



County of Fairfax, Virginia

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

September 28, 2015

(*Revised letter)

Ben I. Wales
Cooley LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

RECEIVED
Department of Planning & Zoning
OCT 21 2015
Zoning Evaluation Division

RE: Rezoning Application RZ 2013-DR-017
(Concurrent with Proffered Condition Amendment Applications PCA 79-C-037-07 and PCA 2002-HM-043, and Special Exception Amendment Applications SEA 85-C-119 and SEA 2002-HM-046-02)

Dear Mr. Wales:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, granting Rezoning Application RZ 2013-DR-017 in the name of JLB Dulles Tech LLC. The Board's action rezones certain property in the Dranesville District from the I-4 District to the PRM District to permit residential use with an overall Floor Area Ratio (FAR) of 0.99, inclusive of any bonus associated with the provision of ADUs or WDUs, and approval of the conceptual plan. The subject property is located on the S. side of Dulles Technology Drive, approximately 450 feet E. of its intersection with River Birch Road, on approximately 11.60 acres of land, [Tax Map 16-3 ((1)) 4 M], subject to the proffers dated July 27, 2015.

*Please note that at its public hearing on June 18, 2015, the Planning Commission approved Final Development Plan Application FDP 2013-DR-017, subject to development conditions dated June 17, 2015.

The Board also:

- Directed the Director of the Department of Public Works and Environmental Services to approve the following:
 - Modification of the tree planting width from eight feet to six feet along the public roadway frontage and private driveway, in favor of structural planting cells, or other methods as coordinated with UFMD, when necessary due to the placement of utilities

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- Modification of the interior parking lot landscaping, in favor of the alternatives as shown on the CDP/FDP and as conditioned
- Modification of the number of loading spaces from 6 to 2, in favor of the alternatives as shown on the CDP/FDP and as conditioned

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville 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
Michael Davis, 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
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, 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 28th day of July, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-DR-017**

(Concurrent with Proffered Condition Amendment Applications PCA 79-C-037-07 and PCA 2002-HM-043, and Special Exception Amendment Applications SEA 85-C-119 and SEA 2002-HM-046-02)

WHEREAS, JLB Dulles Tech LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District to the PRM District

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

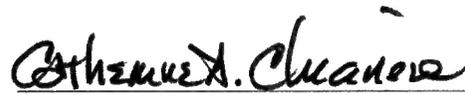
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM 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 28th day of July, 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

**PROFFER STATEMENT
DULLES TECHNOLOGY CENTER
RZ/FDP 2013-DR-017 AND PCA 79-C-037-7**

July 27, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Fairfax County Zoning Ordinance (1978, as amended) (the "Zoning Ordinance"), JLB Dulles Tech, LLC, as the owner and applicant, for itself and its successors and assigns (the "Applicant"), in this rezoning application and proffered condition amendment application hereby proffers that the development of the property identified on the Fairfax County Tax Map as 16-3 ((1)) 4M (the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, approval of applications RZ/FDP 2013-DR-017 and PCA 79-C-037-7 (collectively, the "Application") is granted by the Fairfax County Board of Supervisors. In the event that the Application is denied, these Proffers shall immediately be null and void and of no further force or effect, and the previous proffered conditions applicable to the Property shall remain in full force and effect.

GENERAL

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") dated June 4, 2014, and revised through June 5, 2015, prepared by William H. Gordon Associates, Inc., and consisting of 38 sheets, as further described below.

2. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan are presented on the same sheets and defined as the CDP/FDP in Proffer 1, it shall be understood that the proffered elements of the CDP are limited to: (a) the maximum gross floor area and maximum number of dwelling units as set forth on the CDP/FDP, (b) the general location and arrangement, minimum setbacks, and maximum building heights of the buildings on the Property as shown on the CDP/FDP, (c) the general location of the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property, and (d) the minimum amount of open space (collectively, the "CDP Elements"). The Applicant reserves the right to request approval from the Fairfax County Planning Commission of a Final Development Plan Amendment ("FDPA") pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements, provided such FDPA is in substantial conformance with these Proffers.

3. Minor Modifications. Minor modifications to the CDP/FDP shall be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design or engineering. Such modifications shall be permitted, provided: (a) the maximum gross floor area and maximum number of dwelling units are not increased, (b) the maximum building heights are not increased beyond the heights identified on Sheet 2 of the CDP/FDP and Proffer 7; (c) the minimum setbacks for the buildings are not decreased beyond the setbacks identified on Sheet 6 of the CDP/FDP; (d) the

minimum amount of open space identified on Sheet 2 of the CDP/FDP is not reduced, and (e) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP.

4. Proposed Development. The Applicant shall be permitted to develop the Property with up to 500,000 square feet of gross floor area of development consisting of up to 460 multi-family residential units (the "Proposed Development").

5. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment ("CDPA"), FDPA, Proffered Condition Amendment ("PCA"), Rezoning, Special Exception ("SE"), Special Exception Amendment ("SEA"), Comprehensive Sign Plan, Special Permit ("SP"), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Paragraph 6 of Section 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that is not the subject of such an application shall remain in full force and effect.

BUILDING DESIGN

6. Architecture. The character of the architectural design of the buildings shall be in general conformance with the conceptual architectural elevations shown on Sheets 19 and 20 of the CDP/FDP. Exterior building materials for the buildings shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, aluminum/vinyl windows, architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details, roofs and accents may include other materials. Bay windows, balconies, awnings, and other architectural features may be provided along any façade of the residential buildings and may extend beyond the building footprints shown on the CDP/FDP, provided any such features along the Dulles Technology Drive/McNair Farms Drive side of the buildings do not extend into or over a four (4) foot setback from the area identified as "Proposed Right-of-Way Dedication" on Sheet 11 of the CDP/FDP with the exception that architectural features higher than twenty (20) feet above grade are not subject to this setback. In the event the Applicant develops the residential buildings separately, rather than concurrently, the architectural design of the second residential building shall be generally consistent with, and complementary to, the character of the architectural design of the first residential building constructed on the Property. The Applicant reserves the right to adjust or modify the architectural design as part of final architectural design and engineering without requiring approval of a PCA, CDPA, or FDPA, provided: (a) the maximum building height shown on Sheet 2 of the CDP/FDP is not increased, (b) the minimum open space shown on Sheet 2 of the CDP/FDP is not decreased, and (c) the general quality and character of the architectural design remain in general conformance with those shown on Sheets 19 and 20 of the CDP/FDP. The Applicant shall provide landscaping, architectural treatment, or other features that serve as a visual screen between the lowest level interior face of each parking garage and the courtyard area between the parking garages generally consistent with the images shown on Sheets 16 and 20 of the CDP/FDP.

7. Building Height. The building height for the Proposed Development shall not exceed the maximum height identified on Sheet 2 of the CDP/FDP. Building height shall be measured in

accordance with the provisions of the Zoning Ordinance and shall be exclusive of those accessory structures that are excluded from the maximum building height as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than the maximum building height shown on the CDP/FDP, provided each building retains a comparable urban form to that shown on the CDP/FDP.

8. Universal Design. The Applicant shall provide a minimum of one percent (1%) of the total number of dwelling units constructed on the Property with universal design features that may include, but shall not be limited to, the following:

- i. At least one accessible route that connects all spaces and elements that are part of the unit as defined by ANSI;
- ii. User passage doorways with a minimum width of 32 inches;
- iii. Threshold beveled changes between $\frac{1}{4}$ and $\frac{1}{2}$ inch maximum;
- iv. Compliance of lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by ANSI;
- v. Reinforcement for furniture installation of bath fixtures by ANSI; and
- vi. Levered knobs throughout the unit.

9. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units, and all appurtenant facilities may be placed on the rooftop of the Proposed Development, shall comply with the applicable requirements of the Zoning Ordinance, and shall be screened and/or set back sufficiently from the perimeter of the roof so that such equipment and facilities generally are not visible when viewed at street level across Dulles Technology Drive/McNair Farms Drive from the Property. Antennae mounted on the building sides shall be designed to be a part of the architectural treatment of the building and painted to match the building.

10. Sustainable Design. In order to promote energy conservation and green building techniques, the Applicant shall select one or more of the following sustainable design programs to be implemented as part of the Proposed Development. As part of the first site plan submission for the portion(s) of the Proposed Development for which a particular certification will be sought, the Applicant will inform the Environment and Development Review Branch ("EDRB") of the Department of Planning & Zoning ("DPZ") of its choice(s) for sustainable design.

- A. NGBS. If the Applicant selects the Home Innovations Research Lab's 2012 National Green Building Standard ("NGBS"), then the Applicant shall seek NGBS certification using either the ENERGY STAR® Qualified Homes Path for energy performance as demonstrated through documentation submitted to the

Department of Public Works & Environmental Services (“DPWES”) and the EDRB from a home energy rater and/or an NGBS Verifier certified through the Home Innovations Research Lab. Documentation demonstrating certification under the NGBS rating system in accordance with this Proffer shall be submitted to DPWES and the EDRB prior to the issuance of the first Residential Use Permit (“RUP”) for each building for which such certification is sought.

- B. LEED for Homes. If the Applicant selects the U.S. Green Building Council (“USGBC”) Leadership in Energy and Environmental Design (“LEED”) for Homes (“LEED for Homes”) rating system, then the Applicant shall pursue LEED certification under the most recent version of the LEED for Homes rating system, or other applicable LEED rating system as determined in consultation with the EDRB, in effect at the time the Applicant registers the project with the USGBC.
- i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits that the Applicant anticipates attaining for the Proposed Development (or portion thereof) under the applicable LEED for Homes rating system. A professional engineer or licensed architect will provide certification statements at both the time of building plan review for the building(s) for which certification is sought confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
 - ii. LEED-AP. The Applicant will include a LEED accredited professional (“LEED-AP”) as a member of the design team. The LEED-AP shall also be a professional engineer or licensed architect, and will work with the design team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the EDRB demonstrating compliance with the commitment to engage such a professional.
 - iii. Green Building Escrow. Prior to building plan approval, the Applicant shall post, for the applicable building(s), a “Green Building Escrow” in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of eighty percent (80%) of the gross square footage for each such residential building multiplied by \$2 per square foot. This escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification by the USGBC under the applicable version of the LEED for Homes rating system. The provision to the EDRB of documentation from the USGBC that such building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED certification within three (3)

years of issuance of the final RUP for such building, the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implement of County environmental initiatives.

- iv. Release of Green Building Escrow. The Green Building Escrow for each building, as applicable, shall be released in accordance with the following:
 - a. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that LEED certification has been attained, the entirety of the Green Building Escrow for such building(s) shall be released to the Applicant.
 - b. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that LEED certification has not been attained for such building(s) but that the USGBC has determined that such building(s) fall(s) within three points of attainment of LEED certification, then fifty percent (50%) of the Green Building Escrow for such building(s) will be released to the Applicant and the other fifty percent (50%) will be released to Fairfax County to be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
 - c. If the Applicant fails to provide to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation demonstrating that such building(s) has/have fallen short of LEED certification by three or fewer points, the entirety of the Green Building Escrow for such building(s) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
 - v. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
- C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ demonstrating certification under the EarthCraft Program in accordance with this Proffer prior to the issuance of the first RUP for each building for which such certification is sought.

12. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance.

AFFORDABLE HOUSING

13. Affordable Dwelling Units. Unless otherwise exempt pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance.

14. Workforce Dwelling Units. In addition to any ADUs required pursuant to Proffer 13, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units ("WDUs") administered as set forth in the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted on October 15, 2007, in effect as of the approval date of this Application (the "Policy Guidelines"), such that a minimum of twelve percent (12%) of the total number of residential units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of required ADUs and WDUs does not exceed twelve percent (12%) of the total number of residential units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit equal to or greater than 0.5, the number shall be rounded up to the next whole number. Notwithstanding Sections 7.G and 8.E of the Policy Guidelines, for a period of five years commencing upon the issuance of the first RUP for the Proposed Development, the Applicant shall provide one-half of any WDUs required under this proffer priced to serve households with an income of up to eighty percent (80%) of the Area Median Income for the Washington Standard Metropolitan Statistical Area ("AMI") and one-half of any WDUs required under this proffer priced to serve households with an income of up to one hundred percent (100%) of AMI. Upon the expiration of such five-year period, the Applicant shall be permitted to provide any WDUs required under this proffer in three (3) evenly distributed income tiers of up to eighty percent (80%) of AMI, one hundred percent (100%) of AMI, and one hundred twenty percent (120%) of AMI in accordance with Sections 7.G and 8.E of the Policy Guidelines.

The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application without the need for a PCA. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

15. Parking for Affordable/Workforce Dwelling Units. The Applicant shall provide a minimum of one (1) designated parking space for each of the ADUs/WDUs within the Proposed Development at no cost to the purchasers/lessees of the ADUs/WDUs.

LANDSCAPING, OPEN SPACE, AND RECREATION

16. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheets 11 and 12 of the CDP/FDP (the “Conceptual Landscape Plan”), which illustrate the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas, and park area. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Conceptual Landscape Plan. The Applicant shall install the final landscaping for each building as shown on the approved site plan prior to issuance of the first RUP for such building(s).

- A. Native, Non-Invasive Species. The Applicant shall use principally native and only non-invasive species (meaning the Applicant shall not use any plant species identified in the 2014 Virginia Invasive Plant Species List published by the Virginia Department of Conversation and Recreation) for plantings and landscaping materials throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division of DPWES (“UFMD”), to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for each building within the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the “Landscape Plan”) for such building(s), which shall include, among other things:
 - i. Irrigation information;
 - ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;
 - iii. Composition of the planting materials (and any structural soils, which, although not preferred, may be used if necessary) used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
 - iv. Information demonstrating that the Landscape Plans are consistent with and are part of the implementation of the SWM Facilities defined below.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant.

The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by the Zoning Evaluation Division (“ZED”) of DPZ and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.

- D. Pre-Installation Meeting. Prior to the installation of plants to meet the requirements of the approved Landscape Plan and these Proffers, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD to review the landscape requirements of the approved Landscape Plan. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscape Plan shall be reviewed at this time and must be approved by UFMD prior to planting. The installation of plants not specified on the approved Landscape Plan and not previously approved by UFMD may require the submission of a revision to the approved Landscape Plan or removal and replacement with the approved plants prior to bond release. The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant’s implementation of the tree planting.

- E. Fire Marshal Coordination. The Applicant has coordinated with the Fire Marshal regarding the site design and layout of the Proposed Development and the Fire Management Plan shown on Sheet 24 of the CDP/FDP. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the streetscape improvements, plantings, tree preservation areas, and/or open space designs conflict with subsequent comments from the Fire Marshal, the Applicant shall be permitted to relocate, remove, or modify such conflicting elements in response to the Fire Marshal’s comments without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, DPZ, the Fairfax County Department of Transportation (“FCDOT”), and UFMD, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space designs shown on the CDP/FDP to the extent possible given the Fire Marshal’s comments, and (iii) the overall tree canopy shown on the CDP/FDP is not reduced.

17. Planting Width Details. The Applicant shall install street trees with tree species and planting sites consistent with the Conceptual Landscape Plan, as may be modified by the Applicant in accordance with Proffer 16 above. Where minimum planting widths of eight (8) feet cannot be provided, the Applicant shall provide details for alternative measures showing how the proposed planting spaces will provide for normal tree growth and performance by using structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:

- A. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;

- B. A minimum rooting area of eight (8) feet in width, which may be achieved with techniques to provide non-compacted soil below hardscape areas, with no barrier to root growth within four (4) feet of the base of the tree;
- C. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
- D. Soil specifications in planting sites shall be provided as specified in the planting notes to be included in all site plans submissions.

18. Tree Survey and Preservation Plan. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet the tree preservation requirements of this Proffer.

- A. Preservation of Existing Trees. The Applicant shall implement tree preservation measures for the Proposed Development generally in accordance with the preliminary tree preservation plan and narrative shown on Sheets 13 and 14 of the CDP/FDP (the "Preliminary Tree Preservation Plan"). The Preliminary Tree Preservation Plan is conceptual in nature and may be modified by the Applicant in consultation with UFMD at the time of site plan. As part of the first site plan submission for the Proposed Development, the Applicant shall submit a detailed tree preservation plan (the "Tree Preservation Plan") prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or a Registered Consulting Arborist, which shall be subject to the review and approval of UFMD.

The Tree Preservation Plan shall consist of a tree survey that identifies the general location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on-site and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater located within 25 feet to either side of the limits of clearing and grading shown on the CDP/FDP. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments, if any, shall be memorialized in writing and implemented by the Applicant. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these Proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the Applicant and UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a PCA, CDPA, or FDPA.
- D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing may be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the Phase I & II erosion and sediment control sheets, as may be modified in accordance with Proffer 18.E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall 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. Three business days prior to commencement of any clearing or grading activities, but subsequent to the installation of the tree

protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted site plan. The details for these treatments shall be reviewed and approved by UFMD and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted under the supervision of a Certified Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.

G. Reforestation Planting. The Property is subject to an approved Resource Protection Area (“RPA”) delineation (5574-RPA-02-1), which is shown on Sheet 6 of the CDP/FDP, and an approved RPA waiver/exemption and water quality impact assessment (5574-WQ-001-1), which identifies certain reforestation planting for the Property. At the time of the first site plan submission for the Proposed Development, the Applicant shall provide to UFMD for review and approval a reforestation plan for the supplemental plantings within the areas identified as “Tree Preservation” and/or “Possible Reforestation Area” on Sheet 13 of the CDP/FDP, which shall include the following information:

- Plant list detailing species, sizes, and stock type of trees and other vegetation and seed mixtures to be planted.
- Soil treatments and amendments, to include tillage outside of the critical root zones of trees to be preserved.
- Methods to reduce deer browse.

- Methods to reduce weed competition.
- Temporary protective methods to help survivability of plantings (if necessary)
- Mulching specifications.
- Details and methods of installation.
- Maintenance activities (such as weeding and watering).
- Mortality threshold.
- Monitoring and replacement schedule.

The Applicant will provide the supplemental plantings as seedlings and such supplemental plantings shall generally consist of the following as identified in the approved water quality impact assessment (5574-WQ-001-1): (i) 71 over story trees, (ii) 146 under story trees, and (iii) 395 shrubs. In the area of the supplemental plantings, the soil throughout the area shall be amended with three (3) to six (6) inches of organic matter and thoroughly tilled to a depth of twelve (12) inches before planting. Tree seedlings and shrubs shall be planted in contiguous mulched beds. The mulched bed shall consist of a minimum of two (2) inches of organic mulch that shall be placed on the topsoil layer at final grade. Plant stock, seedlings, and shrubs shall be planted with four (4) foot tall tubes or other means necessary to protect from deer browsing.

The Applicant shall provide the supplemental plantings prior to the issuance of the first RUP for the Proposed Development. The Applicant shall post a conservation deposit for the tree and shrub plantings with the Department of Public Works & Environmental Services in accordance with applicable County conservation deposit requirements. The tree seedlings and shrubs must be well established prior to release of the conservation deposit, which shall be held by the County for a minimum of two (2) years after the initial installation of the plantings.

H. On-Site Invasive Species Management Plan. At the time of the first site plan submission for the Proposed Development, the Applicant shall provide to UFMD for review and approval an invasive species management plan for the areas within the Property identified as “Tree Preservation” on Sheet 13 of the CDP/FDP to include the following information:

- Identify targeted species to be suppressed or managed.
- Identify targeted area of invasive management or suppression.
- Method of management or suppression.
- Timing of treatments.
- Quarterly monitoring reports to UFMD.
- Duration of invasive management program.

19. Streetscape. Subject to the approval of the Virginia Department of Transportation (“VDOT”), the Applicant shall provide streetscape improvements and plantings along the Property’s frontage on Dulles Technology Drive/McNair Farms Drive as conceptually illustrated on Sheets 11 and 15 of the CDP/FDP. If requested by FCDOT and/or VDOT prior to site plan

approval, the Applicant shall enter into a maintenance agreement with FCDOT and/or VDOT, as applicable, for the maintenance, by the Applicant, of any streetscape elements required under these Proffers and located within public right-of-way abutting the Property. As part of any such maintenance agreement, the Applicant shall be responsible for maintaining the sidewalk and street trees, keeping the walking surface in good repair, and removing snow as necessary. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by ZED and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP. The Applicant shall install the portion of the streetscape improvements and plantings along the frontage of the Property adjacent to each residential building prior to the issuance of the first RUP for such residential building.

20. Great Lawn/Plaza and Linear Open Space. The Applicant shall provide public outdoor open spaces and recreational facilities/amenities within the Property as follows:

- A. Great Lawn/Plaza. The Applicant shall provide a public outdoor space (the “Great Lawn/Plaza”) as part of the Proposed Development generally in the location and configuration shown on Sheets 11 and 16 of the CDP/FDP. The Great Lawn/Plaza shall include features for passive and active recreation, including but not limited to: (i) a lawn area, (ii) hardscape/pavers and landscape areas, (iii) outdoor furniture and benches/seating areas oriented toward the residential buildings, (iv) pedestrian-scaled café lighting to activate the space at night, (v) a bicycle repair station, and (vi) a naturally-themed play area with boulders usable for play and seating, and similar amenities as conceptually shown on Sheet 16 of the CDP/FDP. The Applicant shall provide such features with the intent to create a sense of place and a public gathering area to serve as an amenity for the Proposed Development and the local community. The Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the Great Lawn/Plaza as approved by ZED and UFMD, provided the general character and quality of the Great Lawn/Plaza are consistent with Sheets 11 and 16 of the CDP/FDP. The Applicant shall install the Great Lawn/Plaza prior to the issuance of the first RUP for the second residential building to be constructed as part of the Proposed Development.
- B. Linear Open Space. The Applicant shall provide a public outdoor linear open space (the “Linear Open Space”) as part of the Proposed Development generally in the location and configuration shown on Sheets 9 and 11 of the CDP/FDP. The Applicant shall provide the Linear Open Space with the intent to create a passive recreation area to serve as an amenity for the Proposed Development and the local community. Subject to any applicable approval(s) by Fairfax County, the Applicant shall install an asphalt multi-use trail within the Linear Open Space as shown on Sheet 9 of the CDP/FDP. The Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the Linear Open Space as approved by ZED and UFMD, provided the general character and quality of the Linear Open Space are consistent with Sheets 9 and 11 of the CDP/FDP. The Applicant shall install the trail within the Linear Open Space prior to the issuance of the first RUP for the first residential building

to be constructed as part of the Proposed Development. The Applicant shall install the remaining elements of the Linear Open Space prior to the issuance of the first RUP for the second residential building to be constructed as part of the Proposed Development.

- C. Public Access. As part of site plan approval for the Proposed Development, the Applicant shall grant a public access easement and an emergency vehicle access easement for the approximately 4.67 acre area comprising the Great Lawn/Plaza and Linear Open Space to Fairfax County as shown on Sheet 9 of the CDP/FDP. The public access easement shall provide that the Great Lawn/Plaza and Linear Open Space shall, at a minimum, be open to the general public from sunrise to sunset, provided that the Applicant reserves the right to: (i) establish reasonable rules and regulations governing the use of the Great Lawn/Plaza and Linear Open Space, (ii) temporarily limit access to the Great Lawn/Plaza and Linear Open Space for reasonable periods of time for purposes of construction and/or maintenance, and (iii) temporary limit access to the Great Lawn/Plaza as may be necessary to host programmed quasi-public community-oriented events. During any such period when the Applicant temporarily limits access to the Great Lawn/Plaza, the Applicant shall maintain public access to the other areas within the Linear Open Space.

21. Courtyard Areas. The Applicant shall provide private outdoor courtyard spaces as part of the Proposed Development generally in the location and configuration shown on Sheets 15, 17, and 18 of the CDP/FDP. The courtyards shall include features for passive and active recreation such as, but not limited to, lawn areas, hardscape and landscape areas, outdoor furniture, benches/seating areas, pedestrian-scaled lighting, a swimming pool, an outdoor kitchen/grill area, fire pit, and/or similar amenities as conceptually shown on Sheets 15, 17, 18 of the CDP/FDP. The Applicant shall provide such features with the intent to create private outdoor recreation areas to serve the residents of the Proposed Development. The Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the courtyards as approved by ZED and UFMD, provided the general character and quality of the courtyards are consistent with Sheets 15, 17, and 18 of the CDP/FDP. The Applicant shall install the courtyard(s) associated with each residential building prior to the issuance of the first RUP for such residential building. Subject to the approval of the Fire Marshal, the Applicant shall provide an off-leash dog area for residents of the Proposed Development and their pets in the general location shown on Sheet 16 of the CDP/FDP. Such area shall: (i) be fenced in a manner acceptable to the Fire Marshal, (ii) be surfaced in synthetic turf or equivalent, (iii) include water service for pets and maintenance, (iv) include drainage control measures to prevent dog waste from running off into the Resource Protection Area. The Applicant shall install the off-leash dog area prior to the first RUP for the adjacent residential building.

22. Utility Locations. Utilities, including, but not limited to, water, electric, gas, cable, telephone, sanitary sewer and storm sewer lines, as applicable, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the streetscape improvements, plantings, tree preservation areas, and open space areas shown on the CDP/FDP. If there is no other option, utilities may be placed within the streetscape improvements, plantings, tree preservation areas, and open space

areas, provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume, as determined by UFMD. The Applicant shall be permitted to relocate, remove, or modify the streetscape improvements, plantings, tree preservation areas, and/or open space areas to avoid conflicts with utilities without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, UFMD and DPWES, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space areas shown on the CDP/FDP to the extent possible given the utility needs, and (iii) the overall tree canopy and quality of streetscape improvements shown on the CDP/FDP is not reduced.

23. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance. The Applicant shall provide wayfinding signage on the Property that identifies the location of, and directs pedestrians to, the publicly accessible trail and park areas on the Property, including the Great Lawn/Plaza and the Linear Open Space areas, and the trails and park area on the adjacent Arrowbrook Park property.

24. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future residents of the Property and shall expend a minimum of \$1,800.00 per non-ADU residential unit on such recreational facilities. In the event the total cost of recreational facilities constructed on the Property is demonstrated to be less than \$1,800.00 per non-ADU unit, the Applicant shall contribute the balance of any funds not expended for on-site recreational facilities to the Fairfax County Park Authority (“FCPA”) prior to bond release for the Proposed Development for the provision of recreational facilities in the vicinity of the Property.

PARKING

25. Parking and Future Parking Reductions. Parking for the Proposed Development shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by DPWES. The Applicant reserves the right to pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

26. Electric Vehicle Charging Facilities. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within each parking garage on the Property. The Applicant may also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the parking garages on the Property. “Electric vehicle-ready” means the provision of space, conduit banks, conduits, and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring, or charging stations.

TRANSPORTATION IMPROVEMENTS

27. Bicycle Parking. The Applicant shall install bicycle racks, bike lockers, and/or bike storage areas in the Proposed Development (“Bicycle Parking”). The Bicycle Parking shall

include a minimum of one (1) long-term bicycle parking space for every three (3) residential units, or portion thereof, and one (1) short-term bicycle parking space for every 50 residential units, or portion thereof. Specific locations for the Bicycle Parking shall be determined as part of the first site plan approval for the Proposed Development and in consultation with FCDOT and will be consistent with the Fairfax County Bicycle Master Plan. The Applicant shall provide a portion of the Bicycle Parking under cover or in bike storage areas within the residential buildings or parking garages. The Applicant shall install the Bicycle Parking for each building prior to the issuance of the first RUP for such building as shown on the approved site plan.

28. Right-of-Way Dedication. As part of the first site plan approval for the Proposed Development, the Applicant shall dedicate in fee simple the right-of-way (the “On-Site Right-of-Way”) to accommodate a four-lane section of Dulles Technology Drive and the McNair Farms Drive Extension, as shown as the “Proposed Right-of-Way Dedication” on Sheet 11 of the CDP/FDP, to the Board of Supervisors for public street purposes. The On-Site Right-of-Way shall include the area of the landscape amenity panel and sidewalk as shown on Sheets 11 and 15 of the CDP/FDP, subject to the following:

- A. If FCDOT or VDOT determine prior to the first site plan approval for the Proposed Development that the County or VDOT, as applicable, cannot accept the full On-Site Right-of-Way due to the proposed stormwater management facilities, electric vaults, or other similar facilities to be located beneath the landscape amenity panel and sidewalk area, then the Applicant, in lieu of dedicating the full On-Site Right-of-Way, shall dedicate in fee simple the right-of-way (the “Partial On-Site Right-of-Way”) to accommodate a four-lane section of Dulles Technology Drive and the McNair Farms Drive extension, as shown as the “Proposed Right-of-Way Dedication” on Sheet 11 of the CDP/FDP, except that such dedication shall not include the landscape amenity panel and sidewalk area, to the Board of Supervisors for public street purposes. In such event, the Applicant shall be released from the obligation to dedicate the full On-Site Right-of-Way and shall grant to the County a public access easement for the landscape amenity panel and sidewalk area in a form acceptable to the Office of the County Attorney.
- B. If FCDOT or VDOT cannot determine prior to the first site plan approval for the Proposed Development whether the County or VDOT, as applicable, can accept the full On-Site Right-of-Way due to the proposed stormwater management facilities, electric vaults, or other similar facilities to be located beneath the landscape amenity panel and sidewalk area, then the Applicant, in lieu of dedicating the full On-Site Right-of-Way, shall dedicate in fee simple the Partial On-Site Right-of-Way to the Board of Supervisors for public street purposes and shall grant to the County a reservation for future dedication of the landscape amenity panel and sidewalk area to the extent of the full On-Site Right-of-Way. In addition, the Applicant shall grant to the County prior to the first site plan approval for the Proposed Development, a public access easement for the landscape amenity panel and sidewalk area in a form acceptable to the Office of the County Attorney. If at any time after the first site plan approval for the Proposed Development, VDOT determines that it can accept the landscape

amenity panel and sidewalk area, the Applicant shall dedicate the landscape amenity panel and sidewalk area to the full extent of the On-Site Right-of-Way to the Board of Supervisors. At such time, the Applicant shall vacate the public access easement for the landscape amenity panel and sidewalk area.

29. Dulles Technology Drive/McNair Farms Drive Extension. Subject to VDOT approval, the Applicant shall construct a two-lane section of Dulles Technology Drive and the McNair Farms Drive extension across the frontage of the Property generally as shown on Sheets 6 and 7 of the CDP/FDP (the “On-Site Dulles Technology Drive/McNair Farms Drive Extension”). Such two-lane section of the On-Site Dulles Technology Drive/McNair Farms Drive Extension shall include one through lane in each direction and an eastbound on-road bike lane generally as shown on Sheets 6 and 7 of the CDP/FDP. The Applicant shall complete construction of the On-Site Dulles Technology Drive/McNair Farms Drive Extension (meaning the roadway is open to traffic but not necessarily accepted for maintenance by VDOT) prior to the issuance of the first RUP for the Proposed Development.

30. Off-Site McNair Farms Drive Extension. Subject to VDOT approval and the dedication by the Fairfax County Park Authority of the necessary right-of-way, along with any necessary construction, drainage, and maintenance-related easements located outside of the right-of-way (the “FCPA Right-of-Way”), the Applicant shall construct a four-lane section of the McNair Farms Drive extension on the property identified on the 2015 Fairfax County Tax Map as 16-3 ((1)) 5D (the “FCPA Property”) generally as shown on Sheet 31 of the CDP/FDP (the “Off-Site McNair Farms Drive Extension”). Such four-lane section of the Off-Site McNair Farms Drive Extension shall provide for the future striping by others of two eastbound lanes, two westbound lanes, an eastbound on-road bike lane, and a westbound on-road bike lane generally as shown on Sheet 35 of the CDP/FDP. The Applicant shall provide striping for two eastbound lanes, one westbound lane, and an interim turn lane generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall complete construction of the Off-Site McNair Farms Drive Extension (meaning the roadway is open to traffic but not necessarily accepted for maintenance by VDOT) prior to the issuance of the first RUP for the Proposed Development. In the event the Fairfax County Park Authority does not dedicate the FCPA Right-of-Way to the Board of Supervisors within one hundred twenty (120) days of the Applicant’s first site plan submission for the Proposed Development, the Applicant’s obligation to complete the Off-Site McNair Farms Drive Extension under this Proffer 30 shall be deferred until such time as the FCPA Right-of-Way has been dedicated to the Board of Supervisors and the Applicant may proceed to obtain RUPs for the Proposed Development.

31. Southbound Centreville Road Turn Lane. Subject to VDOT approval, the Applicant shall construct the turn lane improvements and implement the lane restriping and median modifications as necessary to create a new right turn lane on southbound Centreville Road at the approach to westbound McNair Farms Drive extension generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall construct such turn lane improvements and implement such lane restriping and median modifications prior to the issuance of the first RUP for the Proposed Development. In conjunction with the aforementioned improvements, the Applicant shall also complete such traffic signal equipment and timing modifications as may be required by VDOT to accommodate the new turn lane. In the event the Fairfax County Park Authority does not dedicate the FCPA Right-of-Way to the Board of Supervisors within one hundred twenty (120)

days of the Applicant's first site plan submission for the Proposed Development, the Applicant's obligation to complete such turn lane improvements and implement such lane restriping and median modifications under this Proffer 31 shall be deferred until such time as the FCPA Right-of-Way has been dedicated to the Board of Supervisors and the Applicant may proceed to obtain RUPs for the Proposed Development.

32. Northbound Centreville Road Turn Lane. Subject to VDOT approval, the Applicant shall construct the turn lane improvements and implement the lane restriping and median modifications as necessary to create a new left turn lane on northbound Centreville Road at the approach to westbound McNair Farms Drive extension generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall construct such turn lane improvements and implement such lane restriping and median modifications prior to the issuance of the first RUP for the Proposed Development. In conjunction with the aforementioned improvements, the Applicant shall also complete such traffic signal equipment and timing modifications as may be required by VDOT to accommodate the new turn lane.

33. McNair Farms Drive Extension/Dulles Technology Drive Intersection. The Applicant shall submit to FCDOT and VDOT traffic signal warrant studies for the intersection of Dulles Technology Drive and the McNair Farms Drive extension in accordance with the following schedule:

- A. No earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the first new residential building on the Property.
- B. No earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the second new residential building on the Property.

In the event such traffic signal is not deemed warranted by VDOT after the first traffic signal warrant study, the Applicant shall complete a second traffic signal warrant study in accordance with the schedule above. In the event such traffic signal is not deemed warranted by VDOT after the second traffic signal warrant study, the Applicant shall contribute to the County its pro rata share of the costs associated with the future design and installation of such traffic signal by others based on its average daily traffic relative to the sum of the daily traffic on each approach of the intersection and shall have no further obligation under this Proffer 33. In the event the first or second traffic signal analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, the Applicant shall design and install such traffic signal within 180 days from VDOT's approval of the installation of a traffic signal at this intersection. In such event, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors any rights-of-way and/or easements needed to facilitate the installation of the above traffic signal along the westernmost side of Centreville Road.

34. Pedestrian Crosswalks. The Applicant shall submit to VDOT a warrant study for the mid-block pedestrian crosswalks across Dulles Technology Drive and the McNair Farms Drive extension, shown as "Mid-Block Crossing Per VDOT Standards" on Sheet 9 of the CDP/FDP, no earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the second new residential building on the Property. In the event such mid-block crosswalk analysis concludes, and VDOT concurs, that any such mid-block crosswalk is

warranted at the locations shown on the CDP/FDP, the Applicant shall install such warranted crosswalk(s) within 180 days from VDOT's approval of the installation of such crosswalk(s). In the event any such mid-block crosswalk is not deemed warranted by VDOT, the Applicant shall be released from the obligations of this Proffer 34.

35. Dulles Technology Drive Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and concrete sidewalk (excluding any bus pull out) along Dulles Technology Drive on or near the Property (the "Bus Pad") in the general location shown as "Possible Bus Stop" on Sheet 6 of the CDP/FDP. The Applicant shall consult with FCDOT to determine the final location of the Bus Pad prior to the first site plan approval for the Proposed Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. Any adjustments to the location of the Bus Pad made by the Applicant in consultation with FCDOT shall not require approval of a PCA, CDPA, or FDPA. If the Bus Pad is located within the Property, the Applicant shall provide all easements necessary for the County to maintain the Bus Pad. The Applicant shall construct the Bus Pad prior to bond release for the Proposed Development. In the event the Applicant and FCDOT cannot agree upon a final location of the Bus Pad, then, in lieu of the Applicant constructing the Bus Pad, the Applicant shall provide a contribution of \$15,000 to the Board of Supervisors prior to bond release for the Proposed Development for the installation of a bus pad/shelter in the vicinity of the Property.

36. Route 28 Station South Transportation Fund. The Applicant shall make a one-time contribution of \$1,000 per residential unit to a fund established by the County for transportation improvements in the Route 28 Station South area. Such contribution shall be paid to the County on a per unit basis for the units constructed in each residential building in conjunction with the issuance of the first RUP for each residential building. The Applicant shall receive credit against the contributions referenced above for documented costs related to the design and construction of the McNair Farms Drive extension.

TRANSPORTATION DEMAND MANAGEMENT

37. Transportation Demand Management. This proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and/or its successors and assigns, which may include any Umbrella Owners Association ("UOA"), Homeowners Association ("HOA"), Condominium Owners Association ("COA"), Commercial Association ("CA"), or other association established for the Property, to reduce the vehicle trips generated by the Proposed Development during weekday peak hours in accordance with Fairfax County's TDM Guidelines dated January 1, 2013. The vehicle trip reduction goal for the Proposed Development prior to the opening of Phase 2 of the Silver Line west from the Wiehle-Reston East Metro Station to the Innovation Center Metro Station is twenty percent (20%). After the opening of Phase 2 of the Silver Line segment described above, the vehicle trip reduction goal shall be twenty-five percent (25%).

