



County of Fairfax, Virginia

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

May 19, 2016

David R. Gill
McGuire Woods LLP
1750 Tyson Blvd, Suite 1800
Tysons Corner, VA 22102

RECEIVED
Department of Planning & Zoning

JUL 22 2016

Zoning Evaluation Division

RE: Proffered Condition Amendment Application PCA 75-7-004-03
(Concurrent with Special Exception Application SE 2015-PR-021)

Dear Mr. Gill:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 17, 2016, approving Proffered Condition Amendment PCA 75-7-004-03 in the name of Meridian Science 7980 LP, to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50, located on approximately 14.40 acres of land zoned I-3, HC, [Tax Map 39-2 ((1)) 13D and 13E] in the Providence District, subject to the proffers dated May 11, 2016.

The Board also approved:

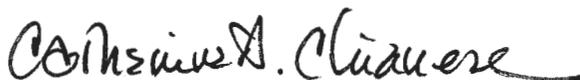
- Modification of Paragraph 2 of Section 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet to a maximum height of 4.5 feet, as shown on the General Development Plan/Special Exception (GDP/SE) Plat.
- 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.

PCA 75-7-004-03

May 19, 2016

- Modification of the transitional screening and barrier requirements along 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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

CAC/dal

PCA 75-7-004-03

May 19, 2016

cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Howard W. Goodie, Director, Real Estate Division, Department of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, Dept. of Planning and Zoning
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division, Dept. of Transportation
Thomas Conry, Dept. Manager, GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division, Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways, VDOT
Sandy Stallman, Park Planning Branch Manager, Park Authority
Charlene Fuhrman-Schulz, Development Officer, Design Development Division, DHCD
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 17th day of May, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 75-7-004-03
(Concurrent with Special Exception Application SE 2015-PR-021)**

WHEREAS, Meridian Science 7980 LP, filed in the proper form an application to amend the proffers for RZ 75-7-004 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

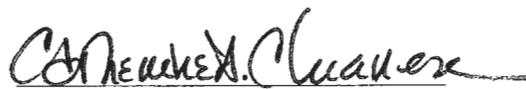
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 17th day of May, 2016.


Catherine A. Chianese
Clerk to the Board of Supervisors



■ 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



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



RECEIVED
Department of Planning & Zoning
OCT 19 2015
Zoning Evaluation Division

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:
VKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
JEFF KREBS
(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
ROBEN ANTONUCCI
(703) 917-6620

SHEET INDEX

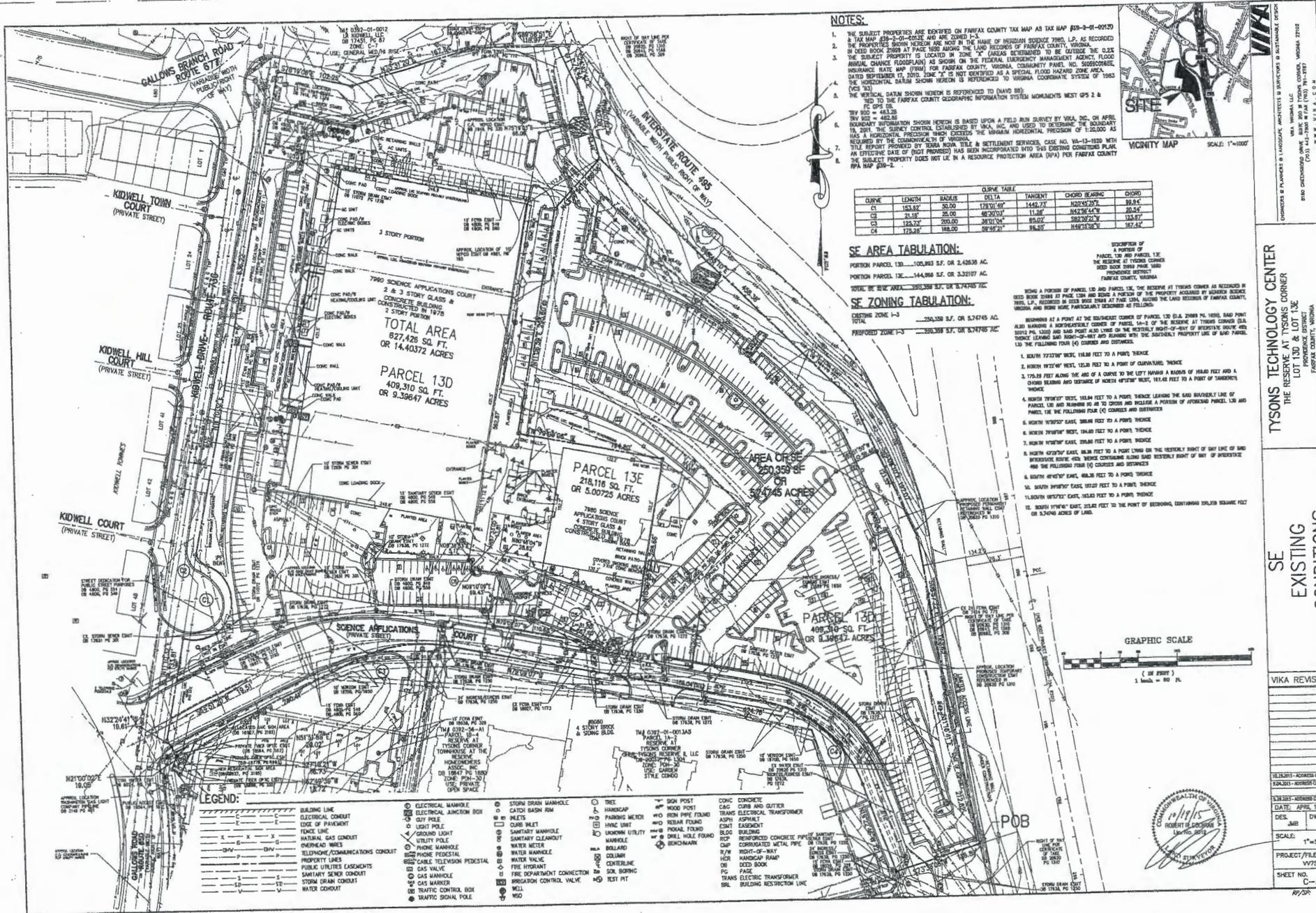
CIVIL	
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C-4	AERIAL CONTEXT PLAN
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C-11	ADEQUATE OUTFALL
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C-13	STORMWATER MANAGEMENT CALCULATIONS
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C-15	STORMWATER MANAGEMENT CALCULATIONS
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LANDSCAPE

L1.0	OVERALL SITE PLAN
L1.1	PEDESTRIAN CIRCULATION PLAN
L1.2	SECTIONS
L1.3	PERSPECTIVES
L2.0	LANDSCAPE PLAN
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L3.0	LANDSCAPE DETAILS
L4.0	PHOTOMETRIC PLAN
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L4.2	PHOTOMETRIC PLAN - SUPPLEMENTS

SUPPLEMENTAL

S-1	FIRE ACCESS DIAGRAM
S-2	AUTO-TURN EXHIBIT
S-2	LIMIT OF PROPOSED EASEMENT EXHIBIT



NOTES:

1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FARIAX COUNTY TAX MAP AS TAX MAP #03-2-01-0013 & TAX MAP #03-2-01-0014 AND ARE ZONED IN THE NAME OF MEDIAN SCIENCE 7980, L.P. AS RECORDED IN DEED BOOK 21009 AT PAGE 1050 AMONG THE LAND RECORDS OF FARIAX COUNTY, VIRGINIA.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (LOCAL DETERMINED) TO BE CARRIED THE CLASS ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL (DEPARTMENT OF MANAGEMENT) FLOOD INSURANCE RATE MAP (FIRM) FOR FARIAX COUNTY, VIRGINIA, COMMUNITY PANEL NO. 5050500000. DATED SEPTEMBER 17, 2012, ZONE "C" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO (DAVID 83).
3. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO (DAVID 83).
4. TIED TO THE FARIAX COUNTY GEOSPATIAL INFORMATION SYSTEM MONUMENTS WEST OPS 2 & 3 BY OPS 15.
5. TRV 802 = 482.85
6. SUMMARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY VIKI, INC. ON APRIL 19, 2011. THE SURVEY CONTROL ESTABLISHED BY VIKI, INC. AND USED TO DETERMINE THE BOUNDARY IS A HORIZONTAL PRECISION WHICH EXCEEDS THE HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. TITLE REPORT PREPARED BY TERRY MOON, TITLE & SETTLEMENT SERVICES, CASE NO. VA-13-1030 WITH AN EFFECTIVE DATE OF (NOT PROVIDED) HAS BEEN INCORPORATED INTO THIS EXISTING CONDITION PLAN. THE SUBJECT PROPERTY DOES NOT LIE IN A RESERVATION PROTECTION AREA (RPA) PER FARIAX COUNTY RPA MAP #03-2.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	153.82	50.00	178°01'40"	1445.72	N20°45'20"E	88.64
C2	21.87	25.00	96°20'34"	46.2034	N42°54'47"E	20.45
C3	126.77	295.00	88°10'14"	382.5022	S89°52'21"W	128.67
C4	128.28	188.00	97°58'21"	86.00	N49°23'58"E	187.42

SE AREA TABULATION:

PORTION PARCEL 13D... 10,018.93 S.F. OR 2.42638 AC.
 PORTION PARCEL 13E... 144,866 S.F. OR 3.32107 AC.
 TOTAL SE AREA... 250,359 S.F. OR 5.74745 AC.

SE ZONING TABULATION:

EXISTING ZONE I-3... 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, SEED BEDS AREA, PAPER 1089, FARIAX COUNTY, VIRGINIA.

