

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
<p>CONCRETE CURB & GUTTER</p> <p>CURB AND GUTTER</p> <p>SPILL CURB TRANSITION CURB</p> <p>DEPRESSED CURB AND GUTTER</p>		
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
---	STORM SEWER	---
S	SANITARY SEWER MAIN	S
HY	HYDRANT	HY
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	WM
WV	WATER VALVE	WV
G	GAS VALVE	G
G	GAS METER	G
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---

Y	YARD INLET	Y
C	CURB INLET	C
O	CLEAN OUT	O
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
M	MONITORING WELL	M
TP	TEST PIT	TP
B	BENCHMARK	B
BO	BORING	BO

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	FG	FINISHED GRADE
ADA	AMERICANS WITH DISABILITY ACT	G	GRADE
ARCH	ARCHITECTURAL	GF	GARAGE FLOOR (AT DOOR)
BC	BOTTOM OF CURB	GH	GRADE HIGHER SIDE OF WALL
CF	CELLAR FLOOR	GL	GRADE LOWER SIDE OF WALL
BK	BLOCK	GRT	GRATE
BL	BASELINE	GV	GATE VALVE
BLDG	BUILDING	HDPE	HIGH DENSITY POLYETHYLENE PIPE
BM	BUILDING BENCHMARK	HP	HIGH POINT
BRL	BUILDING RESTRICTION LINE	HOR	HORIZONTAL
CF	CUBIC FEET	HW	HEADWALL
CL	CENTERLINE	INT	INTERSECTION
CMP	CORRUGATED METAL PIPE	INV	INVERT
CONN	CONNECTION	LF	LINEAR FOOT
CONC	CONCRETE	LOC	LIMITS OF CLEARING
CPP	CORRUGATED PLASTIC PIPE	LOD	LIMITS OF DISTURBANCE
CY	CUBIC YARDS	LOS	LINE OF SIGHT
DEC	DECORATIVE	LP	LOW POINT
DEP	DEPRESSED	L/S	LANDSCAPE
DIP	DUCTILE IRON PIPE	MAX	MAXIMUM
DOM	DOMESTIC	MIN	MINIMUM
ELEC	ELECTRIC	MH	MANHOLE
ELEV	ELEVATION	MJ	MECHANICAL JOINT
EP	EDGE OF PAVEMENT	OC	ON CENTER
ES	EDGE OF SHOULDER	PA	POINT OF ANALYSIS
EW	END WALL	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
EX	EXISTING	PI	POINT OF INTERSECTION
FES	FLARED END SECTION	POG	POINT OF GRADE
FF	FINISHED FLOOR	PROP	PROPOSED
FH	FIRE HYDRANT	PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN	PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION	PVT	POINT OF VERTICAL TANGENCY
R	RADIUS	RCP	REINFORCED CONCRETE PIPE
RELO	RELOCATED	RET WALL	RETAINING WALL
R/W	RIGHT OF WAY	S	SLOPE
SAN	SANITARY SEWER	SF	SQUARE FEET
STA	STATION	STM	STORM
TBR	TO BE REMOVED	TBRL	TO BE RELOCATED
TC	TOP OF CURB	TELE	TELEPHONE
TPF	TREE PROTECTION FENCE	TW	TOP OF WALL
TYP	TYPICAL	UG	UNDERGROUND
UP	UTILITY POLE	W	WIDE
WL	WATER LINE	WM	WATER METER
±	PLUS OR MINUS	°	DEGREE
Ø	DIAMETER	#	NUMBER

SPECIAL EXCEPTION PLAT

FOR

CORESITE REAL ESTATE 12100 SUNRISE DRIVE, LLC

LOCATION OF SITE

LOT 1-A

BLOCK 3-A SECTION 904

RESTON

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VA

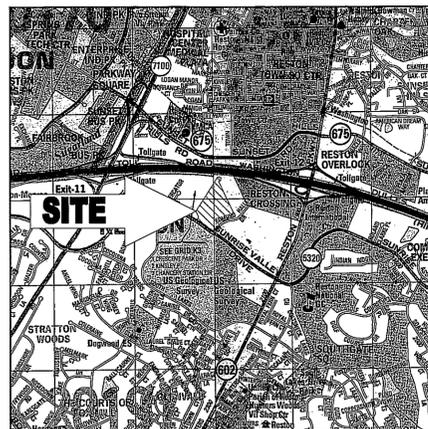
CONTACT INFORMATION

REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: BOHLER ENGINEERING TITLED: "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, CORESITE, LOT 1-A, BLOCK 3-A SECTION 904, RESTON, CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT: SS092135 DATED: 10/05/11
- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: BOHLER ENGINEERING TITLED: "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, CORESITE, LOT 1-A, BLOCK 3-A SECTION 904, RESTON, CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT: S092135.SR DATED: 04/07/10

GOVERNING AGENCIES

- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES HERRITY BUILDING 12055 GOVERNMENT CENTER PKWY 6TH FLOOR, SUITE 655 FAIRFAX COUNTY, VA 22035 PHONE: (703) 324-5033
- FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING HERRITY BUILDING 12055 GOVERNMENT CENTER PKWY 8TH FLOOR, SUITE 801 FAIRFAX COUNTY, VA 22035 PHONE: (703) 324-1290
- DOMINION VA POWER 7888 BACKLICK ROAD SPRINGFIELD, VA 22150 CONTACT: RICK DENNINGTON PHONE: (703) 490-2892
- COX COMMUNICATIONS 5858 KINGSTOWNE TOWN CENTER SUITE 100 ALEXANDRIA, VA 22315 CONTACT: TIMOTHY GULBICKI PHONE: (703) 480-7835
- VERIZON COMMUNICATIONS 2980 FAIRVIEW DRIVE 6TH FLOOR FALLS CHURCH, VA 22042 CONTACT: STEVEN M. PURYEAR PHONE: (703) 390-3477
- WASHINGTON GAS 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 CONTACT: CARLOS GUZMAN PHONE: (703) 750-4745



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20502153-5
SCALE: 1"=2000'

SHEET INDEX

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OWNER
CRP 12100 SVD LLC
12100 SUNRISE VALLEY DRIVE,
RESTON, VIRGINIA 20191
CONTACT: JEFFREY R. PIEDMONT
PHONE: (703) 391-1660

DEVELOPER
CORESITE REAL ESTATE 12100
SUNRISE VALLEY DRIVE, LLC
12100 SUNRISE VALLEY DRIVE,
RESTON, VIRGINIA 20191
CONTACT: JEFFREY R. PIEDMONT
PHONE: (703) 391-1660

Application No: SE 2011-HM-014 Staff: B. Krasner

APPROVED SP PLAN
SEE DEV CONDS DATED: 6/12/12
Date of (BOB) (BZA) Approval: 6/19/12
Sheet: 1 of 6
RECEIVED Department of Planning & Zoning
MAY 18 2012
Zoning Evaluation Division

PREPARED BY



22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164

Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DAVID B. LOGAN, P.E.

