## CONCEPT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN RZ/FDP 2021-SU-003

PROFFER CONDITION AMENDMENT PCA 78-S-063-11 & PCA 85-S-061-07

## PARKSTONE TECH PARK

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

# OWNER/APPLICANT PARKSTONE TECH PARK, LLC 6711 COLUMBIA GATEWAY DRIVE, SUITE 300

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LAND USE ATTORNEY

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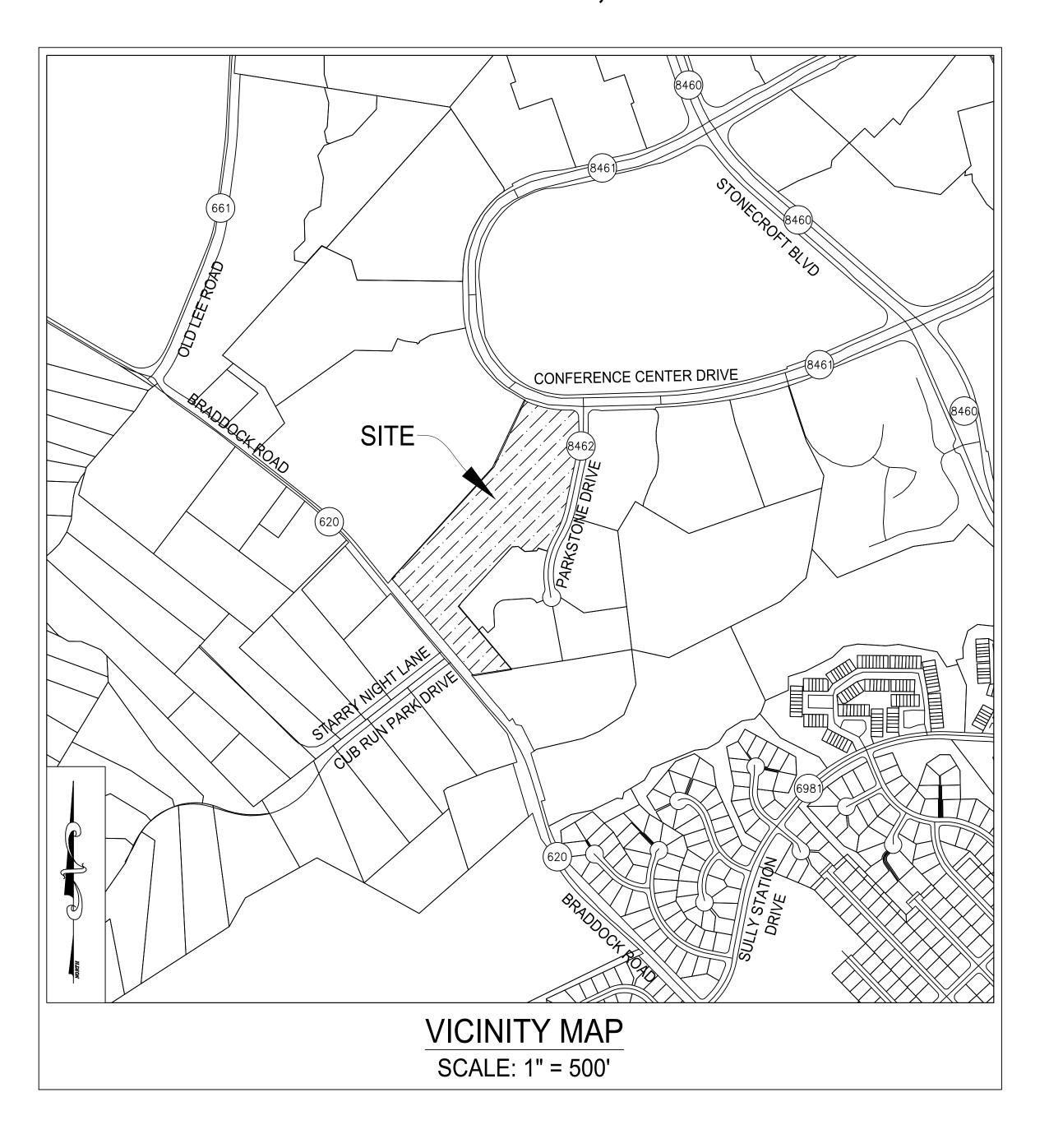
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GREGORY S. DREW E Lic. No.38892 7/29/2021

ARKSTONE TECH PAR SECTION

MARK DATE DESCRIPTION

PROJECT No.: 20117.001.00 DRAWING No.: 110256 DATE: 11/20/2020 SCALE: AS NOTED DESIGN: DL DRAWN: DL CHECKED: GD

SHEET TITLE:

**COVER SHEET** 

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2. THE PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS:

 0434-06-0027
 LAND AREA:
 217,800 SF
 OWNER:
 PARKSTONE TECH PARK, LLC
 ZONED:
 I-3

 0434-06-0037A
 LAND AREA:
 606,194 SF
 OWNER:
 PARKSTONE TECH PARK, LLC
 ZONED:
 I-3

THE TOTA AREA SUBJECT TO THIS APPLICATION CONSISTS OF A TOTAL OF 18.91 ACRES (±823,994 SF).

- 3. A SITE AREA OF ±19.12 AC. SHALL BE USED TO CALCULATE PERMITTED DENSITY FOR THE PROPERTY BASED ON PREVIOUS ROAD DEDICATION FOR BRADDOCK ROAD. THIS CDP/FDP AND PCA AMENDS THE LAYOUT OF THE PREVIOUSLY APPROVED PCA/GDP.
- 4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM INFORMATION OF RECORD AND FIELD VERIFIED BY PENNONI (FORMERLY PHR+A). THE CONTOUR INTERVAL IS TWO (2) FEET.
- 5. THE SUBJECT PROPERTY LIES IN THE FAIRFAX COUNTY WSPOD (WATER SUPPLY PROTECTION OVERLAY DISTRICT).
- 6. THE SUBJECT PROPERTY IS VACANT.
- 7. THE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ANY KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY AND ANY WITH A WIDTH GREATER THAN TWENTY-FIVE (25) FEET ARE SHOWN ON THE PLAN.
- 8. THE SITE IS IN THE CUB RUN WATERSHED. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES WILL BE PROVIDED FOR IN AN EXISTING REGIONAL FACILITY AND AS APPROVED BY DPWES DURING FINAL SITE PLAN ENGINEERING. SEE THE SWM ANALYSIS AND OUTFALL/BMP ANALYSIS PLANS FOR SWM, BMP AND OUTFALL NARRATIVES.
- 9. THE ENTIRE SITE IS UNDEVELOPED AND PARTIALLY CLEARED. EXISTING VEGETATION TO BE PRESERVED IS SHOWN ON THE CDP/FDP PLAN. AN EXISTING VEGETATION MAP IS INCLUDED ON SHEET C300 OF THIS APPLICATION. LIMITS OF CLEARING AND GRADING EXTEND TO AND COINCIDE WITH THE EXISTING PROPERTY LINES UNLESS SHOWN OTHERWISE ON THE CDP/FDP PLAN. ANY AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION HAVE BEEN IDENTIFIED AND SHOWN ON SHEET C200.
- 10. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITE EXISTS ON THIS SITE.
- 11. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ON SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355: ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA /DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND /OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY SUCH SUBSTANCES ON SITE.
- 12. THE SUBJECT PROPERTY IS LOCATED IN THE BULL RUN PLANNING DISTRICT, BR3 FLATLICK COMMUNITY PLANNING SECTOR AND LAND UNIT J OF THE DULLES SUBURBAN CENTER LAND UNIT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE LAND USE RECOMMENDATION FOR THE SUBJECT AND ADJACENT PROPERTIES IS FOR OFFICE, CONFERENCE CENTER/HOTEL, INDUSTRIAL/FLEX AND INDUSTRIAL USE AT AN AVERAGE OF 0.50 FAR.
- 13. EIGHT (8) FOOT WIDE PAVED TRAILS EXISTS ALONG BRADDOCK ROAD AND ALONG PARKSTONE DRIVE IN ACCORDANCE WITH THE THE COMPREHENSIVE TRAILS PLAN.
- 14. NO FLOODPLAIN RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON SITE. WETLANDS HAVE BEEN DELINEATED, AS SHOWN ON THE PLAN, AND A JURISDICTIONAL DETERMINATION HAS BEEN PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLANDS PERMITTING HAS BEEN PREVIOUSLY OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS FOR THE PROPOSED SITE CONSTRUCTION AND ARE VALID. THERE WILL BE NO ADVERSE AFFECTS ON ADJACENT AND NEIGHBORING PROPERTIES.
- 15. PARKING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE PARKING THAN SHOWN ON THE PLAN PROVIDED THE PARKING LAYOUT IS DEEMED IN CONFORMANCE WITH THE CDP/FDP OR LESS PARKING IF A PARKING REDUCTION IS SOUGHT AND APPROVED.
- 16. PUBLIC WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EXTENSIONS OF EXISTING WATER-MAINS. DETAILED WATER SERVICE DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
- 17. PUBLIC SANITARY SEWER SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT BY EXTENSION OF EXISTING SANITARY SEWER MAINS. DETAILED DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
- 18. INGRESS AND EGRESS TO THE PROPERTY IS PROPOSED VIA THE FOLLOWING FOR EACH OPTION:

  OPTION 1 (OFFICE): FULL ACCESS FROM PARKSTONE DRIVE; INTERPARCEL ACCESS FROM ADJACENT PARCEL 043-4-((6))-B

  OPTION 2 (DATA CENTER): FULL ACCESS FROM PARKSTONE DRIVE
- 19. THE BUILDINGS REPRESENTED ON THESE PLANS ARE ILLUSTRATIVE AND SUBJECT TO VARYING FOOTPRINTS BASED ON MARKET CONDITIONS, FINAL ARCHITECTURE AND ENGINEERING. FOOTPRINTS MAY CHANGE AS LONG AS MINIMUM BUILDING SETBACKS SHOWN ON THE PLANS AND MAXIMUM FAR ARE MAINTAINED. MINOR MODIFICATIONS TO ALL FEATURES SHOWN ON THE PLANS MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE. ADDITIONAL BUILDING FEATURES MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, FLAGPOLES, FENCES AND WALLS NOT SHOWN ON THE PLANS MAY BE PROVIDED.
- 20. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER. THE APPLICANT RESERVES THE RIGHT TO PHASE AS NECESSARY IN RESPONSE TO MARKET CONDITIONS.
- 21. MINOR MODIFICATIONS TO THE PLAN MAY BE PERMITTED IN RESPONSE TO ISSUES SUCH AS BUT NOT LIMITED TO TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, LAYOUT, DESIGN, VEHICULAR CIRCULATION AND ETC. IN ACCORDANCE WITH SECTION 18-204.5 OF THE ZONING ORDINANCE PROVIDED THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN.
- 22. PROPOSED SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE. THE APPLICANT MAY SEEK A COMPREHENSIVE SIGNAGE PLAN AT A LATER DATE.
- 23. THERE ARE NO COMMUNITY AND/OR PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- 24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE ORDINANCES, NOTWITHSTANDING WAVIER AND MODIFICATION JUSTIFICATIONS INCLUDED ON SHEET C101.

#### GENERAL

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FAIRFAX COUNTY AND THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- 2. IF THE CONTRACTOR OR OTHERS BECOME AWARE OF ANY DISCREPANCIES, ANY UNANTICIPATED SITE CONDITIONS, ANY REASONS FOR NONCONFORMANCE WITH THE DESIGN DOCUMENTS, OR ANY PROPOSED FIELD REVISIONS PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN TO CHRISTOPHER CONSULTANTS, LTD.
- 3. EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE INFORMATION AND THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MIGHT OCCUR BY FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
- 4. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST PITS ARE TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND CHRISTOPHER CONSULTANTS, LTD. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
- 5. THE CONTRACTOR SHALL CONTACT MISS UTILITY AS REQUIRED BEFORE DIGGING.
- 6. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
- 8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES WHICH ARE TO REMAIN. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OR ANY SUBCONTRACTOR'S ACTIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 9. ALL UTILITIES, INCLUDING ALL POLES, WHICH ARE TO BE RELOCATED, SHALL BE AT THE DEVELOPER'S EXPENSE PRIOR TO CONSTRUCTION. CONTRACTOR/DEVELOPER TO CONTACT APPLICABLE UTILITIES AT LEAST 60 DAYS PRIOR TO NEEDING FACILITY RELOCATED.
- 10. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 11. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
- 13. CHRISTOPHER CONSULTANTS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
- 14. ALL REQUIRED SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION AND SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED AND EXPERIENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- 15. ALL FILL, BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY OR AS SPECIFIED BY THE GEOTECHNICAL REPORT.
- 16. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS.
- 17. ANY GRAVITY SEWER LINE THAT IS DESIGNED AT A SLOPE OF 1% OR LESS SHALL BE SURVEYED FOR PROPER SLOPE AND INVERTS AFTER INSTALLATION BUT PRIOR TO BACKFILLING.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE TO INSURE POSITIVE DRAINAGE.
- 19. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
- 20. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
- 21. DURING ROUGH GRADING OF THE SITE, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE GEOTECHNICAL ENGINEER IF GROUND WATER SEEPAGE/SPRINGS ARE IDENTIFIED.
- 22. ANY EXISTING SEPTIC FIELDS AND/OR WELLS LOCATED ONSITE WILL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- 23. ALL OFF-SITE EASEMENTS, LETTERS OF PERMISSION, ETC. SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OR PLAN APPROVAL AS REQUIRED BY THE APPROVING AUTHORITY.
- 24. LANDSCAPE NOTES AND SPECIFICATION ITEMS MAY APPEAR IN MULTIPLE PARTS OF THE DRAWING SET BASED ON WHAT IS BEING CONSTRUCTED. BESIDES THE LANDSCAPE PLAN AND DETAILS, NOTES OR SPECIFICATIONS MAY ALSO BE LOCATED ON THE EROSION AND SEDIMENT CONTROL SHEETS OR TREE PRESERVATION SHEETS. SUBSTITUTIONS AND RELOCATION OF MATERIALS IS NOT ALLOWED WITHOUT EXPRESS WRITTEN CONSENT OF THE PROJECT LANDSCAPE ARCHITECT THROUGH THE FORMAL SUBMITTAL/RFI PROCESS.
- 25. TREE PRESERVATION METHODS AND TREE REMOVAL PLAN PROVIDED IN THIS PLAN SET MUST BE STRICTLY ADHERED TO. TREE REMOVAL WITHOUT JURISDICTIONAL APPROVAL OR DAMAGE FROM CONSTRUCTION OF TREES TO BE PRESERVED MAY RESULT IN CIVIL FINES OR ADDITIONAL LANDSCAPE WORK, THE COST OF WHICH WILL BE BORNE BY THE CONTRACTOR RESPONSIBLE FOR THE REMOVAL OR DAMAGE.
- 26. ALL COMMUNICATION BETWEEN CONTRACTOR AND CHRISTOPHER CONSULTANTS, SHALL BE THROUGH FORMAL CHANNELS. ANY QUESTIONS OR SUBMITTALS ARE TO BE PRESENTED AS A WRITTEN REQUEST FOR INFORMATION, SHOP DRAWING, OR SUBMITTAL PACKAGE.
- 27. THE CONTENT OF THESE PLANS IS CONSIDERED PROPRIETARY AND SHALL NOT BE USED OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF CHRISTOPHER CONSULTANTS, LTD.

**christopher** Sonsultants



GREGORY S. DREW E 1/29/2021

PARKSTONE TECH PAR

D.IECT No : 20117 001 00

PROJECT No.: 20117.001.00 DRAWING No.: 110256 DATE: 11/20/2020 SCALE: NTS DESIGN: DL DRAWN: DL

SHEET TITLE:

CHECKED: GD

NOTES AND TABULATIONS

SHEET No.

## DEVELOPABLE OPTION 1 (OFFICE) - TABULATIONS

PROPOSED ZONING DISTRICT

## WAIVERS / MODIFICATIONS

THE APPLICANT HEREBY REQUESTS WITH THIS APPLICATION THE REAFFIRMATION OF THE WAIVERS AND/OR MODIFICATIONS PREVIOUSLY APPROVED WITH PCA 85-S-061-4 AS FOLLOWS:

- MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES PER SECTION 11-200 OF THE ZONING ORDINANCE. TWO LOADING SPACES ARE ADEQUATE FOR THE PROPOSED OFFICE USE.
- A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE (BRADDOCK ROAD) IS REQUESTED PURSUANT TO PARAGRAPH 3 OF SECTION 13-304 OF THE ZONING ORDINANCE. A 250-FOOT UNDISTURBED BUFFER (PRIOR TO BRADDOCK ROAD DEDICATION) WITH SUPPLEMENTAL PLANTING WAS PREVIOUSLY PROVIDED UNDER THE SITE PLAN FOR WYNWOOD PHASE I (FX. CO. NO. 6178-SP-24) IN ACCORDANCE WITH PROFFER #3 FOR THAT PLAN.
- A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE (BRADDOCK ROAD) IS REQUESTED PURSUANT TO PARAGRAPH 3 OF SECTION 13-304 OF THE ZONING ORDINANCE. A 250-FOOT UNDISTURBED BUFFER WITH SUPPLEMENTAL PLANTING (PRIOR TO BRADDOCK ROAD DEDICATION) WAS PREVIOUSLY PROVIDED UNDER THE SITE PLAN FOR WYNWOOD PHASE I (FX. CO.NO. 6178-SP-24) IN ACCORDANCE WITH PROFFER #3 FOR THAT PLAN.
- A WAIVER OF SECTION 17-201.4 FOR CONSTRUCTION OF BRADDOCK ROAD WIDENING.
- A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS IS REQUESTED PURSUANT TO PARAGRAPH 3 OF SECTION 13-202 OF THE ZONING ORDINANCE. IT IS REQUESTED THAT SHOULD A POSSIBLE FUTURE PARKING GARAGE BE PERMITTED ON-SITE, THEN REQUIRED LANDSCAPING SHALL TO BE PLANTED ALONG THE GROUND PLANE IN LEIU OF PLANTING ON STRUCTURE. SEE PROFFERS.

## SITE TABULATIONS

PDC (PLANNED DEVELOPMENT COMMERCIAL)

	REQUIREMENT PROPOSED
SETBACKS:	SEE SHEET C400 FOR SETBACK DIMENSIONS
BUILDING HEIGHT:	±75 FEET
MINIMUM DISTRICT SIZE:	PROPOSED DEVELOPMENT WILL YIELD MIN. 100,000 SF OF GFA
MAX. FLOOR AREA RATIO (FAR): MAX. GROSS FLOOR AREA (GFA):	ALLOWED PROPOSED  2.5 0.4  ±2,082,035 SF ±330,000 SF
TOTAL SITE AREA TO BE USED FOR DENSITY CALCULATIONS:	832,814 SF (±19.12 ACRES)
PREVIOUS ROAD DEDICATION FOR BRADDOCK ROAD:	8,820 SF (±0.2 ACRES)
GROSS SITE AREA:	823,994 SF (±18.91 ACRES)
PROPOSED USE:	OFFICE

## PROPOSED DEVELOPMENT

97.652 SF

±34%

±283,000 SF

BLDG.#	<u>USE</u>	APPROX. GFA	MAX. GFA RANGE	MAX. HEIGHT	MAX. RANGE OF STORIES
A1	OFFICE	165,000 SF	125,000-180,000	±75 FEET	±4-6 STORIES
A2	OFFICE	165,000 SF	125,000-180,000	±75 FEET	±4-6 STORIES

## PARKING AND LOADING

BLDG.#	<u>USE</u>	GFA (±)	MIN. PARKING REQUIRED SI	PACES REQUIRED
A1	OFFICE	165,000 SF	(2.6) SPACES PER 1000 SF OF GFA	429
A2	OFFICE	165,000 SF	(2.6) SPACES PER 1000 SF OF GFA	429
			TOTAL REQUIRED PER ZONING ORDINANO	E: 858
			PROPOSED MINIMUM PARKING PROVIDED	D: ±1006

## PARKING NOTES:

**OPEN SPACE:** 

PARKING TABULATIONS ARE BASED ON A PLUS/MINUS GFA FOR ANTICIPATED USES. THE APPLICANT RESERVES THE RIGHT TO BUILD MORE OR LESS PARKING THAN SHOWN AS LONG AS PARKING IS IN COMPLIANCE WITH PARKING REGULATIONS. THE ACTUAL NUMBER OF SPACES REQUIRED AND PROVIDED WILL BE DETERMINED AT SITE PLAN AS REQUIRED BY ARTICLE 11 OF THE ZONING ORDINANCE. APPLICANT RESERVES RIGHT TO REQUEST A PARKING REDUCTION AT SITE PLAN. SEE PROFFERS. 2. PROPOSED MINIMUM PARKING PROVIDED MAY INCREASE WITH THE ADDITION OF STRUCTURED PARKING IN THE AREAS SHOWN ON THE PLAN. SEE PROFFERS.

BLDG.#	USE	GFA (±) M	MAX. LOADING REQUIRED	MIN. TO BE PROVIDED	NOTE
A1	OFFICE	165,000 SF	5	1	2, 3
A2	OFFICE / RETAIL	165,000 SF	5	1	1, 2, 3
		TOTAL LOADING SI	PACES: 10	2	

## LOADING NOTES:

LOADING FOR RETAIL IN A2 IS TO BE PROVIDED WITH PRIMARY BUILDING USE.

- 2. LOADING TABULATIONS ARE BASED ON A PLUS/MINUS GFA FOR ANTICIPATED USES. THE APPLICANT REQUESTS A MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES TO THAT AS SHOWN ABOVE. THE NUMBER OF LOADING SPACES TO BE PROVIDED WILL BE BASED UPON THE ACTUAL COMBINATION OF PROPOSED USES IN EACH BUILDING, COOPERATIVE USE OF LOADING SPACE (BY TWO OR MORE USES) AND THE THE DIRECTOR OF DPWES AT FINAL SITE PLAN. B. REQUIRED OFF-STREET LOADING SPACES MAY BE PROVIDED COOPERATIVELY FOR TWO OR MORE USES, SUBJECT TO ARRANGEMENTS THAT WILL ASSURE THE PERMANENT AVAILABILITY OF SUCH SPACES TO THE SATISFACTION THE DIRECTOR.
- . NOT WITHSTANDING THE STANDARDS SET FORTH IN Z.O. SECTION 11-203, IN NO INSTANCE SHALL MORE THAN FIVE OFF-STREET LOADING SPACES BY REQUIRED FOR A GIVEN USE OR BUILDING EXCEPT AS MAY BE DETERMINED BY THE DIRECTOR.

## BICYCLE PARKING

## BASED ON 329,918 SF OF GFA FOR OFFICE BUILDINGS A1 & A2

PARKING CATEGORY	MIN. BICYCLE PARKING	SPACES REQUIRED	SPACES PROVIDED
SHORT-TERM	(1) SPACE PER 20,000 SF OF GFA	17	10
LONG-TERM	(1) SPACE PER 10 000 SE OF GEA	33	18

MINIMUM BICYCLE PARKING REQUIREMENTS PER FAIRFAX COUNTY D.O.T. BICYCLE PARKING GUIDELINES. FINAL QUANTITY, LOCATION AND LAYOUT OF BICYCLE PARKING WILL BE DETERMINED AT SITE PLAN. SEE PROFFERS.

## DEVELOPABLE OPTION 2 (OFFICE & DATA CENTER) - TABULATIONS

## WAIVERS / MODIFICATIONS

THE APPLICANT HEREBY REQUEST WITH THIS APPLICATION THE REAFFIRMATION OF THE WAIVERS AND/OR MODIFICATIONS PREVIOUSLY APPROVED WITH PCA 85-S-061-4 AS FOLLOWS:

- MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES PER SECTION 11-200 OF THE ZONING ORDINANCE. TWO LOADING SPACES ARE ADEQUATE FOR THE PROPOSED DATA CENTER USE.
- A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE (BRADDOCK ROAD) IS REQUESTED PURSUANT TO PARAGRAPH 3 OF SECTION 13-304 OF THE ZONING ORDINANCE. A 250-FOOT UNDISTURBED BUFFER (PRIOR TO BRADDOCK ROAD DEDICATION) WITH SUPPLEMENTAL PLANTING WAS PREVIOUSLY PROVIDED UNDER THE SITE PLAN FOR WYNWOOD PHASE I (FX. CO. NO. 6178-SP-24) IN ACCORDANCE WITH PROFFER #3 FOR THAT PLAN.
- A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE (BRADDOCK ROAD) IS REQUESTED PURSUANT TO PARAGRAPH 3 OF SECTION 13-304 OF THE ZONING ORDINANCE. A 250-FOOT UNDISTURBED BUFFER WITH SUPPLEMENTAL PLANTING (PRIOR TO BRADDOCK ROAD DEDICATION) WAS PREVIOUSLY PROVIDED UNDER THE SITE PLAN FOR WYNWOOD PHASE I (FX. CO.NO. 6178-SP-24) IN ACCORDANCE WITH PROFFER #3 FOR THAT PLAN.
- A WAIVER OF SECTION 17-201.4 FOR CONSTRUCTION OF BRADDOCK ROAD WIDENING.

THE APPLICANT HEREBY REQUESTS WITH THIS APPLICATION AN ADDITIONAL MODIFICATION AS FOLLOWS:

E. A MODIFICATION OF SECTION 6-206.5 TO ALLOW A SECONDARY USE TO EXCEED 25% OF THE GROSS FLOOR AREA OF THE PRINCIPAL USES IN THE DEVELOPMENT.

## SITE TABULATIONS

PROPOSED ZONING DISTRICT:	PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED USE:	PRINCIPAL: OFFICE SECONDARY: DATA CENTER
GROSS SITE AREA:	823,994 SF (±18.91 ACRES)
PREVIOUS ROAD DEDICATION	
FOR BRADDOCK ROAD:	8,820 SF (±0.2 ACRES)
TOTAL SITE AREA TO BE USED FOR DENSITY CALCULATIONS:	832,814 SF (±19.12 ACRES)

	ALLOWED	PROPOSED	
MAX. FLOOR AREA RATIO (FAR):	2.5	0.60	
MAX GROSS FLOOR AREA (GEA).	+2 082 035 SF	+500 000 SF	

PROPOSED DEVELOPMENT WILL YIELD MIN. 100.000 SF OF GFA MINIMUM DISTRICT SIZE:

PROPOSED BUILDING HEIGHT: ±67 FEET SETBACKS: SEE SHEET C401 FOR SETBACK DIMENSIONS

REQUIREMENT PROPOSED

**OPEN SPACE:** 15% ±37% 97,652 SF ±304,000 SF

## PROPOSED DEVELOPMENT

BLDG.#	USE	APPROX. GFA	MAX. GFA	MAX. HEIGHT	MAX. RANGE OF STORIES
A	OFFICE / DATA CENTER	230,000 SF	250,000	±88 FEET	±2 STORIES
В	OFFICE / DATA CENTER	195,000 SF	250,000	±88 FEET	±2 STORIES

## PARKING AND LOADING

BLDG. #	USE OFFICE DATA CENTER	GFA (±) 5,000 SF 225,000 SF	MIN. PARKING REQUIRED  (3.6) SPACES PER 1000 SF OF GFA  (1) SPACE PER EMPLOYEE ON MAJOR SHIFT	SPACES REQUIRED 18 30
В	OFFICE	5,000 SF	(3.6) SPACES PER 1000 SF OF GFA	18
	DATA CENTER	190,000 SF	(1) SPACE PER EMPLOYEE ON MAJOR SHIFT	30
			TOTAL REQUIRED PER ZONING ORDINANCE:	96
			PROPOSED MINIMUM PARKING PROVIDED:	100

## PARKING NOTE:

TABULATIONS ARE BASED ON A PLUS/MINUS GFA FOR ANTICIPATED USES. THE APPLICANT RESERVES THE RIGHT TO BUILD MORE OR LESS PARKING THAN SHOWN AS LONG AS PARKING IS IN COMPLIANCE WITH PARKING REGULATIONS. THE ACTUAL NUMBER OF SPACES REQUIRED AND PROVIDED WILL BE DETERMINED AT SITE PLAN AS REQUIRED BY ARTICLE 11 OF THE ZONING ORDINANCE, APPLICANT RESERVES RIGHT TO REQUEST A PARKING REDUCTION AT SITE PLAN, SEE PROFFERS,

BLDG.#	USE	GFA (±)	MAX. LOADING REQUIRED	MIN. TO BE PROVIDED	NOTE
A	OFFICE / DATA CENTER	230,000 SF	5	1	1, 2, 3
В	OFFICE / DATA CENTER	195,000 SF	5	1	1, 2, 3
		TOTAL LOADING	SPACES: 10	2	
	IOTEO:				

## LOADING NOTES:

1. LOADING FOR DATA CENTERS TO BE PROVIDED WITH PRINCIPAL USE.

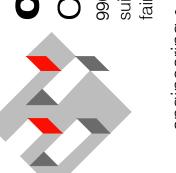
- 2. LOADING TABULATIONS ARE BASED ON A PLUS/MINUS GFA FOR ANTICIPATED USES. THE APPLICANT REQUESTS A MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES TO THAT AS SHOWN ABOVE. THE NUMBER OF LOADING SPACES TO BE PROVIDED WILL BE BASED UPON THE ACTUAL COMBINATION OF PROPOSED USES IN EACH BUILDING. COOPERATIVE USE OF LOADING SPACE (BY TWO OR MORE USES) AND THE THE DIRECTOR OF DPWES AT FINAL SITE PLAN.
- 3. REQUIRED OFF-STREET LOADING SPACES MAY BE PROVIDED COOPERATIVELY FOR TWO OR MORE USES, SUBJECT TO ARRANGEMENTS THAT WILL ASSURE THE PERMANENT AVAILABILITY OF SUCH SPACES TO THE SATISFACTION THE DIRECTOR
- 4. NOT WITHSTANDING THE STANDARDS SET FORTH IN Z.O. SECTION 11-203, IN NO INSTANCE SHALL MORE THAN FIVE OFF-STREET LOADING SPACES BY REQUIRED FOR A GIVEN USE OR BUILDING EXCEPT AS MAY BE DETERMINED BY THE DIRECTOR.

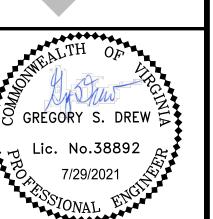
## BICYCLE PARKING

BASED ON SQUARE FOOTAGE OF OFFICE SPACE WITHIN EACH DATA CENTER BUILDINGS

SPACES PROVIDED PARKING CATEGORY MIN. BICYCLE PARKING SPACES REQUIRED (1) SPACE PER 20,000 SF OF GFA SHORT-TERM LONG-TERM (1) SPACE PER 25,000 SF OF GFA

. MINIMUM BICYCLE PARKING REQUIREMENTS PER FAIRFAX COUNTY D.O.T. BICYCLE PARKING GUIDELINES. FINAL QUANTITY LOCATION AND LAYOUT OF BICYCLE PARKING WILL BE DETERMINED AT SITE PLAN. SEE PROFFERS.





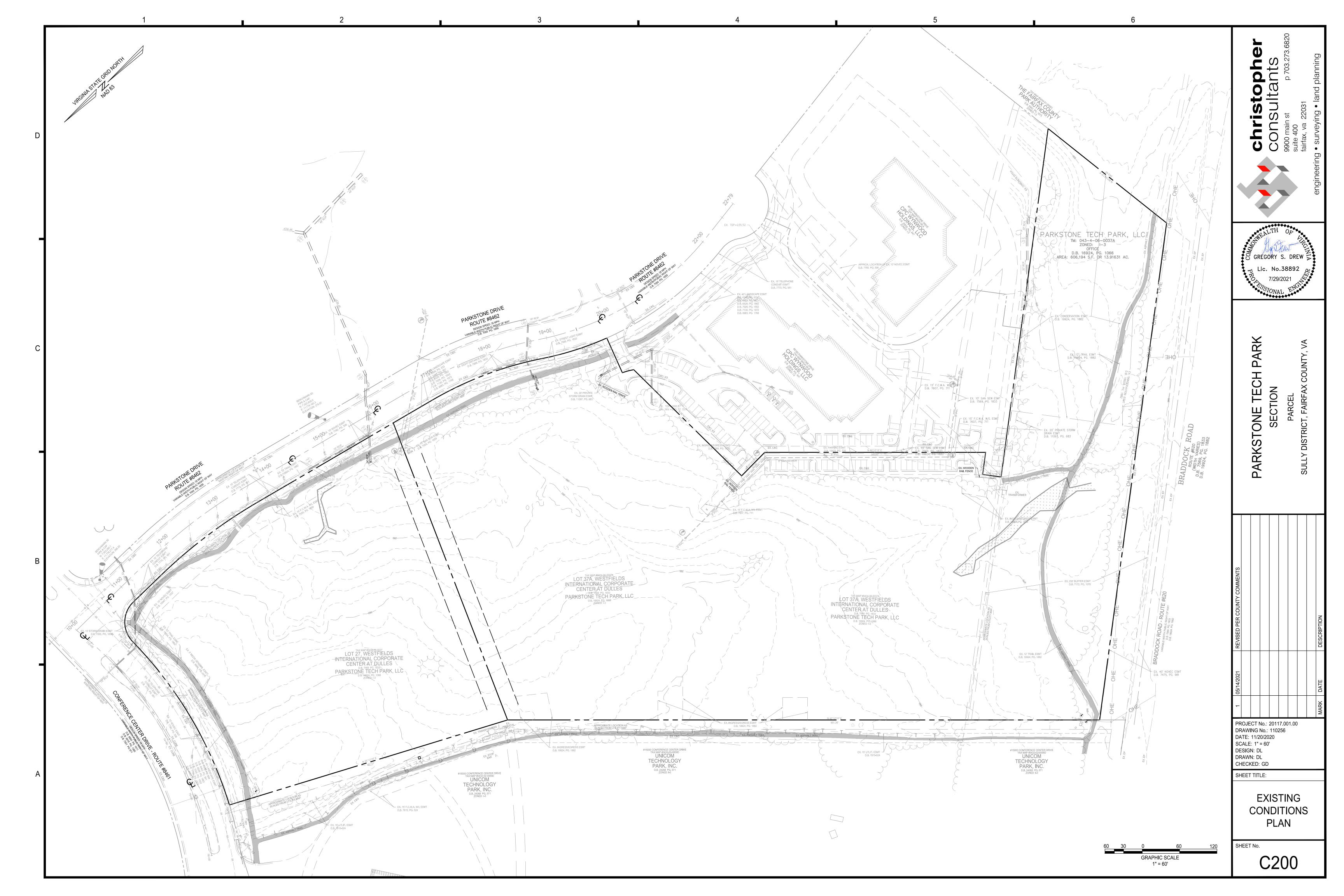
 
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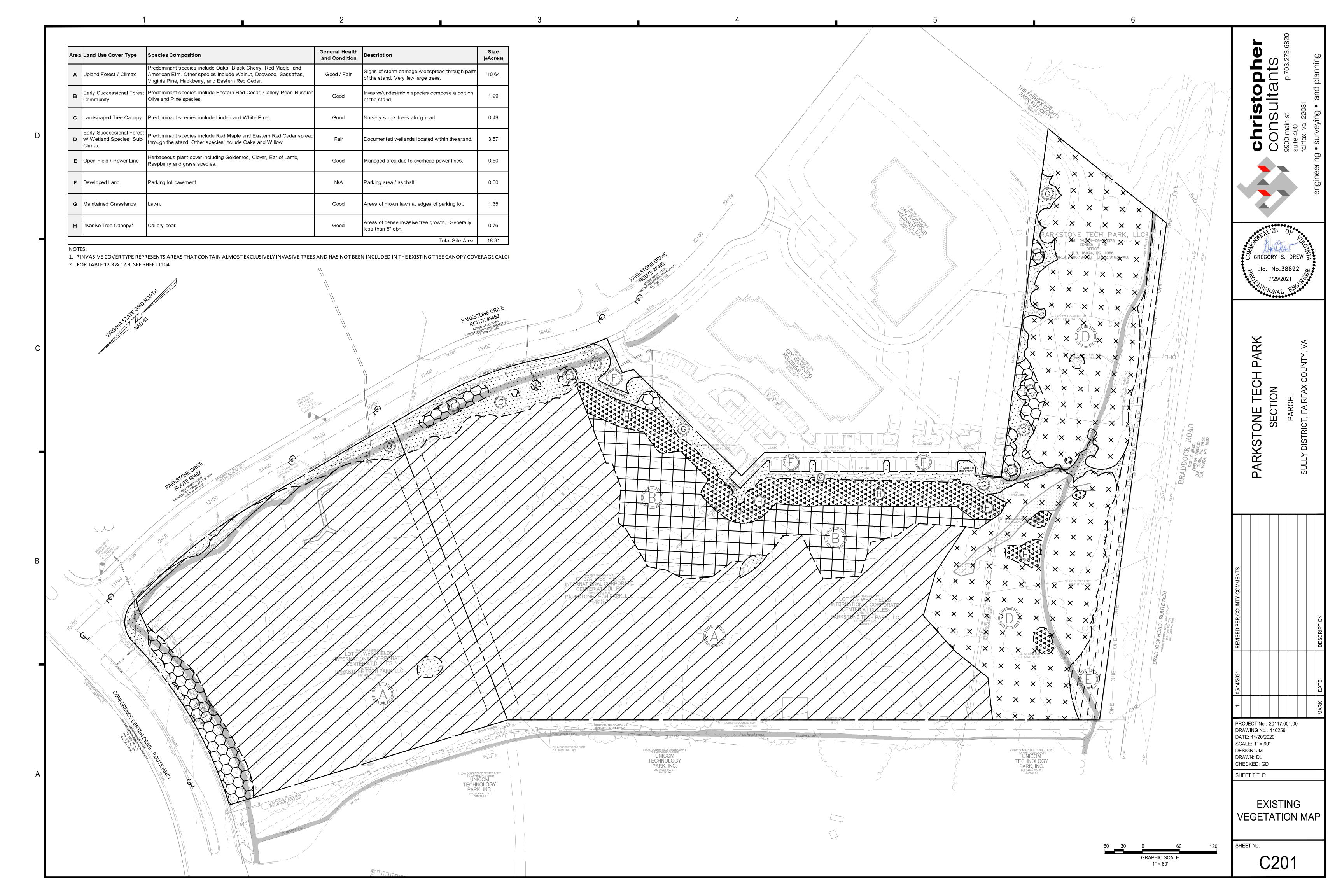
PROJECT No.: 20117.001.00 DRAWING No.: 110256 DATE: 11/20/2020 SCALE: NTS DESIGN: DL

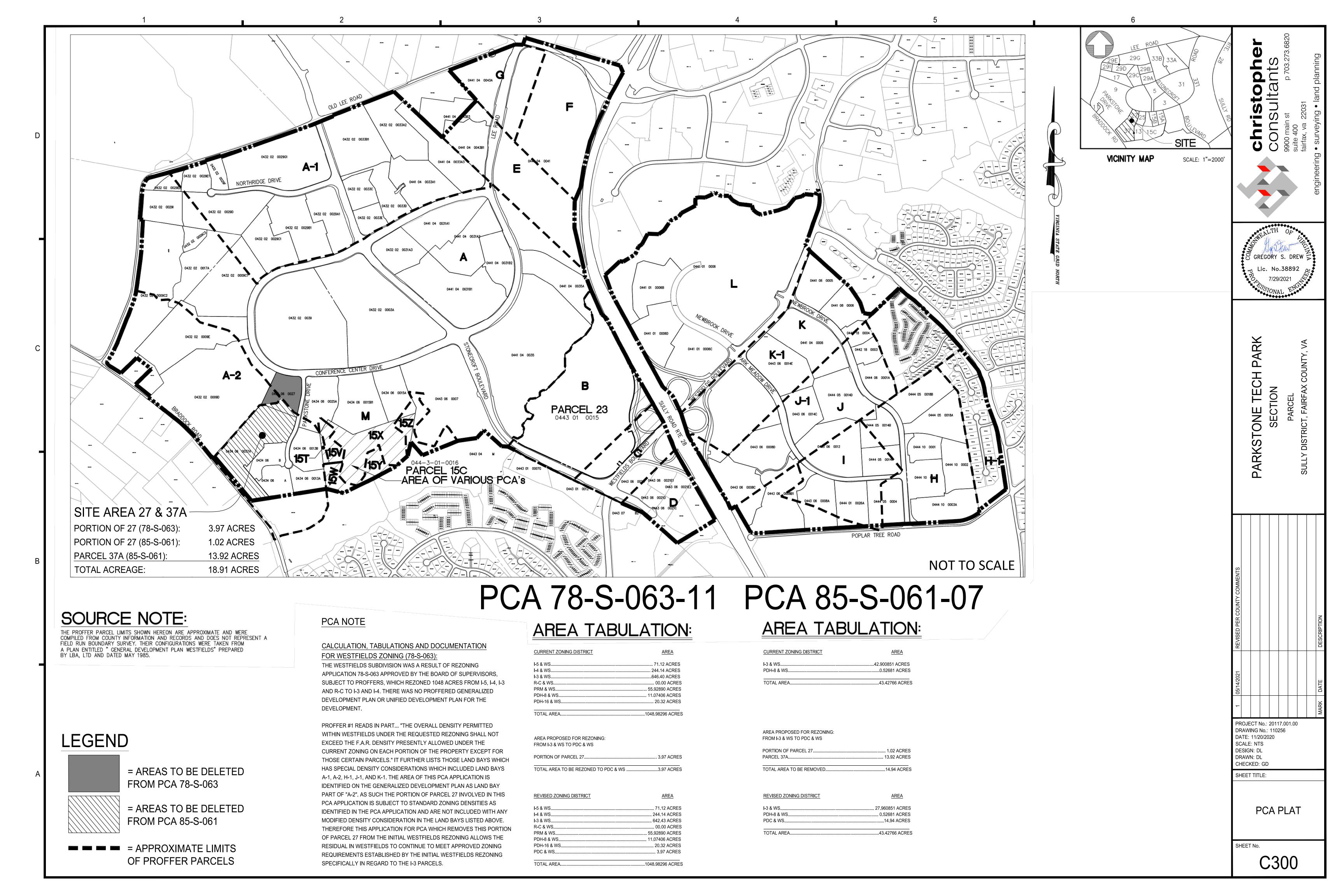
DRAWN: DL CHECKED: GD

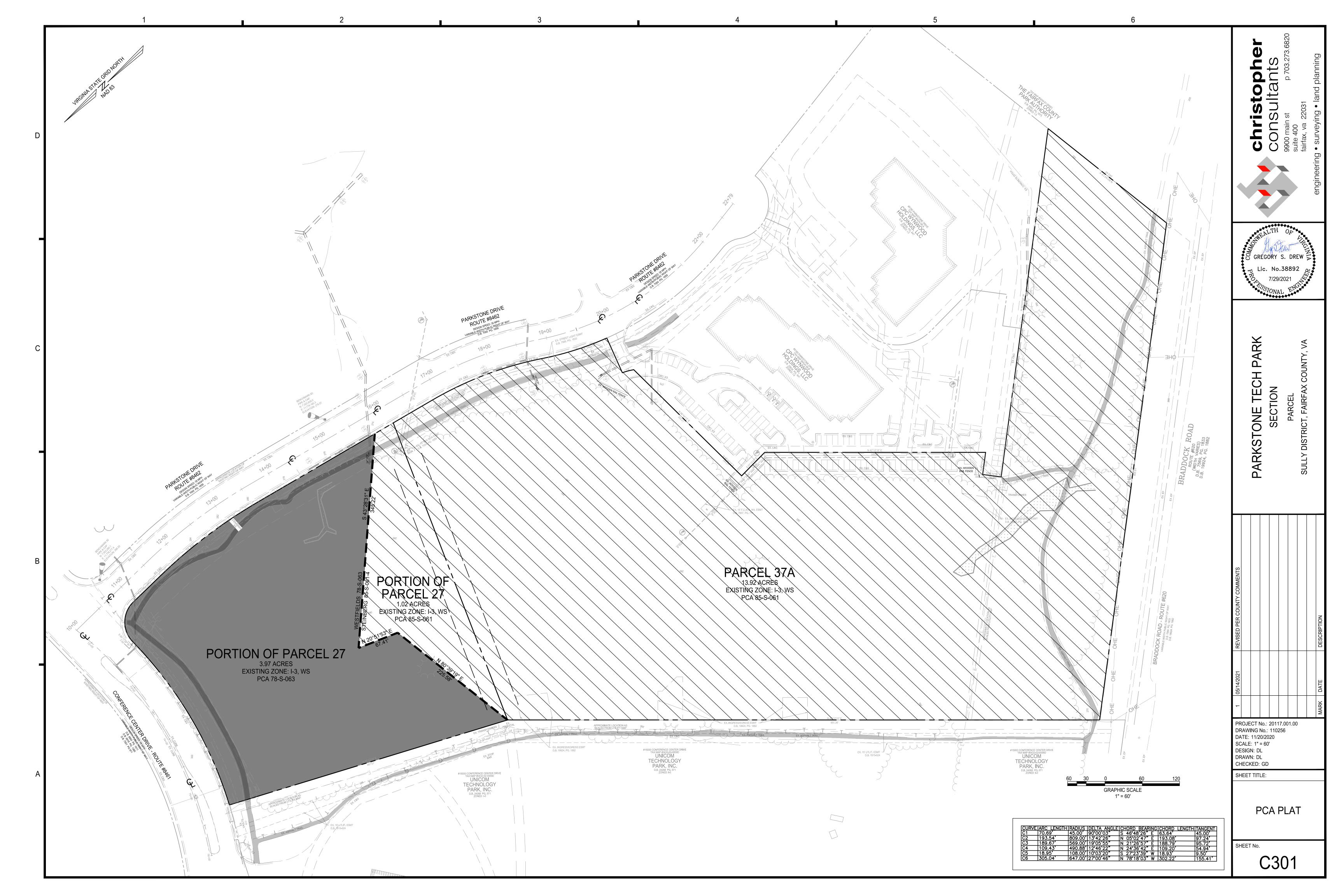
SHEET TITLE:

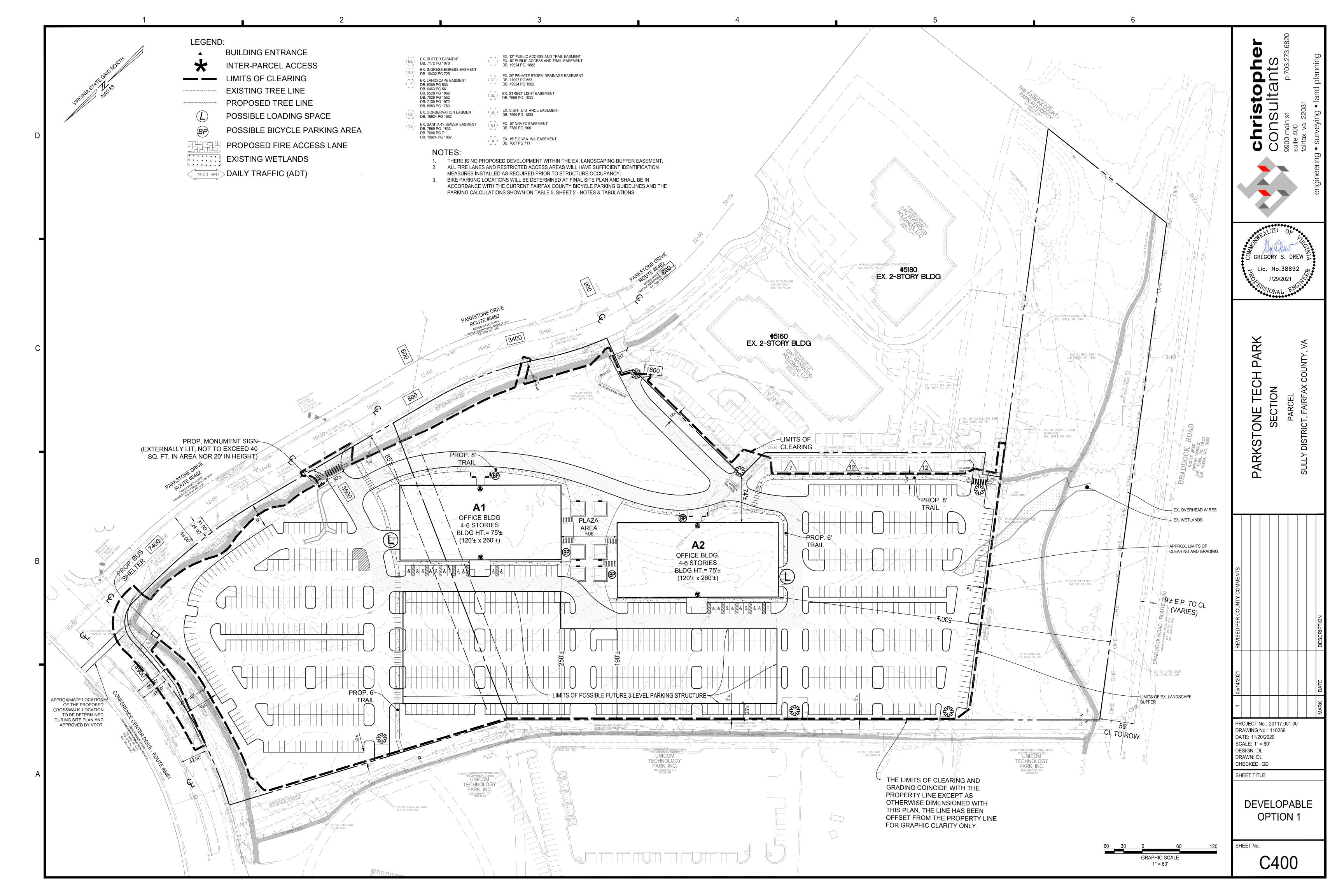
NOTES AND **TABULATIONS** 

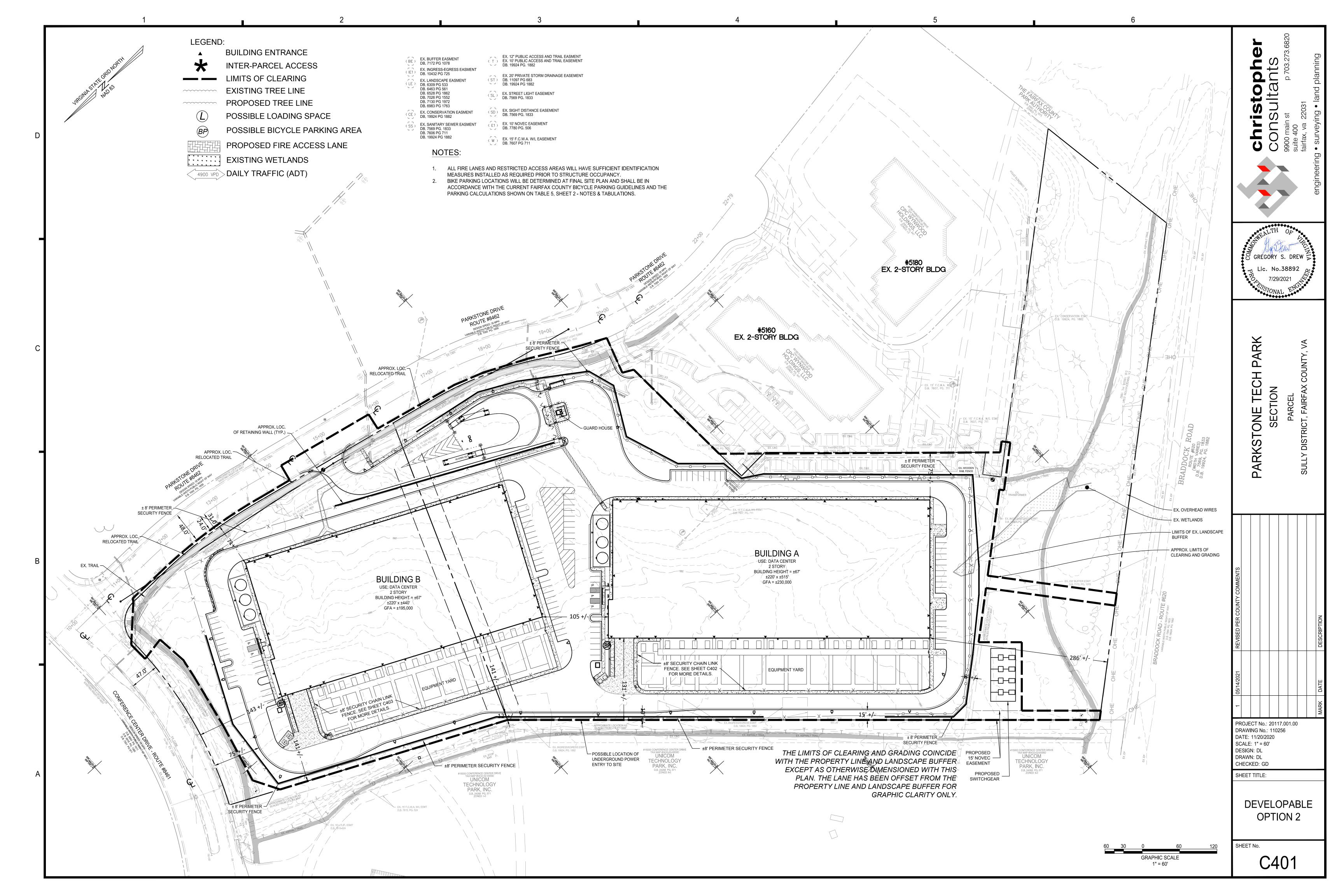














Scale: 1" = 20'-0"

FUTURE EQUIPMENT — SCREEN WALL YARD SCREEN WALL Ist FLOOR SLAB EL.= 0'-0"

PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION (YARD SIDE) Scale: 1" = 20'-0"

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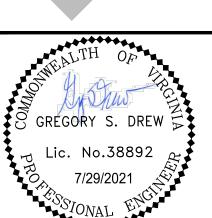
ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS AND HEIGHTS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED OR MODIFIED SDUBSEQUENT TO CDP AND FDP APPROVAL AS A RESULT OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN

Parkstone Fairfax County, VA COP017a

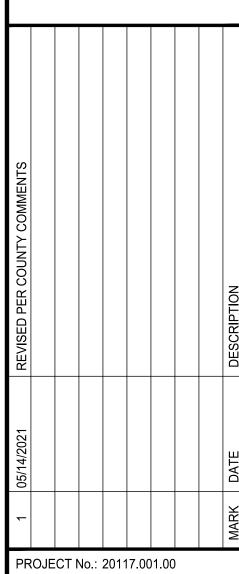
PEL-1 SW SCALE: 1" = 20'-0" 30 X 42

Scale: 1" = 20'-0"





PARKSTONE TECH PARK SECTION



PROJECT No.: 20117.001.00 DRAWING No.: 110256 DATE: 11/20/2020 SCALE: NTS DESIGN: DL DRAWN: DL

CHECKED: GD SHEET TITLE:

> DATA CENTER ARCHITECTURAL **ELEVATIONS**

SHEET No.





PROPOSED RIGHT ELEVATION (OFFICE ENTRANCE)

PROPOSED END BUILDING ELEVATION

Scale: 1" = 20'-0"



PROPOSED REAR ELEVATION (YARD SIDE)

Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

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ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS AND HEIGHTS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED OR MODIFIED SDUBSEQUENT TO CDP AND FDP APPROVAL AS A RESULT OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN

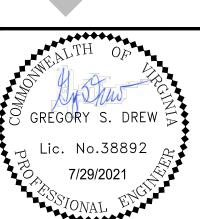
BUILDING B w/ TENANT SCREEN WALLS - ARB SUBMISSION 05/14/2021

Parkstone Fairfax County, VA

COP017a

PEL-1 SW SCALE: 1" = 20'-0" 30 X 42





PARKSTONE TECH PARK SECTION

PROJECT No.: 20117.001.00

DRAWING No.: 110256 DATE: 11/20/2020 SCALE: NTS DESIGN: DL

DRAWN: DL CHECKED: GD

SHEET TITLE:

DATA CENTER ARCHITECTURAL **ELEVATIONS** 

SHEET No.

## FAIRFAX COUNTY REZONING SWM CHECKLIST:

#### 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) 8, 10, 11, 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.

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.)
Wynwood Pond	9.12	12.82	21.94	24,410	106,722	9.4
Westfields 2A Pond	5.87	76.1	81.97	95,696	493,938	6.4
Onsite BMPs	0.73	0.0	0.73	163	NA	NA
Totals:	15.72	88.92	104.64	120,269	600,660	15.8

11,12: Offsite ponds shown on Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s)\_6178-SP-24-3 & 6178-SP-70 Type of maintenance access road surface noted on the plat is Asphalt (asphalt, geoblock, gravel, etc.)

6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 4, 5, 6, 11, 12

☑ 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) 7-12 (VRRM N/A)

■ 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 7, 13, 14,15 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) N/A: Plan under time limits, Technical Criteria IIC (SWMO Article 5)

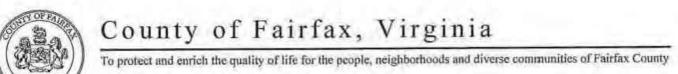
☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 2, 3, 11, 12

11. A submission waiver is required to Previously approved waiver for on-site detention included on Sheet 7

☑ 12. Stormwater management is not required because BMPs included consistent with Approved plan 6178-SP-106-2 and in compliance with VPDES permit VAR10D606.

Revised: 8/4/2015

## APPROVED STORMWATER DETENTION EXCEPTION



Helman A. Castro, P.E. Pennoni Associates Inc. 14532 Lee Road Chantilly, Virginia 20151

Washington Tech Park 3; 6178-SP-106-2; Tax Map #043-4-06-0027 & 0037A; Sully District

Reference: Stormwater Detention Exception #6178-WSWD-024-1

#### Dear Mr Castro:

The referenced stormwater detention exception request has been received and reviewed for consistency with the Stormwater Management Ordinance (SWMO) Fairfax County Code section 124-6-1. Based on the justifications provided, the Director has determined that:

- i. Stormwater detention for the subject project has been provided by the two existing of-site ponds in Westfields 2A Pond (Wet-Regional) and Wynewood Pond (Dry-Private).
- Since the plans for the subject project are approved and currently held in Bond, stormwater detention requirements for the subject project shall be conducted in accordance with the technical criteria in Article 5 of the stormwater management ordinance.
- iii. The exception is the minimum necessary to afford relief;
- iv. Granting the exception will not confer any special privileges that are denied in other similar circumstances;
- v. Exception requests are not based upon conditions or circumstances that are selfimposed or self-created; and
- vi. Reasonable and appropriate conditions shall be imposed as necessary upon any exception granted so that the intent of the Act and this Chapter are preserved.

Therefore, your request to grant an extension to the previously approved stormwater detention waiver is hereby approved, subject to the following conditions:

> and Environmental Services
> Land Development Services,
> Center Parkway, Suite 535 Department of Public Works and Environmental Services 12055 Government Center Parkway, Suite 535 Phone 703-324-1720 • TTY 711 • FAX 703-653-1782



Helman A. Castro, P.E. Stormwater Detention Exception #6178-WSWD-024-1

- The proposed plan, impervious cover and drainage patterns shall be consistent with the Exhibit submitted with the exception request prepared by Patton Harris Rust & Associates, Inc. dated April, 18, 2006.
- A detailed analysis of each site outfall shall be incorporated into the subject plan to ensure that capacity and adequate measures are provided to prevent erosion of the outfall due to the increase in runoff from the subject project.

This exception approval is in no way relieves you of any other County drainage requirements including adequacy of outfall, and pro-rata share payments. Compliance with the Stormwater Management Ordinance, the Chesapeake Bay Preservation Ordinance, proffers, and development conditions are also required.

This exception shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the submitted plan.

If further assistance is desired, please contact Yosif Ibrahim Senior Engineer III, Site Development and Inspections Division (SDID) at 703-324-1720 (voice), 703-324-8359 (fax) or email.address@fairfaxcounty.gov

Sincerely,

Chief, North Branch

Site Development and Inspections Division (SDID)

cc: Don Demetrius, Chief, Watershed Evaluation Branch, Stormwater Planning Division, Department of Public Works and Environmental Services (DPWES) Yosif Ibrahim, Senior Engineer III (Stormwater), SDID, Land Development Services, (LDS), DPWES Waiver File

## FAIRFAX COUNTY STORMWATER MANAGEMENT NARRATIVE

THIS APPLICATION ENTAILS A GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) FOR THE WASHINGTON TECH PARK 3, THE AREA SUBJECT TO THE PCA/GDPA IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 43-4 ((06)) (PARCELS 27 AND 37A) AND IS IN THE NAME OF COPT PARKSTONE

THE SITE AREA ASSOCIATED WITH THIS GDPA/PCA APPLICATION HAS ACTIVE VIRGINIA STORMWATER MANAGEMENT PROGRAM CONSTRUCTION GENERAL PERMIT COVERAGE (VAR10D606) FOR PROPOSED DEVELOPMENT ON THIS SITE. STORMWATER MANAGEMENT DESIGN INCLUDED IN THIS APPLICATION IS UNDER THE TIME LIMITS PROVISIONS OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (SWMO) AND VSMP REGULATIONS (SWMO 124-5; 9VAC25-870-47). VSMP VPDES PERMIT VAR10D606 WAS ACQUIRED WITH FAIRFAX COUNTY APPROVED WASHINGTON TECH PARK 3 SITE PLAN (6178-SP-106-2) AND ASSOCIATED PROFFERED CONDITION AMENDMENT PLAT #85-S-061-4.

THE STORMWATER MANAGEMENT DESIGN INCLUDED IN THIS PLAN IS A REVISION TO THE STORMWATER MANAGEMENT DESIGN INCLUDED IN THE APPROVED SITE PLAN 6178-SP-106-2. THE STORMWATER MANAGEMENT DESIGN INCLUDED IN THIS PCA/GDPA APPLICATION WAS REVISED WITH THE PROPOSED SITE LAYOUT BUT REMAINS CONSISTENT WITH THE APPROVED PLAN, VSMP VPDES PERMIT VAR10D606, AND WAS REVISED IN ACCORDANCE WITH SWMO ARTICLE 5 AND TECHNICAL PART IIC OF THE VSMP REGULATIONS (9VAC25-870-93).

THIS PLAN INCLUDES INFORMATIONAL SHEETS FROM THE APPROVED PLAN WITH REVISIONS TO THE LAND COVER (C-FACTOR & RUNOFF CN) CHARACTERISTICS AND DRAINAGE AREAS, AS APPLICABLE. THE APPLICATION AREA IS SERVED BY TWO EXISTING STORMWATER MANAGEMENT FACILITIES: WYNWOOD POND (APPROVED PLAN 6178-SP-24-3) AND WESTFIELDS 2A POND (APPROVED PLAN 6178-SP-70).

THE FOLLOWING NARRATIVE DESCRIBES THE EXISTING CONDITION OF THE EXISTING OFFSITE STORMWATER MANAGEMENT PONDS SERVING THE PCA/GDPA APPLICATION AREA (NARRATIVE FROM 6178-SP-106-2; SHEET C15-A):

#### WESTFIELDS 2A POND

THIS IS AN EXISTING PRIVATE SWM/BMP WESTFIELD "REGIONAL" WET POND WHICH DIRECTLY OUTFALLS TO FLATLICK BRANCH WHERE THE OUTFALL POINT IS APPROXIMATELY 1008 FEET UPSTREAM OF BRADDOCK ROAD. FLATLICK BRANCH IS MAJOR FLOODPLAIN AND THE FLANKING LAND USES DOWNSTREAM ARE ESIDENTIAL-CONSERVATION, PARKS, & RECREATIONAL AREAS. FLATLICK BRANCH CONFLUENCES WITH CUB RUN APPROXIMATELY ONE MILE DOWNSTREAM. THE WATERCOURSE IS PROTECTED WITH THE ESTABLISHMENT OF AN 'R-C' ZONE.

#### WYNWOOD POND

THIS IS AN EXISTING PRIVATE SWM/BMP POND WHICH OUTFALLS TO A +/-500-FOOT UNAMED TRIBUTARY TO FLATLICK BRANCH, WHICH IS WITHIN THE RESOURCE PROTECTION AREA.

THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS APPLICATION IS CONSISTENT WITH THE APPROVED SITE PLAN 6178-SP-106-2 AND IS IN COMPLIANCE WITH THE VPDES PERMIT VAR10D606. SHEET 15A FROM THE APPROVED PLAN (SEE SHEET 8) IS INCLUDED WITH PROPOSED REVISIONS ASSOCIATED WITH THIS APPLICATION. AS SHOWN ON SHEET 9, THE PROPOSED CHANGES IN HYDROLOGIC AND HYDRAULIC CHARACTERISTICS (DRAINAGE AREA, LAND COVER, TIME OF CONCENTRATION, PEAK FLOW) OF THE SITE, WITH THIS APPLICATION ARE IN GENERAL CONFORMANCE WITH THE APPROVED PLAN AND THE ORIGINAL DESIGN ASSUMPTIONS FOR THE EXISTING STORMWATER MANAGEMENT PONDS.

THE BMP PLAN WITH THIS APPLICATION IS CONSISTENT WITH THE APPROVED SITE PLAN 6178-SP-106-2. THE BMP MAP AND NARRATIVE SHEET FROM THE APPROVED PLAN IS INCLUDED ON SHEET 9 FOR INFORMATIONAL PURPOSES. A REVISED BMP PLAN FOR THIS PCA/GDPA APPLICATION IS INCLUDED ON SHEET 10. THE COMPUTATIONS AND REVISED NARRATIVE SHOWN ON SHEET 9 DEMONSTRATE CONSISTENCY WITH THE APPROVED PLAN AND WATER QUALITY COMPLIANCE.

THE FOLLOWING NARRATIVES DESCRIBE VSMP REGULATION WATER QUALITY AND WATER QUANTITY COMPLIANCE FOR THIS APPLICATION:

## WATER QUALITY COMPLIANCE

AS DISCUSSED ON THIS SHEET AND ON SHEET 10 OF THIS APPLICATION, THE SITE IS SERVED BY TWO (2) EXISTING OFFSITE SWM/BMP PONDS. THE EXISTING SWM/BMP FACILITIES FUNCTION AS AN EXTENDED DETENTION POND (WYNWOOD POND) AND A REGIONAL WET POND (WESTFIELDS POND 2A). IN ADDITION, TWO (2) FILTERRAS ARE PROPOSED ON THE SITE TO PROVIDE ADDITIONAL WATER QUALITY BENEFIT. WATER QUALITY COMPLIANCE IS DEMONSTRATED IN ACCORDANCE WITH THE TECHNICAL CRITERIA IIC WATER QUALITY REQUIREMENTS (SWMO 124-5-4; 9VAC25-870-96), IS IN GENERAL CONFORMANCE WITH THE APPROVED SITE PLAN AND IS IN COMPLIANCE WITH THE VPDES PERMIT VAR10D606. AS SHOWN ON SHEET 10, THE REVISED BMP PLAN ACHIEVES A PHOSPHORUS REMOVAL EFFICIENCY THAT IS GREATER THAN THE REQUIRED 50% REMOVAL EFFICIENCY FOR DEVELOPMENT WITHIN THE OCCOQUAN WATERSHED.

THE REVISED ANALYSIS INCLUDED ON SHEET 8 SHOWS THAT THE TOTAL DRAINAGE AREAS AND COMPOSITE C-FACTOR/CN HAS BEEN REDUCED TO EACH POND WHEN COMPARED TO THE APPROVED PLANS FOR THE EXISTING PONDS.

### WATER QUANTITY COMPLIANCE

AS DISCUSSED ON THIS SHEET AND SHOWN ON SHEET 8 OF THIS APPLICATION, THE SITE IS SERVED BY TWO (2) EXISTING OFFSITE SWM/BMP PONDS. THE PONDS WERE DESIGNED AND CONSTRUCTED CONSIDERING DEVELOPMENT WITHIN THE APPLICATION AREA. REVISED COMPUTATIONS SHOWN ON SHEET 8 DEMONSTRATE THAT THE REVISED PLAN IS IN ACCORDANCE (REDUCED PEAK FLOWS) WITH THE ORIGINAL DESIGN ASSUMPTIONS FOR BOTH PONDS (DRAINAGE AREA, C-FACTOR / CN, AND PEAK FLOW). WATER QUANTITY COMPLIANCE IS SATISFIED BY THE TWO EXISTING OFFSITE PONDS UNDER TECHNICAL CRITERIA IIC WATER QUANTITY REQUIREMENTS (SWMO 124-5-5 AND 124-5-6; 9VAC25-870-97 AND 9VAC25-870-98) AND IS IN GENERAL CONFORMANCE WITH THE APPROVED SITE PLAN AND IS IN COMPLIANCE WITH THE VPDES PERMIT VAR10D606.

A REQUEST FOR STORMWATER DETENTION EXCEPTION, INCLUDED ON THIS SHEET, WAS APPROVED BY FAIRFAX COUNTY FOR THE APPROVED SITE PLAN AND REVIEWED UNDER THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE. THE PROPOSED PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS DETAILED IN THE APPROVAL LETTER.

## ADEQUATE OUTFALL

INFORMATIONAL SHEETS FROM THE APPROVED SITE PLAN FOR ADEQUATE OUTFALL ARE INCLUDED ON SHEETS 13, 14, AND 15. AS SHOWN ON SHEET 8 OF THIS PLAN THE HYDROLOGIC AND HYDRAULIC CHARACTERISTICS (DRAINAGE AREA, C-FACTOR / CN, AND PEAK FLOW) ARE IN GENERAL CONFORMANCE WITH THE APPROVED PLAN AND ORIGINAL POND DESIGNS. ADEQUATE OUTFALL WAS ANALYZED IN DETAIL FOR THE APPROVED PLAN. THE INFORMATIONAL SHEETS DEMONSTRATE OUTFALL ADEQUACY FROM THE SITE. THROUGH THE EXISTING STORM SEWER SYSTEM AND PONDS, AND OUTFALL CHANNELS EXTENDING TO FLATLICK BRANCH, SINCE THIS PLAN IS IN GENERAL CONFORMANCE WITH THE APPROVED PLAN WITH REGARDS TO HYDROLOGIC AND HYDRAULIC CHARACTERISTICS, IT IS THE ENGINEERS OPINION THAT ADEQUATE OUTFALL EXISTS FOR THE PROPOSED SITE TO THE LIMIT OF ANALYSIS AT FLATLICK BRANCH, SHEET 15 SHOWS THE LOCATION OF THE LIMIT OF ANALYSIS FOR ADEQUATE OUTFALL WHICH IS LOCATED IN FLATLICK BRANCH.

## NOTE:

- 1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, AMOUNTS, SIZES AND FACILITIES MAY CHANGE.
- 2. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT THE SITE MEETS THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS APPLICATION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.

OWNER / APPLICANT

COPT PARKSTONE LLC

13454 SUNRISE VALLEY DRIVE SUITE 100 HERNDON, VA 20171 T 703.673.3449 F 571.643.0872

ATTORNEY:

McGUIRE WOODS

1750 TYSONS BOULEVARD SUITE 100 **TYSONS, VA 22102** T 703.712.5000 F 703.712.5050

AND PLANNING/CIVIL ENGINEERING/ LANDSCAPE ARCHITECTURE:



13880 DULLES CORNER LANE SUITE 100 HERNDON, VA 20171 T 703.449.6700 F 703.449.6713



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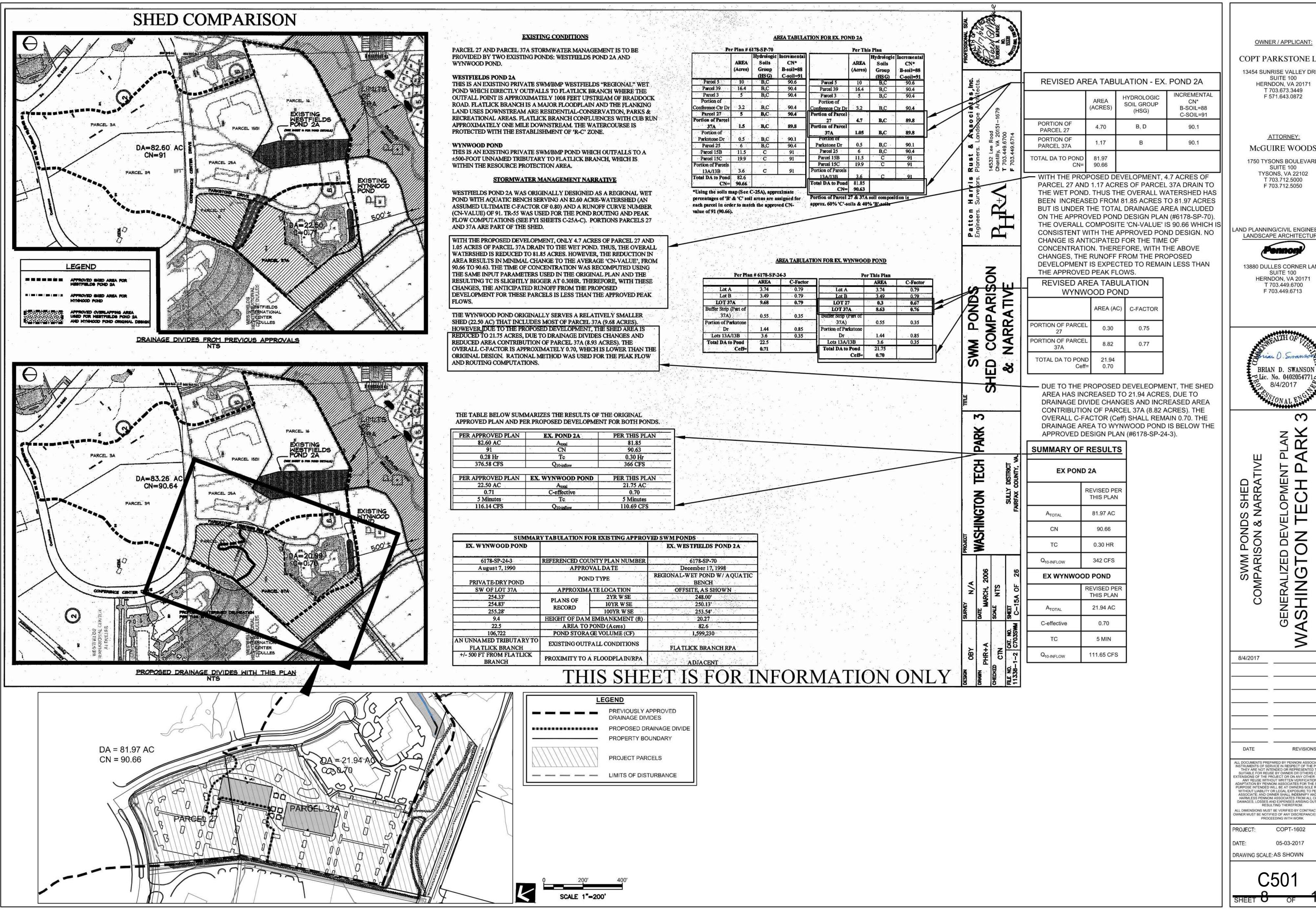
8/4/2017 REVISIONS

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WNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFOR

PROJECT: COPT-1602

05-03-2017 DRAWING SCALE: AS SHOWN



OWNER / APPLICANT:

COPT PARKSTONE LLC

13454 SUNRISE VALLEY DRIVE SUITE 100 HERNDON, VA 20171 T 703.673.3449

F 571.643.0872

ATTORNEY:

1750 TYSONS BOULEVARD SUITE 100 **TYSONS, VA 22102** T 703.712.5000

F 703.712.5050

AND PLANNING/CIVIL ENGINEERING/ LANDSCAPE ARCHITECTURE:

13880 DULLES CORNER LANE

SUITE 100

T 703.449.6700

F 703.449.6713

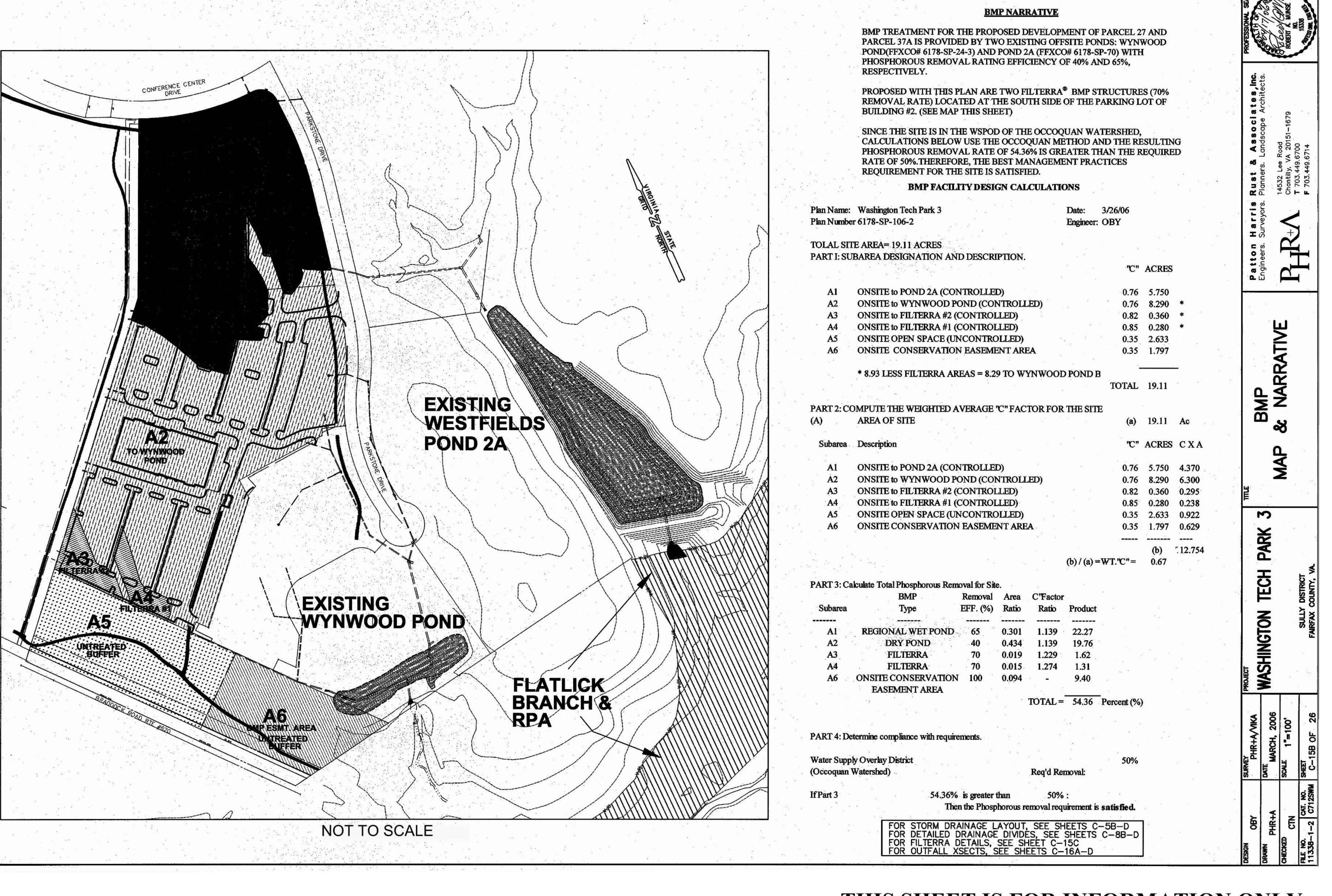
BRIAN D. SWANSON Lic. No. 040205477 8/4/2017

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LL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AN OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFO PROCEEDING WITH WORK

COPT-1602 05-03-2017

DRAWING SCALE: AS SHOWN



THIS SHEET IS FOR INFORMATION ONLY

SEE SHEET 10 FOR REVISED BMP MAP & NARRATIVE.

ATTORNEY: McGUIRE WOODS 1750 TYSONS BOULEVARD SUITE 100

**TYSONS, VA 22102** T 703.712.5000 F 703.712.5050

OWNER / APPLICANT:

COPT PARKSTONE LLC

13454 SUNRISE VALLEY DRIVE

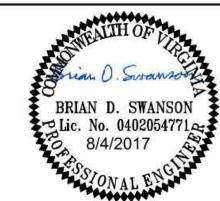
SUITE 100

HERNDON, VA 20171 T 703.673.3449

F 571.643.0872

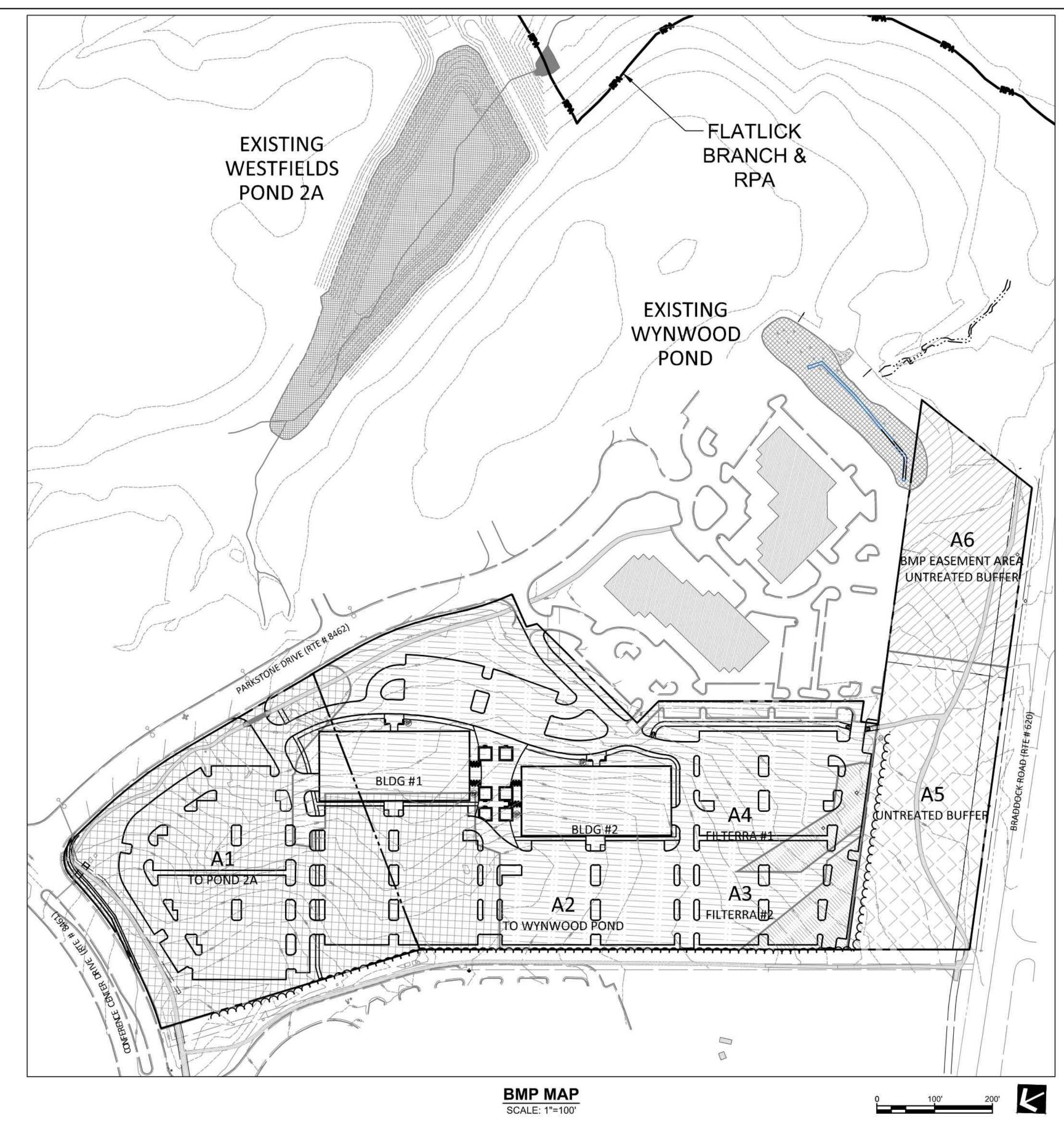
LAND PLANNING/CIVIL ENGINEERING/ LANDSCAPE ARCHITECTURE:

13880 DULLES CORNER LANE SUITE 100 HERNDON, VA 20171 T 703.449.6700 F 703.449.6713



COPT-1602 PROJECT:

DRAWING SCALE: AS SHOWN



## **BMP NARRATIVE**

CONSISTENT WITH THE APPROVED WITH WASHINGTON TECH PARK PLAN (6178-SP-106-2), BMP TREATMENT FOR THE PROPOSED DEVELOPMENT OF PARCEL 27 AND PARCEL 37A IS PROVIDED BY TWO EXISTING OFFSITE PONDS: WYNWOOD POND (FFXCO# 6178-SP-24-3) AND POND 2A (FFXCO# 6178-SP-70) WITH PHOSPHORUS REMOVAL RATING EFFICIENCY OF 40% AND 65% RESPECTIVELY. DRAINAGE AREAS AND C-FACTORS WERE REVISED WITH THIS SUBMISSION. THE NUMBER AND LAYOUT OF BMP FACILITIES, BMP TREATMENT EFFICIENCY, AND OVERALL PHOSPHORUS REMOVAL REMAINS CONSISTENT WITH THE APPROVED PLAN AS SHOWN ON SHEET 8.

PROPOSED WITH THIS PLAN ARE TWO FILTERRA BMP STRUCTURES (70% REMOVAL RATE) LOCATED AT THE SOUTH SIDE OF THE PARKING LOT OF BUILDING #2 (SEE MAP THIS SHEET).

SINCE THE SITE IS IN THE WSPOD OF THE OCCOQUAN WATERSHED, THE CALCULATIONS BELOW USE THE OCCOQUAN METHOD AND THE RESULTING PHOSPHORUS REMOVAL RATE OF 54.79% IS GREATER THAN THE REQUIRED RATE OF 50%. THEREFORE, THE BEST MANAGEMENT PRACTICE REQUIREMENT FOR THE SITE IS SATISFIED.

**ACRES** 

## BMP FACILITY DESIGN CALCULATIONS

Plan Name: Washington Tech Park 3 Date: 4/21/17
Plan Number PCA/GDPA 85-S-061-5 Engineer: JAG

TOTAL SITE AREA = 18.92 ACRES

PART I: SUBAREA DESIGNATION AND DESCRIPTION.

A1	ONSITE to POND 2A (CONTROLLED)	0.74	5.866	
A2	ONSITE to WYNWOOD POND (CONTROLLED)	0.77	8.072	*
A3	ONSITE to FILTERRA #2 (CONTROLLED)	0.79	0.400	*
A4	ONSITE to FILTERRA #1 (CONTROLLED)	0.83	0.330	*
A5	ONSITE OPEN SPACE (UNCONTROLLED)	0.35	2.444	
A6	ONSITE CONSERVATION EASEMENT AREA	0.35	1.804	
	* 8.89 LESS FILTERRA AREAS = 8.16 TO WYNWOOD POND I	3		
		TOTAL	18.916	•
PART 2: CO	OMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SIT	E		
(A)	AREA OF SITE	(a)	18.916	Ac
Subarea	Description	"C"	ACRES	CXA
A1	ONSITE to POND 2A (CONTROLLED)	0.74	5.866	4.341
A2	ONSITE to WYNWOOD POND (CONTROLLED)	0.77	8.072	6.215
A3	ONSITE to FILTERRA #2 (CONTROLLED)	0.79	0.400	0.316
A4	ONSITE to FILTERRA #1 (CONTROLLED)	0.83	0.330	0.274
A5	ONSITE OPEN SPACE (UNCONTROLLED)	0.35	2.444	0.855
A6	ONSITE CONSERVATION EASEMENT AREA	0.35	1.797	0.629
			(b) TOTAI	L = 12.63
	(b)/(a) =	=WT."C" $=$	0.67	

PART 3: Calculate Total Phosphorous Removal for Site.

	BMP	Removal	Area	C"Factor		
Subarea	Type	EFF. (%)	Ratio	Ratio	Product	
					****	
A1	REGIONAL WET POND	65	0.310	1.108	22.34	
A2	DRY POND	40	0.427	1.153	19.68	
A3	FILTERRA	70	0.021	1.183	1.75	
A4	<b>FILTERRA</b>	70	0.017	1.243	1.52	
A6	ONSITE CONSERVATION	100	0.095	9.5	9.50	
	EASEMENT AREA					
				TOTAL =	54.79 Percer	nt (%)

PART 4: Determine compliance with requirements.

Water Supply Overlay District (Occoquan Watershed)

Req'd Removal:

50%:

1fPart 3

54.79% is greater than

50%:

NOTE:

PRELIMINARY CALCULATIONS PRESENTED TO DEMONSTRATE ABILITY TO COMPLY WITH 50% REMOVAL REQUIREMENT. DURING FINAL ENGINEERING PLANS WILL BE DESIGNED TO, AT A MINIMUM, SATISFY THE 50% REQUIREMENT.

Then the Phosphorous removal requirement is satisfied.

OWNER / APPLICANT:

COPT PARKSTONE LLC

13454 SUNRISE VALLEY DRIVE SUITE 100 HERNDON, VA 20171 T 703.673.3449 F 571.643.0872

ATTORNEY:
McGUIRE WOODS

1750 TYSONS BOULEVARD SUITE 100 TYSONS, VA 22102 T 703.712.5000 F 703.712.5050

LAND PLANNING/CIVIL ENGINEERING/ LANDSCAPE ARCHITECTURE:

> 13880 DULLES CORNER LANE SUITE 100 HERNDON, VA 20171 T 703.449.6700 F 703.449.6713

BRIAN D. SWANSON
Lic. No. 0402054771 a.

8/4/2017

GENERALIZED DEVELOPMENT PLAN ASHINGTON TECH PARK

	>
8/4/2017	
a in	
DATE	REVISIONS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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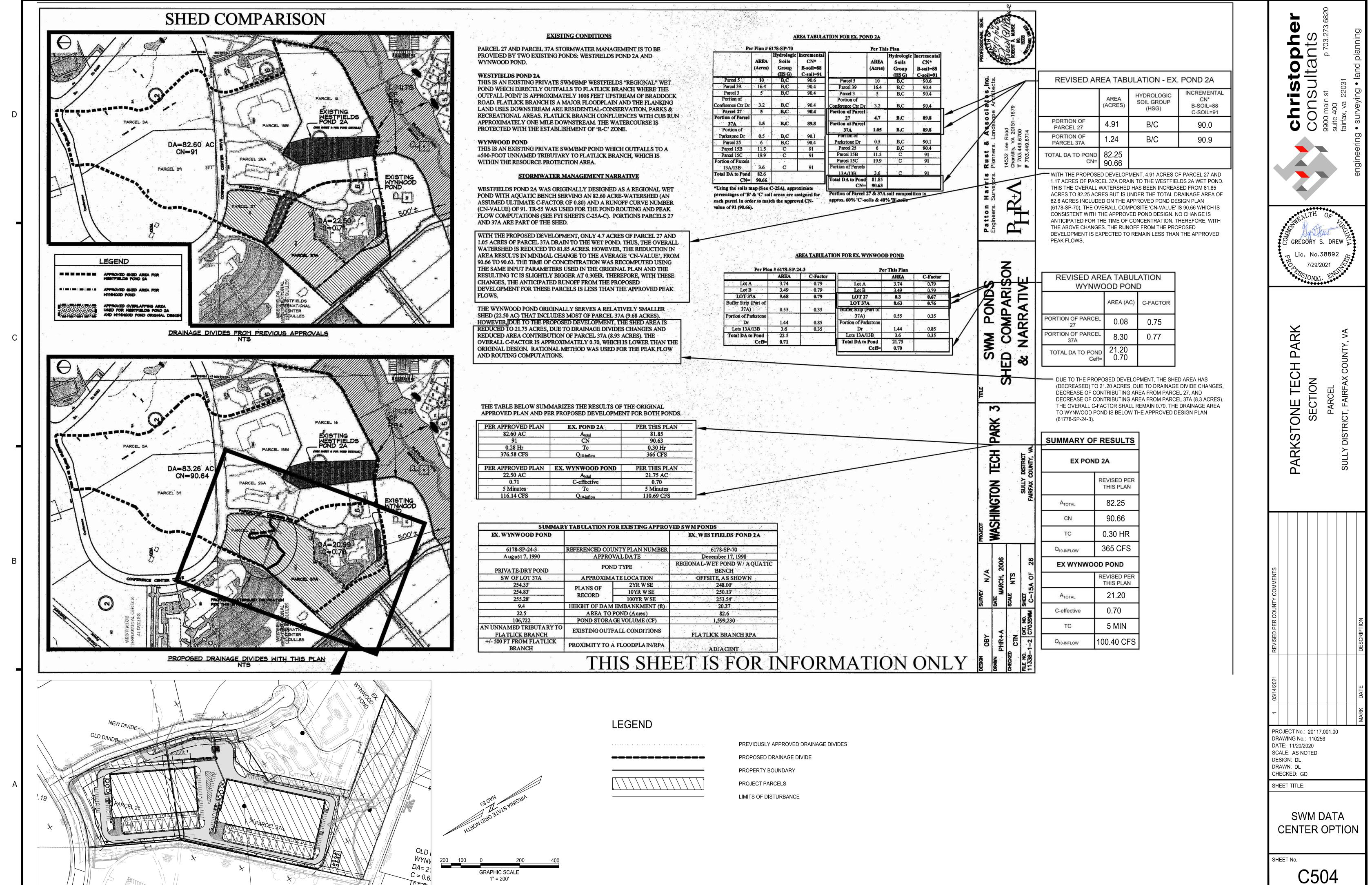
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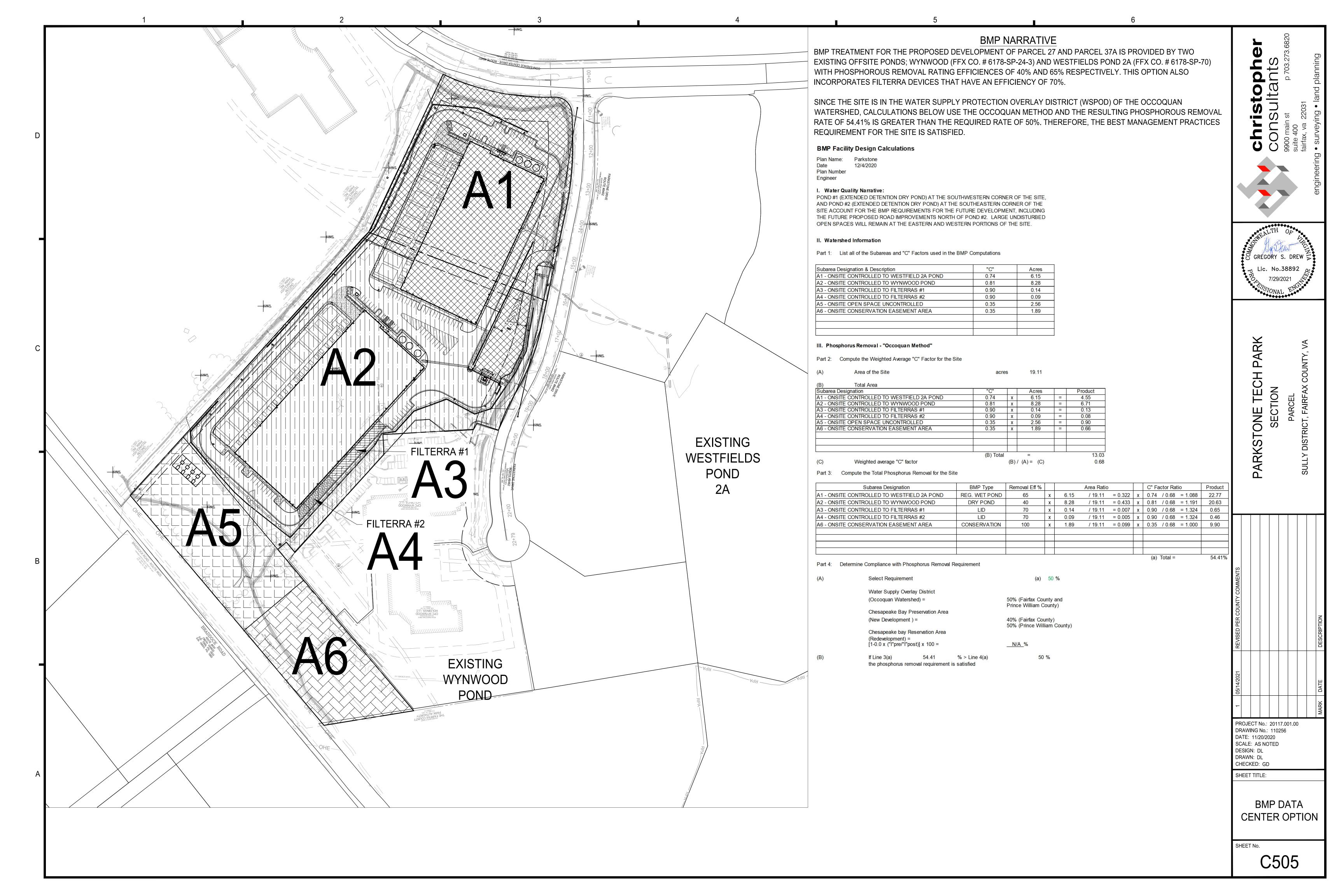
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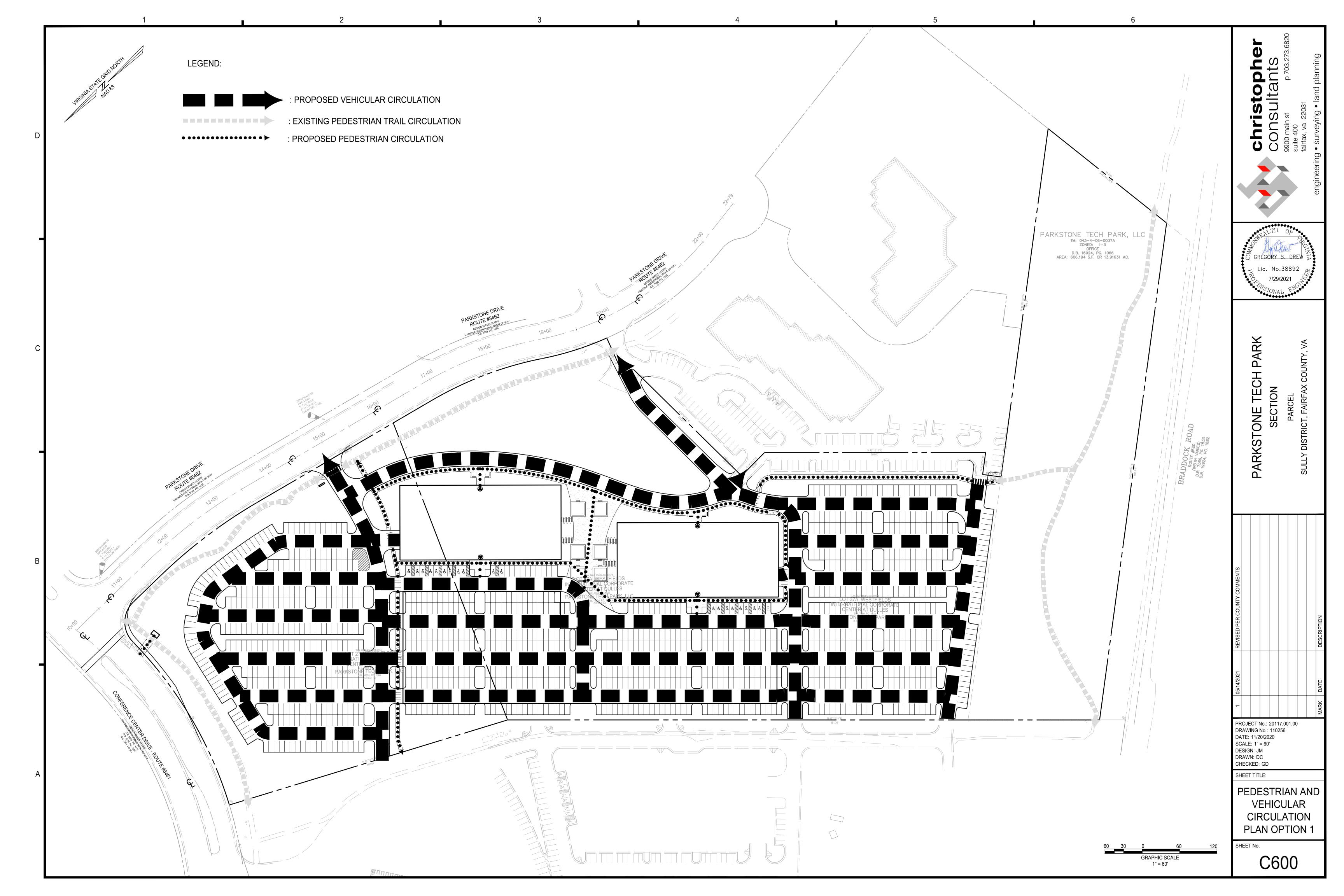
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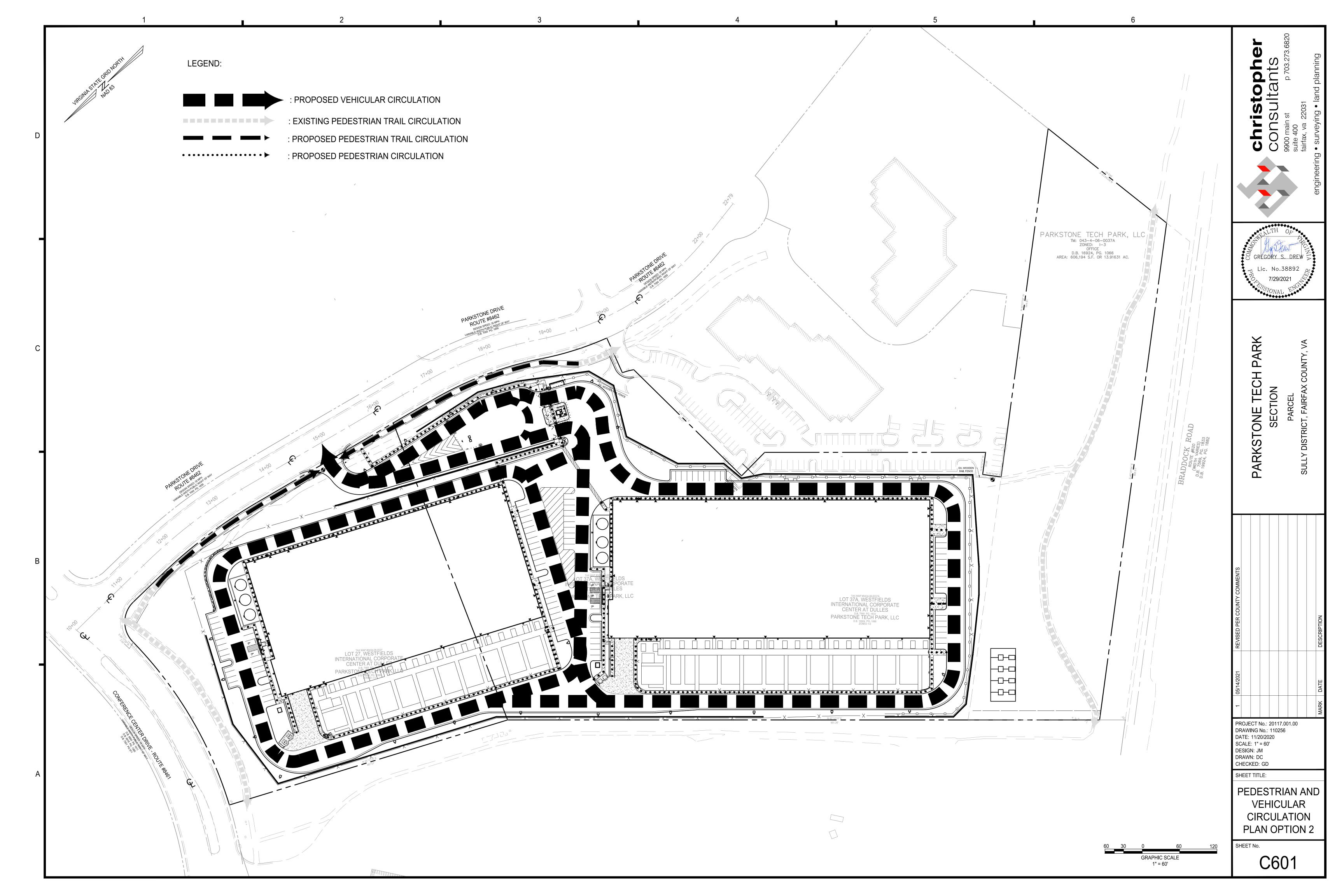
SHEET 10 OF 1