BEING A PORTION OF PARCEL 13D AND PARCEL 13E, THE RESERVE AT TYSONS CORNER AS RECORDED IN DEED BOOK 2088 AT PAGE 1050 AND BEING A PORTION OF THE PROPERTY ACCORD BY MARIAN BOONE TERRY, L.P., RECORDED IN DEED BOOK 2088 AT PAGE 1050, ACCORDING TO THE LAND RECORDS OF FARIAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEINGMORE AT A POINT AT THE SOUTHWEST CORNER OF PARCEL 13D (S.A. 2088 P.L. 1089), SAID POINT BEING THE INTERSECTION OF PARCEL 13D OF THE RESERVE AT TYSONS CORNER (S.A. 2088 P.L. 1089) AND SAID POINT ALSO LIES ON THE WESTLY BOUNDARY OF SAID RESERVE (S.A. 2088 P.L. 1089) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. NORTH 72°27'00" EAST, 18.84 FEET TO A POINT, THENCE
2. NORTH 72°27'00" WEST, 18.84 FEET TO A POINT OF CURVATURE, THENCE
3. 175.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET AND A CHORD BEARING AND BEARING OF NORTH 49°23'58" WEST, 187.42 FEET TO A POINT OF TANGENCY, THENCE
4. NORTH 72°27'00" WEST, 18.84 FEET TO A POINT, THENCE LEAVING THE SAID BOUNDARY LINE OF PARCEL 13D AND BEING MORE AT TO CROSS AND INCLUDE A PORTION OF PARCEL 13D AND PARCEL 13E, THE FOLLOWING POINTS (C) CORNERS AND DISTANCES:
5. NORTH 72°27'00" EAST, 18.84 FEET TO A POINT, THENCE
6. NORTH 72°27'00" WEST, 18.84 FEET TO A POINT, THENCE
7. NORTH 72°27'00" EAST, 18.84 FEET TO A POINT, THENCE
8. NORTH 42°54'47" EAST, 20.45 FEET TO A POINT LING ON THE WESTLY BOUNDARY OF SAID RESERVE (S.A. 2088 P.L. 1089) AND SAID POINT ALSO LIES ON THE WESTLY BOUNDARY OF SAID RESERVE (S.A. 2088 P.L. 1089) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
9. NORTH 42°54'47" EAST, 20.45 FEET TO A POINT, THENCE
10. SOUTH 89°52'21" WEST, 128.67 FEET TO A POINT, THENCE
11. SOUTH 89°52'21" WEST, 128.67 FEET TO A POINT, THENCE
12. SOUTH 89°52'21" WEST, 128.67 FEET TO A POINT, THENCE
13. SOUTH 89°52'21" WEST, 128.67 FEET TO THE POINT OF BEGINNING, CONTAINING 20.45 ACRES OF LAND.

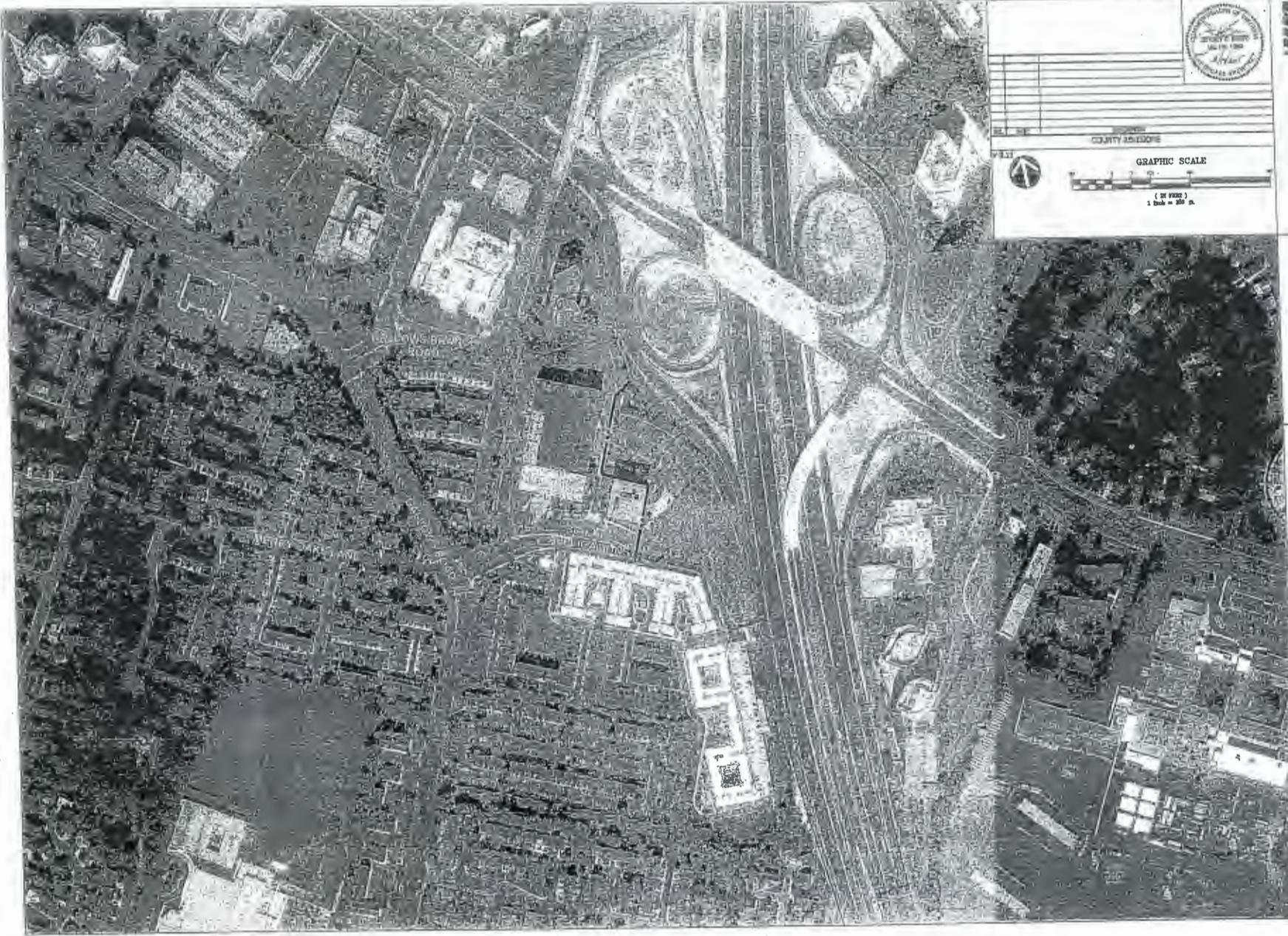
TYSONS TECHNOLOGY CENTER
 THE RESERVE AT TYSONS CORNER
 LOT 13D & LOT 13E
 FARIAX COUNTY, VIRGINIA

SE EXISTING CONDITIONS

VIKA REVISIONS

DATE: APRIL 1, 2015
 DES. JMB DWN.
 SCALE: 1"=50'
 PROJECT/FILE NO. V17554
 SHEET NO. C-3A







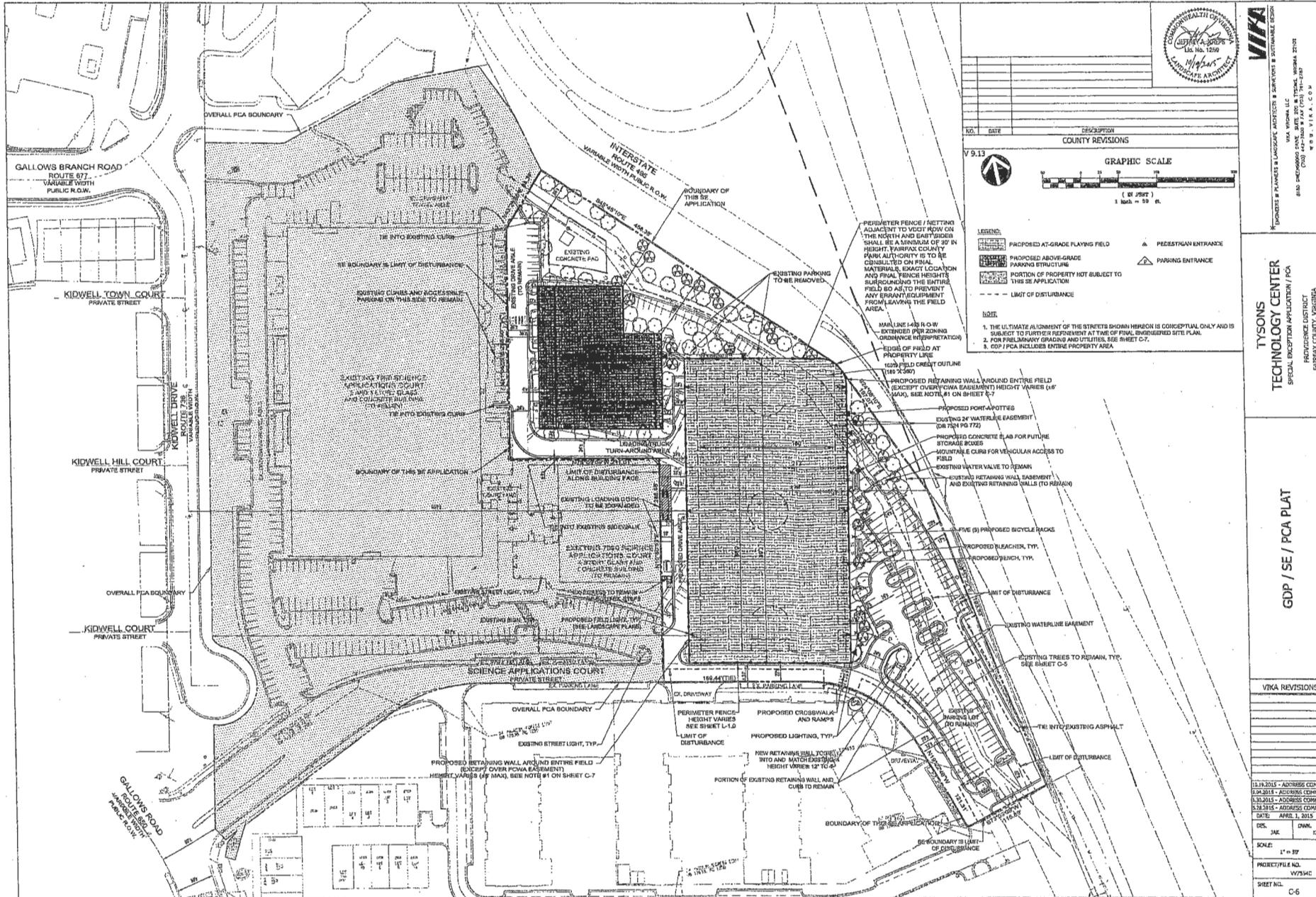
 CITY OF PROVIDENCE
 OFFICE OF THE CITY ENGINEER
 150 WATER STREET, PROVIDENCE, RHODE ISLAND 02903
 (401) 344-2200 FAX (401) 344-2200
 WWW.CITYOFPROVIDENCE.RI.GOV

