APPLICATIONS ACCEPTED: July 1, 2015
PLANNING COMMISSION: January 13, 2016 @ 8:15 P.M.
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

December 30, 2015

STAFF REPORT

APPLICATION PCA 75-7-004-03/SE 2015-PR-021

PROVIDENCE DISTRICT

APPLICANT:	Meridian Science 7980, L.P.
ZONING:	I-3/HC
PARCELS:	39-2 ((1)) 13D, 39-2 ((1)) 13E (PCA) 39-2 ((1)) 13D part, 39-2 ((1)) 13E part (SE)
ACREAGE:	14.4 acres (PCA) 5.74 acres (SE)
FAR:	0.46 with an option to go to 0.50 (PCA) 0.00 (SE)
OPEN SPACE:	19% (PCA) 48% (SE)
PLAN MAP:	Residential Mixed Use
PCA PROPOSAL:	The applicants seek approval of a Proffered Condition Amendment (PCA) to permit modifications to proffers and site design to permit the addition of a public field.
SE PROPOSAL:	The applicants seek approval of a Special Exception under Sect. 9-624 of the Zoning Ordinance to permit a containment structure associated with an outdoor playing field with a maximum height of 30 feet.

Kelly M. Atkinson, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 75-7-004-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2015-PR-021, subject to development conditions consistent with those contained in Appendix 2.

Staff also recommends approval of the following waivers and modifications:

- Modification of Paragraph 2 of Section 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet to a maximum height of 4.5 feet, as shown on the General Development Plan/Special Exception (GDP/SE) Plat.
- Modification of Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of forty (40) feet from a loading space in proximity to a drive aisle in favor of that shown on the GDP/SE Plat.
- Waiver of the maximum length of private streets as provided in Paragraph 2 of Section 11-302 of the Zoning Ordinance to allow private streets in excess of 600 feet in length.
- Modification of peripheral landscape requirements for the existing surface lot (southeast of proposed field), as allowed by Paragraph 3 of Section 13-203 of the Zoning Ordinance, in favor of the existing and proposed landscaping as shown on the GDP/SE Plat.
- Modification of the transitional screening and barrier requirements is requested for the eastern property boundary adjacent to I-495 to that shown on the GDP/SE Plat.
- Modification of the transitional screening and barrier requirements along the southern property line (Science Applications Court) in favor of the proposed streetscape design and containment structure as shown on the GDP/SE Plat.
- Modification of Paragraph 2 of Section 17-201 of the Zoning Ordinance regarding the construction of trails and bike trails, in favor of the streetscape and on-road bike trail system shown on the GDP/SE Plat.
- Waiver of Paragraph 3 of Section 17-201 of the Zoning Ordinance to provide additional interparcel connection to adjoining parcels other than those specifically identified on the GDP/SE Plat.
- Waiver of Paragraph 4 of Section 17-201 of the Zoning Ordinance to not require any further dedication, construction or widening of existing roads beyond that for which is indicated on the GDP/SE Plat. Dedication and improvements shown on the GDP/SE Plat shall be deemed to meet all comprehensive policy plan requirements.
- Modification of Paragraphs 12, 13 and 14 of Section 17-201 of the Zoning Ordinance and requirement to provide improvements in a phased sequence as outlined in the GDP/SE Plat and proffers and to be determined with the site plan.

- Modification of Section 12-0510 and 12-0511 of the PFM for required 10% tree canopy coverage on individual lots/land bays, to allow for canopy coverage to be calculated as depicted on the GDP/SE Plat.
- Modification of Standard E of Sect. 9-624 of the Zoning Ordinance to permit signage at all entry points to the field.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

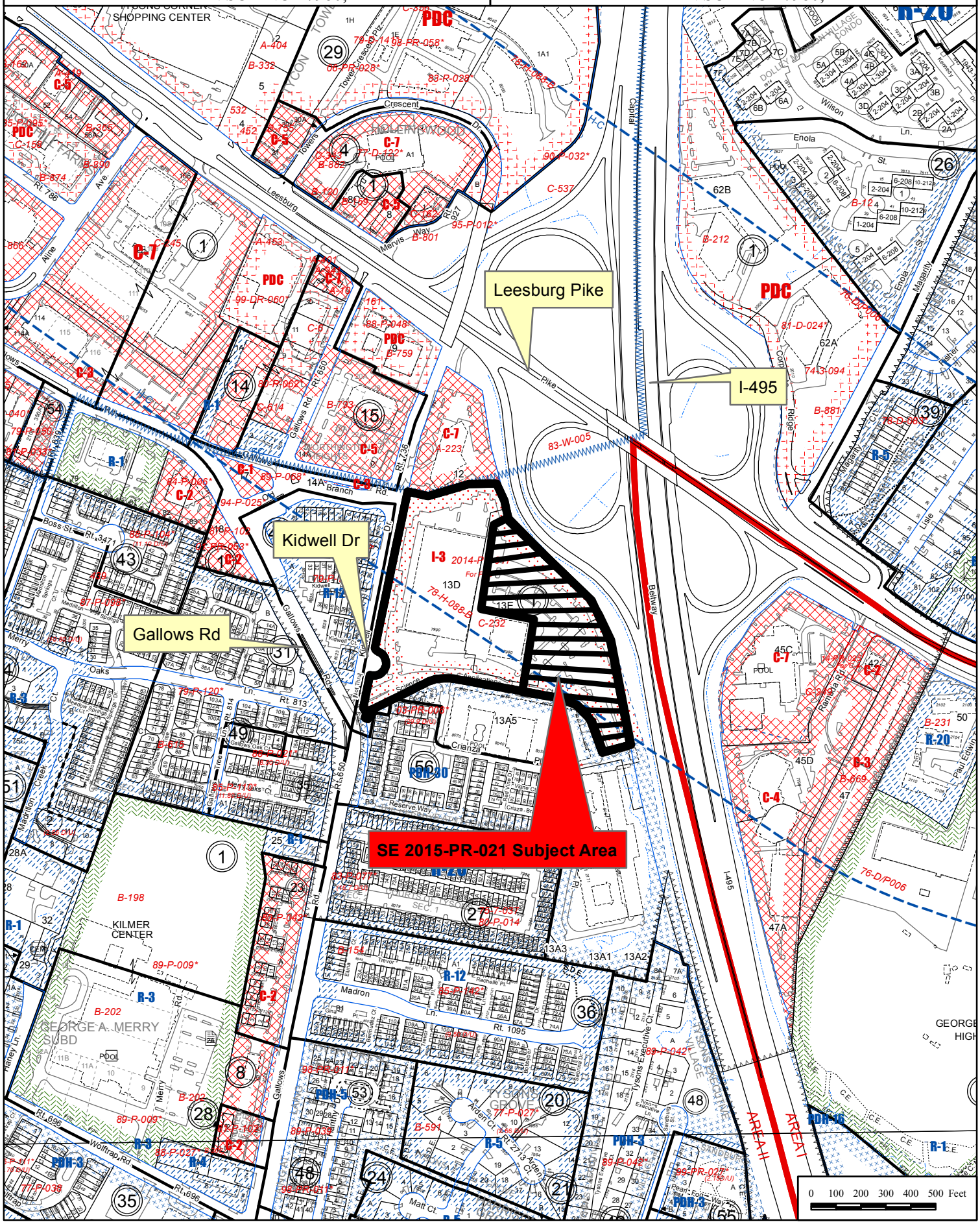
PCA 75-7 -004-03

MERIDIAN SCIENCE 7980, LP

Special Exception

SE 2015-PR-021

MERIDIAN SCIENCE 7980, LP



■TYSONS TECHNOLOGY CENTER■

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION APPLICATION, PCA

PLAN NUMBER: SE 2015-PR-021, PCA 75-7-004-03

APRIL 1, 2015
MAY 28, 2015
SEPTEMBER 4, 2015
OCTOBER 19, 2015

APPLICANT:
MERIDIAN SCIENCE 7980, L.P.
7980 SCIENCE APPLICATIONS COURT
VIENNA, VA 22182
DAVID GELFOND
(240) 507-1162

PROPERTY OWNERS:
MERIDIAN SCIENCE 7980, L.P.
7980 SCIENCE APPLICATIONS COURT
VIENNA, VA 22182
DAVID GELFOND
(240) 507-1162

MERIDIAN SCIENCE 7990, LLC
7990 SCIENCE APPLICATIONS COURT
VIENNA, VA 22182
DAVID GELFOND
(240) 507-1162

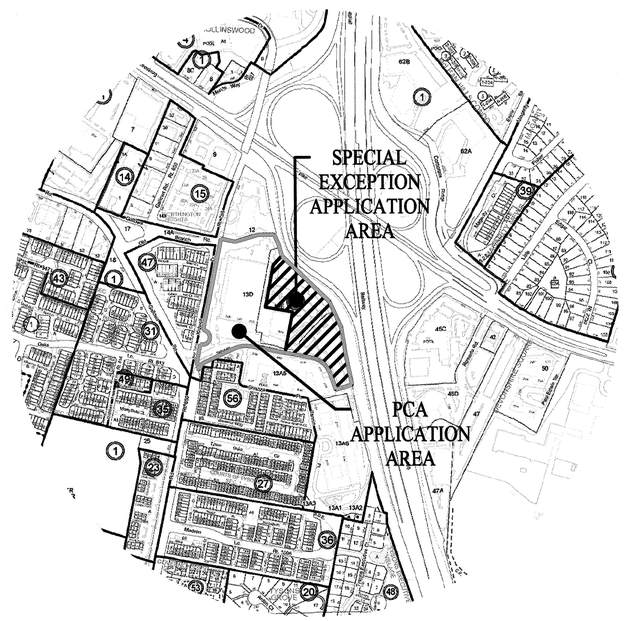
ATTORNEY:
MCGUIREWOODS LLP
1750 TYSONS BOULEVARD, SUITE 1800
TYSONS, VIRGINIA 22102
DAVID GILL
(703) 712-5039

MASTER PLANNER:
FXFOWLE
22 WEST 19TH STREET
NEW YORK, NEW YORK 10011
JOHN LOUGHRAN
646-292-8279

ENGINEER:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
JEFF KREPS
(703) 442-7800

LANDSCAPE ARCHITECT:
LANDDESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
(703) 549-7784

TRANSPORTATION:
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ROBIN ANTONUCCI
(703) 917-6620



TAX MAP/VICINITY MAP
SCALE - 1" = 500'

TAX MAP NO. 39-2 ((1))
PART OF PARCELS NO. 13D & 13E - SE
PARCELS NO. 13D & 13E - PCA

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SUPPLEMENTAL

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S-2	LIMIT OF PROPOSED EASEMENT EXHIBIT

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

VIKA NUMBER VV7554C
SHEET C-1

FILE: P:\projects\7554\7554C\CADD\PLANNING\PLANNING DRAWINGS\SE\7554C-SE900.dwg USER: kantonucci DATE: Oct. 19 2015 TIME: 10:24 am

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION (SE) CONSISTS OF PARCELS IDENTIFIED ON THE 2013 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2 ((1)), PART OF PARCEL 13D AND PART OF PARCEL 13E. THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFER CONDITION AMENDMENT (PCA) CONSISTS OF PARCELS IDENTIFIED ON THE 2013 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2 ((1)), PARCEL 13D AND PARCEL 13E. THE PROPERTY IS CURRENTLY ZONED I-3. THE PURPOSE OF THIS APPLICATION IS TO AMEND THE GOVERNING APPROVAL TO ALLOW A FIELD AS A PUBLIC USE AND TO MODIFY THE REQUIREMENTS OF SECTION 10-104 THROUGH THE SPECIAL EXCEPTION FOR THE CONTAINMENT STRUCTURE AROUND THE FIELD.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS 83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA.
5. THE PROPERTY IS LOCATED IN SUB-AREA 2: RESIDENTIAL EDGE OF THE OLD COURTHOUSE DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. PUBLIC WATER SERVES THE DEVELOPMENT. SANITARY SEWER SERVES THE EXISTING USE. THE PROPOSED PARKING GARAGE AND ATHLETIC FIELD WILL NOT HAVE BATHROOMS AND WILL BE SERVED BY PORTABLE TOILETS THAT WILL BE PUMPED OUT PERIODICALLY.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BOTH OFFSITE AND ON SITE IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS GRANTED WITH THE SE / PCA AND FURTHER REQUESTED OR REAFFIRMED ON THIS SHEET.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF ENGINEERED SITE PLAN, PROVIDED GENERAL CONFORMANCE TO SIZE, FUNCTION AND QUALITY OF THESE AREAS IS MAINTAINED.
14. THE GARAGE, FIELD AND STREETS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS, THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE SE / PCA PLAT SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE SE / PCA ARE MAINTAINED AND MINIMUM/MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE SE / PCA.
15. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE SE / PCA.
16. DEDICATION OF THE PUBLIC RIGHT(S) OF WAY ON SCIENCE APPLICATIONS COURT ADJACENT TO THE SUBJECT PROPERTY ARE NOT PROPOSED WITH THIS DEVELOPMENT.
17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
18. THE PROJECT MEETS THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF AN ABOVE-GRADE PARKING STRUCTURE AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED (REDUCED OR INCREASED) AT THE TIME OF SITE PLAN BASED ON CORRESPONDING REDUCTIONS OR INCREASES IN USES PROVIDED.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION, AND THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.
20. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE IS A 24' WIDE WATERLINE EASEMENT ALONG THE EASTERN EDGE OF THE SITE.
21. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THE SE / PCA MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE SE / PCA PLAT.
22. ADDITIONAL SITE FEATURES - AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE I-3 DISTRICT, BUT WHICH MAY NOT BE REPRESENTED HEREIN - MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE SE / PCA. THESE FEATURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - A. ACCESSORY STRUCTURES.
    - B. FLAG POLES.
    - C. FENCES.
    - D. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    - E. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    - F. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    - G. BAY WINDOWS, ORIELS AND CHIMNEYS.
    - H. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDING.
    - I. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    - J. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE.
23. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN.
24. FINAL BUILDING HEIGHTS ARE TO BE DETERMINED AT SITE PLAN, PROVIDED MAXIMUMS SHOWN HEREIN ARE NOT EXCEEDED.
25. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PRIVATE STREETS, THE PARKING STRUCTURE, THE SOUTHEAST PARKING LOT AND PUBLIC PARK / FIELD AREAS.
26. LOCATION AND TYPE OF INTERNAL (TO THE SITE) AND EXTERNAL CROSSWALKS AND ADA CURB RAMPS ARE SUBJECT TO VDOT APPROVAL AT TIME OF SITE PLAN, AND MAY BE SUBJECT TO CHANGE WITHOUT THE NEED FOR A SEA / PCA.
27. ROOT BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
28. BICYCLE PARKING WILL BE PROVIDED AS SHOWN ON THE SE / PCA PLAT.
29. ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PARKING STRUCTURE(S) SHOWN ON THE GRAPHICS ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED SE / PCA.
30. ALL GRADING INDICATED ON THIS SE / PCA IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE PLAN.
31. AREAS OF SHARED PARKING, MANAGED PARKING SHALL BE DEMONSTRATED ON THE SITE PLAN.
32. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.
33. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS SHOWN ON THIS SHEET OF THE SE / PCA APPLICATION.
34. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
35. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR AN ADDITIONAL SEA / PCA.
36. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED–AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5)–AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
37. THIS PROPERTY IS SUBJECT TO PROFFERS AND DEVELOPMENT CONDITIONS PER PCA 75-7-004-02

SE SITE TABULATIONS

SE LAND AREA:	250,359 SF OR 5.74745 AC	
FLOOR AREA RATIO (F.A.R.)	I-3 FAR	0.40 MAXIMUM
PROPOSED PUBLIC ATHLETIC FIELD CATEGORY 3 - SPECIAL EXCEPTION (FOR CONTAINMENT STRUCTURE ONLY)	82,850 SF / 250,359 SF	0
TOTAL F.A.R.		**0**
(THERE IS NO ADDITIONAL GFA / FAR PROPOSED WITH THIS APPLICATION)		
SE OPEN SPACE REQUIRED:	15% OR ± 37,554 SF	
SE OPEN SPACE PROVIDED:	48% OR ± 120,172 SF	

SEE SHEET L2.1 FOR 10 YEAR TREE CANOPY AND INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

PCA SITE TABULATIONS

PCA LAND AREA:	627,426 SF OR 14.40372 AC	
FLOOR AREA RATIO (F.A.R.)	I-3 FAR	0.50 AVAILABLE
EXISTING OFFICE AND DATA CENTER BUILDINGS	289,096 SF	(PER PCA-75-7-004-1)
PROPOSED PUBLIC ATHLETIC FIELD CATEGORY 3 - SPECIAL EXCEPTION (FOR CONTAINMENT STRUCTURE ONLY)	82,850 SF	0
TOTAL F.A.R.		**0.46**
(THERE IS NO ADDITIONAL GFA / FAR PROPOSED WITH THIS APPLICATION)		
PCA OPEN SPACE REQUIRED:	15% OR ± 94,114 SF	
PCA OPEN SPACE PROVIDED:	19% OR ± 120,172 SF	

SEE SHEET L2.1 FOR 10 YEAR TREE CANOPY AND INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

PARKING TABULATION

SEE SHEET C-8 FOR PARKING TABULATIONS

BULK REGULATIONS

ZONING ORDINANCE ARTICLE 5-307 - BULK REGULATIONS FOR I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT

AREA ZONED I-3:	250,359 SF OR 5.74745 AC
TOTAL AREA:	250,359 SF OR 5.74745 AC
MINIMUM LOT AREA REQUIRED:	40,000 SF
LOT AREA PROVIDED:	250,359 SF OR 5.74745 AC
MINIMUM LOT WIDTH REQUIRED:	100'
LOT WIDTH PROVIDED:	±320'
MINIMUM FRONT YARD:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
FRONT YARD PROVIDED:	±430' / ±65' / ±600'
MINIMUM SIDE YARD:	45° ANGLE OF BULK PLANE
SIDE YARD PROVIDED:	±300'
MAXIMUM PARKING STRUCTURE HEIGHT:	75'
PROPOSED PARKING STRUCTURE HEIGHT:	65'

ZONING ORDINANCE WAIVERS & MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. WAIVER / MODIFICATION OF SECTION 2-506 PARAGRAPH 2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION ON THE PARKING STRUCTURE TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS MAY BE INDICATED ON THE SE.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

2. MODIFICATION OF SECTION 11-202(4) REQUIRING A MINIMUM DISTANCE OF FORTY (40) FEET FROM A LOADING SPACE IN PROXIMITY TO A DRIVE AISLE IN FAVOR OF THAT SHOWN ON THE APPLICATION.
3. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN SECTION 11-302 PARAGRAPH (2) OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.

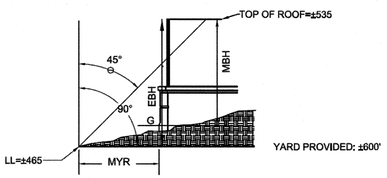
ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

4. MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS FOR THE EXISTING SURFACE LOT (SOUTHEAST OF PROPOSED FIELD), AS ALLOWED BY SECTION 13-203.3, IN FAVOR OF THE EXISTING CONDITIONS–AS SHOWN ON SHEET C-6 AND THE PROPOSED LANDSCAPE PLAN ON SHEET L1.0.
5. PURSUANT TO PARAGRAPH 11 OF SECTION 13-305, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED FOR THE EASTERN PROPERTY BOUNDARY ADJACENT TO I-495. ALSO, PURSUANT TO PARAGRAPH 2 OF SECTION 13-305, A WAIVER IS REQUESTED ALONG SCIENCE APPLICATIONS COURT (IN FRONT OF THE PROPOSED ATHLETIC FIELD) IN FAVOR OF THE PROPOSED STREETSCAPE DESIGN SHOWN ON THE SE.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

6. A WAIVER OF SECTION 17-201.2 RE: TRAILS AND BIKE TRAILS, IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE SE APPLICATION.
7. A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE SE / PCA.
8. THE APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT FOR WHICH IS INDICATED ON THE SE / PCA. DEDICATION AND IMPROVEMENTS SHOWN ON THE SE / PCA SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY REQUIREMENTS.
9. MODIFICATION OF SECTION 17-201 PARAGRAPHS 12, 13 AND 14 OF REQUIREMENT TO PROVIDE IMPROVEMENTS IN A PHASED SEQUENCE AS OUTLINED IN THE SE / PCA AND PROFFERS AND TO BE DETERMINED WITH THE SITE PLAN.

FRONT B: SCIENCE APPLICATIONS COURT
(NOT TO SCALE)

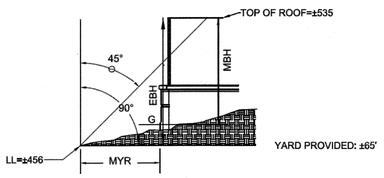


Θ : ANGLE OF BULK PLANE FOR THE I-3 DISTRICT = 45° (FRONT YARD) (MIN. 40')
LL : LOT LINE (ELEV = ±465')
MYR : MINIMUM YARD REQUIREMENT (70' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (±70')
MBH : MAXIMUM BUILDING HEIGHT (65')
G : GRADE FOR HEIGHT CALCULATIONS = ±470' AVERAGE AT BUILDING

$MYR = EBH \tan\Theta$

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

FRONT C: INTERSTATE 495
(NOT TO SCALE)

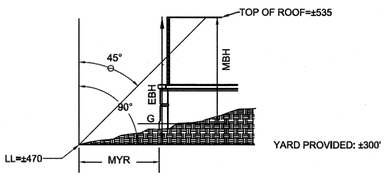


Θ : ANGLE OF BULK PLANE FOR THE I-3 DISTRICT = 45° (FRONT YARD) (MIN. 40')
LL : LOT LINE (ELEV = ±456')
MYR : MINIMUM YARD REQUIREMENT (80' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (±79')
MBH : MAXIMUM BUILDING HEIGHT (65')
G : GRADE FOR HEIGHT CALCULATIONS = ±470' AVERAGE AT BUILDING

$MYR = EBH \tan\Theta$

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

SIDE D: INTERSTATE 495
(NOT TO SCALE)

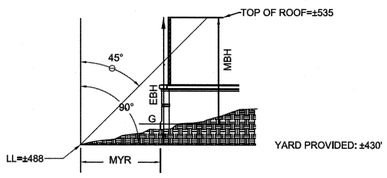


Θ : ANGLE OF BULK PLANE FOR THE I-3 DISTRICT = 45° (FRONT YARD) (MIN. 40')
LL : LOT LINE (ELEV = ±470')
MYR : MINIMUM YARD REQUIREMENT (65' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (±70')
MBH : MAXIMUM BUILDING HEIGHT (65')
G : GRADE FOR HEIGHT CALCULATIONS = ±470' AVERAGE AT BUILDING

$MYR = EBH \tan\Theta$

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

FRONT A: KIDWELL DRIVE
(NOT TO SCALE)



Θ : ANGLE OF BULK PLANE FOR THE I-3 DISTRICT = 45° (FRONT YARD) (MIN. 40')
LL : LOT LINE (ELEV = ±488')
MYR : MINIMUM YARD REQUIREMENT (45' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (±65')
MBH : MAXIMUM BUILDING HEIGHT (65')
G : GRADE FOR HEIGHT CALCULATIONS = ±470' AVERAGE AT BUILDING

$MYR = EBH \tan\Theta$

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

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

PFM WAIVERS & MODIFICATIONS REQUESTED

PFM - SECTION 6

1. DEVIATIONS / MODIFICATIONS OF SECTIONS 6-1304.2C AND 6-1304.2F OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES, AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS
2. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
5. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT.
6. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
7. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
8. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
9. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    - A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2D TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
10. ALL PFM WAIVERS REQUESTED ABOVE ARE REQUIRED BASED ON THE TIME LIMITS IN PROVISIONS OF CHAPTER 124.

PFM - SECTION 7

11. A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) AND SECTION 6-509(1) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1) AND SECTION6-509(1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED AT SITE PLAN.
12. A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.

PFM - SECTION 12

13. A MODIFICATION OF SECTIONS 12-0510 & 12-0511 FOR THE REQUIRED 10% TREE CANOPY COVERAGE IS REQUESTED IN FAVOR OF THAT SHOWN ON THESE PLANS (SHEET L2.1) AND IN ACCORDANCE WITH THE PROVISIONS OF 12-0512 AND 12-0513.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 759-2727
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS

5.28.2015 - ADDRESS COMMENTS
DATE: APRIL 1, 2015

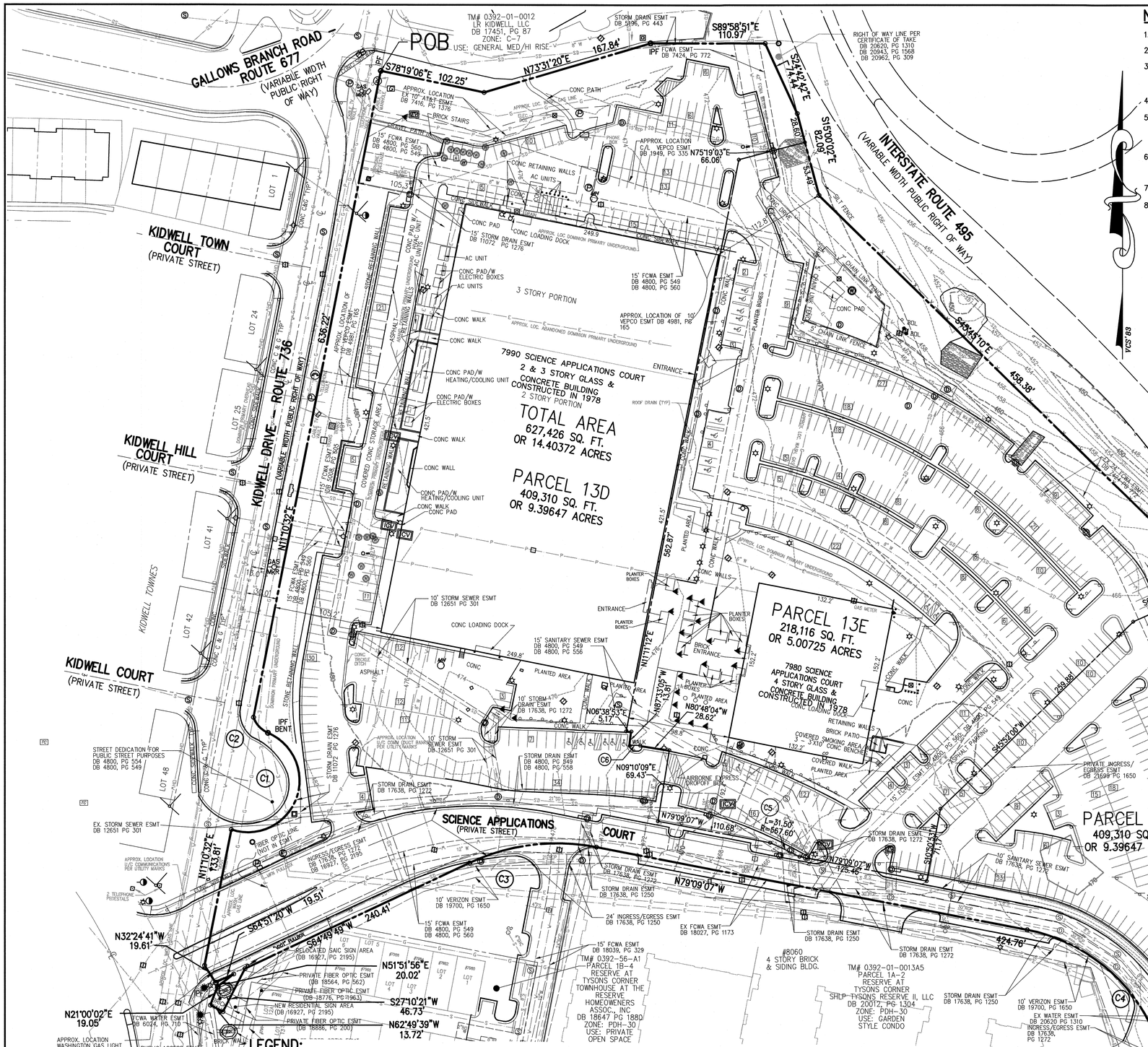
DES.	DWN.
JAK	KEA

SCALE: AS SHOWN

PROJECT/FILE NO. VV7554C

SHEET NO. C-2

FILE:P:\projects\7554\7554C\CADD\PLANNING\PLANNING DRAWINGS\SE\7554C-SE900.dwg USER:kantorucci DATE:Oct. 19 2015 TIME: 09:03 am



NOTES:

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP **#0392-01-0013D** & TAX MAP **#0392-01-0013E** AND ARE ZONED **I-3**.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF **MERIDIAN SCIENCE 7980, L.P.** AS RECORDED IN DEED BOOK **21699** AT PAGE **1650** AMONG THE LAND RECORDS OF **FAIRFAX** COUNTY, VIRGINIA.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE **"X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)** AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) FOR **FAIRFAX** COUNTY, VIRGINIA, COMMUNITY PANEL NO. **5105900165E**, DATED **SEPTEMBER 17, 2010**. ZONE **"X"** IS **NOT** IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83)
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO (NAVD 88):
   TIED TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENTS WEST GPS 2 & FC GPS 09.
   TRV 900 = 463.28
   TRV 902 = 482.89
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY **VIKA, INC.**, ON **APRIL 19, 2011**. THE SURVEY CONTROL ESTABLISHED BY VIKA, INC. AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. TITLE REPORT PROVIDED BY **TERRA NOVA TITLE & SETTLEMENT SERVICES**, CASE NO. **VA-13-1920** WITH AN EFFECTIVE DATE OF **(NOT PROVIDED)** HAS BEEN INCORPORATED INTO THIS **EXISTING CONDITIONS PLAN**.
8. THE SUBJECT PROPERTY **DOES NOT** LIE IN A RESOURCE PROTECTION AREA (RPA) PER **FAIRFAX COUNTY RPA MAP #39-2**.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	153.62'	50.00	176°01'49"	1442.73'	N20°45'35"E	99.94'
C2	21.16'	25.00	48°30'03"	11.26'	N42°56'44"W	20.54'
C3	125.73'	200.00	36°01'04"	65.02'	S82°50'21"W	123.67'
C4	175.26'	168.00	59°46'21"	96.55'	N49°15'56"W	167.42'

PCA AREA TABULATION:

PARCEL 13D.....409,310 S.F. OR 9.39647 AC.

PARCEL 13E.....218,116 S.F. OR 5.00725 AC.

TOTAL SITE AREA.....627,426 S.F. OR 14.40372 AC.

PCA ZONING TABULATION:

EXISTING ZONE I-3
TOTAL .....627,426 S.F. OR 14.40372 AC.

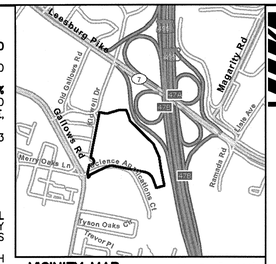
PROPOSED ZONE I-3 .....627,426 S.F. OR 14.40372 AC.

LEGAL DESCRIPTION:

BEING ALL OF PARCELS 13D AND 13E, THE RESERVE AT TYSONS CORNER RECORDED IN DEED BOOK 21698 AT PAGE 1384, LESS AND EXCEPT A PORTION OF PARCEL 2 DESCRIBED IN DEED BOOK 20620 AT PAGE 1310 (VIRGINIA DEPARTMENT OF TRANSPORTATION CERTIFICATE OF TAKE) AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE NORTHWESTERLY CORNER OF PARCEL 13D, THE RESERVE AT TYSONS CORNER AS SHOWN ON THE PLAT ATTACHED TO DEED BOOK 21698 AT PAGE 1384 AMONG THE AFORESAID RECORDS, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF KIDWELL DRIVE – ROUTE 736 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUNNING WITH THE NORTHERLY LINES OF THE AFORESAID PARCEL 13D, THE RESERVE AT TYSONS CORNER THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. SOUTH 78°19'06" EAST, 102.25 FEET TO A POINT; THENCE
2. NORTH 73°31'20" EAST, 167.84 FEET TO AN IRON PIPE (FOUND); THENCE
3. SOUTH 89°58'51" EAST, 110.97 FEET TO A POINT MARKING THE NORTHEAST CORNER OF PARCEL 13D, THE RESERVE AT TYSONS CORNER AS REVISED BY THE VDOT CERTIFICATE OF TAKE RECORDED IN DEED BOOK 20620 AT PAGE 1310 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO LYING ON THE WESTERLY LINE OF INTERSTATE ROUTE 495 (VARIABLE WIDTH RIGHT OF WAY) RECORDED IN DEED BOOK 1721, PAGE 123, DEED BOOK 1649, PAGE 313 AND DEED BOOK 20620, PAGE 1310 ALL AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH THE AFORESAID VDOT CERTIFICATE OF TAKE AND CONTINUING WITH THE RIGHT OF WAY OF INTERSTATE ROUTE 495 THE FOLLOWING SIX (6) COURSES AND DISTANCES, THE SAME BEING THE OUTLINES OF AFORESAID PARCEL 13D AND 13E, THE RESERVE AT TYSONS CORNER, AS AMENDED.
4. SOUTH 24°42'42" EAST, 74.44 FEET TO A POINT; THENCE
5. SOUTH 15°00'02" EAST, 82.09 FEET TO A CONCRETE MONUMENT (FOUND); THENCE
6. SOUTH 45°45'10" EAST, 458.38 FEET TO A CONCRETE MONUMENT (FOUND); THENCE
7. SOUTH 24°08'10" EAST, 197.07 FEET TO A POINT; THENCE
8. SOUTH 08°57'22 EAST, 193.83 FEET TO A POINT; THENCE
9. SOUTH 11°16'41" EAST, 212.82 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF PARCEL 13D, THE RESERVE AT TYSONS CORNER AS REVISED BY THE AFORESAID VDOT CERTIFICATE OF TAKE (D.B. 20620 AT PG. 1310); THENCE LEAVING SAID SOUTHEASTERLY CORNER OF PARCEL 13E, THE RESERVE AT TYSONS CORNER AND RUNNING WITH THE COMMON LINES OF AFORESAID PARCEL 13D, THE RESERVE AT TYSONS CORNER AND PARCEL 1A-2, THE RESERVE AT TYSONS CORNER (D.B. 20012, PG. 1304) THE FOLLOWING NINE (9) COURSES AND DISTANCES
10. SOUTH 73°33'08" WEST, 116.89 FEET TO A POINT; THENCE
11. NORTH 19°22'46" WEST, 121.31 FEET TO A POINT; THENCE
12. 175.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET WITH A CHORD BEARING AND DISTANCE NORTH 49°15'56" WEST, 167.42 FEET TO A POINT; THENCE
13. NORTH 79°09'07" WEST, 424.76 FEET TO A POINT; THENCE
14. 125.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 82°50'21" WEST, 123.67 FEET TO A POINT; THENCE
15. SOUTH 64°49'49" WEST, 240.41 FEET TO A POINT; THENCE
16. SOUTH 27°10'21" WEST, 46.73 FEET TO A POINT; THENCE
17. NORTH 62°49'39" WEST, 13.72 FEET TO A POINT; THENCE
18. NORTH 21°00'02" EAST, 19.05 FEET TO A POINT LYING ON THE AFORESAID EASTERLY LINE OF KIDWELL DRIVE – ROUTE 736; THENCE LEAVING THE SOUTHERLY LINE OF PARCEL 13D, THE RESERVE AT TYSONS CORNER AND RUNNING WITH THE WESTERLY LINE OF SAID PARCEL 13D, THE RESERVE AT TYSONS CORNER THE FOLLOWING SEVEN (7) COURSES AND DISTANCES
19. NORTH 51°51'56" EAST, 20.02 FEET TO A POINT; THENCE
20. SOUTH 64°51'20" WEST, 19.51 FEET TO A POINT; THENCE
21. NORTH 32°24'41" WEST, 19.61 FEET TO A POINT; THENCE
22. NORTH 11°10'32" EAST, 133.81 FEET TO AN IRON PIPE (FOUND); THENCE
23. 153.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 2045'35" EAST, 99.94 FEET TO AN IRON PIPE (FOUND) OF REVERSE CURVATURE; THENCE
24. 21.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 42°56'44" WEST, 20.54 FEET TO AN IRON PIPE (FOUND); THENCE
25. NORTH 11°10'32" EAST, 636.22 FEET TO THE POINT OF BEGINNING CONTAINING 627,426 SQUARE FEET OR 14.40372 ACRES OF LAND, MORE OF LESS.



VICINITY MAP SCALE: 1"=1000'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

THE RESERVE AT TYSONS CORNER
LOT 13D & LOT 13E
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA EXISTING CONDITIONS

VIKA REVISIONS

OCTOBER 19, 2015
AUGUST 26, 2014
AUGUST 15, 2014
DATE: APRIL 25, 2014

DES.	DWN.
JMB	JMB

SCALE: 1"=50'

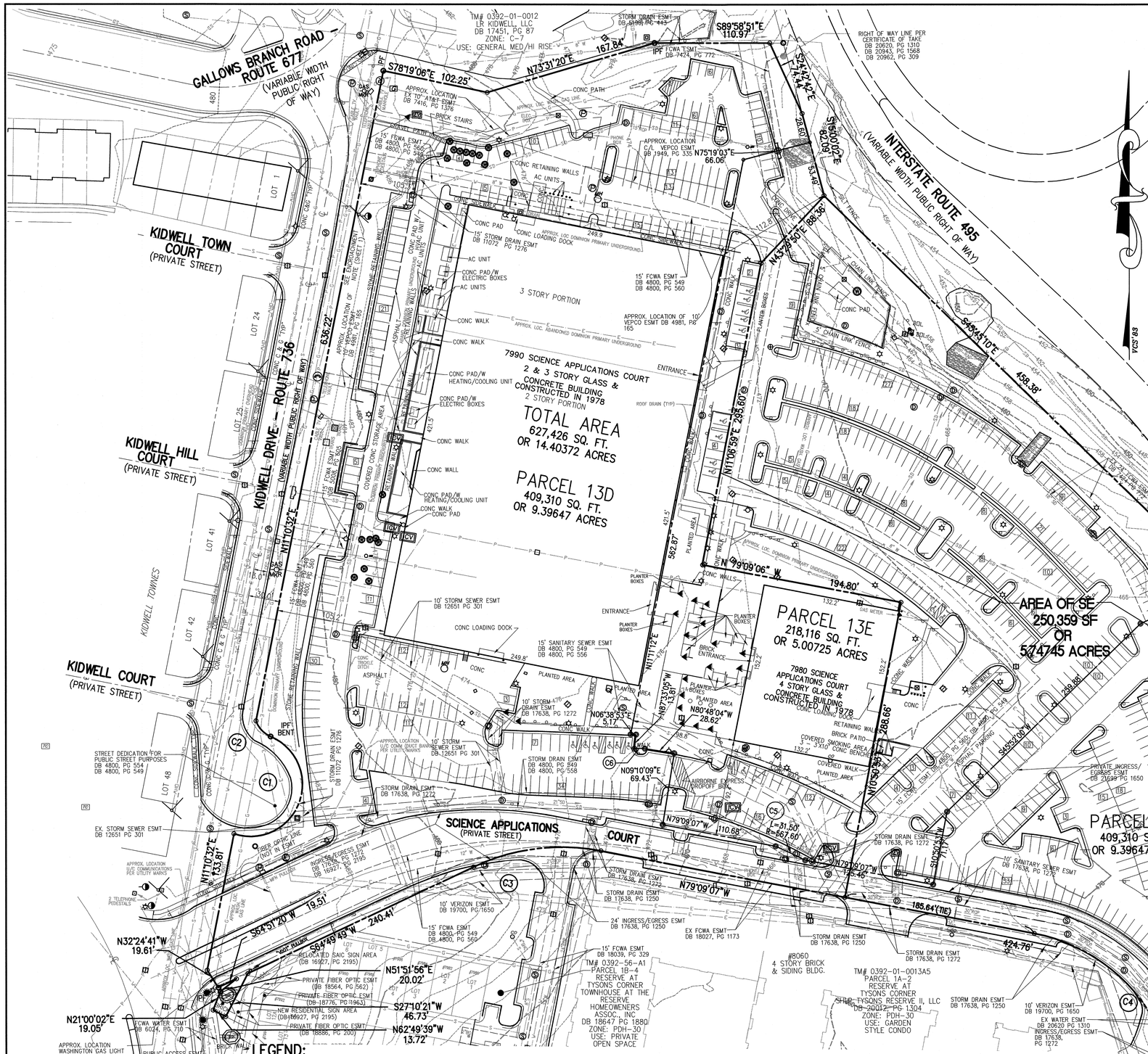
PROJECT/FILE NO. VV7554

SHEET NO. PCA C-3

COMMONWEALTH OF VIRGINIA
10/19/15
ROBERT R. COCHRAN
Lic. No. 2012
SURVEYOR

P:\Surveys\LDD3-PROJECTS\7554-SV\dwg\7554-SV.dwg

RP/SP: PCA



NOTES:

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #39-2-01-0013D & TAX MAP #39-2-01-0013E AND ARE ZONED I-3.
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   TIED TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENTS WEST GPS 2 & FC GPS 09.
   TRV 900 = 463.28
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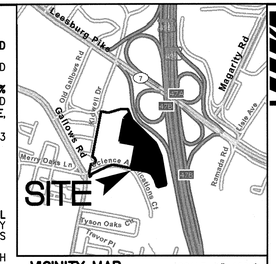

VICINITY MAP SCALE: 1"=1000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
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C4	175.26'	168.00	59°46'21"	96.55'	N49°15'56"W	167.42'

SE AREA TABULATION:

PORTION PARCEL 13D.....105,693 S.F. OR 2.42638 AC.

PORTION PARCEL 13E.....144,666 S.F. OR 3.32107 AC.

TOTAL SE SITE AREA.....250,359 S.F. OR 5.74745 AC.

SE ZONING TABULATION:

EXISTING ZONE I-3
TOTAL .....250,359 S.F. OR 5.74745 AC.

PROPOSED ZONE I-3 .....250,359 S.F. OR 5.74745 AC.

DESCRIPTION OF
A PORTION OF
PARCEL 13D AND PARCEL 13E
THE RESERVE AT TYSONS CORNER
DEED BOOK 21699 PAGE 1650
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BEING A PORTION OF PARCEL 13D AND PARCEL 13E, THE RESERVE AT TYSONS CORNER AS RECORDED IN DEED BOOK 21698 AT PAGE 1384 AND BEING A PORTION OF THE PROPERTY ACQUIRED BY MERIDIEN SCIENCE 7980, L.P., RECORDED IN DEEB BOOK 21698 AT PAGE 1384, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF PARCEL 13D (D.B. 21699 PG. 1650), SAID POINT ALSO MARKING A NORTHEASTERLY CORNER OF PARCEL 1A-2 OF THE RESERVE AT TYSONS CORNER (D.B. 20012 PG. 1300) AND SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE ROUTE 495; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 13D THE FOLLOWING FOUR (4) COURSES AND DISTANCES.

1. SOUTH 73°33'08" WEST, 116.89 FEET TO A POINT; THENCE
2. NORTH 19°22'46" WEST, 121.31 FEET TO A POINT OF CURVATURE; THENCE
3. 175.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 49°15'56" WEST, 167.42 FEET TO A POINT OF TANGENCY; THENCE
4. NORTH 79°09'07" WEST, 185.64 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHERLY LINE OF PARCEL 13D AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF AFORESAID PARCEL 13D AND PARCL 13E THE FOLLOWING FOUR (4) COURSES AND DISTANCES
5. NORTH 10°50'53" EAST, 288.66 FEET TO A POINT; THENCE
6. NORTH 79°09'06" WEST, 194.80 FEET TO A POINT; THENCE
7. NORTH 11°06'59" EAST, 295.60 FEET TO A POINT; THENCE
8. NORTH 43°29'50" EAST, 88.36 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE ROUTE 495; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF INTERSTATE 495 THE FOLLOWING FOUR (4) COURSES AND DISTANCES
9. SOUTH 45°45'10" EAST, 458.38 FEET TO A POINT; THENCE
10. SOUTH 24°08'10" EAST, 197.07 FEET TO A POINT; THENCE
11. SOUTH 08°57'22" EAST, 193.83 FEET TO A POINT; THENCE
12. SOUTH 11°16'41" EAST, 212.82 FEET TO THE POINT OF BEGINNING, CONTAINING 250,359 SQUARE FEET OR 5.74745 ACRES OF LAND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
GROUND LIGHT
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE
WELL
WSO

TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
SOIL BORING
TEST PIT

SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE

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TYSONS TECHNOLOGY CENTER
THE RESERVE AT TYSONS CORNER
LOT 13D & LOT 13E
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SE EXISTING CONDITIONS

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015	
DES. JMB	DWN. JMB
SCALE: 1"=50'	
PROJECT/FILE NO. VV7554	
SHEET NO. C-3A	

COMMONWEALTH OF VIRGINIA
10/19/15
ROBERT R. COUGHLAN
Lic. No. 2012
LAND SURVEYOR

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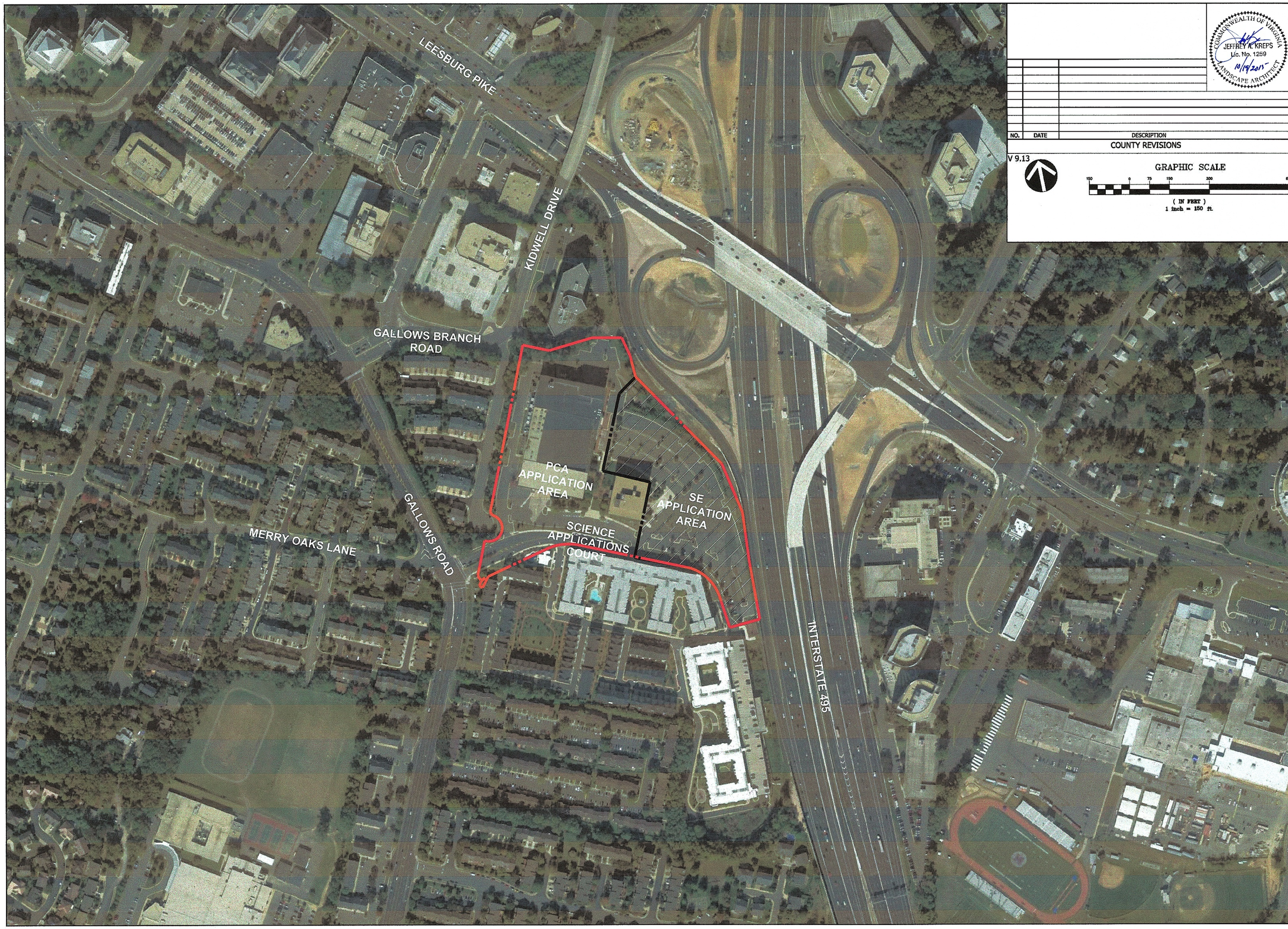
RP/SP: SE



NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015	
DES. JAK	DWN. KEA
SCALE: 1" = 150'	
PROJECT/FILE NO. VV7554C	
SHEET NO. C-4	

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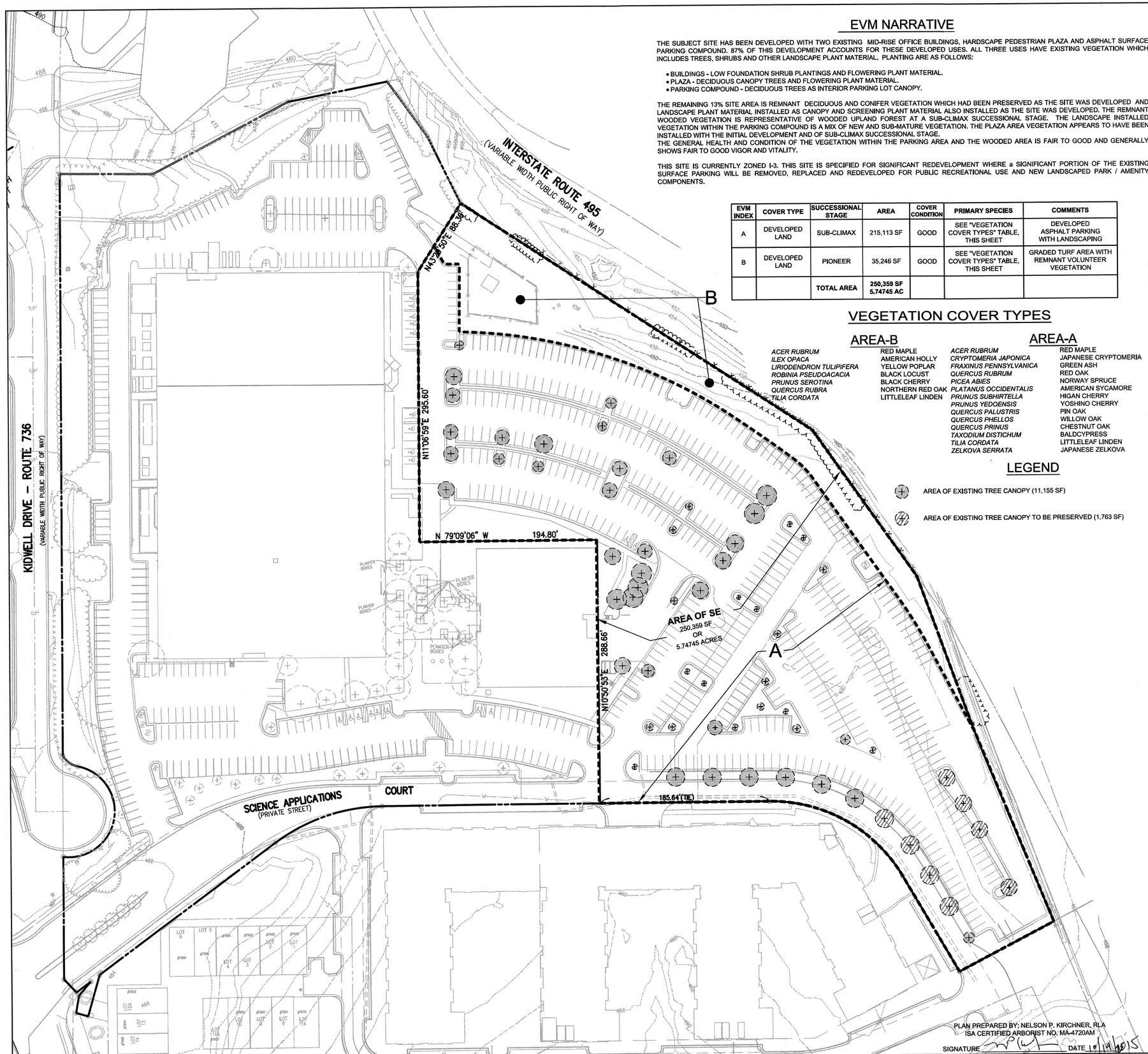

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH TWO EXISTING MID-RISE OFFICE BUILDINGS, HARDSCAPE PEDESTRIAN PLAZA AND ASPHALT SURFACE PARKING COMPOUND. 87% OF THIS DEVELOPMENT ACCOUNTS FOR THESE DEVELOPED USES. ALL THREE USES HAVE EXISTING VEGETATION WHICH INCLUDES TREES, SHRUBS AND OTHER LANDSCAPE PLANT MATERIAL. PLANTING ARE AS FOLLOWS:

- BUILDINGS - LOW FOUNDATION SHRUB PLANTINGS AND FLOWERING PLANT MATERIAL.
- PLAZA - DECIDUOUS CANOPY TREES AND FLOWERING PLANT MATERIAL.
- PARKING COMPOUND - DECIDUOUS TREES AS INTERIOR PARKING LOT CANOPY.

THE REMAINING 13% SITE AREA IS REMNANT DECIDUOUS AND CONIFER VEGETATION WHICH HAD BEEN PRESERVED AS THE SITE WAS DEVELOPED AND LANDSCAPE PLANT MATERIAL INSTALLED AS CANOPY AND SCREENING PLANT MATERIAL ALSO INSTALLED AS THE SITE WAS DEVELOPED. THE REMNANT WOODED VEGETATION IS REPRESENTATIVE OF WOODED UPLAND FOREST AT A SUB-CLIMAX SUCCESSIONAL STAGE. THE LANDSCAPE INSTALLED VEGETATION WITHIN THE PARKING COMPOUND IS A MIX OF NEW AND SUB-MATURE VEGETATION. THE PLAZA AREA VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE INITIAL DEVELOPMENT AND OF SUB-CLIMAX SUCCESSIONAL STAGE.
THE GENERAL HEALTH AND CONDITION OF THE VEGETATION WITHIN THE PARKING AREA AND THE WOODED AREA IS FAIR TO GOOD AND GENERALLY SHOWS FAIR TO GOOD VIGOR AND VITALITY.

THIS SITE IS CURRENTLY ZONED I-3. THIS SITE IS SPECIFIED FOR SIGNIFICANT REDEVELOPMENT WHERE a SIGNIFICANT PORTION OF THE EXISTING SURFACE PARKING WILL BE REMOVED, REPLACED AND REDEVELOPED FOR PUBLIC RECREATIONAL USE AND NEW LANDSCAPED PARK / AMENITY COMPONENTS.

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	SUB-CLIMAX	215,113 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	DEVELOPED ASPHALT PARKING WITH LANDSCAPING
B	DEVELOPED LAND	PIONEER	35,246 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	GRADED TURF AREA WITH REMNANT VOLUNTEER VEGETATION
		TOTAL AREA	250,359 SF 5.74745 AC			

VEGETATION COVER TYPES

AREA-B

ACER RUBRUM	RED MAPLE
ILEX OPACA	AMERICAN HOLLY
LIRIODENDRON TULIPIFERA	YELLOW POPLAR
ROBINIA PSEUDOACACIA	BLACK LOCUST
PRUNUS SEROTINA	BLACK CHERRY
QUERCUS RUBRA	NORTHERN RED OAK
TILIA CORDATA	LITTLELEAF LINDEN

AREA-A

ACER RUBRUM	RED MAPLE
CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA
FRAXINUS PENNSYLVANICA	GREEN ASH
QUERCUS RUBRUM	RED OAK
PICEA ABIES	NORWAY SPRUCE
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
PRUNUS SUBHIRTELLA	HIGAN CHERRY
PRUNUS YEDOENSIS	YOSHINO CHERRY
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLOW OAK
QUERCUS PRINUS	CHESTNUT OAK
TAXODIUM DISTICHUM	BALDCYPRESS
TILIA CORDATA	LITTLELEAF LINDEN
ZELKOVA SERRATA	JAPANESE ZELKOVA

LEGEND

AREA OF EXISTING TREE CANOPY (11,155 SF)

AREA OF EXISTING TREE CANOPY TO BE PRESERVED (1,763 SF)

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 10/19/2015

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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October 19, 2015

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: Tysons Technology Center – Lots 13D & 13E
Special Exception Application
SE 2015-PR-000, PCA 75-7-004-03
Modification to 10-Year Tree Canopy Request
VIKA No: VV7554C

Dear Mr. Cline:

This letter is to request a modification to the 10-year tree canopy requirement for the above referenced site. The purpose of this application is to provide an athletic field and associated parking as an accessory and public use. The site is zoned I-3 and as such has a canopy requirement of 10%. The total application area is 250,359 SF. The total area of 10-year canopy required is 25,036 SF. The total pre-developed existing tree canopy coverage is 11,155 SF or 4.46% of the application area. The application proposes to preserve 1,116 SF or 10% of the existing canopy. The total preserved canopy area after factoring the 1.25 multiplier is 1,763 SF. The total area of canopy provided through tree planting is 18,188 SF (see sheets L2.0 & L2.1). The final total 10-year canopy provided by tree preservation (1,763 SF) and new canopy area (18,188 SF) is 19,951 SF or 7.97% of the total application.
With this application the subject site will include major design and development of the noted property. The result of the redevelopment, along with the new development use, the orientation of the athletic field, the required size of the athletic field - per Fairfax County Public Facilities Manual and the requirement of the parking structure, is that all landscape opportunities have been maximized. Therefore, it is hereby requested that 10- year canopy requirements be met by that which is specified and shown on sheets L2.0 and L2.1. This request is based on the allowable modification conditions outlined in the Fairfax County Public Facilities Manuel (PFM).

> 12-0513.2 – The Director may approve a modification of 10-year Tree Canopy Requirements where strict application of the requirements would reduce the usable area of a lot due to lot configuration or size to a point that would preclude a reasonable use of the lot or would otherwise cause an unreasonable or unnecessary hardship to the developer.

The subject site is located in the Providence District. The referenced SEA, PCA plan submittal is associated with the Special Exception Case Number SE 2015-PR-021, PCA 75-7-004-03 dated October 19, 2015.

With the development of this site it is hereby requested that the required 10-year tree canopy requirement of 10 % be satisfied with the 7.97% canopy coverage provided with this application and that the remaining canopy coverage be met via a contribution to the tree preservation and planting fund (per PFM section 12-0512). Please refer to the Existing Vegetation Map (C-5) and landscape plan sheets L-2.0 and L2.1 for the existing vegetation, the proposed landscape plan, tabulations and computations proposed with this submittal.

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA,
Landscape Architect/ISA Certified Arborist
Associate

NPK/npk

enclosed: EVM & Landscape Plans

P:\projects\7554\7554C\DATA\Letter\Cline-10-Yr Canopy Mod (2015-10-19).doc

Table 12.3 Tree Preservation Target Calculations and Statement			August 31, 2015
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	11,155	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	4.46%	11,155 / 250,359 = 0.045
C	Percentage of 10-year tree canopy required for site =	10.0%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	4.46%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	7.04%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	N/A	
P:\projects\7554\7554C\DATA\Landscape & Trees\[10 yr Canopy Comps (2015.08.31).xlsx]Sheet1 (2)			

TYSONS
TECHNOLOGY CENTER
SPECIAL EXCEPTION APPLICATION / PCA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015
DES. NPK
DWN. KEA
SCALE: 1" = 50'
PROJECT/FILE NO. VV7554C
SHEET NO. C-5

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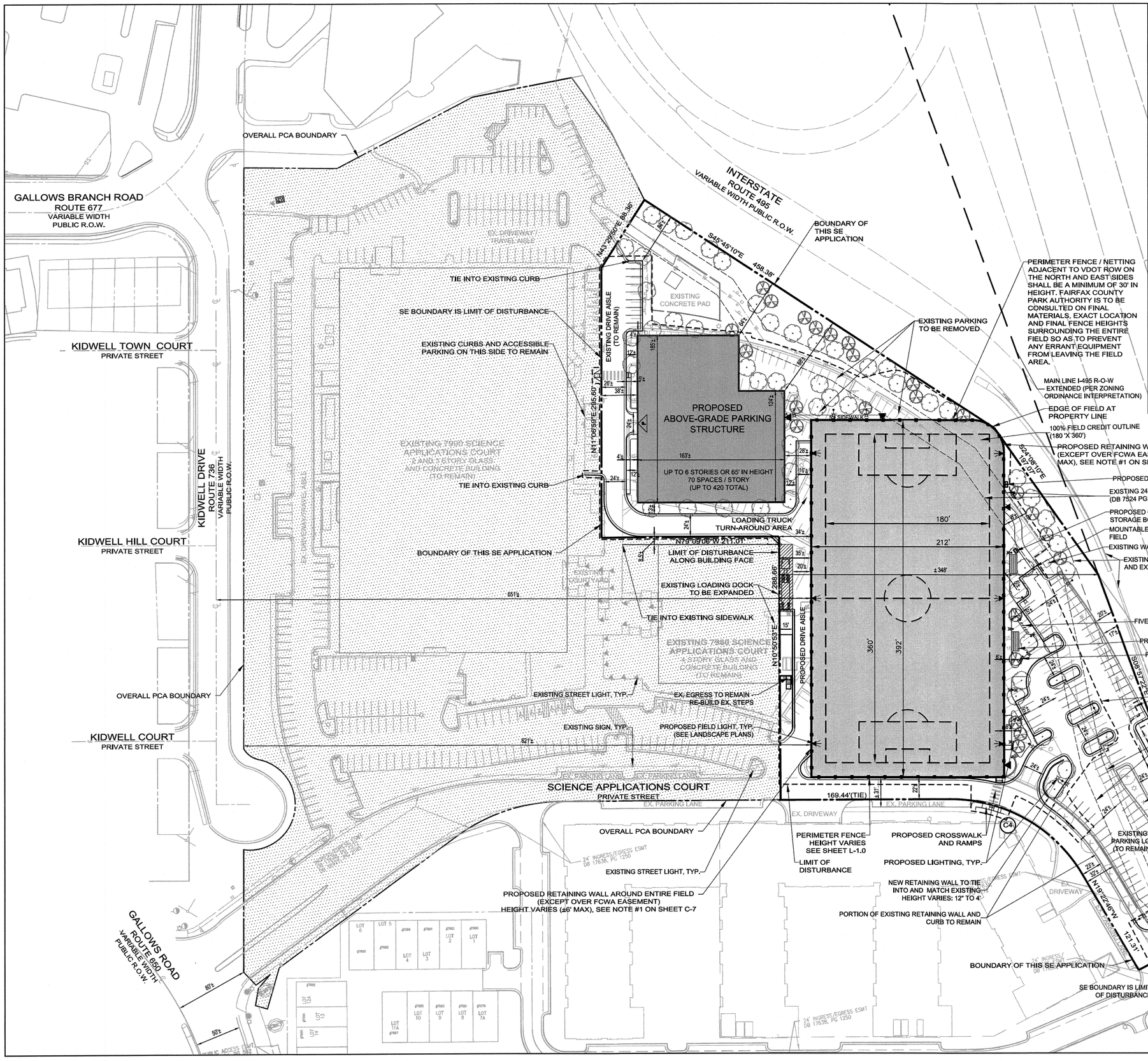

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- LIMIT OF DISTURBANCE
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE

NOTE

1. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.
2. FOR PRELIMINARY GRADING AND UTILITIES, SEE SHEET C-7.
3. GDP / PCA INCLUDES ENTIRE PROPERTY AREA

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GDP / SE / PCA PLAT

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
6.30.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 50'

PROJECT/FILE NO. VV7554C

SHEET NO. C-6

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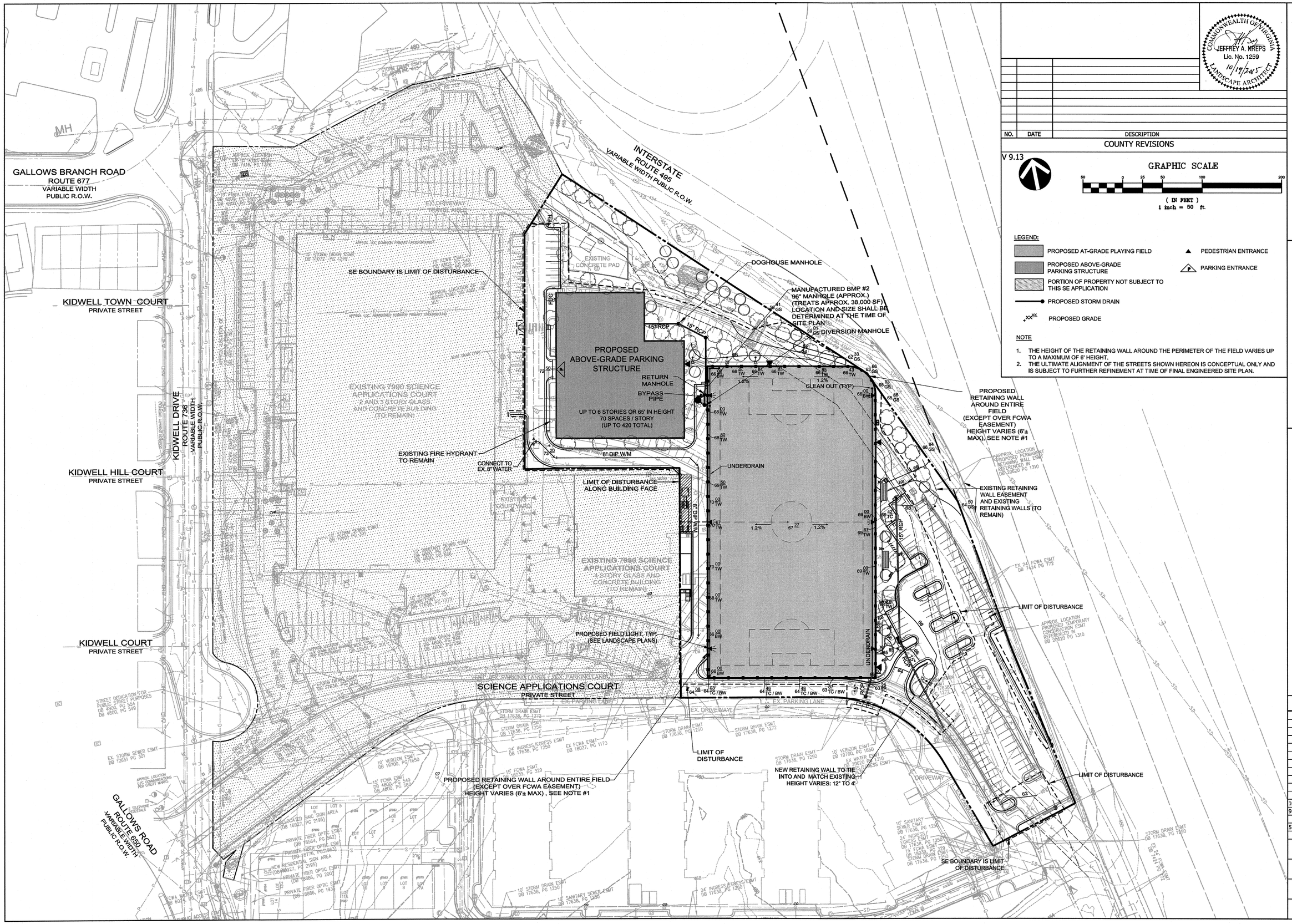

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JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PROPOSED STORM DRAIN
- PROPOSED GRADE
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE

NOTE

1. THE HEIGHT OF THE RETAINING WALL AROUND THE PERIMETER OF THE FIELD VARIES UP TO A MAXIMUM OF 6' HEIGHT.
2. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.

