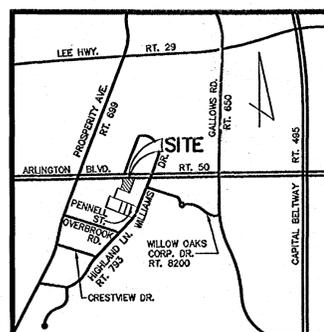


# Arlington Boulevard Consolidation

Providence District

Fairfax County, Virginia

## Partial Proffered Condition Amendment Partial Generalized Development Plan Amendment



VICINITY MAP  
 SCALE: 1" = 1000'

**Applicant:**  
**Arlington Boulevard Consolidation LLC**  
**8401 Arlington Boulevard**  
**Fairfax, Virginia 22031**

Application No PCA-2004-PR-003 Staff S.B.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Proffers Dated 6-26-08  
 Date of (BOS) (PC) Approval 6-30-08  
 Sheet    of   11  

SEAL



Rev. June 26, 2008  
 Rev. May 12, 2008  
 Rev. April 3, 2008  
 Rev. January 9, 2008  
 October 9, 2007

RECEIVED  
 Department of Planning & Zoning  
 JUN 26 2008  
 Zoning Evaluation Division

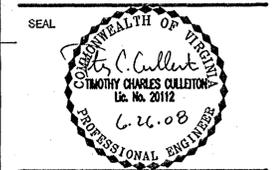
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1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
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4. CROSS SECTIONS AND SITE DETAILS
5. ELEVATIONS AND PERSPECTIVES
6. ELEVATIONS
7. LANDSCAPE DETAILS
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10. STORM WATER MANAGEMENT
11. STORM WATER COMPUTATIONS / OUTFALL ANALYSIS

Arlington Boulevard Consolidation  
 Partial Proffered Condition Amendment  
 Partial Generalized Development Plan Amendment  
 PCA 2004-PR-003

M-10667

ARLINGTON BOULEVARD CONSOLIDATION  
 PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
4	06.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

REVISIONS

DRAWN BY: JMC  
 APPROVED BY: PGY  
 CHECKED BY: PGY  
 DATE: October 9, 2007

TITLE  
**PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT**  
 PCA 2004-PR-003

PROJECT NO.

**OPTION 6**

ARLINGTON BOULEVARD ROUTE 50  
 200' R/W

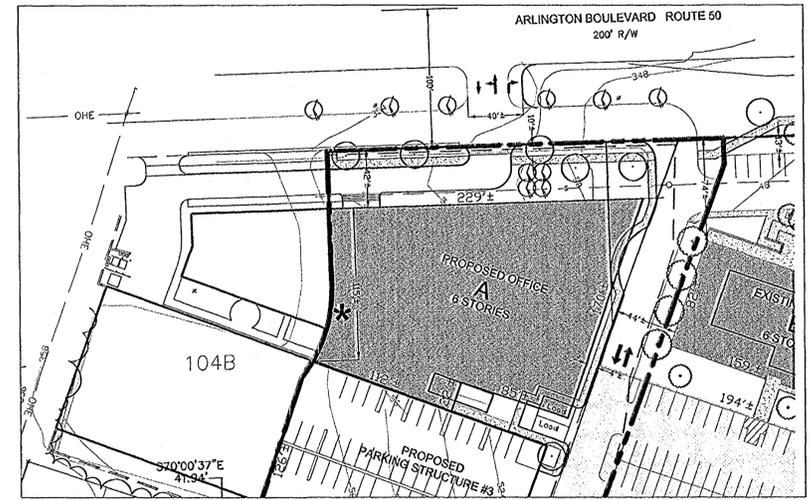
LIMITS OF PARTIAL GDPA (PROPOSED DEVELOPMENT PROGRAM)

LIMITS OF PREVIOUSLY APPROVED SPECIAL EXCEPTION

**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- EXISTING VEGETATION TO BE PRESERVED (TREE SAVE AREA)
- SIDEWALKS/PLAZAS
- 6' TALL SOLID FENCE
- PROPOSED BENCH

\* SEE NOTE B



PROPOSED BUILDING A PLAN VIEW DETAIL - OPTION 1  
 Scale: 1" = 60'

Application No PCA-2004-PR-003 Staff S.B.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GD) (CDP) (FDP)  
 See Proffers Dated 6-26-08  
 Date of (GOS) (PC) Approval 6-30-08  
 Sheet 2 of 11

**NOTES**

**A. THE PROPERTY THAT IS THE SUBJECT OF THIS PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDP) AND RELATED PARTIAL PROFFER PLAN AMENDMENT (PPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 (D) 135 AND 49-3 (D) 11A (PART). THE PROPERTY IS A PORTION OF THE DEVELOPMENT PROGRAM THAT WAS APPROVED WITH THE APPROVAL OF RZ 2004-PR-003 BY THE BOARD OF SUPERVISORS ON MAY 10, 2004. THE PROPERTY IS CURRENTLY ZONED C-3 AND CONTAINS A TOTAL OF 1.88 ACRES.**

**THERE IS AN EXISTING OFFICE BUILDING LOCATED ON THE SUBJECT PARCEL 135. IT WAS CONSTRUCTED IN 1970 AND IS OWNED AND OCCUPIED BY THE NORTHERN VIRGINIA ASSOCIATION OF REALTORS. AS WITH THE CURRENTLY APPROVED DEVELOPMENT PROGRAM THIS EXISTING BUILDING WILL BE RAZED AND A NEW OFFICE BUILDING AND RELATED PARKING STRUCTURE WILL BE CONSTRUCTED ON THE PARCEL.**

**B. THE PRIMARY PURPOSE OF THE RELATED PARTIAL PCA AND THIS PARTIAL GDP IS TO PRESENT AN ADJUSTMENT TO THE PROPOSED BUILDING AND PARKING STRUCTURE FOOTPRINTS SO THAT THEY MAY BE CONSTRUCTED UP TO AND ACROSS THE WESTERN PROPERTY LINE TO ENABLE THE CONSTRUCTION OF A SINGLE OFFICE BUILDING ON THE SUBJECT PROPERTY (49-3 (D) 135 AND 49-3 (D) 11A (PART)) AND ON THE ADJACENT PARCEL TO THE WEST (49-3 (D) 104B). TO ACCOMPLISH THIS PROPOSED DEVELOPMENT PROGRAM, THE CURRENTLY APPROVED PROFFER PLAN MUST ALSO BE DELETED. AS DESCRIBED IN PROFFER 22, THE PROPOSED TRAVEL LANE IN THE FRONT OF THE PROPOSED BUILDING MAY BE ADJUSTED AS REPRESENTED ON THE GRAPHIC OR AS REPRESENTED ON THE OPTIONS SUBJECT TO THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION.**

**A SECONDARY PURPOSE OF THE RELATED PARTIAL PCA AND THIS PARTIAL GDP IS TO ALLOW A POSSIBLE FINANCIAL INSTITUTION AS A PERMITTED USE IN THE PROPOSED BUILDING IN ADDITION TO THE PROPOSED OFFICE USE(S). THERE WILL BE NO DRIVE-IN WINDOW ASSOCIATED WITH THE FINANCIAL INSTITUTION. IF A FINANCIAL INSTITUTION IS ESTABLISHED WITHIN THE PROPOSED BUILDING, PARKING SPACES WILL BE PROVIDED FOR THE USE IN ACCORDANCE WITH THE PROVISION SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.**

**C. IT IS TO BE NOTED THAT THIS PARTIAL PCA AND PARTIAL GDP ARE NOT INVOLVED WITH THE BUILDING ON LOT 11A THAT WAS THE SUBJECT OF SE 2004-FR-067. CONSEQUENTLY, NO SPECIAL EXCEPTION AMENDMENT IS REQUIRED.**

**D. THE BASE DOCUMENT FOR THE PARTIAL GDP IS THE GDP/AREA PLAN THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 10, 2004. THE ONLY REVISION TO THAT DOCUMENT IS THE REPRESENTATION OF THE OPTIONAL MINOR ADJUSTMENT TO THE BUILDING FOOTPRINTS, TRAVEL LANE AND USE AS DISCUSSED IN NOTE B ABOVE. NO OTHER CHANGES ARE PROPOSED. THE NOTES AND TABULATION PRESENTED BELOW ARE HANDLED AS THE GROSS FLOOR AREA RATIO (GFA), THE FLOOR AREA RATIO (FAR), THE MAXIMUM HEIGHT(S) OF THE BUILDING(S), THE PROPOSED NUMBER OF PARKING SPACES, AND THE OPEN SPACE PROVIDED FOR THE TOTAL APPROVED 10.74 ± ACRE SITE WILL REMAIN UNCHANGED.**

**IT IS TO BE NOTED THAT SHEETS 10 AND 11 HAVE BEEN ADDED TO ADDRESS THE STORMWATER MANAGEMENT, BEST MANAGEMENT PRACTICE AND OUTFALL ANALYSIS SUBMISSION REQUIREMENTS THAT ARE NOW PRESCRIBED BY THE PROVISION SET FORTH IN PAR. 10F OF SECT. 18-204 OF THE ZONING ORDINANCE.**

**FOLLOWING ARE THE NOTES AND TABULATION THAT ARE AFFIXED TO THE CURRENTLY APPROVED GDP/AREA PLAN.**

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN (GDP/SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 (D) 135 AND 49-3 (D) 11A, 2A, 3, 4, 7A AND 11A. THE PROPERTY IS CURRENTLY ZONED R-1 AND C-3 AND CONTAINS A TOTAL OF 10.74 ACRES.

THERE ARE TWO (2) EXISTING OFFICE BUILDINGS AND RELATED PARKING STRUCTURES LOCATED ON LOTS 7A AND 11A. ONE, BUILDING B, WAS CONSTRUCTED IN 1980 AND THE SECOND ON LOT 7A, BUILDING C, WAS CONSTRUCTED IN 1988. BOTH BUILDINGS ARE OCCUPIED BY DEWBERRY. THE TWO BUILDINGS WILL BE RETAINED AS VITAL COMPONENTS OF THE PROPOSED DEVELOPMENT PROGRAM.

IN ADDITION, THERE IS AN EXISTING OFFICE BUILDING LOCATED ON LOT 135. IT WAS CONSTRUCTED IN 1970 AND IS OWNED AND OCCUPIED BY THE NORTHERN VIRGINIA ASSOCIATION OF REALTORS. THIS EXISTING BUILDING WILL BE RAZED AND A NEW OFFICE BUILDING AND RELATED PARKING STRUCTURE WILL BE CONSTRUCTED ON THE SUBJECT LOT UNDER THE PROPOSED DEVELOPMENT PROGRAM.

LOTS 1B, 2, 2A AND 3 ARE CURRENTLY VACANT AND ARE ZONED C-3. LOT 4 IS ALSO VACANT AND IS ZONED R-1. AS NOTED ON THE GRAPHIC, THESE LOTS WILL BE DEVELOPED WITH TWO SMALL OFFICE BUILDINGS AND RELATED PARKING UNDER THE PROPOSED DEVELOPMENT PROGRAM. ONE OF THE PROPOSED OFFICE BUILDINGS (B) WILL BE OCCUPIED BY LIFE WITH CANCER, A NON-PROFIT ORGANIZATION THAT IS AFFILIATED WITH INOVA FAIRFAX HOSPITAL.

ALL OF THE ABOVE-REFERENCED LOTS, WITH THE EXCEPTION OF LOT 4, WERE THE SUBJECT OF A REZONING APPLICATION, RZ 2003-FR-032, THAT WAS APPROVED WITH PROFFERS ON OCTOBER 27, 2003. THE PURPOSE OF THE REZONING APPLICATION THAT ACCOMPANIES THIS GENERALIZED DEVELOPMENT PLAN IS TO INCORPORATE LOT 4 INTO THE PROPOSED DEVELOPMENT PROGRAM FOR THE TOTAL CONSOLIDATED PROPERTY.