WAIVERS AND MODIFICATIONS

REQUIREMENT	CODE	SECTION	PROVIDED
TYPE H BARRIER (SOUTH)	ZONING ORDINANCE	13-303	NONE (EX. POND)
TYPE H BARRIER (NORTH)	ZONING ORDINANCE	13-304	NONE
4' PERIPHERAL PARKING LOT LANDSCAPING (EAST)	ZONING ORDINANCE	13-203	3.7' MINIMUM WIDTH PLANTING REQUIREMENT MET
4' PERIPHERAL PARKING LOT LANDSCAPING (NORTH)	ZONING ORDINANCE	13-203	0' WIDTH, NO TREES (EXISTING PARKING LOT)
8' MAJOR PAVED TRAIL (SOUTH)	ZONING ORDINANCE	17-201	EXISTING 6' ASPHALT TRAIL

BOHLER ENGINEERING

CORPORATE OFFICE:
FAIRFAX, VA

SURVEYORS
CIVIL & CONSULTING ENGINEERS

PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

BOHLER ENGINEERING, INC.
12100 SUNRISE VALLEY DRIVE
RESTON, VA 20191
PHONE: (703) 391-1660
FAX: (703) 391-1660

REVISIONS

REV	DATE	COMMENT	BY
1	01/28/12	REV. PER COUNTY COMMENTS	BJS
2	4/24/12	PER CO. COMMENTS	BS
3	05/15/12	REV. PER COUNTY COMMENTS	BJS



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: 5092135
DRAWN BY: BJS
CHECKED BY: MAT
DATE: 11/10/11
SCALE: N/A
CAD L.D.: SDS

SPECIAL EXCEPTION PLAT

FOR

CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC

LOCATION OF SITE
LOT 1-A
BLOCK 3-A SECTION 904
RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VA

BOHLER ENGINEERING

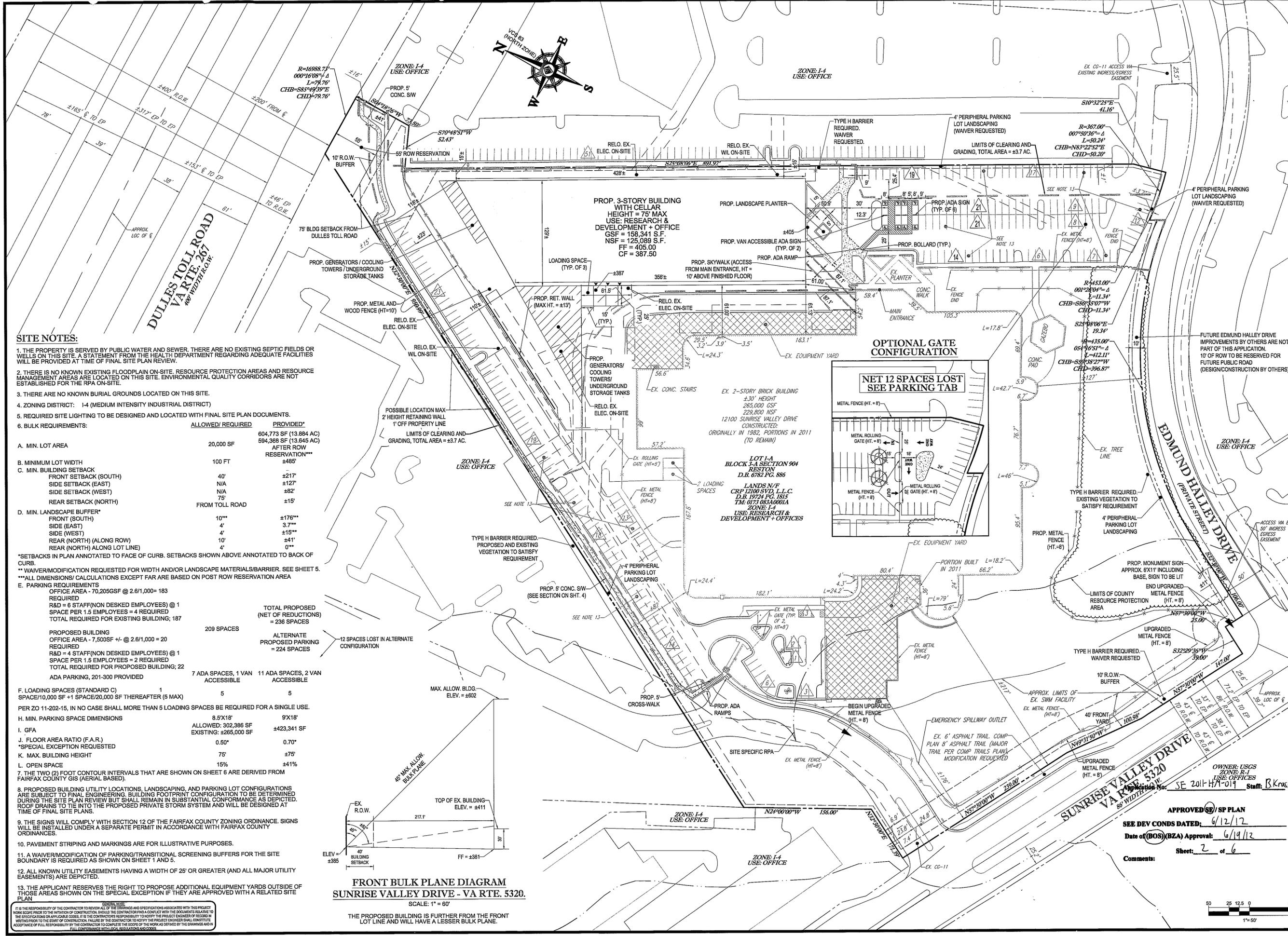
22630 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 6

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OR RECORD BY WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CORRESPONDENCE WITH LOCAL, STATE AND FEDERAL AGENCIES.



SITE NOTES:

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO EXISTING SEPTIC FIELDS OR WELLS ON THIS SITE. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE FACILITIES WILL BE PROVIDED AT TIME OF FINAL SITE PLAN REVIEW.
2. THERE IS NO KNOWN EXISTING COOLING PLAN ON-SITE. RESOURCE PROTECTION AREAS AND RESOURCE MANAGEMENT AREAS ARE LOCATED ON THIS SITE. ENVIRONMENTAL QUALITY CORRIDORS ARE NOT ESTABLISHED FOR THE RPA ON-SITE.
3. THERE ARE NO KNOWN BURIAL GROUNDS LOCATED ON THIS SITE.
4. ZONING DISTRICT: I-4 (MEDIUM INTENSITY INDUSTRIAL DISTRICT)
5. REQUIRED SITE LIGHTING TO BE DESIGNED AND LOCATED WITH FINAL SITE PLAN DOCUMENTS.
6. BULK REQUIREMENTS:

	ALLOWED	REQUIRED	PROVIDED*
A. MIN. LOT AREA	20,000 SF		604,773 SF (13.884 AC) 594,388 SF (13.645 AC) AFTER ROW RESERVATION***
B. MINIMUM LOT WIDTH	100 FT		±485'
C. MIN. BUILDING SETBACK			
FRONT SETBACK (SOUTH)	40'		±217'
SIDE SETBACK (EAST)	N/A		±127'
SIDE SETBACK (WEST)	N/A		±82'
REAR SETBACK (NORTH)	75'		±15'
D. MIN. LANDSCAPE BUFFER*			
FRONT (SOUTH)	10**		±176**
SIDE (EAST)	4'		3.7**
SIDE (WEST)	4'		±15**
REAR (NORTH) (ALONG ROW)	10'		±41'
REAR (NORTH) (ALONG LOT LINE)	4'		0**

*SETBACKS IN PLAN ANNOTATED TO FACE OF CURB. SETBACKS SHOWN ABOVE ANNOTATED TO BACK OF CURB.