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SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY GRADING AND UTILITY PLAN

VIKA REVISIONS
10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 50'

PROJECT/FILE NO. VV7554C

SHEET NO. C-7

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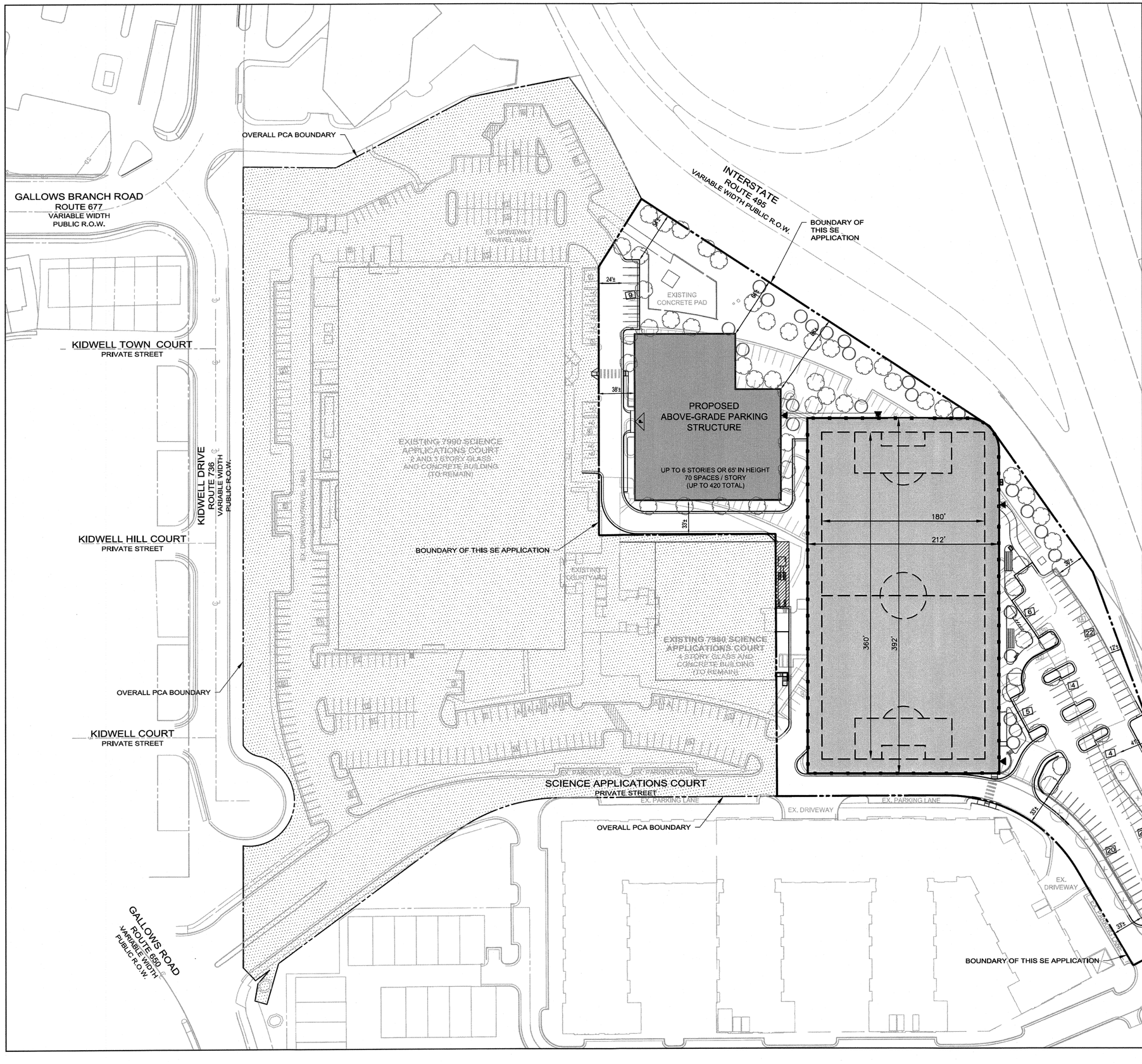

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE

NOTE

1. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.
2. FOR PRELIMINARY GRADING AND UTILITIES, SEE SHEET C-7
3. EXISTING SURFACE PARKING CONFIGURATION SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE PLAN PROVIDED PARKING COMMITMENTS ARE UPHELD.
4. APPLICANT RESERVES THE RIGHT TO PROVIDE THE REQUIRED PARKING IN EITHER OF (OR IN A COMBINATION OF) THE METHODS NOTED BELOW, DEPENDING ON MARKET CONDITIONS
5. "SITE" AS USED BELOW REFERS TO THE SE AREA AND ALL NON-SE AREAS OF THE PROPERTY COMBINED
6. ALL EXISTING OR FUTURE USE / MIX OF USES WILL BE PARKED PER THE REQUIREMENTS OF THE ZONING ORDINANCE

PARKING TABULATION

REQUIRED PARKING FOR PROPOSED PUBLIC ATHLETIC FIELD = 50* (SHARED)

REQUIRED PARKING FOR 7990 SCIENCE APPLICATIONS COURT
EXISTING OFFICE USE (133,840 GSF) @ 2.6 SPACES / 1,000 GSF = 348
EXISTING COMPUTER USE (50 EMPLOYEES) @ 1 SPACE / 1.5 EMPLOYEES) = 33
TOTAL REQUIRED PARKING FOR 7990 SCIENCE APPLICATIONS COURT = 381

REQUIRED PARKING FOR 7980 SCIENCE APPLICATIONS COURT
EXISTING OFFICE USE (80,256 GSF) @ 3.0 SPACES / 1,000 GSF = 241
TOTAL REQUIRED PARKING FOR 7980 SCIENCE APPLICATIONS COURT = 241

TOTAL REQUIRED PARKING FOR EXISTING USE (ENTIRE SITE AREA) = 622
TOTAL REQUIRED PARKING FOR EXISTING USES AND PROPOSED USE = 622*
TOTAL REQUIRED PARKING TO SUPPORT MAXIMUM BY-RIGHT USES = 784*

EXISTING SURFACE PARKING WITHIN PCA APPLICATION AREA = 485
RECONFIGURED AND EXISTING SHARED SURFACE PARKING TO REMAIN IN SE AREA = 90

PROPOSED PARKING PROVIDED IN NEW PARKING STRUCTURE = UP TO ± 420

TOTAL PROPOSED PARKING IN AREA OF SE = UP TO ± 510
TOTAL PARKING OUTSIDE OF SE BOUNDARY (TO REMAIN) = 279
TOTAL SITE PARKING PROVIDED = UP TO ± 789

***ASSUMES THE 50 SPACES FOR THE ATHETLIC FIELD ARE SHARED SPACES WITH EXISTING USES**

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SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARKING PLAN

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 50'

PROJECT/FILE NO. VV7554C

SHEET NO. C-8

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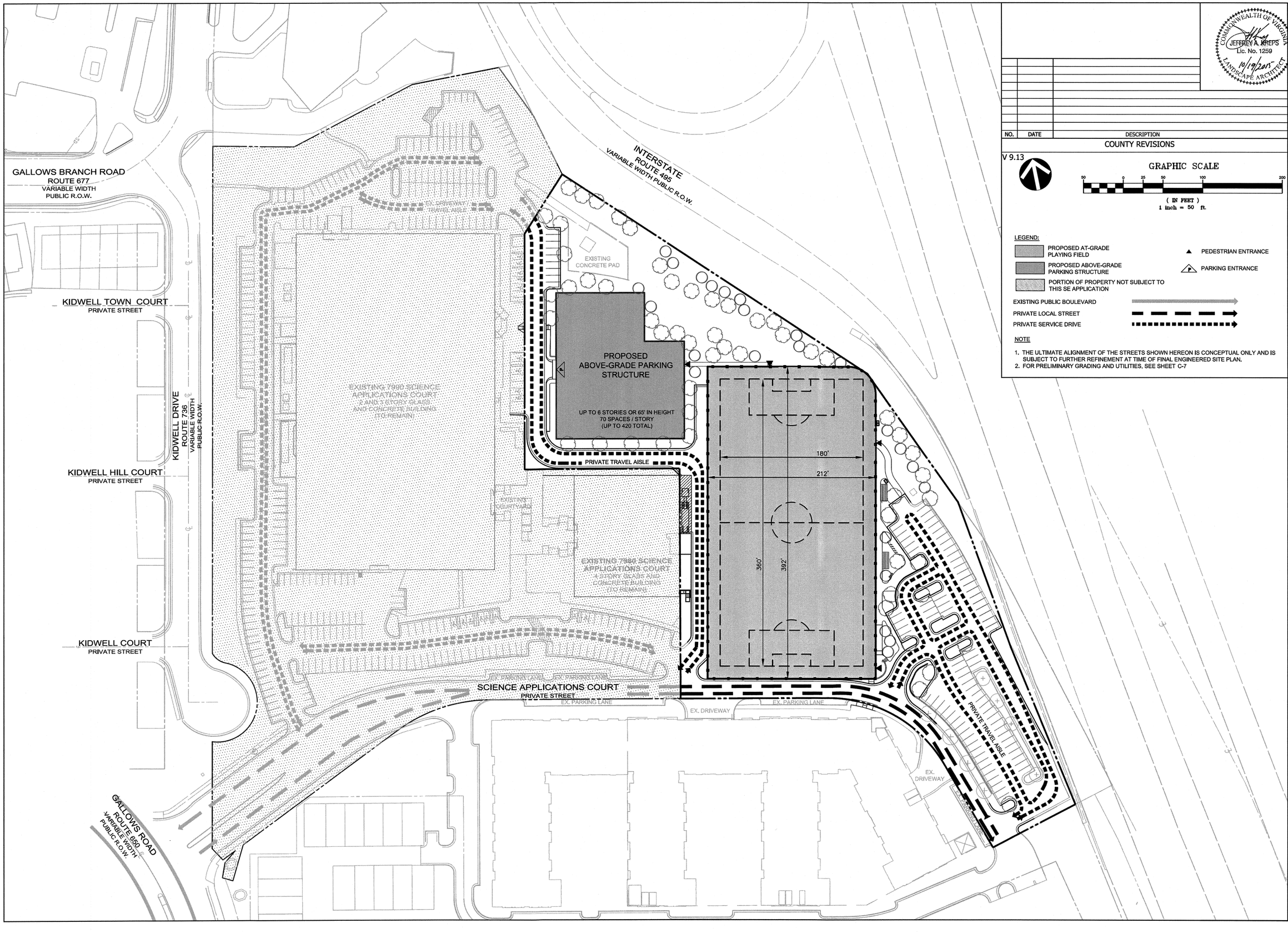

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE
- EXISTING PUBLIC BOULEVARD
- PRIVATE LOCAL STREET
- PRIVATE SERVICE DRIVE

NOTE

1. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.
2. FOR PRELIMINARY GRADING AND UTILITIES, SEE SHEET C-7

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VEHICULAR CIRCULATION PLAN

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 50'

PROJECT/FILE NO. VV7554C

SHEET NO. C-9

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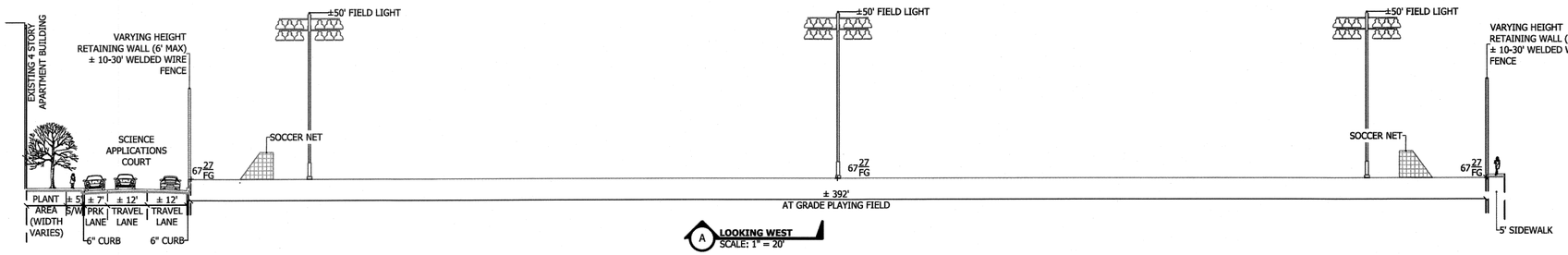
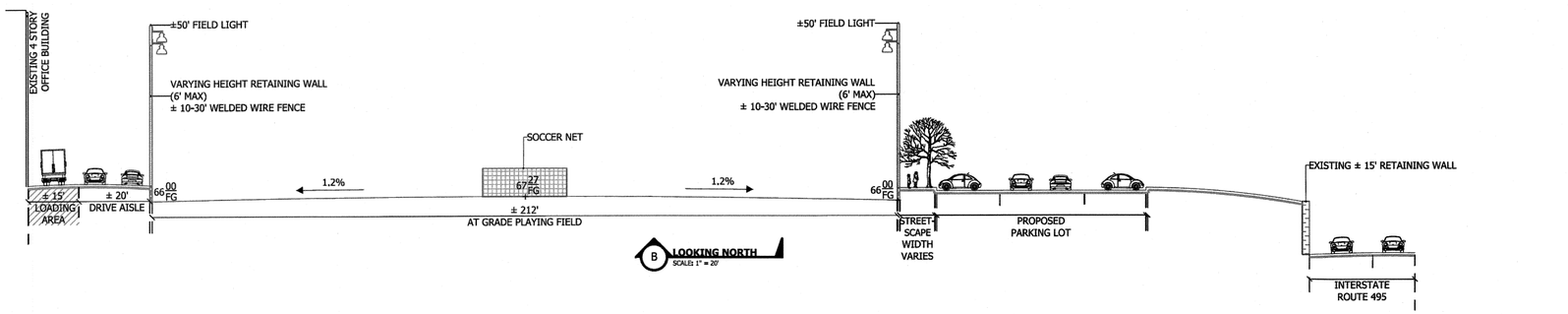
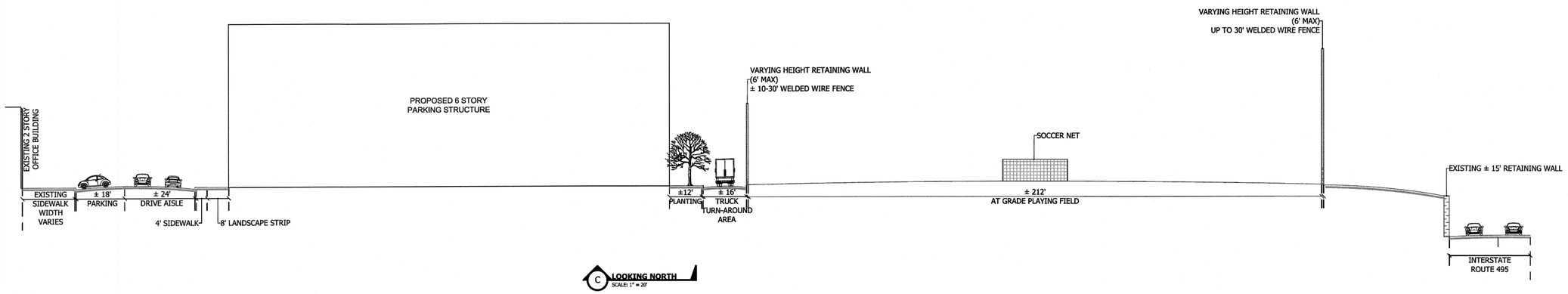


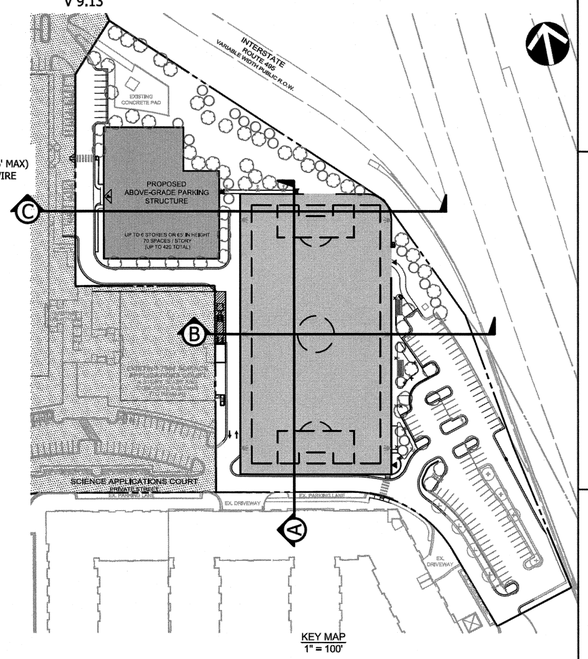
A LOOKING WEST
SCALE: 1" = 20'



B LOOKING NORTH
SCALE: 1" = 20'



C LOOKING NORTH
SCALE: 1" = 20'



KEY MAP
1" = 100'

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

V 9.13

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 724-3787
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ATHLETIC FIELD SECTIONS

VIKA REVISIONS
10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

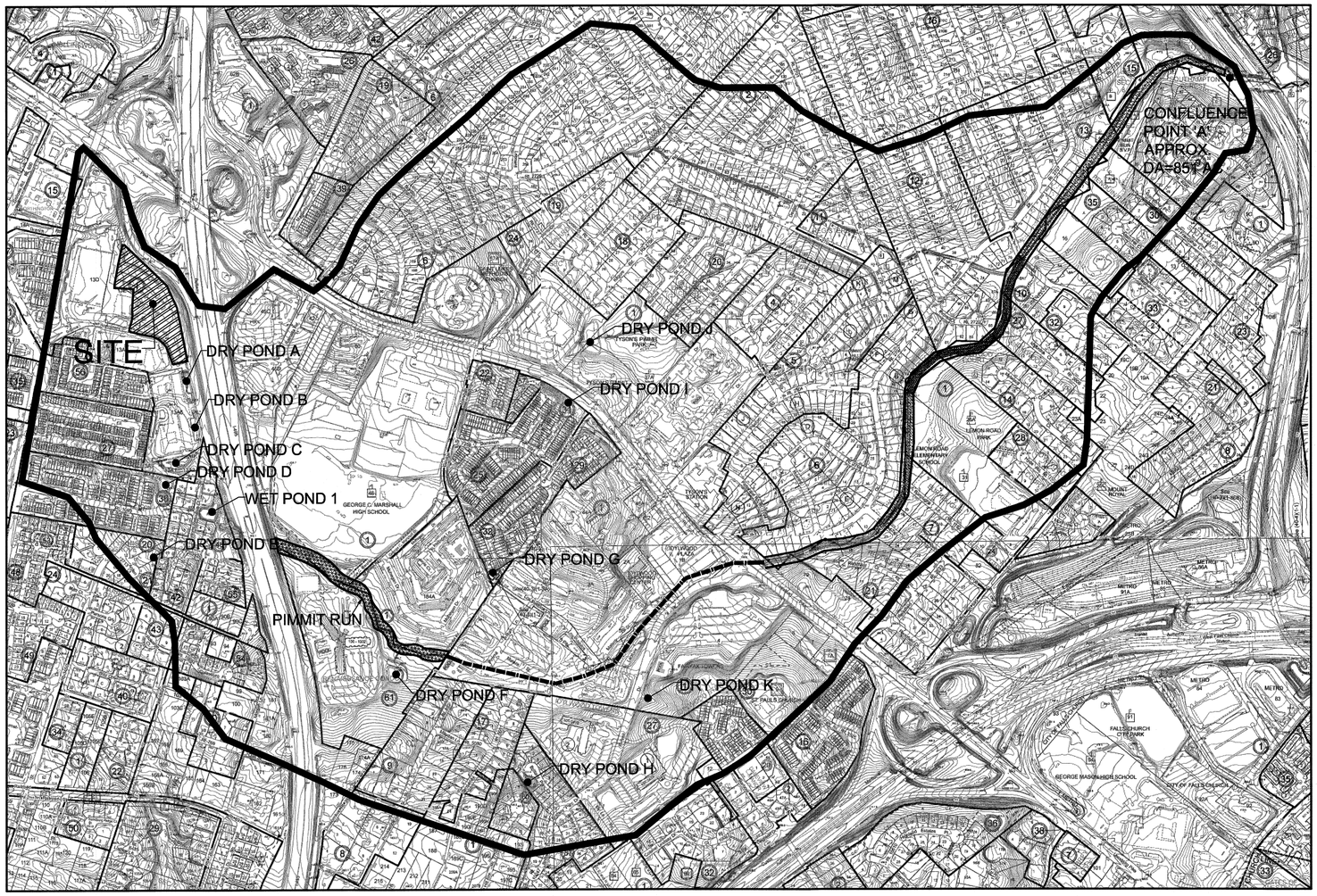
DES. JAK | DWN. KEA

SCALE: AS SHOWN

PROJECT/FILE NO. VV7554C

SHEET NO. C-10

FILE:P:\projects\7554\7554C\CADD\PLANNING\PLANNING DRAWINGS\SE\7554C-SE100.dwg USER:karitanuced DATE:Oct. 16 2015 TIME: 11:38 am



LEGEND:

DENOTES SITE AREA

OVERALL WATERSHED (UPPER PIMMIT RUN)

EXISTING CREEK/STREAM (PIMMIT RUN)

EXISTING PIPE

PAVED DITCH/TRANSITION TO WIDENING CHANNEL

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT SITE (5.73 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 0392-01-0013D AND 0392-01-0013E, AND IS LOCATED IN THE TYSONS AREA. THE SUBJECT SITE IS BORDERED BY SCIENCE APPLICATIONS COURT TO THE SOUTH AND KIDWELL DRIVE TO THE WEST. THERE ARE TWO MAIN OUTFALLS ASSOCIATED WITH THIS SITE.

THE MAJORITY OF THE ONSITE WATER FLOWS TO THE SOUTH-EAST, WHERE IT LEAVES THE PROPERTY VIA AN EXISTING CLOSED CONDUIT SYSTEM AND DISCHARGES INTO DRY POND 'A'. FROM HERE IT DISCHARGES INTO A SEQUENCE OF PONDS (POND 'B' AND POND 'C') AND IS CONVEYED VIA A CLOSED CONDUIT TO WET POND '1'. FROM WET POND '1' IT FLOWS VIA AN EXISTING CLOSED CONDUIT SYSTEM ACROSS THE CAPITAL BELTWAY (I-495) AND OUTFALLS INTO PIMMIT RUN. PIMMIT RUN CONTINUES TO FLOW IN AN EASTERLY DIRECTION UNTIL IT CONNECTS TO AN EXISTING PIPE (AS DEPICTED ON THE MAP ABOVE). THIS PIPE ALSO CONTINUES IN AN EASTERLY DIRECTION UNTIL IS OUTFALLS INTO AN EXISTING PAVED DITCH, WHICH EVENTUALLY CONNECTS TO A WIDENING CHANNEL AT CONFLUENCE POINT 'A' (AS DEPICTED ON THE MAP ABOVE). AT THIS POINT THE APPROXIMATE DRAINAGE AREA IS 851 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES. PLEASE NOTE THAT AT SITE PLAN TIME IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO A POINT WHICH REPRESENTS A CONFLUENCE OF 90% OR MORE PER PFM 6-0202.2A.

THE SECOND OUTFALL FOR THIS SITE IS A RIP-RAP CHANNEL AT THE NORTH END OF THE SITE WHICH CONNECTS TO A NATURAL DRAINAGE DITCH. THE WATER THEN FLOWS IN THIS DITCH IN A SOUTHERLY DIRECTION PARALLEL TO THE CAPITAL BELTWAY (I-495), WHERE IT EVENTUALLY JOINS THE RUNOFF FROM WET POND '1', FLOWS UNDER THE CAPITAL BELTWAY VIA A CLOSED CONDUIT SYSTEM AND CONTINUES TO PIMMIT RUN. PIMMIT RUN EVENTUALLY OUTFALLS TO A WIDENING CHANNEL AT POINT A WHICH, AS PREVIOUSLY MENTIONED, ENCOMPASSES A DRAINAGE AREA OF 851 ACRES. PLEASE NOTE THAT AT SITE PLAN, IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO A POINT WHICH REPRESENTS A CONFLUENCE OF 90% OR MORE PER PFM 6-0203.2A (FOR GRANDFATHERED PROJECTS).

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C-7 & C-12. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc…)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
MANUFACTURED BMP	0.87	0	0.87	-	0	N/A
Totals:	0.87	0	0.87	0	0	N/A

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-7 & C-12. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

☐ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-12.

☒ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C-11. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-11.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-3.

☐ 11. A submission waiver is required for N/A.

☐ 12. Stormwater management is not required because N/A.

Revised: 8/4/2015

COMMONWEALTH OF VIRGINIA
DAGOBERTO PORTILLO
Lic. No. 46220
10/19/15
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

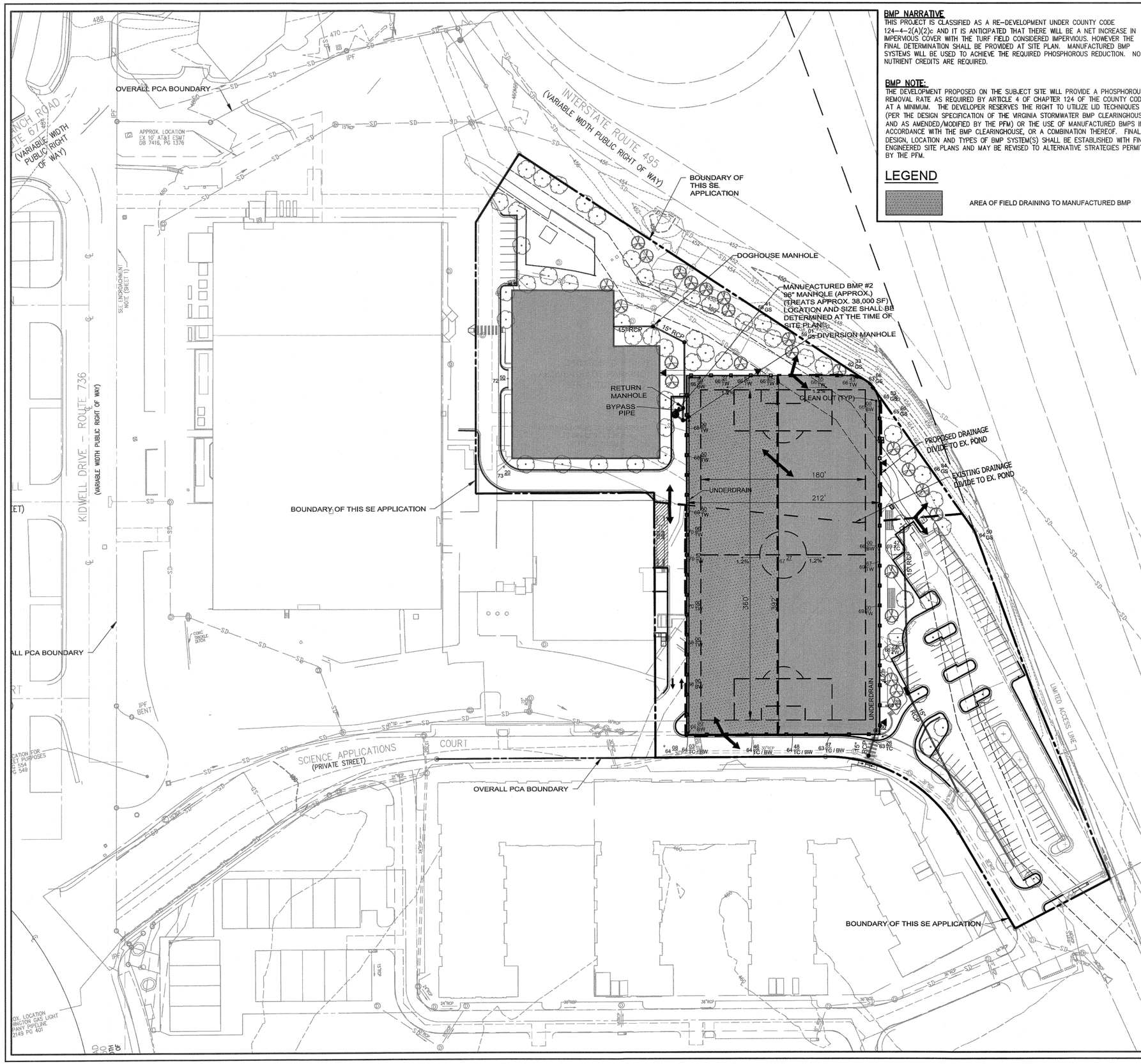
ADEQUATE OUTFALL

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015
DES. LTS
DWN. LTS
SCALE: 1" = 500'
PROJECT/FILE NO. VV7554C
SHEET NO. C-11

FILE: P:\projects\7554\7554C\CADD\PLANNING\DRAWINGS\SE\7554C-SE100 SWM 3.dwg USER: Portillo DATE: Oct, 18 2015 TIME: 05:08 pm



BMP NARRATIVE

THIS PROJECT IS CLASSIFIED AS A RE-DEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(2)c AND IT IS ANTICIPATED THAT THERE WILL BE A NET INCREASE IN IMPERVIOUS COVER WITH THE TURF FIELD CONSIDERED IMPERVIOUS. HOWEVER THE FINAL DETERMINATION SHALL BE PROVIDED AT SITE PLAN. MANUFACTURED BMP SYSTEMS WILL BE USED TO ACHIEVE THE REQUIRED PHOSPHOROUS REDUCTION. NO NUTRIENT CREDITS ARE REQUIRED.

BMP NOTE:

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE AS REQUIRED BY ARTICLE 4 OF CHAPTER 124 OF THE COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMP'S IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL ENGINEERED SITE PLANS AND MAY BE REVISED TO ALTERNATIVE STRATEGIES PERMITTED BY THE PFM.

LEGEND

AREA OF FIELD DRAINING TO MANUFACTURED BMP

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
DAGOBERTO PORTILLO
Lic. No. 46220
10/19/15
PROFESSIONAL ENGINEER

V 9.13

SWM NARRATIVE

THE TOTAL SPECIAL EXCEPTION AREA IS 5.73 ACRES. THE EXISTING CONDITIONS ARE 78.3% IMPERVIOUS, CONSISTING OF PRIMARILY ASPHALT SURFACE PARKING AND LANDSCAPE ISLANDS. THE PROPOSED CONDITIONS ARE 80.9% IMPERVIOUS, CONSISTING PRIMARILY OF A TURF PLAYING FIELD, A SEPARATE GARAGE STRUCTURE, AND PORTIONS OF ASPHALT SURFACE PARKING WITH LANDSCAPE ISLANDS. NOTE THAT THE TURF PLAYING FIELD IS ASSUMED IMPERVIOUS IN THE CALCULATIONS SHOWN HEREON. HOWEVER, THE FINAL LAND COVER CONDITION FOR THE TURF FIELD SHALL BE DETERMINED AT THE TIME OF FINAL ENGINEERED SITE PLAN BASED ON THE SPECIFICATIONS PROVIDED FOR FIELD COMPOSITION.

THE SOUTHERN PORTION OF THE SITE, WHICH CONSISTS OF 2.78 AC, DRAINS TO AN EXISTING ENHANCED EXTENDED DETENTION DRY POND (ACTUALLY TWO PONDS IN SERIES), DESIGNED AND BUILT WITH THE RESERVE AT TYSONS CORNER (PLAN NUMBER 2481-SP-006) AND MEETS THE WATER QUALITY AND QUANTITY REQUIREMENTS PER THE OLD CRITERIA. SEE SHEETS C-14 TO C-17 FOR ADDITIONAL INFORMATION AND EXISTING DRAINAGE AREAS. THIS POND IS PART OF A SERIES OF THREE DRY PONDS THAT SERVE APPROXIMATELY 36.5 TOTAL ACRES. PER COORDINATION WITH STAFF, THE SUBJECT SITE IS TO BE DESIGNED AS A "TIME LIMITS" PROJECT UNDER ARTICLE 5 OF THE SWMO.

THE NORTHERN PORTION OF THE SITE (2.95 AC) IS NOT CURRENTLY SERVED BY ANY FACILITY AND THIS PORTION OF THE SITE WOULD MEET THE TECHNICAL CRITERIA OF ARTICLE 4 OF THE STORMWATER MANAGEMENT ORDINANCE USING THE REDEVELOPMENT VRRM SPREADSHEET.

WATER QUALITY:

PER PFM SECTION 6-0401.2B, THE REQUIRED PHOSPHORUS LOAD REDUCTION FOR THE PORTION OF THE PROPERTY NOT CURRENTLY SERVED BY A BMP IS AS FOLLOWS:
[1 - 0.9("I" PRE / "I" POST)] X 100= % P REMOVAL

TOTAL AREA = 2.95 AC
EXISTING IMPERVIOUS AREA= 2.23 AC
PROPOSED IMPERVIOUS AREA= 2.31 AC

I PRE = 75.6 %
I POST = 78.3%

[1 - 0.9(75.6 / 78.3)] X 100= 13.1% PHOSPHORUS REMOVAL REQUIRED

PRE-DEVELOPMENT LOAD (TP) (lb/yr)= 5.24 (FROM VRRM SITE DATA FORMULA, SEE SHT C-13)
PHOSPHORUS LOAD REDUCTION REQUIRED= 0.131 X 5.24= 0.69
PHOSPHORUS LOAD REDUCTION ACHIEVED= 0.94 *
* (FROM VRRM WATER QUALITY COMPLIANCE FORMULA. ASSUMES 38,000 SF OF TURF FIELD IS TREATED BY MANUFACTURED BMP WITH MIN PHOSPHORUS EFFICIENCY OF 50%. SEE SHT C-13)

0.94 > 0.69, THEREFORE PFM SECTION 6-04-01.2B IS MET.

IT SHOULD BE NOTED THE PREVIOUS RESERVE AT TYSONS DESIGN (PLAN NUMBER 2481-SP-006) INCLUDED THE 2.95 AC MENTIONED ABOVE AS PART OF THE OVERALL BMP CALCULATIONS. AS SHOWN ON SHEETS C-14 THUR C-17, THE OVERALL PHOSPHORUS REMOVAL ACHIEVED BY THE EXISTING POND SYSTEM EXCEEDED THE PFM REQUIRED 40% REMOVAL. THE SUBJECT RE-DEVELOPMENT RESULTS IN A MINOR INCREASE IN IMPERVIOUS AREA. HOWEVER, THE EXISTING POND DESIGN PROVIDED ENOUGH ADDITIONAL PHOSPHORUS REMOVAL TO COMPENSATE FOR THIS MINOR INCREASE IN IMPERVIOUS AREA. SINCE THIS 2.95 AC WAS CLASSIFIED AS UNCONTROLLED AREA IN THE DESIGN OF THE EXISTING POND, BUT STILL ACCOUNTED FOR IN THE POND COMPUTATIONS, ANY ADDITIONAL BMP FACILITIES WILL RESULT IN EVEN MORE PHOSPHORUS LOAD REDUCTION.

PER PFM SECTION 6-0401.2C, FOR REDEVELOPMENT OF ANY PROPERTY THAT IS CURRENTLY AND ADEQUATELY SERVED BY A BMP, THE PROJECTED PHOSPHORUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS RUNOFF POLLUTION LOAD.

THE PORTION OF THE EXISTING SITE DRAINING TO THE EXTENDED DETENTION POND IS 2.78 AC. THE PORTION OF THE PROPOSED SITE DRAINING TO THE EXTENDED DETENTION POND IS 2.78 AC. THEREFORE, SINCE THERE IS A REDUCTION IN AREA DRAINING TO THE EXISTING POND, THE PROJECTED PHOSPHORUS RUNOFF LOAD WILL NOT EXCEED THE EXISTING CONDITION AND PFM SECTION 6-0401.2C IS MET.

WATER QUANTITY:

PER COORDINATION WITH FAIRFAX COUNTY STAFF, IF THE SITE IS SERVED BY AN EXISTING OFFSITE FACILITY, THE DETENTION REQUIREMENT WOULD BE CONSIDERED MET AS LONG AS THE SITE IMPERVIOUSNESS DOES NOT GO ABOVE THE DESIGN VALUE OF THE EXISTING FACILITY, AND AN AGREEMENT IS AVAILABLE BETWEEN THE OWNER OF THE PROPERTY AND OWNER OF THE FACILITY. THERE IS AN EXISTING AGREEMENT BETWEEN THE PROPERTY OWNER AND THE OWNER OF THE EXISTING DOWNSTREAM EXTENDED DETENTION POND FACILITY AND THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE PROPOSED RE-DEVELOPMENT.

THE PORTION OF THE EXISTING SITE DRAINING TO THE EXTENDED DETENTION POND IS 2.93 AC. THE PORTION OF THE PROPOSED SITE DRAINING TO THE EXTENDED DETENTION POND IS 2.78 AC. THEREFORE, THERE IS A NET REDUCTION IN RUNOFF THAT THE POND SEES DUE TO THE REDUCTION IN AREA DRAINING TO IT. THEREFORE, SINCE THE PROPOSED CONDITIONS DO NOT GO ABOVE THE DESIGN VALUE FOR THE EXISTING FACILITY, THE DETENTION REQUIREMENTS ARE MET.

THE PORTION OF THE EXISTING SITE NOT DRAINING TO THE EXTENDED DETENTION POND IS 2.8 AC. THE PORTION OF THE PROPOSED SITE NOT DRAINING TO THE EXTENDED DETENTION POND HAS BEEN INCREASED TO 2.95 AC. TO ACCOUNT FOR THIS INCREASE IN DRAINAGE AREA, AN ADDITIONAL STONE LAYER WILL BE PROVIDED BENEATH A PORTION OF THE TURF FIELD, AS REQUIRED. THIS STONE LAYER WILL SERVE AS DETENTION FOR THE INCREASE IN DRAINAGE AREA. THE FINAL SPECIFICATIONS FOR THIS STONE DETENTION WILL BE PROVIDED AT TIME OF FINAL ENGINEERED SITE PLAN. SEE SHEET C-13 FOR PRELIMINARY CALCULATIONS.

NOTES:

COMPUTATIONS SHOWN HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015
DES. LTS
DWN. EJI
SCALE: 1" = 50'
PROJECT/FILE NO. VV7554C
SHEET NO. C-12

FILE:P:\projects\7554\7554C\CADD\PLANNING DRAWINGS\SE\7554C-SE100 SWM 3.dwg USER:Portillo DATE:Oct. 17 2015 TIME: 10:06 am

EXISTING PHOSPHORUS LOAD COMPUTATION

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ 2011 BMP Standards and Specifications
Site Data

Project Name: Tysons Technology Center
Date: 09/03/2015

	data input cells
	calculation cells
	constant values

Post-ReDevelopment Project & Land Cover Information — **Total Disturbed Acreage** 2.95 ← AREA OF SITE NOT CURRENTLY SERVED BY EXISTING BMP

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.72	0.72
Impervious Cover (acres)	0.00	0.00	0.00	2.23	2.23
				Total	2.95

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.64	0.64
Impervious Cover (acres)	0.00	0.00	0.00	2.31	2.31
				Total	2.95
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment	Listed
Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.72
Composite Rv(turf)	0.25
% Managed Turf	24%
Impervious Cover (acres)	2.23
Rv(impervious)	0.95
% Impervious	76%
Total Site Area (acres)	2.95
Site Rv	0.78
Pre-Development Treatment Volume (acre-ft)	0.1915
Pre-Development Treatment Volume (cubic feet)	8,344
Pre-Development Load (TP) (lb/yr)	5.24

← EXISTING PHOSPHORUS LOAD

WATER QUALITY PRACTICES

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.64	0.64	0.25
Impervious Cover (acres)	0.00	0.00	0.00	2.31	2.31	0.95
				Total	2.95	

Post Development Treatment Volume (cf) 8547

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
	impervious acres draining to device	0% runoff volume reduction	0.00	0.87	0.00	0	3008	50	0.00	1.89	0.94	0.94	
14. MANUFACTURED BMP (I.E. JELLYFISH)*	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	0	0	0.00	0.00	0.00	0.00	

*-TYPE OF MANUFATCURED BMP, SIZE AND FINAL LOCATION SHALL BE DETERMINED AT THE TIME OF SITE PLAN.

PHOSPHORUS REDUCTION SUMMARY

Site Results

	D.A. A
IMPERVIOUS COVER	2.31
IMPERVIOUS COVER TREATED	0.87
TURF AREA	0.64
TURF AREA TREATED	0.00
AREA CHECK	OK.

Phosphorous

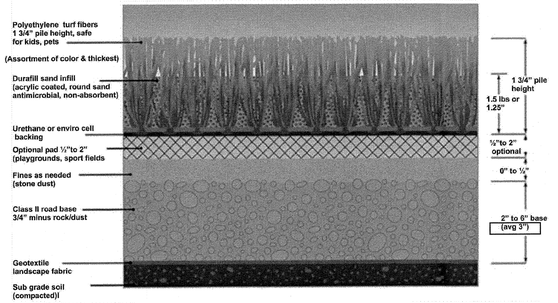
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.94
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	4.43

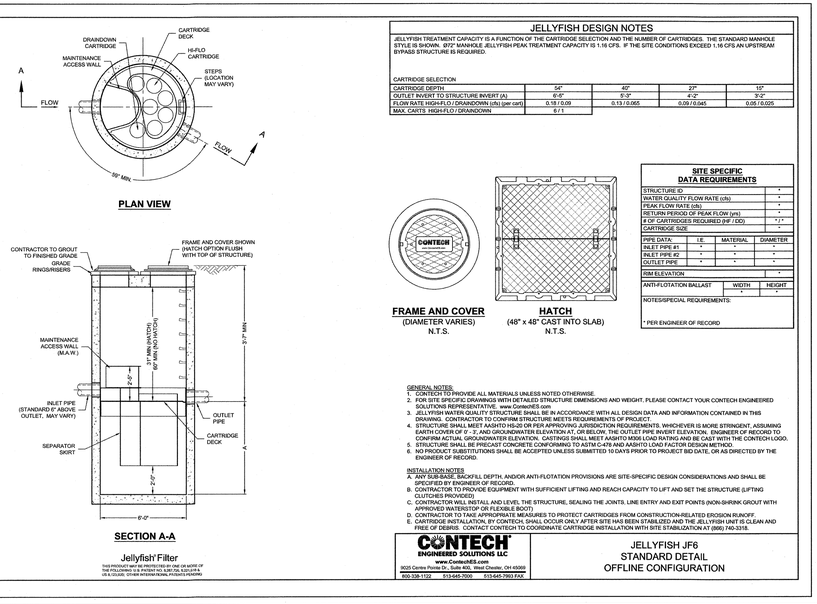
← PHOSPHORUS LOAD REDUCTION ACHIEVED WITH INCORPORATION OF WATER QUALITY STRATEGIES AS SHOWN ON SHEETS C-12 AND C-13.

STONE LAYER DETENTION CALCULATIONS

AREA OF TURF FIELD TO PROVIDE DETENTION = 38,000 SF
THICKNESS OF STONE LAYER = 0.25'
VOLUME PROVIDED BY STONE LAYER ON TURF FIELD
A X H X 0.4 VOID FACTOR = 38,000 X 0.25 X 0.4 = 3,800 CF

BASIC SYNTHETIC TURF SYSTEM LAYOUT





NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
DAGOBERTO PORTILLO
Lic. No. 46220
10/19/15
PROFESSIONAL ENGINEER

V 9.13

WATER QUALITY SUMMARY WORKSHEET

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Update Summary Sheet

Print

Site Data Summary
Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.64	0.64	*21.69*
Impervious (acres)	0.00	0.00	0.00	2.31	2.31	*78.31*
					2.95	*100.00*

Site Rv	0.80
Post Development Treatment Volume (ft^3)	8547
Post Development TP Load (lb/yr)	5.37
Post Development TN Load (lb/yr)	38.42
Total TP Load Reduction Required (lb/yr)	1.18
Total Runoff Volume Reduction (ft^3)	0
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	4.43
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.24

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.64	0.00	0.00	0.00	0.00	*0.64*
Impervious (acres)	2.31	0.00	0.00	0.00	0.00	*2.31*
						2.95

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.94	0.00	0.00	0.00	0.00	*0.94*
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	*0.00*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.64	0.64	*21.69*
Impervious (acres)	0.00	0.00	0.00	2.31	2.31	*78.31*
					2.95	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
14. MANUFACTURED BMP (I.E. JELLYFISH)	**Impervious:**	**0.87236**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	0.87
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.94
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.70	3.20	5.20
D.A. A CN	94	94	94	94
D.A. B CN	0	#N/A	#N/A	#N/A
D.A. C CN	0	#N/A	#N/A	#N/A
D.A. D CN	0	#N/A	#N/A	#N/A
D.A. E CN	0	#N/A	#N/A	#N/A

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER
SPECIAL EXCEPTION APPLICATION / PCA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT CALCULATIONS

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015
DES. LTS DWN. LTS
SCALE: N/A
PROJECT/FILE NO. VV7554C
SHEET NO. C-13

FILE:P:\projects\7554\7554C\CADD\PLANNING DRAWINGS\SE\7554C-SE100 SWM CALCS 3.dwg USER:Portillo DATE:Oct. 17 2015 TIME: 09:02 am

POND 2 IS LOCATED IMMEDIATELY DOWNSTREAM OF POND 3 AND SERVES THE SAME DRAINAGE AREA THAT POND 3 SERVES. THE ROUTED OUTFLOW HYDROGRAPHS FROM POND 3 ARE USED AS THE INFLOW HYDROGRAPHS FOR POND 2.

2 year routing from VTPSUHM

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	439.25	0.00	0.00	
0.08	0.10	0.10	0.00	439.25	0.00	0.00	
0.17	0.31	0.31	0.00	439.27	0.01	0.01	
0.25	28.65	28.65	0.09	440.26	2.54	2.54	
0.33	30.62	30.62	0.27	441.55	5.08	5.08	
0.42	25.04	25.04	0.42	442.29	6.03	6.03	
0.50	20.94	20.94	0.54	442.81	6.62	6.62	
0.58	18.15	18.15	0.62	443.20	8.56	8.56	
0.67	15.94	15.94	0.67	443.42	11.68	11.68	
0.75	14.05	14.05	0.69	443.51	13.16	13.16	
0.83	12.61	12.61	0.69	443.51	13.30	13.30	PEAK
0.92	11.40	11.40	0.68	443.48	12.55	12.55	
1.00	10.39	10.39	0.67	443.44	11.89	11.89	
1.08	9.45	9.45	0.66	443.38	11.10	11.10	
1.17	8.64	8.64	0.65	443.33	10.28	10.28	
1.25	7.91	7.91	0.64	443.28	9.48	9.48	
1.33	7.24	7.24	0.63	443.23	8.84	8.84	
1.42	6.45	6.45	0.62	443.17	8.33	8.33	
1.50	5.66	5.66	0.60	443.10	7.75	7.75	
1.58	4.88	4.88	0.59	443.03	7.11	7.11	
1.67	4.09	4.09	0.57	442.95	6.77	6.77	
1.75	3.31	3.31	0.55	442.86	6.67	6.67	
1.83	2.48	2.48	0.52	442.74	6.54	6.54	
1.92	1.63	1.63	0.49	442.61	6.39	6.39	

10 year routing from VTPSUHM

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	439.25	0.00	0.00	
0.08	0.11	0.11	0.00	439.25	0.00	0.00	
0.17	20.62	20.62	0.07	439.98	1.50	1.50	
0.25	54.37	54.37	0.30	441.71	5.29	5.29	
0.33	39.82	39.82	0.58	443.02	6.97	6.97	
0.42	32.81	32.81	0.73	443.72	22.53	22.53	
0.50	27.84	27.84	0.76	443.85	30.32	30.32	PEAK
0.58	23.82	23.82	0.74	443.78	25.67	25.67	
0.67	20.71	20.71	0.73	443.72	22.44	22.44	
0.75	18.37	18.37	0.72	443.67	20.04	20.04	
0.83	16.60	16.60	0.71	443.62	17.92	17.92	
0.92	15.05	15.05	0.70	443.58	16.18	16.18	
1.00	13.76	13.76	0.69	443.54	14.71	14.71	
1.08	12.63	12.63	0.69	443.51	13.46	13.46	
1.17	11.57	11.57	0.68	443.48	12.61	12.61	
1.25	10.46	10.46	0.67	443.44	11.97	11.97	
1.33	9.35	9.35	0.66	443.39	11.15	11.15	
1.42	8.29	8.29	0.65	443.33	10.22	10.22	
1.50	7.44	7.44	0.64	443.26	9.28	9.28	
1.58	6.48	6.48	0.62	443.20	8.60	8.60	
1.67	5.41	5.41	0.61	443.12	7.92	7.92	
1.75	4.36	4.36	0.59	443.04	7.15	7.15	
1.83	3.32	3.32	0.57	442.94	6.75	6.75	
1.92	2.23	2.23	0.54	442.82	6.62	6.62	

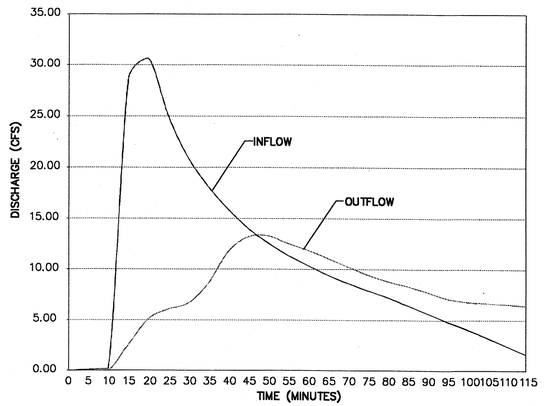
SDF routing from VTPSUHM

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	443.00	0.00	0.00	
0.08	82.33	82.33	0.20	443.89	25.28	25.28	
0.17	140.39	140.39	0.43	445.00	129.65	129.65	PEAK
0.25	83.37	83.37	0.39	444.80	106.51	106.51	
0.33	68.14	68.14	0.31	444.42	67.92	67.92	
0.42	55.63	55.63	0.29	444.34	60.64	60.64	
0.50	47.13	47.13	0.27	444.22	49.63	49.63	
0.58	40.63	40.63	0.25	444.14	43.10	43.10	
0.67	36.30	36.30	0.24	444.07	37.84	37.84	
0.75	32.58	32.58	0.23	444.02	33.98	33.98	
0.83	29.43	29.43	0.22	443.98	30.79	30.79	
0.92	26.70	26.70	0.21	443.94	28.05	28.05	
1.00	24.46	24.46	0.20	443.90	25.57	25.57	
1.08	22.40	22.40	0.19	443.86	23.42	23.42	
1.17	20.66	20.66	0.18	443.83	21.52	21.52	
1.25	18.84	18.84	0.18	443.81	19.74	19.74	
1.33	16.97	16.97	0.17	443.78	17.90	17.90	
1.42	15.02	15.02	0.17	443.75	16.00	16.00	
1.50	13.06	13.06	0.16	443.71	14.44	14.44	
1.58	10.89	10.89	0.15	443.66	12.48	12.48	
1.67	8.89	8.89	0.14	443.62	10.42	10.42	
1.75	6.16	6.16	0.12	443.56	8.12	8.12	
1.83	2.69	2.69	0.11	443.49	5.38	5.38	

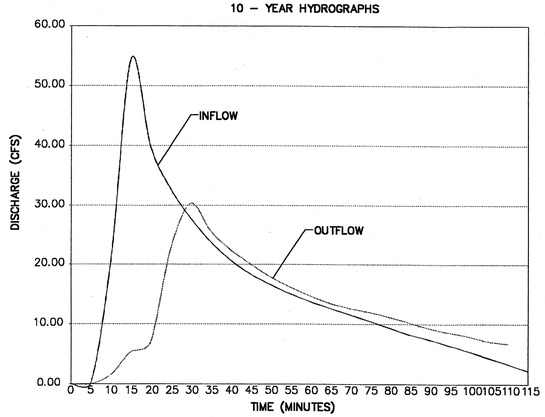
FBH routing from VTPSUHM

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	443.00	0.00	0.00	
0.08	128.44	128.44	0.27	444.23	50.55	50.55	
0.17	214.99	214.99	0.57	445.59	205.73	205.73	PEAK
0.25	119.11	119.11	0.48	445.20	154.69	154.69	
0.33	101.82	101.82	0.37	444.71	97.53	97.53	
0.42	82.21	82.21	0.36	444.65	90.58	90.58	
0.50	70.02	70.02	0.32	444.47	72.48	72.48	
0.58	60.51	60.51	0.30	444.38	63.77	63.77	
0.67	53.89	53.89	0.28	444.29	55.84	55.84	
0.75	48.39	48.39	0.27	444.23	50.29	50.29	
0.83	43.74	43.74	0.26	444.17	45.50	45.50	
0.92	39.77	39.77	0.24	444.11	41.25	41.25	
1.00	36.68	36.68	0.24	444.07	37.82	37.82	
1.08	33.61	33.61	0.23	444.03	34.78	34.78	
1.17	30.65	30.65	0.22	443.99	31.82	31.82	
1.25	27.82	27.82	0.21	443.95	29.22	29.22	
1.33	24.99	24.99	0.20	443.91	26.39	26.39	
1.42	22.06	22.06	0.19	443.87	23.51	23.51	
1.50	19.50	19.50	0.18	443.82	20.76	20.76	
1.58	16.32	16.32	0.17	443.78	17.89	17.89	
1.67	13.33	13.33	0.16	443.73	15.07	15.07	
1.75	10.78	10.78	0.15	443.67	12.68	12.68	
1.83	8.00	8.00	0.13	443.61	10.07	10.07	

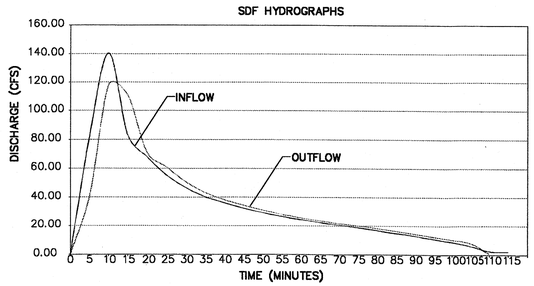
2 – YEAR HYDROGRAPHS



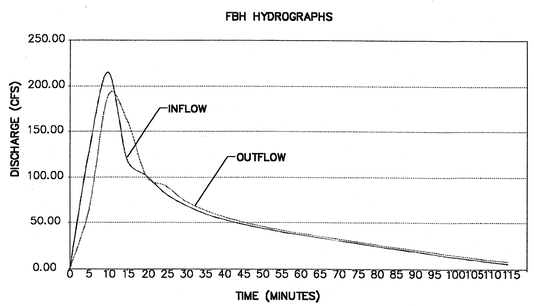
10 – YEAR HYDROGRAPHS



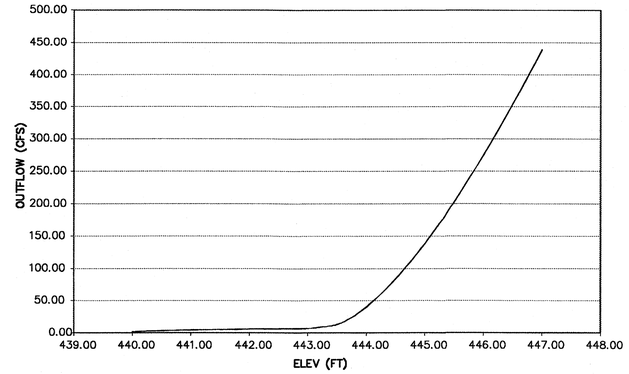
SDF HYDROGRAPHS



FBH HYDROGRAPHS



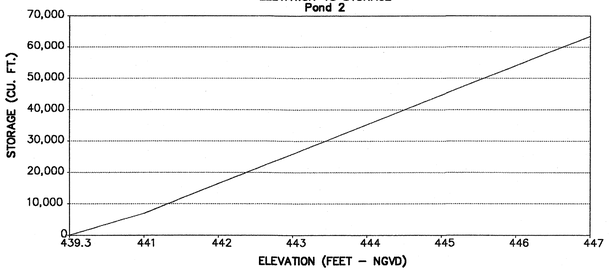
STAGE VS. DISCHARGE



STAGE VS. DISCHARGE

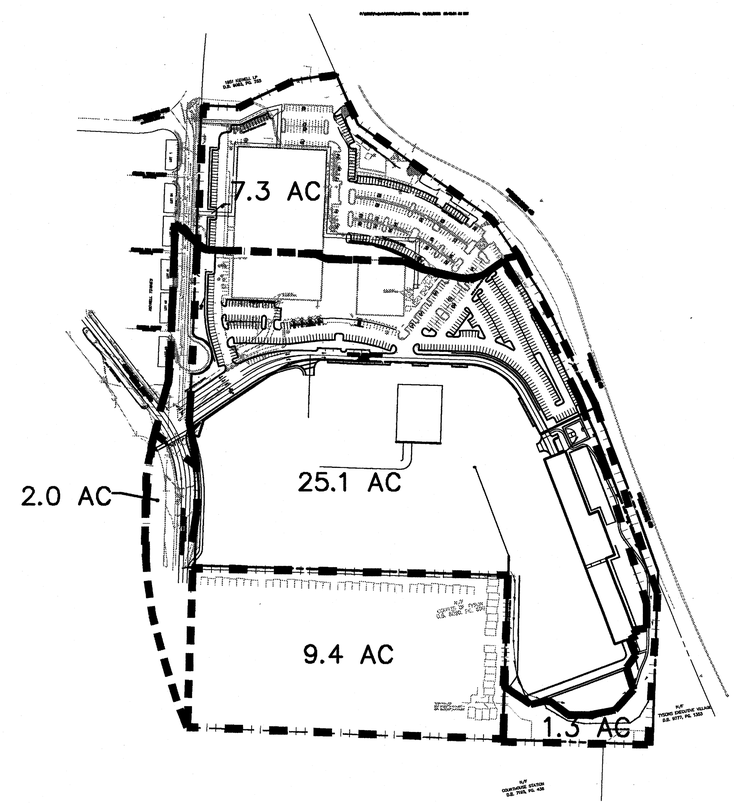
Basin Water Elevation (ft)	Basin Outflow (cfs)	Basin Water Elevation (ft)	Basin Outflow (cfs)
439.50	0.20	443.50	12.86
439.75	0.73	443.75	23.63
440.00	1.58	444.00	39.99
440.25	2.50	444.25	60.20
440.50	3.28	444.50	83.58
440.75	3.78	444.75	109.74
441.00	4.23	445.00	138.40
441.25	4.63	445.25	169.35
441.50	5.00	445.50	202.43
441.75	5.35	445.75	237.51
442.00	5.67	446.00	274.48
442.25	5.98	446.25	313.25
442.50	6.27	446.50	353.72
442.75	6.55	446.75	395.85
443.00	6.82	447.00	439.55
443.25	9.05		

ELEVATION VS STORAGE
Pond 2



STAGE VS STORAGE

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
439.25	0			0	0	0.00000	0.0
		4000.0	1.75				
441.00	8000			7000	7000	0.16070	259.3
		8710.0	1.00				
442.00	9420			8710	15710	0.36065	581.9
		9420.0	1.00				
443.00	9420			9420	25130	0.57691	930.7
		9420.0	1.00				
444.00	9420			9420	34550	0.79316	1279.6
		9420.0	1.00				
445.00	9420			9420	43970	1.00941	1628.5
		9420.0	1.00				
446.00	9420			9420	53390	1.22567	1977.4
		9420.0	1.00				
447.00	9420			9420	62810	1.44192	2326.3



DRAINAGE AREA MAP
1"=200'

FOR INFORMATION ONLY! (FROM 2481-SP-006) SUBJECT PLAN (SE 2015-PR-000) SHEET C-14

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 033579
3-29-05
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POND#2

STORMWATER MANAGEMENT COMPUTATIONS, NOTES AND DETAILS

VIKA REVISIONS

DATE: JULY, 2004
DES. DMJ
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6235K
SHEET NO. 25

P:\LDD3\Projects\6235\dwg\6235913.dwg 03/30/2005 07:45:54 AM EST

2 year routing from VTPSUHM

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	451.00	0.00	0.00	
0.08	71.42	71.42	0.25	452.06	0.10	0.10	
0.17	46.00	46.00	0.65	453.64	0.31	0.31	
0.25	34.07	34.07	0.83	454.34	28.65	28.65	
0.33	27.26	27.26	0.83	454.37	30.62	30.62	PEAK
0.42	22.54	22.54	0.81	454.29	25.04	25.04	
0.50	19.13	19.13	0.80	454.23	20.94	20.94	
0.58	16.77	16.77	0.79	454.18	18.15	18.15	
0.67	14.41	14.41	0.78	454.14	15.94	15.94	
0.75	13.10	13.10	0.77	454.11	14.05	14.05	
0.83	11.66	11.66	0.76	454.08	12.61	12.61	
0.92	10.75	10.75	0.76	454.06	11.40	11.40	
1.00	9.70	9.70	0.75	454.04	10.39	10.39	
1.08	8.91	8.91	0.75	454.03	9.45	9.45	
1.17	8.12	8.12	0.74	454.01	8.64	8.64	
1.25	7.34	7.34	0.74	454.00	7.91	7.91	
1.33	6.42	6.42	0.73	453.98	7.24	7.24	
1.42	5.63	5.63	0.73	453.95	6.45	6.45	
1.50	4.85	4.85	0.72	453.93	5.66	5.66	
1.58	4.06	4.06	0.72	453.91	4.88	4.88	
1.67	3.28	3.28	0.71	453.89	4.09	4.09	
1.75	2.49	2.49	0.71	453.87	3.31	3.31	
1.83	1.57	1.57	0.70	453.84	2.48	2.48	
1.92	0.79	0.79	0.69	453.82	1.63	1.63	

10 year routing from VTPSUHM

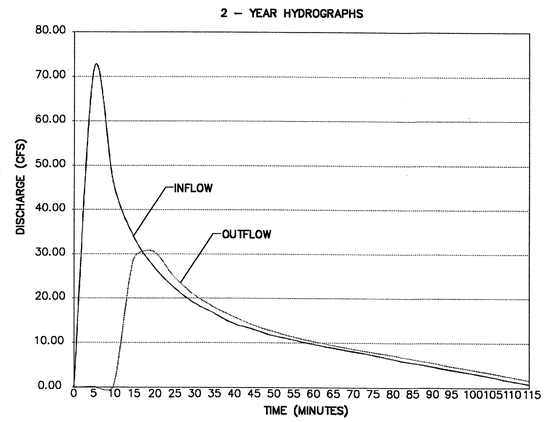
Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	451.00	0.00	0.00	
0.08	95.27	95.27	0.33	452.38	0.11	0.11	
0.17	61.33	61.33	0.80	454.22	20.62	20.62	
0.25	45.34	45.34	0.91	454.66	54.37	54.37	PEAK
0.33	36.30	36.30	0.86	454.49	39.82	39.82	
0.42	30.01	30.01	0.84	454.40	32.81	32.81	
0.50	25.42	25.42	0.82	454.33	27.84	27.84	
0.58	22.01	22.01	0.81	454.27	23.82	23.82	
0.67	19.26	19.26	0.80	454.22	20.71	20.71	
0.75	17.17	17.17	0.79	454.19	18.37	18.37	
0.83	15.46	15.46	0.78	454.15	16.60	16.60	
0.92	14.15	14.15	0.77	454.13	15.05	15.05	
1.00	12.97	12.97	0.77	454.10	13.76	13.76	
1.08	11.92	11.92	0.76	454.08	12.63	12.63	
1.17	10.88	10.88	0.76	454.06	11.57	11.57	
1.25	9.70	9.70	0.75	454.04	10.46	10.46	
1.33	8.65	8.65	0.75	454.02	9.35	9.35	
1.42	7.60	7.60	0.74	454.00	8.29	8.29	
1.50	6.55	6.55	0.74	453.98	7.44	7.44	
1.58	5.37	5.37	0.73	453.96	6.48	6.48	
1.67	4.32	4.32	0.72	453.93	5.41	5.41	
1.75	3.28	3.28	0.71	453.90	4.36	4.36	
1.83	2.23	2.23	0.71	453.87	3.32	3.32	
1.92	1.05	1.05	0.70	453.84	2.23	2.23	

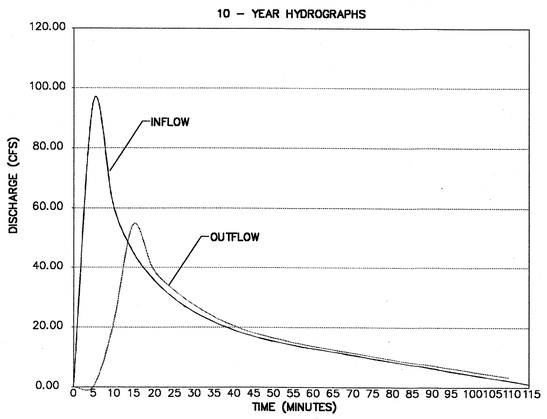
SDF routing from VTPSUHM

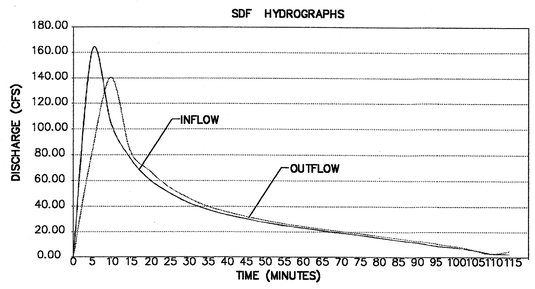
Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	454.00	0.00	0.00	
0.08	161.18	161.18	0.27	454.95	82.33	82.33	
0.17	104.34	104.34	0.42	455.47	140.39	140.39	PEAK
0.25	77.48	77.48	0.28	454.96	83.37	83.37	
0.33	61.26	61.26	0.23	454.81	68.14	68.14	
0.42	51.27	51.27	0.19	454.67	55.63	55.63	
0.50	43.41	43.41	0.16	454.58	47.13	47.13	
0.58	38.17	38.17	0.14	454.50	40.63	40.63	
0.67	33.91	33.91	0.13	454.44	36.30	36.30	
0.75	30.79	30.79	0.11	454.39	32.58	32.58	
0.83	27.68	27.68	0.10	454.35	29.43	29.43	
0.92	25.39	25.39	0.09	454.31	26.70	26.70	
1.00	23.26	23.26	0.08	454.28	24.46	24.46	
1.08	21.29	21.29	0.07	454.25	22.40	22.40	
1.17	19.33	19.33	0.06	454.22	20.66	20.66	
1.25	17.53	17.53	0.06	454.19	18.84	18.84	
1.33	15.56	15.56	0.05	454.16	16.97	16.97	
1.42	13.60	13.60	0.04	454.13	15.02	15.02	
1.50	11.63	11.63	0.03	454.09	13.06	13.06	
1.58	9.17	9.17	0.02	454.05	10.89	10.89	
1.67	7.70	7.70	0.01	454.02	8.89	8.89	
1.75	5.90	5.90	0.00	454.00	6.16	6.16	
1.83	2.95	2.95	0.00	454.00	2.69	2.69	
1.92	2.30	2.30	0.03	453.15	4.53	4.53	

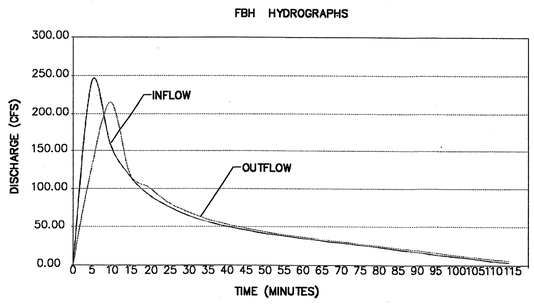
FBH routing from VTPSUHM

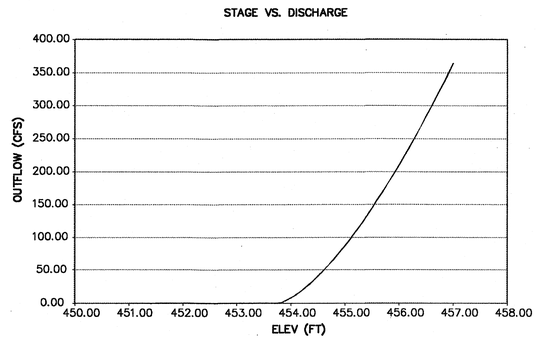
Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)	
0.00	0.00	0.00	0.00	454.00	0.00	0.00	
0.08	241.77	241.77	0.39	455.37	128.44	128.44	
0.17	156.51	156.51	0.58	456.04	214.99	214.99	PEAK
0.25	116.22	116.22	0.37	455.29	119.11	119.11	
0.33	91.89	91.89	0.32	455.14	101.82	101.82	
0.42	76.90	76.90	0.27	454.95	82.21	82.21	
0.50	65.11	65.11	0.24	454.83	70.02	70.02	
0.58	57.25	57.25	0.21	454.73	60.51	60.51	
0.67	50.86	50.86	0.19	454.65	53.89	53.89	
0.75	46.19	46.19	0.17	454.59	48.39	48.39	
0.83	41.52	41.52	0.15	454.54	43.74	43.74	
0.92	38.08	38.08	0.14	454.49	39.77	39.77	
1.00	34.89	34.89	0.13	454.45	36.68	36.68	
1.08	31.94	31.94	0.12	454.41	33.61	33.61	
1.17	28.99	28.99	0.10	454.37	30.65	30.65	
1.25	26.29	26.29	0.09	454.33	27.82	27.82	
1.33	23.34	23.34	0.08	454.29	24.99	24.99	
1.42	20.39	20.39	0.07	454.25	22.06	22.06	
1.50	17.44	17.44	0.06	454.20	19.50	19.50	
1.58	13.76	13.76	0.04	454.15	16.32	16.32	
1.67	11.55	11.55	0.03	454.10	13.33	13.33	
1.75	8.85	8.85	0.01	454.05	10.78	10.78	
1.83	5.90	5.90	0.07	454.23	8.00	8.00	
1.92	3.50	3.50	0.05	453.20	6.12	6.12	





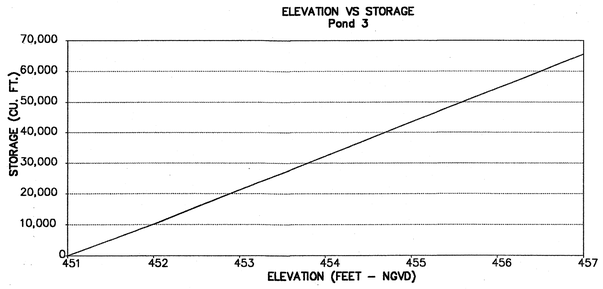






STAGE VS. DISCHARGE

Basin Water Elevation (ft)	Basin Outflow (cfs)	Basin Water Elevation (ft)	Basin Outflow (cfs)
451.00	0.00	454.20	19.09
451.20	0.03	454.40	32.92
451.40	0.06	454.60	49.07
451.60	0.07	454.80	67.23
451.80	0.08	455.00	87.21
452.00	0.09	455.20	108.66
452.20	0.10	455.40	132.05
452.40	0.11	455.60	156.69
452.60	0.12	455.80	182.70
452.80	0.13	456.00	210.01
453.00	0.13	456.20	238.56
453.20	0.14	456.40	268.30
453.40	0.15	456.60	299.18
453.60	0.15	456.80	331.16
453.80	0.92	457.00	364.21
454.00	8.07		



STAGE VS STORAGE

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
451.00	9300			0	0	0.00000	0.0
		10150.0	1.00				
452.00	11000			10150	10150	0.23301	375.9
		11000.0	1.00				
453.00	11000			11000	21150	0.48554	783.3
		11000.0	1.00				
454.00	11000			11000	32150	0.73806	1190.7
		11000.0	1.00				
455.00	11000			11000	43150	0.99059	1598.1
		11000.0	1.00				
456.00	11000			11000	54150	1.24311	2005.6
		11000.0	1.00				
457.00	11000			11000	65150	1.49564	2413.0

POND#3

FOR INFORMATION ONLY! (FROM 2481-SP-006)
SUBJECT PLAN (SE 2015-PR-000) SHEET C-15

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 033579
3-27-05
PROFESSIONAL ENGINEER

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

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS, NOTES AND DETAILS

VIKA REVISIONS

DATE: JULY, 2004
DES. DMJ | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6235K
SHEET NO. 26

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BMP Facility Design Calculations

Plan Name: RESERVE @ TYSONS CORNER   Date: 7-22-04
Plan Number: Engineer: EJI

I. Water Quality Narrative

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
A1: ONSITE CONTROLLED TO POND 1	0.75	9.3
A2: ONSITE CONTROLLED TO PONDS 2&3	0.80	15.8
A3: ONSITE UNCONTROLLED	0.80	8.6
A4: OFFSITE CONTROLLED TO POND 1	0.70	10.4
A5: OFFSITE CONTROLLED TO PONDS 3	0.80	1.0

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

III. Phosphorus Removal - General

BMP phosphorus removal efficiencies are the same for Northern Virginia jurisdictions unless otherwise noted. Table 4-1 presents the accepted removal efficiencies for BMPs in Northern Virginia.

