



County of Fairfax, Virginia

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

September 15, 2009

Timothy Sampson
Walsh, Colucci, Lubeley, Emrich and Walsh, PC
2200 Clarendon Boulevard
13th Floor
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2004-PR-003-02
Concurrent with PCA 2009-PR-007 and Rezoning Application RZ 2009-PR-006

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 14, 2009, approving Proffered Condition Amendment Application PCA 2004-PR-003-02 in the name of Arlington Boulevard Consolidation LLC. The Board's action amends the proffers for Proffered Condition Amendment Application PCA 2004-PR-003, previously approved for commercial development at an overall 0.64 FAR to permit modifications to proffers and site design. The subject property is located on the south side of Arlington Boulevard approximately 225 feet west of the intersection with Williams Drive and north of Pennell Street on approximately 2.02 acres of land zoned C-3 [Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 7A and 11A], in the Providence District and is subject to the proffers dated September 8, 2009.

The Board also:

- Modification of the loading space requirement for office uses to permit a maximum of four loading spaces as shown on the Generalized Development Plan.
- Waiver of the interior parking lot landscaping requirement for the upper level of the parking structure located on Tax Map 49-3 ((1)) 104B and 135.
- Waiver of the service drive requirement along Route 50 in favor of the applicant providing interparcel access to the adjacent property to the west.

Sincerely,

Nancy Velts
Clerk to the Board of Supervisors

NV/ph
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 14th day of September, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2004-PR-003-02
(CONCURRENT WITH RZ 2009-PR-006 AND PCA 2009-PR-007)**

WHEREAS, Arlington Boulevard Consolidation LLC, filed in the proper form an application to amend the proffers for PCA 2004-PR-003 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 15th day of September, 2009.



Nancy Veirs
Clerk to the Board of Supervisors

September 2, 2008

**DESCRIPTION OF
PARCEL 2-A AND PARTS OF PARCELS 2-B AND 2-C
SIDNEY O. DEWBERRY ET AL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point marking the southeasterly corner of Parcel 1, Sidney O. Dewberry and James D. Nealon; thence with the easterly line of Parcel 1 the following courses: N18°14'38"E, 120.09 feet; with a curve to the left, whose radius is 100.00 feet and whose chord is N18°28'23"E, 69.61 feet, an arc distance of 71.10 feet and N01°53'45"W, 98.31 feet to a point on the southerly right-of-way line of Arlington Boulevard (Route 50); thence with southerly right-of-way line of Arlington Boulevard N88°06'15"E, 287.85 feet to a point; thence through Parcel 2-B, Sidney O. Dewberry Et Al S01°53'45"E, 18.79 feet and S19°48'59"W, 363.57 feet to a point on the northerly line of Parcel 2-C, Sidney O. Dewberry Et Al; thence with the northerly line of Parcel 2-C N71°49'10"W, 37.02 feet and N71°45'22"W, 177.05 feet to a point; thence through Parcel 2-C the following courses: S19°47'49"W, 21.55 feet; N69°47'29"W, 37.42 feet and S19°49'33"W, 231.54 feet to a point on the northerly right-of-way line of Pennell Street; thence with the northerly right-of-way line of Pennell Street N73°27'12"W, 16.68 feet to a point on the easterly line of Arlington Boulevard Consolidation LLC; thence with the easterly line of Arlington Boulevard Consolidation LLC N18°14'41"E, 252.20 feet to a point on the southerly line of the said Parcel 1; thence with the southerly line of Parcel 1 S71°45'22"E, 41.94 feet to the point of beginning, containing 2.02 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

RECEIVED
Department of Planning and Zoning
SEP 5 2008
Zoning Evaluation Division

PROFFERS
PCA 2004-PR-003-02/PCA 2009-PR-007
ARLINGTON BOULEVARD CONSOLIDATION LLC
September 8, 2009

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, 1978, as amended, ARLINGTON BOULEVARD CONSOLIDATION LLC, (the "Applicant") for the owners, themselves, their successors and assigns in PCA 2004-PR-003-02 and PCA 2009-PR-007 (the "PCA Applications"), filed for property identified as Fairfax County Tax Map 49-3 ((1)) 135 and 104B; and 49-3 ((9)) 11A part and 7A part (the "PCA Property") hereby agrees to the following proffers, provided that the Board of Supervisors approves the PCA Applications. The PCA Property is, among other land, currently subject to certain proffers approved with RZ 2004-PR-003 and dated May 3, 2004 (the "May 3, 2004 Proffers"), as amended by PCA 2004-PR-003. Upon approval of the PCA Applications by the Board of Supervisors, the May 3, 2004 Proffers shall remain in full force and effect except as they shall be modified, and superseded, herein with respect to the PCA Property.

1. Development Plan. Development of the PCA Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Partial Generalized Development Plan Amendment prepared by Dewberry & Davis LLC, dated August 5, 2008, as revised through September 4, 2009, and consisting of 10 sheets (the "PCA Plan"). All references in the May 3, 2004 Proffers to the "GDP" that apply to the PCA Property are hereby modified and superseded to refer to the PCA Plan. The PCA Plan will enable the construction of a single office building (identified as Building A) consisting of a maximum total of 165,983 square feet of gross floor area ("GFA") across Parcel 104B and Parcel 135. The Applicant agrees that a single site plan shall be submitted for such building.