2. THE GDP ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REZONE THE SUBJECT PROPERTY FROM THE R-1 AND C-3 DISTRICTS TO THE C-3 DISTRICT. THE PROPOSED DEVELOPMENT PROGRAM WILL CONSIST OF TWO (2) EXISTING OFFICE BUILDINGS AND RELATED PARKING STRUCTURES, AND THREE (3) PROPOSED OFFICE BUILDINGS AND THEIR RELATED STRUCTURES AND SURFACE PARKING AS SET FORTH ON THE GRAPHIC. THE NEW BUILDINGS IN THE PROPOSED DEVELOPMENT PROGRAM WILL BE IN ACCORDANCE WITH AN OUT-OF-TURN PLAN AMENDMENT TO THE MERRIFIELD SUBURBAN CENTER COMPREHENSIVE PLAN THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 21, 2003.

3. THE SPECIAL EXCEPTION THAT HAS BEEN FILED IS LIMITED TO THAT 2.63 ACRE PORTION OF LOT 11A THAT ENCOMPASSES EXISTING OFFICE BUILDING B. THE SOLE PURPOSE OF THE SPECIAL EXCEPTION IS TO RECOGNIZE THE EXISTING FOOTPRINT AND HEIGHT OF THE PENTHOUSE THAT IS LOCATED ON THE BUILDING. THE APPLICATION IS FILED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-607 OF THE ZONING ORDINANCE. NO ADDITIONAL HEIGHT OR EXPANSION OF THE PENTHOUSE OR OF BUILDING B IS PROPOSED.

AS NOTED ABOVE, BUILDING B WAS CONSTRUCTED IN 1980. THE BUILDING WAS ACTUALLY DESIGNED, HOWEVER, IN THE 1978 TO 1980 TIMEFRAME. PRIOR TO AUGUST 14, 1978, PENTHOUSES AND OTHER ROOFTOP STRUCTURES WERE ALLOWED TO EXTEND BEYOND THE SPECIFIED BUILDING HEIGHT FOR A GIVEN DISTRICT. PROVIDED, THAT NO SUCH EXCEPTION SHALL COVER AT ANY LEVEL MORE THAN FIFTEEN PERCENT OF THE AREA OF THE LOT. THE PENTHOUSE ON BUILDING B WAS IN ACCORD WITH THIS PROVISION.

ON AUGUST 14, 1978, HOWEVER, WHEN THE NOW CURRENT ZONING ORDINANCE BECAME EFFECTIVE, THE APPLICABLE PROVISION, SECT. 2-506 STRUCTURES EXCLUDED FROM MAXIMUM HEIGHT REGULATIONS, WAS REVISED TO READ IN PART AS FOLLOWS:

"A - NO SUCH STRUCTURE WHEN LOCATED ON A BUILDING ROOF SHALL OCCUPY AN AREA GREATER THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL ROOF AREA."

THE EXISTING PENTHOUSE ON BUILDING B DOES NOT CONFORM WITH THIS CURRENT PROVISION. IT OCCUPIES 39% OF THE TOTAL ROOF AREA AND WAS DESIGNED IN ACCORDANCE WITH THE PRIOR ORDINANCE REGULATIONS AND WITH THE INTENT OF SHIELDING OR COVERING ALL OF THE MECHANICAL EQUIPMENT THAT WAS TO BE LOCATED ON THE ROOF. THE MAXIMUM HEIGHT SPECIFIED FOR THE C-3 DISTRICT IS 90 FEET, SUBJECT TO INCREASE AS MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-607. WITH THE INCLUSION OF THE PENTHOUSE, THE TOTAL HEIGHT OF BUILDING B IS 102 FEET. AS NOTED ABOVE, THE SOLE PURPOSE OF THE SPECIAL EXCEPTION IS TO REMEDY THE CIRCUMSTANCE OF THE EXISTING PENTHOUSE.

4. NOTWITHSTANDING THE GDP AND RELATED REZONING APPLICATION INCLUDE A TOTAL OF FIVE (5) SEPARATE OFFICE BUILDINGS, AND THE SPECIAL EXCEPTION APPLICATION INCLUDES ONLY ONE OFFICE BUILDING, THE APPLICANT RESERVES THE RIGHT TO FILE A PARTIAL PROFFERED CONDITION AMENDMENT(S) (PCA) IN THE FUTURE FOR A PORTION OF THE DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 6 OF SECT. 18-204 OF THE ZONING ORDINANCE.

5. THE BOUNDARY SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC. IT IS FROM BOUNDARY SURVEYS AND EXISTING RECORDS.

6. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET. THE TOPOGRAPHY IS FROM FIELD SURVEY AND COUNTY RECORDS.

7. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE DESIGNED AND PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCES. THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT WILL BE ACCOMMODATED IN THE REGIONAL POND OR ITS COMPANION POND A LOCATED TO THE EAST OF THE SUBJECT PROPERTY. TO ACCOMPLISH THIS, A WAIVER OF THE PROVISION SET FORTH IN SECT. 6-022.3A OF THE PUBLIC FACILITIES MANUAL (PFM) IS HEREBY REQUESTED FOR THE PROPOSED NEW DEVELOPMENT SOUTH OF PENNELL STREET. THIS SECTION OF THE PFM REQUIRES A PROPOSED DRAINAGE SYSTEM TO HONOR THE NATURAL DRAINAGE DIVIDES. SHOULD THE WAIVER NOT BE APPROVED, OR IN THE ALTERNATIVE IF AN UNDERGROUND STORMWATER MANAGEMENT PLAN CANNOT BE DESIGNED AND APPROVED THAT WOULD BE IN CONFORMANCE WITH THE PROPOSED GENERALIZED DEVELOPMENT PLAN AND PROFFERS, THE APPLICANT WILL FILE A PROFFERED CONDITION AMENDMENT TO ADDRESS THIS ISSUE.

THE BMP REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT WILL BE ACCOMMODATED IN A CONSERVATION EASEMENT(S) OR A COMBINATION OF MEASURES TO INCLUDE A CONSERVATION EASEMENT(S), SAND FILTERS, STORMWATER INLET FILTERS AND/OR IN THE MODIFIED DESIGN OF THE ABOVE-REFERENCED PONDS. THE EXACT MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN SUBMISSION.

8. PARKING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS NOTED IN THE TABULATION, THE MAJORITY OF THE PROPOSED PARKING SPACES WILL BE PROVIDED IN PARKING STRUCTURES.

THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED ON THE GRAPHIC AND IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 11-102 OF THE ZONING ORDINANCE.

9. LOADING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE SPACES REPRESENTED ON THE GRAPHIC. LOADING DOCKS, IF PROVIDED, AND DUMPSTERS WILL BE SCREENED BY FENCING, WALLS, LANDSCAPING OR A COMBINATION THEREOF.

A MODIFICATION OF THE NUMBER OF LOADING SPACES OTHERWISE REQUIRED BY THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE FOR PROPOSED BUILDING A IS HEREBY REQUESTED. FIVE (5) LOADING SPACES ARE REQUIRED; A MINIMUM OF THREE (3) LOADING SPACES ARE PROPOSED FOR BUILDING A.

FOR INFORMATION, THERE ARE FOUR (4) LOADING SPACES REQUIRED FOR EXISTING BUILDING B; FIVE (5) SPACES ARE PROVIDED. THERE ARE FOUR (4) LOADING SPACES REQUIRED FOR EXISTING BUILDING C; THREE (3) SPACES ARE PROVIDED. THERE IS ONE (1) LOADING SPACE REQUIRED FOR EACH OF PROPOSED BUILDINGS D AND E, AND ONE (1) LOADING SPACE WILL BE PROVIDED FOR EACH BUILDING.

10. THERE ARE NO MAJOR ROAD IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY ALTHOUGH IMPROVEMENTS WILL BE MADE TO THE EXISTING ROAD NETWORK SUCH AS THE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF IMPROVEMENTS TO ARLINGTON BOULEVARD (ROUTE 50), TO PENNELL STREET AND THE CONSTRUCTION OF IMPROVEMENTS TO WILLIAMS DRIVE IF THE REQUISITE RIGHT-OF-WAY IS AVAILABLE.

ANY PROPOSED DEDICATION(S) OF RIGHT-OF-WAY WILL BE TENDERED WITH THE UNDERSTANDING THAT THE DEDICATED FUND AREA(S) WILL BE SUBJECT TO FUTURE INTENSITY (FLOOR AREA RATIO) CREDIT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

THE PROPOSED PARTIAL CUL-DE-SAC SHOWN ON THE GRAPHIC NEAR THE TERMINUS OF PENNELL STREET IS REPRESENTED BASED ON A MEETING WITH VDOT. IT WAS RECOMMENDED THAT THE PARTIAL CUL-DE-SAC BE CONSTRUCTED AT THIS LOCATION, OR IN THE ALTERNATIVE, FUNDS FOR ITS CONSTRUCTION BE ESCROWED FOR THE FUTURE WHEN ADJACENT PROPERTIES MAY DEVELOP. THE DECISION TO CONSTRUCT THE PARTIAL CUL-DE-SAC OR TO ESCROW THE FUNDS WILL BE MADE AT TIME OF SITE PLAN SUBMISSION.

IN REFERENCE TO THE PROPOSED CUL-DE-SAC, REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE STANDARD SET FORTH IN PAR. 7-046.2A OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW FOR A MINIMUM PAVEMENT RADIUS OF THIRTY (30) FEET AND A MINIMUM RIGHT-OF-WAY RADIUS OF FORTY (40) FEET AS REPRESENTED ON THE GRAPHIC.

ALTHOUGH THE PROPOSED DEVELOPMENT PROGRAM PRESENTED ON THE GRAPHIC REPRESENTS PENNELL STREET AS A PUBLIC RIGHT-OF-WAY, THE APPLICANT RESERVES THE RIGHT TO VACATE THE EXISTING RIGHT-OF-WAY AND CONSTRUCT A PRIVATE STREET WITH A PUBLIC INGRESS AND EGRESS EASEMENT IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN. THE CONCURRENT CONCURRENCE OF ALL ADJACENT PROPERTY OWNERS. ABSENT THE CONCURRENCE OF ALL PROPERTY OWNERS AND THE APPROVAL OF THE COUNTY TO VACATE THE PUBLIC RIGHT-OF-WAY, PENNELL STREET, TO ITS CURRENT TERMINUS, WILL REMAIN A PUBLIC RIGHT-OF-WAY. IN ADDITION, IF APPROVED BY THE COUNTY, AN ADDITIONAL SECTION OF WILLIAMS DRIVE MAY BE VACATED IN THE VICINITY OF LOT 1B.

11. THE PROPOSED OPEN SPACE AREAS ARE REPRESENTED ON THE GRAPHIC. THE BUFFER AREAS ADJACENT TO THE EXISTING OFFICE BUILDINGS, BUILDING B AND BUILDING C, WILL BE FENCED AND LANDSCAPED WITH TREES AND/OR A FENCE DESIGNED TO HELP SCREEN THE PROPOSED DEVELOPMENT PROGRAM FROM THE NEIGHBORING PINE RIDGE COMMUNITY.

OTHER THAN THE PROPOSED BUFFER AREAS AND THE PROPOSED LIFE WITH CANCER COMMUNITY-SERVING USE, THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT PROGRAM.