TYSONS TECHNOLOGY CENTER
 SPECIAL EXCEPTION APPLICATION / ICA
 PROVIDENCE DISTRICT
 PARKER COUNTRY, PROVIDENCE

AERIAL CONTEXT PLAN

150 WATER STREET, PROVIDENCE, RHODE ISLAND 02903
 (401) 344-2200 FAX (401) 344-2200
 WWW.CITYOFPROVIDENCE.RI.GOV

DATE	10/15/10
SCALE	1" = 100'
PROJECT NO.	10-0000
DATE	10/15/10
SCALE	1" = 100'
PROJECT NO.	10-0000
DATE	10/15/10
SCALE	1" = 100'
PROJECT NO.	10-0000



VIKA
 ARCHITECTS & LANDSCAPE ARCHITECTS & SURFICIDE & SUSTAINABLE DESIGN
 VIKI WASHA, LLC
 8140 ROCKINGDALE DRIVE, SUITE 200, FARMERS BRANCH, VIRGINIA 22121
 (703) 426-1000
 WWW.VIKA.A.COM

NO.	DATE	DESCRIPTION
V9.13		COUNTY REVISIONS

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

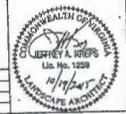
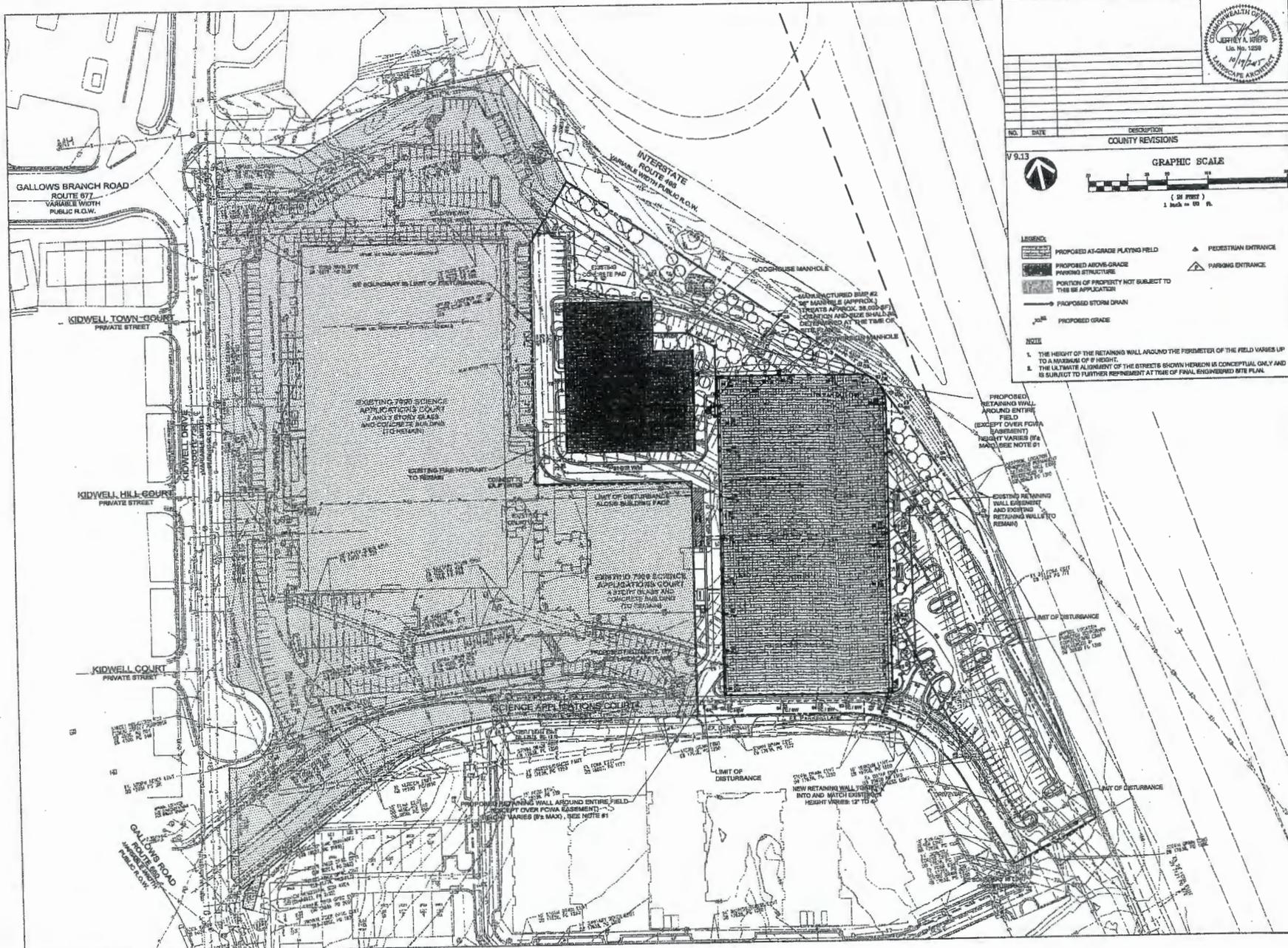
TYSONS TECHNOLOGY CENTER
 SPECIAL EXCEPTION APPLICATION / PCA
 PROVIDENCE DISTRICT
 FARMERS COUNTY, VIRGINIA

GDP / SE / PCA PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
03.19.2015		ADDRESS COMMENTS
03.24.2015		ADDRESS COMMENTS
03.26.2015		ADDRESS COMMENTS
03.26.2015		ADDRESS COMMENTS
DATE:	APRIL 1, 2015	

DES: JAK DWN: KSA
 SCALE: 1" = 30'
 PROJECT/FILE NO.: V754C
 SHEET NO.: C-6



VIFA
 ENGINEERS & PLANNERS • LANDSCAPE ARCHITECTS & SURVEYORS & SURFACING DESIGN
 9000 WOODBRIDGE AVENUE, SUITE 100, WOODBRIDGE, VIRGINIA 22192
 703.441.1100 • FAX 703.441.1107
 WWW.VIFA.COM

NO.	DATE	DESCRIPTION
COUNTY REVISIONS		

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

- NOTE:**
- THE HEIGHT OF THE RETAINING WALL AROUND THE PERIMETER OF THE FIELD VARIES UP TO A MAXIMUM OF 8' HEIGHT.
 - THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT AT TIME OF FINAL ENGINEERED SITE PLAN.

TYSONS TECHNOLOGY CENTER
 SPECIAL EXCEPTION APPLICATION / PCA
 PRINCIPAL DISTRICT
 PRINCE GEORGE COUNTY, VIRGINIA

PRELIMINARY GRADING AND UTILITY PLAN

VIFA REVISIONS

NO.	DATE	DESCRIPTION

11.14.2015 - ADDRESS COMMENTS
 04.24.2015 - ADDRESS COMMENTS
 04.24.2015 - ADDRESS COMMENTS
 DATE: APRIL 1, 2015
 DES: JMC DNAL REA
 SCALE: 1" = 50'
 PROJECT/FILE NO.: WY55AC
 SHEET NO.: C-7

VKA
 VILLAGE KAPLAN ARCHITECTS & PLANNERS
 1015 W. BROADWAY, SUITE 2000
 MEMPHIS, TN 38102
 901.525.1100
 MEMPHIS, TN 38102

**THE RESERVE AT
 TYSON'S CORNER
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

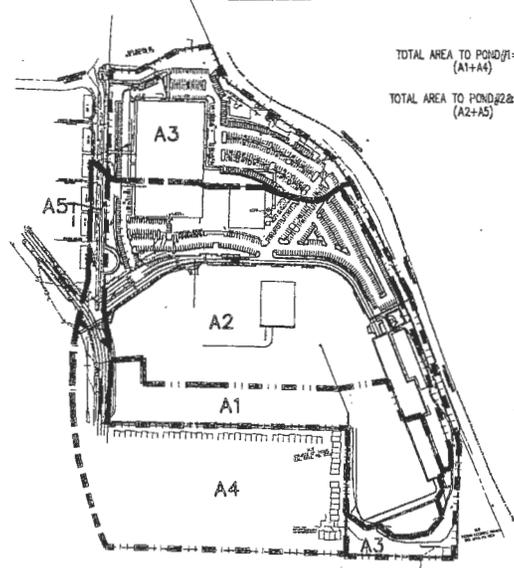
**STORMWATER MANAGEMENT
 COMPUTATIONS, NOTES
 AND DETAILS**

VKA REVISIONS

NO.	DESCRIPTION	DATE

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

WATER QUALITY CONTROL NARRATIVE
 THE SITE CONSISTS OF 33.7 ACRES OF EXISTING COMMERCIAL BUILDINGS AND ASSOCIATED PARKING LOTS. THE PROPOSED URBAN 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 TOWNHOMES DEVELOPMENT, WHICH DOES NOT HAVE BMP CONTROLS. THE WHOLE PROPOSED ENHANCED EXTENDED DETENTION DRY POND WILL SERVE 36.5 ACRES. THE COMPUTED PHOSPHORUS REMOVAL IS 47.0%, WHICH 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, SW6 HANDBOOK, WATER QUALITY VOLUME FOR THE ENHANCED EXTENDED DETENTION POND 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 = 0.57/12 x 14 Ac = 43,560 = 25,410 CF.
 FOR POND NO. 3 WQV = 0.57/12 x 15 Ac = 43,560 = 23,585 CF.
 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
 V_{CF} = CLIFF x BMP AREA
POND 1
 VOLUME = 0.00837 x 14 Ac = 43,560 = 5079 CU. FT.
POND 2
 VOLUME = 0.00837 x 15 Ac = 43,560 = 4717 CU. FT.