** WAIVER/MODIFICATION REQUESTED FOR WIDTH AND/OR LANDSCAPE MATERIALS/BARRIER. SEE SHEET 5.

*** ALL DIMENSIONS/ CALCULATIONS EXCEPT FAR ARE BASED ON POST ROW RESERVATION AREA

E. PARKING REQUIREMENTS

OFFICE AREA - 70,205 GSF @ 2.8/1,000 = 183 REQUIRED	PROPOSED BUILDING OFFICE AREA - 7,500 SF +/- @ 2.6/1,000 = 20 REQUIRED	TOTAL PROPOSED (NET OF REDUCTIONS) = 236 SPACES
R&D = 6 STAFF (NON DESKED EMPLOYEES) @ 1 SPACE PER 1.5 EMPLOYEES = 4 REQUIRED	R&D = 4 STAFF (NON DESKED EMPLOYEES) @ 1 SPACE PER 1.5 EMPLOYEES = 2 REQUIRED	ALTERNATE PROPOSED PARKING = 224 SPACES
TOTAL REQUIRED FOR EXISTING BUILDING; 187	TOTAL REQUIRED FOR PROPOSED BUILDING; 22	12 SPACES LOST IN ALTERNATE CONFIGURATION
	7 ADA SPACES, 1 VAN ACCESSIBLE	
	11 ADA SPACES, 2 VAN ACCESSIBLE	

F. LOADING SPACES (STANDARD C) SPACE/10,000 SF + 1 SPACE/20,000 SF THEREAFTER (5 MAX)	1	5	MAX. ALLOW. BLDG. ELEV. = ±602
PER ZO 11-202-15, IN NO CASE SHALL MORE THAN 5 LOADING SPACES BE REQUIRED FOR A SINGLE USE.			
H. MIN. PARKING SPACE DIMENSIONS	8.5'x18'	9'x18'	
I. GFA	ALLOWED: 302,386 SF	EXISTING: ±265,000 SF	±423,341 SF
J. FLOOR AREA RATIO (F.A.R.)	0.50*	0.70*	
*SPECIAL EXCEPTION REQUESTED			
K. MAX. BUILDING HEIGHT	75'	±75'	
L. OPEN SPACE	15%	±41%	
M. THE TWO (2) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 6 ARE DERIVED FROM FAIRFAX COUNTY GIS (AERIAL BASED).			

FRONT BULK PLANE DIAGRAM
SUNRISE VALLEY DRIVE - VA RTE. 5320.
 SCALE: 1" = 60'

THE PROPOSED BUILDING IS FURTHER FROM THE FRONT LOT LINE AND WILL HAVE A LESSER BULK PLANE.

BOHLER ENGINEERING

CORPORATE OFFICE:
 4 WARREN, NJ

PROJECT MANAGERS:
 SURVEYORS:
 ENVIRONMENTAL CONSULTANTS:
 LANDSCAPE ARCHITECTS:

OFFICES:
 BOWIE, MD
 DUBLIN, VA
 FARMINGTON, CT
 FARMINGTON, NY
 CHALFONT, PA
 PHILADELPHIA, PA
 TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY
1	01/28/12	REV. PER COUNTY COMMENTS	BJS
2	4/24/12	PER CO. COMMENTS	BS
3	05/15/12	REV. PER COUNTY COMMENTS	BJS

THE FOLLOWING STATE REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (VA 1-800-246-4840) (PA 1-800-542-1719) (DC 1-800-281-7777) (MD 1-800-582-7001) (ND 1-800-287-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S092135
 DRAWN BY: BJS
 CHECKED BY: MAT
 DATE: 11/10/11
 SCALE: 1"=50'
 CAD I.D.: SSZ

SPECIAL EXCEPTION PLAT

FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE LOT 1-A
 BLOCK 3-A SECTION 904 RESTON
 HUNTER HILL DISTRICT FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
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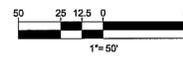
COMMONWEALTH OF VIRGINIA

DAVID LOGAN
 Lic. No. 43616
 05/15/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL EXCEPTION PLAT

SHEET NUMBER:
2 OF 6

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO COMPLY WITH THE DIMENSIONS AND SPECIFICATIONS OF THE PERMITTED AND APPROVED PLANS IS AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.



TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE DEVELOPMENT OF CORESITE DATA CENTER, RESTON, FAIRFAX COUNTY, VA.

- THERE ARE NO HAZARDOUS TREES ON SITE.
- THERE ARE NO INVASIVE SPECIES ON SITE WITHIN THE LIMITS OF WORK OR SPECIAL EXCEPTION.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREES TO REMAIN WILL BE PROTECTED WITH TREE PROTECTION FENCING TO BE SPECIFIED AT TIME OF SITE PLAN. OTHER ARBORICULTURAL PRACTICES MAY BE SPECIFIED TO ENSURE TREE SURVIVAL AT TIME OF SITE PLAN.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.

LEGEND FOR EXISTING VEGETATION MAP AND TREE INVENTORY PLAN

(A)		EARLY SUCCESSIONAL FOREST COMMUNITY		EXISTING TREE TO BE REMOVED
(B)		MAINTAINED GRASSLANDS		EXISTING TREE TO REMAIN
(C)		DEVELOPED LAND		EXISTING TREE LINE
(D)		MISCELLANEOUS		LIMITS OF DEVELOPMENT

NOTES:
1. TREES DO NOT MEET THE MINIMUM 12" REQUIREMENT TO BE INVENTORIED OR ARE MORE THAN 10' WITHIN THE LOD.

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
CORESITE DATA CENTER, RESTON, FAIRFAX COUNTY, VA
AREA (OF SPECIAL EXCEPTION PLAT): 13.876 ACRES
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 11/11/11

