



County of Fairfax, Virginia

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

March 25, 2008

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for RZ/FDP 2004-LE-012, Groveton Heights, Tax Map Parcels 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; 93-1 ((38)) (1) 1, 4, and 7: Building Layout, Parking, Access, and Open Space

Dear Ms. Strobel:

This is in response to your letter of January 18, 2008, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2004-LE-012 and the Final Development Plan (FDP) and development conditions approved by the Planning Commission with FDP 2004-LE-012. As I understand it, there are several modifications proposed which will be described or summarized individually below. This determination is based on your letter and an attached exhibit, entitled "Groveton Heights" prepared by The Preston Partnership, LLC, dated January 15, 2008, and the attached proffers and CDP/FDP sheets. Copies of your letter and relevant exhibits are attached.

The CDP/FDP and proffers approved in conjunction with RZ 2004-LE-012 permit the construction of a single 360,000 square foot mixed use building consisting of 290,000 square feet of residential, a minimum of 50,000 square feet of office, and a minimum of 20,000 square feet of other secondary uses, including retail. The subject property is surrounded by Richmond Highway, Memorial Street, Donora Drive, and Groveton Street. The approved building elevations depict an urban residential character.

Your letter states that the developer, Redbrick Development Group, LLC, proposes modifications to the layout, parking, site access, and the open space/recreation areas. You state that the proposed modifications are a result of final engineering and market considerations.

The first question is whether proposed modifications to the project layout are in substantial conformance with the proffers, the CDP, the FDP, and the development conditions. The primary modification proposed is to relocate the office use that was approved within the south/southeast portion of the building and integrated within the retail and residential uses to the northeast corner of the site in a separate building. You argue that the overall visual appearance of the buildings will remain substantially the same on all sides. The transitions and taper down to the adjacent

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290
Fax 703-324-3924
www.fairfaxcounty.gov/dpz/

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

residential uses will be maintained. The distribution of uses is proposed to shift slightly so that the residential use is reduced from 290,000 square feet to 275,570 square feet, office use is increased from 50,000 square feet to 54,000 square feet, and retail use is decreased from 50,000 square feet to 30,800 square feet. You do not propose to exceed the maximum FAR of 1.8. You state that the proposed physical separation between the office and residential uses is a result of different floor-to-floor heights between the two uses and different building code requirements. You further state that a physical link between the two uses is not economically feasible; however, in order to maintain the appearance of one structure along Richmond Highway, you propose to construct an arch connecting the two buildings that spans the Richmond Highway entrance.

The second question is whether the proposed modifications to the parking and access are in substantial conformance with the proffers, the CDP, the FDP, and the development conditions. The approved CDP/FDP shows 785 parking spaces on four levels of an integrated garage. The parking is partially below grade on the north side of the building and exposed on the south side of the building because of the existing topography. Portions of the building are built over the raised parking structure. You state that the parking garage has been redesigned as a centrally located seven level structure with approximately 2.5 levels of parking below grade. The number of parking spaces is proposed to be reduced from 785 to 575 spaces as permitted in the Richmond Highway Commercial Revitalization District (CRD). The Memorial Street access to the parking garage is proposed to be eliminated so that access is only from Richmond Highway and Groveton Street. You state that landscaping will be provided on top of the proposed garage in accordance with Zoning Ordinance requirements.

The third question is whether the proposed relocation of the open space, which includes the swimming pool and landscaped plaza areas, from the top of the structured parking to an at-grade location within the interior of the development is in substantial conformance with the proffers, the CDP, the FDP, and the development conditions. You are proposing to consolidate the two open plaza areas into one area that is located west of the pool. The pool and plaza are proposed to be surrounded by four and five level structures. You have submitted 12 p.m. shadow studies on June 20, July 20, and September 1, which show that over half of the pool is in shadow by September 1.

The proposed layout and design represent a change in character of the approved project. You propose to develop two, instead of one, building; change the parking location and design; eliminate an access point; and, relocate rooftop recreational facilities to an at-grade location surrounded by building. Elimination of an access point at such a location could negatively impact the surrounding transportation network and represents a significant departure from the access that was reviewed and approved with the rezoning.

It is my determination that the proposed modifications to the building layout, parking, access, and open space as depicted on the attached exhibit are not in substantial conformance with the proffers, the CDP, the FDP, and the development conditions.

Lynne J. Strobel

Page 3

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RC/MAG/N:\Proffer Interpretations PI\Groveton Heights (RZ 2004-LE-012)layout.doc

Attachments: A/S

cc: Jeffrey McKay, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ 2004-LE-012, PI 0801 007, Imaging, Reading File



December 27, 2007

RECEIVED
Department of Planning & Zoning
JAN 10 2008
Zoning Evaluation Division

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Conceptual/Final Development Plan and Proffer Interpretation Request
Vienna Estates at Suncrest (Woodford Place)
RZ 2003-PR-043
LDC Project #95110-5-2

Dear Mrs. Coyle:

The purpose of this correspondence is to request your formal interpretation regarding the Vienna Estates at Suncrest (Woodford Place) Conceptual/Final Development Plan. On July 26, 2004, the Fairfax County Board of Supervisors approved a rezoning from R-1 to PDH-3 on the subject property for the purpose of creating thirty-three single-family residential lots. Specifically, thirty-two new residential houses were proposed and one existing house (Christian Relief Services) was proposed to remain. A copy of the approved Conceptual/Final Development Plan (C/FDP) is attached for your reference. A subdivision plan (8352-SD-002-2) was submitted and approved by Fairfax County on December 14, 2005. The record plat was subsequently recorded August 25, 2006 in Deed Book 18714 at Page 177.

