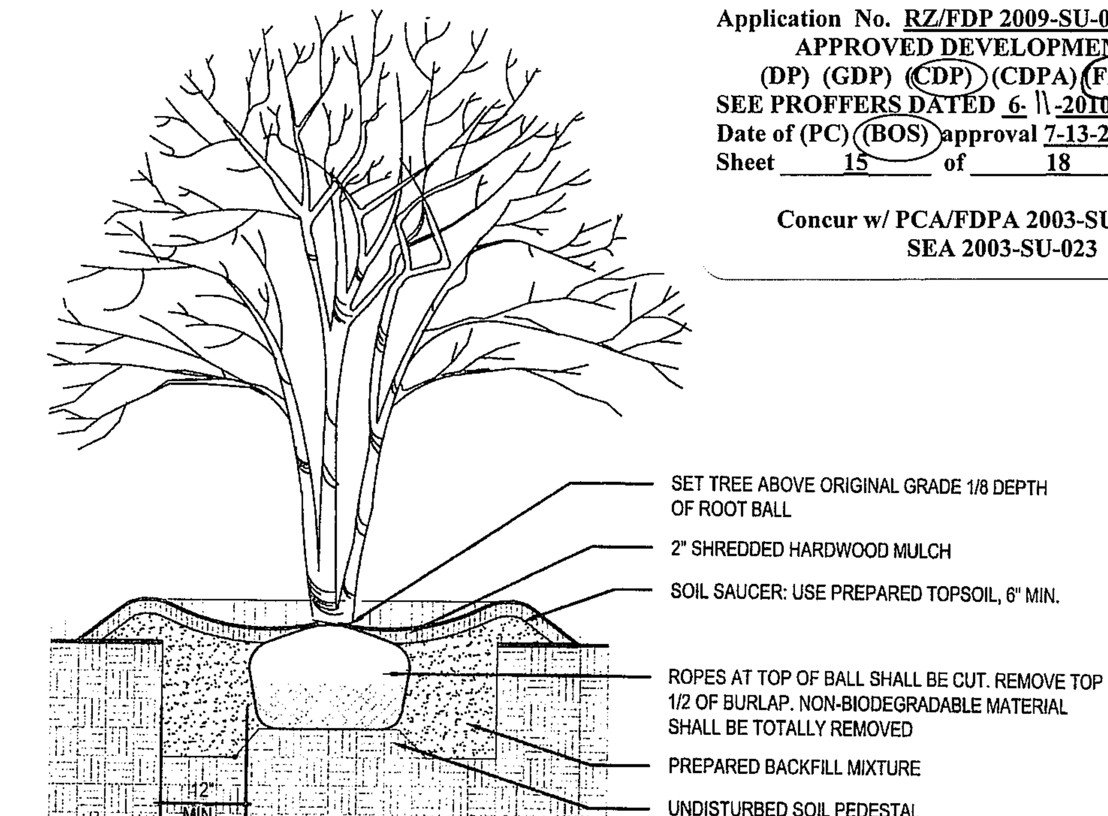

4 ORNAMENTAL TREE PLANTING
NTS

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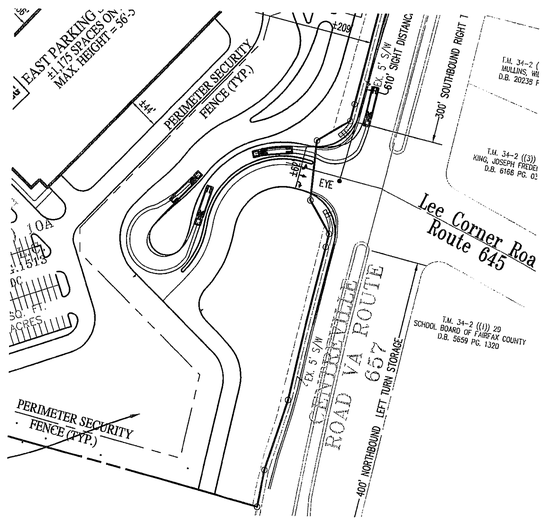
FAIRFAX COUNTY, VIRGINIA

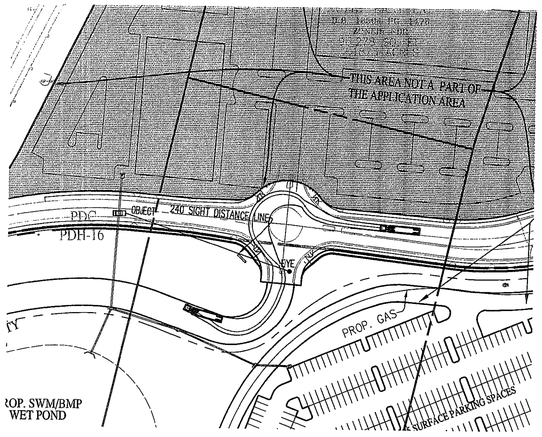
SCALE: AS NOTED
C.I. = N/A
DATE: JULY, 2009

