



**APPLICATION ACCEPTED:** October 28, 2008  
**APPLICATION AMENDED:** February 17, 2009  
**PLANNING COMMISSION:** February 18, 2009  
**BOARD OF SUPERVISORS:** Not Yet Scheduled

## County of Fairfax, Virginia

---

February 18, 2009

### **DULLES CORRIDOR METRORAIL PROJECT PHASE I STAFF ADDENDUM, PART II**

### **SPECIAL EXCEPTION APPLICATION SE 2008-PR-033 CONCURRENT WITH 2232-P08-010**

### **PROVIDENCE DISTRICT**

**APPLICANT:** Metropolitan Washington Airports Authority and the Virginia Department of Rail and Public Transportation on behalf of the Washington Metropolitan Area Transit Authority

**ZONING:** C-3, HC

**PARCEL(S):** 29-4 ((5)) A1; 29-4 ((5)) B1 part  
29-4 ((5)) C1 part; 29-4 ((5)) D  
29-4 ((5)) E; 30-3 ((28)) B3 part

**ACREAGE:** 4.29 acres

**FAR:** .33

**OPEN SPACE:** 20%

**PLAN MAP:** Office

**SE CATEGORY:** Category 4 Special Exception for an electrically-powered regional rail transit facility.  
Category 6 Special Exception for uses in a floodplain

---

**Peter Braham/Suzanne Lin**

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



**PROPOSAL:**

Applicant proposes to build a new Metrorail facility (Tysons East) including the station with platform, kiss and ride facility and associated components with features in a floodplain

**STAFF RECOMMENDATIONS:**

Staff recommends that the Planning Commission find that the facility proposed under 2232-P08-010 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia, and is substantially in accord with the provisions of the Comprehensive Plan.

Staff further recommends approval of SE 2008-PR-033 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the transitional screening and barrier requirements in favor of that shown on the SE Plat

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

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

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

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

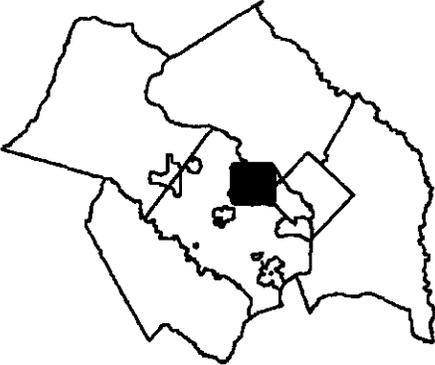
*O:\stin00\SE\Tysons Metro Stations\Tysons East\Tysons East Cover.doc*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2008-PR-033



**Applicant:** METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

**Accepted:** 02/17/2009- AMENDED 10/28/2008

**Proposed:** TO PERMIT AN ELECTRICALLY-POWERED REGIONAL RAIL TRANSIT FACILITY AND ASSOCIATED COMPONENTS AND USES IN A FLOODPLAIN

**Area:** 4.29 AC OF LAND; DISTRICT - PROVIDENCE

**Zoning Dist Sect:** 04-0304 02-0904

**Art 9 Group and Use:** 4-A 6-02

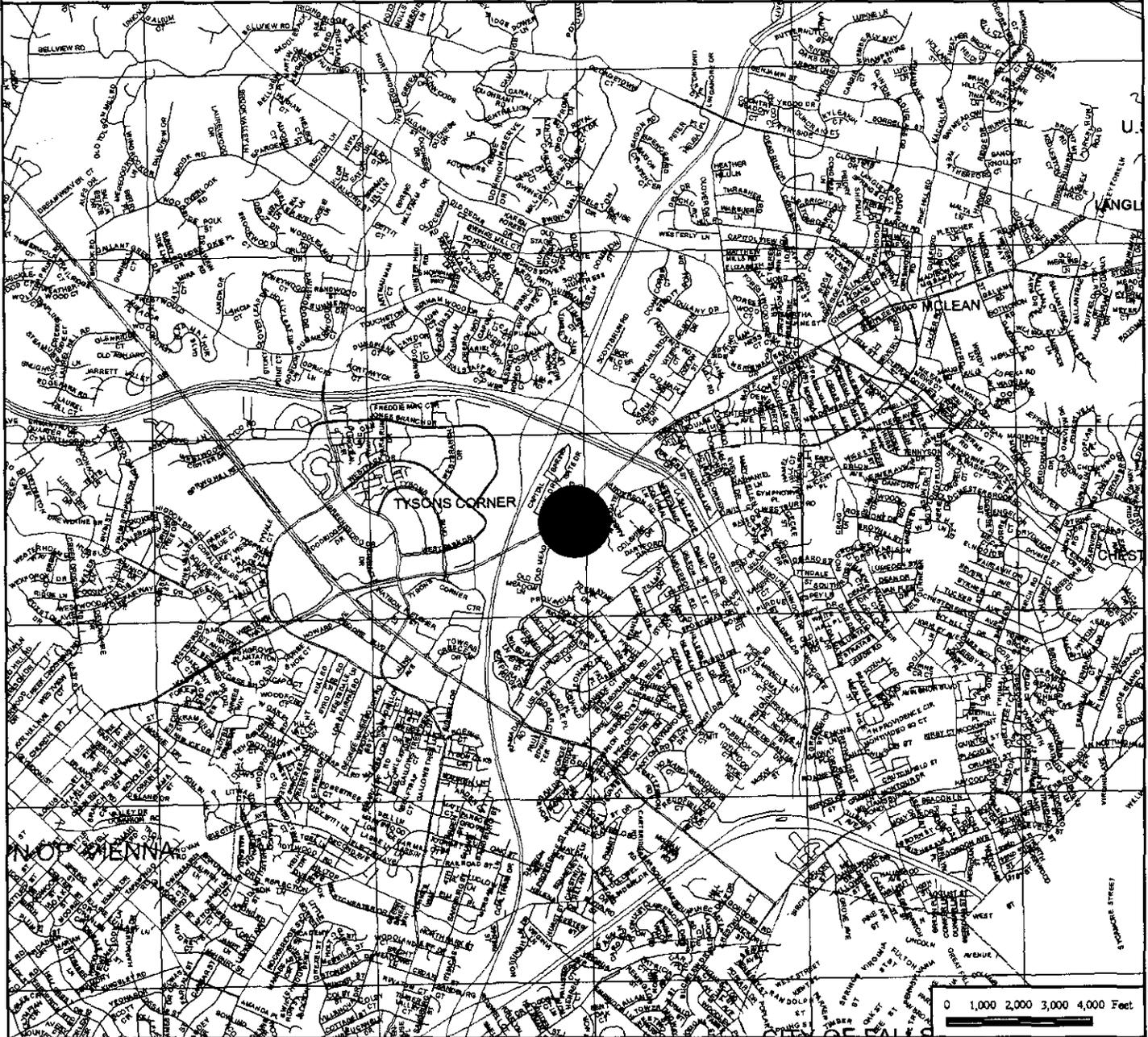
**Located:** SOUTHWEST QUADRANT OF THE INTERSECTION OF DOLLEY MADISON BOULEVARD AND COLSHIRE DRIVE AND NORTH SIDE OF DOLLEY MADISON BOULEVARD