Stormwater BMP Design Calculations

Form Name: Worksheet of Stormwater Management
 Date: 9-20-04
 Engineer: AEC

1. Runoff Data

2. Runoff Volume

Runoff Description	Area (Ac)	Runoff (In)	Volume (CU FT)
AS1 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS2 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS3 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS4 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS5 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS6 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS7 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS8 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS9 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS10 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS11 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS12 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS13 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS14 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS15 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS16 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS17 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS18 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS19 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS20 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS21 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS22 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS23 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS24 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS25 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS26 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS27 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS28 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS29 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS30 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS31 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
AS32 - ASHLEY DRIVE (1.00)	1.00	0.50	13,600
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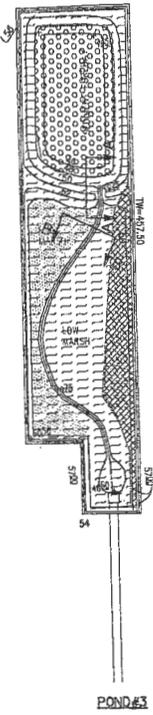
273. Total Sedimentation

274. Total Phosphorus Removal

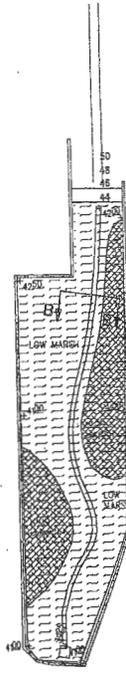
275. Total Sedimentation

276. Total Phosphorus Removal

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POND #3



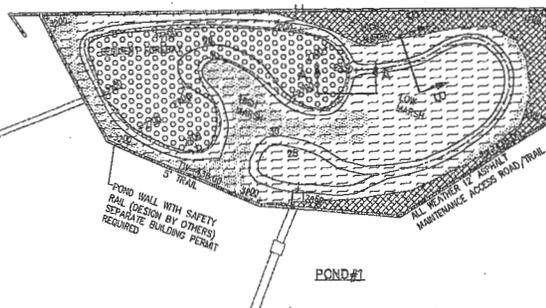
POND #2

- FLOATING AQUATICS 'A'**
 POND #1 - 17300 SF
 POND #3 - 27000 SF
- EMERGENTS 'B'**
 POND #1 - 18000 SF
 POND #2 - 29000 SF
 POND #3 - 37000 SF
- IN ADDITION TO THE EMERGENTS PROVIDE THE FOLLOWING IN THE LOW MARSH OF POND #1, #2 AND #3
- SCRUB/SHRUB 'C'**
 POND #1 - 8300 SF
 POND #2 - 8000 SF
 POND #3 - 8300 SF

CEPHALANTHUS OCCIDENTALIS (OXTONGUE) 2' O.C. 1 GAL CONT

SULPHUR LUTEUM (SPATHULOCK) 5' O.C.

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



POND #1

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

ALL WALKWAYS TO BE MAINTENANCE ACCESS ROAD/RAIL

VEGETATION SCHEDULE

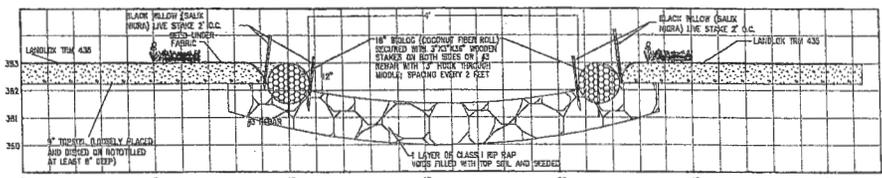
ZONE	SPECIES	SPACING	SIZE
F	FLOATING AQUATICS	2' O.C.	3/8" ROOT
W	WETLAND AQUATICS		
	WETLAND AQUATICS		
E	EMERGENTS		
	S	SCRUB/SHRUB	
SCRUB/SHRUB			
L		LIVE STAKES	
	LIVE STAKES		

NO.	DESCRIPTION	DATE	APPROVED BY

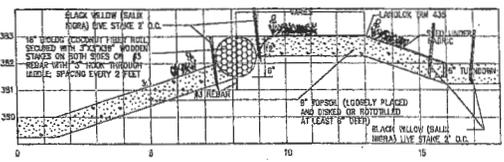
REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

THE RESERVE AT TYSONS CORNER
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

POND PLANTING PLAN



SECTION 'A-A'



SECTION 'B-B'

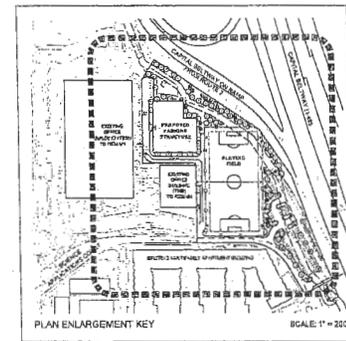
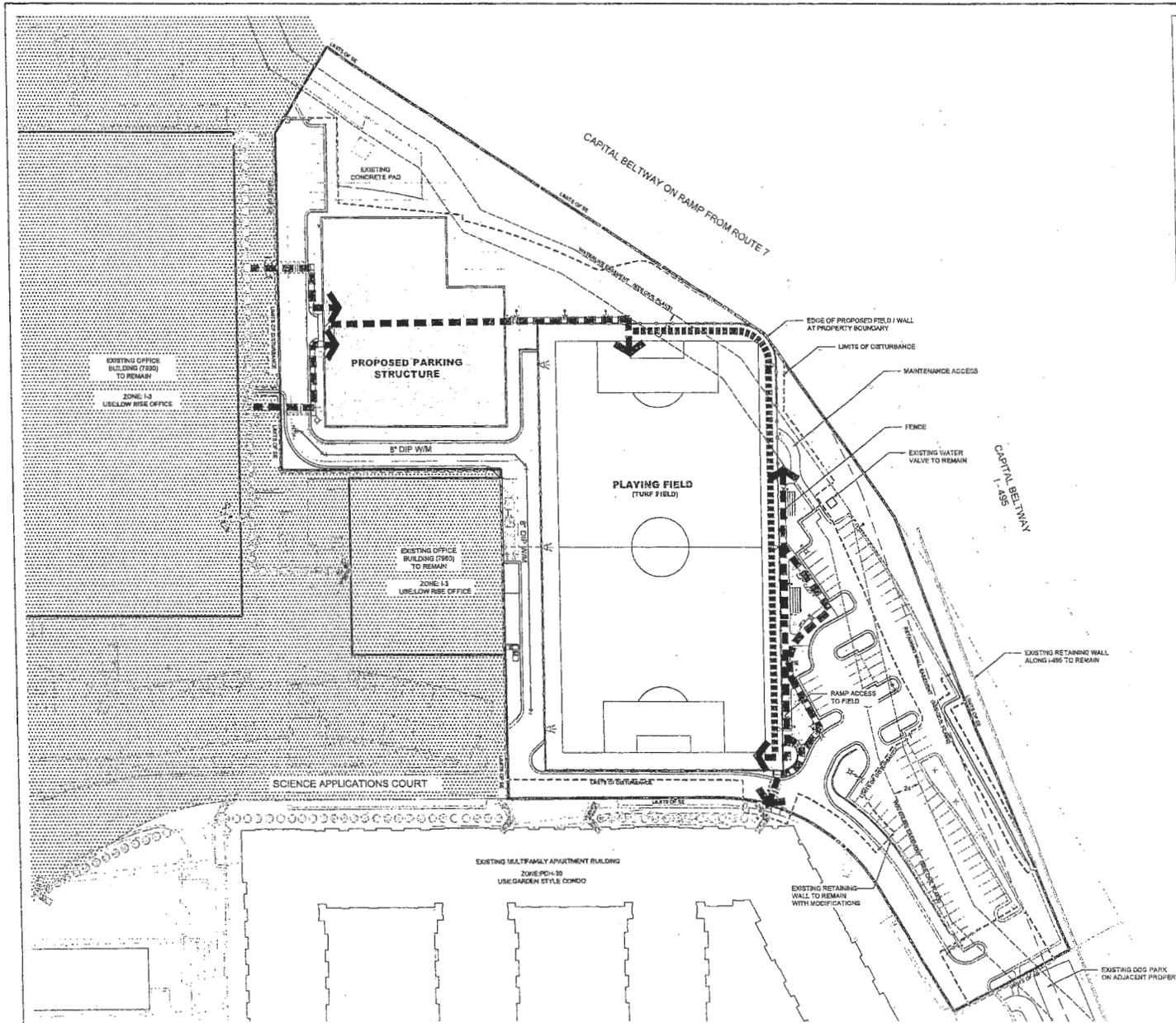
FOR INFORMATION ONLY! (FROM 2481-SP-006) SUBJECT PLAN (SE 2015-PR-000) SHEET C-17

VKA REVISIONS

NO.	DESCRIPTION	DATE



PROJECT FILE NO. 28A
 SHEET NO. 28A



CIRCULATION PLAN LEGEND

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

GENERAL LEGEND

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



- 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.