A. Definitions.

- i. Applicant Control Period. The "Applicant Control Period" is the period starting immediately following approval of this Application and ending on

the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Proposed Development reaches Build Out show that vehicle trips generated by the residential units are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period, the Applicant may assign responsibility for the ongoing implementation of the TDM Program to a UOA/HOA/COA/CA, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 37.

- ii. Build Out. For purposes of this Proffer, “Build Out” of the Proposed Development shall be deemed to occur upon eighty-five percent (85%) occupancy of the residential units, except as otherwise agreed to by the Applicant and FCDOT.
- iii. Peak Hours. For purposes of this Proffer, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the Property as approved in consultation with FCDOT. To determine the Peak Hour, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts described below. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

B. Transportation Demand Management Work Plan. The proffered elements of the TDM Program will be more fully described in a Transportation Demand Management Work Plan (the “TDM Work Plan”). It is the intent of this Proffer 37 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Proposed Development as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan, as coordinated with FCDOT, can be made without the need for a PCA, provided the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.

C. Trip Reduction Goal. The objective of the TDM Program shall be to reduce the number of weekday peak hour vehicle trips generated by the Proposed Development in accordance with TDM Guidelines for Fairfax County dated January 1, 2013.

- i. Baseline Residential Trips. The baseline number of weekday peak hour vehicle trips for the residential units constructed on the Property (the “Baseline Trips”) against which the TDM Goal (as defined in subparagraph ii) will be measured shall be derived by using the trip generation rates/equations applicable to the residential units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 460 residential units. The product of the Baseline Trips multiplied by the TDM Goal shall be the “Maximum Residential Trips After Reduction.” For purposes of this calculation, the maximum number of residential units proposed to be constructed on the Property shall be 460, and shall be applied to the calculation described in the preceding sentence.
 - ii. TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips prior to the opening of Phase 2 of the Silver Line west from the Wiehle-Reston East Metro Station to the Innovation Center Metro Station by twenty percent (20%) and after the opening of Phase 2 of the Silver Line segment described above, the TDM strategies shall be utilized to reduce the peak hour vehicle trips by twenty-five percent (25%) (as applicable at each phase, the “TDM Goal”).
- D. TDM Strategies. The following list represents potential TDM strategies the Applicant may select and implement as part of the TDM Work Plan in order to meet the TDM Goal. It is the Applicant’s intent to identify a non-exclusive list of potential TDM strategies, which the Applicant may amend and supplement from time to time, subject to approval by FCDOT, without the need for a PCA. The TDM strategies are as follows:
 - i. Property-wide TDM Program Management;
 - ii. Financial Incentives/Disincentives;
 - iii. Alternative Work Arrangements;
 - iv. Dissemination of Fairfax County/Regional Program Information;
 - v. Live-Work-Play Marketing;
 - vi. Bicycle Facilities;
 - vii. Regular TDM Monitoring and Reporting; and/or
 - viii. Parking Management.
- E. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for the Property. The TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first residential building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee, and the TPM duties shall include facilitating the use of bicycles by residents of the Proposed Development as a means of transportation throughout the Innovation Center Metro Station area. The Applicant shall notify FCDOT and the Dranesville District Supervisor in writing within ten (10) days of the appointment of the TPM. Thereafter, the Applicant or UOA/HOA/COA/CA, as applicable, shall continuously employ, or cause to be employed, a TPM for the Property, and shall notify FCDOT and the Dranesville District Supervisor in writing within ten (10) days of any change in such appointment.

- ii. Annual Report and Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan and an initial TDM budget for one (1) calendar year of implementation of the TDM Work Plan (the “Annual Budget”) no later than 180 days after the issuance of the first building permit associated with the first new residential building on the Property. The TDM Work Plan shall include TDM strategies for the residential buildings for which a building permit has been issued by the County.

Every calendar year thereafter, but not later than April 1st, the TPM shall submit an annual report of the TDM Program (“Annual Report”), based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any changes that would affect the TDM Program. The Annual Report shall summarize the results of the TDM Program and may update the TDM Work Plan and the Annual Budget for the coming calendar year. The Annual Report shall include, at a minimum:

- a. Details as to the start-up/ongoing components of the TDM Program
- b. The estimated budget needed to implement the TDM program for the coming calendar year;
- c. A determination of the Maximum Trips After Reduction for the Property in accordance with the above; and
- d. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM Work Plan.

The initial TDM Work Plan and initial Annual Budget, and subsequently the Annual Reports, the Annual Budgets, and any changes to the TDM Work Plan, shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Work Plan, the Annual Report, and the Annual Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the TDM Work Plan, the Annual Report, and/or the Annual Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit to FCDOT reasonable revisions to the TDM Work Plan, the Annual Report, and/or the Annual Budget as discussed and mutually agreed to with FCDOT, with such agreement not to be unreasonably withheld by the Applicant, the TPM or FCDOT, which shall be deemed approved. Thereafter, the TPM shall begin implementation of the approved TDM Program and fund the approved Annual Budget. Subsequent Annual Reports shall be subject to the same review and approval process as described in this Proffer for the initial submission.

- iii. TDM Account. If not previously established, the Applicant shall establish a separate interest bearing account with a financial institution qualified to do business in Virginia (the "TDM Account") within thirty (30) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for residential TDM purposes. The TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable, through the TPM. Funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the TDM Account shall be in accordance with the Annual Budget for the TDM Program elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report. The TDM Account shall be managed by the TPM.
- iv. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate, interest bearing account (referred to as the "TDM Remedy Fund") with a financial institution qualified to do business in Virginia. Such funding of the TDM Remedy Fund shall be made one time at the rate of \$0.10 per gross square foot of the residential units to be constructed on the Property. Funding shall be provided by the Applicant for the TDM Remedy Fund prior to the issuance of the first RUP for the first residential building to be constructed

on the Property. The amount of the one-time funding for the TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any Annual Budget adjustments as may be required.

- v. TDM Incentive Fund. The “TDM Incentive Fund” is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the residential units within the Property. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new residential units constructed on the Property and provided prior to the issuance of the first RUP for each residential building. The amount of the one-time funding for the TDM Incentive Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.

- vi. Monitoring. The TPM shall verify that the proffered TDM Goal for the Proposed Development is being met through the completion of surveys of the residents of the residential units (“Surveys”), vehicular trip counts of the residential units (“Trip Counts”), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Surveys and Trip Counts shall be provided to FCDOT as part of the Annual Reports. Surveys and Trip Counts shall be conducted for the Proposed Development beginning with the first January after Build Out of the Proposed Development. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Proposed Development until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Proposed Development show that the TDM Goal has been met. At such time as three (3) consecutive annual Trip Counts conducted upon Build Out show that the TDM Goal for the Proposed Development has been met, and notwithstanding Proffer 37.F below, Surveys and Trip Counts shall thereafter be provided for the Proposed Development every five (5) years. Any time during which Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Surveys and/or Trip Counts if conditions warrant such without the need for a PCA.

- F. Evaluation and Remedies. The results of each Trip Count shall be compared to the Maximum Trips After Reduction to determine whether the TDM Goal is being met for the Proposed Development.

- i. Trip Counts. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Proposed Development show that the vehicle trips generated by the residential units are equal to or less than the Maximum Trips After Reduction, then (a) the Applicant Control Period shall expire, (b) any funds remaining in the TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program shall continue to be administered in accordance with Proffer 37.I. In the event a Trip Count conducted upon Build Out of the Proposed Development shows that the vehicle trips generated by the residential units exceed the Maximum Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the TDM Remedy Fund, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.

- ii. Remedy Expenditures. Remedial measures and additional/alternative TDM Strategies implemented in accordance with Proffer 37.F(i) above shall be funded by the TDM Remedy Fund based on the expenditure program that follows. There shall be no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the TDM Remedy Fund shall be released to the Applicant once three (3) consecutive Trip Counts conducted upon Build Out show that the Maximum Trips After Reduction have not been exceeded.

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

- G. Additional Trip Counts. After the expiration of the Applicant Control Period, if an Annual Report indicates that a change has occurred in the vehicle trip characteristics for the Proposed Development that reasonably calls into question whether the TDM Goal continues to be met, then FCDOT may require the TPM

to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips.

- H. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 37.F(i), the Applicant may request that FCDOT review the TDM Goal established for the Proposed Development and set a revised lower TDM Goal for the Proposed Development consistent with the results of Trip Counts and Surveys provided under this Proffer or consistent with future changes in County policy. In the event a revised lower TDM Goal is established for the Proposed Development, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- I. Continuing Implementation. Upon the expiration of the Applicant Control Period, the Applicant, and/or its successors and assigns, including any UOA/HOA/COA/CA or other association, as applicable, shall bear sole responsibility, through the TPM, for continuing implementation of the TDM Program and compliance with this Proffer. The Applicant, through the TPM, shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer, including submission of Annual Reports.
- J. Notice to Owners. The Applicant, its successors and assigns, shall advise each successor owner and/or developer of its funding obligations pursuant to the requirements of this Proffer 37 prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- K. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$75 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to the County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.
- L. Dulles Area Transportation Association. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall join the Dulles Area Transportation Association (“DATA”) and membership in DATA shall be renewed yearly as part of the TDM program.

STORMWATER MANAGEMENT

38. Stormwater Management. The Applicant shall provide on-site stormwater management (“SWM”) measures designed to control the quality of stormwater runoff from the Property in accordance with Sheet 28 of the CDP/FDP. Best Management Practices (“BMP”) facilities shall be provided in an appropriate system per the requirements of the Fairfax County Public Facilities Manual (“PFM”) and may include, but are not limited to, Low Impact Development (“LID”) facilities such as tree box filters, bio-retention areas, pervious hardscape/streetscape, infiltration measures, and stormwater reuse for landscape irrigation and air conditioning unit makeup water generally as set forth on Sheets 6 and 28 of the CDP/FDP (collectively, the “SWM Facilities”). As part of site plan approval for each building within the Proposed Development, the Applicant shall demonstrate that such building will meet applicable PFM requirements for stormwater quality in effect at the time of site plan approval for each building. In addition, the Applicant shall demonstrate that the SWM Facilities will exceed the post-development phosphorus removal requirements of the PFM in effect at the time of site plan approval. The Applicant shall identify the specific SWM Facilities to be provided with the Proposed Development at the time of site plan approval for each building. The Applicant shall utilize the existing off-site stormwater detention facility serving the Dulles Technology Center development to control the quantity of stormwater runoff from the Property in accordance with Sheet 27 of the CDP/FDP. Thus, the Applicant shall have no further responsibility to provide any additional on-site or off-site stormwater quantity control measures beyond those measures identified on the CDP/FDP.

- A. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the Office of the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of the SWM Facilities. The SWM Agreement shall require the Applicant (or its successors/assigns) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

- B. Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations affecting the Proposed Development, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the need for a PCA, CDPA, or FDPA, provided such changes to the stormwater management design do not materially affect the limits of clearing and grading, building locations or road layouts, and otherwise are in general conformance with the CDP/FDP, as determined by the Zoning Administrator.

MISCELLANEOUS

39. Fairfax County Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to the

issuance of the first RUP for each residential building, the Applicant shall contribute \$1,190.75 per residential unit (based on an assumed rate of 0.11 students per unit multiplied by \$10,825 per student) within such building to the Fairfax County Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements to the schools serving the Property. Such contribution shall escalate in accordance with Proffer 42 below. Prior to the commencement of construction for the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date for the Proposed Development.

40. Route 28 Tax District Buyout. Within sixty (60) days after the approval of this Application, the Applicant shall provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Route 28 Highway Transportation Improvement Tax District (the "Route 28 Tax District") attributable to the Property under its current I-4 zoning classification. Such amount shall be determined in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District pursuant to Section 15.2-4608 of the Code of Virginia. The Applicant shall pay to Fairfax County such sum prior to the issuance of the first RUP for the Proposed Development. After such payment, the Property shall not be subject to the applicable special improvement taxes for the Route 28 Tax District. Any special improvement taxes paid in the year the Application is approved shall be credited toward the one-time payment on a pro-rated basis.

41. Phase II Dulles Rail Tax District Buyout. At least sixty (60) days prior to recording residential condominium documents for any portion of the Property located within the Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), the Applicant shall provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the Property and requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Phase II District attributable to the Property under its current I-4 zoning classification. Such amount shall be determined in accordance with a formula approved by the Board of Supervisors. The Applicant shall pay to Fairfax County such sum prior to recording the condominium documents for that portion of the Property. Any special improvement taxes paid in the year the Application is approved shall be credited toward the on-time payment on a pro-rated basis.

42. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base year of 2015 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

43. Ongoing Maintenance Obligations. Prior to recording any declaration of condominium for all or part of the Property, the Applicant shall record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. The declaration and/or UOA documents shall identify those maintenance or proffer obligations that will or are expected to fall principally on the owners of any future

condominium units and such obligations shall be disclosed to the owners in accordance with the terms of this Proffer. Purchasers of individual dwelling units shall be advised in writing of these proffer conditions and maintenance obligations prior to entering into a contract of sale.

44. Construction Hours. Outdoor construction of the Proposed Development shall take place only between the hours of 7:00 a.m. and 9:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.

45. Transformer Locations. The Applicant shall provide transformers to serve the Proposed Development in the general locations shown on Sheet 23 of the CDP/FDP, provided, however, that the Applicant may adjust the final locations of the transformers as part of site plan approval for the Proposed Development in consultation with DPWES. Any adjustments to the location of the transformers made by the Applicant in consultation with DPWES shall not require approval of a PCA, CDPA, or FDPA.

46. Traffic Signal Preemption Devices. Prior to site plan approval for the Proposed Development, the Applicant shall contribute \$20,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction, for use in the installation of preemptive traffic signal devices on traffic signals within the Dranesville District, as determined by the Fire and Rescue Department and reviewed for approval by VDOT. If the traffic signal at the McNair Farms Drive Extension/Dulles Technology Drive intersection is warranted and installed, the Fire and Rescue Department shall include this traffic signal among the traffic signals in that receive preemption devices with the Applicant's contribution. The Applicant shall have no responsibility for the maintenance of any devices after installation.

47. Mitigation for McNair Farms Drive Extension. As compensation to the Fairfax County Park Authority for the loss of the FCPA Right-of-Way to be dedicated for the Off-Site McNair Farms Drive Extension, the Applicant shall: (i) provide a bench that matches the existing benches on the FCPA Property, (ii) provide an interpretive feature within the FCPA Property to be developed in consultation with FCPA staff and accessibly located near the southern end of the stormwater management pond, and (iii) develop and implement an invasive species management plan for the FCPA Property in coordination with FCPA staff. As part of the first site plan submission for the Proposed Development, the Applicant shall provide to the FCPA an invasive species management plan for the approximately 2.34 acres within the limits of disturbance on the FCPA Property shown on Sheet 31 of the CDP/FDP to include the following:

- Coverage to 30 feet beyond the water level.
- Identify targeted species to be suppressed or managed.
- Method of management or suppression.
- Reestablishment of the pond perimeter with native vegetative cover.
- Semi-annual monitoring reports to FCPA.
- Implementation for a period of up to three years or until the total cost of this Proffer 47 identified below is reached, whichever occurs first.

Notwithstanding the improvements and activities described above, the Applicant's maximum cumulative compensation to the FCPA under this Proffer 47 shall not exceed a total cost of \$45,000. Upon the provision of compensation by the Applicant to the FCPA reaching a total cost of \$45,000, the Applicant shall have no further obligations under this Proffer 47.

48. McNair Farms Drive Extension Memorandum of Understanding. No later than (90) days after the Board of Supervisors approval of this Application, the Applicant shall enter into a separate written agreement with FCPA, in a form acceptable to the Office of the County Attorney, to provide for the fill/grading of the FCPA Property for a four-lane section of the Off-Site McNair Farms Drive Extension and the construction by the Applicant, or its successors and assigns, of a four-lane section of the Off-Site McNair Farms Drive Extension generally as shown on Sheet 31 of the CDP/FDP. Such written agreement shall set forth the details for: (i) the dedication of the necessary right-of-way by FCPA, (ii) the granting of the necessary easements by FCPA, (iii) the fill/grading for and construction of the Off-Site McNair Farms Drive Extension, and (iv) the modifications to the existing stormwater management facilities on the FCPA Property shall be designed to provide stormwater management/BMP benefits that match those of the facilities existing as of the date of site plan approval for the Off-Site McNair Farms Drive Extension by utilizing a combination of total water surface area, low marsh area, high marsh area, micropool area and volume, sediment forebay area and volume, total normal pool water volume and storage capacity. Such agreement shall memorialize that JLB shall: (i) provide the features for the stormwater management facilities, the northern façade of the concrete support structure for the Off-Site McNair Farms Drive Extension, and the weir wall in accordance with Proffer 26.A of the proffers associated with PCA 2002-HM-043 (the "FCPA Proffers"), (ii) provide the culvert to convey the flow of Merrybrook Run under the Off-Site McNair Farms Drive Extension with bottomless metal arches in accordance with 5574-FP-001-1, and (iii) reestablish the trail connections within the FCPA Property disrupted by the construction of the Off-Site McNair Farms Drive Extension. Such agreement shall also memorialize JLB's commitment to significant in-kind concessions for the dedication of right-of-way and required easements including: (i) treatment for the removal of invasive species within the approximately 2.34 acres within the limits of disturbance identified on Sheet 31 of the CDP/FDP, (ii) reestablishment of the same area with native vegetative cover, (iii) the design and installation of one accessible interpretive feature, and (iv) the installation of one additional bench.

49. Centreville Road Crosswalk. Subject to VDOT approval, the Applicant shall provide a pedestrian-activated crosswalk for one (1) segment of the intersection of the Off-Site McNair Farms Drive Extension and Centreville Road for pedestrians to cross Centreville Road. The Applicant shall install such pedestrian-activated crosswalk prior to the first RUP for the Proposed Development.

50. Density Credit. The Applicant hereby reserves all intensity/density credit attributable to any eligible dedications and/or conveyances of land at no cost to the Board of Supervisors, VDOT, or any other public entity pursuant to these Proffers in accordance with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and any such intensity/density credit is hereby reserved to the Property.

51. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. If any portion of the Property is sold or otherwise transferred, the

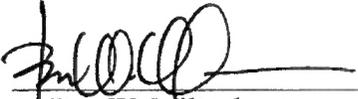
associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

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

[SIGNATURES ON FOLLOWING PAGES]

JLB DULLES TECH LLC,
a Delaware limited liability company

By: JLB DULLES TECH MANAGEMENT LLC,
a Delaware limited liability company,
its Manager

By: 
Name: Bay W. Miltenberger
Title: Manager

APPROVED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2013-DR-017

June 17, 2015

If it is the intent of the Planning Commission to approve Final Development Plan 2013-DR-017, on property located at Tax Map parcel 16-3 ((1)) 4M, for multi-family development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the final development plan (FDP) entitled "Dulles Technology Center," prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through June 5, 2015, consisting of thirty-eight (38) sheets, and these conditions.
2. To minimize the conflicts associated with a reduced number of loading spaces, the Applicant shall develop protocols and procedures, to manage moves in and out of the buildings. The applicant shall provide the protocols and procedures to the Fairfax County Department of Transportation for review and approval, and to all future tenants and/or owners prior to their occupation of a unit.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

**PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION
PCA 79-C-037-07; RZ/ FDP 2013-DR-017; PARTIAL SEA 85-C-119
PCA/ FDPA-02 2002-HM-043; PARTIAL SEA 2002-HM-046
FOR
DULLES TECHNOLOGY CENTER
DRANESVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA**

PROJECT TEAM

LAND USE ATTORNEY:
COOLBY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
TAX MAP 16-3(11) PARCEL 4M
JLB DULLES TECH, LLC
8120 WOODMONT AVE #960
BETHESDA, MD 20814

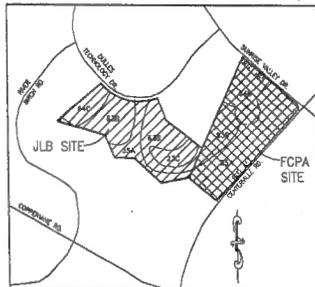
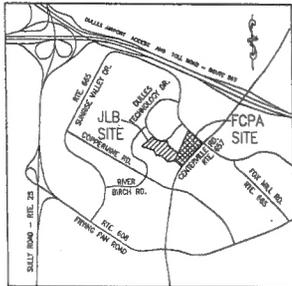
TAX MAP 16-3(11) PARCEL 5D
FAIRFAX COUNTY PARK AUTHORITY (FCPA)
12055 GOVERNMENT CENTER PARKWAY STE. 421
FAIRFAX, VA 22035

ARCHITECT:
KTGY ARCHITECTS + PLANNERS
8605 WESTWOOD CENTER DRIVE
SUITE 300
VIENNA, VA 22182

TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
1420 SPRING HILL RD #600
MCLEAN, VA 22102

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151

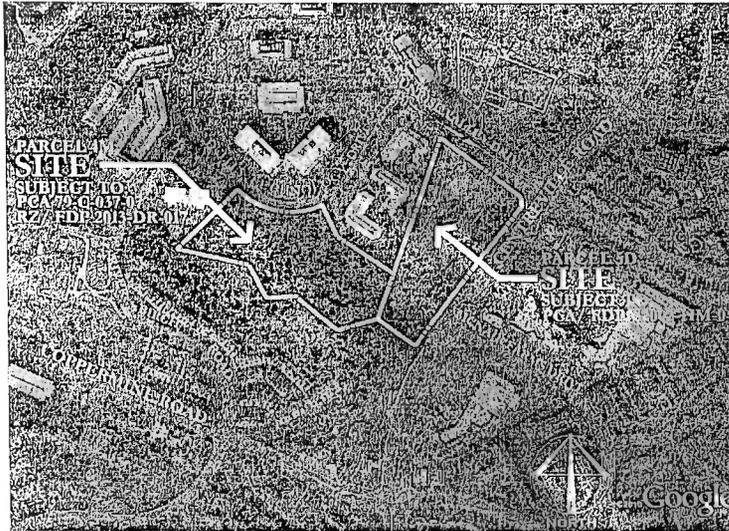
ENVIRONMENTAL ENGINEER:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VA 20155



SOIL NO.	SOIL SERIES	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROB. USE
33	SOMERSLTD	FAIR	GOOD	FAIR	MEDIUM	II
35	ELBERT	POOR	POOR	FAIR	MEDIUM	II
83	WINDYBKT & INTERMEDIATE	MEDIUM	POOR	POOR	MEDIUM	II
64	WINDYBKT & INTERMEDIATE	MEDIUM	POOR	POOR	MEDIUM	II
	POOR STONEY					

SOILS WITH IDENTIFICATION NUMBERS 59, 68, 69, 141, 142, AND 152 MAY OVERLIE PARALLEL BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINING CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FULL ORIGINATIVE FROM THESE SOILS.

SOURCE: 2013 OFFICIAL FAIRFAX COUNTY SOILS MAP, TILES 16-3 AND 15-4



REVISIONS	
September 3, 2013	Original Submission
December 5, 2013	Acceptance Comments
April 30, 2014	Resubmission with Parcel 5D
June 4, 2014	Resubmission with SEA areas
July 2, 2014	Acceptance Comments
November 7, 2014	Resubmission
March 20, 2015	Resubmission per County Comments
April 21, 2015	Resubmission per County Comments
May 29, 2015	Resubmission per County Comments
JUNE 5, 2015	Resubmission per County Comments

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	PCA, RZ & FDP NOTES AND TABULATIONS (PARCEL 4M)
3	OVERALL PLAN (PARCELS 4M & 5D)
4	ENVIRONMENTAL IMPACT PLAN AND NARRATIVE (PARCEL 4M)
5	EXISTING CONDITIONS PLAN (PARCEL 4M)
6	CDP-FDP (PARCEL 4M)
7	STREET SECTIONS (PARCEL 4M & 5D)
8	PARKING GARAGE PLANS (PARCEL 4M)
9	PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 4M)
10	EXISTING VEGETATION MAP (PARCEL 4M)
11	LANDSCAPE PLAN (PARCEL 4M)
12	LANDSCAPE TABULATIONS (PARCEL 4M)
13	TREE PRESERVATION PLAN (PARCEL 4M)
14	TREE PRESERVATION NOTES & DETAILS (PARCEL 4M)
15	STREETScape PLAN (PARCEL 4M)
16	PUBLIC SPACES (PARCEL 4M)
17	INTERNAL COURT YARDS (PARCEL 4M)
18	TYPICAL PARKLET- PATIO AREAS (PARCEL 4M)
19	FRONT AND REAR BUILDING ELEVATIONS (PARCEL 4M)
20	SIDE BUILDING ELEVATIONS (PARCEL 4M)
21	SHADOW STUDY BUILDINGS A & B-SUMMER (PARCEL 4M)
22	SHADOW STUDY BUILDINGS A & B-WINTER (PARCEL 4M)
23	PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 4M)
24	FIRE MANAGEMENT PLAN (PARCEL 4M)
25	OVERALL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4M & 5D)
26	EXISTING POND DESIGN
27	WATER QUANTITY COMPLIANCE PLAN (PARCEL 4M)
28	WATER QUALITY COMPLIANCE PLAN (PARCEL 4M)
29	PCA & FDPA NOTES AND TABULATIONS (PARCEL 5D)
30	EXISTING CONDITIONS PLAN (PARCEL 5D)
31	PCA-FDPA (PARCEL 5D)
32	PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 5D)
33	EXISTING VEGETATION MAP (PARCEL 5D)
34	PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 5D)
35	ULTIMATE ROAD ALIGNMENT (PARCELS 4M & 5D)
36	ARROWBROOK CENTRE CDP-FDP-PCA OVERALL LANDSCAPE PLAN
37	ARROWBROOK CENTRE CDP-FDP-PCA LANDSCAPE PLAN & AMENITIES
38	PARTIAL SPECIAL EXCEPTION AMENDMENT PLAN (PARCEL 4M & 5D)



**PCA, RZ & FDP
GENERAL NOTES (PARCEL 4M):**

- * SEE SHEET 20 FOR PARCEL 5D NOTES
- 1. LOCATION AND ZONING AND USE: PARCEL 4M CONSISTS OF APPROXIMATELY 11.80 ACRES (OR 505,304 SF) AS BELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 1185-01-000A. THE ADDRESS FOR THE SITE IS DULLES TECHNOLOGY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY VACANT AND IS ZONED I-4 (INDUSTRIAL MEDIUM DENSITY).
- 2. **REQUEST**
 - a. RZ REQUEST: THE APPLICANT REQUESTS A REZONING FROM THIS I-4 DISTRICT TO THE PLANNED RESIDENTIAL MIXED USE (PRM) DISTRICT IN ORDER TO ESTABLISH A NEW COMMERCIAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) FOR THE SITE.
 - b. PARTIAL PCA REQUEST: THE APPLICANT REQUESTS A PARTIAL PCA TO REMOVE THE SITE FROM THE PROFFERS APPROVED WITH RZ 79-0007. APPROVAL OF THE PARTIAL PCA WILL NOT IMPACT THE ABILITY OF PROPERTIES REMAINING PURSUANT TO RZ 79-0007 TO COMPLY WITH THE EXISTING PROFFERS ON THE I-4 DISTRICT REGULATIONS.
 - c. BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY GEORGINA IN OCTOBER 2012. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY BY GEORGINA IN OCTOBER 2012 AND THE CONTOUR INTERVAL IS 1'00". DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1989.
 - d. DIMENSIONS: THE PROPERTY SHOWN HEREON IS IN THE NAME OF JLB DULLES TECH, LLC, RECORDED DECEMBER 30, 2012 IN DEED BOOK 32805 AT PAGE 1372 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3. **COMPREHENSIVE PLAN:**
 - a. THE SUBJECT PARCEL IS LOCATED WITHIN LAND UNIT A-1 OF THE DULLES SUBURBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN ENCOURAGES RESIDENTIAL USE. THE SITE IS LOCATED WITHIN ONE (1) MILE FROM THE METROPOLITAN STATION AND PLANNED INTENSITY RANGES ARE BETWEEN 0.75 AND 1.5 FAR. THE COMPREHENSIVE PLAN TEXT LANGUAGE STATES THAT RESIDENTIAL USES SHOULD BE ABOUT 65% OR MORE OF THE TOTAL DEVELOPMENT WITHIN LAND UNIT A WITH THE REMAINING MIX TO INCLUDE OFFICE, HOTEL, AND SUPPORTING RETAIL.
 - b. THE SUBJECT PROPERTY IS LOCATED JUST OUTSIDE THE 1/2 MILE RADIUS OF THE PROPOSED HOTEL & RESTAURANT PLAZA.
- 6. **MODIFICATION/ADJUSTMENT REQUESTS:** THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - a. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-01-04(D) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 5 FEET WITH STRUCTURAL SOLID OR STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FOREST ONLY WHEN NECESSARY AS A RESULT OF FINAL ENGINEERING DESIGN AND UTILITIES CONFLICTS.
 - b. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE ZONING ORDINANCE TO ALLOW THE LANDSCAPING SHOWN ON SHEET 11 IN LIEU OF THE REQUIREMENTS FOR INTERIOR PARKING LOT LANDSCAPING ON THE PARKING GARAGES.
 - c. THE APPLICANT HEREBY REQUESTS PERMISSION TO ENCRUMB INTO THE RESOURCE PROTECTION AREA (RPA). THE APPLICANT HAS SUBMITTED A RPA EXCEPTION/PAVEMENT UNDER SEPARATE COVER TO DENIES PERMIT THE ENCROACHMENT INTO THE RPA. SEE SHEET 4 FOR ADDITIONAL INFORMATION.
 - d. THE APPLICANT HEREBY REQUESTS A WAIVER OF ARTICLE 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO REDUCE THE REQUIRED NUMBER OF LOADING SPACES FOR THE DEVELOPMENT FROM THE REQUIRED 4 LOADING SPACES TO 2 LOADING SPACES AS GENERALLY SHOWN ON THE CD/FPD.
- 7. **PARKING SPACES:** SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11-203 AND ARE SHOWN ON SHEET 8 AND 9 ALONG WITH PARKING TABULATIONS. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CD/FPD. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBER OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLES 11 AND ARTICLE 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND BUILDING MASSING REMAINS CONSISTENT WITH THE CD/FPD. THE APPLICANT RESERVES THE RIGHT TO PURSUE A PARKING REDUCTION AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS.
- 8. **LANDSCAPING/SUFFERING:** SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE BUDS SHOULD NOT EXCEED THE PROPOSED 60% COVER OF ARTICLES 13 OF THE ZONING ORDINANCE FOR TREE COVER. SEE SHEETS 11 & 12 FOR PROPOSED LANDSCAPING AND TABULATIONS.
- 9. **SEWERAGE:** PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 13. SIGNS WILL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CD/FPD AS SHOWN ON SHEET 6. THERE IS AN OPTION FOR SEWERAGE IN ACCORDANCE WITH A COMPREHENSIVE SITE PLAN APPROVED BY THE PLANNING COMMISSION.
- 10. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMPs):** SWM WATER QUANTITY REQUIREMENTS ARE PROVIDED BY THE EXISTING POND LOCATED PARTIALLY ON-SITE AND OFF-SITE. SWM WATER QUALITY REQUIREMENTS ARE BEING MET BY PROPOSED ON-SITE WATER QUALITY MEASURES. SEE SHEETS 28-30 FOR FURTHER DETAILS AND COMPUTATIONS.
- 11. **CLEARING AND GRADING:** A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE CD/FPD PLAN AND LANDSCAPE PLAN. SEE ENSETS 8 AND 11. A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 6,000 C.Y. OF CUT AND 14,000 C.Y. OF FILL (INCLUSIVE OF THE ENCROACHMENTS INTO THE FLOODPLAIN). THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING. (SEE SHEET 4 REGARDING FILL IN THE FLOODPLAIN)
- 12. **WATER AND SEWER:** PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE SUBJECT PROPERTY.
- 13. **GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, MONUMENTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

- (GENERAL NOTES CONTINUE)
- 14. **RESOURCE PROTECTION AREA (RPA):** RPA IS PRESENT ON THE SITE. SEE SHEET 4 FOR FURTHER INFORMATION.
 - 15. **WETLANDS:** THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN FIELD LOCATED BY WETLAND STUDIES AND SOLUTIONS, INC. IN OCTOBER 2012 AND ARE REPRESENTED ON SHEET 5.
 - 16. **FLOODPLAIN:** THE FLOODPLAIN INFORMATION SHOWN IS BASED ON 100-YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT (DR) 1204 PG 1800. THE PROPOSED IMPROVEMENTS WITHIN THE FLOODPLAIN INCLUDE A PORTION OF CURB AND GUTTER FROM A PRIVATE STREET, LAWN AREA, AND A PASSIVE RECREATIONAL TRAIL. PRM DISTRICT 2.904 OF THE FAIRFAX COUNTY ZONING ORDINANCE THESE LINES ARE PERMITTED WITH THE APPROVAL OF A SPECIAL EXCEPTION.
 - 17. **UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF THERE ARE NO "KNOWN" UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 5. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - 18. **UNDERGROUND UTILITIES:** THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY GORDON IN OCTOBER 2012.
 - 19. **DEVELOPMENT SCHEDULE:** THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED ON ONE (1) TWO (2) PHASES.
 - 20. **SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, FERRIS, PLAYERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.
 - 21. **EVE:** AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE LOCATING THE SITE IMPROVEMENTS WILL BE REQUIRED TO MAINTAIN THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
 - 22. **SCENIC ASSETS/EXISTING STRUCTURES:** THE SITE CURRENTLY IS VACANT, HEAVILY VEGETATED, AND A PORTION OF THE SOUTHERN BOUNDARY IS ADJACENT TO HERNDON RIVER. THIS WILL NOT BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE UTILITY PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.
 - 23. **HAZARD:** TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 4, CODE OF FEDERAL REGULATIONS (CFR) PARTS 118.1, 302.4, AND 335, COMMUNALITY OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280 OR STORAGE TANK OR CONTAINER ON-SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
 - 24. **SITE ACCESS:** THE SITE HAS FRONTAGE AND SITE ACCESS ON DULLES TECHNOLOGY DRIVE OR STATE ROUTE 816. ADDITIONAL ACCESS IS PROPOSED FROM THE FUTURE MCNAIR FARMS DRIVE EXTENSION.
 - 25. **MINOR MODIFICATIONS:** ELEMENTS OF THE CD/FPD MAY BE ADJUSTED OR MODIFIED WITH FUTURE SITE PLANS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROPOSED ELEMENTS OF THE CD/FPD MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE ORDINANCE WHEN NECESSARY TO ACCOMMODATE ENGINEERS OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN. AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.
 - 26. **FINAL DESIGN:** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS INCLUDES HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CD/FPD.
 - 27. **ARCHAEOLOGICAL SURVEY:** SINCE THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AN ARCHAEOLOGICAL SURVEY/REPORT IS NOT NEEDED FOR THIS APPLICATION.
 - 28. **ROAD NAMES:** THE APPLICANT RESERVES THE RIGHT TO RENAME THE INTERNAL ROADS WITH DEVELOPMENT OF THE PROJECT.
 - 29. **CRITICAL AREAS:** A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THERE ARE PROPOSED IMPROVEMENTS AND ASSOCIATED FILL WITHIN THE FLOODPLAIN, BUT NO ADDITIONAL FLOODING OR EROSION ON-SITE OR DOWNSTREAM IS ANTICIPATED. PROPOSED BRANCHING OUTFALLS ARE LOCATED ON-SITE IN DEFINED CHANNELS OR IN THE EXISTING FLOODPLAIN AND NO SIGNIFICANT EROSION IS ANTICIPATED.
 - 30. **PERMITS:** WETLAND PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE ARMY CORPS OF ENGINEERS WILL BE SOUGHT AS REQUIRED. A LAKE USE PERMIT FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL LIKELY BE REQUIRED AND WILL BE SOUGHT AS PART OF THE SITE PLAN PROCESS.
 - 31. **AFFORDABLE HOUSING:** ADU/ADU WILL BE PROVIDED IN ACCORDANCE WITH PROFFERS #5 TO 18 AND 14.