• Extended Detention Dry Pond	
Design (i) (Chart "A")	40%
Regional	50%*
• Wet Pond	
Design (i) (4.0 x Vr)	50%
Design (ii) (2.5 x Vr + Extended Detention)	45%
Regional (4.0 x Vr)	65%*
• Infiltration Trench	
Design (i) (0.5 in/imp. ac.)	50%
Design (ii) (1.0 in/imp. ac.)	65%
Design (iii) (2-year 2-hour storm)	70%

* *NOTE:* Phosphorus removal credit and specific requirements for the establishment of regional ponds may vary between jurisdictions. The designer should contact the appropriate agency before consideration of such a facility.

Table 4-1: Phosphorus Removal Efficiencies for Different BMP Facilities

IIIa. Phosphorus Removal - "Occoquan Method"

This section is for use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIb of this worksheet. Please check with your local jurisdiction to determine which method to use.

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 33.7 acres

(B)

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1	0.75	x	9.3	=	6.98
A2	0.80	x	15.8	=	12.64
A3	0.80	x	8.6	=	6.88

(b) Total = 26.5

(C) Weighted average "C" factor (b) / (a) = (c) 0.79

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
A1	EXT. DRY	50	x	9.3 / 33.7	x	0.70 / 0.79	=	12.26
A2	EXT. DRY	50	x	15.8 / 33.7	x	0.80 / 0.79	=	23.74
A3	NONE	0	x	8.6 / 33.7	x	0.80 / 0.79	=	0.00
A4	EXT. DRY	50	x	10.4 / 33.7	x	0.70 / 0.79	=	13.67
A5	EXT. DRY	50	x	1.0 / 33.7	x	0.80 / 0.79	=	3.00

(a) Total = 52.67 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x ("I"pre / "I"post)] x 100 = __%

(B) If Line 3(a) 47.03 ≥ Line 4(a) 40.0 then Phosphorus removal requirement is satisfied.

IIIb. Phosphorus Removal Calculations - "Chesapeake Bay Method"

This section is for use by jurisdictions which utilize the CBLAD "Chesapeake Bay Method." Please check with the local jurisdiction to determine which method to use. The "Chesapeake Bay Method" used in these calculations is as follows:

$L = P \times Pj \times (0.05 + 0.009(I)) \times C \times A \times 2.72 / 12$

Where:
- L = phosphorus loadings (lbs / yr)
- P = average rainfall depth (inches)
  - P = 40 inches per year for Northern Virginia
- Pj = unitless correction factor for storms that produce no runoff
  - Pj = 0.9
- I = the percent of site imperviousness in whole numbers.
- C = flow-weighted mean pollutant concentration (mg / l)
  - C = 0.26 mg / l when I<20%
  - C = 1.08 mg / l when I>20%
- A = area of development site (acres)

NOTE: Section IIIb Phosphorus Removal Calculations replaces Parts 2 Through 4 of Section IIIa.

7) Phosphorus Removal Satisfaction

(A)

BMP Facility	Removal Eff. (%/100)	x	Imp. Site Coverage (Onsite) (Offsite)	x	Lpost (lbs/yr)	=	Load Removed (lbs/yr)
____	____		(____ + ____)		____		____
____	____		(____ + ____)		____		____
____	____		(____ + ____)		____		____

Total = ________

x 100/Lpost = (A) ________%

(B)

If Line 6(B) _____ < Line 7(A) _____ then phosphorus removal is satisfied.

If Line 6(B) _____ > Line 7(A) _____ then phosphorus removal is not satisfied.

IV. Site Coverage

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A3	0.80	X	8.60	=	6.88

(A) Total equivalent uncontrolled area (a) Total = 6.88

(B) Total uncontrolled area (b) 8.60

(C) Weighted average "C" factor (a)/(b) = (c) 0.80

(D) If Line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied. Line 5(a) is the equivalent offsite area for which coverage may be required.

100 x Line 5(b) 8.60 / Line 2(a) 33.7 = (d) 25.5 %

Part 6: Determine the Offsite Areas for which Coverage is Required

(A) For the offsite areas listed in Part 1 which flow to proposed onsite BMPs compute the equivalent areas.

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A4	0.70	X	10.4	=	7.28
A5	0.80	X	1.0	=	0.80

(a) Total = 8.08

If the equivalent offsite area, Line 6(a), draining to all proposed BMP facilities is greater than the equivalent uncontrolled area of the site shown in Line 5(a); then, the offsite area controlled by the proposed BMP facilities may be reduced until the two are equal. Otherwise, all uncontrolled offsite areas draining to the proposed BMP facilities must be included. All offsite areas thus reduced should be marked with an "*" wherever they appear in the computations.

V. Storage

Part 7: Compute The Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)	
A1 } POND 1	0.75	x	9.3	=	6.98	} 14.26
A4	0.70	x	10.4	=	7.28	
A2 } POND 2&3	0.80	x	15.8	=	12.64	} 13.44
A5	0.80	x	1.0	=	0.80	

(a) 19.7/16.8 (1&4) (2&5)

(B) (b) 14.26/13.44 (1&4) (2&5)

(C) Weighted average "C" factor (b)/(a) = (c) 0.72/0.80 (1&4) (2&5)

Part 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond

Chart A6-40 value (Appendix 4-3) for BMP storage per acre [(4375 x "C") - 875] or [31.25 x %Imp.] = (a) 2775/2625 cf/ac

• Design 1 (48 hour drawdown)
Line 7(a) 19.7 / 16.8 x Line 8(a) 2775 / 2625 = 54,668 cf ← POND 1* / 44,100 ← POND 3* SEE BELOW

(B) Wet Pond

Volume of runoff per acre from mean storm.
[1452 x "C"] = 1452 x Line 7(c) = (b) ________ cf/ac

• Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above the permanent pool)

Wet Storage
2.5 x Line 7(a) ______ x Line 8(b) ______ = ______ cf

Extended Detention
Line 7(a) ______ x Line 8(a) ______ = ______ cf

• Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) ______ x Line 8(b) ______ = ______ cf

(C) Infiltration Trench

• Design 1 (0.50 inch per impervious acre)
0.50 x 36.30 x (% Imp.) ______ x Line 7(a) ______ = ______ cf

• Design 2 (1.0 inch per impervious acre)
1.0 x 36.30 x (% Imp.) ______ x Line 7(a) ______ = ______ cf

• Design 3 (2-year 2-hour storm)
(2.0/12) x 43,560 x "C" ______ x Line 7(a) ______ = ______ cf

VI. Outlet Computation

Part 9: Determine The Required Orifice Size for Each Extended Detention Facility

#1 #2&3

(A) BMP storage requirement (S) from Part 8. (a) ___/___

(B) Maximum Head (h) at the required BMP storage from the elevation-storage curve for the facility. (b) ___/___

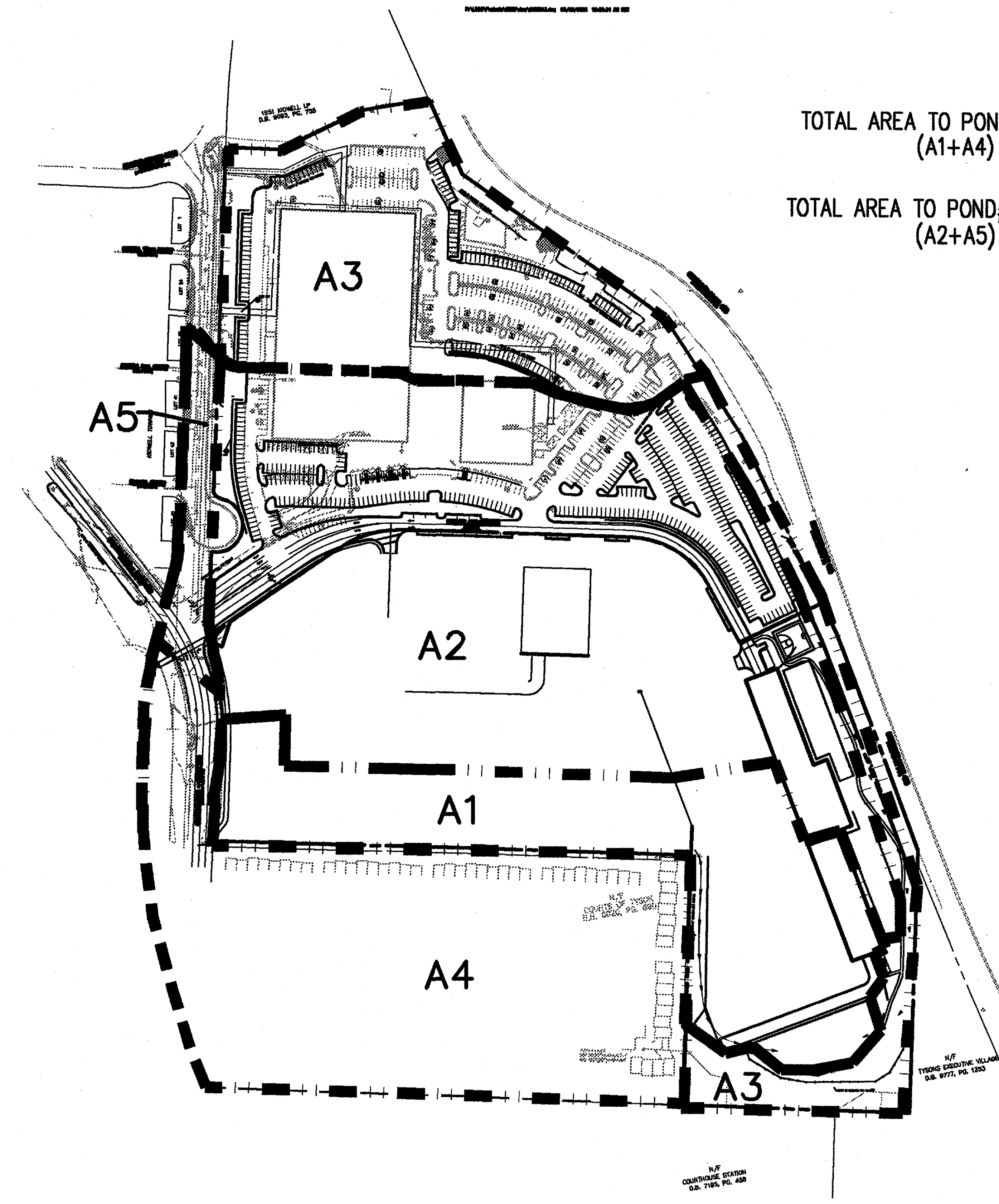
(C) Peak outflow rate (Q_p) at the maximum head for a drawdown time of 48 hrs [$Q_p = S/(0.5 \times 3600 \times 48)$].
0.0000116 x Line 9(a) 37,852 / 50,400 = (c) ________

(D) Required orifice area (A) [$A = Q_p / (0.6 \times (64.4 \times h)^{0.5})$]
Line 9(c) 0.44 / 0.58 / [0.6 x (64.4 x Line 9(b) 3 / 3.5)$^{0.5}$] = (d) ________

(E) Diameter of a circular orifice.
2.0 x (Line 9(d) 0.053 / 0.064 /3.1415927)$^{0.5}$ = (e) ________

WATER QUALITY CONTROL NARRATIVE

THE SITE CONSISTS OF 33.7 ACRES OF EXISTING COMMERCIAL BUILDINGS AND ASSOCIATED PARKING LOTS. THE PROPOSED ULTIMATE DEVELOPMENT WILL INVOLVE THE CONSTRUCTION OF TOWNHOMES (FUTURE SITE PLAN), MULTI-FAMILY BUILDINGS (FUTURE SITE PLAN) AND INFRASTRUCTURE TO SERVE THIS DEVELOPMENT (SUBJECT SITE PLAN.) IN ADDITION TO PROVIDING BMP FOR THE SITE WITH THE SUBJECT SITE PLAN, BMP WILL ALSO BE PROVIDED FOR THE EXISTING COURTS OF TYSONS DEVELOPMENT, WHICH DOES NOT HAVE BMP CONTROLS. THE THREE PROPOSED ENHANCED EXTENDED DETENTION DRY PONDS WILL SERVE 36.5 ACRES. THE COMPUTED PHOSPHOROUS REMOVAL IS 47.03%. THIS EXCEEDS THE 40% REQUIREMENT FOR THE SUBJECT 33.7 ACRE SITE. THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



TOTAL AREA TO POND#1=19.7AC (A1+A4)

TOTAL AREA TO POND#2&3=16.8AC (A2+A5)

BMP MAP

1"=200'

WATER QUALITY VOLUME COMPUTATIONS

* IN ACCORDANCE WITH THE VA. SWM HANDBOOK WATER QUALITY VOLUME FOR THE ENHANCED EXTENDED DETENTION PONDS IS TO BE PROVIDED AS FOLLOWS:

1 x WQV REQUIRED FOR MARSH VOLUME
1 x WQV REQUIRED FOR EXTENDED DETENTION

WQV = 1/2" x IMPERVIOUS AREA

FOR POND NO. 1 WQV = 0.5"/12 x 14 Ac x 43,560 = 25,410 C.F.

FOR POND NO. 3 WQV = 0.5"/12 x 13 Ac x 43,560 = 23,595 C.F.

FOR EACH FACILITY 1 x WQV IS PROVIDED IN THE MARSH AREA
1 x WQV IS PROVIDED IN THE EXTENDED DETENTION PORTION

SEDIMENT FOREBAY COMPUTATION

VOL = 0.10" x IMP AREA

POND 1

VOLUME = 0.00833' x 14 Ac x 43,560 = 5079 CU. FT.

POND 2

VOLUME = 0.00833' x 13 Ac x 43,560 = 4717 CU. FT.

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 033579
3-29-05
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY! (FROM 2481-SP-006)
SUBJECT PLAN (SE 2015-PR-000) SHEET C-16

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS, NOTES AND DETAILS

VIKA REVISIONS

DATE: JULY, 2004
DES. DMJ
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6235K
SHEET NO. 28

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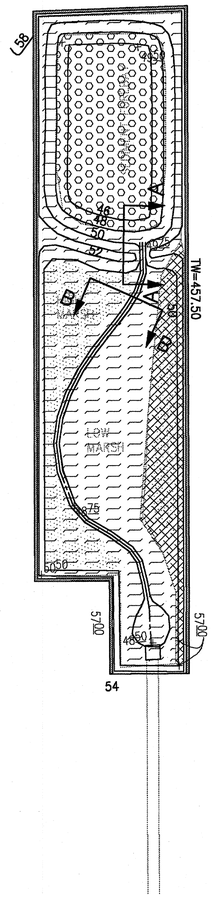
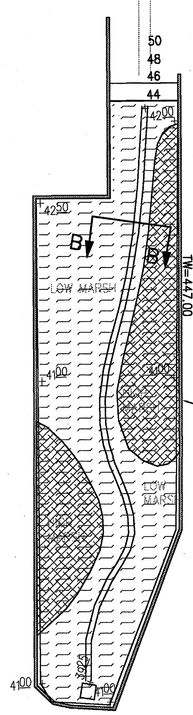


POND#3



POND#2

FLOATING AQUATICS 'A'
POND #1 – 17300 SF
POND #3 – 37000 SF

EMERGENTS 'B'*
POND #1 – 59000 SF
POND #2 – 35000 SF
POND #3 – 37000 SF

*IN ADDITION TO THE EMERGENTS PROVIDE THE FOLLOWING IN THE LOW MARSH OF POND #1, #2 AND #3:

CEPHALANTHUS OCCIDENTALIS (BUTTONBUSH) 6' O.C. 1 GAL CONT

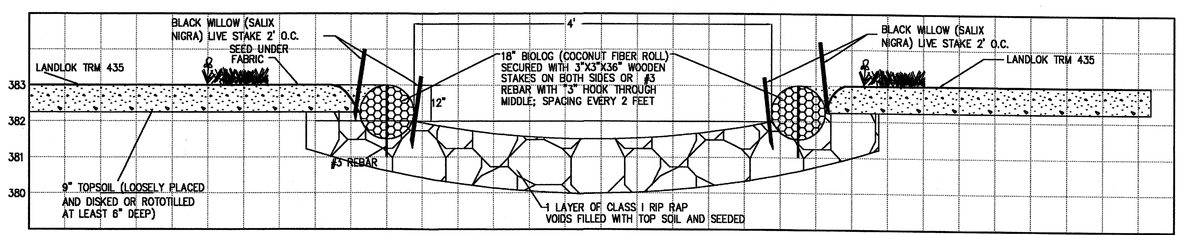
NUPHAR LUTEM (SPATTERDOCK) 5' O.C.

SCRUB/SHRUB 'C'
POND #1 – 9300 SF
POND #2 – 9000 SF
POND #3 – 5300 SF

POND WALL WITH SAFETY RAIL (DESIGN BY OTHERS) SEPARATE BUILDING PERMIT REQUIRED

VEGETATION SCHEDULE

ZONE	SPECIES	SPACING	SIZE
'A' – FLOATING AQUATICS	NYMPHAEA MARLIACEA 'ALBIDA' (ALBIDA WATER LILY)	5' OC	BARE ROOT
'B' – EMERGENTS	LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)	35LB/AC	SEED
	SETARIA ITALICA (FOXTAIL BRISTLE GRASS)	35 LB/AC	SEED
	DICHANTHELIUM CLANDESTINUM (DEER TONGUE)	35 LB/AC	SEED
	AGROSTIS ALBA (RED TOP)	35 LB/AC	SEED
	POA PALUSTRIS (FOWL BLUEGRASS)	15 LB/AC	SEED
	PANICUM DICHOTOMIFLORUM (PANIC GRASS)	1 LB/AC	SEED
	POLYGONIUM PENNSYLVANICUM (PA SMART WEED)	1 LB/AC	SEED
	BINENS CERNUA (NODDING BEGGAR TICKS)	0.25 LB/AC	SEED
	EUPATORIUM PERFOLIATUM (BONESET)	0.25 LB/AC	SEED
	VERBENA HASTATA (BLUE VERVAIN)	0.125 LB/AC	SEED
	EUPATORIUM MACULATUM (JOE PYE WEED)	0.25 LB/AC	SEED
	SOLIDAGO RUGOSA (WRINKLED GOLDENROD)	0.25 LB/AC	SEED
	VERNONIA NOVEBORACENSIS (NY IRONWEED)	0.125 LB/AC	SEED
	ASCLEPIAS INCARNATA (SWAMP MILKWEED)	0.0625 LB/AC	SEED
	CALTHA PALUSTRIS (MARSH MARIGOLD)	0.0625 LB/AC	SEED
	IRIS VERSICOLOR (BLUEFLAG)	0.125 LB/AC	SEED
	ASTER NOVAE–ANGLIAE (NEW ENGLAND ASTER)	0.3125 LB/AC	SEED
	EUTHAMIA GRAMINIFOLIA (GRASSLEAF GOLDENROD)	0.125 LB/AC	SEED
	CAREX VULPINOIDEA (FOX SEDGE)	1.5 LB/AC	SEED
	LEERSIA ORYZOIDES (RICE CUT GRASS)	0.125 LB/AC	SEED
	CAREX LURIDA/ CAREX CRINITA (SEDGE)	0.5 LB/AC	SEED
	JUNCUS EFFUSUS (SOFT RUSH)	0.125 LB/AC	SEED
	SCIRPUS ATROVIRENS/ S. CYPERINUS (BULRUSH)	0.5 LB/AC	SEED
	CAREX COMOSA / C. INUMESCENS (SEDGE)	0.5 LB/AC	SEED
	AGROSTIS STOLONIFERA (CREEPING BENT GRASS)	2 LB/AC	SEED
	POA TRIVIALIS (ROUGH BLUEGRASS)	2 LB/AC	SEED
	ALOPECURUS ARUNDINACEUS (MEADOW FOXTAIL)	3 LB/AC	SEED
'C' SCRUB/SHRUB	CORNUS AMOMUM (SILKY DOGWOOD)	6 OC	1 GALLON CONTAINER
	ITEA VIRGINICA (VIRGINIA SWEETPIRE)	6 OC	1 GALLON CONTAINER
	VACCINIUM CORYMBOSUM (HIGHBUSH BLUEBERRY)	6 OC	1 GALLON CONTAINER
	VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	6 OC	1 GALLON CONTAINER
	ALNUS SERRULATA (BROOKSIDE ALDER)	6 OC	1 GALLON CONTAINER
	ILEX VERTICILLATA (COMMON WINTERBERRY)	6 OC	1 GALLON CONTAINER
D' LIVE STAKES	SALIX NIGRA (BLACK WILLOW)	2 OC	LIVE STAKE



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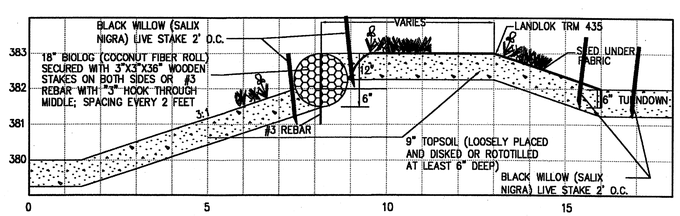

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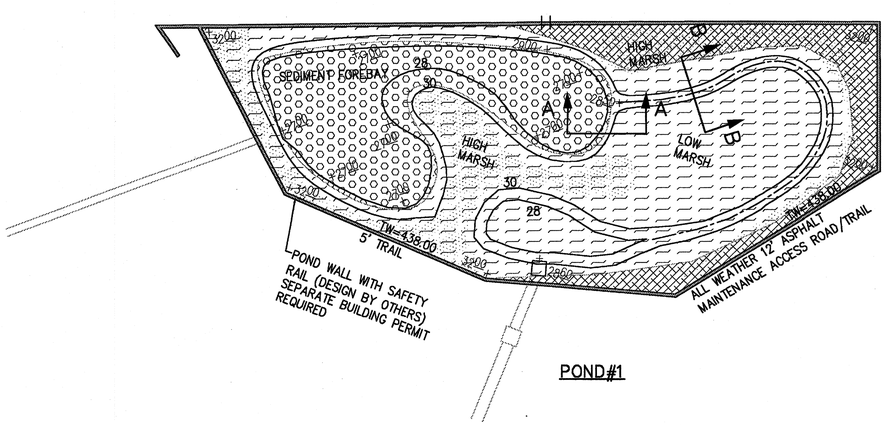

POND#1

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POND PLANTING PLAN

VIKA REVISIONS

INSERT 4/26/2005
DATE: APR. 2005

DES.	DWN.
EJI	CADD

SCALE: AS SHOWN

PROJECT/FILE NO. 6301

SHEET NO. 28A

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 033579
5-25-05
PROFESSIONAL ENGINEER

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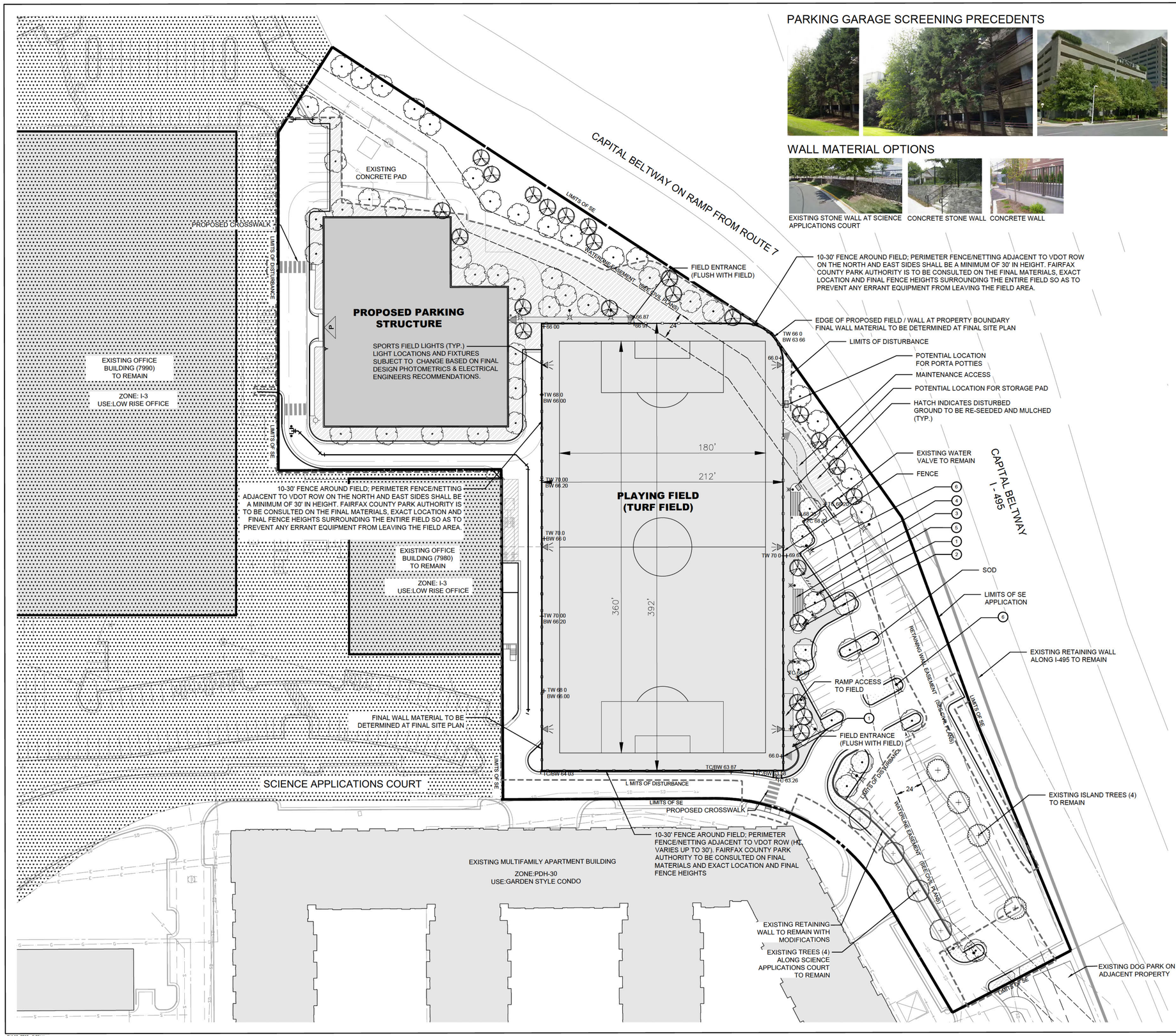
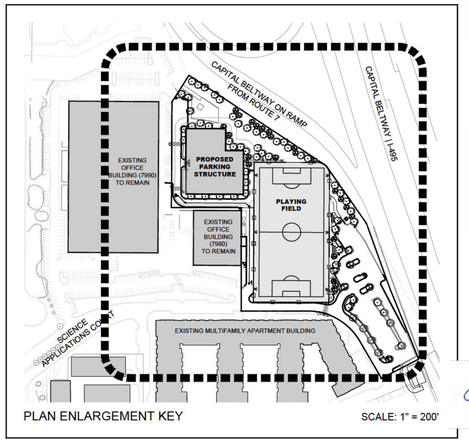
FOR INFORMATION ONLY! (FROM 2481-SP-006) SUBJECT PLAN (SE 2015-PR-000) SHEET C-17



PARKING GARAGE SCREENING PRECEDENTS

WALL MATERIAL OPTIONS

EXISTING STONE WALL AT SCIENCE APPLICATIONS COURT | CONCRETE STONE WALL | CONCRETE WALL



PLAN ENLARGEMENT KEY — SCALE: 1" = 200'

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	TRASH / RECYCLING BIN	5
2	BENCH	1
3	BLEACHER	2
4	BIKE RACK	5
5	PEDESTRIAN LIGHT (FINAL LOCATIONS TO DETERMINED AT SITE PLAN)	11
6	PARKING LOT LIGHT (FINAL LOCATIONS TO DETERMINED AT SITE PLAN)	6

FENCE DETAIL (PICTORAL)

WELDED WIRE FENCE
AMETCO MANUFACTURING
4326 HAMANN PARKWAY
WILLOUGHBY, OH 44096

NOTES:
1. OR APPROVED EQUAL
2. FENCE LAYOUT AND HEIGHT MAY CHANGE BASED ON FINAL DESIGN

BLEACHER DETAIL (PICTORAL)

OUTDOOR ALUMINUM
P.O BOX 118
GENEVA, ALABAMA 35340
(334) 684-2296

NOTES:
1. OR APPROVED EQUAL
2. BLEACHER SIZE TO BE COORDINATION WITH FCPA

SITE PLAN LEGEND

- STORM DRAIN
- LAWN (SOD)
- NATURAL CONCRETE
- GRASS (SEEDED AND MULCHED)
- 10-30' FENCE AROUND FIELD — PERIMETER FENCE/NETTING ADJACENT TO VDOT ROW (HT. VARIES UP TO 30'). FAIRFAX COUNTY PARK AUTHORITY TO BE CONSULTED ON FINAL MATERIALS AND EXACT LOCATION AND FINAL FENCE HEIGHTS

GENERAL LEGEND

- LIMITS OF SE
- LIMITS OF DISTURBANCE
- PEDESTRIAN ENTRANCES
- VEHICULAR ENTRANCES (SEE NOTE 2)

NORTH

SCALE: 1" = 40'
20' 0' 20' 40' 80'

GENERAL NOTES:
1. NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
2. FOR REFERENCE ONLY; SEE CIVIL PLANS
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES & SPOT GRADES.

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
OVERALL SITE PLAN

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2013010

SHEET NUMBER:
LI.0

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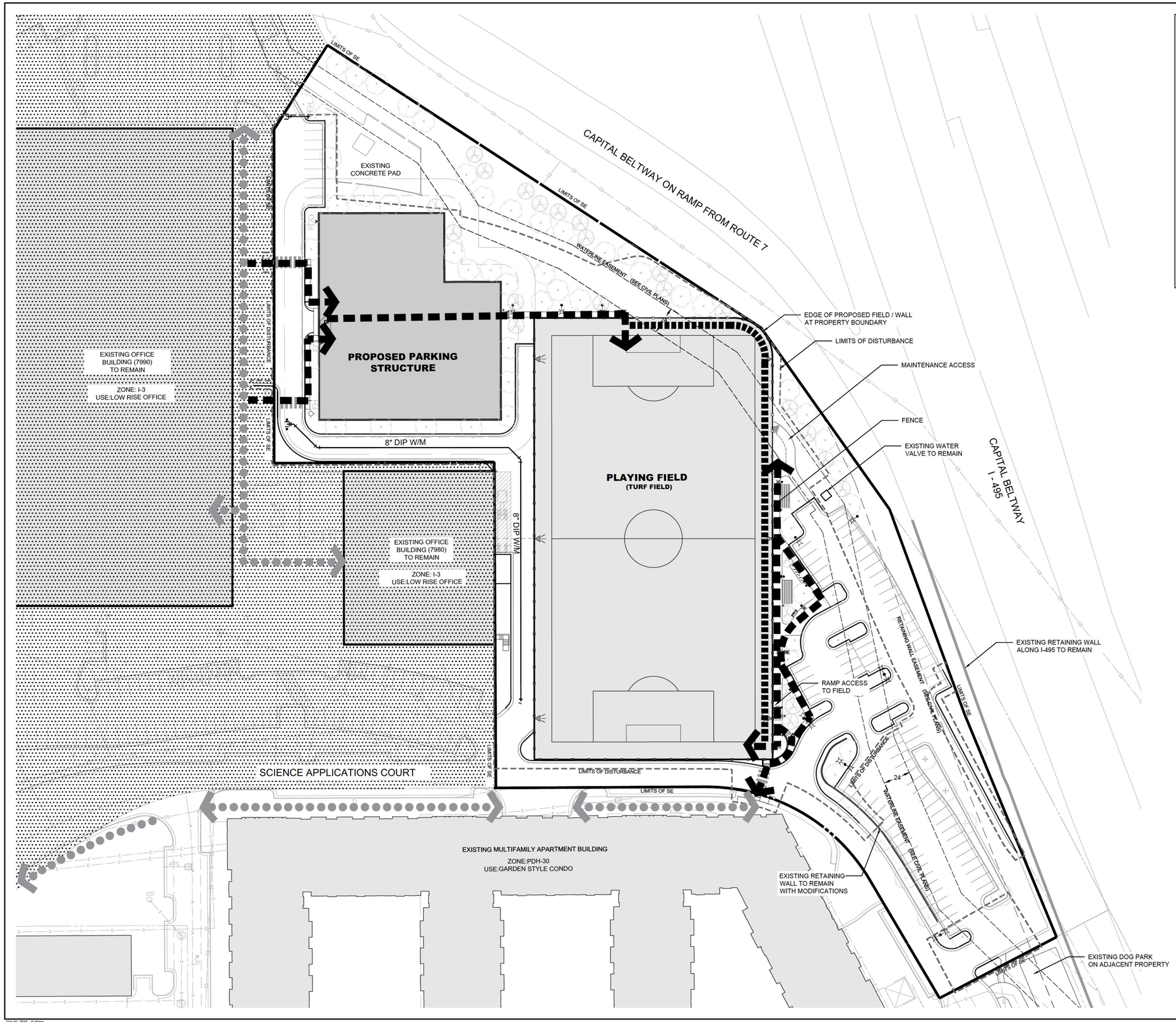

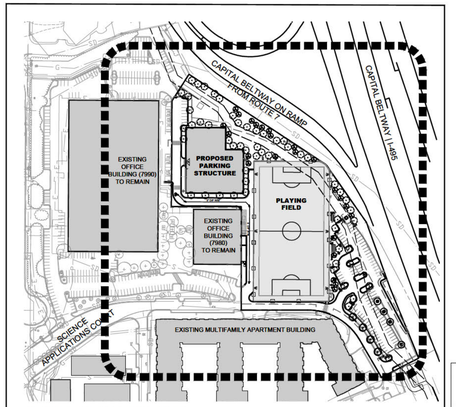

PLAN ENLARGEMENT KEY

SCALE: 1" = 200'

CIRCULATION PLAN LEGEND

- PEDESTRIAN CIRCULATION WITHIN LIMITS OF SE
- PEDESTRIAN CIRCULATION WITHIN THE LIMITS OF THE FIELD AND SE
- PEDESTRIAN CIRCULATION OUTSIDE OF SE/EXISTING SIDEWALKS

GENERAL LEGEND

- LIMITS OF SE
- LIMITS OF DISTURBANCE
- PEDESTRIAN ENTRANCES
- VEHICULAR ENTRANCES (SEE NOTE 2)

NORTH

SCALE: 1" = 40'

20' 0' 20' 40' 80'

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10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
PEDESTRIAN CIRCULATION PLAN

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: SP / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2013010

SHEET NUMBER:
LI.1

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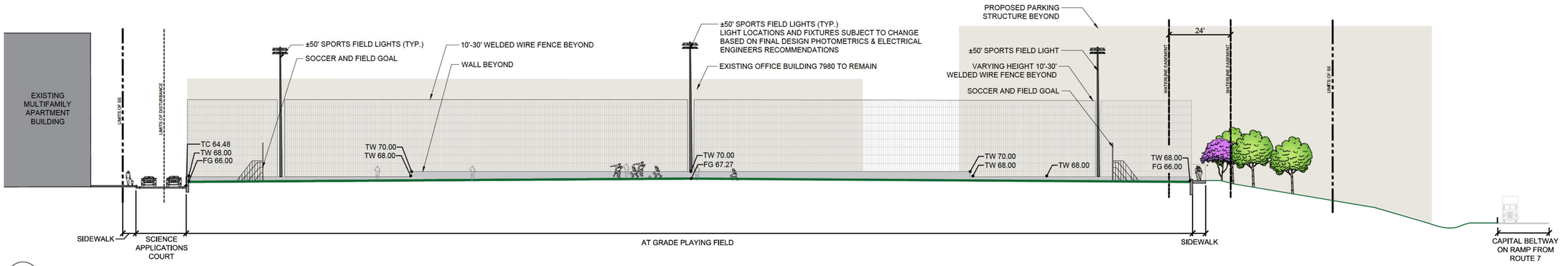

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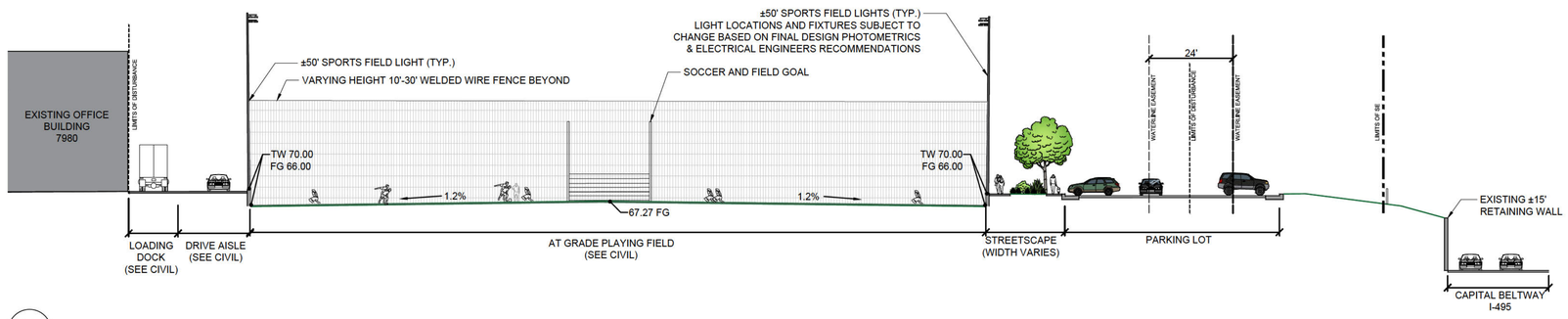

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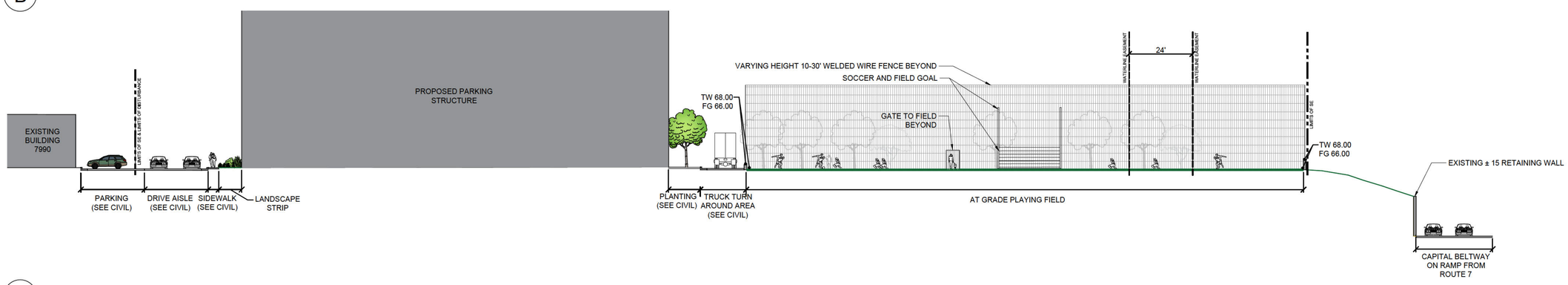

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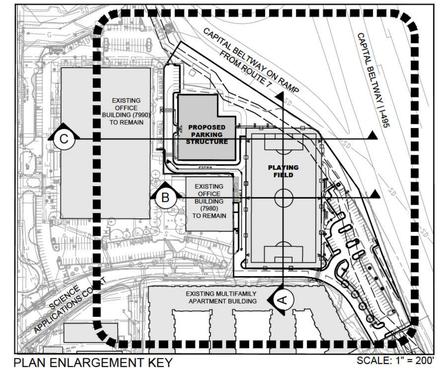

PLAN ENLARGEMENT KEY SCALE: 1" = 200'

NORTH

SCALE: 1" = 20'

10 0' 10 20 40

GENERAL NOTES:
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10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
SECTIONS

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

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DRAWN BY: SP / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1" = 20'
PROJECT #: 2013010

SHEET NUMBER:
L1.2

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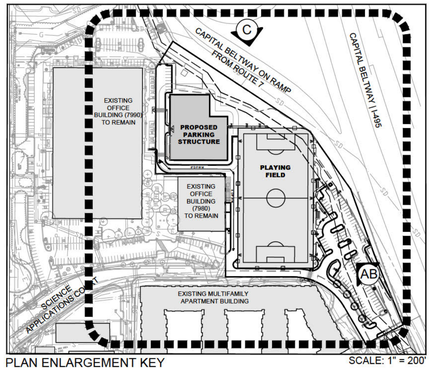
A BIRDS EYE VIEW OF FIELD - DAY

C BIRDS EYE VIEW OF FIELD AND PARKING GARAGE FROM ON-RAMP

B BIRDS EYE VIEW OF FIELD - NIGHT



PLAN ENLARGEMENT KEY

SCALE: 1" = 200'

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Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

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Meridian Science 7980, L.P.
PERSPECTIVES

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DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: NTS
PROJECT #: 2013010

SHEET NUMBER:
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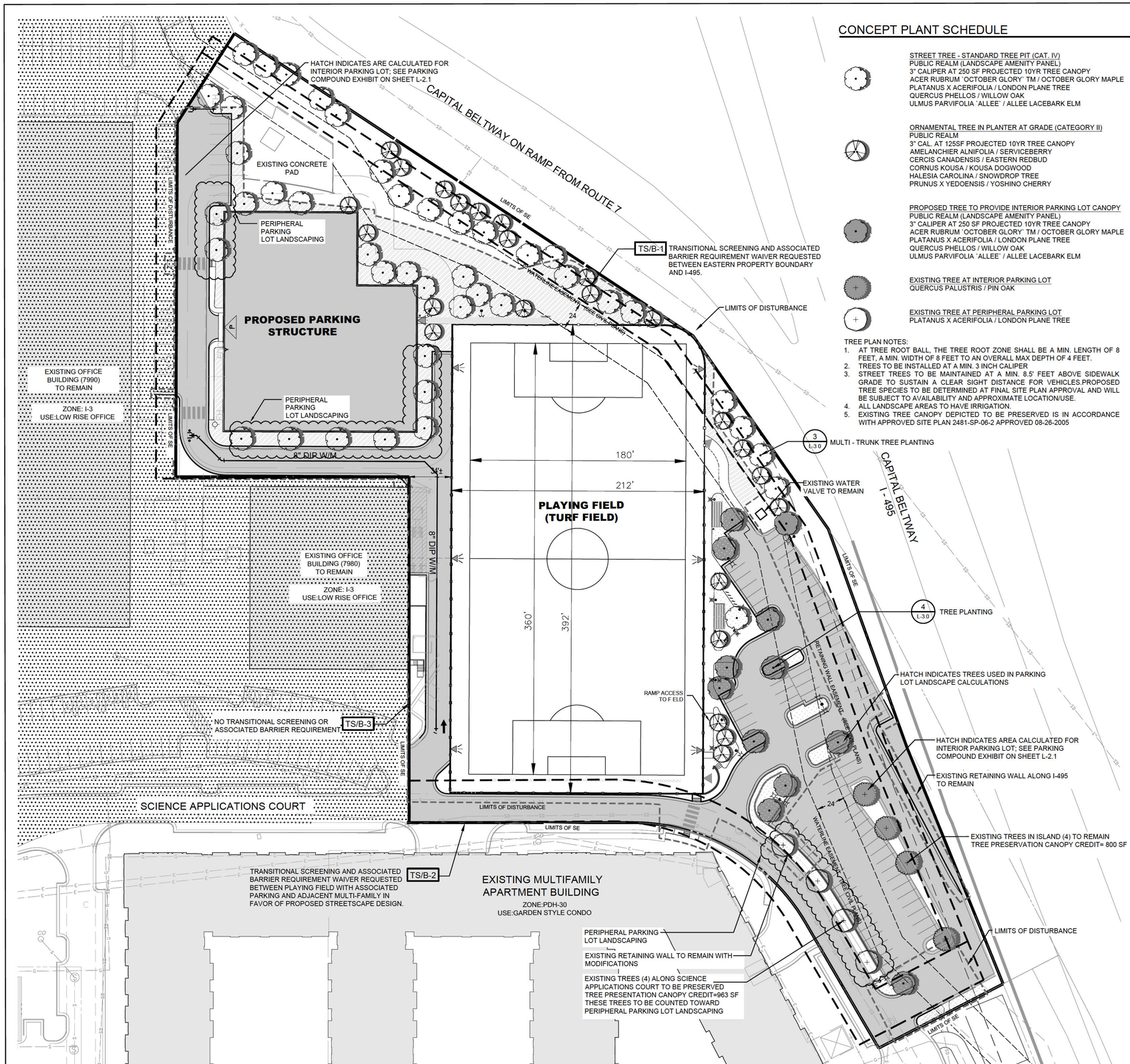

CONCEPT PLANT SCHEDULE

	STREET TREE - STANDARD TREE PIT (CAT. IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CALIPER AT 250 SF PROJECTED 10YR TREE CANOPY ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE PLATANUS X ACERIFOLIA / LONDON PLANE TREE QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	43
	ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125SF PROJECTED 10YR TREE CANOPY AMELANCHIER ALNIFOLIA / SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD CORNUS KOUSA / KOUSA DOGWOOD HALESIA CAROLINA / SNOWDROP TREE PRUNUS X YEDOENSIS / YOSHINO CHERRY	24
	PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT CANOPY PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CALIPER AT 250 SF PROJECTED 10YR TREE CANOPY ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE PLATANUS X ACERIFOLIA / LONDON PLANE TREE QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	12
	EXISTING TREE AT INTERIOR PARKING LOT QUERCUS PALUSTRIS / PIN OAK	4
	EXISTING TREE AT PERIPHERAL PARKING LOT PLATANUS X ACERIFOLIA / LONDON PLANE TREE	4

TREE PLAN NOTES:
1. AT TREE ROOT BALL, THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN. WIDTH OF 8 FEET TO AN OVERALL MAX DEPTH OF 4 FEET.
2. TREES TO BE INSTALLED AT A MIN. 3 INCH CALIPER
3. STREET TREES TO BE MAINTAINED AT A MIN. 8.5' FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR SIGHT DISTANCE FOR VEHICLES.PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
4. ALL LANDSCAPE AREAS TO HAVE IRRIGATION.
5. EXISTING TREE CANOPY DEPICTED TO BE PRESERVED IS IN ACCORDANCE WITH APPROVED SITE PLAN 2481-SP-06-2 APPROVED 08-26-2005

TS/B TRANSITIONAL SCREENING & BARRIER WAIVERS

TS/B-1 Northern/Eastern Property Boundary

	ADJACENT ZONES: Adjacent to Interstate 495
	ADJACENT USES: Zone I-3 x Interstate 495
	REQUIREMENTS
	Per Fairfax County Zoning Ordinance, Article 13, 13-305, 11. Transitional Screening and Barrier may be waived or modified where the subject property abuts a railroad or interstate highway right-of-way, except the right-of-way of the Dulles International Airport Access Highway or the combined Dulles International Airport Access Highway and Dulles Toll Road.
	PROVIDED
	Transitional screening and associated barrier requirement waiver requested between Eastern Property Boundary and I-495

TS/B-2 Southern Property Boundary

	ADJACENT ZONES: I-3 X PDH-30
	ADJACENT USES: Quasi-Public Use (Athletic Field) x Dwelling, Multiple Family
	REQUIREMENTS
	A- Per Fairfax County Zoning Ordinance, Article 13, 13-303, 3B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of thirty-five (35) feet wide and planted with all of the following:
	(1) A mixture of large and medium evergreen trees that achieves a minimum of ten (10) year tree canopy of seventy-five (75) percent or greater
	(2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree
	(3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.
	B- Per Fairfax County Zoning Ordinance, Article 13, 13-304, 4. there shall be different barrier requirements as identified on the matrix, which shall be provided as follows:
	(D) Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs
	(E) Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
	(F) Barrier f shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
	PROVIDED
	Transitional screening and associated barrier requirement waiver requested between playing field with associated parking and adjacent multi-family in favor of proposed streetscape design & barriers around field

TS/B-3 Western Property Boundary

	ADJACENT ZONES: I-3 x I-3
	ADJACENT USES: Adjacent to Science Applications Court/Office
	REQUIREMENTS
	None
	PROVIDED
	No transitional screening or associated barrier requirement

STREET TREE DETAIL REFERENCES

DETAIL #	DETAIL NAME
3 / L-3.0	MULTI-TRUNK TREE PLANTING
4 / L-3.0	TREE PLANTING

TREE PLAN LEGEND

- STORM DRAIN
- TREES COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS
- TREES COUNTED TOWARDS PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENTS
- EXISTING TREES TO REMAIN
- TRANSITIONAL SCREENING WAIVER REQUEST AREA
- LAWN/SOD
- GRASS (SEEDED AND MULCHED)

GENERAL LEGEND

- LIMITS OF SE
- LIMITS OF DISTURBANCE
- PEDESTRIAN ENTRANCES
- VEHICULAR ENTRANCES (SEE NOTE 2)

NORTH

SCALE: 1" = 40'

20' 0' 20' 40' 80'

GENERAL NOTES:
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Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, LP.
LANDSCAPE PLAN

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE:09/04/2015
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CHECKED BY: KG
Q.C. BY: SP
SCALE:
PROJECT #: 2013010

SHEET NUMBER:
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3010-GDP_Landscape Plan.dwg

TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

43 — CANOPY TREE (CATEGORY IV)
PUBLIC REALM
3" CAL

CANOPY TREE		QTY PER TYPE		PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum 'October Glory' TM/ October Glory Maple	11	=	43 x 25%	250 SF	1.5 Air Quality	375.0 SF	4,125.0 SF
Platanus x acerifolia / London Plane Tree	10	=	43 x 25%	250 SF	N/A	250.0 SF	2,500.0 SF
Quercus phellos / Willow Oak	11	=	43 x 25%	250 SF	1.5 Wildlife	375.0 SF	4,125.0 SF
Ulmus parvifolia `Allee` / Allee Lacebark Elm	11	=	43 x 25%	250 SF	1.5 Air Quality	375.0 SF	4,125.0 SF
						CANOPY TREE PROJECTED 10 YR. TREE CANOPY:	14,875.0 SF

24 — ORNAMENTAL TREE (CATEGORY II)
PUBLIC REALM
3" CAL

ORNAMENTAL TREE		QTY PER TYPE		PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Amelanchier alnifolia / Serviceberry	5	=	24 x 20%	125 SF	1.5 Air Quality	187.5 SF	937.5 SF
Cercis canadensis / Eastern Redbud	5	=	24 x 20%	125 SF	N/A	125 SF	625.0 SF
Cornus kousa / Kousa Dogwood	5	=	24 x 20%	125 SF	N/A	125 SF	625.0 SF
Halesia carolina / Snowdrop Tree	5	=	24 x 20%	125 SF	N/A	125 SF	625.0 SF
Prunus x yedoensis / Yoshino Cherry	4	=	24 x 20%	125 SF	N/A	125 SF	500.0 SF
						ORNAMENTAL TREE PROJECTED 10 YR. TREE CANOPY:	3,312.5 SF

PFM TABLE 12.3		
GROSS SITE AREA:	250,359.0 SF	B1
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% OF GROSS SITE AREA PER PTC DISTRICT)	25,035.9 SF	B7
TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION	1,763.0	C10
LESS TREE PRESERVATION CANOPY SF WITHIN LIMITS OF SE REMAINING TOTAL TREE COVER TO BE PROVIDED BY PLANTING:	23,272.9 SF	D1
TOTAL TREE COVER PROVIDED BY PLANTING	18,187.5 SF	D18 / E2
TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION	1,763.0 SF	E1
TOTAL OF 10-YEAR TREE CANOPY PROVIDED (SF)	19,950 SF	E4

October 19, 2015

Tysons Technology Center
Pro-Rata Tree Canopy Planting Fund Computations

1. Required 10-Year Tree Canopy Coverage = 10% (See Table 12.10, Line B6)
2. **Required 10-Year Tree Canopy Coverage = 25,036 SF (#2 x #3 - 25,036 SF)**
3. Area of Existing Tree Canopy to be Preserved =1,410 SF (See Table 12.10, Line C2)
4. Area of Existing Canopy Preserved with Additional 1.25 Credit = 1,763 SF
5. Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 23,273 SF (#4 min #9 = 23,273 SF)
6. 10-Year Canopy Area of Proposed Tree Planting =18,188 SF
7. **Total Tree Canopy Provided (Preserved and New Trees) = 19,950 SF or 7.97%** (See Table 12.10, Line E4)
8. **10-Year Tree Canopy to be Met with Planting Fund Contribution = 5,806 SF (25,036-19,950= 5,086)**
9. Number of 2" Caliper Trees Req'd To Meet Planting Fund = 26 Trees (5,806 / 200 = 25.43 Trees; Use 26 Trees (Per PFM 12-0512.3B)
10. Amount of Pro-Rata Tree Canopy Fund Contribution =$7800.00 (26 Trees x $300 per 2" Caliper Tree = $7800) (Per PFM 12-0512.3B)

NOTE: A Pro-Rata Tree Canopy Planting Fund is hereby computed in accordance to FFx Co Public Facilities Manual Section 12-0513.3, 12-0512.3A and 12-0512.3B. The Director may approve a modification of 10-year Tree Canopy Requirements where strict application of the requirements would reduce the usable area of a lot due to configuration or size to a point that would preclude a reasonable use of the lot or would otherwise cause an unreasonable or unnecessary hardship to the developer. Fees collected (computed) for these purposes shall be based on the cost to establish 10-year tree canopy using 2-inch caliper landsape nursery stock tree.

	SYMBOL	DESCRIPTION	AREA
IPLS		INTERIOR PARKING LOT SURFACE:	74,410 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED (SF)	74,410	SQUARE FEET
INTERIOR LANDSCAPING REQUIRED (5%)	3,720.5	SQUARE FEET
TOTAL SHADE TREE CANOPY PROVIDED		
12 Category IV Trees 3" Cal. (@250 SF) ea.) =	3,000	
Tree Preservation	800	
Total Area Required (SF)=	3,720.5	5%
Total Area Provided (SF)=	3,800.0	5%

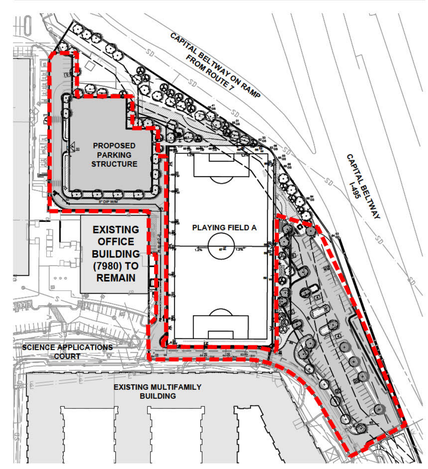
NOTE:
1. SEE DIAGRAM TO RIGHT FOR AREA INCLUDED IN CALCULATIONS
2. SEE WORKSHEET TO LEFT FOR CREDIT MULTIPLIER DETAILS.

PERIPHERAL PARKING LOT LANDSCAPING

LOCATION	LINEAR FEET OF PARKING ABUTTING LAND NOT IN RIGHT-OF-WAY (LF)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
PARKING STRUCTURE ADJACENT TO VEHICLE TRAVEL LANE	450	9.0	9
SURFACE PARKING ADJACENT TO SCIENCE APPLICATION COURT	175	3.5	4 (EXISTING TREES)

NOTE:
1. SEE SHEET L2.0 FOR TREES DESIGNATED AS PERIPHERAL PARKING LOT LANDSCAPING.