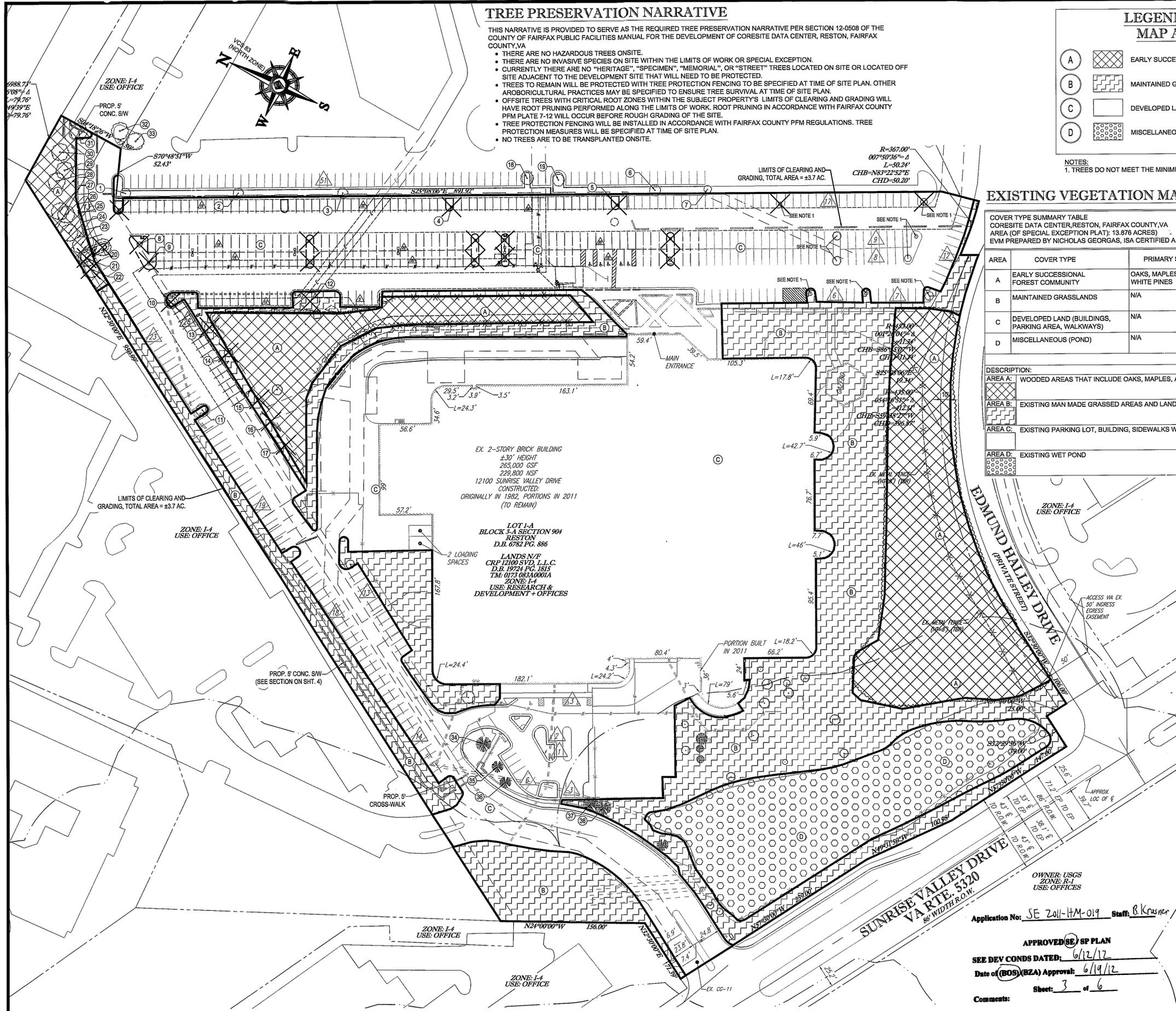
AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	OAKS, MAPLES, AND WHITE PINES	MID	1.464 AC	GOOD	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLANDS	N/A	N/A	3.043 AC	N/A	SEE DESCRIPTION BELOW
C	DEVELOPED LAND (BUILDINGS, PARKING AREA, WALKWAYS)	N/A	N/A	8.485 AC	N/A	SEE DESCRIPTION BELOW
D	MISCELLANEOUS (POND)	N/A	N/A	0.884 AC	N/A	SEE DESCRIPTION BELOW
TOTAL ACREAGE: 13.876 AC						

DESCRIPTION:
AREA A: WOODED AREAS THAT INCLUDE OAKS, MAPLES, AND WHITE PINES. MANY OF THESE TREES ARE IN GOOD CONDITION.
AREA B: EXISTING MAN MADE GRASSED AREAS AND LANDSCAPED AREAS
AREA C: EXISTING PARKING LOT, BUILDING, SIDEWALKS WITH SOME LANDSCAPING
AREA D: EXISTING WET POND

Tree Condition Analysis for Coresite

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 11/11/11

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Sweet Gum	16	60%	65%	Preserve	Offsite	16
2	Sweet Gum	17	65%	65%	Preserve	Offsite	17
3	Sweet Gum	15	60%	65%	Preserve	Offsite	15
4	Red Maple	3	65%	70%	Remove		3
5	Red Maple	3	70%	70%	Remove		3
6	Sweet Gum	20	65%	65%	Preserve	Offsite	20
7	Sweet Gum	18	60%	65%	Preserve	Offsite	18
8	Red Maple	8	80%	70%	Remove		8
9	Red Maple	3	55%	70%	Remove		3
10	Water Oak	20	60%	70%	Remove		20
11	Red Maple	28	75%	70%	Preserve		28
12	Water Oak	18	70%	75%	Remove		18
13	Water Oak	15	75%	75%	Remove		15
14	Water Oak	15	65%	75%	Remove		15
15	Water Oak	24	65%	75%	Remove		24
16	Water Oak	18	70%	75%	Remove		18
17	White Pine	24	50%	70%	Remove		24
18	Sweet Gum	13	65%	65%	Preserve	Offsite	13
19	Sweet Gum	12	65%	65%	Preserve	Offsite	12
20	Red Maple	5	70%	70%	Remove		5
21	Red Oak	20	70%	80%	Remove		20
22	Red Oak	24	80%	80%	Remove		24
23	Red Maple	10	70%	70%	Preserve		10
24	White Oak	28	70%	80%	Preserve		28
25	Beech	12	70%	70%	Preserve		12
26	Red Oak	28	60%	80%	Preserve		28
27	White Oak	30	75%	80%	Preserve		30
28	Red Oak	22	70%	80%	Preserve		22
29	White Oak	13	70%	80%	Preserve		13
30	Tulip Poplar	23	70%	70%	Preserve		23
31	Sweet Gum	16	70%	65%	Preserve		16
32	Sweet Gum	16	70%	65%	Preserve	Offsite	16
33	Sweet Gum	10	70%	65%	Preserve	Offsite	10
34	Black Pine	11	65%	65%	Preserve		11
35	Black Pine	10	65%	65%	Preserve		10
36	Black Pine	12	60%	65%	Preserve		12
37	Black Pine	12	65%	65%	Preserve		12
38	Black Pine	8	70%	65%	Preserve		8



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BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

OFFICES:
 WARRREN, NJ
 SOUTHBRIDGE, MA
 BOWIE, MD
 LITTLETON, CO
 WARRINGTON, VA
 CHALMERS, PA
 TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY
1	01/26/12	REV. PER COUNTY COMMENTS	BJS
2	4/24/12	PER CO. COMMENTS	BS
3	05/16/12	REV. PER COUNTY COMMENTS	BJS



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 5092135
 DRAWN BY: BJS
 CHECKED BY: MAT
 DATE: 11/10/11
 SCALE: 1"=50'
 CAD L.D.: SS2

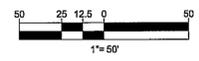
SPECIAL EXCEPTION PLAT
 FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE
 BLOCK 3-A SECTION 904 RESTON
 HUNTER MILL DISTRICT FAIRFAX COUNTY, VA

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501
 www.BohlerEngineering.com



