County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 21, 2012

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2012-MA-012
(Concurrent with Special Exception Application SE 2012-MA-011)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2012, granting Rezoning Application RZ 2012-MA-012 in the name of Titan America LLC. The Board's action rezones certain property in the Mason District from the C-8 and R-2 Districts to the I-6 District to permit industrial development with an overall Floor Area Ratio (FAR) of 0.05. The subject property is located on the east side of Industrial Drive, north and south of Electronic Drive on approximately 9.43 acres of land. [Tax Map 80-2 ((1)) 33 pt.], and is subject to the proffers dated November 13, 2012.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
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Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of November, 2012, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-MA-012
(Concurrent with Special Exception Application SE 2012-MA-011)

WHEREAS, Titan America LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8 and R-2 Districts to the I-6 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-6 District, and said property is subject to the use regulations of said I-6 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 20th day of November, 2012.

Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

TITAN AMERICA LLC

RZ 2012-MA-012

November 13, 2012

Pursuant to Section 15.2-2303 (a) of the Code of Virginia, 1950, as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 80-2 ((1)) 33 part (hereinafter referred to as the "Application Property") from the C-8 and R-2 Districts to the I-6 District, Titan America LLC (hereinafter referred to as the "Applicant"), for the owner, itself, and its successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

   a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the special exception plat/generalized development plan ("SE/GDP Plat") consisting of twelve (12) sheets, prepared by Charles P. Johnson & Associates, Inc., dated May 4, 2012 and revised through November 13, 2012.

   b. Minor modifications to the SE/GDP Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of Section 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the SE/GDP Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines, or increases in limits of clearing and grading as shown on the SE/GDP Plat.

2. TRANSPORTATION

   a. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") pursuant to the Public Facilities Manual ("PFM"), at or prior to time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

   a. The Applicant shall submit a landscape plan in conjunction with the site plan submitted on the Application Property. Plantings shall be installed in general conformance to the SE/GDP Plat and native species shall be incorporated to the extent feasible.

b. Prior to site plan approval, the Applicant shall grant a conservation easement to Fairfax County, in a form as approved by the County Attorney, for the purpose of conserving and preserving that area depicted on the SE/GDP Plat as "Prop. Conservation Easement." The easement shall be recorded among the land records of Fairfax County. Prior to the granting of the conservation easement, the Applicant, in coordination with the Urban Forest Management Division, shall remove ash trees and/or invasive species from that area that will be subject to the easement.

4. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

5. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

TITLE OWNER OF
Tax Map 80-2 ((1)) 33 part

CARLYLE PROPERTY HOLDINGS LLC

By: Southern Iron Works, Incorporated, its sole member

By: Frank F. Everest, Jr.
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

APPLICANT/LESSEE OF
Tax Map 80-2 ((1)) 33 part

TITAN AMERICA LLC

By: _____
Name: Russell A. Fink
Title: Vice President, General Counsel & Sec.

[SIGNATURES END]

DEVELOPMENT CONDITIONS

SE 2012-MA-011

November 15, 2012

The Board of Supervisors approved SE 2012-MA-011 located at 6600 Electronic Drive Road, Tax Map 80-2 ((1)) 33 and 33A, to allow concrete mixing and batching plants, and an increase in building height pursuant to Sect. 9-501 and Sect. 9-601 of the Fairfax County Zoning Ordinance, 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 Generalized Development Plan/Special Exception Plat (GDP/SE Plat) approved with the application, as qualified by these development conditions.

3. A copy of the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved GDP/SE Plat entitled "6600 Electronic Drive," prepared by Charles P. Johnson and Associates, dated May 4, 2012 as revised through November 13, 2012, containing 12 sheets, and these conditions.

5. Permitted Uses on the site shall be limited to Concrete Mixing and Batching Plants with storage and accessory uses.

6. The maximum floor area ratio (FAR) permitted on the site shall be up to a 0.05.

7. The maximum building height permitted on the site shall be 85 feet, as depicted on the GDP/SE Plat.

8. A maximum of 82 parking spaces shall be permitted on the site. Any parking spaces removed from the site shall be replaced with supplemental planting, subject to the review and approval of the Urban Forest Management Division (UFM) of DPWES.

9. If required, any SWM and BMP facilities shall be provided on-site in accordance with the Public Facilities Manual unless waived by DPWES. If indicated by engineering considerations or site conditions, as reviewed and approved by the Director of DPWES as part of site plan approval, development of the Property may include storm water detention or storm water management measures different from those shown on the SE Plat, without the necessity of further approval by the Board, subject to compliance with Article 17 of the Zoning Ordinance, provided said measures are determined to be in substantial conformance with the GDP/SE Plat.

10. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.

11. All regularly scheduled truck traffic shall utilize Edsall Road (Route 643), the Edsall Road/Interstate 395 interchange, or the Backlick Road (Route 617)/Industrial Road (Route 2723) intersection for primary access to the Shirley Industrial Park. (Truck operators shall not be prohibited from taking a route through a residential community in the event of an emergency or in those instances where a delivery is scheduled to occur in or near that community). Annually, a point of contact shall be mailed to the President of the Lincolnia Park Civic Association, and to the Office of the Mason District Supervisor, to whom written concerns related to the community impacts of the use may be submitted. The applicant shall provide a written response to any identified concern received, within 14 business days, with a copy of any response provided to the Office of the Mason District Supervisor.

12. To protect the RPA, erosion and sediment control measures shall be installed at all stages of construction, as determined by DPWES. A "super silt fence" or industry equivalent approved control measure shall be installed where necessary along the clearing and grading limits for the site. If deemed necessary by DPWES, additional controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.

13. All lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

14. All signs shall be in conformance with Article 12 of the Zoning Ordinance.

15. The Property may be developed in phases, as indicated on the GDP/SE Plat as Phase I and Phase II, and Phase III, without any further approval by the Board, subject to compliance of each Phase with Article 17 of the Zoning Ordinance.

16. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the concrete mixing and batching plants, a truck wash down area shall be installed as shown on the GDP/SE Plat. All trucks leaving the Subject Property shall be rinsed through the proposed truck wash down area.

17. Prior to the issuance of a Non-RUP for any use involving any portion of the one-story cinder block building that is proposed to be retained in part on the site as a maintenance shop, the applicant shall do one of the following:

A. Obtain a formal determination from the Zoning Administrator that the existing one-story cinder block building is legally non-conforming; or

B. Obtain an approved Variance from the Board of Zoning Appeals, permitting the one-story cinder block building as shown on the GDP/SE Plat; or

C. Relocate the proposed maintenance shop building to a location that complies with the setback requirements for the I-6 District and in substantial conformance with the GDP/SE Plat.

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 responsible for obtaining the Non-RUP through established procedures, and this Special Exception shall not be valid until this has been accomplished.

The approval of this special exception 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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exceptions shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, a Non-RUP has been issued for Phase I as shown on the GDP/SE Plat. The establishment of Phase I shall establish all phases and uses approved by this Special Exception. 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.

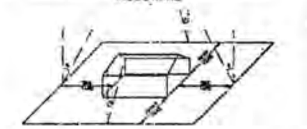
SPECIAL EXCEPTION PLAT / GENERALIZED DEVELOPMENT PLAN

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SE 2012-MA-012 / RZ 2012-MA-011

MINIMUM REQUIRED YARD FOR BUILDING WITH 75' HEIGHT
INDUSTRIAL



FRONT YARD : ∠ 45° WITH A BUILDING HEIGHT OF 75', THE FRONT YARD = 75' BUT NOT LESS THAN 40'