SHEET 14 OF 14

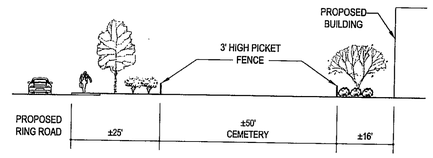
FILE No. RZ 12542



A PROP WB-50 TRUCK TURN
Scale: 1"=100'



B PROP WB-50 TRUCK TURN
Scale: 1"=100'



1 EX. CEMETERY SECTION
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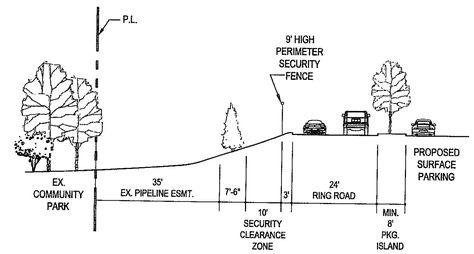

2 BUFFER SECTION 'A'
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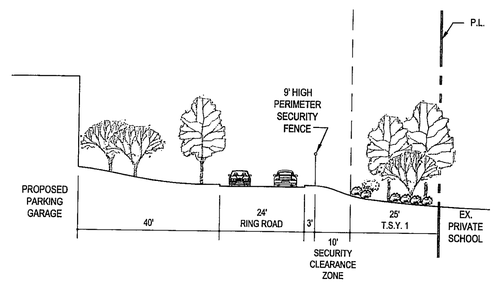

3 BUFFER SECTION 'B'
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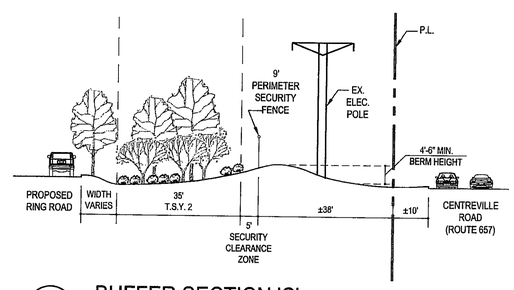

4 BUFFER SECTION 'C'
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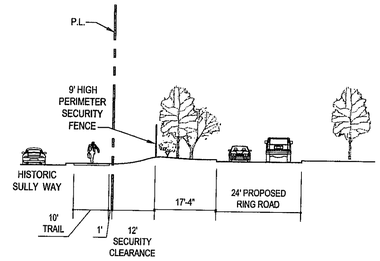
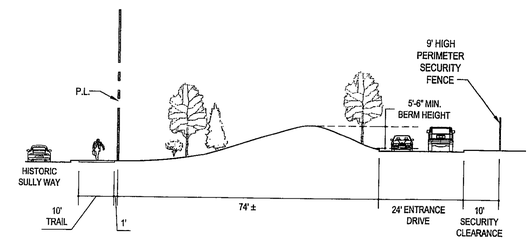


5 SULLY WAY SECTION 'A'
Scale: 1"=10'



6 SULLY WAY SECTION 'B'
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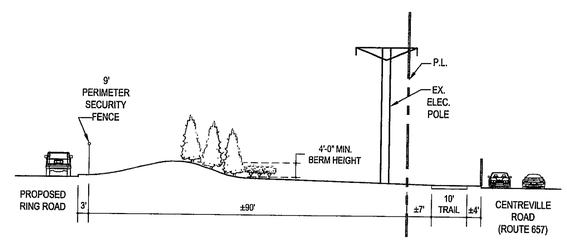

7 BUFFER SECTION 'D'
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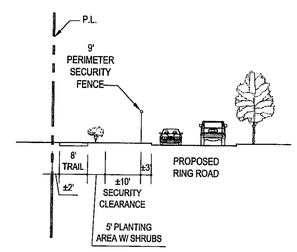

8 TRAIL SECTION
Scale: 1"=20'

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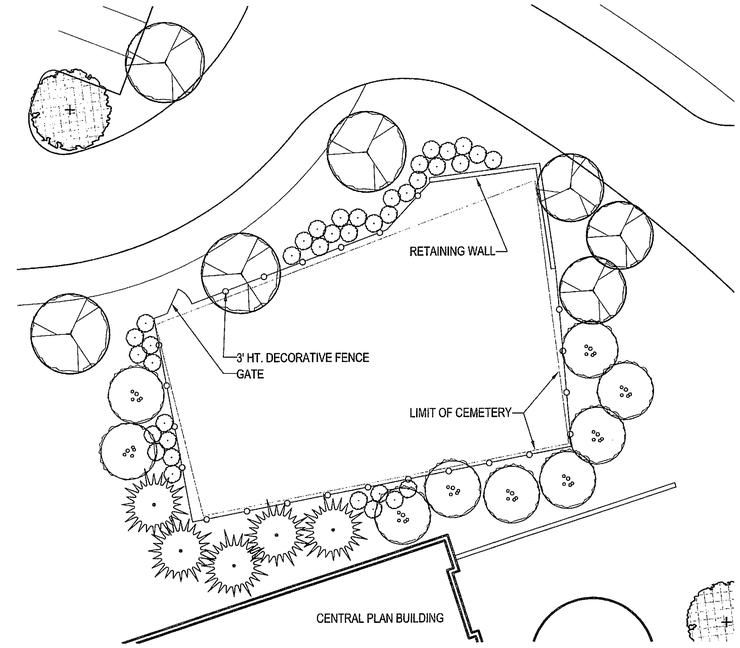
LANDSCAPE SECTIONS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