SHEET TITLE:
EXISTING VEGETATION/TREE CONSERVATION PLAN

SHEET NUMBER:
3
 OF 6



COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	NORTH PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	NORTH PROPERTY LINE REQUIRED: 4' WIDTH 393LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 8 TREES REQUIRED PROVIDED: 0' WIDTH 0 TREES PROVIDED A WAIVER/MODIFICATION IS REQUESTED FOR THE PLANTING REQUIREMENT DUE TO VARIOUS EASEMENTS AND THE PROPERTY LINE IS AT THE BACK OF CURB ALONG THE EXISTING PARKING TO REMAIN WHICH PREVENTS THE REQUIRED NUMBER OF PLANTINGS FROM BEING INSTALLED.	MODIFICATION/ WAIVER REQUESTED FOR PLANTING REQUIREMENT AND WIDTH
	WEST PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	WEST PROPERTY LINE REQUIRED: 4' WIDTH 1,258 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 26 TREES REQUIRED PROVIDED: 15' WIDTH 176 LF OF EXISTING TREE CANOPY PROVIDED ALONG WESTERN PROPERTY LINE. (13.9% OF PROPERTY LINE IS WOODED). 22 PROPOSED TREES 26 TOTAL TREES PROVIDED SEE EVM FOR A GENERAL DESCRIPTION AND SPECIES LOCATED WITHIN THE STAND.	COMPLIES
13-203 PERIPHERAL PARKING LOT LANDSCAPING	EAST PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	EAST PROPERTY LINE REQUIRED: 4' WIDTH 530 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 11 TREES REQUIRED PROVIDED: 3.7' WIDTH 406 LF OF EXISTING TREE CANOPY PROVIDED ALONG EASTERN PROPERTY LINE. (76.6% OF PROPERTY LINE IS WOODED). SEE EVM FOR A GENERAL DESCRIPTION AND SPECIES LOCATED WITHIN THE STAND.	MODIFICATION/ WAIVER REQUESTED FOR WIDTH REQUIREMENT

LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE
	24	2 1/2-3" CATEGORY IV DECIDUOUS TREE	250
	11	2 1/2-3" CATEGORY IV DECIDUOUS TREE USED FOR INTERIOR PARKING LOT LANDSCAPING	250
	2	2 1/2-3" OR 8-10' HT. CATEGORY II SPECIMEN TREES	100
	8	2 1/2-3" OR 8-10' HT. CATEGORY II DECIDUOUS TREE	100
	7	8-10' HT CATEGORY III EVERGREEN TREE	175
	39	6-7' HT CATEGORY II EVERGREEN TREE	50
	34	SMALL SHRUB WITH MATURE HEIGHT OF LESS THAN 5'	
	35	MEDIUM SHRUB	

SEE TABLE 12.12 ON THIS SHEET FOR 10-YEAR CANOPY CALCULATIONS

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-304 BARRIER REQUIREMENTS	SOUTH PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	SOUTH PROPERTY LINE TYPE H BARRIER (OFFICE OFF-SITE GROUP 8, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: NO BARRIER	WAIVER/ MODIFICATION REQUESTED
	NORTH PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	NORTH PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP 8, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: NO BARRIER	WAIVER/ MODIFICATION REQUESTED
13-304 BARRIER REQUIREMENTS	WEST PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	WEST PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP 8, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: PROPOSED AND EXISTING VEGETATION PROVIDED TO SATISFY BARRIER REQUIREMENT	COMPLIES
	EAST PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	EAST PROPERTY LINE REQUIRED: TYPE H BARRIER (OFFICE OFF-SITE GROUP 8, RESEARCH & DEVELOPMENT ON-SITE GROUP 13) PROVIDED: EXISTING VEGETATION PROVIDED TO SATISFY BARRIER REQUIREMENT	COMPLIES

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION

THIS COMPILATION OF SELECTED PORTIONS OF THE PUBLIC FACILITIES MANUAL IS INTENDED TO SUMMARIZE AND CLARIFY REGULATIONS PERTAINING TO THE IMPLEMENTATION OF LANDSCAPE PLANS ON DEVELOPMENT SITES SUBJECT TO REVIEW AND INSPECTION BY THE COUNTY. INCLUDED ARE REGULATIONS GOVERNING THE MOST COMMON AREAS OF NONCOMPLIANCE EXPERIENCED BY STAFF IN THE COURSE OF CONDUCTING LANDSCAPE INSPECTIONS, AND A BRIEF SUMMARY OF THE POLICY REGARDING SEASONAL LANDSCAPE DEFERRALS.

TREE SPECIES AND SIZE

1. TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE SPECIFIED ON THE APPROVED PLANS. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED SIZES SPECIFIED EXCEPT AS APPROVED BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT (UFMD). (PFM 12-0705.1A)

2. ALL TREES AND SHRUBS SHALL MEET THE STANDARDS FOR SIZES AND QUALITY SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1-1996). SEE ATTACHMENT #1. (PFM 12-0705.1B)

SPECIES SUBSTITUTIONS

3. SPECIES SUBSTITUTIONS WITHIN THE TREE CATEGORIES LISTED IN TABLE 12.19 ARE GENERALLY ACCEPTED UNLESS OTHERWISE SPECIFIED BY PROFFERED CONDITIONS, DEVELOPMENT CONDITIONS, SPECIAL EXCEPTIONS, OR SPECIAL PERMITS. ANY TREE SUBSTITUTION SHALL ALSO BE IN CONFORMANCE WITH THE FOLLOWING. (PFM 12-0705.1C)

a. **PLANT DIVERSITY** - THE USE OF SUBSTITUTIONS SHALL NOT RESULT IN ANY SPECIES MAKING UP MORE THAN 10 PERCENT OF THE TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED ON THE SITE. (PFM 12-0514.1L)

b. **AUTHORIZATION** - A LETTER SIGNED BY THE PERMITTEE SHALL BE PROVIDED TO UFMD ACKNOWLEDGING ANY PROPOSED SUBSTITUTIONS TO TREES AND SHRUBS SHOWN ON THE APPROVED PLANS. (PFM 12-0705.1C(2))

c. **SUBSTITUTIONS OUTSIDE OF TREE CATEGORY** - SUBSTITUTION OF A TREE SHOWN ON THE APPROVED PLAN FROM ONE TREE CATEGORY TO ANOTHER TREE CATEGORY SHALL BE FROM A DIFFERENT CATEGORY SHALL REQUIRE A REVISION TO THE APPROVED PLAN. (PFM 12-0905.1C(3))

d. **SPECIES SUITABILITY** - SUBSTITUTED SPECIES MUST BE SUITED TO THE POST-DEVELOPMENT CONDITIONS OF THE PLANTING LOCATION FOR WHICH IT IS INTENDED. (PFM 12-0601.1E)

e. **ADDITIONAL TREE COVER CREDIT** - IN CASES WHERE ADDITIONAL TREE COVER CREDIT HAS BEEN GIVEN, NO TREE SUBSTITUTIONS SHALL BE MADE EXCEPT AS APPROVED BY THE URBAN FOREST MANAGEMENT. EXAMPLES OF ADDITIONAL CREDIT INCLUDE THE FOLLOWING: AIR QUALITY, PFM 12-0509.4B(1)

ENERGY CONSERVATION, PFM 12-0509.4B(2) WATER QUALITY, PFM 12-0509.4B(3) WILDLIFE BENEFITS, PFM 12-0509.4B(4)