SIDE YARD : ∠ 0 WITH A BUILDING HEIGHT OF 75', THE SIDE YARD = 0 BUT NOT LESS THAN 0

REAR YARD : ∠ 0 WITH A BUILDING HEIGHT OF 75', THE REAR YARD = 0 BUT NOT LESS THAN 0

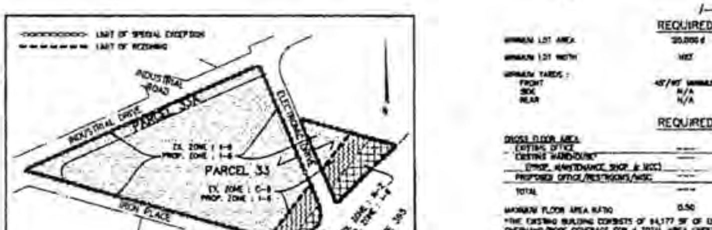
NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 80-2((1))33 & 33A. THE SITE IS CURRENTLY ZONED C-8, I-4 & R-3. THE PROPOSED ZONE IS I-6.
2. THE PROPERTIES HEREIN ARE CURRENTLY UNDER THE OWNERSHIP OF CARLYLE PROPERTY HOLDINGS L.L.C. IN DEED BOOK 21870 AT PAGE 391 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION ARE BASED ON A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2012. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
4. THERE IS A 100-YEAR FLOODPLAIN ON-SITE. FLOODPLAIN STUDY #[illegible] HAS BEEN SUBMITTED.
5. THERE IS A RESOURCE PROTECTION AREA (RPA) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED. NO ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ARE LOCATED ON THE SITE.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. ADDITIONAL WELLS MAY BE PROVIDED FOR A NON-POTABLE WATER SUPPLY.
10. SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION. A TREE PRESERVATION PLAN IS NOT REQUIRED FOR THIS PROJECT SINCE THERE IS NO LAND DISTURBANCE WITHIN 25 FEET OF ANY TREES OF 12" OR GREATER IN SIZE PROPOSED.
11. EXISTING STRUCTURES ARE TO BE REMAINED, UNLESS OTHERWISE NOTED. THE EXISTING BUILDINGS WERE CONSTRUCTED IN 1955 (WAREHOUSE/WAREHOUSE) AND 1973 (OFFICE).
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
13. THE SUBJECT PROPERTIES DO NOT LIE WITHIN ANY ZONING OVERLAY DISTRICTS.
14. PROPOSED PUBLIC IMPROVEMENTS :
    - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN IRON PLACE.
    - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN IRON PLACE.
15. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THIS TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DIMENSIONS OF EXISTING PARKING SPACES MAY VARY FROM CURRENT REQUIREMENTS.
16. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
17. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE INDUSTRIAL DEVELOPMENT AT A 0.05 FLOOR AREA RATIO, AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :
    - WAIVERS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS OF ZONING ORDINANCE 13-303 ARE HEREBY REQUESTED. THE SURROUNDING LAND USES TO THE SOUTH AND NORTH ARE MOSTLY A MIXED VARIETY OF OLDER INDUSTRIAL, WAREHOUSE, WHOLESALE, INSTITUTIONAL AND STORAGE USES WHICH ARE NOT INCOMPATIBLE WITH THE PROPOSED USE. THEREFORE, TRANSITIONAL SCREENING AND BARRIERS WOULD NOT BE BENEFICIAL TO THESE USES. THE NEW WASHINGTON GAS FACILITY ON THE WEST SIDE OF INDUSTRIAL DRIVE IS A MULTI-STORY BUILDING AND IS SETBACK A CONSIDERABLE DISTANCE FROM THE ROAD. THEREFORE, TRANSITIONAL SCREENING OR A BARRIER WOULD NOT BENEFIT THAT PROPERTY. THE SURROUNDING PROPERTIES ARE ALSO ZONED I-6.
    - WAIVER/MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS OF ZONING ORDINANCE ARE HEREBY REQUESTED. THE OFFICE BUILDING (I.E. THE EXISTING BUILDING TO REMAIN) PARKING LOT IS EXISTING; THEREFORE, THERE IS NO PROPOSED NEW IMPACT. ACROSS ELECTRONIC DRIVE IS A WOODED PARCEL, TO THE EAST IS I-395 AND TO THE SOUTH OF THE OFFICE BUILDING IS A PARKING LOT FOR AN INSTITUTIONAL USE, AND TO THE WEST IS THE INDUSTRIAL USE WHICH IS CURRENTLY SCREENED BY AN EXISTING STEEL FENCE. ALONG ELECTRONIC DRIVE AND THE WEST SIDE OF THE PARKING LOT THE EXISTING TRAVELWAY IS LOCATED SUCH THAT PERIPHERAL LANDSCAPING WOULD REDUCE THE TRAVELWAY WIDTH BELOW MINIMUM REQUIREMENTS. ALSO, ON THE EAST SIDE OF THE PROPERTY THE SIGHT DISTANCE LINE IMPACTS THE ABILITY TO ADD LANDSCAPING.
    - A WAIVER OF THE REQUIREMENTS FOR RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF CURB, GUTTER, AND SIDEWALK OF ZONING ORDINANCE 17-201 ARE HEREBY REQUESTED FOR ALL PUBLIC STREET FRONTAGES. THE PROPOSED USE WILL UTILIZE THE EXISTING ENTRANCES (WHICH MAY BE UPGRADED OR MODIFIED) INTO THE SITE. THE ELECTRONIC DRIVE RIGHT-OF-WAY IS WITHIN THE RPA LIMITS DELINEATED ON THE FAIRFAX COUNTY MAPS. ADDITIONAL RIGHT-OF-WAY DEDICATION OR CONSTRUCTION OF CURB, GUTTER AND SIDEWALK WOULD NOT IMPROVE ACCESS TO THE SITE FOR THE PROPOSED USE. LIKEWISE, ANY DEDICATION OR CONSTRUCTION OF IMPROVEMENTS WOULD NOT BE MATCHED BY IMPROVEMENTS ON THE OPPOSITE SIDE OF ELECTRONIC DRIVE OR IRON PLACE.
    - A MODIFICATION OF THE MINIMUM YARD REQUIREMENTS OF ZONING ORDINANCE 2-[illegible] FOR EXISTING STRUCTURES IS HEREBY REQUESTED. A PORTION OF THE EXISTING WAREHOUSE FACILITY ADJOINING IRON PLACE IS TO BE RETAINED AND UTILIZED AS PART OF NEW STRUCTURE. THE EXISTING STRUCTURE DOES NOT MEET THE CURRENT MINIMUM FRONT YARD REQUIREMENT. ALLOWING THE NEW STRUCTURE ACTUALLY REDUCES THE EXTENT OF THE CURRENT NON-CONFORMITY.
    - A MODIFICATION IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 5-[illegible] TO INCREASE THE MAXIMUM STRUCTURE HEIGHT TO 85 FEET IS HEREBY REQUESTED. THE PHASE ONE PLAN WILL COMPLY WITH THE 75-FOOT LIMIT, BUT THE PERMANENT PHASE TWO AND THREE PLANTS WILL NECESSITATE AN 85-FOOT LIMIT. THE CHARACTER OR DEVELOPMENT OF THE ADJACENT LAND IS NOT NEGATIVELY IMPACTED AND THE INCREASE IN HEIGHT IS IN ACCORDANCE WITH THE POLICIES OF THE COMPREHENSIVE PLAN.
18. THIS DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE PERFORMANCE STANDARDS OF ARTICLE 14 OF THE ZONING ORDINANCE.
19. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.

REVISIONS

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	(1) MODIFIED WAIVER REQUEST (NOTE 17); REVISED SITE TABS; REVISED NOTE 4 (2) ADDED FLOODPLAIN LINE; UPDATED RPA LIMIT (3) REVISED FPA; ADDED FLOODPLAIN LINE; UPDATED RPA LIMIT (4-6) REVISED SITE LAYOUT; SHADOWING; REVISED PARKING (4-6) ADDED LANDSCAPING; ADDED FLOODPLAIN LINE; UPDATED RPA LIMIT; REVISED ENTRANCE (7) REVISED AS PER SHEETS 4-6; ADDED LANDSCAPING; REVISED PARKING LOT LANDSCAPING COMPUTATIONS; ADDED TREE PRESERVATION PLAN; REVISED TREE SAVE & REFORESTATION AREAS (8) ADDED TREE REFORESTATION/INVASIVE SPECIES NOTES; REVISED 10-YEAR TREE CANOPY CALCULATIONS (10-11) ADDED ADDITIONAL OUTFALL INFORMATION; UPDATED SWM & BMP MAPS; REVISED SWM COMPUTATIONS	8-16-12
2	(4) MOVED LOADING SPACE LOCATIONS	10-15-12
3	(2-8) REMOVED EX. 15' R/W DEDICATION	10-18-12
4	(1 & 12) ADDED EXHIBIT	11-13-12

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.



ZONING MAP
SCALE : 1" = 200'

SITE TABULATIONS

SITE AREA :	
PARCEL 33	370,984 ± (8.517 Ac)
PARCEL 33A	39,900 ± (0.916 Ac)
TOTAL	410,884 ± (9.433 Ac)

I-6 ZONE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 ±	38,900 ±
MINIMUM LOT WIDTH	100'	294'
MINIMUM YARDS : FRONT	45°/40' MINIMUM	45°/40' MINIMUM
SIDE	N/A	N/A
REAR	N/A	N/A

	REQUIRED	EXISTING	PROPOSED
GROSS FLOOR AREA:			
– EXISTING OFFICE	----	10,068 ±	10,068 ±
– EXISTING WAREHOUSE*	----	64,177 ±	
(PROP. MAINTENANCE SHOP & MISC)		----	5,400 ±
PROPOSED OFFICE/RESTROOMS/MISC	----	----	400 ±
TOTAL	----	74,245 ±	15,868 ±
MAXIMUM FLOOR AREA RATIO	0.50	0.18	0.04

*THE EXISTING BUILDING CONSISTS OF 64,177 SF OF ENCLOSED AREA AND AN ADDITIONAL 42,970 SF OF OVERHANG/ROOF COVERAGE FOR A TOTAL AREA UNDER ROOF OF APPROXIMATELY 107,147 SF. ONLY THE 64,177 SF OF ENCLOSED AREA IS COUNTED AS GROSS FLOOR AREA INCLUDED IN THE FLOOR AREA RATIO.

	REQUIRED	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT:			
– EXISTING OFFICE	75'	28'	28'
– EXISTING WAREHOUSE	75'	35' ±	35' ±
(PROP. MAINTENANCE SHOP & MISC)			
PROPOSED OFFICE/RESTROOMS/MISC	75'	N/A	15' ±
– MECHANICAL EQUIPMENT	75'	N/A	85' (SEE NOTE 17)
LANDSCAPED OPEN SPACE	10% (0.94 Ac)	12% (1.13 Ac)	12% (1.13 Ac)

EXISTING ZONING:

	I-4 SQ. FT.	I-4 ACRES	C-8 SQ. FT.	C-8 ACRES	R-3 SQ. FT.	R-3 ACRES	TOTAL SQ. FT.	TOTAL ACRES
PARCEL 33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
PARCEL 33A	39,900	[illegible]	0	0.000	0	0.000	39,900	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTE: PARCEL 33 IS SPLIT BY ELECTRONIC DRIVE

PART OF PARCEL 33 CURRENTLY ZONED C-8	[illegible] ACRES
PART OF PARCEL 33 CURRENTLY ZONED R-3	0.340 ACRES
TOTAL AREA OF GDP	[illegible] ACRES

	REQUIRED	PROVIDED
PARKING		
MANUFACTURING ESTABLISHMENT : 1 space/employee on major shift + 1 space/company vehicle and piece of equipment	28 spaces	24 spaces
OFFICE : 3.6 spaces/1,000 sf GFA	36 spaces	75 spaces
TOTAL :	64 spaces	99 spaces
LOADING		
MANUFACTURING ESTABLISHMENT : 1 space/1st 5,000 sf GFA + 1 space/add'l 20,000 sf GFA, or major fraction thereof	1 space	1 space
OFFICE : 1 space/1st 10,000 sf GFA + 1 space/add'l 20,000 sf GFA, or major fraction thereof	1 space	1 space
TOTAL :	2 spaces	2 spaces

DEVELOPER
TITAN VIRGINIA READY-MIX L.L.C.
1151 AZALEA GARDEN ROAD
NORFOLK, VIRGINIA 23502
(757) [illegible]