**Zoning:** C-3

**Plan Area:** 2,

**Overlay Dist:** HC

**Map Ref Num:** 029-4- /05/ / A1 /05/ / B1 pt. /05/ / C1 pt. /05/ / D /05/ / E 030-3- /28/ / B3 pt.



# Special Exception

## SE 2008-PR-033

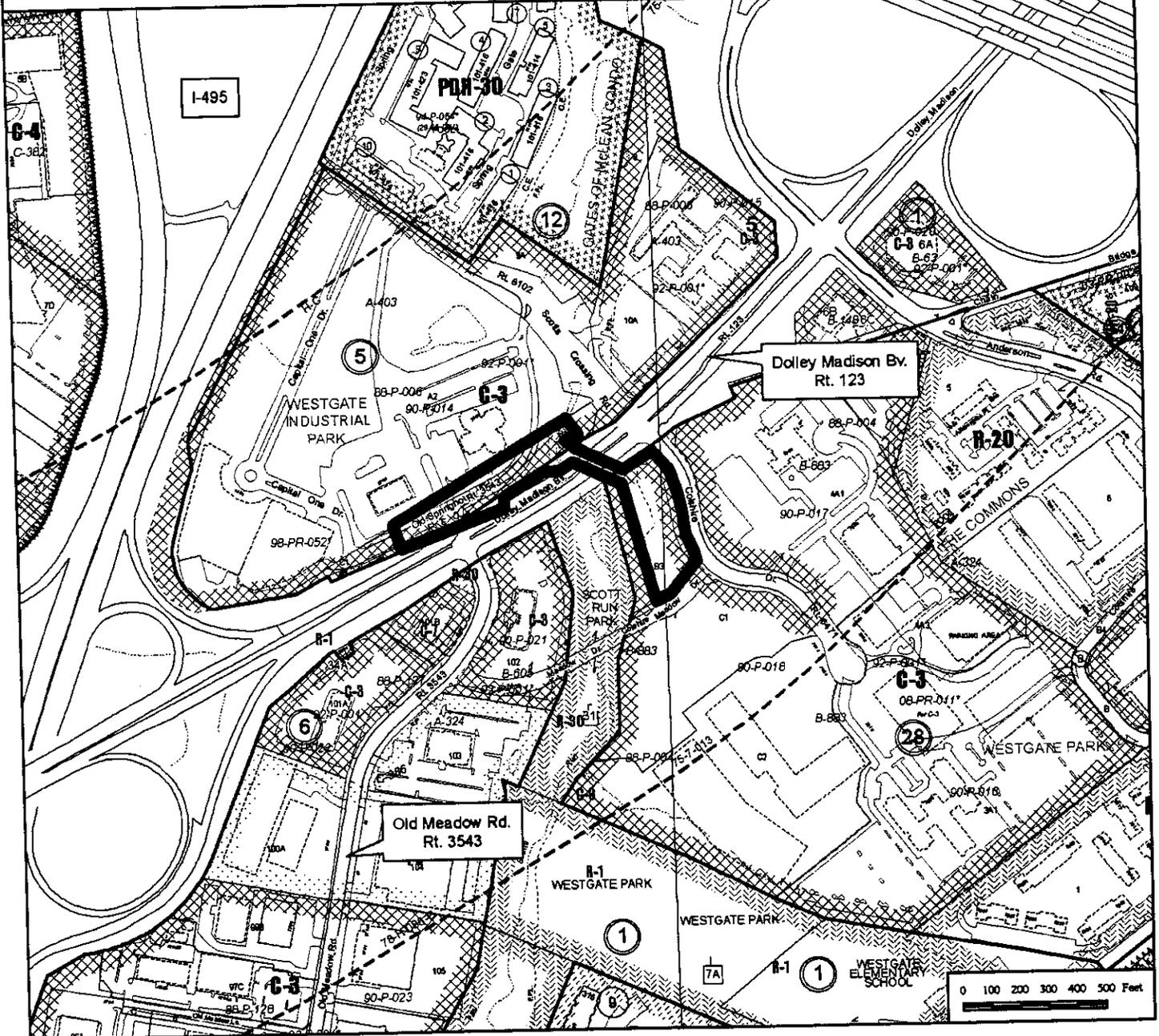


Applicant: METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Accepted: 02/17/2009- AMENDED 10/28/2008  
Proposed: TO PERMIT AN ELECTRICALLY-POWERED REGIONAL RAIL TRANSIT FACILITY AND ASSOCIATED COMPONENTS AND USES IN A FLOODPLAIN

Area: 4.29 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect: 04-0304 02-0904  
Art 9 Group and Use: 4-A 6-02  
Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF DOLLEY MADISON BOULEVARD AND COLSHIRE DRIVE AND NORTH SIDE OF DOLLEY MADISON BOULEVARD

Zoning: C-3  
Plan Area: 2,  
Overlay Dist: HC  
Map Ref Num: 029-4-/05/ / A1 /05/ / B1 pt./05/ / C1 pt./05/ / D /05/ / E 030-3-/28/ / B3 pt.



## **BACKGROUND**

The applicant seeks a Category 4 Special Exception for an electrically powered regional rail transit facility to construct the proposed Tysons East Metro Station and a Category 6 Special Exception to allow construction of associated lines in the floodplain. The station is proposed in an area adjacent to Scotts Run floodplain located on the northern and southern sides of Route 123. The proposed electrically powered regional rail transit facility will be the easternmost station in the Dulles Corridor Metrorail Project Silver Line which, as currently designed, proposes to extend the Metrorail system past the Dulles International Airport to a terminus in Loudoun County.

The proposed station includes two main components—a train platform on the north side of Dolley Madison Boulevard on Tax Map Parcels 29-4 ((5)) A1, B1 pt and C1 pt and a kiss and ride lot to the south of Dolley Madison Boulevard on Tax Map Parcels 30-3 ((28)) B3 pt and C1 pt. However, the application for this proposed station has recently been amended to remove Tax Map parcel 30-3 ((28)) C1 pt which is part of the frontage along Colshire Meadow. This part of 30-3 ((28)) C1 was removed as it is unnecessary to include it in this application, and the property owner has ceased to cooperate in the processing of this application.

Staff notes that the SE Plat has been amended to reflect this change, but also notes that this design will be implemented either upon the acquisition of this property by the Project or upon an agreement with the property ownership. Therefore, staff has concluded that the application may proceed and that this area may be shown at the site plan equivalent review at the Department of General Services.

Copies of the proposed development conditions, and revised SE Plat are attached in attachments 1 and 2 to this report.

## **ATTACHMENTS**

1. Proposed Development Conditions
2. SE Plat revised on February 9, 2009.

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2008-PR-033

February 18, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-PR-033 located at Tax Map 29-4 ((5)) A1, 29-4 ((5)) B1 part, 29-4 ((5)) C1 part, 29-4 ((5)) D, 29-4 ((5)) E, 30-3 ((28)) B3 part, for an electrically powered regional rail transit facility and uses in a floodplain pursuant to Sect. 9-401 and 9-601 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. A copy of these development conditions shall be included in all relevant plans, as determined by the Virginia Department of General Services (DGS) for this station.
4. Certification from DGS shall be provided to the Fairfax County Department of Transportation and the Department of Planning and Zoning that the project conforms to these special exception conditions prior to the issuance of a Non-Residential Use Permit (Non-RUP). Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. As noted in the Memorandum of Understanding dated July 19, 2007, if the special exception development conditions are not addressed by DGS during its regulatory role for the Project, then Fairfax County shall be permitted access to all approved plans and shall be permitted to inspect the property facilities to verify that all special exception conditions were satisfactorily implemented by the Project. In such event, a schedule for such inspections shall be coordinated in writing by the Project with the Department of Planning and Zoning, Zoning Evaluation Division.
5. Noise attenuation measures shall be utilized in order to meet Federal criteria and State and Fairfax County Noise Ordinance regulations.
6. Vibration attenuation measures shall be utilized in order to meet WMATA standards and Federal criteria, and State and Fairfax County Zoning Ordinance regulations.

## ATTACHMENT 1

7. Stormwater management plans shall be implemented as determined by the Virginia Department of Conservation and Recreation (DCR) as based on the Memorandum of Understanding dated July 19, 2007 between Fairfax County and the Metropolitan Washington Airports Authority. As noted in the June 14, 2007 letter from the Office of the Governor to the Fairfax County Executive, the stricter of the state or Fairfax County standards shall be applied by the state reviewing authority.
8. Signs shall be regulated by Washington Metropolitan Area Transit Authority (WMATA) standards.
9. Advertising within the station shall be regulated by WMATA standards.
10. Lighting shall be in conformance with WMATA standards and safety practices, and the standards contained in the Fairfax County Zoning Ordinance. The symbolic standard WMATA globe sidewalk lighting shall be allowed along the sidewalks and areas leading to the stations within the boundaries of the Special Exception.
11. Erosion and Sediment control plans shall be implemented as determined by DCR.
12. In order to maximize the survivability of vegetation onsite and to encourage innovative landscaping techniques, development of the landscape plan, including the selection of plantings to be used, shall be coordinated with Urban Forest Management Division of Fairfax County Department of Public Works and Environmental Services (UFMD), and UFMD shall be contacted for input during its development. Upon its completion of a landscape plan, a copy of the landscape plan shall be submitted to the Department of General Services (DGS) and UFMD for comment. Comments from UFMD received by DGS, or their designee, within 15 working days shall be considered for implementation.
13. The project shall satisfy minimum planting area requirements for all proposed planting onsite unless modified and may include the use of soil cells, or other innovative techniques as recommended by UFMD. Planting details illustrating innovative techniques shall be included with landscape plans provided to UFMD for review.
14. The services of a certified arborist shall be secured to determine any possibility for tree preservation at the proposed station. The limits of clearing and grading shall be developed in consultation with the Arborist. A tree preservation plan, prepared by the arborist, shall be provided to UFMD for review. The arborist shall also monitor the site periodically to ensure that the implementation of all tree preservation measures is in conformance with the tree preservation plan.

15. The Tree Preservation Plan shall include the size, species, location, and condition rating of all trees 10 inches in diameter and larger located within 20 feet of the proposed limits of clearing and grading. The type of tree protection fence shall be specified in the plan. The plan shall also include any maintenance activities recommended to increase the survival potential of trees designated for preservation. A monitoring schedule shall also be provided to ensure the necessary oversight during implementation and conformance with the approved plan.
16. The pedestrian bridges shall be 16 feet wide from handrail to handrail.
17. Additional pedestrian connections to the station such as pedestrian bridges and walkways may be established subject to the submission of a detailed design proposal to the Department of Planning and Zoning for staff evaluation and Administrative approval at the Planning Commission.

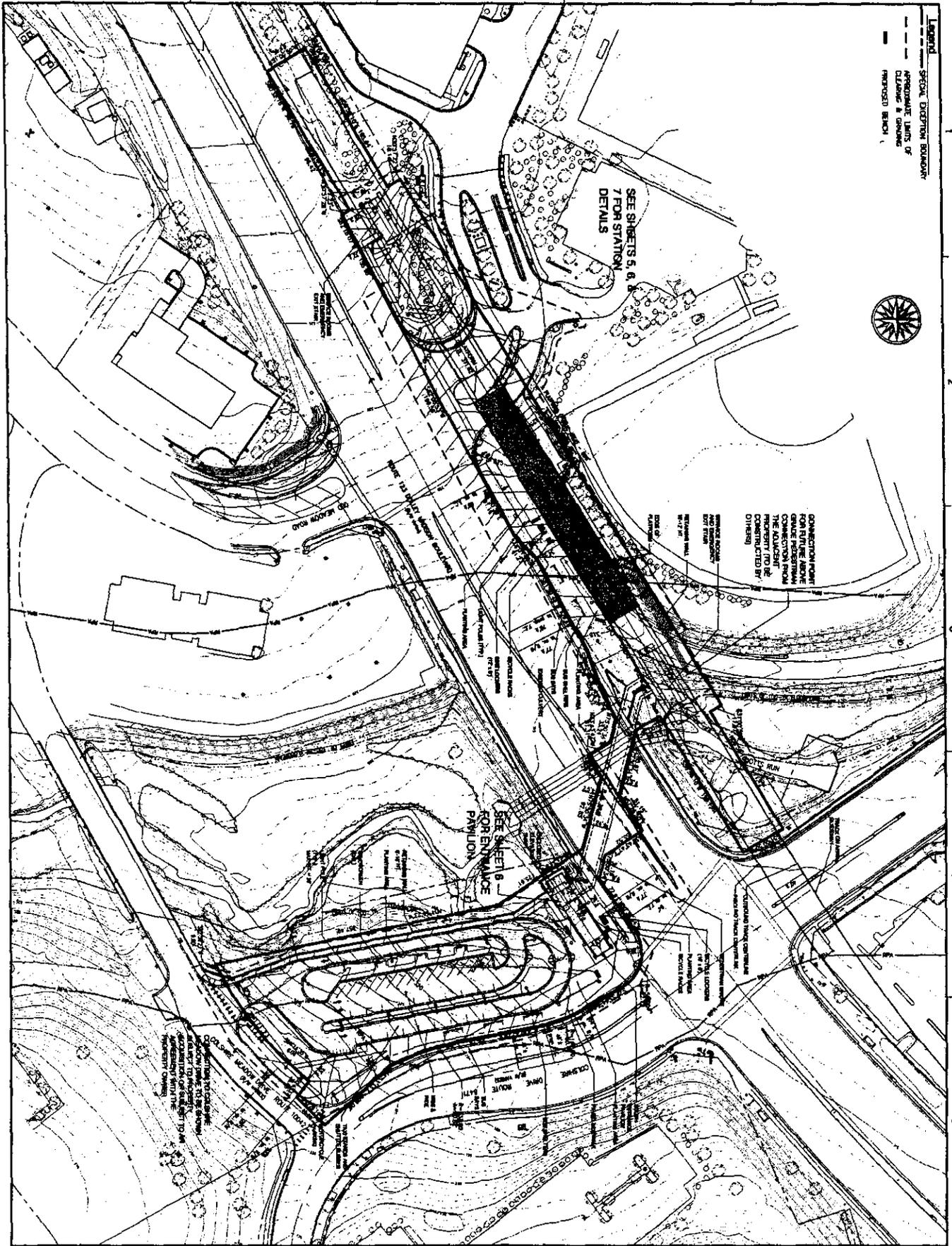
The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless the use has been established or construction has commenced on the elevated and/or at grade guideway as applicable. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



**LEGEND**  
 SPECIAL EXCEPTION BOUNDARY  
 APPROXIMATE LIMITS OF  
 CLEARANCE & GRADING  
 PROPOSED BENCH



**Dewberry**

Consulting & Technical LLC  
 1000 North 19th Street, Suite 200  
 Arlington, VA 22209  
 Tel: 703.241.1000  
 Fax: 703.241.1001  
 www.dewberry.com

**TYSONS EAST STATION**  
 Dulles Corridor Metrolink Project  
**SPECIAL EXCEPTION PLAT**  
 2232 PLAN  
 PRINCEDALE DISTRICT  
 FARMAS COUNTY, VIRGINIA

PROJECT NO. M-10947  
 SHEET NO. 2  
 3 OF 8

NO.	DATE	DESCRIPTION
1	02/28/07	ISSUED FOR PERMITS
2	10/01/07	ISSUED FOR PERMITS
3	06/03/08	ISSUED FOR PERMITS
4	12/15/07	ISSUED FOR PERMITS
5	01/15/08	ISSUED FOR PERMITS

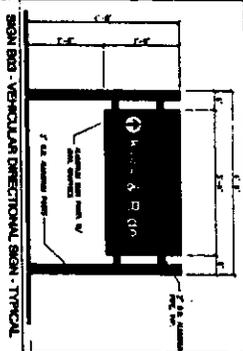
APPROVED BY: [Signature] DATE: AUGUST 28, 2007

DESIGNED BY: [Signature] DATE: [Blank]

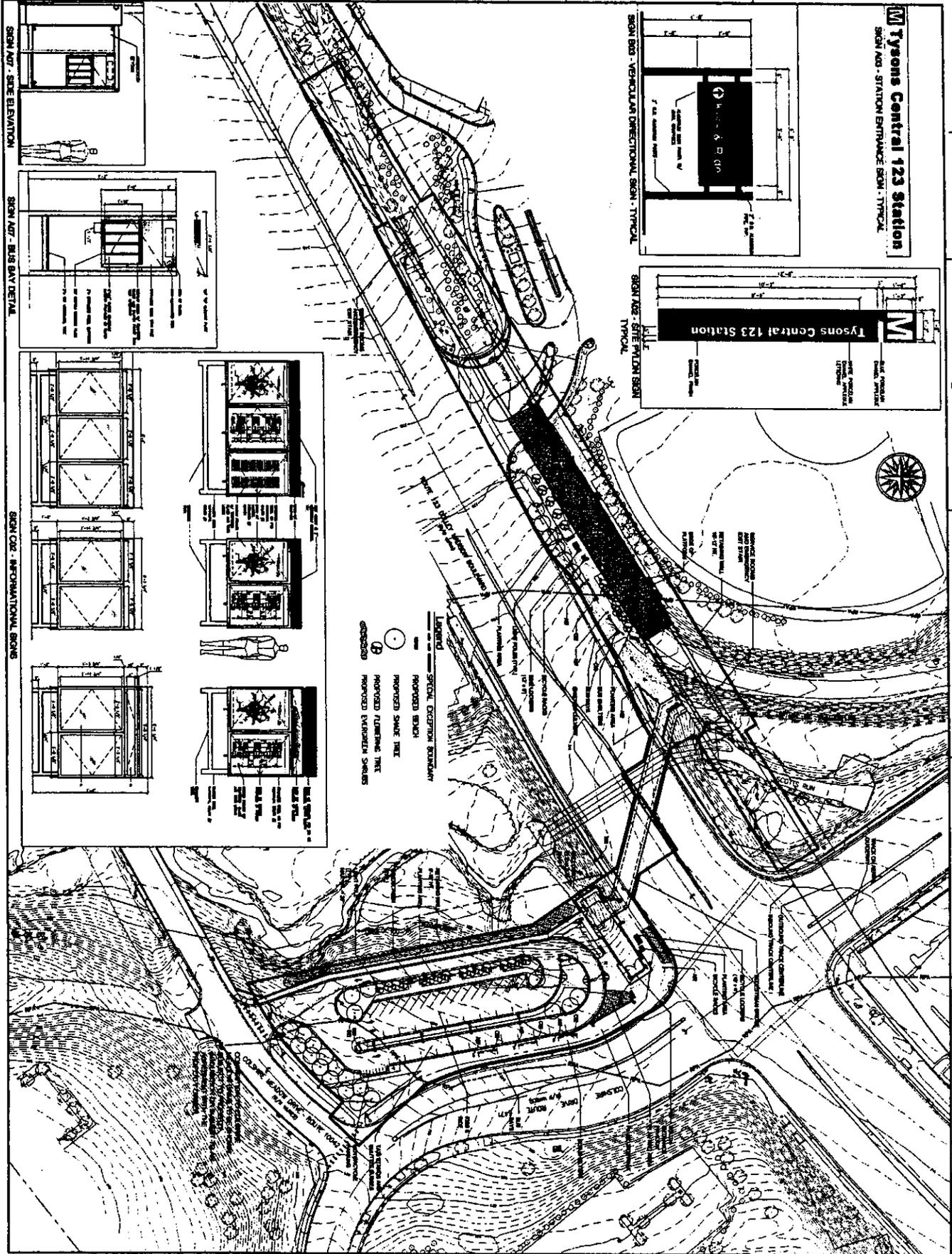
PROJECT NO. M-10947

**Tyson's East Station**  
 Dulles Corridor Metrolink Project  
 Special Exception Plat  
 2232 Plan

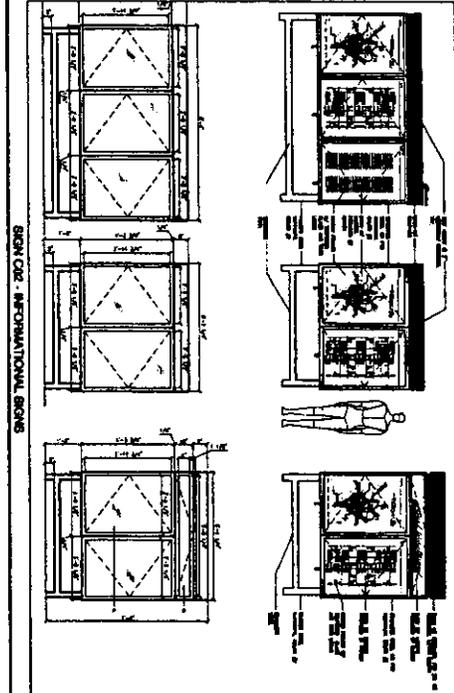
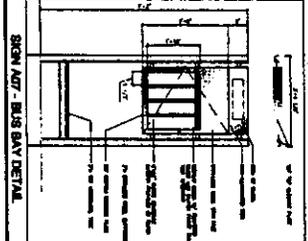
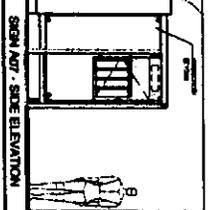
**Tysons Central 123 Station**  
SIGN AND STATION ENTRANCE SIGN - TYPICAL



**Tysons Central 123 Station**  
SIGN AND SITE PATTERN SIGN - TYPICAL



- LEGEND**
- SPECIAL EXCEPTION BOUNDARY
  - PROPOSED BRUSH
  - PROPOSED SHADE TREE
  - PROPOSED PLUMBING TREE
  - PROPOSED EVERGREEN SHRUBS



Dewberry & Davis, LLC  
1000 North 17th Street  
Suite 200  
Falls Church, VA 22046  
703.281.1000

**TYSONS EAST STATION**  
Dulles Corridor Metrolink Project  
**SPECIAL EXCEPTION PLAT**  
2232 PLAN  
MONROE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY BOARD OF SUPERVISORS  
12000 MARKET STREET  
FAIRFAX, VA 22031  
703.246.2000

Submitted by: **DLT**  
Prepared by: **DLT**  
Checked by: **DLT**  
Date: **NOV 28, 2017**

Project: **Tysons East Station  
Dulles Corridor Metrolink Project  
Landscape Plan  
A Sign Plan**

Plan No: **M-15847**

Sheet No: **3** of **8**



DATE: 9/1/07

SCALE: 1/8" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	07/20/06	AKC	PRELIMINARY
2	08/10/06	AKC	REVISED PER COMMENTS
3	08/10/06	AKC	REVISED PER COMMENTS
4	08/10/06	AKC	REVISED PER COMMENTS

DESIGNED BY: AKC  
 CHECKED BY: LHM  
 DATE: MARCH 28, 2007

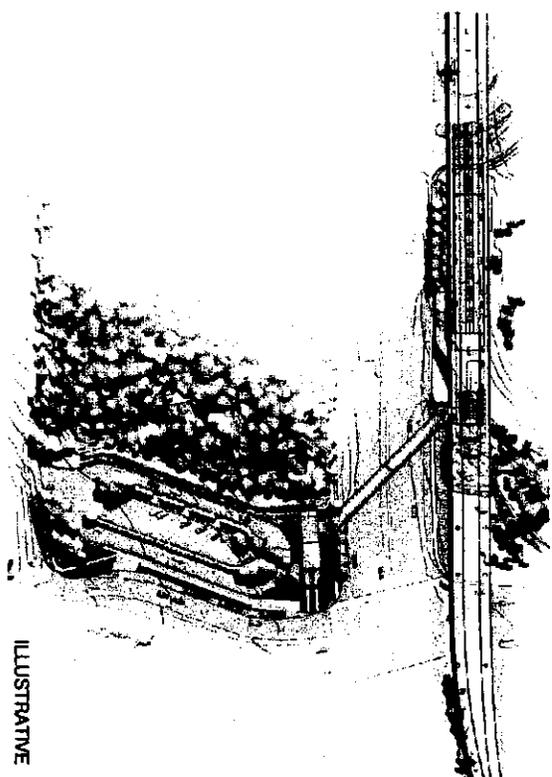
**The**  
**Tysons East Station**  
 Dulles Corridor Metrorail Project  
 Station Proposals, Illustration  
 Station & Elevation

PROJECT NO. M-10647

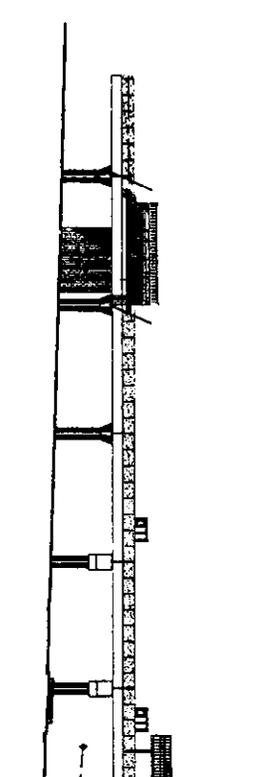
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE A VISUAL REPRESENTATION OF THE PROPOSED STATION AND TO SHOW THE STATION'S RELATIONSHIP TO THE SURROUNDING ENVIRONMENT.
2. THE STATION IS TO BE LOCATED ON THE EAST SIDE OF THE DULLES TRAVELWAY, SOUTH OF THE EXISTING METRO STATION.
3. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
4. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
5. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
6. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
7. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
8. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
9. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
10. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
11. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
12. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
13. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
14. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
15. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
16. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
17. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
18. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
19. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
20. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.

**PERSPECTIVE VIEW OF STATION**



**ILLUSTRATIVE**



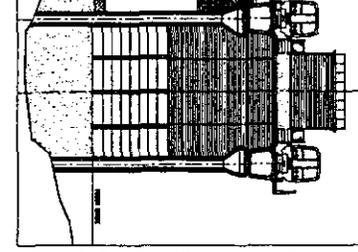
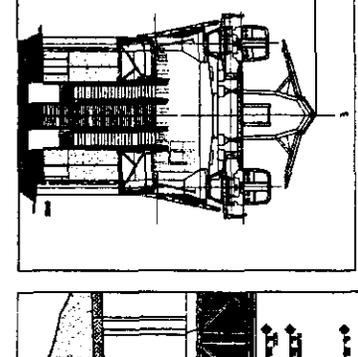
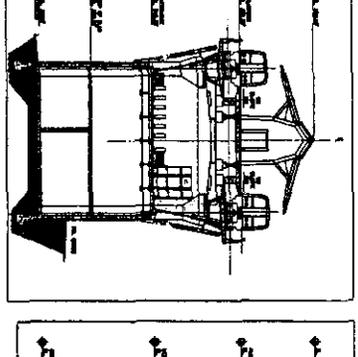
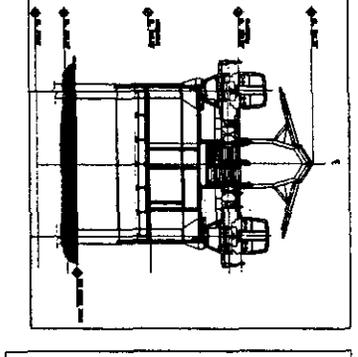
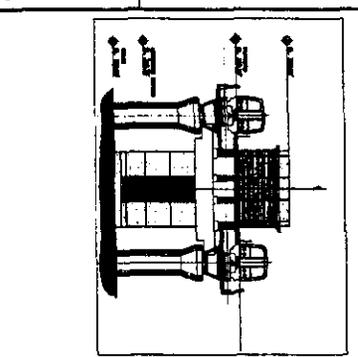
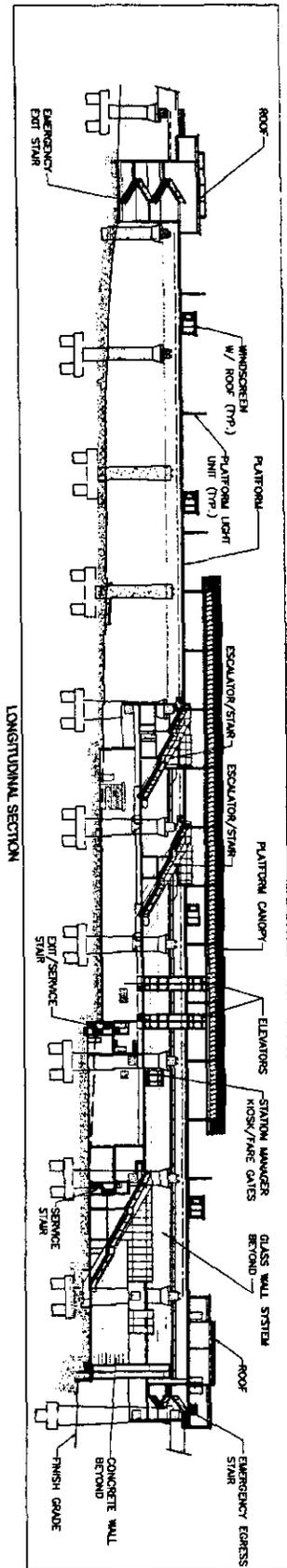
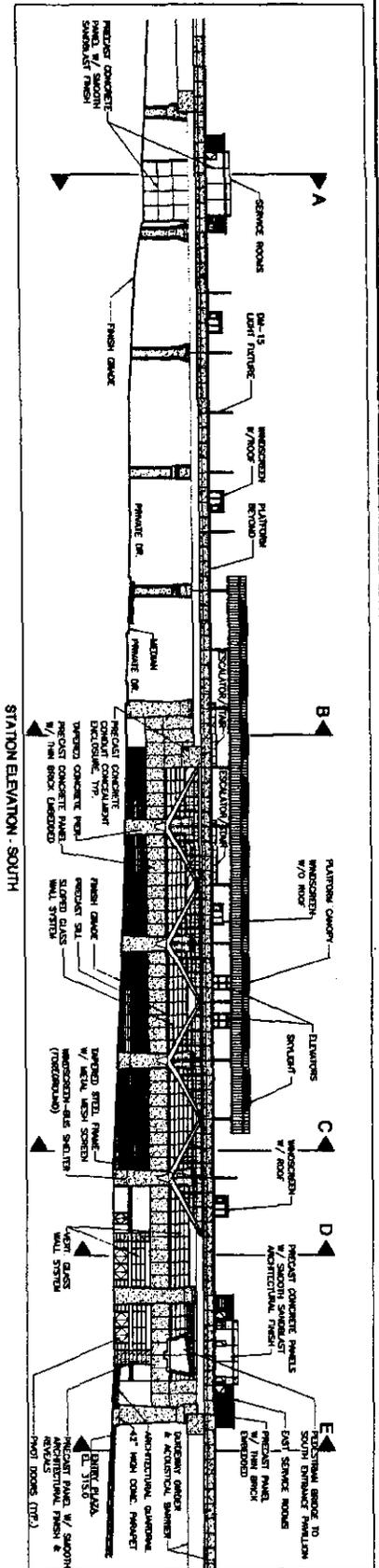
**STATION ELEVATION - SOUTH**

**TABLETON:**

1. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
2. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
3. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
4. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
5. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
6. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
7. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
8. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
9. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
10. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
11. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
12. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
13. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
14. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
15. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
16. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
17. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
18. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
19. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.
20. THE STATION SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 10,000 PASSENGERS PER HOUR.







**Dewberry**

Architect & Civil, LLC  
10000 Park Lakeshore Drive  
Suite 100  
Fairfax, VA 22030  
Tel: 703.261.1200  
Fax: 703.261.1201  
www.dewberry.com

**TYSONS EAST STATION**  
Dulles Corridor Metrolink Project  
SPECIAL EXCEPTION PLAT  
2232 PLAN  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

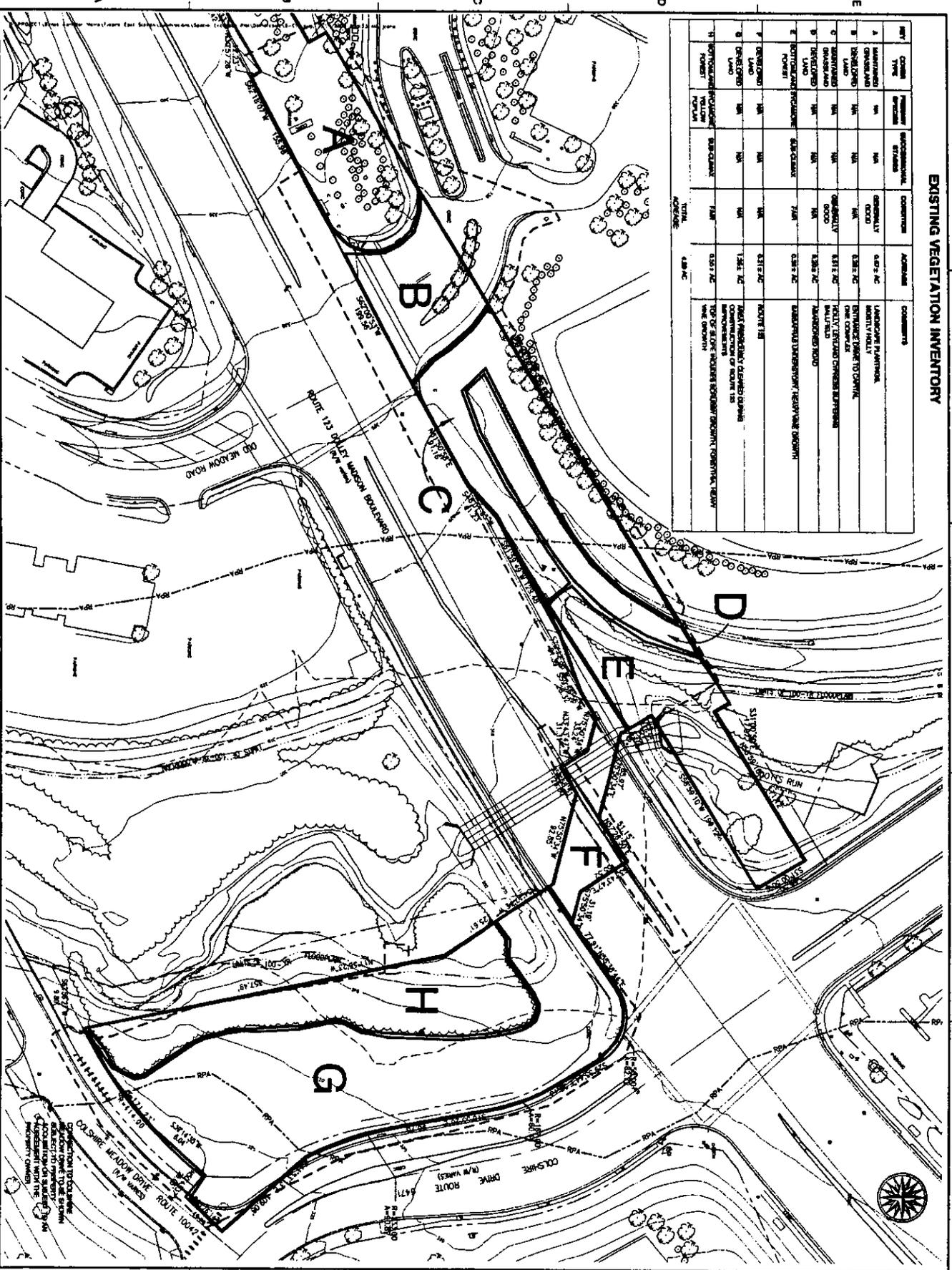
Seal of the Fairfax County Board of Supervisors  
Date: 11/18/07  
By: [Signature]

