■ WESTGATE GRANT LOT 102 ■

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

SPECIAL EXCEPTION PLAT

SE 2011-PR-0062
JUNE 16, 2011

APPLICANT/OWNER

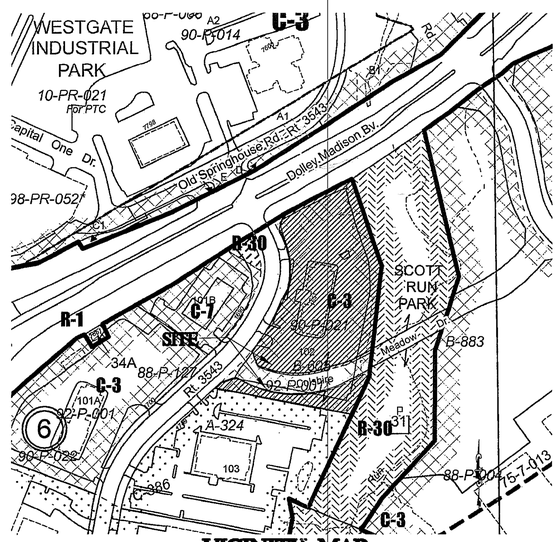
CITYLINE PARTNERS
1651 OLD MEADOW RD, SUITE 650
MCLEAN, VIRGINIA 22030
CONTACT: KEITH TURNER
703.556.3774

ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH, & WALSH
2200 CLARENDON BLVD., 13TH FLOOR
ARLINGTON VIRGINIA, 22201
CONTACT: SARA V. MARISKA, ESQ.
(703) 528-4700

ENGINEER/LANDSCAPE ARCHITECT

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: BRYNE RILEY, ASLA & JOHN AMATETTI, PE.
(703) 442-7800



VICINITY MAP

SCALE: 1"=200'

TM NO. 29-4-006-0102

SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT/EXISTING CONDITIONS PLAN

SOURCE NOTES:

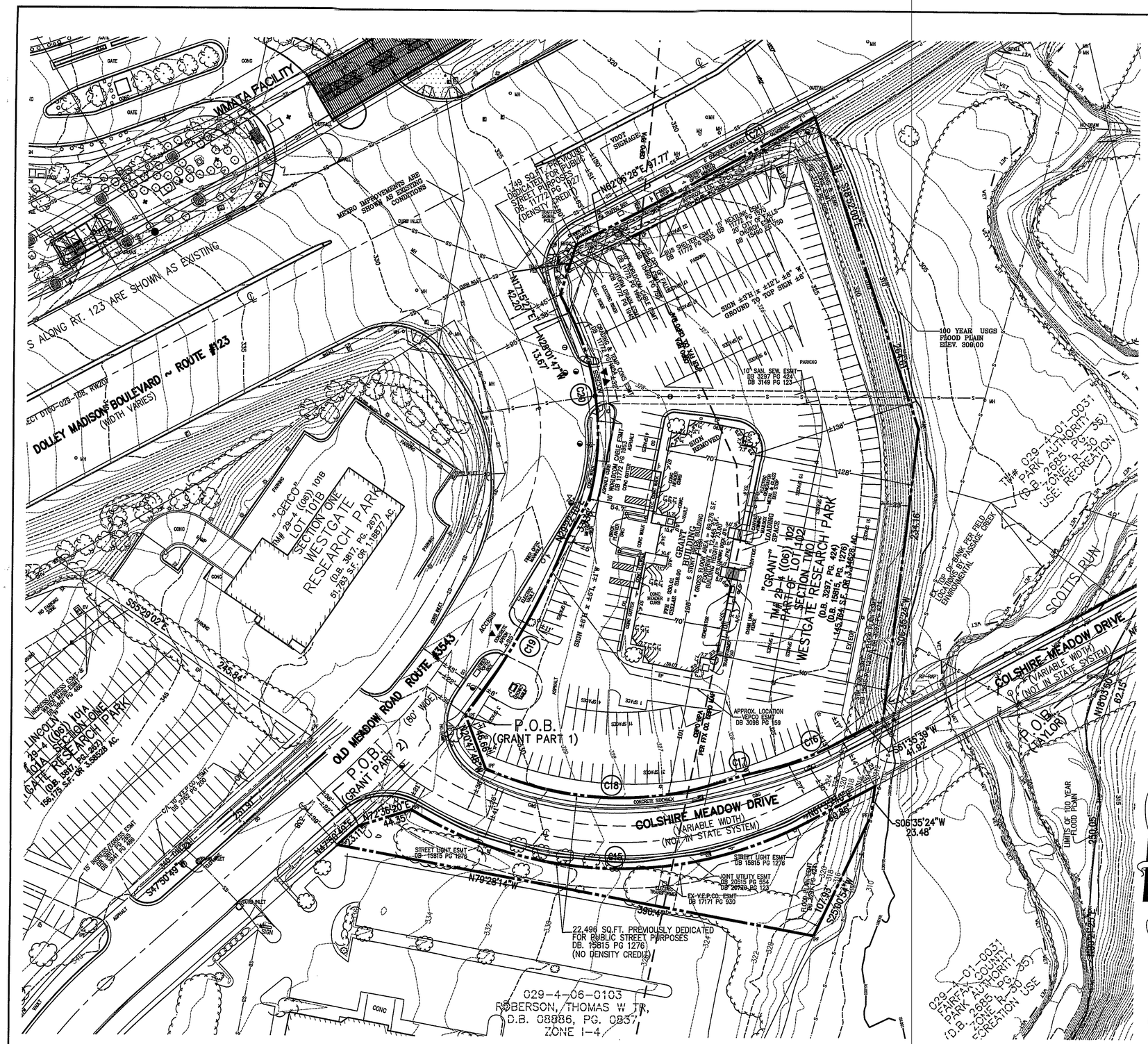
1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 029-4-06-0102 AND IS ZONED C-3, HC.
2. THE SUBJECT PROPERTY WAS ACQUIRED AS FOLLOWS:
   029-4-06-0102 GRANT 1651 OLD MEADOW ROAD, LLC DEED BOOK 21145, PAGE 106
3. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY GRANT 1651 OLD MEADOW ROAD LLC.
4. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 – WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
5. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201.
7. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY.
8. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.