12. OTHER THAN THE TWO (2) EXISTING OFFICE BUILDINGS THAT WILL REMAIN AS PART OF THE PROPOSED DEVELOPMENT PROGRAM AND THE VEGETATED BUFFER AREA ADJACENT TO THE PINE RIDGE COMMUNITY, THERE ARE NO OTHER SPECIAL FEATURES OR SPECIAL FEATURES DESIGNING OR PROTECTIVE OF PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT OF THE PROPERTY, AND THE PRESERVATION OF THE BUFFER AREA, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

13. SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE ON SITE.

14. OTHER THAN THE PROPOSED BUFFER AREA ADJACENT TO THE PINE RIDGE COMMUNITY, THE ENTIRE SITE HAS BEEN WILL BE THE SUBJECT OF CLEARING, GRADING AND DEVELOPMENT.

15. THERE IS AN EXISTING OFFICE BUILDING LOCATED ON LOT 135. AS REPRESENTED IN NOTE 1 ABOVE, THE EXISTING OFFICE BUILDING, BUILDING B, IN 1970, WILL BE RAZED AS PART OF THE PROPOSED DEVELOPMENT PROGRAM. THE BUILDING HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE.

16. THE SUBJECT PROPERTY IS LOCATED IN SUB-UNITS L3 AND L4 OF THE MERRIFIELD SUBURBAN CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE LAND USE RECOMMENDATION FOR THESE SUB-UNITS IS OFFICE USE AT VARYING SPECIFIED INTENSITIES.

AS NOTED IN NOTE 2 ABOVE, THERE IS A RECENTLY ADOPTED AMENDMENT TO THE LAND USE RECOMMENDATIONS FOR SUB-UNITS L3 AND L4 THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 21, 2003. THE NEW BUILDINGS IN THE PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.

17. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THIS SUBJECT PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. ONE OR MORE OF THE PROPOSED OFFICE BUILDINGS MAY BE OCCUPIED WITH MEDICAL OFFICES. IF SO, SUCH A PROPOSED USE MAY UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 114.302 AND 155. HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260. TO THE BEST OF OUR UNDERSTANDING, ALL SUCH SUBSTANCES THAT WILL BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH A POSSIBLE MEDICAL OFFICE USE AND/OR THE MAINTENANCE AND CLEANING OF THE BUILDINGS AND GROUNDS ON THE SUBJECT PROPERTY WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT ALONG THE NORTHERN, NORTHWESTERN OR NORTHEASTERN BOUNDARIES OF THE SUBJECT PROPERTY. THERE IS A REQUIREMENT ALONG THE SOUTHWESTERN, SOUTHEASTERN AND SOUTHERN BOUNDARIES.

A MODIFICATION OF THE SCREENING YARD AND BARRIER REQUIREMENTS IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPING AND BARRIER REPRESENTED ON THE GRAPHIC.

IN ADDITION, A MODIFICATION OF THE PROVISION SET FORTH IN SECT. 12-0703.3D OF THE PUBLIC FACILITIES MANUAL IS REQUESTED IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING SHOWN ON THE GRAPHIC WHICH IS DESIGNED TO PROVIDE SHADE FOR 5% OF THE AREA OF THE PARKING LOTS AND PARKING STRUCTURES.

LANDSCAPING WILL BE A VITAL COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM AND WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC.

22. THE PROPOSED LOW INTENSITY TRANSITIONAL OFFICE USE(S) AND VEGETATIVE BUFFER SOUTH OF PENNELL STREET REPRESENTS THE SPECIAL AMENITIES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM.

23. THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDING FOOTPRINTS AND PARKING STRUCTURES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS WITH THE UNDERSTANDING THAT THE GROSS FLOOR AREA(S) FOR EACH PROPOSED BUILDING MAY VARY AS LONG AS THE TOTAL GROSS FLOOR AREA REPRESENTED FOR THE TOTAL DEVELOPMENT PROGRAM IS NOT EXCEEDED. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 18-204 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING STRUCTURE AND/OR LOT LAYOUTS WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

24. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT SOME OF THE BUILDINGS MAY HAVE CELLAR SPACES WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

25. THE PROPOSED BUILDING A WILL LIKELY HAVE A PENTHOUSE DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSE WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE; WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING; AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AS NOTED IN THE TABULATION. AS NOTED IN THE TABULATION, THE MAJORITY OF THE MAIN BUILDING. THE BUILDING HEIGHT REPRESENTED IN THE BUILDING SCHEDULE FOR BUILDING A DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE.

**BUILDING SCHEDULE**

BUILDING	PRIMARY USE	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT (FT)	GROSS FLOOR AREA (SF)**
A (Proposed)	Office	6	90	122,859
B (Existing)	Office	6	102*	77,633
C (Existing)	Office	4	57*	76,088
D (Proposed)	Office	2	34	11,720
E (Proposed)	Office	2	34	11,700
<b>Total</b>				<b>300,000</b>

\* SEE NOTE 3.  
\*\* SEE NOTE 23.

**TABULATION**

TABULATION:

EXISTING ZONING  
SOUTH OF PENNELL STREET.....R-1 and C-3  
NORTH OF PENNELL STREET.....C-3

PROPOSED ZONING.....C-3

LAND AREA OF REZONING.....10.74± AC  
SOUTH OF PENNELL STREET.....3.71± AC  
NORTH OF PENNELL STREET.....7.03± AC

LAND AREA OF SPECIAL EXCEPTION.....2.63± AC (114,355± SF)

PROPOSED GROSS FLOOR AREA.....300,000± SF  
SOUTH OF PENNELL STREET.....23,420± SF  
PROPOSED BUILDING D.....11,720± SF  
PROPOSED BUILDING E.....11,700± SF

NORTH OF PENNELL STREET.....276,580± SF  
PROPOSED BUILDING A.....122,859± SF  
EXISTING BUILDING B.....77,633± SF  
EXISTING BUILDING C.....76,088± SF

PROPOSED FLOOR AREA RATIO (FAR).....0.641  
SOUTH OF PENNELL STREET.....0.145  
NORTH OF PENNELL STREET.....0.903

MAXIMUM HEIGHTS OF BUILDINGS.....SEE BUILDING SCHEDULE

TOTAL PARKING SPACES REQUIRED.....917  
PROPOSED BUILDING A - 122,859 SF GFA AT 3.0 SPACES PER 1,000 SF.....369  
EXISTING BUILDING B - 77,633 SF GFA AT 3.0 SPACES PER 1,000 SF.....233  
EXISTING BUILDING C - 76,088 SF GFA AT 3.0 SPACES PER 1,000 SF.....229  
PROPOSED BUILDING D - 11,720 SF GFA AT 3.6 SPACES PER 1,000 SF.....43  
PROPOSED BUILDING E - 11,700 SF GFA AT 3.6 SPACES PER 1,000 SF.....43

TOTAL PARKING SPACES PROPOSED.....1,457\*  
STRUCTURE 1 (EXISTING).....194±  
STRUCTURE 2 (EXISTING).....388±  
STRUCTURE 3 PROPOSED.....638±  
SURFACE NORTH OF PENNELL STREET.....115±  
SURFACE SOUTH OF PENNELL STREET.....122±

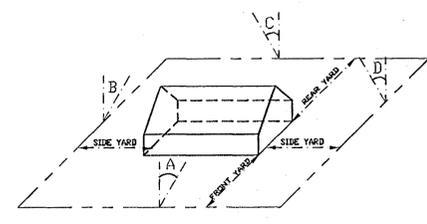
OPEN SPACE REQUIRED (15%).....1.61± AC  
OPEN SPACE PROVIDED (2%).....3.44± AC

\* THE 540 SURPLUS PARKING SPACES (1,457 - 917) ARE AN ALLOWANCE FOR POSSIBLE MEDICAL OFFICE USES.

**NEW TABULATION FOR AREA OF PARTIAL GDPA FOR INFORMATION ONLY**

ZONING	C-3
LAND AREA	1.88 ± AC
PROPOSED GROSS FLOOR AREA	122,859 ± SF
PROPOSED FLOOR AREA RATIO (FAR)	1.5 *
MAXIMUM HEIGHT OF BUILDING (6 STORIES)	90 FT
PARKING SPACES PROVIDED	*
OPEN SPACE PROVIDED	*

\* THE FLOOR AREA RATIO FOR THE TOTAL DEVELOPMENT PROGRAM ON THE TOTAL AREA OF THE APPROVED GDP WILL NOT EXCEED THE CURRENTLY APPROVED 0.64; AND THE NUMBER OF PARKING SPACES AND THE MINIMUM OPEN SPACE PROVIDED FOR THE TOTAL DEVELOPMENT PROGRAM ON THE TOTAL AREA OF THE APPROVED GDP WILL BE IN STRICT ACCORD WITH THE REPRESENTATIONS PRESENTED IN THE TABULATION ABOVE OR AS ADDRESSED IN NOTE B.



FRONT YARD - 15' A 25' WITH A BUILDING HEIGHT OF 102' THE FRONT YARD = 45'  
BUT NOT LESS THAN 40'

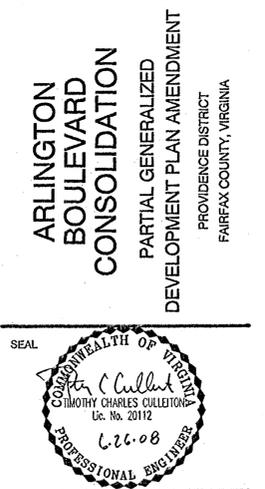
SIDE YARD - 15' B NO REQUIREMENT

REAR YARD - 15' C 20' WITH A BUILDING HEIGHT OF 102' THE REAR YARD = 35'  
BUT NOT LESS THAN 30'

ANGLE OF BULK PLANE WITHIN THE C-3 DISTRICT  
MINIMUM REQUIRED YARD FOR BUILDING WITH 102' HEIGHT



Dewberry & Davis LLC  
8403 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: 703 949 0100  
FAX: 703 949 0519



KEY PLAN

Application No PCA-2004-PR-003 Staff S.B.  
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(DP) (GDP) (CDP) (FDP)  
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Date of (GOS) (PC) Approval 6-30-08  
Sheet 3 of 11

No.	DATE	BY	Description
4	06.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

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APPROVED BY  
CHECKED BY PCY  
DATE October 9, 2007

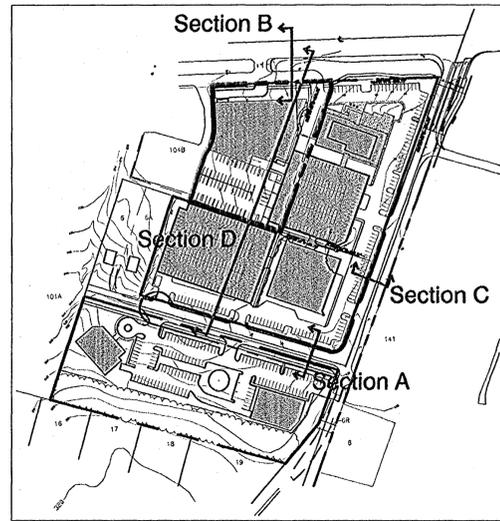
**NOTES & TABULATION**

PCA 2004-PR-003

PROJECT NO.

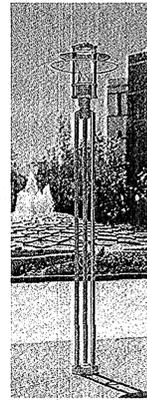
3  
SHEET NO. 3 OF 11

M-10667

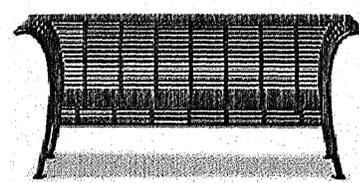


**SECTION KEY MAP**  
SCALE: 1" = 200'

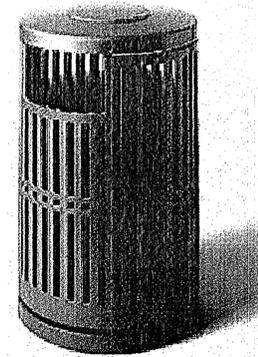
**NOTE:** The typical site furniture and cross sections presented on this sheet are shown to illustrate the general theme and character of the proposed development. They are subject to minor modification with final engineering and architectural design.