NO.	DATE	DESCRIPTION
1	02/08/07	ISSUED FOR PERMITS
2	10/01/06	ISSUED FOR PERMITS
3	08/08/06	ISSUED FOR PERMITS
4	12/18/07	ISSUED FOR PERMITS
5	11/18/07	ISSUED FOR PERMITS

Drawn by: JAC  
 Checked by: JAC  
 Date: 11/18/07  
 Title: Tysons East Station  
 Dulles Corridor Metrolink Proj  
 Elevators and Staircase  
 Project No.: M-10647  
 Sheet No.: M-10647-7 of 8

**EXISTING VEGETATION INVENTORY**

NO.	Vegetation Type	Approximate Area (sq. ft.)	Approximate Area (sq. ft.)	Comments
A	Maintained Openland	100	100	Generally Open
B	Openland	100	100	Openland
C	Openland	100	100	Openland
D	Openland	100	100	Openland
E	Openland	100	100	Openland
F	Openland	100	100	Openland
G	Openland	100	100	Openland
H	Openland	100	100	Openland
TOTAL		800 AC	800 AC	



**Dewberry**

Dewberry & Davis, LLC  
 1000 North 17th Street  
 Suite 200  
 Arlington, VA 22209  
 Tel: 703.241.1000  
 Fax: 703.241.1001  
 www.dewberry.com

**TYSONS EAST STATION**  
 Dulles Corridor Metrolink Project  
**EXISTING VEGETATION MAP**



PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	Vegetation Type	Approximate Area (sq. ft.)	Approximate Area (sq. ft.)	Comments
1	Openland	100	100	
2	Openland	100	100	
3	Openland	100	100	
4	Openland	100	100	
5	Openland	100	100	
6	Openland	100	100	
7	Openland	100	100	
8	Openland	100	100	
9	Openland	100	100	
10	Openland	100	100	
11	Openland	100	100	
12	Openland	100	100	
13	Openland	100	100	
14	Openland	100	100	
15	Openland	100	100	
16	Openland	100	100	
17	Openland	100	100	
18	Openland	100	100	
19	Openland	100	100	
20	Openland	100	100	
21	Openland	100	100	
22	Openland	100	100	
23	Openland	100	100	
24	Openland	100	100	
25	Openland	100	100	
26	Openland	100	100	
27	Openland	100	100	
28	Openland	100	100	
29	Openland	100	100	
30	Openland	100	100	
31	Openland	100	100	
32	Openland	100	100	
33	Openland	100	100	
34	Openland	100	100	
35	Openland	100	100	
36	Openland	100	100	
37	Openland	100	100	
38	Openland	100	100	
39	Openland	100	100	
40	Openland	100	100	
41	Openland	100	100	
42	Openland	100	100	
43	Openland	100	100	
44	Openland	100	100	
45	Openland	100	100	
46	Openland	100	100	
47	Openland	100	100	
48	Openland	100	100	
49	Openland	100	100	
50	Openland	100	100	
51	Openland	100	100	
52	Openland	100	100	
53	Openland	100	100	
54	Openland	100	100	
55	Openland	100	100	
56	Openland	100	100	
57	Openland	100	100	
58	Openland	100	100	
59	Openland	100	100	
60	Openland	100	100	
61	Openland	100	100	
62	Openland	100	100	
63	Openland	100	100	
64	Openland	100	100	
65	Openland	100	100	
66	Openland	100	100	
67	Openland	100	100	
68	Openland	100	100	
69	Openland	100	100	
70	Openland	100	100	
71	Openland	100	100	
72	Openland	100	100	
73	Openland	100	100	
74	Openland	100	100	
75	Openland	100	100	
76	Openland	100	100	
77	Openland	100	100	
78	Openland	100	100	
79	Openland	100	100	
80	Openland	100	100	
81	Openland	100	100	
82	Openland	100	100	
83	Openland	100	100	
84	Openland	100	100	
85	Openland	100	100	
86	Openland	100	100	
87	Openland	100	100	
88	Openland	100	100	
89	Openland	100	100	
90	Openland	100	100	
91	Openland	100	100	
92	Openland	100	100	
93	Openland	100	100	
94	Openland	100	100	
95	Openland	100	100	
96	Openland	100	100	
97	Openland	100	100	
98	Openland	100	100	
99	Openland	100	100	
100	Openland	100	100	

Prepared by: [Name]  
 Checked by: [Name]  
 Date: [Date]  
 Project: Tysons East Station  
 Dulles Corridor Metrolink Project  
 Existing Vegetation Map