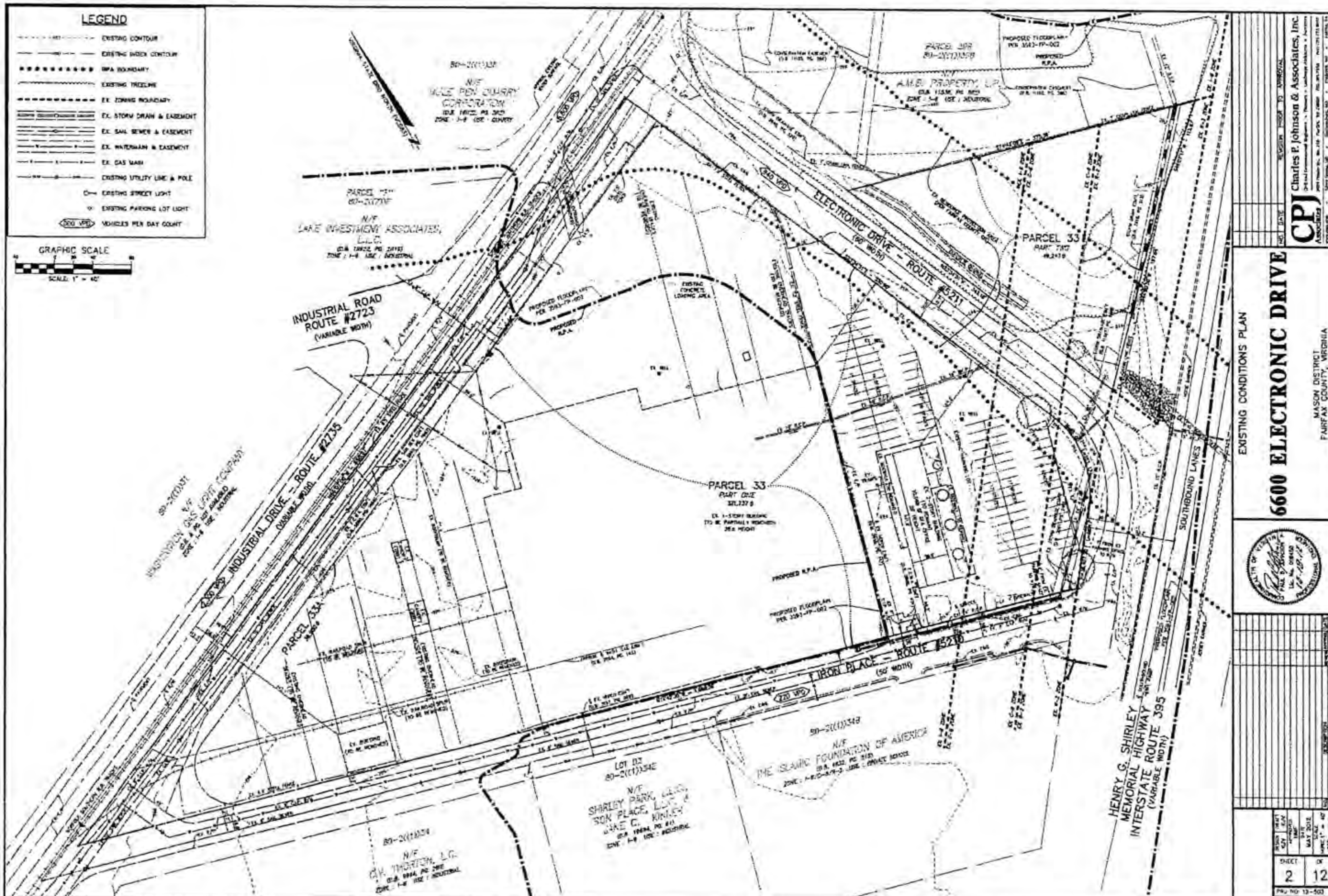
TABLE OF CONTENTS

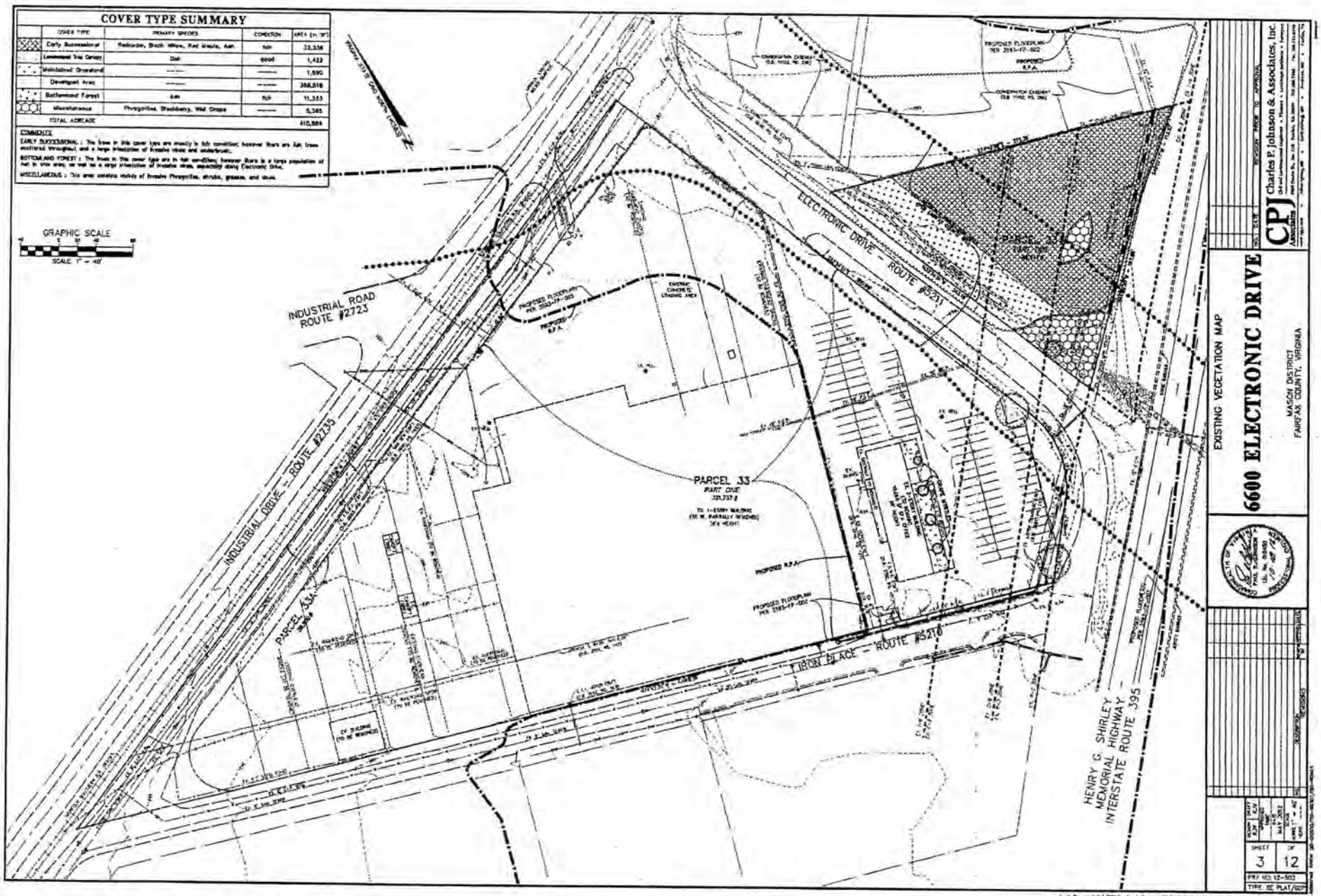
1 COVER SHEET
2 EXISTING CONDITIONS PLAN
3 EXISTING VEGETATION MAP
4 SE PLAT/GDP – PHASE ONE
5 SE PLAT/GDP – PHASE TWO
6 SE PLAT/GDP – PHASE THREE
7 CONCEPTUAL LANDSCAPE PLAN & TREE PRESERVATION PLAN
8 LANDSCAPE & TREE PRESERVATION NOTES & DETAILS
9 DETAILS
10 OUTFALL ANALYSIS
11 OVERALL DRAINAGE MAP
12 EXHIBIT: RELOCATE MAINTENANCE SHOP & PARKING

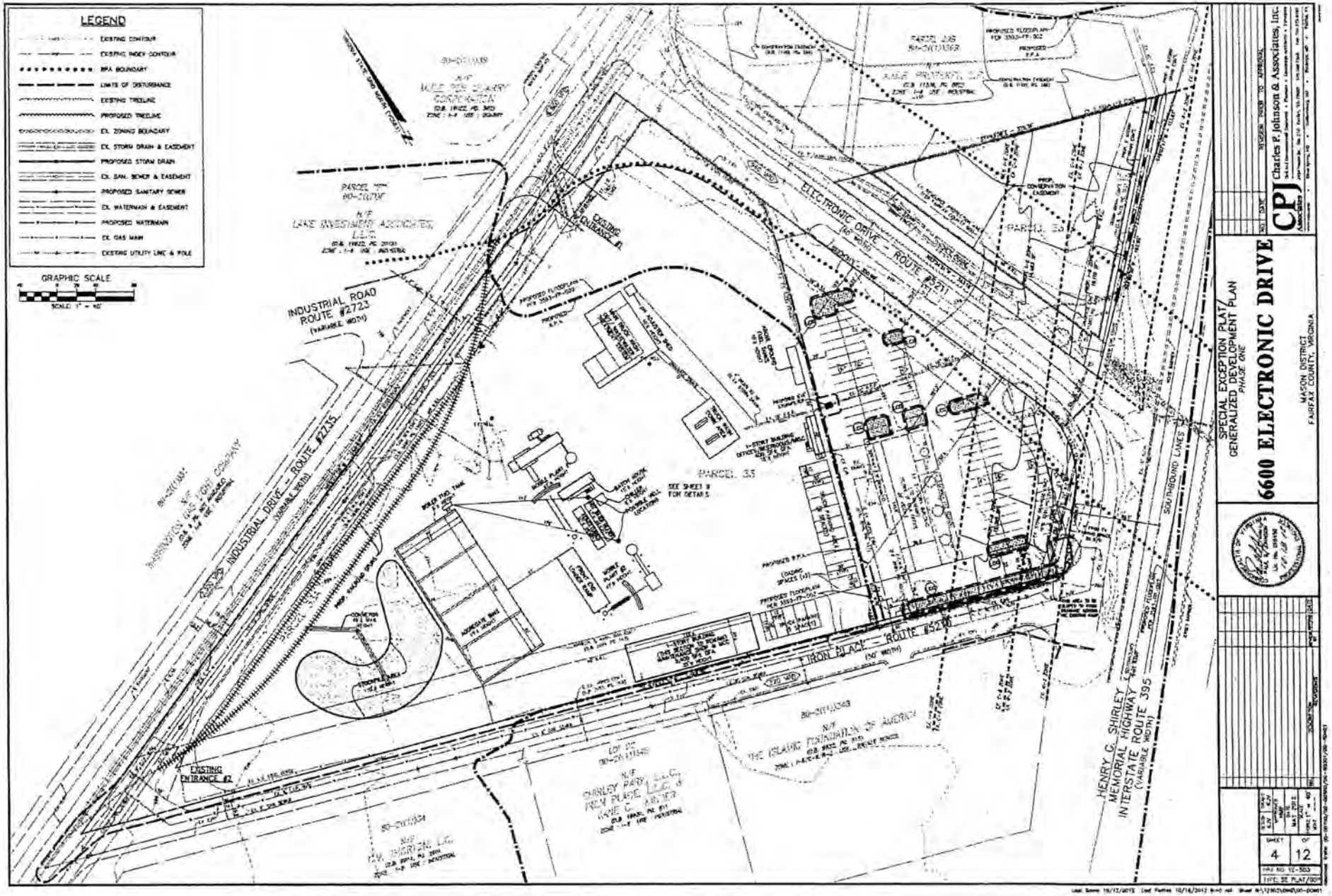
CPJ Charles P. Johnson & Associates, Inc.