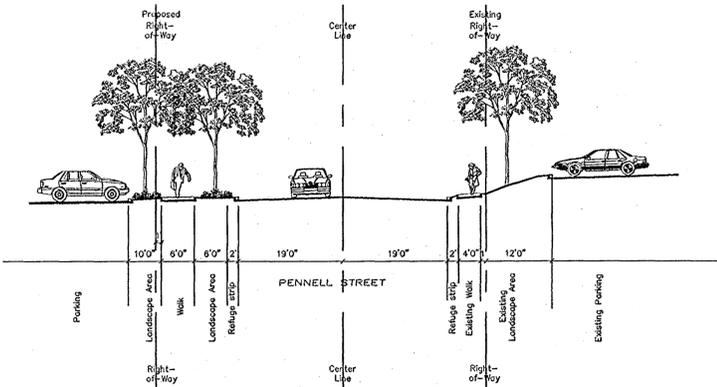
**TYPICAL DECORATIVE LIGHT**



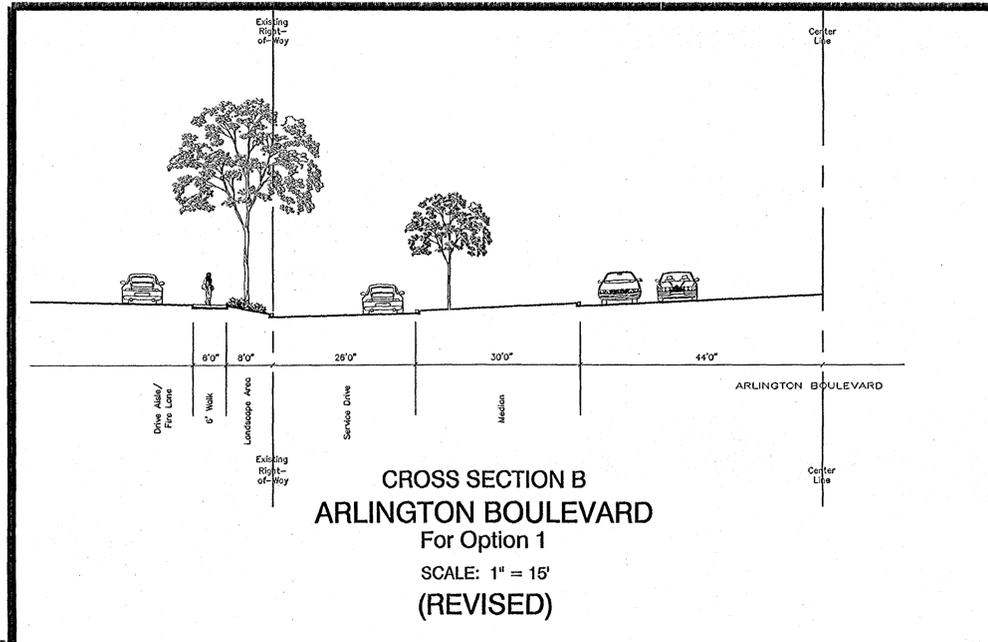
**TYPICAL BENCH**



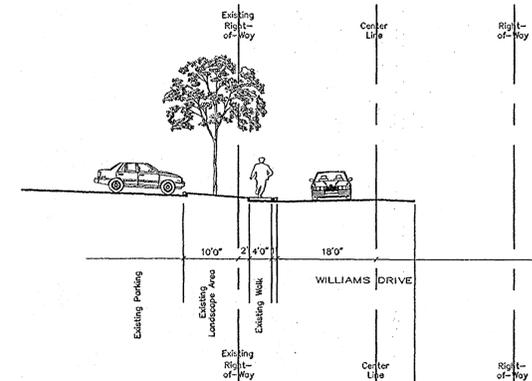
**TYPICAL TRASH RECEPTACLE**



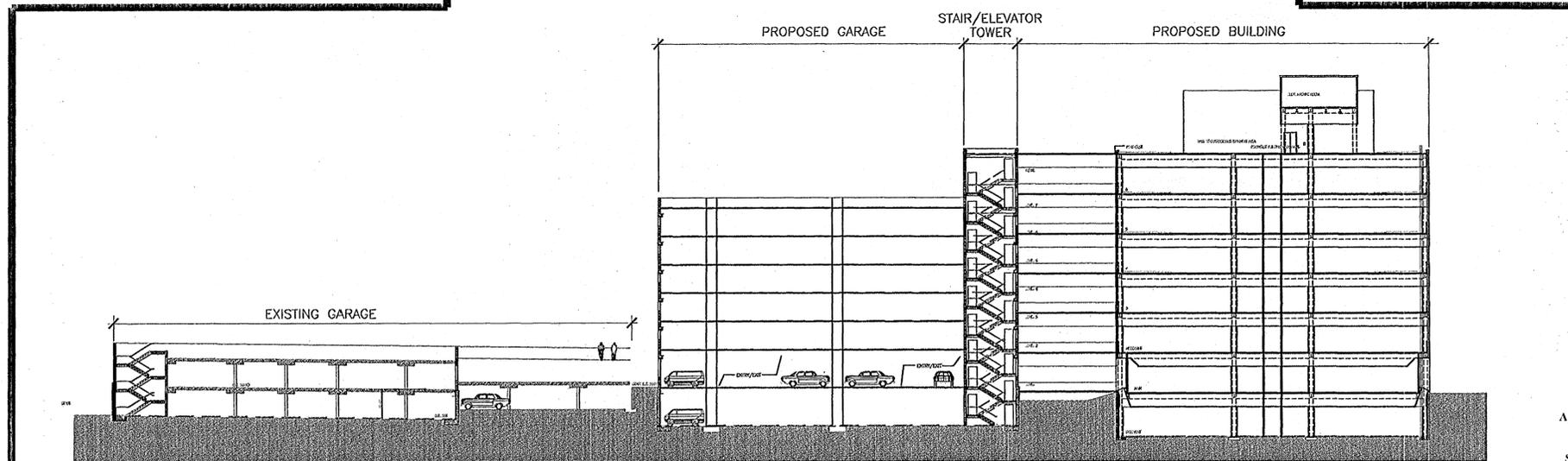
**CROSS SECTION A  
PENNELL STREET**  
SCALE: 1" = 15'



**CROSS SECTION B  
ARLINGTON BOULEVARD**  
For Option 1  
SCALE: 1" = 15'  
(REVISED)



**CROSS SECTION C  
WILLIAMS DRIVE**  
SCALE: 1" = 15'



**CROSS SECTION D**  
SCALE: 1" = 25'  
(REVISED)

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Date of (BOS) (PC) Approval 6-30-08  
Sheet 4 of 11

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1	01.09.08	JMC	

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DATE October 9, 2007  
TITLE

**CROSS SECTIONS**

PROJECT NO.

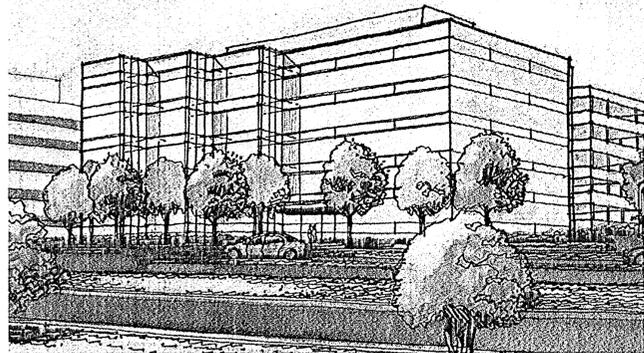
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2

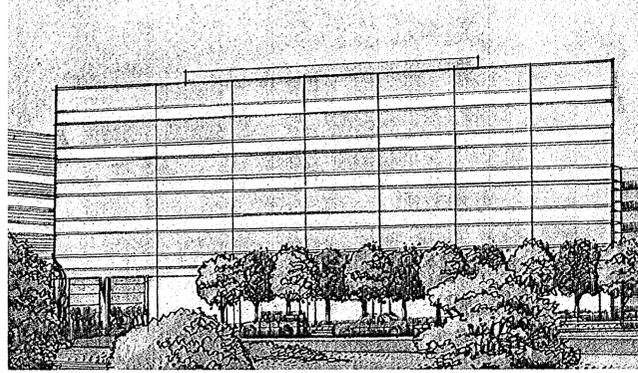
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4

5



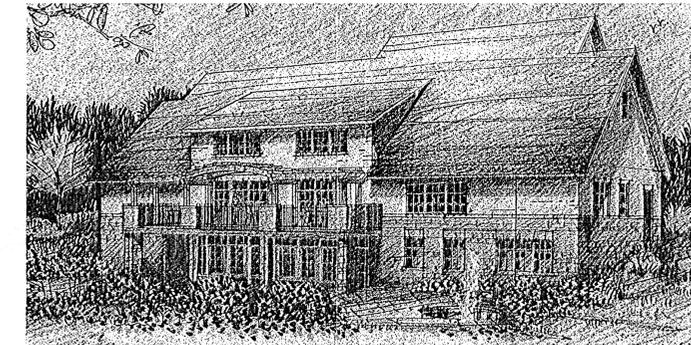
APPROVED BUILDING A - Option 1



APPROVED BUILDING A - Option 2 or 3

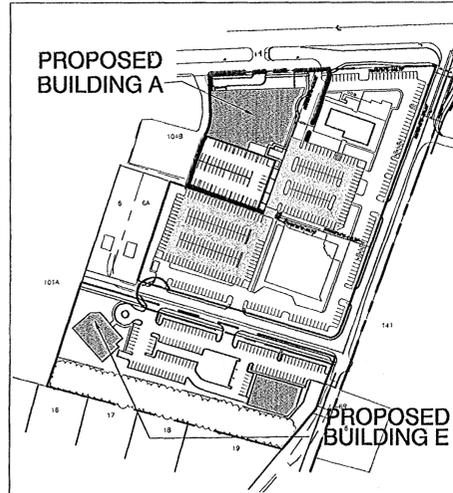


PROPOSED BUILDING E - FRONT

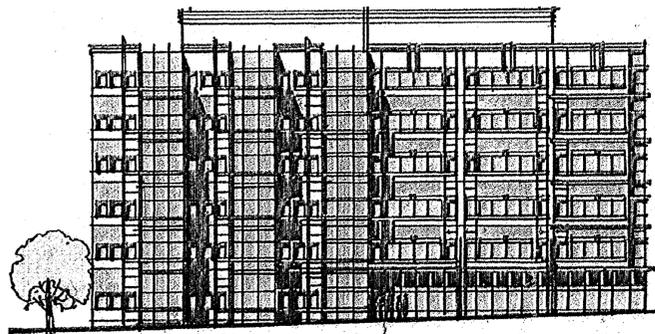


PROPOSED BUILDING E - REAR

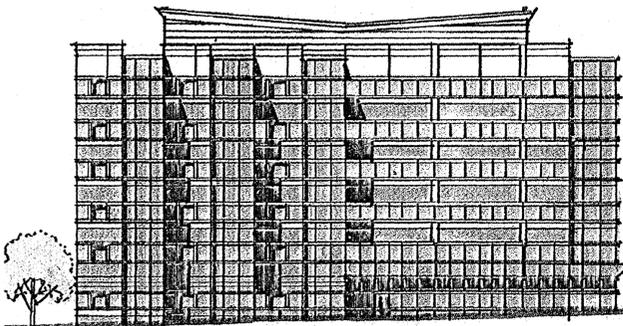
NOTE:  
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS.