4. Building Heights. Building A shall be limited to 90 feet in height. Any proposed penthouse(s) for Building A shall not exceed 25 feet in height and shall be provided in accordance with Sect. 2-506 of the Zoning Ordinance. Proposed parking structure # 3, as shown on the PCA Plan, shall not exceed 85 feet in height; provided, however, that no parking decks may be constructed above the previously approved 70 feet.

10. Transportation Demand Management Strategies. The use of mass transit, ride-sharing and other transportation strategies will be utilized to reduce single occupancy vehicular (SOV) traffic by employees to and from proposed Building A during morning and evening peak hours 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. by a minimum of 15 percent of the transportation generated according to the Institute of Transportation

Engineers ("ITE") Trip Generation Manual 6th Edition. The transportation management strategies will be implemented after 70 percent of Building A has been occupied.

The following is a list of strategies that shall be implemented with the concurrence and approval of the Fairfax County Department of Transportation ("FCDOT"):

- A. Designation of an individual to act as the transportation coordinator for Building A whose responsibility will be to implement the transportation management strategies. The transportation management strategy position may be a part of other duties assigned to the individual(s), including the role of transportation coordinator for Building F proposed on Parcels 6 and 6A pursuant to RZ 2009-PR-006;
- B. Participation in the Fairfax County Ride Share Program;
- C. Dissemination of information regarding Metrorail, Metrobus, any available Merrifield Shuttle service, ridesharing, and "guaranteed ride home" program sponsored by the Washington Council of Government and other relevant transit options;
- D. Making Metro maps, schedules and forms available to tenants in a common area(s) of Building A for Metrorail, Metrobus, any available Merrifield Shuttle service, ridesharing and other relevant transit options such as, for example, taxi-ride home vouchers for medical patients or possible shuttle service between the Application Property and Inova Fairfax Hospital;
- E. Providing sheltered amenities for bicycle storage and a shower and changing facility for building employee use;
- F. Providing a sidewalk system designed to encourage/facilitate pedestrian circulation;
- G. Providing SmartTrip Cards and/or WMATA Metrochecks Program participation;
- H. Providing voluntary car pool/van pool programs established, under the direction of the transportation coordinator;
- I. Providing preferential parking for carpool/vanpool participants and drivers of hybrid cars.

- J. Ongoing coordination by the transportation management coordinator with the FCDOT on an annual basis, to provide opportunities for adjustments of the program in accordance with "state of the art" strategies and recommendations;
- K. Employer occupants shall be encouraged to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the Merrifield area;
- L. The transportation coordinator shall encourage medical office tenants, if any, to disseminate information regarding public transit in medical office waiting rooms and on medical office websites. In addition, the transit coordinator shall, on a quarterly basis, survey medical office tenants, if any, to collect information about tenant office hours and schedules of patient visits. The purpose of this survey is to understand how the medical offices are operating (in terms of hours of operation and patient scheduling) to determine whether there are peaks in their collective schedules that the tenants may voluntarily agree to adjust to promote a more even distribution of medical office related trips throughout the day. The results of the survey shall be shared with the medical office tenants and provided to FCDOT for information purposes only.
- M. The transportation coordinator shall coordinate with any TDM programs in place on Parcels 6 and 6A that are subject to RZ 2009-PR-006.

One year after the transportation management strategies are implemented, the Applicant shall conduct a survey of the building tenants and employees in Building A to determine the transportation characteristics of building tenants and employees. This survey will help inform the basis of the transportation management program. The survey shall be submitted to the FCDOT for review and approval.

Annually thereafter, the Applicant shall conduct a multi-modal transportation split survey of tenant employees in Building A to demonstrate whether such goal of reducing SOV trips by 15% has been met to the satisfaction of the FCDOT. The yearly report shall be submitted to the FCDOT for review. If the annual multi-modal transportation split survey indicates that the reduction has not occurred then the Applicant shall contribute an annual sum of \$0.10 per square foot of occupied gross floor area in Building A to a transportation demand management fund to be used by the transportation coordinator to implement the Transportation Management Plan for Building A.

The Applicant shall continue the surveys and reports on an annual basis until such time as two (2) consecutive surveys conducted starting at least one (1) full calendar year after Building A has been fully occupied show that the SOV reduction goal has been met. Following such time, the Applicant shall conduct additional surveys and reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the goal is no longer being met, the Applicant shall revert to the process of annual surveys and reports until such time as two (2) consecutive surveys show that the goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports show that the goal continues to be met, no additional survey/report shall be required. Beyond such time, however, if FCDOT has reason to believe that the stated objectives of the TDM program are not being met, the Applicant shall cooperate with FCDOT to review and reasonably address the concerns.