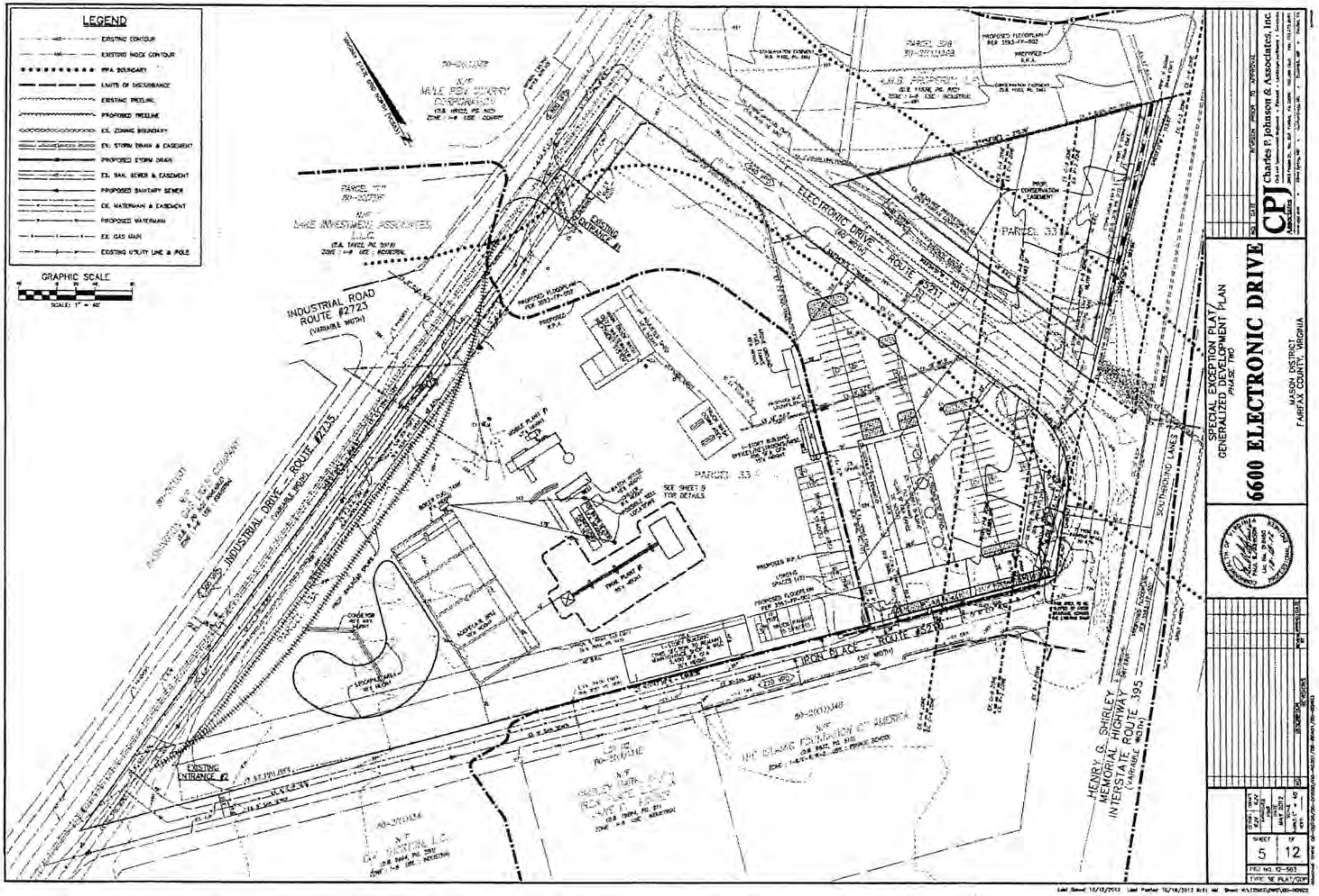
DATE : MAY 4, 2012
REVISED : AUGUST 16, 2012
OCTOBER 15, 2012
OCTOBER 18, 2012
NOVEMBER 13, 2012

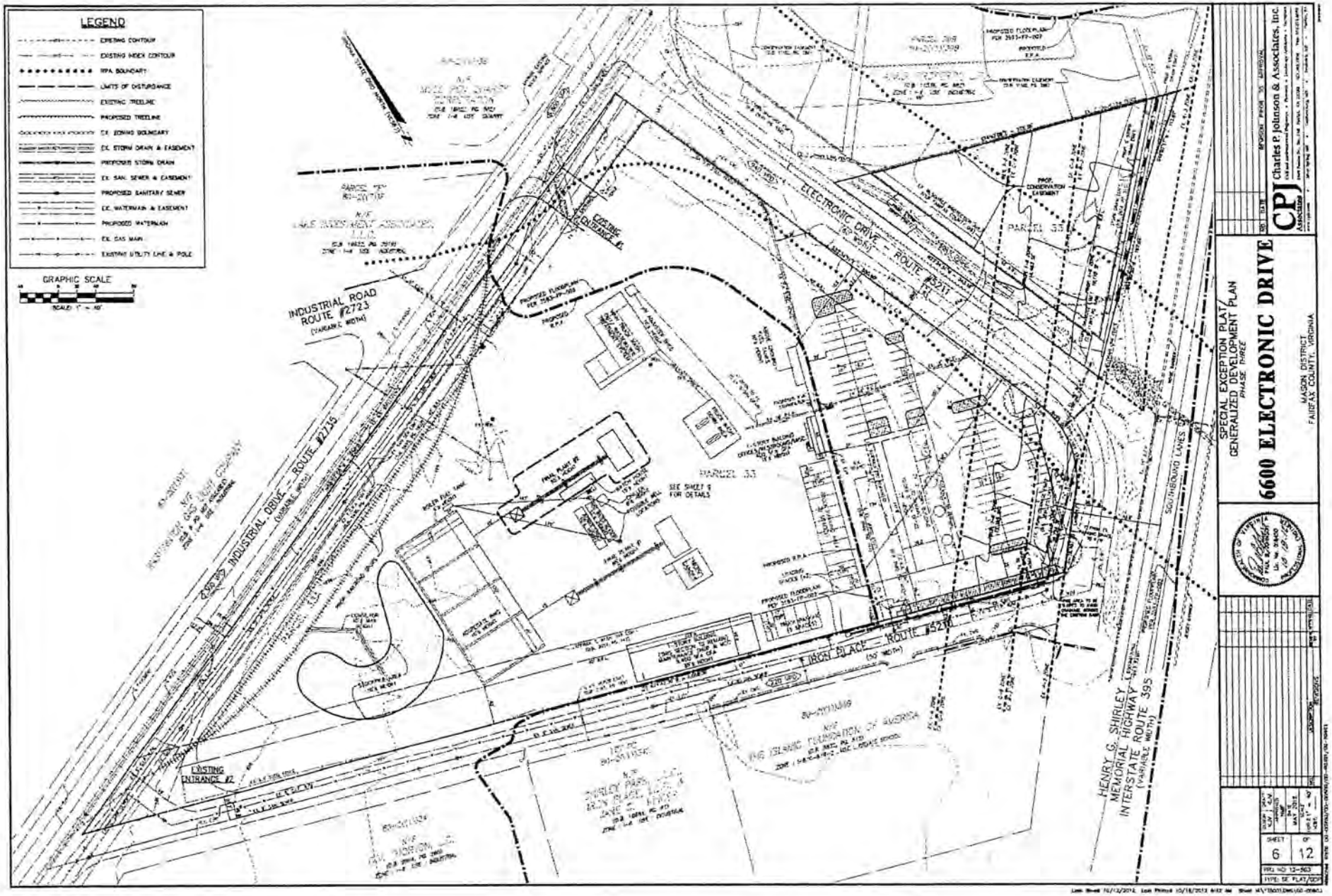
6600 ELECTRONIC DRIVE


LEGEND
EXISTING CONTOUR
EXISTING INDEX CONTOUR
RPA BOUNDARY
EXISTING TREELINE
EX. ZONING BOUNDARY
EX. STORM DRAIN & EASEMENT
EX. SAN. SEWER & EASEMENT
EX. WATERMAIN & EASEMENT
EX. GAS MAIN
EXISTING UTILITY LINE & POLE
EXISTING STREET LIGHT
EXISTING PARKING LOT LIGHT
VEHICLES PER DAY COUNT
GRAPHIC SCALE
SCALE: 1" = 40'
INDUSTRIAL ROAD
ROUTE #2723
(VARIABLE WIDTH)
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210
(50' WIDTH)
PARCEL 33
PART ONE
PARCEL 33A
A.M.B. PROPERTY, LP
THE ISLAMIC FOUNDATION OF AMERICA
SOUTHBOUND LANES
HENRY G. SHIRLEY
MEMORIAL HIGHWAY
INTERSTATE ROUTE 395
(VARIABLE WIDTH)
EXISTING CONDITIONS PLAN
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ
Charles P. Johnson & Associates, Inc.
SHEET
2
OF
12


COVER TYPE SUMMARY
COVER TYPE
PRIMARY SPECIES
CONDITION
AREA (+/- SF)
Early Successional
Redcedar, Black Willow, Red Maple, Ash
fair
33,338
Landscaped Tree Canopy
Oak
good
1,422
Maintained Grassland
Development Area
368,518
Bottomland Forest
Ash
fair
11,333
Miscellaneous
Privet, Blackberry, Wild Grape
5,365
TOTAL ACREAGE
410,864
COMMENTS
EARLY SUCCESSIONAL : The trees in this cover type are mostly in fair condition; however there are Ash trees monitored throughout and a large infestation of invasive vines and understory.
BOTTOMLAND FOREST : The trees in this cover type are in fair condition; however there is a large population of Ash in this area, as well as a large infestation of invasive vines, especially along Electronic Drive.
MISCELLANEOUS : This area contains vestiges of invasive Privet, shrubs, grasses, and vines.
GRAPHIC SCALE
SCALE 1" = 40'
INDUSTRIAL ROAD
ROUTE #2723
ELECTRONIC DRIVE - ROUTE #5231
IRON PLACE - ROUTE #5210
INDUSTRIAL DRIVE - ROUTE #2735
HENRY G. SHIRLEY
MEMORIAL HIGHWAY
INTERSTATE ROUTE 395
PARCEL 33
PART ONE
PARCEL 33
PARCEL 33
PROPOSED R.P.A.
PROPOSED FLOODPLAIN
PROPOSED
EXISTING CONCRETE LOADING AREA
EXISTING VEGETATION MAP
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ
Charles P. Johnson & Associates, Inc.
SHEET
3
12
PRF NO. 12-503
TYPE: SE PLAT/SDP