PARKING COMPOUND AREA EXHIBIT



NOTE:
1. AREA DASHED INDICATE SF AREA CALCULATED FOR INTERIOR PARKING LOT. INCLUDES PROPOSED PARKING STRUCTURE.
2. IMAGE NOT TO SCALE

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	11,155	see § 12-0507.2
A2	Percentage of gross site area covered by existing tree canopy =	4.5%	
A3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	4.5%	
A5	Proposed percentage of canopy requirement that will be met through tree preservation =	7%	
A6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A	Provide sheet number, see § 12-0507.3
A8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	N/A	see § 12-0507.4

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	SEE SHEET C-5	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	250,359	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	250,359	Square feet
B5	Identify the site's zoning and/or use	I-3	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	25,036	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	YES	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	1,116	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	1,410	Square Feet
C3	C 2 x 1.25(SF) =	1,763	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	1,763	If area of C 10 is less than B 7 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 (B 7-C10) =	23,273	Square feet
D2	Area of canopy planted for air quality benefits =	6,125	Square feet
D3	D 2 x 1.5 (SF) =	9,188	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	2,750	Square feet
D9	D 8 x 1.5 (SF) =	4,125	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	4,875	Square feet
D18	Total of canopy area provided through tree planting =	18,188	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	YES	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	5806	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	$7800	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	1,763	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	18,188	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	19,950	Total of E1 through E3, area should meet or exceed area in B7

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

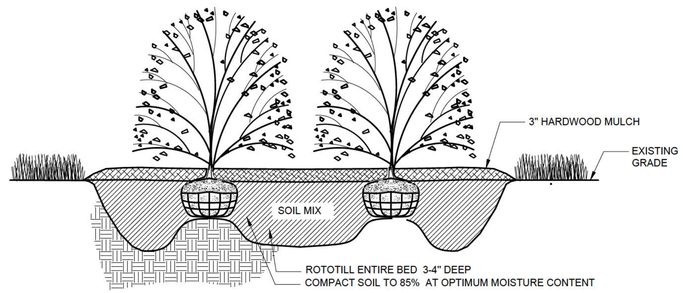
Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
LANDSCAPE SCHEDULE AND TABLES

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

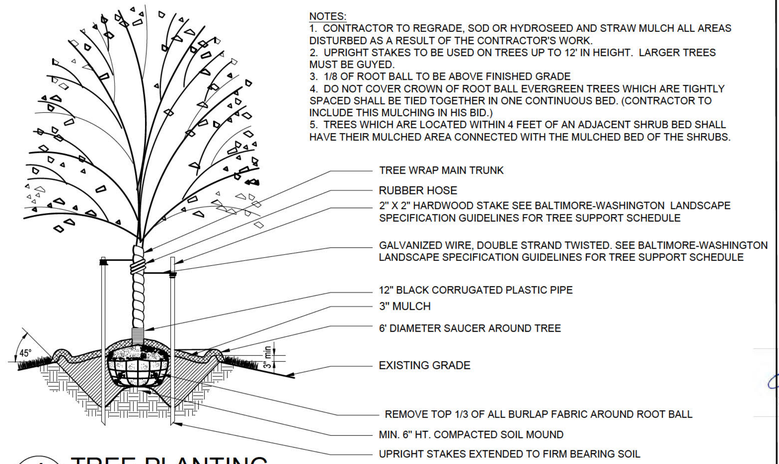
DATE:09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE:
PROJECT #: 2013010

SHEET NUMBER:
L2.1

NOTES:
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN
2. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER
3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
4. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
5. SCARIFY ROOTS ON POT BOUND PLANTS
6. PLANT SPACING VARIES - (SEE PLAN)
7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
8. PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES.
9. ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX

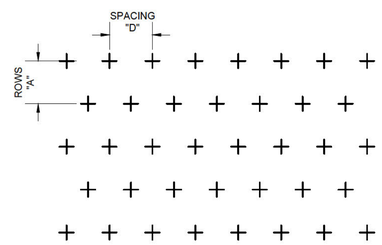


1 L-3.0 SHRUB PLANTING BED
SECTION
08A-035
N.T.S.



NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

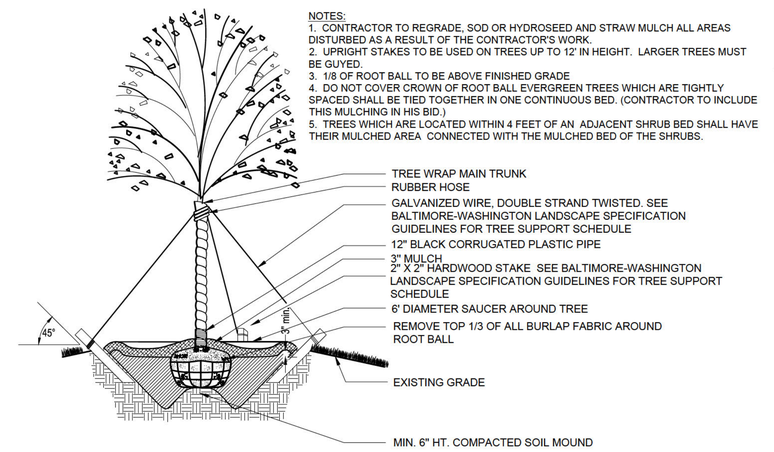
4 L-3.0 TREE PLANTING



PLANT SPACING CHART

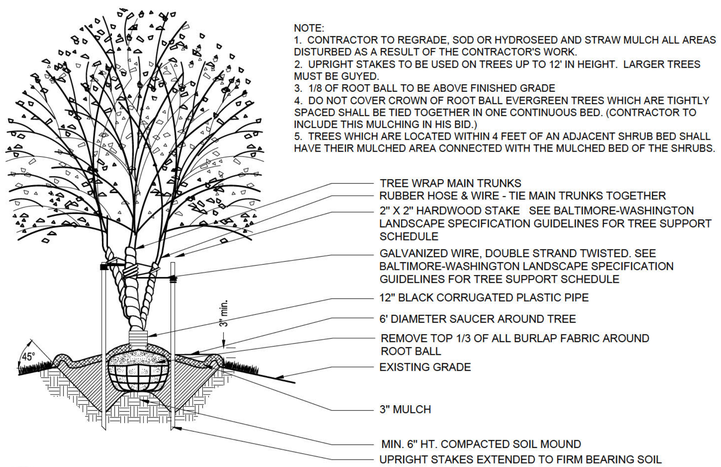
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

2 L-3.0 TRIANGULAR SPACING FOR SHRUBS AND GROUNDCOVERS
PLAN
08A-009
N.T.S.



NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

5 L-3.0 TREES (12' PLUS)



NOTE:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

3 L-3.0 MULTI TRUNK TREE PLANTING

NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PER PFM SECTION 12-0705.3A

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

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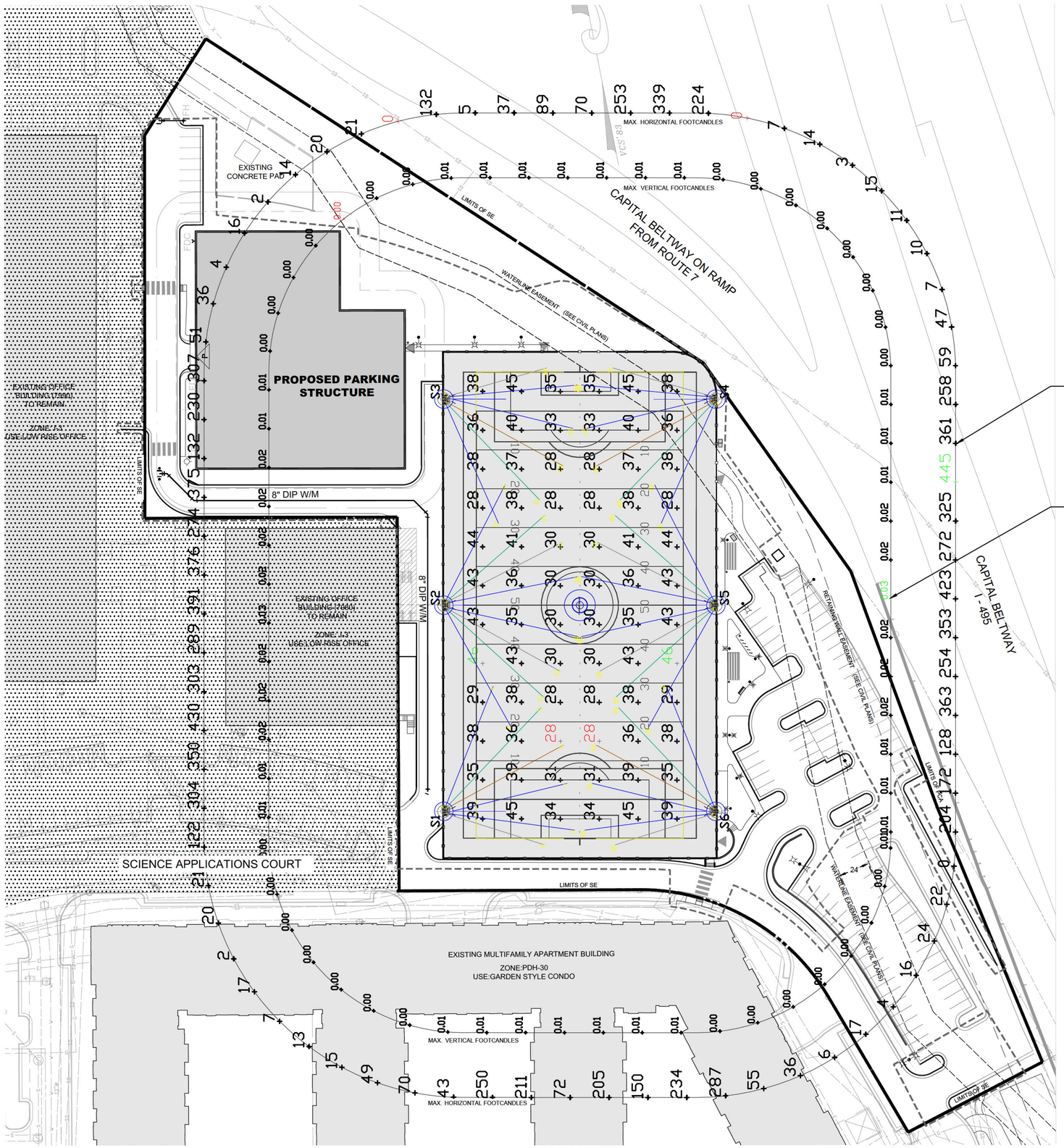
STEPHANIE PANKIEWICZ
Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

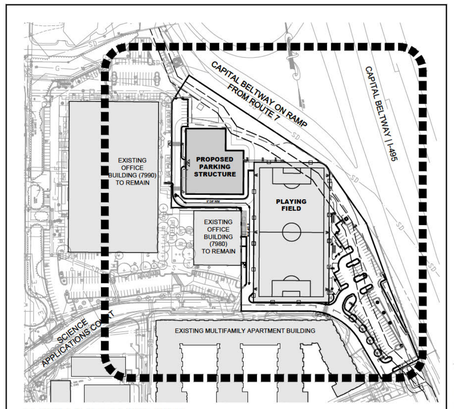
Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
LANDSCAPE DETAILS

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE:
PROJECT #: 2013010

SHEET NUMBER:
L3.0





PLAN ENLARGEMENT KEY

SCALE: 1" = 200'

MAXIMUM CANDELA
Footcandles are the basic unit of illuminance (the amount of light falling on a surface). The horizontal footcandle numbers measure the glare looking at the brightest fixture that specific point.

Fairfax County Horizontal Footcandle Maximum is 7000 candela. Tysons Tech is within the 200-300 range which is minimal. For comparison, a high beam headlight is 30,000-35,000 candela.

MAXIMUM VERTICAL FOOTCANDLES
Footcandles are the basic unit of illuminance (the amount of light falling on a surface). These points represent the vertical footcandles which measure the illumination striking a vertical plane- ie, your back or the side of a building. Footcandle measurement is taken surrounding the field at specific points with a hand held light meter.

Fairfax County Vertical Footcandle Maximum is .3. Tysons Tech does not exceed .03 which is equivalent to the luminance of moonlight.

GENERAL LEGEND

- LIMITS OF SE
- LIMITS OF DISTURBANCE
- PEDESTRIAN ENTRANCES
- VEHICULAR ENTRANCES (SEE NOTE 2)

NORTH

SCALE: 1" = 40'

20' 0' 20' 40' 80'

GENERAL NOTES:
1. NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
2. FOR REFERENCE ONLY; SEE CIVIL PLANS
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES & SPOT GRADES.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

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10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
PHOTOMETRIC PLAN

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2013010

SHEET NUMBER:
L4.0

Oct 16, 2015 - 5:17pm
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1, S3-S4 S6	50'	-	50'	LED 570ok - 65 CRI	6	3	0
				25'	LED 570ok - 65 CRI	2	2	0
2	S2, S5	50'	-	50'	LED 570ok - 65 CRI	8	8	0
				25'	LED 570ok - 65 CRI	2	2	0
6	TOTALS					52	52	0

musco Lighting

MY PROJECT
Name: Tysons Technology Center Soccer
Location: McLean,VA

GRID SUMMARY
Name: Soccer
Size: 360' x 180'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

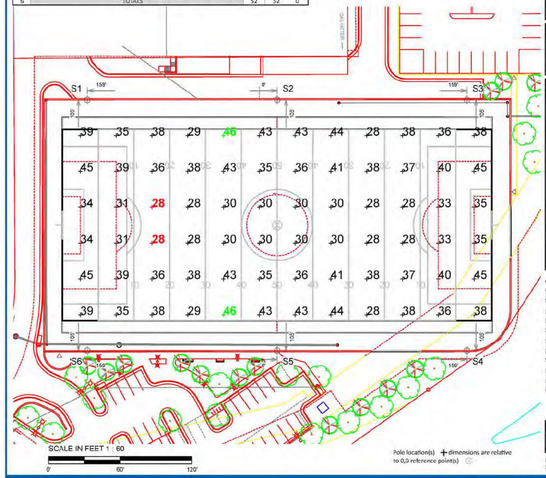
SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
Guaranteed Average:	30
Scan Average:	35.9
Maximum:	46
Minimum:	28
Avg / Min:	1.30
Guaranteed Max / Min:	3
Max / Min:	1.66
UG (adjacent pts):	1.60
CU:	0.75
No. of Points:	72
LUMINAIRE INFORMATION:	
Luminaire Type:	96 LED / 216 LED / 228 LED
Design Usage Hours:	10,000 / 10,000 / 10,000 hrs
Design Lumens:	38,600 / 65,400 / 65,400
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	52
Avg KW:	29.53 (29.53 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



Pole location(s) + dimensions are relative to 0,0 reference point(s).

ENGINEERED DESIGN
By: WVICE
File # / Date: 174709C 03-Sep-15

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1, S3-S4 S6	50'	-	50'	LED 570ok - 65 CRI	6	3	0
				25'	LED 570ok - 65 CRI	2	2	0
2	S2, S5	50'	-	50'	LED 570ok - 65 CRI	8	8	0
				25'	LED 570ok - 65 CRI	2	2	0
6	TOTALS					52	52	0

musco Lighting

MY PROJECT
Name: Tysons Technology Center Soccer
Location: McLean,VA

GRID SUMMARY
Name: Soccer Spill1
Spacing: 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

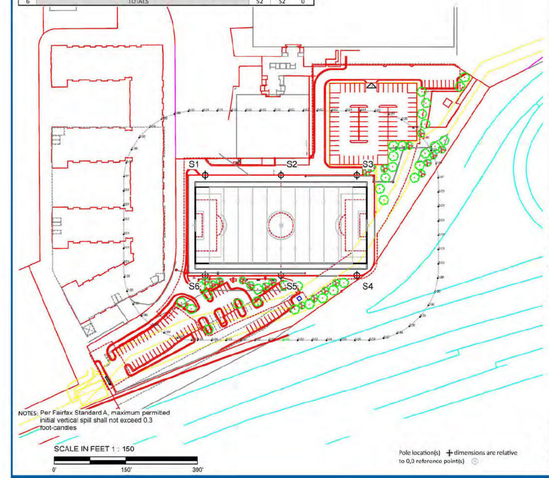
SUMMARY	MAX VERTICAL FOOTCANDLES
	Entire Grid
Scan Average:	0.009
Maximum:	0.01
Minimum:	0.00
No. of Points:	68
LUMINAIRE INFORMATION:	
Luminaire Type:	96 LED / 216 LED / 228 LED
Design Usage Hours:	10,000 / 10,000 / 10,000 hrs
Design Lumens:	38,600 / 65,400 / 65,400
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	52
Avg KW:	29.53 (29.53 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



Pole location(s) + dimensions are relative to 0,0 reference point(s).

ENGINEERED DESIGN
By: WVICE
File # / Date: 174709C 03-Sep-15

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1, S3-S4 S6	50'	-	50'	LED 570ok - 65 CRI	6	3	0
				25'	LED 570ok - 65 CRI	2	2	0
2	S2, S5	50'	-	50'	LED 570ok - 65 CRI	8	8	0
				25'	LED 570ok - 65 CRI	2	2	0
6	TOTALS					52	52	0

musco Lighting

MY PROJECT
Name: Tysons Technology Center Soccer
Location: McLean,VA

GRID SUMMARY
Name: Soccer Spill2
Spacing: 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

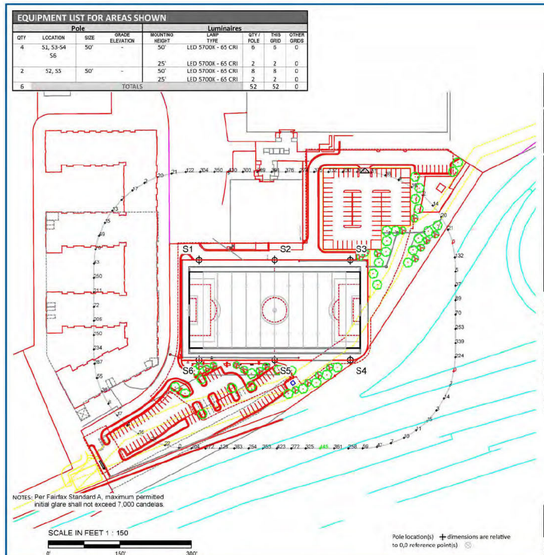
SUMMARY	CANDELA (PER FIXTURE)
	Entire Grid
Scan Average:	138.118
Maximum:	444.85
Minimum:	0.00
No. of Points:	78
LUMINAIRE INFORMATION:	
Luminaire Type:	96 LED / 216 LED / 228 LED
Design Usage Hours:	10,000 / 10,000 / 10,000 hrs
Design Lumens:	38,600 / 65,400 / 65,400
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	52
Avg KW:	29.53 (29.53 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



Pole location(s) + dimensions are relative to 0,0 reference point(s).

ENGINEERED DESIGN
By: WVICE
File # / Date: 174709C 03-Sep-15

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ILLUMINATION SUMMARY

musco Lighting

MY PROJECT
Name: Tysons Technology Center Soccer
Location: McLean,VA

EQUIPMENT LAYOUT
INCLUDES:
- Football
- Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

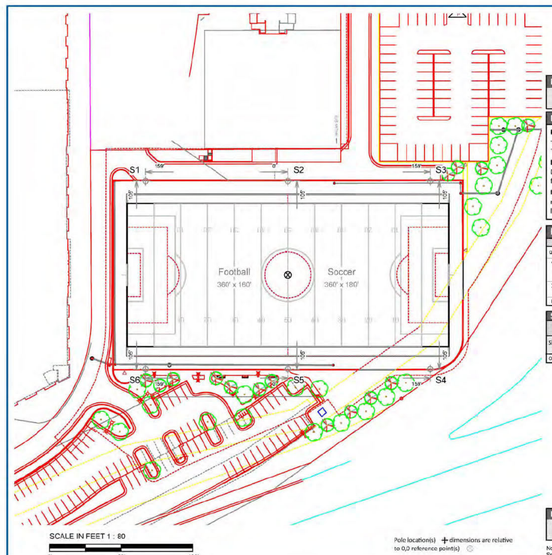
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
4	S1, S3-S4 S6	50'	-	50'	LED 570ok - 65 CRI	6
				25'	LED 570ok - 65 CRI	2
2	S2, S5	50'	-	50'	LED 570ok - 65 CRI	8
				25'	LED 570ok - 65 CRI	2
6	TOTALS					52

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)					
Single Phase Voltage	208 (240)	220 (240)	240 (240)	277 (277)	347 (347)	380 (380)	480 (480)
Other	-	-	-	-	-	-	-



Pole location(s) + dimensions are relative to 0,0 reference point(s).

ENGINEERED DESIGN
By: WVICE
File # / Date: 174709C 03-Sep-15

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EQUIPMENT LAYOUT

LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V.: 703.549.7784 F.: 703.549.4984
www.LandDesign.com

COMMONWEALTH OF VIRGINIA
STEPHANIE PANKIEWICZ
Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION,
Meridian Science 7980, L.P.
PHOTOMETRIC PLAN - SUPPLEMENTS

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2013010

SHEET NUMBER:
L4.1

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3010-GDP_Photometrics.dwg

Control System Summary

Project Specific Notes:

Project Information

Project #:	174709
Project Name:	Tysons Technology Center Soccer
Date:	09/02/15
Project Engineer:	WVice
Sales Representative:	Steve Wiley
Control System Type:	Control and Monitoring
Communication Type:	Digital Cellular
Scan:	174709B
Document ID:	174709P1V1-0902155008
Distribution Panel Location or ID:	
Total # of Distribution Panel Locations for Project:	1
Design Voltage/Hertz/Phase:	480/60/3
Control Voltage:	120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1.Control and Monitoring Cabinet	24 X 48

	QTY	SIZE
Total Contactors:	6	30 AMP
Total Off/On/Auto Switches:	1	

Preliminary Plans
Confirm all Details - voltage, # of distribution panels, etc.

Materials Checklist

Contractor/Customer Supplied:

- ❑ A single control circuit must be supplied per distribution panel location.
  - — If the control voltage is NOT available, a control transformer is required.
- ❑ Electrical distribution panel to provide overcurrent protection for circuits
  - — Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ❑ Wiring:
  - — Dedicated control power circuit
  - — Power circuit to and from lighting contactors
  - — Harnesses for cabinets at remote locations
  - — Means of grounding, including lightning ground protection
- ❑ Electrical conduit wireway system
  - — Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ❑ Mounting hardware for cabinets
- ❑ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ❑ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central ™ operations center at 877/347-3315 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements

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Form T-0039-1

Control System Summary

Tysons Technology Center Soccer / 174709 - 174709B
- Page 3 of 4

SWITCHING SCHEDULE

Field/Zone Description	Zones
Football	1
Soccer	1

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 2058.0
	SEALED: 246.8

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	# OF DRIVERS	*FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
S1	Football	8	4	**8.9**	30	C1	1
S2	Football	10	5	**11.2**	30	C2	1
S3	Football	8	4	**8.8**	30	C3	1
S4	Football	8	4	**8.9**	30	C4	1
S5	Football	10	5	**11.2**	30	C5	1
S6	Football	8	4	**8.8**	30	C6	1

*Full Load Amps based on amps per driver.

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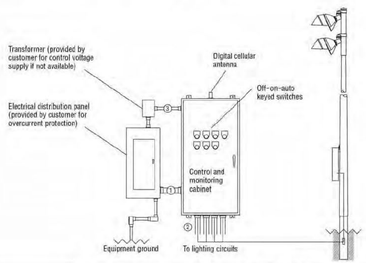
Control System Summary

Tysons Technology Center Soccer / 174709 - 174709B
- Page 2 of 4

Control•Link. Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	None A	None B	22'	No	A – E
2	Load power to lighting circuits	None A	None B	N/A	No	A – D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D

N80-32-00_C

Notes:
A. Voltage and phasing per the notes on cover page.
B. Calculate per load and voltage drop.
C. All conduit diameters should be per code.
D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.

IMPORTANT: Control (3) wires must be in separate conduit from line and load power wiring (1, 2).

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Control System Summary

Tysons Technology Center Soccer / 174709 - 174709B
- Page 4 of 4

PANEL SUMMARY

CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole S1	8.94		
1	1	C2	Pole S2	11.15		
1	1	C3	Pole S3	8.82		
1	1	C4	Pole S4	8.94		
1	1	C5	Pole S5	11.15		
1	1	C6	Pole S6	8.82		

ZONE SCHEDULE

ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	CIRCUIT DESCRIPTION POLE ID	CIRCUIT DESCRIPTION CONTACTOR ID
Zone 1	1	Football	S1	C1
			S2	C2
			S3	C3
			S4	C4
			S5	C5
			S6	C6

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STEPHANIE PANKIEWICZ
Lic. No. 1825
10/15/2015
LANDSCAPE ARCHITECT

Tysons Technology Center
SPECIAL EXCEPTION APPLICATION,
Meridian Science 7980, L.P.
PHOTOMETRIC PLAN - SUPPLEMENTS

REVISIONS:
10/19/2015 - ADDRESSED COMMENTS

DATE: 09/04/2015
DESIGNED BY: SP / KG
DRAWN BY: KG / AP
CHECKED BY: KG
Q.C. BY: SP
SCALE: 1"=40'
PROJECT #: 2013010

SHEET NUMBER:
L4.2

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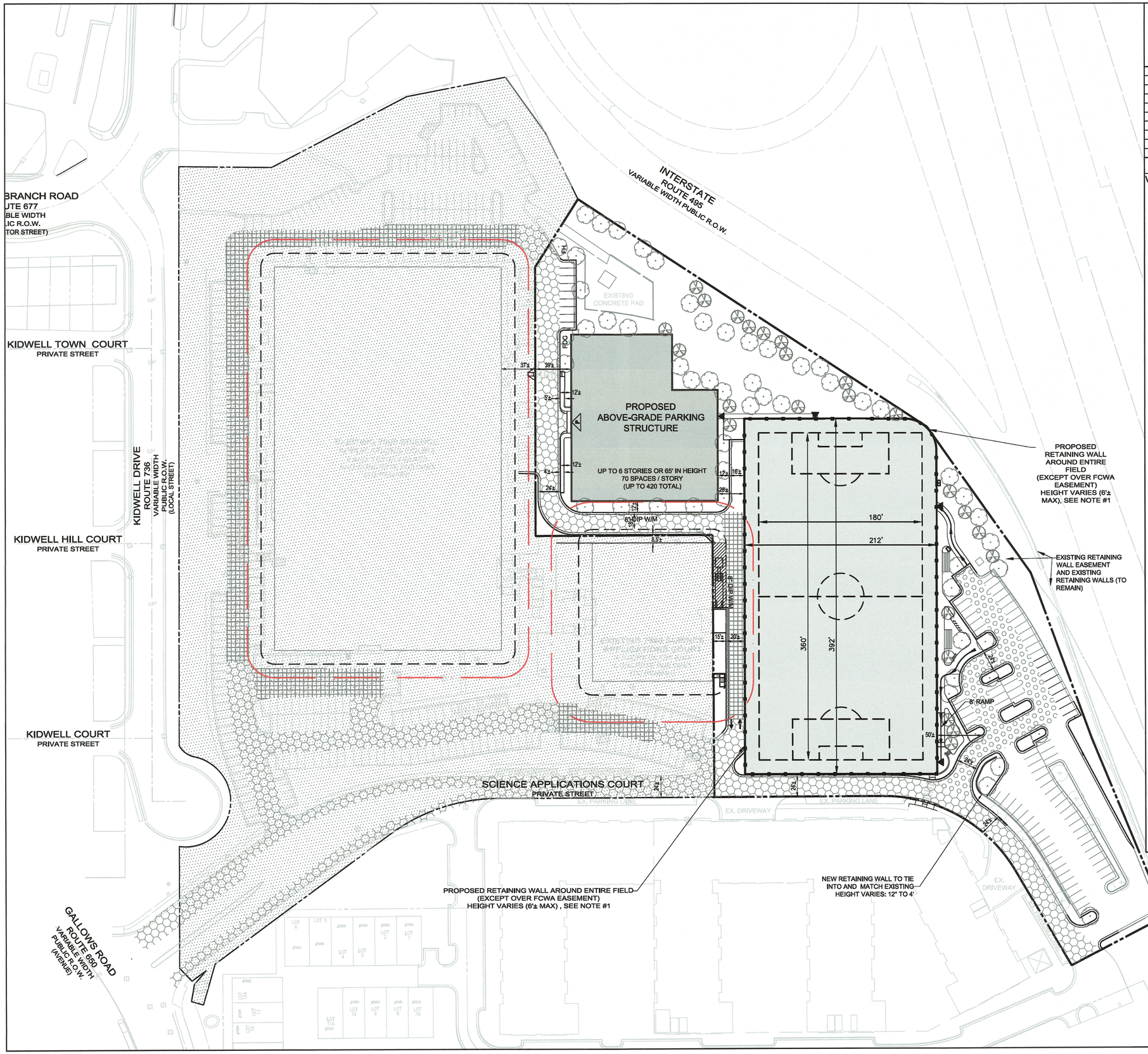

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM PARKING STRUCTURE)
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS
- DENOTES AMBULANCE ACCESS TO FIELD
- EMERGENCY GROUND LEVEL ACCESS PATH TO FIELD
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- 30' EXISTING BUILDING OFFSET
- 15' EXISTING BUILDING OFFSET

FIRE ACCESS SHEET REQUIREMENTS

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FAÇADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (PROVIDED)
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8) LOCATION OF OVERHEAD UTILITY LINES. (N/A)
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (N/A)
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY (N/A)

NOTE

1. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
2. STAIR AND ELEVATOR LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL SITE PLAN.

BUILDING DATA

ABOVE-GRADE PARKING STRUCTURE	
TYPE OF CONSTRUCTION	2B - NONCOMBUSTIBLE CONSTRUCTION
NUMBER OF STORIES	6 MAXIMUM
BUILDING HEIGHT	65' MAXIMUM
USE GROUP	S-2
BUILDING FOOTPRINT	25,000±
FULLY SPRINKLERED PER NFPA 13	NO
FIRE WALL RATING	N/A

COMMONWEALTH OF VIRGINIA
JEFFREY A. KAPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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VIKA VIRGINIA LLC
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(703) 442-7800 ■ FAX (703) 761-2787
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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS DIAGRAM

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015
DES. JAK
DWN. KEA
SCALE: 1" = 50'
PROJECT/FILE NO. VV7554C
SHEET NO. S-1

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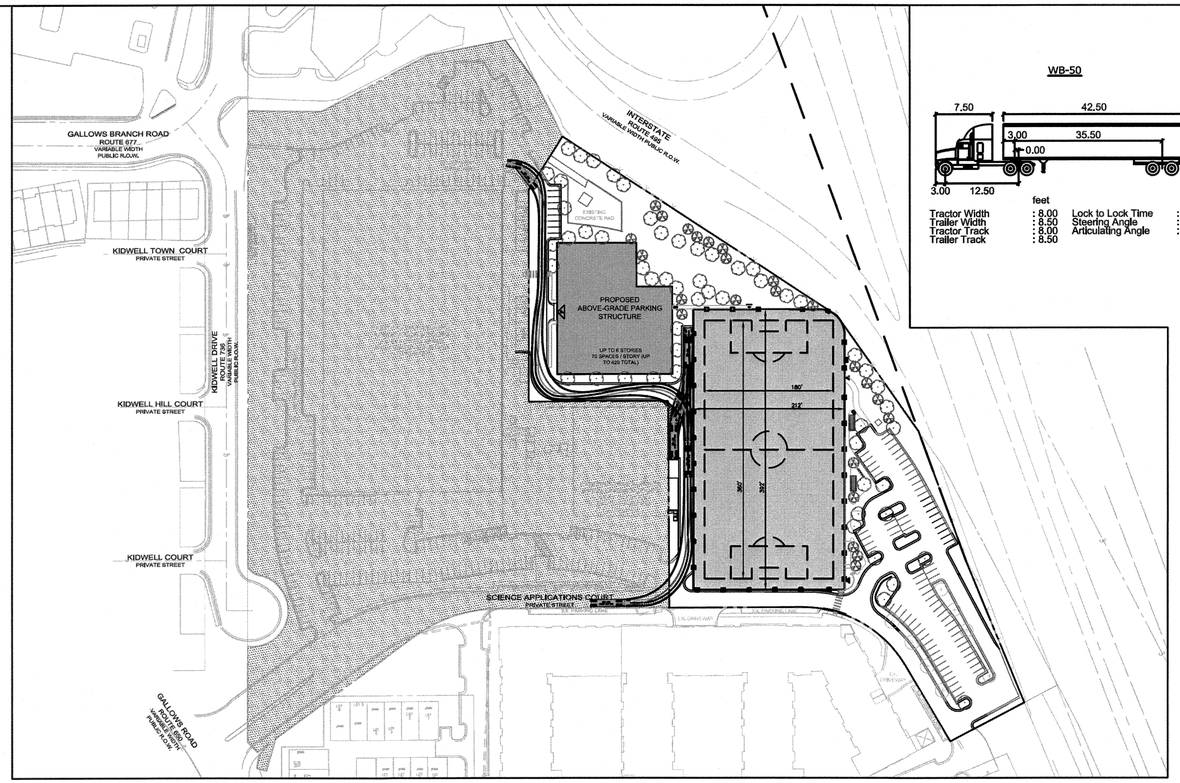
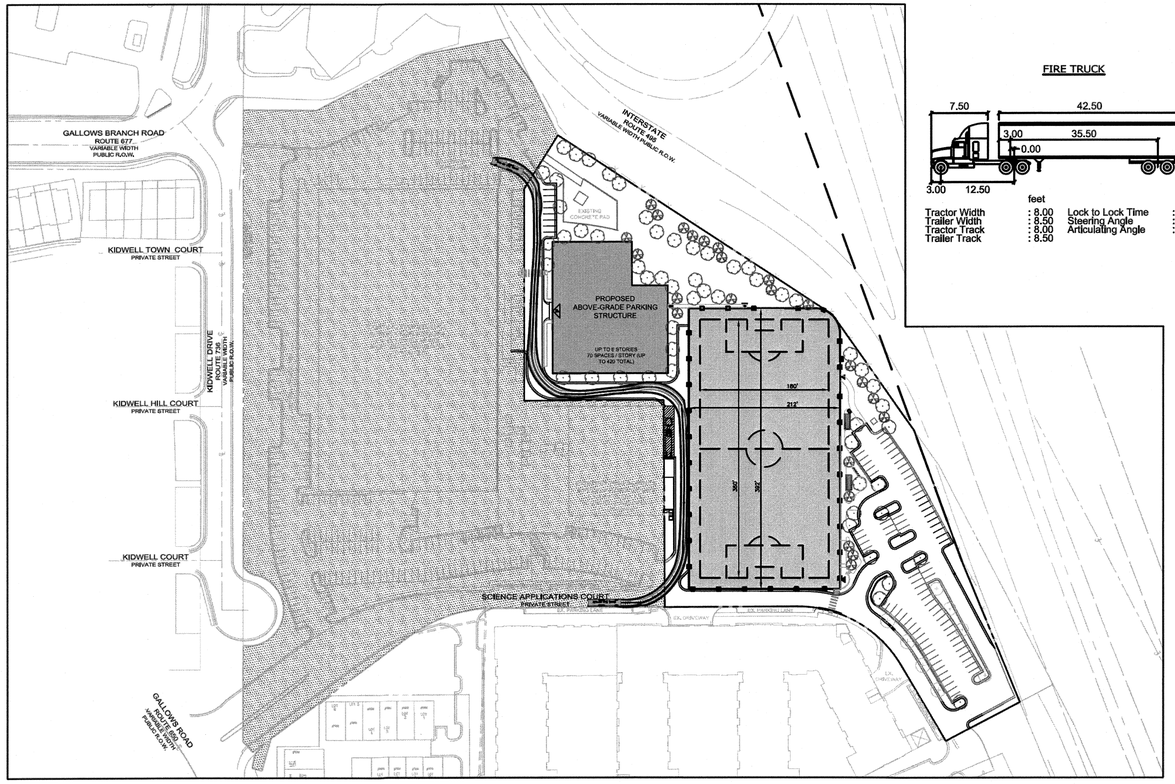


WB-50

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



FIRE TRUCK

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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JEFFREY A. KNEPS
Lic. No. 1259
10/19/2015
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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO-TURN EXHIBIT

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 100'

PROJECT/FILE NO. VV7554C

SHEET NO. S-2

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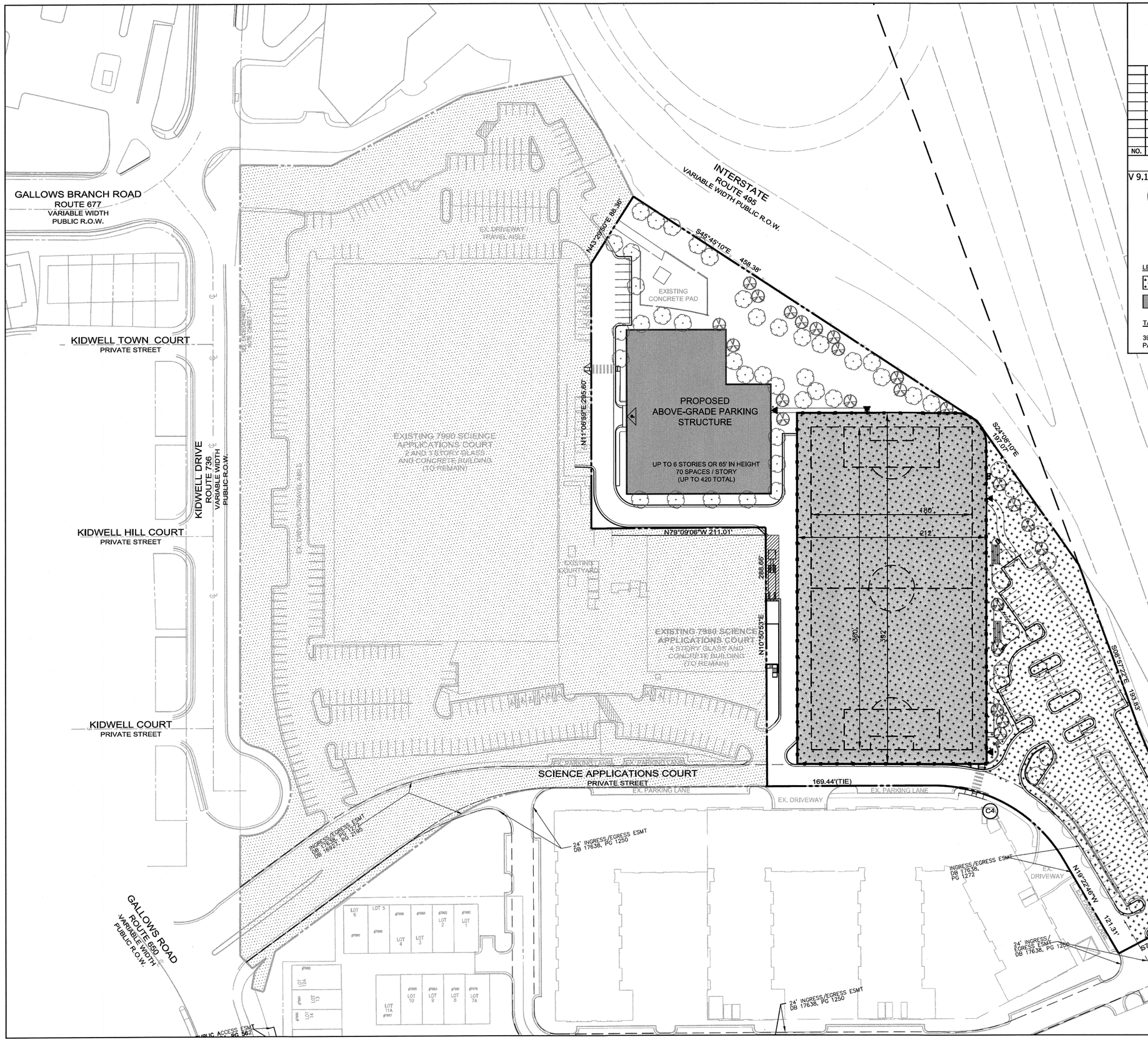

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED PARK AUTHORITY EASEMENT AREA
- PEDESTRIAN ENTRANCE
- PROPOSED ATHLETIC FIELD
- PARKING ENTRANCE

TAX MAP NUMBER :

39-2 ((1))
PART OF PARCELS 13D AND 13E

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
10/19/2015
LANDSCAPE ARCHITECT

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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LIMIT OF PROPOSED EASEMENT EXHIBIT

VIKA REVISIONS

10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS

DATE: APRIL 1, 2015	
DES. JAK	DWN. KEA
SCALE: 1" = 50'	
PROJECT/FILE NO. VV7554C	
SHEET NO. S-3	

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DESCRIPTION OF THE APPLICATION

The applicant, Meridian Science 7980, L.P., is requesting approval of a proffered condition amendment (PCA) to permit modifications to proffers and site design to allow an office and public athletic field use on the subject property. Proffer number one of the current proffers which govern the site (PCA 75-7-004-02) states that "Development of the Subject Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by VIKA, Incorporated, consisting of Sheets 4 and 5, dated January 17, 2003 as revised through September 2, 2003." The applicants are proposing re-development of a portion of the property with a full-size athletic field, parking garage and surface parking. The proposed uses are permitted within the I-3 District; however, since the proposed athletic field and parking structure are not in conformance with the proffered GDP, a new PCA is required. This full-size field is intended to fulfill the athletic field needs of The Boro (RZ/FDP 2010-PR-022) and Westpark Plaza (RZ 2013-PR-009) rezoning applications, as further discussed below.

In conjunction with this PCA, the applicants have also filed a concurrent special exception (SE) to permit a containment structure associated with outdoor recreation/sports facility playing fields with a maximum height of 30 feet. In accordance with Paragraph 3D of Section 10-104 of the Zoning Ordinance, the maximum height of a fence in any yard of an industrial use is 8 feet.

The applicant's draft proffers, staff's development conditions, Statement of Justification and affidavits are contained in Appendices 1-4, respectively.

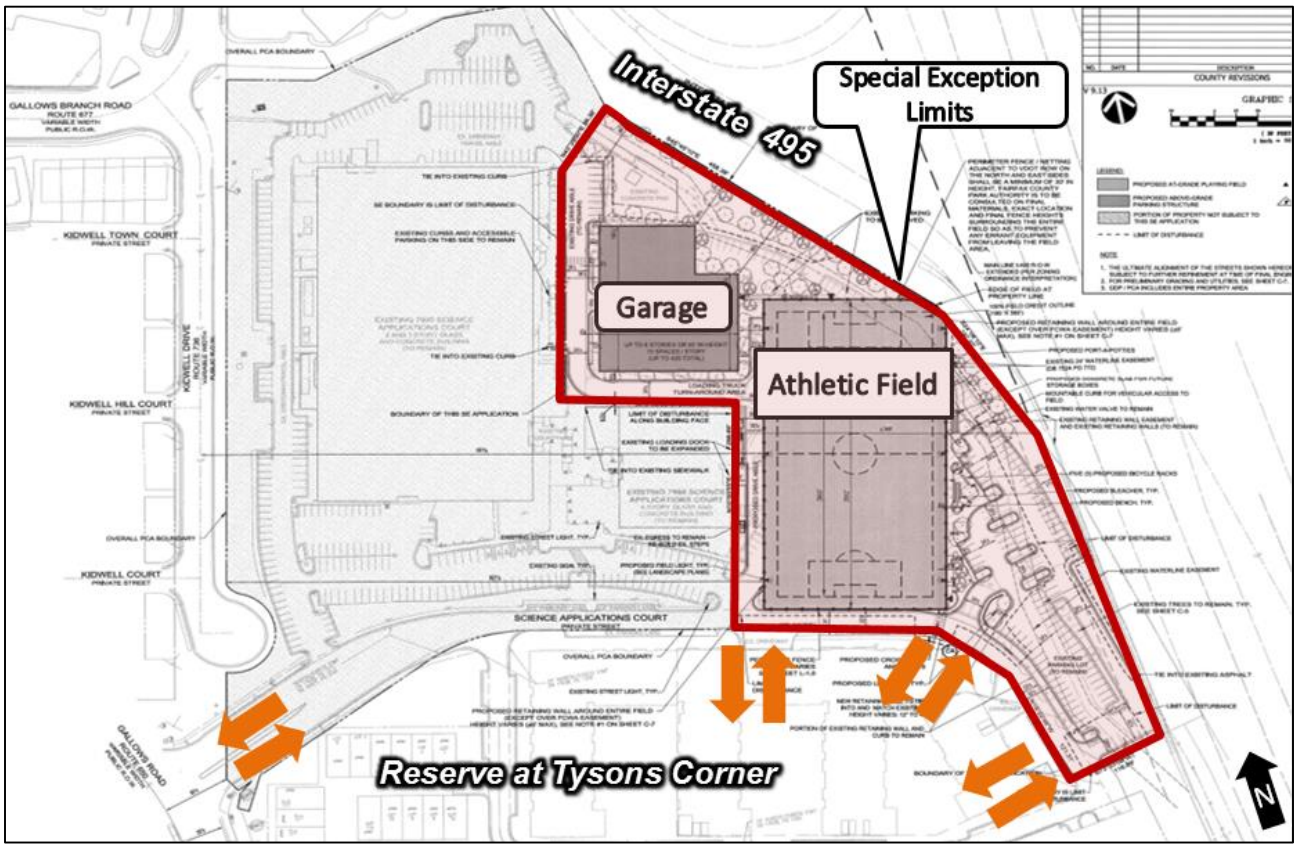


Figure 1: Proposed Development Plan, Source: Applicant with Added Graphics from Staff

Waivers and Modifications

The requested waivers and modifications are listed on Sheet C-2 of the GDP/SE Plat. For some of the waivers and modifications, especially those requests related to provisions of the Public Facilities Manual (PFM), the details necessary to evaluate the waivers/modifications will not be available until subsequent phases of the development process, such as site plan review. Staff recommends that those requests should be requested by the applicant and evaluated by the County at the appropriate phases of the review process. The remaining requested waivers and modifications are discussed in detail in the Waivers and Modifications section of this staff report.

LOCATION AND CHARACTER

The subject property is located on the east side of Kidwell Drive, south of Route 7 (Leesburg Pike), west of Interstate 495 ("Capital Beltway") and north of Science Applications Court. The 14.4 acre property subject to the PCA consists of two parcels (Parcels 13D and 13E), which are currently developed with an office complex of two buildings and surface parking. While the PCA applies to the entire 14.4 acre property (as outlined in black in Figure 2), the SE applies to a 5.74 acre portion (as shown in red in Figure 2).The existing office buildings are proposed to remain with these applications; however, portions of the existing surface parking lot on the southeastern portion of the property will be removed and re-constructed as shown on the GDP/SE Plat and Figure 1. The property is relatively flat, with landscaped vegetation located throughout the property.

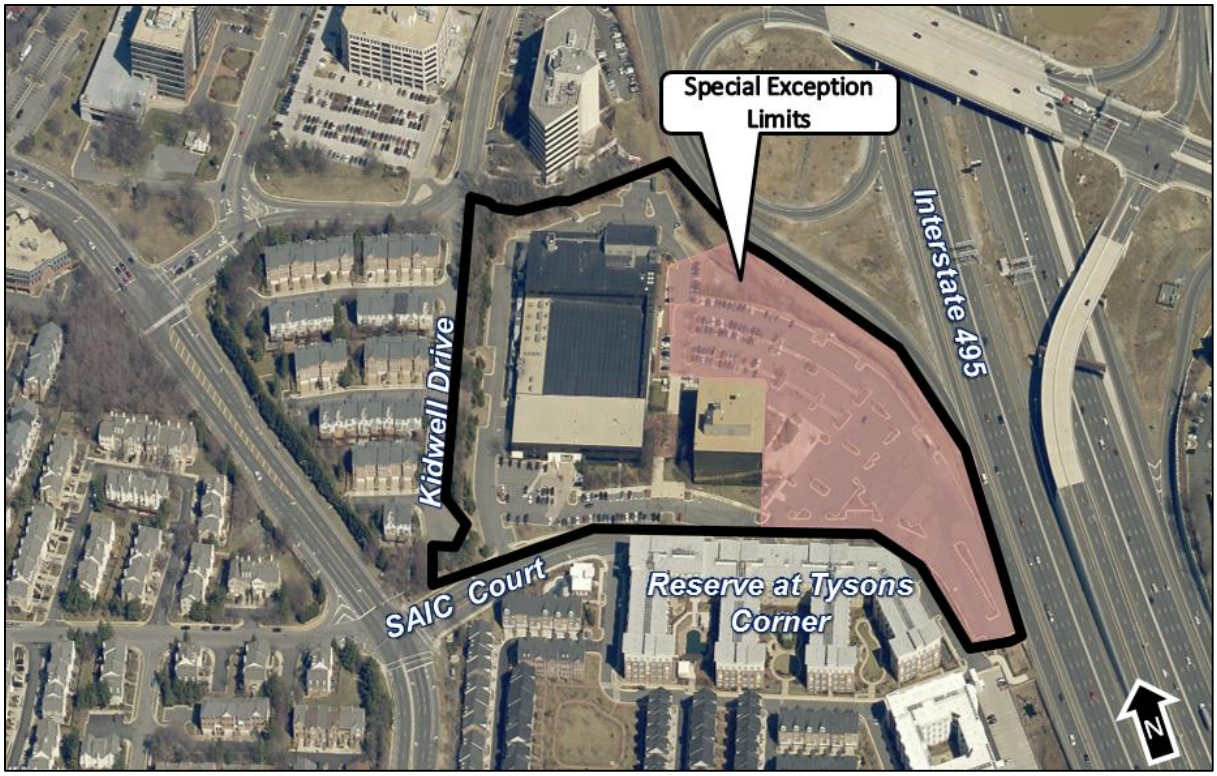


Figure 2: Aerial Map, Source: Fairfax County Pictometry with Added Graphics from Staff

As detailed below, the surrounding properties are generally a mix of office, hotel and medium-high residential.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Comprehensive Plan**
North	Interstate 495 on ramp (Capital Beltway)	ROW	Right-of-Way
	Office (on opposite side of Capital Beltway)	C-7	Residential Mixed Use
South	Multifamily (Reserve at Tysons Corner)	PDH-30	Residential
East	Interstate 495 (Capital Beltway)	ROW	Right of Way
	Hotel (across the Beltway)	C-7	Office
West	Single-family attached (Kidwell Townes)	R-12	Residential

BACKGROUND

Site History

On October 29, 1975, the Board of Supervisors approved RZ 75-7-004, with proffers, rezoning 34.09 acres from the RE-1 to the I-P District for Industrial (Research and Development) uses. With the adoption of the 1978 Zoning Ordinance, the I-P District was converted to the I-3 District. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On November 25, 1985, the Board of Supervisors approved PCA 75-7-004-1, with proffers, to permit a change in the development plan and proffers for the proposed office use on 33.74 acres. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On March 15, 2004, the Board of Supervisors approved PCA 75-7-004-2, with proffers, to amend the proffers and development plan on 33.74 acres associated with RZ 75-7-004 in order to delete land area. That deleted land area was ultimately rezoned per RZ/FDP 2003-PR-008. A copy of the approved development plan for PCA 75-7-004-2 and proffers is located in Appendix 5.

According to the Department of Tax Administration's Real Estate Records, the existing buildings on the subject property were constructed in 1978. In 2011, the subject property and a separate property along Leesburg Pike near the Greensboro Metro Station, known

as The Boro, were purchased by subsidiaries of the Meridian Group. While these areas were purchased under separate entities, they are both ultimately owned by the Meridian Group. Both the subject property and The Boro were formerly owned by SAIC. The Boro property is not a part of this PCA/SE application.

Related History

In 2010, The Boro property [Tax Map Number 29-3 ((15)) 4D1, 4E1, 4G, 7A1, 7B1, 7C1, 7E1] and the adjoining Westpark Hotel property [Tax Map Number 29-3 ((15)) 8] were submitted as a single rezoning application, RZ 2010-PR-022. In 2013, with the anticipated sale of the former SAIC property to the Meridian Group, the owners of the Westpark Hotel property decided to pursue rezoning under a separate application, RZ 2013-PR-009 (known as Westpark Plaza). The remaining 18.11acres of RZ 2010-PR-022 continued to be processed and was eventually renamed The Boro. Although separated into two rezoning applications, staff recommended that major components of the applications, including the athletic field commitment, be coordinated between the two projects. RZ 2013-PR-009 was approved by the Board of Supervisors on November 18, 2014. RZ 2010-PR-022 was recommended for approval by the Planning Commission on October 7, 2015, and will be heard by the Board of Supervisors on January 12, 2016.

Both The Boro and Westpark Plaza rezoning applications have, as part of their proffers, committed to the construction of an athletic field on the subject property with the approval of this PCA/SE application. Specifically, Proffer 64 of The Boro notes that this full-sized athletic field would “fulfill the athletic field needs generated by both The Boro and Westpark Plaza rezoning applications.” In accordance with the aforementioned proffer, the owner of the subject property (which is the same corporate owner associated with The Boro) would retain ownership of the subject property and enter into an agreement with the Fairfax County Park Authority (FCPA) to set the details of easement dedication, facility construction, and perpetual maintenance responsibilities.

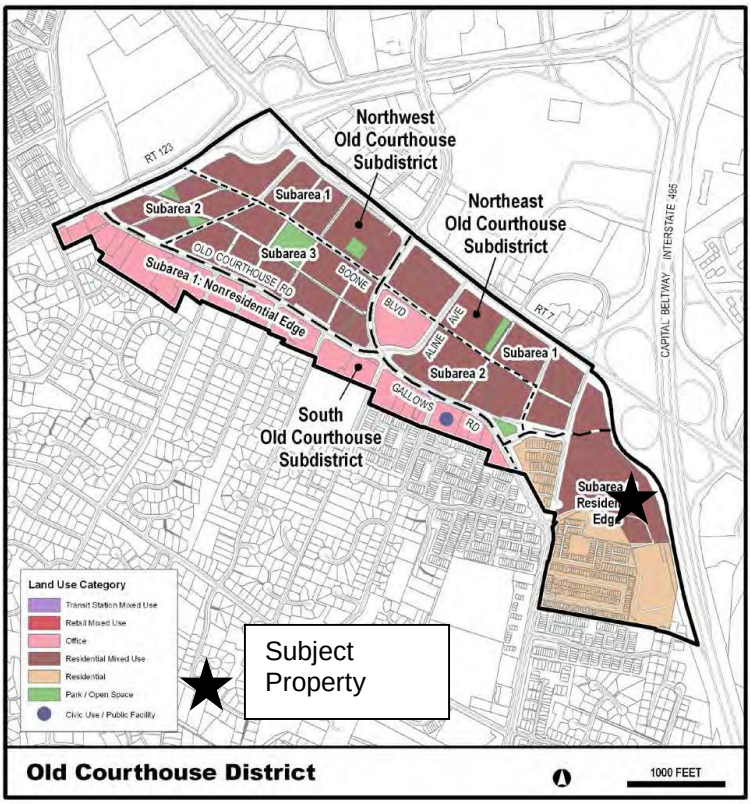


Figure 3: Old Courthouse District,
Source: Fairfax County Comprehensive Plan

The FCPA would maintain the field. In the event these concurrent applications for the athletic field are not approved, the proffers for The Boro commit to the establishment of an interest bearing account and a deposit of $12,000,000 for the future purchase of land and the construction of a full-sized field to serve the Tysons area and to fully satisfy the athletic field expectation generated by The Boro as well as Westpark Plaza.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: II

Planning District: Tysons Corner Urban Center

Tysons Corner Urban Center District: Old Courthouse

Subdistrict: South Old Courthouse

The land use concept for the Old Courthouse District is shown in Figure 3, which may also be found in the Comprehensive Plan. The Tysons Old Courthouse District Comprehensive Plan Map shows the application property to be planned for Residential Mixed Use.

South Old Courthouse Subdistrict

The portion north of Science Applications Court is planned for and developed with office use up to .50 FAR, with an option to redevelop with residential use up to 30 dwelling units per acre, similar to the area to the south. As a second option, redevelopment may be similar to that planned to the north, which is planned for office use up to 1.0 FAR or mixed use with a significant residential component up to 1.5 FAR (if the mix of uses has less traffic impact than office use at 1.0 FAR); under these options:

- *Logical and substantial parcel consolidation should be provided to ensure well-designed projects that function efficiently and integrate with abutting parcels.*
- *Open space amenities that are publicly accessible, such as an athletic field and/or other active recreational facilities should be provided.*
- *Building height is limited to 130 feet tapering down on the south and west to 75 feet. If a public recreational facility, such an athletic field, is provided at grade, additional building height above 130 feet may be considered in order to accommodate this public use.*
- *In addition, vehicular circulation should be improved by orienting primary access toward Gallows Branch Drive.*

DESCRIPTION OF GENERAL DEVELOPMENT PLAN (GDP)/SPECIAL EXCEPTION (SE)/PROFFERED CONDITION AMENDMENT (PCA) PLAT

General Development Plan/Special Exception Plat
(Reduction at front of staff report)

Title:	Tysons Technology Center
Prepared By:	Vika Virginia, LLC (Engineer) & Landdesign, Inc. (Landscape Architect)
Original and Revision Dates:	April 1, 2015 as revised through October 19, 2015

Overview

This GDP/SE Plat is divided into three sections: Civil (C) Sheets (17 sheets); Landscape (L) Sheets (9 sheets); and Supplemental (S) Sheets (3 sheets). The Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, the GDP/SE Plat, conceptual grading and utility plans, parking and traffic circulation plan, athletic field cross-sections and stormwater management computations and plan. The Landscape Sheets include the pedestrian plan, landscape plan and details and photometric plan and details. The Supplemental Sheets show the fire access diagram, auto-turn exhibits and limits of proposed FCPA easement.

Proposed Layout

The GDP/SE Plat depicts the re-development of a portion of the subject property with a full size athletic field, parking garage and surface parking lot. The existing office buildings will remain. As noted, this proposed field will meet the athletic field requirement generated by the Westpark Plaza and The Boro rezoning applications.

Figure 4: Site Perspective, Source: Applicant

The athletic field, which will be located at-grade, measures 180 feet wide by 360 feet deep, with 15 foot overruns except in the northeast corner where there is a Fairfax County Water easement. To accommodate an at-grade field, a series of retaining walls approximately 2 to 4 feet in height will be located around the perimeter of the field. Two bleachers, bicycle racks, benches and portable toilets will be provided for the spectators. An above-grade parking garage and surface parking lot will serve the existing and future visitors to the offices and athletic field. The property owner will maintain ownership of the subject property; however, a public access easement will be granted to the Fairfax County Park Authority (FCPA) over the athletic field and southeast surface parking lot as contained in the proffers.

The athletic field will be operated and programmed by the FCPA and the proposed hours of operation are anticipated to be between 8AM to 11PM. The applicant has proffered that the final hours of operation shall be consistent with FCPA standards but in no event shall such hours exceed those permitted by Fairfax County Code. Lighting for the field will be provided in accordance with FCPA standards as further discussed below.

A concurrent SE has been filed in conjunction with this PCA in accordance with Section 9-624 of the Zoning Ordinance to permit a proposed containment structure associated with the proposed outdoor playing field. Due to the field's proximity to the Capital Beltway, a fence exceeding 8 feet in height is required to contain balls on the site. The proposed fence will be located around the entire perimeter of the athletic field and will vary in height from 10 to 30 feet as grade warrants.

Vehicular and Pedestrian Access

The property is currently accessed from Science Applications Court, located along the property's southern boundary. The applicant is proposing two new entrances into the surface parking lot on the southeast corner of the property. Additionally, minor modifications to an existing entrance near the southwest corner of the athletic field are proposed.

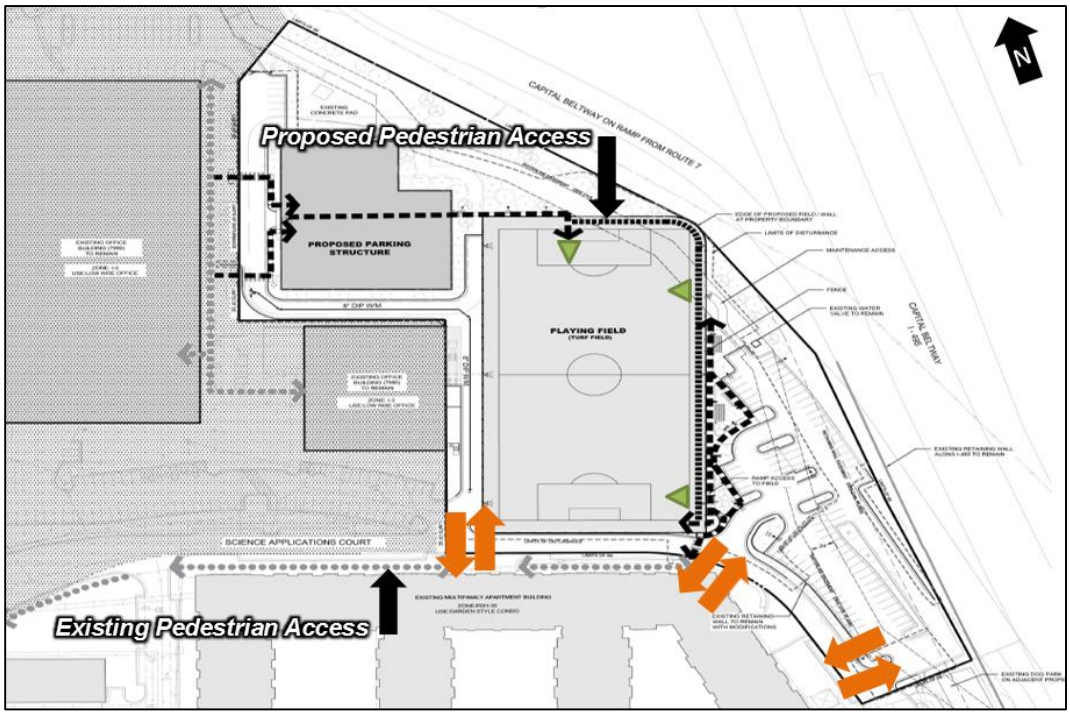


Figure 5: Pedestrian Plan, Source: Applicant with Added Graphics from Staff

A pedestrian access plan has been provided on Sheet L1.1 of the GDP/SE Plat. Per this plan, which is depicted in Figure 5, pedestrian access is provided along the southern boundary via a series of existing sidewalks along the southern side of Science Applications Court. Pedestrian access is also provided from the northwest via the proposed parking garage. Pedestrians may enter the field at three locations – from the north, northeast and southeast, as noted in Figure 5 by the green triangles.

Parking

According to information provided by the Fairfax County Park Authority, the parking standard for an athletic field is 50 parking spaces. The existing buildings to remain currently contain office and data center uses, which generate a requirement of 622 parking spaces. Combined with the athletic field, the property has a requirement of 672 parking spaces. Between the proposed parking garage and existing and proposed surface parking lots, the applicant is proposing a maximum of 789 parking spaces. However, the applicant wishes to share parking between the office, data center and athletic field uses, which would allow them to construct fewer stories of the parking garage (approximately one to three stories) in the interim condition. Under this scenario, a total of 622 parking spaces would be provided between the parking garage and surface lots. In accordance with Paragraph 4 of Section 11-102 of the Zoning Ordinance, “off-street parking spaces may serve two or more uses; however, in such case, the total number of such spaces must equal the sum of the spaces required for each separate use.”

Finally, the applicant has proffered to record an access easement over the parking lot located southeast of the field. This easement will ensure the availability of the entire parking lot (approximately 72 spaces) on all non-holiday weekdays after 5:00 p.m. and all weekend and holidays during the hours of operation of the field.

Trees, Landscaping, and Open Space

The proposal’s 19 percent (120,172 sq. ft.) open space exceeds the minimum 15 percent open space requirement for the application site. This open space is primarily located around the periphery of the property.

Sheet L2.0 of the GDP/SE Plat shows the proposed landscape design, which primarily includes new vegetation. Approximately 4.5 percent of the property subject to the SE contains existing landscaped vegetation, which will be preserved. With this preservation, the applicant will be meeting the tree preservation target requirement.

The 10-year tree canopy requirement for the I-3 District is 10 percent. With the proposed and existing vegetation, the total canopy provided is 7.9 percent. Therefore, a modification of the 10-year tree canopy requirement is required due to the size of the proposed development, which includes minimum standards for the size and orientation of the proposed athletic field. In exchange for this modification, the applicant will provide a monetary contribution to the Fairfax County Tree Preservation and Planting Fund per Section 12-0513.4C of the Public Facilities Manual (PFM). Staff supports this modification.

The applicant is requesting a waiver of the transitional screening yard planting and barrier requirements along the northern and eastern property lines where the site abuts the Capital Beltway in accordance with Paragraph 11 of Section 13-305 of the Zoning Ordinance. The applicant is also requesting a waiver of the transitional screening yard planting and barrier requirements along the southern property line where the site abuts multifamily residences in accordance with Paragraph 14 of Section 13-305 of the Zoning Ordinance. Staff also supports these waivers, as discussed further below.

Stormwater Management/Best Management Practices (SWM/BMP)

The area subject to the SE contains 5.74 acres. There are currently two main outfalls associated with the property. The majority of the onsite water flows to the southeast, where it leaves the property via an existing closed conduit system and discharges into a dry pond 'A'. From here, the runoff discharges into a sequence of ponds (Ponds 'B' and 'C') and is conveyed via a closed conduit system to Wet Pond '1'. From here, it flows via an existing closed conduit system across the Capital Beltway and outfalls into Pimmit Run. The second outfall is a rip-rap channel at the north end of the site which connects to a natural drainage ditch. Runoff then flows in this ditch in a southerly direction parallel to the Capital Beltway, where it eventually joins the runoff from Wet Pond '1', flows under the Capital Beltway via a closed conduit system and continues to Pimmit Run.