11. Merrifield Shuttle. At the time of site plan approval for Building A the Applicant shall make a one time contribution of \$10,000 to support a Merrifield Area shuttle service. Applicant's contribution shall be held in escrow until such time as such shuttle is in operation, and includes a stop at the PCA Property. In addition, the Applicant shall reasonably cooperate with others who are working to establish such shuttle service in Merrifield and shall encourage and support the location of a shuttle stop to serve the PCA Property, all at no additional cost to the Applicant.
12. Bus Shelter. Prior to issuance of a Non-Residential Use Permit ("Non-RUP") for Building A, the Applicant shall install a bus shelter (with pad) along the Arlington Boulevard frontage of the PCA Property in a final location to be determined by the FCDOT. In addition, the Applicant shall construct approximately 50 feet of additional concrete between the bus shelter pad and the Arlington Boulevard curb to provide secure footing for bus riders to board/disembark. Further, the Applicant shall construct a five-foot wide concrete sidewalk that connects southward from the bus shelter to the proposed sidewalk along the front of Building A. The applicant shall maintain the area around the bus shelter, including disposing of trash in and around the receptacles located at the bus shelter.
14. Building Architecture. The architectural design of Building A shall be in substantial conformance with the elevations shown on Sheet 7 of the PCA Plan. All sides of Building A shall be architecturally consistent, and any mechanical penthouses shall be architecturally integrated with materials and colors consistent with those of the building. The façade of Building A shall be well-articulated and incorporate a series of vertical elements to break the horizontal scale of the building.

The façade treatment of Building A shall include a combination of building materials and shall be at least 70% masonry (brick and/or precast concrete) and glass. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade. Photographs of Buildings B and C shall be provided to the Director of the Department of Public Works and Environmental Services ("DPWES") prior to site plan approval so that the Director may determine whether Building A is architecturally compatible and similar in character with Buildings B and C. The Applicant will incorporate sustainable design elements in the final design of the rooftop of Building A such that the rooftop design meets the standard set forth in Credit 7.2 of the U.S. Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System Version 2.1. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application for Building A to demonstrate that such sustainable design elements have been incorporated in the building plans.

- 14.A. Green Building Practices. The Applicant shall include a U.S. Green Building Council ("USGBC") Leadership in Energy and Environmental Design ("LEED[®]") accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia as a member of the design team for Building A. The LEED[®] accredited professional shall work with the team to incorporate LEED[®] design elements into Building A and its site so that it will be positioned to attain LEED[®] certification for Core and Shell (or equivalent successor certification). The Applicant shall demonstrate compliance with this commitment to the Environment and Development Review Branch of DPZ at the time of site plan second submission.

The Applicant shall provide, as part of the building plan submission for Building A, a list prepared by a LEED[®] accredited professional of specific credits that the Applicant anticipates attaining within the LEED[®] - Core and Shell Development, Version 2.0, rating system, or other LEED[®] or equivalent rating system applicable to the project, along with a written statement from the LEED[®] Accredited Professional, indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED[®] certification.

The Applicant shall design parking structure # 3, as shown on the PCA Plan, to allow for the installation of rooftop solar panels. The Applicant shall demonstrate the structure's design capacity to allow for such solar panels at the time of building permit approval. The Applicant shall either install such solar panels concurrent with the construction of the parking structure, or, at the Applicant's discretion, the Applicant shall, at the time

of building permit approval, submit to Environment and Development Review Branch of DPZ a return on investment (ROI) analysis of the solar panels. Subsequently, the Applicant shall prepare and submit to Environment and Development Review Branch of DPZ an updated ROI on an annual basis starting on July 1 of each year following the first full year after the initial ROI is submitted and continuing for a period of three (3) years. With each ROI submission, the Applicant shall include an analysis of external sources of funds, if any, that may be available to implement the solar panels. If and when the ROI shows that implementation of the solar panels is economically viable but the Applicant elects, at its discretion, not to implement them, the Applicant shall issue a report to the Environment and Development Review Branch of DPZ explaining its reasoning. In the event the Applicant proceeds, at its discretion, to implement the solar panels, the Applicant shall report annually to Environment and Development Review Branch of DPZ for a period of three (3) years on the impact of the solar panels on the level of energy consumption at the building and provide an estimate of green house gas reductions resulting from the solar panels.

If Building A is to be leased, in whole or part, to medical office tenants, then the Applicant shall also explore the differences between the application of LEED criteria to medical office tenants and to general office tenants and provide a report of its findings to the Board of Supervisors and DPZ prior to issuance of the first tenant Non-RUP requested after Building A is 70% occupied.

15. Building Location. Deleted.
16. No Drive Through. No drive through commercial facilities shall be located on the PCA Property.
17. Streetscape. The Applicant shall construct streetscape improvements along the Arlington Boulevard (Route 50) frontage of the PCA Property as shown on the PCA Plan. Benches shall be provided within the streetscape as indicated on the PCA Plan. Such improvements shall be subject to the approval of DPWES and Virginia Department of Transportation ("VDOT") and shall be completed prior to final bond release for Building A.
18. Parking Lot Lighting. All outdoor lighting shall comply with the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance. All new exterior pole mounted lighting fixtures on the PCA Property shall be a maximum height of 12 feet, with fixtures directed away from, or otherwise shielded from view from the Pine Ridge Community to the south. Light poles on top of the parking garage shall be no greater in number than the minimum required to provide adequate security lighting. The Applicant

shall install a device to lower lighting levels for lights in and on the garage between the hours of 11 p.m. and 6 a.m. while maintaining reasonable and adequate security lighting.