LEGEND
EXISTING CONTOUR
EXISTING INDEX CONTOUR
RPA BOUNDARY
LIMITS OF DISTURBANCE
EXISTING TREELINE
PROPOSED TREELINE
EX. ZONING BOUNDARY
EX. STORM DRAIN & EASEMENT
PROPOSED STORM DRAIN
EX. SAN. SEWER & EASEMENT
PROPOSED SANITARY SEWER
EX. WATERMAIN & EASEMENT
PROPOSED WATERMAIN
EX. GAS MAIN
EXISTING UTILITY LINE & POLE
GRAPHIC SCALE
INDUSTRIAL ROAD ROUTE #2723 (VARIABLE WIDTH)
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210
HENRY C. SHIRLEY MEMORIAL HIGHWAY INTERSTATE ROUTE 395 (VARIABLE WIDTH)
SOUTHBOUND LANES
PARCEL 33
SEE SHEET 9 FOR DETAILS
EXISTING ENTRANCE #2
EXISTING ENTRANCE #1
N/F LAKE INVESTMENT ASSOCIATES, L.L.C.
N/F THE ISLAMIC FOUNDATION OF AMERICA
N/F SHIRLEY PARK, L.L.C.
N/F C.V. THORNTON, L.C.
SPECIAL EXCEPTION PLAT/ GENERALIZED DEVELOPMENT PLAN
PHASE ONE
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ Associates
Charles P. Johnson & Associates, Inc.
SHEET 4 OF 12
HRU NO. 12-503


LEGEND
EXISTING CONTOUR
EXISTING INDEX CONTOUR
RPA BOUNDARY
LIMITS OF DISTURBANCE
EXISTING TREELINE
PROPOSED TREELINE
EX. ZONING BOUNDARY
EX. STORM DRAIN & EASEMENT
PROPOSED STORM DRAIN
EX. SAN. SEWER & EASEMENT
PROPOSED SANITARY SEWER
EX. WATERMAIN & EASEMENT
PROPOSED WATERMAIN
EX. GAS MAIN
EXISTING UTILITY LINE & POLE
GRAPHIC SCALE
INDUSTRIAL ROAD ROUTE #2723 (VARIABLE WIDTH)
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210 (50' WIDTH)
HENRY G. SHIRLEY MEMORIAL HIGHWAY INTERSTATE ROUTE 395 (VARIABLE WIDTH)
SOUTHBOUND LANES
EXISTING OUTPARCEL #1
EXISTING ENTRANCE #2
PARCEL 33
SEE SHEET 8 FOR DETAILS
SPECIAL EXCEPTION PLAT/ GENERALIZED DEVELOPMENT PLAN
PHASE TWO
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ Charles P. Johnson & Associates, Inc.
SHEET 5 OF 12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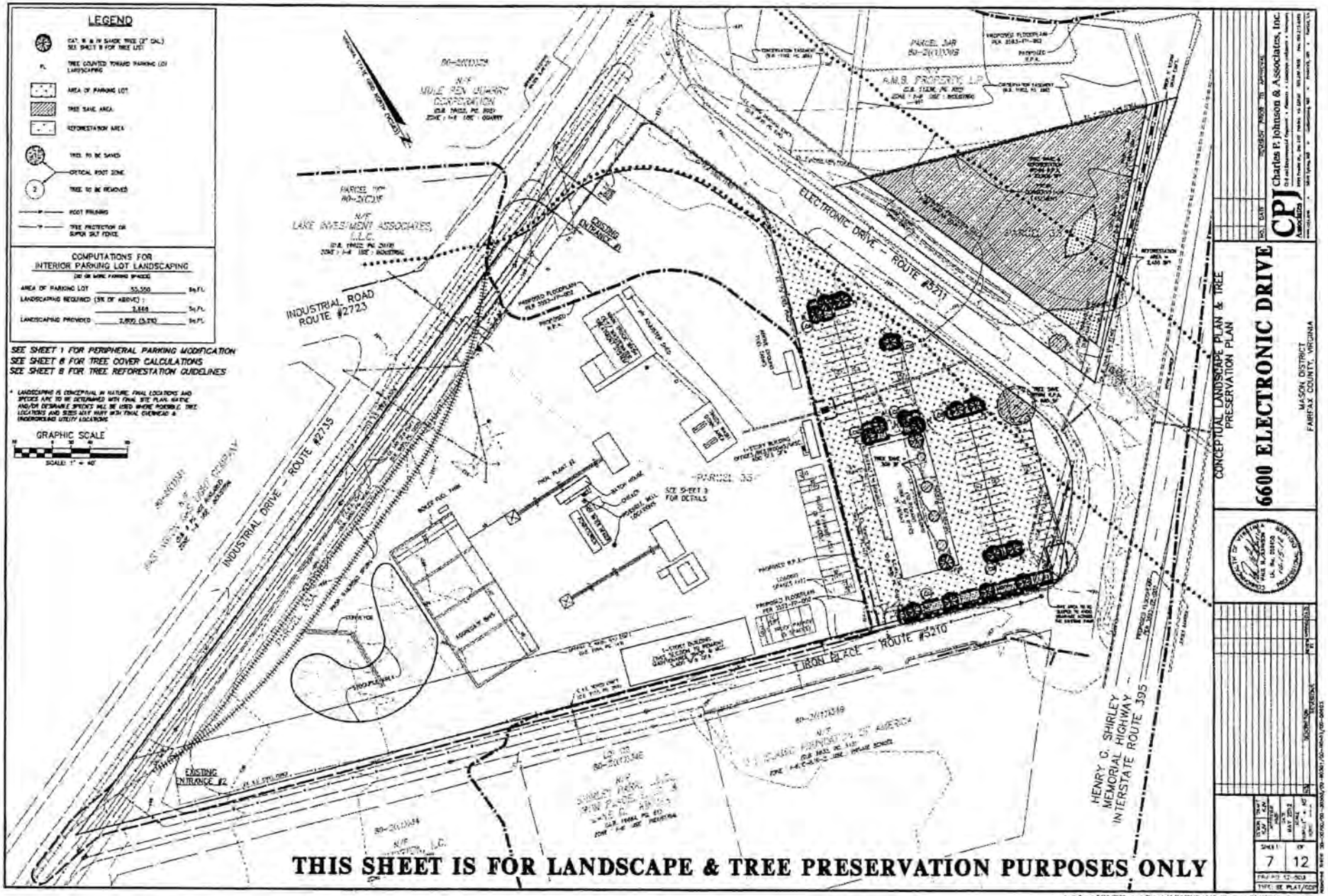
EXISTING CONTOUR
EXISTING INDEX CONTOUR
RPA BOUNDARY
LIMITS OF DISTURBANCE
EXISTING TREELINE
PROPOSED TREELINE
EX. ZONING BOUNDARY
EX. STORM DRAIN & EASEMENT
PROPOSED STORM DRAIN
EX. SAN. SEWER & EASEMENT
PROPOSED SANITARY SEWER
EX. WATERMAIN & EASEMENT
PROPOSED WATERMAIN
EX. GAS MAIN
EXISTING UTILITY LINE & POLE
GRAPHIC SCALE
INDUSTRIAL ROAD ROUTE #2723 (VARIABLE WIDTH)
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210
HENRY G. SHIRLEY MEMORIAL HIGHWAY INTERSTATE ROUTE 395 (VARIABLE WIDTH)
SOUTHBOUND LANES
PARCEL 33
SEE SHEET 9 FOR DETAILS
EXISTING ENTRANCE #1
EXISTING ENTRANCE #2
PROP. CONSERVATION EASEMENT
PROPOSED FLOODPLAIN
PROPOSED R.P.A.
N/F
SPECIAL EXCEPTION PLAT/
GENERALIZED DEVELOPMENT PLAN
PHASE THREE
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ Associates
Charles P. Johnson & Associates, Inc.
SHEET 6 OF 12
PRJ NO. 12-563
TYPE: SE PLAT/GDP


LEGEND
CAT. III & IV SHADE TREE (2" CAL.) SEE SHEET 8 FOR TREE LIST
TREE COUNTED TOWARD PARKING LOT LANDSCAPING
AREA OF PARKING LOT
TREE SAVE AREA
REFORESTATION AREA
TREE TO BE SAVED
CRITICAL ROOT ZONE
TREE TO BE REMOVED
ROOT PRUNING
TREE PROTECTION OR SUPER SILT FENCE
COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING
AREA OF PARKING LOT 55,550 Sq.Ft.
LANDSCAPING REQUIRED (5% OF ABOVE) : 2,668 Sq.Ft.
LANDSCAPING PROVIDED 2,800 (5.2%) Sq.Ft.
SEE SHEET 1 FOR PERIPHERAL PARKING MODIFICATION
SEE SHEET 8 FOR TREE COVER CALCULATIONS
SEE SHEET 8 FOR TREE REFORESTATION GUIDELINES
GRAPHIC SCALE
SCALE: 1" = 40'
INDUSTRIAL ROAD ROUTE #2723
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210
HENRY G. SHIRLEY MEMORIAL HIGHWAY INTERSTATE ROUTE 395
EXISTING ENTRANCE #1
EXISTING ENTRANCE #2
PARCEL 35
SEE SHEET 3 FOR DETAILS
CONCEPTUAL LANDSCAPE PLAN & TREE PRESERVATION PLAN
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ Charles P. Johnson & Associates, Inc.
SHEET 7 OF 12
THIS SHEET IS FOR LANDSCAPE & TREE PRESERVATION PURPOSES ONLY

TREE REFORESTATION & INVASIVE SPECIES REMOVAL CONDITIONS:

1. AT THE TIME OF SITE PLAN, AN INVASIVE SPECIES MANAGEMENT PROGRAM WILL BE SUBMITTED AS PART OF THE SITE FOR THE TREE CONSERVATION ORDINANCE TO INCLUDE ALL TREE SAVE AREAS THAT MAY CONTAIN INVASIVE PLANT MATERIAL THAT CLEARLY IDENTIFIES TARGETED SPECIES, DETAILS REMOVAL AND TREATMENT TECHNIQUES, POSSIBLY REPLANTING WITH HERBACEOUS AND WOODY MATERIAL, MONITORING, AND PROGRAM DURATION, AS DETERMINED NECESSARY BY THE URBAN FOREST MANAGEMENT DIVISION. IT SHOULD BE NOTED THAT ANY LARGE SCALE REMOVAL (OTHER THAN SEVERING AND TREATING VINE REGROWTH ON AND AROUND TREES) OF INVASIVE SPECIES WITHIN THE RPA WILL LIKELY REQUIRE ADDITIONAL PERMITTING (WQIA) THROUGH THE SITE DEVELOPMENT AND INSPECTIONS DIVISION AT SITE PLAN SUBMISSION.
2. TREE REFORESTATION PLAN SHALL DELINEATE THE LOCATION, SPECIES AND PLANT SIZE FOR THE NEW PLANTINGS.
3. THE TREE REFORESTATION PLAN SHALL FOLLOW THE GUIDELINES PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND CURRENT ANSI STANDARDS.

TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

1. **Tree Protection Approval:** Selective tree removal, root pruning, and tree protection fence installation should be completed prior to any parking lot tree island construction operations. An UFMD, DPWES representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.

2. **Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.

3. **Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

4. **Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence/super silt fence installation utilizing walk behind trencher can be substituted for root pruning as long as a minimum depth of 18" is achieved.

5. **Mulching:** Mulch shall be placed in areas as indicated on approved plans. Trees/Areas indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite maybe utilized if approved by project arborist. Mulch shall be spread to a uniform depth of three (3") inches by hand.

6. **Tree Protection Fencing:** Tree Preservation Areas shall be protected per the attached Tree Protection Detail. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Bilingual signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any parking lot tree island construction work, but subsequent to the installation of the tree protection devices including fencing, UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities in the parking lot adjacent to the tree save areas shall occur until the fencing is installed correctly, as determined by UFMD.

7. **Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the parking lot tree island construction and planting of the trees in the new islands. Tree protection fencing that is damaged as a result of parking lot tree island and tree installation operations shall be repaired prior to the end of the workday that the damage occurred.

8. **Pruning:** All pruning shall conform to current ANSI pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth. Chips shall not be removed from the site.

9. **Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during fence installation and then monthly until the parking lot tree island construction is completed. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

LIST OF APPROVED TREES FOR PARKING LOT AREA							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	10-YEAR CANOPY	CREDIT TAKEN	CREDIT AMOUNT	TOTAL CREDIT
SHADE TREES							
AR	ACER RUBRUM	RED MAPLE	2" CAL.	200	AQ	1.50	300
AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	200	AQ	1.50	300
CI	CARYA ILLINOINENSIS	PECAN	2" CAL.	200	AQ	1.50	300
CO	CARYA OVATA	SHAGBARK HICKORY	2" CAL.	200	AQ	1.50	300
FG	FAGUS GRANDIFOLIA	AMERICAN BEECH	2" CAL.	200	AQ	1.50	300
GB	GINKGO BILOBA (MALE ONLY)	GINKGO	2" CAL.	200	AQ	1.50	300
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	200	AQ	1.50	300
QA	QUERCUS ALBA	WHITE OAK	2" CAL.	200	WL	1.50	300
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	200	WL	1.50	300
QC	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	200	WL	1.50	300
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	200	WL	1.50	300
QP	QUERCUS PALUSTRIS	PIN OAK	2" CAL.	200	WL	1.50	300
QP	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	200	WL	1.50	300
QR	QUERCUS RUBRA (BOREALIS)	NORTHERN RED OAK	2" CAL.	200	WL	1.50	300
TA	TILIA AMERICANA	BASSWOOD	2" CAL.	200	AQ	1.50	300
UP	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL.	200	AQ	1.50	300
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL.	200	AQ	1.50	300

AQ = AIR QUALITY WL = WILDLIFE

*TREES FROM THE ABOVE LIST TAKEN FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SHALL BE USED FOR THE PARKING LOT ISLAND PLANTINGS. TREES MAY BE ADDED OR SUBSTITUTED WITH WRITTEN PERMISSION FROM THE FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION.

TREE INVENTORY AND ACTIVITIES SPREADSHEET

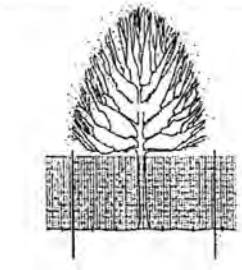
TAG #	COMMON NAME	SCIENTIFIC NAME	DBH (in)	CONDITION	COMMENTS	STATUS	ACTIVITIES
1	Red Oak	Quercus rubra	26	[illegible]	Limb dieback	Preserve	x x x x
2	Red Oak	Quercus rubra	18	[illegible]	Canopy & limb dieback, epicormic sprouting; tree is beginning to decline and therefore is recommended for removal	Removal	

TREE PROTECTION AREA
DO NOT ENTER

ZONA DE PROTECCIÓN DE ÁRBOLES
NO ENTRE

NOTES: 1. TREE PROTECTION SIGNS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. BILINGUAL SIGNS WILL BE POSTED ON THE TREE PROTECTION FENCE AT LEAST EVERY 30 FEET.
3. SIGN SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND ACTUAL SIGNS MAY DIFFER IN APPEARANCE AND WORDING. CONTENT SHALL BE EQUAL.

TREE PROTECTION SIGN DETAIL
NOT TO SCALE



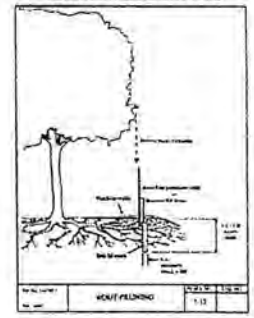
NOTE: TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 12.3)		
A	Pre-development area of existing tree canopy	47,258 SF
B	Percentage of gross site area covered by existing tree canopy	11.5 %
C	Percentage of 10-year canopy required for site	18 %
D	Percentage of 10-year canopy requirement that should be met through tree preservation	11.8 %
E	Proposed percentage of canopy requirement that will be met through tree preservation	22.4 %
F	Has the Tree Preservation Target minimum been met?	YES
G	If no, provide sheet number where deviation request is located	N/A
B. Tree Canopy Requirement		
1	Identify gross site area	410,864 SF
2	Subtract area dedicated to road frontage and parks	0 SF
3	Subtract area of exemptions	0 SF
4	Adjusted gross site area (B1 - B2 - B3)	410,864 SF
5	Identify site's zoning and/or use	I-4
6	Percentage of 10-year canopy required	10 %
7	Area of 10-year canopy required (B4 x B6)	41,086 SF
8	Is a modification of canopy requirements being requested?	NO
9	If B8 is yes, provide sheet number where modification request is located	N/A
C. Tree Preservation		
1	Tree Preservation Target Area	4,727 SF
2	Total canopy area meeting standards of §12-0200	SF
3	x 1.25	0 SF
4	Total canopy area of unique or valuable forest or woodland communities	0 SF
5	x 1.50	0 SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF
7	x 1.5 to 3.0	0 SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	33,886 SF
9	x 1.0	33,886 SF
10	Total of C3, C5, C7 and C9	33,886 SF
D. Tree Planting		
1	Area of canopy to be met through tree planting (B7 - C10)	7,200 SF
2	Area of canopy to be planted for air quality benefits	3,200 SF
3	x 1.50	4,800 SF
4	Area of canopy to be planted for energy conservation	0 SF
5	x 1.50	0 SF
6	Area of canopy to be planted for water quality benefits	0 SF
7	x 1.25	0 SF
8	Area of canopy to be planted for wildlife benefits	400 SF
9	x 1.50	600 SF
10	Area of canopy provided by native trees	0 SF
11	x 1.50	0 SF
12	Area of canopy provided by other trees	0 SF
13	x 1.0	0 SF
14	Area of canopy provided by improved cultivars and varieties	0 SF
15	x 1.0	0 SF
16	Area of canopy provided through tree seedlings	2,400 SF
17	x 1.0	2,400 SF
18	Area of canopy provided through native shrubs or woody seed mix	0 SF
19	x 1.0	0 SF
20	Percentage of the D15 represented by the D18 (must not exceed 33% of D15)	0 %
21	Total of canopy area to be provided through tree planting	7,800 SF
22	Is offsite planting relief requested?	NO
23	Tree Bank or Tree Fund?	N/A
24	Canopy area requested to be provided through offsite banking or tree fund	0 SF
25	Amount to be deposited into the Tree Preservation and Planting Fund	$
E. Total of 10-year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	33,886 SF
2	Total canopy area provided through tree planting (D21)	7,800 SF
3	Total canopy area provided through offsite mechanism (D24)	N/A SF
4	Total 10-year tree canopy provided	41,718 SF
	Total 10-year tree canopy provided (% of net site area)	10.2 %

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



	ROOT PRUNING		1-12

International Society of Arboriculture
CERTIFIED ARBORIST
Rebecca Mitchell
Certificate Number: MA-4665A
Expiration Date: Dec. 31, 2012
Rebecca Mitchell 8/16/12

THIS SHEET IS FOR LANDSCAPE & TREE PRESERVATION PURPOSES ONLY

LANDSCAPE & TREE PRESERVATION NOTES & DETAILS

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ Associates — Charles P. Johnson & Associates, Inc.