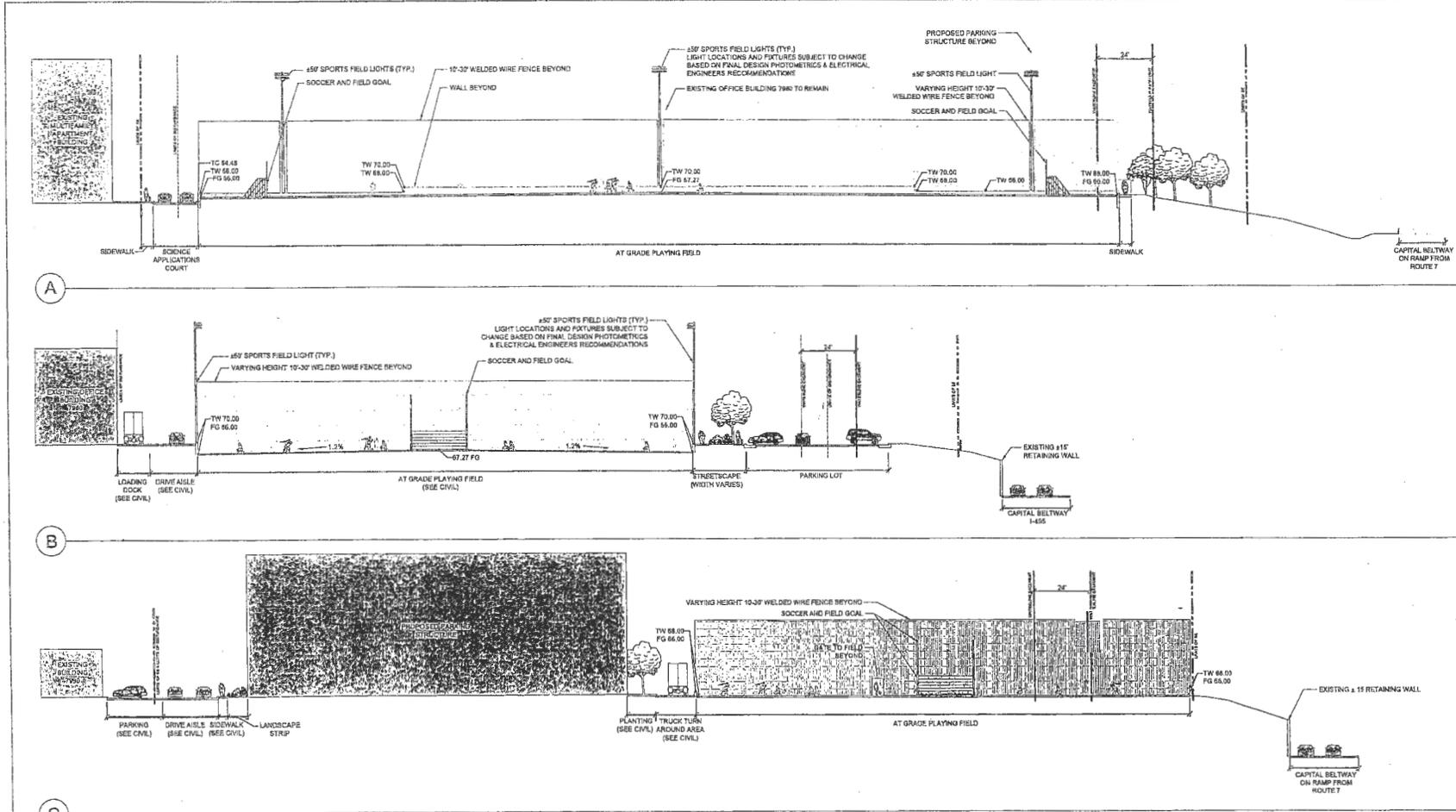
LandDesign.
 224 N. Market St., Raleigh, NC 27601
 P: 919.833.7274 F: 919.833.7474
 www.LandDesign.com



Tyson's Technology Center
 SPECIAL EXCEPTION APPLICATION, PCA
 Meridian Sciences 7980, L.P.
 PEDESTRIAN CIRCULATION PLAN

REVISIONS:
 01/19/2011 - ADJUSTED COMMENTS

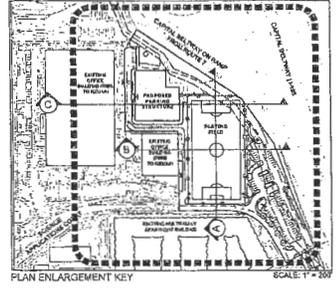
DATE: 02/02/11
 DRAWN BY: JAC
 CHECKED BY: JG
 SCALE: 1" = 40'
 PROJECT NO: 7980
 SHEET NO: 11



A

B

C



- 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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LandDesign.
 3055 Poplar St., Mechanicsville, VA 23111
 P: 703.347.4744 F: 703.314.6744
 www.LandDesign.com



Tyson's Technology Center
 SPECIAL EXCEPTION APPLICATION, PCA
 Meridian Science 7980 L.P.
 SECTIONS

DATE SUBMITTED: 08/11/2015
 DESIGNED BY: PFC
 CHECKED BY: PFC
 SCALE: 1" = 20'
 PROJECT #: 201510
 SHEET NUMBER: **L12**

CONCEPT PLANT SCHEDULE

STREET TREE - STANDARD TREE (PIT CAT, 70)	43
PUBLIC REALM (LANDSCAPE AMENITY PANEL)	
3" CALIPER AT 250 SF PROJECTED 10YR TREE CANOPY	
ACER RUBRUM / OCTOBER GLORY™ / OCTOBER GLORY MAPLE	
PLATANUS X ACERFOLIA / LONDON PLANE TREE	
QUERCUS PHLOEAS / WILLOW OAK	
ULMUS PARVIFOLIA / ALLEE / ALLEE LACEBANK ELM	
ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY 1)	24
PUBLIC REALM	
3" CALIPER PROJECTED 10YR TREE CANOPY	
AMELAGNER ALNIFOLIA / SERVICEBERRY	
CERCIS CANADENSIS / EASTERN REDBUD	
CORNUS KUSHA / KUSHA DOGWOOD	
HALEXIA CAROLINA / BIRDOROP TREE	
PRUNUS X YEDDENSIS / YOSHINO CHERRY	
PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT CANOPY	12
PUBLIC REALM (LANDSCAPE AMENITY PANEL)	
3" CALIPER AT 250 SF PROJECTED 10YR TREE CANOPY	
ACER RUBRUM / OCTOBER GLORY™ / OCTOBER GLORY MAPLE	
PLATANUS X ACERFOLIA / LONDON PLANE TREE	
QUERCUS PHLOEAS / WILLOW OAK	
ULMUS PARVIFOLIA / ALLEE / ALLEE LACEBANK ELM	
EXISTING TREE AT INTERIOR PARKING LOT	4
QUERCUS PALSTRIS / PIN OAK	
EXISTING TREE AT PERIPHERAL PARKING LOT	4
PLATANUS X ACERFOLIA / LONDON PLANE TREE	

TREE PLAN NOTES:

- AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN. WIDTH OF 4 FEET TO AN OVERALL MAX DEPTH OF 4 FEET.
- TREES TO BE INSTALLED AT A MIN. 3 INCH CALIPER
- STREET TREES TO BE MAINTAINED AT A MIN. 1.8 FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR RIGHT DISTANCE FOR VEHICLES. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROPRIATE LOCATIONING.
- ALL LANDSCAPE AREAS TO HAVE IRRIGATION.
- EXISTING TREE CANOPY DESIGNATED TO BE PRESERVED IS IN ACCORDANCE WITH APPROVED SITE PLAN 2461-SP-08-2 APPROVED 04-28-2005

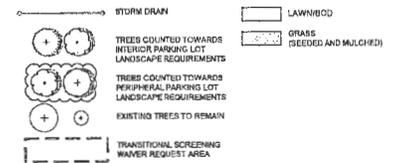
TS/B TRANSITIONAL SCREENING & BARRIER WAIVERS

TSB-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, 13-205, 11. Transitional Screening and Barrier may be waived or modified where the subject property abuts a reduced 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
TSB-2	Southern Property Boundary
ADJACENT ZONES:	U3 & PDR-30
ADJACENT USES:	Quasi-Public Use (Public 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 sixty-five (65) 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 pruneshrub-like 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, 13-204, 4. There shall be different barrier requirements as illustrated on the matrix, which shall be provided as follows: (a) Barrier D shall consist of a 42x48 inch chain link fence and may be required by the Director to have mesh in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs (b) Barrier E shall consist of a 6 foot wall, which or architectural block based on the area facing the existing use and may be required to be so faced on both sides as determined by the Director. (c) Barrier F shall consist of a 6 foot high 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
TSB-3	Western Property Boundary
ADJACENT ZONES:	U3 & I-3
ADJACENT USES:	Adjacent to Science Applications Court/Office
REQUIREMENTS	None
PROVIDED	No transitional screening or associated barrier requirement