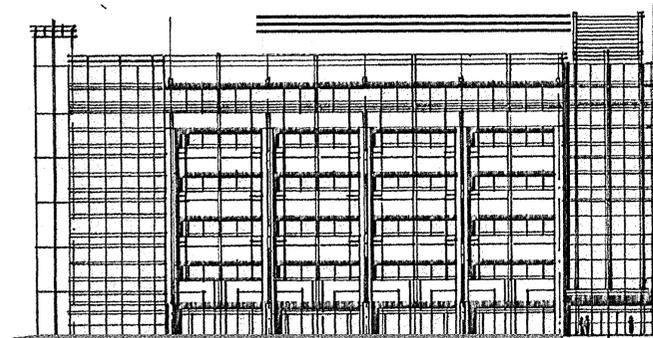
KEY MAP  
SCALE: 1" = 200'



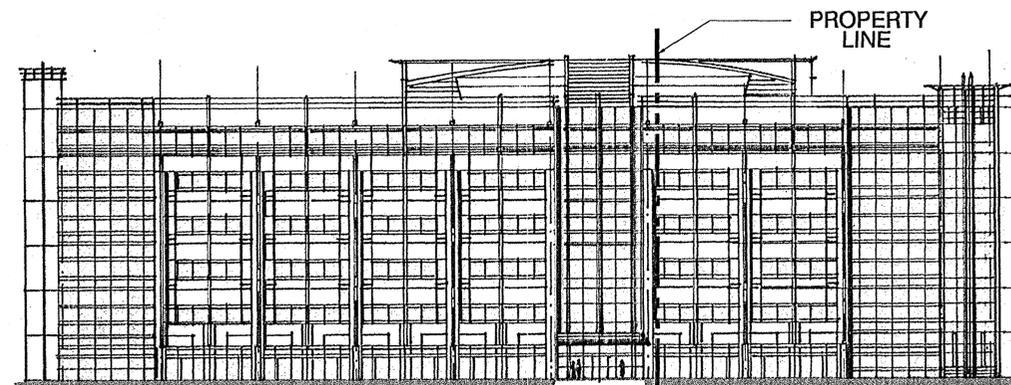
APPROVED ALTERNATIVE 1



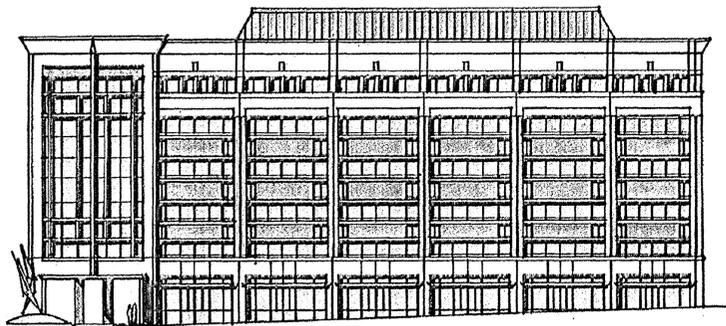
APPROVED ALTERNATIVE 2



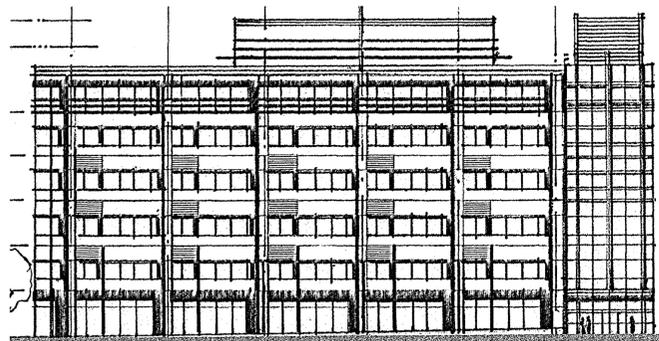
PROPOSED ELEVATION 4



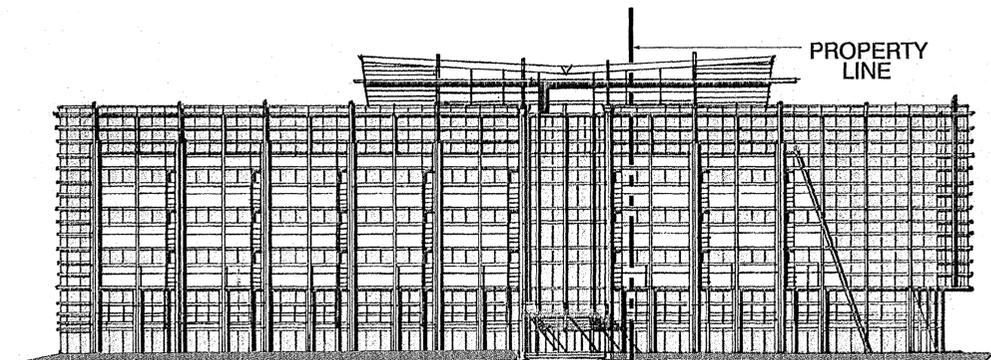
PROPOSED ELEVATION 6



APPROVED ALTERNATIVE 3



PROPOSED ELEVATION 5



PROPOSED ELEVATION 7

POSSIBLE ALTERNATIVE FRONT ELEVATIONS  
FOR PROPOSED BUILDING A



Dewberry & Davis LLC

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ARLINGTON  
BOULEVARD  
CONSOLIDATION  
PARTIAL GENERALIZED  
DEVELOPMENT PLAN AMENDMENT  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

NOT TO SCALE

No.	DATE	BY	Description
4	08.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

REVISIONS	
DRAWN BY	JMC
APPROVED BY	
CHECKED BY	PGY
DATE	October 9, 2007
TITLE	

ELEVATIONS

PROJECT NO.

5

SHEET NO. 5 OF 11

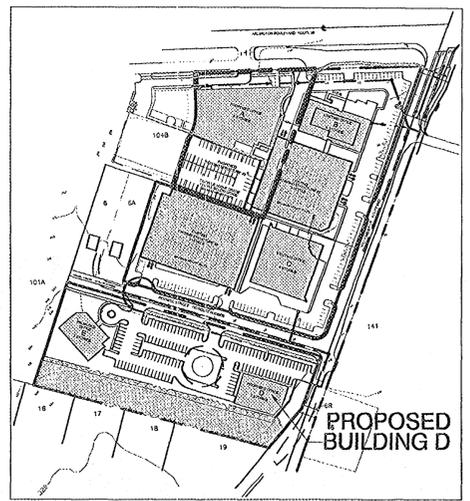
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APPROVED DEVELOPMENT PLAN  
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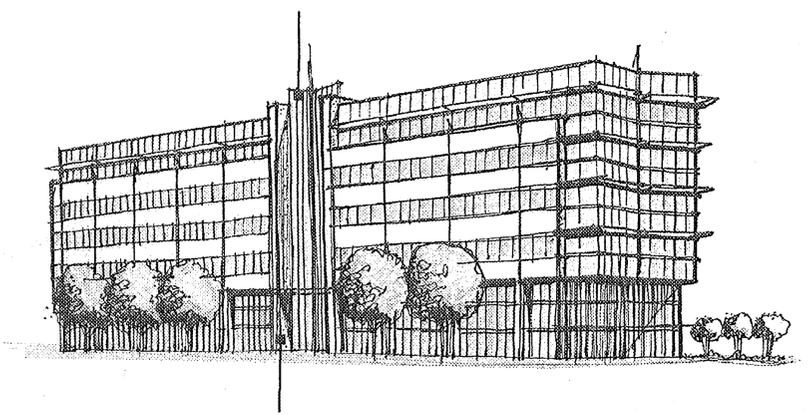
1 2 3 4 5

E  
D  
C  
B  
A

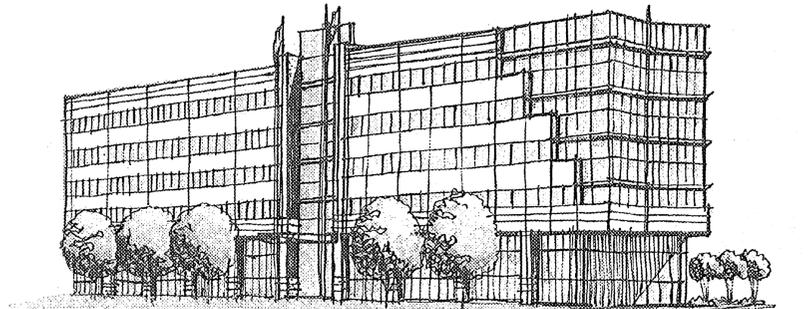
**NOTE:**  
THE BUILDING ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDING.



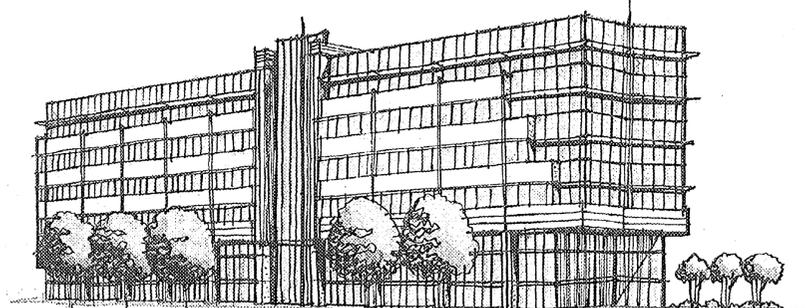
KEY MAP  
SCALE: 1" = 200'



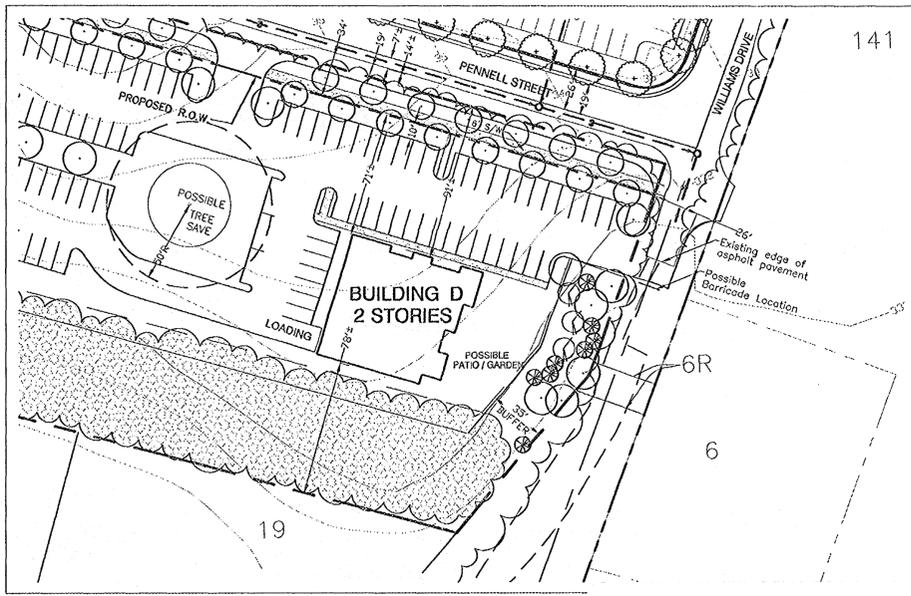
BUILDING A - PROPOSED ELEVATION 8



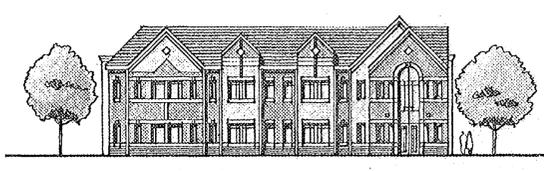
BUILDING A - PROPOSED ELEVATION 9



BUILDING A - PROPOSED ELEVATION 10



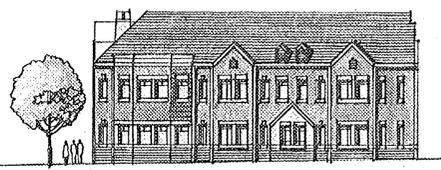
**BUILDING D**  
Application No PCA-2004-PR-003 Staff S.B.  
APPROVED DEVELOPMENT PLAN  
(DP) (GD) (CDP) (FDP)  
See Proffers Dated 6-26-08  
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BUILDING D FRONT ELEVATION



BUILDING D REAR ELEVATION



BUILDING D WEST ELEVATION



BUILDING D EAST ELEVATION



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ARLINGTON BOULEVARD CONSOLIDATION  
PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

NOT TO SCALE

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REVISIONS

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APPROVED BY

CHECKED BY PGY

DATE October 9, 2007

TITLE

ELEVATIONS

PROJECT NO.