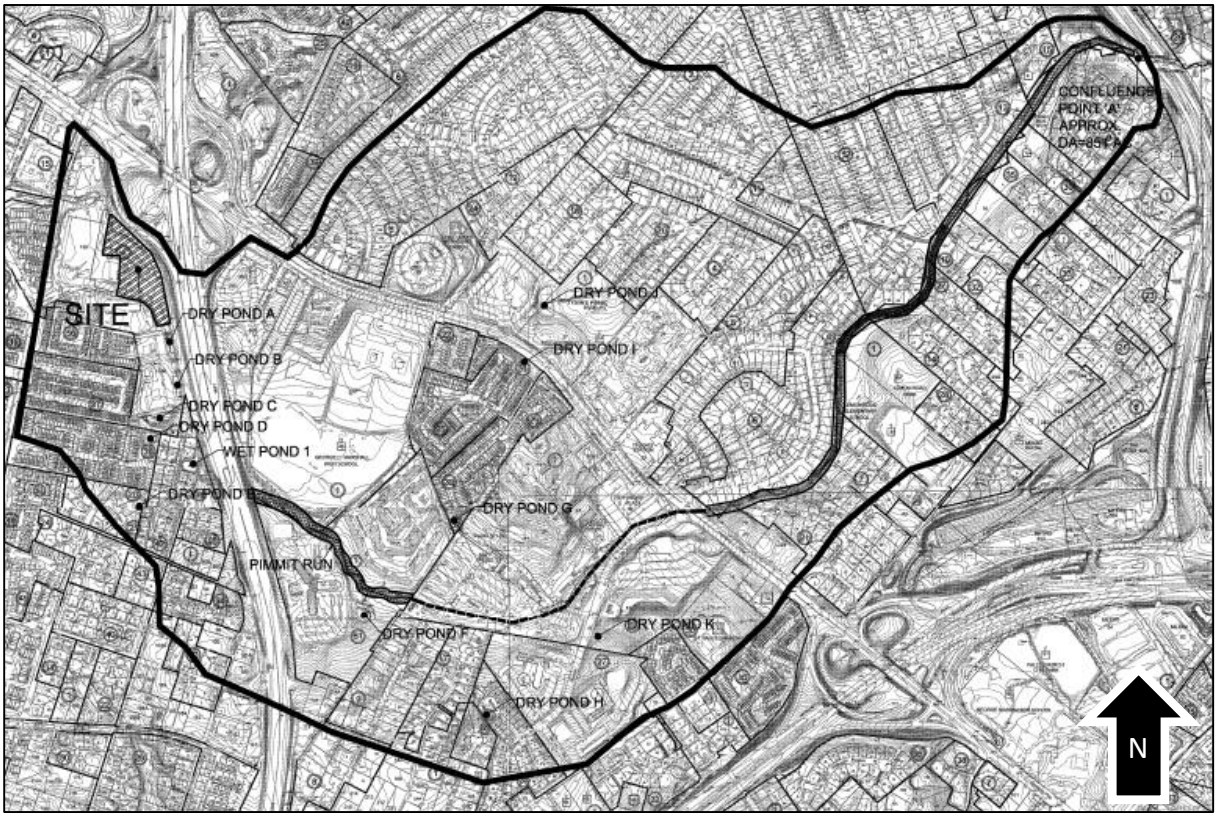


Figure 6: Outfall Plan, Source: Applicant

The existing SE site conditions are 78.3 percent impervious consisting primarily of an asphalt surface parking lot and landscape islands. The proposed conditions are 80.9

percent impervious, consisting primarily of a turf playing field, parking garage and portions of an asphalt surface parking lot with landscape islands. (It should be noted that the athletic field is assumed as impervious area for the purposes of the SWM/BMP calculations.)

The southern portion of the SE property area (2.78 ac) drains to an existing enhanced extended detention pond, which was designed and built to meet water quantity and quality standards per the previous stormwater criteria. According to the Department of Public Works and Environmental Services (DPWES), this drainage area is designed as a “time limits” project under Article 5 of the Stormwater Management Ordinance. As such, the detention requirements are considered met provided the site imperviousness does not exceed the design value of the existing facility and an agreement is available between the owner of the subject property and owner of the facility. With the proposed development, there is a decrease in the amount of runoff draining to this pond from the existing condition (2.93 acres). There is also an existing agreement recorded in DB, 18311, PG 1040.

The northern portion of the site (2.95 acres) is not currently served by any facility. As a result of the proposed redevelopment, the drainage area to the north will increase from 2.8 acres to 2.95 acres. This drainage area will need to meet the technical criteria of Article 4 of the Stormwater Management Ordinance using the redevelopment Virginia Runoff Reduction Method Spreadsheet. In order to meet this criteria, the applicant proposes to place an additional stone layer beneath a portion of the turf field, as required, and will serve as detention for the increase in area.

The applicant is also proposing low impact development (LID) techniques or manufactured Best Management Practices (BMP’s), in accordance with the BMP Clearinghouse, to meet water quality requirements for this drainage area. The final design, location and types of BMP systems will be determined at site plan.

Architecture

Figure 7 illustrates the proposed screening precedents for the parking garage. The parking garage will be surrounded by screening to include 3-inch caliper trees. The applicant has also indicated that the building materials could include masonry, siding, stonework, metal panels, stucco, pre-cast concrete and/or glass. Additionally, a proffer has been included requiring the parking garage to be generally consistent with the illustration shown on Sheet L1.0 of the GDP/SE Plat.

Figure 7: Proposed Screening Precedents, Source: Applicant

In order to accommodate an at-grade athletic field and preclude balls from leaving the site and entering the Capital Beltway, a series of retaining walls and fences are proposed around the perimeter of the athletic field. The retaining walls range in height from 2 to 4 feet and will be constructed of stamped concrete or split face block wall. The proposed fence, subject to this SE, will range in height from 10 to 30 feet and will be constructed of chain link. Details of both the retaining wall and fence are located on Sheet L1.0 of the GDP/SE Plat. The SE request is discussed in further detail below.

ANALYSIS

Land Use Analysis (Appendix 7)

This proffered condition amendment (PCA) has been submitted in response to development proposed with the Westpark Plaza and The Boro rezoning applications, which generate the need for one full size athletic field in Tysons. The GDP/SE Plat depicts the re-development of the subject property with a full-size athletic field, parking garage with a maximum height of 6 stories and surface parking lot. As noted, the existing office buildings will remain and no increase in gross floor area is proposed over the previous approvals. This field provides a recreational facility to accommodate future recreational needs on site as identified in the Comprehensive Plan.

The proposed athletic field and parking garage have been designed to accommodate many existing site constraints (including existing buildings and easements) and minimize impact on adjacent land uses. The field is located adjacent to the Capital Beltway, to the rear of existing office buildings and across from a multifamily building. The applicant has contacted the surrounding residential neighborhoods and provided details on the proposed field, because the proposed field is located within 50 feet of an existing multifamily residential building, a photometric plan has been provided to illustrate the proposed impact on the surrounding neighborhood. Per this study, staff finds that there will be minimal impact on the abutting properties and the field will meet the Outdoor Lighting Standards contained within Article 14 of the Zoning Ordinance.

To meet the parking demand for existing and future employees and visitors, the applicant is proposing a maximum six-story parking garage located northwest of the field. The Comprehensive Plan generally discourages stand-alone, above grade parking garages within Tysons. However, if such structures must be provided, the Plan recommends these structures have careful architectural detailing, lighting and landscaping along the frontage to mitigate negative impacts. Precedential images of possible parking garage screening have been provided, which depict facades with limited architectural treatments screened by mature trees. The landscape plan shows street trees planted in 8 to 12 foot wide planting areas surrounding a majority of the garage perimeter. Staff believes that use of screening and landscaping will help mitigate the visual impact of the parking structure as recommended by the Plan. While the applicant has indicated potential building materials for the parking structure, there has been no additional commitment to provide architectural treatments as recommended by the Plan. As noted previously, the need for a parking garage is due to the lack of available surface parking once construction of the athletic field is complete. The applicant is proposing shared parking between the uses to minimize the number of stories to be built with the garage. As this field is an interim use, staff recommends that additional architectural treatments be employed in the future when the site is in redeveloped with a higher intensity use.

Finally, staff requested the applicant provide an exhibit demonstrating how the subject property may be re-developed in the future in accordance with the Comprehensive Plan, while preserving the proposed field and parking garage. The “bubble” exhibit provided contemplates re-development of the existing office buildings with multifamily residential

and office. Vehicular access to Gallows Road is proposed via Science Applications Court and a new vehicular access is proposed to Gallows Branch Road.

Staff has noted a number of concerns with this exhibit. First, staff requested that the applicant illustrate how the proposed parking garage will be integrated into the new development, particularly in a way which is more in accordance with the Plan guidance, which discourages stand-alone, above-grade parking structures. In addition, the applicant has not demonstrated how this above-grade structure will be wrapped with active uses on all sides. As noted above, staff recommends that the applicant consider placing active uses within the parking structure with future re-development. Next, the exhibit reflects a potential vehicular connection to Gallows Branch Road via offsite property to the north, which requires consolidation with Tax Map Parcel 39-2 ((1)) 12. In accordance with the Plan, primary access to the subject site is to be oriented towards Gallows Branch Road. Finally, the mix and location of uses may not be desirable from a land use and site design perspective. While the applicant has provided an exhibit illustrating how future re-development may occur, this particular layout and design are not desirable due to the lack of relationship between buildings, uses and the free-standing garage. The applicant will need to work closely with staff on any future re-development plans to ensure compliance with the Comprehensive Plan.

Environmental Analysis (Appendix 8)

The subject property contains existing buildings and a surface parking lot and is devoid of any significant environmentally important features. The site does not contain a significant stand of trees, floodplain, resource protection area or environmental quality corridor.

Water Quality

While the applicant has provided preliminary computations, the remaining phosphorous reduction is shown to be 0.24 pounds per year, which does not meet the full requirement. At time of site plan, the applicant shall be required to demonstrate full compliance with the phosphorous reduction requirements.

The Environmental Stewardship Guidelines for Tysons as contained in the Comprehensive Plan call for a progressive approach to stormwater management that promotes LID techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. As such, staff recommends that the first inch of rainfall runoff be retained on-site through infiltration, evapotranspiration and/or reuse. By achieving the goal of retaining the first inch of rainfall, the runoff characteristics associated with the site can then mimic those of a good forested condition for a significant majority of rainfall events. In addition, staff also recommends that the provided stormwater measures be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). At this time, the applicant is not providing any additional measures of stormwater management above and beyond the minimum PFM requirement as the site is not being rezoned to a PTC District.

Lighting

In conjunction with the proposed development, the applicant is proposing interior lighting for the new surface parking lot. This lighting must be in conformance with County lighting standards and will be reviewed further at time of site plan.

Figure 8: Site Perspective, Source: Applicant

Due to the anticipated hours of operation, the athletic field will also be illuminated during evening activities. A photometric plan has been submitted as part of this application and reviewed by staff. The applicant is currently proposing six light poles, measuring 50 feet in height and containing LED lights, to be located along the perimeter of the athletic field. The submitted drawings and photometric plan indicate that the proposed lighting will meet the outdoor lighting standards contained in Article 14 of the Zoning Ordinance. A rendering of the proposed field and lighting is contained in Figure 8.

Noise Impacts

In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas. The proposed development includes an athletic field in the vicinity of the Capital Beltway. Therefore, staff requested that the applicant submit a noise study for review and approval in order to confirm the site meets the Policy Plan recommendations for noise, as well as ensure safety for users of the athletic field. This study was submitted on October 30, 2015, and is currently under review by the Department of Planning and Zoning, Planning Division and Fairfax County Park Authority. Per this study, the following impacts were noted:

- A 24 hour on-site traffic noise measurement was completed.
- Two average noise levels were obtained:
    - Day-night average noise levels (also known as Ldn), which includes a ten dBA penalty for the hours of 10PM to 7AM.
    - Soccer game average noise levels (also known as Leq), which includes the typical hours of an evening soccer game (5PM to 10PM).
- The Ldn noise levels are between 70 and 78 dBA.

- The Leq noise levels are between 65 and 73 dBA.

It should be noted that at the time of submission, the applicant stated that additional information, to include forecasted future traffic volumes and current topography, are necessary to finalize this study. The applicant has received the forecasted future traffic volumes and anticipates completion of the noise study prior to the Planning Commission hearing.

The levels noted above exceed the Comprehensive Plan's current policy of 65dBA for outdoor activity areas. For that reason, staff has requested that the applicant employ mitigation measures to reduce the noise levels. The applicant has proffered to mitigate outdoor noise levels for the field to 65 dBA through the use of a sound wall along the northern and eastern edges of the field as shown in Figure 9.

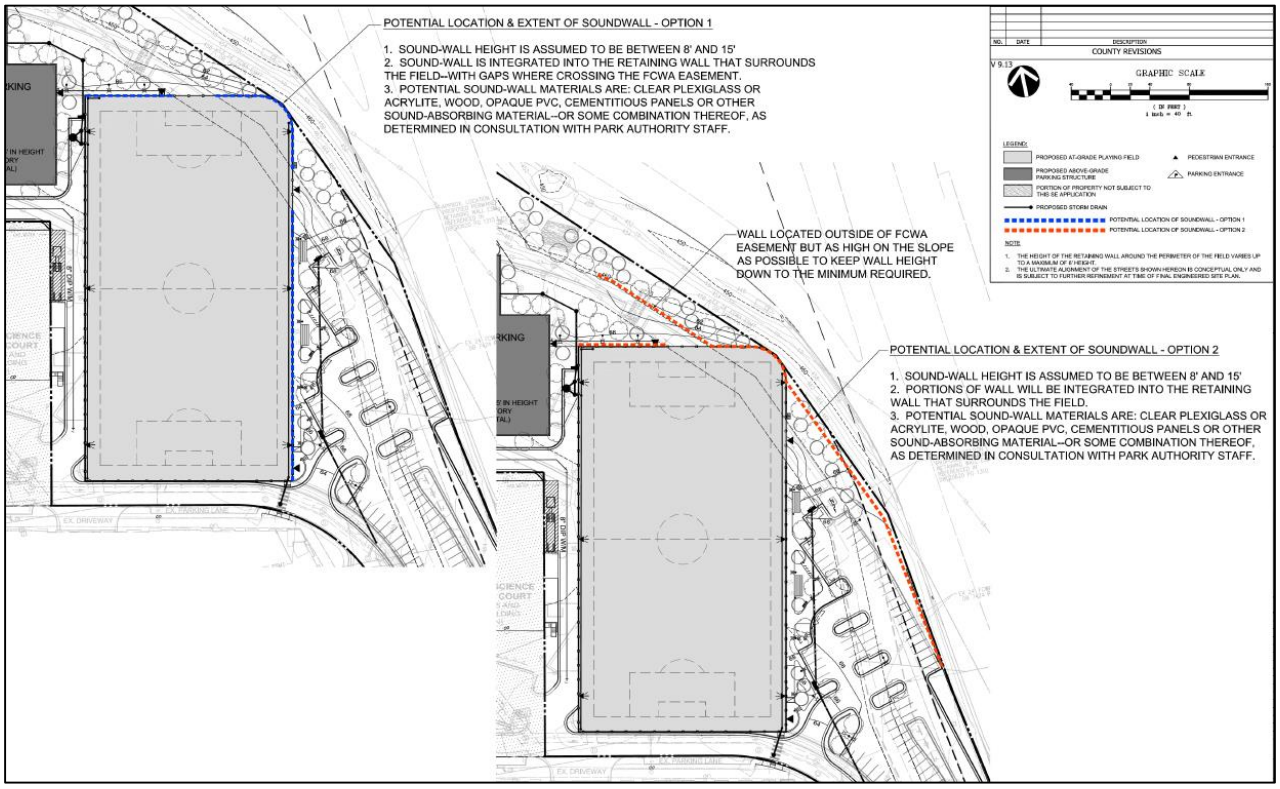


Figure 9: Sound Wall Exhibit, Source: Applicant

Per this exhibit, the applicant is proposing two alternatives for a sound wall, subject to final engineering. Both alternatives propose an 8 to 15 foot tall sound wall integrated into the retaining wall with gaps as it crosses the Fairfax Water easement. The proposed materials include clear plexiglass, acrylate, wood, opaque PVC, cementitious panels or similar sound absorbing material. Staff has also requested a cross-section of the field in relationship to the wall and Capital Beltway. With this proffer commitment and exhibit, this issue is generally resolved.

Transportation Analysis (Appendix 9)

Staff from the Fairfax County Department of Transportation (FCDOT) reviewed the application and offered comments pertaining to specific site details such as pedestrian circulation, cross-sections and illustrations of the proposed athletic field, retaining wall, fence and lighting details, and preliminary grading. In response to these comments, the applicant has provided a revised plan which has provided more detail on each of these items. FCDOT staff has also requested that the applicant design all proposed sidewalks and curb ramps in accordance with County and VDOT standards to ensure adequate pedestrian movement on and off site. As these are specific details provided at time of site plan, a further review will be conducted by FCDOT and VDOT staff at that time.

Staff noted that the Comprehensive Plan recommends a future ramp connection from Kidwell Drive to the southbound on-ramp to the Capital Beltway. The applicant has provided staff with a conceptual exhibit that contemplates the future re-development of the subject property with multifamily residential and office uses, while preserving the proposed field and parking garage. Any future redevelopment of the site will need to take this future connection into consideration and this will be reviewed further with any future rezoning or proffered condition amendment applications.

The applicant also worked closely with Virginia Department of Transportation (VDOT) due to the field's proximity to the Capital Beltway. The applicant had originally proposed encroachment into this Limited Access Highway for the purpose of grading and construction associated with the field, fence and retaining wall. VDOT staff requested that the applicant remove this encroachment, as it would require approval from the Commonwealth Transportation Board. This encroachment has been removed and the applicant notes that all construction and maintenance will occur from the subject property. Additionally, VDOT staff worked closely with staff from the Fairfax County Park Authority (FCPA) regarding the maximum required height of the fence, adjacent to the Capital Beltway. According to FCPA, a 30-foot tall fence will be sufficient to protect against any balls reaching the on-ramp to the Capital Beltway. The applicant has memorialized this height with a note on the GDP/SE Plat. With the revised submission, VDOT's concerns have been resolved.

The applicant is proposing to meet the parking requirement for the existing office and data center and proposed athletic field via surface parking lots and a parking garage. Per the Zoning Ordinance, these uses generate a need of 672 parking spaces and a maximum of 789 parking spaces may be accommodated via the six-story parking garage and the proposed surface lots. Staff from multiple agencies originally expressed concern regarding the additional parking being provided on site, especially in Tysons where the Comprehensive Plan seeks to preclude the overparking of sites (indeed, the Zoning Ordinance established parking maximums for the PTC Zoning District). The applicant has also wishes to provide less parking – specifically, a minimum of 622 spaces – as the provision of less parking would allow the applicant to build fewer stories of the parking garage. The applicant will be required to complete a shared parking study at time of site plan in order to provide less than 672 parking spaces. The applicant has proffered that in no event, however, will fewer than 50 spaces be provided for the athletic field.

With regard to pedestrian connectivity, sidewalks are provided between the proposed parking structure and athletic field and between the surface parking lot in the southeast corner and the athletic field. While a sidewalk is provided along the southern side of Science Applications Court, no sidewalk is proposed along the northern side of this road due to site constraints. As a result, the applicant has provided crosswalks to facilitate safe access from the south to the field. The applicant has also provided five bicycle racks on the eastern edge of the field. While staff believes that adequate means of safe pedestrian access has been provided to the south, staff continues to recommend that the applicant provide additional bicycle facilities as well as a pedestrian connection along the northern side of Science Applications Court at time of future re-development, in consultation with FCDOT and FCPA.

Park Authority Analysis (Appendix 10)

While this application is not zoned to the PTC District, the intent of this application is to satisfy plan recommendations specific to land to be zoned to the PTC District. The Comprehensive Plan recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the needs of new residents, workers, and visitors. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

> *…recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields.... In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons.*

Further, the Tysons Corner Urban Center District Recommendations, South Old Courthouse Subdistrict, Page 165, the Plan states the following:

> *Open space amenities that are publicly accessible, such as athletic field and/or other active recreational facilities should be provided.*

As stated, this athletic field is required as a result of development proposed with the Westpark Plaza and The Boro rezoning applications. Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new gross floor area, these approved developments generate a need for one athletic field.

As stated earlier in this report, the construction of this field on the subject property requires the approval of this PCA and concurrent SE. The location of this field on the subject property is in conformance with the Comprehensive Plan guidance for this area. Should these applications not be approved, the applicant of The Boro has proffered to provide $12,000,000 to the County for purchase of land and construction of an athletic field serving

Tysons on an alternative site. In accordance with the draft proffers for The Boro, the athletic field is to be constructed and turned over to the County before issuance of any Residential or Non-Residential Use Permit (RUPs or Non-RUPs) for the second new building to be constructed on The Boro site. Prior to use or occupancy of the field, the applicant has proffered to grant an easement to the FCPA or Board of Supervisors, which outlines the terms of the maintenance and operation of the field in accordance with FCPA standards in effect at that time.

FCPA originally raised concerns regarding the placement of a portion of the field over a major Fairfax Water Authority transmission line and easement. As will be discussed further in the next section, the applicant submitted a preliminary detailed grading plan to Fairfax Water for review and approval. Fairfax Water has provided its approval of this preliminary grading plan, subject to submission of a final site plan.

FCPA staff also raised concerns regarding noise associated with an athletic field in close proximity to the Capital Beltway. As noted above, staff has requested the applicant provide a noise study concurrent with this application to ascertain the current noise levels and develop proposed mitigation measures. The applicant has proffered to mitigate outdoor noise levels for the field to 65 dBA through the use of a sound wall along the northern and eastern edges of the field. With this commitment, this issue is resolved.

Finally, while many details of the proposed field have been discussed in conjunction with the review of these applications and reflected on the attached plans, the applicant will work with the FCPA at time of site plan review to ensure the most current standards for field design, construction, striping, fencing, retaining walls, bleachers and lighting are utilized. FCPA will also work with the applicant at time of site plan to relocate the proposed portable toilets to a location that is suitable for maintenance. With these changes, FCPA's concerns have been addressed.

Public Facilities

Stormwater Analysis (Appendix 11)

There is no resource protection area (RPA) or floodplain on the subject properties, nor are there downstream drainage complaints on file. The applicant is proposing a slight increase in impervious area associated with the athletic field and parking garage over that which currently exists. The subject property maintains two existing drainage patterns to the north and south. The southern drainage area is subject to the grandfathering provisions of Article 5 of the Stormwater Ordinance and will be served by an existing offsite enhanced extended detention pond facility, which provides water quality and quantity for this drainage area. The northern drainage area will be required to comply with the current Stormwater Ordinance requirements. Low impact development techniques or manufactured BMP's are proposed north of the athletic field to provide water quality for this drainage area. Detention requirements will be met via an additional stone layer placed beneath a portion of the turf field. Final design and calculations will be provided at site plan submission.

A number of modifications and deviations of Public Facility Manual requirements have been requested in conjunction with these applications. The Department of Public Works and Environmental Services (DPWES) will complete a final review of these requests once the detailed design is submitted with the final site plan, in accordance with the requirements, policies and procedures in effect at the time.

Sanitary Sewer Analysis (Appendix 12)

The property is located in the Tysons Corner Urban Center. The proposed athletic field and parking garage will not contain restrooms and will be served by portable toilets and pumped out periodically. Therefore, no additional sewer capacity studies should be required in conjunction with a site plan and no upgrades to the existing sewer lines are anticipated.

Water Service Analysis (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from an existing 8-inch and 12-inch mains located at the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

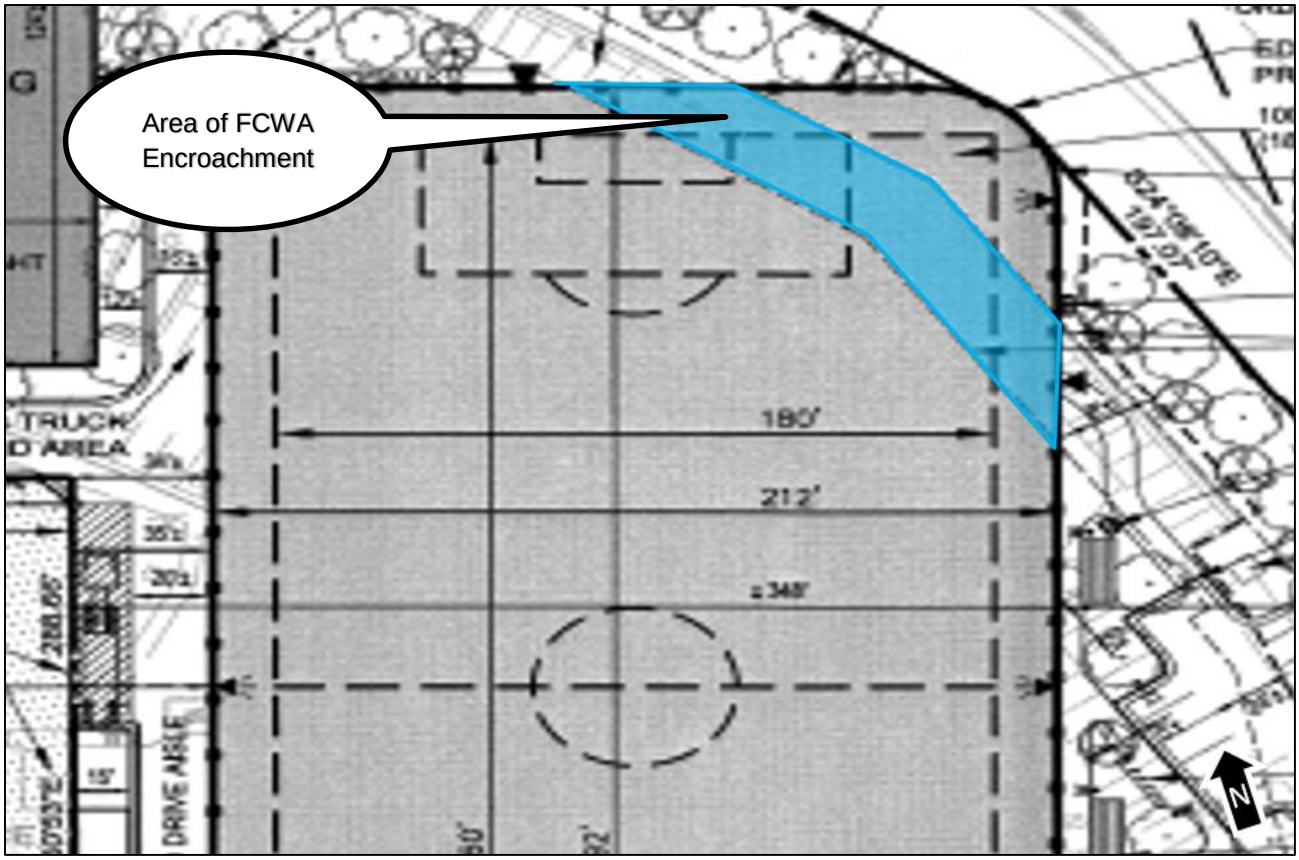


Figure 10: Proposed FCWA Encroachment, Source: Applicant with Added Graphics from Staff

As previously noted, the subject property contains a 24-foot wide Fairfax Water Authority easement along the eastern boundary of the property, which contains a 42-inch

transmission main. A portion of the proposed athletic field will encroach into this easement as shown on the GDP/SE Plat and Figure 9. Staff requested that the applicant provide a detailed preliminary grading plan and details of the athletic field, retaining walls and fences to Fairfax Water for review and preliminary approval. Per this review, limited grading (approximately 2 feet) will occur within the easement.

Further, there will be no retaining walls within the easement and sufficient access has been provided through the proposed fence for maintenance of the transmission main. This maintenance access will consist of 15-foot tall sliding gates spanning the northern and eastern portion of the existing Fairfax Water easement, as shown on the detailed preliminary plan provided to Fairfax Water and in Appendix 13. While this detail is not currently shown on the current GDP/SE Plat, the applicant has provided a draft proffer to ensure this field is designed as shown on the preliminary plan. The applicant has also proffered to amend the existing easement agreement to reflect the current easement language for a transmission main. Additionally, the applicant has committed that this easement amendment will clearly outline that Fairfax Water is not responsible for any repairs to the field as a result of any permitted uses within the easement. FCPA has also indicated that they will not be responsible for any required repairs in the event damage occurs due to Fairfax Water's use of the main and easement and a separate escrow should be established to address maintenance concerns. The applicant noted that they have talked extensively with Fairfax Water on the current status of the water main. This main was reinstalled over this portion of the subject property as part of the recent construction of the Capital Beltway HOT lanes. Based on feedback from Fairfax Water, the expected lifespan of the water main is decades and potentially longer than the expected lifespan of the field itself. Therefore, the likelihood of any required maintenance that would substantively impact use of the field is low. However, the applicant recognizes that in an emergency, Fairfax Water would need to impact a portion of the field. The applicant is currently researching approximate repair costs and will provide staff with an update on this item.

Based upon the information provided, Fairfax Water approval of the submitted preliminary plan has been obtained. Fairfax Water will complete a final review and approval of the plan once a site plan has been submitted to Fairfax County.

Fire Marshal's Office Analysis

In its review, the Fairfax County Fire Marshal's office noted that full front and rear access must be provided around the parking structure due to its proposed height of 6 stories. As this access has not been provided, the applicant will need to request a modification of this requirement in conjunction with the site plan. In the event the applicant cannot obtain the required modification, the applicant may be required to redesign the site, which could trigger the need for a proffered condition amendment. At time of site plan, the applicant will also need to demonstrate that fire trucks may adequately navigate the site by submitting a current auto turn exhibit for review and approval by the Fire Marshal's office.

Urban Forest Management Division (Appendix 14)

Staff from the Urban Forest Management Division (UFMD) reviewed the plan and offered comments related to: compliance with current Public Facilities Manual requirements; reflecting accurate onsite conditions; and clarifying tree cover requirements, interior parking lot calculations and transitional screening and barrier modifications. The applicant has addressed these comments with the revised plans.

The Comprehensive Plan recommends increased tree planting in Tysons. The applicant is proposing vegetation on-site to supplement existing vegetation to be preserved. This vegetation will be concentrated around the periphery of the SE site area and within the proposed parking lot. While the site will meet the tree preservation target requirement, the site will not meet the 10 percent tree canopy requirement. The applicant has requested a modification of the tree canopy requirement and will provide a contribution to the Tree Preservation and Planting Fund in accordance with the PFM. With this commitment, staff supports the requested modification.

Finally, the majority of the proposed tree canopy relies heavily on the use of proposed landscaping. To ensure the installation and survivability of this landscaping, UFMD requested the applicant facilitate a meeting with the landscape contractor, applicant and UFMD on-site prior to installation to ensure the plantings are established in accordance with County requirements. The applicant has provided a proffer to this effect. As such, all outstanding UFMD comments have been addressed.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The proposed development under the I-3 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the I-3 District's requirements.

Bulk Standards I-3		
Standard	**Required**	**Provided**
Lot Size	40,000 SF	14.4 acres
Lot Width	100 feet	320 feet
Front Yard	Controlled by a 45 degree angle of bulk plane, but not less than 40 feet	430 feet (Kidwell Drive) 65 feet (Interstate 495) 600 feet (Science Applications Court)
Side Yard	Controlled by a 45 degree angle of bulk plane	300 feet
Rear Yard	Controlled by a 45 degree angle of bulk plane	N/A
Building Height	75 feet	65 feet (parking structure)
FAR	0.40, provided an increase to 0.50 may be permitted by the Board of Supervisors	0.46 (No increase in FAR proposed)
Open Space	15%	19% (120,172 sq. ft.)
Tree Cover	10%	7.9% (19,951 sq. ft.)*

*A modification is requested in accordance with Section 12-0510 and 12-0511 of the PFM.

The application has satisfied all applicable bulk standards, except for those waivers and modifications requested as part of this application or previously approved.

Overlay District Requirements

Highway Corridor Overlay District Standards (Sect. 7-600)

The Highway Corridor Overlay District provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in these overlay districts. None of these uses are being proposed at this time. Therefore, this use is in conformance with the HC Overlay District standards.

General Special Exception Standards (Sect. 9-006) (For the Containment Structure/Fence only)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 would require that the proposed use at the specified location *"be in harmony with the adopted Comprehensive Plan"* and *"with the general purpose and intent of the applicable zoning district regulations".* Staff finds that the proposed containment structure (fence) and associated athletic field would be in harmony with the Comprehensive Plan, which envisions an at-grade athletic field on the subject property to serve the recreation needs of future Tysons residents. In addition, staff finds that the proposed containment structure is in harmony with the purpose and intent of the I-3 district, which permits public uses such as an athletic field operated and programmed by the Fairfax County Park Authority (FCPA). Based on the field's location and the field's

proximity to the Capital Beltway, the containment structure is necessary to preclude balls from leaving the site. The applicant has provided details on the height and materials of the proposed containment structure and staff believes the use would be consistent with these goals, and would not negatively affect the existing uses in the area.

General Standard 3 states that the proposed use shall *"be harmonious with and not adversely affect the use or development of neighboring properties"*. This standard also requires that *"the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof"*. The proposed redevelopment of the site to permit a containment structure associated with a permitted athletic field is not anticipated to create substantial adverse effects for the surrounding properties. The athletic field is a permitted public use and the containment structure is necessary to preclude balls from leaving the site due to the field's proximity to the Capital Beltway. The applicant has provided staff with an exhibit, which demonstrates how the property can be redeveloped while preserving the field and parking garage. The applicant has worked closely with the adjacent neighborhoods to minimize any adverse impact from the proposed field and containment structure. The applicant has provided detailed information regarding hours of operation, grading, lighting, retaining wall and fence materials and heights as well as materials and height associated with the proposed parking garage. The site is in conformance with the Zoning Ordinance bulk standards for the I-3 District. Staff believes that the proposed plan, subject to the included development conditions, would meet this standard.

General Standard 4 requires *"that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic"*. The proposed containment structure does not generate pedestrian or vehicular traffic. However, per the applicant's statement of justification, the athletic field associated with the containment structure will generate 71 weekday daily trips and 117 weekend daily trips. Both FCDOT and VDOT completed a review of this application and did not raise any concerns regarding degradation of traffic on the adjacent roads as a result of the athletic field. The applicant is proposing to reconstruct portions of Science Applications Court, to include curb and gutter, as a result of the proposed development. One existing entrance will be modified and two new entrances provided, which will provide access to the re-configured surface parking lot along the southeastern side of the property. Pedestrian connectivity is enhanced by a series of existing and proposed sidewalks and crosswalks. Overall, staff finds that the vehicular and pedestrian traffic associated with the athletic field would not be hazardous or conflict with existing or anticipated traffic.

General Standard 5 stipulates that *"the Board shall require landscaping and screening in accordance with the provisions of Article 13".* The proposed containment structure does not generate landscaping and screening requirements; however, the associated athletic field is required to comply with Article 13 of the Zoning Ordinance. As permitted in accordance with Paragraphs 11 and 14 of Section 13-305 of the Zoning Ordinance, the applicant is requesting a waiver of the transitional screening and barrier requirements for the proposed athletic field along the northern, southern and eastern property lines. In lieu of the required screening and barrier, the applicant is providing landscaping and barriers

as shown on the GDP/SE Plat. For the reasons discussed below in the Waivers and Modifications section, staff is in support of these waivers.

General Standard 6 stipulates that *"open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located".* In the I-3 zoning district, 15 percent of the gross area is required to be landscaped open space. The subject application proposes to meet that requirement by achieving 19 percent open space. As a result, staff finds that the proposal would satisfy this standard.

General Standard 7 states that *"adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11".* The proposed containment structure does not generate any utility or parking demands. The parking, utility and drainage associated with the athletic field have been discussed in detail above. The containment structure is designed with openings which will not preclude runoff from draining through the structure. Staff believes this standard has been satisfied.

General Standard 8 specifies that *"signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance".* Any proposed signage on the containment structure will be provided in accordance with FCPA standards in effect at the time of construction. Staff has provided a development condition that all signage will comply with Article 12 of the Zoning Ordinance.

Additional Standards for Containment Structures Associated with Outdoor Recreation/Sports Facility Playing Fields/Courts and Golf Courses (9-624)

Standard A: Detailed information relating to the anticipated trajectory of balls and other sports equipment and the need for a containment structure to keep such equipment on the property shall be submitted with the application. In the event the containment structure is associated with a new playing field/court or golf course, the playing field/court or golf course shall be oriented and designed in such a manner as to minimize the height needed for such containment structure. Per discussions with FCPA, the preferred design of the field is an at-grade, full-size athletic field to meet the recreational demands associated with The Boro and Westpark Plaza rezoning applications. As such, the applicant is utilizing a series of retaining walls to accommodate this field at-grade and minimize the height of the proposed containment structure/fence. The applicant notes that the height of the containment structure will be a minimum of 30 feet adjacent to the Capital Beltway on the north and east sides of the field. The height will taper down to a minimum of 10 feet elsewhere around the field. Per discussions with FCPA and VDOT, this height is the minimum necessary to preclude any trajectory into the right-of-way.

Standard B: The height, location, color and materials of the proposed containment structure, including the size of mesh for any netting, shall be identified in the application. The applicant has provided details of the height, location, color and materials on Sheet L1.0 of the GDP/SE Plat. While the detail on the exhibit reflects a silver colored, welded wire fence, FCPA recommends a black chain link fence be provided similar to other

facilities in Tysons. The applicant has committed to providing this design via a proffer. As noted, the fence will range in height from 10 to 30 feet around the proposed field.

Standard C: The material for the containment structure shall be limited to support structures, netting that is at least seventy-five (75) percent open in an evenly distributed pattern, and/or guy wires. The containment structure will comply with this standard, which will be verified at time of building permit.

Standard D: Wherever practical, the containment structure shall be designed in such a manner that, in the event of collapse, the structure will not fall onto adjacent property or right-of-way. In order to meet the recreational requirements generated by The Boro and Westpark Plaza rezoning applications, one full-size athletic field is required on the subject property. The applicant intends to retain the existing office buildings and portions of an existing surface parking lot at this time. Therefore, the applicant worked diligently with staff to design a full-size, at-grade athletic field within the space available. The athletic field is primarily surrounded by open space, a private travelway, private street and parking lot located on the same lot as the containment structure. While a small portion of the field (approximately 45 linear feet) is located directly adjacent to the on-ramp of the Capital Beltway, the majority of the containment structure is located away from the right-of-way and is not intended to negatively impact the operations of the Capital Beltway.

Standard E: Signs shall not be permitted on any containment structures. In accordance with FCPA policy, signage is recommended at all entry points. As the associated athletic field is designed as a public use, the applicant respectfully requests a modification to this standard to permit any required signage in accordance with the Zoning Ordinance and FCPA policy. Staff also recommends signage be placed on the fence at the northern pedestrian entrance to direct visitors to the southeastern entrance, bleachers and restrooms. Staff does not object to this modification.

Standard F: Wherever practical, the containment netting shall be removed when the outdoor sports facility is not in use due to seasonal changes or other factors. Again, the associated athletic field is a public use operated by FCPA. As such, the proposed containment structure is a permanent structure and is intended to be used year round.

Standard G: A containment structure may be located on an adjacent lot to an outdoor recreation/sports facility playing field/court or golf course, whether or not such lot contains a principal structure or use. As shown on Sheet L1.0 of the GDP/SE Plat, the containment structure is located on the same lot as the athletic field.

Standard H: Such containment structure shall not be allowed in association with a privately used playing field/court on a lot containing a single family dwelling. As noted, the proposed containment structure will surround a public use athletic field.

Waivers and Modifications

As previously noted, several of the requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to

evaluate those requests at this time. The remaining waiver and modification requests are discussed below.

Transitional Screening and Barriers

The applicant is requesting a modification of the transitional screening and barrier requirements along the northern and eastern property lines in accordance with Paragraph 11 of Section 13-305 of the Zoning Ordinance. Per this section, the transitional screening and barrier requirements may be waived when the subject property abuts an interstate highway right-of-way. The subject property is adjacent to the Capital Beltway along the northern and eastern property lines. Retaining walls currently exist within the right-of-way, adjacent to a portion of the subject property, which effectively serve as a barrier. Further, portions of the eastern property line are encumbered with a retaining wall easement, which would preclude additional landscaping or barriers. Additional landscaping has been provided north of the athletic field to provide additional screening from the Capital Beltway. For these reasons, staff supports this waiver request.

The applicant is also requesting a modification of the transitional screening and barrier requirements where the site abuts multifamily residences along the southern property lines in accordance with Paragraph 14 of Section 13-305 of the Zoning Ordinance. In lieu of providing a 35-foot transitional screening yard and 6 foot tall barrier, the applicant proposes the streetscape design as shown on the GDP/SE Plat. The applicant is proposing the preservation of four existing trees located along Science Applications Court. Due to the required size of the athletic field, there are no other suitable locations for new vegetation within this transitional screening yard. Further, this field does not involve the construction of additional gross floor area as it will function as active open space. While a barrier is not proposed adjacent to the transitional screening yard, a 10 to 30 foot tall fence is proposed around the athletic field. While this fence provides a barrier, it does not meet the intent of a barrier to block noise and views of the use. In lieu of the fence, the applicant has proposed landscaping as noted above, where feasible. Finally, the Comprehensive Plan contemplates redevelopment of the property with a higher intensity use, at which time provision of a full transitional screening yard and barrier can be evaluated. Staff supports these modification requests.

Zoning Ordinance

- *Modification of Sect. 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the GDP/SE Plat.*

  The applicant has requested this modification to provide an opportunity to architecturally screen mechanical roof equipment on top of the parking garage and to provide for potential architectural elements above the main roof line. The applicant has indicated that the proffers will set a maximum (up to 4.5 feet) for these types of roof extensions. With this proffer, staff supports this waiver request.

- *Modification of Par. 4 of Sect. 11-202 of the Zoning Ordinance requiring a minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the GDP/SE Plat.*

  With this application, the applicant proposes to expand the existing loading dock located along the eastern side of the building located at 7980 Science Applications Court. This loading dock will be located directly adjacent to a proposed drive aisle providing a secondary means of access to the proposed parking garage. Due to the existing features to remain and required size of the proposed athletic field, there are no other logical locations for the loading dock and drive aisle; therefore, staff supports the requested modification.

- *Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the GDP/SE/PCA Plat.*

  There are no private streets exceeding 600 feet proposed with this application. However, the applicant is proposing to reconstruct portions of Science Applications Court, which is privately maintained and currently exceeds 600 feet. As the applicant is not proposing any additional length to this street, staff supports the requested waiver.

- *Modification of peripheral landscape requirements for the existing surface lot (southeast of proposed field), as allowed by Paragraph 3 of Section 13-203 of the Zoning Ordinance, in favor of the existing conditions – as shown on Sheet C-6 and the proposed landscape plan on Sheet L-1.0*

  A significant portion of the subject property is developed with an existing surface parking lot, which does not meet current parking lot landscaping requirements. As noted earlier, the proposed athletic field is being driven by offsite development, which seeks to satisfy the need for outdoor recreation areas in Tysons. The required size of the athletic field, parking requirements, existing 24-inch water easement, existing retaining wall and easements and proximity to the Capital Beltway are all dictating the location of the field. With these constraints, the applicant has been unable to provide the full peripheral parking lot landscaping. However, the site has been designed to provide interior parking lot landscaping in accordance with County standards. With this, staff supports the requested modification.

- *Modification of Paragraph 2 of Section 17-201 of the Zoning Ordinance regarding the construction of trails and bike trails, in favor of the streetscape and on-road bike trail system shown on the GDP/SE Plat.*

  On-street bike lanes and sidewalks are provided throughout this development. Therefore, staff supports the requested modification.

- *Waiver of Par. 3 of Sect. 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels other than those specifically identified on the site.*

The application provides for connection to the property to the south. While access to the north is not currently provided, the applicant has submitted a separate exhibit to staff that demonstrates how the site's internal roads may be extended to the north in the future to create a grid of streets as surrounding properties re-develop. Therefore, staff supports a waiver of Par. 3 of Sect. 17-201.

- *Waiver of Par. 4 of Sect. 17-201 of the Zoning Ordinance to not require further dedication, construction, or widening of existing roads beyond that which is indicated on the GDP/SE Plat.*

  Par. 4 of Sect. 17-201 requires "dedication and construction or widening for existing roads, existing roads on new alignments and proposed roads, all as indicated on the adopted comprehensive plan." The proposed athletic field is a permitted use within the I-3 District. The applicant has provided an exhibit which demonstrates that re-development of the remaining portion of the subject property will not be precluded by the athletic field. As such, staff supports the waiver of Par. 4 of Sect. 17-201.

- *Modification of Paragraphs 12, 13 and 14 of Section 17-201 of the Zoning Ordinance and requirement to provide improvements in a phased sequence as outlined in the GDP/SE Plat and proffers and to be determined with the site plan.*

  As shown on the parking plan, the parking requirement for the existing office and data center and proposed athletic field is 672 spaces. With the existing and proposed surface parking lots and without the proposed parking structure, approximately 575 parking spaces are available. The applicant has indicated that they wish to reserve the right to construct the parking garage in phases. Depending on the parking requirements in place at time of site plan (which will be based on the existing and proposed uses), the construction of all levels of the garage may be unnecessary. The applicant has proffered to complete a shared parking study at time of site plan, which will identify the parking rate for each use. Since the applicant will be required to construct parking to meet the requirements of the parking study, staff has no objections to this modification.

<u>Public Facilities Manual</u>

- *Modification of Section 12-0510 and 12-0511 of the PFM for required 10% tree canopy coverage on individual lots/land bays, to allow for canopy coverage to be calculated on the overall SE development area, as demonstrated herein and on Sheet L-21.*

  The applicant has provided detailed information regarding the existing tree canopy coverage on the SE site. Currently, only 4.4 percent of the SE area contains existing vegetation, which will be preserved as part of this application. The ten year tree canopy requirement for an I-3 District is 10 percent. With the proposed and existing vegetation, the total canopy provided is 7.9 percent. Therefore, a modification of the ten year tree canopy requirement is required due to the size of the proposed development, which includes minimum standards for the size and

orientation of the proposed athletic field. In exchange for this modification, the applicant will provide a monetary contribution to the Fairfax County Tree Preservation and Planting Fund. Staff is in support of this modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject application has been extensively reviewed for compliance with the Comprehensive Plan and the Zoning Ordinance. The proposed athletic field and containment structure/fence will meet the existing and future recreational demands of residents living in Tysons as envisioned in the Comprehensive Plan. Under this proposal, an existing surface parking lot will be replaced with a full-size, at-grade athletic field (to include bleachers and bicycle racks), a parking garage and associated landscaping and open space to support the athletic field requirement generated by offsite rezoning applications. The applicant has worked closely with the Fairfax County Water Authority and Fairfax County Park Authority to design a field which will have no adverse impact on the existing major water transmission line and meet FCPA standards. The applicant has provided a noise study and proffered to mitigate outdoor noise levels for the field to 65 dBA through the use of a sound wall along the northern and eastern edges of the field. With this commitment, the proposed field will meet the Fairfax County Comprehensive Plan guidance. Staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 75-7-004-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2015-PR-021, subject to the development conditions contained in Appendix 2.

Staff recommends approval of the following modifications and waivers:

- Modification of Paragraph 2 of Section 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet to a maximum height of 4.5 feet, as shown on the General Development Plan/Special Exception (GDP/SE) Plat.
- Modification of Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of forty (40) feet from a loading space in proximity to a drive aisle in favor of that shown on the GDP/SE Plat.
- Waiver of the maximum length of private streets as provided in Paragraph 2 of Section 11-302 of the Zoning Ordinance to allow private streets in excess of 600 feet in length.
- Modification of peripheral landscape requirements for the existing surface lot (southeast of proposed field), as allowed by Paragraph 3 of Section 13-203 of

the Zoning Ordinance, in favor of the existing and proposed landscaping as shown on the GDP/SE Plat.

- Modification of the transitional screening and barrier requirements is requested for the eastern property boundary adjacent to I-495 to that shown on the GDP/SE Plat.
- Modification of the transitional screening and barrier requirements along the southern property line (Science Applications Court) in favor of the proposed streetscape design and containment structure as shown on the GDP/SE Plat.
- Modification of Paragraph 2 of Section 17-201 of the Zoning Ordinance regarding the construction of trails and bike trails, in favor of the streetscape and on-road bike trail system shown on the GDP/SE Plat.
- Waiver of Paragraph 3 of Section 17-201 of the Zoning Ordinance to provide additional interparcel connection to adjoining parcels other than those specifically identified on the GDP/SE Plat.
- Waiver of Paragraph 4 of Section 17-201 of the Zoning Ordinance to not require any further dedication, construction or widening of existing roads beyond that for which is indicated on the GDP/SE Plat. Dedication and improvements shown on the SE/GDP Plan shall be deemed to meet all comprehensive policy plan requirements.
- Modification of Paragraphs 12, 13 and 14 of Section 17-201 of the Zoning Ordinance and requirement to provide improvements in a phased sequence as outlined in the GDP/SE Plat and proffers and to be determined with the site plan.
- Modification of Section 12-0510 and 12-0511 of the PFM for required 10% tree canopy coverage on individual lots/land bays, to allow for canopy coverage to be calculated as depicted on the GDP/SE Plat.
- Modification of Standard E of Sect. 9-624 of the Zoning Ordinance to permit signage at all entry points to the field.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Applicant's Statements of Justification
4. Affidavits
5. PCA 75-7-004-2, Approved GDP and Proffers
6. Comprehensive Plan Provisions
7. Land Use Analysis
8. Environmental Analysis
9. Transportation Analysis
10. Fairfax County Park Authority Analysis
11. Stormwater Management Analysis
12. Sanitary Sewer Analysis
13. Fairfax Water Analysis
14. Urban Forest Management Division Analysis
15. Zoning Ordinance Provisions
16. Glossary of Terms

AMENDED PROFFERED CONDITIONS
PCA 75-7-004-3
November 12, 2015
Revised November 16, 2015
Revised December 7, 2015

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors' approval of the requested Proffered Condition Amendment and concurrent Special Exception, the owners of the subject property (Tax Map 39-2((1)) 13D and 13 E "Subject Property") have completed a Generalized Development Plan (GDP) for development of this property, it makes the following proffered conditions for themselves, and their successors and assigns, for application to this subject property in substitution of those conditions proffered in RZ 75-7-004, and subsequent amendments PCA 75-7-004 and PCA 75-7-004-2. In the event that this application is approved, any previous proffers for the subject property are hereby deemed null and void and hereafter shall have no effect, except as specifically identified below.

1. Development of the special exception area of the Subject Property shall be in substantial conformance with GDP/SE Plat prepared by VIKA, Incorporated dated April 1, 2015 and revised through October 19, 2015 (the "SE Area"). The remainder of the Subject Property not subject to the SE Area (the existing office buildings) shall be developed in substantial conformance with the GDP prepared by VIKA, Incorporated, consisting of Sheets 4 and 5, dated January 17, 2003 as revised through March 11, 2004 and as approved by the Board of Supervisors as part of PCA 75-7-004-2 (the "Existing GDP Area"). The maximum FAR permitted on the Subject Property is 0.50.

2. Minor modifications to the proffered elements of the GDP/SE Plat may be permitted as determined by the Department of Planning and Zoning, Zoning Evaluation Division when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 18-204 of the Zoning Ordinance.

3. The uses shall be limited primarily to research and development type industries, i.e. those set forth as permissible in the I-3 District. Those uses by the owner other than R&D type industries would be such that would:

   a. Result in a low intensity of peak hour employees;
   b. Generate no substantial truck traffic;
   c. Create no amounts of smoke, glare, or odor which would have an adverse effect upon adjoining properties;
   d. Create no noise which would have an adverse effect upon adjoining properties;
   e. Have no retail commercial uses except those to serve on-site employees.

4. The heights shown for the fencing/containment structure associated with the field shall be permitted as a special exception use, to be approved by the Board of Supervisors concurrent with this application (SE 2015-PR-021). Notwithstanding that shown on Sheet L1.0 of the GDP/SE plat, the fencing/containment structure shall be constructed of black chain link.

5. Science Applications Court will not be dedicated for public use and will remain a private street.

6. The landscaping of the site shall be generally as provided on the GDP/SE Plat.

7. All buildings shall be designed to be architecturally compatible with those presently existing on the subject property. All parking structures shall be designed to be architecturally compatible with the office structures. Building heights and FAR shall be generally as shown on the GDP. Architectural elevations and building materials for the proposed parking garage, retaining wall, and fence shall be in substantial conformance with those shown on the GDP/SE Plat. No parapet wall, cornice or similar projection shall exceed the height limit established by more than 4.5 feet.

8. The proposed athletic field (the "Field") will be constructed by the applicant (or their successors and assigns) and operated by the Fairfax County Park Authority (FCPA).

9. Hours of Operation. The hours of operation for the Field will be consistent with FCPA guidelines. In no event shall such hours exceed that permitted by Fairfax County Code.

10. Field Easement. In the area shown on the GDP/SE Plat, prior to occupancy and/or use of the Field by FCPA, the applicant shall grant an Easement to the FCPA or Board of Supervisors, in a form acceptable to the Office of the County Attorney outlining the terms of maintenance and operation of the field, consistent with established FCPA policies regarding similarly situated recreational fields (the "Field Easement"). The applicant (or their successors and assigns) shall maintain ownership of the subject property.

11. Access Easement(s). In additional to the Field Easement, prior to occupancy and/or use of the Field by FCPA, the applicant shall grant access and parking easements over the parking area shown on the GDP/SE Plat to be used to provide parking for Field patrons and to provide access to all four sides of the Field for maintenance purposes. Such access easements shall be granted to the FCPA or the Board of Supervisors, in a form acceptable to the Office of the County Attorney. At a minimum, the parking easement shall ensure access the entire parking lot southeast of the proposed field (approximately 72 spaces of which 22 spaces may be also designated as overflow spaces for adjacent residences – as may be modified by final site plan approval) for all non-holiday weekdays after 5 pm, and all weekend and holidays during the hours of operation of the field.

12. Port-a-potty concrete pads. Notwithstanding the location of the port-a-potty concrete pads shown on the GDP/SE Plat, the specific locations shall be determined at the time of site plan, in consultation with FCPA.

13. Utility Easement(s). As a condition of Fairfax County Water Authority (FCWA) approval of the site plan, the applicant shall amend any existing utility easements within the Field Easement to ensure the Field can be constructed as shown on the GDP/SE/PCA Plat and maintained by the FCPA consistent with the Field Easement. At a minimum, FCWA shall

approve the Field design prior to commencement of construction and the applicant shall amend the existing water easement recorded in Deed Book 20620 at Page 1310 amongst the land records of Fairfax County (the "Waterline Easement"), if deemed necessary by the FCWA, and as a condition of site plan approval, all to ensure the portion of the Field within the Waterline Easement can be constructed as shown on the GDP/SE/PCA Plat.

14. Gates. Notwithstanding what is shown on the GDP/SE Plat and at the time of site plan review, the applicant shall provide 15-foot tall sliding gates spanning the existing FCWA easement located on the Field proper, as shown on the preliminary grading plan submitted to and approved by FCWA on October 9, 2015 and included as Appendix 13 of the staff report for this application.

15. Parking. The applicant reserves the right to construct the minimum amount of parking necessary to support the existing uses on the Subject Property and Field as required by the Zoning Ordinance and/or shared parking study submitted and approved by the Department of Public Works and Environmental Services (DPWES). As such the height of the proposed parking garage may be reduced provided such minimum parking requirements are met, including providing a minimum of fifty (50) parking spaces for the Field. In addition, prior to the time of site plan approval for the Field, the applicant reserves the right to submit a site plan which includes potentially constructing underground parking beneath the Field. At a minimum, such underground parking shall in no manner impair the operation of the Field and shall be subject to review and approval by the Zoning Administrator, in consultation with DPWES.

16. Tree Replacement and Preservation. The applicant shall strictly conform to the limits of clearing and grading shown on the GDP/SE Plat. Any trees identified on the GDP/SE Plat to be planted and preserved, which fail to survive by the date the Field Easement (as outlined in Proffer 10) is recorded, shall be replaced by the applicant with species determined to be appropriate by the Urban Forester. In addition, consistent with the tree preservation calculations shown on the GDP/SE Plat, the applicant shall either contribute the $300 per tree to the Fairfax County Tree Preservation and Planting Fund (not to exceed $7,800 total) to off-set the 10-year canopy shown on the plat, and/or plant appropriate canopy trees on the Existing GDP Area necessary to demonstrate compliance with provided tree preservation calculations.

17. Pre-installation meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted a minimum of three (3) days prior to the meeting on site.

18. SWM/BMP. Unless modified by DWPES, in consultation with the Department of Planning and Zoning, Zoning Evaluation Division, the applicant shall provide stormwater

detention consistent with the Public Facilities Manual (PFM) and as depicted on the GDP/SE Plat.

19. Signage. Any signs provided for the Field on the Subject Property shall comply with Article 12 the Zoning Ordinance. Notwithstanding that shown on the GDP/SE Plat, the existing monument sign(s) at the site entrance may be relocated provided the regulations of Article 12 and required sight distance are met.

20. Lighting. All lighting, including streetlights, athletic field lighting, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Lighting for the athletic field shall also be consistent with FCPA specifications and shall be provided as shown on the GDP/SE Plat. However the applicant reserves the right to modify the lighting plan for the Field provided that such modification is agreed to by the FCPA, in consultation with the Department of Planning and Zoning, Zoning Evaluation Division, as part of the Field Easement and is a reduction in the brightness shown on the GDP/SE Plat. FCPA shall maintain the lighting for the athletic field and all lights associated with the athletic field shall be turned off no later than 11:00 pm.

21. In order to mitigate outdoor noise levels on the outdoor field to 65 dBA during hours of operation requiring a permit from FCPA for outdoor activity areas, the Applicant shall install noise mitigation measures along the northern and eastern edges of the field and as depicted in the attached exhibit prior to use of the field. Prior to installation of noise mitigation measures, the Applicant may submit a plan for alternative noise mitigation measures to reduce noise levels on the outdoor field to 65 dBA during hours of operation. Such study will be submitted to the Department of Planning and Zoning, Planning Division for review and approval.

22. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constituent one instrument. Further these proffers will bind and inure to the benefit of the applicant and his/her successors and assigns.

SIGNATURES TO FOLLOW ON SUBSEQUENT PAGES

Meridian Science 7980, LP
Property Owner of 39-2((1))13D

By:_____

Printed Name:_____

Title:_____

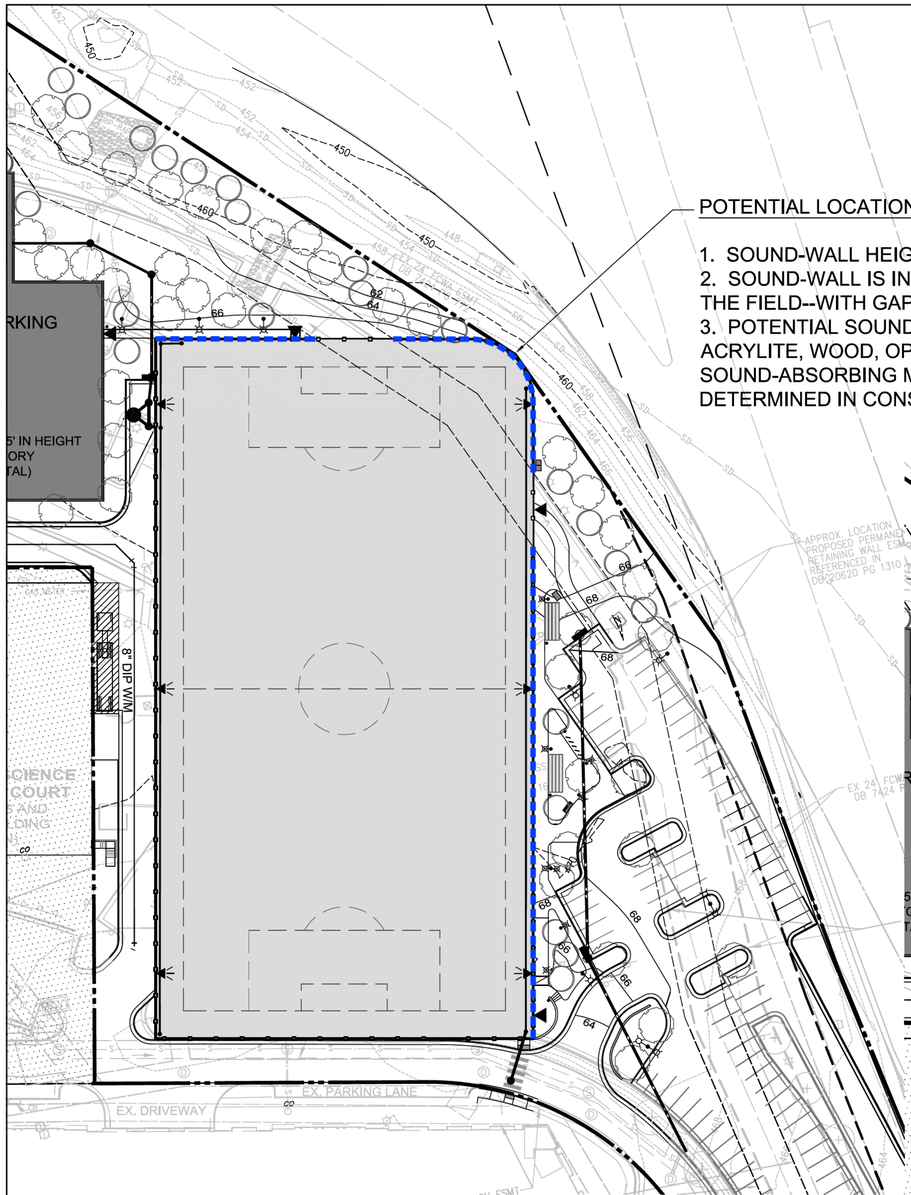
Meridian Science 7990, LLC
Property Owner of 39-2 ((1))13E

By:_____

Printed Name:_____

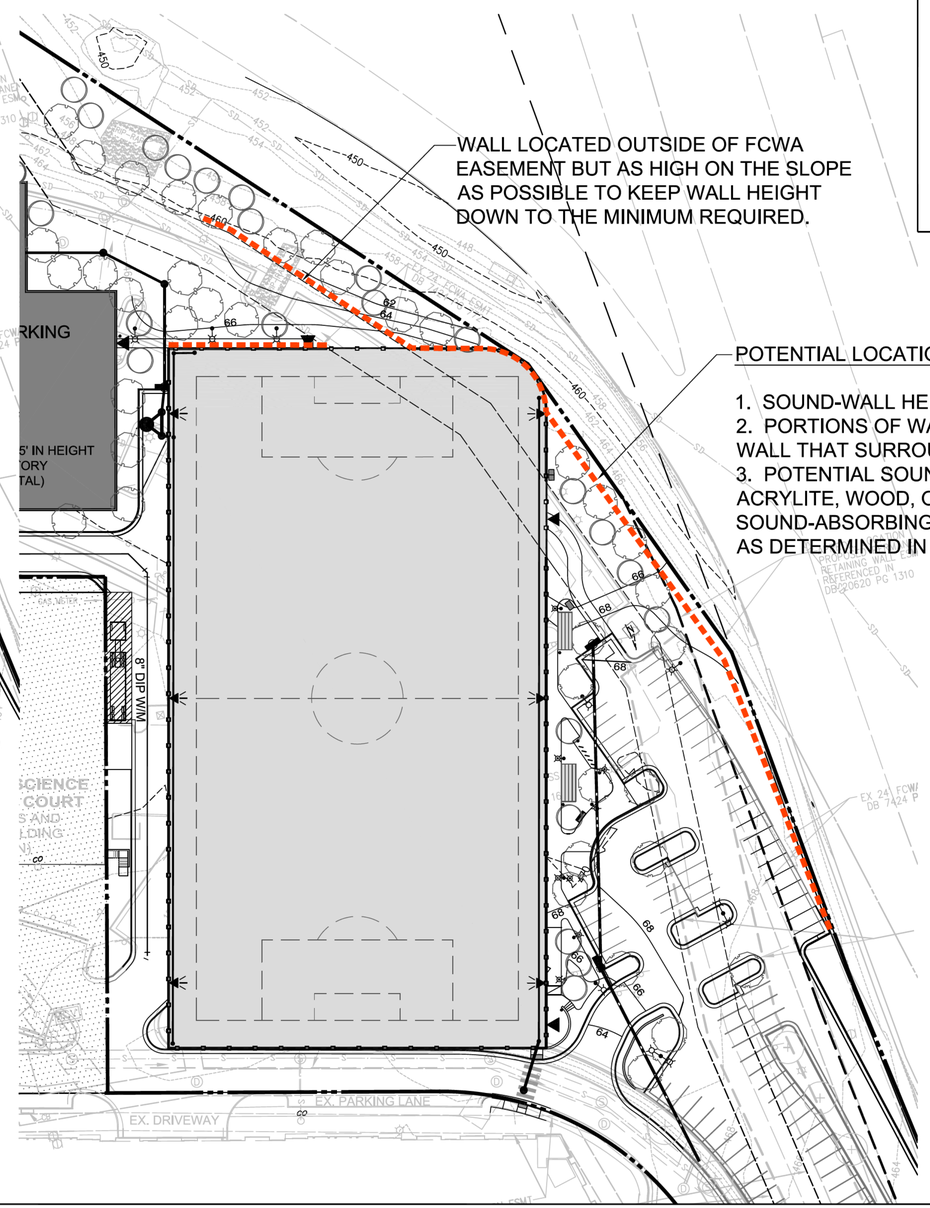
Title:_____

Exhibit 1



POTENTIAL LOCATION & EXTENT OF SOUNDWALL - OPTION 1

1. SOUND-WALL HEIGHT IS ASSUMED TO BE BETWEEN 8' AND 15'
2. SOUND-WALL IS INTEGRATED INTO THE RETAINING WALL THAT SURROUNDS THE FIELD--WITH GAPS WHERE CROSSING THE FCWA EASEMENT.
3. POTENTIAL SOUND-WALL MATERIALS ARE: CLEAR PLEXIGLASS OR ACRYLITE, WOOD, OPAQUE PVC, CEMENTITIOUS PANELS OR OTHER SOUND-ABSORBING MATERIAL--OR SOME COMBINATION THEREOF, AS DETERMINED IN CONSULTATION WITH PARK AUTHORITY STAFF.