COMMONWEALTH OF VIRGINIA — PAUL B. JOHNSON — Lic. No. 024439 — 8-16-12 — PROFESSIONAL

NO. | DATE | REVISION | DESCRIPTION

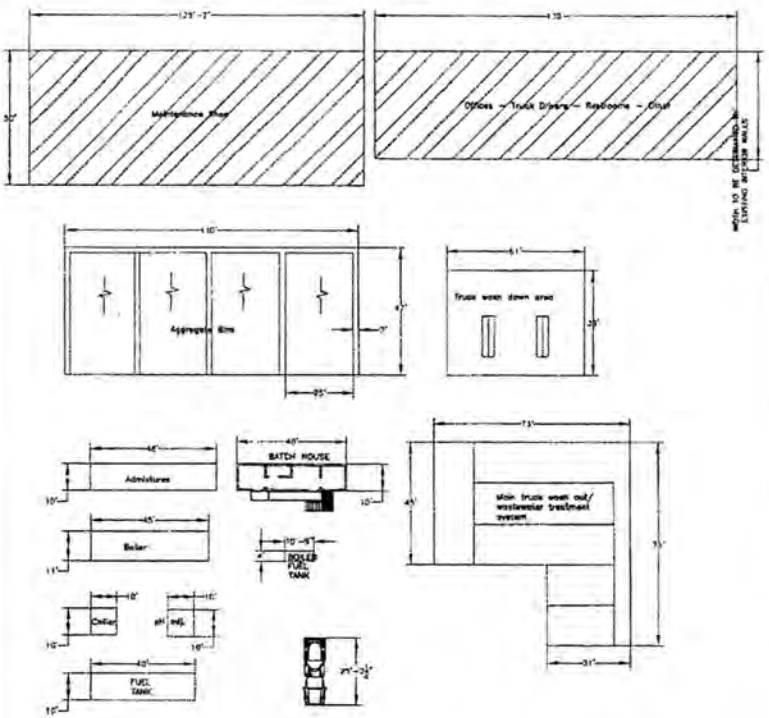
DESIGN: RMT | DRAWN: KJV | CHECKED: | DATE: MAY 2012 | SCALE: HORZ 1" = 40' VERT: ----

SHEET 8 OF 12

PROJ NO 12-003
TYPE: SE PLAT/DOP

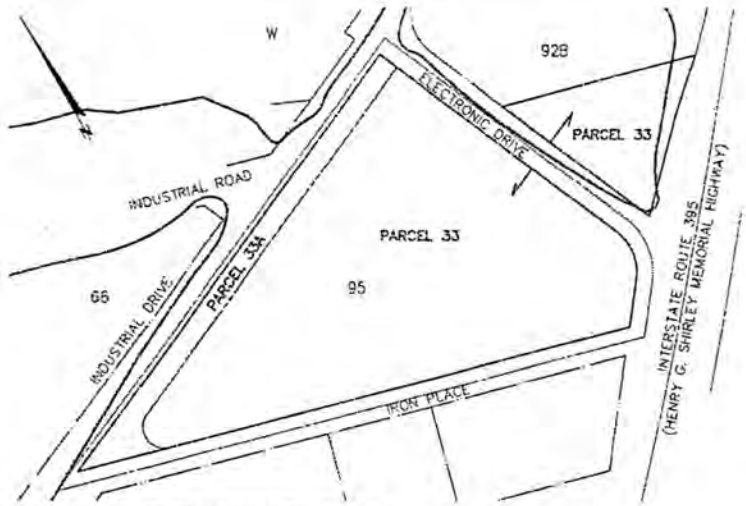
BUILDING & EQUIPMENT DETAILS

SCALE: 1" = 20'



SOILS MAP

SCALE: 1" = 100'



SOIL/LOT TABULATIONS

LOT NUMBER(S)	SOIL NUMBER	SOIL NAME	PROBLEM CLASS
EL 33A	95	URBAN LAND	IVS
33	928	SASSAFRAS – MEADOGO COMPLEX	II

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- ☒ 1. Plat to 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 outfall protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheets 4 & 5.
- ☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Freeboard (ft)	Storage Volume (cf)	If pond, dam height (ft)
STORM FILTER	0.30	0	0.30	N/A	N/A	N/A

- ☒ 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 10. Point level and outfall pipe systems are shown on Sheet N/A.
- ☐ 5. Maintenance access road(s) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A.
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheets 7 & 8.
- ☒ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10.
- ☒ 8. A description of the existing conditions at 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 11.
- ☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage divisions), of the Public Facilities Manual will be satisfied is provided on Sheet 10.
- ☒ 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 1 & 2.
- ☐ 11. A subdivision waiver is requested for: N/A
- ☒ 12. Stormwater management is not required because: IMPERVIOUS AREA IS NOT INCREASED BY DEVELOPMENT

CPJ Charles P. Johnson & Associates, Inc.

DETAILS

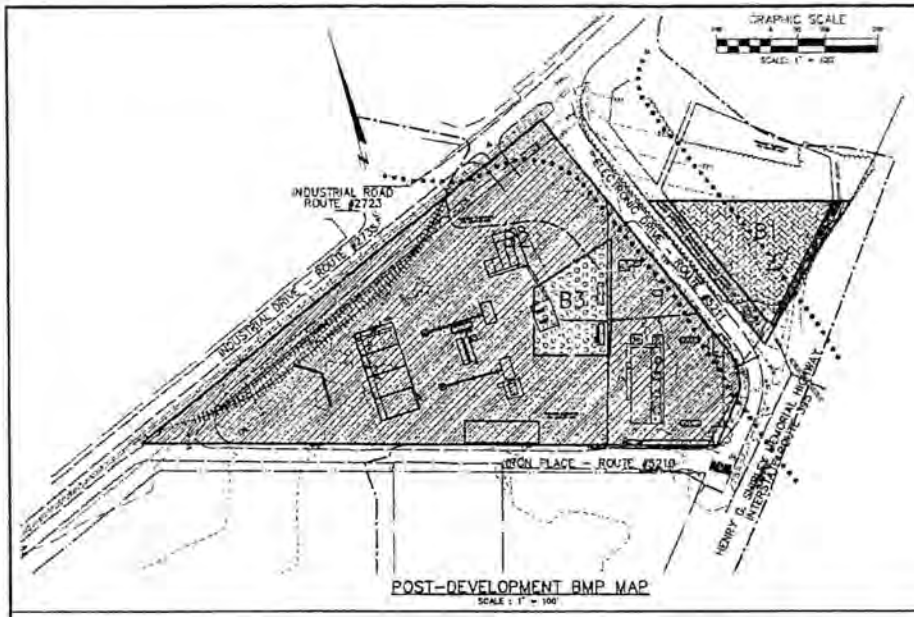
6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

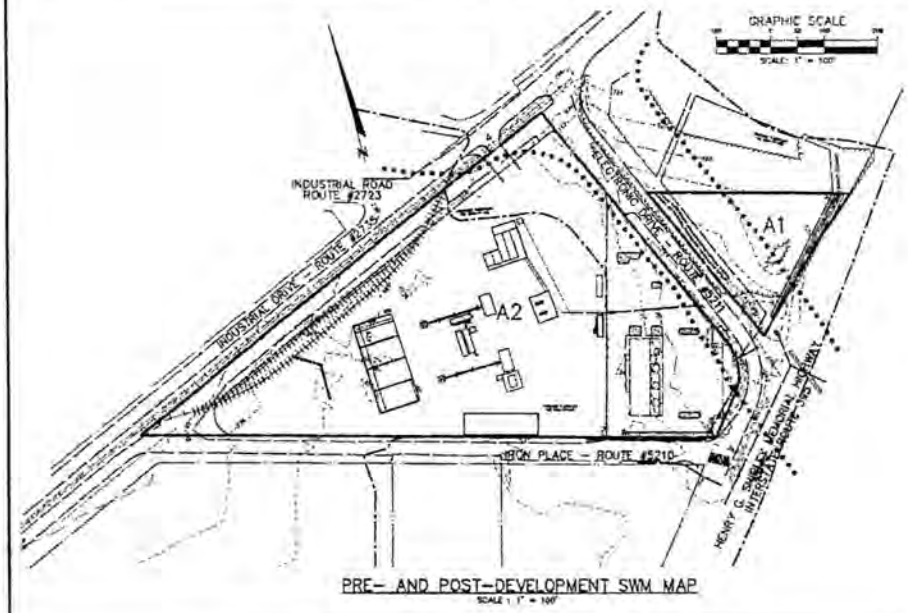
SHEET	OF
9	12

FRU No. 12-003
TYPE: SE PLAT/DDP

Last Saved 8/15/2013 Last Plotted 8/14/2013 2:33 PM



POST-DEVELOPMENT BMP MAP
SCALE: 1" = 100'



PRE- AND POST-DEVELOPMENT SWM MAP
SCALE: 1" = 100'

BMP LEGEND

B1	CONSERVATION EASEMENT	
B2	ONSITE UNCONTROLLED	
B3	ONSITE TO STORMFILTER	

BMP COMPUTATIONS

Part 1 - Use all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
B1 - Onsite Conservation Easement	0.35	2.31
B2 - Onsite Uncontrolled	0.90	0.76
B3 - Flowing to Storm Filter	0.77	5.34

Part 2 - Composite and Weighted Average "C" Factor for the Site

(A) Area of the site: 8.41 Acres

(B) Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
B1 - Onsite Conservation Easement	0.35	X	2.31	=	0.81
B2 - Onsite Uncontrolled	0.90	X	0.76	=	0.68
B3 - Onsite to Storm Filter	0.77	X	5.34	=	4.11
			(A) Total =		8.41

(C) Weighted Average "C" Factor: (D) / (A) = 0.81

Part 3 - Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff (%) (3)		Area Acres (4)		"C" Factor Ratio (5)		Product (6)
B1	Conservation	0%	X	2.31	X	0.35	=	0.81
B2	Uncontrolled	0	X	0.76	X	0.90	=	0.68
B3	Storm Filter	50	X	5.34	X	0.77	=	4.11
							(A) Total =	11.56

SWM COMPUTATIONS

Pre-Development Conditions

A1=	7.12 Ac		CA=	5.21			
Q2=	7.12	x	0.73	x	5.95	=	43.77 cfs
Q15=	7.12	x	0.93	x	7.37	=	54.38 cfs
A2=	0.30 Ac		CA=	0.27			
Q2=	0.30	x	0.87	x	9.48	=	2.39 cfs
Q15=	0.30	x	0.87	x	7.37	=	32.88 cfs

TOTAL EXISTING FLOW FROM THE SITE

A=	9.43	Ac				
Q2=	7.42	x	29.36	=	46.77	cfs
Q15=	7.42	x	53.88	=	84.26	cfs

Post-Development Conditions

A1=	7.13 Ac		CA=	5.23			
Q2=	7.13	x	0.73	x	9.95	=	43.77 cfs
Q15=	7.13	x	0.93	x	7.37	=	54.38 cfs
A2=	0.30 Ac		CA=	0.06			
Q2=	0.30	x	0.98	x	9.48	=	26.89 cfs
Q15=	0.30	x	0.98	x	7.37	=	32.88 cfs

TOTAL PROPOSED FLOW FROM THE SITE

A=	9.43	Ac				
Q2=	7.42	x	36.96	=	46.82	cfs
Q15=	7.42	x	51.85	=	63.76	cfs

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.