6

SHEET NO. 6 OF 11

M-10667



KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
4	06.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

REVISIONS

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 CHECKED BY: PGY  
 DATE: October 9, 2007

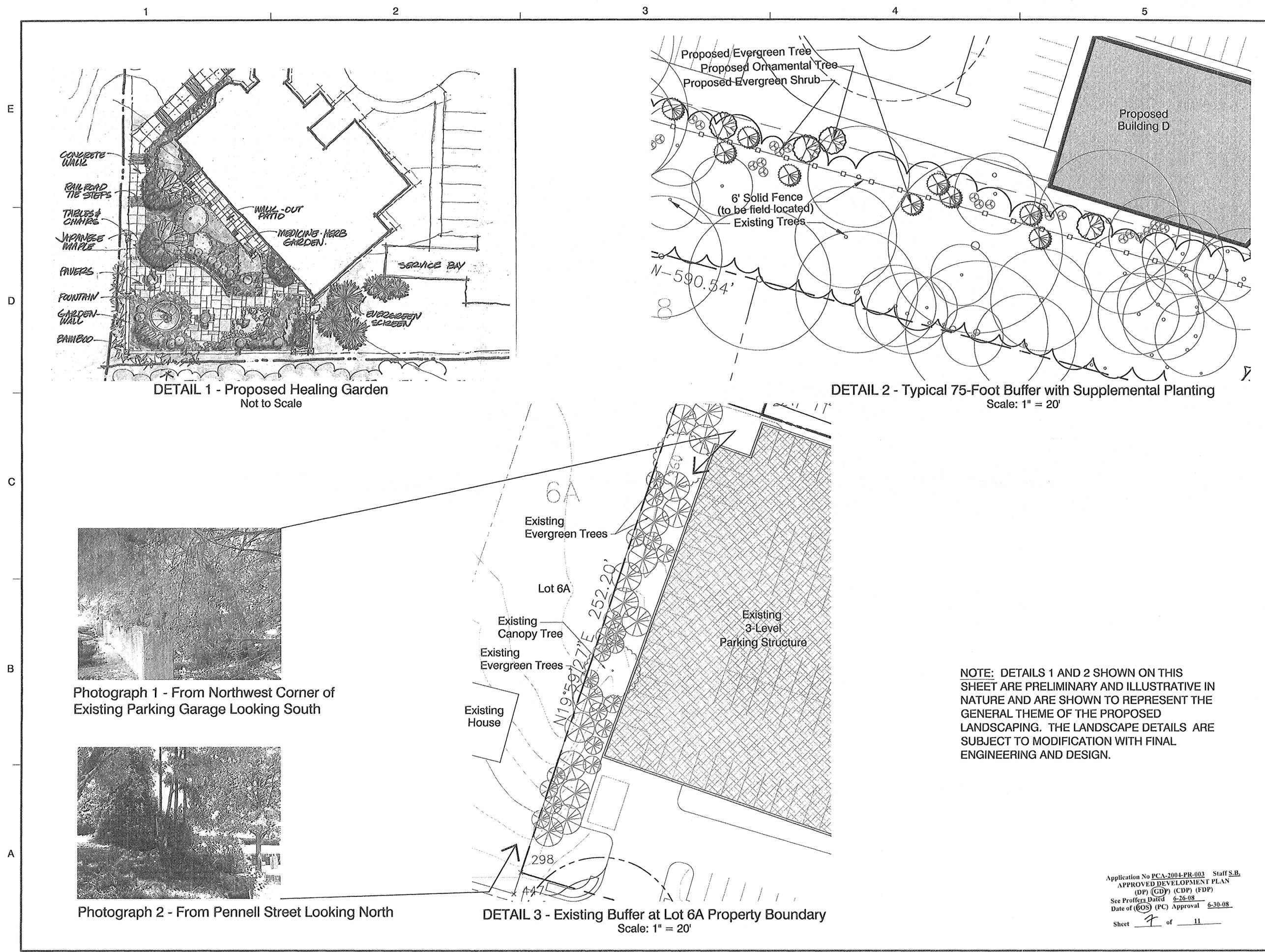
**LANDSCAPE  
 DETAIL SHEET**

PROJECT NO. \_\_\_\_\_

**7**

SHEET NO. 7 OF 11

M-10667



Application No. PCA-2004-PR-003 Staff S.B.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (CDP) (CDP) (FDP)  
 See Proffers Dated 6-26-08  
 Date of (GOS) (PC) Approval 6-30-08  
 Sheet 7 of 11



KEY PLAN

SCALE

AS NOTED

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4	06.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

REVISIONS

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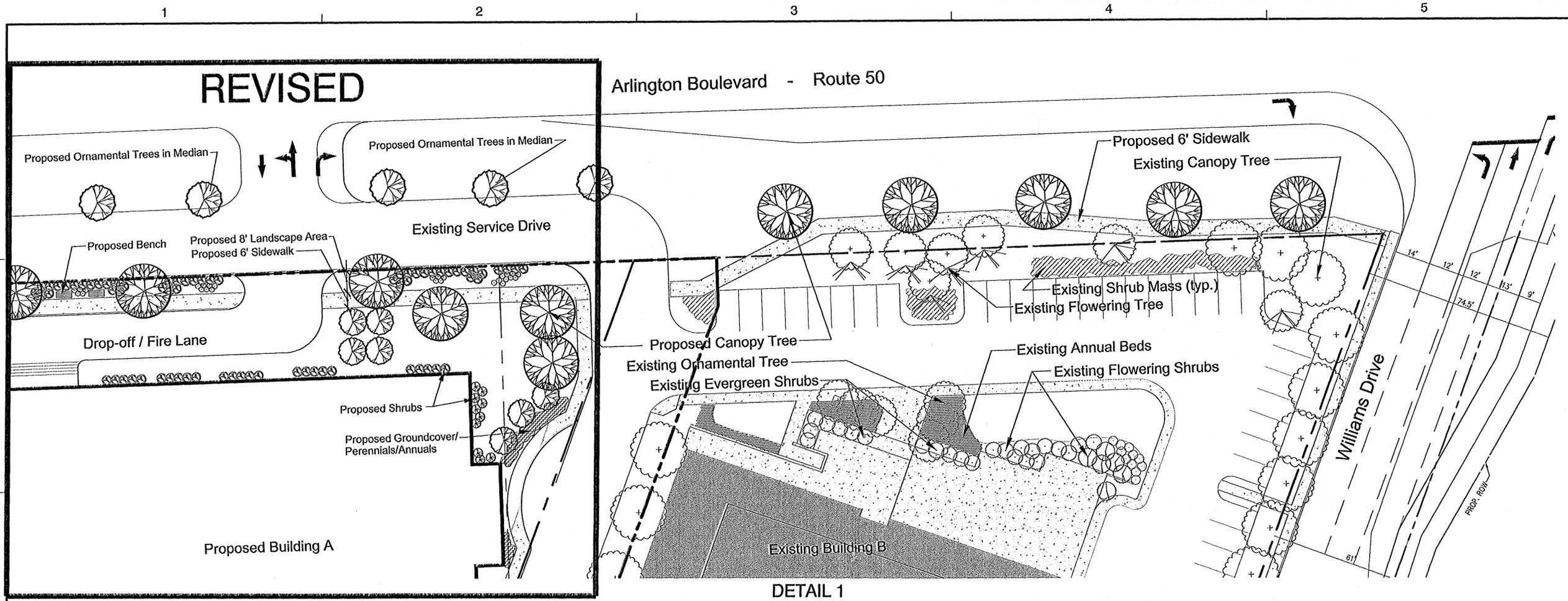
APPROVED BY: \_\_\_\_\_

CHECKED BY: PGY

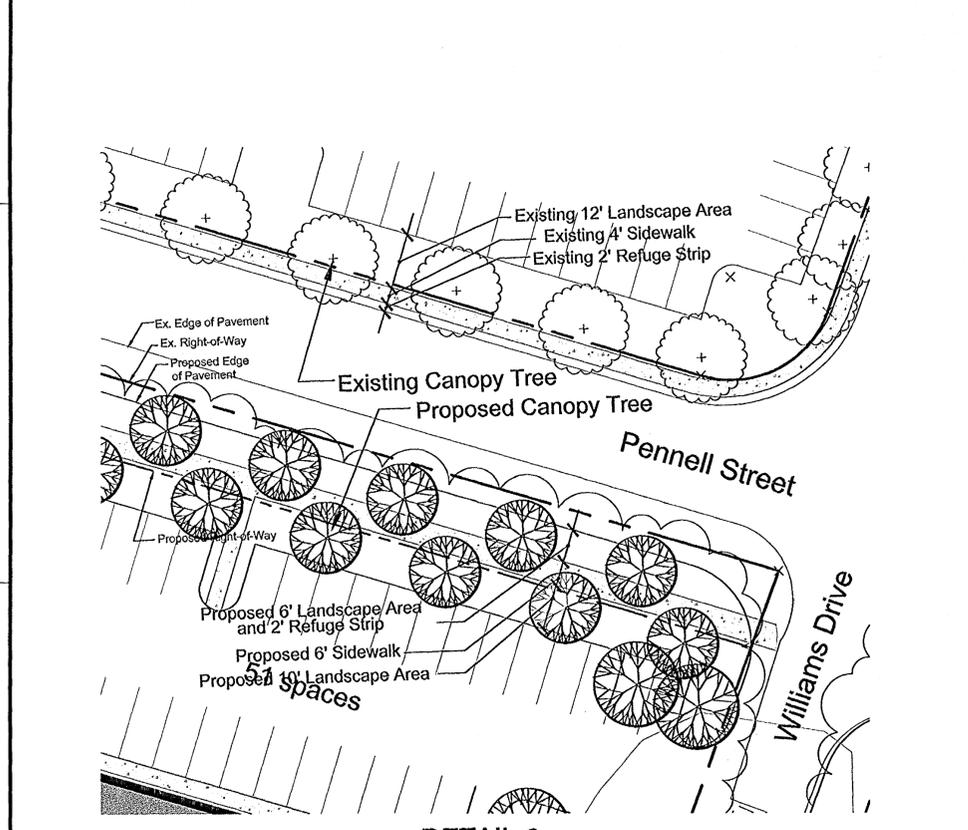
DATE: October 9, 2007

**LANDSCAPE  
 DETAIL SHEET**

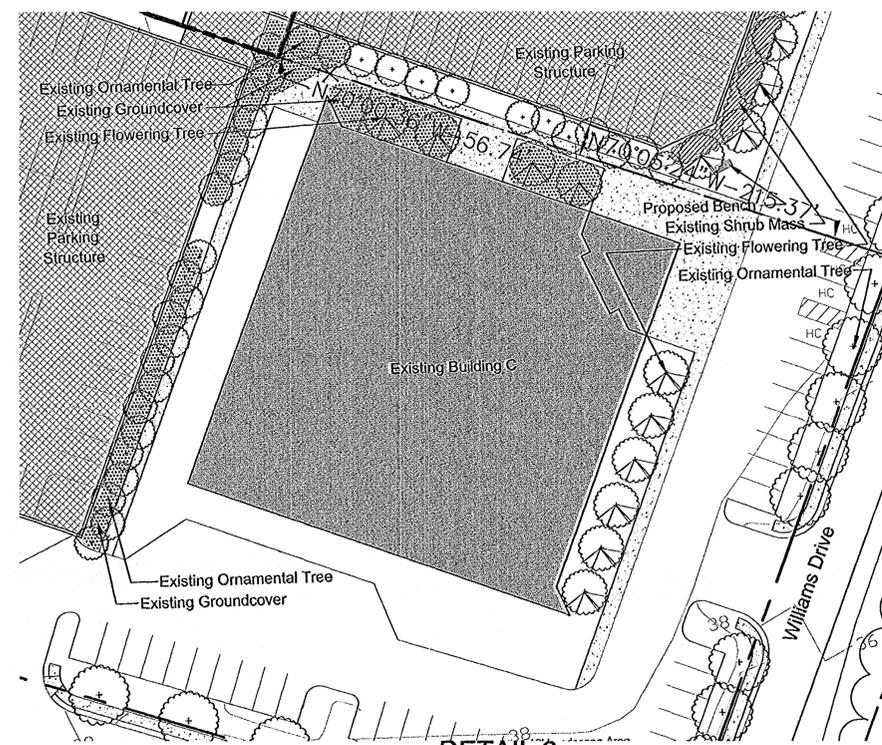
PROJECT NO.