WALL LOCATED OUTSIDE OF FCWA EASEMENT BUT AS HIGH ON THE SLOPE AS POSSIBLE TO KEEP WALL HEIGHT DOWN TO THE MINIMUM REQUIRED.

POTENTIAL LOCATION & EXTENT OF SOUNDWALL - OPTION 2

1. SOUND-WALL HEIGHT IS ASSUMED TO BE BETWEEN 8' AND 15'
2. PORTIONS OF WALL WILL BE INTEGRATED INTO THE RETAINING WALL THAT SURROUNDS THE FIELD.
3. POTENTIAL SOUND-WALL MATERIALS ARE: CLEAR PLEXIGLASS OR ACRYLITE, WOOD, OPAQUE PVC, CEMENTITIOUS PANELS OR OTHER SOUND-ABSORBING MATERIAL--OR SOME COMBINATION THEREOF, AS DETERMINED IN CONSULTATION WITH PARK AUTHORITY STAFF.

NOTE: FINAL LOCATION, EXTENT, MATERIAL AND HEIGHT OF SOUND WALL(S) ARE TBD.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PROPOSED STORM DRAIN
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE
- POTENTIAL LOCATION OF SOUNDWALL - OPTION 1
- POTENTIAL LOCATION OF SOUNDWALL - OPTION 2

NOTE

1. THE HEIGHT OF THE RETAINING WALL AROUND THE PERIMETER OF THE FIELD VARIES UP TO A MAXIMUM OF 6' HEIGHT.
2. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION / PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCHEMATIC SOUND WALL EXHIBIT

VIKA REVISIONS

DECEMBER 10, 2015
10.19.2015 - ADDRESS COMMENTS
9.04.2015 - ADDRESS COMMENTS
5.28.2015 - ADDRESS COMMENTS
DATE: APRIL 1, 2015

DES.	DWN.
JAK	KEA

SCALE: 1" = 50'

PROJECT/FILE NO. VV7554C

SHEET NO. C-7

FILE: P:\projects\7554\7554C\CADD\PLANNING DRAWINGS\SE\Exhibits\7554C-SE100---Soundwall.dwg USER: Kreps DATE: Dec. 10 2015 TIME: 03:15 pm

PROPOSED DEVELOPMENT CONDITIONS
SE 2015-PR-021
November 25, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-PR-021, located at 7910 and 7980 Science Applications Court**,** Tax Parcel 39-2 ((1)) 13D (pt.) and 13E (pt.), for a containment structure associated with outdoor recreation/sports facility playing fields/courts and golf courses, pursuant to Sect. 9-624 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. The height, location, color and materials of the proposed containment structure shall be in substantial conformance with that shown on the Special Exception Plat.

3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Tysons Technology Center", consisting of twenty-nine sheets and prepared by VIKA and LandDesign, which is dated April 1, 2015 and revised through October 19, 2015, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning

Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Appendix 3
RECEIVED
Department of Planning & Zoning
SEP 09 2015
Zoning Evaluation Division

Statement of Justification for Tysons Technology Center

Proffered Condition Amendment/Special Exception
April 7, 2015
Revised June 1, 2015
Revised September 9, 2015

Meridian Science 7980, L.P. - Applicant

I. Introduction

From the very initial stages of the re-planning of Tysons Corner, a critical issue has been how to strategically incorporate meaningful recreational opportunities into the mixed-use urban vision established for Tysons. This application represents a creative and innovative solution to that pressing concern by providing a critical full size athletic field with a central parking structure that will serve the field use as well as the existing uses on the property. The field and associated parking garage are designed to provide a critical near term detail while allowing for future redevelopment of the property as part of a future zoning application. Note that this application now forgoes any potential additional density on the site in order to ensure that field is able to be built as soon as possible, before any additional density is even realized on site.

Beyond the strictures of just this site, Meridian Science 7980 LP, (the ownership entity and the "Applicant") is also developing a critical location adjacent to the Greensboro Station known as the SAIC Headquarters site or Greensboro Place (RZ 2010-PR-022). The filing of this application creates a concurrent development approach, resulting in the appropriate tool for the Applicant to innovatively satisfy the anticipated demand created at the sister site on Greensboro Place and/or potentially other redevelopment sites in Tysons. This creative approach fulfills a central goal of the new Tysons plan of providing meaningful recreational opportunities in appropriate locations while still supporting higher density at properties near the Metro Station.

II. Overview of the Proposed Applications

To effectuate this recreational development, we have filed a proffered condition amendment to amend the existing proffers to reflect the field use and location and the location of a proposed parking garage. A special exception for the height of the fencing around the proposed field has also been filed (Sect. 9-624) . We anticipate working with the Park Authority during the process on the precise operational considerations for the field, including timing on development and on-going maintenance and operational management. As importantly, the location of the proposed field also does not inhibit realization of the ultimate vision established in the Comprehensive Plan for this site. The net result is a field plan that functionally and aesthetically integrates with the existing office development and adjacent residential communities.

III. Athletic Field Details

Significant design effort has gone into crafting the innovative solution for field in order to create a full-sized field that still is able address other site constraints such as parking and the proximity of a major waterline utility easement. As illustrated in the plans, the primary playing surface will be at grade. This approach naturally segregates the field entrance and field related-traffic from the parking for the existing office and data center uses. This also means there is an opportunity to strategically share parking as the uses will be highly compatible.

IV. Conformance with the Comprehensive Plan

As discussed, this application is intended to continue the implementation of the Comprehensive Plan vision endorsed by the Board of Supervisors when they adopted the current vision for Tysons. This plan has been deliberately crafted to reflect the careful balancing of issues that the Comprehensive Plan represents, including the emphasis on creative solutions to satisfying the recreational demands created by introducing residential to Tysons. Obviously, additional details will be provided as the application continues to evolve to ensure this vision is maintained.

V. General Special Exception Information

A. Type of operation(s):	Fencing surrounding a Public Use (determination from the Zoning Administrator dated August 20, 2015
B. Hours of operation:	8am to 11pm
C. Estimated number of patrons:	50 at any one time
D. Proposed number of employees:	0
E. Estimate of traffic impact:	The field is anticipated to generate 71 weekday daily trips and 117 trips daily on the weekend.
F. Vicinity or general area to be served by the use:	Tysons Corner
G. Description of building facade and architecture of proposed new building or additions:	The plan includes illustrations of the fencing.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated,

and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers. There are no known hazardous or toxic substances to be stored on the property.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification. See below.

VI. Conformance with Sect. 9-624, Additional Standards for Containment Structures Associated with Outdoor Recreation/Sports Facility Playing Fields/Courts and Golf Courses

This section allows the Board of Supervisors, in conjunction with a proffered rezoning, to approve a modification to the height and locational regulations of Sect. 10-104 for containment structures when such structure is designed to preclude the flight of any ball or other sports equipment onto adjacent property or right-of-way. This application meets the standards for this modification as outlined below:

1. The applicant has worked extensively with the Park Authority, who will be operating this field, and they have specified the heights they believe are necessary to contain balls on the field based on their experience with field operation.

2. The height and location of the containment structure is shown on the plans. A proffer shall be included which commits to working with the Park Authority on the color, materials and size of mesh.

3. The containment structure will meet the required material specifications.

4. For the most part, there is adequate space to protect adjacent properties.

5. It is the Park Authority's policy to have signage, approximately eye level, at the entry points. The Applicant, therefore, requests a modification of this additional standard to allow signage at the entry points.

6. The Park Authority has indicated that the structure will be permanent.

7. The containment structure will surround and be on the same lot as the field.

8. The containment structure will surround a public use.

VII. Waivers/Modifications

As shown on the SE/PCA, there are a number of minor waivers requested to allow development consistent with vision already endorsed in the Comprehensive Plan. These waivers are the minimum necessary to allow the Applicant to move forward with the Athletic Fields and merely

reflect the realities of accommodating the field and existing development in this location. Specifically, Sheet C-2 of the SE/PCA Plat lists the details of each waiver/modification requested from the Zoning Ordinance regulations and Tysons Corner Urban Design Guidelines, as well as the modifications requested from the Public Facilities Manual standards. Additional sheets within the plan set are referenced as needed for clarity.

VIII. Conclusion

As discussed above, we are excited to be bringing forward this application that will be an excellent complement to the established success of Tysons and will help ensure its long-term success and vitality. Therefore, we respectfully request support of this application.

David R. Gill
Agent on behalf of the Applicant

56850910_6.doc

REZONING AFFIDAVIT

130695a

DATE: DEC 29 2015
(enter date affidavit is notarized)

I, David R. Gill, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 75-7-004-03
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Meridian Science 7980, L.P. Agent: David S. Gelfond Gary E. Block G. David Cheek	7990 Science Applications Court Vienna, VA 22182	Applicant of Tax Map 39-2 ((1)) 13D, 13E Title Owner of Tax Map 39-2 ((1)) 13E Agent for Meridian Science 7990, L.L.C., Title Owner of Tax Map 39-2 ((1)) 13D
Meridian Science 7990, L.L.C. Agent: David S. Gelfond Gary E. Block G. David Cheek	7990 Science Applications Court Vienna, VA 22182	Title Owner of Tax Map 39-2 ((1)) 13D

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

130695a

Rezoning Attachment to Par. 1(a)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA75-7-004-03
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agent: John F. Amatetti P. Christopher Champagne Robert R. Cochran Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant
VIKA Virginia, LLC Agent: John F. Amatetti P. Christopher Champagne Robert R. Cochran Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

130695a

REZONING AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

130695a

Rezoning Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Realty Partners I GP, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Meridian Group Holdings, L.P., sole member (Does not own 10% or more of Meridian Science 7980, L.P.)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

G. David Cheek, President; Bruce S. Lane, EVP; Gary E. Block, Managing Director
Meridian Group Holdings GP, L.L.C., Manager (Does not own 10% or more of Meridian Science 7980, L.P.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

130695a

Rezoning Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Science 7990, L.L.C.
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Meridian Science 7990 Holdings, L.L.C., sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Science 7990 Holdings, L.L.C.
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Meridian Science Holdings REIT I, L.L.C., sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

130695a

Rezoning Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Science Holdings REIT I, L.L.C
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

A real estate investment trust with more than 100 unitholders

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Peter R. Crowley
Dale C. Stewart

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

Equity Partners of McGuireWoods LLP

Adams, John D.	Belcher, Dennis I.	Busch, Stephen D.
Allen, Joel S.	Bell, Craig D.	Cabaniss, Thomas E.
Anderson, Arthur E., II	Bilik, R. E.	Cacheris, Kimberly Q.
Anderson, Mark E.	Blank, Jonathan T.	Cairns, Scott S.
Andre-Dumont, Hubert	Boardman, J. K.	Capwell, Jeffrey R.
Bagley, Terrence M.	Brenner, Irving M.	Cason, Alan C.
Barger, Brian D.	Brooks, Edwin E.	Chaffin, Rebecca S.
Barrett, John M.	Brose, R. C.	Chapman, Jeffrey J.
Becker, Scott L.	Burk, Eric L.	Clark, Jeffrey C.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Cockrell, Geoffrey C.
Collins, Darren W.
Covington, Peter J.
Cramer, Robert W.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
Daglio, Michael R.
De Ridder, Patrick A.
Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Evans, Gregory L.
Evans, Jason D.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Finger, Jon W.
Finkelson, David E.
Foley, Douglas M.
Fox, Charles D., IV
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Greene, Christopher K.
Greenspan, David L.
Gresham, A. B.
Grieb, John T.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Hedrick, James T., Jr.
Hilton, Robert C.
Horne, Patrick T.
Hornyak, David J.
Hosmer, Patricia F.
Isaf, Fred T.
Jackson, J. B.
Jewett, Bryce D., III
Jordan, Hilary P.
Justus, J. B.
Kahn, Brian A.
Kanazawa, Sidney K.
Kane, Matthew C.
Kang, Franklin D.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keeler, Steven J.
Kilpatrick, Gregory R.
King, Donald E.
Kobayashi, Naho (nmi)
Konia, Charles A.
Kratz, Timothy H.
Kromkowski, Mark A.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lamb, Douglas E.
Lapp, David R.
Lias-Booker, Ava E.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Link, Vishwa B.
Little, Nancy R.
Long, William M.
Lukitsch, Bethany G.
Mandel, Michael D.
Manning, Amy B.
Marianes, William B.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McDonald, John G.
McFarland, Robert W.
McGinnis, Kevin A.
McIntyre, Charles W.
McKinnon, Michele A.
McLean, David P.
McLean, J. D.
McNab, S. K.
McRill, Emery B.
Michalik, Christopher M.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Mullins, P. T.
Murphy, Sean F.
Nahal, Hardeep S.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
O'Grady, John B.
Oakey, David N.
Older, Stephen E.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Perzek, Philip J.
Phillips, Michael R.
Pryor, Robert H.
Pumphrey, Brian E.
Pusateri, David P.
Rak, Jonathan P.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Roeschenthaler, Michael J.
Rogers, Marvin L.
Rohman, Thomas P.
Ronn, David L.
Rosen, Gregg M.
Russo, Angelo M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, Philip C.
Schewel, Michael J.
Schmidt, Gordon W.
Sellers, Jane W.
Sethi, Akash D.
Shelley, Patrick M.
Simmons, L. D., II
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Spivey, Angela M.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

1306950

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Stallings, Thomas J.
Steen, Bruce M.
Steggerda, Todd R.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Symons, Noel H.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Taylor, R. T.
Thanner, Christopher J.
Thornhill, James A.
Van Horn, James E.
Vance, Robin C.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walker, Thomas R.
Walker, W. K., Jr.
Walsh, Amber M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Woodard, Michael B.
Wren, Elizabeth G.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

130695a

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Science 7980, L.P.
7990 Science Applications Court
Vienna, VA 22182

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Meridian Science 7980 Holdings, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Science 7980 Holdings, L.P.
7990 Science Applications Court
Vienna, VA 22182

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Meridian Realty Holdings I-C, L.P.

Meridian Realty Partners Co-Invest I, L.P.
*

Meridian Realty Partners TE I, L.P.*

Meridian Realty Partners H I, L.P.

* Does not own 10% or more of Meridian Science 7980, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Holdings I-C, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own 10% or more of Meridian Science 7980, L.P.)

Alberta Teachers Retirement Fund (there are in excess of thousands of members in this pension fund, none of whom own more than 10% of Meridian Science 7980, L.P.)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners H I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

FLAG Real Estate Partners II, L.P. (owns less than 10% of Meridian Science 7980, L.P.)

Healthcare of Ontario Pension Plan Trust Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of Meridian Science 7980, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130695a

for Application No. (s): PCA 75-7-004-03
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

Stephen W. Robinson of McGuireWoods LLP donated in excess of $100 to John Cook for Supervisor.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

David R. Gill, Esquire
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29th day of December 2015, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2016

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 29 2015 130744a
(enter date affidavit is notarized)

I, David R. Gill, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2015-PR-021
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Meridian Science 7980, L.P. Agent: David S. Gelfond Gary E. Block G. David Cheek	7990 Science Applications Court Vienna, VA 22182	Applicant of Tax Map 39-2 ((1)) 13D (pt.), 13E (pt.) Title Owner of Tax Map 39-2 ((1)) 13E Agent for Meridian Science 7990, L.L.C., Title Owner of Tax Map 39-2 ((1)) 13D
Meridian Science 7990, L.L.C. Agent: David S. Gelfond Gary E. Block G. David Cheek	7990 Science Applications Court Vienna, VA 22182	Title Owner of Tax Map 39-2 ((1)) 13D
VIKA, Incorporated Agent: John F. Amatetti P. Christopher Champagne Robert R. Cochran Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

130744a

Special Exception Attachment to Par. 1(a)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA Virginia, LLC Agent: John F. Amatetti P. Christopher Champagne Robert R. Cochran Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

130744a

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number(s))

==========

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Meridian Realty Partners 1 GP, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Meridian Group Holdings, L.P.

(Does not own 10% or more of Meridian Science 7980, L.P.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Meridian Science 7990, L.L.C.
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Meridian Science 7990 Holdings, L.L.C.,
sole member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Meridian Science 7990 Holdings, L.L.C.
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Meridian Science Holdings REIT I, L.L.C.,
sole member

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

130744a

Special Exception Attachment to Par. 1(b)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Meridian Science Holdings REIT I, L.L.C.
7990 Science Applications Court
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

A real estate investment trust with more than 100 unitholders

---

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Peter R. Crowley
Dale C. Stewart

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Equity Partners of McGuireWoods LLP

Adams, John D.	Belcher, Dennis I.	Busch, Stephen D.
Allen, Joel S.	Bell, Craig D.	Cabaniss, Thomas E.
Anderson, Arthur E., II	Bilik, R. E.	Cacheris, Kimberly Q.
Anderson, Mark E.	Blank, Jonathan T.	Cairns, Scott S.
Andre-Dumont, Hubert	Boardman, J. K.	Capwell, Jeffrey R.
Bagley, Terrence M.	Brenner, Irving M.	Cason, Alan C.
Barger, Brian D.	Brooks, Edwin E.	Chaffin, Rebecca S.
Barrett, John M.	Brose, R. C.	Chapman, Jeffrey J.
Becker, Scott L.	Burk, Eric L.	Clark, Jeffrey C.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

130744a

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Cockrell, Geoffrey C.
Collins, Darren W.
Covington, Peter J.
Cramer, Robert W.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
Daglio, Michael R.
De Ridder, Patrick A.
Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Evans, Gregory L.
Evans, Jason D.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Finger, Jon W.
Finkelson, David E.
Foley, Douglas M.
Fox, Charles D., IV
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Greene, Christopher K.
Greenspan, David L.
Gresham, A. B.
Grieb, John T.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Hedrick, James T., Jr.
Hilton, Robert C.
Horne, Patrick T.
Hornyak, David J.
Hosmer, Patricia F.
Isaf, Fred T.
Jackson, J. B.
Jewett, Bryce D., III
Jordan, Hilary P.
Justus, J. B.
Kahn, Brian A.
Kanazawa, Sidney K.
Kane, Matthew C.
Kang, Franklin D.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keeler, Steven J.
Kilpatrick, Gregory R.
King, Donald E.
Kobayashi, Naho (nmi)
Konia, Charles A.
Kratz, Timothy H.
Kromkowski, Mark A.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lamb, Douglas E.
Lapp, David R.
Lias-Booker, Ava E.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

130744a

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Link, Vishwa B.
Little, Nancy R.
Long, William M.
Lukitsch, Bethany G.
Mandel, Michael D.
Manning, Amy B.
Marianes, William B.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McDonald, John G.
McFarland, Robert W.
McGinnis, Kevin A.
McIntyre, Charles W.
McKinnon, Michele A.
McLean, David P.
McLean, J. D.
McNab, S. K.
McRill, Emery B.
Michalik, Christopher M.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Mullins, P. T.
Murphy, Sean F.
Nahal, Hardeep S.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
O'Grady, John B.
Oakey, David N.
Older, Stephen E.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Perzek, Philip J.
Phillips, Michael R.
Pryor, Robert H.
Pumphrey, Brian E.
Pusateri, David P.
Rak, Jonathan P.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Roeschenthaler, Michael J.
Rogers, Marvin L.
Rohman, Thomas P.
Ronn, David L.
Rosen, Gregg M.
Russo, Angelo M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, Philip C.
Schewel, Michael J.
Schmidt, Gordon W.
Sellers, Jane W.
Sethi, Akash D.
Shelley, Patrick M.
Simmons, L. D., II
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Spivey, Angela M.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

130744a

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Stallings, Thomas J.
Steen, Bruce M.
Steggerda, Todd R.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Symons, Noel H.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Taylor, R. T.
Thanner, Christopher J.
Thornhill, James A.
Van Horn, James E.
Vance, Robin C.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walker, Thomas R.
Walker, W. K., Jr.
Walsh, Amber M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Woodard, Michael B.
Wren, Elizabeth G.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Science 7980, L.P.
7990 Science Applications Court
Vienna, VA 22182

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Meridian Science 7980 Holdings, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Science 7980 Holdings, L.P.
7990 Science Applications Court
Vienna, VA 22182

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Meridian Realty Holdings I-C, L.P.

Meridian Realty Partners Co-Invest I, L.P.
*

Meridian Realty Partners TE I, L.P.*

Meridian Realty Partners H I, L.P.

* Does not own 10% or more of Meridian Science 7980, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

130744a

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Holdings I-C, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

- Meridian Realty Partners I GP, L.L.C.

Limited Partner:

- Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own 10% or more of Meridian Science 7980, L.P.)
- Alberta Teachers Retirement Fund (there are in excess of thousands of members in this pension fund, none of whom own more than 10% of Meridian Science 7980, L.P.)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

130744a

Special Exception Attachment to Par. 1(c)

DATE: DEC 29 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners H I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

FLAG Real Estate Partners II, L.P. (owns less than 10% of Meridian Science 7980, L.P.)

Healthcare of Ontario Pension Plan Trust Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of Meridian Science 7980, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

for Application No. (s): SE 2015-PR-021
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2015-PR-021
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 29 2015
(enter date affidavit is notarized)

130744a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

Stephen W. Robinson of McGuireWoods LLP donated in excess of $100 to John Cook for Supervisor.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

David R. Gill, Esquire
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 29th day of December 2015, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2016

PROFFERS

PCA 75-7-004-2

March 11, 2004

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 39-2 ((1)) pt. 13 (hereinafter referred to as the "Subject Property"), the Applicant and owners for themselves, successors and assigns proffer that the development of the Subject Property shall be subject to approved proffers dated November 21, 1985, which shall remain in full force and effect except as amended below.

1. Development of the Subject Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by VIKA, Incorporated, consisting of Sheets 4 and 5, dated January 17, 2003 as revised through March 11, 2004. The maximum FAR permitted on the Subject Property is .50. However, in order to construct the unbuilt 31,194 gross square feet permitted, a Proffered Condition Amendment and Generalized Development Plan Amendment shall be required.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT

LINCOLN PROPERTY COMPANY
SOUTHWEST, INC.

By: Richard N. Rose
Its: Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER

CAMPUS POINT REALTY CORPORATION II

By: Frederick R. Hazard
Its: President

[SIGNATURES END]

THE RESERVE AT TYSON'S CORNER

CONCEPTUAL/FINAL DEVELOPMENT PLAN FOR RZ/FDP 2003-PR-008
GENERALIZED DEVELOPMENT PLAN FOR PCA 75-7-004-2

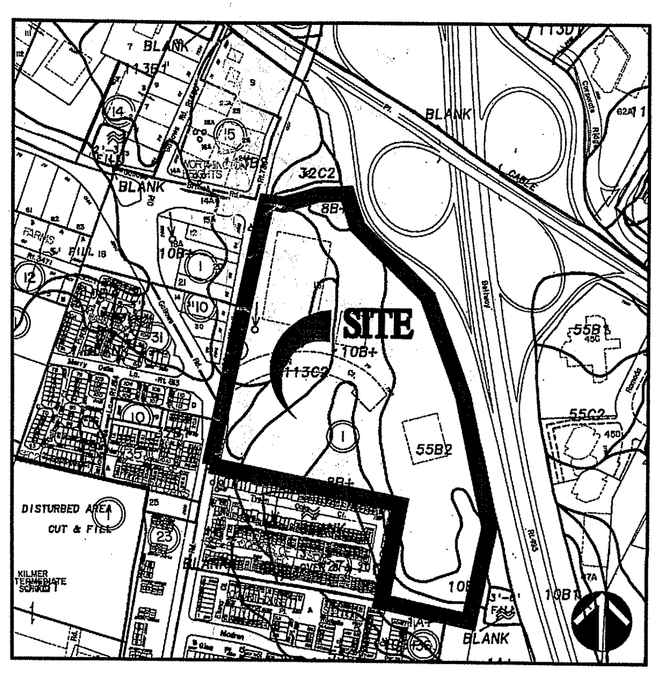
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 17, 2003
APRIL 2, 2003
APRIL 24, 2003
JULY 10, 2003
AUGUST 8, 2003
JANUARY 9, 2004
FEBRUARY 17, 2004
MARCH 1, 2004
MARCH 10, 2004
MARCH 11, 2004

SHEET INDEX

1. COVER SHEET
2. CDP/FDP NOTES/TABULATIONS
3. CDP/FDP
4. GENERALIZED DEVELOPMENT PLAN PARKING EXHIBIT PARCEL C
5. GENERALIZED DEVELOPMENT PLAN AND PCA PLAN
* 6. LANDSCAPE PLAN
* 7. SITE PLAN AERIAL OVERLAY
* 8. LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT
* 9. LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT
* 10. SITE DETAILS
* 11. EVM-1
* 12. EVM-2
* 13. ELEVATIONS

* THESE SHEETS APPLY TO CDP/FDP FOR RZ/FDP 2003-PR-008



SOILS MAP
SCALE: 1"=500'
TM NO. 39-2 ((1)) 0013

VICINITY MAP
SCALE: 1"=500'
TM NO. 39-2 ((1)) 0013

APPLICANT/DEVELOPER
LINCOLN PROPERTY COMPANY SOUTHWEST INC.
1155 HERNDON PARKWAY SUITE 100
HERNDON, VA 20170
CONTACT: MR. RICHARD ROSE
(703) 834-1900

ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH, & TERPAK, P.C.
2200 CLARENDON BLVD. 13TH FLOOR
ARLINGTON, VA 22201
CONTACT: MS. ELIZABETH D. BAKER
(703) 528-4700

ARCHITECTS/PLANNERS
SK&I ARCHITECTURAL DESIGN GROUP, LLC
4917 ST. ELMO AVENUE
BETHESDA, MARYLAND 20814
CONTACT: MR. ABED BENZINA
(301) 654-9300

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN F. AMATETTI, P.E.
(703) 442-7800

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
1414 PRINCE STREET,
SUITE 400
ALEXANDRIA, VA 22314
CONTACT: MR. MATTHEW CLARK
(703) 549-7784

APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 1 OF 13

RECEIVED
Department of Planning & Zoning
MAR 12 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

JOB NUMBER 6235
SHEET 1 OF 13

- Appendix 5

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE PCA IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2 ((1)) 13. THE PROPERTY IS OWNED BY CAMPUS POINT REALTY CORPORATION II AND IS CURRENTLY ZONED I-3 AS SHOWN IN DEED BOOK 1073 AT PAGE 890. THE 19.040 ACRE PORTION OF THE PROPERTY SUBJECT TO REZONING TO THE PDH-30 IS IDENTIFIED AS PART OF TAX MAP 39-2 ((1)) PART 13. LINCOLN PROPERTY COMPANY SOUTHWEST, INC. IS THE CONTRACT PURCHASER OF THIS 19.040 ACRE SITE AND IS THE APPLICANT OF BOTH THE PCA AND RZ APPLICATIONS. PCA 75-7-004-2 SEEKS TO DELETE 19.040 ACRES AND TO ESTABLISH 14.706 ACRES OF AREA TO REMAIN ZONED I-3.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED ON LAND UNIT F, SUB UNIT F-6 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN 3 ENHANCED EXTENDED DETENTION FACILITIES, AND POTENTIAL GROUNDWATER INFILTRATION FACILITIES. THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. STRUCTURES CURRENTLY EXIST ON THE PCA PARCEL AND WERE CONSTRUCTED IN APPROXIMATELY 1978. BUILDING #C IS TO BE DEMOLISHED. BUILDINGS A AND B ARE TO REMAIN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THERE IS A PROPOSED TRAIL INDICATED ALONG GALLOWS ROAD FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE ANGLES OF BULK PLANE AND YARDS INDICATED ON THIS SHEET ARE FOR R-30 AND COMPARISON PURPOSES ONLY. THE PROPERTY IS TO BE REZONED TO PDH-30 WHICH HAS NO BULK PLANE REQUIREMENT.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. ESCROW FOR ADDITIONAL FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON GALLOWS ROAD ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION FOR GALLOWS ROAD AND I-495 ARE PROVIDED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-30 ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE. UNLESS WAIVED OR MODIFIED BY THE BOARD.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
26. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
27. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
28. APPLICANT RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF MULTI-FAMILY UNITS IN EACH BUILDING AND SIZE OF AND SECONDARY USES WITH A FINAL SITE PLAN WITH THE FINAL TOTAL NOT TO EXCEED 570 UNITS.
29. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
30. THE SUBJECT PROPERTY IS SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP/PRELIMINARY PLAN MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDP.
31. THE PROJECT MAY BE DEVELOPED WITH FEE SIMPLE UNITS, CONDOMINIUMS, RENTAL APARTMENTS OR A COMBINATION THEREOF, AND THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
32. SECONDARY USES TO INCLUDE: SWIMMING POOLS AND ASSOCIATED FACILITIES, FITNESS CENTERS, BUSINESS/TELECOMUTTING CENTERS, UNMANNED BANK TELLER MACHINES, VIDEO/ENTERTAINMENT CENTERS, LEASING OFFICES, OUTDOOR RECREATION USES AND OTHER ACCESSORY USES TYPICALLY PROVIDED IN MULTIFAMILY COMMUNITIES.

SITE TABULATIONS

EXISTING ZONING: I - 3

TOTAL SITE AREA: 1,469,967 S.F. OR 33.746 ACRES
AREA OF PCA TO REMAIN I-3 = 14.706 ACRES 640,581 SF (PARCEL C)
PROPOSED ZONE PDH-30 = 19.040 ACRES 829,386 SF (PARCELS A AND B)

STREET DEDICATION PROPOSED ± 6777 SF
I-495 DEDICATION AREA PROPOSED ± 14,889 SF

MINIMUM LOT AREA REQUIRED:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING HEIGHT ALLOWED:	N/A
MAXIMUM BUILDING HEIGHT PROPOSED:	50' FOR MULTI-FAMILY BUILDING 1 45/50' FOR MULTI-FAMILY BUILDING 2 (SEE SHEET 3) 45' FOR SINGLE FAMILY ATTACHED

YARDS REQUIRED
FRONT: N/A
REAR: N/A
SIDE: N/A

YARDS PROVIDED:
FRONT: PER CDP/FDP
REAR: PER CDP/FDP
SIDE: PER CDP/FDP

OPEN SPACE REQUIRED: 40%, 7.62 ACRES = 331,754 SF (INCLUDING THE ENTIRE AREA TO BE REZONED PDH-30)

OPEN SPACE PROVIDED: 40%, 7.62 ACRES = 331,754 SF (EXCLUDING AREAS OF DEDICATION AND OUTLOTS A-1, A-2 AND A-3)

GROSS TRACT AREA 33.74578 ACRES *
* SEE SHEET 4 FOR BREAKDOWN OF AREA TO REMAIN I-3

DENSITY

MULTI-FAMILY =	478 UNITS
SINGLE FAMILY ATTACHED =	92 UNITS
TOTAL UNITS =	570 UNITS
DENSITY =	570 / 19.04 = 29.9 DU/AC WITH ADUS 541 / 19.04 = 28.4 DU/AC WITHOUT ADUS

DEVELOPMENT DATA PDH-30 AREA

*PRINCIPAL USE = MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED
*SECONDARY USE = SEE NOTE 32 LIMITED TO 20,000 GFA± AND CELLAR AREA

ADU DENSITY NOTE:

Total Development = 570 dwelling units of which 92 are single family attached and 478 are four-story elevatored multi-family with more than 50 percent of the required parking in structure are to be constructed on 19.04 acres and the Adopted Comprehensive Plan Density Range is 20-30 dwelling units per acre (du/ac)

The adjusted density range for the multi-family portion is 23.4-35.1 (17% Bonus)
The ajusted density range for the single-family attached porton is 24-36 (20% Bonus)

The proposed overall density is 29.9 dwelling units per acre.

Multi-Family in accordance with Paragraph 1C(2)(a) of Section 2-804:

$\frac{29.9 - 20}{35.1 - 23.4} = \frac{9.9}{11.7} = .846 \times 5\% = 4.23\%$

4.23 percent x 478 = 20.22 round down to 20 ADUs

Single Family Attached in accordance with Paragraph 1C(2)(b) of Section 2-804:

$\frac{29.9 - 20}{36 - 24} = \frac{9.9}{12} = .825 \times 12.5\% = 10.31\%$

10.31 percent x 92 = 9.48 round down to 9 ADUs

TOTAL ADU REQUIREMENT 20 + 9 = 29 ADUs TO BE LOCATED IN BUILDINGS 1 AND 2

DEVELOPMENT BREAKDOWN

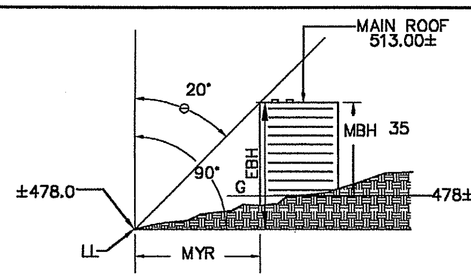
1. MULTI-FAMILY	
NO. OF UNITS	478
MAX. BUILDING HEIGHT	45'-50' BUILDINGS 1 AND 2 (NOT INCLUDING 20' PENTHOUSE) SEE SHEET 3
2. TOWNHOUSES	
NO. OF UNITS	92 UNITS
MAX. BUILDING HEIGHT	45'
3. RECREATION	
TOTAL GROSS FLOOR AREA	20,000 SF LOCATED IN BUILDING 1 & 2, CLUBHOUSE AND BASKETBALL COURT

PARKING CALCULATIONS

MULTI-FAMILY RESIDENTIAL	
PARKING RATIO	1.6/UNIT (478 UNITS)
REQUIRED	765 SPACES
MIN. TOTAL PROVIDED	765 SPACES*
*NOTE: SEE NOTE NO. 22	
SINGLE FAMILY ATTACHED	
PARKING RATIO	2.3/UNIT (92 UNITS)
REQUIRED	212 SPACES
PARKING RATIO PROVIDED	2.43/UNIT
TOTAL PROVIDED	224 SPACES* (NOT INCLUDING 24 TANDEM DRIVEWAY SPACES)
*NOTE: SEE NOTE NO. 22	
CLUBHOUSE SPACES	
TOTAL PROVIDED	7 SPACES PLUS 2 SHORT TERM PARKING
LOADING SPACES	
TOTAL PROVIDED	2 SPACES (ONE FOR EACH MULTIFAMILY BUILDING)

WAIVERS/MODIFICATIONS REQUESTED

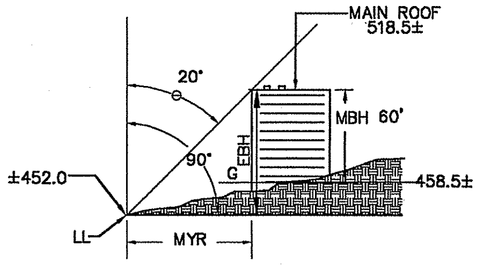
1. A MODIFICATION OF THE TRANSITIONAL YARD AND WAIVER AND OR MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE SOUTH EASTERN PROPERTY LINE AND THE SOUTH AND A PORTION OF THE WESTERN PROPERTY LINE ADJACENT TO THE R-20, R-12 AND PDH-3 ZONES IN ACCORDANCE WITH SECTION 13-304(3) TO THAT SHOWN ON THESE PLANS.
2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDH-30 PER ARTICLE 13-304(3)
3. A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 15) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
4. A WAIVER OF THE REQUIREMENT FOR A 200 SF PRIVACY YARD FOR THE SINGLE FAMILY ATTACHED LOTS.
5. MODIFICATION OF LOADING SPACES REQUIRED PER SECTION 11-201 AND 11-203 OF THE ZONING ORDINANCE FOR MULTIFAMILY TO 2 SPACES (1 PER BUILDING)
6. WAIVER OF THE INTERPARCEL CONNECTION REQUIREMENT IN ACCORDANCE WITH SECT. 17-201.3B OF THE ZONING ORDINANCE.
7. MODIFICATION OF THE PFM TO PROVIDE A DAM EMBANKMENT CUTOFF WALL AT THE SOUTHERN END OF THE STORMWATER POND TO MAXIMIZE TREE SAVE AREA AND MINIMIZE LIMITS OF DISTURBANCE.
8. A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 478±)
MYR : MINIMUM YARD REQUIREMENT (14.56'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (40'±)
MBH : MAXIMUM BUILDING HEIGHT (35'±)
G : GRADE FOR HEIGHT CALCULATIONS= 478±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 FRONT YARD BULK PLANE "A" ILLUSTRATION

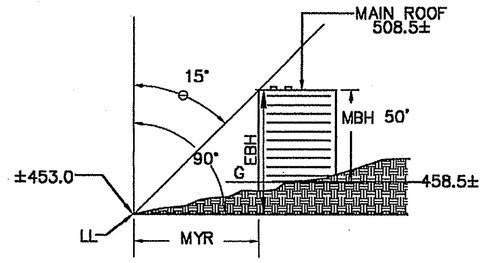
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 452±)
MYR : MINIMUM YARD REQUIREMENT (24.20'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (66.5'±)
MBH : MAXIMUM BUILDING HEIGHT (60'±)
G : GRADE FOR HEIGHT CALCULATIONS= 458.5±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 FRONT YARD BULK PLANE "B" ILLUSTRATION

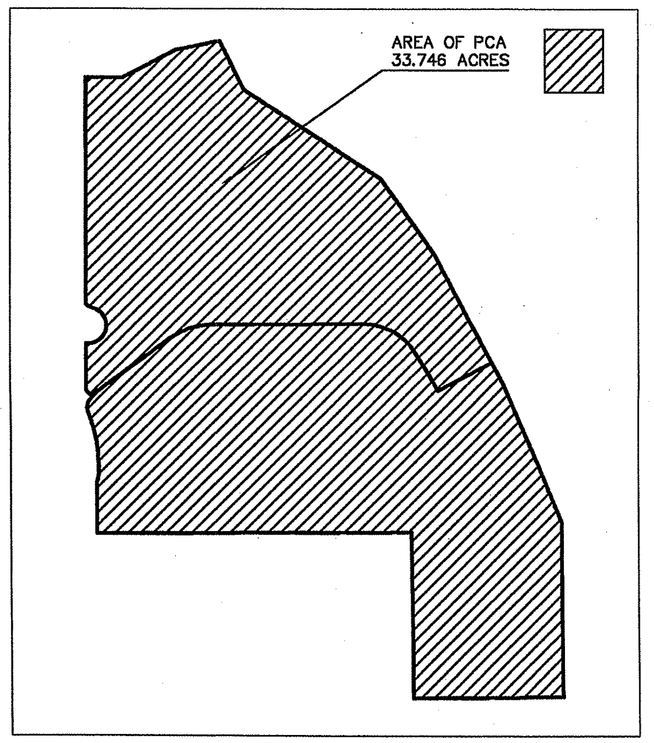
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



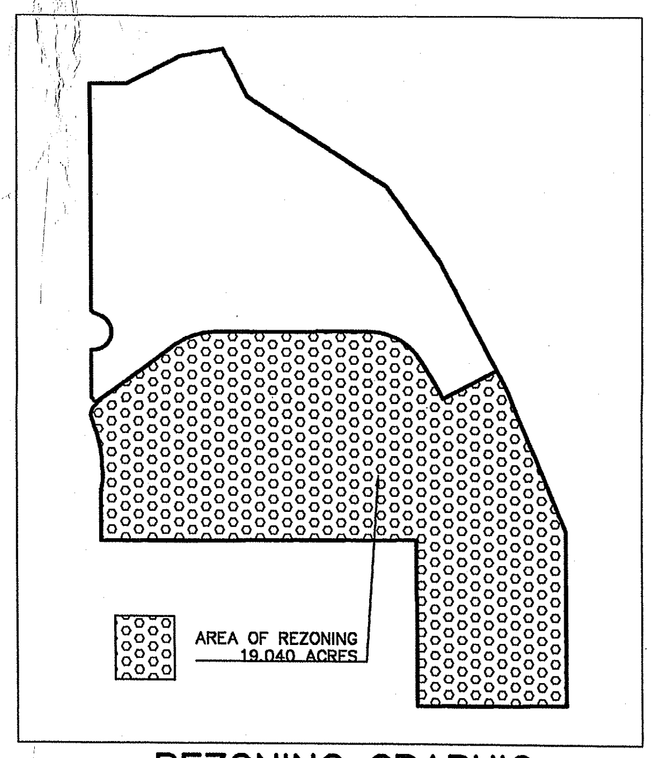
θ : ANGLE OF BULK PLANE = 15° (REAR YARD) (MIN 15')
LL : LOT LINE (ELEV = 453±)
MYR : MINIMUM YARD REQUIREMENT (14.87'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (55.5'±)
MBH : MAXIMUM BUILDING HEIGHT (50'±)
G : GRADE FOR HEIGHT CALCULATIONS= 458.5±
MYR = EBH tanθ
EBH = MYR / tanθ

R-30 REAR YARD BULK PLANE "C" ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



PCA GRAPHIC
NOT TO SCALE



REZONING GRAPHIC
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

APPLICATION NO. PCA 75-7-004-2 STAFF
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 2 OF 13

CSB

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

THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CDP/FDP NOTES AND TABULATIONS

VIKA REVISIONS

REV:	MAR. 11, 2004
REV:	MAR. 10, 2004
REV:	MAR. 1, 2004
REV:	FEB. 17, 2004
REV:	JAN. 9, 2004
REV:	SEPT. 2, 2003
REV:	AUG. 8, 2003
REV:	JULY 10, 2003
REV:	APRIL 24,2003
REV:	APRIL 2, 2003
DATE:	JAN. 17, 2003

DES. VIKA | DWN. DLK
SCALE: AS NOTED
PROJECT/FILE NO. 6235
SHEET NO. 2 OF 13

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Appendix 5

SEE SHEET 5 FOR PARKING TABULATIONS

GALLOWS BRANCH ROAD - ROUTE 677 (VARIABLE WIDTH RIGHT OF WAY)

INTERSTATE ROUTE 495 (VARIABLE WIDTH RIGHT OF WAY)

KIDWELL TOWN COURT (PRIVATE STREET)

KIDWELL HILL COURT (PRIVATE STREET)

KIDWELL COURT (PRIVATE STREET)

KIDWELL DRIVE - PR ROUTE 7736 (VARIABLE WIDTH RIGHT OF WAY)

SCIENCE APPLICATIONS COURT (PRIVATE STREET)

GALLOWS ROAD - ROUTE 650 (VARIABLE WIDTH RIGHT OF WAY)

KIDWELL TOWNES

1951 KIDWELL LP
D.B. 9093, PG. 755

PARCEL C
EXISTING ZONE I-3
PROPOSED ZONE I-3
578,349 SQ. FT.
OR 13.27706 ACRES

7990 SCIENCE APPLICATIONS COURT
2 & 3 STORY GLASS & CONCRETE OFFICE AND STORAGE BUILDING
TO REMAIN

7980 SCIENCE APPLICATIONS COURT
4 STORY GLASS & CONCRETE OFFICE BUILDING
TO REMAIN

3 STORY

2 STORY

PROPOSED ZONE I-3
PARCEL A/B
0.638 SQ. FT.
OR 20.4872

24' TH 3 Story

BUILDING 1
4 STORY
MULTI-FAMILY
HEIGHT = 50'

CLUB HOUSE AND LEASING CENTER
HEIGHT = 35'

POOL

1/2 BASKETBALL COURT ENCLOSURE
HEIGHT = 30'

ABOVE GRADE PARKING GARAGE

COURTYARD

GARAGE ENTRANCE

POTENTIAL CAR WASH SPACE

POTENTIAL SHORT TERM PARKING

PEDESTRIAN ACCESS

PROPOSED SUBDIVISION LINE

APPROXIMATE LIMITS OF FINAL AREA AND LIMITS OF DISTURBANCE SHALL BE DETERMINED AT FINAL SITE PLAN

AREA OF POTENTIAL PARKING LOT RECONFIGURATION

POTENTIAL PARKING ADDITIONS/ RECONSTRUCTION ON PARCEL C

200' SETBACK PER ZO 2-414.6

AREA OF DEDICATION 25'±

PROPOSED DRY POND ±50,000 CUBIC FT

LIMITS OF CLEARING AND GRADING

LIMITS OF CLEARING AND GRADING AND PROPERTY LINE

EXTEND EXISTING LEFT TURN LANE TO LENGTH APPROVED BY VDOT

EXPAND EX TURN LANE

EXISTING TURN LANE

EXISTING SIGNAL

EXISTING TURN LANE

DEPRESSED 6' PEDESTRIAN AREA

PAINTED CROSSWALK

ADD 3' TO EXISTING

NEW RES SIGN

EX. STORM SEWER ESM'T D.B. 12651 P.G. 301

EX. 15' STORM DRAIN EASEMENT D.B. 11072 PG. 1276

EX. STM. DRN. ESM'T. D.B. 5196, PG. 443

APPROX. LOCATION OF EX. 10' AT&T ESM'T. D.B. 7416, PG. 1376

EX. 15' C.F.C. WATER ESM'T. D.B. 4800, PG. 549 D.B. 4800, PG. 560

APPROX. LOCATION OF EX. 10' V.E.P.CO. ESM'T. D.B. 6981, PG. 140

APPROXIMATE LOCATION VIRGINIA POWER EASEMENT D.B. 5196, P.G. 443

EX. 15' STM. DRN. ESM'T. D.B. 4800, PG. 549 EX. 15' SAN. SEW. ESM'T. D.B. 4800, PG. 556 D.B. 4800, PG. 558

CONC. MONUMENT FOUND

IPF

S89°58'51"E 23.97'

N73°31'20"E 167.84'

S78°19'06"E 102.28'

S15°00'02"E 152.09'

S45°45'10"E 455.39'

S24°08'10"E 256.84'

S16°28'32"E 409.15'

N11°03'36"W 132.84'

N51°51'56"E 20.02'

N32°24'44"W 19.61'

S51°51'20"W 20.01'

RELOCATE EX. SAIC SIGN

PCA 75-7-004-2

APPLICATION NO. _____ STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/11/04

DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 4 OF 13

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARKING EXHIBIT PARCEL A

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REV:	SEPT. 2, 2003
REV:	AUG. 8, 2003
REV:	JULY 10, 2003
REV:	APRIL24, 2003
REV:	APRIL 2, 2003
DATE:	JAN. 17, 2003

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
3/11/04

DES.	DWN.
LMG	DS

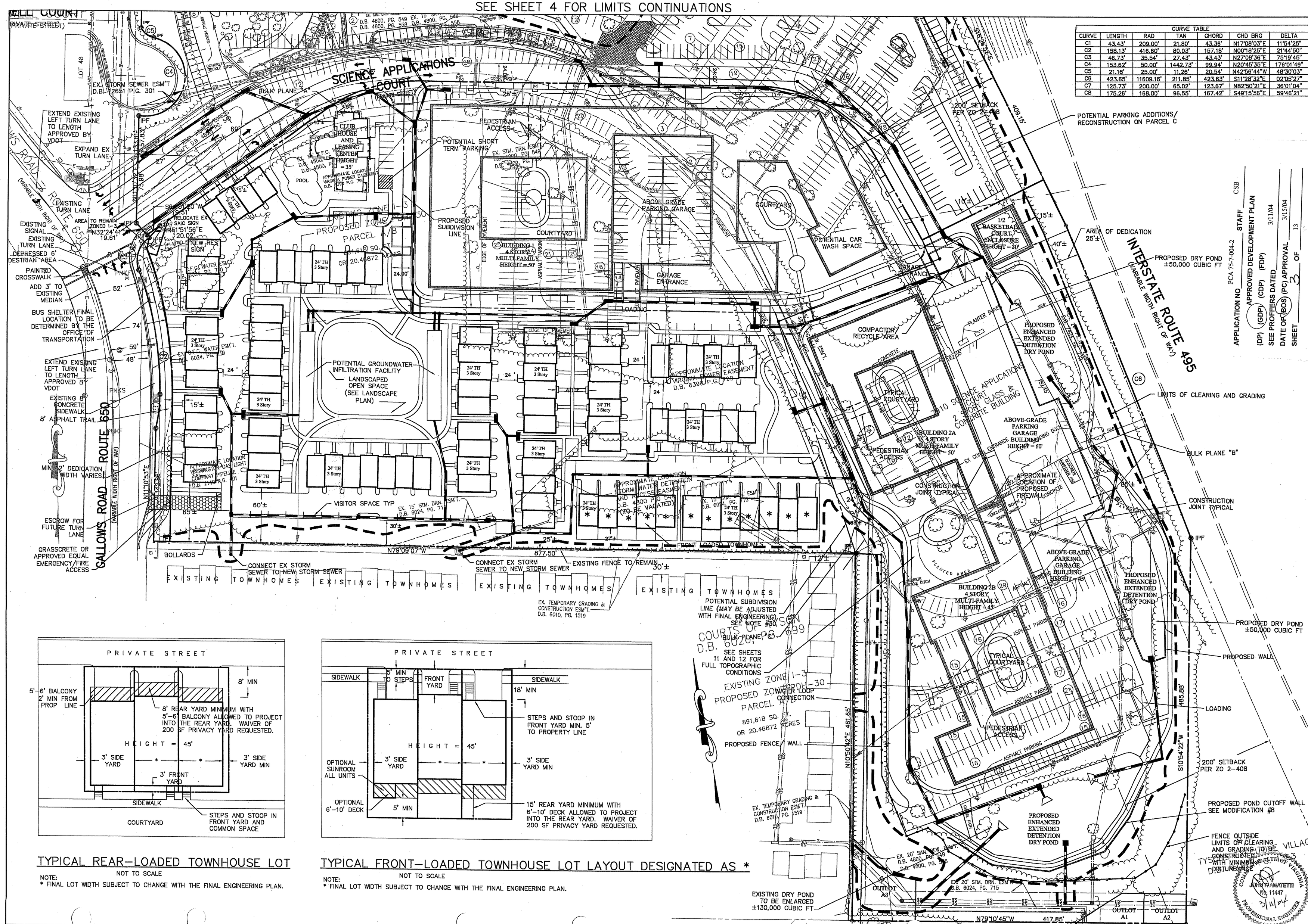
SCALE: 1"=50'

PROJECT/FILE NO. 6235H

SHEET NO. 4 OF 13

P:\projects\6235h\6235112.dwg 03/02/2004 11:21:00 AM EST

SEE SHEET 4 FOR LIMITS CONTINUATIONS



CURVE TABLE						
CURVE	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
C1	43.43'	209.00'	21.80'	43.36'	N17°08'03"E	11°54'25"
C2	158.13'	416.60'	80.03'	157.18'	N00°18'25"E	21°44'50"
C3	46.73'	35.54'	27.43'	43.43'	N27°08'36"E	75°19'46"
C4	153.62'	50.00'	1442.73'	99.94'	N20°45'35"E	176°01'49"
C5	21.16'	25.00'	11.26'	20.54'	N42°56'44"W	48°30'03"
C6	423.65'	11609.16'	211.85'	423.63'	S11°28'32"E	02°05'27"
C7	125.73'	200.00'	65.02'	123.67'	N82°50'21"E	36°01'04"
C8	175.28'	168.00'	96.55'	167.42'	S49°15'56"E	59°46'21"

TYPICAL REAR-LOADED TOWNHOUSE LOT

NOT TO SCALE

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN.

TYPICAL FRONT-LOADED TOWNHOUSE LOT LAYOUT DESIGNATED AS *

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN.

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McLEAN, VA FREDERICK, MD

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

APPLICATION NO. PCA 75-7-004-2 STAFF CSB
(DP) (GDP) (CDP) (FDP) APPROVED DEVELOPMENT PLAN
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 3 OF 13

VIKA REVISIONS

REV: MAR. 11, 2004	
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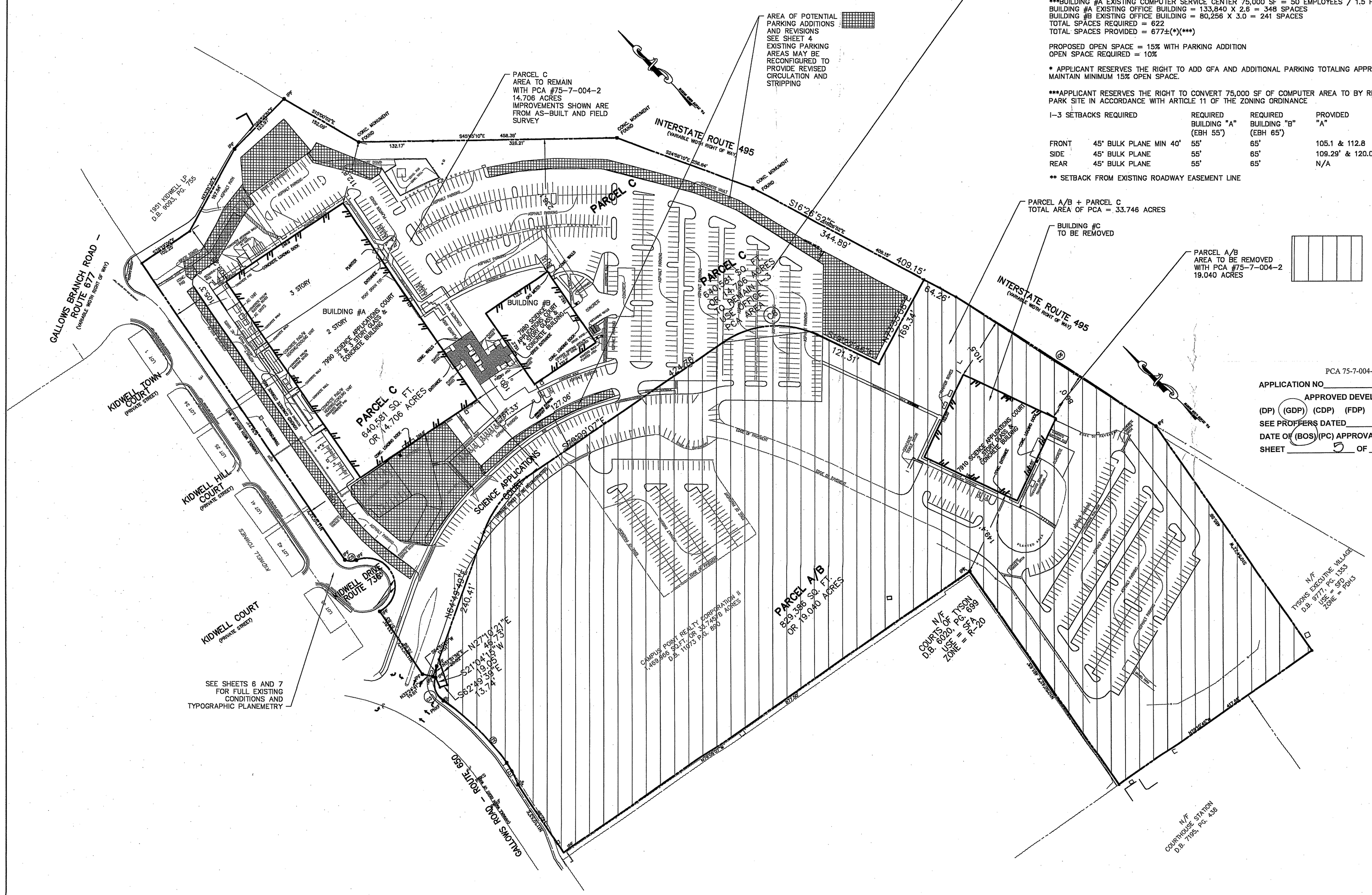
REV: FEB. 17, 2004	
REV: JAN. 9, 2004	
REV: SEPT. 2, 2003	
REV: AUG. 8, 2003	
REV: JULY 10, 2003	
REV: APRIL24, 2003	
REV: APRIL 2, 2003	
DATE: JAN. 17, 2003	
DES. LMG	DWN. DS
SCALE: 1"=50'	
PROJECT/FILE NO. 6235H	
SHEET NO. 3 OF 13	

Appendix 5

CURVE TABLE						
CURVE	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
C1	43.43'	209.00'	21.80'	43.36'	N17°08'03"E	11°54'25"
C2	158.13'	416.60'	80.03'	157.18'	N00°18'25"E	21°44'50"
C3	46.73'	35.54'	27.43'	43.43'	N27°08'38"E	75°19'50"
C4	153.62'	50.00'	1442.73'	99.94'	N20°45'35"E	176°01'49"
C5	21.16'	25.00'	11.26'	20.54'	S42°56'44"E	48°30'03"
C6	423.65'	11609.16'	211.85'	423.63'	N11°28'32"W	02°05'27"
C7	498.07'	373.55'	393.93'	461.99'	S67°29'59"E	76°23'40"



PARCEL "C"

DENSITY COMPUTATIONS FROM AS-BUILT RECORDS AND PCA #75-7-004-1

PARCEL ZONED I-3

EXISTING BUILDINGS TO REMAIN = 289,096 GSF (BLDG. A & B)
AREA OF PARCEL C TO REMAIN = 14.706 ACRES OR 640,581 SF
FAR OF AREA TO REMAIN WITH PCA = 0.45 FAR
FAR AS APPROVED = 0.50 FAR (RESERVED FOR FUTURE EXPANSION 31,194 GSF)

PARKING REQUIRED FOR PCA
***BUILDING #A EXISTING COMPUTER SERVICE CENTER 75,000 SF = 50 EMPLOYEES / 1.5 PER EMPLOYEE = 33 SPACES
BUILDING #A EXISTING OFFICE BUILDING = 133,840 X 2.6 = 348 SPACES
BUILDING #B EXISTING OFFICE BUILDING = 80,256 X 3.0 = 241 SPACES
TOTAL SPACES REQUIRED = 622
TOTAL SPACES PROVIDED = 677±(*)(***)

PROPOSED OPEN SPACE = 15% WITH PARKING ADDITION
OPEN SPACE REQUIRED = 10%

* APPLICANT RESERVES THE RIGHT TO ADD GFA AND ADDITIONAL PARKING TOTALING APPROXIMATELY 831± SPACES AND MAINTAIN MINIMUM 15% OPEN SPACE.

***APPLICANT RESERVES THE RIGHT TO CONVERT 75,000 SF OF COMPUTER AREA TO BY RIGHT/PROFFERED USES AND PARK SITE IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE

I-3 SETBACKS REQUIRED		REQUIRED BUILDING "A" (EBH 55')	REQUIRED BUILDING "B" (EBH 65')	PROVIDED "A"	PROVIDED "B"
FRONT	45' BULK PLANE MIN 40'	55'	65'	105.1 & 112.8	454.9' & 236.1'
SIDE	45' BULK PLANE	55'	65'	109.29' & 120.0'**	87.93'** & 520'
REAR	45' BULK PLANE	55'	65'	N/A	N/A

** SETBACK FROM EXISTING ROADWAY EASEMENT LINE

PCA 75-7-004-2
APPLICATION NO_____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS)/(PC) APPROVAL 3/15/04
SHEET 5 OF 13

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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AND PCA PLAT

VIKA REVISIONS

REV: MAR. 11, 2004
REV: MAR. 10, 2004
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REV: FEB. 17, 2004
REV: JAN. 9, 2004
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REV: APRIL 24,2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.
STF	STF

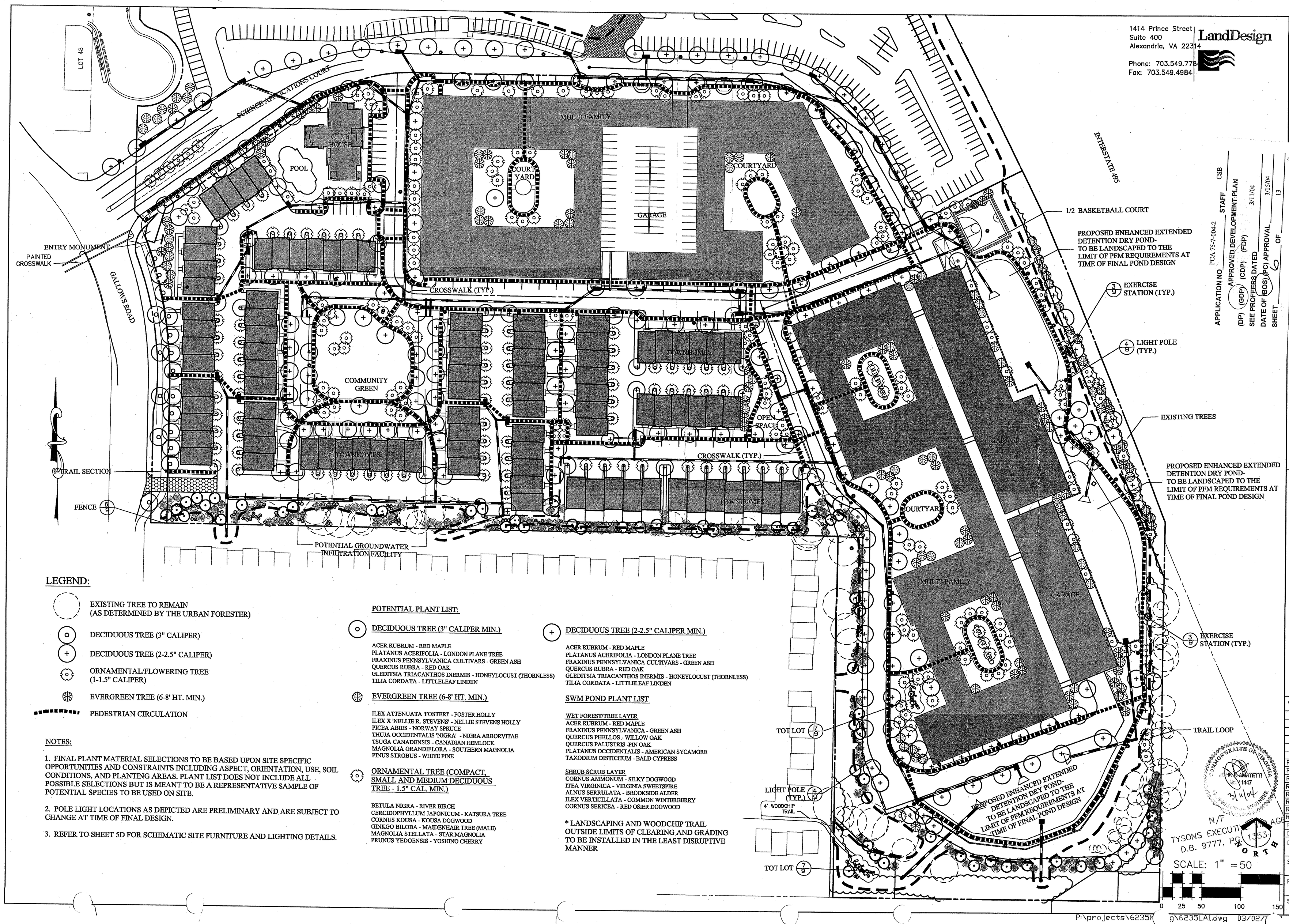
SCALE: 1"=80'

PROJECT/FILE NO. 6235H

SHEET NO. 5 OF 13

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

Appendix 5



1414 Prince Street
Suite 400
Alexandria, VA 22314
Phone: 703.549.7778
Fax: 703.549.4984
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
DATE OF (BOS) (PC) APPROVAL 3/11/04 3/15/04
SHEET 6 OF 13

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

LEGEND:

- EXISTING TREE TO REMAIN (AS DETERMINED BY THE URBAN FORESTER)
- DECIDUOUS TREE (3" CALIPER)
- DECIDUOUS TREE (2-2.5" CALIPER)
- ORNAMENTAL/FLOWERING TREE (1-1.5" CALIPER)
- EVERGREEN TREE (6-8' HT. MIN.)
- PEDESTRIAN CIRCULATION

NOTES:

1. FINAL PLANT MATERIAL SELECTIONS TO BE BASED UPON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, SOIL CONDITIONS, AND PLANTING AREAS. PLANT LIST DOES NOT INCLUDE ALL POSSIBLE SELECTIONS BUT IS MEANT TO BE A REPRESENTATIVE SAMPLE OF POTENTIAL SPECIES TO BE USED ON SITE.

2. POLE LIGHT LOCATIONS AS DEPICTED ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.

3. REFER TO SHEET 5D FOR SCHEMATIC SITE FURNITURE AND LIGHTING DETAILS.

POTENTIAL PLANT LIST:

DECIDUOUS TREE (3" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

EVERGREEN TREE (6-8' HT. MIN.)

ILEX ATTENUATA 'FOSTERI' - FOSTER HOLLY
ILEX X 'NELLIE R. STEVENS' - NELLIE STEVENS HOLLY
PICEA ABIES - NORWAY SPRUCE
THUJA OCCIDENTALIS 'NIGRA' - NIGRA ARBORVITAE
TSUGA CANADENSIS - CANADIAN HEMLOCK
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
PINUS STROBUS - WHITE PINE

ORNAMENTAL TREE (COMPACT, SMALL AND MEDIUM DECIDUOUS TREE - 1.5" CAL. MIN.)