DEVELOPMENT TABULATIONS (PARCEL 4M)

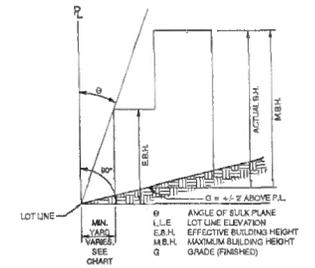
* SEE SHEET 20 FOR PARCEL 5D TABULATIONS

TAX MAP / PARCEL: TAX MAP 143 (1-0) PARCEL 4M
 SITE AREA: 11.80 ACRES OR 505,304 SF
 EXISTING ZONING: I-4 (INDUSTRIAL MEDIUM DENSITY)
 PROPOSED ZONING: PRM (PLANNED RESIDENTIAL MIXED USE)

OPEN SPACE (BASED ON PROVISIONS OF SECTION 2.904 OF THE FAIRFAX COUNTY ZONING ORDINANCE):
 10 YEAR TREE CANOPY: REQUIRED = 25%
 PROPOSED = 48%
 SEE REGIONAL CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 6)
 PROPOSED = 10%
 PROPOSED = 25%
 SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 11-12)

TOTAL GROSS SF: 500,000 - GSF SEE BUILDING TABULATIONS (THIS SHEET)
 TOTAL FLOOR AREA RATIO: 0.99 - SEE BUILDING TABULATIONS (THIS SHEET)
 NUMBER OF STORIES/HEIGHT: 8 FLOORS/ 65' MAX. - SEE BUILDING TABULATIONS (THIS SHEET)
 YARD REQUIREMENTS: FRONT 4' 13" ABP, 4' 2" ABP
 SIDE 35' 20" ABP
 REAR 125' 50" ABP

ANGLE OF BULK PLANE (NOT TO SCALE)



YARD REQUIREMENTS

FRONT	DULLES TECHNOLOGY DR.: 4' MIN., 2" ABP MCNAIR FARMS DR.: 4' MIN., 2" ABP
SIDE	35' MIN., 20" ABP
REAR	125' MIN., 50" ABP

BUILDING TABULATIONS

BUILDING A

UNITS	BUILDING HEIGHT	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED	LOADING SPACES REQUIRED (1)	LOADING SPACES PROVIDED (1)
RESIDENTIAL USES (GSP)	217	2.0	1.99	434	0	0
AMENITY CARS (GSP)	229,591	0.15	0.15	34,439	0	0
BUILDING A TOTAL	217	2.0	1.99	434	0	0

BUILDING B

UNITS	BUILDING HEIGHT	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED	LOADING SPACES REQUIRED (1)	LOADING SPACES PROVIDED (1)
RESIDENTIAL USES (GSP)	217	2.0	1.99	434	0	0
AMENITY CARS (GSP)	229,591	0.15	0.15	34,439	0	0
BUILDING B TOTAL	217	2.0	1.99	434	0	0

PROJECT TOTAL (BUILDINGS A & B)

UNIT TYPE	NUMBER OF DWELLING UNITS	GROSS FLOOR AREA (GSF)	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED (OVERALL)	TOTAL LOADING SPACES REQUIRED (OVERALL)	TOTAL LOADING SPACES PROVIDED (OVERALL)
BUILDING A	217	229,591	2.0	1.99	434	0	0
BUILDING B	217	229,591	2.0	1.99	434	0	0
TOTAL	434	459,182	2.0	1.98	868	0	0

DEVELOPMENT NOTES

- 1. RESIDENTIAL UNIT MIX TO INCLUDE STUDIO, ONE BEDROOM, TWO BEDROOM AND THREE BEDROOM UNITS. THE ACTUAL MIX OF RESIDENTIAL UNITS WILL DEPEND ON MARKET NEEDS AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- 2. NO BONUS DENSITY FOR ADUS IS BEING REQUESTED WITH THIS APPLICATION.
- 3. LOADING SPACES REQUIRED ARE BASED ON 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE. STANDARD G IS USED TO CALCULATE THE MINIMUM REQUIRED LOADING SPACES WHICH STATES ONE (1) SPACE FOR EACH FLOOR 700,000 SF OF GFA AND ONE (1) FOR EACH ADDITIONAL 100,000 SF OF GFA. THE APPLICANT REQUESTS A WAIVER OF THIS REQUIREMENT. SEE NOTE 6 ON THIS SHEET.

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REVISIONS

NO.	DATE	DESCRIPTION
1	01/01/2013	Issue for Review
2	01/01/2013	Issue for Review
3	01/01/2013	Issue for Review
4	01/01/2013	Issue for Review
5	01/01/2013	Issue for Review
6	01/01/2013	Issue for Review
7	01/01/2013	Issue for Review
8	01/01/2013	Issue for Review
9	01/01/2013	Issue for Review
10	01/01/2013	Issue for Review

SUR: GORDON DES: DJ/JN
 DRW: DJ/JN CHK: CS/JM

ROBERT W. BAUKER
 No. 37568
 5/05/15
 PROFESSIONAL SEAL

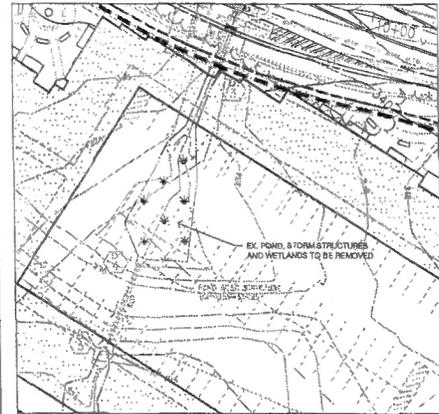
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN (SPECIAL EXCEPTION)
 DRYDENSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
 SCALE VERTICAL:
 JOB: 0472-1028
 CADD: 0472-1028-1-0-2022.DWG
 REC:
 NUMBER 2 OF 38

Gordon

WETLANDS IMPACTS

THE JURISDICTIONAL WETLANDS LOCATED ON SITE HAVE BEEN MAPPED BY WSEI ON DELINEATION MAP DATED NOVEMBER 1, 2012. THE MAJORITY OF THESE WETLANDS ARE TO BE UNDERSERVED. THESE IS A PORTION OF WETLANDS ASSOCIATED WITH AN EXISTING 60 CUBIC FEET PER ANCHORAGE POND THAT IS LOCATED OUTSIDE OF THE ESTABLISHED SPA BOUNDARY. THIS POND AND THE ASSOCIATED WETLANDS ARE TO BE REMOVED. THIS EXISTING DETENTION POND WAS SHOWN TO BE DEMOLISHED AS PART OF AN APPROVED FLOODPLAIN STUDY (COUNTY PROJECT 2111PFS-02-1), BUT WAS NEVER REMOVED. THE REMOVAL OF THESE WETLANDS WILL BE PERMITTED AS NEEDED.



GRAPHICAL SCALE: 1" = 30'

RESOURCE PROTECTION AREA IMPACTS

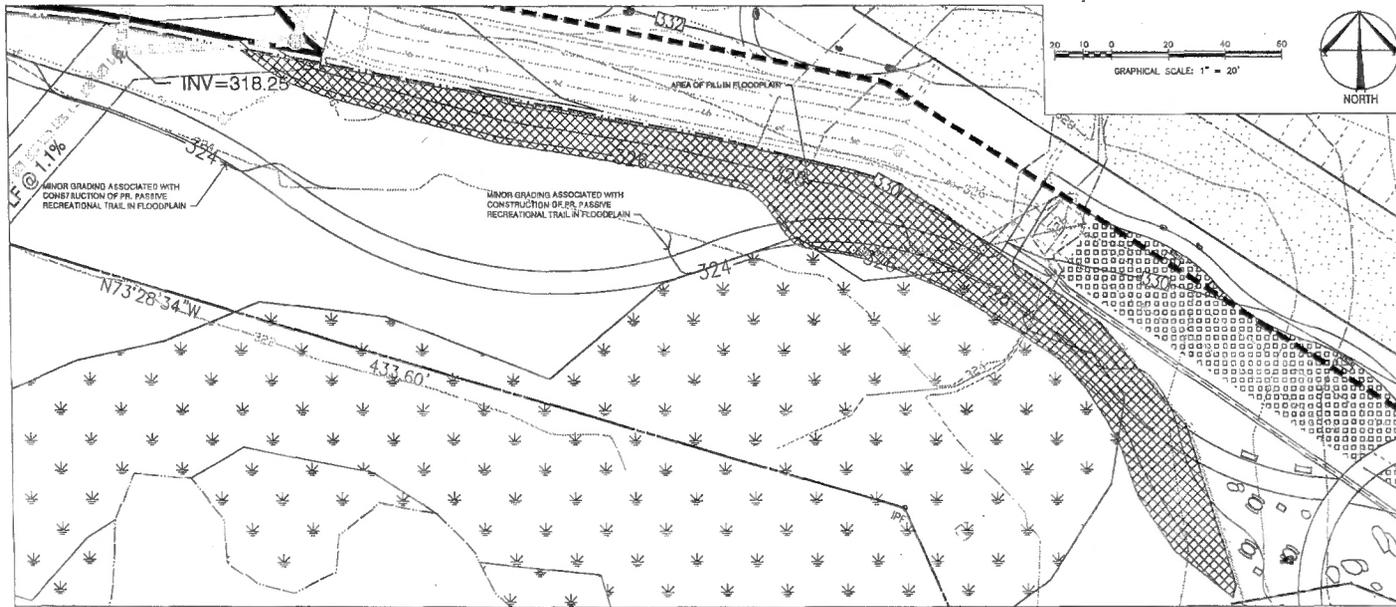
THE RESOURCE PROTECTION AREA BOUNDARY ON THIS SITE IS PER APPROVED PLAN #2514RPA-02-1. THE ENCROACHMENTS INTO THE RPA INCLUDE THE CONSTRUCTION OF STORM SEWER PIPES AND RELATED STRUCTURES, SANITARY SEWER PIPES AND MANHOLES AND A SMALL SECTION OF CURB AND GUTTER ASSOCIATED WITH THE PRIVATE DRIVEWAY. AN AT-SPACE TRAIL IS ALSO PROPOSED AS A PASSIVE RECREATION FEATURE. THESE USES ARE PERMITTED PER COUNTY CODE. A RPA EXEMPTION / WATER QUALITY IMPACT ASSESSMENT # 0284-WQIMP-11 HAS BEEN SUBMITTED AND IS PENDING APPROVAL. (SEE SHEET 13 FOR RESTORATION AREAS)



GRAPHICAL SCALE: 1" = 60'

100-YEAR FLOODPLAIN IMPACTS

THE 100-YEAR FLOODPLAIN ON-SITE IS DETERMINED BASED ON THE EXISTING 100-YEAR FLOODPLAIN AND STORM DRAINAGE EXEMPTION (2012-08-PF-1800). IN ORDER TO INCORPORATE THE PROPOSED PRIVATE DRIVE SERVING THE ACCESS POINTS OF THE PARKING GARAGE, FILL IN THE FLOODPLAIN IS NEEDED. THE AREA AND VOLUME OF THE NEEDED FILL MEETS THE THRESHOLD OF ALLOWED FILL SET FORTH IN SECTION 2-800 OF THE ZONING ORDINANCE. REDUCTION OF THE PRIVATE DRIVE OUT OF THE FLOODPLAIN IS PROHIBITED WITHOUT THE BUILDABLE AREA BEING REDUCED OR THE ADDITION OF A COSTLY RETAINING WALL. THE AREA OF FILL PROPOSED IN THE FLOODPLAIN IS LESS THAN 15% OF THE TOTAL FLOODPLAIN AREA ON-SITE. IN ADDITION THE PRIVATE DRIVE ENCROACHMENT IS MADE AND THE GRABEY BEYOND THE ROAD WILL IMMEDIATELY SLOPE DOWN AND FILL IN TO EXISTING GRADE AS SOON AS PRACTICABLE. THE AREA IN WHICH THE FILL IS PROPOSED IS SHOWN ON THIS APPROVED FLOODPLAIN STUDY OF MERRYBROOK RIAL, DATED OCTOBER 9, 1985, COUNTY PROJECT NUMBER 2111PFS-02-1. FILL IN THE FLOODPLAIN WAS PREVIOUSLY SHOWN ON THIS PLAN FOR THE SUBJECT PROPERTY, BUT NEVER CONSTRUCTED. IT IS OUR BELIEF THAT THE MAJOR NATURE OF THIS ENCROACHMENT DOES NOT POSE A DETRIMENT TO THE EXISTING FLOODPLAIN. A SPECIAL EXCEPTION IS REQUESTED AS PART OF THIS APPLICATION TO ALLOW THE PROPOSED FILL IN THE FLOODPLAIN.



GRAPHICAL SCALE: 1" = 20'

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN THE FOLLOWING APPROXIMATE QUANTITIES OF CUT AND FILL IN THE FLOODPLAIN:

CUT = 100 CY
FILL = 1500 CY

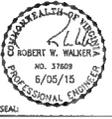
THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.

- LIMITS OF CLEARING AND GRADING WITHIN THE RPA
- LIMITS OF FILL WITHIN THE 100-YEAR FLOODPLAIN

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/15/15	REVISIONS		
2	05/15/15	REVISIONS		
3	05/15/15	REVISIONS		
4	05/15/15	REVISIONS		
5	05/15/15	REVISIONS		
6	05/15/15	REVISIONS		
7	05/15/15	REVISIONS		
8	05/15/15	REVISIONS		
9	05/15/15	REVISIONS		
10	05/15/15	REVISIONS		

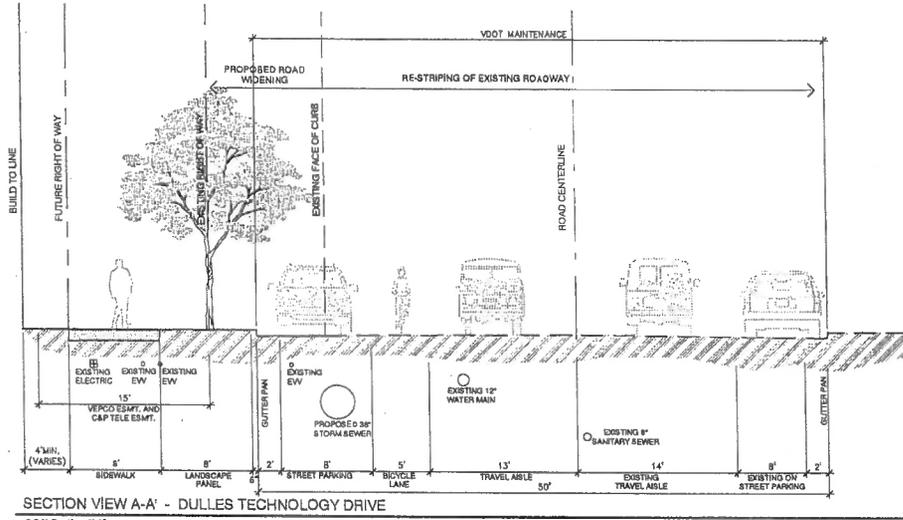
SR: GORDON DES: DW/JH
DRW: DW/JH CHK: CS/RM



DULLES TECHNOLOGY CENTER
ENVIRONMENTAL IMPACT PLAN AND NARRATIVE (PARCEL 4M)
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

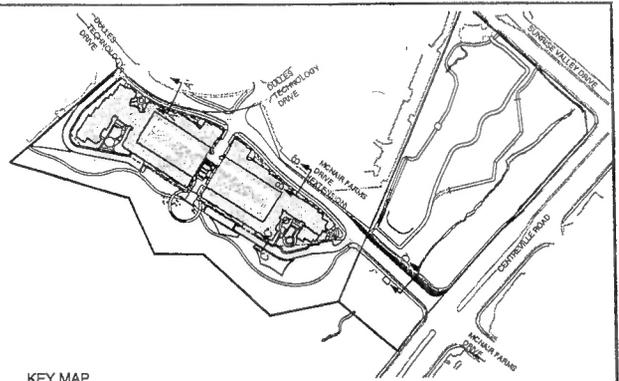
HORIZONTAL AS SHOWN
SCALE VERTICAL:
PLAN: 1/8" = 1'-0"
FOR: 0472-0238
CADD: 0177-0238-1-SP-101-DWG
NO.:

VDOT NOTE:
 THE TIMING AND EXTENT OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER PROFFER 26. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

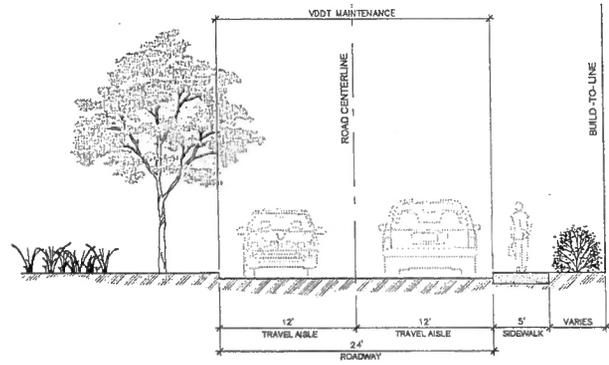


SECTION VIEW A-A' - DULLES TECHNOLOGY DRIVE
 SCALE: 1" = 8'-0"

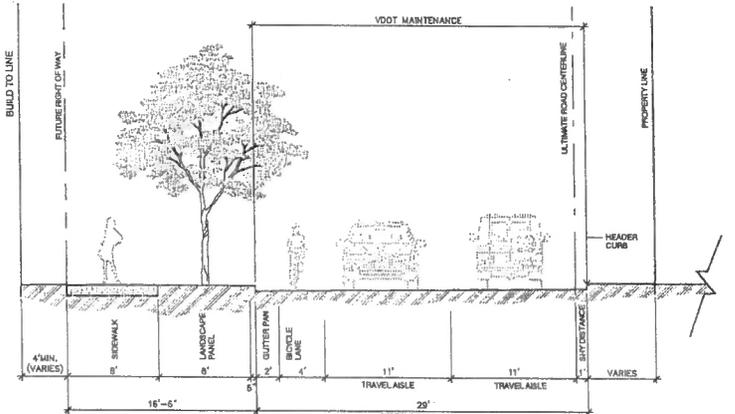
NOTE:
 1. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE
 2. E/W DENOTES EXISTING UNDERGROUND UTILITIES (FOOT OR 12" DIRECT DRAIN OR DUCT BANK)



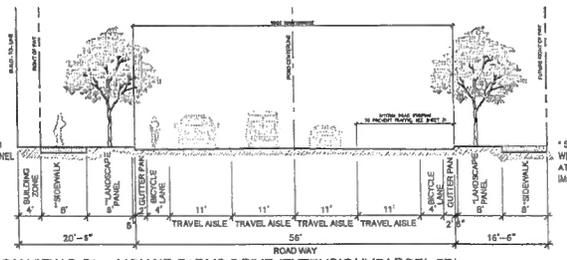
KEY MAP
 SCALE: 1" = 200'



SECTION VIEW C-C' - PRIVATE ONSITE DRIVE
 SCALE: 1" = 8'-0"



SECTION VIEW B-B' - MCNAIR FARMS DRIVE (EXTENSION) (PARCEL 4M)
 SCALE: 1" = 8'-0"



SECTION VIEW D-D' - MCNAIR FARMS DRIVE (EXTENSION) (PARCEL 5D)
 SCALE: 1" = 8'-0"

** 8' SIDEWALK PROVIDED WITH A 8' LANDSCAPE PANEL AT FCPA PARCEL TO MINIMIZE IMPACTS TO FLOODPLAIN

* 8' SIDEWALK PROVIDED WITH A 4' LANDSCAPE PANEL AT FCPA PARCEL TO MINIMIZE IMPACTS TO FLOODPLAIN

SEE SHEET 35 FOR ULTIMATE ROAD ALIGNMENT SECTION

Gordon
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 6501 DULLES ROAD
 CHANTILLY, VA 20151
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 www.gordonva.com

NO.	DATE	DESCRIPTION	BY	CHKD.
1.	02/20/15	Acceptance Comments		
2.	04/20/15	Revised with Final 4M		
3.	05/05/15	Acceptance Comments		
4.	05/05/15	Acceptance Comments		
5.	05/05/15	Revised		
6.	05/05/15	Revised		
7.	05/05/15	Revised		
8.	05/05/15	Revised		
9.	05/05/15	Revised		
10.	05/05/15	Revised		

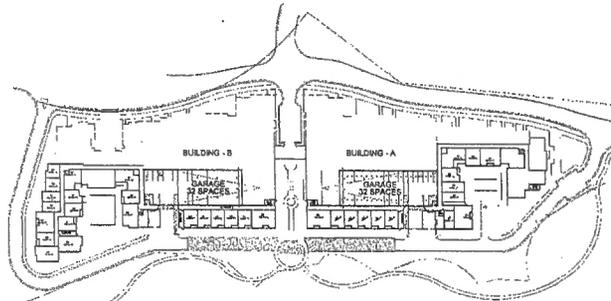
SUR. GORDON / DES. CW/JH
 DRW. DW/JH / CHK. CS/RM

Professional Engineer Seal for Robert W. Walcott, No. 13749, dated 5/05/15.

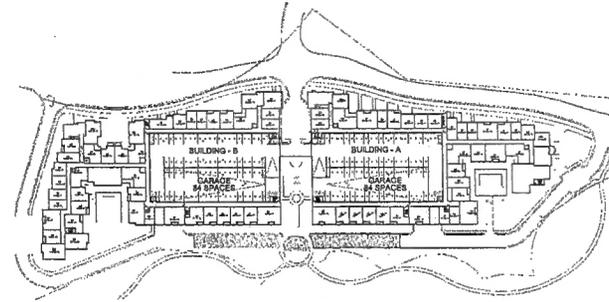
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS SHOWN
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0235
 CAD: 0472-0235-15-301308

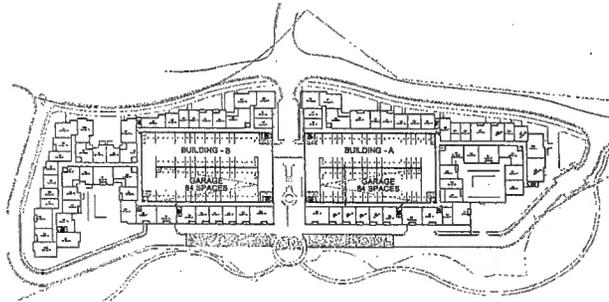
NUMBER 7 OF 38
Gordon



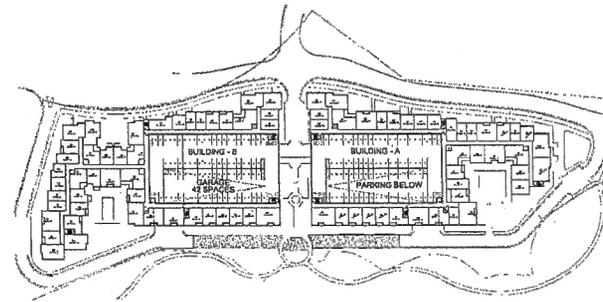
BASEMENT LEVEL
SCALE: 1" = 100'



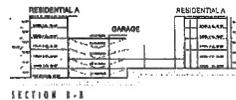
FIRST FLOOR
SCALE: 1" = 100'



TYPICAL FLOOR (2ND-4TH)
SCALE: 1" = 100'



FIFTH FLOOR
SCALE: 1" = 100'



SECTION B-B



SECTION A-A

BUILDING SECTIONS
SCALE: 1" = 80'



KEY LEGEND

NOTE:
THESE IMAGES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL ARCHITECTURE WILL VARY WITH BUILDING DESIGN.

PARKING GARAGE TABULATIONS

	BUILDING A	BUILDING B
BASEMENT LEVEL	32	32
FIRST FLOOR	84	84
SECOND FLOOR	84	84
THIRD FLOOR	84	84
FOURTH FLOOR	84	84
FIFTH FLOOR	42	0
TOTAL FOR BOTH BUILDINGS =	410	368
		778

PARKING CALCULATIONS PROVIDED ON SHEET #2



0 50 100 200 300
SCALE: 1" = 100'

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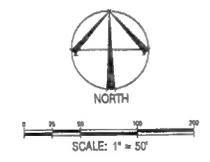
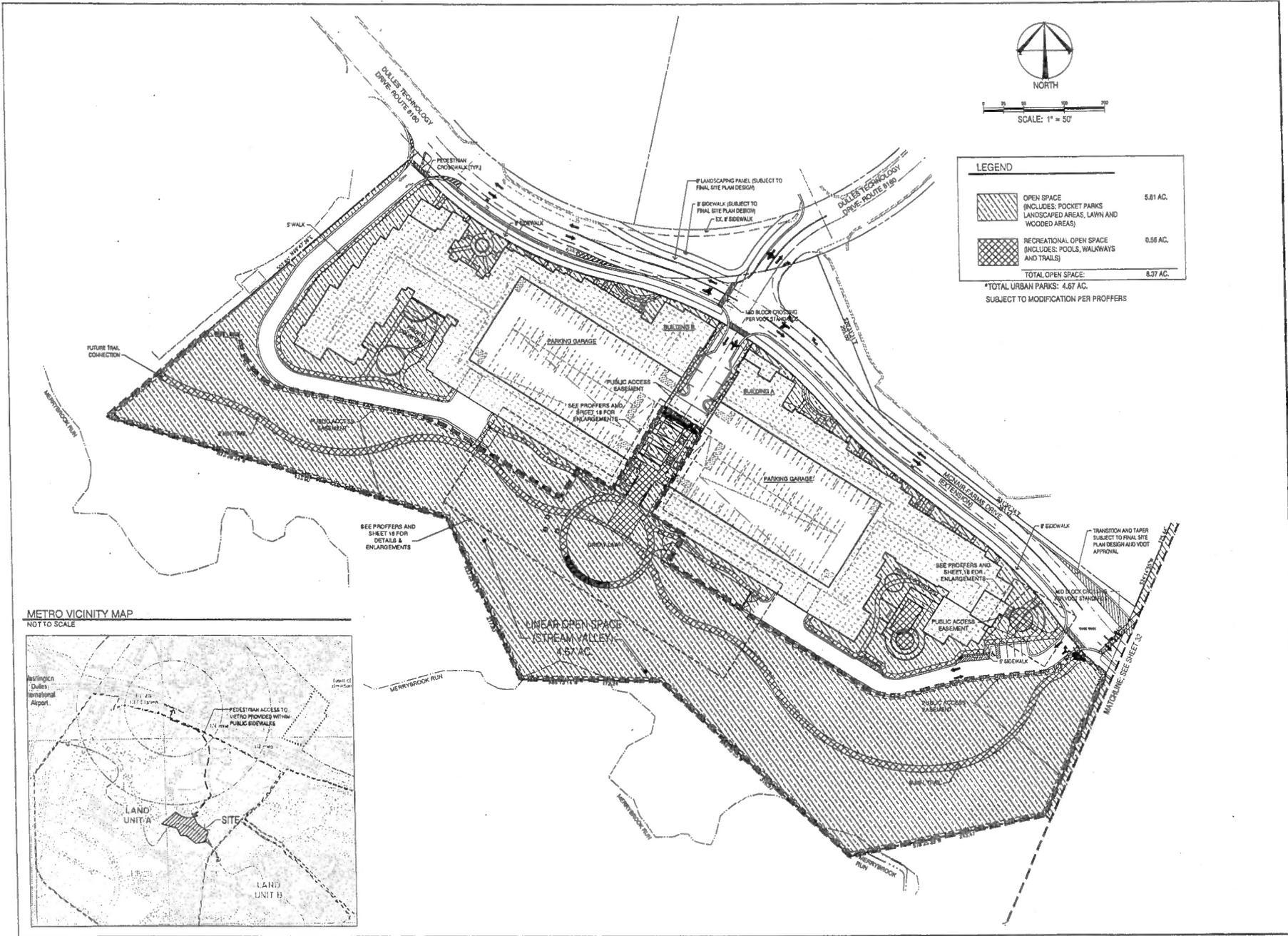
REVISION	DATE	DESCRIPTION
1.	01/20/14	Revised with Final B1
2.	02/04/14	Revised with B1A sheet
3.	07/02/14	Approved Comments
4.	10/07/14	Revised
5.	02/27/15	Revised per County Comments
6.	03/27/15	Revised per County Comments
7.	04/23/15	Revised per County Comments
8.	05/05/15	Revised per County Comments
NUMBER	DATE	DESCRIPTION

SUR: GORDON DES: DW/JW
DRW: DW/JW CHK: CS/RW

ROBERT W. WALKER, V.
No. 31865
6/05/15
PROFESSIONAL ENGINEER
SEAL

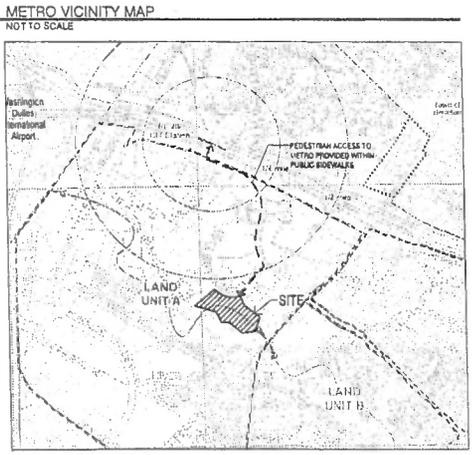
DULLES TECHNOLOGY CENTER
PARKING GARAGE PLANS (PARCEL 4A)
CONCEPTUAL DEVELOPMENT PLAN/
DEVELOPMENT PLAN 7 SPECIAL EXCEPTION
BRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 100'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-PP-101.DWG
HCS:
NUMBER: 8 OF 38
Gordon



LEGEND

	OPEN SPACE (INCLUDES: POCKET PARKS, LANDSCAPED AREAS, LAWN AND WOODED AREAS)	5.81 AC.
	RECREATIONAL OPEN SPACE (INCLUDES: POOLS, WALKWAYS AND TRAILS)	0.58 AC.
TOTAL OPEN SPACE:		6.37 AC.
*TOTAL URBAN PARKS:		4.67 AC.
SUBJECT TO MODIFICATION PER PROFFERS		



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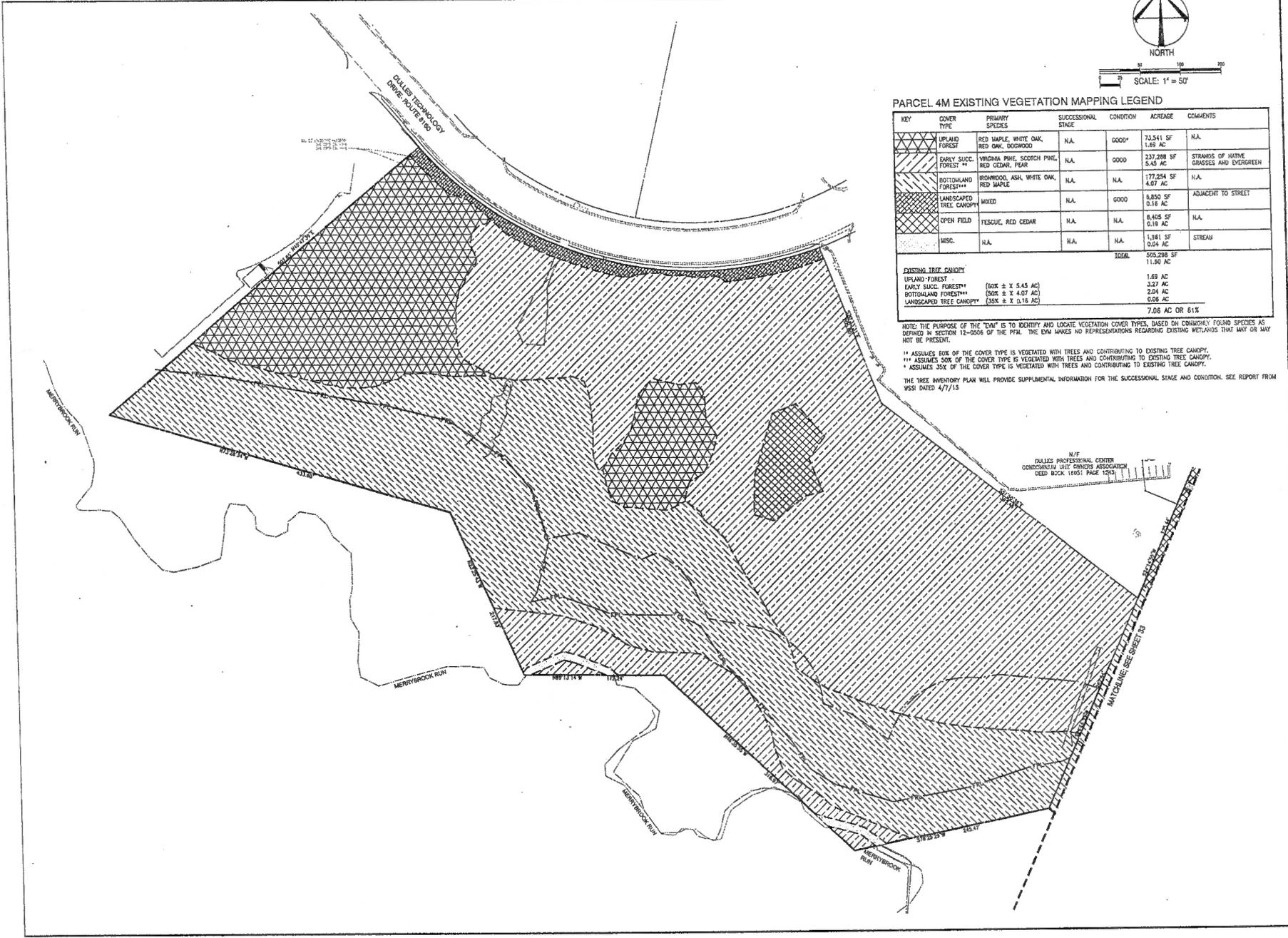
NO.	DATE	DESCRIPTION	BY	DATE
1	01/20/15	Issue for Review	CS	
2	02/02/15	Issue for Review	CS	
3	02/02/15	Issue for Review	CS	
4	02/02/15	Issue for Review	CS	
5	02/02/15	Issue for Review	CS	
6	02/02/15	Issue for Review	CS	
7	02/02/15	Issue for Review	CS	
8	02/02/15	Issue for Review	CS	
9	02/02/15	Issue for Review	CS	
10	02/02/15	Issue for Review	CS	

SR: CORON / DR: DW/JN
 DRW: DW/JN / CHK: CS/RW

PROFESSIONAL ENGINEER
 ROBERT W. WALKER, V.
 No. 37609
 6/05/15
 SEAL

DULLES TECHNOLOGY CENTER
 PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 4H)
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRIANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE VERTICAL:
 PLAN:
 JOB: 0472-0236
 CADD: 0472-0236-4-PC-101.0
 NCS:
 NUMBER: 9 OF 38
Gordon



PARCEL 4M EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
[Diagonal Hatching]	UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, DOGWOOD	N.A.	GOOD*	73,541 SF 1.67 AC	N.A.
[Cross-hatch]	EARLY SUCC. FOREST**	VIRGINIA PINE, SCOTCH PINE, RED CEDAR, PEAR	N.A.	GOOD	237,288 SF 5.43 AC	STRANDS OF MATINE GRASSES AND EVERGREEN
[Stippled]	BOTTOMLAND FOREST***	BROWNWOOD, ASH, WHITE OAK, RED MAPLE	N.A.	N.A.	177,254 SF 4.07 AC	N.A.
[Diagonal Hatching]	LANDSCAPED TREE CANOPY	MIXED	N.A.	GOOD	8,850 SF 0.16 AC	ADJACENT TO STREET
[Horizontal Hatching]	OPEN FIELD	FESCUE, RED CEDAR	N.A.	N.A.	8,405 SF 0.19 AC	N.A.
[Dotted]	MISC.	N.A.	N.A.	N.A.	1,981 SF 0.04 AC	STREAM
					TOTAL	
					505,288 SF 11.50 AC	
EXISTING TREE CANOPY						
					1.68 AC	
					3.27 AC	
					2.04 AC	
					0.36 AC	
					7.35 AC OR 61%	

NOTE: THE PURPOSE OF THE "EM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-2508 OF THE PFM. THE EM MAKES NO REPRESENTATIONS REGARDING EXISTING WEEDS THAT MAY OR MAY NOT BE PRESENT.

** ASSUMES SOIL OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 *** ASSUMES SOIL OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.