**DETAIL 1**  
 Arlington Boulevard Streetscape/  
 Proposed Foundation Planting for Building A/  
 Existing Foundation Planting for Building B  
 For Option 1  
 Scale: 1" = 20'



**DETAIL 2**  
 Pennell Street Streetscape  
 Scale: 1" = 20'



**DETAIL 3**  
 Existing Foundation Planting for Building C  
 Scale: 1" = 30'

NOTE: DETAILS SHOWN ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

**ARLINGTON BOULEVARD CONSOLIDATION**  
 PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE  
**AS NOTED**

No.	DATE	BY	Description
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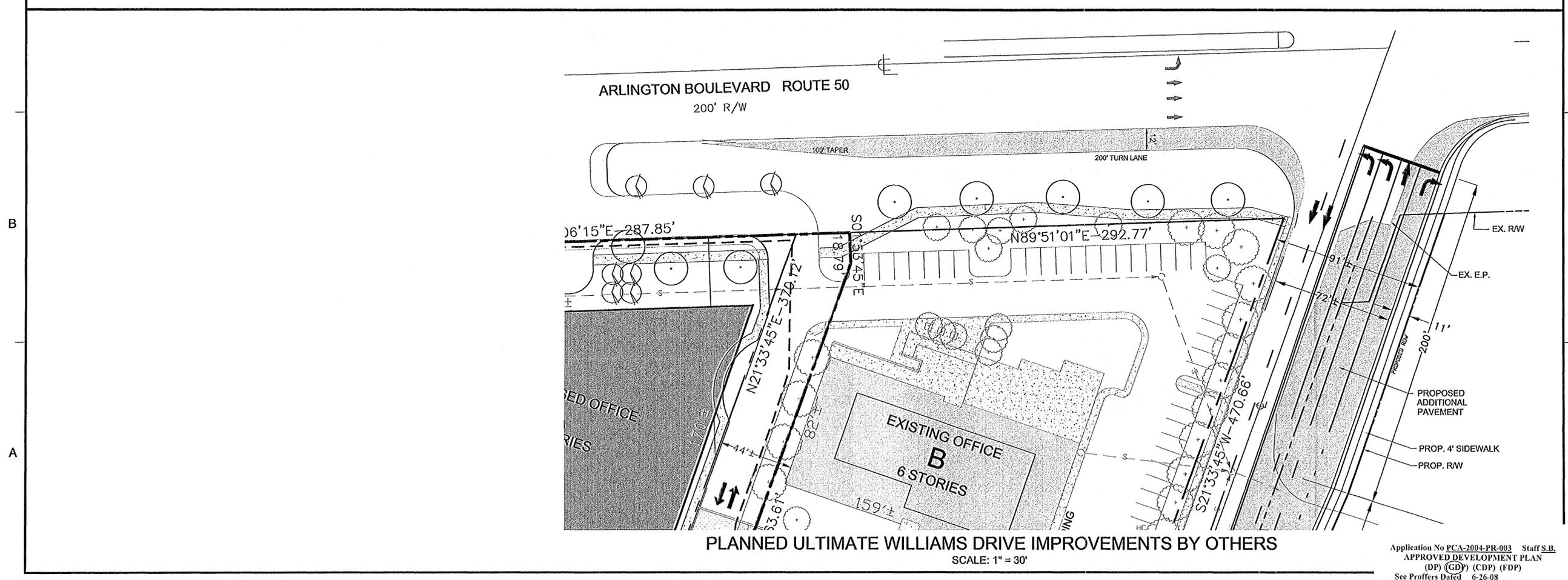
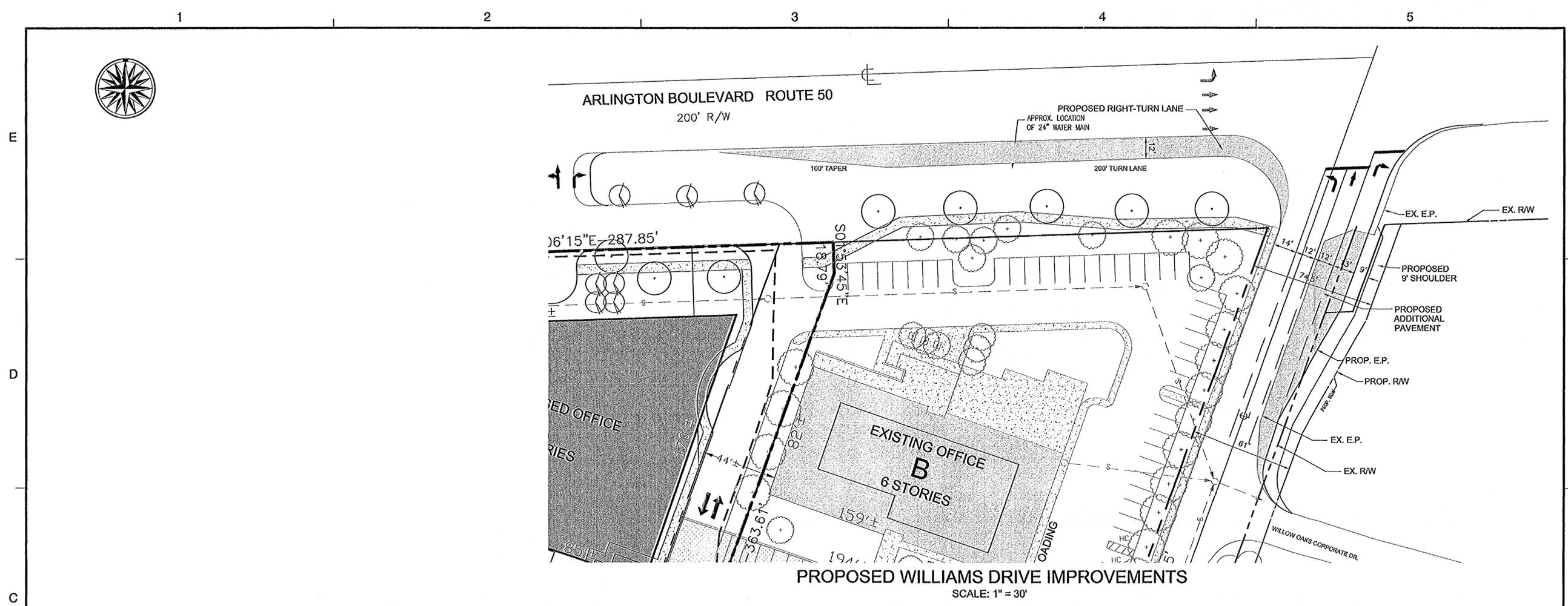
TITLE  
**WILLIAMS DRIVE IMPROVEMENTS**

PROJECT NO.

**9**

SHEET NO. 9 OF 11

**M-10667**



Application No PCA-2004-PR-003 Staff S.B.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GD) (CDP) (FDP)  
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 Date of (GOS) (PC) Approval 6-30-08  
 Sheet 9 of 11



BMP COMPUTATIONS

I. EXISTING WATERSHED INFORMATION					
PART 1 - LIST ALL SUBAREAS OF THE SITE AND THE "C" FACTORS USED IN THE BMP COMPUTATIONS					
AREA	"C" VALUE (2)	ACRES (3)			
1 (IMPERVIOUS)	0.90	1.74			
2 (PERVIOUS)	0.35	0.14			
PART 2 - COMPUTE THE WEIGHTED "C" FACTOR FOR THE SITE					
A. AREA OF THE SITE		1.88 (a)			
B. SUBAREA DESIGNATION (1)					
"C" VALUE (2)	ACRES (3)	PRODUCT (4)			
1 (IMPERVIOUS)	0.90	1.74	1.566		
2 (PERVIOUS)	0.35	0.14	0.049		
TOTAL (b)			1.615		
C. WEIGHTED "C" FACTOR		(b)/(a) = (c)	0.859		
II. PROPOSED WATERSHED INFORMATION					
PART 1 - LIST ALL SUBAREAS OF THE SITE AND THE "C" FACTORS USED IN THE BMP COMPUTATIONS					
AREA	"C" VALUE (2)	ACRES (3)			
1	0.90	0.53			
2	0.83	1.35			
PART 2 - PHOSPHOROUS REMOVAL					
A. AREA OF THE SITE		1.88			
B. SUBAREA DESIGNATION					
"C" VALUE	ACRES	PRODUCT			
1	0.90	0.53	0.477		
2	0.83	1.35	1.116		
TOTAL			1.593		
C. WEIGHTED "C" FACTOR		0.8471	0.85		
PART 3 - COMPUTE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE					
SUBAREA	BMP TYPE	REM EFF %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1	SAND FILTER	60%	0.282	1.082	17.97%
2	UNCONTROLLED	0%	0.718	0.975	0.00%
3		0%	0.000	0.000	0.00%
4		0%	0.000	0.000	0.00%
5		0%	0.000	0.000	0.00%
6		0%	0.000	0.000	0.00%
A. TOTAL					17.97%
PART 4 - DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQ.					
A. SELECT REQUIREMENT (A) REM REQ = [1 - 0.9 X (C <sub>pre</sub> /C <sub>post</sub> )]					
C <sub>pre</sub> =		0.818			
C <sub>post</sub> =		0.847			
REM REQ =		13.13			
IF LINE 3A (17.97%) > LINE 4A (13.13%), THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.					

10 YEAR STORM SEWER COMPUTATIONS

STRUCTURE	FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN)	"T" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"H"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX 7	EX 5		1.57	1.57	0.75	1.178	1.178	5.0	7.27	8.56	8.56	18	2.11%	0.013	15.94	8.87	313.20	341.99	335.37	6.62
EX 5	EX 12		1.42	2.99	0.75	1.066	2.243	5.0	7.27	7.74	16.30	15	4.21%	0.013	13.83	10.83	110.93	335.31	330.84	4.67
EX 19	EX 18		0.92	0.92	0.90	0.828	0.828	5.0	7.27	8.02	6.02	21	1.02%	0.012	18.07	7.22	47.17	337.09	336.61	0.48
EX 18	EX 17		1.28	2.20	0.85	1.088	1.918	5.0	7.27	7.91	13.93	21	1.02%	0.012	18.08	7.22	169.38	336.51	334.48	2.03
EX 17	EX 16		0.00	2.20	0.00	0.000	1.918	5.0	7.27	0.00	13.93	18	0.08%	0.013	3.04	1.65	39.07	334.34	334.31	0.03
EX 16	EX 15		0.00	2.20	0.00	0.000	1.918	5.0	7.27	0.00	13.93	18	1.85%	0.013	14.89	8.10	103.49	333.64	331.73	1.91
EX 15	EX 14		1.80	4.00	0.69	1.242	3.158	5.0	7.27	9.03	22.96	24	2.32%	0.013	35.97	11.00	25.41	331.53	330.94	0.59
EX 14	EX 13		0.43	4.43	0.81	0.348	3.506	5.0	7.27	2.63	25.49	24	1.84%	0.013	31.99	9.78	62.08	330.61	329.47	1.14
EX 13	EX 12		0.00	4.43	0.00	0.000	3.506	5.0	7.27	0.00	25.49	24	0.00%	0.013	0.00	0.00	13.17	328.95	328.95	0.00
EX 12	EX 11		0.00	7.42	0.00	0.000	3.506	5.0	7.27	0.00	41.79	24	2.48%	0.013	37.19	11.38	180.49	328.95	322.47	4.48
EX 11	EX 10		9.77	17.19	0.58	5.687	9.173	5.0	7.27	41.20	82.99	48	1.03%	0.013	151.78	11.60	349.21	322.18	318.60	3.58
EX 10	EX 9		3.75	20.94	0.40	1.500	10.673	5.0	7.27	10.91	93.89	42	2.26%	0.013	167.71	15.75	144.50	318.29	315.03	3.26
EX 9	EX B1		0.79	21.73	0.35	0.277	10.949	5.0	7.27	2.01	95.91	42	2.31%	0.013	159.42	16.92	111.48	314.87	312.30	2.57
EX B1	EX B2		0.30	22.03	0.35	0.105	11.054	5.0	7.27	0.76	96.67	42	1.97%	0.013	147.19	14.70	140.98	312.19	309.42	2.77

HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID	OUTLET WSE	D <sub>0</sub> (in)	Q <sub>0</sub>	L <sub>0</sub>	S <sub>0</sub>	H <sub>1</sub>	JUNCTION LOSS										ANGLE	H <sub>d</sub>	H <sub>f</sub>	1/3 H <sub>f</sub>	0.5 H <sub>f</sub>	FINAL H	INLET WSE	RIM ELEV	FREE BOARD
							V <sub>0</sub>	H <sub>0</sub>	Q <sub>1</sub>	V <sub>1</sub>	Q <sub>1</sub> /V <sub>1</sub>	V <sub>1</sub> <sup>2</sup> /2g	H <sub>1</sub>	H <sub>2</sub>	H <sub>3</sub>	H <sub>4</sub>									
EX B1	314.99	42	98.67	140.98	0.4389	0.62	10.03	0.39	95.91	15.87	1.622	3.91	1.37	25	0.860	2.62	1.31	1.93	316.92	318.02	1.10				
EX 9	316.92	42	95.91	111.48	0.4107	0.46	9.95	0.38	93.89	16.86	1.583	4.41	1.54	90	3.090	5.02	2.51	2.97	319.89	323.50	3.61				
EX 10	319.89	42	93.89	144.50	0.3945	0.57	9.74	0.37	82.99	16.64	1.381	4.30	1.50	20	0.888	2.56	1.28	1.85	321.74	322.76	1.02				
EX 11	321.74	48	82.99	349.21	0.1460	0.51	6.59	0.17	41.79	12.09	505	2.27	0.79	90	1.589	2.55	3.32	1.66	323.91	327.69	3.78				
EX 12	323.91	24	41.79	180.49	0.3438	0.20	13.28	0.68	25.49	11.38	290	2.01	0.70	40	0.784	2.16	1.08	1.08	331.19	334.65	3.46				
EX 13	331.19	24	25.49	13.17	1.2785	0.17	8.10	0.25	25.49	0.00	0.00	0.00	0.00	7.5	0.000	0.25	0.13	0.30	331.48	335.07	3.59				
EX 14	331.48	24	25.49	62.08	0.6970	0.43	8.10	0.25	22.96	10.95	251.5	1.93	0.65	20	0.298	1.20	0.60	1.03	332.52	334.59	2.07				
EX 15	332.52	24	22.96	25.41	0.4873	0.12	7.29	0.21	13.93	11.78	164	2.15	0.75	60	1.185	2.15	2.19	1.39	334.03	338.79	4.76				
EX 16	334.03	18	13.93	103.49	0.1449	0.18	7.87	0.24	13.93	9.22	31.28	1.32	0.48	50	0.620	1.32	0.68	1.85	335.88	338.51	2.63				
EX 17	335.88	18	13.93	39.07	0.1709	0.09	7.87	0.24	13.93	1.65	3.23	0.44	0.01	40	0.016	0.27	0.14	0.83	338.71	338.79	2.08				
EX 18	338.71	21	13.93	193.38	0.3544	0.73	5.78	0.13	8.05	3.48	1.01	0.35	60	0.553	1.04	0.52	1.22	337.93	341.50	3.57					
EX 19	337.93	21	8.02	47.17	0.0414	0.02	2.50	0.02	6.02	8.55	39	0.67	0.23	60	0.368	0.62	0.31	0.33	338.28	351.20	12.94				
EX 5	331.19	15	16.30	110.93	0.4138	1.11	13.28	0.68	8.56	8.63	74	1.16	0.40	70	0.705	1.79	0.90	8.01	339.20	339.77	0.57				
EX 7	339.20	18	8.56	313.20	0.3149	0.99	4.83	0.09	8.56	8.63	74	1.16	0.40	20	0.185	0.68	0.88	0.44	1.43	340.82	349.59	8.77			

ADEQUATE OUTFALL NARRATIVE

THE 1.88 ACRE SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED AND DRAINS INTO AN EXISTING STORM SEWER SYSTEM TO THE EAST. EXISTING STRUCTURES #7 AND #18 WILL CONTINUE TO BE THE RECEIVING OUTFALL FOR THE SITE WITH COMPLETION OF THE PROPOSED CONSTRUCTION. THE TWO OUTFALLS MEET AT EXISTING STRUCTURE #12 (POINT OF OUTFALL, SEE SHEET 10) WITH A TOTAL DRAINAGE AREA OF 7.42 ACRES. AT EXISTING STRUCTURE #11, A DRAINAGE AREA OF 9.77 ACRES WHICH IS GREATER (MORE THAN 90%) THAN THE ONSITE DRAINAGE AREA (7.49 ACRES), IS INTERCEPTED BY THE STORM SEWER SYSTEM. THEREFORE, EXISTING STRUCTURE #11 IS THE POINT OF CONFLUENCE AND ANALYSIS OF THE OUTFALL WAS CONDUCTED TO APPROXIMATELY 750' DOWNSTREAM (EXISTING STRUCTURE #82, SEE SHEET 10 FOR OVERALL DRAINAGE DIVIDES); SEE THIS SHEET FOR STORM SEWER COMPUTATIONS. A HYDRAULIC GRADE LINE COMPUTATION HAS BEEN PROVIDED FOR THIS STORM SEWER LINE. ALTHOUGH THE STORM SEWER LINE IS SURCHARGED, THE HYDRAULIC GRADE LINE COMPUTATIONS INDICATE THAT THERE IS ADEQUATE FREE BOARD FOR ALL THE STRUCTURES IN THE SYSTEM.

THE EXISTING STORM SEWER SYSTEM OUTFALL FOR THE PROPOSED SITE ADEQUATELY CONVEYS THE 10 YEAR PEAK STORM FLOWS. HYDRAULIC GRADE LINE COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATE ADEQUACY OF THE EXISTING STORM SEWER SYSTEM. THEREFORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PFM, IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL IS PROVIDED.

WATER QUALITY NARRATIVE

THE 1.88 ACRE SITE IS LOCATED AT THE NORTHWESTERN PORTION OF THE ACCOTINK CREEK WATERSHED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE "RE-DEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES SINCE THE PROPOSED PLAN WILL CAUSE A MINIMUM NET INCREASE OF IMPERVIOUS AREA WITHIN A CURRENTLY DEVELOPED SITE. BMP REQUIREMENTS FOR THE NEW DEVELOPMENT WILL BE SATISFIED THROUGH THE USE OF A PROPOSED SAND FILTER. A DRAINAGE AREA OF 0.53 ACRES OF THE TOTAL SITE AREA WILL BE TREATED FOR PHOSPHOROUS REMOVAL. THIS WILL RESULT IN A 17.97% REDUCTION IN PHOSPHOROUS WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 13.13% PER THE REDEVELOPMENT STANDARD FOR THE ACCOTINK CREEK WATERSHED. THE PROPOSED SAND FILTER WILL BE PRIVATELY OWNED AND MAINTAINED.

STORMWATER MANAGEMENT NARRATIVE

THE 1.88 ACRE PROJECT IS LOCATED AT THE UPPER END OF THE ACCOTINK CREEK WATERSHED. UNDER PRE- AND POST- DEVELOPMENT CONDITIONS, THE SITE DRAINS INTO TWO EXISTING STORM SEWER SYSTEMS WHICH OUTFALL TO AN EXISTING REGIONAL DETENTION FACILITY (POND 'B'), SEE FAIRFAX COUNTY PLAN #6295-SP-01 FOR POND 'B' DETAILS.

DETENTION FOR THE SITE WILL CONTINUE TO BE PROVIDED IN POND 'B'. AN ANALYSIS OF THE IMPOUNDMENT IS PROVIDED WITH FAIRFAX COUNTY PLAN #2513-SP-003. THIS ANALYSIS STATES THAT WHEN THE REGIONAL POND WAS DESIGNED, THE PROPOSED SITE WAS DESIGNATED A COMMERCIAL LAND USE WITH A CURVE NUMBER OF 92.

REDEVELOPMENT OF THE SUBJECT PARCEL WILL NOT ALTER THE LAND USE DESIGNATION. THEREFORE, THE EXISTING REGIONAL POND WILL PROVIDE ADEQUATE DETENTION FOR THE SITE.

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 (9-011.23 & 24) Special Exceptions (9-011.23 & 24)  
 Cluster Subdivision (9-015.16 & 19) Commercial Reutilization Districts (9-022.2A (12) & 14))  
 Development Plans PRC District (16-302.3 & 4L) PRC Plan (16-303.1E & 10)  
 FDP Districts (except PRC) (16-302.1F & 1Q) Amendments (18-202.10F & 10J)

- 1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A--SWM IS LOCATED OFFSITE
- 3. Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Sand Filter	0.53	0	0.53	630	4410	N/A
Pond 'B'	1.46	85.95	87.41	Existing Offsite Regional Pond		
<b>Totals</b>	<b>1.99</b>	<b>85.95</b>	<b>87.94</b>	<b>630</b>	<b>4410</b>	
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet N/A--OFFSITE POND
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (e.g. asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.
- 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 11.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 11.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

\* SITE DRAINS TO AN EXISTING OFFSITE SWM POND; WATER QUALITY ADDRESSED IN ONSITE PRIVATELY MAINTAINED SAND FILTER

Industry Letter 05-03 dated 02/02/05

ARLINGTON BOULEVARD CONSOLIDATION PARTIAL GENERALIZED DEVELOPMENT PLAN AMENDMENT PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
4	06.26.08	JMC	
3	05.12.08	JMC	
2	04.03.08	JMC	
1	01.09.08	JMC	

REVISIONS  
 DRAWN BY ACS  
 APPROVED BY TCC  
 CHECKED BY PGY  
 DATE October 9, 2007

TITLE  
**ADEQUATE OUTFALL ANALYSIS**  
 PCA 2004-PR-003

PROJECT