BETULA NIGRA - RIVER BIRCH
CERCIDOPHYLLUM JAPONICUM - KATSURA TREE
CORNUS KOUSA - KOUSA DOGWOOD
GINKGO BILOBA - MAIDENHAIR TREE (MALE)
MAGNOLIA STELLATA - STAR MAGNOLIA
PRUNUS YEDOENSIS - YOSHINO CHERRY

DECIDUOUS TREE (2-2.5" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

SWM POND PLANT LIST

WET FOREST/TREE LAYER
ACER RUBRUM - RED MAPLE
FRAXINUS PENNSYLVANICA - GREEN ASH
QUERCUS PHELLOS - WILLOW OAK
QUERCUS PALUSTRIS -PIN OAK
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
TAXODIUM DISTICHUM - BALD CYPRESS

SHRUB SCRUB LAYER
CORNUS AMMONUM - SILKY DOGWOOD
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
ALNUS SERRULATA - BROOKSIDE ALDER
ILEX VERTICILLATA - COMMON WINTERBERRY
CORNUS SERICEA - RED OSIER DOGWOOD

* LANDSCAPING AND WOODCHIP TRAIL OUTSIDE LIMITS OF CLEARING AND GRADING TO BE INSTALLED IN THE LEAST DISRUPTIVE MANNER

COMMONWEALTH OF VIRGINIA
JOHN SUMATETTI
NO. 1447
3/4/04
ENGINEER

VIKA REVISIONS

REV: MAR 11, 2004	
REV: MAR 10, 2004	
REV: MAR 1, 2004	
REV: FEB 17, 2004	
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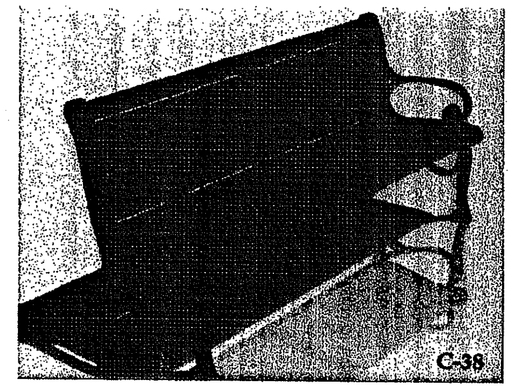
REV: APRIL 2, 2003	
DATE: JAN. 17, 2003	
DES.	DWN.
SCALE: 1" = 50'	
PROJECT/FILE NO. 2002075	
SHEET NO. 6	

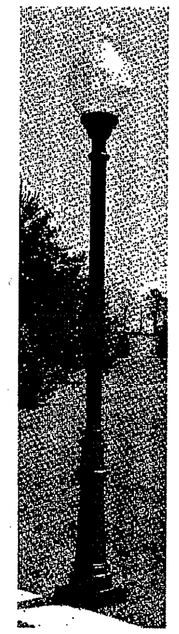
Appendix 5



6 FOOT WOOD BENCH

NOTE:
1. WOOD FINISH AND METAL COLOR TO BE DETERMINED.
2. TO BE LOCATED WITHIN COURTYARDS AND FEATURE AREAS.
3. COORDINATE WITH WASTE RECEPTACLES AND LIGHT POLES.

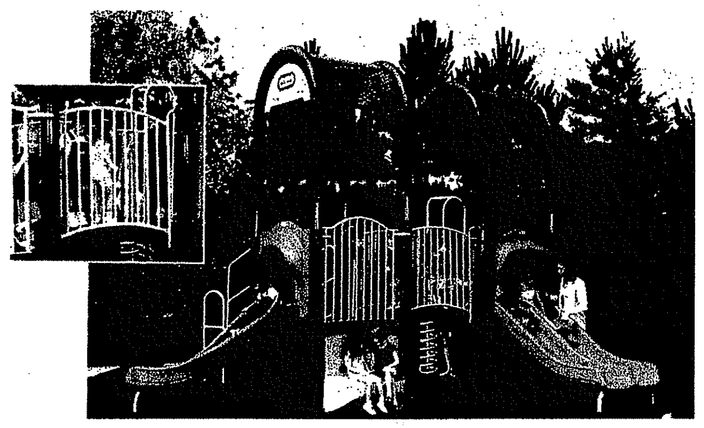
1/9 BENCH
PICTORIAL — 05A-102 — NTS



ORNAMENTAL POLE LIGHT WITH ACORN FIXTURE

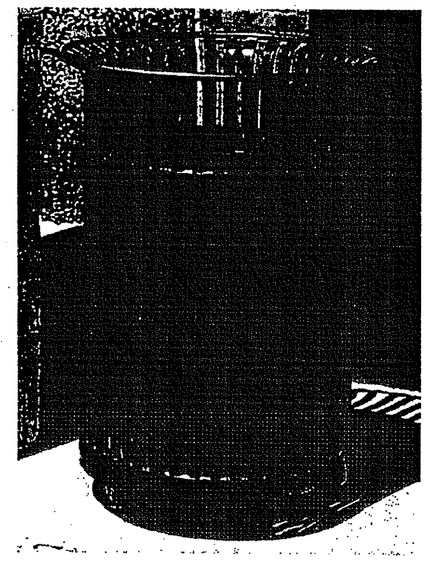
NOTES:
1. FINAL COLOR TO BE COORDINATED WITH BENCH AND WASTE RECEPTACLE AND OTHER SITE ELEMENTS.
2. FINAL HEIGHT TO BE DETERMINED.
3. ALL FIXTURES TO HAVE HOUSE SIDE SHIELDS TO REDUCE GLARE.

4/9 LIGHT POLE
PICTORIAL — 05B-276 — N.T.S.



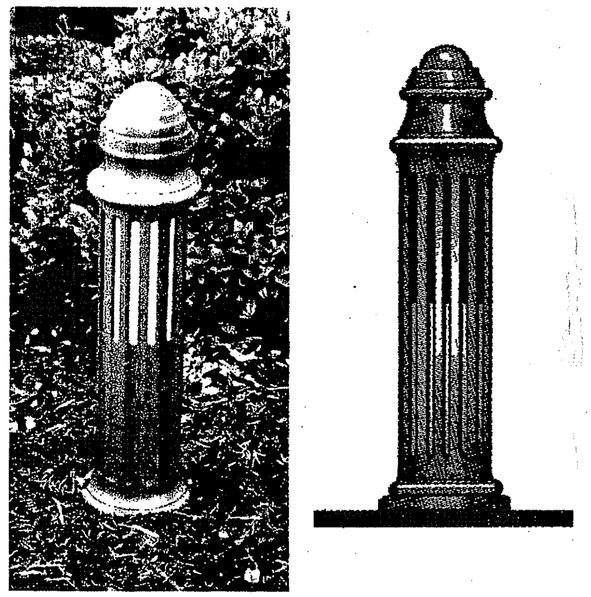
THIS IS A REPRESENTATION OF POTENTIAL TOTLOT PLAYGROUND EQUIPMENT. THIS EQUIPMENT MAY CHANGE AT TIME OF FINAL DESIGN.

7/9 TOT LOT PLAYGROUND STRUCTURE
PICTORIAL — 10E-069 — NOT TO SCALE



NOTES:
1. COLOR TO BE DETERMINED.
2. COORDINATE WITH BENCH AND LIGHT POLES.

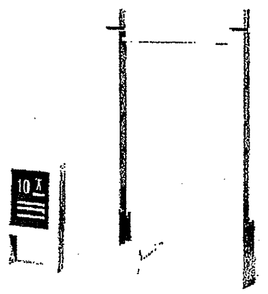
2/9 METAL WASTE RECEPTACLE
PICTORIAL — 05F-053 — N.T.S.



BOLLARD WITH LIGHT FOR PEDESTRIAN PATHS AND INTERIOR WALKS

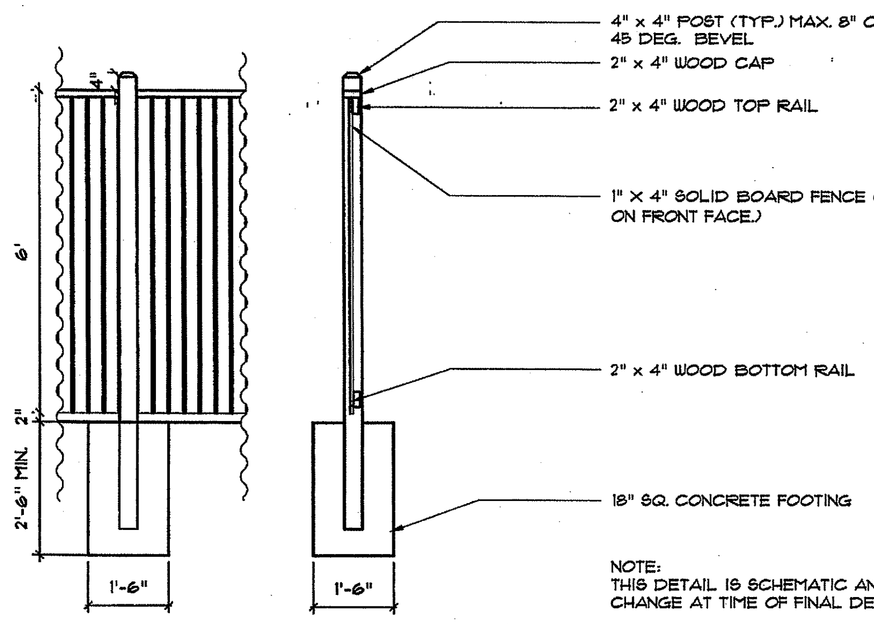
NOTES:
1. COLOR TO BE COORDINATED WITH SITE FURNITURE.
2. TO BE LOCATED WITHIN COURTYARD AND SPECIAL FEATURE AREAS.

5/9 BOLLARD LIGHT
PICTORIAL — 05B-277 — N.T.S.



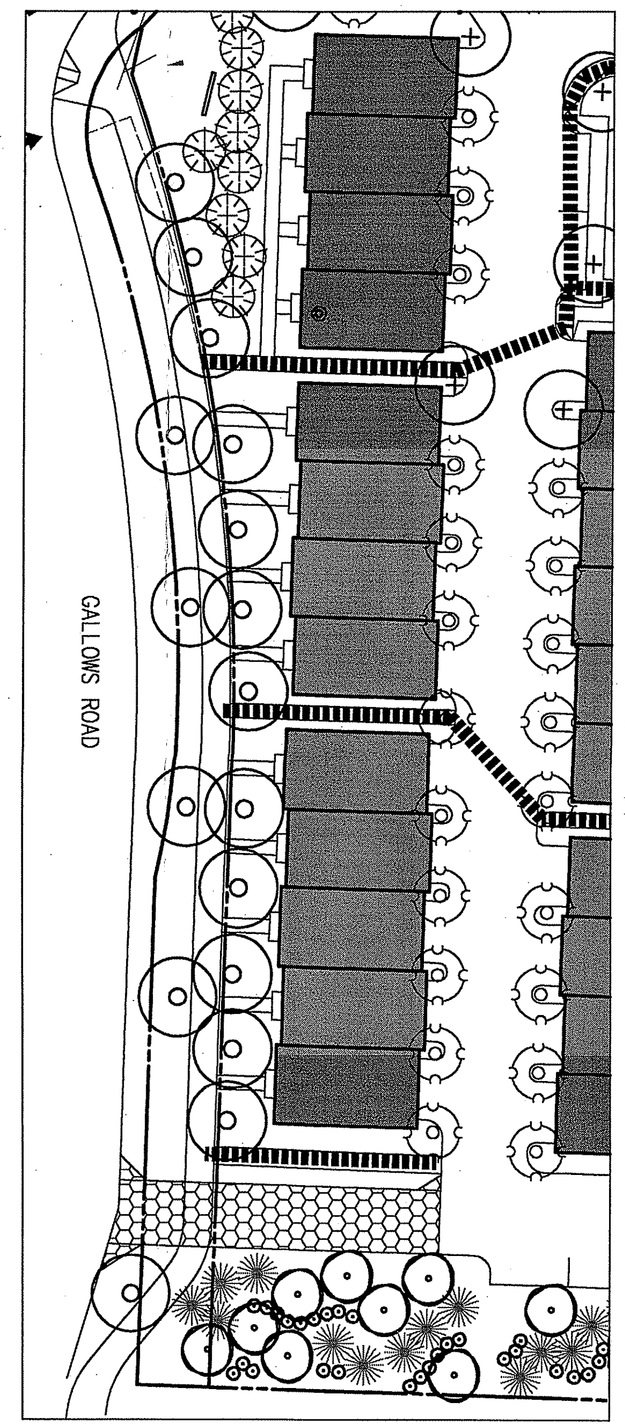
DETAIL IS A REPRESENTATION OF POTENTIAL EXERCISE STATION ALONG LOOP TRAIL. INDIVIDUAL STATIONS WILL HAVE VARYING EQUIPMENT.

3/9 EXERCISE STATION
PICTORIAL — 10M-014 — N.T.S.



NOTE:
THIS DETAIL IS SCHEMATIC AND IS SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.

6/9 WOOD SCREEN FENCE
ELEVATION/SECTION — 04A-109 — 1/2" = 1'-0"



GALLOWS ROAD DETAIL
NOT TO SCALE

1414 Prince Street
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McLEAN, VA FREDERICK, MD

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE DETAILS

PCA 75-7-004-2 CSB
APPLICATION NO. ____ STAFF ____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3/11/04
SEE PROFFERS DATED ____
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 10 OF 13

VIKA REVISIONS

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REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES. DWN.

SCALE: AS NOTED

PROJECT/FILE NO. 2002075

SHEET NO. 10 OF 13

COMMONWEALTH OF VIRGINIA
JOHN R. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

SITE PLAN PREPARED BY:

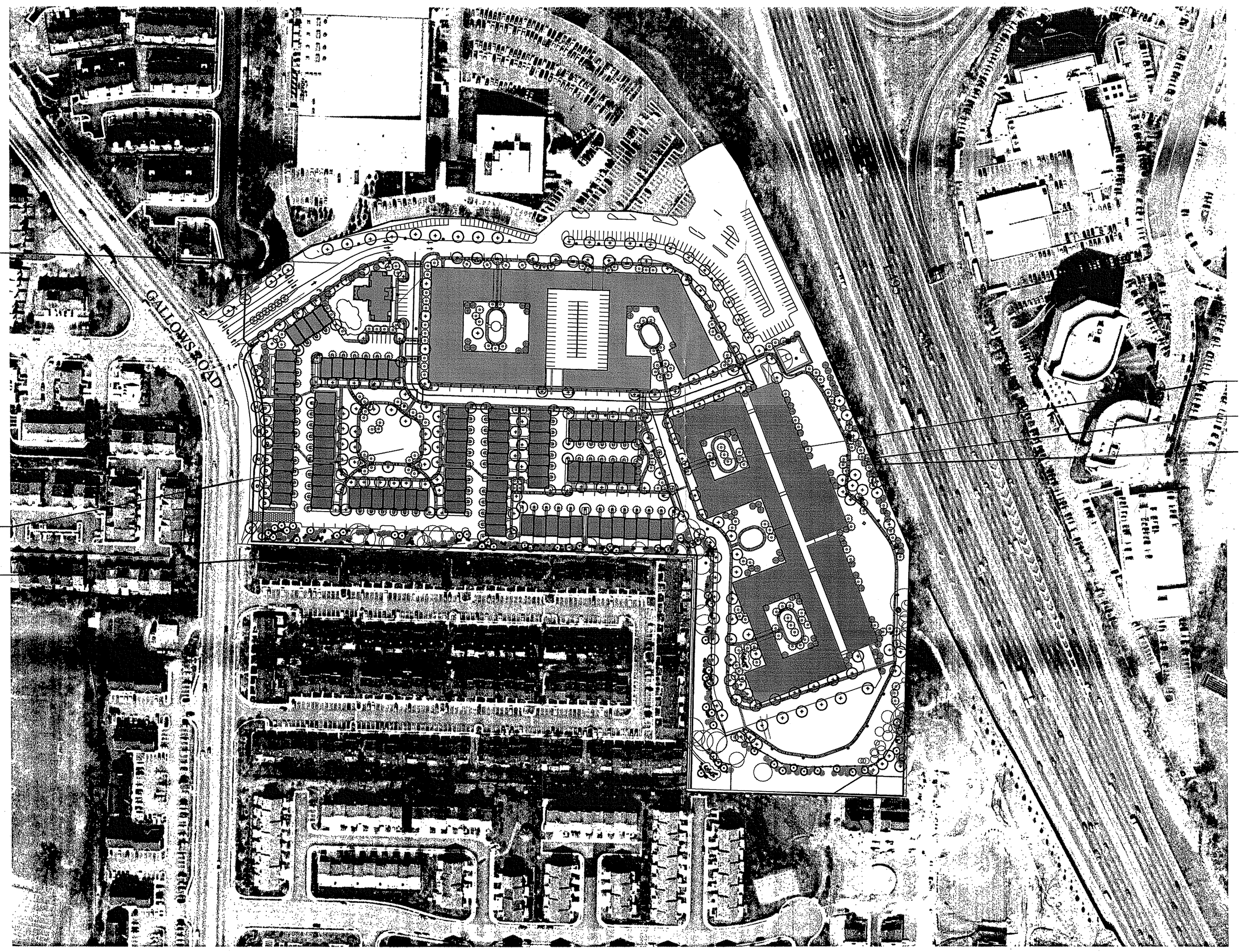
SK&I
Architectural Design Group

GRAPHIC PREPARED BY:

1414 Prince Street
Suite 400
Alexandria, VA 22314

Phone: 703.549.7784
Fax: 703.549.4984

LandDesign



APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET ___ OF 13

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

NORTH

SITE PLAN - AERIAL OVERLAY

NOTE:
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BA[illegible] ON FINAL SITE LAYOUT.

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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN AERIAL OVERLAY

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REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.

SCALE: 1"=100'

PROJECT/FILE NO. 2002075

SHEET NO. 7 OF 13

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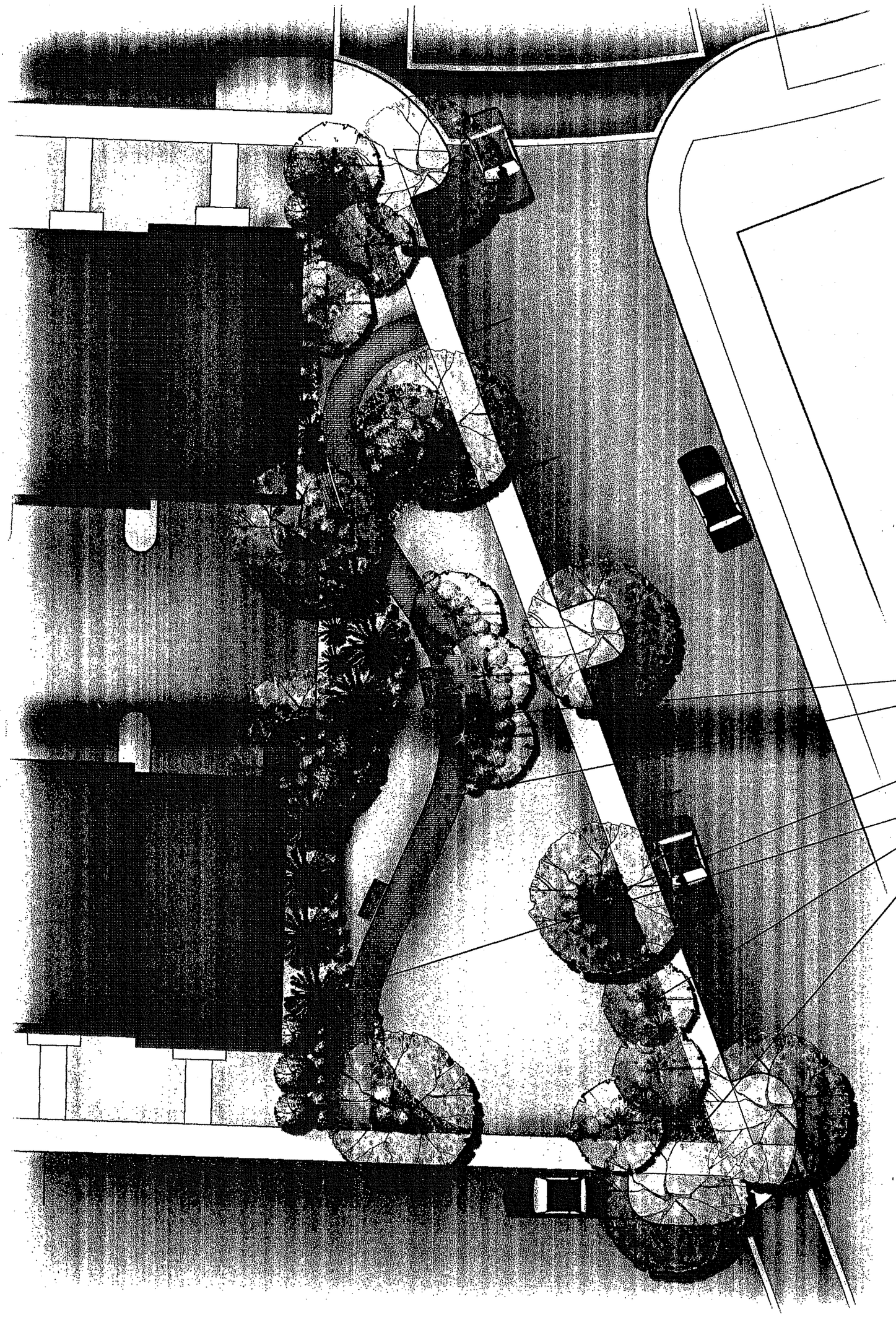
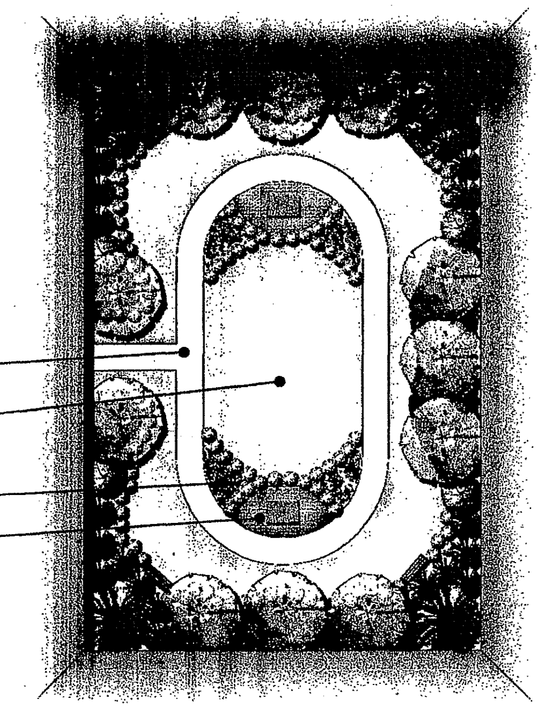
Appendix 5



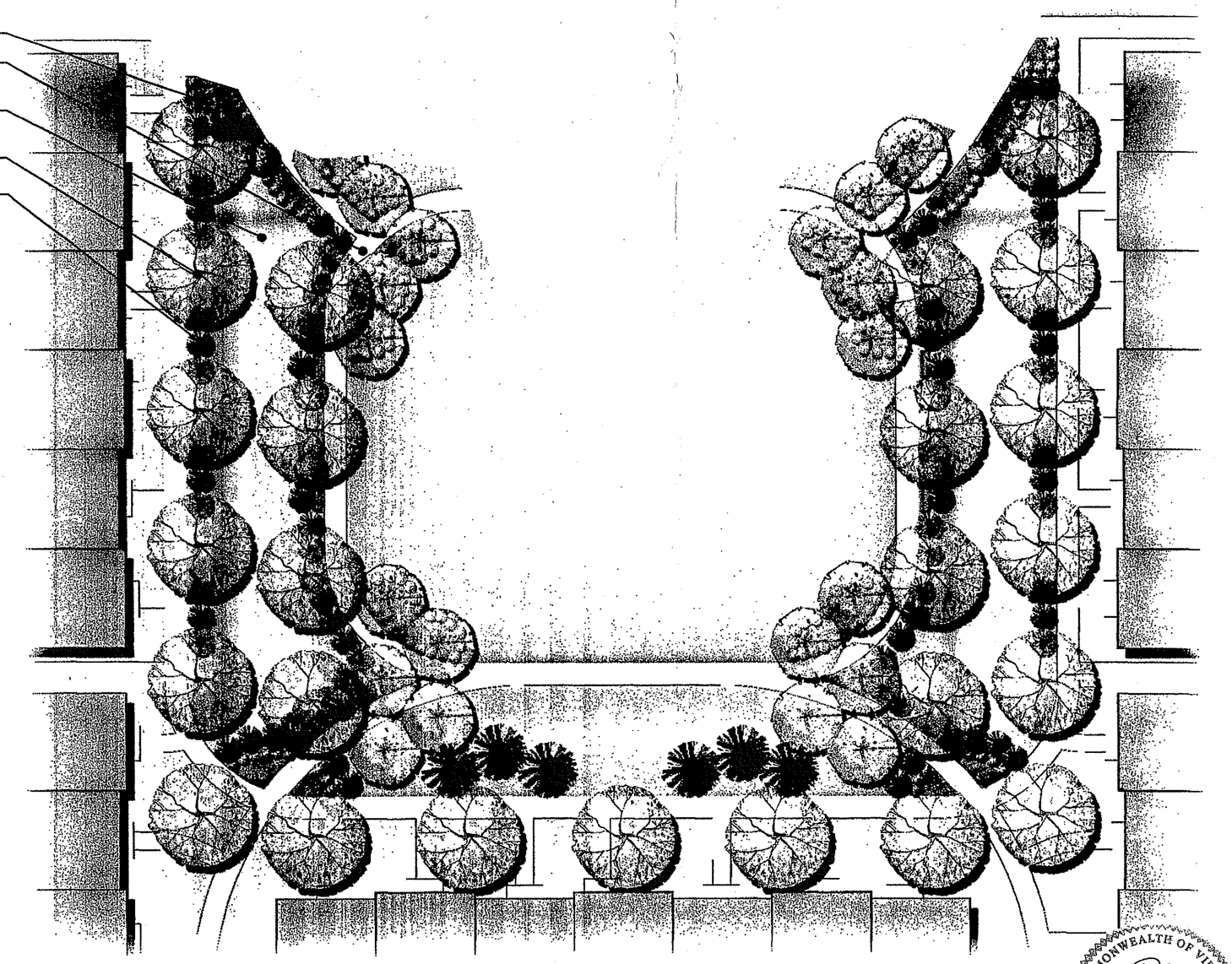
PASSIVE RECREATION AREA

SCALE: 1" = 10'



MULTI-FAMILY COURTYARD

SCALE: 1" = 20'



COMMUNITY GREEN

SCALE: 1" = 20'

NOTE:
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Suite 400
Alexandria, VA 22314

Phone: 703.549.7784
Fax: 703.549.4984

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703-442-7700 ■ FAX 703/781-2787
MCLEAN, VA FREDERICK, MD

APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 8 OF 13

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT

VIKA REVISIONS

REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
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REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

DES.	DWN.
MC	MC

SCALE: 1"=20'

PROJECT/FILE NO. 2002075

SHEET NO. 8 OF 13

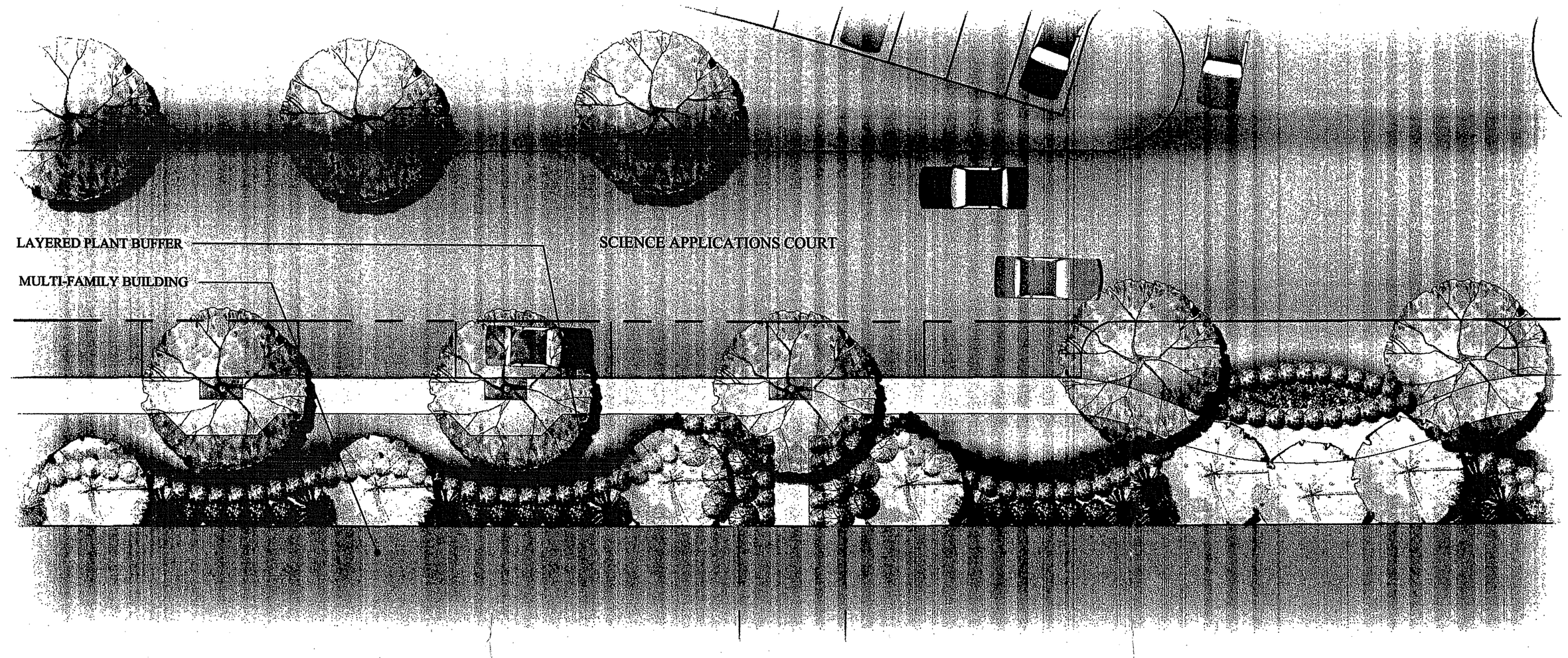
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

Appendix 5

1414 Prince Street
Suite 400
Alexandria, VA 22314

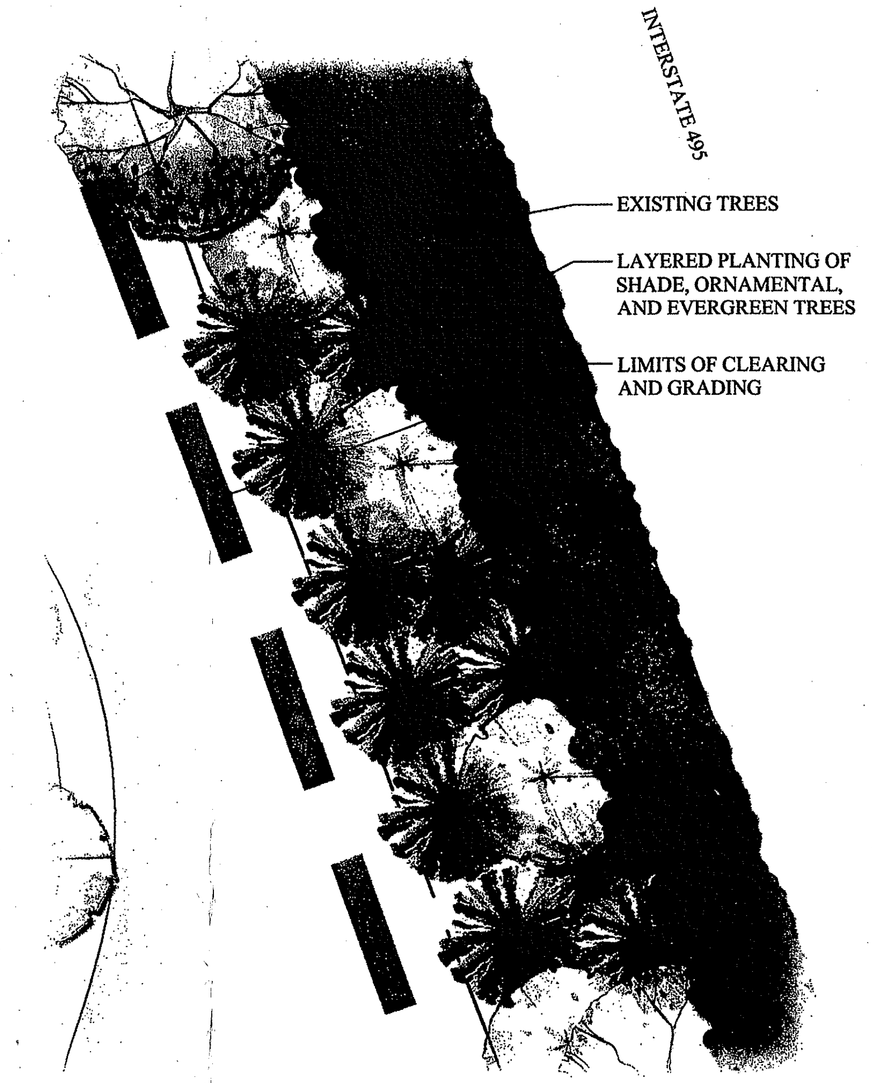
Phone: 703.549.7784
Fax: 703.549.4984

LandDesign



SCIENCE APPLICATIONS COURT STREETSCAPE

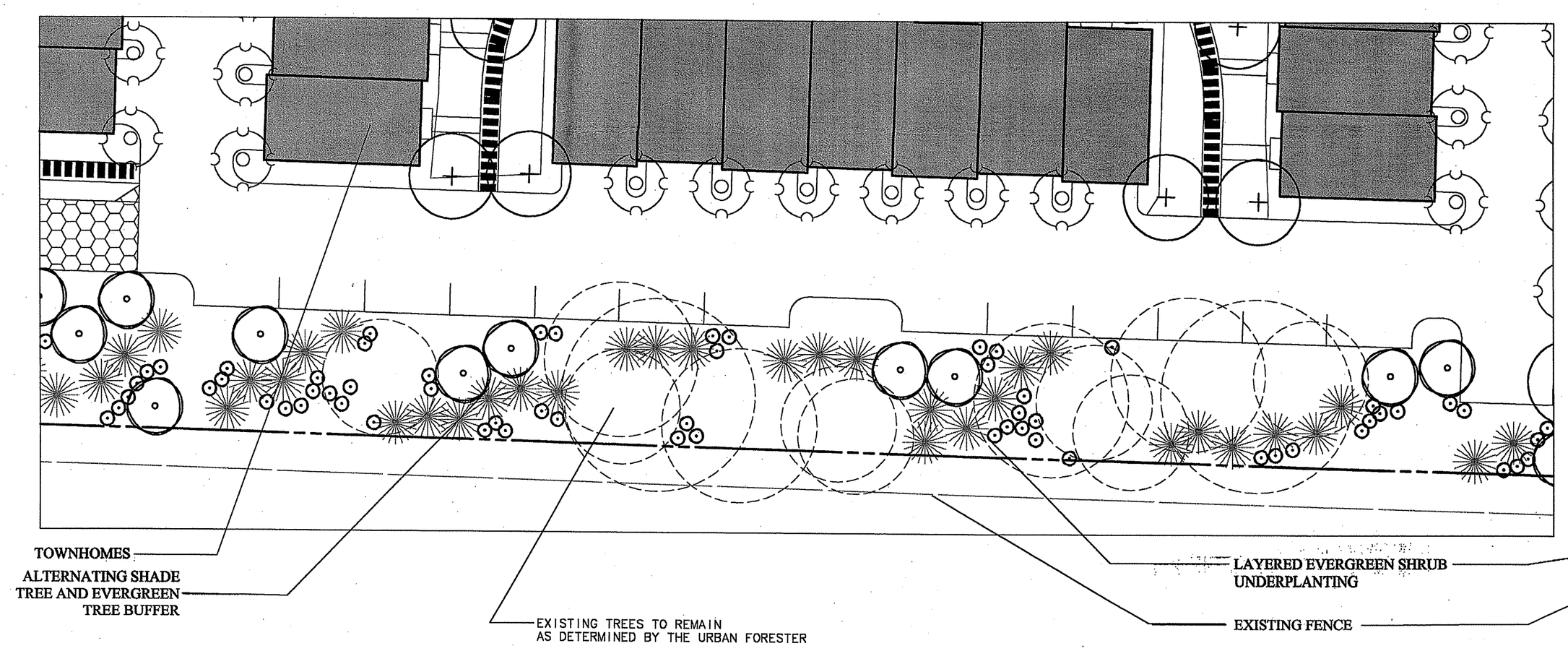
SCALE: 1" = 10'



INTERSTATE 495 BUFFER

SCALE: 1" = 10'

APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 9 OF 13



TOWNHOME BUFFER

SCALE: 1" = 20'

TOWNHOME BUFFER SECTION

SCALE: 1" = 5'

NOTE:
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BASED ON FINAL SITE LAYOUT.

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VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA FREDERICK, MD

THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT

VIKA REVISIONS

REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003
REV: AUGUST 8, 2003
REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN. 17, 2003

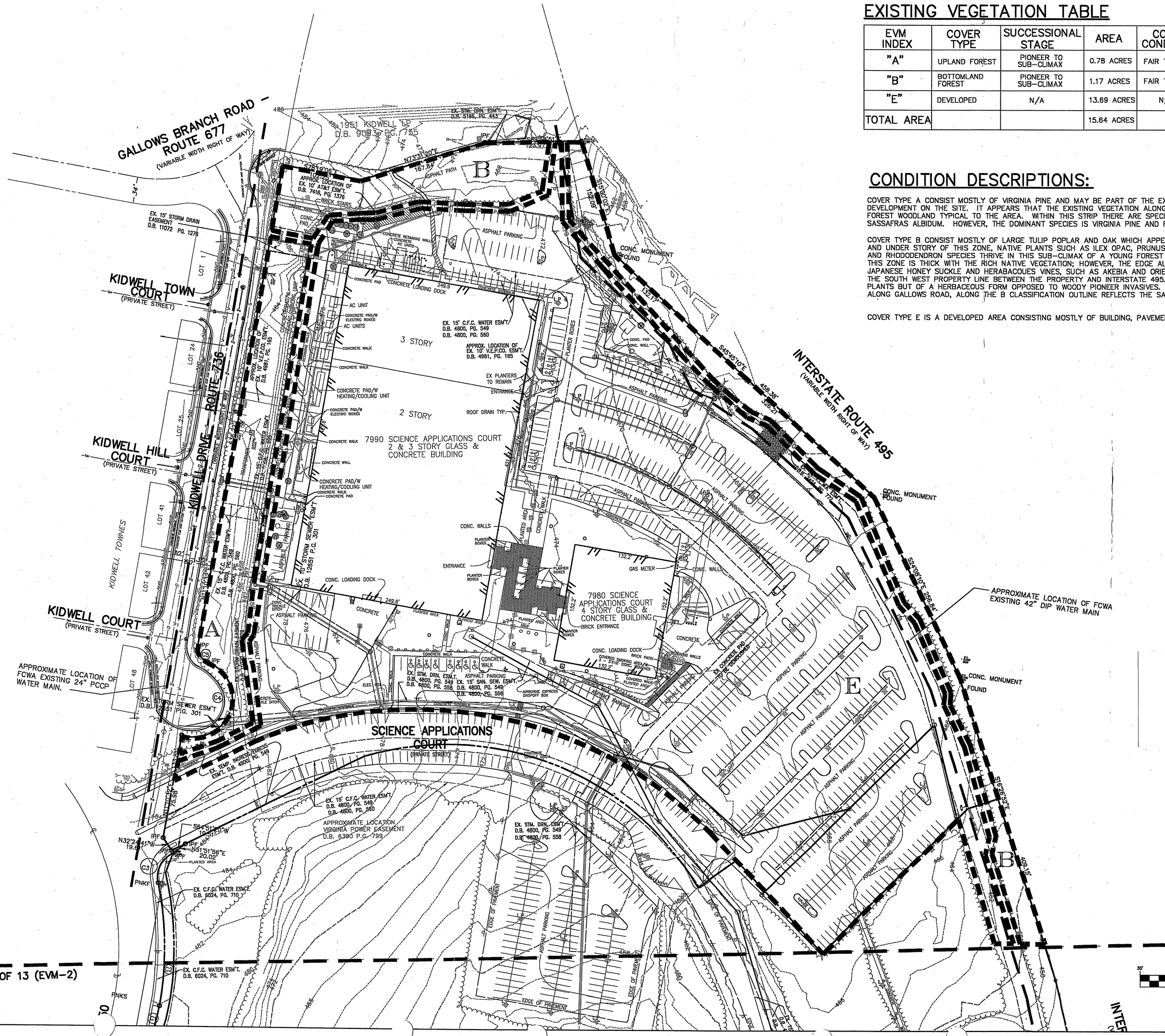
DES.	DWN.
MC	MC

SCALE: 1"=20'

PROJECT/FILE NO. 2002075

SHEET NO. 9 OF 13

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
3/11/04



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	UPLAND FOREST	PIONEER TO SUB-CLIMAX	0.78 ACRES	FAIR TO POOR	VIRGINIA PINE	SEE DESCRIPTIONS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	1.17 ACRES	FAIR TO POOR	RED MAPLE	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	13.69 ACRES	N/A	N/A	
TOTAL AREA			15.64 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE A CONSIST MOSTLY OF VIRGINIA PINE AND MAY BE PART OF THE EXISTING VEGETATION THAT STOOD BEFORE ANY DEVELOPMENT ON THE SITE. IT APPEARS THAT THE EXISTING VEGETATION ALONG KIDWELL DRIVE MAY BE REMNANTS OF A PREEXISTING FOREST WOODLAND TYPICAL TO THE AREA. WITHIN THIS STRIP THERE ARE SPECIES SUCH AS: JUGLANS NIGRA, ACER RUBRUM, SASSAFRAS ALBIDUM. HOWEVER, THE DOMINANT SPECIES IS VIRGINIA PINE AND FADES INTO DECIDUOUS VEGETATION.

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION; HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERABACOUES VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OUTLINE REFLECTS THE SAME.

COVER TYPE E IS A DEVELOPED AREA CONSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANICURE LAWNS AND GRASS AREAS.

PCA 75-7-004-2
APPLICATION NO _____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/11/04
DATE OF (BOS) (PC) APPROVAL 3/15/04
SHEET 11 OF 13

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
3/11/04
PROFESSIONAL ENGINEER

GRAPHIC SCALE
30' 0 15 30 60 120
(IN FEET)
1 inch = 60' ft.

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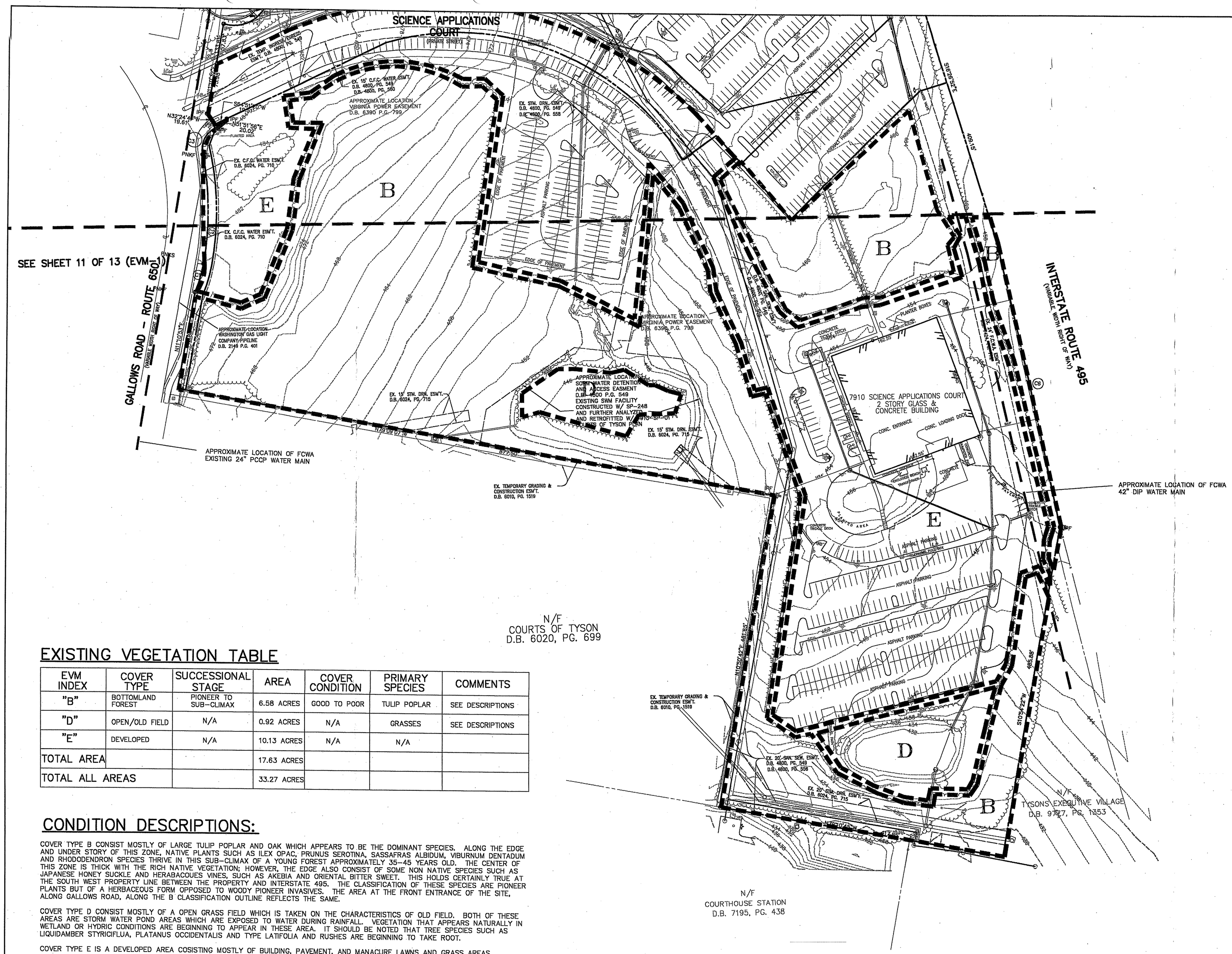
THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REV:	MAR. 11, 2004
REV:	MAR. 10, 2004
REV:	MAR. 1, 2004
REV:	FEB. 17, 2004
REV:	JAN. 9, 2004
REV:	SEPT. 2, 2003
REV:	AUG. 8, 2003
REV:	JULY 10, 2003
REV:	APRIL 24,2003
REV:	APRIL 2, 2003
DATE:	JAN 17, 2003
DES. DLK	DWN. DLK
SCALE:	1"=60'
PROJECT/FILE NO.	EVM-1
SHEET NO.	11 OF 13



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	6.58 ACRES	GOOD TO POOR	TULIP POPLAR	SEE DESCRIPTIONS
"D"	OPEN/OLD FIELD	N/A	0.92 ACRES	N/A	GRASSES	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	10.13 ACRES	N/A	N/A	
TOTAL AREA			17.63 ACRES			
TOTAL ALL AREAS			33.27 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION; HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERABACOUES VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OUTLINE REFLECTS THE SAME.

COVER TYPE D CONSIST MOSTLY OF A OPEN GRASS FIELD WHICH IS TAKEN ON THE CHARACTERISTICS OF OLD FIELD. BOTH OF THESE AREAS ARE STORM WATER POND AREAS WHICH ARE EXPOSED TO WATER DURING RAINFALL. VEGETATION THAT APPEARS NATURALLY IN WETLAND OR HYDRIC CONDITIONS ARE BEGINNING TO APPEAR IN THESE AREA. IT SHOULD BE NOTED THAT TREE SPECIES SUCH AS LIQUIDAMBER STYRICIFLUA, PLATANUS OCCIDENTALIS AND TYPE LATIFOLIA AND RUSHES ARE BEGINNING TO TAKE ROOT.

COVER TYPE E IS A DEVELOPED AREA COSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANACURE LAWNS AND GRASS AREAS.

APPLICATION NO PCA 75-7-004-2 STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/11/04

DATE OF (BOS) (PC) APPROVAL 3/15/04

SHEET 12 OF 13

GRAPHIC SCALE

30' 0 15 30 60 120

(IN FEET)
1 inch = 60' ft.

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THE RESERVE AT TYSON'S CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

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DATE:	JAN 17, 2003
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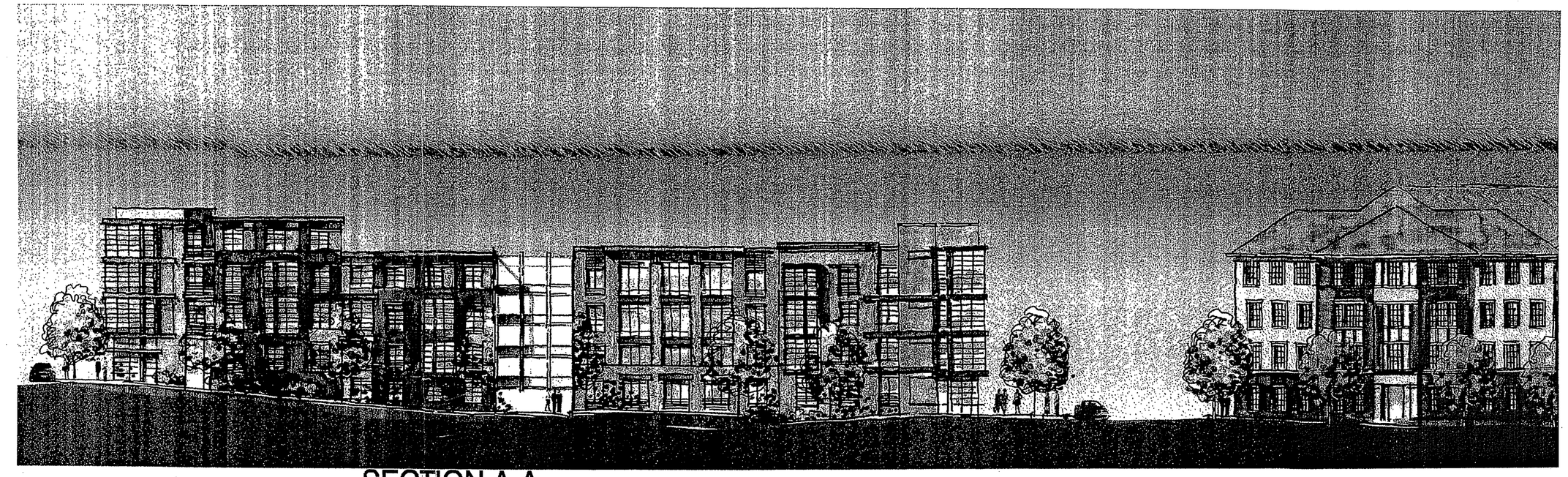
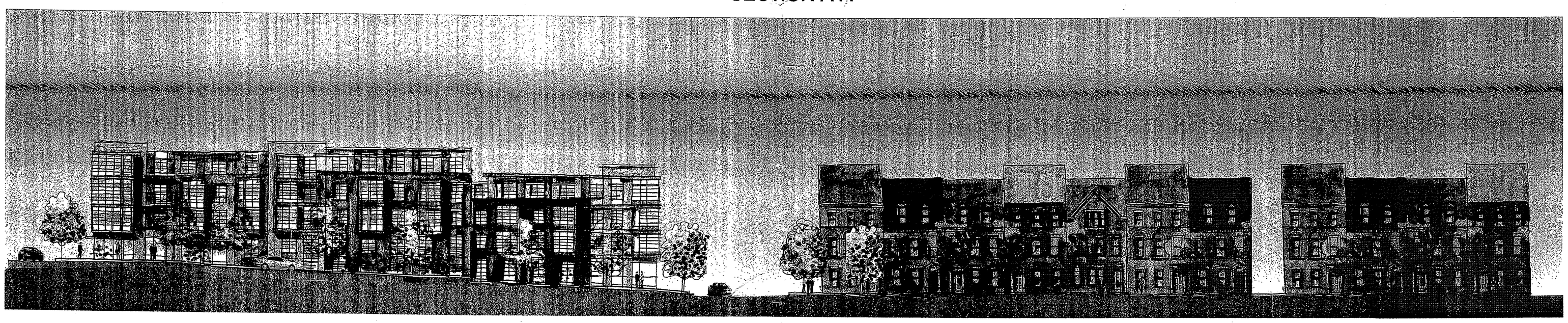
SCALE:	1"=60'
PROJECT/FILE NO.	EVM-2
SHEET NO.	12 OF 13

Appendix 5

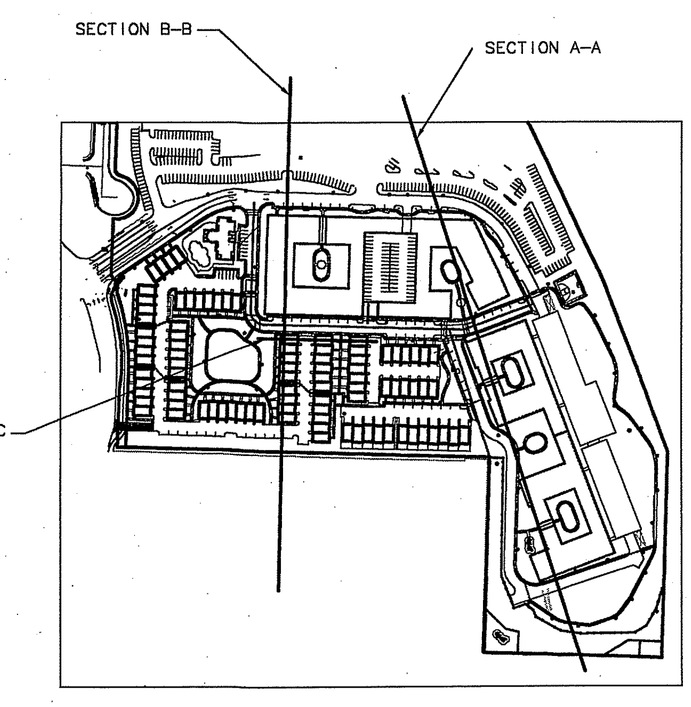


SECTION A-A



SECTION B-B

SECTION C-C



APPLICATION NO. PCA 75-7-004-2 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3/11/04
SEE PROFFERS DATED 3/15/04
DATE OF (BOS) (PC) APPROVAL
SHEET 13 OF 13

COMMONWEALTH OF VIRGINIA
JOHN C. MATETTI
NO. 11447
3/16/04
PROFESSIONAL ENGINEER

REV: MAR. 11, 2004
REV: MAR. 10, 2004
REV: MAR. 1, 2004
REV: FEB. 17, 2004
REV: JAN. 9, 2004
REV: SEPT. 2, 2003

THE RESERVE AT TYSONS CORNER

TYSONS CORNER, VA.

LINCOLN PROPERTY COMPANY

SK&I Architectural Design Group

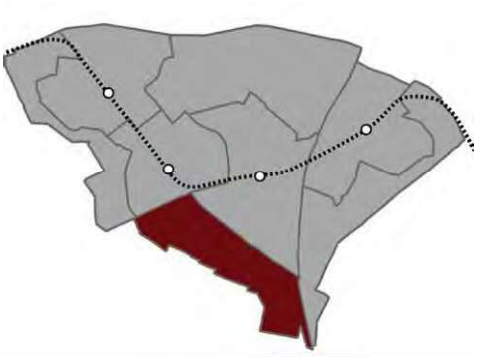
Scale: 1/32"=1'
Date: 08/08/2003

A13

13 OF 13

P jects\6235h\dwg\6235902.dwg 02/2004 11:03:18 AM EST

Old Courthouse



Located between Leesburg Pike and the edge of Tysons (south of Old Courthouse Road), the Old Courthouse District will have smaller scale office buildings and residential developments than TOD districts and will serve as a transition area between the Tysons Central 123 District and the neighboring communities.

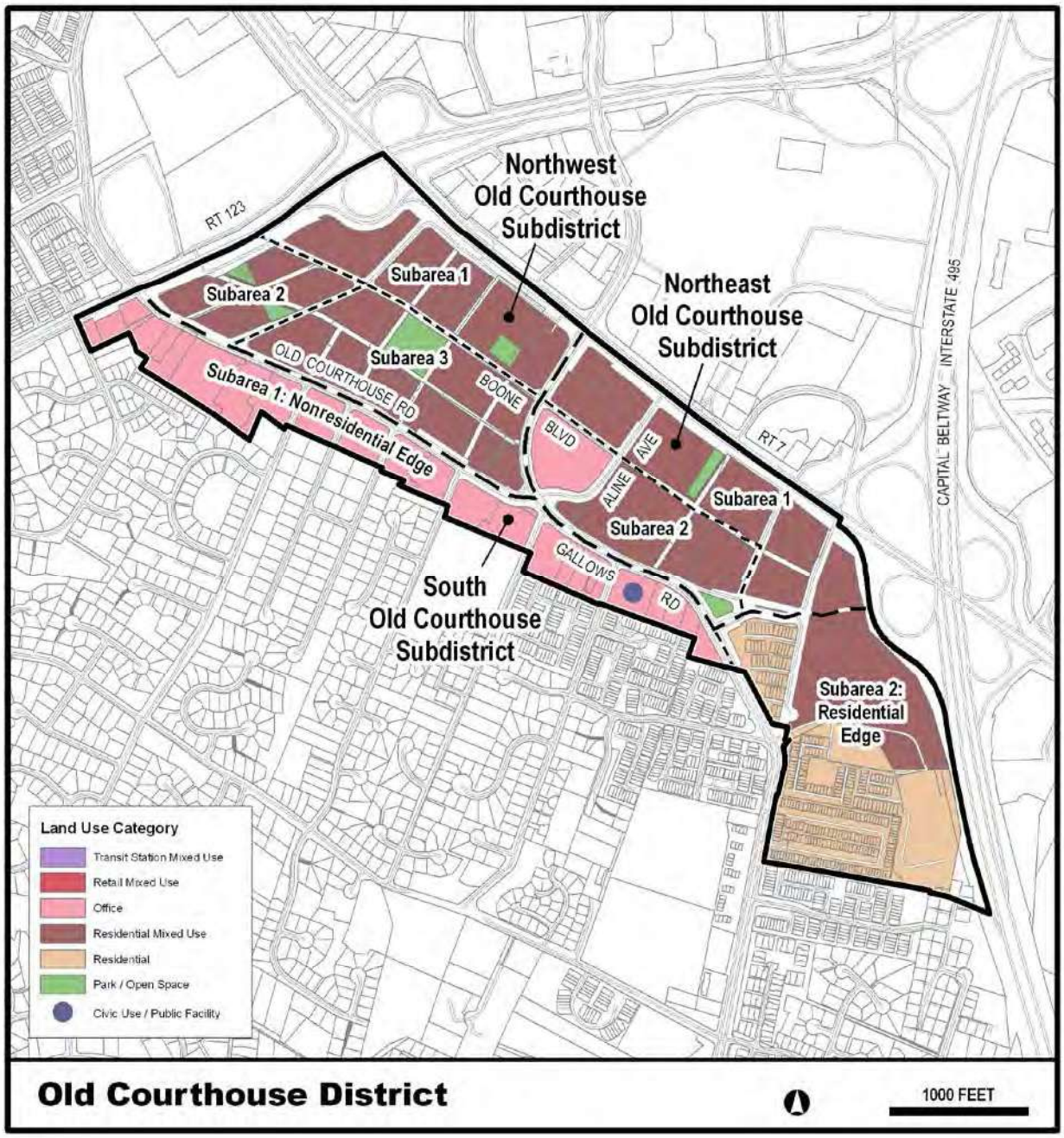
With additional infill and redevelopment, portions of the Old Courthouse District will evolve into a neighborhood that supports an active 24-hour environment where people go to restaurants or shopping after work. Residential development will become a dominant use in most subdistricts, which will create the sense of community throughout this district.

As Leesburg Pike runs through the Old Courthouse District, street treatments will calm traffic and soften its negative visual impact from the businesses and residents fronting the arterial. Active storefronts, street furniture and other pedestrian amenities will provide for a pleasant walking experience.

Pocket parks, common greens and other recreational facilities will provide gathering places within the mixed use area. These parks and open spaces would be essential to create a buffer between the adjacent communities and Tysons.

The district is composed of three subdistricts. One subdistrict forms an edge of Tysons: the South Old Courthouse Subdistrict. The other two subdistricts continue the transition to the higher intensity associated with TOD districts to the north and northwest: the Northwest Old Courthouse and Northeast Old Courthouse Subdistricts.

The land use concept for the Old Courthouse District is shown in the map below.



MAP 17

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

SOUTH OLD COURTHOUSE SUBDISTRICT

The South Old Courthouse Subdistrict is comprised of about 80 acres and forms an edge for this part of Tysons' southern boundary. The vision for this edge is to retain the existing low-rise and low intensity character, which provides a transition in scale and intensity from the mid-rise and high-rise commercial development along Leesburg Pike to adjacent single-family neighborhoods. The subdistrict is composed of two parts. Subarea 1 is a long narrow strip of nonresidential development on the south side of Old Courthouse Road and Gallows Road. Subarea 2 is a predominantly residential area east of Gallows Road and south of Gallows Branch Road.

Subarea 1 – Nonresidential Edge

The existing land use is predominantly low-rise office use, except for retail uses at the Chain Bridge Road and Old Courthouse Road intersection. The retail area is planned for and developed up to .35 FAR. The office area is planned for and developed at up to .50 FAR. Any future infill or redevelopment should retain the area's low-rise scale and character, in order to be compatible with the adjacent neighborhoods. Building height is limited to 35 feet.

Subarea 2 – Residential Edge

The existing land use is predominantly residential with a mix of townhouse and multifamily uses. The triangular portion surrounded by Kidwell Drive, Gallows Road and Gallows Branch Road is planned and developed with townhouse use at 12 dwelling units per acre as Kidwell Towns. Tysons Oaks is planned for and developed as townhouse use at 16 dwelling units per acre. The existing scale and character of these areas should be retained in order to continue to provide a compatible transition to the adjacent neighborhoods. Building height is limited to 35 feet.

The remainder of this subarea is planned and developed with office and residential use.

- The portion to the south of Science Applications Court is planned and developed with residential use up to 30 dwelling units per acre. Due to its location next to I-495, the residential area is required to provide noise attenuation measures as determined appropriate by the county. Building height is limited to 75 feet, except adjacent to Courts of Tysons which is limited to 45 feet.

- The portion north of Science Applications Court is planned for and developed with office use up to .50 FAR, with an option to redevelop with residential use up to 30 dwelling units per acre, similar to the area to the south. As a second option, redevelopment may be similar to that planned to the north, which is planned for office use up to 1.0 FAR or mixed use with a significant residential component up to 1.5 FAR (if the mix of uses has less traffic impact than office use at 1.0 FAR); under these options:

    - Logical and substantial parcel consolidation should be provided to ensure well-designed projects that function efficiently and integrate with abutting parcels.

- Open space amenities that are publicly accessible, such as an athletic field and/or other active recreational facilities should be provided.

- Building height is limited to 130 feet tapering down on the south and west to 75 feet. If a public recreational facility, such an athletic field, is provided at grade, additional building height above 130 feet may be considered in order to accommodate this public use.

- In addition, vehicular circulation should be improved by orienting primary access toward Gallows Branch Drive.

NORTHWEST OLD COURTHOUSE SUBDISTRICT

The Northwest Old Courthouse Subdistrict is comprised of about 60 acres and is bounded by Leesburg Pike on the north, Gallows Road on the east, Old Courthouse Road on the south and Chain Bridge Road on the west. Along Leesburg Pike, development includes a variety of retail uses, and large office buildings with retail uses. Away from Leesburg Pike, to the south, the area is predominantly developed with mid-rise and low-rise office buildings which transition toward the edge of the Old Courthouse District.

The subdistrict is composed of three parts. Subarea 1 is between Leesburg Pike and Boone Boulevard. Subarea 2 is between Chain Bridge Road and Howard Avenue. Subarea 3 is between Boone Boulevard and Old Courthouse Road.

Subarea 1

This area is comprised of almost 20 acres and is located between Route 7 and Boone Boulevard.

Base Plan

This subarea is planned for and developed with office use with support retail and services uses up to 1.2 FAR, except for Tax Map 39-2((2))39, 40 and 41 and Tax Map 39-1((6))33, 35, 37 and 38, which are planned for and developed with auto sales and retail uses.

Redevelopment Options

With logical and substantial parcel consolidation that ensures well-designed projects that function efficiently and integrates with and facilitates the redevelopment of other properties in conformance with the Plan, the auto sales and retail uses are appropriate to redevelop to office use with support retail and service uses up to 1.2 FAR. As an alternative, mixed use with a significant residential component may be appropriate up to 1.8 FAR (if the mix of uses has less traffic impact than office redevelopment at 1.2 FAR). In addition, higher intensity may be allowed for property within 1/2 mile distance of the Tysons Central 7 Metro station.