* THE TREE INVENTORY PLAN WILL PROVIDE SUPPLEMENTAL INFORMATION FOR THE SUCCESSIONAL STAGE AND CONDITION. SEE REPORT FROM WSP DATED 4/7/15

Gordon
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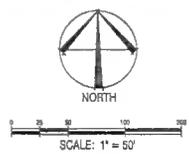
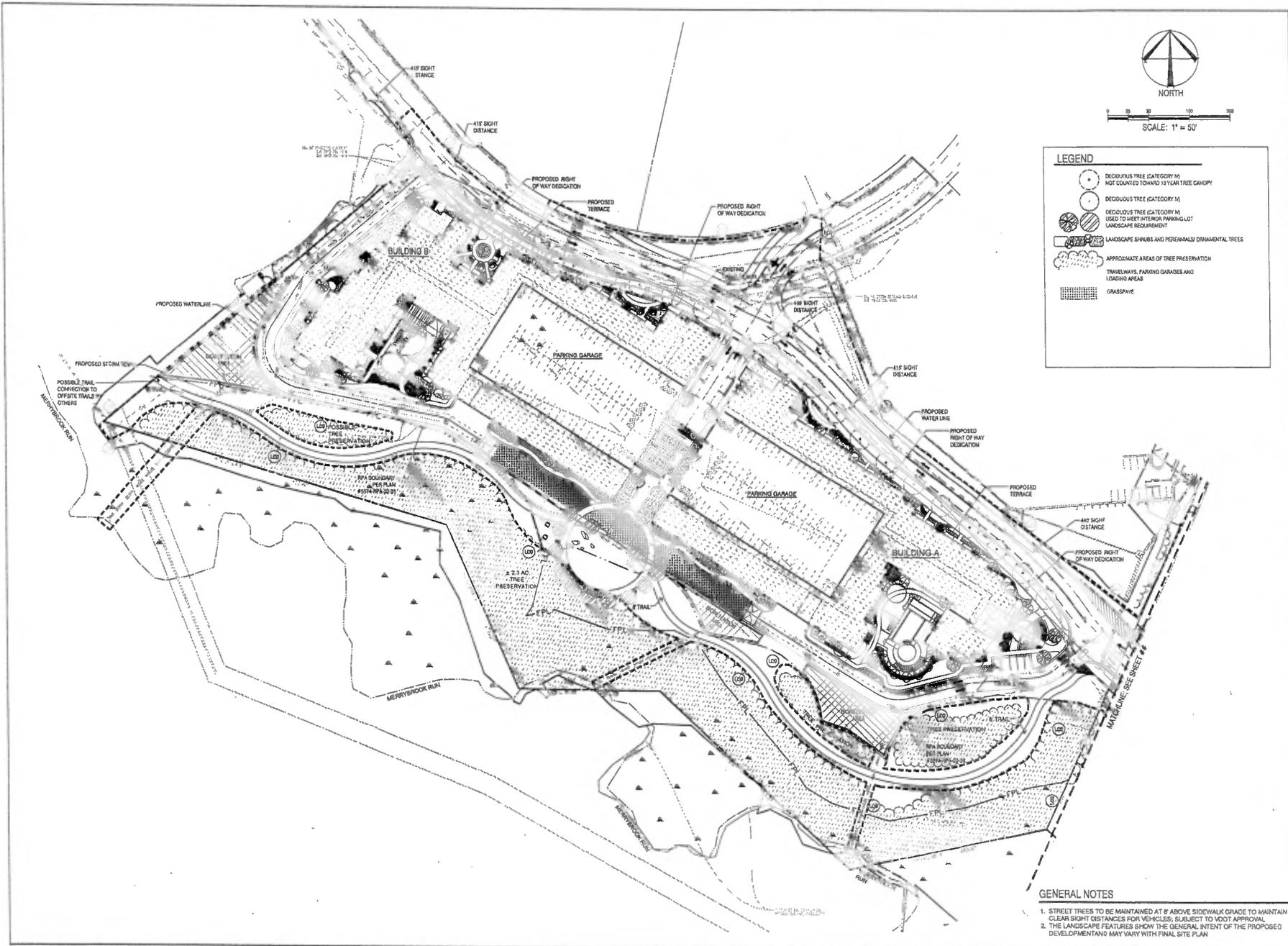
NO.	DATE	DESCRIPTION
1.	05/05/15	Approval Comments
2.	04/07/15	Revisions with field data
3.	03/27/15	Revisions with field data
4.	03/27/15	Approval Comments
5.	03/27/15	Revisions
6.	03/27/15	Revisions per County Comments
7.	02/27/15	Revisions per County Comments
8.	02/27/15	Revisions per County Comments
9.	02/27/15	Revisions per County Comments
10.	02/27/15	Revisions per County Comments

SUN. GORDON DES. DW/SH
 DRW. DW/SH CHS. CS/RR

PROFESSIONAL ENGINEER
 ROBERT M. WALKER, P.E.
 NO. 3726
 5/55/15
 PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN EXCEPT
 BRANNSVILLE DISTRICT
 © AREA V, CITY INTY., VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-L-15-1012
 NCS:
 NUMBER 10 OF 38
Gordon



LEGEND

- DECIDUOUS TREE (CATEGORY M)
NOT COUNTED TOWARD 10 YEAR TREE CANOPY
- DECIDUOUS TREE (CATEGORY IV)
USED TO MEET INTERIOR PARKING LOT
LANDSCAPE REQUIREMENT
- LANDSCAPE SHRUBS AND PERENNIALLY ORNAMENTAL TREES
- APPROXIMATE AREAS OF TREE PRESERVATION
- TRAVELWAYS, PARKING GARAGES AND
LOADING AREAS
- GRASSPAVE

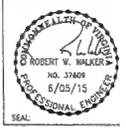
GENERAL NOTES

1. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES; SUBJECT TO MOOT APPROVAL
2. THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN

Gordon
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 Chantilly, VA 20151
 Phone: 703-763-1900
 www.gordonus.com

NO.	DESCRIPTION	DATE	DESCRIPTION
1.	06/07/14	Acceptance Comments	
2.	06/07/14	Revisions with Permit 03	
3.	07/02/14	Revisions with BSA review	
4.	07/02/14	Acceptance Comments	
5.	07/07/14	Revisions	
6.	08/07/14	Revisions per County Comments	
7.	08/07/14	Revisions per County Comments	
8.	08/07/14	Revisions per County Comments	
9.	08/07/14	Revisions per County Comments	
10.	08/07/14	Revisions per County Comments	
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12.	08/07/14	Revisions per County Comments	
13.	08/07/14	Revisions per County Comments	
14.	08/07/14	Revisions per County Comments	
15.	08/07/14	Revisions per County Comments	
16.	08/07/14	Revisions per County Comments	
17.	08/07/14	Revisions per County Comments	
18.	08/07/14	Revisions per County Comments	
19.	08/07/14	Revisions per County Comments	
20.	08/07/14	Revisions per County Comments	

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/RW



LANDSCAPE PLAN (PARCEL 446)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PERMITS DISTRICT
 11 PARCELS, 1 PLAN SHEET, 10 DRAWINGS

HORIZONTAL: 1"=50'
 SCALE VERTICAL:
 PLAN:
 JOB: 0472-0238
 CAD: 0472-0238-1-1P-101.0

DATE: 11 OF 38
Gordon

Step	Description	Value	Evidence
A	Pre-development area (SF) of existing tree canopy from Existing Vegetation Map	309,304 or 11.6 AC	
B	Percentage of gross site area covered by existing tree canopy	61.0%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4)	10% PER District	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	61%	
E	Proposed percentage of canopy requirement that will be met through tree preservation	100%	
F	Has the Tree Preservation Target minimum been met?	Yes	
G	If No See Item 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 § 12-007.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met.	N/A	
H	If Step G requires a narrative, it shall be prepared in accordance with § 12-007.4	N/A	
I	Place the information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-year Tree Canopy Calculations	

Step	Description	Value	Evidence
A. Tree Preservation Target and Evidences			
A1	Place the Tree Preservation Target calculations and sign on here placing the 10-year tree canopy calculations	61.0%	See § 12-007.3 for list of required elements and worksheets
B. Tree Canopy Requirements			
B1	Identify gross site area	505,304	§ 12-0011.1A
B2	Subtract area dedicated to parks, recreation, and		§ 12-0011.1B
B3a	Road Deduction: McNamee Farm Road Deduction	54,835	
B3b	Subtract area of exemptions	54,835	§ 12-0011.1C(1) through § 12-0011.1C(6)
B4	Adjusted gross site area (B1 - B3)	450,419	
B5	Identify site's zoning and/or use		PRM Planned Residential Medium Density
B6	Percentage of 10-year tree canopy required	10%	§ 12-0011.1E and Table 12.2
B7	Area of 10-year tree canopy required (B4 x B6)	45,042	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, from list items listed where modification request is located	NA	Street number
C. Tree Preservation			
C1	Tree Preservation Target Area	27,476	(61% x B7)
C2	Total canopy area exceeding standards as of 12-30-00	1,750	
C3	Total canopy area provided by unique or irreplaceable forest or woodlands		
C4	C4 x 1.5 =		
C5	Total canopy area provided by "Historic," "Memorial," "Bramble," or "Street" trees		
C6	C5 x 1.5 =		
C7	Total canopy area provided by "Historic," "Memorial," "Bramble," or "Street" trees		
C8	Canopy area of trees within Resource Protection Area and 100-year riparian area	100,000	
C9	C8 x 1.5 =	150,000	
C10	Total of C3, C5, C7 and C9 =	108,900	If area of C9 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	(65,856)	
D2	Area of canopy provided for air quality benefits =	1,750	
D3	D2 x 1.5 =	2,625	§ 12-0610.4B(1)
D4	Area of canopy provided for energy conservation =		
D5	D4 x 1.5 =		§ 12-0610.4B(2)
D6	Area of canopy provided for water quality benefits =		
D7	D6 x 1.5 =		§ 12-0610.4B(3)
D8	Area of canopy provided for noise abatement =	1,750	
D9	D8 x 1.5 =	2,625	§ 12-0610.4B(4)
D10	Area of canopy provided by native trees =		
D11	D10 x 1.5 =		§ 12-0610.4B(5)
D12	Area of canopy provided by improved culture and varieties =		
D13	D12 x 1.5 =		§ 12-0610.4B(6)
D14	Area of canopy provided through tree loadings =		
D15	D14 x 1.5 =		§ 12-0510.4D(1)
D16	Area of canopy provided through native shrubs or woody stem mix =		
D17	D16 x 1.0 =		§ 12-0610.4D(1)(a)
D17.0	Area of canopy provided for an additional credit to 1.0% (Maximum Reduced Credit)		Maximum reduced credit of 1.0%
D18	Total of canopy area provided through tree planting =	7,425	
D19	% on overall planting level requested =	NO	Yes or No
D20	Tree Plant or Tree Fund?	N/A	§ 12-0612
D21	Canopy area requested to be provided through white banking or tree and		
D22	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	108,900	No Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	7,425	
E3	Total of canopy area provided through other means (D18-D21) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	116,325	Total at E1 through E3. Area should meet or exceed area required by B7

10 YEAR TREE CANOPY PROVIDED = 116,325 / 450,419 = ± 25%

PLANT SCHEDULE (SUGGESTED TREE VARIETIES)

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
	PLATANUS ACFOLIA 'DOLGOCWOOD'	DOLGOCWOOD LONDON PLANETREE
	QUERCUS NODOSA	NUTTAL OAK
	QUERCUS PALSTRIS	PIN OAK
	QUERCUS PHellos	YELLOW OAK
	LIRIODENDRON TUPIPERA	TULIP POPLAR
	ULMUS PARVIFOLIA	CHINESE ELM
	ZELKOVA SERATA	ZELKOVA

13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS

62,543 SF.

X PERCENTAGE OF TREE COVER REQUIRED 5%
TREE COVER PROVIDED 3,127 SF.

TOTAL SHADE TREE COVER PROVIDED: 29 TREES @ 250 SF = 7,250 SF

TREE COVER PROVIDED (TO TREES) 7,250
TREE AREA PROVIDED > TREE AREA REQUIRED 3,127

13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (N/A)

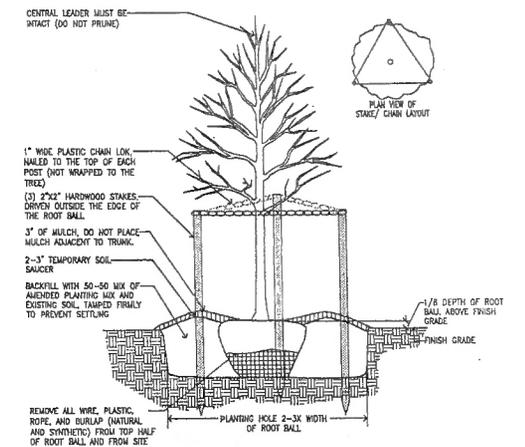
LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (N/A)

ALL PARKING AND LOADING AREAS FOR THE PROPOSED USES ARE PROPOSED WITHIN PARKING GARAGES. PARKING GARAGES ARE SURROUNDED BY RESIDENTIAL USES AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS DO NOT APPLY.

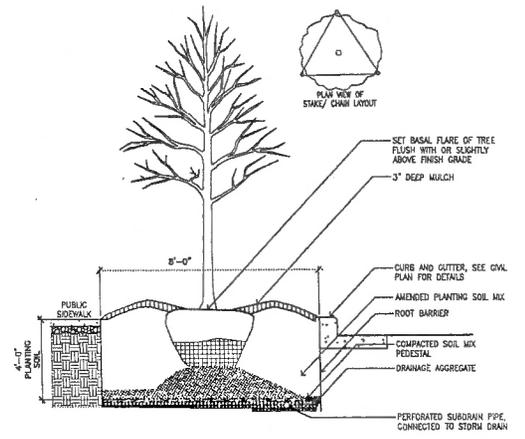
13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE THE SITE IS ADJACENT TO OFFICE USES AND COMMUNITY USES (PARK)

NORTH: OFFICE USES
EAST: COMMUNITY (PARK)
SOUTH: OFFICE USES
WEST: OFFICE USES



A DECIDUOUS TREE PLANTING (SMALLER THAN 3\" CAL.)
SCALE: N.T.S.



B 8\"-D\" WIDE TREE PIT
SCALE: N.T.S.

NOTES:
1. SIDEWALK AND CURB CONDITION VARIES BY LOCATIONS, SEE PLAN FOR SITE CONDITIONS
2. SOIL VOLUME FOR CATEGORY 1, 2, AND 3 TREES SHALL BE MINIMUM OF 700 CUBIC FEET PER SINGLE TREE.
3. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 1200 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
4. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE.

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NO.	DESCRIPTION	DATE	REVISIONS
1	02/07/15	02/07/15	Acceptance Comments
2	02/07/15	02/07/15	Revisions with Paved 40
3	02/07/15	02/07/15	Revisions with BSA 40
4	02/07/15	02/07/15	Acceptance Comments
5	02/07/15	02/07/15	Revisions
6	02/07/15	02/07/15	Revisions
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100	02/07/15	02/07/15	Revisions

SUR: GORDON DES: DW/JW
DRAW: DW/JW CHK: CS/RW

ROBERT W. HANCOCK
PROFESSIONAL ENGINEER
6/05/15

LANDSCAPE TABULATIONS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN
DULLES, VA

HORIZONTAL AS NO SCALE
VERTICAL: SCALE
PLAN: SCALE
JOB: 0472-0238
CADR: 0472-0238-LP-101
NCS:
NUMBER 12 OF 38

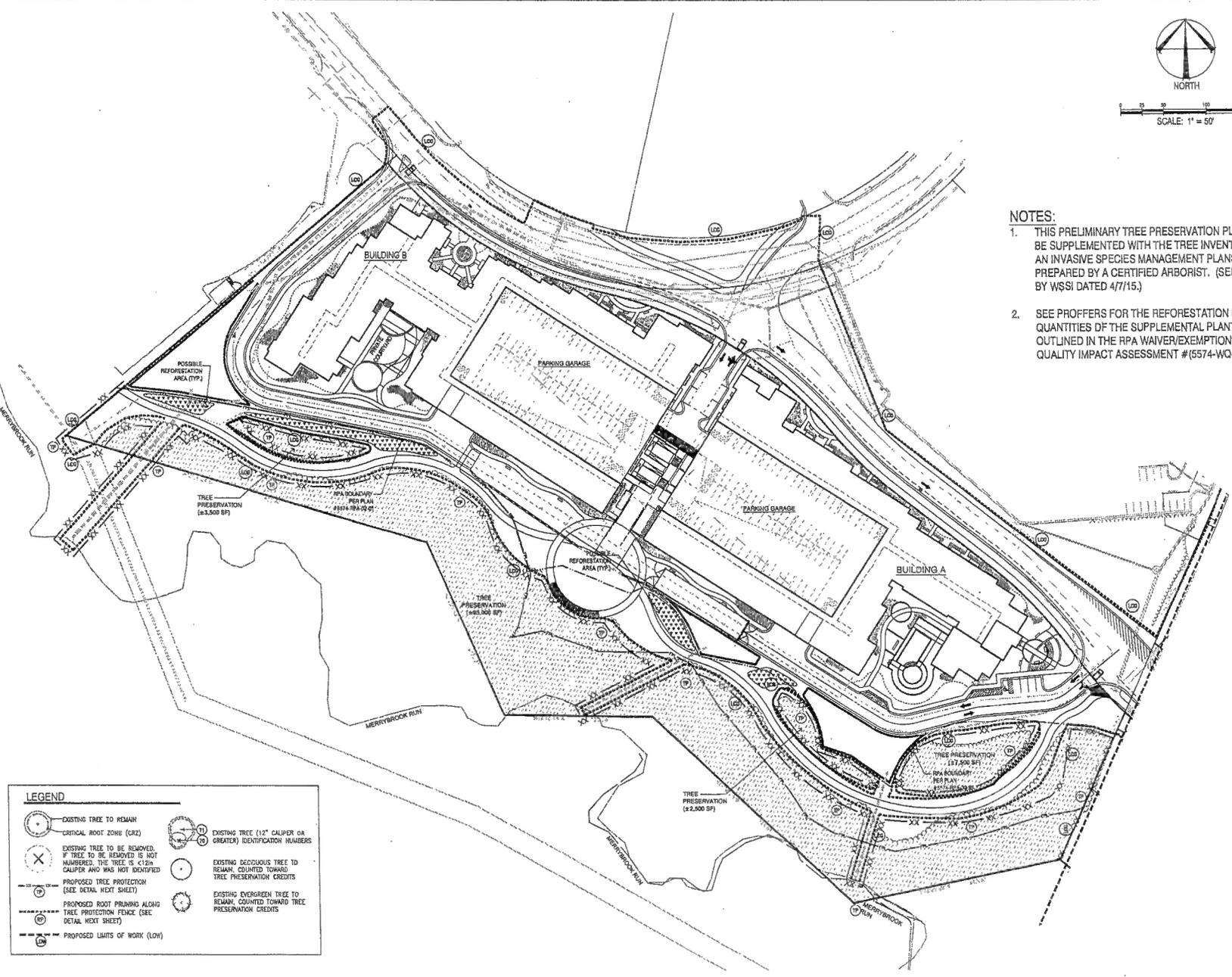
Gordon



NORTH
SCALE: 1" = 50'

NOTES:

1. THIS PRELIMINARY TREE PRESERVATION PLAN WILL BE SUPPLEMENTED WITH THE TREE INVENTORY AND AN INVASIVE SPECIES MANAGEMENT PLANS PREPARED BY A CERTIFIED ARBORIST. (SEE REPORT BY WSSI DATED 4/7/15.)
2. SEE PROFFERS FOR THE REFORESTATION PLANTING QUANTITIES OF THE SUPPLEMENTAL PLANTINGS AS OUTLINED IN THE RPA WAIVER/EXEMPTION / WATER QUALITY IMPACT ASSESSMENT # (5574-WQ-001-1).



LEGEND	
	EXISTING TREE TO REMAIN
	CRITICAL ROOT ZONE (CRZ)
	EXISTING TREE TO BE REMOVED. IF TREE TO BE REMOVED IS NOT NUMBERED, THE TREE IS <12" CALIPER AND WAS NOT IDENTIFIED
	PROPOSED TREE PROTECTION (SEE DETAIL NEXT SHEET)
	PROPOSED ROOT PRUNING ALONG TREE PROTECTION FENCE (SEE DETAIL NEXT SHEET)
	PROPOSED LIMITS OF WORK (LOW)
	EXISTING TREE (12" CALIPER OR GREATER) IDENTIFICATION NUMBERS
	EXISTING DECIDUOUS TREE TO REMAIN, COUNTED TOWARD TREE PRESERVATION CREDITS
	EXISTING EVERGREEN TREE TO REMAIN, COUNTED TOWARD TREE PRESERVATION CREDITS

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 SURVEY AND MAPPING
 SECURITY CONSULTING
 4503 Oak Drive
 Chantilly, VA 20151
 Phone: 703-263-1900
 www.gordonus.com

NO.	DESCRIPTION	DATE	REVISIONS
1	ISSUED FOR PERMITTING	5/15/15	
2	REVISIONS TO TREE INVENTORY	5/15/15	
3	REVISIONS TO TREE INVENTORY	5/15/15	
4	REVISIONS TO TREE INVENTORY	5/15/15	
5	REVISIONS TO TREE INVENTORY	5/15/15	
6	REVISIONS TO TREE INVENTORY	5/15/15	
7	REVISIONS TO TREE INVENTORY	5/15/15	
8	REVISIONS TO TREE INVENTORY	5/15/15	
9	REVISIONS TO TREE INVENTORY	5/15/15	
10	REVISIONS TO TREE INVENTORY	5/15/15	

SLUR: CORDON | DES: DW/JW
 DRW: DW/JW | CHK: CS/JW

ROBERT W. WALKER, P.E.
 PROFESSIONAL ENGINEER
 NO. 37409
 5/05/15
 SEAL

TREE PRESERVATION PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE VERTICAL:
 PLAN:
 JOB: 0472-0138
 CAD: 0472-0138-L-0106
 NCS:
 NUMBER: 13 OF 38

Gordon

NARRATIVE & NOTES

GENERAL

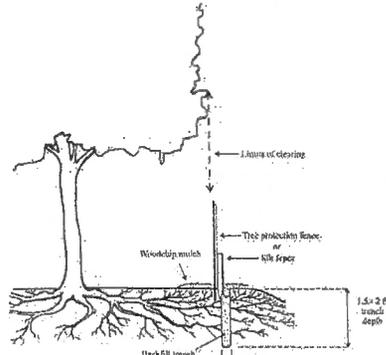
- IF AT THE REQUEST OF THE COUNTY ARBORIST (URBAN FORESTRY DEPARTMENT), PRIOR TO ALLOWING ANY VEHICLE OR CONSTRUCTION EQUIPMENT TO ENTER THE SITE, THE CONTRACTOR SHALL MEET WITH THE COUNTY ARBORIST (URBAN FORESTER) TO VERIFY THE LOCATIONS AND THE PROPER INSTALLATION OF THE TREE PROTECTION FENCING SHOWN ON THE PLAN. THE LIMITS OF THE TREE PRESERVATION AREA WILL BE CLEARLY MARKED BY THE INSTALLATION OF A TREE PROTECTION FENCE WITH SIGNAGE, AS DESCRIBED BELOW.
- CONTRACTOR TO RETAIN A LICENSED ARBORIST TO FUNCTION AS PROJECT ARBORIST AND A TREE CONTRACTOR LICENSED TO PERFORM ALL TREE WORK. BOTH SHALL BE LICENSED, BONDED, AND INSURED TO WORK IN FAIRFAX COUNTY.
- NO VEHICLES, EQUIPMENT OR STORAGE OF MATERIALS, BURN PILLS, SPILLAGE, OR DEBRIS OF ANY KIND WILL BE ALLOWED INSIDE THE TREE PRESERVATION AREA. EXCESSIVE FOOT TRAFFIC IN TREE PROTECTION AREA SHOULD BE AVOIDED. ENSURE ALL CONSTRUCTION PERSONNEL INVOLVED IN THE PROJECT ARE AWARE OF THE RESTRICTIONS WITHIN THE TREE PRESERVATION AREA.
- AT THE COMPLETION OF CONSTRUCTION (ALL EQUIPMENT REMOVED FROM THE SITE), NOTIFY THE PROJECT ARBORIST AND COUNTY URBAN FORESTER FOR AN INSPECTION BEFORE REMOVING THE TREE PROTECTION FENCING. AT THAT TIME, ALL TREES WILL BE INSPECTED AND ANY REPAIRS NEEDED WILL BE STIPULATED BY THE PROJECT ARBORIST AND/OR COUNTY URBAN FORESTER AND PROMPTLY MADE BY THE CONTRACTOR.
- A COPY OF THE "APPROVED SITE PLAN" AND THE "TREE PRESERVATION PLAN" MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE PROJECT ARBORIST SHALL REVIEW AND VERIFY THE TREE ANNOTATION AND LOCATION ANALYSIS IN THIS PLAN AND NOTIFY WHICA OF ANY DISCREPANCIES OR TREES THAT DISPLAY POOR FORM, OR HAVE INJURY OR DISEASE PROBLEMS THAT SHOULD BE REMOVED PRIOR TO CONSTRUCTION.
- THE PROJECT ARBORIST SHALL REVIEW THE PROPOSED TREE PRESERVATION PLAN AND NOTIFY WHICA OF ANY DISCREPANCIES OR CHANGES THAT SHOULD BE MADE TO ENSURE THE PROTECTION OF THE TREES, PARTICULARLY THOSE OFF-SITE THAT MAY BE IMPACTED BY CONSTRUCTION.

TREE PROTECTION

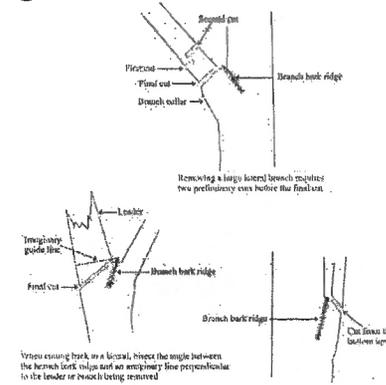
- THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING WITH THE FOLLOWING PROVISIONS:
 - INSTALL ONE OF THE TREE PROTECTION DEVICES DESCRIBED ON THIS SHEET IN ALL AREAS MARKED ON THE TREE PRESERVATION (TP) PLAN.
 - EXISTING CHAINLINK FENCING MAY BE USED AS TREE PROTECTION FENCING ONLY IN AREAS MARKED ON THE TP PLAN.
 - TREE PROTECTION AREA SIGNAGE SHALL BE ATTACHED TO ALL TREE PROTECTION DEVICES, INCLUDING THE EXISTING CHAINLINK FENCING IF USED (NOTE B ABOVE). SIGNAGE SHALL BE LOCATED AT 50' INTERVALS IN CLEARLY VISIBLE LOCATIONS AND ATTACHED DIRECTLY TO THE TREE PROTECTION DEVICE, I.E., NOT A TREE.
 - TREE PROTECTION DEVICES WILL REMAIN IN PLACE THROUGHOUT CONSTRUCTION PHASE AND REMOVED ONLY AFTER APPROVAL OF THE COUNTY URBAN FORESTER, EXCEPT AS DESCRIBED BELOW.
 - DURING THE LANDSCAPE INSTALLATION PHASE OF CONSTRUCTION, TREE PROTECTION DEVICES WILL REMAIN IN PLACE.
 - FOR ACCESS TO LANDSCAPE AREAS WITHIN CRITICAL ROOT ZONES (CRZ) MARKED ON THE TP PLAN, TEMPORARY OPENINGS SHALL BE ESTABLISHED QUAY LARGE ENOUGH AND ONLY WHERE NEEDED FOR ACCESS BY PERSONNEL, PLANT MATERIAL, AND HAND EXCAVATION TOOLS.
 - FOR ACCESS TO LANDSCAPE AREAS OUTSIDE CRITICAL ROOT ZONES (CRZ) MARKED ON THE TP PLAN, TEMPORARY OPENINGS SHALL BE ESTABLISHED QUAY LARGE ENOUGH AND ONLY WHERE NEEDED FOR ACCESS BY PERSONNEL, PLANT MATERIAL, AND EQUIPMENT.
 - ALL AUTHORIZED LANDSCAPE OPENINGS SHALL BE RESTORED TO THE ORIGINAL TREE PROTECTION INSTALLATION STANDARDS DESCRIBED IN PARAGRAPHS A-C ABOVE IMMEDIATELY AFTER LANDSCAPE WORK IS COMPLETED.
- EROSION AND SEDIMENT CONTROL FENCING SHALL BE PLACED ON THE INSIDE (TOWARD CONSTRUCTION) FROM THE TREE PROTECTION FENCING AND ANY ROOT-PRUNING TRENCHES. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASKETS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION AREA.
- WHEN CONSTRUCTION TRAFFIC MUST OCCUR IN THE CRZ MARKED ON THE TP PLAN, IT SHALL BE NECESSARY TO APPLY THE FOLLOWING PROCEDURE: COVER UNDISTURBED SOIL WITH 10-15" LAYERS OF WOOD CHIPS AND TOPPED WITH CHAIN LINK FENCE PULLED TAUGHT AND ANCHORED OR TOPPED WITH 5/8" MIN. PLYWOOD WITH NON-SKID SURFACE. (SEE ILLUSTRATION ON THIS SHEET).
- WHERE EXCAVATION OCCURS DURING CONSTRUCTION, VERTICAL MOUND WITH A GOOD DUALITY COMPOST.
- SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION AREA, EITHER TEMPORARILY OR PERMANENTLY. IF REQUIRED AND IF APPROVED BY THE PROJECT ARBORIST, SOIL MAY BE PLACED ON A TREAD SURFACE THAT IS ELEVATED ABOVE THE GRADE USING SCRAP LUMBER OR RAILROAD TIES. THE SCRAP LUMBER OR TIES SHALL BE ORIENTED PARALLEL TO THE REMAINING ROOT SYSTEM. THE EXCAVATED SOIL SHALL BE REMOVED WITHIN 48 HOURS.
- GRADE CHANGES IN THE CRZ SHALL COMPLY WITH THE FOLLOWING:
 - WHEN GRADE LOWERING (CUT) IS REQUIRED, PRUNE EXPOSED ROOTS LESS THAN 2 INCHES WITH A SHARPENED SHOVEL OR SPADE.
 - USE EXCAVATOR TOPSOIL TO BRING BACKFILL TO FINISHED GRADE. THE TOPSOIL SHALL BE COMPACT AROUND AND ABOVE THE ROOTS TO A MAXIMUM BOX DENSITY PROCTOR TO ALLOW FOR FUTURE ROOT GROWTH.

CONSTRUCTION STRATEGIES

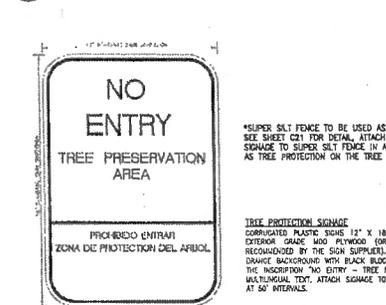
- TIMING:** ALL TREE WORK (TREATMENT/PRUNING/REMOVAL) MUST BE COMPLETED PRIOR TO CONSTRUCTION.
- HAND EXCAVATION ZONE:** ALL WORK AREAS WITHIN A CRZ MARKED ON THE TP PLAN SHALL BE CONSIDERED AN HAND-EXCAVATION ZONE. THE CONTRACTOR SHALL ENSURE THE FOLLOWING PRACTICES ARE APPLIED IN HAND EXCAVATION ZONES:
 - THE USE OF A SHARPENED SPADE OR SHOVEL.
 - PRIOR TO BACKFILLING, ALL HAND-DUG AREAS SHALL BE INSPECTED BY THE PROJECT ARBORIST TO ASSESS THE EXTENT OF POSSIBLE ROOT LOSS OR DAMAGE.
 - NO MOTORIZED EQUIPMENT SHALL BE USED.
 - ALL WORK SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
- ROOT PRUNING**
 - ALL ROOT PRUNING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
 - UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST, ROOT PRUNING SHALL BE MARKED AND DUG APPROXIMATELY 18-24" IN DEPTH AND 8" WIDTH MAX. SPECIFIC EQUIPMENT AND METHODS WILL BE SPECIFIED BY THE PROJECT ARBORIST.
 - ONCE A TRENCH IS OPENED UP, ALL EXPOSED ROOTS WILL BE HAND PRUNED SO THAT THE CLEAN-CUT ENDS CAN RE-GROW.
 - VERTICAL CUTS SHALL BE MADE WITHIN 2 FEET OF THE LIMIT OF THE GRADING OR EXCAVATION.
 - TREE PROTECTION FENCING SHALL BE PLACED 6-12" FROM OUTSIDE THE ROOT PRUNING TRENCH ON THE CONSTRUCTION SIDE. EROSION AND SEDIMENT FENCING SHALL BE PLACED OUTSIDE THE TREE PROTECTION FENCING ON CONSTRUCTION SIDE. (SEE ILLUSTRATION ON THIS SHEET).
 - PRUNED ROOT ENDS SHOULD BE KEPT MOSTLY WHILE EXPOSED AND THE CUT PROMPTLY BACKFILLED WITH SOIL, AVOIDING ANY VOIDS. SPOIL FROM THE TRENCH SHALL NOT BE PLACED BETWEEN THE TRENCH AND THE TREE TRUNK.
 - IF EXCAVATION IS TO BE LEFT OPEN FOR 48 OR MORE HOURS, WRAP ROOTS WITH DURLAP OR OTHER APPROVED WRAP AND KEEP MOIST AT ALL TIMES, UNTIL BACKFILLED.
 - ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW AND PROPERLY COVERED WITH MOIST SOIL.
- TREE PRUNING**
 - ALL PRUNING SHALL BE SUPERVISED BY THE PROJECT ARBORIST AND IN COMPLIANCE WITH ANSI SPECIFICATIONS FOR PRUNING. CUTS LARGER THAN 4" DIAMETER, EXCEPT DEAD WOOD, AND CUTS THAT EXPOSE HEARTWOOD SHALL BE APPROVED AND NO MORE THAN 20% OF LIVE FOLIAGE SHALL BE REMOVED FROM THE TREE. PRUNING SHALL NOT BE PERFORMED DURING PERIODS OF FLIGHT OF ADULT BORING INSECTS BECAUSE FRESH WOUNDS ATTRACT THESE PESTS.
 - OFFSITE TREES (TREES LOCATED OFFSITE) WILL ONLY BE PRUNED WHEN DEEMED REQUIRED BY THE COUNTY URBAN FORESTER DUE TO HUMAN HEALTH/SAFETY RISKS AND ONLY WITH PERMISSION OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL "ESTIMATED" TREE LOCATIONS NEAR THE PROPERTY LINE BEFORE PRUNING.
- TREE CARE**
 - AS DIRECTED BY THE PROJECT ARBORIST, TREAT ANY DISEASE OR INSECT PEST TO REDUCE THE STRESS ON THE TREES IN THE TREE PRESERVATION AREA.
 - ANY HERBICIDE PLACED UNDER FENCING MATERIALS OR PESTICIDES USED MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
 - IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE TREATED AS SOON AS POSSIBLE UNDER THE DIRECTION OF THE PROJECT ARBORIST.
 - TREES BEING PRESERVED SHALL BE WATERED THROUGHOUT THE CONSTRUCTION PROCESS. THIS IS PARTICULARLY IMPORTANT FOR WORK WITHIN THE CRZ. INCLUDING THE INSTALLATION OF LANDSCAPE PLANTINGS. WATERING SHALL BE IN QUANTITY AND FREQUENCY TO EQUAL THE AVERAGE DAILY AMOUNT OF RAINFALL. THE APPLICATION SHOULD BE DESIGNED TO WET THE SOIL TO A DEPTH OF 2' TO 3'. SHALLOW, FREQUENT WATERING SHALL BE AVOIDED.
 - AFTER REVIEW OF THE TREE PRESERVATION PLAN AND A SITE INSPECTION BY THE PROJECT ARBORIST AND THE CONTRACTOR, IT MAY BE REQUIRED FOR THE CONTRACTOR TO APPLY FERTILIZER, AERATION, OR OTHER TREATMENT OF THE TREES TO BE SAVED.
- REMOVAL**
 - REMOVE ALL INVASIVE SPECIES GROWING ON TREES AND FROM THE AREA AROUND THE TREES.
 - ONLY TREES THAT ARE MARKED ON THE TP PLAN AND APPROVED BY THE COUNTY URBAN FORESTER SHALL BE REMOVED.
 - OFFSITE TREES (TREES LOCATED OFFSITE) WILL ONLY BE REMOVED WHEN DEEMED REQUIRED BY THE COUNTY URBAN FORESTER DUE TO HUMAN HEALTH/SAFETY RISKS AND ONLY WITH PERMISSION OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF TREES NEAR THE PROPERTY LINE.
 - ALL TREE REMOVAL SHALL BE BY A LICENSED ARBORIST TO MINIMIZE POTENTIAL FOR DAMAGE TO REMAINING TREES AND ROOTS.
 - STUMPS SHALL BE LEFT IN PLACE OR GROUND OUT WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL TREE REMOVAL DEBRIS IS REMOVED FOLLOWING TREE WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO SITE AND/OR STRUCTURES DAMAGED OR DESTROYED DURING TREE WORK.



RP ROOT PRUNING
PLATE 7-12 FAIRFAX COUNTY PFM

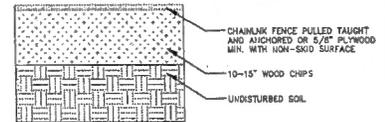


TC TREE PRUNING CUTS
PLATE 8-12 FAIRFAX COUNTY PFM



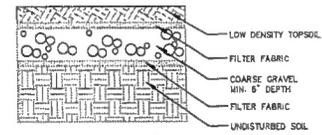
TP TREE PROTECTION FENCE SIGN

NOTE:
SEE WSSI REPORT DATED 4/7/15 FOR THE PRELIMINARY TREE PRESERVATION PLAN, THE TREE INVENTORY PLAN AND AN INVASIVE SPECIES MANAGEMENT PLAN.



FOR EQUIPMENT OPERATION AT EXISTING GRADE

N.T.S.



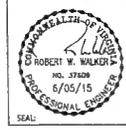
FOR FILLING OVER ROOT ZONE

N.T.S.