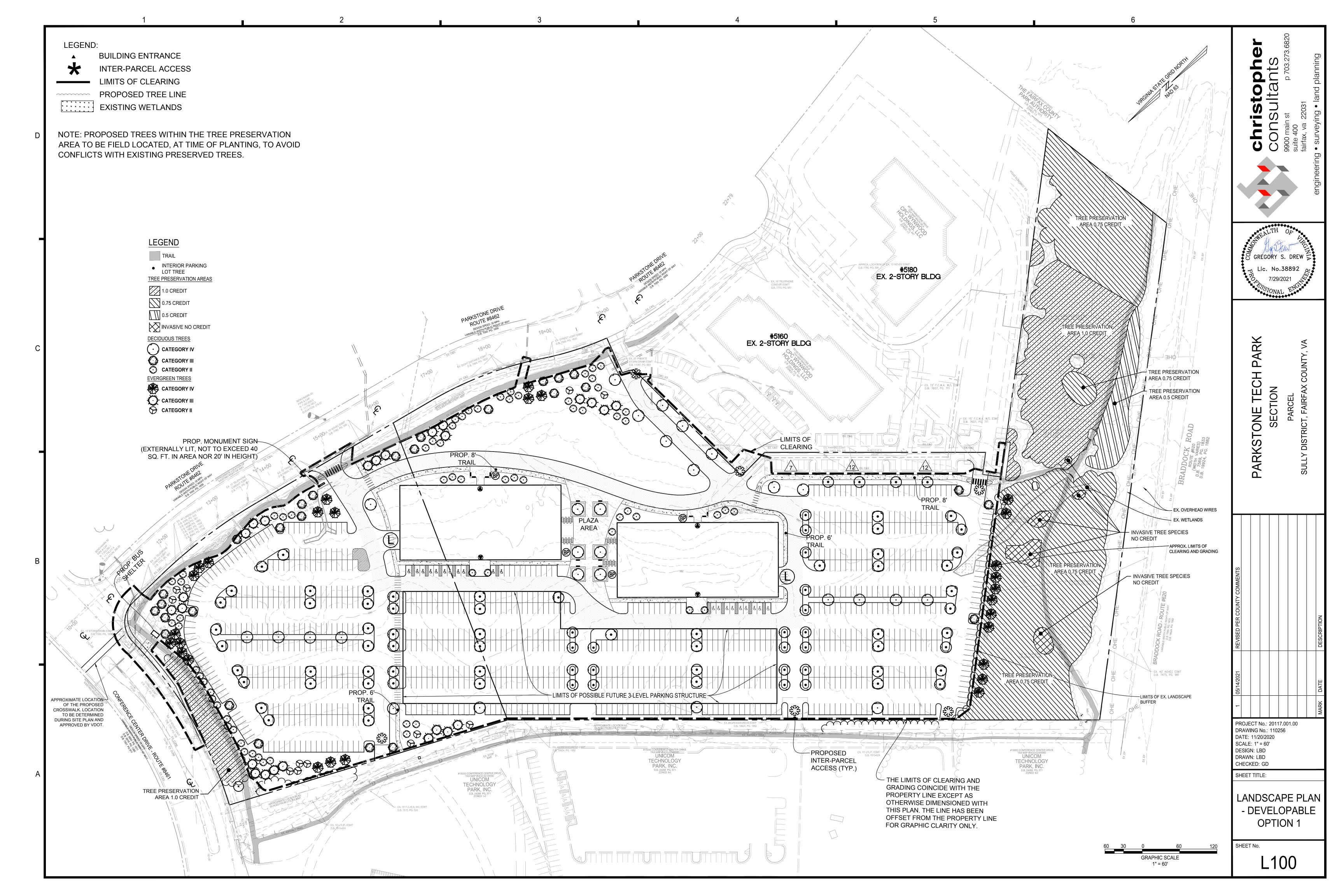
DRAWING SCALE: AS SHOWN

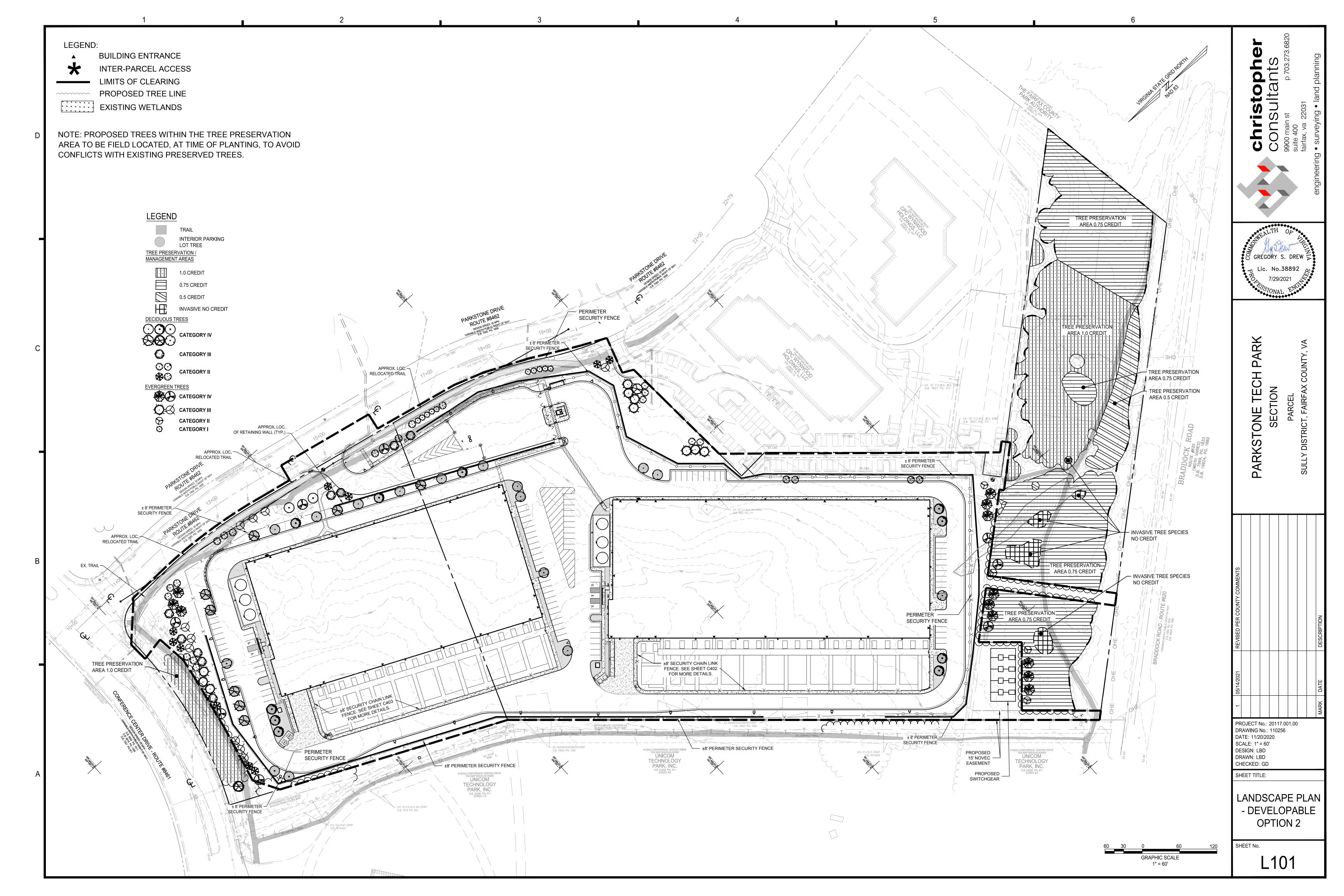


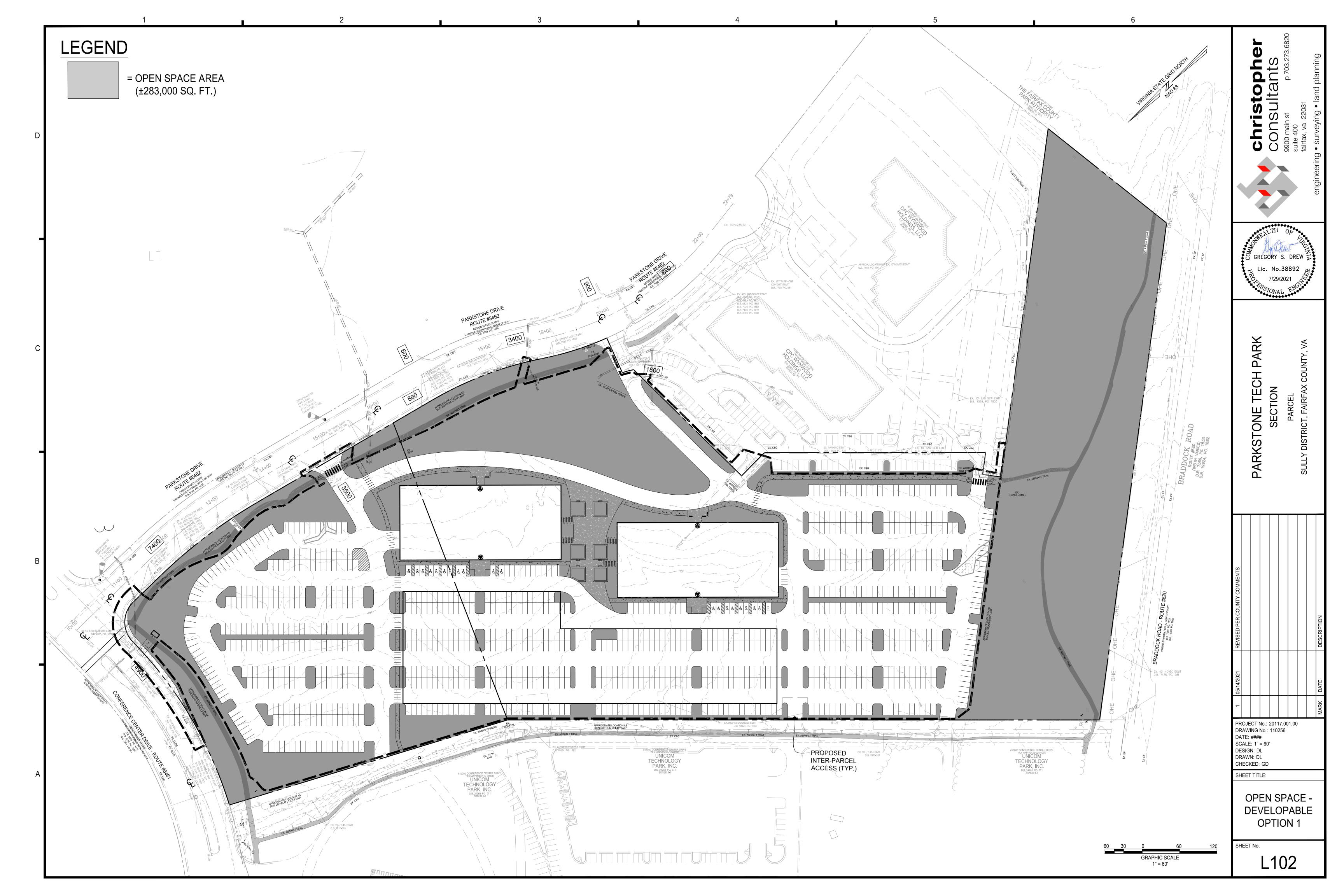


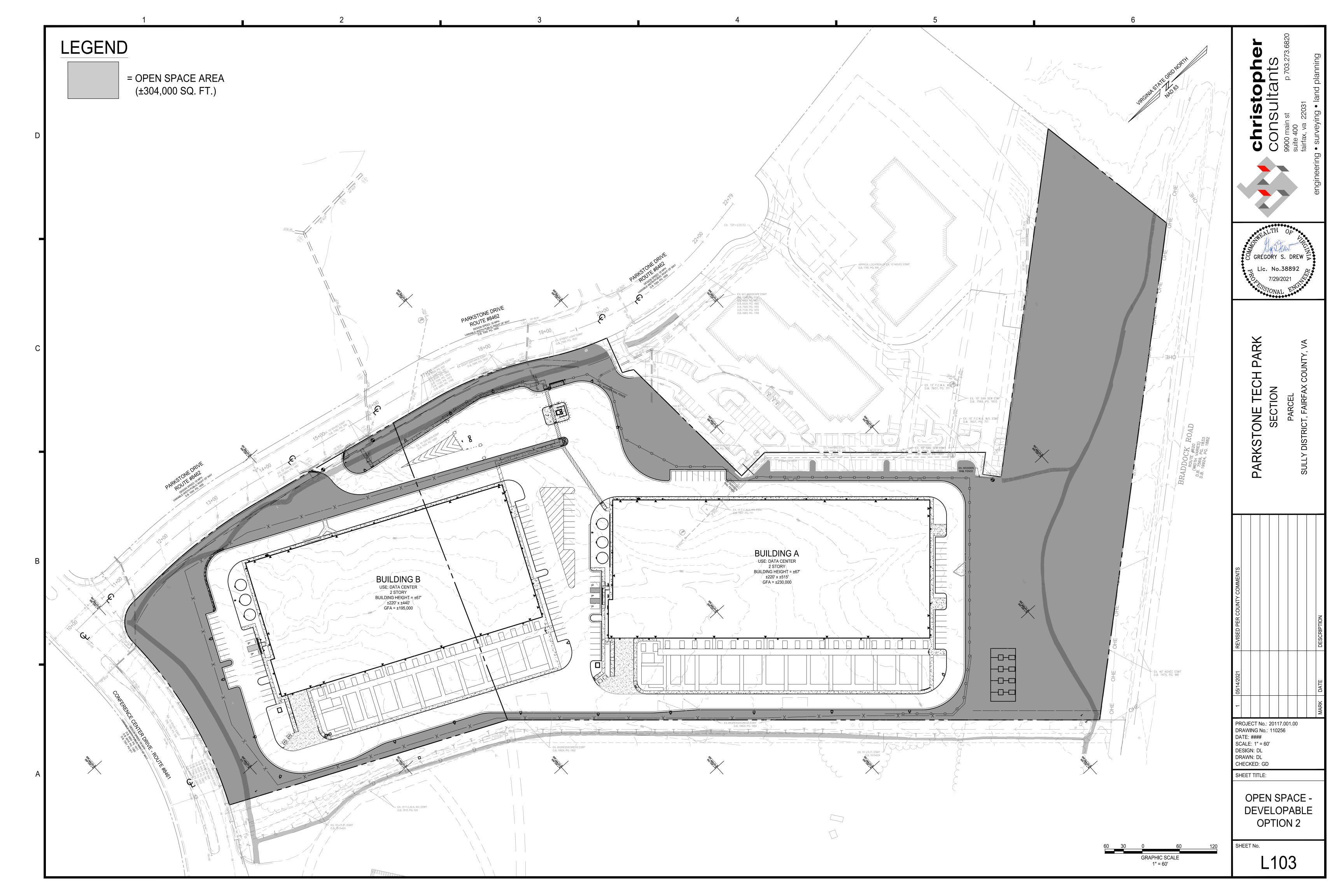












## DEVELOPABLE OPTION 1 (OFFICE) - LANDSCAPE TABULATIONS

_	REE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE 12.3)	
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	696,952 8
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	84.61 %
A3	PERCENTAGE OF 10-YEAR CANOPY REQUIRED FOR SITE	10.00 %
A4	PERCENTAGE OF 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	84.61 9
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	100.00 9
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
A7	IF NO, PROVIDE SHEET NUMBER WHERE DEVIATION APPROVAL IS LOCATED	N/A
	REE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA	823,720 \$
B2	SUBTRACT AREA DEDICATED TO ROAD FRONTAGE AND PARKS	0 \$
B3		0 \$
B4	ADJUSTED GROSS SITE AREA (B1 - B2 - B3)	823,720 \$
B5	IDENTIFY SITE'S ZONING AND/OR USE	PDC
B6	PERCENTAGE OF 10-YEAR CANOPY REQUIRED	10 9
B7	AREA OF 10-YEAR CANOPY REQUIRED (B4 x B6)	82,372 S
B8 B9	IS A MODIFICATION OF CANOPY REQUIREMENTS BEING REQUESTED?  IF B8 IS YES, PROVIDE SHEET NUMBER WHERE MODIFICATION REQUEST IS LOCATED	NO N/A
БЭ	IF BO IS 1ES, PROVIDE SHEET NOWIBER WHERE MICHIFICATION REQUEST IS LOCATED	IV/A
	REE PRESERVATION	
C1_	TREE PRESERVATION TARGET AREA	69,695
C2	TOTAL CANOPY AREA MEETING STANDARDS OF §12-0400	0 5
C3	X 1.25 =	0 5
C4	TOTAL CANOPY AREA OF UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0 :
C5	X 1.50 =	0 :
C6	TOTAL CANOPY AREA OF HERITAGE, MEMORIAL, SPECIMEN, OR STREET TREES	0 :
C7	X 1.5 TO 3.0 =	0 5
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS	0 :
C9	X 1.0 =	0 000
	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400  X 0.50 =	9,038
		4,519
	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400  X 0.75 =	97,229 3 72,922 3
	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400	48,791
	X 1.0 =	48,791
	TOTAL OF C3, C5, C7, C9, C11, C13, AND C15	121,713
		,
D. T	REE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)	
D2	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS	0 :
D2 D3	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =	0 :
D2 D3 D4	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION	0
D2 D3 D4 D5	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =	0 : 0 : 0 :
D2 D3 D4 D5 D6	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS	0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =	0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS	0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =	0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES	0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =	0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.20 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =	0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING	0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?	50,450 \$ <b>50,450 \$</b> NO
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  TOTAL OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.10 =  TOTAL OF CANOPY PROVIDED BY OTHER TREES  X 1.10 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?  CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  TOTAL OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21 D22	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?  CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND  AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21 D22	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?  CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND  AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21 D22 E. T( E1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0 =  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?  CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND  AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND  TOTAL OF 10-YEAR TREE CANOPY PROVIDED  TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14)  TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14)	0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3 0 3
D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D14 D15 D16 D17 D18 D19 D20 D21 D22	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)  AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.25 =  AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS  X 1.50 =  AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS  X 1.50 =  AREA OF CANOPY PROVIDED BY NATIVE TREES  X 1.50 =  AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES  X 1.25 =  AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =  AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS  X 1.0  PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)  AREA OF CANOPY PROVIDED BY OTHER TREES  X 1.0 =  TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING  IS OFFSITE PLANTING RELIEF REQUESTED?  TREE BANK OR TREE FUND?  CANOPY AREA REQUESTED INTO THE TREE PRESERVATION AND PLANTING FUND  OTAL OF 10-YEAR TREE CANOPY PROVIDED  TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14)	0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 : 0 :

## PROPOSED PLANTINGS

QTY (+/-)	DESCRIPTION	10 YR COVER CREDIT (SF)	TOTAL 10 YR CREDIT (SF +/-)
111	CATEGORY IV DECIDUOUS TREES	250	27,750
27	CATEGORY III DECIDUOUS TREES	150	4,050
67	CATEGORY II DECIDUOUS TREES	100	6,700
0	CATEGORY I DECIDUOUS TREES	50	0
28	CATEGORY IV EVERGREEN TREES	250	7,000
25	CATEGORY III EVERGREEN TREES	150	3,750
12	CATEGORY II EVERGREEN TREES	100	1,200
0	CATEGORY I EVERGREEN TREES	50	0
	TOTAL (+/-)		50,450

1. PLANT QUANTITIES FOR EACH TREE CATEGORY ARE CONCEPTUAL AND MAY VARY AT FINAL DESIGN, PROVIDED THE TREE COVER PROPOSED MEETS THE MINIMUM TREE COVER REQUIRED PER THE PFM.

2. PLANT SPECIES AND VARIETIES MAY BE ADJUSTED AT FINAL DESIGN IN RESPONSE TO FINAL SITE PLAN CONDITIONS.

## INTERIOR PARKING LOT LANDSCAPING

		SQ FT
PARKING LOT SURFACE AREA		345,104
CANOPY <b>REQUIRED</b>	5%	17,255
CANOPY <b>PROVIDED</b>		
83 TREES @ 250 SQ FT (CAT. IV)		20,750
TOTAL CANOPY PROVIDED	6%	20,750

## TRANSITIONAL SCREENING & BARRIER MATRIX THE PROPOSED USE IS GROUP 8 OFFICE.

BUFFER	DESCRIPTION OF ADJACENT USE	TAX MAP #	REQUIRED BUFFER PER Z.O. SEC. 13-305	PROPOSED
NORTH	GROUP 8 OFFICE	43-2 ((02)) PARCEL 39C	N/A	
SOUTH	GROUP 4 CHURCH	43-4 ((01)) PARCEL 6	TYPE 1 WITH BARRIER A, B, OR C	SEE NOTE 1
SOUTH	GROUP 1 RESIDENTIAL	43-4 ((08)) PARCEL 1, 43-4 ((07)) PARCEL 1	TYPE 2 WITH BARRIER D, E, OR F	SEE NOTE 1
EAST	GROUP 8 OFFICE	43-4 ((06)) PARCEL 25A, 43-4 ((04)) PARCEL 13B	N/A	
WEST	GROUP 8 OFFICE	43-2 ((02)) PARCEL 9D	N/A	

1. SEE WAIVERS AND MODIFICATIONS ON SHEET C101 FOR TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.

## DEVELOPABLE OPTION 2 (DATA CENTER) - LANDSCAPE TABULATIONS

13.5 %

	TABLE 12.9 10-YEAR TREE CANOPY CALCULATION WORKSHEET	
A. T	REE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE 12.3)	
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	696,
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	84
A3	PERCENTAGE OF 10-YEAR CANOPY REQUIRED FOR SITE	10
A4	PERCENTAGE OF 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	84
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	100
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	<u> </u>
A7	IF NO, PROVIDE SHEET NUMBER WHERE DEVIATION APPROVAL IS LOCATED	ľ
B. TI	REE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA	823,
B2	SUBTRACT AREA DEDICATED TO ROAD FRONTAGE AND PARKS	
B3		
B4	ADJUSTED GROSS SITE AREA (B1 - B2 - B3)	823,
B5	IDENTIFY SITE'S ZONING AND/OR USE	Р
B6	PERCENTAGE OF 10-YEAR CANOPY REQUIRED	
B7	AREA OF 10-YEAR CANOPY REQUIRED (B4 x B6)	82,
B8 B9	IS A MODIFICATION OF CANOPY REQUIREMENTS BEING REQUESTED?  IF B8 IS YES, PROVIDE SHEET NUMBER WHERE MODIFICATION REQUEST IS LOCATED	
<b>C. T</b> I	REE PRESERVATION TREE PRESERVATION TARGET AREA	60.4
C1 C2	TOTAL CANOPY AREA MEETING STANDARDS OF §12-0400	69,6
C2 C3	X 1.25 =	
C3 C4	TOTAL CANOPY AREA OF UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	
C5	X 1.50 =	
C6	TOTAL CANOPY AREA OF HERITAGE, MEMORIAL, SPECIMEN, OR STREET TREES	
C7	X 1.5 TO 3.0 =	
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS	
C9	X 1.0 =	
C10	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400	9,
C11	X 0.50 =	4,
C12	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400	80,
C13	X 0.75 =	60,0
C14	TOTAL CANOPY AREA NOT MEETING STANDARDS OF §12-0400	49,3
	X 1.0 =	49,
C16	TOTAL OF C3, C5, C7, C9, C11, C13, AND C15	109,
D. TI	REE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C12)	
D2	AREA OF CANOPY TO BE PLANTED FOR AIR QUALITY BENEFITS	
D3	X 1.50 =	
D4	AREA OF CANOPY TO BE PLANTED FOR ENERGY CONSERVATION	
D5	X 1.50 =	
D6	AREA OF CANOPY TO BE PLANTED FOR WATER QUALITY BENEFITS	
D7	X 1.25 =	
D8	AREA OF CANOPY TO BE PLANTED FOR WILDLIFE BENEFITS	
	X 1.50 =	
	AREA OF CANOPY PROVIDED BY NATIVE TREES	
	X 1.50 =	
	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	;
	X 1.25 =	;
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS  X 1.0 =	
D15	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS	
	X 1.0	
D16	PERCENTAGE OF LINE D14 REPRESENTED BY LINE D15 (MUST NOT EXCEED 33% OF D14)	
D17	AREA OF CANOPY PROVIDED BY OTHER TREES	
	X 1.0 =	23,6
	TOTAL OF CANOPY AREA TO BE PROVIDED THROUGH TREE PLANTING	1,
	IS OFFSITE PLANTING RELIEF REQUESTED?	
	TREE BANK OR TREE FUND?	1
D21	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND	
	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	
D22	OTAL OF 10-YEAR TREE CANOPY PROVIDED	
D22	OTAL OF 10-YEAR TREE CANOPY PROVIDED  TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14)	109,4
D22 E. T(		
D22 <b>E. T</b> ( E1	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14)	109,4 1,5
D22 E. T0 E1 E2	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C14) TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING (D18)	1,

% OF ADJUSTED GROSS SITE AREA (B4)

QTY (+/-)	DESCRIPTION	10 YR COVER CREDIT (SF)	TOTAL 10 YR CREDIT (SF +/-)
38	CATEGORY IV DECIDUOUS TREES	250	9,500
9	CATEGORY III DECIDUOUS TREES	150	1,350
32	CATEGORY II DECIDUOUS TREES	100	3,200
0	CATEGORY I DECIDUOUS TREES	50	0
22	CATEGORY IV EVERGREEN TREES	250	5,500
20	CATEGORY III EVERGREEN TREES	150	3,000
4	CATEGORY II EVERGREEN TREES	100	400
10	CATEGORY I EVERGREEN TREES	50	500
	TOTAL WITHOUT CREDITS (+/-)	•	23,450
	TOTAL WITH CREDITS (+/-)		30,275

1. PLANT QUANTITIES FOR EACH TREE CATEGORY ARE CONCEPTUAL AND MAY VARY AT FINAL DESIGN, PROVIDED THE TREE COVER PROPOSED MEETS THE MINIMUM TREE COVER

FINAL SITE PLAN CONDITIONS.

## INTERIOR PARKING LOT LANDSCAPING

	SQ FT
PARKING LOT SURFACE AREA	170,251
CANOPY <b>REQUIRED</b> 5%	8,513
CANOPY PROVIDED	
34 TREES @ 250 SQ FT (CAT. IV, 3" cal.)	8,500
1 TREES @ 150 SQ FT (CAT. III, 2" cal.)	150
TOTAL CANOPY PROVIDED 5%	8,650

THE PROPO	SED USE IS GROU	P 8 DATA CENTER.		
BUFFER	DESCRIPTION OF ADJACENT USE	TAX MAP #	REQUIRED BUFFER PER Z.O. SEC. 13-305	PROPOSED
NORTH	GROUP 8 OFFICE	43-2 ((02)) PARCEL 39C	N/A	
SOUTH	GROUP 4 CHURCH	43-4 ((01)) PARCEL 6	TYPE 1 WITH BARRIER A, B, OR C	
SOUTH	GROUP 1 RESIDENTIAL	43-4 ((08)) PARCEL 1, 43-4 ((07)) PARCEL 1	TYPE 2 WITH BARRIER D, E, OR F	SEE NOTE 1
EAST	GROUP 8 OFFICE	43-4 ((06)) PARCEL 25A, 43-4 ((04)) PARCEL 13B	N/A	
WEST	GROUP 8	43-2 ((02)) PARCEL 9D	N/A	

1. SEE WAIVERS AND MODIFICATIONS ON SHEET C101 FOR TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.

## PROPOSED PLANTINGS

QTY (+/-)	DESCRIPTION	10 YR COVER CREDIT (SF)	TOTAL 10 YR CREDIT (SF +/-)
38	CATEGORY IV DECIDUOUS TREES	250	9,500
9	CATEGORY III DECIDUOUS TREES	150	1,350
32	CATEGORY II DECIDUOUS TREES	100	3,200
0	CATEGORY I DECIDUOUS TREES	50	0
22	CATEGORY IV EVERGREEN TREES	250	5,500
20	CATEGORY III EVERGREEN TREES	150	3,000
4	CATEGORY II EVERGREEN TREES	100	400
10	CATEGORY I EVERGREEN TREES	50	500
	TOTAL WITHOUT CREDITS (+/-)		23,450
	TOTAL WITH CREDITS (+/-)		30,275

REQUIRED PER THE PFM.

2. PLANT SPECIES AND VARIETIES MAY BE ADJUSTED AT FINAL DESIGN IN RESPONSE TO

		SQ FT
PARKING LOT SURFACE AREA		170,251
CANOPY <b>REQUIRED</b>	5%	8,513
CANOPY <b>PROVIDED</b>		
34 TREES @ 250 SQ FT (CAT. IV, 3" cal.)		8,500
1 TREES @ 150 SQ FT (CAT. III, 2" cal.)		150
TOTAL CANOPY PROVIDED	5%	8,650

## TRANSITIONAL SCREENING & BARRIER MATRIX

BUFFER	DESCRIPTION OF ADJACENT USE	TAX MAP #	REQUIRED BUFFER PER Z.O. SEC. 13-305	PROPOSED
NORTH	GROUP 8 OFFICE	43-2 ((02)) PARCEL 39C	N/A	SEE NOTE 1
SOUTH	GROUP 4 CHURCH	43-4 ((01)) PARCEL 6	TYPE 1 WITH BARRIER A, B, OR C	
SOUTH	GROUP 1 RESIDENTIAL	43-4 ((08)) PARCEL 1, 43-4 ((07)) PARCEL 1	TYPE 2 WITH BARRIER D, E, OR F	
EAST	GROUP 8 OFFICE	43-4 ((06)) PARCEL 25A, 43-4 ((04)) PARCEL 13B	N/A	
WEST	GROUP 8 OFFICE	43-2 ((02)) PARCEL 9D	N/A	





**TECH PARK** 

PROJECT No.: 20117.001.00 DRAWING No.: 110256 DATE: #### SCALE: 1" = 60' DESIGN: DL DRAWN: DL

CHECKED: GD SHEET TITLE:

> LANDSCAPE **TABULATIONS**