When approved, the subdivision plan reflected the approved C/FDP in regards to the configuration of the proposed lots and roads. Specifically, the configuration of Lots 1 and 32 and Parcel F matched the approved C/FDP. In the nine months between approval of the subdivision plan and recordation of the record plat, the Applicants submitted a new rezoning application on the entire subject property to incorporate Fairfax County Tax Map Parcel 39-3 ((1)) Parcel 57 into the proposed subdivision and permanently terminate the proposed cul-de-sac in a location slightly different than that originally approved. As a result of the pending rezoning, a subdivision plan revision (8352-SDV-002-A-2) was approved on April 19, 2006 showing the construction of the temporary cul-de-sac to permanent standards with curb and gutter around the perimeter of the cul-de-sac. As part of this revision, the size of Lot 1 was reduced from approximately 13, 221 square feet to approximately 8,022 square feet, the size of Lot 32 was increased from approximately 7,561 square feet to approximately 9,624 square feet and the size of Parcel F increased from approximately 2,062 square feet to approximately 5,199 square feet. In addition, Parcel F was relocated north of Falcone Pointe Way and adjacent to Lot 1. The recorded plat for this subdivision reflects the changes made with Revision A and currently reflect what is constructed. Please see the attached Exhibit 1 reflecting the existing lot configuration in the vicinity of the cul-de-sac and as constructed and approved.

On December 4, 2007, Land Design Consultants, Inc. (LDC) met with Mr. Kevin Guinaw and Mrs. Cathy Lewis regarding this request. The request proposes the following:

1. Prepare a subdivision plan revision and resubdivision plat to relocate Parcel F to the South Side of Falcone Pointe Way and adjacent to Lot 32 consistent with the approved C/FDP. This will result in Lot 1 and 32 and Parcel F reflecting the lot areas and configuration established with the C/FDP.

2. The existing temporary cul-de-sac will be removed and extended onto Parcel 57 and built to permanent standards for ease of maintenance and as typically requested by the Virginia Department of Transportation (VDOT). The existing asphalt trail which provides access from Falcone Pointe Way to Electric Avenue will be reconstructed as depicted on Exhibit 2. All existing encumbrances shall be removed from Lot 32 in accordance with Proffer #4 and a dwelling constructed in accordance with the C/FDP.
3. Concurrently with the above plan revisions and plats, LDC will submit a non-bonded infill lot grading plan for Parcel 57 showing the proposed house and grading. The aforementioned Exhibit 2 reflects the ultimate Limits of Clearing and Grading for the construction of the relocated temporary cul-de-sac and dwellings on Lot 32 and Parcel 57. Parcel 57 is not and will not be part of the Vienna Estates at Suncrest Subdivision, therefore the density of this subdivision will not increase from that approved with the original rezoning. Parcel 57 is approximately .8061 acres and is currently zoned R-1. Therefore the subject property only has sufficient area for one house. No increase in density for the Vienna Estates at Suncrest Subdivision or Parcel 57 is proposed as a result of this effort.

As a result of the efforts described above a plat will be prepared for Parcel 57 to encompass the temporary cul-de-sac with a temporary turn around easement as well as other ancillary easements. The applicant shall also create a reservation for future right-of-way dedication which would permit the future extension of Falcone Pointe Way to Electric Avenue by others as contemplated on the C/FDP. In addition, subject to the approval of the Fire Marshal, a 20' emergency access easement only will be provided from the right-of-way of Electric Avenue to the temporary cul-de-sac. Lastly, Exhibit 2 contemplates two access points for the dwelling on Parcel 57 which are subject to VDOT approval.

LDC has solicited the opinion of the Vienna Estates at Suncrest Homeowners Association with respect to this proposal. The HOA has reviewed the plans and is in support of the proposal. Please see the attached "Seen and Agreed" letter dated December 18, 2007.

In accordance with approved Proffer 1, "development of the property shall be in substantial conformance with the plan entitled "Conceptual Development Plan/Final Development Plan Woodford Place." Further, "minor modifications to the approved C/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance provided they are in substantial conformance with the approved C/FDP." Specifically, minor modifications are permitted if they are in response to "issues of topography... structural safety, layout, design, and vehicular circulation." Land Design Consultants, Inc. (LDC) believes the proposal as described previously is in substantial conformance.

Additionally, the above is in accordance with the following standards listed in Section 16-403(4) of the Zoning Ordinance:

- The proposed relocation of the cul-de-sac and trail will not change the amount of land area or permit a more intensive use. No additional lots will be created in the Vienna Estates at Suncrest Subdivision and the approved density will not change. On the original C/FDP, thirty-three lots were approved, with Lot 32 becoming a buildable lot upon the extension of Falcone Pointe Way, per proffer #4. Due to the relocation of Falcone Pointe Way, Lot 32 is now a buildable lot. Again, Parcel 57 will not be part of the Vienna Estates at Suncrest Subdivision and this parcel is being developed in accordance with the R-1 Zoning Requirements. Parcel 57 is a buildable lot with or without the extension of Falcone Pointe Way onto the subject property.
- The proposed relocation will not result in an increased parking requirement. Again, no change in the number of approved lots in Vienna Estates at Suncrest is proposed and the total number of

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
Re: Conceptual/Final Development Plan and Proffer Interpretation Request
Vienna Estates at Suncrest (Woodford Place)
RZ 2003-PR-043

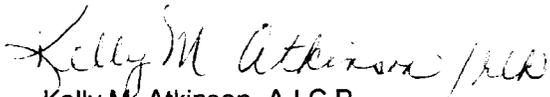
December 27, 2007
Page 3 of 3

parking spaces as approved with the C/FDP continues to be provided with the proposed relocation. The Applicant is not proposing the elimination of any approved parking spaces.

- The proposed relocation will not permit uses other than those approved pursuant to the rezoning. No change in use is proposed with this interpretation.
- The proposed relocation will not reduce the effectiveness of approved transitional screening, buffering, landscaping, or open space. In addition, the proposed relocation will not permit changes to bulk, mass, orientation or location, which adversely impacts the relationship of the development or part thereof to adjacent property. The relocated cul-de-sac will be accommodated within the existing and proposed cleared areas and does not encroach into any required screening or buffering. No reduction in landscaping is proposed.
- The proposed relocation will not result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping areas.
- The proposed relocation shall not include the addition of any building or additions to buildings except as permitted in Section 9-004(4). No new buildings are proposed in the Vienna Estates at Suncrest Subdivision other than those approved with the original C/FDP.

As previously stated, LDC has included a copy of the approved C/FDP, an exhibit reflecting the currently recorded lot configuration on Lots 1 and 32 and Parcel F as well as an exhibit showing the proposed revision to the cul-de-sac location, trail location and configuration of Parcels 1 and 32 and Parcel F as well as the proposed house on Parcel 57 and a copy of the record plat of the subdivision. I would greatly appreciate your expeditious review of this information. If you have any questions or require additional information, please do not hesitate to contact me. Thank you and I look forward to hearing from you soon.

Sincerely,



Kelly M. Atkinson, A.I.C.P.
Senior Project Planner

Cc: Kevin Guinaw, Fairfax County Department of Planning and Zoning
Shawn Boyle, Marquis Custom Homes w/Enclosures
Matt Marshall, L.S., A.I.C.P., Land Design Consultants, Inc.
File



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

January 18, 2008

RECEIVED
Department of Planning & Zoning
JAN 18 2008
Zoning Evaluation Division

VIA HAND DELIVERY

Regina C. Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507

RE: Groveton Heights
RZ 2004-LE-012
Tax Map Parcel 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; 93-1 ((38)) (1) 1, 4 and 7

Dear Ms. Coyle:

Please accept this letter as a request for an interpretation of the Conceptual Development Plan/Final Development Plan (CDP/FDP) and proffers associated with RZ 2004-LE-012, approved by the Board of Supervisors on July 11, 2005. A copy (18" x 24" reduction) of the approved CDP/FDP and proffers has been enclosed for your convenient reference. This request for minor modifications is submitted in accordance with the proffers and Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Ordinance").

The CDP/FDP and proffers approved in conjunction with RZ 2004-LE-012 permit the construction of a single 360,000 square foot mixed use building. The building is specifically approved for 290,000 square feet of residential dwellings (including multi-family and single-family attached residential units), a minimum of 50,000 square feet of office, and a minimum of 20,000 square feet of other secondary uses, including retail. A total of 785 parking spaces are provided in an integrated parking garage. The building, referred to as Groveton Heights, is surrounded by four streets: Richmond Highway, Memorial Street, Donora Drive and Groveton Street. The overall character of the building is urban residential and tapers down from the Richmond Highway frontage, which is predominantly commercial, to Donora Drive, which is developed with single-family residential homes.

The developer, Redbrick Development Group, LLC, proposes minor modifications to the approved building, while maintaining its overall character and mix of uses. The exterior design of the building and the building materials are the same, as well as peripheral setbacks and height. Modifications are proposed to the internal configuration of the building; including parking, open space and the location of uses; and points of access. These modifications are necessary as a result of final design and market considerations, and may be approved administratively as they are in substantial conformance with the approval. Further, minor modifications are permitted in

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

accordance with proffer 1.b. of RZ 2004-LE-012. Proffer 1.b. reserves the right to make minor modifications to elements such as building layout, building footprint, and location of entrances/exits of the proposed development. A number of exhibits are enclosed with this request to illustrate the proposed modifications.

Design

The overall design of the building is substantially the same as originally approved. The approved uses remain in a single building that is urban and residential in appearance. As demonstrated in the attached site tabulations, the square footage of each use; residential, office and retail, is within the amounts identified in the approved proffers. The residential square footage has decreased slightly from 290,000 gross square feet to 275,570 gross square feet. The CDP/FDP and proffers established minimum square footages for office and retail as 50,000 and 20,000 gross square feet, respectively. The developer proposes 54,000 gross square feet of office development and 30,800 square feet of retail development. All of the proposed square footage does not exceed the 1.8 maximum FAR established for the overall site.

Architectural elevations of each side of the building are included in the CDP/FDP with the label, "For Illustrative Purposes Only." Architectural elevations have been included with this submission to illustrate that the visual appearance of the building will remain substantially the same from all sides. The building will taper down from the predominately commercial development along Richmond Highway to the existing residential community as originally envisioned. The side of the building adjacent to Donora Drive will continue to have the appearance of single-family attached residential development as an appropriate transition to the residential neighborhood. Office and retail uses will remain oriented to Richmond Highway, with a slight adjustment. The office use that was shown on the CDP/FDP to be located within the south/southeast portion of the building has been shifted to the northeast corner of the site. The relocation will result in a more successful office component. The existing office building located on the opposite side of Groveton Street compliments an office use in the proposed location. This shift also allows additional retail square footage in proximity to existing retail uses on Memorial Street, creating a synergy that will benefit both properties. The visual appearance of the building from Richmond Highway will be substantially the same and include a vibrant mix of uses. A physical separation of the office from the residential is necessary as a result of different floor-to-floor heights between the two uses, and different building code requirements. While a physical link between the two uses is not economically feasible, the separation of the office component is minimized with a proposed arch that spans the entrance on Richmond Highway that continues to be right-in only. As a result, the building maintains a unified façade that is compatible with the urban streetscape envisioned for the Richmond Highway Corridor. In addition, the entire project will be constructed in one phase of development. The building design is a similar high quality to that that was originally approved and the building materials are consistent with the proffers. Street trees and other streetscape features along all property frontages will be provided as proffered and as illustrated on the CDP/FDP.

Parking and Site Access

The approved CDP/FDP illustrates 785 parking spaces on four levels of an integrated garage. The parking is partially buried on the north side of the building and exposed on the south side of the building. Portions of the building are built over the raised parking structure. The proposed parking configuration has been modified in response to final design and market conditions.

As illustrated on the enclosed sections and layout, the parking garage has been redesigned as a centrally located seven level structure. Approximately 2 ½ levels of the parking structure are buried below grade, which takes advantage of the site's existing topography. The central location of the parking structure allows it to be visually screened from the perimeter of the property. The proposed number of parking spaces has been reduced to 575 as shown on the enclosed tabulation. A reduction in parking of up to 20% is permitted in the Richmond Highway Commercial Revitalization District, and is consistent with Proffer 7 that reserves the right to request parking reductions. Given the mix of uses on the property and different peak hours of use, adequate parking will be available for all tenants, residents, and visitors throughout the day.

The parking garage will be served by three points of access; a right-in entrance on Richmond Highway; and two access points on Groveton Street that permit full turning movements. This proposal differs from the CDP/FDP as an access point has been removed from Memorial Street. The Memorial Street access was the subject of a lot of discussion during the processing of the rezoning application. The concerns included the heavy volume of traffic on Memorial Street; the congestion at the intersection of Memorial Street and Richmond Highway that creates back-ups along the Groveton Heights' frontage; and the traffic and turning movements associated with the commercial shopping center on the opposite side of Memorial Street. For these reasons, and the interior reconfiguration of the building, the access to Memorial Street has been eliminated. The proposed access points will allow for the entry and exit of vehicles in an orderly fashion with the least amount of vehicular conflicts.

Landscaping will be provided on top of the proposed parking garage in accordance with Ordinance requirements.

Open Space and Recreation Areas

The CDP/FDP illustrates two landscaped plaza areas and a swimming pool on top of structured parking as outdoor recreation facilities. Proffer 11 further described recreation facilities for the residents as including a swimming pool, a community center with exercise facilities, and passive recreation such as picnic areas, seating areas and formal gardens. The amount of open space shown on the CDP/FDP is 20%.

The reconfiguration of the building and parking structure has resulted in a reevaluation of the best location for recreation facilities for the residents to ensure accessibility and usability. The enclosed layout illustrates a swimming pool and landscaped plaza area at grade. The location is central to the residential portion of the building to ensure accessibility. It also provides a

January 18, 2008

Page 4

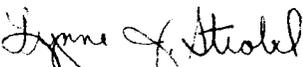
courtyard that allows light and air to circulate between the buildings and pleasant views for the interior residential units. One open space area, instead of two, allows a larger contiguous area of recreational amenities that will more likely be used by the residents. The swimming pool is located at grade and, to ensure that it will not be adversely impacted by the adjacent buildings, a shadow study was conducted. Modeling was performed for June 20 at 12:00 p.m.; July 20 at 12:00 p.m.; and September 1 at 12:00 p.m. As evidenced by the enclosed study, shadows did not adversely impact the swimming pool and plaza area. Open space of approximately 26% results from the revised layout. The other on-site amenities as described in the proffers will continue to be provided.

The above-described modifications are proposed in response to issues of final design and market considerations and are in substantial conformance with the approved CDP/FDP and proffers. Further, in accordance with the requirements of paragraph 4 of Section 16-403, the proposal does not result in any intensification to the prior approval; propose uses not previously approved; create an increased parking requirement; modify approved transitional screening, bulk or building mass; modify stormwater management; or result in building additions. As such, the proposed modifications may be approved administratively and I would ask for your favorable consideration.

Should you have any questions, or require additional information, please do not hesitate to give me a call. I would appreciate any comments to this request as soon as possible should you believe that adjustments are necessary. I look forward to hearing from you soon, and, as always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

Enclosures

cc: Cathy Lewis (w/encls.)

Mary Ann Godfrey (w/encls.)

Tim Mulcahy

Jon Hass

Daryl Butcher

Peter Rinek

Mark Drake

Martin D. Walsh

Groveton Heights

Project Number: 0799403

Site Tabulation

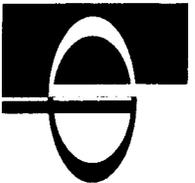
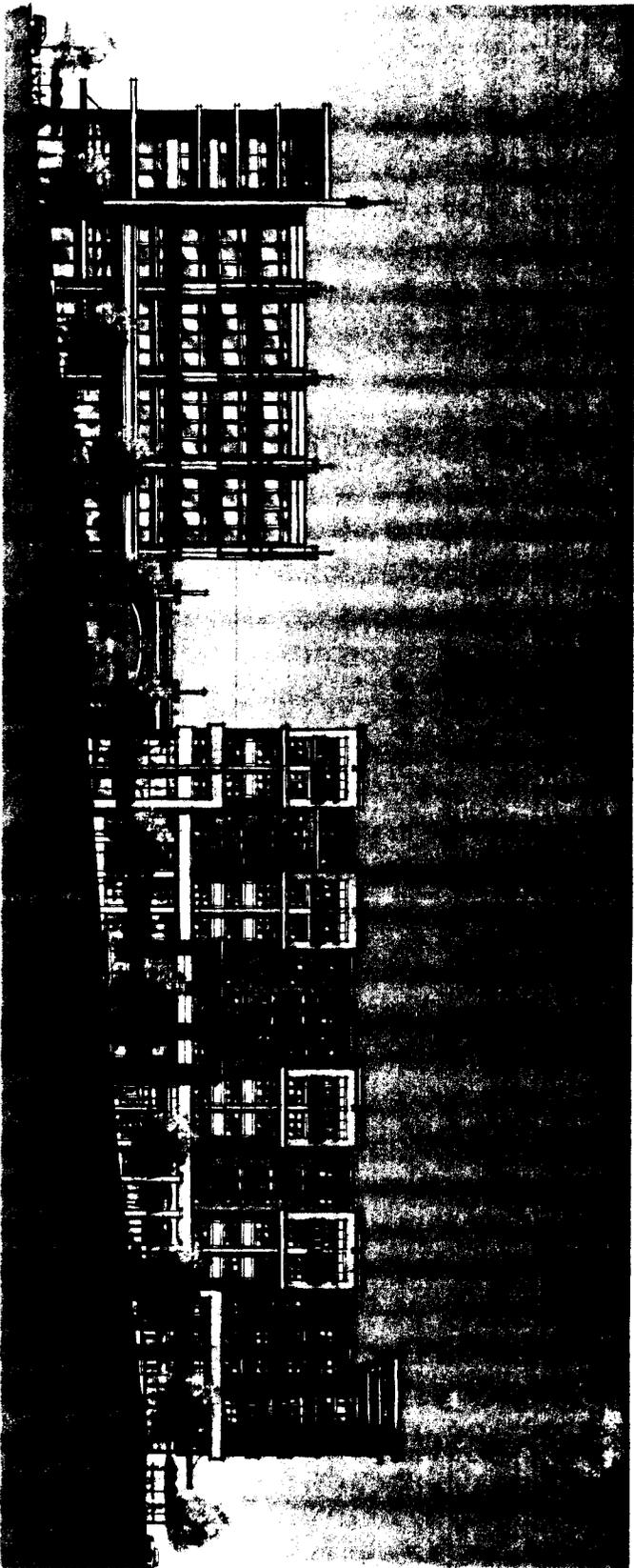
Date: 01/15/09

Date: Jan. 15, 2008

Building	Residential			Retail		Office		Parking	
	GSF/floor	Total GSF	Units/floor	Total units	Gross sq.ft.	Gross sq.ft.	Required	20% reduction	Provided
Building A (5 story)					13,500	54,000	226	181	190
Building B(4 story w/ Basement)	25,090	103,470	21	86			138	110	116
Building C(5 story w/ Basement)	10,040	55,600	9	49			79	63	66
Building D (6 story)	22,300	116,500	20	100	17,300		242	194	203
Total		275,570	235		30,800	54,000	685	548	575

Note:

- The required parking number are based on
 Residential- 1.6 sp/ unit
 Retail- 1 per 200 sf for the first 1000 sf net + 6 spaces per additional 1000 sf net. Net area= 80% of Gross
 Office- 3.0 sp/1000 GSF
- The average unit size is 950 NSF

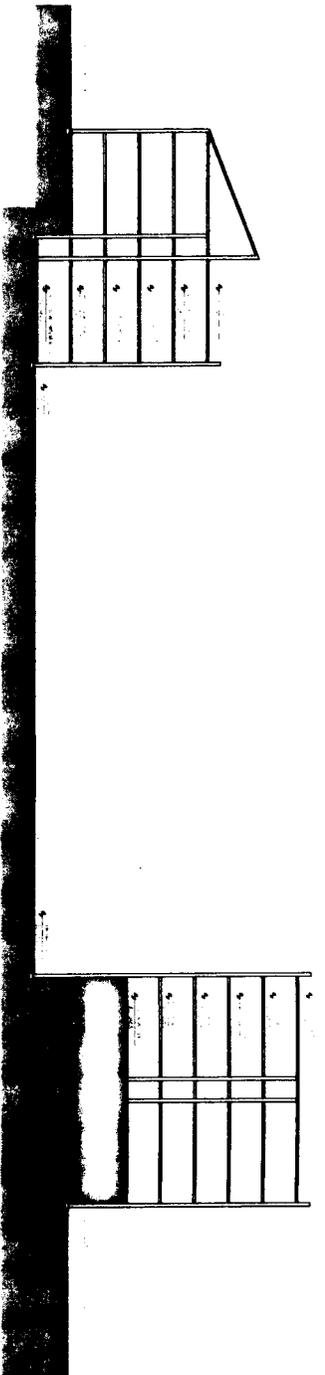


THE PRESTON
PARTNERSHIP, LLC
A LIMITED LIABILITY PARTNERSHIP
10000 W. 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1000
WWW.PRESTONPARTNERSHIP.COM

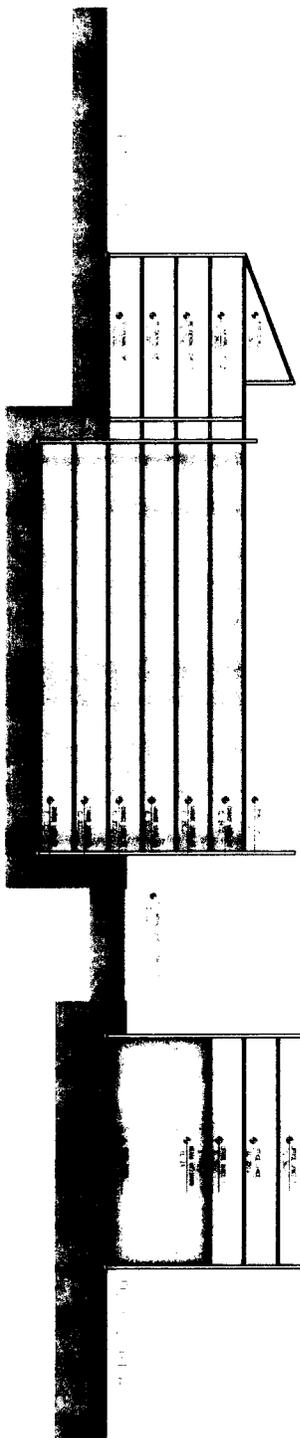
GROVETON HEIGHTS

RED BRICK
DEVELOPMENT, LLC

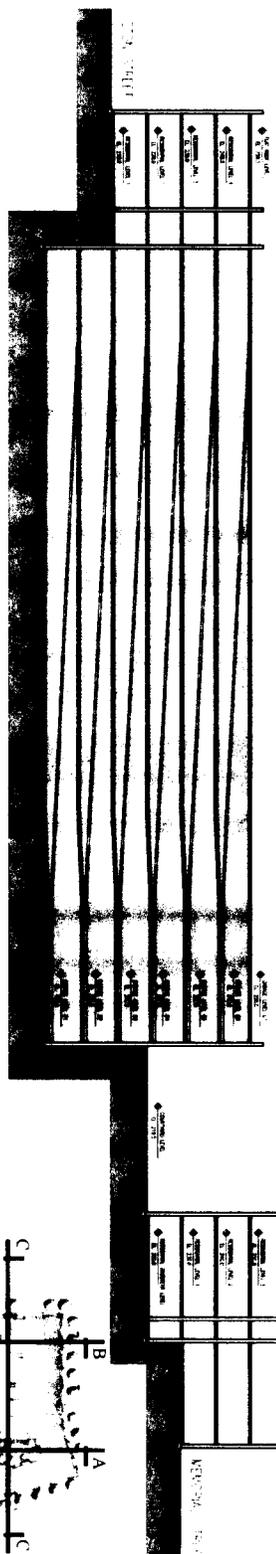
JANUARY 15X 2008
0794403
CONCEPTUAL
ELEVATION
CE-01



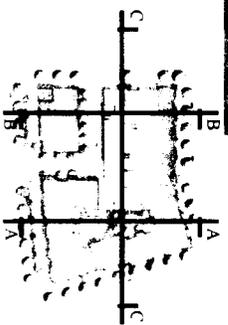
BUILDING SECTION A-A



BUILDING SECTION B-B



BUILDING SECTION C-C



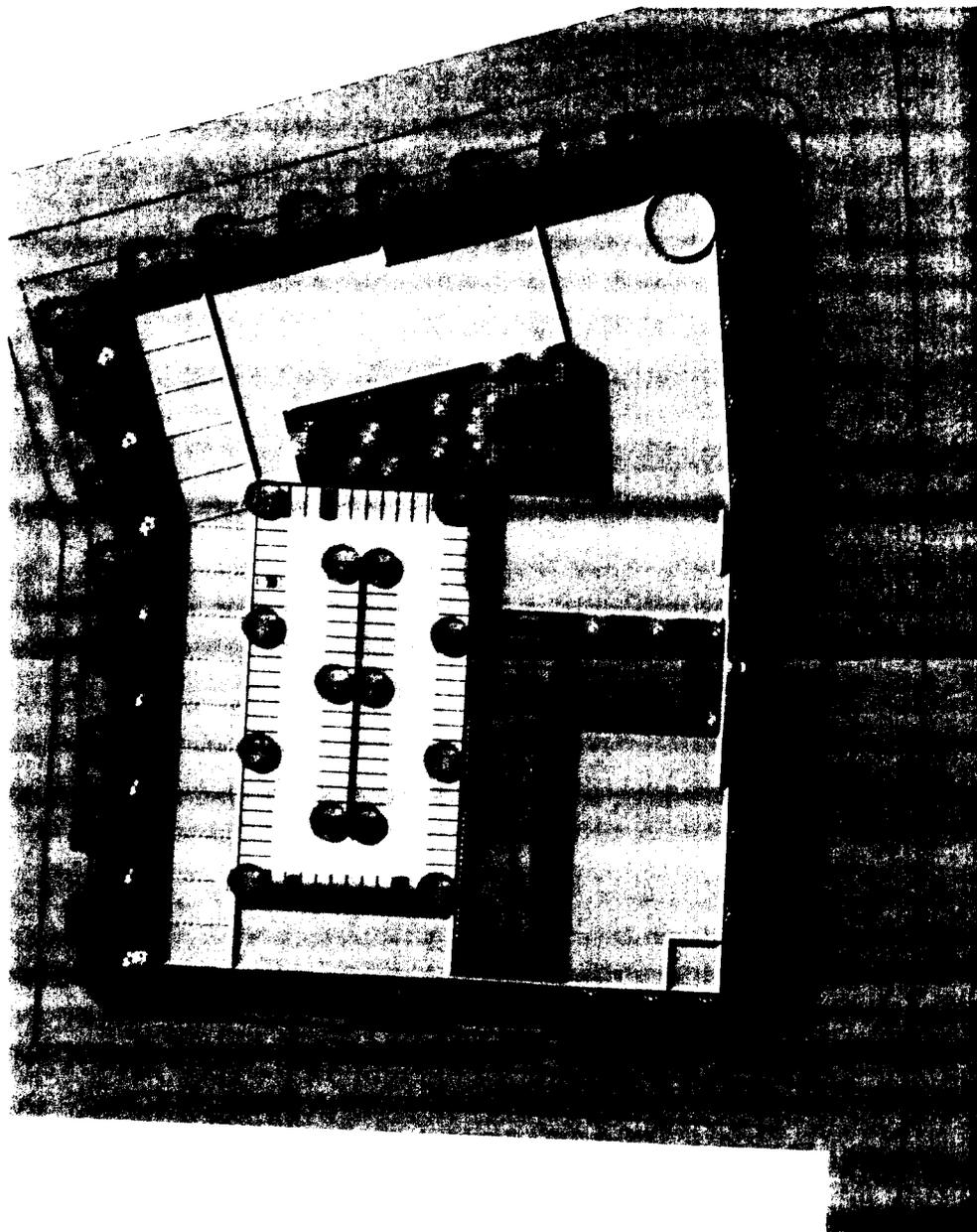
THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 100 WASHINGTON SQUARE, SUITE 600
 WASHINGTON, DC 20004
 TEL: 202.462.1100
 WWW.THEPRESTONPARTNERSHIP.COM

PROJECT:
GROVETON HEIGHTS

ARCHITECT:
RED BRICK DEVELOPMENT, LLC

DATE: JANUARY 15, 2008
 DRAWING NUMBER: 0794A03
 SHEET: CONCEPTUAL SECTIONS CS-01

ILLUSTRATIVE SITE PLAN



GROVETON HEIGHTS

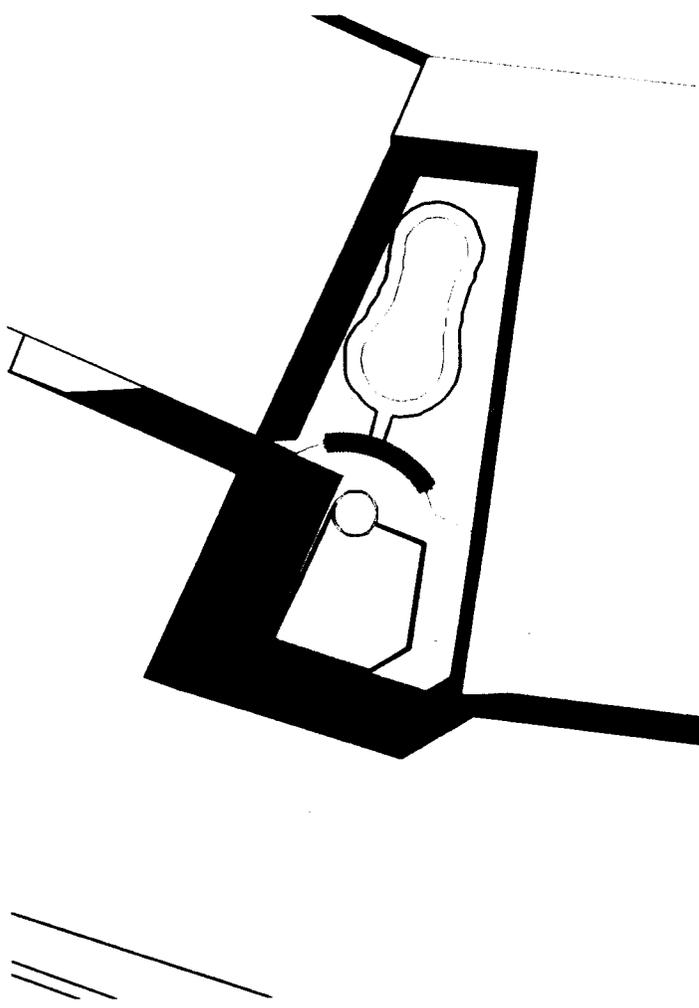
BC Consultants, Inc.

Fairfax County, Virginia

January 15, 2008
PROJECT # 03046

SCALE: 1" = 30'
0 10 20

SHADOW STUDY

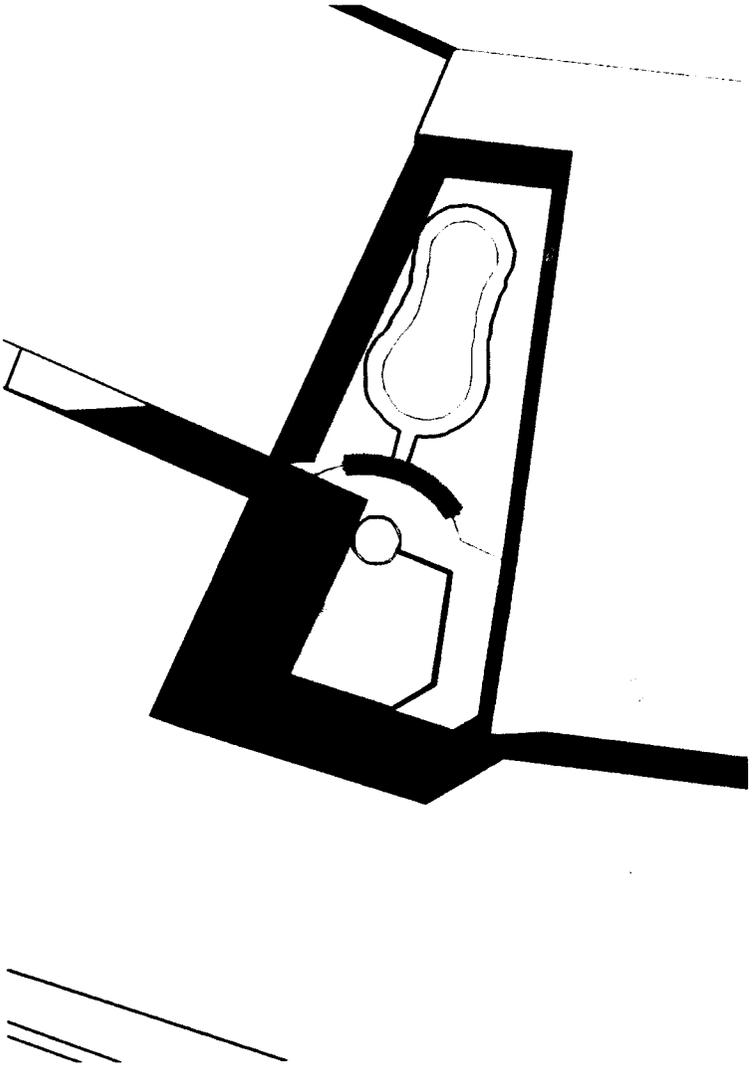


June 20, 12:00 p.m.

Groveton Heights
FULTON COUNTY, GEORGIA

BC Consultants
FULTON COUNTY, GEORGIA

SHADOW STUDY



July 20, 12:00 p.m.

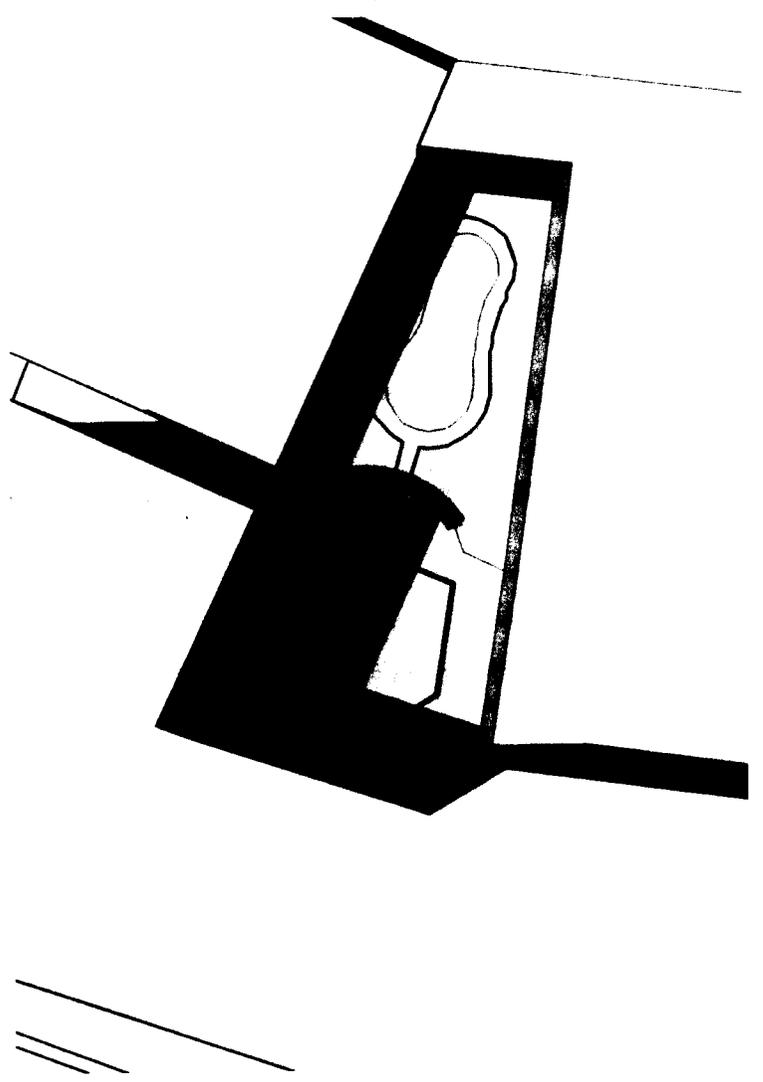
GROVETON HEIGHTS

11000 GROVETON AVENUE
VANCOUVER, BC V2C 1A9

BC Consultants

Planning, Design & Construction
1000-10100 Kingsway, Suite 100
Vancouver, BC V2C 1A9

SHADOW STUDY



Sept 01, 12:00 p.m.

Groveton Heights
Industrial Development Authority

BC Consultants
Planning & Design Services