OUTFALL SWM AND BMP NARRATIVE

THE SITE CONSISTS OF 9.43 ACRES ON WHICH TWO CONCRETE PLANTS AND RELATED APPURTENANCES ARE PROPOSED. THE PROPOSED SITE WILL BE CONSTRUCTED ON AN EXISTING BRICK WORKS SITE. SINCE THERE WILL NOT BE AN INCREASE IN IMPERVIOUS AREA, A 10% PHOSPHORUS REMOVAL WILL BE APPLIED PER 9-VAC-25 OF THE PFM.

THE SITE IS MOSTLY IMPERVIOUS AND DENSELY SLOPING. THE SLOPES AVERAGE ABOUT 3%. THERE ARE FIVE BUILDINGS AND RELATED STORAGE AND PARKING AREAS LOCATED ON THE SITE. OF THE FIVE BUILDINGS, THREE ARE TO BE REMOVED, ONE IS TO BE PARTIALLY REMOVED, AND ONE IS TO REMAIN. A PORTION OF THE SITE IS LOCATED TO THE EAST OF ELECTRONIC DRIVE (ROUTE 5211). THIS PORTION OF THE SITE IS DENSELY WOODED, AND IS TO REMAIN AS SUCH.

THE SITE FLOWS EAST TOWARDS ELECTRONIC DRIVE AND IS COLLECTED BY A CLOSED STORM SYSTEM. THE STORM SYSTEM CROSSES ELECTRONIC DRIVE AND OUTFALLS INTO A CULVERT THAT CROSSES UNDER SHIRLEY HIGHWAY (ROUTE 395).

PRE-DEVELOPMENT CONDITIONS

FOR THE CALCULATIONS SHOWN ON THIS SHEET, THE SITE GENERATES 43.77 CFS FOR THE 2-YEAR STORM EVENT AND 54.38 CFS FOR THE 15-YEAR STORM EVENT.

POST DEVELOPMENT CONDITIONS

AFTER THE DEVELOPMENT, THE DRAINAGE WILL BE REDUCED. IN AN EFFORT TO MEET TREE COVER REQUIREMENTS A PORTION OF THE EXISTING PARKING LOT WILL BE REMOVED AND CONVERTED TO PLANTING AREAS. THIS WILL REDUCE THE FLOWS AS SHOW ABOVE. A PORTION OF THE WOODED AREA EAST OF ELECTRONIC DRIVE WILL BE PLACED IN A CONSERVATION EASEMENT. THE REMAINDER OF THE SITE WILL CONTINUE TO DRAIN TOWARDS ELECTRONIC DRIVE INTO THE CLOSED STORM SYSTEM. A STORMFILTER UNIT WILL BE PLACED ON THE SITE TO MEET BMP REQUIREMENTS.

ONCE THE RUNOFF CROSSES UNDER SHIRLEY HIGHWAY (ROUTE 395), IT IS CHANNELED TO THE SOUTH TOWARDS THE CAPITAL BELTWAY (ROUTE 495), AND CONNECTS WITH BACKLICK RUN. THE OVERALL DRAINAGE AREA MAP SHOWN ON SHEET 11 DEPICTS THE DRAINAGE AREA THAT WILL EVENTUALLY CONNECT TO THE OUTFALL OF THE PROPOSED DEVELOPMENT.

SINCE THE FLOWS FROM THIS SITE WILL NOT BE INCREASED FROM PRE-DEVELOPMENT LEVELS, NO DETENTION IS REQUIRED. THE EXISTING CHANNEL IS LISTED WITH RIP AND BANKS. A PORTION OF THE CHANNEL IS CONCRETE LINED AND PASS THROUGH THE SITE WITH VEGETATION IN THE OVERBANK AREAS LATER. IT ENTERS THE CULVERT UNDER I-395. THE CHANNEL ON THE SOUTH SIDE IS STABLE AND SHOWS NO SIGNS OF EROSION. THEREFORE, IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS PROJECT.

BMPs WILL BE PROVIDED VIA A CONSERVATION EASEMENT ON A PORTION OF THE WOODED AREA EAST OF ELECTRONIC DRIVE (ROUTE 5211) AND AN ONSITE STORMFILTER. THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE IS APPROXIMATELY 11.56#.

OUTFALL ANALYSIS

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ Charles P. Johnson & Associates, Inc.
Associates

SHEET 10 OF 12

PPJ NO: 12-503
TYPE: SE PLAT/CDP

OVERALL DRAINAGE AREA MAP
SCALE: 1" = 1000'

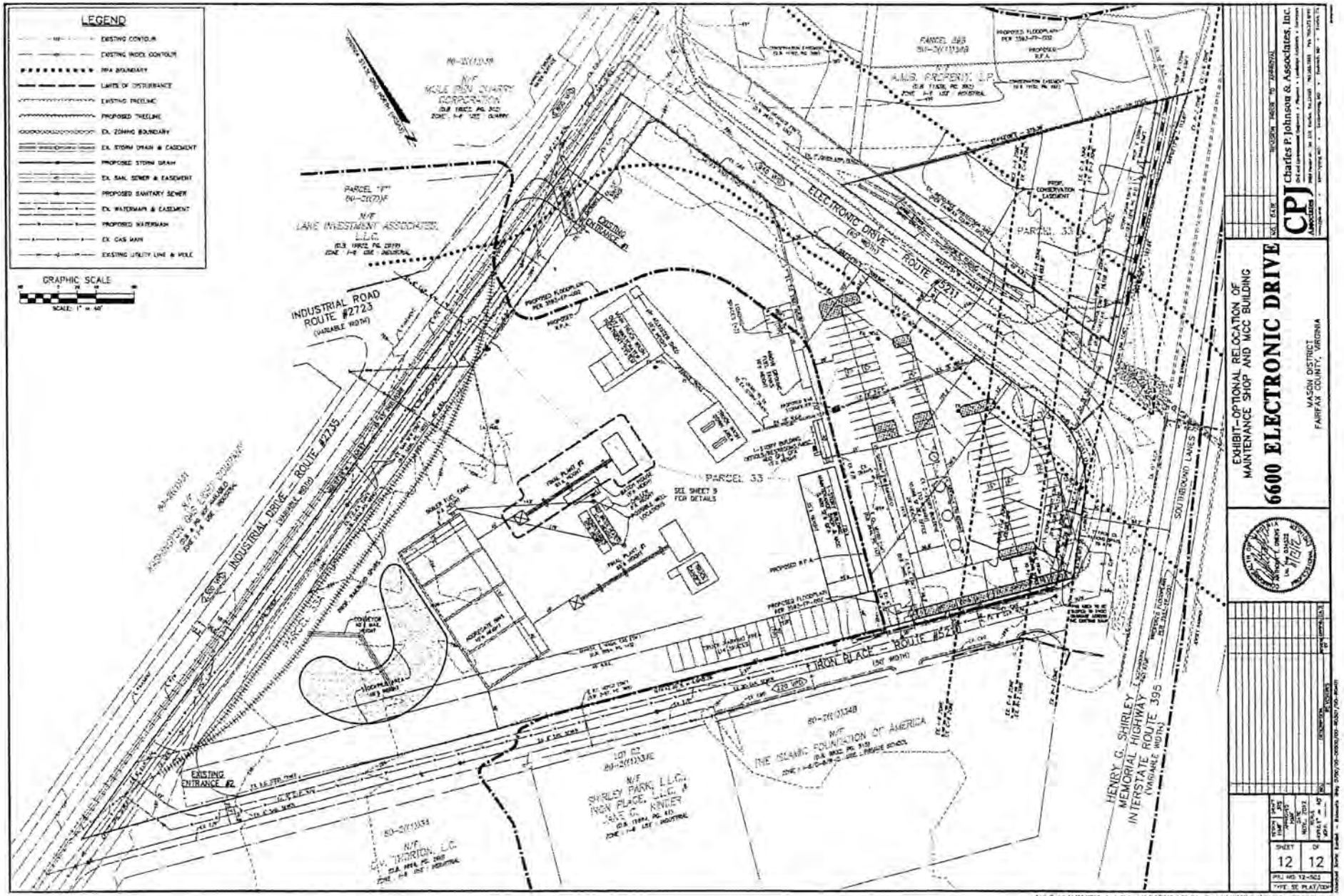
OVERALL DRAINAGE MAP

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ Associates
Charles P. Johnson & Associates, Inc.

SHEET 11 OF 12


LEGEND
EXISTING CONTOUR
EXISTING INDEX CONTOUR
RPA BOUNDARY
LIMITS OF DISTURBANCE
EXISTING TREELINE
PROPOSED TREELINE
EX. ZONING BOUNDARY
EX. STORM DRAIN & EASEMENT
PROPOSED STORM DRAIN
EX. SAN. SEWER & EASEMENT
PROPOSED SANITARY SEWER
EX. WATERMAIN & EASEMENT
PROPOSED WATERMAIN
EX. GAS MAIN
EXISTING UTILITY LINE & POLE
GRAPHIC SCALE
SCALE: 1" = 40'
INDUSTRIAL ROAD ROUTE #2723 (VARIABLE WIDTH)
INDUSTRIAL DRIVE - ROUTE #2735
ELECTRONIC DRIVE - ROUTE #5211
IRON PLACE - ROUTE #5210
HENRY G. SHIRLEY MEMORIAL HIGHWAY INTERSTATE ROUTE 395 (VARIABLE WIDTH)
SOUTHBOUND LANES
PARCEL 33
SEE SHEET 9 FOR DETAILS
EXISTING ENTRANCE #1
EXISTING ENTRANCE #2
N/F MOLE IRON QUARRY CORPORATION
N/F LAKE INVESTMENT ASSOCIATES, L.L.C.
N/F A.M.B. PROPERTY, L.P.
N/F SHIRLEY PARK, L.L.C., IRON PLACE, L.L.C. & JAMES G. KINDER
N/F C.V. THORTON, L.C.
N/F THE ISLAMIC FOUNDATION OF AMERICA
PROPOSED R.P.A.
PROPOSED FLOODPLAIN
PROP. CONSERVATION EASEMENT
EXHIBIT-OPTIONAL RELOCATION OF MAINTENANCE SHOP AND MCC BUILDING
6600 ELECTRONIC DRIVE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CPJ Associates
Charles P. Johnson & Associates, Inc.
SHEET 12 OF 12
PRJ NO. 12-503
TYPE: SE PLAT/CDP