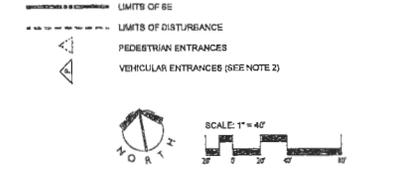
STREET TREE DETAIL REFERENCES



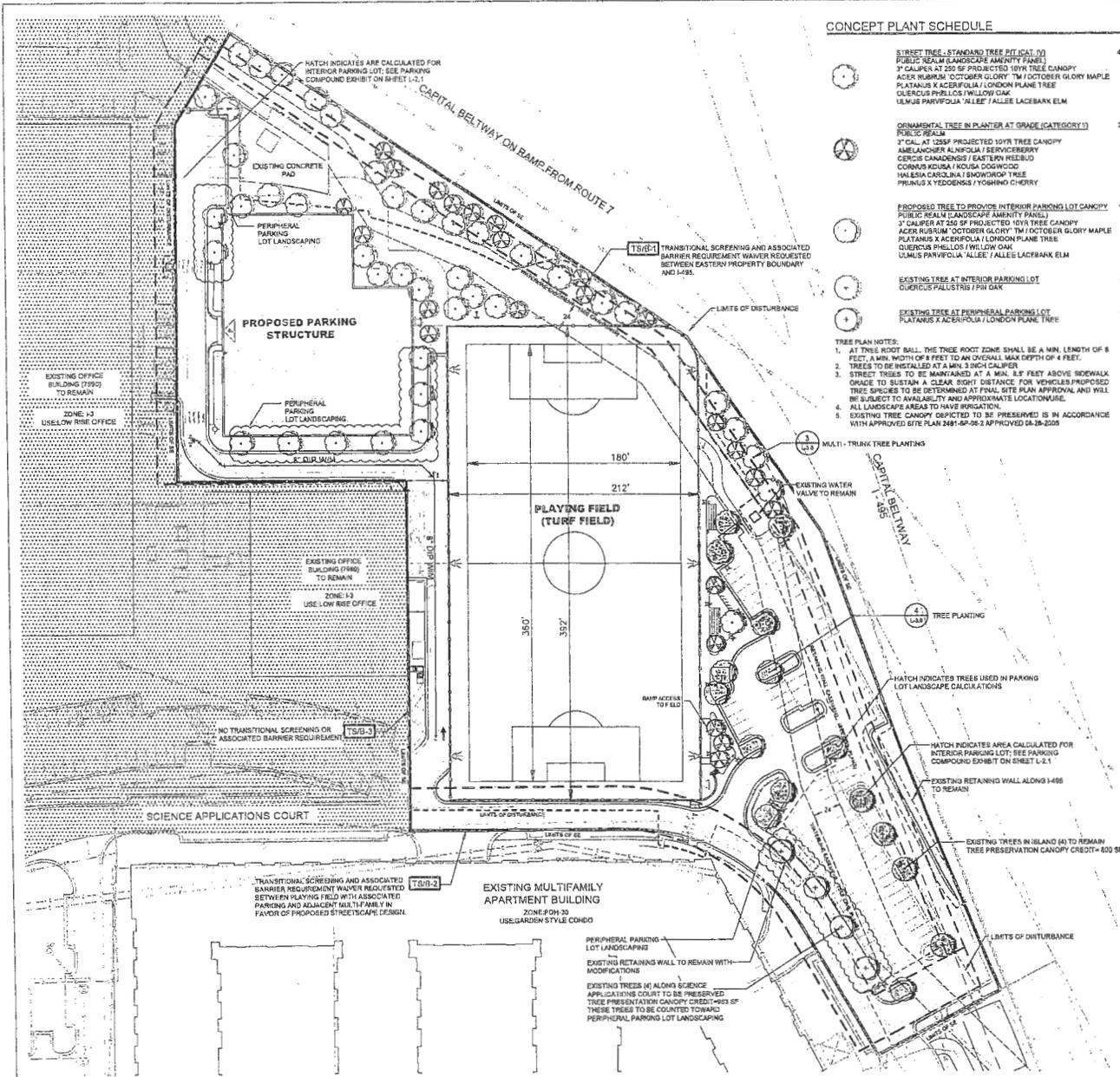
TREE PLAN LEGEND



GENERAL LEGEND



GENERAL NOTES:
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 200 S. Reynolds Ave., Suite 201
 Arlington, VA 22204
 www.landdesign.com



Tyson Technology Center
 SPECIAL EXCEPTION APPLICATION, PCA
 Meridian Science 7990, L.P.
 LANDSCAPE PLAN

DATE: 04/20/15
 DRAWN BY: JG
 CHECKED BY: JG
 PROJECT #: 201010
 SHEET NUMBER:
 L2.0

TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

43	CANOPY TREE (CATEGORY IV) PUBLIC REALM 7 CAL	CANOPY TREE	QTY PER TYPE	PROJECTED 10 YR TREE CANOPY AREA IN SF FOR 7" CAL CAT. (V TREE)	ADDITIONAL CREDIT MULTIPLIER	ADMITTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SQUARE
		Acer rubrum / October Glory / Tm October Glory Maple	11	43 x 25% = 259 SF	1.5 Air Quality	375.0 SF	4,125.0 SF
		Platanus x acerifolia / London Plane Tree	10	43 x 25% = 256 SF	N/A	250.0 SF	2,500.0 SF
		Quercus phellos / Willow Oak	11	43 x 25% = 259 SF	1.5 Wildlife	375.0 SF	4,125.0 SF
		Ulmus parviflora / Elm / Alice Lombard Elm	11	43 x 25% = 256 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 III) PUBLIC REALM 7 CAL	ORNAMENTAL TREE	QTY PER TYPE	PROJECTED 10 YR TREE CANOPY AREA IN SF FOR 7" CAL CAT. (E TREE)	ADDITIONAL CREDIT MULTIPLIER	ADMITTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SQUARE
		Amelanchier alnifolia / Serviceberry	5	24 x 20% = 125 SF	1.6 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:							3,912.5 SF
GROSS SITE AREA:				250,350.0 SF			
AREA OF 10-YEAR TREE CANOPY REQUIRED (10% OF GROSS SITE AREA PER PFC DISTRICT):				25,035.0 SF			
TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION:				1,763.0 SF			
LESS TREE PRESERVATION CANOPY SF WITHIN LIMITS OF BE REMAINING TOTAL TREE COVER TO BE PROVIDED BY PLANTING:				13,272.0 SF			
TOTAL TREE COVER PROVIDED BY PLANTING:				16,187.0 SF			
TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION:				1,763.0 SF			
TOTAL OF 10-YEAR TREE CANOPY PROVIDED (SF):				19,950.0 SF			

October 10, 2015

Tyson Technology Center
Pro-Rate Tree Canopy Planting Fund Calculations

- Required 10-Year Tree Canopy Coverage = 10% (See Table 12.10, Line B1) = 25,035 SF (62 x 40 = 25,036 SF)
- Required 10-Year Tree Canopy Coverage = 25,035 SF (See Table 12.10, Line C2) = 1,763 SF
- Area of Existing Canopy Preserved with Additional 1.25 Credit = 1,763 SF
- Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 23,272 SF (64 min @ 9 = 23,272 SF) = 19,585 SF
- 10-Year Canopy Area of Proposed Tree Planting = 19,585 SF or 7.87% (See Table 12.10, Line E4) = 5,868 SF (5,868 / 200 = 29.34 Trees)
- Total Tree Canopy Provided (Preserved and New Trees) = 20 Trees (5,868 / 290 = 20.23 Trees; Use 20 Trees)
- 10-Year Tree Canopy to be Met with Planting Fund Contribution = 20 Trees (5,868 / 290 = 20.23 Trees; Use 20 Trees)
- Number of 2" Caliper Trees Need to Meet Planting Fund = 20 Trees (5,868 / 290 = 20.23 Trees; Use 20 Trees)
- Amount of Pro-Rate Tree Canopy Fund Contribution = \$7850.00 (20 Trees x \$392.50 per Tree) / Caliper Tree = \$7800 (Per PFM 12-0512.3B)

NOTE: A Pro-Rate Tree Canopy Planting Fund is hereby computed in accordance to PFC Co Public Facilities Manual Section 12-0512.3, 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 (noted) for these purposes shall be based on the cost to establish 10-year tree canopy using 2-inch caliper landscape 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 7" Cal. (6240 SF ea.) =	3,000	
Tree Preservation	600	
Total Area Required (SF) =	3,720.5	5%
Total Area Provided (SF) =	3,600.0	5%

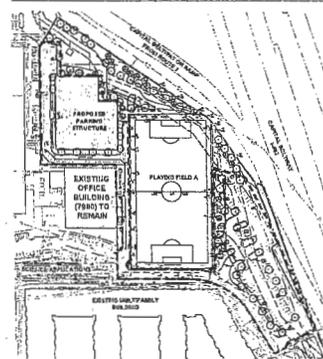
- SEE DIAGRAM TO RIGHT FOR AREA INCLUDED IN CALCULATIONS
- SEE WORKSHEET TO LEFT FOR CREDIT MULTIPLIER DETAILS.

PERIPHERAL PARKING LOT LANDSCAPING

LOCATION	LINEAR FEET OF PARKING ADJACENT LAND NOT IN RIGHT-OF-WAY (LF)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
PARKING STRUCTURE ADJACENT TO VEHICLE TRAVEL LANE SURFACE PARKING ADJACENT TO SCIENCE APPLICATION COURSE	450	9.0	9
	176	3.5	4 (EXISTING TREES)

- NOTE:
- SEE SHEET L210 FOR TREES DESIGNATED AS PERIPHERAL PARKING LOT LANDSCAPING.