Application No. SE 2011-PR-005 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED July 1, 2011
Date of (BOS) (BZA) approval July 26, 2011
Sheet 1 of 2

RECEIVED
Department of Planning & Zoning
JUN 17 2011
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
6/16/11
PROFESSIONAL ENGINEER

JOB NUMBER V6927
SHEET 1



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C15	334.26'	321.00'	59°39'37"	184.06'	S88°34'31"E	319.35'
C16	66.55'	239.00'	15°57'19"	33.49'	S69°34'17"W	66.34'
C17	29.23'	261.00'	6°24'58"	14.63'	S74°20'27"W	29.21'
C18	197.19'	264.00'	42°47'48"	103.45'	S87°20'42"E	192.64'
C19	167.10'	588.52'	16°16'05"	84.12'	N29°22'24"E	166.54'
C20	156.21'	211.58'	42°18'10"	81.86'	N06°52'48"W	152.69'
C21	119.75'	2944.79'	2°19'48"	59.88'	N61°11'05"E	119.74'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

WAIVERS AND MODIFICATIONS REQUESTED:

1. A MODIFICATION OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (Z.O. SECTION 13-203) IN FAVOR OF MAINTAINING THE EXISTING CONDITIONS IS HEREBY REQUESTED.
2. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS (Z.O. SECTIONS 13-303 AND 13-304) IS HEREBY REQUESTED TO ALLOW THE EXISTING WOODLAND AND MAINTAINED FLOODPLAIN TO SERVE AS THE REQUIRED TRANSITIONAL SCREENING AND BARRIER.
3. A MODIFICATION OF THE OFF STREET LOADING REQUIREMENTS (Z.O. SECTION 11-203) IN FAVOR OF MAINTAINING THE ONE (1) OFF-STREET LOADING SPACE FOR ALL USES IS HEREBY REQUESTED.

SPECIAL EXCEPTION NOTES:

1. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO PROVIDE FOR A USE BY A COLLEGE, UNIVERSITY IN ACCORDANCE WITH SECTION 9-301-1 OF THE ZONING ORDINANCE
2. THIS SITE CURRENTLY CONTAINS ONE EXISTING BUILDING, BUILT IN 1969, WITH IMPROVEMENTS.
3. THERE ARE NO FRONTAGE OR PUBLIC STREET IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
4. CLEARING AND GRADING IS NOT ANTICIPATED AS PART OF THIS SPECIAL EXCEPTION AS NO IMPROVEMENTS ARE PROPOSED TO BE UNDERTAKEN.
5. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS OR SEPTIC FIELDS THAT SERVE THIS SITE. PUBLIC WATER AND SANITARY SEWER ARE PROVIDED.
8. THERE ARE NO STORM WATER MANAGEMENT OR BMP FACILITIES ASSOCIATED WITH THIS SITE. THIS SPECIAL EXCEPTION FOR THIS SITE IS TO PROVIDE A COLLEGE, UNIVERSITY USE. THERE ARE NO IMPROVEMENTS PROPOSED THEREFORE THE SITE IS NOT SUBJECT TO ARTICLE 17 OF THE ZONING ORDINANCE OR A SITE PLAN. NO STORM WATER MANAGEMENT OR BMP FACILITIES ARE PROPOSED.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO LIGHTED SIGNS ON THE SUBJECT PROPERTY.
10. EASEMENTS OR ENCUMBRANCES ARE SHOWN HEREON, THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE SUBJECT PARCEL .
11. THE SIDEWALK SHOWN ON THE APPLICATION PROPERTY HAS BEEN PROVIDED IN LIEU OF ANY TRAILS SHOWN ON THE COUNTYWIDE TRAILS PLAN AS NOTED IN PROFFER 1.E OF PCA 92-P-001-2, PCA 92-P-001-3, AND PCA 1998-PR-058.