19. Stormwater Management. Stormwater management/detention ("SWM") and best management practices ("BMPs") shall be designed and constructed in accordance with Public Facility Manual ("PFM") requirements as determined by DPWES for the PCA Property. Subject to DPWES approval, the Applicant shall provide for SWM (i.e. two- and ten-year detention) for the development through diversion of runoff into the Pond "B" located to the east of Williams Drive. Additional flood storage may be provided in either Pond "B" or its companion facility, Pond "A," to accommodate the increased runoff from the subject site. The Applicant shall (a) obtain written permission to use off-site facilities for detention; (b) demonstrate that off-site stormwater management facilities are designed to accommodate the PCA Property (or relevant portion thereof); and (c) demonstrate that stormwater will be adequately conveyed to the off-site facilities. As reflected in PCA 87-P-038-4, the ultimate design of the off-site facilities (future retrofit of Pond "B" and Pond "A") will be prepared in accordance with current County design criteria and will provide enhanced – extended detention beyond that which is provided by the existing Ponds which currently are not designed to provide water quality treatment. In addition, the design of the ultimate off-site facilities will provide BMPs for the contributing watershed, including the area of the Application Property. Such design objectives will exceed the stormwater management and BMP performance requirements prescribed under existing Fairfax County Ordinances and the Public Facilities Manual for the PCA Property. In the event that the Applicant does not receive approval and/or permission to use the off-site pond(s), a Proffered Condition Amendment shall be required to amend this proffer and the PCA Plan to address stormwater management. The BMP requirements for the development may be accommodated in a combination of measures which may include conservation easements, sand filtration, stormwater inlet filtration and/or a modified design of the off-site regional pond(s) referenced above as may be approved by DPWES.

21. Landscaping. Landscaping for the PCA Property shall be provided in accordance with the Landscape Plan on Sheet 8 of the PCA Plan and similar treatment shall be extended onto Parcel 104B. The Applicant shall maintain all landscaping. Streetscape along Route 50 shall be consistent with the Merrifield Streetscape Design Manual. All new deciduous trees provided as a part of the streetscape shall be a minimum of 3.0 inches in caliper at the time of planting; new evergreen trees shall be a minimum of six (6) to eight (8) feet in height at the time of planting. The landscape strips along the streetscape for Route 50 shall contain ground cover, understory plantings, ornamental shrubs and/or grass and flowering plants

within the landscaped strip, subject to the review and approval of the Urban Forester. The secondary landscape strip shall include shade and/or flowering trees, ornamental shrubs, ground cover, flowering plants and/or grasses, subject to the review and approval of the Urban Forester. Native trees that are conducive to air quality enhancement shall be used within the landscaping strips as determined appropriate by the Urban Forestry Division.

22. Transportation Improvements. Prior to issuance of the first Non-RUP for Building A the following improvements shall be substantially completed (i.e. open and available for use by the public but not necessarily accepted by VDOT for maintenance purposes) by the Applicant subject to DPWES and VDOT timely approval:
- A. Construct right-turn deceleration lanes as approved by VDOT within existing right-of-way from eastbound Route 50 onto both the existing service drive entrance in front of the adjacent parcel 49-3 ((1)) 101A and onto Williams Drive. In addition, if warranted, construct a right turn taper as approved by VDOT within existing right-of-way from eastbound Route 50 onto the site access at Javier Road as shown on the PCA Plan.
 - B. Construct the new site entrance configuration shown as "Option 2" on the Sheet 3 of the PCA Plan and maintain two-way vehicle access to the service drive to the west; provided that an interim site entrance configuration, shown as "Option 1" on Sheet 3 of the PCA Plan, may be provided while the details of Option 2 are finalized with VDOT and FCDOT. Alternatively, the Applicant shall construct the site entrance configuration shown as Option 1 on Sheet 3 of the PCA Plan as the permanent configuration if it is determined by FCDOT and VDOT at the time of site plan approval that Option 1 is preferred. The throat length of the site access at Javier Road will be provided to the greatest extent possible given the design constraints presented by the service drive and site access in such area.
 - C. Restripe the southbound Javier Road and Williams Drive approaches to provide for an exclusive southbound left-turn lane and a shared through-right turn lane at such approaches;
 - D. Modify existing signal phasing to eliminate split side street approaches at Javier Road and Williams Drive;
 - E. Construct additional lanes on Williams Drive to provide for a left-turn lane, a through-lane and a right turn lane at the northbound Williams Drive approach at Route 50;

- F. Install a painted crosswalk and pedestrian countdown signal crossing Route 50 at the Javier Drive intersection.
- G. There is an existing crosswalk and pedestrian activated signal at the west side of Williams Drive, crossing Route 50. Such crosswalk and pedestrian signal shall be reconstructed as may be approved by VDOT in order to provide a pedestrian refuge within the Route 50 median and/or such crosswalk and pedestrian signal shall be removed in connection with the installation of a new crosswalk and pedestrian signal on the east side of the intersection as proffered pursuant to PCA 87-P-038-04.

In the event the applicant can demonstrate to the Zoning Administrator that timely approval has not been granted by DPWES and/or VDOT, the Non-RUPs for Building A may be issued and said improvements shall be completed and accepted into the state system prior to final bond release for Building A.