PARKING COMPOUND AREA EXHIBIT



- NOTE:
- AREA DASHED INDICATE SF AREA CALCULATED FOR INTERIOR PARKING LOT.
 - INCLUDE PROPOSED PARKING STRUCTURE.
 - 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

Site#	Table	Release
A. Tree Preservation Target Calculations and Statement		
A1	Pre-development area of mature tree canopy from existing vegetation (sq ft)	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%
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	Does the Tree Preservation Target minimum been met?	Yes
A7	If not per A 6, items proposed to provide from the Tree Preservation Target shall be provided on the plan that states one or more of the conditions listed in § 12-0507.3 along with a narrative that provides a site-specific evaluation of why the Tree Preservation Target cannot be met. Provide sheet number where conditions are located.	N/A
A8	If strip A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	N/A

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement		
Table	SEE SHEET C-5	SEE § 12-0503.2 for list of required elements and standards
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) =	250,350 § 12-0510.1A
B2	Subtract area dedicated to streets, road frontages (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) =	250,350 Square feet
B5	Identify the site's annual outdoor use =	0
B6	Percentage of 10-year tree canopy required =	10.2%
B7	Area of 10-year Tree Canopy Required (B4 x B6) (SF) =	25,536 Square feet
B8	Modification of 10-year Tree Canopy Requirement requested? =	YES Yes or No
B9	If YES to B8, then list site areas where modification requests is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area (SF) =	1,114 Square feet
C2	Total canopy area existing on-site as of 12-01-09 (SF) =	1,410 Square feet
C3	C x 1.25 (SF) =	1,393 § 12-0508.5B
C4	Total canopy area provided by unique or valuable trees or woodland communities (SF) =	0 Square feet
C5	C x 1.6 (SF) =	0 § 12-0509.8B(1)
C6	Total canopy area provided by "Heritage" trees (e.g. "Specimen" or "Silver" trees) (SF) =	0 Square feet
C7	C x 1.4 (to 3.0) (SF) =	0 § 12-0509.8B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0 Square feet
C9	C x 1.0 (SF) =	0 § 12-0509.8C(1)
C10	Total of C 3, C 4, C 7 and C 9 =	1,763 Areas of C 10 in less than B 7 multiplier of requirement must be met through tree planting - see L1

D. Tree Planting		
D1	Area of canopy to be met through tree planting (C 10) =	23,272 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 stormwater management =	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 1.5 (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 1.5 (SF) =	0 § 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0 § 12-0509.4B(1)(b)
D15	D 14 x 1.0 =	0 Square feet
D16	Percentage of D 14 requirement to be met =	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 =	16,188 Square feet
D19	Is an additional planting relief requested?	No Yes or No
D20	Tree Bank or Tree Credit?	YES Yes or No § 12-0511
D21	Canopy area requested to be provided through tree banking =	5000 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 banking (D 21) =	16,188 Square feet
E3	Total of canopy area provided through tree seedlings (D 14) =	0 Square feet
E4	Total of E1, E2, E3 =	18,951 Total of E1 through E4 area should meet or exceed area in B1

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Tyson Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Mandarin Science 7950, LP
LANDSCAPE SCHEDULE AND TABLES

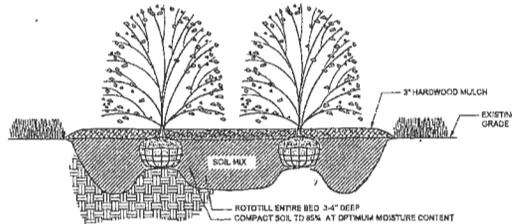
REVISIONS:
DATE: 10/10/15
BY: JMW
CHECKED BY: JMW
DATE: 10/10/15
PROJECT NO: 2015019
SHEET NUMBER:
L2.1

NOTES:

1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEARLY 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. SCRIPIFY ROOTS ON POT BOUND PLANTS.

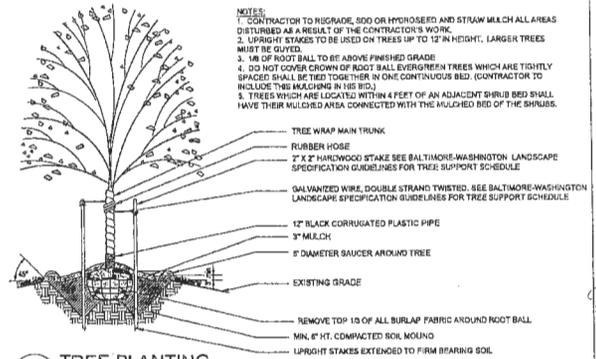
5. PLANT SPACING VARIES - (SEE PLAN)

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 SHRUB PLANTING BED
L-3.0 SECTION

ORA-035
N.T.S.



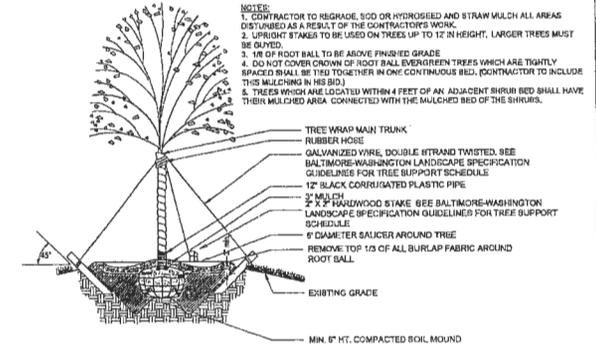
4 TREE PLANTING
L-3.0

NOTES:

1. CONTRACTOR TO REGRADE, SOO 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 GUIDED.
3. 1/3 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.

NOTES:

1. CONTRACTOR TO REGRADE, SOO 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 GUIDED.
3. 1/3 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.

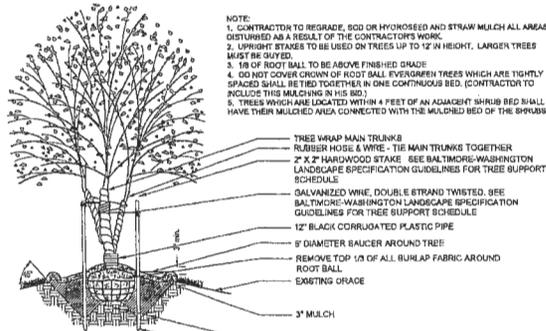


5 TREES (12' PLUS)
L-3.0

SPACING		PLANT SPACING CHART	
ROWS	SPACING 'D'	SPACING 'D'	ROW 'A'
+	6" O.C.	5.30' O.C.	4.81
+	8" O.C.	6.57' O.C.	2.66
+	10" O.C.	8.57' O.C.	1.68
+	12" O.C.	10.60' O.C.	1.15
+	15" O.C.	13.00' O.C.	0.75
+	18" O.C.	15.60' O.C.	0.51
+	24" O.C.	20.80' O.C.	0.29

2 TRIANGULAR SPACING FOR SHRUBS AND GROUNDCOVERS
L-3.0 PLAN

ORA-009
N.T.S.



3 MULTI TRUNK TREE PLANTING
L-3.0

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

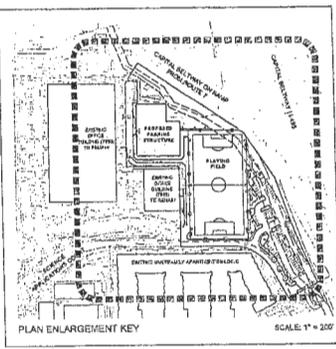
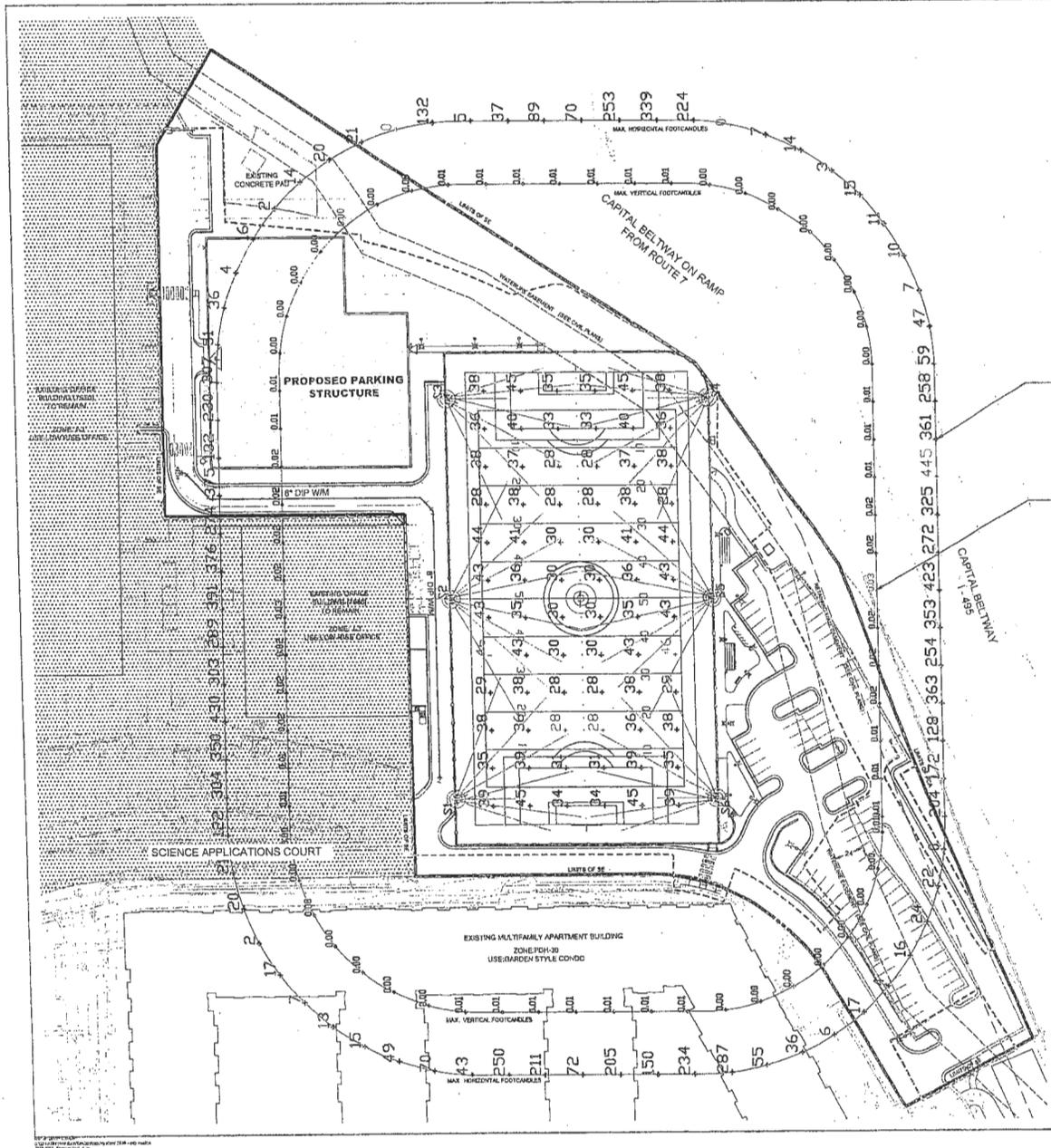
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Tyson's Technology Center
SPECIAL EXCEPTION APPLICATION, PCA
Meridian Science 7980, L.P.
LANDSCAPE DETAILS

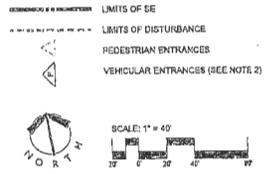
REVISIONS:
DATE: 08/20/15
DRAWN BY: JLP
CHECKED BY: JLP
PROJECT: 2013018
SHEET NUMBER:
L3.0



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



- 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 GRASSES.