FLOODPLAIN NOTES:

1. THE EXISTING PROPERTY ABUTS THE SCOTTS RUN FLOODPLAIN WITH A STEEP SLOPE EXTENDING ACROSS THE EASTERN EDGE OF THE PROPERTY. THE SLOPE CONTINUES BEYOND THE SUBJECT PROPERTY DOWN INTO THE SCOTTS RUN FLOODPLAIN/ STREAM CHANNEL.
2. NO PHYSICAL ALTERATIONS ARE BEING PROPOSED TO THE SITE AND AS SUCH NO CHANGES SHOULD OCCUR IN DRAINAGE PATTERNS OR DRAINAGE. THERE ARE NO ANTICIPATED ISSUES PERTAINING TO FLOODING OR EROSION IN THE AREA OF THE APPLICATION AND UPSTREAM AND DOWNSTREAM AREAS FROM THE APPLICATION PROPERTY AS NO PHYSICAL IMPROVEMENTS ARE BEING MADE.
3. THE BEST AVAILABLE DATA FOR THE ELEVATION OF THE 100-YEAR STORM IS THE 1978 U.S.G.S. FLOODPLAIN DELINEATION THAT INDICATES A 100 YEAR WATER SURFACE ELEVATION OF 309 FOR THIS REACH. THE LOWEST ELEVATION OF THE BUILDING CELLAR IS 318.00
4. NO PHYSICAL IMPROVEMENTS ARE BEING MADE IN THE FEMA FLOODPLAIN, USGS WETLANDS, AND/OR WATERS OF THE UNITED STATES AND AS SUCH NO ADDITIONAL FEDERAL/STATE PERMITS ARE REQUIRED.

TABULATIONS:

Application No. SE 2011-PR-003 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED July 1, 2011
Date of (BOS) (BZA) approval July 26, 2011
Sheet 2 of 2

SITE AREA
LOT 102.....145,764 SF. OR 3.34628 AC

AREA OF SPECIAL EXCEPTION
145,764 SQ. FT. OR 3.34628 ACRES

BUILDING
TOTAL GFA: 69,276 per Bowman Consulting Survey Dated April 16, 2010 per Rezoning Tabulation
TOTAL CELLAR 10,015 SF per owner (5,007.5 SF OFFICE/ 5007.5 SF STORAGE)
PROPOSED GFA OFFICE: 63,444 sf.
PROPOSED GFA OF COLLEGE, UNIVERSITY: 5,832 SF
Front Yard Setback: Controlled by a 25° angle of bulk plane, but not less than 40'
Side Yard Setback Required: N/A
Rear Yard Setback: Controlled by a 25° angle of bulk plane, but not less than 40' (N/A)

PARKING

EXISTING PARKING
Total Existing Office Parking: 247 spaces (including Handicapped Spaces)
Total Existing Handicapped Parking: 7 spaces (including 2 Van Accessible Spaces)
Existing Loading Spaces: 1 Space

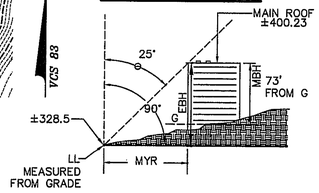
PROPOSED PARKING
Office: GFA 68,452 sf. (includes ½ cellar GFA (5,008 sf.) per proffer II of PCA 92-P-001-6 and excludes proposed college/university GFA)
Total Office Parking Required: 206 spaces (3.0 spaces/1000 sf.)
College: GFA 5,832 sf.
*Total College/University Parking Spaces Required: 34 spaces (1 space/faculty or employee (9) + 1 space/student (25))
Total Parking Spaces Required: 240 (206 Office + 34 College/University)
Total Loading Spaces Provided: 1 (See Waiver and Modifications Requested, Number Three (3))

*College, University Use: 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

Total Loading Spaces Required: 5 (1 University School per std. F, 4 Office per std. G)
Total Loading Spaces Provided: 1 (See Waiver and Modifications Requested, number 7)

OPEN SPACE
Required = 15% (21,863.4 sf)
Existing = 29.8% (43,575.99 sf.)

BULK PLANE:



θ : ANGLE OF BULK PLANE = 25° (FRONT YARD) (MIN 40')
LL : LOT LINE (ELEV = 328.50±)
MYR : MINIMUM YARD REQUIREMENT (33.45', 40' MIN REQUIRED BY Z.O.)
EBH : EFFECTIVE BUILDING HEIGHT (71.73')
MBH : MAXIMUM BUILDING HEIGHT (73.00')
G : GRADE FOR HEIGHT CALCULATIONS= 327.23'

$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
6/10/11
PROFESSIONAL ENGINEER

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

LOT 102
WESTGATE INDUSTRIAL PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT
EXISTING CONDITIONS PLAN

VIKA REVISIONS
1st SUBMISSION
MARCH 3, 2011
2nd SUBMISSION
APRIL 6, 2011
COUNTY COMMENTS
MAY 25, 2011

DATE: JUNE 16, 2011
DES. BDR | DWN. BDR
SCALE: 1"=40'
PROJECT/FILE NO. 6927
SHEET NO. 2

RP/SP:

P:\Planning\PROJECTS\V6927\dwg\special exception.dwg 2/23/11 12:28:52 PM EST