Transportation improvements 22.A (part) and 22.E are existing proffered obligations pursuant to PCA 87-P-038-4. If the Applicant and the owner of the property subject to PCA 87-P-038-4 (the "Adjacent Property") come to an agreement whereby the owner of the Adjacent Property agrees to pay its pro rata share of the cost of such improvements (and other related costs necessitated by the installation of such improvements) at such time as the owner of the Adjacent Property proceeds with development pursuant to PCA 87-P-038-4, as it may be amended from time to time, then the Applicant may submit such agreement and a plan to DPWES for DPWES to administer a pro rata contribution program through which the Adjacent Owner may reimburse the Applicant for such pro rata share. In no event shall the County be liable to the Applicant for any portion of the cost of such improvements or in any way related to the administration of such pro rata contribution program.

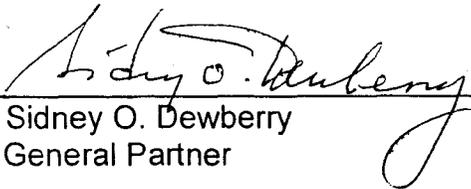
- 28. Trash Collection Hours. Regularly scheduled trash collection for the PCA Property shall occur Monday through Friday and begin no earlier than 7:00 a.m.
- 29. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns.
- 30. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered, shall be deemed an original document, and all of which taken together shall constitute one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

Applicant/Title Owner of Tax Map 49-3 ((1)) 135

ARLINGTON BOULEVARD CONSOLIDATION LLC

By: Dewberry Investments LLLP, its managing member


By: Sidney O. Dewberry
Its: General Partner

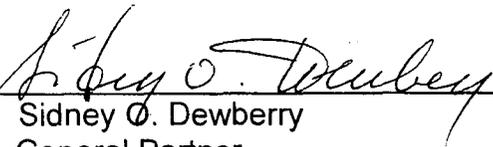
Title Owner of Tax Map 49-3 ((9)) 11A part

DEWBERRY III LLLP


By: Sidney O. Dewberry
Its: General Partner

Title Owner of Tax Map 49-3 ((9)) 7A part

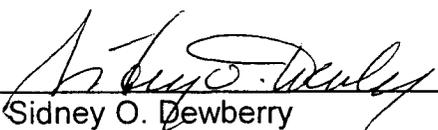
DEWBERRY IV LLLP


By: Sidney O. Dewberry
Its: General Partner

Title Owner of Tax Map 49-3 ((1)) 104B

8415 ALLIANCE LLC

By: Dewberry Investments LLLP, its managing member


By: Sidney O. Dewberry
Its: General Partner

RELEASE OF COVENANT

This RELEASE OF COVENANT is made effective as of the 14th day of September 2009, by **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, Grantor (the "County"); and **8415 ALLIANCE LLC**, a Virginia limited liability company, Grantee ("Alliance").

WHEREAS, Alliance is the owner of certain property located in Fairfax County, Virginia, identified as Fairfax County Tax Map No. 49-3-01-104B (the "Alliance Property"), having acquired the Alliance Property by virtue of a deed recorded among the land records of Fairfax County, Virginia in Deed Book 18530 at Page 1938; and

WHEREAS, the Alliance Property is subject to a Declaration of Covenant (the "Declaration") dated June 30, 2008, which is recorded among the land records of Fairfax County, Virginia in Deed Book 20021 at Page 1715, which Declaration contemplated the development of the Alliance Property subject to certain conditions proffered on an adjacent property; and

WHEREAS, Alliance has since that time filed Proffered Condition Amendment Application PCA 2009-PR-007 which is scheduled for decision by the County on September 14, 2009, and which contemplates the adoption of certain proffered conditions that would govern development of the Alliance Property itself; and

WHEREAS, the parties hereto contemplated that the Declaration would be effective only until such time as PCA 2009-PR-007 is approved by the County; and

WHEREAS, the parties agree that the Declaration should now, therefore, be released.

NOW THEREFORE, for good and valuable consideration, the parties hereto hereby agree that the Declaration of Covenant dated June 30, 2008 which is recorded among the land records of Fairfax County, Virginia in Deed Book 20021 at Page 1715 is hereby forever released and vacated and shall be of no further force or effect, such release and vacation being effective as of September 14, 2009.

WITNESS THE FOLLOWING SIGNATURES:

[SIGNATURE PAGES FOLLOW]

Prepared by
F. Hayden Godding
8415 Alliance
12000 Government Center Parkway, Suite 549
Fairfax, VA 22035

8415 ALLIANCE LLC, a Virginia limited liability company

By: Dewberry Investments LLLP, its managing member

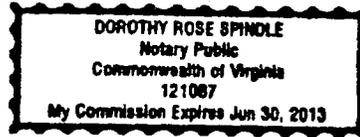
By: *Sidney O Dewberry*
Name: Sidney O Dewberry
Title: General Partner

STATE OF Virginia :
COUNTY/CITY OF Fairfax :

The foregoing instrument was acknowledged before me this 19th day of August, 2009 by Sidney O Dewberry, general partner of Dewberry Investments LLLP, managing member of 8415 Alliance LLC.