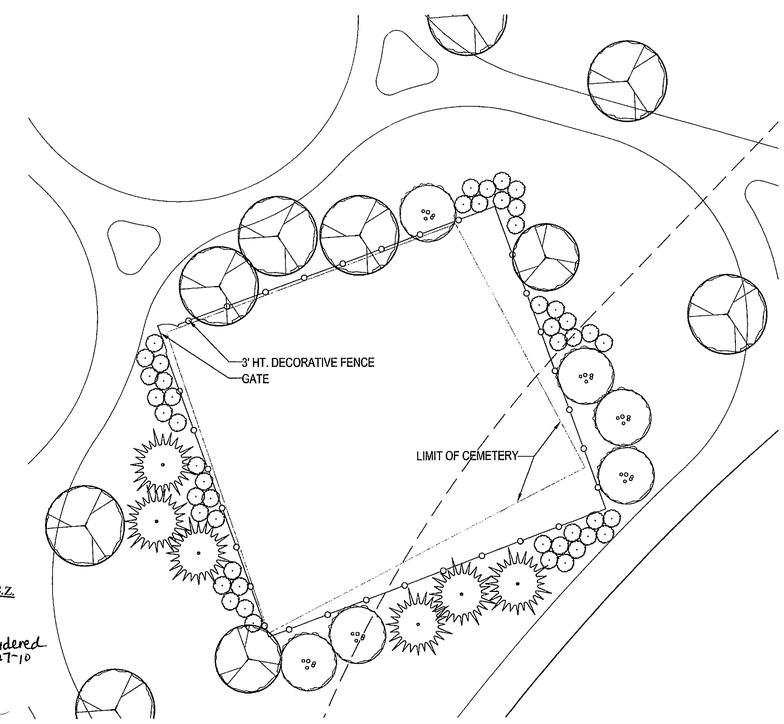
DATE: JULY, 2009
C.I. = N/A
SCALE: AS NOTED

SHEET 14A OF 14

FILE No. RZ 12542



1 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"



2 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"

NOTE: FENCE CONFIGURATION AND PLANT LOCATIONS MAY BE ADJUSTED AT SITE PLAN IN COORDINATION WITH FINAL PLAZA AREA DESIGN. ENTIRE AREA OF DELINEATED CEMETERY SHALL BE WITHIN THE FENCED AREA.

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LANDSCAPE DETAIL PLANS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. = N/A
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FILE No.
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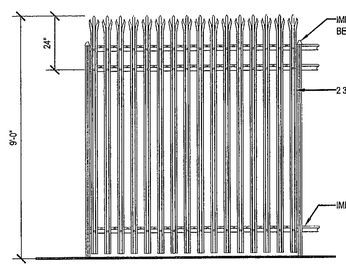
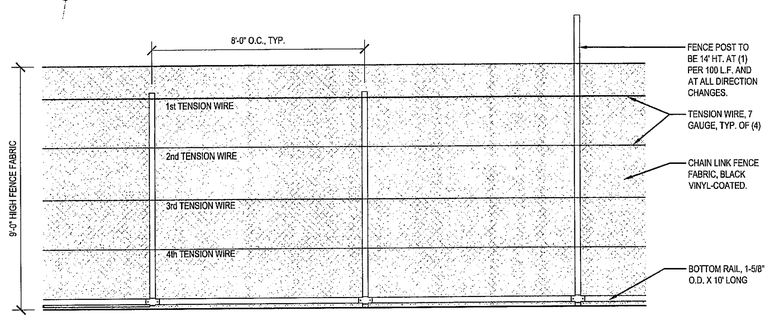
NOTE: PERIMETER FENCING ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL BE OF THE DECORATIVE STYLE AS DEPICTED IN DETAIL 1 ON THIS SHEET. FINAL FENCING LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN AND MAY BE ADJUSTED DURING FINAL SITE ENGINEERING.



1 ORNAMENTAL FENCE
Scale: 3/8"=1'-0"



2 CHAIN LINK FENCE
Scale: 3/8"=1'-0"

LEGEND
ORNAMENTAL FENCE
CHAIN LINK FENCE

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
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PERIMETER SECURITY PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = N/A
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SHEET
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OF
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FILE No.
RZ 12542