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

REVISIONS:
 1/18/2015 - ADDED/REVISED COMMENTS

DATE DRAWN: 08/15/14
 DRAWN BY: JAV
 CHECKED BY: JAV
 SCALE: 1" = 40'
 PROJECT #: 2013018
 SHEET NO.: L4.0

AMENDED PROFFERED CONDITIONS

PCA 75-7-004-3

November 12, 2015

Revised November 16, 2015

Revised December 7, 2015

Revised January 6, 2016

Revised May 4, 2016

Revised May 11, 2016

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 13E "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).

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) and shall be constructed in accordance with FCPA standards (including field materials) for a field in effect at the time of construction, provided the cost is comparable and/or unless otherwise agreed to in writing by both the Applicant and the 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 addition 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. The easement language shall also include the requirement that the Applicant provide written notification to the FCPA of any maintenance activity within the easement area that would prevent access to 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. Noise Mitigation. In order to mitigate outdoor noise levels on the field playing surface 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 site plan approval, the Applicant may submit a plan for alternative noise mitigation measures to reduce noise levels on the outdoor field to the Comprehensive Plan Policy for outdoor activity areas during hours of operation. Such study will be submitted to the Department of Public Works and Environmental Services for review and approval by the Department of Planning and Zoning, Planning Division. No portion of the noise wall will be located within the VDOT limited access highway.

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 constitute 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

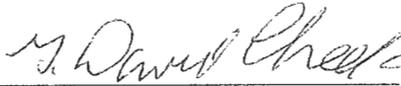
**Property Owner of 39-2((1))13D
MERIDIAN SCIENCE 7990, L.L.C.,
a Delaware limited liability company**

By: Meridian Science 7990 Holdings, L.L.C.,
a Delaware limited liability company,
its sole member

By: Meridian Science Holdings REIT I, L.L.C.,
a Delaware limited liability company,
its manager

By: Meridian Realty Partners TE I, L.P.,
a Delaware limited partnership,
its manager

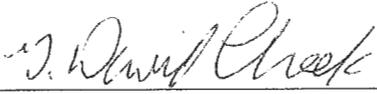
By: Meridian Realty Partners I GP, L.L.C.
a Delaware limited liability company,
its general partner

By: 
Name: G. David Cheek
Title: President

By: 
Name: Gary E. Block
Title: Managing Director

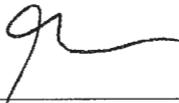
**Property Owner of 39-2 ((1))13E
MERIDIAN SCIENCE 7980, L.P.,
a Delaware limited partnership**

By: Meridian Realty Partners I GP, L.L.C.,
a Delaware limited liability company,
its general partner

By: 

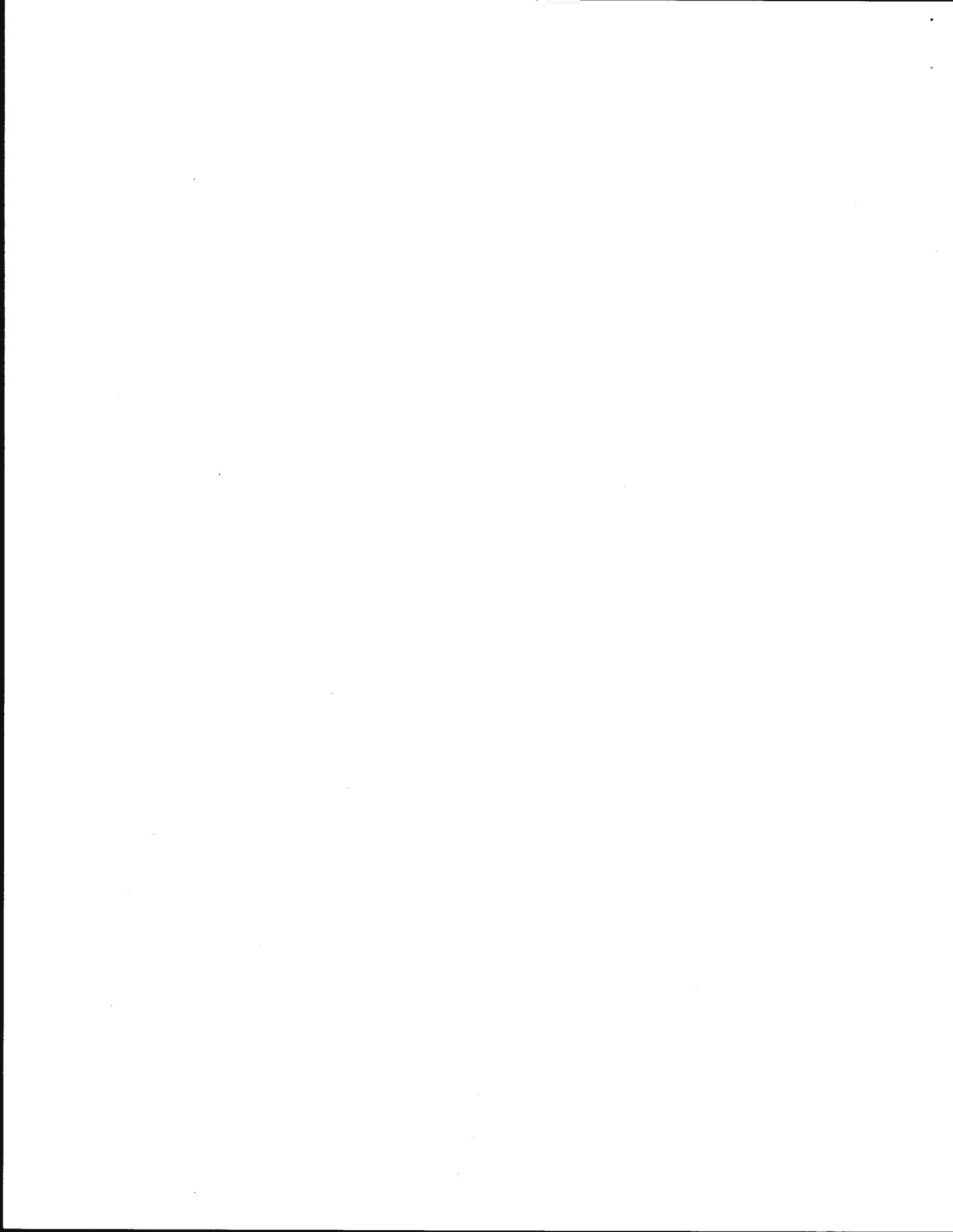
Name: G. David Cheek

Title: President

By: 

Name: Gary E. Block

Title: Managing Director





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

APPLICATION No: PCA 75-7-004-03

(Assigned by staff)

Concurrent with
SE 2015-PR-021

RECEIVED
 Department of Planning & Zoning

APR 09 2015

Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Meridian Science 7980, LP, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the 1-3 District to the 1-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

The Reserve at Tysons			21699	1650
The Reserve at Tysons			21699	1650
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

39-2	1		13D and 13E	
				14.4 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7910 Science Application Court, Vienna, VA 22182
+ 7980 Science Application Court, Vienna, VA 22182

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

Approx. 600 east of the intersection of Science Application Court and Kidwell Drive
PRESENT USE: Office **PROPOSED USE:** Office and public field
MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** HC

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

David R. Gill

Type or Print Name

1750 Tysons Blvd. Ste 1800

Address

Signature of Applicant or Agent

(Work) 703-712-5039 (Mobile)

Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: July 1, 2015

Fee Paid \$





PCA

OCTOBER 19, 2015

DESCRIPTION OF
PARCEL 13D & PARCEL 13E,
THE RESERVE AT TYSONS CORNER
DEED BOOK 21699 AT PAGE 1650

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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 Land 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 Parcels 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 13D, 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

VIKA Virginia, LLC

8180 Greensboro Drive, Suite 200 ◊ Tysons, Virginia 22102 ◊ 703.442.7800 Fax 703.761.2787
Tysons, VA ◊ Germantown, MD ◊ Washington, DC

www.vika.com

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 20°45'35" 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 or less.





OCTOBER 19, 2015

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 PARCEL 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.

P:\projects\7554\7554\CADD\SURVEYS\LEGAL DESCRIPTIONS\7554- SE PARCEL LEGAL DESCRIPTION (2015-10-19).docx

VIKA Virginia, LLC

8180 Greensboro Drive, Suite 200 ✪ Tysons, Virginia 22102 ✪ 703.442.7800 Fax 703.761.2787
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