A potential circulator alignment extends through or abuts this subarea, as described in the Areawide Transportation Recommendations. Redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

County of Fairfax, Virginia

MEMORANDUM

DATE: November 2, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis:**
PCA 75-7-004-03/SE 2015-PR-021 Meridian Sciences 7980, L.P. (Tysons Technology Athletic Field)

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated April 1, 2015 as revised through October 19, 2015, and amended proffers. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Meridian Sciences 7980 L.P. is requesting a proffered condition amendment (PCA) and special exception (SE). The requested PCA is for a 14.4 acre property located on tax map parcels 39-3 ((1)) 13D and 13E. The PCA would amend the previously approved proffers to permit an outdoor athletic field and parking garage that would be for public use. In conjunction with the PCA, a SE on a 5.7 portion of the property would permit a containment structure with a maximum height of 30 feet associated with the proposed athletic field. The property is currently developed with two office buildings and surface parking. The two buildings and portions of the surface parking will remain.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in a residential edge area of the Tysons Corner Urban Center. To the east is I-495, to the north is an office building and an I-495 on-ramp, to the south is an apartment and townhouse community and to the west are townhouses. The site has two entrances from the private street, Science Applications Court, which also provides access to the

residential uses to the south. This street accesses Gallows Road to the southwest of the site. Kidwell Drive borders the subject property to the west and ends in a cul-de-sac immediately north of Science Applications Court; there is not a connection to this street from the property.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through April 29, 2014, on Pages 164 - 165, the Plan, as applied to the application area, states the following:

"SOUTH OLD COURTHOUSE SUBDISTRICT

The South Old Courthouse Subdistrict is comprised of about 80 acres and forms an edge for this part of Tysons' southern boundary. The vision for this edge is to retain the existing low-rise and low intensity character, which provides a transition in scale and intensity from the mid-rise and high-rise commercial development along Leesburg Pike to adjacent single-family neighborhoods. The subdistrict is composed of two parts. Subarea 1 is a long narrow strip of nonresidential development on the south side of Old Courthouse Road and Gallows Road. Subarea 2 is a predominantly residential area east of Gallows Road and south of Gallows Branch Road…

Subarea 2 – Residential Edge

The existing land use is predominantly residential with a mix of townhouse and multifamily uses.

The triangular portion surrounded by Kidwell Drive, Gallows Road and Gallows Branch Road is planned and developed with townhouse use at 12 dwelling units per acre as Kidwell Towns. Tysons Oaks is planned for and developed as townhouse use at 16 dwelling units per acre. The existing scale and character of these areas should be retained in order to continue to provide a compatible transition to the adjacent neighborhoods. Building height is limited to 35 feet.

The remainder of this subarea is planned and developed with office and residential use.

• The portion to the south of Science Applications Court is planned and developed with

residential use up to 30 dwelling units per acre. Due to its location next to I-495, the residential area is required to provide noise attenuation measures as determined appropriate by the county. Building height is limited to 75 feet, except adjacent to Courts of Tysons which is limited
to 45 feet.

- The portion north of Science Applications Court is planned for and developed with office use up to .50 FAR, with an option to redevelop with residential use up to 30 dwelling units per acre, similar to the area to the south. As a second option, redevelopment may be similar to that planned to the north, which is planned for office use up to 1.0 FAR or mixed use with a significant residential component up to 1.5 FAR (if the mix of uses has less traffic impact than office use at 1.0 FAR); under these options:

- Logical and substantial parcel consolidation should be provided to ensure well-designed projects that function efficiently and integrate with abutting parcels.

- Open space amenities that are publicly accessible, such as an athletic field and/or other active recreational facilities should be provided.

- Building height is limited to 130 feet tapering down on the south and west to 75 feet. If a public recreational facility, such an athletic field, is provided at grade, additional building height above 130 feet may be considered in order to accommodate this public use.

- In addition, vehicular circulation should be improved by orienting primary access toward Gallows Branch Drive."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):
Residential Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):
Tier 4 (75 – 130 feet)

LAND USE ANALYSIS

The subject property contains two office buildings and a surface parking lot. A full size athletic field, bleachers and a maximum six story parking garage are proposed on portions of the surface parking lot. The field is being provided in connection with RZ 2010-PR-022, The Boro, in order to meet Comprehensive Plan guidance that calls for the provision of athletic fields with new development. The Boro development is located in another area of Tysons adjacent to the Greensboro Metro Station. The Plan recommendation for the subject property includes the provision of an athletic field.

Land Use

The subject application is for an athletic field and a parking garage to accommodate the parking required to support the field and the existing office uses. The provision of an athletic field is supported by the Comprehensive Plan.

The Comprehensive Plan recommends that proposals to modify existing uses should be considered if they would result in significant public benefits that outweigh adverse effects and if such proposals don't interfere with the eventual redevelopment of these properties. The applicant has provided a bubble plan exhibit showing how the subject property could be redeveloped according to the Comprehensive Plan with the proposed athletic field and parking garage remaining. The exhibit demonstrates several concerns for future redevelopment. It does not show the parking structure integrated with new development, which would better meet the Plan guidance; the exhibit continues to depict the stand-alone parking garage. The Plan recommends that above-grade parking structures should be wrapped with active uses on all sides except along service streets. Stand-alone parking structures are strongly discouraged. Additionally, the exhibit shows a potential vehicular connection to Gallows Branch Road via the property to the north, which may not be possible without consolidation. The Comprehensive Plan recommends that primary access to the site should be oriented toward Gallows Branch Road. And finally, the mix and location of the uses shown may not be desirable from a land use and site design perspective.

Site Design

The proposed stand-alone above-grade parking structure may be up to six stories, or 65 feet tall. The applicant has provided photographs of parking garage screening precedents on the development plan. The photographs depict facades with limited architectural treatments that are screened by mature trees. The landscape plan shows street trees planted in 8 to 12 foot planting areas surrounding a majority of the garage perimeter. The Comprehensive Plan recommends that exposed parking structures have careful architectural detailing, lighting, and landscaping along the building frontage to mitigate the negative impacts of exposed parking levels.

The southern boundary of the athletic field, which will include a 10 to 30 foot high welded wire fence that will function as a containment structure, is approximately 50 feet from the existing multifamily apartment building. The field will be lit at night. The applicant has provided a photometric plan to show the impact of the lights on the surrounding area. Due to the proximity of the field to the apartment building, the applicant has met with the adjacent residents at The Reserve at Tysons Corner to discuss the development application. Staff has requested the applicant seek a letter in support of the proposal from the residents.

The proposed athletic field is impacted by a waterline easement which will cross the northeastern corner of the field. The applicant has been working with Fairfax Water in order to get approval for encroachment. Additionally, a noise analysis submitted on October 30, 2015 measured noise levels that exceed the Comprehensive Plan guidance for noise levels in outdoor recreation areas. It is recommended that the applicant conduct further analysis and provide recommendations for noise mitigation. It is unclear if any potential noise mitigation structure will be visually intrusive or potentially compatible with adjacent residential development.

Parking
Up to 789 parking spaces may be provided, in line with the required parking to support maximum by-right uses. The applicant has indicated that a reduced number of spaces are likely to be provided to meet the requirement for the existing and proposed uses of 622 spaces. The reduced number of spaces would result in a parking structure with fewer levels

Pedestrian and Bicycle Connectivity
Pedestrian facilities within the SE area are limited to sidewalks provided between the proposed parking garage and athletic field and the surface parking lot in the southeast corner of the site and the field. Due to site constraints, no sidewalk is provided along the northern side of Science Applications Court adjacent to the southern edge of the field. However, a sidewalk currently exists offsite along the southern side of this street. While it is anticipated that most field users will park in the surface parking lot in the southeast corner and the parking garage will mostly be used by tenants of the existing office buildings, if field users do park in the parking garage, they will have to enter the field on the north side and walk the perimeter of the field to the southeastern entrance in order to access the bleachers and bathroom facilities. It is recommended that signage be provided to direct field users from the parking garage to the facilities on the east side of the field.

Limited bike racks are provided on the eastern side of the field, but no additional bike facilities are provided which may ease access to the field from offsite.

CONCLUSION

The proposed full-size athletic field is located on a site with multiple constraints. However, finding available land to provide such needed athletic fields in close proximity to serve the current and future population in Tysons is very challenging. The remainder of the site can likely be redeveloped according to the Comprehensive Plan. With future redevelopment, concerns about the proposed parking structure and limited vehicular, pedestrian and bicycle access can be addressed. The subject application is in conformance with the Comprehensive Plan and the SE for fence (containment structure) is generally in harmony with the Plan. However, the concern for any noise mitigation structures which may be required to mitigate excessive noise levels identified for the field have not been evaluated and remains an outstanding concern.

DMJ/JRB

County of Fairfax, Virginia

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

DATE: October 27, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Tysons Technology Center
SE 2015-PR-021 / PCA 75-7-004-03

The Office of Community Revitalization (OCR) has reviewed the above referenced applications dated October 19, 2015. The following analysis and recommendations are offered for consideration regarding this application.

General Comments:

The proposed conversion of a surface parking lot into an at-grade recreational facility provides a significant public facility in keeping with the intent of the Comprehensive Plan to accommodate recreational needs as Tysons develops. This facility is proposed to provide for future recreational demand associated with The Boro application (RZ 2010-PR-022).

The proposed proffered condition amendment does not add additional gross floor area over the previous approval. An above-grade parking structure is proposed to replace a portion of the converted surface lot parking.

PCA 75-7-004-03 Detailed Comments:

1. Proposed Uses and Impacts on Urban Design: The proposed at-grade recreational field and above-grade parking garage are located adjacent to the Capital Beltway (I-495) and to the rear of the existing commercial structures. While the field will be in proximity to existing residential uses, the proposed orientation minimizes impacts on adjacent land uses to the extent possible and preserves options for future development on the remainder of the site.

2. Pedestrian Access: The applicant has provided a pedestrian circulation plan illustrating pedestrian access from Science Applications Court to, and through, the proposed uses. The primary pedestrian access along Science Applications Court remains the existing sidewalk on the south side. While a pedestrian sidewalk would be preferred on the north side of Science Applications Court, due to the field size needs, and the existing road location, a sidewalk on both sides of Science Applications Court cannot

be accommodated. Given that the field is located to the rear of the site, adjacent to the Capital Beltway, and the low traffic volume on the road, the south side sidewalk provides adequate access. The applicant has proposed a crosswalk to provide pedestrians safe access to the proposed field from the existing sidewalk.

3. Streetscape Design: All of the streets within the proposed development are private and the proposed streetscape standards generally meet the private street standards in the Tysons Urban Design Guidelines (TUDG). The applicant has also provided site furnishing materials and retaining wall renderings as part of the SE which are consistent with the TUDG.

4. Parking Structure Design: Parking is provided in a surface parking lot and a proposed above-grade parking structure. The overall result is a reduction of 404 surface parking spaces for the proposed uses. This conversion of surface parking to other uses is beneficial towards achieving the Comprehensive Plan vision for Tysons.

   In general, the Comprehensive Plan discourages exposed above-grade parking structures. The applicant has provided landscaping around the proposed garage to minimize its visual impacts. The proposed above-grade parking structure does not have any significant above-ground treatment to screen the use. While additional screening would be desirable, the location of the garage, surrounding land uses, potential height range, and limited pedestrian activity minimizes the need for additional screening for this facility with this application. Additional screening for the above-ground garage should be considered in the future when the remainder of the site redevelops.

5. Urban Parks: In addition to the rectangular playing field, the applicant has provided seating areas and adequate street furniture to support field users. The field will be surrounded by a retaining wall of varying height between 0-6' made of concrete with stamped pattern or split face blocks. Pedestrian access points are provided at grade.

CC: Kelly Atkinson, Staff Coordinator, DPZ/ZED
Scott Sizer, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: November 3, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: PCA 75-7-004-03; SE 2015-PR-021
Tysons Technology Center

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) 75-7-004-03 and Special Amendment (SE) 2015-PR-021, revised through October 19, 2015 and the Traffic Noise Impact Noise Measurement study submitted, October 30, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 7-9, the Plan states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development

and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2013, page 10, the Plan states:

"Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 11 and 12 states:

"Noise
Transportation generated noise impacts the lives of many who live in the county. Some county residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA's Metrorail (See Figure 3). Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. While the federal guidelines consider all land uses to be compatible with noise levels below DNL 65 dBA, they are not proscriptive as they relate to local land use decisions. Further, it is known that adverse noise impacts can occur at levels below DNL 65 dBA and that there may be variability among communities in responses to such noise.

"Objective 4: **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided."

ENVIRONMENTAL ANALYSIS

Background: This application proposes an athletic field and an above grade parking garage to be located on a 5.73 acre portion of the larger 14.4 acre Meridian Science property. The application property is generally situated east of Gallows Road and immediately west of the I-495. This application is coordinated with a redevelopment proposal located at Greensboro Station. The subject application attempts to satisfy recreational needs created by that higher density development.

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Stormwater Management: The 5.73 subject property falls within the Pimmit Run watershed and it is located on the southwest side of the Leesburg Pike and I-495 interchange. This application proposes to add an athletic field and 6 story parking garage and to implement several other site modifications. The site is almost entirely impervious surface at the present time. The stormwater narrative indicates that the southern portion of the site is served by extended dry detention ponds constructed for the Reserve at Tysons. These two ponds have the capacity to accommodate both water quality and water quantity requirements for this redevelopment proposal and for the small amount of existing new impervious surface. The northern portion of the site is not currently served by any facility; however, sheet C-12 of the plans currently depicts a manufactured best management practice facility on the northwest corner of the field. Regarding water quantity requirements, the portion of the site not captured by the ponds will be addressed by a stone layer with an underdrain which will be installed beneath a portion of the turf field. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to final review and approval by the Department of Public Works and Environmental Services (DPWES).

Transportation Generated Noise: On October 30, 2015, a preliminary traffic noise measurement study was submitted per staff request to review noise impacts on the athletic field. Polysonics conducted a 24-hour noise measurement for the subject property between Wednesday,

Aug 26 and Thursday, August 27, 2015. The two measurement points, M1 and M2, are located on the easternmost side of the site. The current onsite measured noise levels were 78 dBA at M1 and 70.2 dBA at M2 (see attached). It is noted that the consultant also developed measurements for the typical soccer hours defined as 5 pm - 10 pm. Those levels were slightly lower; M1 measured 72.7 dBA and M2 measured 65.2 dBA. The consultant indicated that future traffic volumes could not be generated at this time. The acoustical consultant concluded that additional information on future projected traffic counts, as well as topography are necessary to complete a more conclusive noise analysis for the site which would typically include future noise projections as well as recommendations for mitigation.

The measured noise levels exceed that recommended by Comprehensive Plan guidance for noise levels in outdoor recreation areas. In order for staff to fully evaluate the health and safety implications and mitigation measures, the applicant should continue to secure the necessary additional information as soon as possible regarding future projected traffic counts, topography and recommendations for methods of mitigation which could ensure that this application is in harmony with the Comprehensive Plan guidance. This concern remains outstanding.

DMJ: MAW

Attachment

POLYSONICS
Acoustics & Technology Consulting

Tom Boylan
The Meridian Group
3 Bethesda Metro Center, Suite 1400
Bethesda, Maryland 20814

October 30, 2015
Tysons Technology Center
Traffic Noise Impact Measurement

Dear Mr. Tom Boylan,

Polysonics has completed a Traffic Noise Impact Measurement for the Tysons Technology Center project.

Polysonics performed a 24-hour on-site traffic noise measurement to determine the traffic noise impact from Leesburg Pike, I-495, and the associated ramps.

Measured noise levels indicate that the soccer field is impacted by noise levels between 70 to 78 dBA L_{dn} and 65 to 73 dBA during typical soccer hours.

Further study will be required to determine future traffic noise impacts on the site.

MEASURED NOISE CONDITIONS

On Wednesday through Thursday August 26th to 27th, 2015, Polysonics conducted 24-hour traffic noise measurements at the project site to determine current traffic noise impact. Traffic noise measurements were made at two locations on the property, designated as M1 and M2 on Figure 1 in the Appendix. The same locations placed on the proposed soccer field are shown in Figure 2.

The instrumentation used for the measurement included two Bruel & Kjaer Type 2238 Integrating Sound Level Meters. These instruments are capable of measuring noise levels and calculating statistical results over the measured time period. The units meet ANSI S1.4 standards for Type I Sound Level Meters and were calibrated prior to the measurement survey, traceable to National Institute of Standards and Technology. All measurements were made in the standard dBA metric, which best simulates human hearing.

L_{eq} is a metric describing the average noise level measured over a given time period. One-minute L_{eq} results were measured and logged into the instrument during the measurement. The one-minute L_{eq} results from the traffic noise measurements can be seen in Figures 3 and 4.

L_{eq} is also used to determine the Day-Night average noise level (L_{dn}). L_{dn} is a 24-hour, time-averaged noise level with a 10-dBA penalty added during the nighttime hours of 10:00 p.m. to 7:00 a.m. to account for human sensitivity to noise at night.

Polysonics also used the L_{eq} to calculate the average noise levels present during a soccer game on a typical evening (between 5:00 p.m. and 10:00 p.m.). For the purposes of this report, this metric will be referred to as $L_{eq(soccer\ hours)}$.

The L_{dn} and $L_{eq(soccer\ hours)}$.at the measurement locations are shown in Table 1.

TABLE 1: MEASURED NOISE LEVELS

Location	Measured L_{dn}	Measured $L_{eq(soccer\ hours)}$
M1	78.0 dBA	72.7 dBA
M2	70.2 dBA	65.2 dBA

According to the weather station at Ronald Reagan National Airport, no periods of precipitation or winds exceeding 10 mph occurred during the measurement.

CONCLUSIONS

Noise Level Analysis

Because L_{dn} has a 10 dB penalty at night and because I-495 has somewhat consistent traffic all day, the L_{dn} levels are about 6 dB higher than the $L_{eq(soccer\ hours)}$ noise levels. The $L_{eq(soccer\ hours)}$ levels are more accurate to what the actual noise level experience is on the field since the field will not be commonly used between 10:00 p.m. to 7:00 a.m.).

The noise levels shown in this report reflect current noise levels at the site. As future traffic volumes are likely to increase, the noise levels at the site will further increase.

Additional Information Needed

In order to determine the future noise levels at the site beyond the two measurement points, Polysonics will require additional information. Namely, future traffic forecasts for the adjacent roadways and the current highway topography and road layout.

Future Traffic Data

Without future traffic data, Polysonics cannot calculate future noise levels.

Future traffic data was requested by Polysonics to Fairfax County on August 21, 2015 and have not yet been received.

There are 9 roadways that have a noise impact on the site, including I-495, I-495 Hot Lanes, Leesburg Pike, Leesburg Pike east to I-495 south exit ramp, Leesburg Pike west to I-495 south exit ramp, I-495 South to Leesburg Pike East exit ramp, I-495 Hot Lanes to Leesburg Pike exit ramps, I-495 north to Leesburg Pike east exit ramp, and I-495 north to Leesburg Pike west exit ramp.

Polysonics has access to some of the 2014 data from the Virginia Department of Transportation website, but it does not include the Hot Lanes or exit ramps.

Using a typical 2 or 3% growth rate would not apply, as I-495 is already near capacity. Therefore, Polysonics could not independently determine traffic volumes outside of a Fairfax County projection. It is necessary for Polysonics to receive the full traffic forecast from Fairfax County to continue the Traffic Noise Model portion of this project.

Topography

In order to calibrate the Federal Highway Administration's Traffic Noise Model to the existing noise measurements, the current road layout and topography will be required. Without a calibrated

traffic noise model, Polysonics cannot calculate noise levels throughout the site for existing or future scenarios.

The Fairfax County Tax Map 39-2 (revision date of August 6, 2013) does not include the road layout or topography for the I-495 Hot Lanes or associated exit ramps.

Cross section topography has been made available from the Virginia Department of Transportation Plan and Profile of Proposed State Highway PPTA/Design Build Project As-Built Plans I-495 Hot Lanes – Section 6, prepared by HNTB and dated September 8, 2008.

However, the man-hours required to convert over 150 cross sections of topography into plan topography are well beyond the scope of Polysonics' work on the project and also may not yield all the necessary information. For example, the hill between the proposed Tysons Technology Center and the Leesburg Pike east to I-495 south exit ramp may or may not be included in that data and is a major factor of how the noise from the highway reaches the site.

Once future traffic volumes and plan topography are received, Polysonics can proceed with the noise contour portion of the traffic noise impact analysis.

If you have any questions, please call me directly at 540-341-4988 Ext: 2102.

Sincerely,

Christopher Karner
Staff Consultant

APPENDIX

DEFINITION OF ENVIRONMENTAL NOISE TERMS

* Acoustics – The science of sound.
* Ambient Noise — A composite of all background noises.
* A-Weighted Sound Level (dBA) – The sound level in decibels using a frequency filter similar to human hearing.
* Decibel (dB) – A logarithmic scale of sound level.
* Direct Sound – Sound that is emitted from the noise source, not including any reflected sound.
* Time Average Sound Level (L_{eq}) – The average of the sound pressure levels (dBA) measured during some specified time period. In this case, the standard is one hour.
* Noise – Unwanted sound.
* Peak Hour Equivalent Noise Level ($L_{eq(\text{ peak hour})}$) – The energy equivalent A-weighted continuous sound level compared to a one-hour varying noise level.
* Sound Pressure Level (SPL) or (L_p) – Ten times the common logarithm of the ration of the square of the sound pressure under consideration to the square of the standard reference pressure of 20 μPa. The quantity so obtained is expressed in decibels.

$$SPL = 10\log_{10}\left(\frac{p^2}{p_{ref}^{\ 2}}\right)$$

* Sound Transmission Class (STC) – A rating system for noise reduction through partitions.
* Unmitigated Noise Contour: – A line of equal sound level.
* Vibration – The oscillation of a medium or an object.

FIGURE 1: SOUND LEVEL METER LOCATIONS – EXISTING CONDITIONS

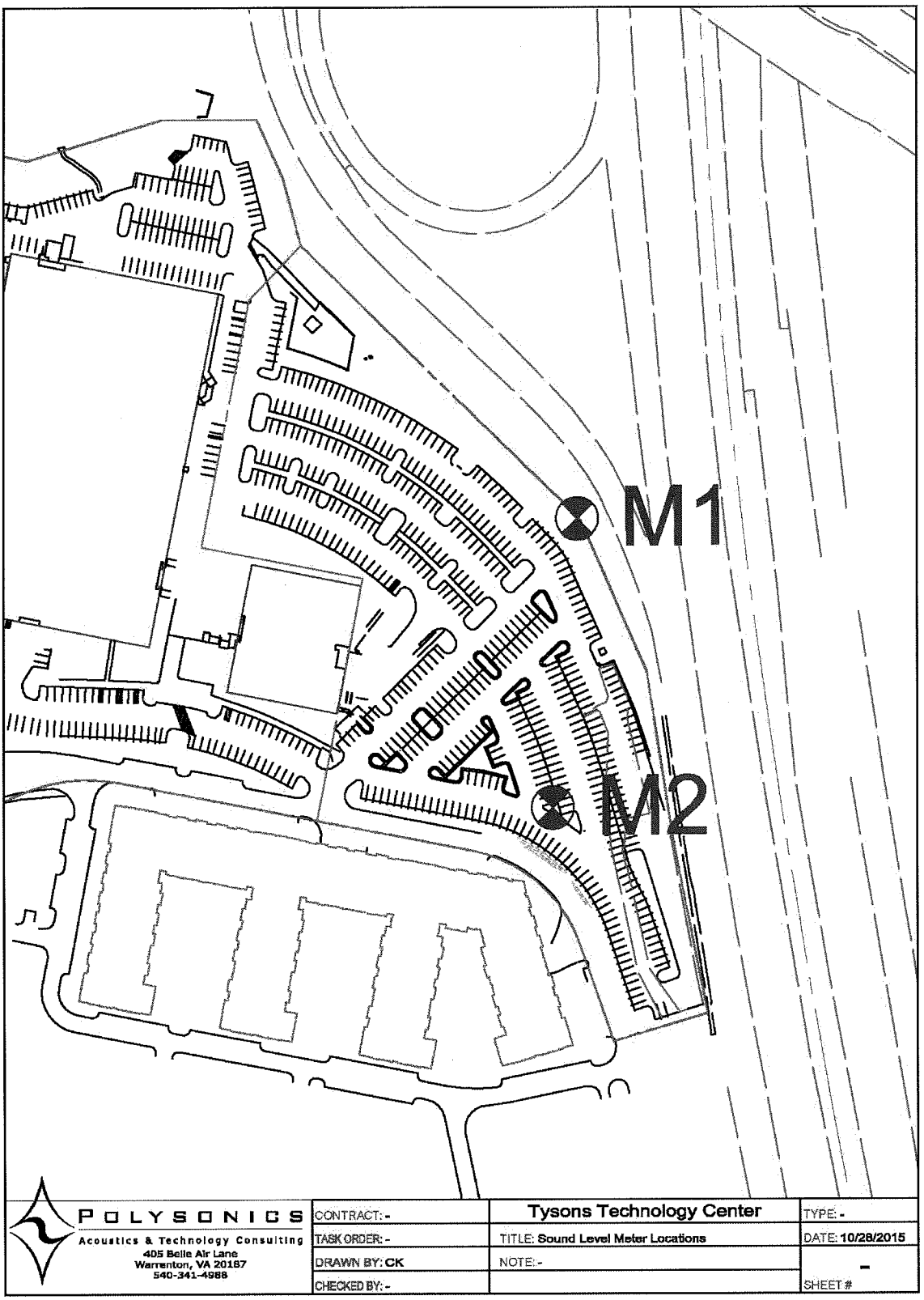


FIGURE 2: SOUND LEVEL METER LOCATIONS – PROPOSED FIELD

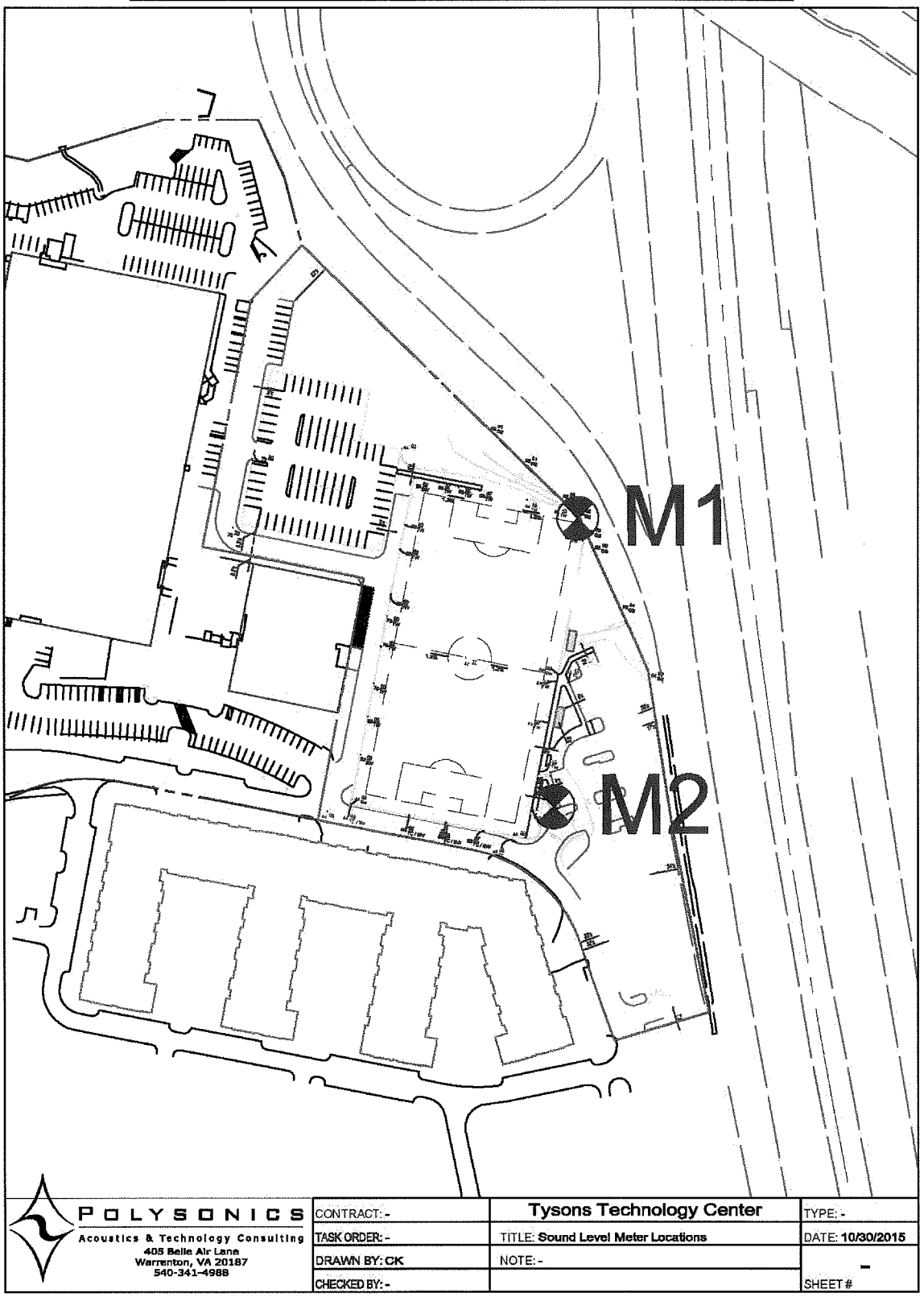


FIGURE 3: 24-HOUR TRAFFIC NOISE SURVEY RESULTS – M1

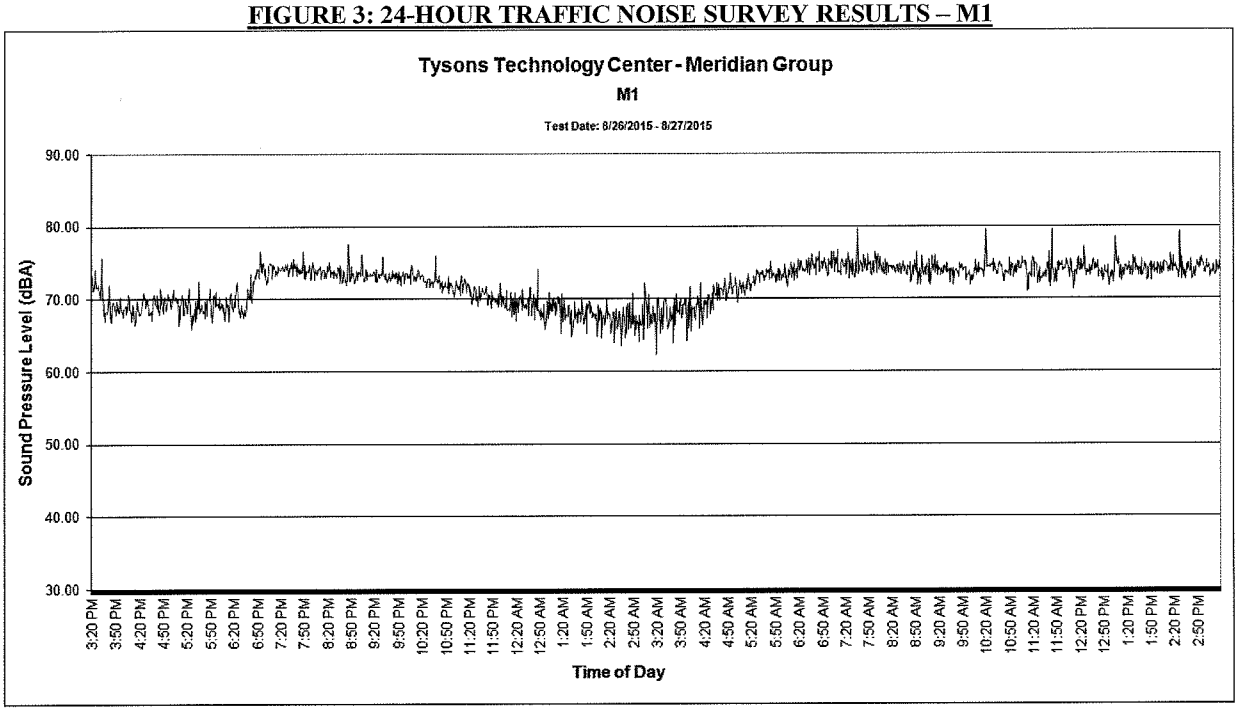
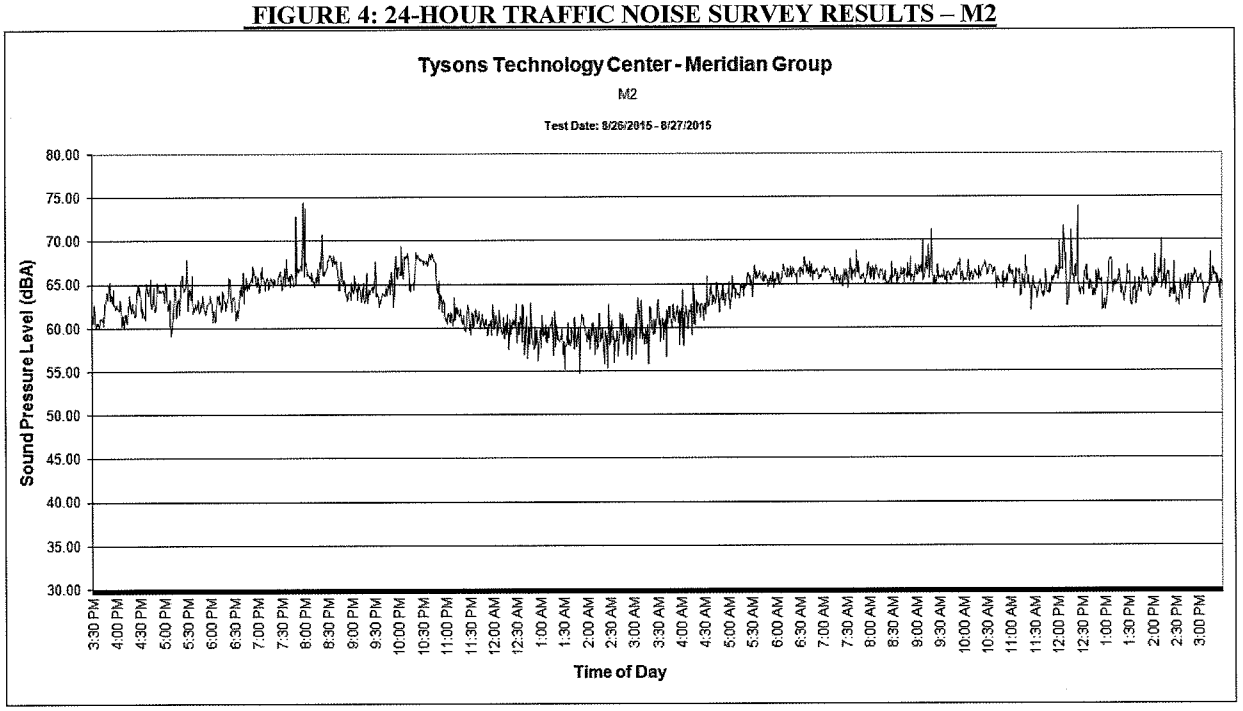


FIGURE 4: 24-HOUR TRAFFIC NOISE SURVEY RESULTS – M2



County of Fairfax, Virginia

MEMORANDUM

DATE: October 26, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT

SUBJECT: Transportation Impact

REFERENCE: PCA 75-7-004-03/SE 2015-PR-021; Meridian Science 7980, LP
Tax Map: 039-2 ((1)) 13D and 13E

This department has reviewed the PCA and SE plat dated October 19, 2015. We have the following comments.

The applicant shows the pedestrian circulation plan in Landscape Sheet L1.1. All proposed sidewalks should be at least 5 feet in width and have the standard buffer width according to VDOT standard. Standard curb ramps should also be provided where there are existing and proposed sidewalks in order to improve pedestrian circulation not only onsite, but also with existing off-site facilities. These will be verified prior to site plan approval.

The Comprehensive Plan recommends a future ramp connection from Kidwell Drive to SB I-495 ramp. Any future development of the site at large should take the future connection into consideration in terms of ROW dedication, preliminary engineering design, and traffic operation of the ramp with the overall site and the surrounding area.

MAD/AY
cc: Kelly Atkinson

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

November 5, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: PCA 1975-7-004-03 & SE 2015-PR-021
Meridian Science 7980, LP
Tax Map # 39-2((01))0013D & 0013E
Fairfax County

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on October 20, 2015, and October 21, 2015, and received on July 24, 2015, and September 10, 2015. The following comment is offered in addition to those previously provided:

1. A proffer should be made regarding control of the field lighting and its impact to I-495. There should be no direct visibility of light bulbs or reflectors from any part of the I-495 right of way. Glare continues to be our major concern. The proffer should also address solutions involving balls leaving the field and becoming a problem along the Beltway if the proposed netting proves ineffective.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1975-7-004-03pca2MeridianScience7980LP11-5-15BB

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 7, 2015

SUBJECT: PCA 75-7-004-03 w/SE 2015-PR-02, Tysons Technology Center (Meridian Field)
Tax Map Numbers: 39-2 ((1)) 13D & 13E

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 28, 2015 for the above referenced applications. The Development Plan shows a full-size synthetic turf rectangular athletic field to be built on an existing surface parking lot located off of Science Applications Court in the Old Courthouse District of the Tysons Corner Urban Center. The plan also shows a new structured parking garage of up to 456 spaces to make up for the displaced surface parking that serves two existing office buildings. The proposed athletic field is intended to satisfy the recreational facility needs generated by two PTC rezoning applications, RZ 2013-PR-009 (Westpark Plaza) and RZ 2010-PR-022 (The Boro).

COMPREHENSIVE PLAN GUIDANCE

This memorandum provides comments evaluating the proposed athletic field based on guidance provided in the Tysons Corner Urban Center Environmental Stewardship and Old Courthouse District sections of the Comprehensive Plan. The evaluation is also based on guidance in the Tysons Park System Concept Plan, Athletic Fields chapter and Appendix 3: Athletic Field Dimensions.

Specific Comprehensive Plan recommendations for land in the South Old Courthouse Subdistrict indicate the appropriateness of an athletic field use in the location of the subject property (Tysons Corner Urban Center, District Recommendations, p. 165):

> "Open space amenities that are publicly accessible, such as an athletic field and/or other active recreational facilities should be provided."

Reflecting the Comprehensive Plan guidance, the Tysons Park System Concept Plan, Conceptual Athletic Fields Map (p. 44) shows a recommended athletic field at this location.

ANALYSIS AND RECOMMENDATIONS

The development plan shows a full-size (180' x 360') synthetic turf rectangular athletic field located at grade and oriented in a north-south direction. A portion of the field overlays a 24' wide Fairfax Water easement containing a 42" water line. The northeast corner of the field sits on the property line and the limits of clearing and grading extend into the right of way for an entrance ramp onto Interstate 495. Approximately 75 surface parking spaces are provided to support the field use. Access is provided via Science Applications Court, a private roadway owned by the Applicant that serves the application property and adjacent apartment building. Staff provides the following comments regarding the design and configuration of the field:

1. The field dimensions provided (180' x 360') meet the Park Authority standard for a full size field, as noted in Appendix 3 of the Tysons Park System Concept Plan. Although a larger field width of 210' is desirable to allow for side-by-side youth field overlays, the field cannot be made any wider given the site's constraints. The Beltway entrance ramp on the east and existing office building on the west limit the available space for a field. A wider field would require that the existing building be removed.
2. Staff has concerns about the placement of the field over the Fairfax Water water line and easement. A signed letter from Fairfax Water is necessary at this time to assure they will allow a synthetic turf field with a concrete curb and gravel underdrain to be constructed above the easement and water line. Staff also needs to understand what will happen if maintenance is required on the line and how long the field might be taken out of service. Also, it is not clear who would pay for restoration of the field to a playable condition if it is impacted in any way. The Park Authority cannot be responsible for this cost. An alternative to disturbing the field would be to sleeve the water line for ease of maintenance access.
3. Due to close proximity to a major interstate highway, staff requests that the applicant complete a noise study to better understand how noise levels may affect this outdoor recreation area and determine what mitigation measures may be necessary.
4. More information is needed regarding the site grading to understand how the grade works in the northeast corner and throughout the site. If a retaining wall is needed to hold up the earth on either side of the water line easement, what is happening within the easement where there is no retaining wall? Staff would like to see a detailed grading plan, grading profile and elevation drawings. Also, it appears that the limits of disturbance go beyond the property line into right of way for the Beltway entrance ramp. Approval from VDOT will be required.
5. Maintenance vehicle access to the field will be needed in order for Park Authority operations staff to perform regular maintenance on the field. None is specifically shown on the plan and it is not clear whether the pedestrian access points will be adequate to serve a maintenance purpose. Revised plans should show a clear path for maintenance vehicle access.
6. A suitable location in proximity to the field should be identified on the plan for the placement of a sports equipment storage shed and portable toilets.
7. The lighting plan shows six (6) light poles. The Park Authority recommended lighting configuration requires only four (4) light poles and the light fixture example shown on the plan is not recommended by the Park Authority. In addition, the Statement of Justification

notes the field will be in use until 10 pm. Typically, lighted public fields remain open until 11 p.m. and there will likely be a need for this in Tysons with more adult users.

8. The applicant is asked to work with the Park Authority's construction project management engineers at the time of site plan review to ensure proper standards are followed with regard to field design and construction, underdrain configuration, field striping, fencing, retaining walls, and lighting.

Please note the Park Authority would like to review and comment on draft proffers and development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Kelly Atkinson

Copy: Kirk W. Kincannon, Director
Sara K. Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Cathy Lewis, Branch Manager, ZED, DPZ
Kelly Atkinson, DPZ Coordinator
Chron File
File Copy

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 26, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application #SE 2015-PR-021; Tysons Technology Center
LDS Project #2481-ZONA-002-1;
Tysons Technology Center SE dated October 19, 2015;
Tax Map #039-2-((1))-13D & 13E;
Pimmit Run Watershed; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on the site.

Floodplain
There are no regulated floodplains on the site.

Downstream Drainage Complaints
There are no applicable downstream drainage complaints on file.

Stormwater Quality Control
The applicant indicates that the southern portion of the site (2.78 ac) is served by an existing enhanced extended dry detention pond (DP0696). Since the county is still working on a policy on redevelopment projects draining to existing downstream facilities, this portion of the site is temporarily determined to be designed as a "Time Limits" project under Article 5 of the Stormwater Management Ordinance (SWMO). Since there is less area draining to the dry pond, and the site imperviousness is about the same, the projected phosphorus runoff pollution load after redevelopment will not exceed the existing phosphorus load.

The applicant indicates that the northern portion of the site (2.95 ac) is not directly served by the existing pond. However the area was classified as uncontrolled area in the design of the

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908

existing pond. This portion of the site is temporarily determined to be designed in accordance with Article 5 of the SWMO. The applicant has proposed to meet the nutrient reduction by using manufactured BMPs. Preliminary computation has been provided, however the "remaining phosphorus reduction" is shown to be 0.24 lb/yr. The requirements are not fully met. At site plan, the applicant shall demonstrate fully compliance. Please notice the synthetic turf field maybe claimed as pervious pavement if all requirements of Spec.7 are met.

Stormwater Quantity Control

The applicant indicates that the southern portion of the site (2.78 ac) is served by an existing enhanced extended dry pond (DP0696). Since there is less area draining to the dry pond, and the site imperviousness is about the same, the proposed condition does not exceed the design value for the existing facility. The detention requirements are met.

The applicant indicates that the northern portion of the site (2.95 ac) will be detained by providing a stone storage layer underneath the turf field. Final specifications will be provided at final site plan.

Adequate Outfall

Outfall narrative has been provided on Sheet C-10. There are two outfalls associated with the site. Both outfalls eventually enter Pimmit Run and the total drainage area exceeds 640 acres before the stream crosses the Toll road. At site plan, channel protection and flood protection shall be provided in accordance with SWMO 124-4-4.

Other Comments:

With respect to the preliminary design information that is shown on the SE, DPWES offers the following additional comments:

1) Sheet C-2. Deviations/Modifications of Sections 6-1304.2C, 6-1304.2F, 6-1304.4I, 6-1306.3F, 6-1307.2C, 6-1307.2E, 6-1307.2F, 6-1307.2G, and 6-1309.2C of the required SWM and BMP design criteria.

    a) Please check the code reference and consolidate this section.
    b) A lot of the modifications do not apply to this application.
    c) There is no "Stormwater Management Design PFM Deviations Narrative" on the Stormwater Management Sheets.
    d) Staff will complete a final review of the modifications/deviations once the detailed design is submitted with the final Site Plan, in accordance with the requirements, policies and procedures in effect at the time. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action. In addition, DPWES review of the list of deviation is in no way a guarantee or

indication of future approval of any nonconforming design, detail, description, computation or other representation provided.

2) Staff recommends that the applicant to demonstrate compliance with the environmental recommendations outlined in the Tysons Comprehensive Plan. Among other recommendations, the first inch of runoff should be retained on-site. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent).

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the SE, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Durga Kharel, Chief, Central Branch, SDID, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908

County of Fairfax, Virginia

MEMORANDUM

DATE: August 17, 2015

TO: Kelly Atkinson
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA 75-7-004-03 concurrent with SE 2015-PR-021**
Tax Map No. 039-2-((01))-0013D, 0013E

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5008.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT
Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

Appendix 13

Fairfax Water
FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

RECEIVED
Department of Planning & Zoning
OCT 23 2015
Zoning Evaluation Division

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

October 21, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 75-7-004-03
SE 2015-PR-021
Meridian Science
Tax Map: 39-2

Dear Ms. Berlin:

Fairfax Water reaffirms its comments dated August 13, 2015 (copy attached) and provides the additional comment:

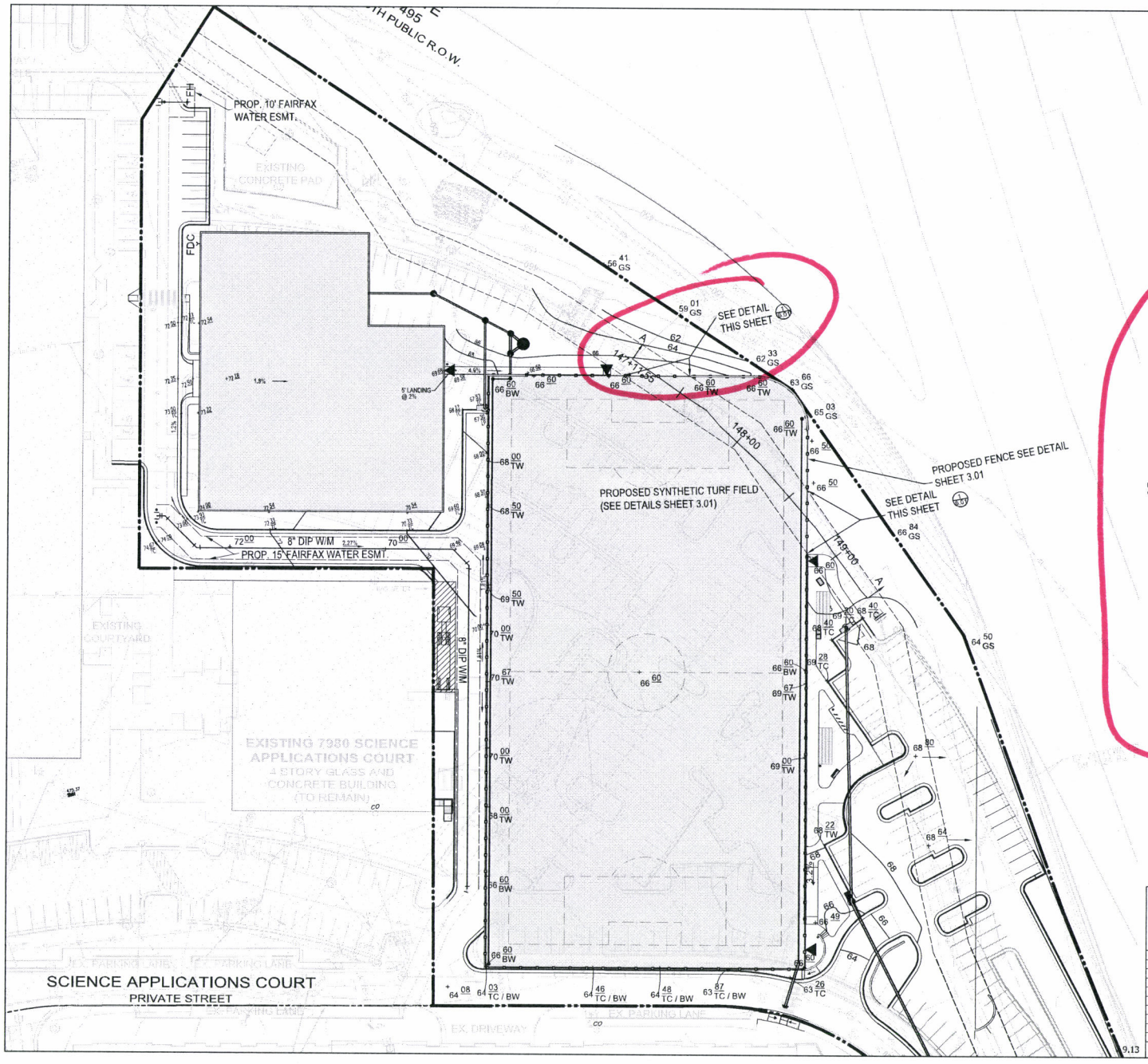
1. Provide 15-foot tall sliding gates spanning the existing Fairfax Water easement, as shown on the concept plan submitted to and approved by Fairfax Water on October 9, 2015 (detail attached).

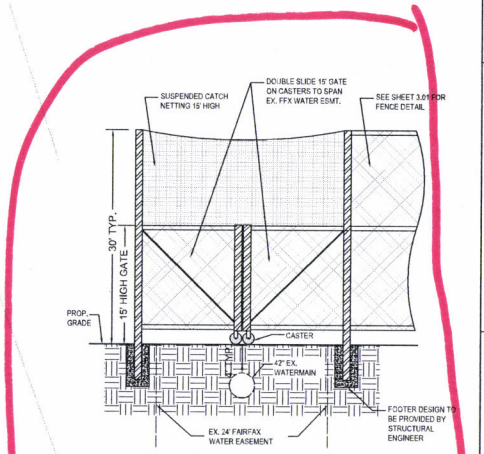
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosures: as noted





1 / 6.01 WATER EASEMENT IMPACT DETAIL

NOT TO SCALE

FAIRFAX WATER EASEMENT NARRATIVE:

IMPACT TO THE EXISTING FAIRFAX WATER 42" TRANSMISSION LINE AND THE ASSOCIATED WATER EASEMENT WILL BE LIMITED TO THE INSTALLATION OF THE PROPOSED SYNTHETIC TURF FIELD. ALL SPORTS GOALS IN THE EASEMENT SHALL BE LIMITED TO REMOVABLE SURFACE TYPES. THE PROPOSED 30' HIGH GUARD FENCE AND DOUBLE SWING GATES HAVE BEEN DESIGNED TO SPAN THE EXISTING EASEMENT WITHOUT REQUIRING THE INSTALLATION OF ANY FOOTERS OR PERMANENT BELOW GRADE STRUCTURES WITHIN THE EASEMENT.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

VIKA REVISIONS

FAIRFAX WATER 09/18/2015

DATE: 18 SEPTEMBER,

DES. EJI DWN.

SCALE: 1" = 30'

PROJECT/FILE NO. VV7554D

SHEET NO. 6.01

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Appendix 13

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

September 16, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 75-7-004-03
SE 2015-PR-021
Meridian Science
Tax Map: 39-2

Dear Ms. Berlin:

Fairfax Water reaffirms its comments dated August 13, 2015 (copy attached).

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Jamie Bain Hedges, P.E.
Director, Planning and Engineering

Enclosures: as noted

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 13, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 75-7-004-03
SE 2015-PR-021
Meridian Science
Tax Map: 39-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located on-site. See the enclosed water system map.

3. Fairfax Water has reviewed the conceptual plan for the proposed at-grade turf playing field shown in the Preliminary Grading and Utility Plan (the "PGUP") dated May 28, 2015 (a copy of which is attached). Please be aware that Fairfax Water operates a 42-inch transmission main through the site. Fairfax Water is not able to provide our approval of this plan until we receive a formal site or grading plan through the Fairfax County plan review process. However, the PGUP as presented appears to address our previous concerns. We note that based on the PGUP only limited grading (<± 2 feet) will occur within our easement, there will be no retaining walls within our easement, and the playing surface will be artificial turf. For Fairfax Water's review purposes, the site plan submission must contain details on the proposed grading, retaining walls, and playing field and appurtenances within and adjacent to our easement. Fairfax Water will also require, as a condition of plan approval, that an amendment to the easement agreement be executed by the property owner to reflect our current transmission

main easement language. That amendment will also make clear that Fairfax Water will not be responsible for any repairs to the artificial turf field that result from our permitted uses within our easement.

4. Please note that the proposed parking garage to the north of the turf playing field, as shown in the PGUP, appears to encroach in the existing transmission main easement. Depending on the actual location of the main and its proximity to the parking garage structure, additional setbacks or structural measures may be necessary to ensure the protection of the transmission main.

5. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires relocation of the 42-inch transmission main, the applicant must submit a letter to my attention requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

6. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

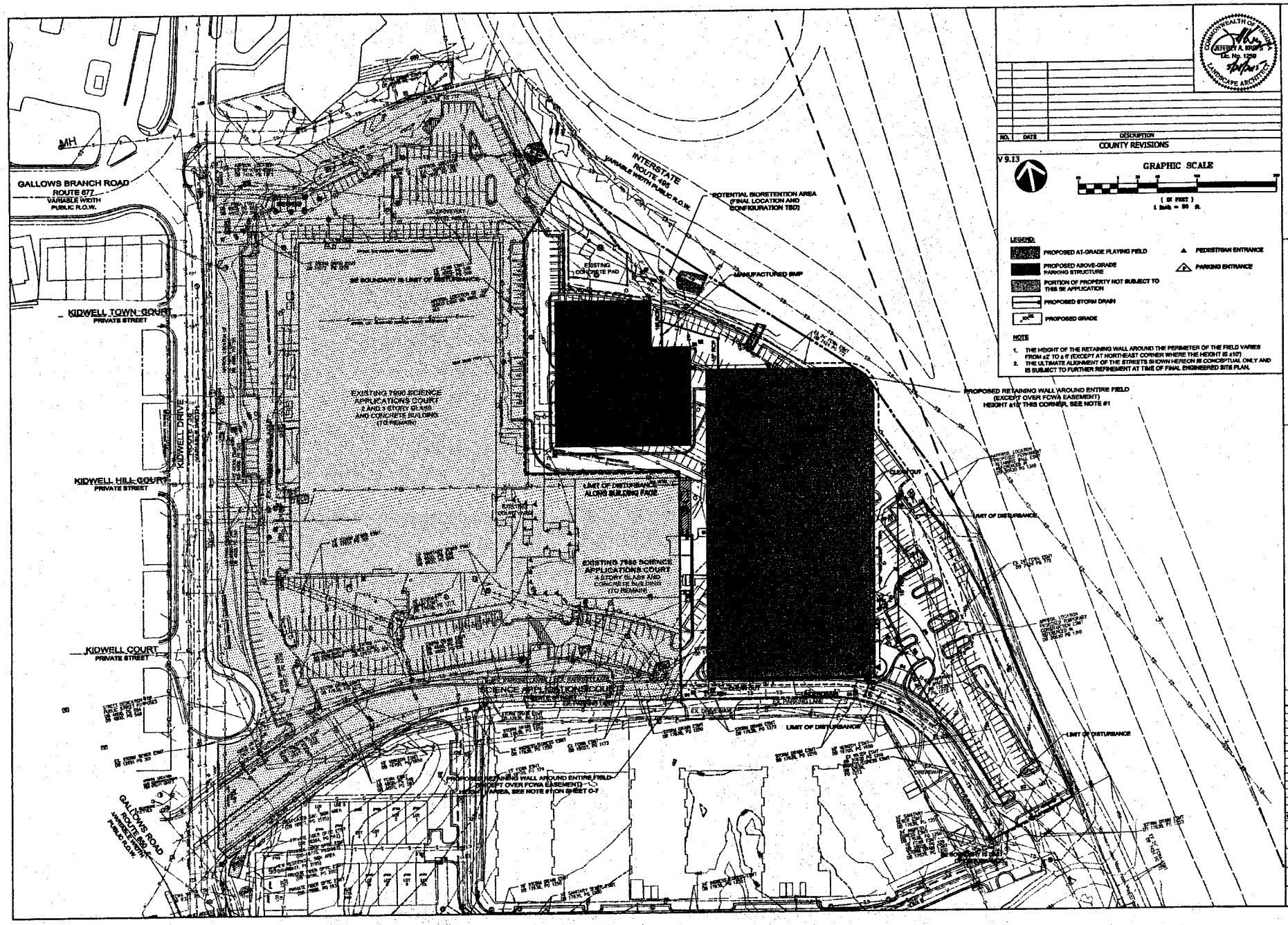
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Jamie Bain Hedges, P.E.
Director, Planning and Engineering

Enclosures: as noted

cc: Mr. Jeff Kreps, VIKA Virginia
Manager, Planning



NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROPOSED AT-GRADE PLAYING FIELD
- PROPOSED ABOVE-GRADE PARKING STRUCTURE
- PORTION OF PROPERTY NOT SUBJECT TO THIS SE APPLICATION
- PROPOSED STORM DRAIN
- PROPOSED GRADE
- PEDESTRIAN ENTRANCE
- PARKING ENTRANCE

NOTE

1. THE HEIGHT OF THE RETAINING WALL AROUND THE PERIMETER OF THE FIELD VARIES FROM ±2' TO ± 6' (EXCEPT AT NORTHEAST CORNER WHERE THE HEIGHT IS ±10')
2. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.

COMMONWEALTH OF VIRGINIA
JEFFREY A. KNIGHT
Lic. No. 1258
LANDSCAPE ARCHITECT

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX: (703) 848-2679
W W W . V I K A . C O M

TYSONS TECHNOLOGY CENTER

SPECIAL EXCEPTION APPLICATION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY GRADING AND UTILITY PLAN

VIKA REVISIONS

5.20.2015 - ADDRESS COMMENTS	
DATE: APRIL 1, 2015	
DES. JAK	DR. KEA
SCALE: 1" = 50'	
PROJECT/FILE NO. VV2SC	
SHEET NO. C-7	

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Appendix 13

County of Fairfax, Virginia

MEMORANDUM

DATE: October 26, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Ian Fuze, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Reserve at Tysons Corner Lots 13D, E-Tysons Tech. PCA 75-7-004-03

The following comments are based on the review of the above mentioned revised special exception, PCA plat stamped as received by the County October 19, 2015. A site visit was made August 6, 2015.

1. **Comment:** The development site relies on a heavy use of landscaping to achieve Article 13 requirements and 10-year canopy goals. To facilitate the installation and survivability of landscaping, a meeting with the landscape contractor, developer, and UFMD on-site prior to any installation will ensure that the plantings are established in conformance with the approved site plan.

   Recommendation: Suggest the following proffer language:

   "Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site."

If you have any questions, please feel free to contact me at 703-324-1770.

if/

UFMDID #: 202461

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

INDUSTRIAL DISTRICT REGULATIONS

PART 3 5-300 I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT

5-301 Purpose and Intent

The I-3 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. This district is designed to accommodate a broad spectrum of clean industries operating under high performance standards.

5-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.

2. Child care centers and nursery schools, limited by the provisions of Sect. 305 below.

3. Churches, chapels, temples, synagogues and other such places of worship.

4. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.

5. Establishments for scientific research, development and training.

6. Financial institutions.

7. Funeral chapels.

8. Kennels, limited by the provisions of Sect. 305 below.

9. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.

10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.

11. New vehicle storage, limited by the provisions of Sect. 305 below.

12. Offices.

13. Private schools of general education, limited by the provisions of Sect. 305 below.

14. Private schools of special education.

15. Public uses.

16. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.

17. Veterinary hospitals, limited by the provisions of Sect. 305 below.

5-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:

   A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education

   B. Convents, monasteries, seminaries and nunneries

2. Group 4 - Community Uses.

3. Group 5 - Commercial Recreational Uses, limited to:

   A. Commercial swimming pools, tennis courts and similar courts

   B. Health clubs

   C. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses

   D. Miniature golf courses

4. Group 8 - Temporary Uses.

5-304 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:

   A. Mobile and land based telecommunication facilities

   B. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations

2. Category 2 - Heavy Public Utility Uses, limited to:

   A. Electrical generating plants and facilities

   B. Sewage treatment and disposal facilities

   C. Solid waste disposal and treatment facilities, including incinerators and landfills

   D. Water purification facilities

INDUSTRIAL DISTRICT REGULATIONS

E. Local office space and maintenance facilities incidental to any use set forth above

3. Category 3 - Quasi-Public Uses, limited to:

A. Alternate uses of public facilities

B. Child care centers and nursery schools

C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education

D. Colleges, universities

E. Conference centers and retreat houses, operated by a religious or nonprofit organization

F. Cultural centers, museums and similar facilities

G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls

H. Medical care facilities

I. Private clubs and public benefit associations

J. Private schools of general education

K. Quasi-public parks, playgrounds, athletic fields and related facilities

L. Sports arenas, stadiums as a principal use

4. Category 4 - Transportation Facilities.

5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

A. Baseball hitting and archery ranges, outdoors

B. Car washes

C. Commercial off-street parking in Metro Station areas as a temporary use

D. Drive-in financial institutions

E. Eating establishments

F. Golf courses, country clubs

G. Golf driving ranges

H. Hotels, motels

I. Industrial/flex

J. Kennels, outdoor

K. Marinas, docks and boating facilities, commercial

L. Mini-warehousing establishments

M. Parking, commercial off-street, as a principal use

N. Service stations

O. Theatres

P. Vehicle sale, rental and ancillary service establishment, limited by the provisions of Sect. 9-518

Q. Wholesale trade establishments

5-305 Use Limitations

1. All uses shall comply with the performance standards set forth in Article 14.

2. All operations, activities and storage shall be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, and outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building.

3. Except as may be permitted as a principal use by special exception, wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use. Retail sales may be permitted only in accordance with the provisions of Part 2 of Article 10.

4. Child care centers, nursery schools and private schools of general education shall be subject to Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia, as applicable, and shall be permitted by right only when:

   A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.

   B. All vehicular access to the use shall be provided via the internal circulation system of the park.

5. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:

INDUSTRIAL DISTRICT REGULATIONS

A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;

B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;

C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;

D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;

E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;

F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and

G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

6. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

7. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

5-306 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.

2. Minimum lot width: 100 feet

3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

5-307 Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607

2. Minimum yard requirements

   A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet

   B. Side yard: Controlled by a 45° angle of bulk plane, except none required when a side yard abuts a railroad right-of-way

   C. Rear yard: Controlled by a 45° angle of bulk plane, except none required when the yard abuts a railroad right-of-way

3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-308 Open Space

15% of the gross area shall be landscaped open space

5-309 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

2. Refer to Article 11 for off-street parking, loading and private street requirements.

3. Refer to Article 12 for regulations on signs.

4. Refer to Article 13 for landscaping and screening requirements.

5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-601 Purpose and Intent

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in financial institutions.

2. Fast food restaurants.

3. Quick-service food stores.

4. Service stations.

5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

7-602 District Boundaries

1. Highway Corridor Overlay District boundaries shall be as established on the Official Zoning Map.

2. In lieu of a metes and bounds description, the District boundaries may be described by fixing the points of beginning and end in the centerline of a street and the distance on one or both sides from the centerline to which this district shall extend.

7-603 Establishment of Districts

1. The Board of Supervisors may apply the Highway Corridor Overlay District to the land along any street or highway upon concluding that:

   A. A major purpose of the street or highway is to carry through traffic; and

   B. The construction and/or utilization of regulated uses would have an adverse impact on level of service, increase danger and/or congestion in the streets, impair the public health, safety, convenience and welfare and/or impede the maintenance or creation of a convenient, attractive and harmonious community.

2. The Highway Corridor Overlay District shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in a Highway Corridor Overlay District shall also lie within one or more of the other zoning districts provided for by this Ordinance. The effect shall be the creation of new zoning districts consisting of

the regulations and requirements of both the underlying district(s) and the Highway Corridor Overlay District.

3. Such districts may be amended in accordance with the provisions of Part 2 of Article 18.

7-604 Administration

The administration of the provisions of the Highway Corridor Overlay District shall be as provided for in Article 9 for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts and as provided for in Article 18 for all other uses.

7-605 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-606 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-607 Special Exception Uses

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.

2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

   A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

   B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

      (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

B. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.

5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.

7-609 Lot Size Requirements

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

As specified in the underlying zoning district(s)

7-610 Bulk Regulations

As specified in the underlying zoning district(s)

7-611 Open Space

As specified in the underlying zoning district(s)

7-612 Additional Regulations

As specified in the underlying zoning district(s)

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-624 Additional Standards for Containment Structures Associated with Outdoor Recreation/Sports Facility Playing Fields/Courts and Golf Courses

The Board may approve, in conjunction with the approval of a proffered rezoning or special exception for an outdoor sports facility, an increase in height and/or modification to the corresponding location regulations as set forth in Sect. 10-104 for containment structures associated with outdoor recreation/sports facility playing fields/courts or golf courses when such structure is designed to preclude the flight of any ball or other sports

equipment onto adjacent property or right-of-way, but only in accordance with the following:

1. Detailed information relating to the anticipated trajectory of balls and other sports equipment and the need for a containment structure to keep such equipment on the property shall be submitted with the application In the event the containment structure is associated with a new playing field/court or golf course, the playing field/court or golf course shall be oriented and designed in such a manner as to minimize the height needed for such containment structure.

2. The height, location, color and materials of the proposed containment structure, including the size of mesh for any netting, shall be identified in the application.

3. The material for the containment structure shall be limited to support structures, netting that is at least seventy-five (75) percent open in an evenly distributed pattern, and/or guy wires.

4. Wherever practical, the containment structure shall be designed in such a manner that, in the event of collapse, the structure will not fall onto adjacent property or right-of-way.

5. Signs shall not be permitted on any containment structures.

6. Wherever practical, the containment netting shall be removed when the outdoor sports facility is not in use due to seasonal changes or other factors.

7. A containment structure may be located on an adjacent lot to an outdoor recreation/sports facility playing field/court or golf course, whether or not such lot contains a principal structure or use.

8. Such containment structure shall not be allowed in association

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch