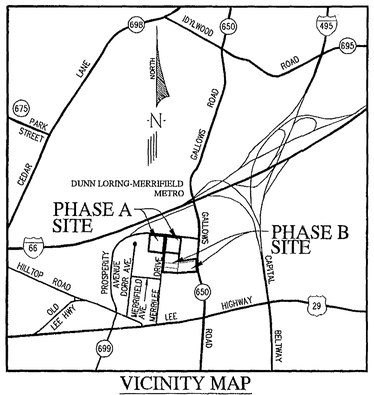
REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)

RZ 2007-PR-001

FOR

HALSTEAD MIXED-USE DEVELOPMENT

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1" = 2000'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 1 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

SHEET INDEX

1. COVER SHEET
2. OVERVIEW PLAN
3. EXISTING CONDITIONS, SOILS AND VEGETATION MAP
4-5. GENERAL NOTES
6. CONCEPTUAL AND FINAL DEVELOPMENT PLAN
7. GROUND FLOOR PLAN
8. ILLUSTRATIVE PEDESTRIAN PATHWAY PLAN
9. TDM PLAN
10. OVERALL LANDSCAPE PLAN
11. SECOND LEVEL LANDSCAPE PLAN
12. MERRILEE DRIVE - ENLARGED STREETSCAPE PLAN AND ELEVATIONS
13. GALLOWS ROAD - ENLARGED STREETSCAPE PLAN AND ELEVATIONS
14. PLAZA - ENLARGED PLAN AND ELEVATIONS
15. PRIVATE STREET - ENLARGED STREETSCAPE PLAN AND ELEVATIONS
16. COURTYARDS - ENLARGED PLANS
17. SITE FURNISHINGS
18. PLANTING DETAILS AND SPECIFICATIONS
19-23. BUILDING ELEVATIONS
24. BUILDING SECTIONS
25. BUILDING SECTIONS
26-26A. SHADOW STUDY - AXON VIEW
27. CIRCULATION DIAGRAM
28. GALLOWS ROAD EXHIBIT
28A. MERRILEE AND ROUTE 29 ILLUSTRATION
29. PRELIMINARY STORMWATER MANAGEMENT AND UTILITIES
30-31. PRELIMINARY STORMWATER MANAGEMENT DETAILS
32-42. RZ/FDP 2002-PR-025

APPLICANTS/ DEVELOPERS

DSF LONG METRO II, LLC and DSF/LONG METRO III, LLC
950 WINTER STREET, SUITE 4300
WALTHAM, MA 02451

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
07-19-06
09-29-06
10-16-06
11-15-06
01-10-07
03-26-07
05-14-07
07-16-07
09-10-07
09-24-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. ROBERTSHAW
No. 039921
PROFESSIONAL ENGINEER
9/24/07

COVER SHEET

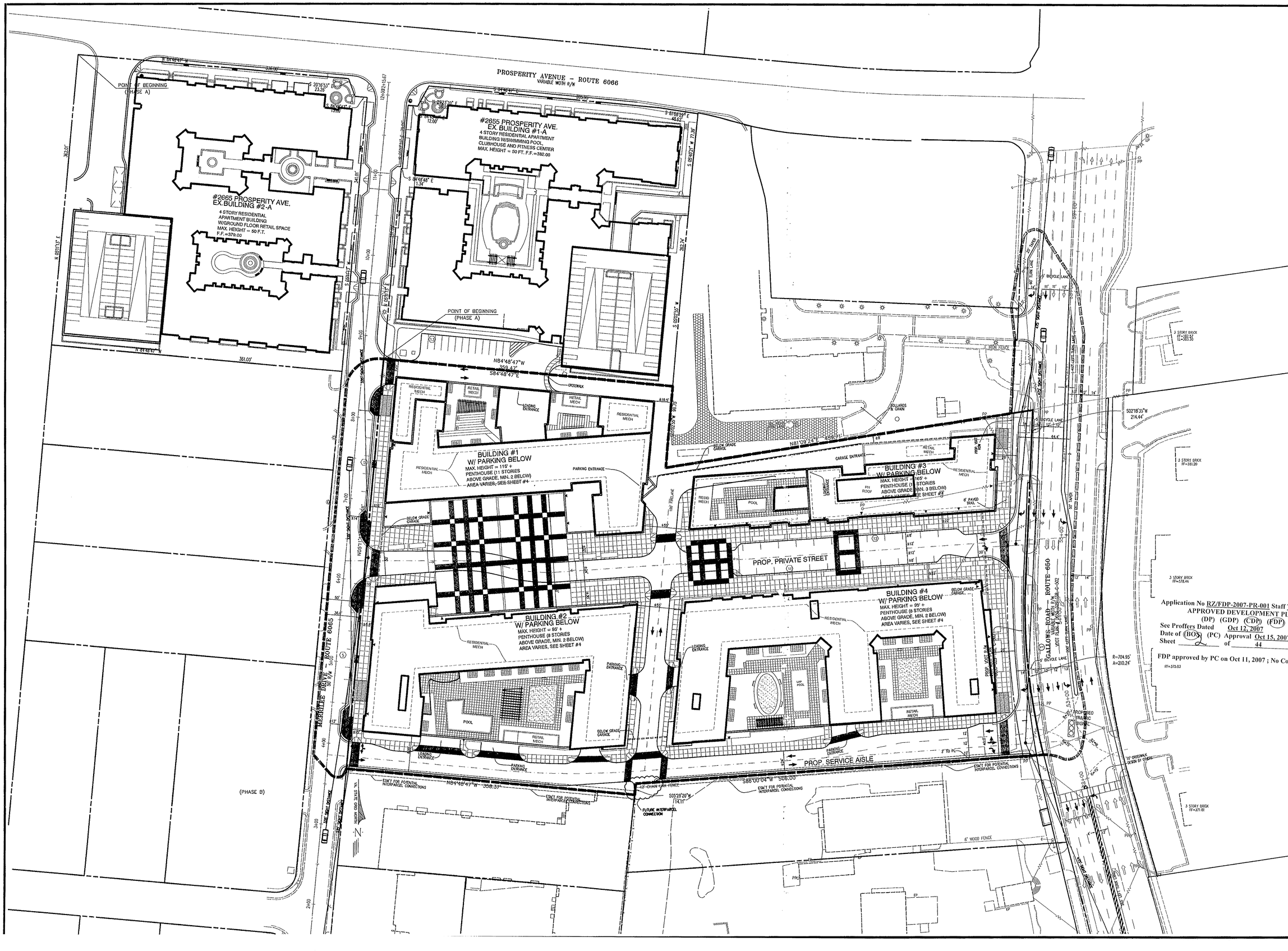
HALSTEAD
MIXED-USE DEVELOPMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: OCT., 2006

SHEET 1 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-COVER.dwg, 9/24/2007 6:11:10 PM, jclemons



Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 2 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
05-14-07
07-16-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOEPPOHANN
No. 039221
9/24/07
PROFESSIONAL ENGINEER

OVERVIEW PLAN
HALSTEAD
MIXED-USE DEVELOPMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = 2' DATE: SEPT, 2006

SHEET 2 OF 42

FILE No. ZP-1733

W:\Jobs\Dunn Loring South\Rezoning\1733-concept.dwg, 9/25/2007 12:06:05 PM, jclemons

KEY TO EXISTING TREES

Tree No.	Botanical Name	Common Name	Size (in.) (caliper)
	TREES		
1	Acer rubrum	Red Maple	13.75"
2	Acer rubrum	Red Maple	11.80"
3	Acer saccharum	Sugar Maple	8.65"
4	Acer saccharum	Sugar Maple	11.55"
5	Acer saccharum	Sugar Maple	12.35
6	Acer saccharum	Sugar Maple	11.30"
7	Acer saccharum	Sugar Maple	12.80"
8	Acer saccharum	Sugar Maple	13.35"
9	Acer saccharum	Sugar Maple	11.65"
10	Acer saccharum	Sugar Maple	12.25"
11	Acer saccharum	Sugar Maple	12.35"
12	Acer saccharum	Sugar Maple	8.80"
13	Acer x freemanii	Freeman Maple	5.65"
14	Acer x freemanii	Freeman Maple	4.10"
15	Acer saccharum	Sugar Maple	8.65"
16	Acer rubrum	Red Maple	9.60"
17	Acer saccharum	Sugar Maple	7.05"
18	Acer rubrum	Red Maple	10.05"
19	Acer rubrum	Red Maple	10.70"
20	Quercus palustris	Pin Oak	18.55"

Tree No.	Botanical Name	Common Name	Size (in.) (caliper)
	TREES		
21	Acer rubrum	Red Maple	7.08"
22	Acer rubrum	Red Maple	15.70"
23	Acer rubrum	Red Maple	16.60"
24	Acer rubrum	Red Maple	11.40"
25	Acer rubrum	Red Maple	12.95"
26	Quercus palustris	Pin Oak	12.70"
27	Acer saccharum	Sugar Maple	9.60"
28	Quercus palustris	Pin Oak	25.50"
29	Quercus palustris	Pin Oak	16.10"
30	Quercus palustris	Pin Oak	11.95"
31	Quercus palustris	Pin Oak	13.60"
32	Acer rubrum	Red Maple	8.20"
33	Quercus palustris	Pin Oak	16.55"
34	Quercus palustris	Pin Oak	7.30"
35	Acer rubrum	Red Maple	16.95"
36	Quercus palustris	Pin Oak	23.10"

Tree No.	Botanical Name	Common Name	Size (in.) (caliper)
	TREES		
37	Acer rubrum	Red Maple	16.30"
38	Acer rubrum	Red maple	18.20"
39	Acer saccharum	Sugar Maple	7.0"
40	Tilia cordata	Littleleaf Linden	12.75"
41	Tilia cordata	Littleleaf Linden	9.40"
42	Acer rubrum	Red Maple	38.00"
43	Acer pseudoplatanus	Sycamore Maple	21.10"
44	Ulmus carpinifolia	Smooth Leaf Elm	3.20"
45	Acer pseudoplatanus	Sycamore Maple	7.30"
46	Acer rubrum	Red Maple	6.20"
47	Acer pseudoplatanus	Sycamore Maple	5.20"
48	Ulmus carpinifolia	Smooth Leaf Elm	18.30"
49	Ulmus carpinifolia	Smooth Leaf Elm	10.50"
50	Ulmus carpinifolia	Smooth Leaf Elm	8.20"

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 3 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	704.95	210.24	17°05'17"	105.91	209.47	S06°14'03"E

SOILS LEGEND		
NUMBER	NAME	CLASS
8B+	WORSHAM	A
10B+	GLENVILLE	B
32B1	FAIRFAX	B

NOTE: SOILS DATA SOURCE IS THE COUNTY OF FAIRFAX SOILS IDENTIFICAITION MAPS.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
07-31-06
09-29-06
10-10-06
10-16-06
03-26-07
05-14-07
07-16-07
08-10-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

EXISTING CONDITIONS, SOILS AND VEGETATION MAP
HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: SEPT., 2006

SHEET 3 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-excond.dwg, 9/25/2007 11:36:12 AM, jclemons

OVERALL SITE TABULATIONS:

	PHASE A (EXISTING)	PHASE B (PROPOSED WITH THIS PLAN)	COMBINED PHASE A AND PHASE B
EXISTING SITE AREA	6.11 AC. **	8.485 AC. (369,623 S.F.)	14.59 AC.
PROPOSED RIGHT-OF-WAY DEDICATION	0.32 AC. DEDICATION COMPLETED **	0.289 AC. (12,608 S.F.)	
PROPOSED SITE AREA LESS DEDICATION	5.79 AC. **	8.196 AC. (365,494 S.F.)	13.986 AC. **
EXISTING ZONING	PRM	I-4 ZONING (134,682 S.F. OR 3.09187 ACRES) I-5 ZONING (234,941 S.F. OR 5.39350 ACRES) TOTAL 369,623 S.F. OR 8.48537 ACRES	
PROPOSED ZONING	PRM (NO CHANGE PROPOSED TO PHASE A)	PRM	PRM
MAXIMUM DENSITY (RESIDENTIAL)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
OPEN SPACE REQUIRED (20% OF G.S.A.)	1.16 AC.	1.70 AC. (73,925 S.F.)	2.86 AC. (20%)
OPEN SPACE PROVIDED	1.93 AC.	1.70 AC. (73,925 S.F.)	3.63 AC. (26%)
PROPOSED BUILDING GROSS FLOOR AREA	452,958 SF	OPTION 1 = 1,078,804 OPTION 2 = 1,063,626	OPTION 1 = 1,531,762 *** OPTION 2 = 1,516,584 ***
MAXIMUM F.A.R.	3.0	3.0	3.0
PROPOSED F.A.R. - OPTION 1 ***	(452,958 SF PHASE A + 1,078,804 SF PHASE B) / (635,540 SF) =		2.41 ***
PROPOSED F.A.R. - OPTION 2 ***	(452,958 SF PHASE A + 1,063,626 SF PHASE B) / (635,540 SF) =		2.39 ***
MAXIMUM BUILDING HEIGHT	NO MAXIMUM	NO MAXIMUM	
PROPOSED BUILDING HEIGHT	50'	SEE SHEET #6	

** DENSITY CREDIT FOR LAND PREVIOUSLY DEDICATED FOR PUBLIC ROADS WAS RESERVED AND IS INCLUDED.

*** BUILDING 3 WILL BE DEVELOPED WITH A PRIMARY USE OF MULTI-FAMILY RESIDENTIAL OR WITH PRIMARY USES OF MULTI-FAMILY RESIDENTIAL AND HOTEL AS SHOWN ON SHEET #4.

NOTE: A BULK PLANE REQUIREMENT DOES NOT APPLY TO THE PRM ZONE. HOWEVER, BULK PLANE DIAGRAMS ARE PROVIDED ON SHEET #5.

PROJECT DESCRIPTION AND PHASING NARRATIVE

THIS PLAN IS FOR THE DEVELOPMENT OF THE PROPERTY IDENTIFIED AS PHASE B ON THIS SHEET. PHASE A WAS PREVIOUSLY REZONED WITH FAIRFAX COUNTY PLAN #RZ/FDP 2002-PR-025, APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 13, 2003. PHASE A CONSISTS OF TAX MAP PARCELS 049-1-29-(ALL) AND 049-1-30 (ALL). THE REZONING PLAN IS INCLUDED WITH THIS PLAN FOR INFORMATION PURPOSES. CONSTRUCTION OF PHASE A IS GENERALLY COMPLETE, IN ACCORDANCE WITH FAIRFAX COUNTY SITE PLAN #1891-SP-001-2, APPROVED ON APRIL, 14, 2004. THE PROPOSED DEVELOPMENT OF PHASE B PROVIDES A MIX OF RESIDENTIAL AND RETAIL USES AS FURTHER DESCRIBED HEREON.

PHASE B STORMWATER MANAGEMENT NARRATIVE

THIS SITE IS CURRENTLY DEVELOPED AS AN INDUSTRIAL PARK, INCLUDING 6 EXISTING BUILDINGS AND PARKING FOR THOSE BUILDINGS. THE EXISTING SITE IS APPROXIMATELY 82% IMPERVIOUS. THE DEVELOPMENT WITH THIS PLAN ONLY SLIGHTLY INCREASES THE IMPERVIOUS AREA, TO APPROXIMATELY 88%. UNDERGROUND STORMWATER MANAGEMENT IS PROPOSED TO ACCOMMODATE THE INCREASED STORMWATER RUNOFF. THE SWM FACILITIES ARE PROPOSED IN THE PARKING GARAGE BELOW THE PROPOSED BUILDING. A MODIFICATION TO ALLOW UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL DEVELOPMENT IS REQUESTED. PRELIMINARY SWM SIZING IS PROVIDED ON SHEET 27. THE PROPOSED SWM FACILITY VOLUME IS SIZED SUCH THAT THE POST-DEVELOPMENT RUNOFF WILL BE 25% LESS THAN THE PRE-DEVELOPMENT CONDITION. A PRELIMINARY LOCATION OF THE PROPOSED STORAGE VAULT IS SHOWN ON SHEET #26. PRELIMINARY SWM COMPUTATIONS ARE PROVIDED ON SHEETS #27-28. FINAL SWM DETAILS AND COMPUTATIONS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

PHASE B BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

THIS DEVELOPMENT IS CLASSIFIED AS A REDEVLOPMENT IN ACCORDANCE WITH SECTION 6-400 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THUS, THE REQUIRED REDUCTION IN PHOSPHORUS LOADS WILL BE CALCULATED AS FOLLOWS:

$$\% \text{ P REMOVAL} = [1-0.9(Ipre/Ipost)] \times 100$$
$$= [1-0.9(7.1/7.7)] \times 100$$
$$= 17\% \text{ P REMOVAL}$$

INNOVATIVE BMP MEASURES WILL BE UTILIZED TO SATISFY THIS REQUIREMENT. A POSSIBLE UNDERGROUND BMP FACILITY HAS BEEN ROUGHLY SIZED AND SHOWN ON SHEET #26. DETAILS AND SIZING FOR AN INNOVATIVE BMP HAVE BEEN PROVIDED ON SHEET #28 TO SHOW ADEQUACY. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIFIC TYPE OF BMP AT THE TIME OF FINAL SITE PLAN IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

PHASE B OUTFALL NARRATIVE

THE EXISTING SITE IS CURRENTLY DEVELOPED AS A SMALL INDUSTRIAL PARK. THE EXISTING DEVELOPED CONDITION DRAINS THE SITE TO EXISTING CATCH BASINS THROUGHOUT THE SITE AND ALONG GALLOWS ROAD AND MERRILEE DRIVE. RAINFALL ON THE PROPOSED DEVELOPMENT WILL BE MANAGED USING ADEQUATELY DESIGNED CATCH BASINS AND CLOSED CONDUIT SYSTEMS. THE SITE WILL OUTFALL THROUGH THE EXISTING CLOSED CONDUIT SYSTEM.

ALONG THE SOUTHERN PROPERTY LINE THE SITE OUTFALLS INTO AN EXISTING CLOSED CONDUIT SYSTEM. ULTIMATELY THIS CLOSED CONDUIT SYSTEM OUTFALLS INTO AN EXISTING TRIBUTARY LEADING TO LONG BRANCH, JUST NORTH OF THE INTERSECTIOIN OF PROSPERITY AVENUE AND ROUTE 50. APPROXIMATELY 1500 FEET DOWNSTREAM THE TRIBUTARY MEETS LONG BRANCH, WHICH IS LOCATED IN A FAIRFAX COUNTY MAPPED FLOODPLAIN. THE DRAINAGE AREA TO THIS FLOODPLAIN IS LARGER THAN 1 SQUARE MILE. THIS OUTFALL IS SHOWN ON THE MAP ON SHEET #27. BASED ON A VISUAL INSPECTION, THE OUTFALL CHANNEL APPEARS TO BE IN GOOD CONDITION WITH A DEFINED BED AND BANKS AND RIPRAP LINING. COMPLETE OUTFALL ANALYSIS WILL BE PROVIDED WITH FINAL DESIGN COMPUTATIONS AT THE TIME OF FINAL SITE PLAN, IN ACCORDANCE WITH THE PFM REQUIREMENTS.

PHASE B GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP #0491-16-16, ZONED I-4 AND I-5, TAX MAP #0491-16-15, ZONED I-5, TAX MAP #0491-16-14, ZONED I-5, TAX MAP #0492-01-18, ZONED INDUSTRIAL I-4 AND I-5, AND TAX MAP #0492-01-19 ZONED I-4 AND 1-5.

   THE APPLICANTS SEEK A REZONING FROM THE I-4 AND I-5 DISTRICTS TO THE PRM DISTRICT ON 8.49 ACRES IN ORDER TO PERMIT A DEVELOPMENT WITH A MIXTURE OF MULTI-FAMILY RESIDENTIAL AND RETAIL USES. A CONCURRENT PROFFERED CONDITION AMENDMENT (PCA 2002-PR-025) ON ADJACENT PRM-ZONED PROPERTY (TAX MAP 49-2 ((20)) ALL AND ((30)) ALL) HAS ALSO BEEN FILED. PROPERTY SUBJECT TO PCA 2002-PR-025 HAS THE POTENTIAL FOR 598,841 SQUARE FEET ALTHOUGH ONLY 452,958 SQUARE FEET HAVE BEEN DEVELOPED. THE REMAINING 145,883 SQUARE FEET OF UNUSED DENSITY IS PROPOSED TO BE INCORPORATED IN THE NEW DEVELOPMENT.

2. TAX MAP #491-16-14, 15, AND 16 ARE OWNDED BY MERRILEE BUSINESS CENTER I, L.P. TAX MAP #492-01-18 IS OWNED BY ARMSTRONG, GREEN, AND EMBREY, INC., AND TAX MAP 492-01-19 IS OWNED BY ROSTI ENTERPRISES L.P. THE CO-APPLICANTS ARE DSF/LONG METRO II, LLC, THE CONTRACT GROUND LESSEE OF TAX MAP #491-16-14, 15, AND 16, AND DSF/LONG METRO III, LLC, THE CONTRACT PURCHASER OF TAX MAP #492-01-18 AND 19.

3. THE ABOVE REFERENCED PARCELS WILL BE CONSOLIDATED AND/OR RE-SUBDIVIDED AT THE TIME OF FINAL SITE PLAN. THE PROPOSED ZONE FOR THE PARCELS IS PRM.

4. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY URBAN ENGINEERING & ASSOCIATES, INC. (UEA).

5. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL. ALL TOPOGRAPHY WAS OBTAINED VIA FIELD RUN SURVEY.

6. THE SITE SHOWN ON THIS PLAN IS LOCATED IN THE PROVIDENCE DISTRICT, THE ASA AND LOWER POTOMAC SANITARY SEWER DISTRICTS, AND THE ACCOTINK CREEK WATERSHED.

7. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION FOR ONSITE STORMWATER MANAGEMENT (SWM). SWM REQUIREMENTS WILL BE SATISFIED USING UNDERGROUND VAULTS AS DESCRIBED IN THE SWM NARRATIVE ON THIS SHEET.
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE PRIVATE STREET LIMITATIONS OF SECTION 11-302.1 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO ALLOW THE PRIVATE STREETS TO PROVIDE ACCESS TO ADJACENT PROPERTIES AND OF SECTION 11-302.2 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH AS SHOWN HEREON.
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THE LANDSCAPING SHOWN ON THE INCLUDED LANDSCAPE PLAN.
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE LOADING SPACE REQUIREMENTS OF SECTION 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO PROVIDE 8 SPACES IN LIEU OF THE 10 REQUIRED SPACES FOR PHASE B.
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE LOADING SPACE REQUIREMENTS OF SECTION 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO REDUCE THE CURRENT NUMBER OF LOADING SPACES FOR EX. BUILDING #1-A, #2655 PROSPERITY AVENUE, FROM THREE LOADING SPACES TO TWO. EX. BUILDING #1-A IS A CURRENTLY OCCUPIED CONDOMINIUM BUILDING. THEREFORE, THE NEED FOR LOADING SPACES IS DIMENISHED AND THE QUANTITY REDUCTION ALLOWS FOR THE MORE APPRORIATE USE OF VISITOR PARKING.
   - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE PUBLIC FACILITIES MANUAL STANDARD 12.0702.1B(2) TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM 8 FEET TO A MINIMUM OF 6 FEET AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS OR OTHER INNOVATIVE TECHNIQUES WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THIS MODIFICATION.

8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.

9. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS WILL BE PROVIDED AS DESCRIBED IN THE NARRATIVES ON THIS SHEET.

10. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE NO EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE.

11. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN.

12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.

13. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.

14. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED HEREIN. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED HEREIN.

15. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE DOOR AND LOBBY LOCATIONS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN. PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, ALSO SUBJECT TO FINAL DESIGN.

16. THERE ARE NO DESIGNATED FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RPAs ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.

17. THERE ARE NO SCENIC ASSESTS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.

18. THE ON-SITE AMENITIES PROPOSED WITH THIS DEVELOPMENT SHALL INCLUDE:
    * WALKING/BIKE TRAILS
    * OUTDOOR PLAZAS/ RECREATIONAL COURTYARDS/SWIMMING POOL
    * PEDESTRIAN SIDEWALKS
    * INDOOR RECREATIONAL FACILITIES

19. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.

20. THE PROPOSED PUBLIC ROAD IMPROVEMENTS ILLUSTRATE THE REQUIRED IMPROVEMENTS IN GENERAL ACCORDANCE WITH THE COMPREHENSIVE PLAN AND ARE SHOWN PER VDOT STANDARDS EXCEPT AS MODIFIED HEREIN. THE APPROVAL OF THIS PLAN WILL ONLY BIND THE OWNER TO CONSTRUCTING THOSE ROAD IMPROVEMENTS SHOWN ON THE FINAL SITE PLAN AND CONSTRUCTED IN ACCORDANCE WITH THE ACCOMPANYING PLANS/PROFFERS.

21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE, UNLESS MODIFIED BY A COMPREHENSIVE SIGN PLAN.

22. THE LANDSCAPE AND HARDSCAPE CONCEPTS SHOWN ON SHEETS 9-17 OF THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED THAT THE QUANTITIY AND QUALITY OF PLANTINGS PROVIDED SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.

23. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE LOCATION AND GFA ALLOCATED TO THE NON-RESIDENTIAL USES ON THE PROPERTY PROVIDED THAT THE TOTAL NON-RESIDENTIAL DEVELOPMENT DOES NOT EXCEED THE AMOUNT SHOWN ON THIS SHEET. THE APPLICANT ALSO RESERVES THE RIGHT TO CONSTRUCT FEWER RESIDENTIAL UNITS AND LESS NON-RESIDENTIAL GFA THAN ARE SHOWN IN THIS PLAN AND TO CORRESPONDINGLY REDUCE THE NUMBER OF PARKING SPACES PROVIDED FOR SUCH USES SO LONG AS THE MINIMUM ZONING ORDINANCE REQUIREMENTS ARE MET.

24. THE BUILDING FOOTPRINTS ON THE CDP/FDP ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.

25. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON SHEETS #4 & 5.

26. APPLICANT RESERVES DENSITY CREDIT FOR PUBLIC STREET AND OTHER DEDICATIONS.

27. AS PART OF SITE PLAN APPROVAL FOR THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL RESERVE FOR FUTURE DEDICATION FOR PUBLIC STREET PURPOSES THE RIGHT-OF-WAY AND RELATED EASEMENTS FOR THE ROAD IMPROVEMENTS SHOWN ON THIS DEVELOPMENT PLAN. DEDICATION AND CONSTRUCTION OF THE ROAD IMPROVEMENTS SHOWN HEREON SHALL BE COMPLETED IN ACCORDANCE WITH THE PROFFERS.

28. THE PROVIDED OPEN SPACE CALCULATION DOES NOT INCLUDE THE ±3' WIDE BUFFER STRIP ALONG THE SOUTH SIDE OF THE PRIVATE SERVICE DRIVE. THIS AREA HAS BEEN EXCLUDED FROM THE CALCULATION TO PERMIT ITS REMOVAL AND/OR MODIFICATION WITH FUTURE DEVELOPMENT TO THE SOUTH.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 4 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE: 07-31-06, 09-29-06, 10-10-06, 10-16-06, 11-30-06, 01-10-07, 03-26-07, 05-14-07, 07-16-07, 08-10-07, 09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

GENERAL NOTES
HALSTEAD
MIXED-USE DEVELOPMENT-PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2006
C.I. =NA
SCALE: NA

SHEET 4 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-gen-notes.dwg, 9/24/2007 6:05:44 PM, jclemons

PHASE B, OPTION 1 BUILDING DATA CHART

BUILDING	USES
1	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES
2	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES
3	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES
4	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES

MAXIMUM FAR PROPOSED

SECONDARY USE BASE	101,723 SF **
RESIDENTIAL	977,081 SF **
TOTAL	1,078,804 SF **

RESIDENTIAL

MAX. NO. OF UNITS PROPOSED	1150 RESIDENTIAL UNITS ***
MIN. NO. OF UNITS PROPOSED	840 RESIDENTIAL UNITS ***

** SEE THE COMPUTATION OF MAXIMUM ALLOWABLE GFA BELOW. THE ACTUAL AMOUNT OF RESIDENTIAL AND SECONDARY USES IS SUBJECT TO FINAL MARKET DEMANDS. THE MAXIMUM ALLOWABLE GFA MAY VARY SLIGHTLY IF FLOOR AREA IS SHIFTED BETWEEN USES. THE MAXIMUM PROPOSED FAR AREAS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE GFA CALCULATED AS SHOWN BELOW, BASED ON FINAL USE ALLOCATIONS.

*** IN ACCORDANCE WITH THE APPLICABLE PROFFERS, THE APPLICANT SHALL PROVIDE AFFORDABLE DWELLING UNITS AND WORK FORCE HOUSING UNITS AS DESCRIBED IN THE PROFFERS..

PHASE B, OPTION 1 PARKING/LOADING COMPUTATIONS

REQUIRED PARKING:
MULTI-FAMILY RESIDENTIAL, 1150 UNITS (1.6 SP/UNIT) = 1,840 SPACES
+RETAIL, 101,723 GSF @ 4.0 SP/1000 GSF = 407 SPACES
(RETAIL WILL FUNCTION AS SHOPPING CENTER USE FOR PARKING PURPOSES)
2,247 REQUIRED SPACES

PROVIDED PARKING = 2,228 STRUCTURED SPACES + 19 SURFACE SPACES = 2,247 PROVIDED SPACES *

REQUIRED LOADING:
MULTI-FAMILY RESIDENTIAL, 977,081 GSF (1/25,000 + 1/100,000) = 10 SPACES
+RETAIL, 101,723 GSF (1/10,000 + 1/15,000) = 7 SPACES
=17 SPACES CALCULATED
MAXIMUM REQUIREMENT PER Z.O. SECTION 11-202.15 = 5 MAX. PER USE
=> 10 REQUIRED LOADING SPACES

PROVIDED LOADING = 8 LOADING SPACES TO BE PROVIDED (SEE MODIFICATION REQUEST ON SHEET #3)*

*NOTE: PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. IF NOT SHOWN HEREON, LOADING SPACE WILL BE PROVIDED IN GARAGE. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

GFA Allowed Based on Comprehensive Plan Recommendations
May 14, 2007

Tax Map	Square Footage	Merrifield Suburban Center Sub-Unit	Comprehensive Plan Recommendation	Maximum GFA	Existing GFA to remain	Maximum new GFA
Rezoning to PRM (Phase B)						
49-2 ((1)) 18	40,365	C-2	up to 2.25 FAR	90,821	--	90,821
49-2 ((1)) 19	148,618	C-2	up to 1.8 FAR	267,517	--	267,517
49-1 ((16)) 16	94,006	C-1	up to 2.25 FAR	211,513	--	211,513
49-1 ((16)) 15	43,353	C-3	up to 1.8 FAR	78,035	--	78,035
49-1 ((16)) 14	43,281	C-3	up to 1.8 FAR	77,905	--	77,905
RZ/FDP 2002-PR-025 (Phase A)						
49-1 ((29)) all and 49-1 ((30)) all	*266,152	C-1	up to 2.25 FAR	598,841	452,958	145,883
TOTAL WITHOUT ADUS AND BONUS UNITS				1,324,632	452,958	871,671
Total Max. Residential With 17% Bonus For ADUS Halstead Phase A				(598,841 SF-4500 SF Commerical)*1.17= 695,379		
Total Max. Residential With 17% Bonus For ADUS Halstead Phase B				(725,791 SF-101,723 SF Commercial)*1.17= 730,160		
Total Max. Non-Residential Halstead Phase A				4,500		
Total Max. Non-Residential Halstead Phase B				101,723		
TOTAL MAX GFA WITH ADUS AND BONUS UNITS (17%)				1,531,762	452,958	1,078,804

*Includes reservation of density credit for land previously dedicated for public roads.

PHASE B, OPTION 2 BUILDING DATA CHART

BUILDING	USES
1	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES
2	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES
3	MULTI-FAMILY RESIDENTIAL AND HOTEL WITH GROUND FLOOR SECONDARY USES
4	MULTI-FAMILY RESIDENTIAL WITH GROUND FLOOR SECONDARY USES

MAXIMUM FAR PROPOSED

SECONDARY USE BASE	91,000 SF **
RESIDENTIAL	872,626 SF **
HOTEL (MAX. 150 RENTAL UNITS)	100,000 SF **
TOTAL	1,063,626 SF **

RESIDENTIAL

MAX. NO. OF UNITS PROPOSED	1000 RESIDENTIAL UNITS ***
MIN. NO. OF UNITS PROPOSED	840 RESIDENTIAL UNITS ***

** SEE THE COMPUTATION OF MAXIMUM ALLOWABLE GFA BELOW. THE ACTUAL AMOUNT OF RESIDENTIAL, HOTEL AND SECONDARY USES IS SUBJECT TO FINAL MARKET DEMANDS. THE MAXIMUM ALLOWABLE GFA MAY VARY SLIGHTLY IF FLOOR AREA IS SHIFTED BETWEEN USES. THE MAXIMUM PROPOSED FAR AREAS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE GFA CALCULATED AS SHOWN BELOW, BASED ON FINAL USE ALLOCATIONS.

*** IN ACCORDANCE WITH THE APPLICABLE PROFFERS, THE APPLICANT SHALL PROVIDE 5% OF THE TOTAL NUMBER OF UNITS AS AFFORDABLE DWELLING UNITS AND SHALL PROVIDE 7% OF ALL PROPOSED UNITS TO BE CONSTRUCTED AS WORK FORCE HOUSING UNITS.

PHASE B, OPTION 2 PARKING/LOADING COMPUTATIONS

REQUIRED PARKING:
MULTI-FAMILY RESIDENTIAL, 1000 UNITS (1.6 SP/UNIT) = 1,600 SPACES
+RETAIL, 91,000 GSF @ 4.0 SP/1000 GSF = 364 SPACES
(RETAIL WILL FUNCTION AS SHOPPING CENTER USE FOR PARKING PURPOSES)
+HOTEL, 150 UNITS @ 1 SP/UNIT + 4/50 UNITS = 162 SPACES
2,126 REQUIRED SPACES

PROVIDED PARKING = 2,107 STRUCTURED SPACES + 19 SURFACE SPACES = 2,126 PROVIDED SPACES *

REQUIRED LOADING:
MULTI-FAMILY RESIDENTIAL, 872,626 GSF (1/25,000 + 1/100,000) = 9 SPACES
+RETAIL, 91,000 GSF (1/10,000 + 1/15,000) = 5 SPACES
+HOTEL, 100,000 GSF (1/10,000 + 1/100,000) = 2 SPACES
=16 SPACES CALCULATED
MAXIMUM REQUIREMENT PER Z.O. SECTION 11-202.15 = 5 MAX. PER USE
=> 12 REQUIRED LOADING SPACES

PROVIDED LOADING = 8 LOADING SPACES TO BE PROVIDED (SEE MODIFICATION REQUEST ON SHEET #3)*

*NOTE: PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. IF NOT SHOWN HEREON, LOADING SPACE WILL BE PROVIDED IN GARAGE. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

GFA Allowed Based on Comprehensive Plan Recommendations
May 14 2007

Tax Map	Square Footage	Merrifield Suburban Center Sub-Unit	Comprehensive Plan Recommendation	Maximum GFA	Existing GFA to remain	Maximum new GFA
Rezoning to PRM (Phase B)						
49-2 ((1)) 18	40,365	C-2	up to 2.25 FAR	90,821	--	90,821
49-2 ((1)) 19	148,618	C-2	up to 1.8 FAR	267,517	--	267,517
49-1 ((16)) 16	94,006	C-1	up to 2.25 FAR	211,513	--	211,513
49-1 ((16)) 15	43,353	C-3	up to 1.8 FAR	78,035	--	78,035
49-1 ((16)) 14	43,281	C-3	up to 1.8 FAR	77,905	--	77,905
RZ/FDP 2002-PR-025 (Phase A)						
49-1 ((29)) all and 49-1 ((30)) all	*266,152	C-1	up to 2.25 FAR	598,841	452,958	145,883
TOTAL WITHOUT ADUS AND BONUS UNITS				1,324,632	452,958	871,671
Total Max. Residential With 17% Bonus For ADUS Halstead Phase A				(598,841 SF-4500 SF Commerical)*1.17= 695,379		
Total Max. Residential With 17% Bonus For ADUS Halstead Phase B				(725,791 SF-191,000 SF Commercial)*1.17= 625,705		
Total Max. Non-Residential Halstead Phase A				4,500		
Total Max. Non-Residential Halstead Phase B				191,000		
TOTAL MAX GFA WITH ADUS AND BONUS UNITS (17%)				1,516,584	452,958	1,063,626

*Includes reservation of density credit for land previously dedicated for public roads.

DETAIL ANGLE OF BULK PLANE
BUILDING 1 AT MERRILEE
(NOT TO SCALE)

DETAIL ANGLE OF BULK PLANE
BUILDING 3 AT GALLOWS
(NOT TO SCALE)

DETAIL ANGLE OF BULK PLANE
BUILDING 2 AT MERRILEE
(NOT TO SCALE)

DETAIL ANGLE OF BULK PLANE
BUILDING 4 AT GALLOWS
(NOT TO SCALE)

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 5 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

BUILDING DATA NARRATIVE: THE BUILDING DATA COMPUTATIONS FOR PROPOSED PHASE B ARE PROVIDED ON THIS SHEET. THE TWO OPTIONS ARE THE SAME, EXCEPT THAT IN OPTION 1, BUILDING 3's SOLE PRIMARY USE IS MULTI-FAMILY RESIDENTIAL AND IN OPTION 2, BUILDING 3's PRIMARY USES ARE MULTI-FAMILY RESIDENTIAL AND HOTEL.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

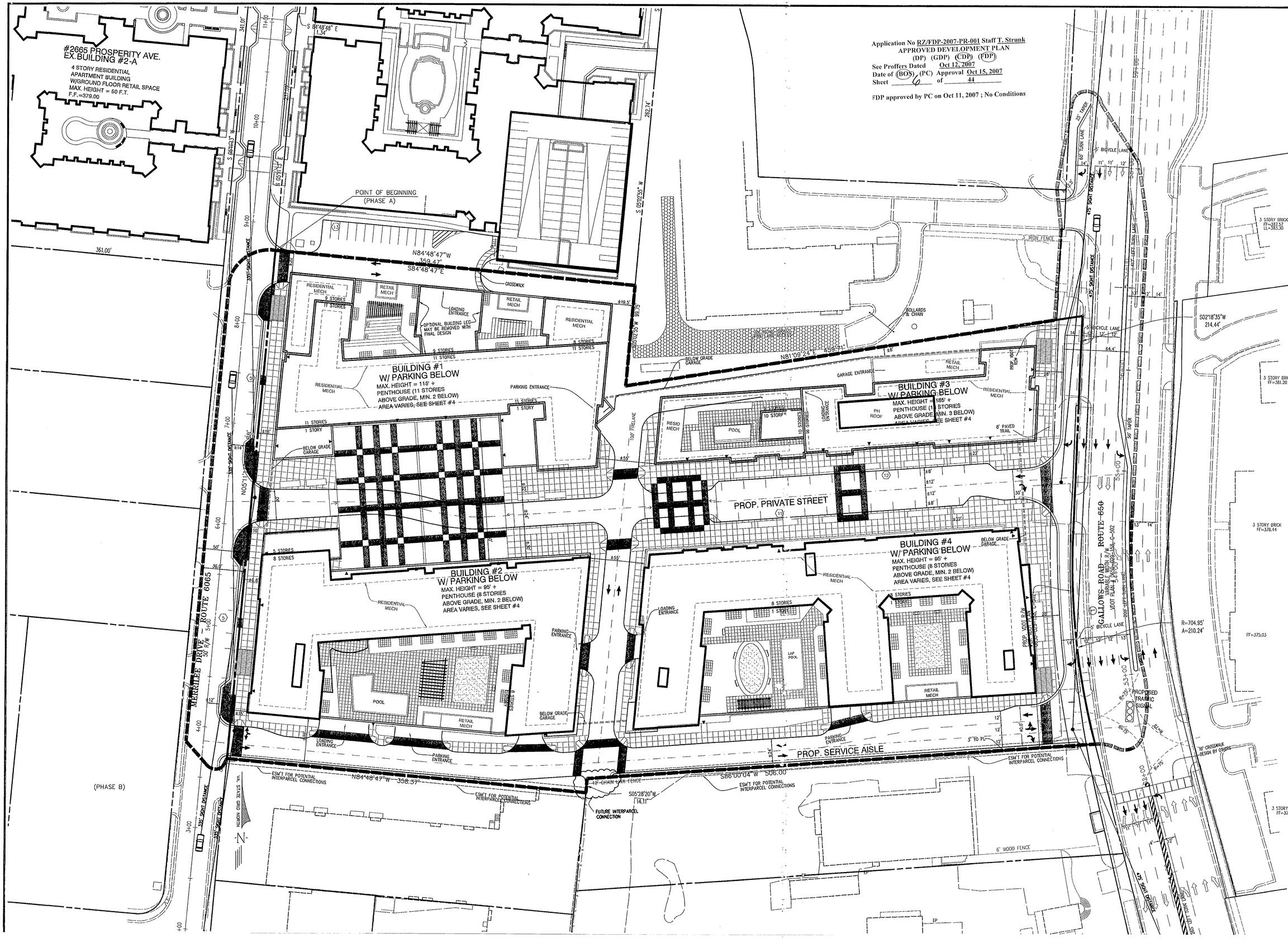
GENERAL NOTES
HALSTEAD
MIXED-USE DEVELOPMENT-PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA | C.I. =NA | DATE: JULY, 2006

SHEET 5 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-gen-notes.dwg, 9/24/2007 11:13:56 AM, jdemons



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
07-31-06
09-29-06
10-16-06
10-26-07
03-26-07
05-14-07
07-16-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRYTCHAINN
No. 033021
9/24/07
PROFESSIONAL ENGINEER

CONCEPTUAL AND FINAL DEVELOPMENT PLAN

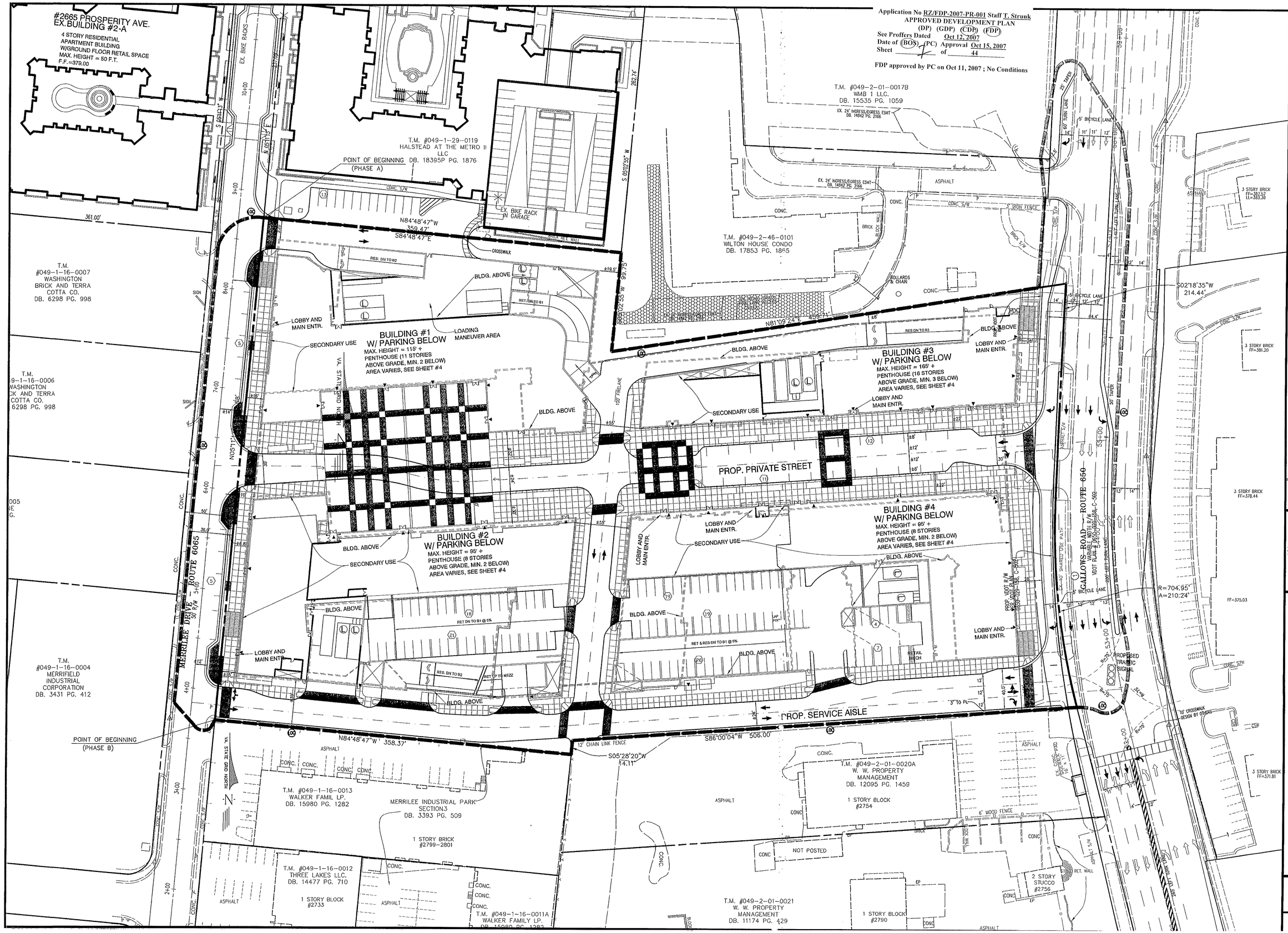
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: JULY, 2006

SHEET 6 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-concept.dwg, 9/25/2007 12:05:39 PM, jdemons



Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet ___ of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
07-31-06
09-29-06
10-10-06
10-16-06
01-10-07
03-26-07
07-16-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORITOHANN
No. 03921
9/24/07
PROFESSIONAL ENGINEER

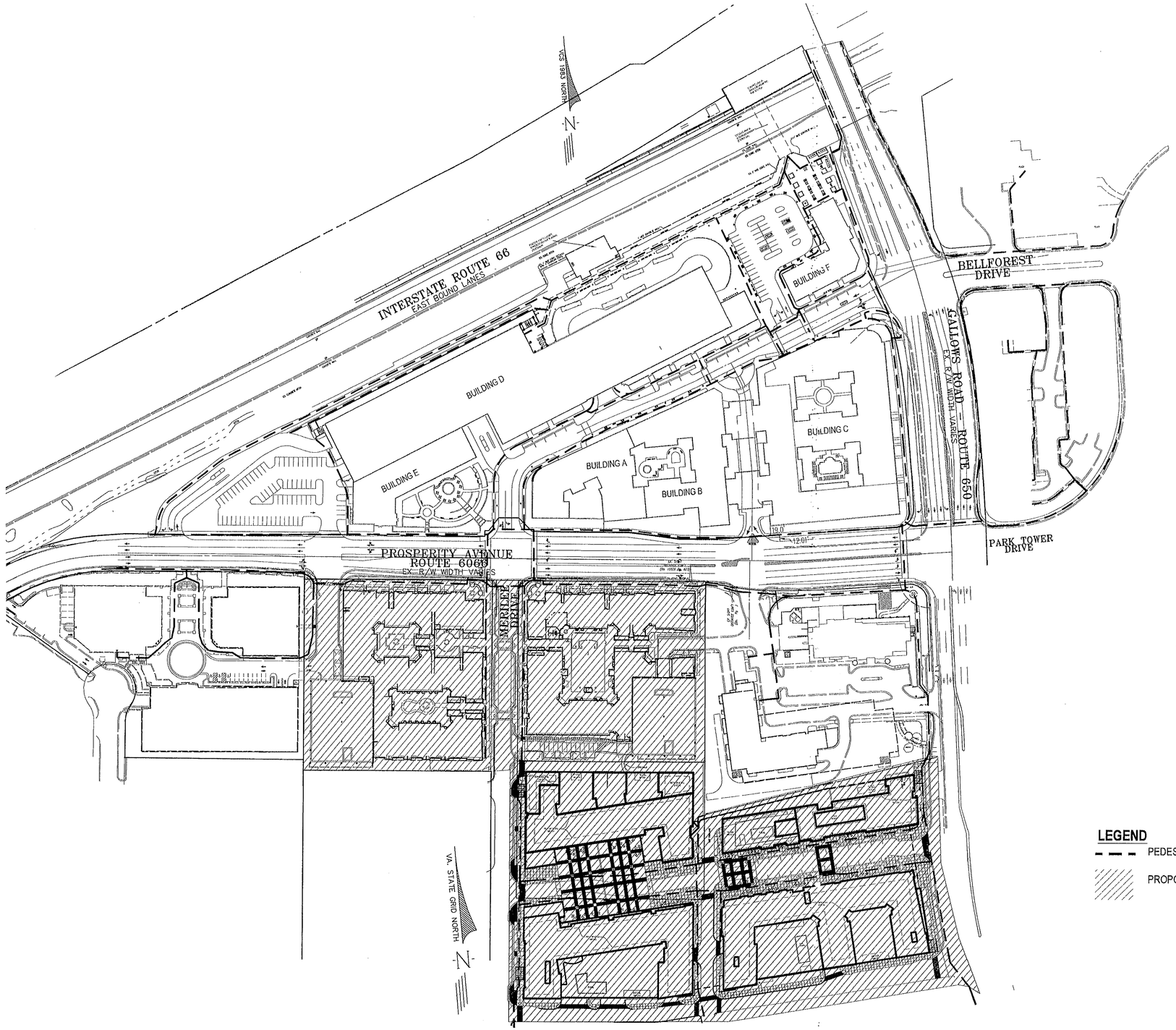
GROUND FLOOR PLAN
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I. = N/A
DATE: JULY, 2006

SHEET 7 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-grnd-floor.dwg, 9/25/2007 12:05:12 PM, jclemons



LEGEND

- - - PEDESTRIAN PATHWAY

PROPOSED SITE

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 8 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSEYTOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

ILLUSTRATIVE PEDESTRIAN PATHWAY PLAN

HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. =NA DATE: JULY, 2006

SHEET 8 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-pedestrian.dwg, 9/25/2007 11:39:37 AM, jclemons
Urban Engineering & Associates, Inc. - M:\Jobs\Dunn Loring South\Rezoning\1733-pedestrian.dwg [Pedestrian Plan] September 25, 2007 - 11:39am jclemons

LEGEND

- SIDEWALKS
- PEDESTRIAN CROSSINGS
- DESIGNATED TAXI AND VANPOOL DROP-OFF / LOADING
- BR ON-STREET BIKE-RACK LOCATIONS
- BUS STOP
- ON-STREET BIKE LANE ON GALLOWS ROAD

TDM NOTES:

1. ON-STREET BIKE RACKS WILL BE LOCATED IN PHASE B IN APPROXIMATE LOCATIONS SHOWN TO ACCOMMODATE MINIMUM 25 BIKES. BIKE RACKS WILL BE PROVIDED IN GARAGE BELOW TO ACCOMMODATE MINIMUM 25 BIKES.
2. DEDICATED PARKING WILL BE PROVIDED IN GARAGE BELOW FOR VANPOOL DRIVERS.
3. DEDICATED PARKING WILL BE PROVIDED IN GARAGE BELOW FOR SHARED CAR PROGRAM.
4. TDM PROGRAM MANAGER OFFICE WILL BE INCORPORATED INTO AMENITY SPACE / LEASING OFFICE IN BUILDING 2.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 9 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8680

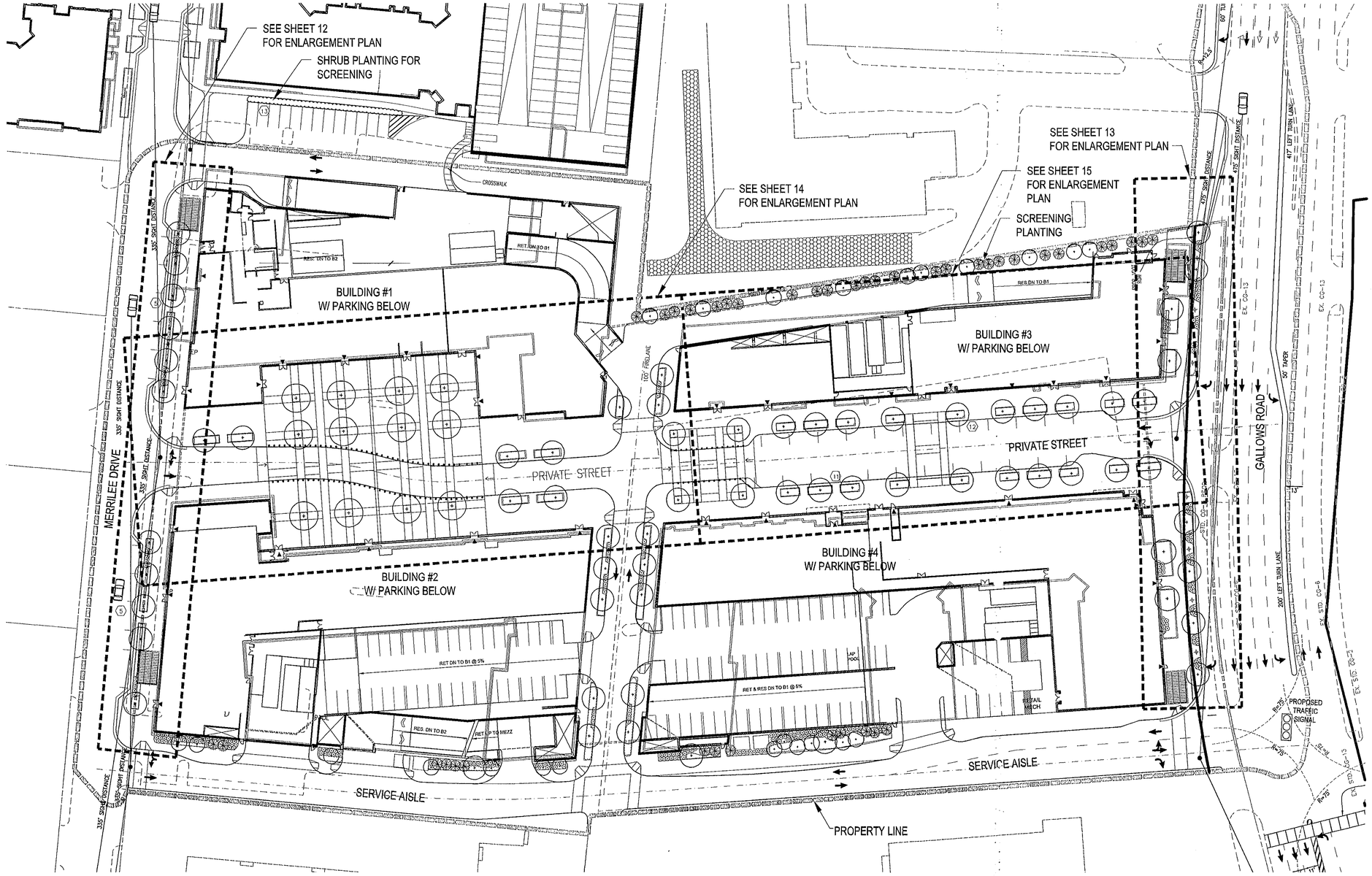
COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
LANDSCAPE ARCHITECT

TDM DIAGRAM
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I.=NA DATE: JULY, 2006

SHEET 9 OF 42

FILE No. ZP-1733



40 FEET 0 20 40 80

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINUMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.

2. THE APPLICANT SHALL PURSUE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS FOR THIS APPLICATIONS.

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

TREE CANOPY COVER CALCULATIONS

TOTAL SITE AREA		369,623SF
LESS BUILDING FOOTPRINTS		-201,300SF
ADJUSTED SITE AREA		168,323SF
TREE COVER REQUIRED (10%)		16,832SF
CREDIT		
TREE PRESERVATION CREDITS		0
SHADE TREES	79 TREES x 200SF	15,800SF
ORNAMENTAL TREES	23 TREES x 100SF	2,300SF
EVERGREEN TREES	40 TREES x 75SF	3,000SF
TOTAL TREE CANOPY COVER PROVIDED		21,100SF

(DOES NOT INCLUDE CREDIT FOR TREES PLANTED ON SECOND FLOOR COURTYARDS)

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 10 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

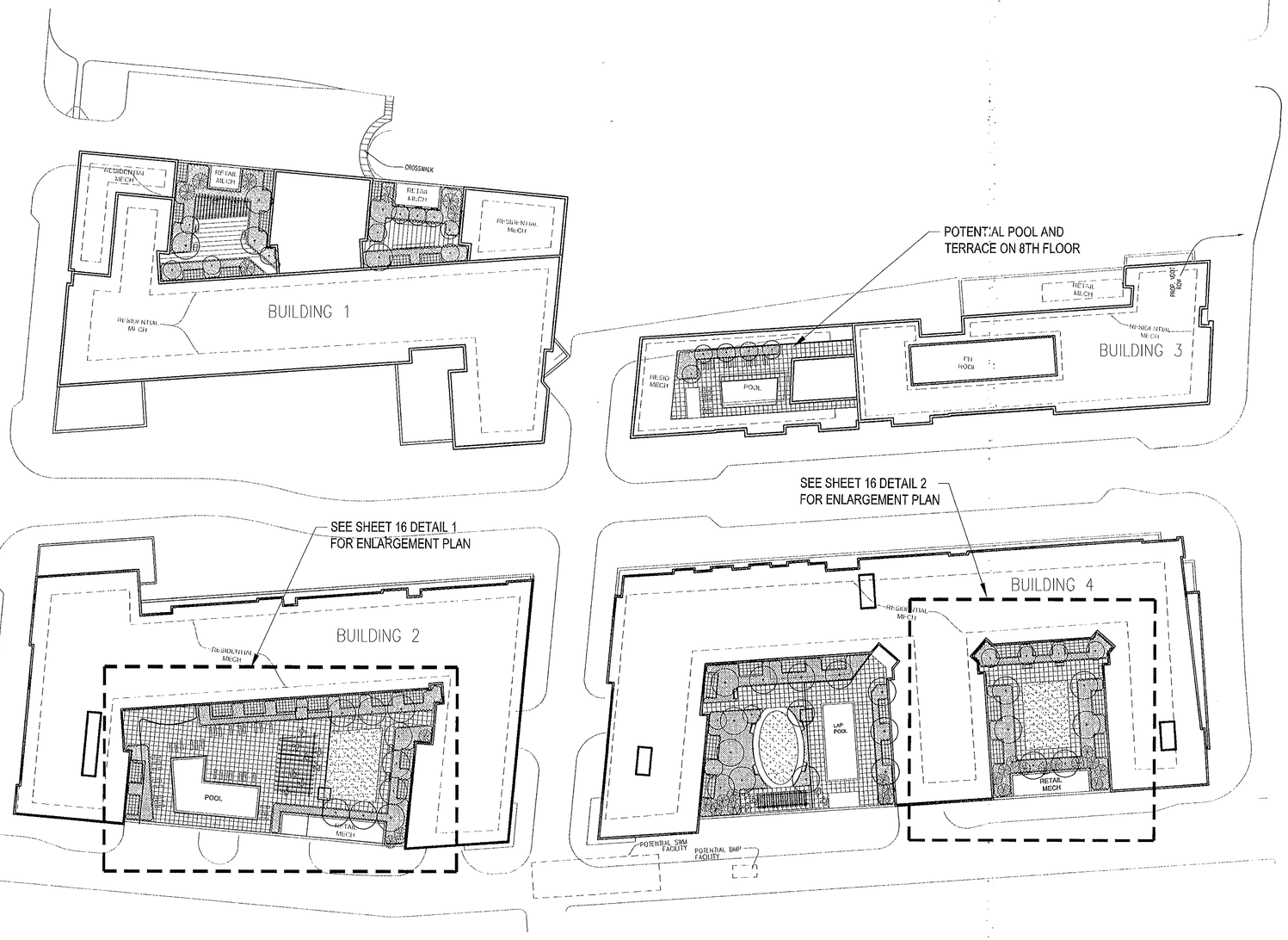
COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

SHEET 10 OF 42

FILE No. ZP-1733



40 FEET 0 20 40 80

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- GARDEN BED PLANTING (SHRUBS AND GROUNDCOVER)

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) // (PC) Approval Oct 15, 2007
Sheet ____ of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7715 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTNEY
LANDSCAPE ARCHITECT

SECOND LEVEL LANDSCAPE PLAN

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

SHEET 11 OF 42

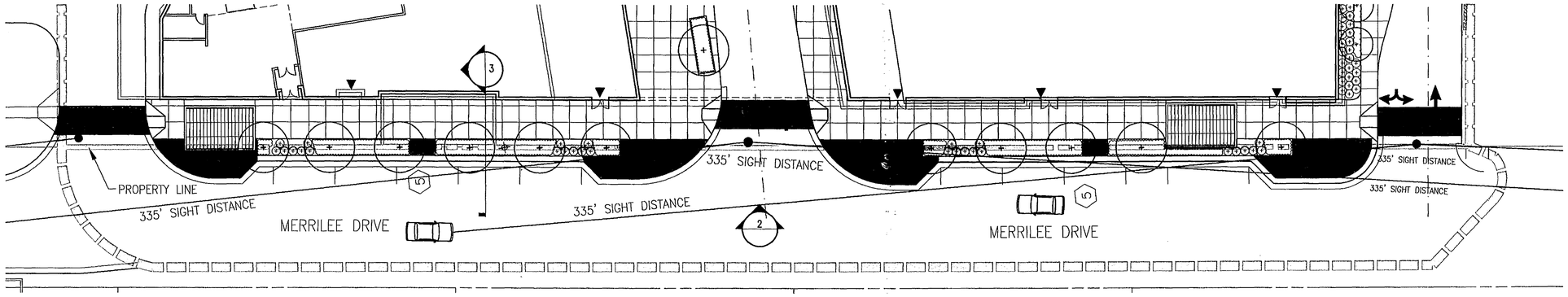
FILE No. ZP-1733

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

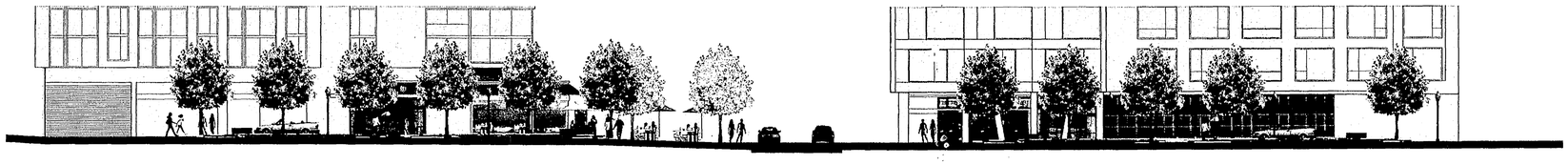
LEGEND

- SHADE TREE
- SHRUB AND GROUNDCOVER PLANTING
- STREET LIGHT
- BENCH
- BIKE RACK
- TABLES AND CHAIRS

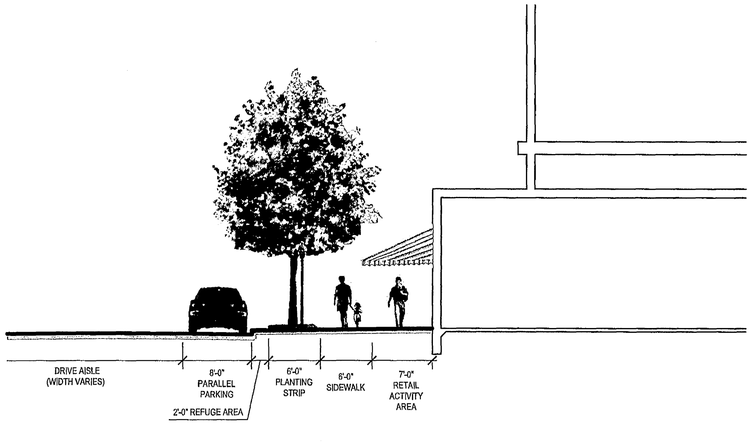
20 FEET 0 10 20 40



1 MERRILEE DRIVE STREETSCAPE
1"=20'



2 BUILDING ELEVATION ALONG MERRILEE DRIVE
1"=20'

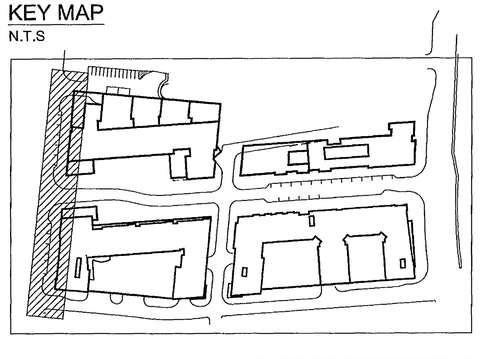


3 MERRILEE DRIVE STREETSCAPE SECTION
1/8"=1'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 1 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

KEY MAP
N.T.S



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
10-10-06
10-25-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-15-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-3869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
ANNANDALE, VIRGINIA 22003 (703) 642-2535

COMMONWEALTH OF VIRGINIA
9/24/07
REGISTERED LANDSCAPE ARCHITECT

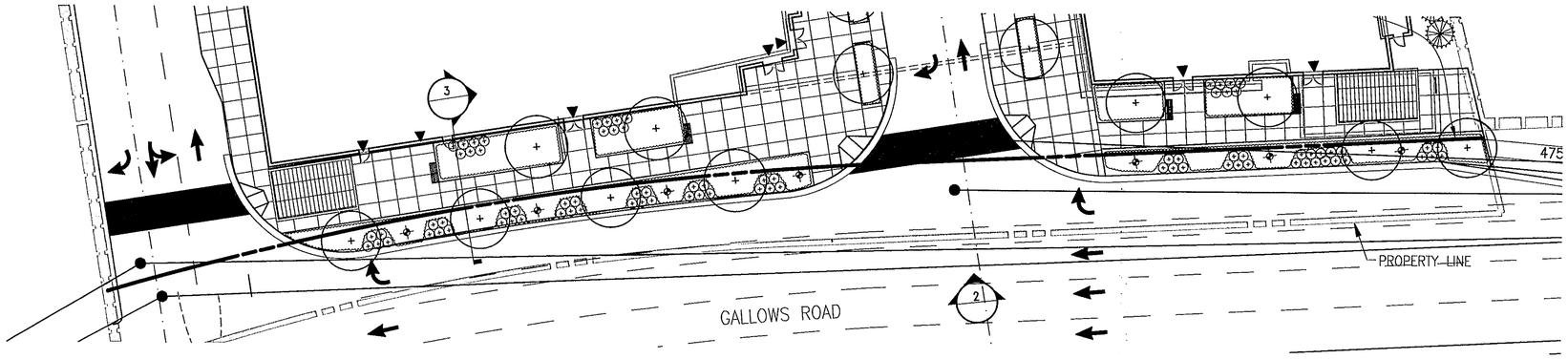
MERRILEE DRIVE - PLAN, ELEVATION & SECTION

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

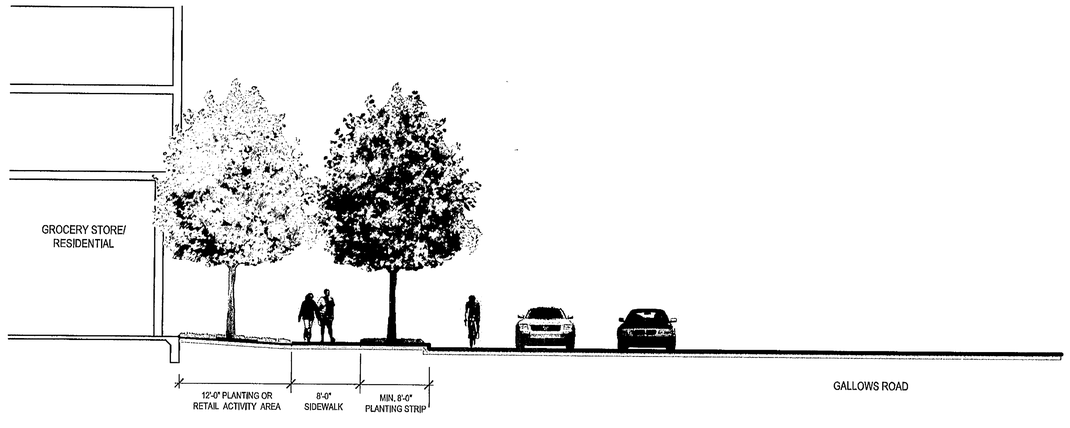
SHEET 12 OF 42

FILE No. ZP-1733



1 GALLOWS ROAD STREETSCAPE PLAN
1"=20'

2 BUILDING ELEVATION ALONG GALLOWS ROAD
1"=20'



3 GALLOWS ROAD STREETSCAPE SECTION
1/8"=1'

20 FEET 0 10 20 40

LEGEND

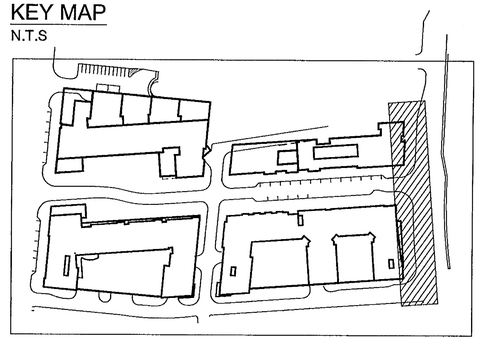
- SHADE TREE
- SHRUB AND GROUNDCOVER PLANTING
- STREET LIGHT
- BENCH
- BIKE RACK
- TABLES AND CHAIRS

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 13 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

KEY MAP
N.T.S



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
000373
LANDSCAPE ARCHITECT

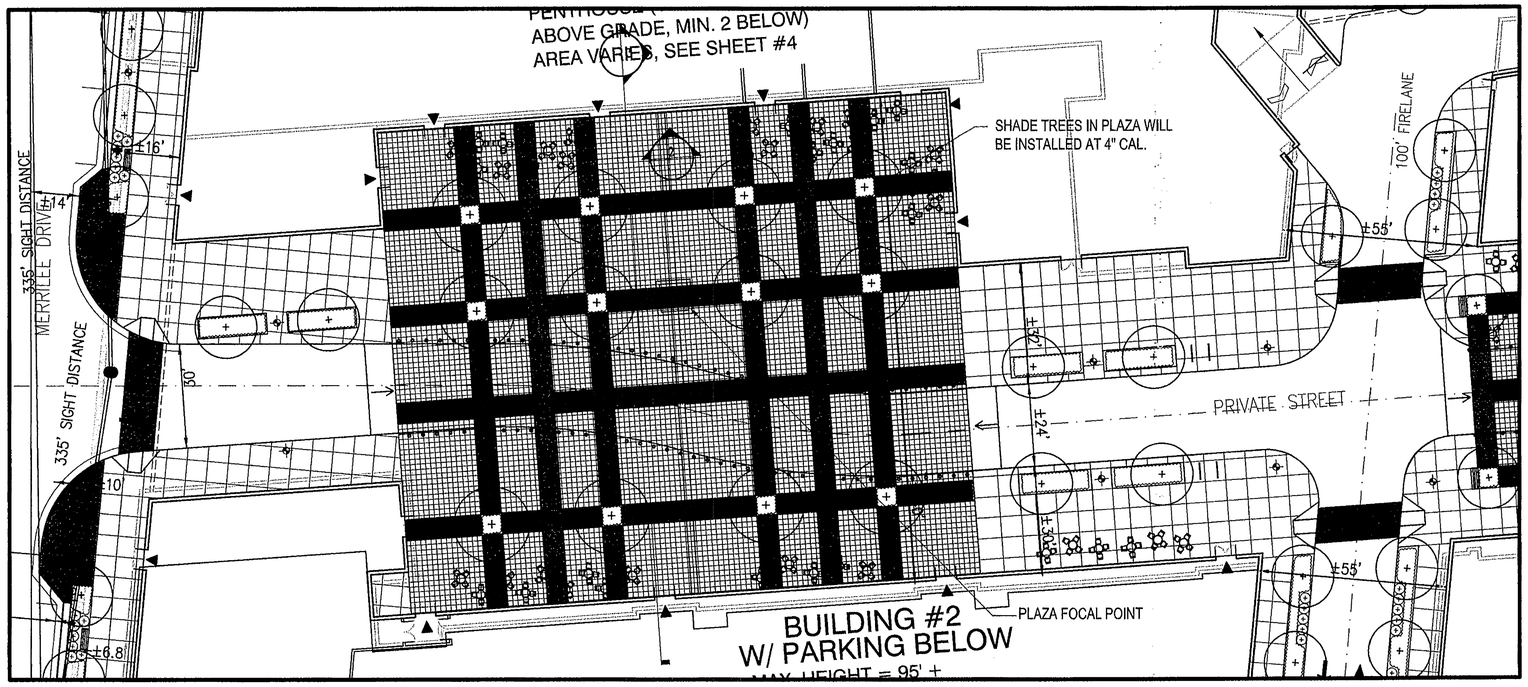
GALLOWS ROAD - PLAN, ELEVATION & SECTION

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

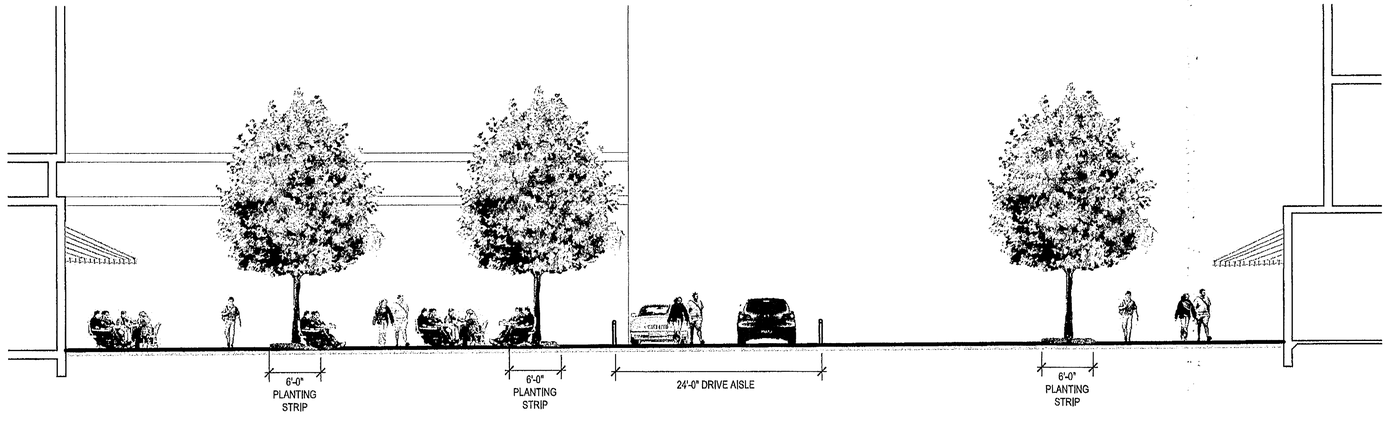
SHEET
13
OF
42

FILE No.
ZP-1733



1 PLAZA STREETSCAPE PLAN
1"=20'

2 PLAZA - SOUTH ELEVATION OF BUILDING 1
1"=20'



3 PLAZA SECTION
1/8"=1'

20 FEET 0 10 20 40

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

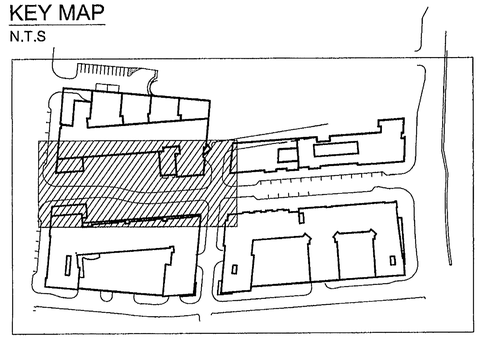
LEGEND

- SHADE TREE
- SHRUB AND GROUNDCOVER PLANTING
- STREET LIGHT
- BENCH
- BIKE RACK
- TABLES AND CHAIRS
- BOLLARDS

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 14 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

KEY MAP
N.T.S



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
LANDSCAPE ARCHITECT

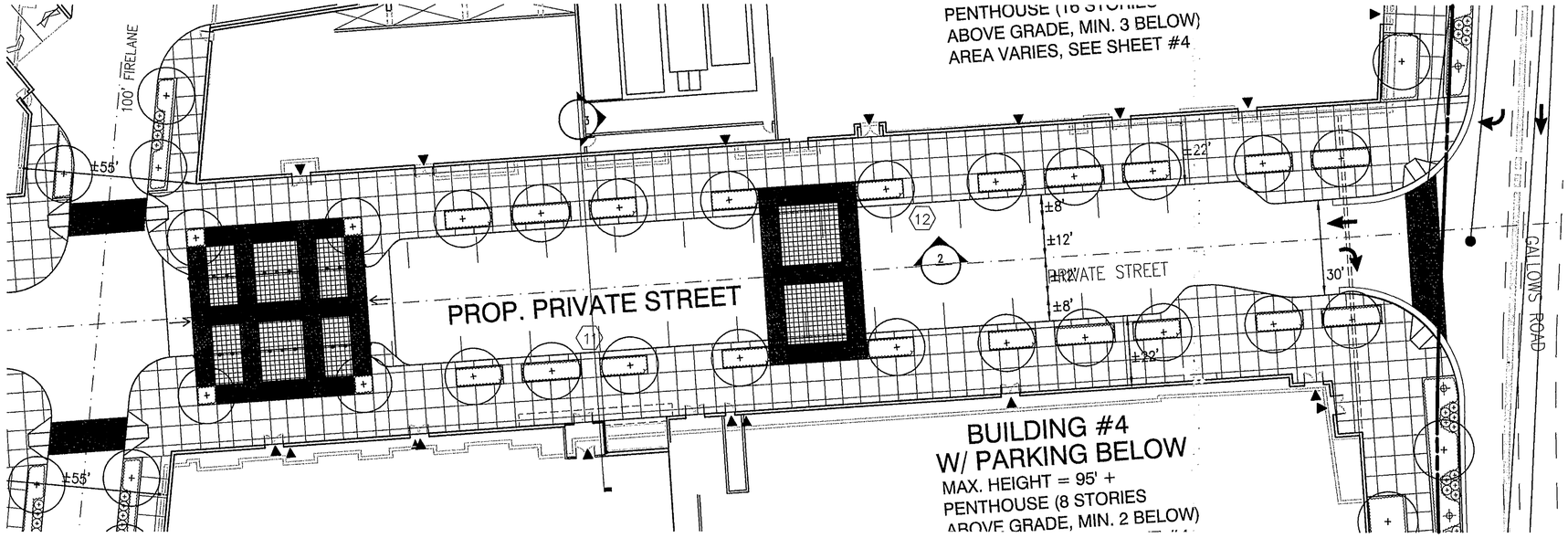
PLAZA - STREETSCAPE PLAN, ELEVATION & SECTION

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I.=NA DATE: JULY, 2006

SHEET 14 OF 42

FILE No. ZP-1733



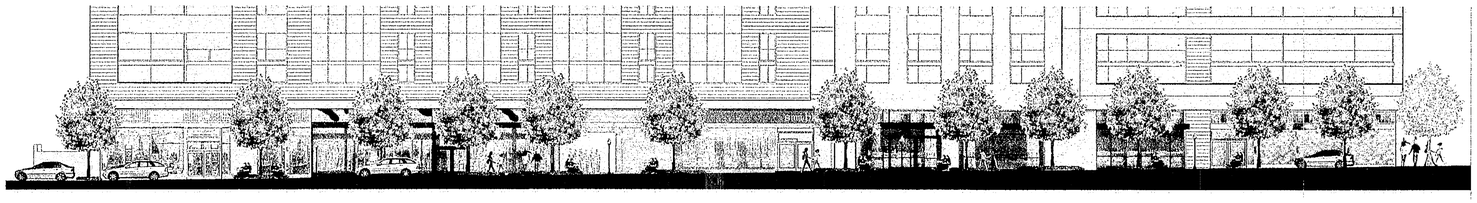
1 PRIVATE STREET STREETSCAPE
1"=20'

20 FEET 0 10 20 40

THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

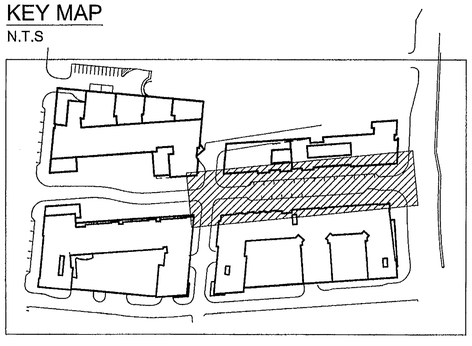
LEGEND

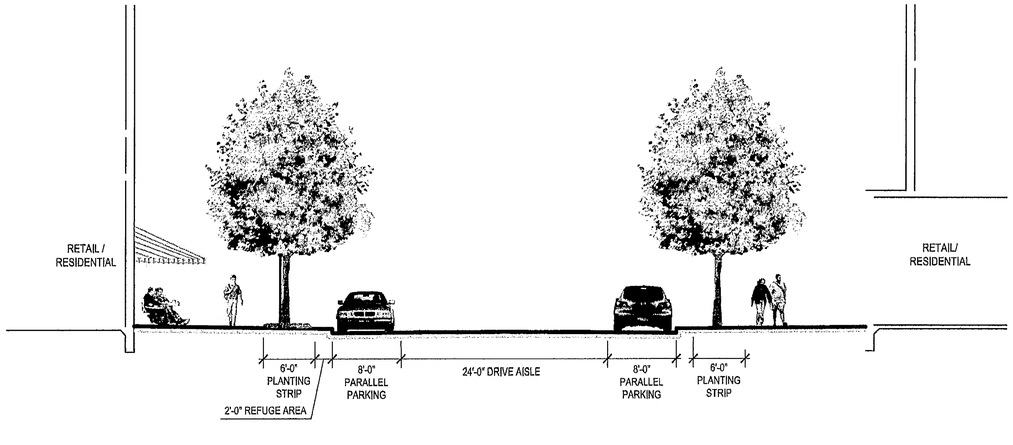
- SHADE TREE
- SHRUB AND GROUNDCOVER PLANTING
- STREET LIGHT
- BENCH
- BIKE RACK
- TABLES AND CHAIRS
- BOLLARDS



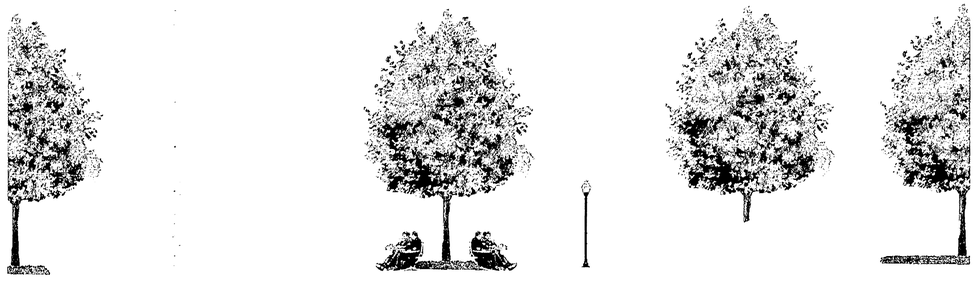
2 PRIVATE STREET - SOUTH ELEVATION OF BUILDING 3
1"=20'

KEY MAP
N.T.S





3 PRIVATE STREET SECTION
1/8"=1'



PARTIAL ENLARGEMENT OF ELEVATION SHOWN TO INDICATE HOW GROUND LEVEL RETAIL FACADE RELATES TO STREETSCAPE

4 ENLARGED ELEVATION
1/8"=1'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 15 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-5080

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
003173
LANDSCAPE ARCHITECT

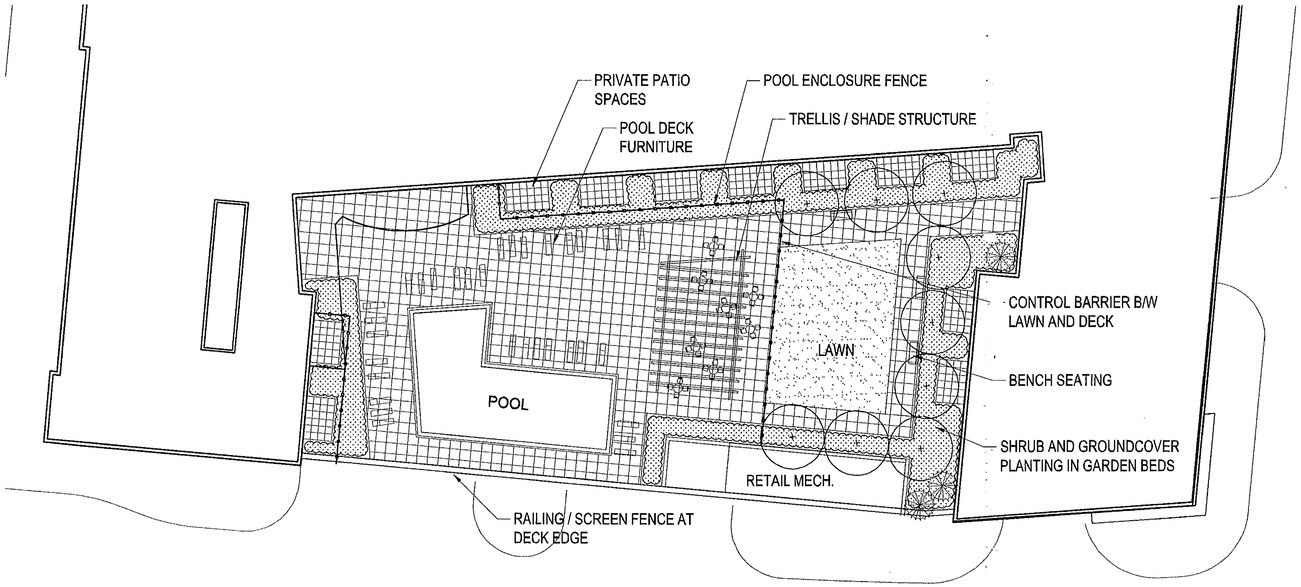
PRIVATE STREET - PLAN, ELEVATION & SECTION

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

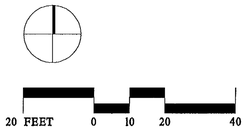
SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

SHEET 15 OF 42

FILE No. ZP-1733



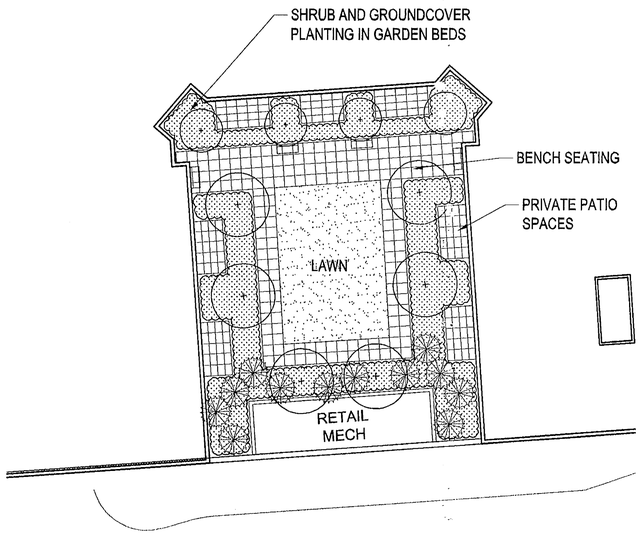
1 TYPICAL COURTYARD WITH POOL
1"=20'



THE LANDSCAPE TREATMENTS AND DESIGN FEATURES SHOWN ARE CONCEPTUAL. THE CONCEPTS, FEATURES AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

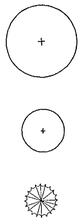
Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 16 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

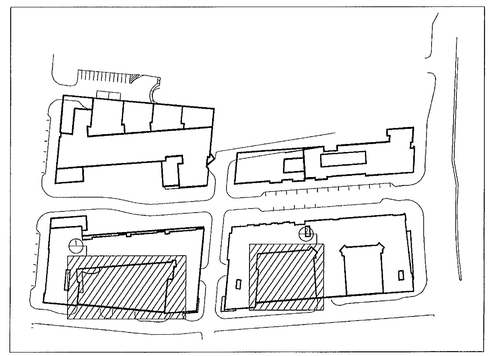


2 TYPICAL COURTYARD WITHOUT POOL
1"=20'

LEGEND



KEY MAP
N.T.S



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8030

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
000470
LANDSCAPE ARCHITECT

COURTYARDS ENLARGED PLANS
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
C.I. =NA
DATE: JULY, 2006

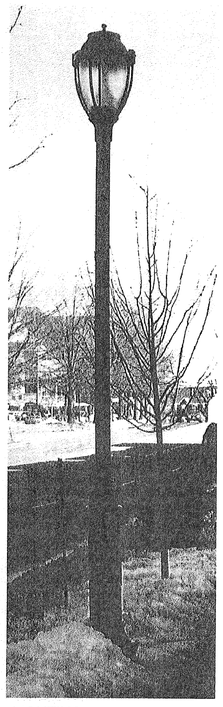
SHEET
16
OF
42

FILE No.
ZP-1733

BENCH

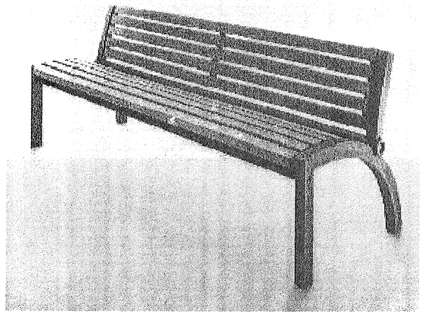
BIKE RACK

TRASH RECEPTACLE

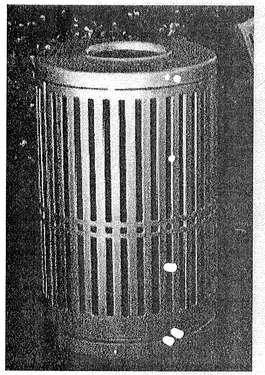


LIGHTING

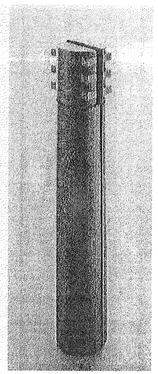
SITE FURNISHINGS - MERRILEE DRIVE AND GALLOWS ROAD



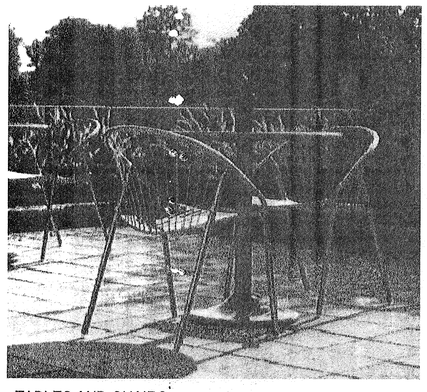
BENCH



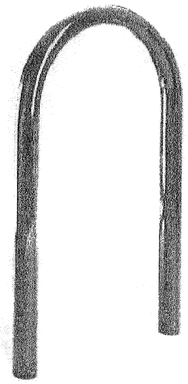
TRASH RECEPTACLE



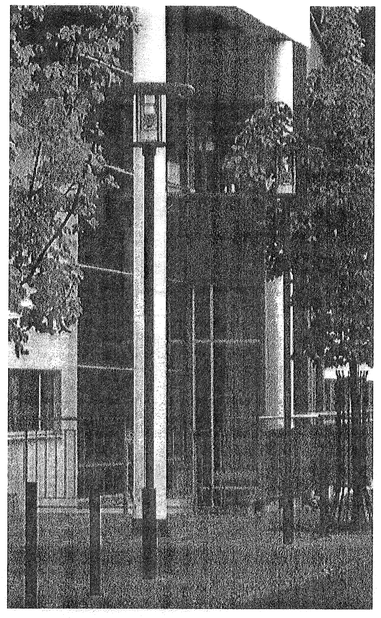
BOLLARD



TABLES AND CHAIRS



BIKE RACK



LIGHTING

SITE FURNISHINGS - PRIVATE STREET AND PLAZA

IMAGES ARE PROVIDED TO ILLUSTRATE THE GENERAL QUALITY OF AMENITIES TO BE PROVIDED. FINAL SELECTIONS MAY VARY BASED ON FINAL DESIGN AND ENGINEERING.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 17 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-05-07
08-10-07
09-24-07

EDAW
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0680

COMMONWEALTH OF VIRGINIA
9/24/07
ANDREW GUY QUARTERMAN
LANDSCAPE ARCHITECT
0509

SITE FURNISHINGS
HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

SHEET 17 OF 42

FILE No. ZP-1733

PLANTING SPECIFICATIONS

1. Quality Assurance:
   a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
   b. Applicable Specifications and Standards:

      Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition.
      American Association of Nurserymen
      Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2 Submittals: Submit the following to the Owner's Representative prior to beginning work:

   Copies of manufacturer's data for all materials required.
   Samples of required mulch material.
   Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   List of proposed sources for all plant material.

3. Delivery, Storage and Handling:
   a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   b. Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   d. Plants shall be lifted and handled from the bottom of the ball only.
   e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.
   a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   b. Dig planting pits to full depth and dimensions indicated on drawings.
   c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.

5. Planting shall be done only within the following dates except as approved by Owner.
   a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.

7. Materials for Planting:
   a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.
   b. Leaf Compost shall be screened and free of trash.
   c. Coir Mesh (geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by .3 inches thick. Yarn count per yard shall be 42 warp x 37 weft. Fabric tensile strength shall be 432 lb/ft x 138lb/ft
   d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.
   e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.
   f. Topsoil: If required; shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.
   g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.
   h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
   a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.
   b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developped root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   e. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   f. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inchs diameter, and at a point 12 inchs above the natural ground line for trees over 4 inches diameter.
   g. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

9. Preparation of Areas for Planting:
   a. Stake out all plant material beds and tree locations for approval of Landscape Architect or owner prior to any bed preparation.
   b. Shrubs, Shrub Beds and Hedges on slopes of 3:1 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
   c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
   d. Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.
   e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.
   f. Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.

10. Erosion Control Material and Planting on Steep Slopes
   a. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
   b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.
   c. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

11. General Plant Installation:
   a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
   b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
   c. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
   d. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil setties, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
   e. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
   f. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

12. Permanent Seeding or Sodding for Grass Areas:
   a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
   b. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.

14. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	2-1/2" - 3" cal.
Gleditsia triacanthos	Honeylocust	2"-2 1/2" cal.
Quercus palustris	Pin Oak	2-1/2" - 3" cal.
Quercus phellos	Willow Oak	2-1/2" - 3" cal.
Quercus rubra	Red Oak	2-1/2" - 3" cal.
Ulmus parvifolia	Chinese Elm	2-1/2" - 3" cal.
Zelkova serrata	Zelkova	2-1/2" - 3" cal.
ORNAMENTAL TREES		
Cercis canadensis	Eastern Redbud	2" - 2-1/2" cal.
Chionanthus virginicus	Fringe Tree	2" - 2-1/2" cal.
Cornus kousa	Kousa Dogwood	2" - 2-1/2" cal.
Lagerstreomia indica	Crape Myrtle	2" - 2-1/2" cal.
Magnolia soulangiana	Saucer Magnolia	2" - 2-1/2" cal.
EVERGREEN TREES		
Ilex opaca	American Holly	6'-8' ht.
Juniperus virginiana	Eastern Red Cedar	6'-8' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-8' ht.

NOTES:

1. SPECIES IN THE TYPICAL PLANT PALETTE ARE INDICATIVE OF TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE.
SPECIES MAY VARY DEPENDING ON FINAL DESGIN AND AVAILABILITY.

2. SHADE TREES PLANTED IN THE PLAZA SQUARE WILL BE INSTALLED AT 4" CAL.

1 TREE PLANTING DETAIL - STAKING
SCALE: N.T.S. 0-OG-Tree-Staking.dwg

2 EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S. 0-OG-Evergreen.dwg

NOTE:
FLAGGING IS ENCOURAGED NEAR PEDESTRIAN AREAS WHETHER PAVED OR NOT. OBTAIN OWNER REPRESENTATIVE'S APPROVAL FOR FLAGGING LOCATIONS.

3 MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S. 0-OG-Multistem.dwg

NOTES:
STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATIONS. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF TIME ON INSTALLATION..

4 SMALL SHRUB PLANTING DETAIL
SCALE: N.T.S. 0-OG-Shrubs.dwg

TREES IN PLANTING STRIPS LESS THAN 8' WIDE WILL HAVE STRUCTURAL SOIL IN PLANTER AS SHOWN. STRUCTURAL SOIL TO RUN FULL LENTH OF PLANTER PARALLEL TO CURB.

5 PLANTER ON STRUCTURE W/ STRUCTURAL SOIL
SCALE: 3/4"=1'-0" 0-OG-STRUCTURAL-SOIL-TREE-PIT.dwg

4" SOLID PVC INSPECTION RISER WITH CAP, INSTALL AT MID-POINT BETWEEN ROOT BALL AND EDGE OF PAVING SO WHEN CAP IS IN PLACE NO MORE THAN 1" OF PIPE IS EXPOSED. SPRAY PAINT EXPOSED PVC DARK BROWN MATT FINISH.

4" PERFORATED PVC DRAINAGE PIPE - WRAP IN FILTER FABRIC AND WASHED OPEN GRADED AGGREGATE - INSTALL PERFORATIONS DOWN, CONNECT TO STORM SEWER.

TREES IN PLANTING STRIPS LESS THAN 8' WIDE WILL HAVE STRUCTURAL SOIL PANEL AS SHOWN

6 TREE PIT AT GRADE W/ STRUCTURAL SOIL
SCALE: 3/4"=1'-0" 0-OG-STRUCTURAL-SOIL-TREE-PIT.dwg

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 18 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
07-16-07
08-06-07
08-10-07
09-24-07

EDAW | AECOM
601 PRINCE STREET
ALEXANDRIA, VA 22314
TEL 703-836-1414
FAX 703-549-5869
WWW.EDAW.COM

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
9/24/07
ROGER GUY COURTENAY
000470
LANDSCAPE ARCHITECT

PLANTING SPECIFICATIONS AND DETAILS

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

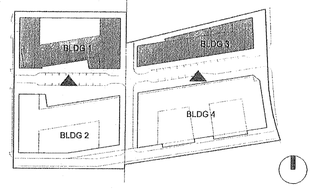
SCALE: AS SHOWN C.I. =NA DATE: JULY, 2006

SHEET
18
OF
42

FILE No.
ZP-1733

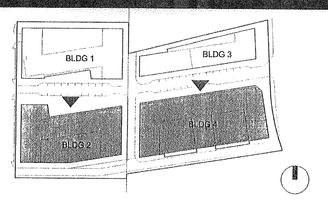
Urban Engineering & Associates, Inc. - P:\2007\07040068.01 Halstead III\CAD\Sheets\Sheet 1.9 -17 Planting details & specs.dwg [Planting Details] September 24, 2007 - 5:42pm wolffj

PRIVATE STREET ELEVATION - BUILDINGS 1 & 3



KEY PLAN

PRIVATE STREET ELEVATION - BUILDINGS 4 & 2



KEY PLAN

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC.
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

ISSUED:

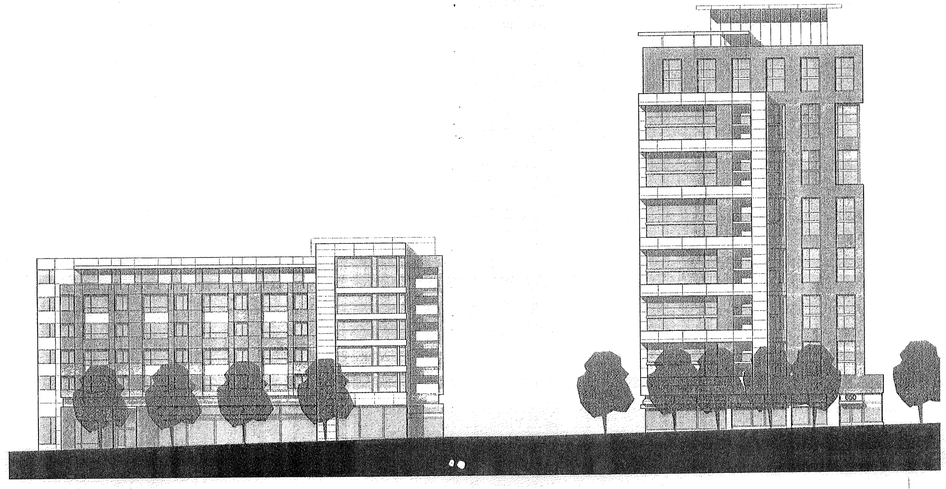
REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

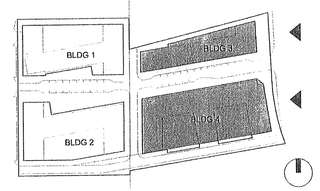
COPYRIGHT, © 2007 SBA, PC

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 19 of 44

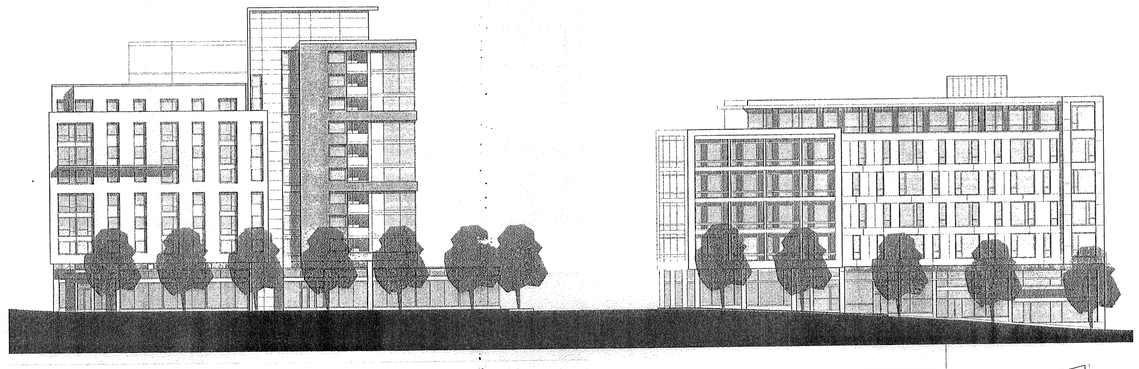
FDP approved by PC on Oct 11, 2007 ; No Conditions



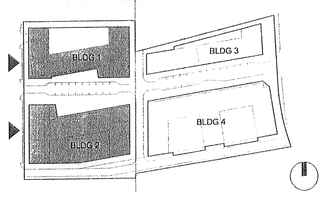
GALLOWS ROAD ELEVATION - BUILDINGS 4 & 3



KEY PLAN



MERRILEE DRIVE ELEVATION - BUILDINGS 1 & 2



KEY PLAN

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

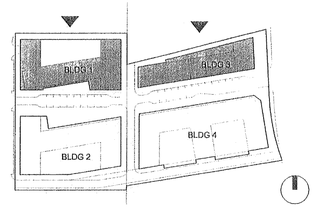
MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

COPYRIGHT, c 2007 SBA, PC

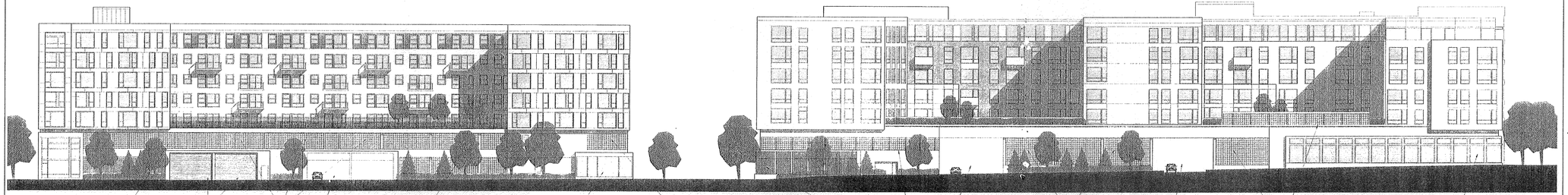
Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 20 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

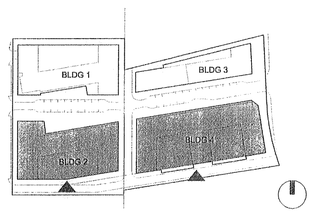
NORTH ELEVATION - BUILDINGS 3 & 1



KEY PLAN



SOUTH ELEVATION - BUILDINGS 2 & 4



KEY PLAN

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 21 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

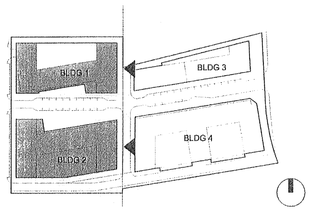
ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

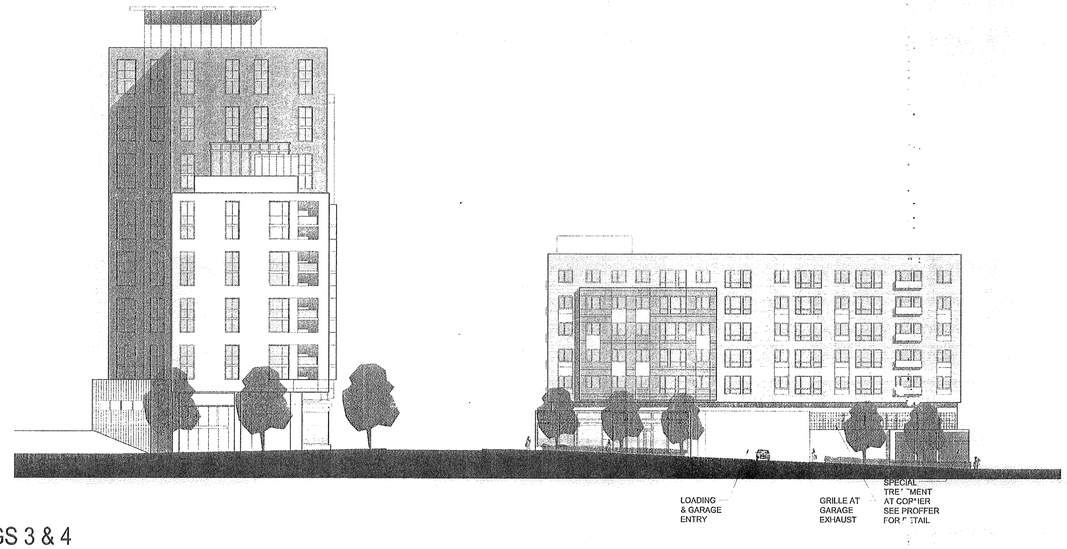
MARCH 26, 2007
MAY 14, 2007
JULY 18, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

COPYRIGHT, c 2007 SBA, PC

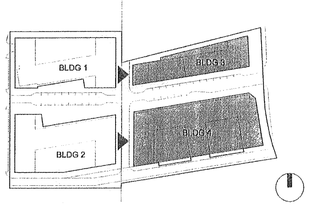
EAST ELEVATION - BUILDINGS 2 & 1



KEY PLAN



WEST ELEVATION - BUILDINGS 3 & 4



KEY PLAN

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

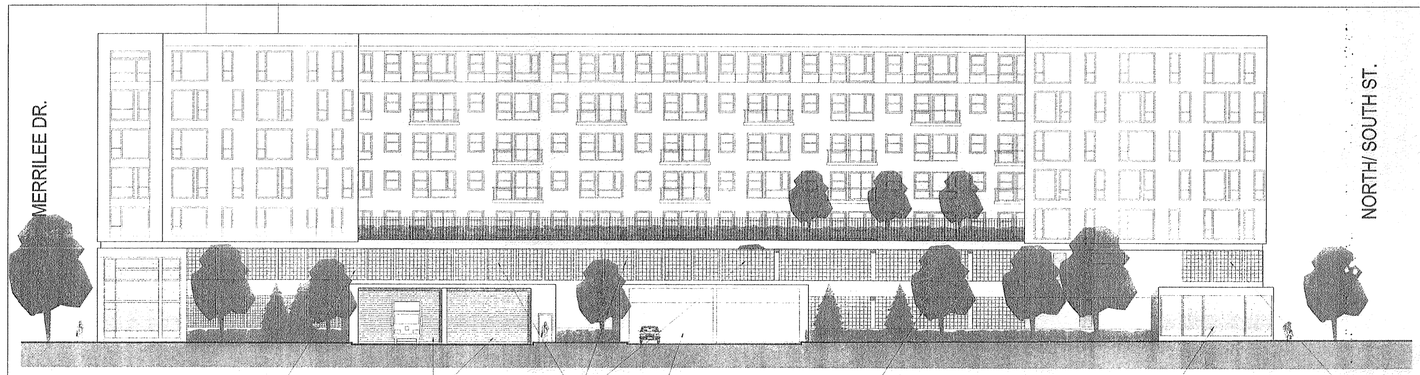
MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC

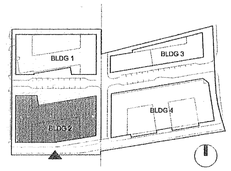
SHEET 22 OF 42

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 22 of 44

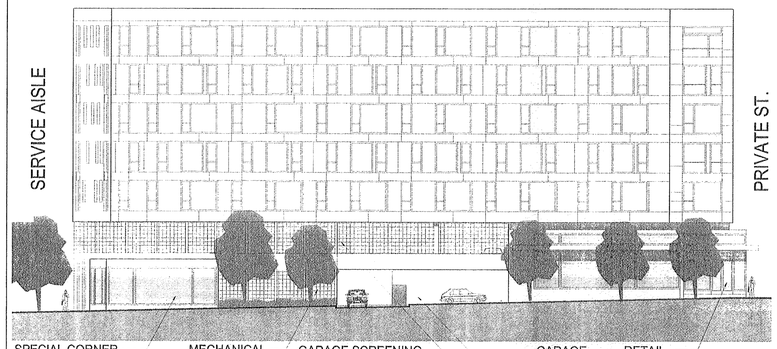
FDP approved by PC on Oct 11, 2007 ; No Conditions



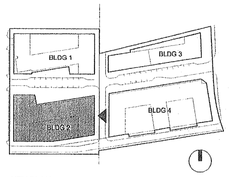
SOUTH ELEVATION - BUILDINGS 2



KEY PLAN

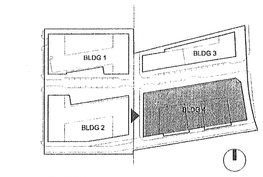


EAST ELEVATION - BUILDING 2

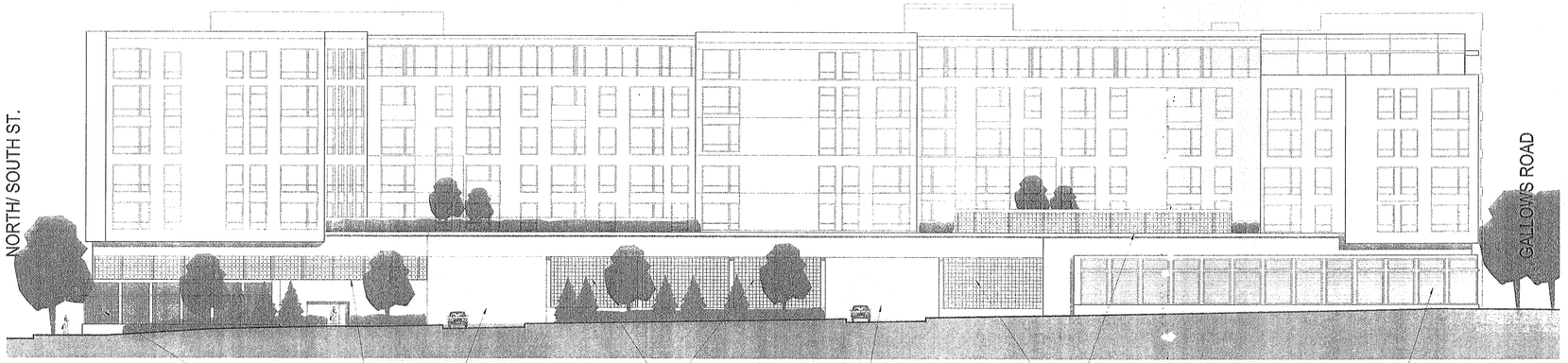


KEY PLAN

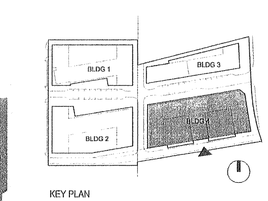
WEST ELEVATION - BUILDINGS 4



KEY PLAN



SOUTH ELEVATION - BUILDING 4



KEY PLAN

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT- PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

ARCHITECTURAL ELEVATIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 20'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

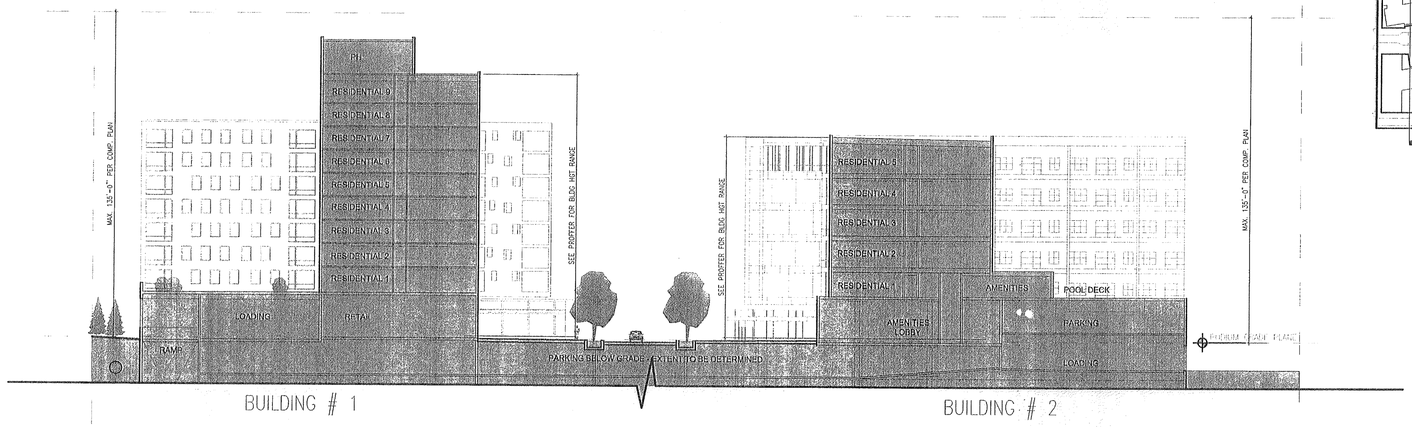
MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC

SHEET 23 OF 42

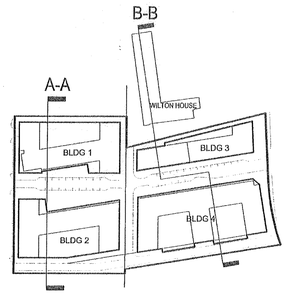
Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS), (PC) Approval Oct 15, 2007
Sheet 23 of 44

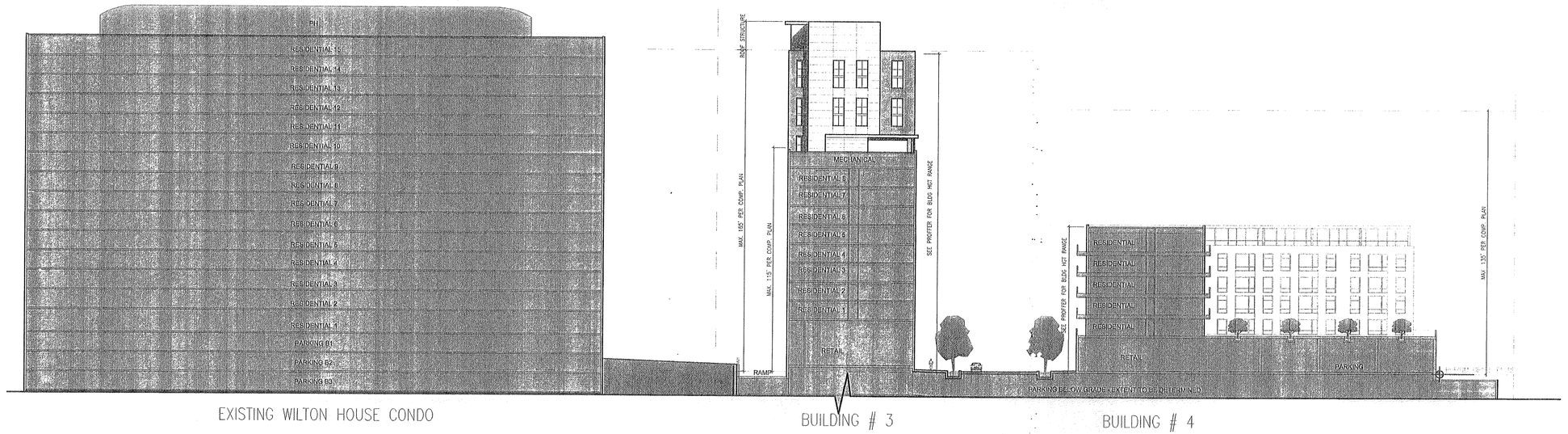
FDP approved by PC on Oct 11, 2007 ; No Conditions



BUILDING SECTION A-A

CUT NORTH-SOUTH LOOKING EAST





BUILDING SECTION B-B

CUT NORTH-SOUTH LOOKING EAST

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 24 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

BUILDING SECTIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

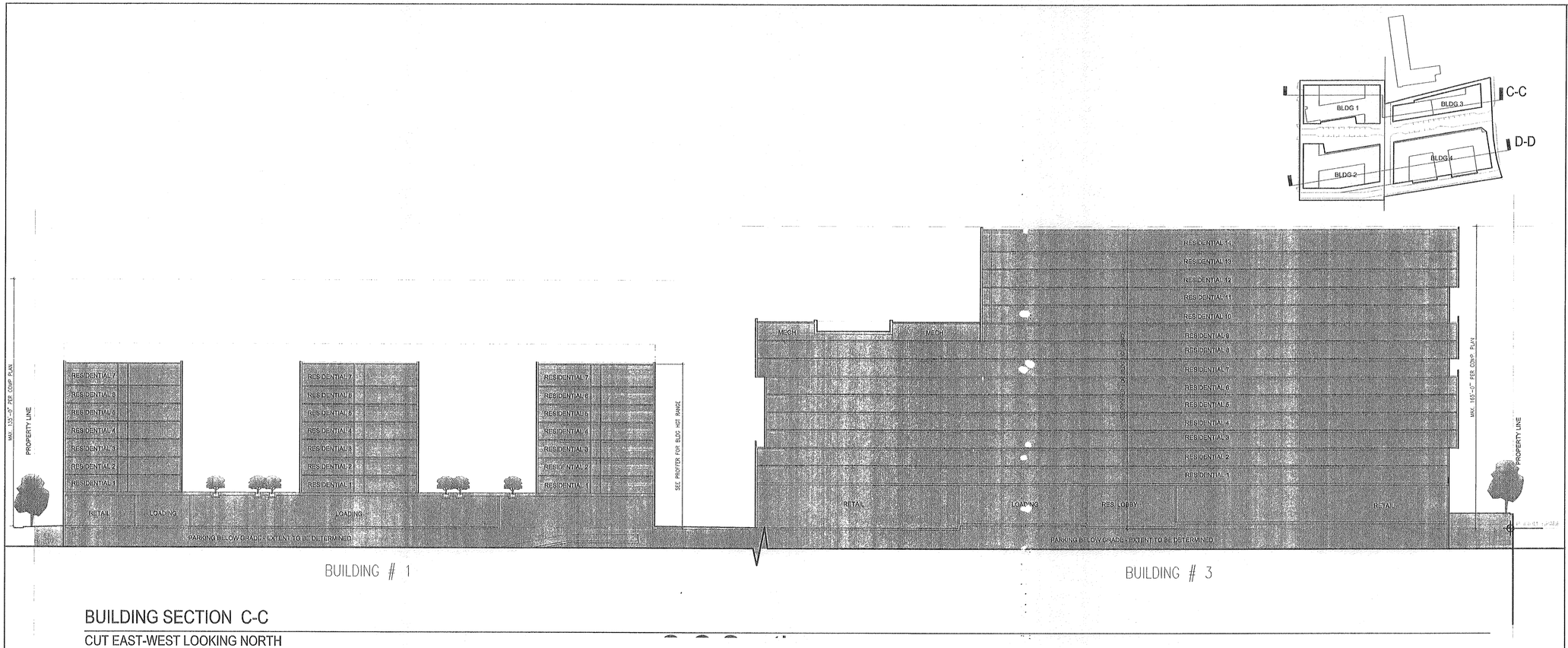
SCALE: 1" = 30'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUG 10,2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC



BUILDING SECTION C-C

CUT EAST-WEST LOOKING NORTH

BUILDING SECTION D-D

CUT EAST-WEST LOOKING NORTH

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III

MIXED-USE DEVELOPMENT- PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

BUILDING SECTIONS

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUG 10,2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC

SHEET 25 OF 42

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 25 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

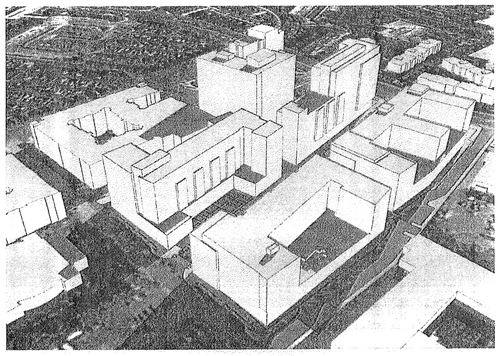
8 AM

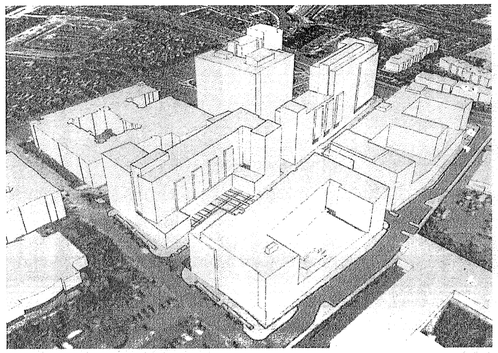
1 PM

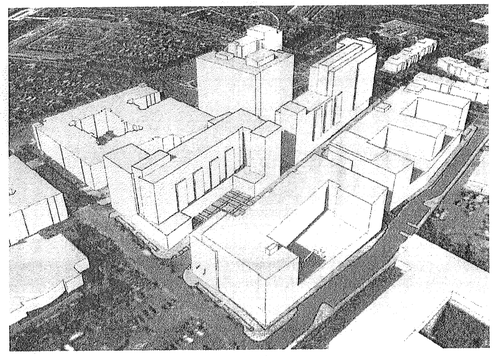
5 PM

JUN. 21
Summer Solstice

Sunrise: 5:43am
Sunset : 8:37pm

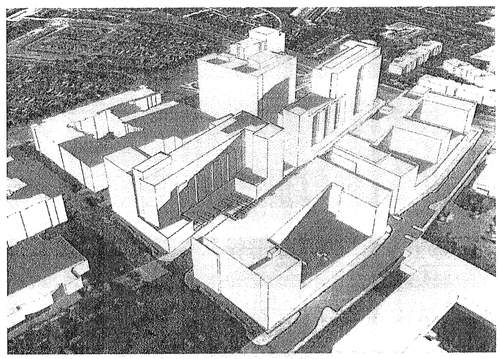


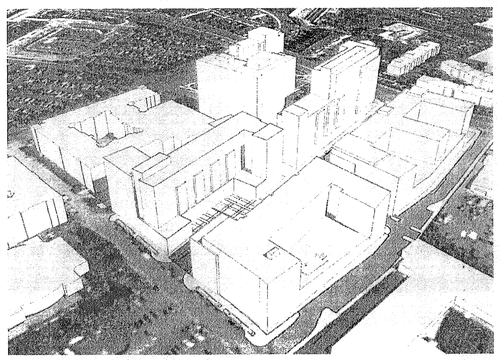


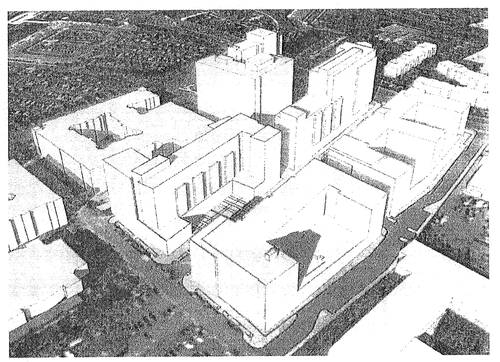


MAR./ SEP. 21
Spring/ Fall Equinox

Sunrise: 7:11am
Sunset : 7:21pm

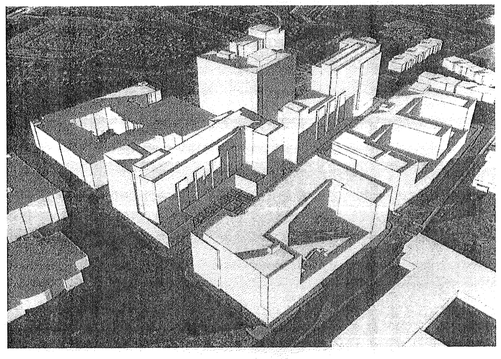


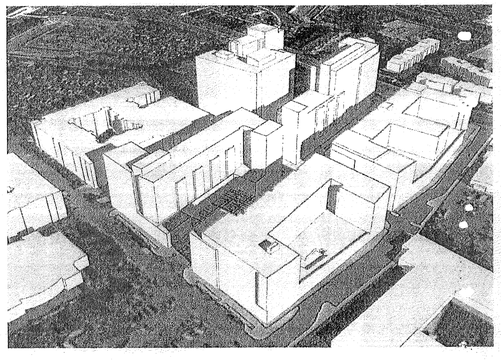




DEC. 21
Winter Solstice

Sunrise: 7:23am
Sunset : 4:49pm





Sunset At 4:49 PM

SHADOW STUDY - AXON

LOOKING FROM SOUTHWEST ABOVE MERRILEE DR

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

SHADOW STUDY - AXON VIEW

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: NA

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUG 10,2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 26 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

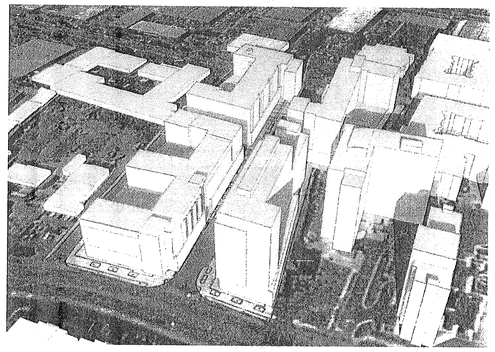
8 AM

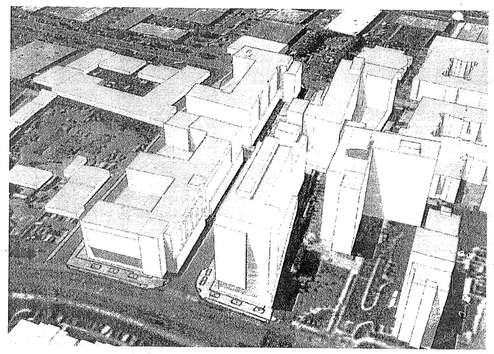
1 PM

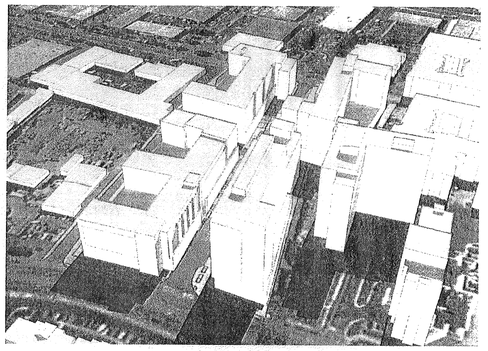
5 PM

JUN. 21
Summer Solstice

Sunrise: 5:43am
Sunset : 8:37pm

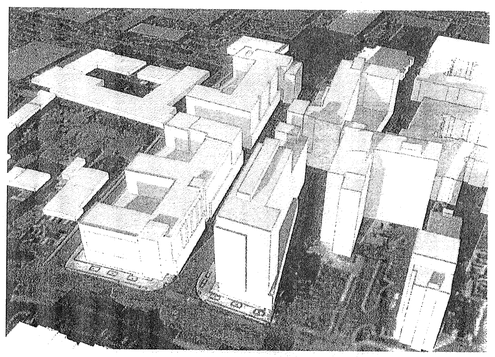


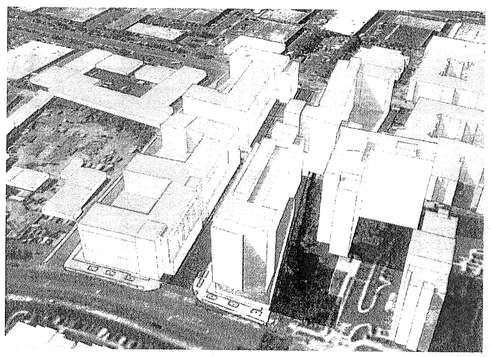


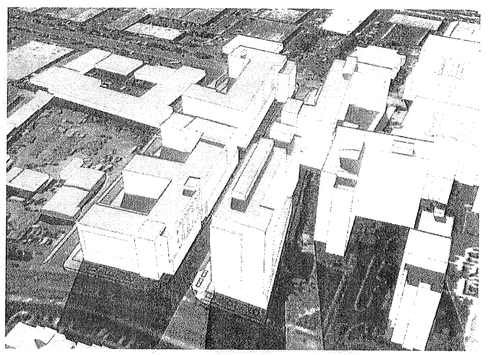


MAR./ SEP. 21
Spring/ Fall Equinox

Sunrise: 7:11am
Sunset : 7:21pm

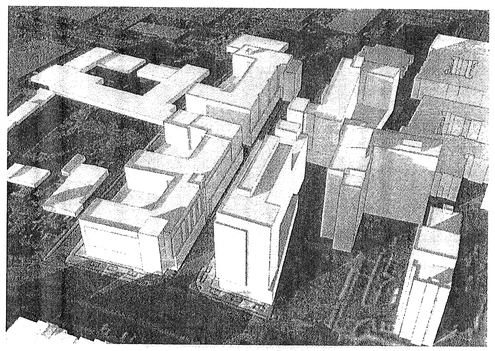


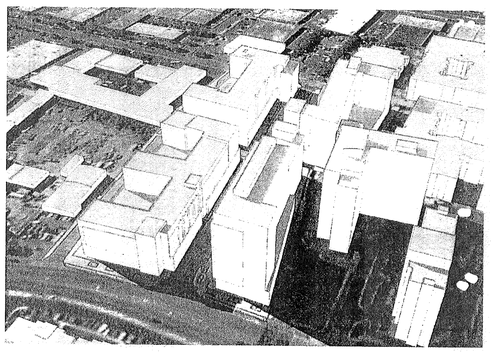




DEC. 21
Winter Solstice

Sunrise: 7:23am
Sunset : 4:49pm





Sunset At 4:49 PM

SHADOW STUDY - AXON

LOOKING FROM NORTHEAST ABOVE MERRILEE DR

shalom baranes associates | architects

3299 K STREET NW SUITE 400 WASHINGTON DC 20007
TEL 202.342.2200 FAX 202.342.2200

CONSULTANTS

CIVIL
URBAN ENGINEERING & ASSOCIATES, INC.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
703.642.8080

LANDSCAPE
EDAW, INC
601 PRINCE STREET
ALEXANDRIA, VA 22314
703.836.1414

MEP
KTA
13755 SUNRISE VALLEY DR
SUITE 500
HERDON, VA 20171
703.713.0300

HALSTEAD III
MIXED-USE DEVELOPMENT-
PHASE B

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/ APPLICANTS/DEVELOPERS

DSF LONG METRO II, LLC and
DSF/LONG METRO III, LLC

950 WINTER STREET
SUITE 4300
WALTHAM, MA 02451

THE LANDSCAPING, STREETSCAPE SECTIONS, BUILDING SECTIONS, ELEVATIONS, AND OTHER DATA SHOWN ON THIS SHEET ARE REPRESENTATIVE OF THE APPLICANT'S PROPOSED DEVELOPMENT AS OF THE DATE OF THIS PLAN AND ARE SUBJECT TO MINOR MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL; PROVIDED, HOWEVER, THAT THE LANDSCAPING PROVIDED WITH THE DEVELOPMENT SHALL BE CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN HEREON.

SBA PROJECT NO: 46-042

SHADOW STUDY

COMMONWEALTH OF VIRGINIA
SHALOM BARANES
No. 007608
ARCHITECT

SCALE: 1" = 30'

ISSUED:

REZONING (RZ), CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)
RZ 2007-PR-001

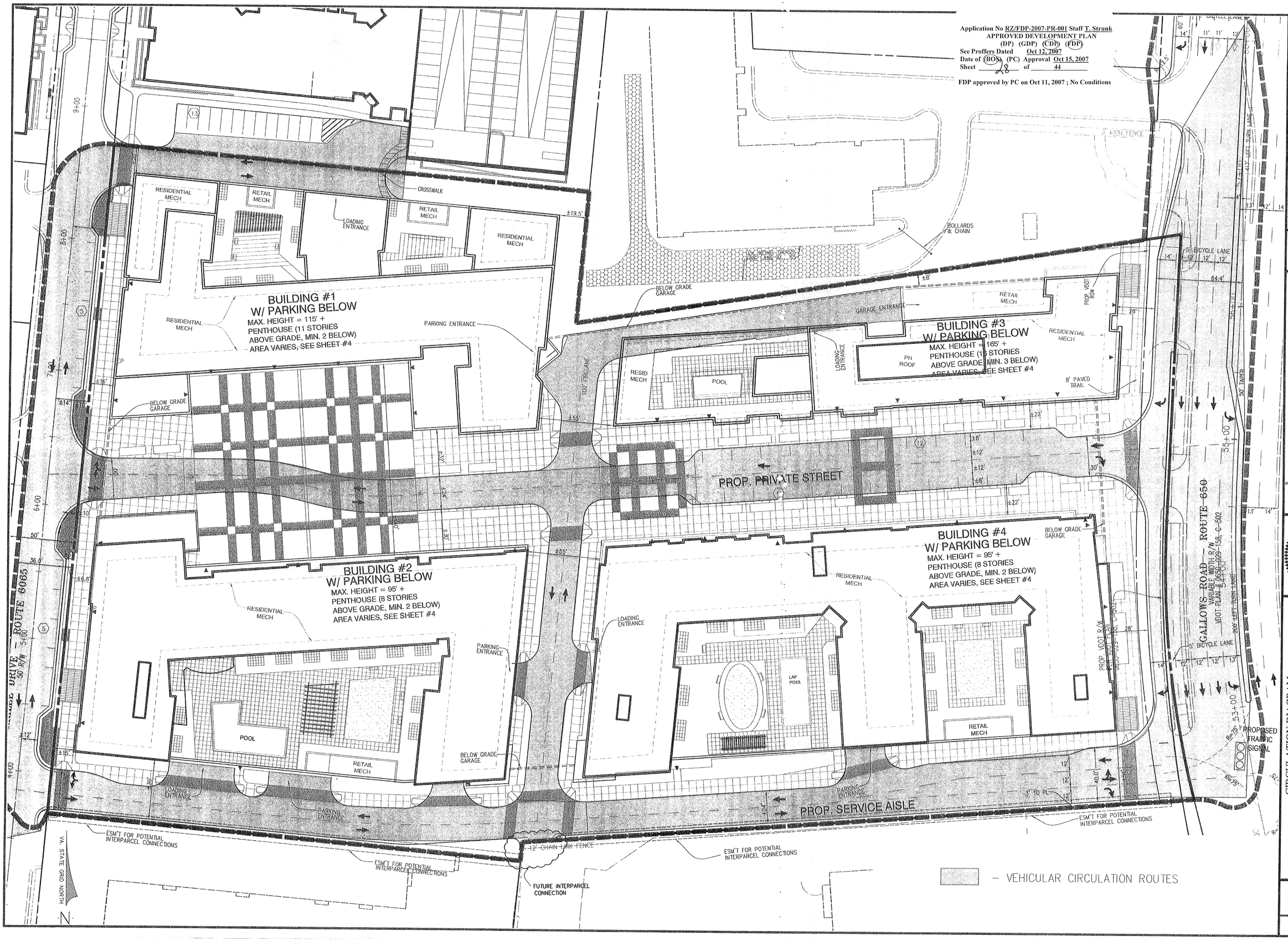
MARCH 26, 2007
MAY 14, 2007
JULY 16, 2007
AUGUST 10, 2007
SEPTEMBER 24, 2007

COPYRIGHT, © 2007 SBA, PC

SHEET 26A OF 42

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 1 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions



Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 28 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-26-07
05-14-07
07-16-07
08-10-07
08-22-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KUERTENHAMM
No. 039021
8/22/07
PROFESSIONAL ENGINEER

CIRCULATION DIAGRAM
HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

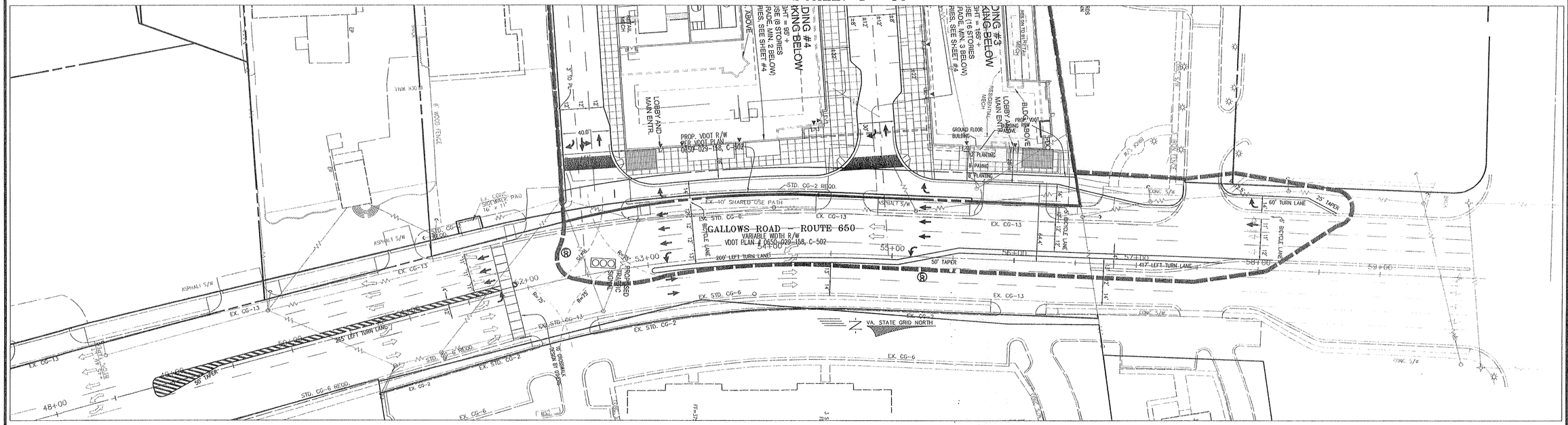
SCALE: 1"=30'
C.I. = 2'
DATE: JULY, 2006

SHEET
27
OF
42

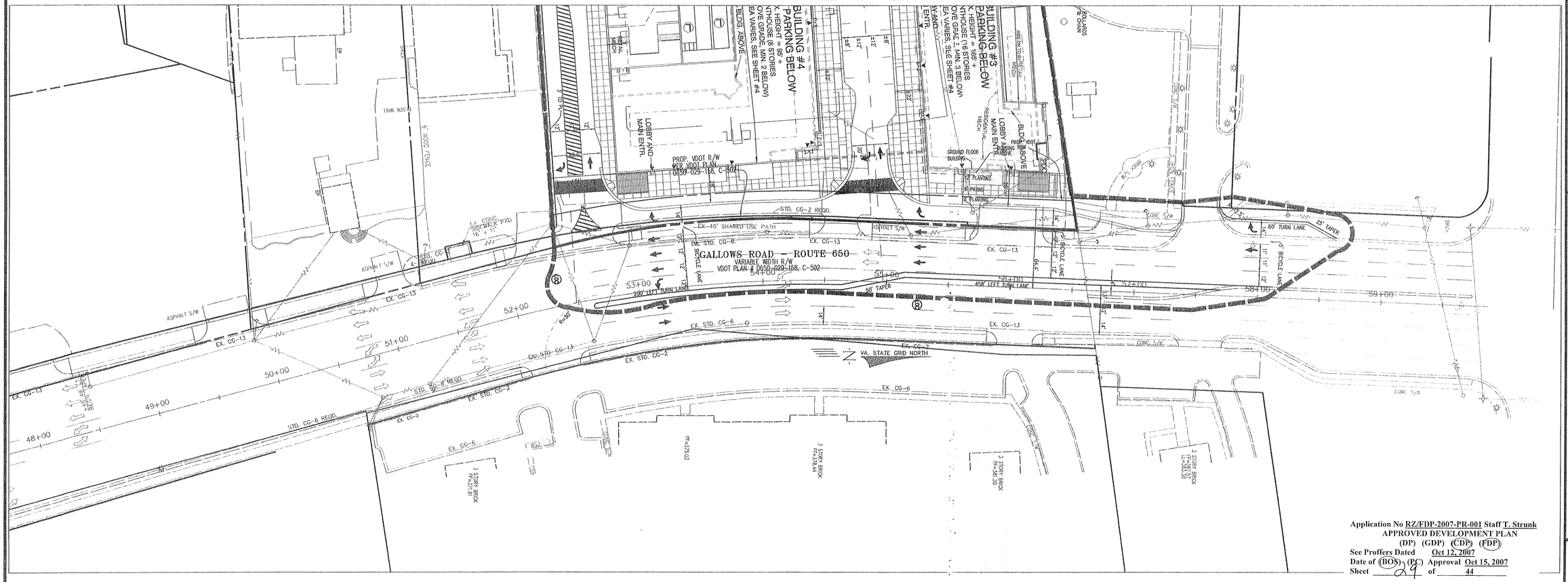
FILE No.
ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-circulation.dwg, 9/27/2007 11:23:09 AM, jclemons

GALLOWS ROAD SPLIT SIGNAL CONFIGURATION
SCALE: 1"=40'



GALLOWS ROAD NO SIGNAL CONFIGURATION
SCALE: 1"=40'



Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 29 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
07-16-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-6080

COMMONWEALTH OF VIRGINIA
MATTHEW K. ENDERMANN
No. 050021
PROFESSIONAL ENGINEER
9/24/07

GALLOWS ROAD EXHIBIT
HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I. = 2' DATE: JULY, 2007

SHEET 28 OF 42

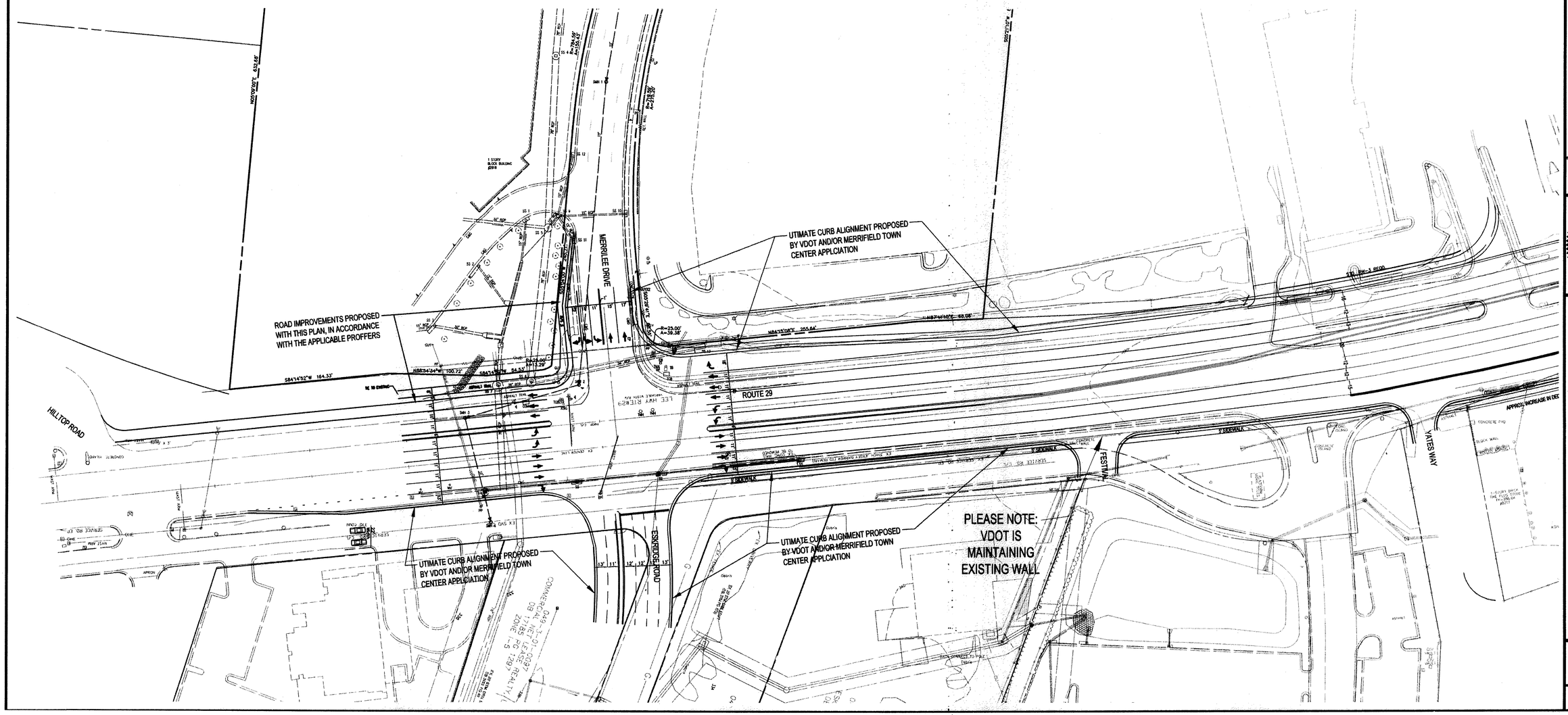
FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-gallowsexhibit.dwg, 9/25/2007 11:31:50 AM, jdemons

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 30 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

NOTE:
THIS SHEET IS A PLAN ILLUSTRATION ONLY. IT IS PROVIDED TO DEMONSTRATE THE ULTIMATE FAIRFAX COUNTY COMPREHENSIVE PLAN RECCOMENDED IMPROVEMENTS FOR THE INTERSECTION OF ROUTE 29 AND MERRILEE DRIVE. THIS CDP/FDP APPLICATION PROPOSES ONLY THOSE ROAD IMPROVEMENTS DETAILED IN THE CORRESPONDING PROFFERS.



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-14-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

MERRILEE AND ROUTE 29 ILLUSTRATION
HALSTEAD
MIXED-USE DEVELOPMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. = N/A DATE: AUG., 2007

SHEET
28A
OF
42

FILE No.
MISC-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-MERILEE-ESKRIDGE-ULT.dwg, 9/24/2007 5:50:48 PM, jclemons

BUILDING #1
W/ PARKING BELOW
MAX. HEIGHT = 115' +
PENTHOUSE (11 STORIES
ABOVE GRADE, MIN. 2 BELOW)
AREA VARIES, SEE SHEET #4

BUILDING #2
W/ PARKING BELOW
MAX. HEIGHT = 95' +
PENTHOUSE (8 STORIES
ABOVE GRADE, MIN. 2 BELOW)
AREA VARIES, SEE SHEET #4

BUILDING #3
W/ PARKING BELOW
MAX. HEIGHT = 165' +
PENTHOUSE (15 STORIES
ABOVE GRADE, MIN. 3 BELOW)
AREA VARIES, SEE SHEET #4

BUILDING #4
W/ PARKING BELOW
MAX. HEIGHT = 95' +
PENTHOUSE (8 STORIES
ABOVE GRADE, MIN. 2 BELOW)
AREA VARIES, SEE SHEET #4

PROP. PRIVATE STREET

PROP. SERVICE AISLE

PROP. ASPHALT DRIVE-AISLE ACCESS TO SWM AND BMP FACILITIES

T.M. #049-2-46-0101
WILTON HOUSE CONDO
DB. 17853 PG. 1865

T.M. #049-2-01-0020A
W. W. PROPERTY MANAGEMENT
DB. 12095 PG. 1459
1 STORY BLOCK
#2754

T.M. #049-1-16-0013
WALKER FAMIL LP.
DB. 15980 PG. 1282

MERRILEE INDUSTRIAL PARK
SECTION3
DB. 3393 PG. 509

MERRILEE DRIVE - ROUTE 6065
50' R/W

GALLOWS ROAD - ROUTE 650
VARIABLE WIDTH R/W
VDOT PLAN # 0650-029-136, C-502

RELOCATED WATERMAIN

POTENTIAL SWM FACILITY

POTENTIAL BMP FACILITY

EX. BIKE RACK IN GARAGE

N84°48'47"W 359.47'
S84°48'47"E

S05°02'55"W 99.75'

N81°09'24"E 459.71'

S86°00'04"W 506.00'

S05°28'20"W 14.11'

N84°48'47"W 358.37'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 31 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

NOTE:
UTILITIES AND STORMWATER MANAGEMENT/BMP FACILITIES SHOWN ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIZING AND ACTUAL UTILITY LOCATIONS WILL BE DETERMINED FINAL ENGINEERING AND DESIGN AT THE TIME OF SITE PLAN.

No.	DATE	DESCRIPTION	REV/BY APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
10-10-06
10-16-06
01-10-07
03-26-07
05-14-07
08-10-07
08-22-07
09-24-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW R. EDDINGTON
No. 029822
PROFESSIONAL ENGINEER
9/24/07

PRELIMINARY STORMWATER MANAGEMENT AND UTILITIES

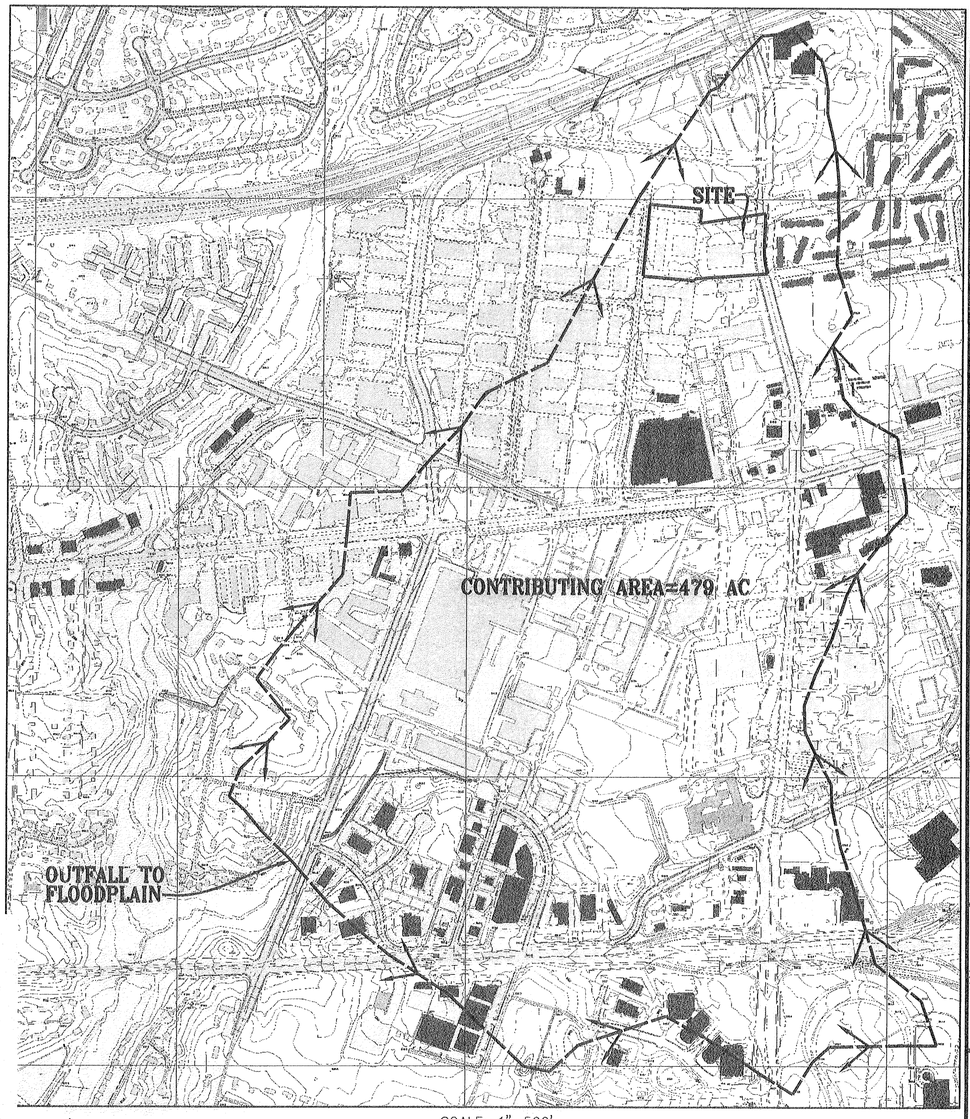
HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. =NA DATE: JULY, 2006

SHEET
29
OF
42

FILE No.
ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-swm-overview.dwg, 9/25/2007 11:35:14 AM, jclemons



SCALE: 1"=500'

SEE OUTFALL NARRATIVE ON SHEET #4.

ESTIMATED SWM FACILITY SIZING COMPUTATIONS

Modified Rational Method Worksheet
Virginia Stormwater Management Handbook Section 5-4.4

Project: Halstead Mixed-Use
Date: March 26, 2007

County:	Fairfax
Approx. Drainage Area to SWM Facility (DA, acres):	8.44
Pre-Developed Runoff Coefficient (C):	0.61
Post-Developed Runoff Coefficient (C):	0.84
Time of Concentration: (tc, min.):	5

Allowable/Pre-Developed Discharges		
	Intensity (in/hr)	Q (cfs)
2-year (q2):	5.45	37.26
10-year (q10):	7.27	49.70

Reduction Post-Developed Discharges		
	%Reduction	Q (cfs)
2-year (q2):	25%	27.94
10-year (q10):	25%	37.28

Rainfall Constants		
	a	b
2-year:	117.06	17.34
10-year:	178.32	20.49

Calculations				
	critical duration	critical intensity	peak inflow	storage vol.
	Td, min	I, in/hr	Q, cfs	V, cf
10% Reduction				
2-year event	13.57	3.79	28.85	8211.04
10-year event	15.84	4.84	34.99	9583.04

Estimated Size of Detention Facility for 10% Discharge Reduction			
	length	Width	Depth
Assume Standard Box Culvert	80	20	6
		Total Volume	9600

Pre-Development Discharge = **49.70 cfs**

Post-Development Discharge = **37.28 cfs (25% Reduction)**

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 paragraphs.

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

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')

[X] 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 26

[X] 3. Provide:

	Facility Name/ Type & No. (e.g. Wet Pond 1, Infiltration Trench 1, Dry Pond 2, 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)
UNDERGROUND	SWM FACILITY	8.44	0	8.44	1600 SF	9600 CF	N/A
	Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 26.
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 26.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A (UNDERGROUND)

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.

[X] 8. A description of the 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 3.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 & 3.

[X] 11. A submission waiver is requested for N/A.

[X] 12. Stormwater management is not required because N/A.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 32 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
10-10-06
10-16-06
03-26-07
05-14-07
07-16-07
08-10-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. EDDINGHAM
No. 028021
REGISTERED PROFESSIONAL ENGINEER
9/24/07

PRELIMINARY STORMWATER MANAGEMENT DETAILS

HALSTEAD
MIXED-USE DEVELOPMENT- PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA | C.I.=NA | DATE: JULY, 2006

SHEET 30 OF 42

FILE No. ZP-1733

M:\Jobs\Dunn Loring South\Rezoning\1733-Outfall-BMP.dwg, 9/24/2007 3:12:01 PM, jdemons

BMP FACILITY DESIGN FORMAT

Plan Name: Halstead Mixed Use - Phase B Date: 10/10/2006

Plan Number: CDP/FDP Engineer: EDR

Water Quality Control Narrative

See SWM and BMP Narrative.

Watershed Data

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation and Description (1)			"C" (2)	Acres (3)		
S1 Onsite	StormFilter	Controlled	0.83	2.80	Total	8.44
S2 Onsite		Uncontrolled	0.83	5.64		

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area of Site (a) 8.44 acres

(B) Subarea Designation and Description (1)			"C" (2)	x	Acres (3)	=	Product (4)
S1 Onsite	StormFilter	Controlled	0.83	x	2.80	=	2.32
S2 Onsite		Uncontrolled	0.83	x	5.64	=	4.68
				(b)	Total	=	7.01

(C) Weighted average "C" factor (b) / (a) (c) 0.83

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
S1 Onsite	StormFilter	50.0	x	0.33	x	1.00	=	17
S2 Onsite	Uncontrolled	0	x	0.67	x	1.00	=	0

(A) Total Phosphorus Removal (a) Total 17%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 17%

Water Supply Overlay District (Occoquan) 50 %
Chesapeake Bay Resourse Preservation Area (New Development) 40 %
Chesapeake Bay Resourse Preservation Area (Redevelopment) 17 %
[1-0.9 x ("I"pre / "I"post)] x 100

(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) 17% < Line 4 (a) 17%

BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED PROVIDED FOR PHASE A IN ACCORDANCE WITH APPROVED COUNTY SITE PLAN 1891-SP-001. THEREFORE, ADDITIONAL BMP MEASURES ARE PROVIDED FOR PHASE BE ONLY, IN ACCORDANCE WITH THE ABOVE CALCUATIONS.

Filter Sizing Computations

2.80 ACRES TO BE TREATED
FLOW TO BE TREATED= (2.80 AC)(0.35 IN/HR)(0.83) = 0.81 CFS
NUMBER OF CARTRIDGES=(0.81 CFS)(449/15)=25 CARTRIDGES

8x16 PRECAST FILTER CAN CONTAIN UP TO 26 CARTRIDGES.

*** THESE SIZING COMPUTATIONS ARE PRELIMINARY AND WILL BE ADJUSTED AT THE TIME OF FINAL SITE PLAN PER FAIRFAX COUNTY PFM REQUIREMENTS AND IN COORDINATION WITH THE PRODUCT MANUFACTURER.**

M:\Jobs\Dunn Loring South\Rezoning\1733-Outfall-BMP.dwg, 9/25/2007 10:45:40 AM, jclemons

GENERAL NOTE:

THE UNDERGROUND BMP DEVICES SHOWN ARE PRELIMINARY. CHANGES TO THE BMP'S FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS, PROVIDED THE ASSOCIATED COSTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CDP/FDP AND THE UNDERGROUND SWM WAIVER.

BMP FILTER MAINTENANCE NOTE:

THE FILTER DEVICES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES. THE OWNER SHALL CONTRACT WITH THE MANUFACTURER TO PROVIDE THE NECESSARY MAINTENANCE OR PERFORM THE REQUIRED MAINTENANCE INDEPENDENTLY.

STORMFILTER CONSTRUCTION NOTE:

PROPER SEQUENCE OF CONSTRUCTION IS IMPERATIVE TO THE PROPER FUNCTIONALITY OF THE FILTER UNITS. CONTRACTOR MUST ADHERE TO THE MANUFACTURER'S CONSTRUCTION GUIDELINES SHOWN ON THIS SHEET.

8' x 16' STORMFILTER - PLAN VIEW (1/1)

8' x 16' STORMFILTER - SECTION VIEW (A/1)

8' x 16' PRECAST STORMFILTER PLAN AND SECTION VIEWS STANDARD DETAIL	DRAWING 1	1/2
DATE: 09/29/05 · SCALE NONE · FILE NAME: SF816-PC-DTL	DRAWN: MJW	CHECKED: ARG

GENERAL NOTES

1) FILTER TO BE STORMFILTER BY CONTECH OR APPROVED EQUAL
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS.
6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

8' x 16' STORMFILTER - SECTION VIEW (B/2)

8' x 16' PRECAST STORMFILTER DATA			
STRUCTURE ID			XXX
WATER QUALITY FLOW RATE (cfs)			X.XX
PEAK FLOW RATE (cfs)			X.XX
RETURN PERIOD OF PEAK FLOW (yrs)			XXX
# OF CARTRIDGES REQUIRED			XX
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)			XX
MEDIA TYPE (CSF, PERLITE, ZPG)			XXXXX
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	XXX.XX'	XXX	XX"
RIM	XXX.XX' FLOW XXX.XX'		
LADDER			YES/NO
ANTI-FLOTATION BALLAST		WIDTH XX"	HEIGHT XX"
NOTES/SPECIAL REQUIREMENTS:			

8' x 16' STORMFILTER - TOP VIEW (1/2)

8' x 16' PRECAST STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA STANDARD DETAIL	DRAWING 2	2/2
DATE: 09/29/05 · SCALE NONE · FILE NAME: SF816-PC-DTL	DRAWN: MJW	CHECKED: ARG

HIGH FLOW BYPASS VAULT DETAIL
STANDARD DETAIL
(NOT TO SCALE)

HYDROLOGY DATA	
HYDROLOGIC MODEL TYPE	
CONTRIBUTING AREA (acres)	–
C FACTOR OR CN	–
TIME OF CONCENTRATION (min)	–
PEAK INTENSITY (in/hour)	–
RETURN PERIOD OF PEAK FLOW (yrs)	–
BYPASS FLOW (cfs)	–
LOW FLOW (cfs)	–

VAULT DATA			
STRUCTURE ID			-
WATER QUALITY FLOW RATE (cfs)			-
PEAK FLOW RATE, Qpeak (cfs)			-
VAULT LENGTH			-
VAULT WIDTH			-
RIM ELEVATION			-
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	-	-	-
INLET PIPE #2	-	-	-
WATER QUALITY FLOW OUTLET PIPE	-	-	-
PEAK FLOW OUTLET PIPE	-	-	-
ORIFICE TYPE (PIPE, CAP, PLATE)			-
ORIFICE DIAMETER (in)			-
WEIR CREST ELEVATION			-
WEIR WALL ELEVATION			-
HEAD OVER WEIR, H (ft)			-
WSE at Qpeak			-
FLOOR ELEVATION			-
NOTES/SPECIAL REQUIREMENTS:			

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 33 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

GENERAL FILTER NOTES:

1.) BYBASE GATE TO BE STORMGATE BY CONTECH INC., OR APPROVED EQUAL.
2.) ALL WATER QUALITY FACILITIES REQUIRED REGULAR MAINTENANCE. MINIMUM ANNUAL MAINTENANCE INCLUDES INSPECTION OF COMPONENTS AND REMOVAL OF SEDIMENTS. FOLLOW ALL LOCAL, STATE, & FEDERAL SAFETY GUIDELINES.
3.) PRECAST CONCRETE VAULT CONSTRUCTED IN ACCORANCE WITH ASTM C858.
4.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
5.) FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNCO OR ENGINEER APPROVED.
6.) SEE PRECAST STORMGATE DATA BLOCK FOR VAULT SIZE AND WEIR SETTING.
7.) ANTI-FLOATATION BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT, IF REQUIRED. SEE PRECAST STORMGATE DATA BLOCK SHEET FOR BALLAST WIDTH AND HEIGHT DIMENSIONS.
8.) CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION.
9.) WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT-LBS TOURQUE.
10.) SEAL WEIR WITH SILICONE SEALANT AFTER FINAL ADJUSTMENT.

WEIR DETAIL – PLAN VIEW (1/2) SCALE: N.T.S.

WEIR DETAIL – SECTION VIEW (B/2) SCALE: N.T.S.

REVISION APPROVED BY DIVISION OF DESIGN REVIEW				
No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

PLAN DATE
10-10-06
10-16-06
03-26-07
05-14-07
07-16-07
08-10-07
09-24-07

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PRELIMINARY STORMWATER MANAGEMENT DETAILS

HALSTEAD
MIXED-USE DEVELOPMENT - PHASE B
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NA C.I. =NA DATE: JULY, 2006

SHEET 31 OF 42

FILE No. ZP-1733

CONCEPTUAL/FINAL DEVELOPMENT PLAN
PATRIOT VILLAGE AT
DUNN LORING METRO

RZ/FDP 2002-PR-025

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
NOVEMBER, 2002
JANUARY, 2003
JANUARY 21, 2003
MARCH 7, 2003
APRIL 2, 2003
APRIL 11, 2003
MAY 12, 2003
JUNE 2, 2003
JUNE 18, 2003

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 34 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

ZONING REQUIREMENTS PRM PLANNED RESIDENTIAL DISTRICT

MINIMUM DISTRICT SIZE:	2 ACRES
MINIMUM LOT AREA :	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MINIMUM LANDSCAPED OPEN SPACE:	20 % OF GROSS SITE AREA
MAXIMUM BUILDING HEIGHT:	NO SPECIFIC REQUIREMENT
MAXIMUM FLOOR AREA RATIO:	3.0

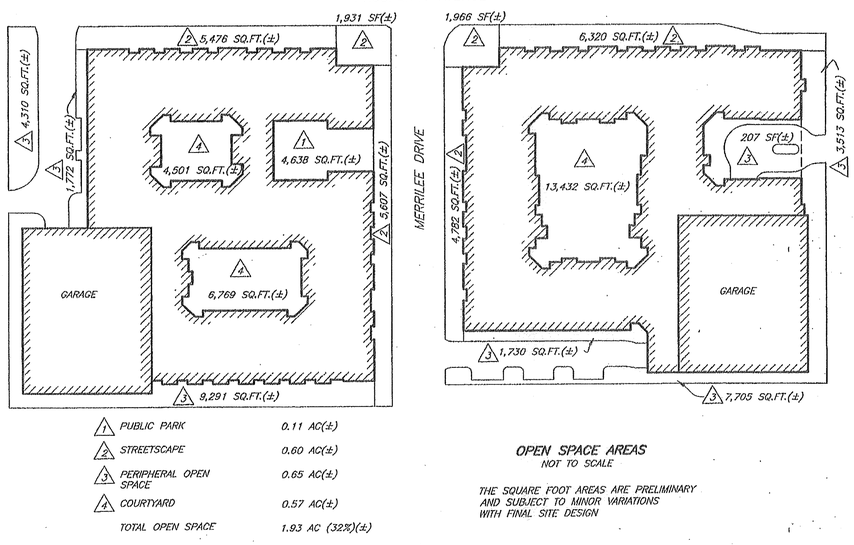
TABULATION:

SITE AREA:		6.11 ACRES*
BUILDING AREA:	WEST BUILDING	241,494 SQ. FT.
	EAST BUILDING	211,464 SQ. FT.
	TOTAL	452,958 SQ. FT.
USE AREAS:		
WEST BUILDING		
RESIDENTIAL		236,590 SQ. FT.
RETAIL/SERVICE		4,914 SQ. FT.
EAST BUILDING		
RESIDENTIAL		206,061 SQ. FT.
CLUBHOUSE/LEASING		6,403 SQ. FT.
FLOOR AREA RATIO:		1.70
NUMBER OF RESIDENTIAL UNITS:		
	WEST BUILDING	240 UNITS
	EAST BUILDING	205 UNITS
	TOTAL	445 UNITS
DENSITY:		73 UNITS/ACRE
BUILDING HEIGHT:		60 FT. (MAXIMUM) FOR BUILDINGS 70 FT. (MAXIMUM) FOR PARKING STRUCTURES
OPEN SPACE:		1.97 ACRES (32 %) (MINIMUM 20 % REQUIRED)

*NOTE: SITE AREA INDICATED INCLUDES THE PORTION OF EXISTING PUBLIC RIGHT-OF-WAY OF MERRILEE DRIVE THAT IS PROPOSED TO BE TO BE VACATED.

PARKING TABULATION:

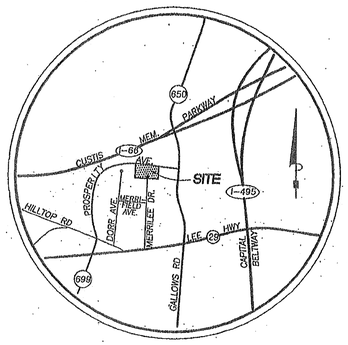
PARKING REQUIRED:	
RESIDENTIAL: 445 UNITS @ 1.6 SPACES/UNIT:	712 SPACES
RETAIL/SERVICE:	
4,914 SQ. FT. @ 5 SPACES/1000 SQ.FT. FOR 1,000 SQ.FT. AND 6 SPACES/1000 SQ.FT. FOR 3,914 SQ.FT.:	20 SPACES
LEASING CENTER:	2 SPACES
TOTAL:	749 SPACES
PARKING PROVIDED:	749 SPACES



1	PUBLIC PARK	0.11 AC(±)
2	STREETSCAPE	0.60 AC(±)
3	PERIPHERAL OPEN SPACE	0.65 AC(±)
4	COURTYARD	0.57 AC(±)
	TOTAL OPEN SPACE	1.93 AC (32%)(±)

OPEN SPACE AREAS
NOT TO SCALE

THE SQUARE FOOT AREAS ARE PRELIMINARY AND SUBJECT TO MINOR VARIATIONS WITH FINAL SITE DESIGN



VICINITY MAP
SCALE: 1" = 2,000'

APPLICANT:
DSF/LONG METRO, LLC
6 NORTH MADISON STREET
MIDDLEBURG, VA 20117

ATTORNEY:
MCGUIRE WOODS LLP
1750 TYSONS BOULEVARD
SUITE 1800
MCLEAN, VA 22102-4215
PH: (703) 712-5000

ARCHITECT:
SKG ARCHITECTS & PLANNERS, LLC
7735 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
PH: (301) 654-9300

ENGINEER:
BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD
CHANTILLY, VIRGINIA 20151
PH: (703) 631-9630

LANDSCAPE ARCHITECT:
LEWIS SCULLY GIONET
8320 OLD COURTHOUSE ROAD, STE. 350
VIENNA, VA 22182
PH: (703) 821-2045

TRAFFIC ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, N.W.
SUITE 700
WASHINGTON, D.C. 20036
PH: (202) 296-8625

REQUESTED WAIVERS/MODIFICATIONS:

1. MODIFICATION OF THE REQUIREMENTS OF SECTION 11-200 OF THE ZONING ORDINANCE, OFF-STREET LOADING, TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES FOR THE WESTERLY BUILDING FROM THREE TO TWO.
2. MODIFICATION OF THE STANDARDS APPLICABLE TO STORM WATER MANAGEMENT FACILITIES TO ALLOW UNDERGROUND FACILITIES IN A RESIDENTIAL DISTRICT SUBJECT TO THEIR BEING PRIVATELY OWNED AND MAINTAINED.

SHEET INDEX

1 - COVER
2 - CONCEPTUAL DEVELOPMENT PLAN
3 - EXISTING CONDITIONS
4 - PROPOSED TRANSPORTATION IMPROVEMENTS
5 - PROPOSED TRANSPORTATION IMPROVEMENTS
6 - CONCEPTUAL STREETSCAPE PLAN
7 - STREETSCAPE DETAILS
8 - STREETSCAPE DETAILS
9 - CONCEPTUAL ELEVATION - GARAGE
10 - MASSING STUDY
11 - CONCEPTUAL ELEVATION

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS REFERENCED ON FAIRFAX COUNTY ASSESSMENT MAPS AS FOLLOWS: 49-1((16)) 8A, 9, 9A, 10, 10A, A1 AND PART OF A.
2. SITE AREA: 6.11 ACRES.
3. CURRENT ZONE: I-4 MEDIUM INTENSITY INDUSTRIAL DISTRICT
4. PROPOSED ZONE: PRM PLANNED RESIDENTIAL MIXED USE DISTRICT
5. EXISTING USE: VACANT LAND.
6. PROPOSED USE: MULTI-FAMILY RESIDENTIAL AND ACCESSORY RETAIL.
7. APPLICANT/CONTRACT PURCHASER:
   DSF/LONG METRO, LLC
   C/O LONG COMPANIES
   6 NORTH MADISON STREET
   MIDDLEBURG, VIRGINIA 20117
8. OWNERS:
   THE MCCUE AND MCCUE LIMITED PARTNERSHIP
   (8, 9, 9A, 10 AND 10A)
   MERRILEE BUSINESS CENTER 1, LP
   (PART OF A)
   9845 MATHIS AVENUE, SUITE #102
   MANASSAS, VIRGINIA 20110
9. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY. CONTOUR INTERVAL = 2 FEET.
10. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
11. THERE IS NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR EXISTING ON THIS PROPERTY. THE ENTIRE SITE AREA IS WITHIN A RESOURCE MANAGEMENT AREA.
12. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS ARE TO BE SATISFIED THROUGH ON-SITE UNDERGROUND FACILITIES, TO INCLUDE FILTER DEVICES, UNLESS THESE REQUIREMENTS ARE WAIVED OR MODIFIED BY THE COUNTY AT TIME OF FINAL SITE PLAN. THE UTILIZATION OF UNDERGROUND FACILITIES IN A RESIDENTIAL PROJECT WILL REQUIRE A WAIVER. ALL STORM WATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
13. SILTATION AND EROSION CONTROLS, IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS, WILL BE PROVIDED WITH THE FINAL SITE PLAN.
14. AN AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING.
15. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
16. THE LIMITS OF EXISTING TREE COVER ON THE PROPERTY ARE AS SHOWN ON THIS PLAT. EXISTING TREE COVER CONSISTS OF MIXED DECIDUOUS AND CONIFER SPECIES. ALL EXISTING TREES WILL BE SUBJECT TO REMOVAL WITH DEVELOPMENT OF THE PROPERTY.
17. THE ENTIRE PROPERTY WILL BE SUBJECT TO CLEARING AND GRADING WITH DEVELOPMENT.
18. SOLID WASTE STORAGE IS TO BE PROVIDED BY LARGE CONTAINERS AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL, LOCATED IN FAIRFAX COUNTY, OF THE COLLECTOR'S CHOICE.
19. THERE ARE NO TOXIC SUBSTANCES KNOWN TO EXIST ON THE PROPERTY. WITH THE EXCEPTION OF FERTILIZERS AND CLEANING AND APPROVED PEST CONTROL PRODUCTS THAT MIGHT NORMALLY BE UTILIZED AND STORED ON A MULTI-FAMILY RESIDENTIAL SITE, NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY.
20. THREE OF THE PARKING SPACES ON THE EAST SIDE OF MERRILEE DRIVE ARE TO BE RESERVED FOR THE USE OF THE LEASING OFFICE DURING BUSINESS HOURS.
21. EXCEPT AS NOTED HEREON WITH RESPECT TO PROPOSED WAIVERS, THE DEVELOPMENT PROPOSED HEREON WILL COMPLY WITH APPLICABLE ORDINANCES AND STANDARDS.
22. ALL BUILDING TIES SHOWN TO PROPERTY LINE ARE APPROXIMATE AND SUBJECT TO MINOR VARIATIONS.

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
WILLIAM C. BUTTMAN
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
EDMUND T. IGNACIO
No. 038[illegible]
9/21/07
PROFESSIONAL ENGINEER

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

JOB: 98d047 PR:31476 ~~SHEET 1~~ C-4312

T:\98d047\CDP-FDP\CADD\01-COVER.DWG

THIS SHEET FOR INFORMATION ONLY.

BURGESS & NIPLE

N/F WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
49-1((1))27A
ZONE: I-4
USE: TRANSIT STATION

ENTRANCE TO METRO PARKING LOT

PROSPERITY AVENUE - ROUTE 6066
(R/W VARIES)

N/F METRO PLACE III L.L.C.

PROPOSED ROAD CENTERLINE

PROPOSED STRIPED MEDIAN

PROP. LEFT-TURN LANE

PROSPERITY METRO PLACE III
EXISTING 7-STORY OFFICE BUILDING

EX. SIGN

TRANS. YARD INLET (TYP.)

CONC. PAD

5' WALK

EX. CONC. SW

PROPOSED CURB & GUTTER

EX. CURB & GUTTER

44'(±)

75'(±)

11'(±) (TYP.)

LOADING

LOT 8
49-1((13)) 19B
OWNER: METRO PLACE III L.L.C.
ZONE: PDC
USE: OFFICE

CONC. SW

EXISTING 6-LEVEL PARKING STRUCTURE

EX. 10" VEPCO ESMT.

7-LEVEL PARKING STRUCTURE
HEIGHT = 70 FT.

11'(±)

W W W

FH

64'± F.C. TO F.C.

41'±

38'±

8' WALK

BENCH

SEAT WALLS

PROP. CURB & GUTTER

PLTG.

8' SIDEWALK

WATER FEATURE AND/OR PLANTER

PLANTER

SEAT WALLS

30' TYP.

STREET LIGHTING
60' TYP.

EX. CURB & GUTTER

8' SIDEWALK

SPECIAL PAVING

6' MIN. STREETSCAPE WIDTH AT R. TURN LANE

PROPOSED RIGHT-OF-WAY DEDICATION (0.26 ACRES)

CLUB HOUSE
LEASING
5,442 SQ. FT.

RIGHT-TURN LANE DURING PEAK HOURS

DRY STANDPIPE

4-STORY RESIDENTIAL APARTMENT BUILDING
W/SWIMMING POOL, CLUBHOUSE AND FITNESS CENTER
HEIGHT = 50 FT.

26' MIN.

49'(±)

FOCAL POINT

STANDPIPE CONNECTION

DRY STANDPIPE

17'(±)

BENCH

STANDPIPE CONNECTION

40'

12' 12' 12'

STREET LIGHTING

Passageway

12'

Passageway

DEPRESS CURB

25'-0"

PROPOSED INTERPARCEL CONNECTION

N/F COURTYARD MANAGEMENT CORPORATION

49-2((1))17A
ZONE: PRM
USE: VACANT
(REZONED WITH RZ 1999-PR-034)

EX. 17.5' STORM DRAIN. ESMT.

UNDERGROUND DETENTION FACILITY

PROPOSED 16-STORY MULTI-FAMILY RESIDENTIAL BUILDING

N/F WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
ZONE: PRM

SEAT WALL

BRICK PIER W/ WOOD TRELLIS TOP

SEAT WALL & PLTR

4-STORY RESIDENTIAL APARTMENT BUILDING
W/ GROUND-FLOOR RETAIL SPACE
HEIGHT = 50 FT.

22' MIN. TYP.

40'-0"

12' 12'

8' PKG.

2' REFUGE AREA

PATH

STANDPIPE CONNECTIONS

6' WALK

DRY STANDPIPE

FOCAL POINT

BENCHES

STREET LIGHTING

POOL
1800 S.F.

TRELLIS

6-LEVEL PARKING STRUCTURE
HEIGHT = 65 FT.

10'±

7.5'(±)

PROPOSED CURB & GUTTER

UNDERGROUND DETENTION/BMP FACILITY
(TO BE PRIVATELY OWNED AND MAINTAINED)

LOADING LOADING LOADING

EX.15" STORM SEWER ESMT.

21'(±)

15' R/S

40'-0"

50' R.O.W.

13'(±)

ASPHALT PARKING LOT

EXISTING 2 STORY BRICK AND BLOCK BUILDING

ASPHALT PARKING LOT

LOT 7
SECTION 3
MERRILEE INDUSTRIAL PARK
49-1((16)) 7
OWNER: WASHINGTON BRICK AND TERRA COTTA COMPANY
ZONE: I-4
USE: OFFICE

MERRILEE DRIVE - ROUTE 6065
PUBLIC STREET
(50' R/W)

PORTION OF PARCEL "A"
SECTION 3
MERRILEE INDUSTRIAL PARK
49-1((16)) PART OF "A"
OWNER: MERRILEE BUSINESS CENTER I L.P.
ZONE: I-4 AND I-5
USE: INDUSTRIAL

LOT 21A
49-1((16)) 21A
OWNER: 72 3 VENTURE ASSOCIATES
ZONE: I-4
USE: INDUSTRIAL

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS), (PC) Approval Oct 15, 2007
Sheet 35 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 030021
PROFESSIONAL ENGINEER
3/24/07

FOR INFORMATION ONLY
COMMONWEALTH OF VIRGINIA
EDMOND IGNACIO
No. 033679
PROFESSIONAL ENGINEER
12/3/03

THIS SHEET FOR INFORMATION PURPOSES ONLY

DATE	DESCRIPTION	BY
6/2/03	PER GRADING ISSUE	
5/9/03	TRAVEL LANES ALONG PROSPERITY	
4/21/03	TRAVEL LANES FOR WESTERLY GARAGE BUILDING	
4/11/03	LOADING SPACES	
4/2/03	COUNTY COMMENTS	

REVISIONS

COMMONWEALTH OF VIRGINIA
WILLIAM C. GRAHAM
No. 601
PROFESSIONAL ENGINEER
3/24/07

CONCEPTUAL/FINAL DEVELOPMENT PLAN
PATRIOT VILLAGE AT DUNN LORING VILLAGE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' NOVEMBER 11, 2002

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226 (703) 631-9630
DULLES, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
ROCKVILLE, MARYLAND

JOB: 98D047 PR: 31476 ~~SHEET 2~~ C-4312

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

30 0 30 60 90
Scale 1" = 30'

T:\98D047\CDP-FDP\CADD\02-CDP-FDP.DWG

THIS SHEET FOR INFORMATION ONLY

BURGESS & NIPLE

N/F WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
49-1((1))27A
ZONE: I-4
USE: TRANSIT STATION

PROSPERITY AVENUE - ROUTE 6066
(R/W VARIES)

N/F METRO PLACE III LLC

N/F WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

ASPHALT ROADWAY

EX. CONC. SIDEWALK

LD48

N/F WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

414.00'

S85°37'40"E 779.50'

359.50'

EX. CONC. SIDEWALK

LD99

HD78

SIGN

FIBER-OPTIC CABLE BOX

EX INGRESS-EGRESS ESMT BY AGREEMENT DB 12016, PG 465

LOT 10
T.M. #49-1 ((16)) 10

THE McCUE AND McCUE LIMITED PARTNERSHIP
PROPERTY
3.20 ACRES

NO BUILDINGS

EXISTING 7-STORY OFFICE BUILDING

MATURE FOREST:
PREDOMINANTLY WHITE OAK, BLACK GUM, PERSIMMON, BLACK LOCUST & TULIP POPLAR. MAJORITY OF OVERSTORY TREES ARE 12" CALIPER WITH A FEW AS GREAT AS 36" CALIPER. UNDERSTORY TREES ARE MOSTLY OF 1 - 2" CALIPER.

EX. 10' TRAIL ESMT. DB. 5601, PG. 830

PARCEL 10A
T.M. #49-1 ((16)) 10A

PARCEL A1
T.M. #49-1 ((16)) A1

PARCEL 9A
T.M. #49-1 ((16)) 9A

EX. 8" WATERMAIN

EX. 8" SAN. SEW.

281.30'

N04°22'20"E 342.01'

PORTION OF PARCEL "A"
T.M. #49-1 ((16)) PART OF A

MERRILEE BUSINESS CENTER I L.P.
PROPERTY
2.82 ACRES

NO BUILDINGS

2.5' HIGH POST & CABLE FENCE

N/F COURTYARD MANAGEMENT CORPORATION
49-2((1))17A
ZONE: PRM
USE: VACANT
(REZONED WITH RZ 1999-PR-034)

EX. 17.5' STORM DRAIN ESMT. DB. 3393, PG. 509

S04°14'02"W 262.74'

UNDERGROUND DETENTION FACILITY

PROPOSED 16-STORY MULTI-FAMILY RESIDENTIAL BUILDING

LOT 11B
49-1((13)) 19B
OWNER: METRO PLACE III L.L.C.
ZONE: PDC
USE: OFFICE

LOT 9
T.M. #49-1 ((16)) 9

EX. TEMP. CONSTR. ESMT. DB 7363, PG. 1557

EX. INGRESS-EGRESS ESMT. DB. 7363, PG. 1557

N02°22'20"E 362.01'

SEE DETAIL

EXISTING 6-LEVEL PARKING STRUCTURE

EX 10' VEPCO ESMT DB 12077, PG 1815 (PG 1814 COVER SHEET)

PREVIOUSLY DEDICATED
DB. 5628, PG. 1890
(CROSS-HATCHED PORTION TO BE VACATED)
0.09 ACRES

LOT 8
T.M. #49-1 ((16)) 8A

ASPHALT CUL-DE-SAC (TO BE REMOVED)

R=50.00' A=336.07' A=252.68'

EX. 10' ESMT. FOR UTILITIES & STORM DRAINAGE DB. 3393, PG. 509 (PORTION VACATED IN DB 5601, PG 825)

R=25.00' A=30.77'

EDGE OF PAVEMENT

N85°37'40"W 361.00'

ASPHALT PARKING LOT

INV.=367.28

18.1'-18" RCP

LOT 31A
49-1((16)) 21A
OWNER: 72 3 VENTURE ASSOCIATES
ZONE: I-4
USE: INDUSTRIAL

LOT 7
SECTION 3
MERRILEE INDUSTRIAL PARK
49-1((16)) 7
OWNER: WASHINGTON BRICK AND TERRA COTTA COMPANY
ZONE: I-4
USE: OFFICE

MERRILEE DRIVE - ROUTE 6065
PUBLIC STREET (50' R/W)

618.17' TO PC MERRIFIELD AVENUE

399.52'-8" SAN. SEW.

EX. ASPHALT PARKING LOT

EX. 10' ESMT. FOR UTILITIES & STORM DRAINAGE DB. 3393, PG. 509 (PORTION VACATED IN DB 5601, PG 825)

ELECTRIC TRANSFORMER

ASPHALT PARKING LOT

RIP-RAP

EX.15' STORM SEWER ESMT. DB. 4953, PG. 325

HEADWALL

7.3'-33" RCP

STORM MH

253.8' 33" RCP

N85°37'40"W ~ 359.50'

EXISTING 2 STORY BRICK AND BLOCK BUILDING

PORTION OF PARCEL "A"
SECTION 3
MERRILEE INDUSTRIAL PARK
49-1((16)) PART OF "A"
OWNER: MERRILEE BUSINESS CENTER I L.P.
ZONE: I-4 AND I-5
USE: INDUSTRIAL

SOILS MAP
1" = 500'
8B WORSHAM SILT LOAM
13B BOWMANSVILLE
32B FAIRFAX SILT LOAM
55B GLENELG SILT LOAM

DETAIL
NOT TO SCALE

Scale 1" = 30'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	50.00	250°31'44"	218.63	------	81.65	S59°06'28"W
2	25.00	70°31'44"	30.77	17.68	28.87	S30°53'32"E

DATE	DESCRIPTION	BY
6/2/03	PER GRADING ISSUE	

REVISIONS

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 36 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

FOR INFORMATION ONLY!
COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 033857
12/31/07
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOEKTOHANN
No. 039021
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
WILLIAM M. HITMAN
No. 6012
PROFESSIONAL ENGINEER

EXISTING CONDITIONS CONCEPTUAL/FINAL DEVELOPMENT PLAN PATRIOT VILLAGE AT DUNN LORING METRO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' NOVEMBER 11, 2002

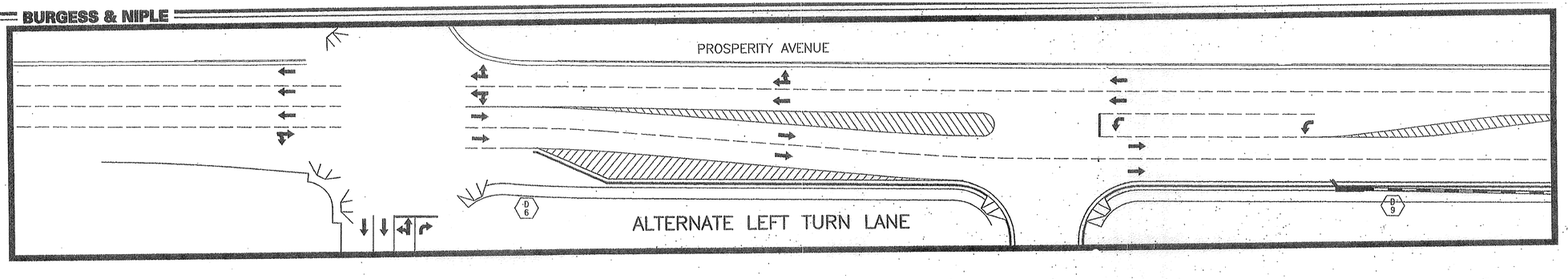
BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226 (703) 631-9630
DULLES, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
ROCKVILLE, MARYLAND

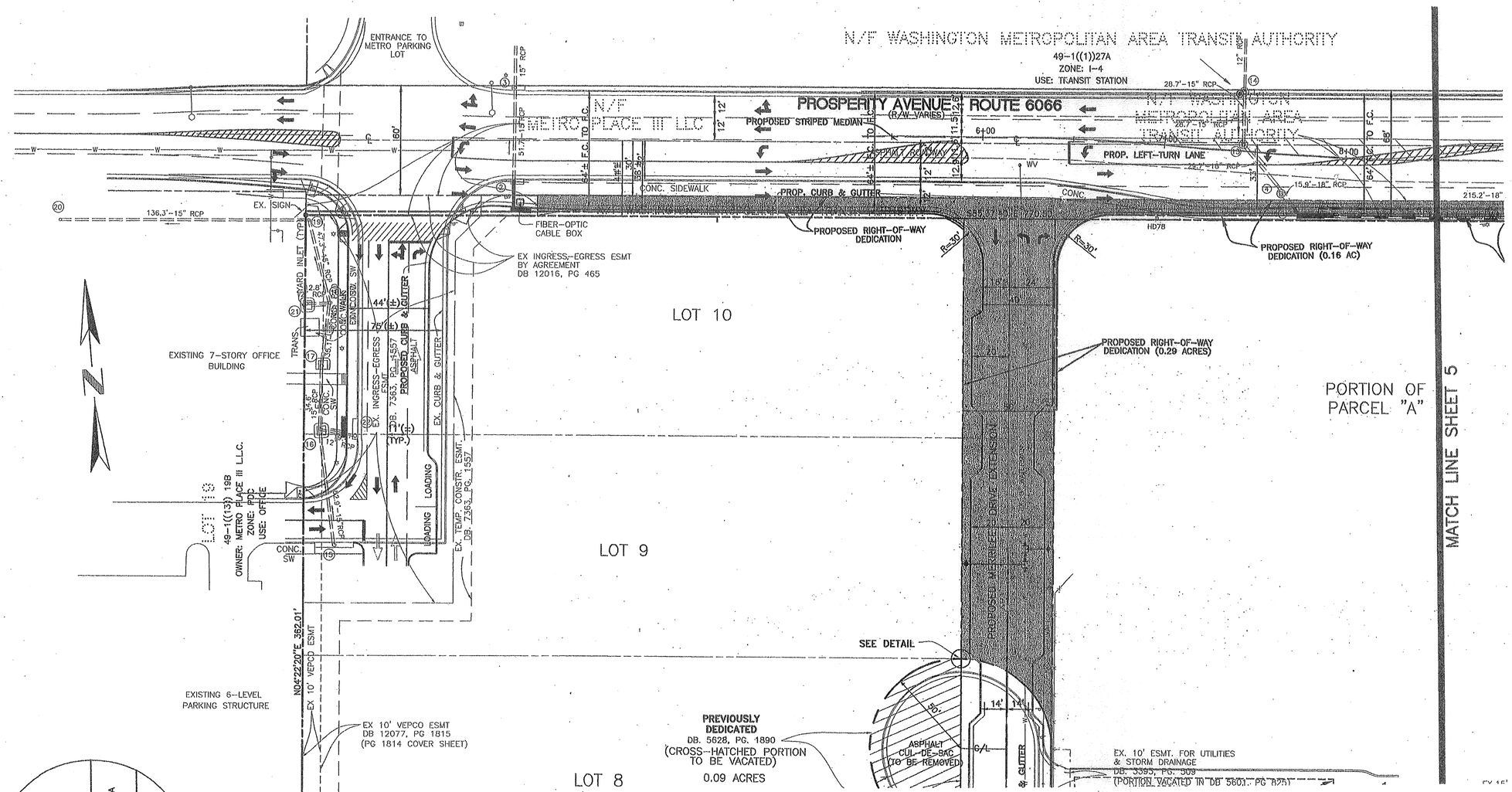
JOB: 98D047 PR: 31476 ~~SHEET 8~~ C-4312

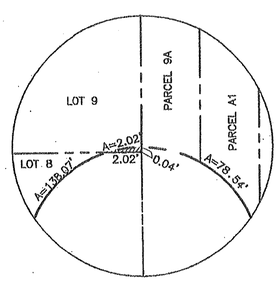
THIS SHEET FOR INFORMATION ONLY.

T:\98D047\CDP-FDP\CADD\03-EXCOND.dwg

BURGESS & NIPLE







DETAIL
NOT TO SCALE

6/2/03	PER GRADING ISSUE	
4/21/03	TRAVEL LANES ALONG PROSPERITY	
4/21/03	TRAVEL LANES FOR WESTERLY GARAGE BUILDING	
4/11/03	ROW DEDICATION/RESERVATION	
4/2/03	COUNTY COMMENTS	
1/20/03	VDOT & COUNTY COMMENTS	
DATE	DESCRIPTION	BY

REVISIONS

30 0 30 60 90
Scale 1" = 30'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 37 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOHRYOHANN
No. 039021
3/24/07
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
LINDA M. SMITH
No. 023911
12/31/03
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 039351
12/31/03
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION ONLY!

EXHIBIT SHOWING PROPOSED TRANSPORTATION IMPROVEMENTS PATRIOT VILLAGE AT DUNN LORING METRO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' DECEMBER 30, 2002

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226 (703) 631-9630
DULLES, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
ROCKVILLE, MARYLAND

JOB: 98D047 PR: 31476 ~~SHEET 4~~ C-4312

T:\98D047\EXHIBITS\CADD\TRANSPORTATION2.dwg

DATE	DESCRIPTION	BY
6/2/03	PER GRADING ISSUE	
5/9/03	TRAVEL LANES ALONG PROSPERITY	
4/11/03	ROW DEDICATION/RESERVATION	
4/2/03	COUNTY COMMENTS	
1/20/03	VDOT & COUNTY COMMENTS	

REVISIONS

TM #49-2-((1))-0015
PARK AND RIDE
PARKING LOT C

ENTRANCE TO METRO PARKING LOT
PARK AND RIDE ENTRANCE

PROSPERITY AVENUE – ST RTE 6066
WIDTH VARIES
35 MPH POSTED SPEED LIMIT
17,000 VPD

PROPOSED IMPROVEMENTS BY OTHERS

50.6'–15" RCP
15" RCP
74.5'–18" RCP
14.7'–18" RCP
215.2'–18" RCP
EX. CURB & GUTTER
PROP. CURB & GUTTER
EX. CURB & GUTTER

A=41.59'
R=390.00'
A=85.08'
R=430.00'
A=116.81'
R=150.00'
STD CG-11 ENTRANCE
13'X' CONC PAD & BUS SHELTER PER FX CO SPECIFICATIONS
UPGRADE EX RF-2-25-12(30) TO RF-2-25-12(20)
EX. CONCRETE WALK
S84°48'22"E 23.39'
N 06°55'E 101.28'
S 88°50'05" E

24' CG-7 MOUNTABLE CURB FOR LADDER TRUCK ACCESS
RF-2-25-12(20) TYP
A=79.54'
R=100.00'
CG-12 (TYP)
MEDIAN NOSE TO BE RECONSTRUCTED 8 FT BEHIND EX. NOSE (BY OTHERS)
AREA TO BE RESURFACED (BY OTHERS)

CROSS WALK AREA
PARK
TOWER
DR
NO STRIPPING

PROPOSED RIGHT-OF-WAY DEDICATION
RIGHT-OF-WAY (0.16 AC)

ENTRANCE MONUMENT SIGNAGE
ZONE: PRM
ZONE: PRM
STOP SIGN
PUBLIC S/W ESMT
8' CONC S/W
GEOBLOCK PAVERS

24' INGRESS/EGRESS ESMT
PROPOSED INTERPARCEL CONNECTION
2722 GALLOWS ROAD
10 STORY HOTEL
(206 UNITS)
GARAGE ENTRANCE
15' TEMP CONST. & GRADING ESMT
CONC S/W
PUBLIC S/W ESMT
EX. ASPHALT WALK
26.4'
46'
39.2'
34'
TO R/W

PORTION OF PARCEL "A"
MATCH LINE SHEET 4

EX. STORM DRAIN ESMT. (D.B. 2409, PG. 1)
EX. 175' STORM DRAIN. ESMT. (D.B. 1788, PG. 1)
S04°14'02"W 362.26'
N05°03'20"E 362.26'
10' SD ESMT
COURTYARD MANAGEMENT CORPORATION
ZONE: PRM
USE: VACANT
(REZONED WITH RZ 1989-PR-034)
PROPOSED IMPROVEMENTS BY OTHERS
24' INGRESS/EGRESS ESMT
LIMIT OF UNDERGROUND GAR
CANOPY
LOADING DOCK
APPROXIMATE LOCATION
EX. VEPCO ESMT.
(D.B. 1505, PG. 304)
LIMIT OF UNDERGROUND GARAGE
24' INGRESS/EGRESS ESMT
PROPOSED 16-STORY MULTI-FAMILY RESIDENTIAL BUILDING
16" CEC WATER ESMT
RAMP
SIGN
EX. CONC. APRON
EX. ASPHALT WALK
5' CONC S/W
S21°18'53"W 280.60'
PROP R/W
GALLOWS ROAD – ST RTE 650
VARIES
POSTED SPEED LIMIT
35 MPH
31,000 VPD
EX. CONC. APRON
CURB & GUTTER
STD CG-11 ENTRANCE (BY OTHERS)
8+00
7+00
6+00
CG-12
CG-12 (TYP)
AREA TO BE RESURFACED (BY OTHERS)

2726 GALLOWS ROAD
15 STORY RESIDENTIAL BLDG
(257 UNITS)
GARAGE ENT
LIMIT OF UNDERGROUND GARAGE
FUTURE S/W CONNECTION
S81°09'03"W 459.76'
EX. CONC. DRIVEWAY APRON

EX.15" STORM SEWER ESMT. DB. 4953, PG. 325
RIP-RAP
INV.=364.96
HEADWALL
7.3'–33" RCP
STORM MH
@EX.15" STORM SEWER ESMT.
253.8'–33" RCP
EXISTING 2 STORY BRICK AND BLOCK BUILDING
DECK
OF PARCEL "A"
CTION 3
NDUSTRIAL PARK

ESCROW IN THE AMOUNT OF $ TO BE COORDINATED WITH BONDS AND AGREEMENTS FOR THE FUTURE RIGHT TURN LANE. CONSTRUCTION TO BE TIMED WITH THE VDOT PLAN FOR ULTIMATE WIDENING IMPROVEMENTS TO GALLOWS ROAD (BY OTHERS)

ALL UTILITY RELOCATIONS ARE TO BE LOCATED OUTSIDE OF THE AREA DESIGNATED FOR FUTURE WIDENING AND TURN LANE IMPROVEMENTS ALONG GALLOWS ROAD.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 38 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
WILLIAM C. HITTMAN
No. 6013
6/2/03
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
No. 038[illegible]
7/31/03
PROFESSIONAL ENGINEER
FOR INFORMATION ONLY!

30 0 30 60 90
Scale 1" = 30'

EXHIBIT SHOWING
PROPOSED TRANSPORTATION IMPROVEMENTS
PATRIOT VILLAGE AT DUNN LORING METRO

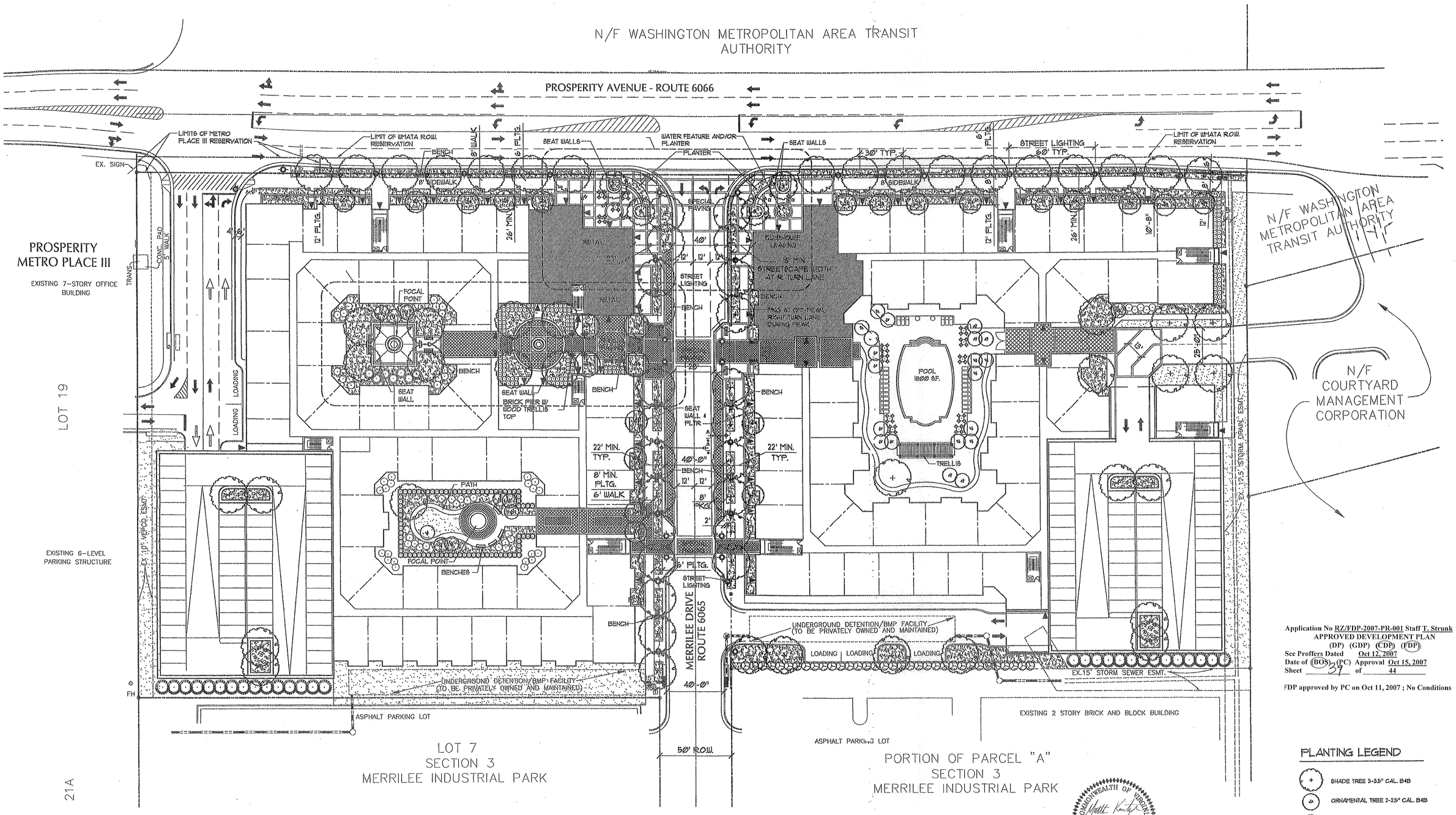
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' DECEMBER 30, 2002

BURGESS & NIPLE
160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226 (703) 631-9630
OFFICES IN CULPEPER, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
ROCKVILLE, MARYLAND

JOB: 98D047 PR: 31476 ~~SHEET 5~~ C-4312

T:\98D047\EXHIBITS\CADD\TRANSPORTATION2.dwg

THIS SHEET FOR INFORMATION ONLY.



Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 39 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

PLANTING LEGEND

- SHADE TREE 3-3.5" CAL. B&B
- ORNAMENTAL TREE 2-2.5" CAL. B&B
- EVERGREEN TREE 6-8' HT. B&B
- SHRUB 36" MIN. HT. CONT.
- PLTG. BED - INCLUDES SHRUBS, PERENNIALS AND/OR GROUNDCOVER
- LAWN

FURNISHINGS LEGEND

KEY	SYMBOL	QTY	MANUFACTURER	MODEL	DESCRIPTION
BCH		27	Landscape Forms	Scarborough	6' Bench, Standard
SSL		28	Lumec	L80-PCCS-SE-SF80	Streetscape Lantern, Pole Mounted

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 030021
9/24/07
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY

CONCEPTUAL STREETSCAPE PLAN

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

PATRIOT VILLAGE
AT DUNN LORING METRO

COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 030579
PROFESSIONAL ENGINEER

For information only.

N W E S

0 15' 30' 60' 90'

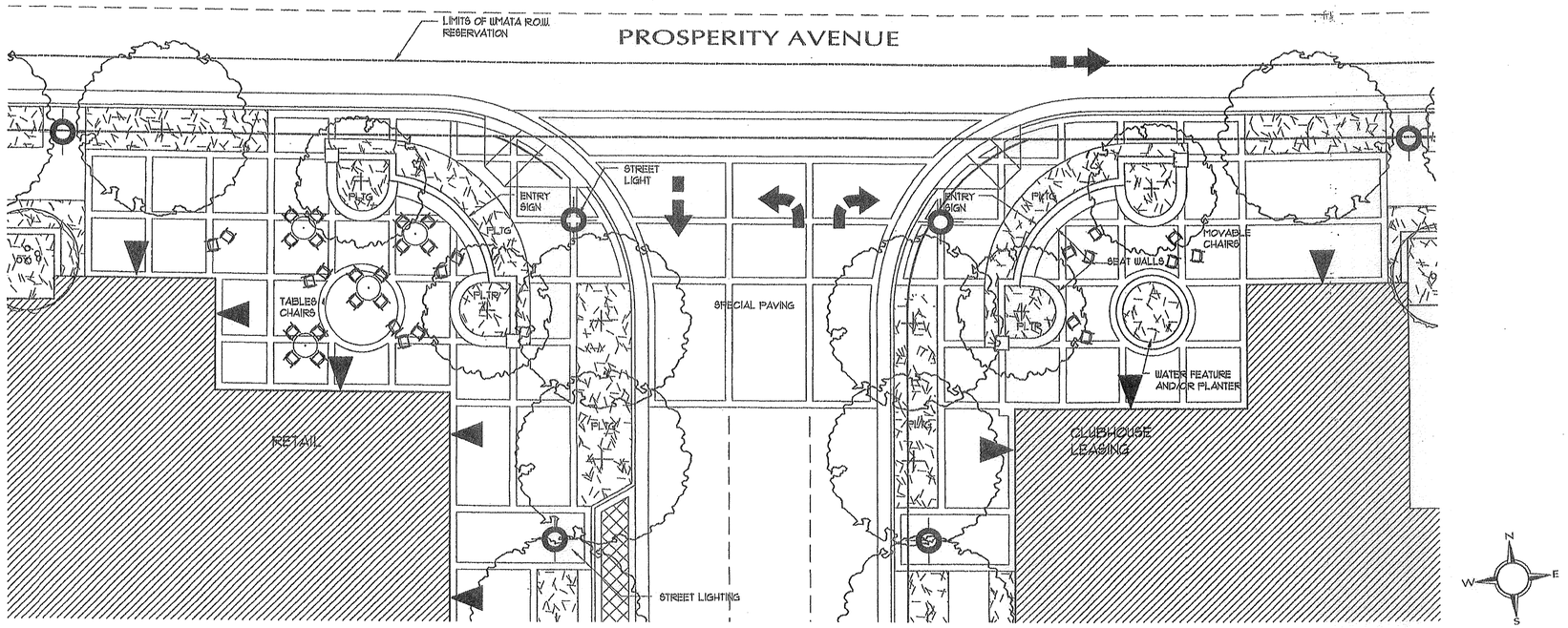
May 12, 2003

~~Sheet 6~~

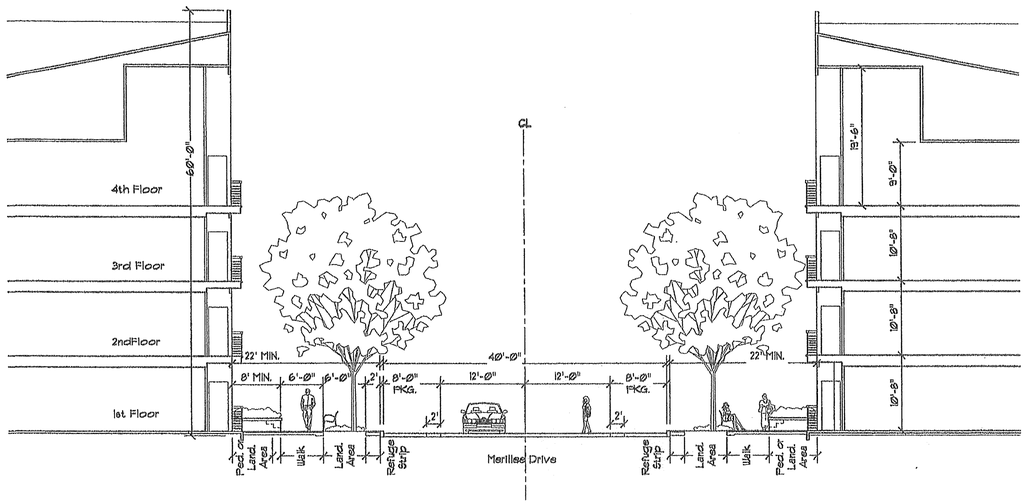
ZP-1733 SHEET 37 OF 42

THIS SHEET FOR INFORMATION ONLY

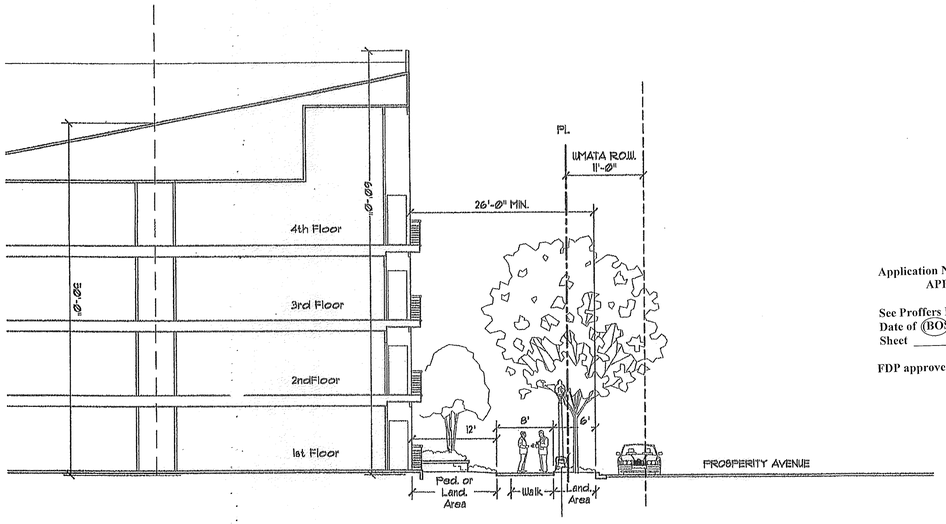
LSG, Inc. - G:\2002\22055 - Patriot Village\caddocs\CS\Zoning Submission 05-12-03\sd_ba_pv.dwg [Site Plan-Sheet 6-24x36] May 12, 2003 - 2:11pm dglennon



1 ENTRY PLAZA PLAN
Scale: 1"=10'



2 STREETSCAPE SECTION A
Scale: 1"=10'



3 STREETSCAPE SECTION B
Scale: 1"=10'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 40 of 44
FDP approved by PC on Oct 11, 2007 ; No Conditions

FOR INFORMATION ONLY
COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 033579
12/31/03
PROFESSIONAL ENGINEER

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

PATRIOT VILLAGE
AT DUNN LORING METRO

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
9/24/07
PROFESSIONAL ENGINEER

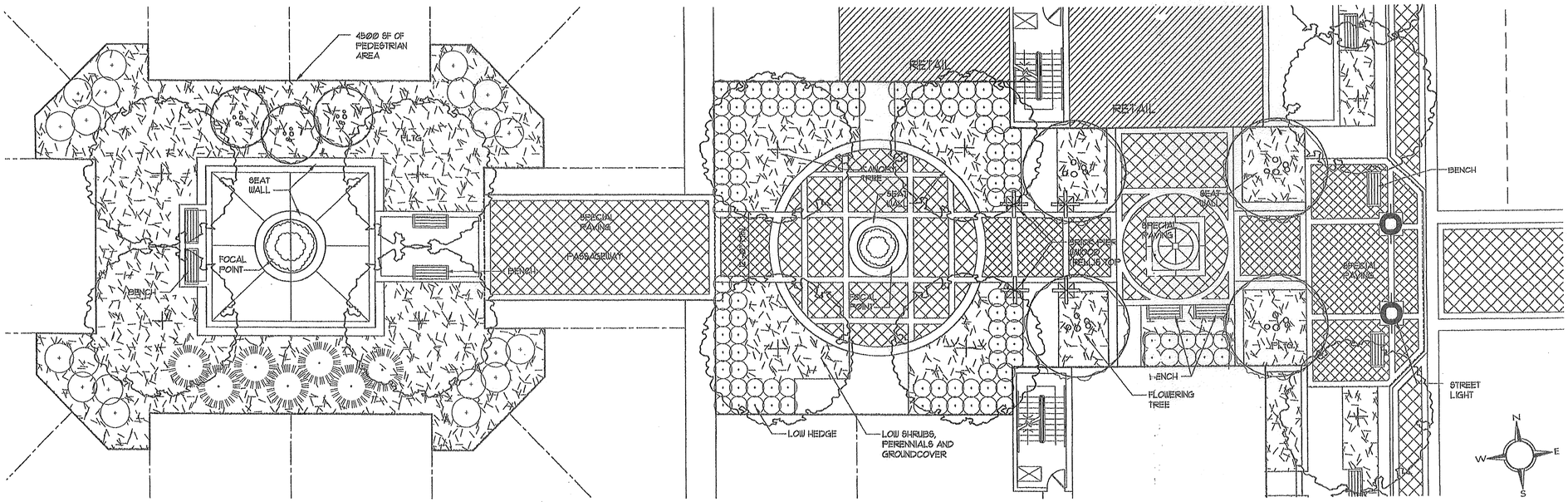
THIS SHEET FOR INFORMATION PURPOSES ONLY

0 5 10 20 30

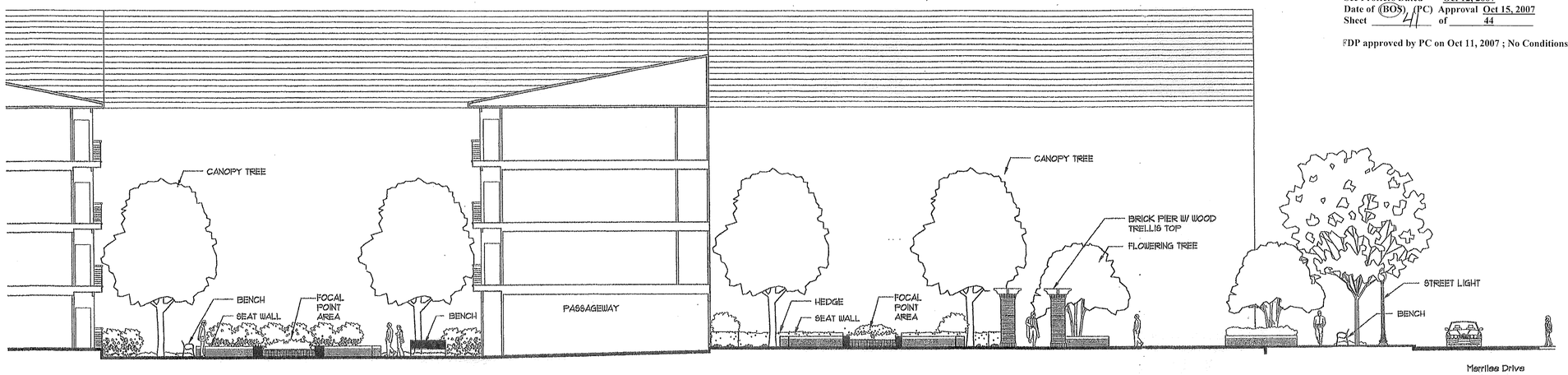
May 12, 2003

ZP-1733 SHEET 38 OF 42 ~~Sheet 7~~

LSG, Inc. - G:\2002\22056 - Patriot Village\caddocs\CS\Zoning Submission 05-12-03\sd_ba_pv.dwg [Details Sheet 7-24x36] May 12, 2003 - 2:08pm dglennon



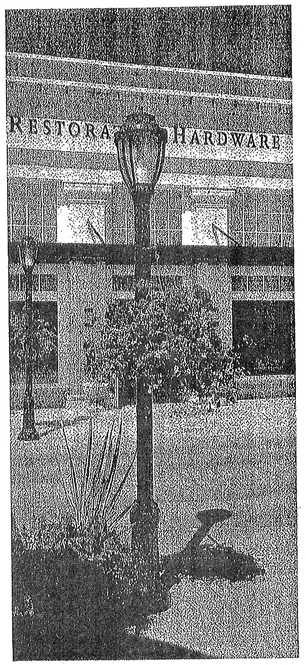
1 COURTYARD PLAN
Scale: 1"=10'



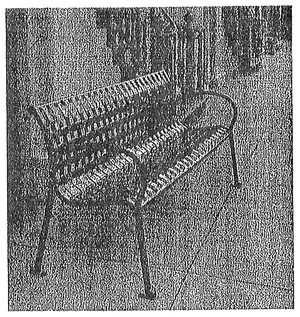
2 COURTYARD SECTION
Scale: 1"=10'

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 41 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions



Light Type 'SSL'



Bench Type 'BCH'

3 FURNISHINGS
NTS

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

PATRIOT VILLAGE
AT DUNN LORING METRO

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTMANN
No. 039021
PROFESSIONAL ENGINEER
5/24/07

THIS SHEET FOR INFORMATION PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 03387
PROFESSIONAL ENGINEER
5/24/07

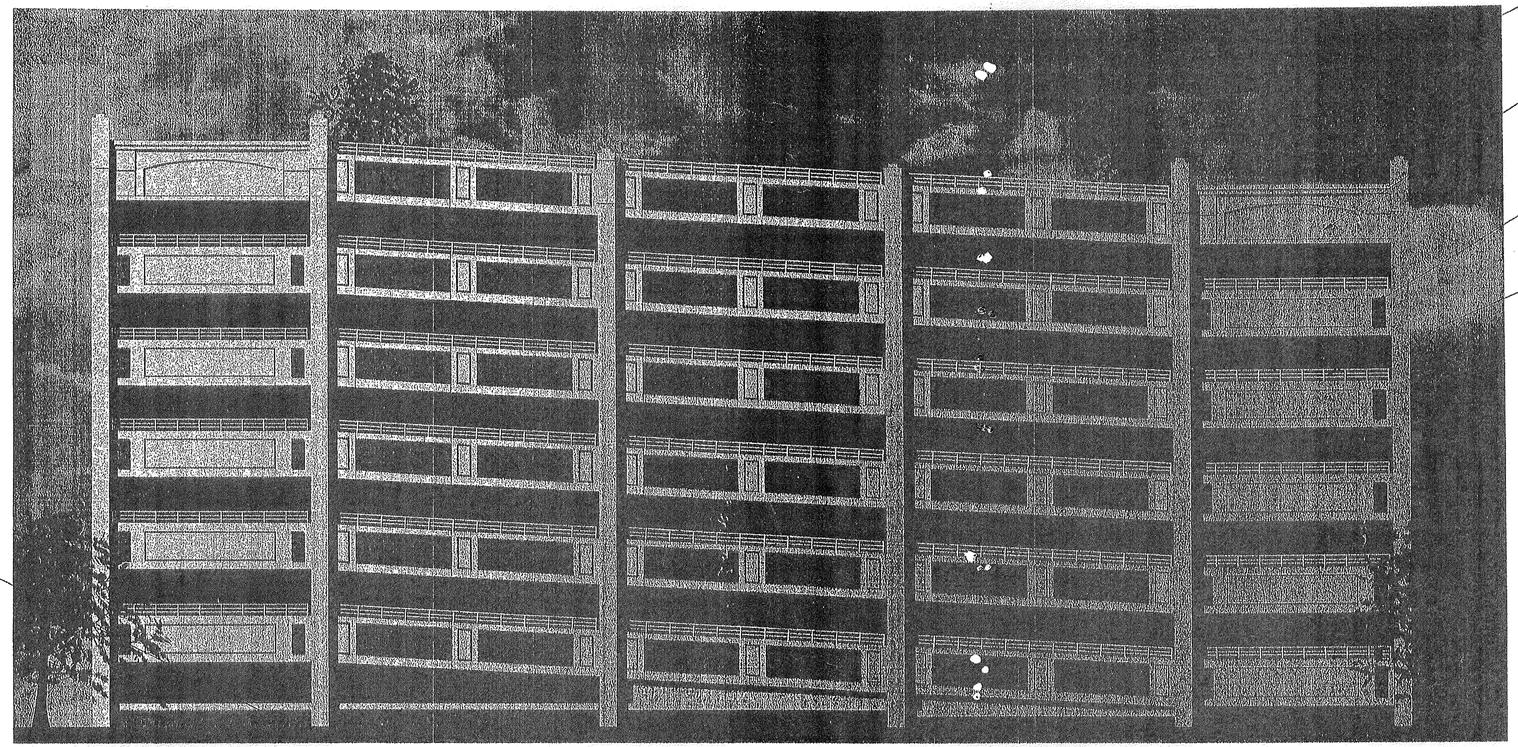
FOR INFORMATION ONLY.

May 12, 2003
~~Sheet 8~~

THIS SHEET FOR INFORMATIONAL ONLY

ZP-1733 SHEET 39 OF 42

LSG, Inc. - G:\2002\22056 - Patriot Village\caddocs\CS\Zoning Submission 05-12-03\sd_bg_pv.dwg [Details-Sheet 8-24x36] May 12, 2003 - 2:09pm dglennon



Conceptual Garage Elevation

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 42 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOECTGOHANN
No. 039021
PROFESSIONAL ENGINEER
9/24/07

THIS SHEET FOR INFORMATION PURPOSES ONLY

FOR INFORMATION ONLY.
COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 033[illegible]
12/3/03
PROFESSIONAL ENGINEER

PATRIOT VILLAGE

MERRIFIELD, VA.

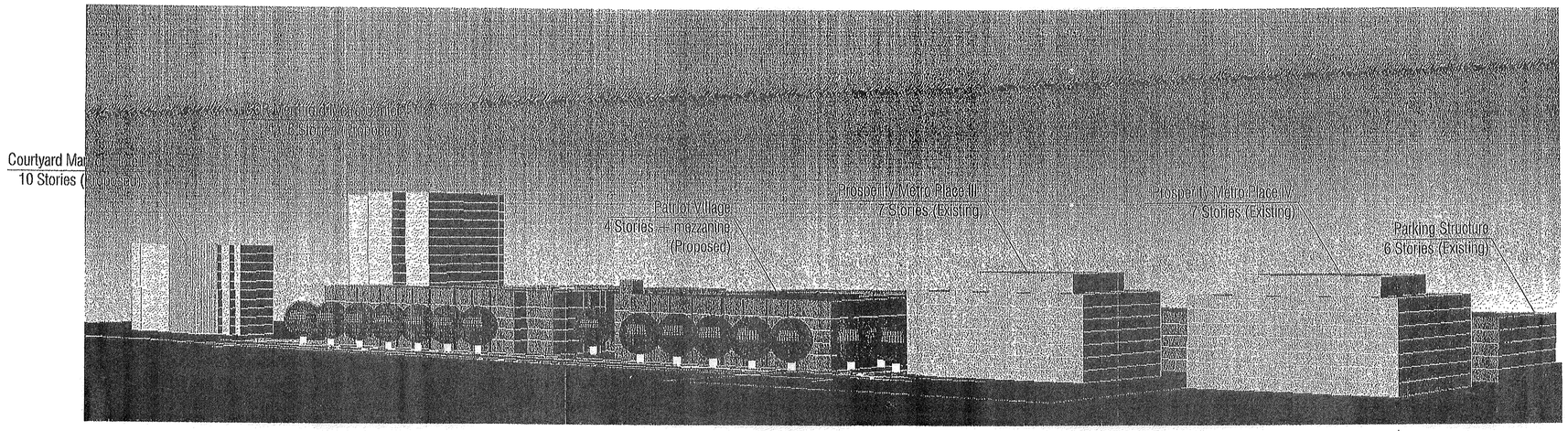
DSF/ LONG- METRO, LLC.

SK&I Architecture Design Group

Scale: 1/8"=1'
Date: 04/02/2003

~~A09~~

THIS SHEET FOR INFORMATION ONLY. ZP-1733 SHEET 40 OF 42



Massing Study
Prosperity Ave.

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 43 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

Conceptual Elevation (Partial)
Prosperity Ave.

PATRIOT VILLAGE

MERRIFIELD, VA.

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOIRTYOHANN
No. 039021
3/24/07
PROFESSIONAL ENGINEER

DSF/ LONG- METRO, LLC.

SK&I
Architectural Design Group

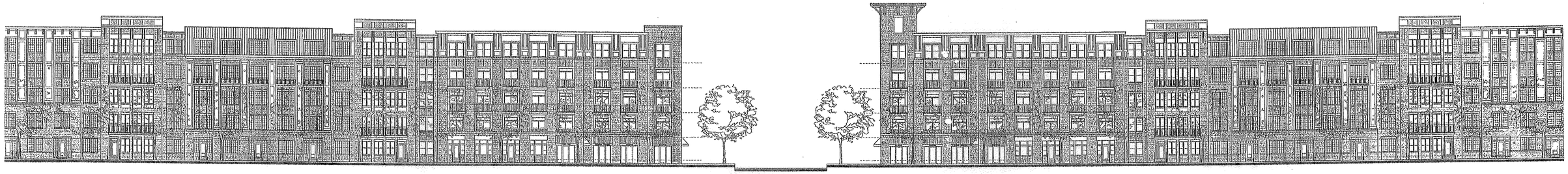
~~A10~~

Scale: 1/8"=1'
Date: 04/02/2003

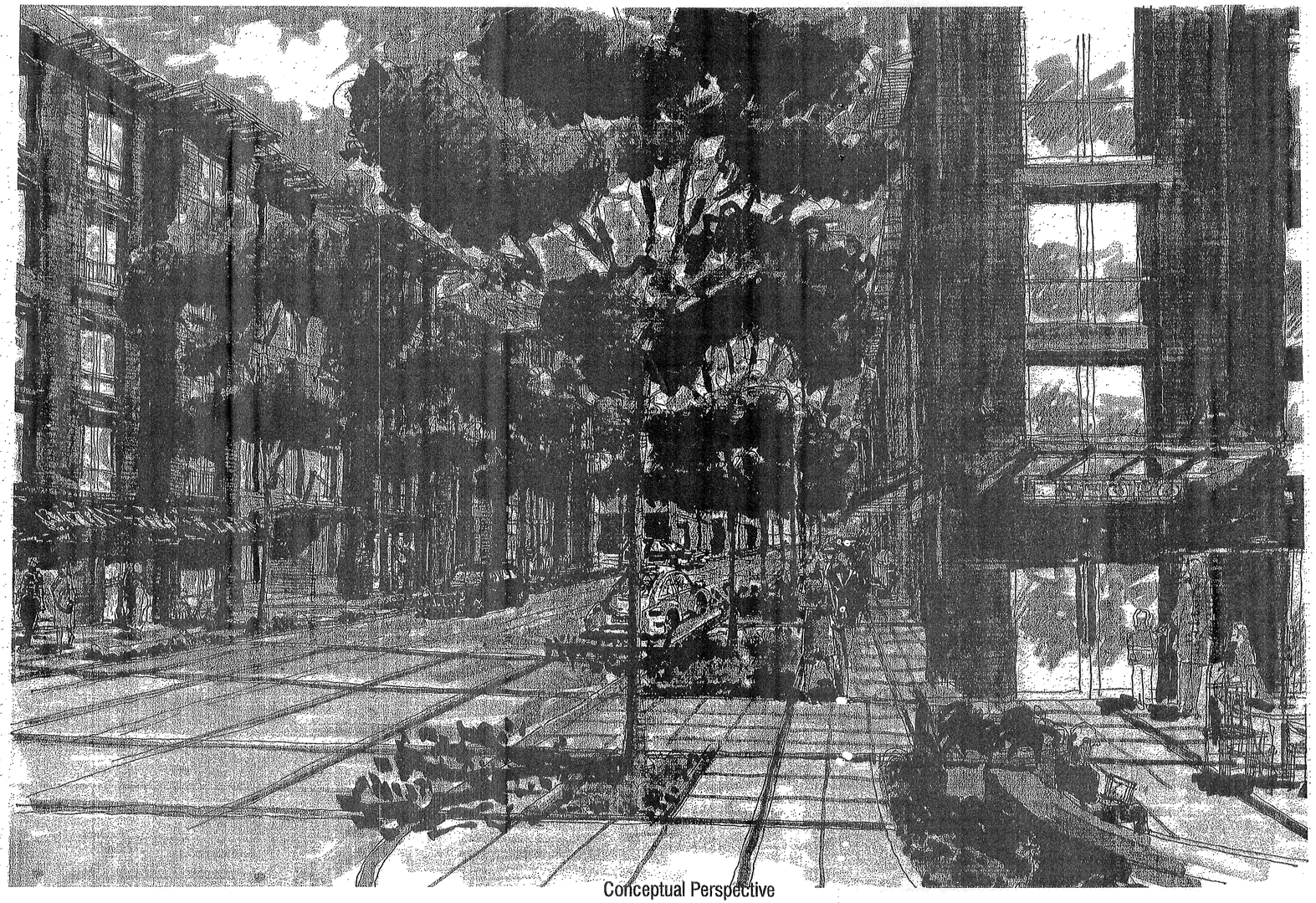
THIS SHEET FOR INFORMATION PURPOSES ONLY

THIS SHEET FOR INFORMATION ONLY.

ZP-1733 SHEET 41 OF 42



Conceptual Elevation Prosperity Ave.



Conceptual Perspective
Merrilee Drive

Application No RZ/FDP-2007-PR-001 Staff T. Strunk
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
See Proffers Dated Oct 12, 2007
Date of (BOS) (PC) Approval Oct 15, 2007
Sheet 44 of 44

FDP approved by PC on Oct 11, 2007 ; No Conditions

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOLKYOHANN
No. 039021
PROFESSIONAL ENGINEER
9/24/07

THIS SHEET FOR INFORMATION PURPOSES ONLY

FOR INFORMATION ONLY.
COMMONWEALTH OF VIRGINIA
EDMUND IGNACIO
No. 039[illegible]
PROFESSIONAL ENGINEER
11/3/03

PATRIOT VILLAGE

MERRIFIELD, VA.

DSF/ LONG- METRO, LLC.

SK&I
Architectural Design Group

Scale: Not to Scale
Date: 04/02/2003

~~A11~~

THIS SHEET FOR INFORMATION ONLY. ZP-1733 SHEET 42 OF 42