PLANTING LOCATIONS

4. PLANTING LOCATIONS OF ALL TREES ON THE SITE SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. UFMD ACKNOWLEDGES THAT NOT ALL TREES MAY BE OPTIMALLY LOCATED, AS SHOWN ON THE PLAN, AND ENCOURAGE INPUT FROM PERMITTEES AND THEIR LANDSCAPE PROFESSIONALS REGARDING PROPOSED IMPROVEMENTS THAT MIGHT BE IMPLEMENTED. ANY SUBSTANTIVE DEVIATIONS FROM THE APPROVED PLAN THAT ARE MADE IN THE FIELD MUST BE APPROVED BY UFMD AND SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

a. **PLANTING AREA** - AT LEAST THE MINIMUM SIZE PLANTING AREA SHALL BE PROVIDED FOR EACH TREE ACCORDING TO ITS PROJECTED 10-YEAR TREE COVER AREA AS FOUND IN TABLE 12.7. (PFM 12-0601.1B)

b. **ENVIRONMENTAL CONDITIONS** - LIGHT, MOISTURE, AND OTHER CONDITIONS AFFECTING THE HEALTH AND VIABILITY OF THE TREE AT THE FIELD LOCATION SHALL BE SUITABLE FOR THE SPECIES. (PFM 12-0601.1E)

c. **COMPACTED SOIL** - IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 12 INCHES, PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED. (PFM 12-0705.3B)

d. **RESTRICTIVE BARRIERS** - TREES SHALL BE PLANTED NO CLOSER THAN FOUR FEET FROM ANY RESTRICTIVE BARRIER. (PFM 12-0509.4E(5))

e. **SPACING** - TREES SHALL BE SPACED SO THAT THE OUTER LIMIT OF THEIR PROJECTED 10-YEAR TREE COVER AREA, AS INDICATED IN TABLE 12.19, DOES NOT SIGNIFICANTLY OVERLAP; OR AS DETERMINED APPROPRIATE BY UFMD FOR SITE CONDITIONS AND TO PROMOTE LONG-TERM SURVIVAL. (PFM 12-0509.4E(6))

f. **EASEMENTS** - TREES FOR TREE COVER CREDIT SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT OR WITHIN FIVE FEET OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA THAT WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR WITH MAINTENANCE OF THE UTILITY, AS DETERMINED BY THE DIRECTOR OF DPWES. (PFM 12-0514.6B)

TABLE 12.3

LETTER	DESCRIPTION	PERCENTAGE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	50,292
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	8.3%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	8.3%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	79.0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.12

STEP	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT	
A 1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS
B. TREE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA = 604,773
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE = 0
B3	SUBTRACT AREA OF EXEMPTIONS = 0
B4	ADJUSTED GROSS SITE AREA (B1-B2) = 604,773
B5	IDENTIFY SITES ZONING AND OR USE = COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = 10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5) = 60,477
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED N/A
C. TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA = 5,029
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 = 47,763
C3	C2 X 1.25 = 59,704
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = 0
C5	C4 X 1.5 = 0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE" "MEMORIAL," "SPECIMEN," OR "STREET" TREES = 0
C7	C6 X 1.5 TO 3.0 = 0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS = 0
C9	C8 X 1.0 = 0
C10	TOTAL OF C3, C5, C7, AND C9 = 59,704
D. TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) = 0
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = 0
D3	X 1.5 = 0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = 0
D5	X 1.5 = 0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = 0
D7	X 1.5 = 0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES = 0
D9	X 1.5 = 0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES = 0
D11	X 1.5 = 0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = 0
D13	X 1.0 = 0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX = 0
D15	X 1.0 = 0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 = 0
D17	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA = 12,925
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING = 12,925
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED? NO
D20	TREE BANK OR TREE FUND? N/A
D21	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND = 0
D22	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = \$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = 59,704
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = 12,925
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = 0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 72,629
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = 12.01%

Application No: SE 2011-HM-019 Staff: B. Kasner

APPROVED (SE) / SP PLAN
 SEE DEV CONDS DATED: 6/12/12
 Date of (BOS) (BZA) Approval: 6/19/12
 Comments: Sheet: 5 of 6

THE ALTERNATE LAYOUT AT THE SECURE ENTRANCE GATE ON SHEET 2 WILL HAVE THE SAME NUMBER OF PROPOSED TREES AND EQUIVALENT LANDSCAPE AREAS, THEREFORE ALL CALCULATIONS ON THIS SHEET WILL VALID.

BOHLER ENGINEERING
 CORPORATE OFFICE: WARREN, NJ
 OFFICES:
 BOSTON, MA
 CHICAGO, IL
 DENVER, CO
 FORT LAUDERDALE, FL
 HOUSTON, TX
 KANSAS CITY, MO
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 STERLING, VA
 TAMPA, FL
 WASHINGTON, DC

SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS

REVISIONS

REV	DATE	COMMENT	BY
1	01/28/12	REV PER COUNTY COMMENTS	BJS
2	4/24/12	PER CO. COMMENTS	BS
3	05/15/12	REV PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

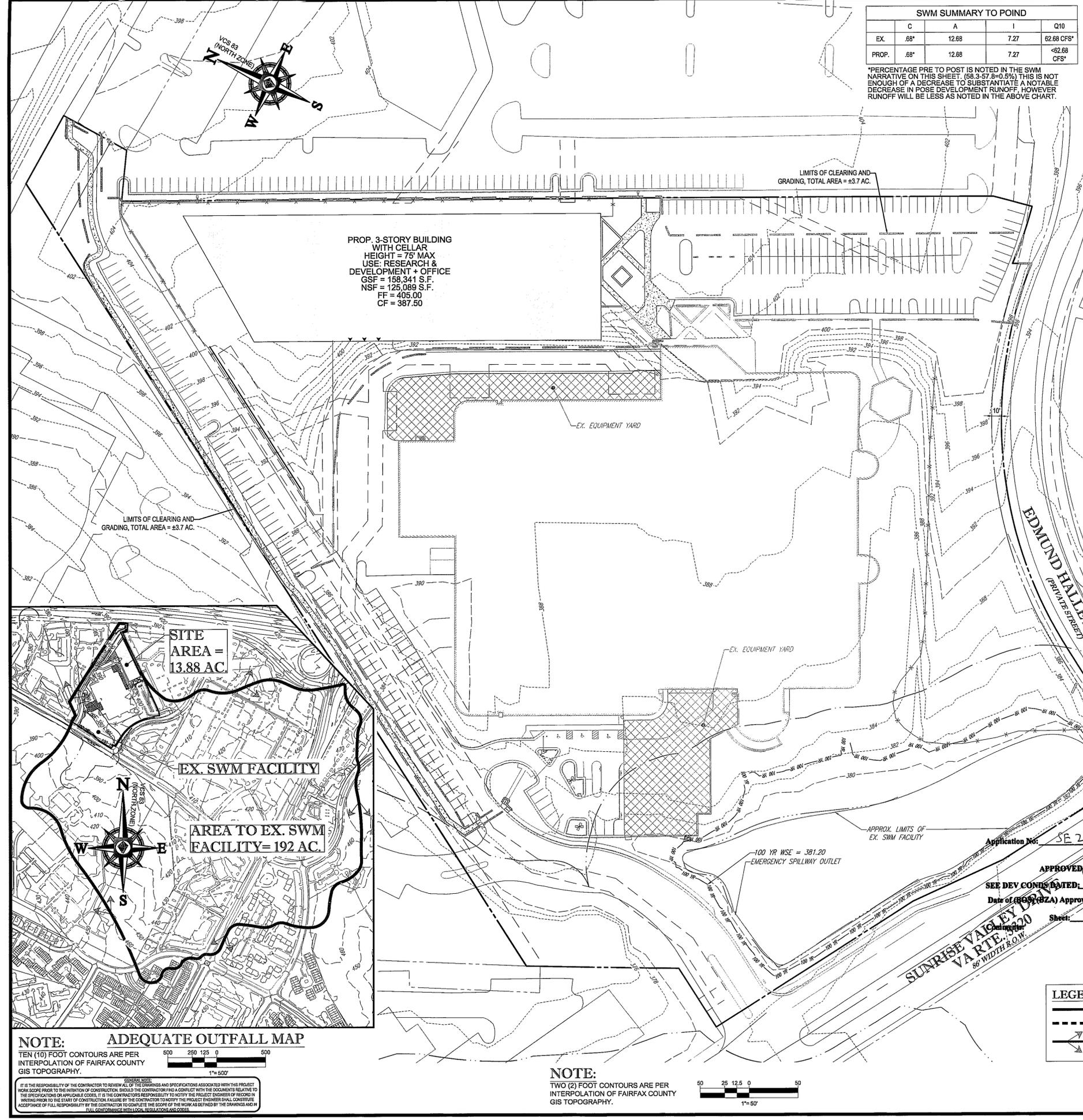
PROJECT NO.: S092135
 DRAWN BY: BJS
 CHECKED BY: MAT
 DATE: 11/10/11
 SCALE: N/A
 CAD ID.: 352