Gordon
PROFESSIONAL LANDSCAPE ARCHITECTURE
4150 Daily Drive
Chantilly, VA 20151
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www.gordonsa.com

NO.	DATE	DESCRIPTION	BY	DATE
1	02/07/15	Revised with Final Bid	WSS	
2	02/07/15	Revised with Bid Items	WSS	
3	02/07/15	Approved Comments	WSS	
4	02/07/15	Approved Comments	WSS	
5	02/07/15	Revised with Final Comments	WSS	
6	02/07/15	Revised with Final Comments	WSS	
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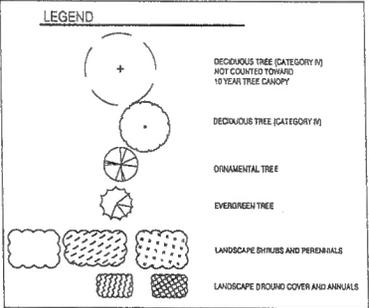
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DWA: DW/JW CHK: CS/JW



DULLES TECHNOLOGY CENTER
TREE PRESERVATION NOTES & DETAILS (PARCEL 440)
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FAIRFAX COUNTY, VIRGINIA

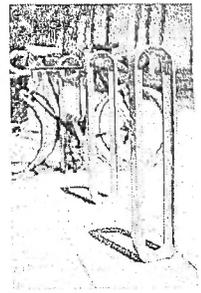
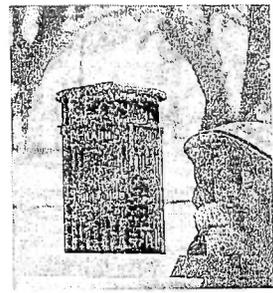
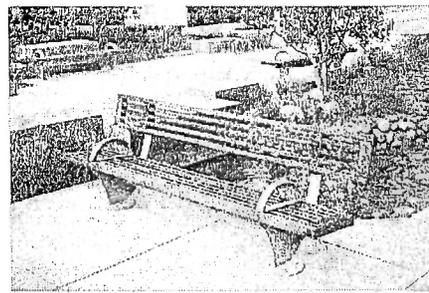
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SCALE: VERTICAL:
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CADD: 0472-0236-4-1100
NSC:
NUMBER: 14 OF 38

Gordon

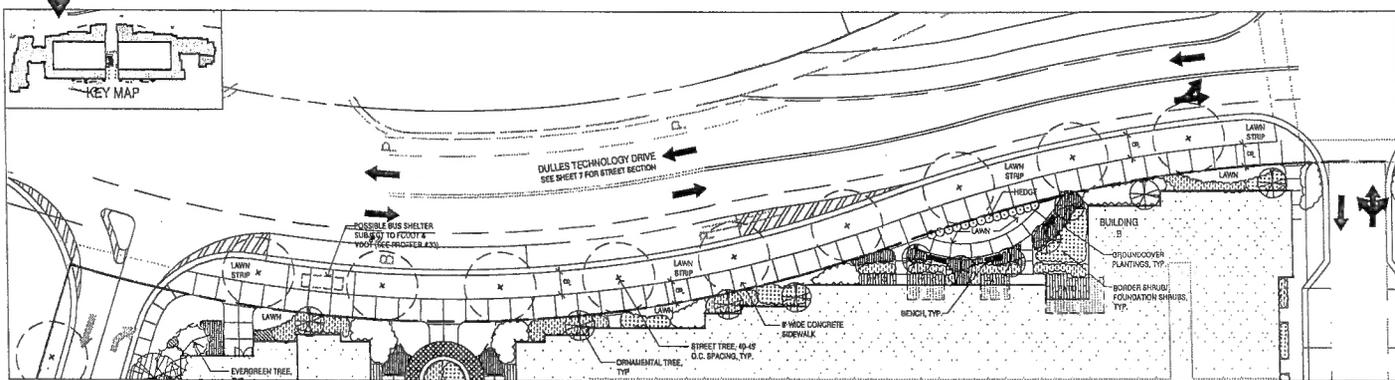


STREETSCAPE NOTES

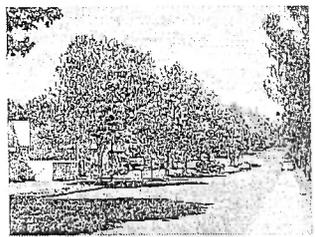
1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



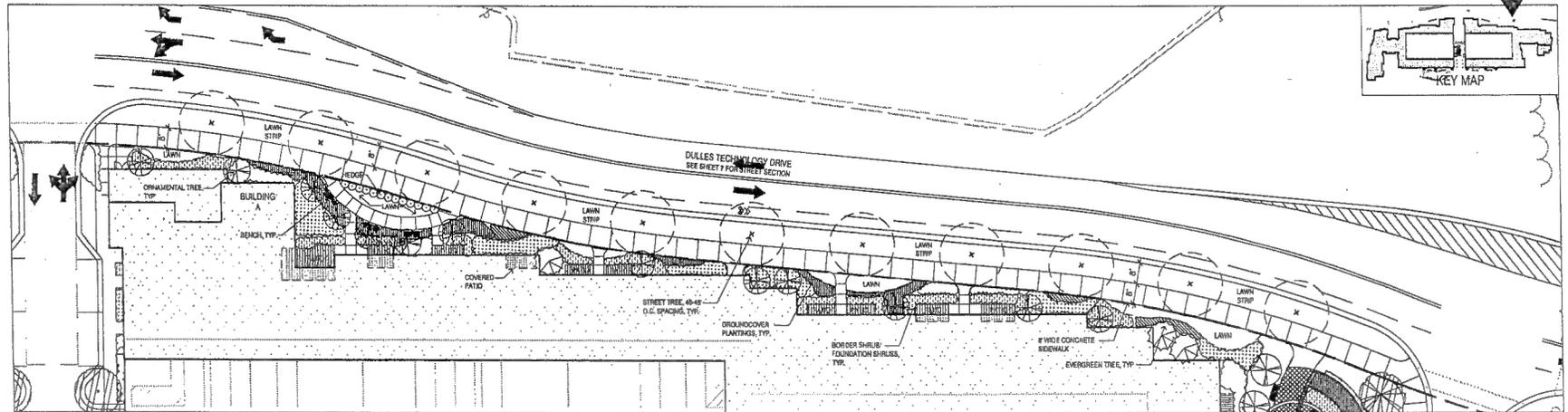
NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



STREET SCAPE IN FRONT OF BUILDING B
SCALE: 1" = 20'



SCALE: 1" = 20'



STREET SCAPE IN FRONT OF BUILDING A
SCALE: 1" = 20'

PROGRAMS: LUSH PLANTING
LANDSCAPE ARCHITECTURE
SITE PLANNING
SECURITY CONSULTING

Gordon

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Chantilly, VA 20151
Phone: 703-263-1000
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NO.	DATE	DESCRIPTION	BY	CHK.	APP.
1	05/07/15	ADDITIONAL COMMENTS			
2	05/07/15	REVISIONS WITH PARCEL ID			
3	05/07/15	REVISIONS WITH BSA DRAWING			
4	07/07/15	ADDITIONAL COMMENTS			
5	07/07/15	REVISIONS			
6	05/07/15	REVISIONS PER CLIENT COMMENTS			
7	05/07/15	REVISIONS PER CLIENT COMMENTS			
8	05/07/15	REVISIONS PER CLIENT COMMENTS			
9	05/07/15	REVISIONS PER CLIENT COMMENTS			

SUR: GORDON DES: DW/JW
DRW: DW/JW CHK: CS/JW

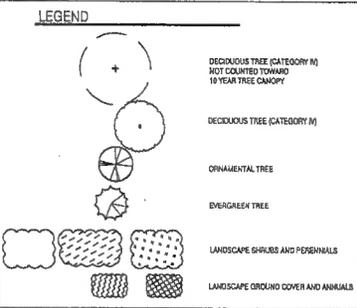
SEAL

ROBERT W. WALKER
NO. 37609
6/05/15
PROFESSIONAL ENGINEER

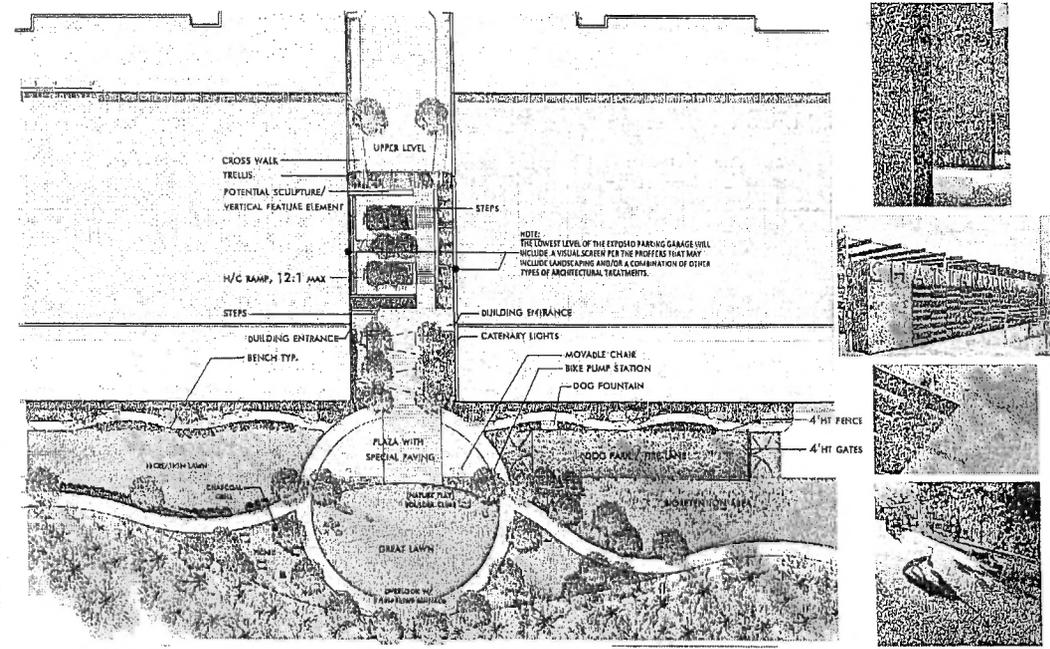
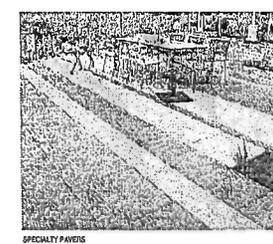
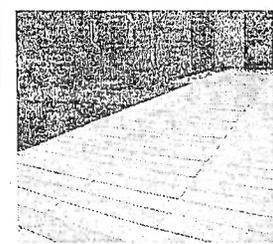
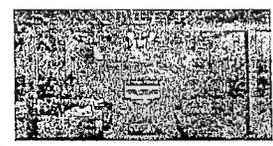
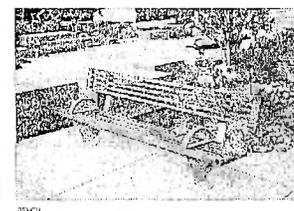
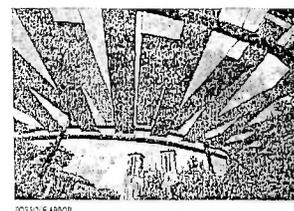
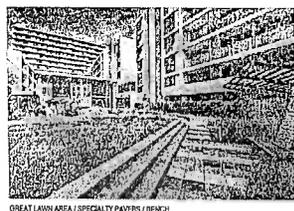
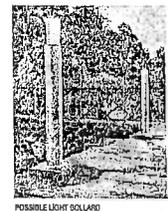
STREETSCAPE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DATE: 05/07/15

HORIZONTAL: AS NO
SCALE: VERTICAL:
PLAN:
JOB: 0472-0235
CADD: 017-028-47-20-02P1
NES:
NUMBER 15 OF 38

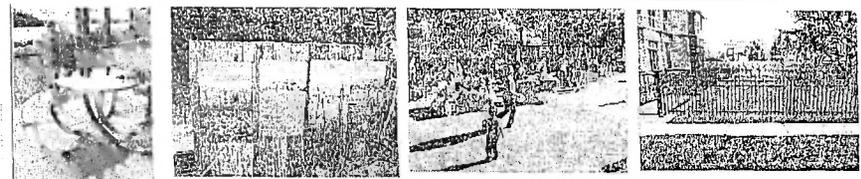
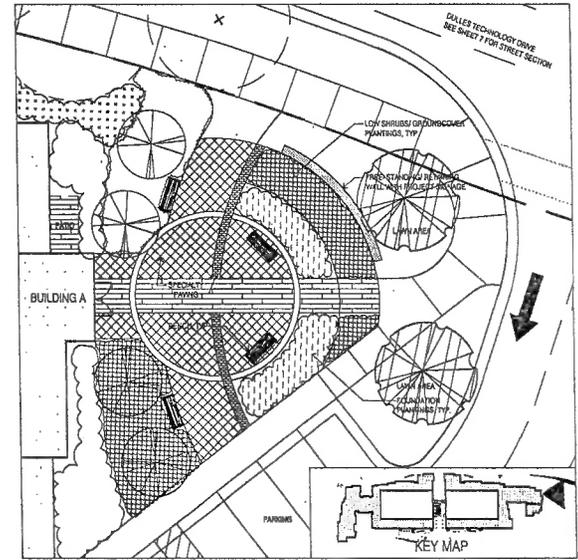
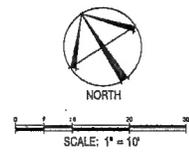
Gordon



NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



STREETScape NOTES:
1. THE PLAN AND SANDBURY SIGNAGE MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



PARKER RODRIGUEZ INC
Landscape Architecture
1211 North Union St. #222
Alexandria VA 22314
703.348.5910

OPEN SPACE PLAZA BETWEEN BUILDINGS A & B / GREAT LAWN AREA
SCALE: AS SHOWN

PERMANENT AND PLANNING
ON LANDSCAPE
LANDSCAPE ARCHITECTURE
4501 Duly Drive
Cherry Hill, VA 20333
Phone: 703.348.5910
www.gordons.com

Gordon

REVISION	DATE	DESCRIPTION
1	05/15	ISSUED FOR PERMITS
2	05/15	ISSUED FOR PERMITS
3	05/15	ISSUED FOR PERMITS
4	05/15	ISSUED FOR PERMITS
5	05/15	ISSUED FOR PERMITS
6	05/15	ISSUED FOR PERMITS
7	05/15	ISSUED FOR PERMITS
8	05/15	ISSUED FOR PERMITS
9	05/15	ISSUED FOR PERMITS
10	05/15	ISSUED FOR PERMITS

SUR: GORDON DEC 09/08
DRW: DM/SH CHC CS/WH

SEAL

ROBERT W. WALKER
REGISTERED PROFESSIONAL ENGINEER
NO. 37669
6/05/15

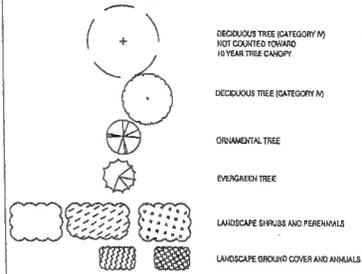
PUBLIC SPACES (PARCEL 4A)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRAVENSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 907-828-44-21-01PDM
HCS:

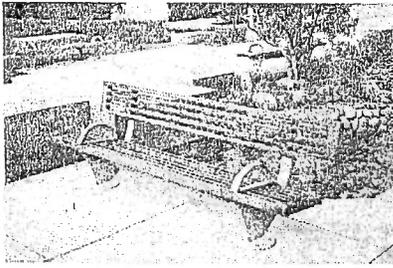
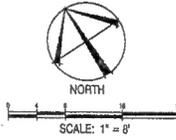
NUMBER: 16 OF 38

Gordon

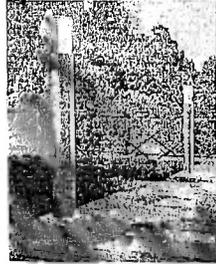
LEGEND



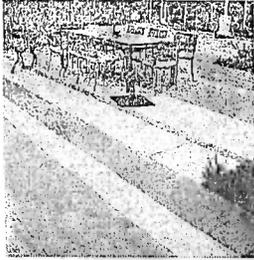
NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



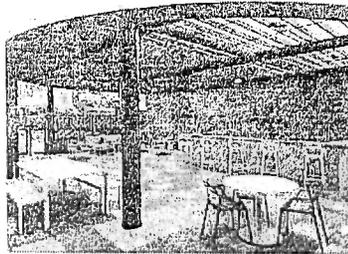
BENCH



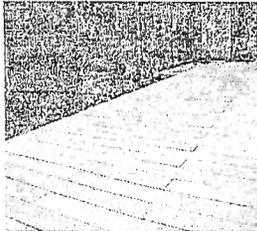
POSSIBLE LIGHT BOLLARD



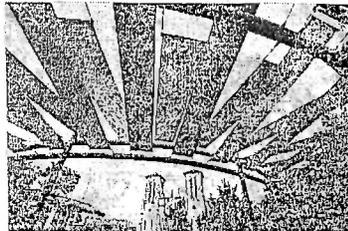
SPECIALTY PAVERS



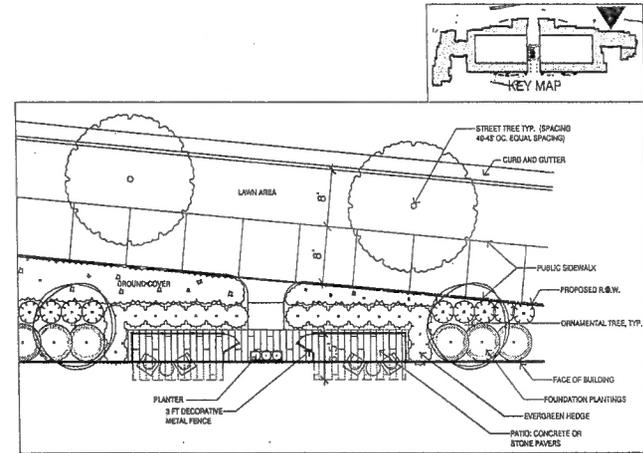
POSSIBLE OUTDOOR KITCHEN / BAR AREA



SPECIALTY PAVERS



POSSIBLE ARBOR

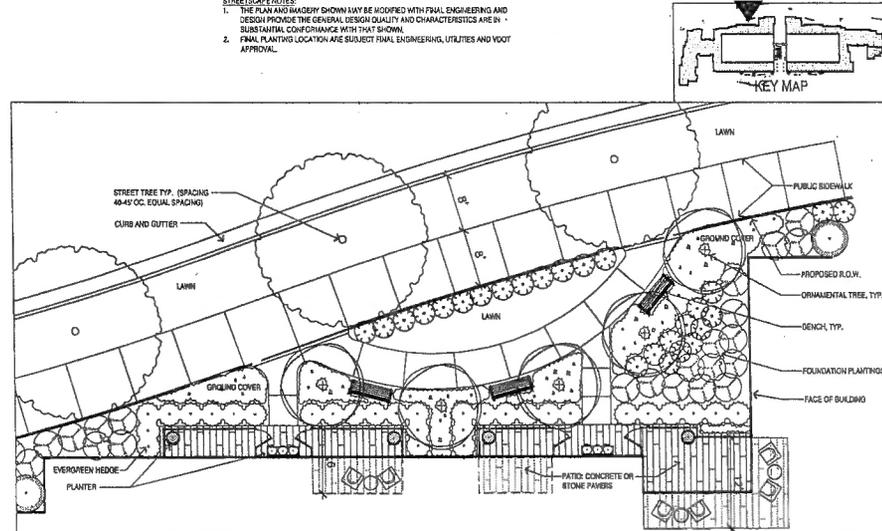


INDIVIDUAL UNIT PATIO / INTERFACE AT PUBLIC STREET

SCALE: 1" = 8'

STREETSCAPE NOTES:

1. THE PLAN AND HARDWARE SHOWN MAY BE ADAPTED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



STREETSCAPE PARKLET

SCALE: 1" = 8'

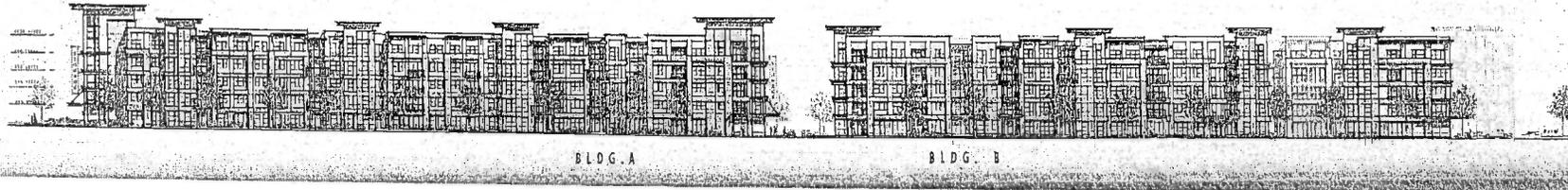
REVISION	DATE	DESCRIPTION
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2	6/05/15	Revised per County Comments
3	6/05/15	Revised per County Comments
4	6/05/15	Revised per County Comments
5	6/05/15	Revised per County Comments
6	6/05/15	Revised per County Comments
7	6/05/15	Revised per County Comments
8	6/05/15	Revised per County Comments
9	6/05/15	Revised per County Comments
10	6/05/15	Revised per County Comments

SUR: GORDON DES: DW/JN
DRAW: DW/JN CHK: CS/RW



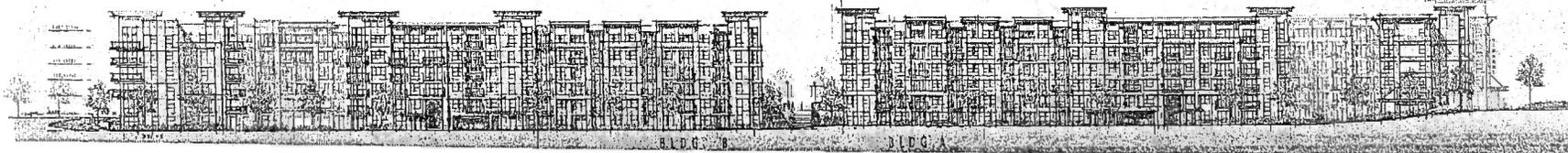
TYPICAL PARKLET - PATIO AREAS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DUPES COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLANS
JOB: 0472-0238
CADD: 8/11-8/14-17-2015-CEPTING
NCS:



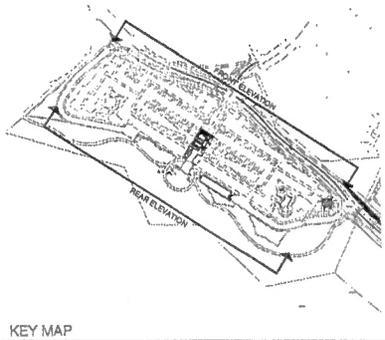
FRONT ELEVATION

NOT TO SCALE



REAR ELEVATION

NOT TO SCALE



KEY MAP
SCALE: 1" = 200'

NOTE:
THESE IMAGES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL ARCHITECTURE WILL VARY WITH BUILDING DESIGN.

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 PROGRAMMING AND PLANNING
 CIVIL ENGINEERING
 ARCHITECTURE
 SURVEYING AND MAPPING
 SECURITY CONSULTING
 4501, 8th Drive
 Chantilly, VA 20151
 Phone: 703-261-1900
 www.gordon.us.com

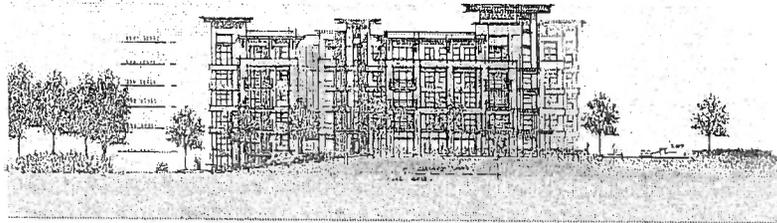
NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1	08/27/15	Final Design			
2	09/01/15	Revisions per County Comments			
3	09/01/15	Revisions per County Comments			
4	09/01/15	Revisions per County Comments			
5	09/01/15	Revisions per County Comments			
6	09/01/15	Revisions per County Comments			
7	09/01/15	Revisions per County Comments			
8	09/01/15	Revisions per County Comments			
9	09/01/15	Revisions per County Comments			
10	09/01/15	Revisions per County Comments			

SUR: GORDON DES: DW/JH
 DRW: DW/JH CHK: CS/RH

ROBERT W. WALKER, P.E.
 No. 37609
 6/05/15
 PROFESSIONAL ENGINEER
 SEAL

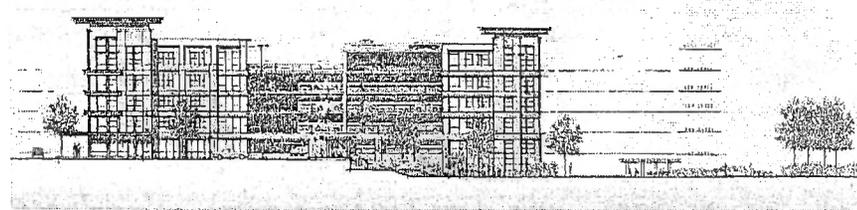
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAKESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-1-PP-101.DWG
 NCS:
 NUMBER: 19 OF 38
Gordon



BUILDING A SIDE ELEVATION

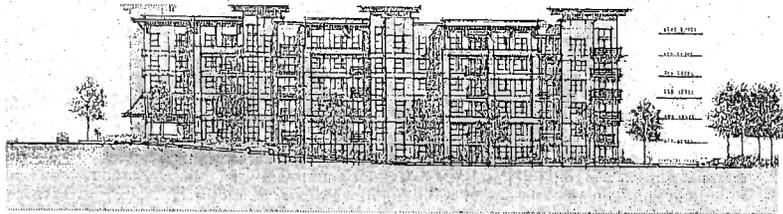
NOT TO SCALE



BUILDING A GARAGE SIDE ELEVATION

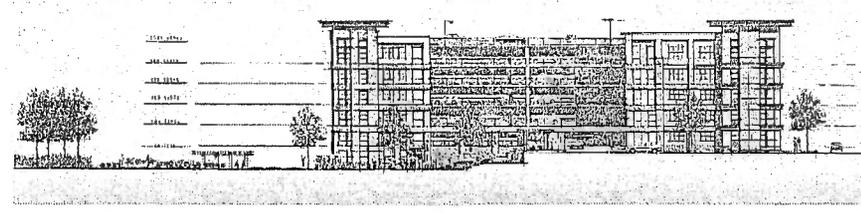
NOT TO SCALE

NOTE:
THE LOWEST LEVEL OF THE EXPOSED PARKING GARAGE SHALL INCLUDE A VISUAL SCREEN PER THE PROFFERS THAT MAY INCLUDE LANDSCAPING AND/OR A COMBINATION OF OTHER TYPES OF ARCHITECTURAL TREATMENTS.



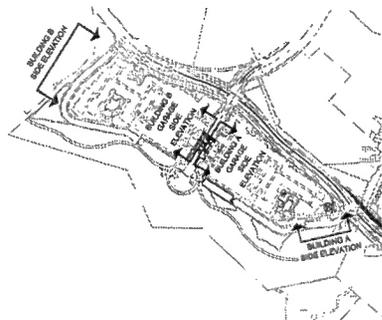
BUILDING B SIDE ELEVATION

NOT TO SCALE



BUILDING B GARAGE SIDE ELEVATION

NOT TO SCALE



KEY MAP
SCALE: 1" = 200'

NOTE:
THESE IMAGES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL ARCHITECTURE WILL VARY WITH BUILDING DESIGN.

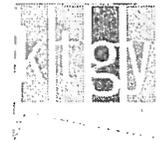
Gordon
 PROGRAMMING AND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 CLIMATE CONTROL
 SECURITY CONSULTING
 4901 Diny Drive
 Chantilly, VA
 Phone: 703-294-1000
 www.gordon-us.com

NO.	DATE	DESCRIPTION	BY	CHKD
1	01/20/15	Asynchronous Comments		
2	01/20/15	Revised with Permit ID		
3	01/20/15	Revised with Permit ID		
4	01/20/15	Revised with Permit ID		
5	01/20/15	Revised with Permit ID		
6	01/20/15	Revised with Permit ID		
7	01/20/15	Revised with Permit ID		
8	01/20/15	Revised with Permit ID		
9	01/20/15	Revised with Permit ID		
10	01/20/15	Revised with Permit ID		

SUR: GORDON CHK: DW/JH
 DRW: DW/JH CHK: CS/RH

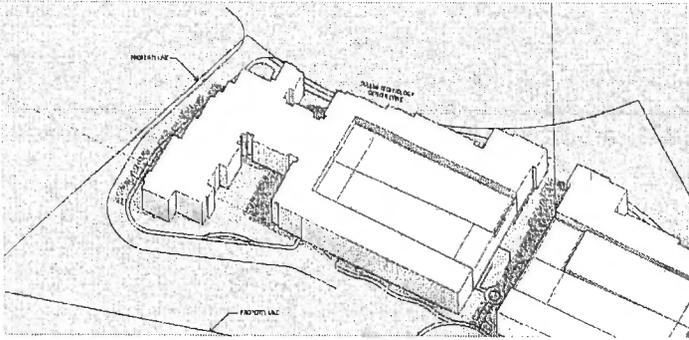
PROFESSIONAL ENGINEER
 ROBERT W. WALKER
 NO. 37469
 6/05/15
 SEAL

SIDE BUILDING ELEVATIONS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

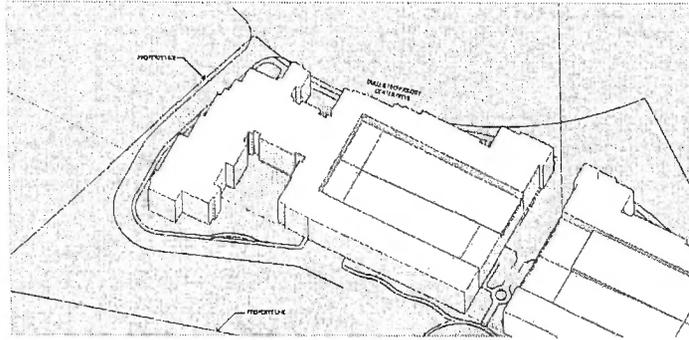


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 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0230
 CAD: 0472-0230-1-PP-101.DWG
 NCS:
 NUMBER: 20 OF 38

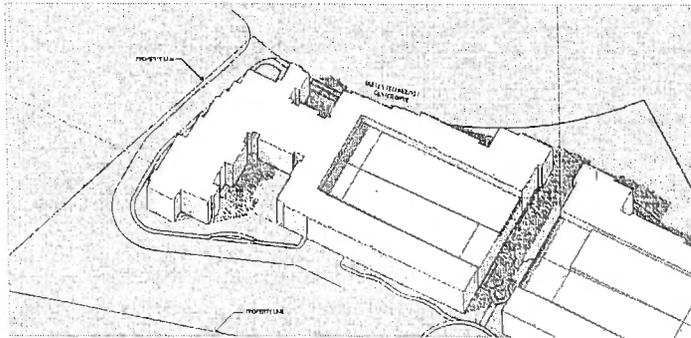
Gordon



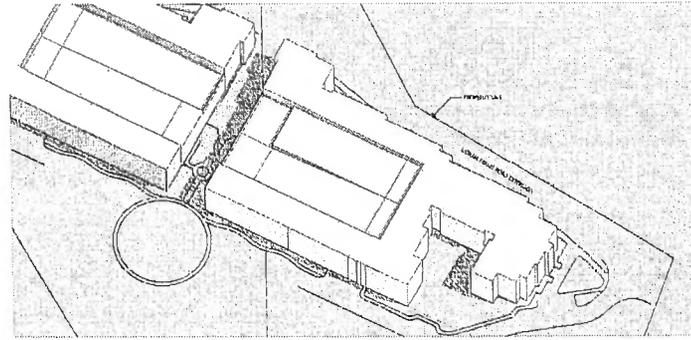
BUILDING B - 10:00 AM - JUNE 21ST



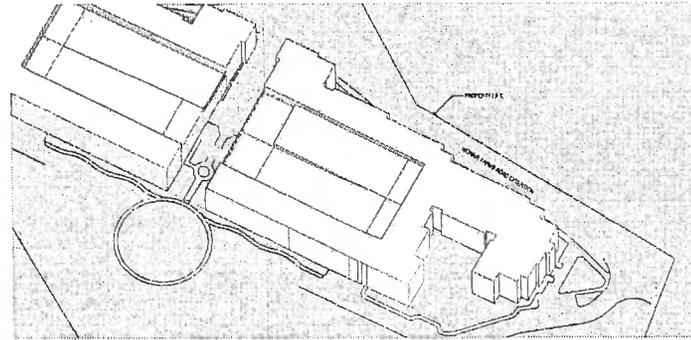
BUILDING B - 12:00 PM - JUNE 21ST



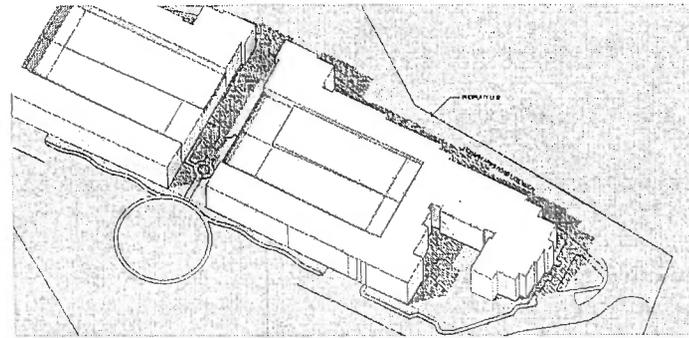
BUILDING B - 3:00 PM - JUNE 21ST



BUILDING A - 10:00 AM - JUNE 21ST



BUILDING A - 12:00 PM - JUNE 21ST

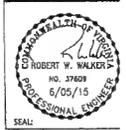


BUILDING A - 3:00 PM - JUNE 21ST



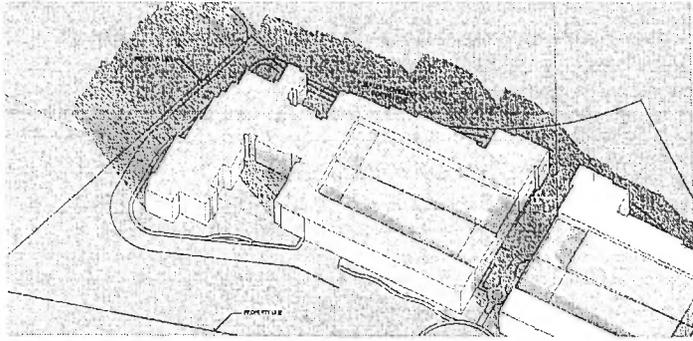
NUMBER	DATE	DESCRIPTION
1	04/20/15	Acceptance Comments
2	04/20/15	Re-submission with Final ICF
3	07/02/15	Re-submission with BIA Review
4	07/02/15	Acceptance Comments
5	07/07/15	Re-submission
6	02/20/16	Re-submission per Owner Comments
7	02/20/16	Re-submission per Owner Comments
8	02/20/16	Re-submission per Owner Comments
9	04/02/16	Re-submission per Owner Comments
10	04/02/16	Re-submission per Owner Comments

SUR: GORDON DES: DR/JW
 DRW: DR/JW CHK: CS/RW

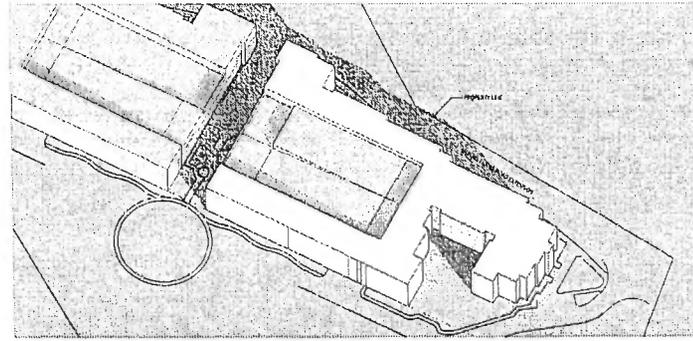


SHADOW STUDY BUILDINGS A & B--SUMMER (PARCEL 440)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAKESVILLE, VA PROJECT

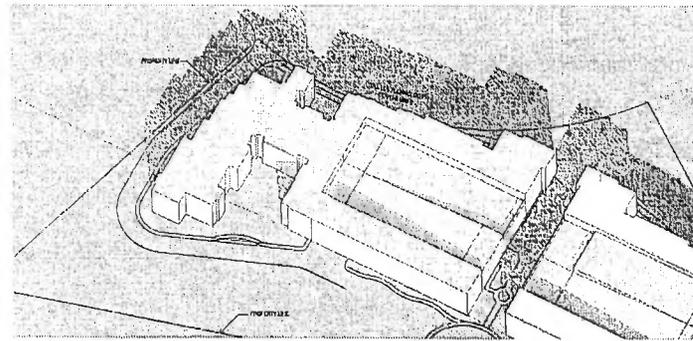
HORIZONTAL: 1/4"
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD:
 NCR:



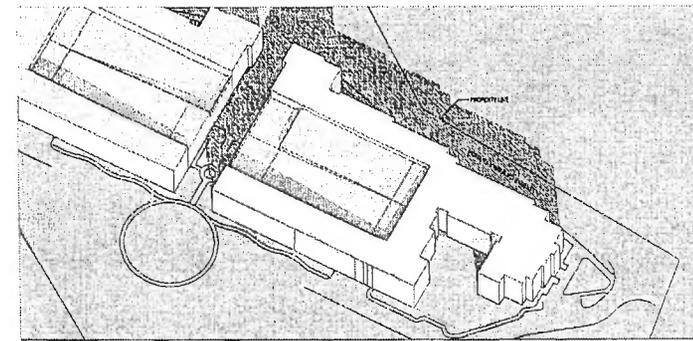
BUILDING B - 10:00 AM - DECEMBER 21ST



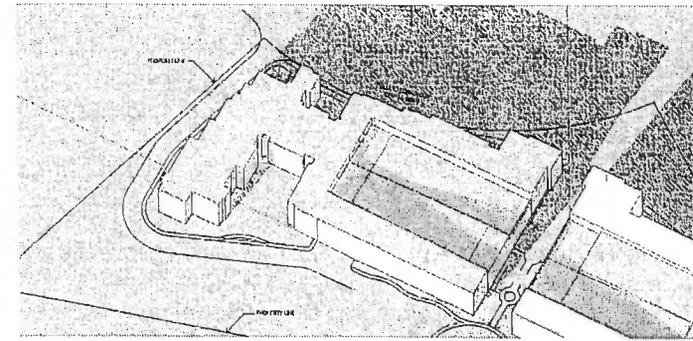
BUILDING A - 10:00 AM - DECEMBER 21ST



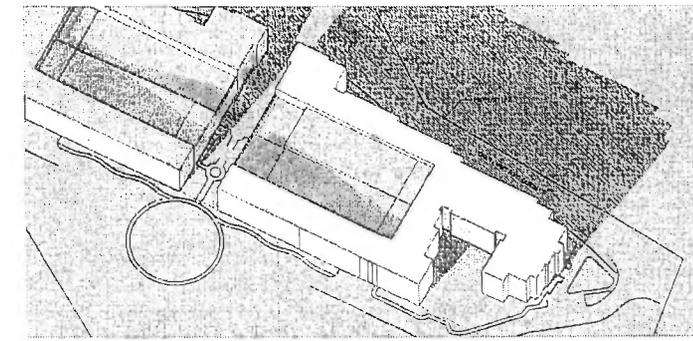
BUILDING B - 12:00 PM - DECEMBER 21ST



BUILDING A - 12:00 PM - DECEMBER 21ST



BUILDING B - 3:00 PM - DECEMBER 21ST



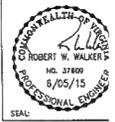
BUILDING A - 3:00 PM - DECEMBER 21ST



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 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ARCHITECTURE
 SCULPTURE CONSULTING
 www.gordonatl.com
 Phone: 703-283-1800

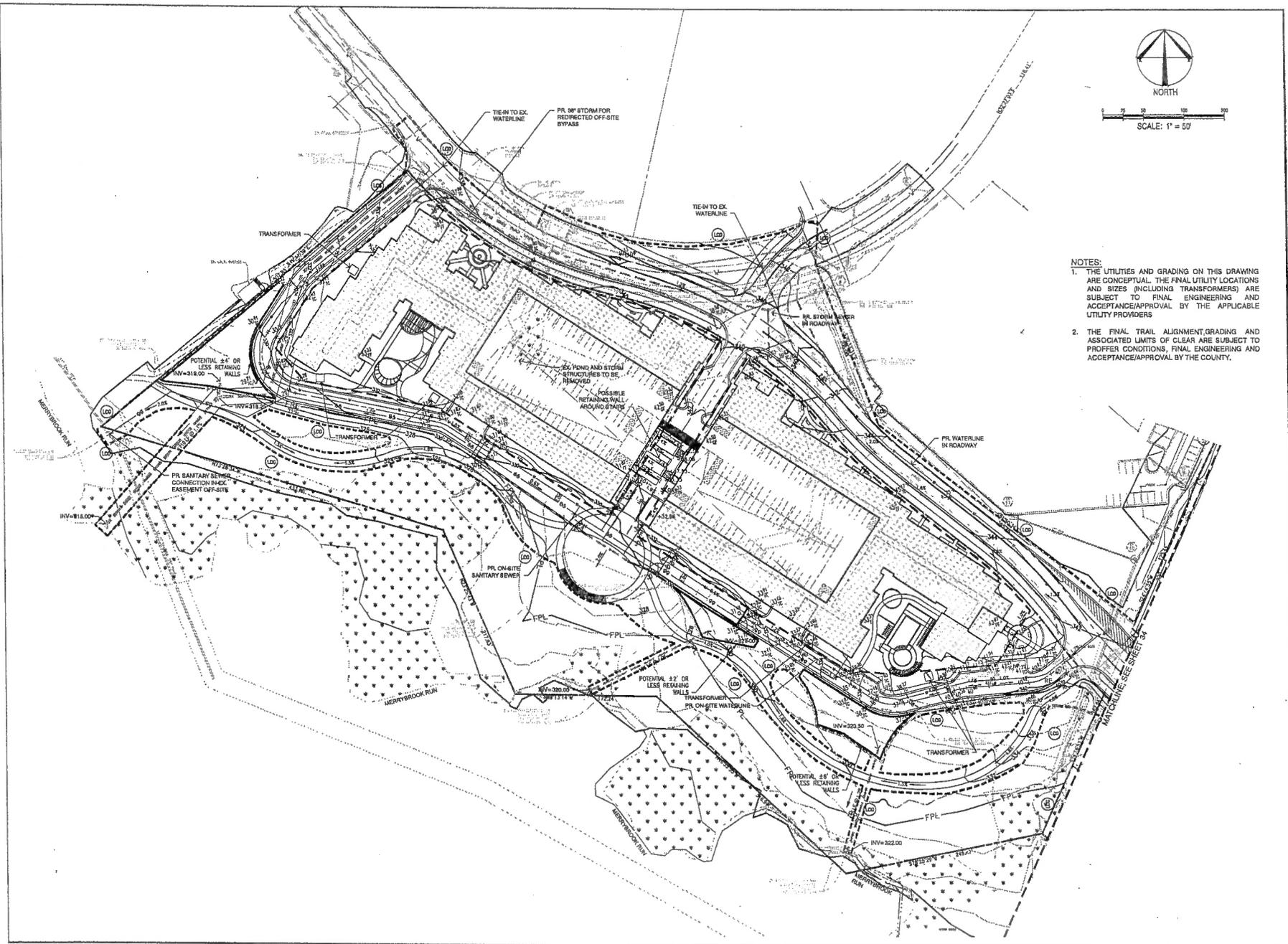
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2.	02/05/15	Revisions per City Comments			
3.	02/05/15	Revisions per City Comments			
4.	02/05/15	Revisions per City Comments			
5.	02/05/15	Revisions per City Comments			
6.	02/05/15	Revisions per City Comments			
7.	02/05/15	Revisions per City Comments			
8.	02/05/15	Revisions per City Comments			
9.	02/05/15	Revisions per City Comments			

SLR: GORDON DES: DW/JJ
 DRIVE: DW/JJ CHK: CS/JP



SHADOW STUDY BUILDINGS A & B - WINTER (PARCEL 4A)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 PARCELS 1 & 2 DISTRICT

HORIZONTAL: N/A
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD:
 NCS:



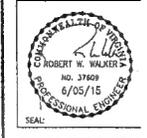
SCALE: 1" = 50'

- NOTES:**
1. THE UTILITIES AND GRADING ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES (INCLUDING TRANSFORMERS) ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.
 2. THE FINAL TRAIL ALIGNMENT, GRADING AND ASSOCIATED LIMITS OF CLEAR ARE SUBJECT TO PROPER CONDITIONS, FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE COUNTY.

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 CIVIL ENGINEERING
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 4901 Daly Drive
 Chantilly, VA 20151
 Phone: 703-553-1300
 www.gordonva.com

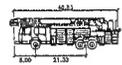
NO.	DATE	DESCRIPTION
1.	05/05/15	As-Planned Comments
2.	05/05/15	Revised with Panel 03
3.	05/05/15	As-Planned Comments
4.	05/05/15	Revised with
5.	05/05/15	Revised with
6.	05/05/15	Revised with
7.	05/05/15	Revised with
8.	05/05/15	Revised with
9.	05/05/15	Revised with
10.	05/05/15	Revised with

SUR: GORDON DES: DW/SH
 DRAW: DW/SH CHK: CS/RM



DULLES TECHNOLOGY CENTER
 PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 4M)
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

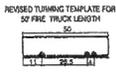
HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'
 SCALE:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-01-101.00
 NCS:
 NUMBER: 23 OF 38
Gordon



VEHICLE DIMENSIONS

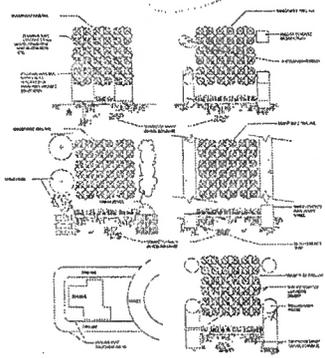
VEHICLE LENGTH	40.00 FEET
BODY FRONT	8.00 FEET
WHEELBASE	21.00 FEET
VEHICLE WIDTH	8.00 FEET
STANDARD CLEARANCE	32.00 FEET
MIN. CENTRAL/CLUB TURNING RADIUS	48.18 FEET
FRONT AXLE TRACK	8.00 FEET
TIRE DIAMETER	42.00 INCHES
TIRE WIDTH	18.00 INCHES
REAR AXLE TRACK	8.00 FEET
TIRE DIAMETER	40.00 INCHES
TIRE WIDTH	18.00 INCHES
AXLE SPACING	8.00 FEET

TYPICAL TURNING TEMPLATE



Overall Length 50.0000
Overall Width 8.0000
Overall Body Height 12.0000
Min. Body Ground Clearance 8.0000
Track Width 8.0000
Service-Node Time 8.0000
Club to Club Turning Radius 44.0000

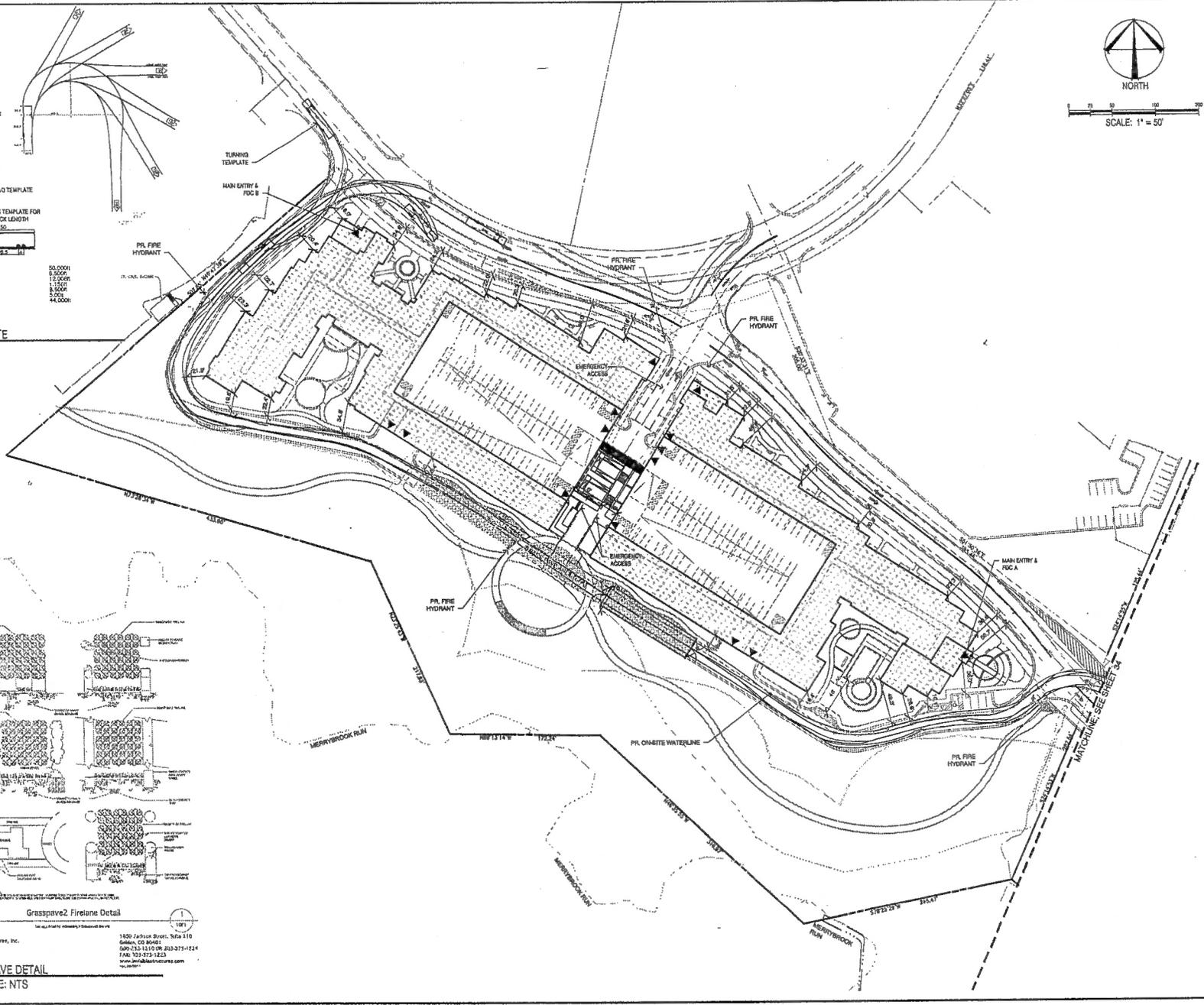
TURNING TEMPLATE
SCALE: NTS



Grasspave2 Firelane Detail

1520 Fashion Blvd., Suite 210
 Gaithersburg, MD 20878
 301-251-1310 OR 301-275-1234
 FAX: 301-275-1823
 www.danielshelton.com

GRASS PAVE DETAIL
SCALE: NTS



SCALE: 1" = 50'

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10000 Old Chain
 Suite 100
 Fairfax, VA 22033
 Phone: 703-650-1300
 www.gordon-us.com

NO.	DATE	DESCRIPTION
1	12/20/15	Approval Comments
2	01/05/16	Revisions with Parcel ID
3	01/05/16	Revisions with Parcel ID
4	01/05/16	Revisions with Parcel ID
5	01/05/16	Revisions with Parcel ID
6	01/05/16	Revisions with Parcel ID
7	01/05/16	Revisions with Parcel ID
8	01/05/16	Revisions with Parcel ID
9	01/05/16	Revisions with Parcel ID
10	01/05/16	Revisions with Parcel ID

SURE: GORDON DES: DW/JH
 DRW: DW/JH CHK: CS/RK



FIRE MANAGEMENT PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
 DISTRICT 1
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 (JOB: 0472-0238-C-CU-101)
 NCS:
 NUMBER 24 of 38
Gordon

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 administrative requirements with justification shall be attached. New information will be noted upon reanalysis. Failure to adequately address the required administrative information may result in a delay in processing this application.

This information is required under the following zoning ordinance paragraphs:

- Special Permit (S-011 2.1 & 2.1)
- Clear Subdivision (S-016 10 & 14)
- Development Plans (P-002 1.1-1.2 & 1.3)
- Special Exceptions (S-011 2.1 & 2.1)
- Commonwealth Ordinance (S-022 2A (17) & (14))
- PMO Plan (S-203 1.6 & 1.10)
- Amendments (S-202 10F & 10J)

- 1. Plot at a minimum scale of 1"=50' unless it's depicted on one sheet with a minimum scale of 1"=100'.
- 2. A profile depicting the stormwater management facility and flow of channel and grading accommodate the stormwater management facility, storm drainage pipe system and outlet position, pond, wetlands, access roads, site utility, energy dissipation device, and storm retention measures as shown on Sheet 25.

3. Provide:

Facility Name/Type & Size	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Volume (cu ft)	Storage Volume (cu ft)	11 pond, dam height (ft)
EX. POND	11.6	130.0	562.5	522,700	5,609,100	12.4
EX. CHANNEL/CD	11.0	2.13	33.45	78,400	135,035	10.0
BOROUGHSHAM	11.8	N/A	2.78	12,870	70,284	N/A
STORM FILTER	0	1.18	1.18	100	4,089	N/A

- 4. On-site drainage channels, outfall and pipe systems are shown on Sheet 25. Pond size and outlet pipe systems are shown on Sheet 25.
- 5. Maintenance access roads to stormwater management facilities are shown on Sheet 25. Type of maintenance access road surface noted on the plan is Asphalt, gravel, concrete, grass, etc.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 11.
- 7. A stormwater management narrative which contains a description of how detention and best management practices in conjunction with the site will be provided on Sheet 25.
- 8. A description of the existing conditions of each numbered catchment needed determination from the site to a pond which is at least 100 acres in size area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 25.
- 9. A description of how the catchment management, including known changes to contributing drainage areas (in drainage direction), of the Public Facilities Manual will be exhibited in plan on Sheet 25.
- 10. Building topography with maximum outflow intervals of two feet and a note as to whether it is an air survey or field run is provided on Sheet 4.
- 11. A justification waiver is requested for N/A.
- 12. Stormwater management is not required because N/A. Revised 8/21/2016

STORMWATER MANAGEMENT NARRATIVE

THE APPLICATION SITE (PARCEL 4A) IS LOCATED WITHIN THE MERRYBROOK RUN WATERSHED AND DRAINAGE BY SWAN BIRCH ROAD (A DEVELOPER PARCEL) TO THE WEST, DULLES TECHNOLOGY DRIVE TO THE NORTH, ARROWBROOK PARK TO THE EAST, AND MERRYBROOK RUN TO THE SOUTH. THE TOTAL AREA OF PARCEL 4A IS 11.6 ACRES. DED GUIDANCE MEMO NO. 14-2014 ALLOWS NEW DEVELOPMENT SERVED BY AN EXISTING ON-SITE OR OFF-SITE STORMWATER MANAGEMENT FACILITY DESCRIBED AND IMPLEMENTED IN ACCORDANCE WITH THE OLD PART 10 TECHNICAL CRITERIA OF THE VIRGINIA ADMINISTRATIVE CODE (ARTICLE 9 OF THE CURRENT CHAPTER 124 STORMWATER MANAGEMENT (ENHANCED) TO REMAIN SUBJECT TO THE OLD PART 10 TECHNICAL CRITERIA UNTIL 30, 2024. PERMIT CYCLES PROVIDED THE LAND USE ASSUMPTIONS REMAIN VALID WITH THE ORIGINAL DESIGN. THE EXISTING POND DESCRIBED IN SHEET 25 SHOWING THE SITE IS SERVED BY AN EXISTING POND AND THE ANALYSIS ON SHEET 27 DEMONSTRATES THE PROPOSED LAND USE IS CONSISTENT WITH THE ORIGINAL DESIGN. THEREFORE, DED GUIDANCE MEMO NO. 14-2014 APPLIES AND THIS SITE SHOULD REMAIN SUBJECT TO THE OLD PART 10 TECHNICAL CRITERIA UNTIL 30, 2024.

ADJOINING PARCEL 5D, ALSO PART OF THIS APPLICATION IS BOUNDED BY SINGREE VALLEY DRIVE TO THE NORTH, CENTREVILLE ROAD TO THE SOUTH. THE TOTAL AREA OF PARCEL 5D IS 11.0 ACRES. PARCEL 5D IS MANAGED BY AN EXISTING ENHANCED-EXTENDED DETENTION FACILITY. WYOMAR FARMS DRIVE WILL IMPACT THIS STRUCTURE, BUT AN ANALYSIS WAS DETERMINED IT WILL CONTINUE TO FUNCTION AS DESIGNED MEETING THE REQUIREMENTS FOR ADEQUATE OUTFALL AND STORMWATER MANAGEMENT QUANTITY CONTROL (1-, 2- AND 10- YEAR DISCHARGE).

OUTFALL DESCRIPTIONS (FROM SITE TO EXISTING FLOODPLAIN/EXISTING SWM POND OR 883.6 ACRES)

OUTFALL #1 (PARCEL 4A) IS A PROPOSED STORM PIPE THAT CONVEYS BOTH OFF-SITE AND ON-SITE DRAINAGE. THE OFF-SITE DRAINAGE COMES FROM AN OFFSITE SWM POND NORTH OF PARCEL 4A. THE COMBINED DRAINAGE OUTFALLS DIRECTLY DISCHARGE DIRECTLY INTO THE OFFSITE STREAM CHANNEL OF MERRYBROOK RUN, INSIDE THE MAJOR 100-YEAR FLOODPLAIN.

OUTFALL #2 (PARCEL 4A) AND OUTFALL #3 (PARCEL 4A) ARE PROPOSED STORM SEWER PIPES THAT WILL DISCHARGE DIRECTLY INTO THE ON-SITE STREAM CHANNEL OF MERRYBROOK RUN INSIDE THE MAJOR 100-YEAR FLOODPLAIN.

OUTFALL #4 (PARCEL 4A) IS AN EXISTING 33" STORM PIPE THAT CONVEYS BOTH OFF-SITE AND ON-SITE DRAINAGE. THE OFF-SITE DRAINAGE COMES FROM THE ADJACENT PROPERTIES TO THE NORTH EAST. THE PROPOSED WYOMAR FARMS ROAD EXTENSION CONTRIBUTES TO THE ON-SITE DRAINAGE. THE EXISTING STORM PIPE OUTFALLS INTO AN OPEN CHANNEL WHICH IS THEN CONVEYED INTO THE 100-YEAR FLOODPLAIN OF MERRYBROOK RUN.

OUTFALL #5 (PARCEL 5D) IS A PROPOSED STORM PIPE THAT CONVEYS OFF-SITE DRAINAGE FROM EXISTING CENTREVILLE ROAD ROAD AND THE PROPOSED RIGHT TURN LANE FROM CENTREVILLE ROAD INTO THE 100-YEAR FLOODPLAIN OF MERRYBROOK RUN.

OUTFALL #6 (PARCEL 5D) IS A PROPOSED 4" X 4" BOX CULVERT TO OUTFALL AN EXISTING ENHANCED-EXTENDED DETENTION POND ORIGINALLY PROPOSED WITH THE ARROWBROOK DEVELOPMENT. THE OUTFALL IS THE SAME SIZE AND SLOPE AS ORIGINALLY PROPOSED BUT LOCATED SUFFICIENTLY FURTHER DOWNSTREAM.

AS NOTED, ALL OF THE SITE OUTFALLS DRAIN INTO THE MERRYBROOK RUN FLOODPLAIN AND THEN TO MERRYBROOK RUN. EACH OUTFALL COMPLIES WITH THE EXISTING POND UPSTREAM OF SWAN BIRCH ROAD WHICH HAS A DRAINAGE AREA OF 883.6 ACRES. THIS ANALYSIS SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT RECEIVING OUTFALLS HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

ADEQUATE OUTFALL COMPLIANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) SECTION 6-0203.4. ANALYSIS OF DOWNSTREAM DRAINAGE SYSTEM WILL BE DEMONSTRATED BY SHOWING THERE IS NO ADVERSE IMPACT TO THE DRAINAGE SYSTEM AS WELL AS PROPORTIONAL IMPROVEMENT OF THE PRE-DEVELOPED CONDITION AS DESCRIBED IN PFM 6-0203.4 AND 6-0203.5.

ACCORDING TO PFM 6-0203.4, A PROPORTIONAL IMPROVEMENT AND NO ADVERSE IMPACT TO THE DOWNSTREAM DRAINAGE SYSTEM CAN BE SHOWN IF THE DETENTION METHOD AS DESCRIBED IN PFM 6-0203.4C IS UTILIZED. THE 2011 PFM DETENTION METHOD REQUIRES EXTENDED DETENTION OF THE 1-YEAR STORM YIELDING FOR A MINIMUM OF 24 HOURS AND 2-YEAR AND 10-YEAR POST-DEVELOPED PEAK RATES OF RUNOFF FROM THE DEVELOPMENT SITE TO BE REDUCED TO BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION.

ADEQUATE OUTFALL (CONTINUED)

COMPUTATIONS SHOWN ON SHEET 27 SHOWS THAT THE EXISTING POND MEETS THE 2011 PFM 6-0203.4C(2) STATES THE DOWNSTREAM REVIEW IS LIMITED TO PROVING CROSS-SECTIONS SHOWING A DEFINED CHANNEL OR MAN-MADE DRAINAGE FACILITY, AND TO CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT THROUGHOUT THE EXTENT OF REVIEW DESCRIBED IN PFM 6-0203.2A, B, C AND D. THE EXTENT OF REVIEW WHEN UTILIZING THE DETENTION METHOD IS 150 FEET.

SINCE THE EXISTING POND WAS DESIGNED TO CONTROL THE SWM FOR THE ENTIRE DULLES TECHNOLOGY CENTER, WHICH INCLUDES THIS SITE, AND THAT THE POND PROVIDES THE PROPER RELEASE RATES TO MEET THE ADEQUATE OUTFALL REQUIREMENTS OF THE 2011 PFM THE USE OF THE EXISTING FACILITY TO MEET THIS SITE SWM AND ADEQUATE OUTFALL REQUIREMENTS IS CONSISTENT WITH THE DED GUIDANCE MEMO NO. 14-2014, PROVIDED ON SHEET 27.

THE ANALYSIS SHOWN ON SHEET 27 WILL DEMONSTRATE THE STORAGE VOLUME PROVIDED WITHIN THE EXISTING POND IS SUFFICIENT TO MEET THE REQUIREMENTS FOR THE DETENTION METHOD. THE ANALYSIS ESTABLISHED AN ALLOWABLE RELEASE RATE FOR THE SITE UTILIZING A 1-YEAR, 24-HOUR STORM WHILE PROPOSING EXTENDED DETENTION FOR 24 HOURS. IN ADDITION, ALLOWABLE RELEASE RATES WERE ESTABLISHED PROVIDED FOR THE 2-YEAR AND 10-YEAR POST-DEVELOPED PEAK RATES OF RUNOFF FROM THE SITE AREA TO BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SERVING AREA IN GOOD FORESTED CONDITION. SEE SHEET 27 FOR COMPUTATIONS.

A FLOODPLAIN STUDY, 3717-PFS-02-1 WAS PREVIOUSLY PREPARED ALONG THE EXTENT OF REVIEW. A REVIEW OF THIS STUDY INDICATES A DEFINED CHANNEL AND NO DWELLINGS OR BUILDING ARE WITHIN THE FLOODPLAIN INDICATING COMPLIANCE WITH PFM 6-0203.4C(3).



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NO.	DATE	DESCRIPTION
1	08/25/16	CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
2	09/07/16	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
3	09/20/16	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
4	10/07/16	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
5	02/07/17	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
6	04/07/17	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
7	06/07/17	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)
8	06/07/17	REVISIONS TO CONCEPTUAL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4A & 5D)

SUR: GORDON DES: DW/PH
 DRW: DW/PH CHK: CS/RH

SEAL: ROBERT W. GORDON
 PROFESSIONAL ENGINEER
 NO. 31608
 6/05/15

DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=300'
 VERTICAL: 1"=100'
 SCALE: PLAN
 JOB: 0472-0238
 CAD: 0472-0238-0-01-101.DWG
 NUMBER: 25 OF 38
Gordon

WATER QUANTITY NARRATIVE

THE EXISTING POND BUILT FOR THE 141.6 ACRES DULLES TECHNOLOGY CENTER SITE AS REFLECTED IN THE FAIRFAX COUNTY FLOODPLAIN STUDY (3717-FPS-02-1) WAS DESIGNED TO PROVIDE STORMWATER MANAGEMENT FOR THE 2- AND 10-YEAR STORMS. ORIGINAL COMPUTATIONS ARE PROVIDED ON SHEET 28 FOR INFORMATION PURPOSES ONLY. A SCS METHODOLOGY MODEL WAS CREATED USING AUTOCAD HYDROFLOW HYDROGRAPH EXTENSION TO VERIFY COMPLIANCE WITH THE 2011 FAIRFAX COUNTY PM CHAPTER 6 SECTION 0203.4C. RUNOFF CURVE NUMBERS, TIME OF CONCENTRATIONS, STAGE STORAGE AND OUTLET STRUCTURE INFORMATION WERE USED FROM SHEET 4 OF 5 FROM 3717-FPS-02-1. A SUMMARY OF THIS MODEL IS PROVIDED BELOW. THE ADEQUATE OUTFALL ANALYSIS TABLE TO THE RIGHT SHOWS THAT THE POND RELEASE RATE REFLECTS THE ATTENUATION OF THE 1-, 2- AND 10-YEAR FLOWS TO BE LESS THAN THE REQUIRED RELEASE RATE (BASED ON THE PROPORTIONAL IMPROVEMENTS DEFINED IN SECTION 0203.4C). THE 11.6 ACRE SITE PROPOSED WITH THIS PLAN IS PART OF ORIGINAL 141.6 ACRES DULLES TECHNOLOGY CENTER SITE. A PROPOSED RCN CALCULATION PROVIDED ON THIS SHEET VERIFIES THAT THE DEVELOPMENT OF THE 11.6 ACRE SITE WILL RESULT IN A RUNOFF CURVE NUMBER (RCN) OF 89 WHICH IS BELOW THE RCN VALUE OF 90 USED IN THE DESIGN OF THE EXISTING POND. ACCORDING TO THE EXCERPTS OF DEQ GUIDANCE MEMO NO. 14-2014 (LISTED BELOW) OUR SITE IS BEING SERVED BY AN EXISTING FACILITY THAT MEETS THE 2011 PPM SECTION 0203.4C CRITERIA AND OUR SITE IS NOT CREATING ADDITIONAL IMPERVIOUS AREA COMPARED TO THE DESIGN PARAMETERS OF THE EXISTING POND AND THEREFORE SHOULD BE ALLOWED TO BE UTILIZED FOR MEETING THE REQUIREMENTS FOR ADEQUATE OUTFALL WITH OUT ANY MODIFICATIONS TO THE POND.

RCN (Calculation for site area and off site road improvements)

AREA (AC)	LAND USE	RCN	RCN x AREA
3.25	OPEN SPACE	80	260.00
3.42	TURF	80	273.60
6.13	IMPERVIOUS	98	600.74
TOTAL			1134.34

RCN = TOTAL RCN x AREA / TOTAL AREA = 1134.34/12.80

RCN = 88.6

EXCERPTS OF DEQ GUIDANCE MEMO NO. 14-2014

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER DIVISION

Subject: Guidance Memo No. 14-2014
Implementation Guidance for Sections 47 (time limits on applicability of approved design criteria) and Section 48 (grandfathering) of the Virginia Stormwater Management Program Regulation, 9VAC25-870

To: Regional Directors and Local VSM Administrators

From: Michael D. Deragon, Director *Michael D. Deragon*

Date: August 25, 2014

Copies: James Golden, Jeff Steers, Fred Cunningham, Juan Salazar, Allen Brinkbecker, Jerome Krohn, Regional Stormwater Compliance Managers

Summary:

Section 47 (time limits on applicability of approved design criteria) and Section 48 (grandfathering) of the Virginia Stormwater Management Program (VSM) Regulation, 9VAC25-870, set forth the applicable stormwater management technical criteria to be implemented for regulated land-disturbing activities. The purpose of this guidance is to provide implementation of Sections 47 and Section 48 of the VSM Regulation and was developed consistent with the regulation for use by the Department and Local VSM Authorities.

This guidance document replaces DCR-VSWCB-022, Guidance Document on the Implementation of the Virginia Stormwater Management Regulation and Grandfathering Provisions (05/12), prepared by the Department of Conservation and Forestry.

Electronic Copy:

An electronic copy of this guidance document in PDF format is available for public download on DEQNET, and for the general public on DEQ's website at: <http://www.deq.state.va.us/Portals/0/DEQNET/Content/Regulations/Stormwater/9VAC25-870.pdf>

Contact Information:

Please contact Drew Hammond, Office of Stormwater Management, at (804) 692-4037 or Andrew Hammond at (804) 692-4037 with any questions regarding the application of this guidance.

Disclaimer:

This document is provided as guidance only, and does not constitute operating procedures for the agency. How, when, to, or whether to use or prohibit any particular action, rule, criterion, requirement, or prohibited by law or regulation. If alternative proposals are made, such proposals will be reviewed and accepted or denied based on their technical adequacy and compliance with appropriate laws and regulations.

WATER QUANTITY COMPLIANCE ANALYSIS

COMPLIANCE WITH ARTICLE 5 OF CHAPTER 124 (STORMWATER MANAGEMENT ORDINANCE)

Drainage Area	Area (ac)	FORESTED Condition						Proposed Condition without Detention						*Allowable Release Rate			Discharge with Detention			
		Tc (min)	CN	Qw12 (cfs)	Vw12 (cf)	Qw10 (cfs)	Vw10 (cf)	Tc (min)	CN	Vp1 (cf)	Qp2 (cfs)	Vp2 (cf)	Qp10 (cfs)	Vp10 (cf)	Qa1 (cfs)	Qa2 (cfs)	Qa10 (cfs)	Qd1 (cfs)	Qd2 (cfs)	Qd10 (cfs)
A1	11.6	5	7D	17.28	35,958	47.27	94,916	5	9D	74,284	44.95	94,169	81.27	176,710	1.72	6.60	25.39			
A2	130.0	10	7D	164.44	390,770	455.76	1,031,483	10	9D	807,263	441.07	1,023,361	799.32	1,920,364	18.69	62.79	244.80			
A3	544.0							82	9D	3,386,707	530.23	4,293,301	980.82	8,056,486	418.75	530.23	980.82	**		
Total	685.6													439.16	599.62	1251.01	361.71	474.39	972.74	

* $Q_{a1} = 2^*V_{p1}/24/60/60$, $Q_{a2} = Q_{w12}^*V_{w12}/V_{p12}$, $Q_{a10} = Q_{w10}^*V_{w10}/V_{p10}$

** QUANTITY CONTROL NOT APPLIED TO OFF SITE RUNOFF

A1 = CURRENT APPLICATION OF DULLES TECHNOLOGY CENTER

A2 = PREVIOUS APPLICATION OF DULLES TECHNOLOGY CENTER

A3 = UPSTREAM OFFSITE DRAINAGE AREA

Hydrograph Summary Report

Hydrograph Hydrographs Extension for AutoCAD SW 3D08 2012 by Autodesk, Inc. v10

Hyd. No.	Hydrograph Type (origin)	Peak flow (cfs)	Time Interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow (hyds)	Maximum elevation (ft)	Total slope used (cuft)	Hydrograph Description
1	SCS Runoff	18.99	1	716	26,083	---	---	---	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	103.82	1	720	261,498	---	---	---	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	418.15	1	763	3,366,707	---	---	---	A3-OFFSITE UPSTREAM DRAINAGE
4	Combine	429.78	1	783	3,648,203	2.3	---	---	TOTAL OFFSITE
5	Combine	430.69	1	783	3,872,862	1.4	---	---	OFFSITE + ONSITE
7	SCS Runoff	35.85	1	717	74,284	---	---	---	A1-PROPOSED ONSITE-DULLES T
8	SCS Runoff	351.41	1	718	807,263	---	---	---	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	418.15	1	763	3,366,707	---	---	---	OFFSITE UPSTREAM DRAINAGE AR
10	Combine	567.85	1	720	4,268,252	7.8, 0	---	---	POND INFLOW
11	Reservoir	361.71	1	787	4,368,246	18	322.75	473,560	POND OUTFLOW

Hydrograph Summary Report

Hydrograph Hydrographs Extension for AutoCAD SW 3D08 2012 by Autodesk, Inc. v10

Hyd. No.	Hydrograph Type (origin)	Peak flow (cfs)	Time Interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow (hyds)	Maximum elevation (ft)	Total slope used (cuft)	Hydrograph Description
1	SCS Runoff	17.28	1	718	35,958	---	---	---	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	164.44	1	720	390,770	---	---	---	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	530.23	1	763	4,293,301	---	---	---	A3-OFFSITE UPSTREAM DRAINAGE
4	Combine	545.84	1	763	4,684,078	2.3	---	---	TOTAL OFFSITE
5	Combine	547.25	1	763	4,720,631	1.4	---	---	OFFSITE + ONSITE
7	SCS Runoff	44.86	1	717	81,169	---	---	---	A1-PROPOSED ONSITE-DULLES T
8	SCS Runoff	441.07	1	718	1,023,361	---	---	---	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	530.23	1	763	4,293,301	---	---	---	OFFSITE UPSTREAM DRAINAGE AR
10	Combine	610.58	1	720	5,410,634	7.8, 0	---	---	POND INFLOW
11	Reservoir	414.38	1	784	5,410,629	18	322.71	885,870	POND OUTFLOW

Hydrograph Summary Report

Hydrograph Hydrographs Extension for AutoCAD SW 3D08 2012 by Autodesk, Inc. v10

Hyd. No.	Hydrograph Type (origin)	Peak flow (cfs)	Time Interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow (hyds)	Maximum elevation (ft)	Total slope used (cuft)	Hydrograph Description
1	SCS Runoff	47.27	1	718	94,916	---	---	---	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	485.78	1	720	1,031,483	---	---	---	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	980.82	1	762	8,056,486	---	---	---	A3-OFFSITE UPSTREAM DRAINAGE
4	Combine	1,017.72	1	763	8,083,971	2.3	---	---	TOTAL OFFSITE
5	Combine	1,021.63	1	762	8,162,863	1.4	---	---	OFFSITE + ONSITE
7	SCS Runoff	81.27	1	717	176,710	---	---	---	A1-PROPOSED ONSITE-DULLES T
8	SCS Runoff	799.32	1	718	1,820,364	---	---	---	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	980.82	1	762	8,056,486	---	---	---	OFFSITE UPSTREAM DRAINAGE AR
10	Combine	1,194.83	1	718	10,153,852	7.8, 0	---	---	POND INFLOW
11	Reservoir	872.74	1	772	10,153,842	18	324.89	1,138,024	POND OUTFLOW

New Construction Activities

Land-disturbing activities that obtain first-time coverage under the 2014 general permit, with the exception of "grandfathered" projects or projects served by an existing stormwater management facility, are subject to the new Part II B technical criteria for two (2) additional general permit cycles.

Any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old Part II C technical criteria remain subject to the old Part II C technical criteria for two (2) additional general permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an unanticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new Part II B technical criteria for the project, should be designed in accordance with the new Part II B technical criteria.

REGULATORY AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
SECURITY CONSULTING

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APPROVED FOR PERMIT BY:

1. GORDON
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COMMONWEALTH OF VIRGINIA
DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER DIVISION

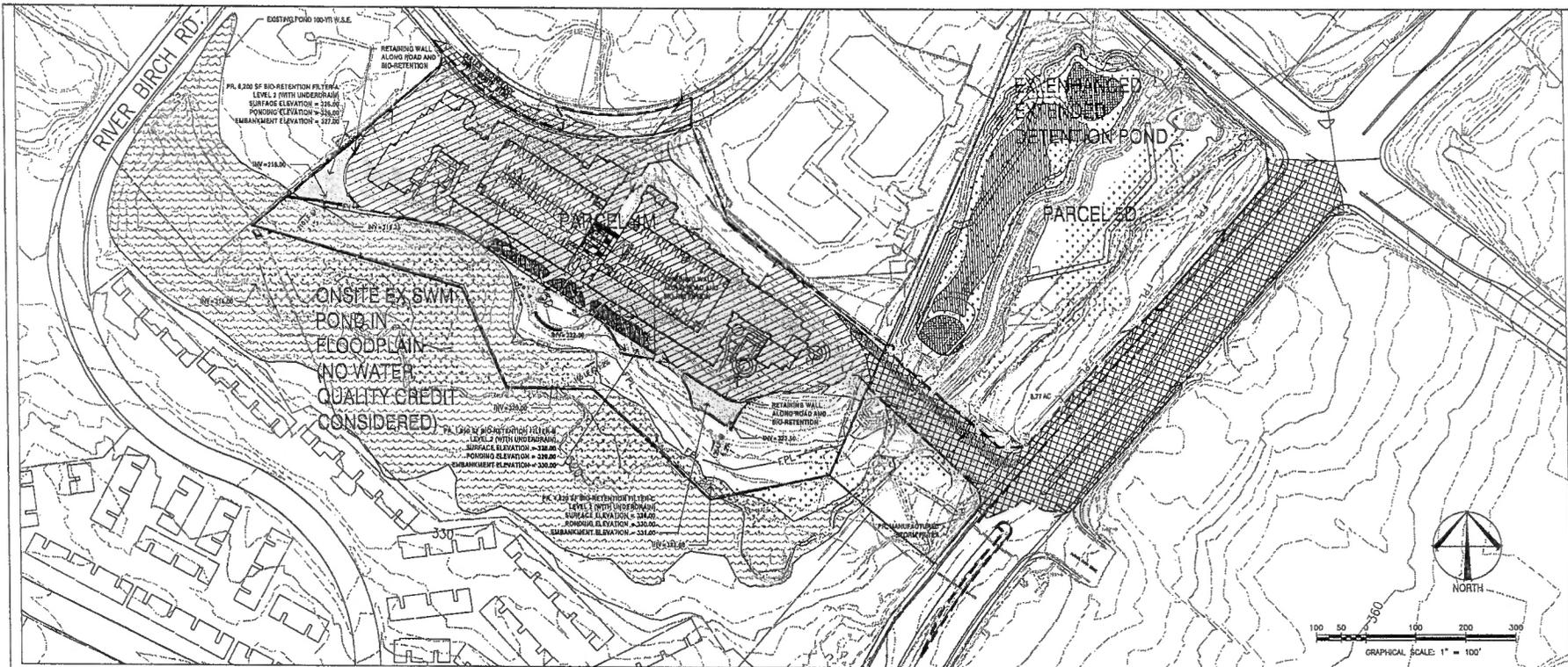
NO. 37829
5/05/15
PERSONAL USE ONLY

WATER QUANTITY COMPLIANCE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER

CONCEPTUAL DEVELOPMENT PLAN
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
SCALE VERTICAL:
JOB: 0472-0228
CADD: 0472-0228-C-01-102A
MCS:

NUMBER 27 OF 38
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PARCEL 4M NEW DEVELOPMENT WATER QUALITY COMPLIANCE

1. 15.35 LB/YR LOAD GENERATED
 - 1.a. 2.78 ACRE OPEN SPACE
 - 1.b. 3.14 ACRES DISTURBED SOILS
 - 1.c. 6.07 ACRES IMPERVIOUS COVER
2. 10.35 LB/YR REDUCTION REQUIRED
 - 2.a. 68% AVERAGE SITE REDUCTION REQUIRED
3. 11.45 LB/YR REDUCTION PROVIDED
 - 3.a. 5.56 ACRES IMPERVIOUS COVER TREATED
 - 3.b. 1.201 ACRES OF TURF AREA TREATED
 - 3.c. 75% AVERAGE SITE REDUCTION PROVIDED

PARCEL 5D WATER QUALITY REDEVELOPMENT COMPLIANCE

1. 2.19 LB/YR LOAD GENERATED
 - 1.a. EXISTING CONDITIONS:
 - 1.a.a. 0.72 ACRE FOREST/OPEN SPACE
 - 1.a.b. 0.24 ACRE MANAGED TURF (GRASS MEDIAN + SIDEWALK GRASS STRIP)
 - 1.a.c. 0.10 ACRE IMPERVIOUS COVER (EX. SIDEWALK)
 - 1.b. PROPOSED CONDITIONS:
 - 1.b.a. 0.06 ACRES OF MANAGED TURF (SIDEWALK GRASS STRIP)
 - 1.b.b. 1.00 ACRES OF IMPERVIOUS COVER
2. 1.83 LB/YR REDUCTION REQUIRED
3. 1.64 LB/YR REDUCTION PROVIDED
 - 3.a. 0.92 ACRES OF PROPOSED IMPERVIOUS COVER TREATED WITH A MANUFACTURED STORM FILTER (EFFICIENCY OF 50%)
 - 3.b. 0.58 ACRES OF UNDISTURBED IMPERVIOUS COVER TREATED WITH A MANUFACTURED STORM FILTER (EFFICIENCY OF 50%)

LEGEND

- BMP APPLICABLE AREA
- - - DRAINAGE DIVIDE
- ▨ POTENTIAL STORMWATER MANAGEMENT FACILITY LOCATION
- ▨ DRAINAGE AREA TO BIORETENTION (90% REDUCTION EFFICIENCY)
- ▨ DRAINAGE AREA TO STORM FILTER

WATER QUALITY NARRATIVE

WATER QUALITY REQUIREMENTS FOR PARCEL 4M WILL BE DETERMINED AS DESCRIBED IN CHAPTER 124 SECTION 4-2 (STORMWATER MANAGEMENT ORDINANCE) OF THE COUNTY CODE FOR NEW DEVELOPMENT. THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED TO 0.41 POUNDS PER ACRE PER YEAR, AS CALCULATED UTILIZING VIRGINIA RUNOFF REDUCTION METHOD.

WATER QUALITY REQUIREMENTS FOR PARCEL 5D WILL BE DETERMINED AS DESCRIBED IN CHAPTER 124 SECTION 4-2 (STORMWATER MANAGEMENT ORDINANCE) OF THE COUNTY CODE FOR RE-DEVELOPMENT. THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED TO AT LEAST 20% OF THE PHOSPHORUS LOAD FOR THE EXISTING IMPERVIOUS AREA, AND SHALL REDUCE THE PHOSPHORUS LOAD FROM THE INCREASED IMPERVIOUS AREA TO 0.41 POUNDS PER ACRE PER YEAR, AS CALCULATED UTILIZING VIRGINIA RUNOFF REDUCTION METHOD AS DESCRIBED IN COUNTY CODE 124-4-2.6. SINCE THE AMOUNT OF DISTURBANCE IS ANTICIPATED TO EXCEED ONE ACRE, IF THE AMOUNT OF DISTURBANCE IS LESS THAN ONE ACRE, THE COUNTY CODE 124-4-2.6 WOULD APPLY.

THREE PROPOSED BIORETENTION FILTERS FOR PARCEL 4M AND A MANUFACTURED STORM FILTER FOR PARCEL 5D CAN PROVIDE COMPLIANCE FOR THESE TWO PARCELS. PARCEL 5D STORM FILTER RECEIVES ABOUT 3.0 ACRES OF DRAINAGE FROM THE PROPOSED AND EXISTING PUBLIC RIGHT OF WAY. TO MEET COMPLIANCE, 1.6 IMPERVIOUS ACRES NEEDS TO BE TREATED. WHERE 0.58 ACRES OF THAT AREA IS PROPOSED TREATMENT OF AREAS OUTSIDE THE LIMITS OF DISTURBANCE AND IN OTHERWISE CONSIDERED "OFFSITE" EXCESS DRAINAGE ABOVE THE REQUIRED TREATMENT VOLUME WILL BYPASS THE SYSTEM BY AN OFFSITE OR ON-SITE CONFIGURATION AS DETERMINED DURING FINAL DESIGN. SEE SHEET 28 FOR COMPLIANCE COMPUTATIONS. THE EXISTING CHANGED EXTENDED DETENTION POND SHOWN WITH PARCEL 5D IS SHOWN FOR REFERENCE ONLY. IT DOES NOT PROVIDE ANY WATER QUALITY COMPLIANCE FOR THE PROPOSED IMPROVEMENTS.

WATER QUALITY ALTERNATIVES

THIS EXHIBIT IS A PRELIMINARY WATER QUALITY CONTROL PLAN ONLY. THE BMP FACILITIES, UTILITIES AND GRADING FINAL LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING, AND ACCEPTANCE/APPROVAL BY THE APPLICABLE PROVIDERS AND REVIEWERS. BIORETENTION SIZES UTILIZE VA BMP CLEARINGHOUSE SPEC. 9 MARCH 2011 VERSION 1.8. BIORETENTION FACILITIES ARE SUBJECT TO FAVORABLE GROUNDWATER DEPTHS. SHOULD HIGH GROUNDWATER EXIST, COUNTER MEASURES SUCH AS IMPERMEABLE UNDER/CONCRETE SLAB SHALL TO AN URBAN BIORETENTION MAY BE EMPLOYED. EXISTING CALCULATIONS WILL BE REQUIRED TO VALIDATE NO FLUTATION WILL OCCUR. IF BIORETENTION IS NOT FEASIBLE, THEN ANOTHER BMPs WILL BE EMPLOYED TO MEET COMPLIANCE SUCH AS MANUFACTURED SYSTEMS IN PARKING AREAS, OR OTHER PRACTICES FROM TROW BMP CLEARINGHOUSE.

GEOTECHNICAL TESTING REQUIRED. ADDITIONAL OFFSITE SURVEY INFORMATION FOR THE PURPOSES OF BYPASSING OFFSITE WATER IS NEEDED PRIOR TO IMPLEMENTATION OF FINAL ENGINEERING.

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 PROGRAMMING AND PLANNING
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 8521 Duly Drive
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SUR. CONDON: DES: DW/JW
 DRW: DW/JW CHG: CS/RW

ROBERT W. WALKER
 NO. 37408
 6/05/15
 PROFESSIONAL ENGINEER

DULLES TECHNOLOGY CENTER
 WATER QUALITY COMPLIANCE PLAN (PARCEL 4M)
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAINAGE SCHEMATIC
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=100'
 SCALE VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-CJ-103.DWG
 NCR:
 NUMBER 28 OF 38

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**PCA & FDPA
GENERAL NOTES (PARCEL 5D):**

* SEE SHEET 2 FOR PARCEL 4M NOTES

1. LOCATION/EXISTING ZONING AND USE: PARCEL 5D CONSISTS OF APPROXIMATELY 10.06 ACRES (OR 470,856 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 65 PARCEL 5D (RECORDED). THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND BURRIS VALLEY DRIVE, FRENCHMAN, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A TURFMANAGEMENT POND WITH PASSEIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
2. **REQUIRE:**
PARTIAL PCA REQUEST:
A. PARTIAL PCA REQUEST: THE APPLICANT REQUESTS A PARTIAL PCA TO AMEND THE PROFFERS APPROVED WITH AZ 2022-0406L. THE PARTIAL PCA WOULD NOT IMPACT THE ABILITY OF PROPERTIES REMAINING PURSUANT TO AZ 2022-0404 TO COMPLY WITH THE EXISTING PROFFERS OR THE PDC DISTRICT REGULATIONS.
B. FDPA REQUEST: THE APPLICANT REQUESTS A FINAL DEVELOPMENT PLAN AMENDMENT TO THE APPROVED FOR 2022-0404G TO ALLOW TRANSPORTATION IMPROVEMENTS AND ASSOCIATED GRADING, MITIGATION, AND UTILITY CONNECTIONS ON THE SITE.
3. **BOUNDARY AND TOPOGRAPHIC INFORMATION:** THE PLAN BOUNDARY INFORMATION SHOWN HEREIN IS TAKEN FROM EXISTING LAND RECORDS. PLAN TOPOGRAPHIC INFORMATION IS FROM AERIAL FLUORIN SURVEY BY GORDON IN OCTOBER 2013. THE DATUM IS THE NATIONAL DATUM 1983. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC DATUM (NGVD) OF 1929.
4. **OWNERSHIP:** THE PROPERTY SHOWN HEREIN IS IN THE NAME OF FAIRFAX COUNTY FROM A DEED RECORDED JANUARY 1, 2011 IN DEED BOOK 21528 AT PAGE 670 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. **COMPREHENSIVE PLAN:**
A. THE SUBJECT PARCEL IS LOCATED WITHIN LAND UNIT A-1 OF THE DULLES SUBURBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE VISION FOR LAND UNIT A-1 PROMOTES A MIX OF LAND USES SERVED BY A MULTI-MODAL TRANSPORTATION SYSTEM. THE COMPREHENSIVE PLAN TEXT LISTS AN ADDITIONAL CENTREVILLE ROAD CROSSING AT THE MCNAIR FARMS DRIVE INTERSECTION. THIS IS FURTHER GRAPHICALLY DEPICTED WITH FIGURE 17 TO PROVIDE A NEW COLLECTION ROAD CONNECTION FROM CENTREVILLE ROAD THROUGH THE SUBJECT PROPERTY TO DULLES TECHNOLOGY DRIVE.
B. THE SUBJECT PROPERTY IS CURRENTLY A PUBLIC PARK AND IS PART OF THE MERRYBROOK RUN STREAM VALLEY PARK.
6. **MODIFICATION/AMENDMENT REQUESTS:** THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
7. **PARKING SPACES:** THERE ARE 14 EXISTING SURFACE PARKING SPACES PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 21. THESE EXISTING PARKING SPACES WILL REMAIN.
8. **SIGNAGE:** PROPOSED ENTRANCE SIGNS SHOWN HEREIN WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12.
9. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWMM/BMP):** SWMM BMP REQUIREMENTS ARE PROVIDED WITHIN THE EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ON-SITE AND PARTIALLY OFF-SITE. FOR DETAILS SEE AGGREGATE OUTFALL ANALYSIS AND SWMM/BMP ANALYSIS SHEETS.
10. **CLEARING AND BULKING:** A PRELIMINARY LIMITS OF CLEARING AND GRADING LINES STUDY ON THE PROPOSED AREA (PLAN SHEETS 31) PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN A TOTAL OF APPROXIMATELY 2,830 CU. YD. OF CUT AND 20,000 CU. YD. OF FILL (FOR ALL OF PARCEL 5D INCLUDING ENCROACHMENT INTO THE FLOODPLAIN). THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING. SEE NOTE 18 ON THIS SHEET REGARDING FILL IN THE FLOODPLAIN.
11. **WATER AND SEWER:** PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.
12. **GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.
13. **RESOURCE PROTECTION AREA (RPA):** RPA IS PRESENT ON THE SITE AND HAS BEEN DELINEATED AND APPROVED BY FAIRFAX COUNTY PLAN 3131 AP0424. THE ENCROACHMENTS INTO THE RPA INCLUDE THE MCNAIR FARMS DRIVE EXTENSION AND RELATED UTILITIES. THIS USE IS PERMITTED PER COUNTY CODE. ANY WAIVERS, EXCEPTIONS, OR WATER QUALITY IMPACT ASSESSMENTS WILL BE SUBMITTED AS NEEDED.
14. **WETLANDS:** THERE ARE WETLANDS ON THE SITE AND WITHIN THE LIMITS OF CLEARING AND GRADING. THE WETLANDS WITHIN THE LIMITS OF CLEARING AND GRADING HAVE BEEN FIELD LOCATED BY WETLAND STUDIES AND SOLUTIONS, INC. IN OCTOBER 2013 AND ARE REPRESENTED ON SHEET 30. THE DISTURBED WETLANDS DUE TO THE MCNAIR FARMS DRIVE EXTENSION WILL BE PERMITTED AS NEEDED.
15. **FLOODPLAIN:** THE FLOODPLAIN INFORMATION SHOWN IS BASED ON THE 100-YEAR FLOODPLAIN AND STORM DRAINAGE BASIN (08 18522 PG 1072). THE PROPOSED IMPROVEMENTS WITHIN THE FLOODPLAIN INCLUDE THE PROPOSED AREA WIDE TRANSPORTATION IMPROVEMENT OF A NEW COLLECTION ROAD CONNECTION FROM CENTREVILLE ROAD TO DULLES TECHNOLOGY DRIVE. PER SECTION 2004 OF THE FAIRFAX COUNTY ZONING ORDINANCE THESE USES ARE PERMITTED WITH THE APPROVAL OF A SPECIAL EXCEPTION. THE NECESSARY FILL ASSOCIATED WITH THESE IMPROVEMENTS IS CONSIDERED MAJOR FILL AS SET FORTH IN SECTION 2005 OF THE ZONING ORDINANCE. A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 500 CU. YD. OF CUT AND 15,000 CU. YD. OF FILL (WHICH IS INCLUDED IN THE OVERALL CUT/FILL QUANTITIES PROVIDED IN NOTE #10 OF THIS SHEET). THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.
16. **UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THE EXISTING UTILITY EASEMENTS ON THE PROPERTY AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 30.

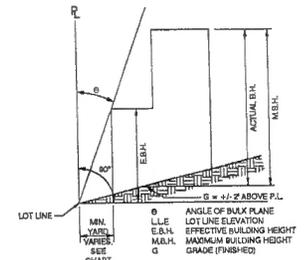
(GENERAL NOTES CONTINUED)

17. **UNDERGROUND UTILITIES:** THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM AVAILABLE BASE MAP INFORMATION FROM PREVIOUS SITE PLANS.
18. **DEVELOPMENT SCHEDULE:** THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN ONE PHASE.
19. **SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH RECEPTACLES, BENCHES, BICYCLE RACKS, SITE FURNITURE, WALLS, AND FENCING NOT REPRESENTED HEREIN MAY BE PROVIDED.
20. **RYM:** AN EXISTING VEGETATION MAP (RYM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
21. **SCENIC ASSETS/EXISTING STRUCTURE:** THE SITE CURRENTLY IS DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSEIVE RECREATIONAL USES AND INCLUDES AN EXISTING GAZEBO STRUCTURE, VEGETATION, AND A PORTION OF SITE ENCOMPASSES MERRYBROOK REAL. THE PROPOSED ROAD IMPROVEMENT WILL REQUIRE THE FINAL DEVELOPMENT PLAN AMENDMENT TO CROSS MERRYBROOK REAL. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE UTILITY PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.
22. **HAZMAT:** TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 303, COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS (VMR) 172-101-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 45, CODE PART 250) OR STORAGE TANKS OR CONTAINERS ON-SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
23. **SITE ACCESS:** THE SITE HAS FRONTAGE ON CENTREVILLE ROAD AND BURRIS VALLEY DRIVE. SITE ACCESS IS PROVIDED FROM BURRIS VALLEY DRIVE. ADDITIONAL FRONTAGE WITHOUT A REGULAR SITE ACCESS IS PROPOSED FROM THE FUTURE MCNAIR FARMS DRIVE EXTENSION. PEDESTRIAN SITE ACCESS WILL BE PROVIDED THROUGH TRAILS AND SIDEWALKS FROM MCNAIR FARMS DRIVE EXTENSION.
24. **MINOR MODIFICATIONS:** ELEMENTS OF THE FDPA ARE ADJUSTED OR MODIFIED WITH FUTURE SITE PLANS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-02 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE FDPA WILL BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-02 OF THE ORDINANCE WHEN NECESSITATED BY ROUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.
25. **FINAL DESIGN:** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA.
26. **ARCHAEOLOGICAL SURVEY:** SINCE THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AN ARCHAEOLOGICAL SURVEY DATA (FDPM) IS NOT NEEDED FOR THIS APPLICATION.
27. **CRITICAL AREAS:** A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THERE ARE PROPOSED IMPROVEMENTS AND ASSOCIATED FILL WITHIN THE FLOODPLAIN, BUT NO ADDITIONAL FLOODING OR EROSION ON-SITE OR DOWNSTREAM IS ANTICIPATED. PROPOSED DRAINAGE OUTFALLS ARE LOCATED ON-SITE IN DESIGN CHANNELS OR IN THE EXISTING FLOODPLAIN AND NO SIGNIFICANT EROSION IS ANTICIPATED.
28. **PERMITS:** WETLAND PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE ANNY CODE OF ENGINEERS WILL BE SOUGHT AS REQUIRED. A LAND USE PERMIT FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL LIKELY BE REQUIRED AND WILL BE SOUGHT AS PART OF THE SITE PLAN PROCESS.

DEVELOPMENT TABULATIONS (PARCEL 5D):

TAX MAP / PARCEL	TAX MAP 16-3 (1) PARCEL 5D
SITE AREA	10.06 ACRES OR 473,659 S.Q. FT.
EXISTING ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2006 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED = 20% PROPOSED = 73% ± SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 30)
10 YEAR TREE CANOPY	REQUIRED = 18% EXISTING = 13.8% ± SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 33)
TOTAL GROSS SF	NOT APPLICABLE/ NO BUILDINGS PROPOSED
TOTAL FLOOR AREA RATIO	NOT APPLICABLE/ NO BUILDINGS PROPOSED
NUMBER OF STORIES/HEIGHT	NOT APPLICABLE/ NO BUILDINGS PROPOSED
YARD REQUIREMENTS	FRONT NOT APPLICABLE/ NO BUILDINGS PROPOSED SIDE NOT APPLICABLE/ NO BUILDINGS PROPOSED REAR NOT APPLICABLE/ NO BUILDINGS PROPOSED

ANGLE OF BULK PLANE (NOT TO SCALE)



YARD REQUIREMENTS	
FRONT	SUNRISE VALLEY DRIVE: N/A - NO STRUCTURES
	CENTREVILLE ROAD: N/A - NO STRUCTURES
SIDE	N/A - NO STRUCTURES
REAR	N/A - NO STRUCTURES

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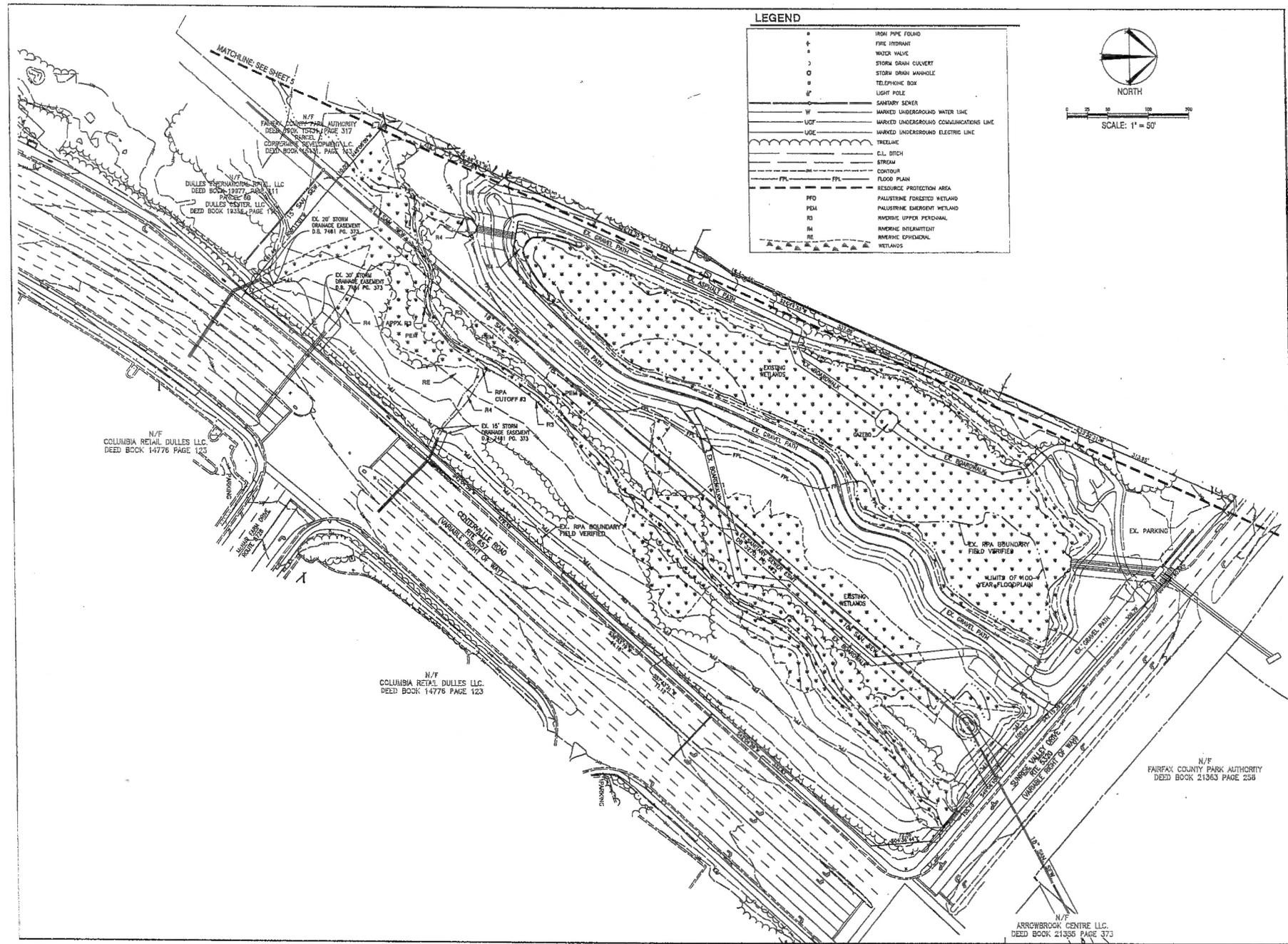
NO.	DATE	DESCRIPTION	REVISIONS
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3	02/01/24	REVISED	CONCEPTUAL DEVELOPMENT PLAN
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SUR: GORDON DES: DW/JM
DRAW: DW/JM CHK: CS/RW



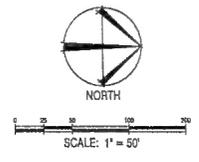
PCA & FDPA NOTES AND TABULATIONS (PARCEL 5D)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN
DRAINAGESVILLE DISTRICT EXCEPTION
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-1-D-002.DWG
NCS:
NUMBER 29 OF 38
Gordon



LEGEND

+	IRON PIPE FOUND
+	FIRE HYDRANT
+	WATER VALVE
+	STORM DRAIN CULVERT
+	STORM DRAIN MANHOLE
+	TELEPHONE BOX
+	LIGHT POLE
+	SEWERY SINKER
+	MARKED UNDERGROUND WATER LINE
+	MARKED UNDERGROUND COMMUNICATIONS LINE
+	MARKED UNDERGROUND ELECTRIC LINE
+	TREELINE
+	C.L. DITCH
+	STREAM
+	CONTOUR
+	FLOOD PLAN
+	RESOURCE PROTECTION AREA
+	PALUSTRINE FORESTED WETLAND
+	PALUSTRINE EMERGENT WETLAND
+	RIVERINE UPPER PERENNIAL
+	RIVERINE INTERMITTENT
+	RIVERINE EPHEMERAL
+	WETLANDS



Gordon

REGULATORY AND PLANNING
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WWW.GORDONVA.COM

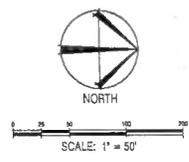
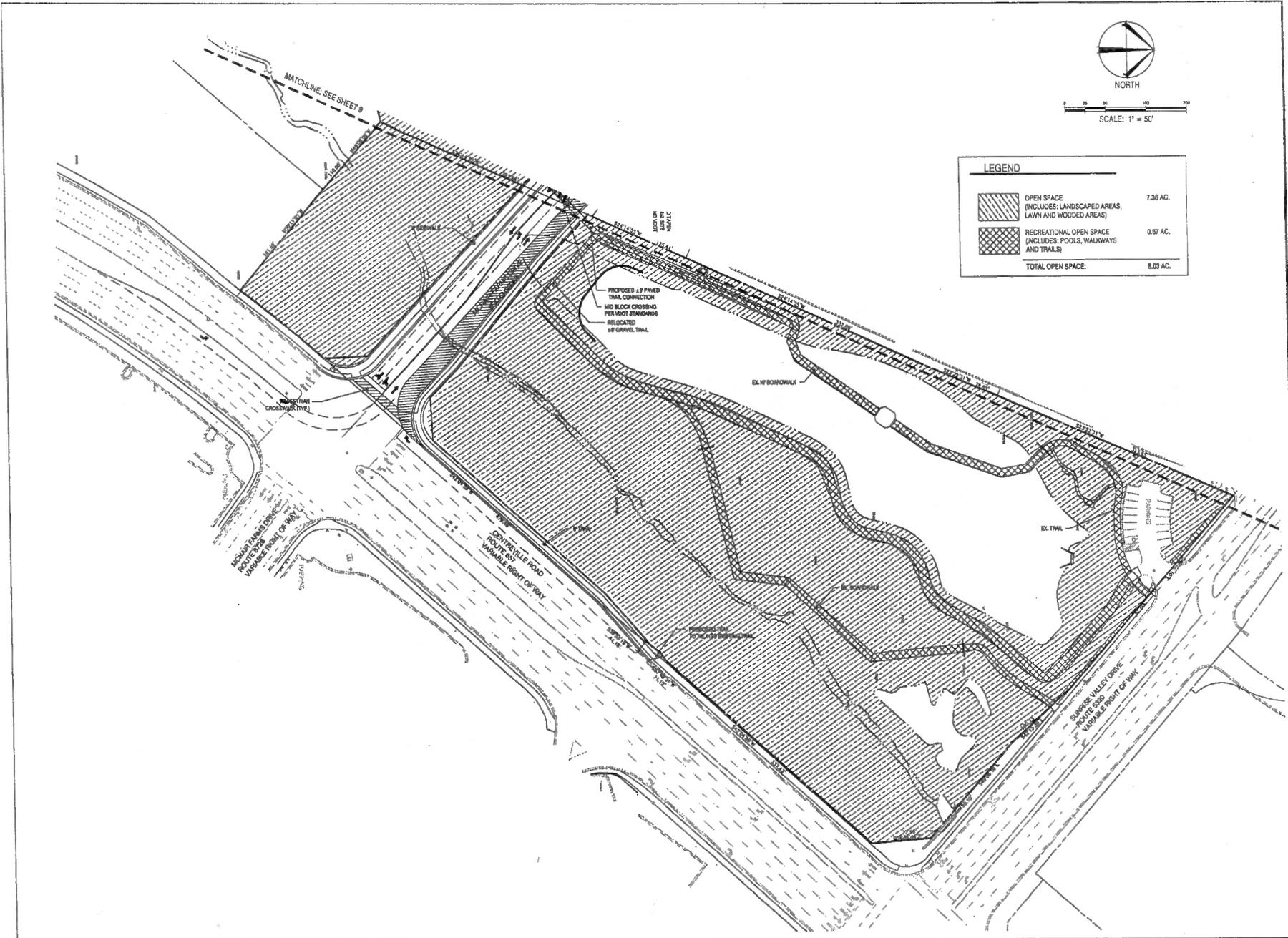
NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1.	08/27/15	Issue for Permit	DRW	CHK	APP
2.	08/27/15	Issue for Permit	DRW	CHK	APP
3.	08/27/15	Issue for Permit	DRW	CHK	APP
4.	08/27/15	Issue for Permit	DRW	CHK	APP
5.	08/27/15	Issue for Permit	DRW	CHK	APP
6.	08/27/15	Issue for Permit	DRW	CHK	APP
7.	08/27/15	Issue for Permit	DRW	CHK	APP
8.	08/27/15	Issue for Permit	DRW	CHK	APP
9.	08/27/15	Issue for Permit	DRW	CHK	APP
10.	08/27/15	Issue for Permit	DRW	CHK	APP

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/RV

ROBERT W. WALKER, P.E.
 PROFESSIONAL ENGINEER
 6/05/15
 SEAL

DULLES TECHNOLOGY CENTER
 EXISTING CONDITIONS PLAN (PARCEL 510)
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAINESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-L-02-101.DWG
 NCS:
 NUMBER: 30 OF 38
Gordon



LEGEND		
	OPEN SPACE (INCLUDES: LANDSCAPED AREAS, LAWN AND WOODED AREAS)	7.36 AC.
	RECREATIONAL OPEN SPACE (INCLUDES: POOLS, WALKWAYS AND TRAILS)	0.67 AC.
TOTAL OPEN SPACE:		8.03 AC.

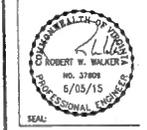
Gordon

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL ENGINEERING
SECURITY CONSULTING

1000 Old Lee Road
Suite 200
Arling Heights, VA 22135
Phone: 703-763-1900
www.gordons.com

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/07/15	Final Design	CHC	CS/R
2	08/07/15	Final Design	CHC	CS/R
3	08/07/15	Final Design	CHC	CS/R
4	08/07/15	Final Design	CHC	CS/R
5	08/07/15	Final Design	CHC	CS/R
6	08/07/15	Final Design	CHC	CS/R
7	08/07/15	Final Design	CHC	CS/R
8	08/07/15	Final Design	CHC	CS/R
9	08/07/15	Final Design	CHC	CS/R
10	08/07/15	Final Design	CHC	CS/R

SUR: GORDON DEL: DW/JH
 DRW: DW/JH CHK: CS/RH



PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 50)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

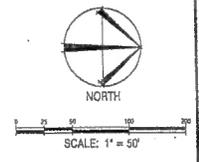
HORIZONTAL: 1"=50'
 SCALE VERTICAL:
 PLAN
 JOB: 0472-0238
 CADD: 0472-0238-1-PC-10
 NCS
 NUMBER 32 OF 38
Gordons

PARCEL 5D EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS	
	UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, DOGWOOD	N.A.	GOOD*	0.00 SF 0.00 AC	N.A.	
	EARLY SUCC. FOREST **	VIRGINIA PINE, SCOTCH PINE, RED CEDAR, PEAR	N.A.	GOOD	23,083.3 SF 0.53 AC	STRANDS OF NATIVE GRASSES AND EVERGREEN	
	BOTTOMLAND FOREST***	BROWNWOOD, ASH, WHITE OAK, RED MAPLE	N.A.	N.A.	126,275.3 SF 2.90 AC	N.A.	
	LANDSCAPED TREE CANOPY	MIXED	N.A.	GOOD	10,548.7 SF 0.24 AC	ADJACENT TO STREET	
	OPEN FIELD	TESQUIC, RED CEDAR, NATIVE GRASSES	N.A.	N.A.	187,618.9 SF 4.31 AC	N.A.	
	MISC.	WATER, PARKING, TRAIL, SIDEWALK	N.A.	N.A.	128,334.8 SF 2.90 AC	STREAM	
					TOTAL	473,859 SF 10.88 AC	
EXISTING TREE CANOPY							
UPLAND FOREST							
EARLY SUCC. FOREST** (70% ± X 0.53 AC)							
BOTTOMLAND FOREST*** (50% ± X 2.80 AC)							
LANDSCAPED TREE CANOPY (35% ± X 0.24 AC)							
					1.5 AC OR 13.8%		

NOTE: THE PURPOSE OF THE "EVA" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0508 OF THE PMA. THE EVA MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

** ASSUMES 70% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 *** ASSUMES 50% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 * ASSUMES 35% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.



Gordon
 PROFESSIONAL LAND PLANNING
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTURE
 4501 Duly Drive
 Chantilly, VA 20151
 Phone: 703-891-1100
 www.gordonsa.com

NO.	REVISIONS	DATE
1	APPROXIMATE COMMENTS	
2	DATE/DTX	REVISIONS WITH THESE NO.
3	DATE/DTX	REVISIONS WITH THESE NO.
4	DATE/DTX	APPROXIMATE COMMENTS
5	DATE/DTX	REVISIONS PER COUNTY COMMENTS
6	DATE/DTX	REVISIONS PER COUNTY COMMENTS
7	DATE/DTX	REVISIONS PER COUNTY COMMENTS
8	DATE/DTX	REVISIONS PER COUNTY COMMENTS

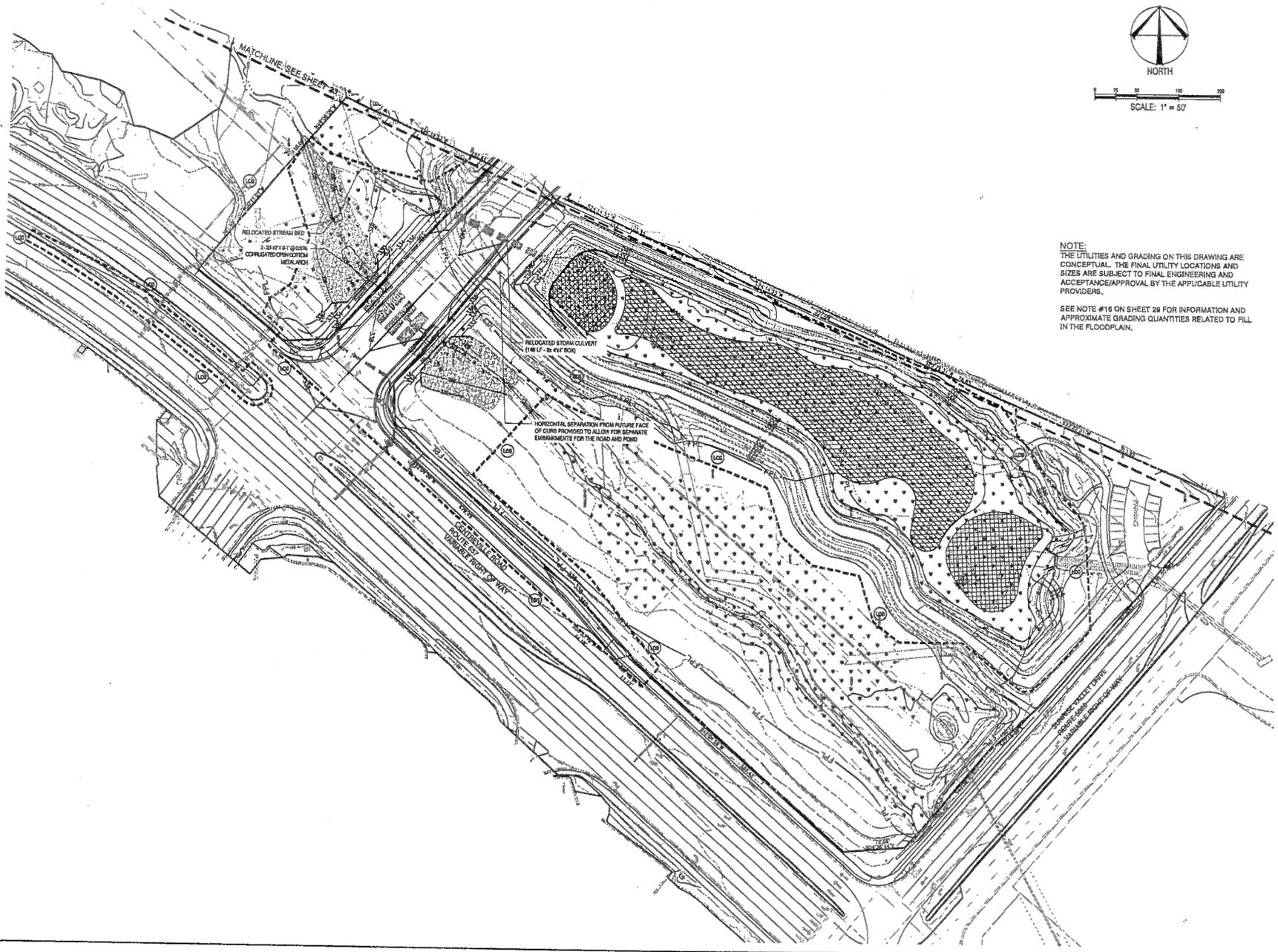
SUR: GORDON DES: DW/WH
 DRW: DW/WH CHK: CS/WH

PROFESSIONAL SEAL
 ROBERT W. WALKER
 NO. 37809
 6/05/15
 PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP (PARCEL 5D)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN WITH EXCEPTION
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE VERTICAL:
 PLAN:
 JOB: 0472-0238
 CAD: 0472-0238-1-DY-198.D
 NCS:
 NUMBER: 33 OF 38

Gordon



SCALE: 1" = 50'

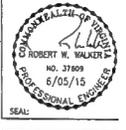
NOTE:
THE UTILITIES AND GRADING ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.

SEE NOTE #16 ON SHEET 28 FOR INFORMATION AND APPROXIMATE GRADING QUANTITIES RELATED TO FILL IN THE FLOODPLAIN.

Gordon
 PRELIMINARY GRADING AND UTILITIES
 CIVIL ENGINEERING
 4501 Oak Drive
 CHARLETTA, VA 20311
 Phone: 703-263-1300
 www.gordon.us.com

NO.	DATE	DESCRIPTION
1.	05/05/15	Acceptance Comments
2.	05/05/15	Revised with Parcel 50
3.	05/05/15	Revised with P&ID, Area
4.	05/05/15	Acceptance Comments
5.	05/05/15	Revised
6.	05/05/15	Revised per Utility Comments
7.	05/05/15	Revised per Utility Comments
8.	05/05/15	Revised per Utility Comments
9.	05/05/15	Revised per Utility Comments

SUR: GORDON DES: DB/JM
 DRW: DW/JM CHK: CS/BJ

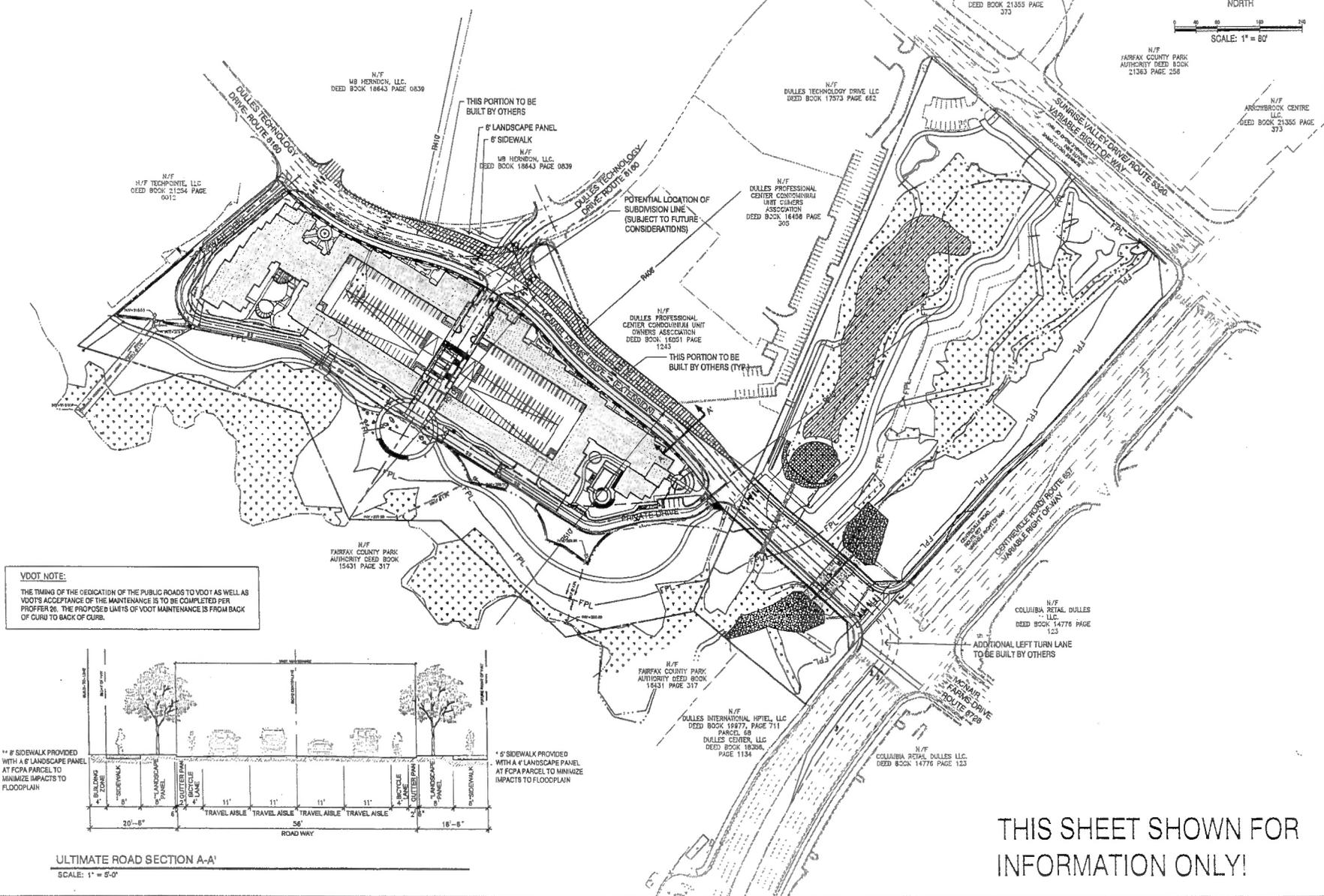
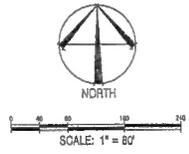


PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 50)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN SPECIAL EXCEPTION
 DRANKSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-01-W1
 NCS:
 NUMBER: 34 OF 38
Gordon

LEGEND

	PORTION OF ROAD TO BE BUILT AS PART OF OF PHASE I, BUT NOT STRIPED
	PORTION OF ROAD TO BE BUILT BY OTHERS



Gordon
PROFESSIONAL AND PLANNING
ARCHITECTURE
4501 Dwy Drive
Charlottesville, VA 22901
Phone: 703-263-1900
www.gordonus.com

NO.	DATE	DESCRIPTION
1	04/05/14	Submittal with FCPA 68
2	04/05/14	Submittal with SEA 181
3	07/07/14	Submittal Comments
4	07/07/14	Submittal
5	02/20/15	Submittal per County Comments
6	02/20/15	Submittal per County Comments
7	02/20/15	Submittal per County Comments
8	02/20/15	Submittal per County Comments
9	02/20/15	Submittal per County Comments
10	02/20/15	Submittal per County Comments

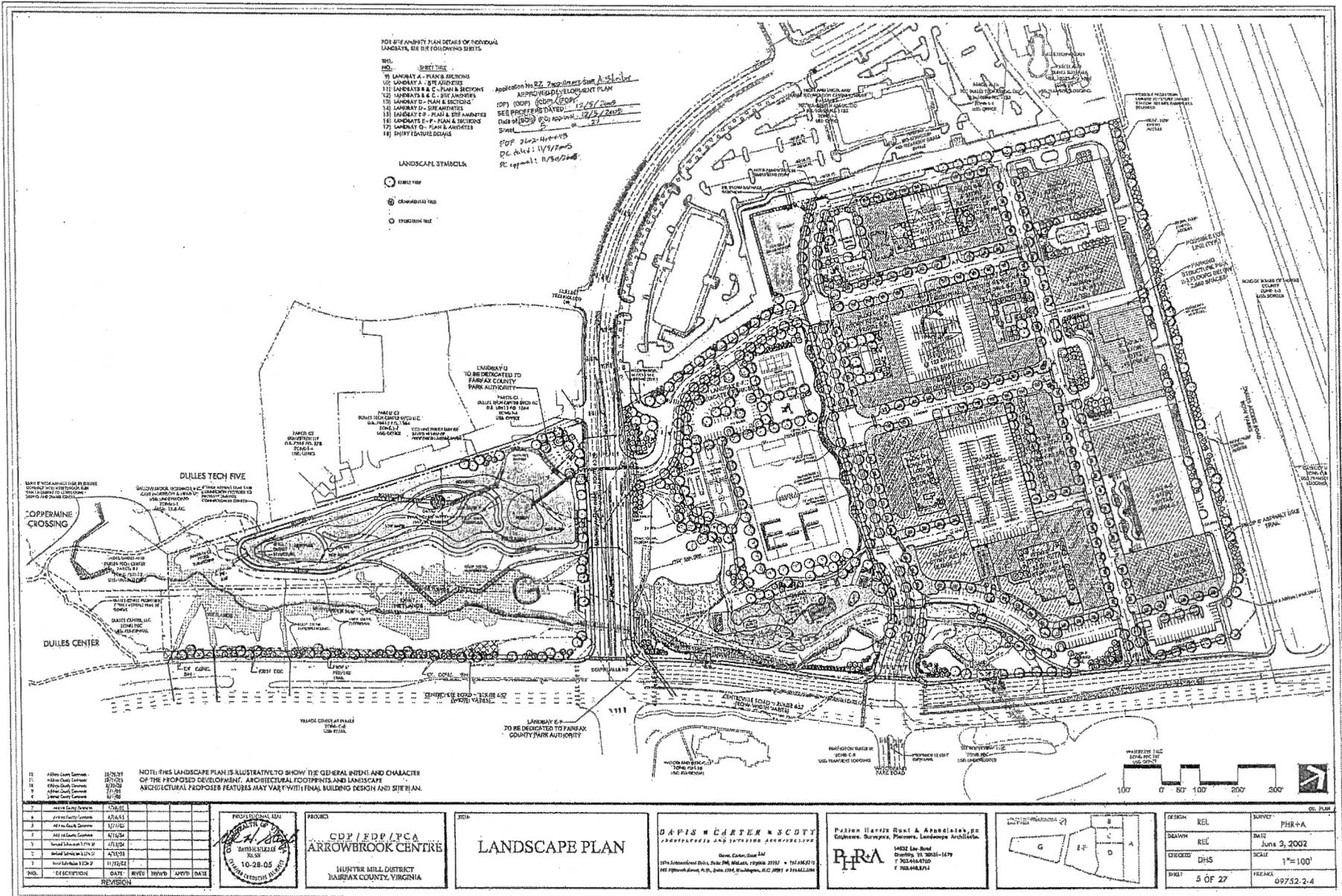
SUR: GORDON DEL: DM/JV
DRW: DM/JV CHK: CS/RW

SEAL
ROBERT H. WALKER
NO. 37408
6/05/15
PROFESSIONAL ENGINEER

ULTIMATE ROAD ALIGNMENT (PARCELS 4M & 5D)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN (SPECIAL EXCEPTION)
DRAWING NUMBER: 0172-0236

HORIZONTAL: 1"=80'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0236
CADD: 0172-0236-L-01-101
PICS:
NUMBER 35 OF 38
Gordon

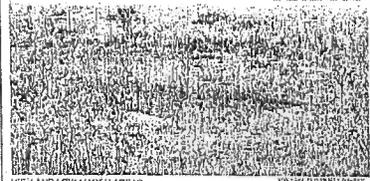
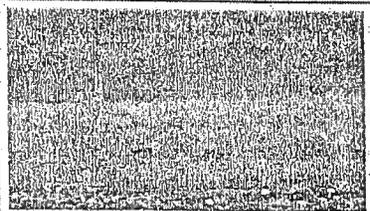
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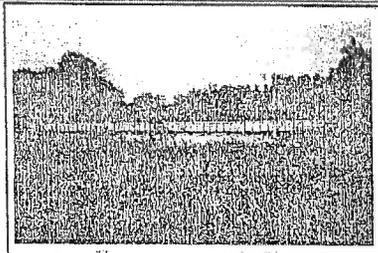
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Gordon
 PROGRAMMING AND PLANNING
 LANDSCAPE ARCHITECTURE
 CHARTERED AND REGISTERED
 SECURITY CONSULTING
 4301 Day Drive
 Chantilly, VA 20151
 Phone: 703-763-1900
 www.gordon.us.com

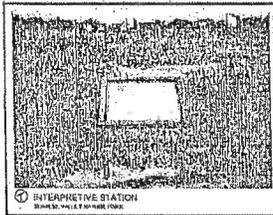
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94	10/26/01	Final Design		



FISH AND LOW MARSH AREAS



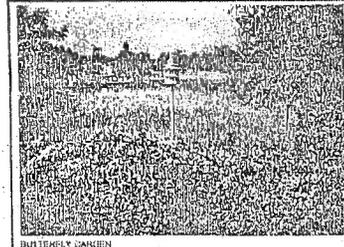
BOARDWALK



INTERPRETIVE STATION



YELLOW IRIS (IRIS PSEUDACORUS)



BUTTERFLY GARDEN

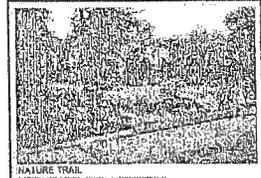
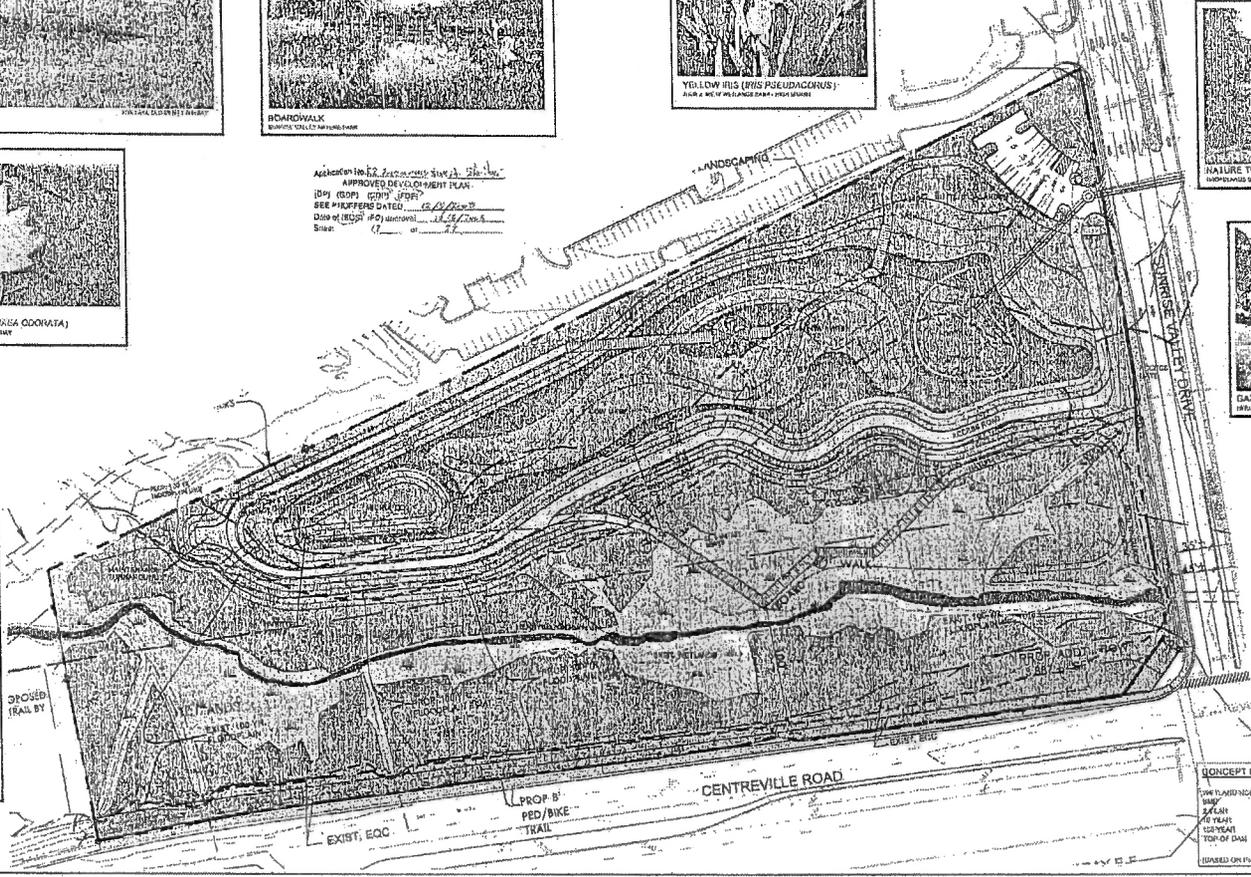


FRAGRANT WATER LILY (NYMPHAEA ODORATA)

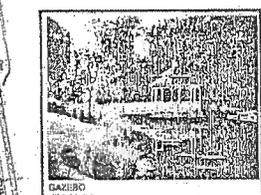


CARDINAL FLOWERS (LOBELIA CARDINALIS)

APPROVED DEVELOPMENT PLAN
 DATE OF REVISION: 10-28-05
 DATE OF ISSUE: 10-28-05



NATURE TRAIL



GAZEBO



ARROW AIRWAY

CONCEPT DESIGN WATER SURFACE ELEVATIONS (MSL)			
	ELEVATION	VOLUME	
TOP OF LAND/NEURAL POOL	81.00	0.00	
2 FEET	79.00	100,000	
10 FEET	77.00	400,000	
15 FEET	75.00	700,000	
TOP OF DAM	84.00	300,000	



CODEBOOK
 ARROWBROOK CENTRE
 FAIRFAC COUNTY, VIRGINIA
 LANDSCAPE ARCHITECTS
 PLAN & AMENITIES



DATE: 10/28/05

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/28/05	Issue for Review	AW
2	10/28/05	Issue for Review	AW
3	10/28/05	Issue for Review	AW
4	10/28/05	Issue for Review	AW
5	10/28/05	Issue for Review	AW
6	10/28/05	Issue for Review	AW
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10	10/28/05	Issue for Review	AW

NO.	DATE	DESCRIPTION	BY
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3	10/28/05	Issue for Review	AW
4	10/28/05	Issue for Review	AW
5	10/28/05	Issue for Review	AW
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8	10/28/05	Issue for Review	AW
9	10/28/05	Issue for Review	AW
10	10/28/05	Issue for Review	AW

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Gordon
 ARCHITECTS AND PLANNING
 LANDSCAPE ARCHITECTURE
 4301 Dwyer Drive
 Chantilly, VA 20151
 Phone: 703-896-3800
 www.gordonva.com

NO.	DATE	DESCRIPTION	BY
1	10/28/05	Issue for Review	AW
2	10/28/05	Issue for Review	AW
3	10/28/05	Issue for Review	AW
4	10/28/05	Issue for Review	AW
5	10/28/05	Issue for Review	AW
6	10/28/05	Issue for Review	AW
7	10/28/05	Issue for Review	AW
8	10/28/05	Issue for Review	AW
9	10/28/05	Issue for Review	AW
10	10/28/05	Issue for Review	AW

SUR: GORDON DES: DW/AV
 DRW: DW/AV CHE: CS/RW

PROFESSIONAL ENGINEER
 ROBERT W. WALKER
 NO. 37809
 6/05/15

ARROWBROOK CENTRE CDP-FIP-POA LANDSCAPE ARCHITECTURE PLAN & AMENITIES
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN (DISTRICT EXCEPTION)
 FAIRFAC COUNTY, VIRGINIA

HORIZONTAL/VT
 SCALE VERTICAL:
 PLAN:
 JOB: 0172-0236
 CADD: 0172-0236-L-01-1021
 NCS
 NUMBER: 37 OF 38
Gordon

SEA 85-C-119

GENERAL NOTES:

1. **LOCATION/EXISTING ZONING AND USE:** THE SPECIAL EXCEPTION AREA CONSISTS OF TWO PROPERTIES, THE ENTIRETY OF PARCEL 4M AND A PORTION OF PARCEL 5D.
 - PARCEL 4M CONSISTS OF APPROXIMATELY 1.88 ACRES (DR 865.304 SF) AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 016001-0004M. THE ADDRESS FOR THE SITE IS DULLES TECHNOLOGY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY VACANT AND IS ZONED I-4 (INDUSTRIAL MEDIUM DENSITY).
 - THE PORTION OF PARCEL 5D PART OF THIS SPECIAL EXCEPTION CONSISTS OF APPROXIMATELY 7.78 +/- ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 016001-0005D. THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
2. **PARTIAL SPECIAL EXCEPTION REQUEST:** THE APPLICANT REQUESTS A SPECIAL EXCEPTION TO GRABE AND FILL WITH THIS FLOODPLAIN (PARCEL 4M) AND ALLOW TRANSPORTATION IMPROVEMENTS WHICH INCLUDE GRADING AND FILLING WITHIN THE FLOODPLAIN (PARCEL 5D).
3. **ADDITIONAL NOTES:** SEE SHEETS 2 AND 26 FOR ADDITIONAL NOTES AND INFORMATION RELATED TO BACKGROUND AND TOPOGRAPHIC INFORMATION, OWNERSHIP, COMPREHENSIVE PLAN, WAIVERS/ MODIFICATIONS, PARKING, LANDSCAPING, SEWAGE, STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWAMP), CLEANING AND DRAINING, WATER AND SEWER AVAILABILITY, RESOURCE PROTECTION AREA (RPA), WETLANDS, FLOODPLAIN, UTILITY EASEMENTS, LANDSCAPING UTILITIES, DEVELOPMENT SCHEDULE, ADDITIONAL SITE FEATURES, EVM MAPS, SCENE ASSETS/ EXISTING STRUCTURES, HADNAT, SITE ACCESS, VARIOR MODIFICATIONS, FINAL DESIGN, ARCHAEOLOGICAL SURVEY, AND PERMITS.
- SEE SHEET 2 FOR ADDITIONAL NOTES RELATED TO PARCEL 4M AND SHEET 26 FOR ADDITIONAL NOTES RELATED TO PARCEL 5D.

SEA 85-C-119

DEVELOPMENT TABULATIONS

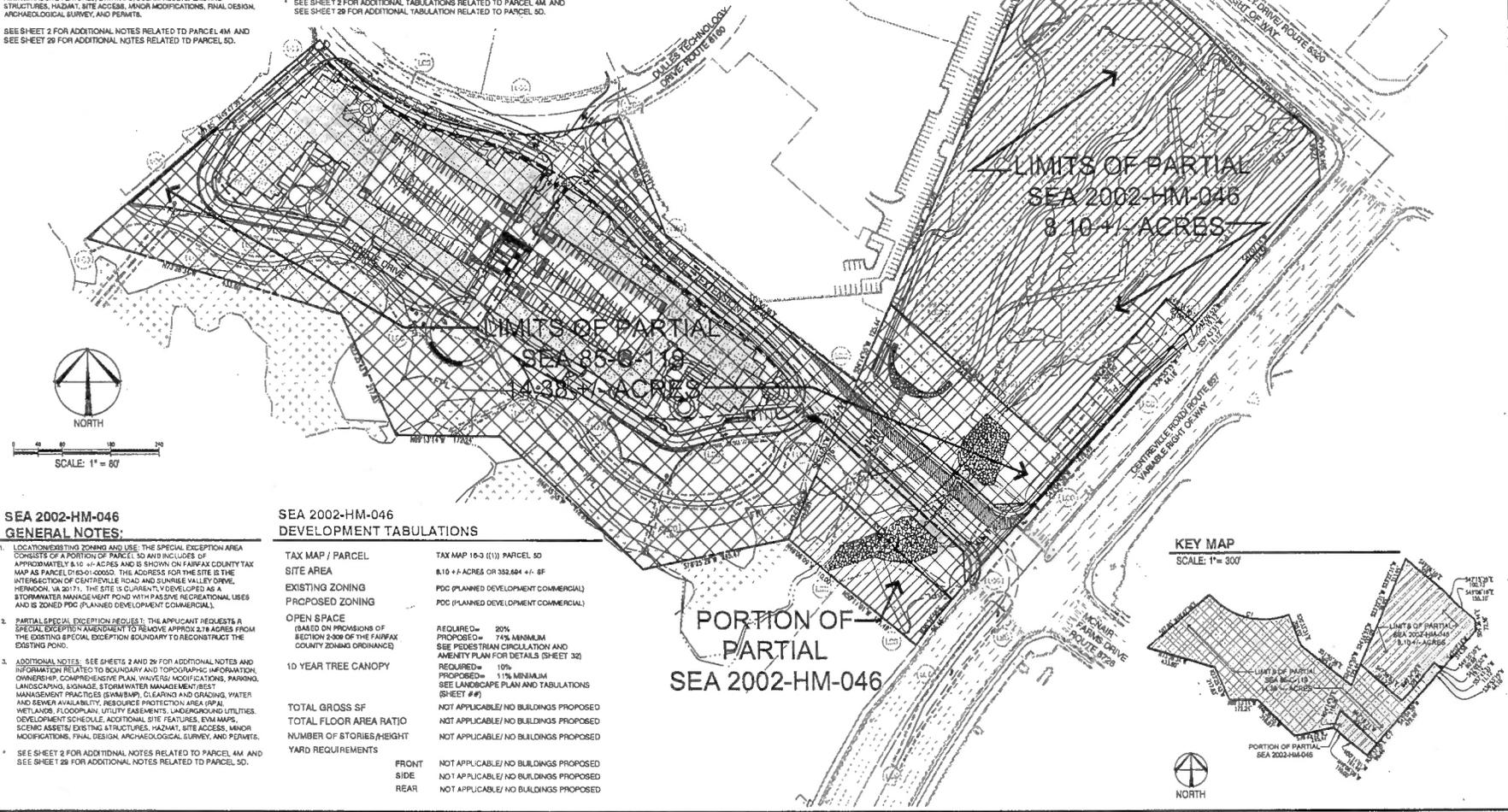
TAX MAP / PARCEL	TAX MAP 16-3 (11) PARCEL 4M AND A PORTION OF TAX MAP 16-3 (11) PARCEL 5D 14.38 +/- ACRES OR 626,468 +/- SF
SITE AREA	14 (INDUSTRIAL MEDIUM DENSITY) AND PDC (PLANNED DEVELOPMENT COMMERCIAL) PRM (PLANNED RESIDENTIAL MIXED USE) AND PDC (PLANNED DEVELOPMENT COMMERCIAL)
EXISTING ZONING	
PROPOSED ZONING	
OPEN SPACE	REQUIRED= 20% PROPOSED= 48% MINIMUM SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 9 AND SHEET 32)
10 YEAR TREE CANOPY	REQUIRED= 10% PROPOSED= 25% MINIMUM SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 11-12)
TOTAL GROSS SF	500,000 - GSF (SEE BUILDING TABULATIONS ON SHEET 2)
TOTAL FLOOR AREA RATIO	0.99 - SEE BUILDING TABULATIONS ON SHEET 2)
NUMBER OF STORIES/HEIGHT	5 FLOORS/ 60' MAX. (SEE BUILDING TABULATIONS ON SHEET 2)
YARD REQUIREMENTS	FRONT: 4', 12' ASP, 6', 2' ASP SIDE: 30', 20' ASP REAR: 15', 20' ASP
	• SEE SHEET 2 FOR ADDITIONAL TABULATIONS RELATED TO PARCEL 4M AND SEE SHEET 26 FOR ADDITIONAL TABULATION RELATED TO PARCEL 5D.

**SEA 85-C-119
CUT AND FILL AREAS**

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 14,500 CUBIC YARDS OF CUT AND 14,500 CUBIC YARDS OF FILL. THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.

**SEA 2002-HM-046
CUT AND FILL AREAS**

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 7,500 CUBIC YARDS OF CUT AND 7,500 CUBIC YARDS OF FILL. THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.



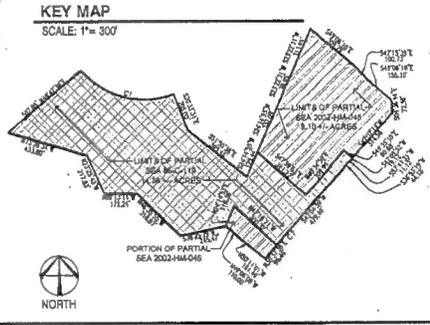
**SEA 2002-HM-046
GENERAL NOTES:**

1. **LOCATION/EXISTING ZONING AND USE:** THE SPECIAL EXCEPTION AREA CONSISTS OF A PORTION OF PARCEL 5D AND INCLUDES OF APPROXIMATELY 8.10 +/- ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 016001-0005D. THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
2. **PARTIAL SPECIAL EXCEPTION REQUEST:** THE APPLICANT REQUESTS A SPECIAL EXCEPTION AMENDMENT TO REMOVE APPROX 3.78 ACRES FROM THE EXISTING SPECIAL EXCEPTION BOUNDARY TO RECONSTRUCT THE EXISTING POND.
3. **ADDITIONAL NOTES:** SEE SHEETS 2 AND 26 FOR ADDITIONAL NOTES AND INFORMATION RELATED TO BACKGROUND AND TOPOGRAPHIC INFORMATION, OWNERSHIP, COMPREHENSIVE PLAN, WAIVERS/ MODIFICATIONS, PARKING, LANDSCAPING, SEWAGE, STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWAMP), CLEANING AND DRAINING, WATER AND SEWER AVAILABILITY, RESOURCE PROTECTION AREA (RPA), WETLANDS, FLOODPLAIN, UTILITY EASEMENTS, LANDSCAPING UTILITIES, DEVELOPMENT SCHEDULE, ADDITIONAL SITE FEATURES, EVM MAPS, SCENE ASSETS/ EXISTING STRUCTURES, HADNAT, SITE ACCESS, VARIOR MODIFICATIONS, FINAL DESIGN, ARCHAEOLOGICAL SURVEY, AND PERMITS.
- SEE SHEET 2 FOR ADDITIONAL NOTES RELATED TO PARCEL 4M AND SHEET 26 FOR ADDITIONAL NOTES RELATED TO PARCEL 5D.

SEA 2002-HM-046

DEVELOPMENT TABULATIONS

TAX MAP / PARCEL	TAX MAP 16-3 (11) PARCEL 5D 8.10 +/- ACRES OR 352,684 +/- SF
SITE AREA	PDC (PLANNED DEVELOPMENT COMMERCIAL)
EXISTING ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING	
OPEN SPACE	REQUIRED= 20% PROPOSED= 74% MINIMUM SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 32)
10 YEAR TREE CANOPY	REQUIRED= 10% PROPOSED= 11% MINIMUM SEE LANDSCAPE PLAN AND TABULATIONS (SHEET #4)
TOTAL GROSS SF	NOT APPLICABLE/ NO BUILDINGS PROPOSED
TOTAL FLOOR AREA RATIO	NOT APPLICABLE/ NO BUILDINGS PROPOSED
NUMBER OF STORIES/HEIGHT	NOT APPLICABLE/ NO BUILDINGS PROPOSED
YARD REQUIREMENTS	FRONT: NOT APPLICABLE/ NO BUILDINGS PROPOSED SIDE: NOT APPLICABLE/ NO BUILDINGS PROPOSED REAR: NOT APPLICABLE/ NO BUILDINGS PROPOSED



Gordon
 PROFESSIONAL ENGINEERING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 4501 Dulles Drive
 Herndon, VA 20171
 Phone: 703-261-1800
 www.gordon.us.com

1. SURVEY	Acceptance Certificate
2. GRADING	Final Grading with Proposed EIR
3. UTILITIES	Final Utility with B.M. Lines
4. EROSION	Final Erosion Control
5. LANDSCAPE	Final Landscape with City Comments
6. TRAFFIC	Final Traffic with City Comments
7. UTILITIES	Final Utilities with City Comments
8. UTILITIES	Final Utilities with City Comments
9. UTILITIES	Final Utilities with City Comments

SLUR: GORDON CHG: DM/WH
 DRW: DM/WH CHG: CS/RW

PROFESSIONAL ENGINEER
 ROBERT W. WALKER
 No. 3188
 6/05/15
 SEAL:

PARTIAL SPECIAL EXCEPTION AMENDMENT PLAN (PARCEL 4M & 5D)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN WITH SPECIAL EXCEPTION
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=30'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-1-04-102.D
 NCS:
 NUMBER 38 OF 38
Gordon



April 28, 2014

Description of
The property of
Fairfax County Park Authority
(Deed Book 21529, Page 770)
Dranesville District
Fairfax County, Virginia

Beginning at a point on the southwesterly right of way line of Sunrise Valley Drive (Route 665) marking the most easterly corner of Parcel C-1, Dulles Tech Center, being the property now or formerly of 13525 Dulles Technology Drive LLC;

thence with said southwesterly right of way line of Sunrise Valley Drive the following four (4) courses:

- S 49° 06' 10" E, 309.79 feet to a point;
- S 42° 15' 39" E, 100.73 feet to a point;
- S 49° 06' 10" E, 155.10 feet to a point and
- S 04° 36' 44" E, 72.56 feet

to a point on the northwesterly right of way line of Centreville Road (Route 657);

thence departing said southwesterly right of way line of Sunrise Valley Drive and with said northwesterly right of way line of Centreville Road the following five (5) courses:

- S 42° 04' 59" W, 337.43 feet to a point;
- S 57° 43' 31" W, 11.12 feet to a point;
- S 36° 53' 19" W, 44.18 feet to a point;
- S 42° 04' 59" W, 479.49 feet to a point marking the point of curvature of a curve to the left and
- 151.25 feet along the arc of said curve having radius of 1702.02 feet and a chord bearing and chord of S 39° 32' 15" W, 151.20 feet respectively,

to a point marking the most easterly corner of the property now or formerly of Dulles International Hotel, LLC;

thence departing said northwesterly right of way line of Centreville Road and with the northeasterly line of said Dulles International Hotel, LLC

- N 50° 11' 01" W, 161.49 feet

to a point marking the most northerly corner of said Dulles International Hotel, LLC and the most easterly corner of the property now or formerly of Fairfax County Park Authority (Deed Book 15431, Page 317);

thence with the northeasterly line of said Fairfax County Park Authority

N 49° 06' 09" W, 110.00 feet

to a point marking a northeasterly corner of said Fairfax County Park Authority and the southeasterly corner of the property now or formerly of JLB Dulles Tech LLC;

thence with the southeasterly line of said JLB Dulles Tech LLC and continuing with the northeasterly lines of Parcel C-3, Dulles Tech Center, being the property of Dulles Professional Center Condominium Unit owners Association and Parcel C-2, Dulles Tech Center, being the property of Dulles Technology Condominium Unit Owners Association

N 24° 14' 55" E, 745.17 feet

to a point;

thence with said southeasterly line of Parcel C-2, Dulles Tech Center and aforementioned Parcel C-1, Dulles Tech Center

N 23° 22' 31" E, 392.80 feet

to the point of beginning containing 473,859 square feet or 10.87831 acres of land.



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ/FDP 2013-DR-01

concurrent w/ (Assigned by staff) SE2013-DR-022

PCA 79-0237-01
RECEIVED
 Department of Planning & Zoning

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

NOV 08 2013

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), JLB Dulles Tech LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-4 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP (X)	FDP (X)	CDPA ()	FDPA ()
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LEGAL DESCRIPTION:

JH Launderers Prop PT PCL A			22803	1576
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

16-3	((1))		4M	11.6
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

N/A

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Southern quadrant of Dulles Technology Drive.	
PRESENT USE: Vacant	PROPOSED USE: Residential
MAGISTERIAL DISTRICT: Dranesville	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Shane M. Murphy
 Type or Print Name
 Cooley LLP, 11951 Freedom Dr, Reston, VA 20190
 Address

Shane M. Murphy
 Signature of Applicant or Agent
 (Work) (703) 456-8055 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 12/11/13 *Virginia Ruffner*

RZ/FDP 2013-0239/
 Fee Paid \$ 43,420.00 0242
 12/11/13
 [Signature]