SPECIAL EXCEPTION PLAT
 FOR
CORESITE REAL ESTATE 12100 SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE LOT 1-A
 BLOCK 3-A SECTION 904 RESTON HUNTER MILL DISTRICT FAIRFAX COUNTY, VA

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 708-9500
 Fax: (703) 708-9501
 www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
 Lic. No. 43616
 05/15/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE NOTES AND SCHEDULES
 SHEET NUMBER:
5
 OF 6



SWM SUMMARY TO POIND				
	C	A	I	Q10
EX.	.68*	12.68	7.27	62.68 CFS*
PROP.	.68*	12.68	7.27	<62.68 CFS*

*PERCENTAGE PRE TO POST IS NOTED IN THE SWM NARRATIVE ON THIS SHEET. (68.3-57.8=0.5%) THIS IS NOT ENOUGH OF A DECREASE TO SUBSTANTIATE A NOTABLE DECREASE IN POST DEVELOPMENT RUNOFF. HOWEVER RUNOFF WILL BE LESS AS NOTED IN THE ABOVE CHART.

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 (8-011 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) AMENDMENTS (18-202 10F & 10J)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 6.
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)
EX. WET POND	12.68 AC.	179.32 AC	±192 AC	69,800 SF	256,536 DRY 90,000 WET	13 FT

4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 6. POND INLET AND OUTLET PIPE SYSTEMS ARE SHEET 6.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE SHOWN ON SHEET NONE TO EX. POND. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS N/A (ASPHALT, GEOLOCK, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEETS 3-5.
7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 6.
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 6.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON SHEET 6.
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 SHEET 6.
11. A SUBMISSION WAIVER IS REQUESTED FOR N/A
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE NO ON SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

EXISTING IMPERVIOUS % = ±58.3%
 PROPOSED IMPERVIOUS % = ±57.8%

COMBINED BMP/SWM NARRATIVE

THE SITE IS A DEVELOPED PARTIALLY WOODED AREA THAT IS NOT LOCATED IN THE WATERSHED OVERLAY REGULATORY DISTRICT. THE SITE IS SERVED BY AN EXISTING FUNCTIONING SWIMBMP FACILITY, PART OF FFX COUNTY PLAN #4506-SP-01-2 (TANDEM COMPUTING) AS MODIFIED BY #9241-SP-01 (AMERICA ONLINE INC). THEREFORE, THE BMP REQUIREMENT IS TO DEMONSTRATE ZERO INCREASE IN IMPERVIOUS AREA IN ORDER AVOID REQUIRING ADDITIONAL BMP FACILITIES.

BASED ON THE TANDEM COMPUTING SWM PLAN REFERENCED ABOVE, THE SWM REQUIREMENTS FOR THE ENTIRE DRAINAGE AREA ARE MET BY DETENTION IN THE SWM POND ON-SITE. THE BMP REQUIREMENTS FOR ON-SITE IMPERVIOUS AREAS ONLY WERE MET UNDER THE AMERICA ONLINE INC. PLANS. NO DISTURBANCE NEAR THE POND IS PROPOSED.

THE OVERALL SWM PLAN (TANDEM COMPUTING) REFERENCED ABOVE WAS PREPARED USING RATIONAL METHODS. UNDER THE OVERALL SWM PLAN, THE SITE IS CLASSIFIED WITH A C VALUE OF 0.8 (SHEET 10). THE WEIGHTED C VALUE OF THE ACTUAL DEVELOPMENT IS 0.68 AS SHOWN ON THIS SHEET. THEREFORE THE CALCULATIONS FROM THE ORIGINAL PLAN ARE CONSERVATIVE AND APPLICABLE TO THIS RE-DEVELOPMENT.

THE BMP PLAN FOR THIS SITE (AMERICA ONLINE INC) REFERENCED ABOVE WAS PREPARED USING CHESAPEAKE BAY METHODS. UNDER THE BMP PLAN, THE PERMANENT POOL OF THE EXISTING STORMWATER FACILITY WAS UTILIZED FOR BMP TREATMENT. THE PERMANENT POOL BETWEEN ELEVATIONS 377 AND 373 WAS IDENTIFIED AS APPROXIMATELY 90,000 CF PER SHEET 6 OF 13 OF THE AMERICA ONLINE PLANS.

THE EXISTING STORMWATER FACILITY TREATED 12.68 ACRES PER THE APPROVED PLANS. THE FACILITY WAS CREDITED AS A WET POND WITH 50% REMOVAL EFFICIENCY. UNDER THE CHESAPEAKE BAY CALCULATIONS IN THE APPROVED PLANS BASED ON SMALL AREAS OF ON-SITE UNTREATED WATER, A 7.8% REMOVAL EFFICIENCY WAS PROVIDED BY THE EXISTING STORMWATER FACILITY. THIS UTILIZED APPROXIMATELY 65,000 CF, OR 72% OF THE AVAILABLE CAPACITY IN THE FACILITY.

THE PRE DEVELOPED CONDITION FOR THE ENTIRE SITE IS 58.3% IMPERVIOUS. THE POST DEVELOPED CONDITION FOR THE ENTIRE SITE IS 57.8% IMPERVIOUS. THE AREA TO THE WET POND REMAINS THE SAME FROM PRE TO POST ON-SITE (12.68 ACRES). THEREFORE, THE PREVIOUSLY APPROVED CALCULATIONS FOR THE EXISTING STORMWATER FACILITY (WET POND) ARE APPLICABLE AND THE FAIRFAX COUNTY PFM REQUIREMENTS FOR BMPs ARE SATISFIED FOR THIS PROJECT.

BASED ON THE ABOVE NARRATIVE, THE PREVIOUSLY APPROVED PLANS AND CALCULATIONS THAT INCLUDE THE EXISTING FACILITY ARE STILL VALID. ON-SITE FLOW IS DIRECTED VIA SHEET FLOW TO EXISTING CONVEYANCE SYSTEMS WHICH LEAD TO THE APPROVED SWM/BMP POND. SEE THIS SHEET FOR APPROXIMATE FLOW PATHS. THERE ARE NO PROPOSED UNDERGROUND PIPES NOTED. ROOF DRAINS AND OTHER MINOR DRAINAGE PIPE STRUCTURES MAY BE ADDED AT THE TIME OF TECHNICAL SITE PLANS BASED ON FINAL GRADING AND ARCHITECTURAL PLANS FOR THE PROPOSED BUILDING.

ADEQUATE OUTFALL NARRATIVE
 THE REQUIREMENT FOR A SPECIAL EXCEPTION IS TO DESCRIBE THE OUTFALL PATH FOR ALL ON-SITE WATER. THE DESCRIPTION SHALL BE LIMITED TO A POINT WHERE THE TOTAL DRAINAGE AREA TO THE OUTFALL PATH EQUALS OR EXCEEDS 100X THE ON-SITE AREA TO THAT OUTFALL PATH.

A COMBINATION OF A SITE VISIT, FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, AND APPROVED PLANS (REFERENCED ABOVE) WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THE SITE SPLITS INTO TWO DIRECTIONS. OUTFALL #1 (TO THE WEST) INCLUDES 1.80 ACRES OF ON-SITE FLOW. THEREFORE, THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (180 ACRES). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING CURB INLETS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

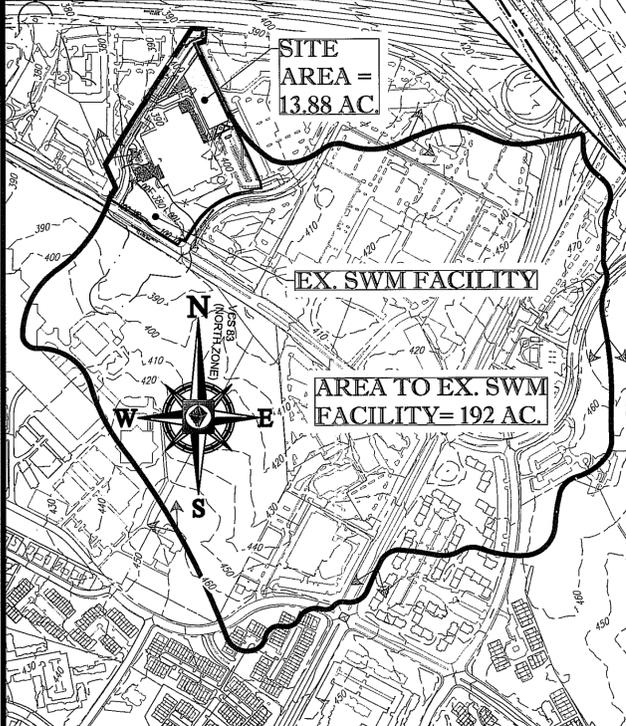
THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP. THIS SHEET, THE FLOW PATH FOR OUTFALL #1 TRAVELS TO THE SOUTH UNTIL IT REACHES THE EXISTING STORMWATER FACILITY. A SEPARATE OFF-SITE PIPE SYSTEM JOIN THE ORIGINAL OUTFALL SYSTEM AT THE EXISTING STORMWATER POND (POC #1). THIS RESULTS IN A TOTAL OF 192 ACRES IN THE OUTFALL #1 SYSTEM, WHICH EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (192 ACRES/180 ACRES = 106X). A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.

OUTFALL #2 (EAST) ALSO LEAVES THE SPECIAL EXCEPTION SITE AS PIPE/CHANNELIZED FLOW. A TOTAL OF 1.62 ACRES LEAVES THE SITE TO THE EAST. THEREFORE, A TOTAL DRAINAGE AREA OF 162 ACRES MUST BE REACHED (100X) IN ORDER TO CONCLUDE THE OUTFALL STUDY FOR THE SPECIAL EXCEPTION.

THE 1.62 ACRES LEAVES THE LOD TO THE SOUTH VIA PIPE FLOW. THE PIPE DISCHARGES AT TWO POINTS INTO AN APPROVED EXISTING CHANNEL SOUTHEAST OF THE SITE THAT CONVEYS THE FLOW TO THE EXISTING STORMWATER MANAGEMENT FACILITY (POC #2).

AT THE EXISTING STORMWATER FACILITY, THE TOTAL DRAINAGE AREA IS 192 ACRES, WHICH EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (192 ACRES/182 ACRES = 118X). A DETAILED ANALYSIS PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.

BASED ON FIELD VISIT AND THE APPROVED DESIGN PLANS AVAILABLE TO THE ENGINEER AT THE TIME OF THE SPECIAL EXCEPTION, THE DOWNSTREAM CHANNEL IS NON EROSION IN THE 2 YEAR EVENT, HAS CAPACITY FOR THE 10 YEAR EVENT, AND OVER AND RELIEF IS PROVIDED IN THE 100 YEAR EVENT THEREFORE, IT IS THE PROFESSIONAL ENGINEER'S OPINION THAT ADEQUATE OUTFALL FOR THIS SITE IS PROVIDED. FINAL DETAILED ENGINEER CALCULATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN MEETING ALL PFM REQUIREMENTS.



NOTE: ADEQUATE OUTFALL MAP
 TEN (10) FOOT CONTOURS ARE PER INTERPOLATION OF FAIRFAX COUNTY GIS TOPOGRAPHY.

NOTE:
 TWO (2) FOOT CONTOURS ARE PER INTERPOLATION OF FAIRFAX COUNTY GIS TOPOGRAPHY.

BOHLER ENGINEERING

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CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

REVISIONS			
REV	DATE	COMMENT	BY
1	01/26/12	REV. PER COUNTY COMMENTS	BJS
2	4/24/12	PER CO. COMMENTS	BS
3	05/15/12	REV. PER COUNTY COMMENTS	BJS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EDUCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (VA 1-800-245-4848) (PA 1-800-245-1177) (DC 1-800-257-7777) (WA 1-800-452-7001) (MD 1-800-227-7777) (DE 1-800-292-4333)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S052135
 DRAWN BY: BJS
 CHECKED BY: MAT
 DATE: 11/10/11
 SCALE: AS NOTED
 CAD I.D.: A03

SPECIAL EXCEPTION PLAT

FOR
CORESITE REAL ESTATE 12100
SUNRISE VALLEY DRIVE, LLC
 LOCATION OF SITE
 LOT 1-A
 BLOCK 3-A SECTION 904
 RESTON
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA

DAVID LOGAN
 Lic. No. 43616
 05/15/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
STORMWATER MANAGEMENT/ BMP/ ADEQUATE OUTFALL PLAN

SHEET NUMBER:
6
 OF 6