Dorothy Rose Spindle
Notary Public

My commission expires: June 30, 2013
Registration Number: 121087



[SIGNATURE PAGES CONTINUE]

COUNTY:

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA,

By: Anthony H. Griffin
Name: Anthony H. Griffin
Title: County Executive

STATE OF VIRGINIA :
COUNTY/CITY OF FAIRFAX :

The foregoing instrument was acknowledged before me this 16 day of
OCTOBER, 2009 by Anthony H. Griffin, County Executive of Fairfax
County, Virginia.

Jo Ann Hawach
Notary Public

My commission expires: JULY 31, 2012
Registration Number: 178038



[END OF SIGNATURE PAGES]

10/20/2009

10/20/2009
RECORDED FAIRFAX CO VA
TESTE
J. J. [Signature]
CLERK

Arlington Boulevard Consolidation Lots 6 & 6A

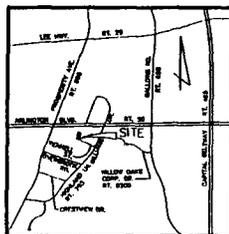
Providence District

Fairfax County, Virginia

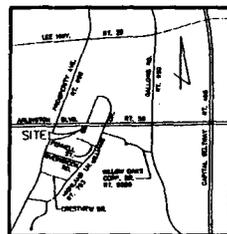
Generalized Development Plan - Lots 6 & 6A / RZ 2009-PR-006

Generalized Development Plan Amendment - Lot 104B / PCA 2009-PR-007

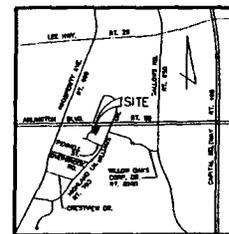
Partial Generalized Development Plan Amendment -
 Lots 7A (Pt.), 11A (Pt.) and 135 / PCA 2004-PR-003-02



VICINITY MAP - Lots 6 & 6A
 SCALE: 1" = 2,000'



VICINITY MAP - Lot 104B
 SCALE: 1" = 2,000'



VICINITY MAP - Lots 7A (Pt.), 11A (Pt.) & 135
 SCALE: 1" = 2,000'

Applicant:

Arlington Boulevard Consolidation LLC
 8401 Arlington Boulevard
 Fairfax, Virginia 22031

Sheet Index

1. COVER SHEET
2. GDP / GDPA - OVERALL PLAN
3. GDP / GDPA - ENLARGEMENT PLAN AND OPTIONAL PLANS
4. NOTES AND TABULATIONS
5. CROSS SECTIONS
6. CROSS SECTIONS AND SITE DETAILS
7. ELEVATIONS AND PERSPECTIVES
8. LANDSCAPE DETAIL
9. ADEQUATE OUTFALL ANALYSIS
10. STORMWATER MANAGEMENT

Arlington Boulevard Consolidation
 Lots 6 & 6A
 Generalized Development Plan /
 Generalized Development Plan Amendments



Revised September 4, 2009
 Revised August 19, 2009
 Revised July 20, 2009
 Revised May 5, 2008
 Revised September 4, 2008
 August 5, 2008

M-10713

Legend

- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING

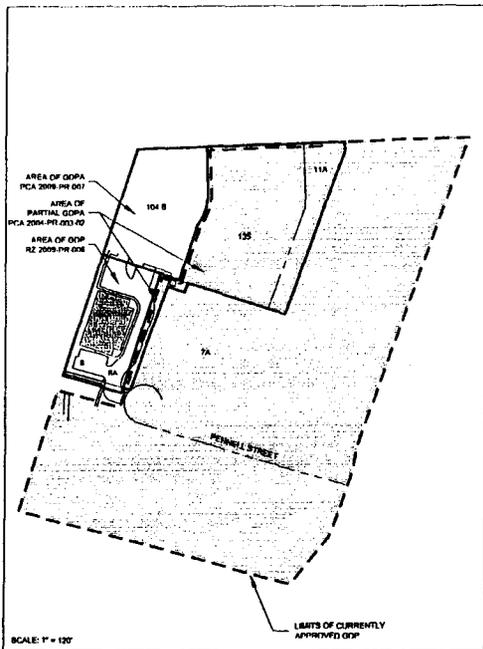
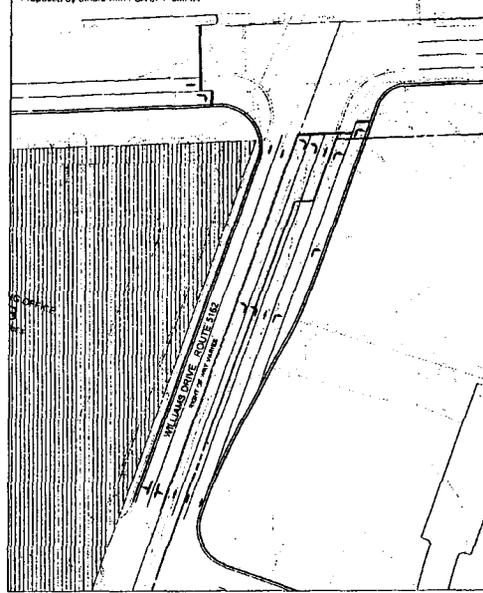


Note:

THE BASE FOR THIS GRAPHIC IS THE GENERALIZED DEVELOPMENT PLAN (GDP) APPROVED BY THE BOARD OF SUPERVISORS ON MAY 16, 2004 WITH ITS APPROVAL OF RZ 2004-PR-003, AND ALSO THE PARTIAL PROPOSED CONDITION AMENDMENT PLAN APPROVED BY THE BOARD ON JUNE 30, 2006. THE BASE ALSO INCLUDES THE PROPOSED COORDINATED DEVELOPMENT PROGRAM (CDP) LIT 1048. IT IS TO BE NOTED THAT THE PROPOSED DEVELOPMENT PROGRAM ON PORTIONS OF THE GDP LAND AREA THAT WAS APPROVED ON MAY 16, 2004 HAS BEEN ADJUSTED IN ACCORDANCE WITH REQUESTS FOR INTERPRETATION APPROVED IN THE INTERVENING YEARS.

ARLINGTON BOULEVARD ROUTE 50
SEE RIGHT OF WAY
**FOR ULTIMATE ROAD IMPROVEMENTS,
 SEE ADJACENT INSET**

Ultimate Road Improvements
 Proposed by others with PCA 87-P-038 04



**101 A
 (ELKS LODGE)**

SEE ADJACENT INSET
 FOR SEPARATE AREAS
 OF GDP AND TWO GDPA'S

SEE SHEET 3 FOR DETAIL

104 B

APPROVED OFFICE
A
 3 STORES

APPROVED
 PARKING
 STRUCTURE #1
 7 LEVEL ABOVE GROUND
 CURRENTLY APPROVED HEIGHT 70 FT.
 PROPOSED HEIGHT 80 FT.

135

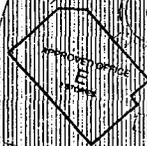
11A

NOT PART OF
 APPLICATIONS
 FOR INFORMATION ONLY

NOT PART OF
 APPLICATIONS
 FOR INFORMATION ONLY

NOT PART OF
 APPLICATIONS
 FOR INFORMATION ONLY

AREA OF PREPARATION
 FOR PUBLIC EXTENSION OF
 PENNELL STREET (SEE OTHERS)



Dewberry & Davis LLC
 5001 W. ARLINGTON BLVD.
 SUITE 100
 FORT WORTH, TEXAS 76102
 WWW.DDBW.COM

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROPOSED DISTRICT
 PARKER COUNTY, TEXAS



KEY PLAN



No.	DATE	BY	Description
5	09.04.09	JAW	
4	06.19.09	ARW	
3	07.20.08	ARW	
2	03.03.08	ARW	
1	09.04.08	ARW	

DRAWN BY: ARW
 APPROVED BY: [Signature]
 CHECKED BY: PCY
 DATE: August 5, 2008

TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA**
 OVERALL PLAN

PROJECT NO.

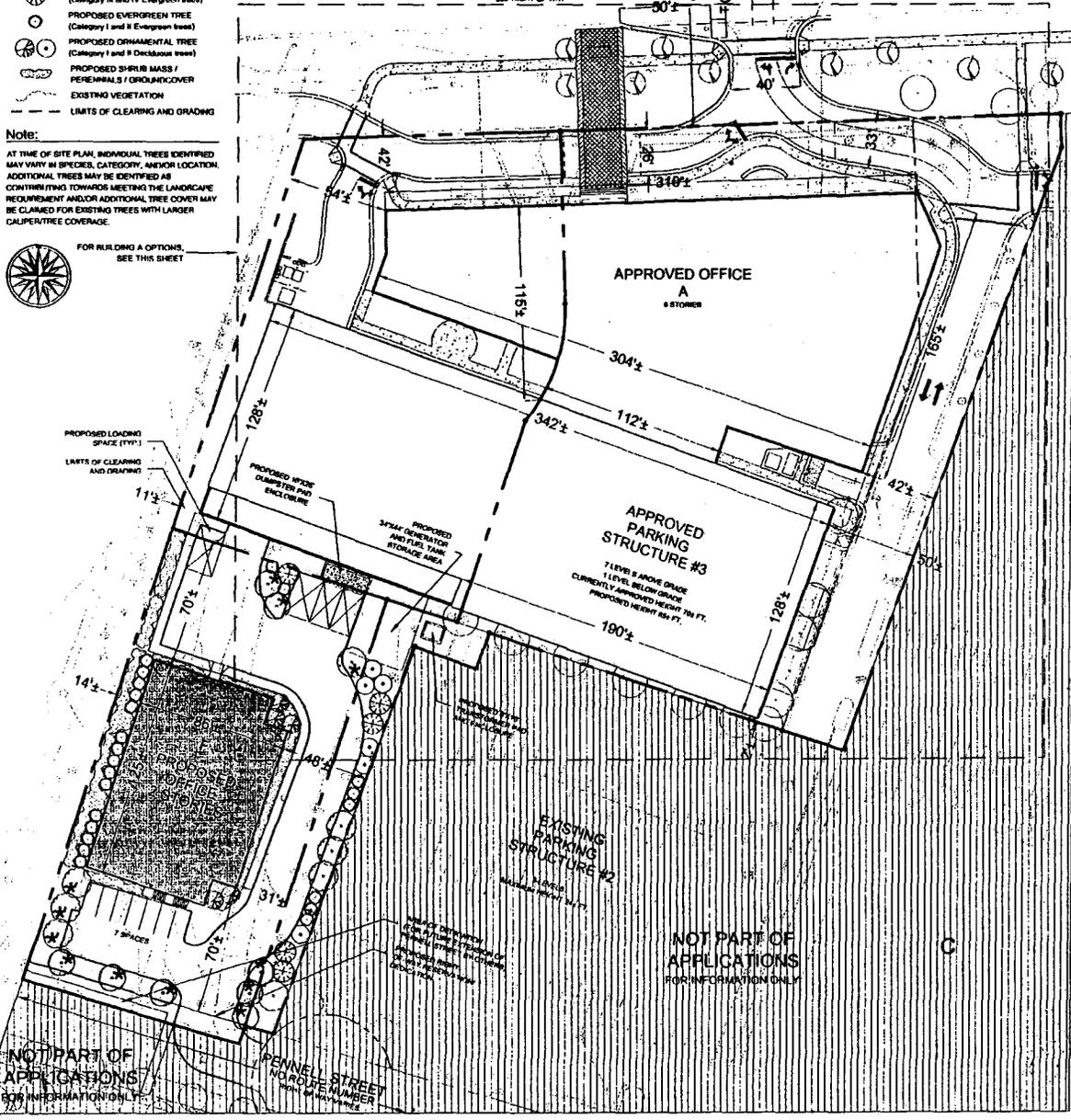
\\P01001\proj\10713\10713_GDPA_PCAD_CDPA_0001.dwg, 9/2/2009 1:57:45 PM, jawa

- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - ⊗ PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - ⊙ PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - ⊕ PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - ⊖ PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - EXISTING VEGETATION
 - - - LIMITS OF CLEARING AND GRADING

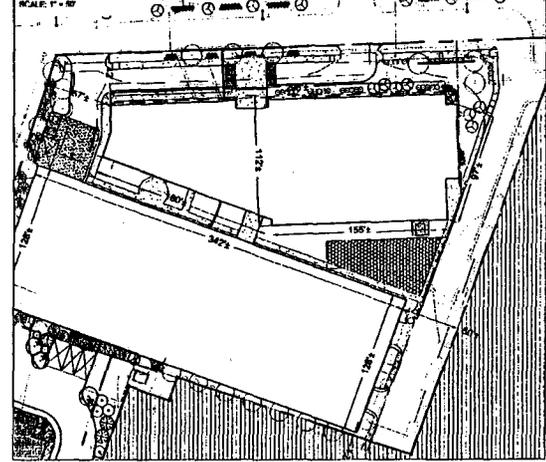
Note:
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.



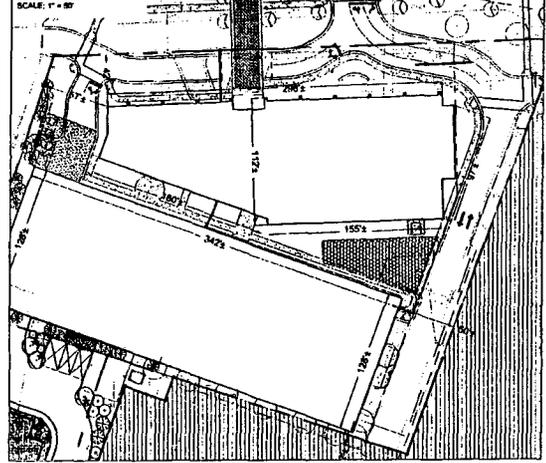
ARLINGTON BOULEVARD ROUTE 50
 20' RIGHT OF WAY



Building A Option 1



Building A Option 2



Parking Lot Landscaping Tabulation
 Lots 6 & 6A

PARKING LOT AREA	13,253 SF ±
PARKING LOT LANDSCAPING REQUIRED (8%)	1,060 SF ±
PARKING LOT LANDSCAPING PROPOSED (18.7%)	2,480 SF ±
12 PROPOSED TREES @ AVG. 175 SF EA =	2,100 SF
★ TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT	

Tree Canopy Tabulation - Lots 6 & 6A

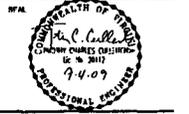
SITE AREA	33,876 SF ±
TREE CANOPY REQUIRED (10%)	3,388 SF ±
AREA OF PROPOSED LANDSCAPING	3 SF ±
AREA OF EXISTING LANDSCAPING	3,450 SF ±
12 TREES @ AVG. 175 SF EA =	2,100 SF
5 TREES @ AVG. 125 SF EA =	625 SF
5 TREES @ AVG. 75 SF EA =	375 SF
17 TREES @ AVG. 50 SF EA =	850 SF
TOTAL TREE COVER PROVIDED (10.2%)	3,450 SF ±

Note:
 THE PARINGS (OF) LANDSCAPING AND TREE CANOPY TABULATIONS ARE PRELIMINARY. THE TABULATIONS ARE INTENDED TO REFLECT THE MINIMUM LANDSCAPE AND CANOPY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM. FINAL CALCULATIONS WILL BE PROVIDED WITH THE BENEFIT OF SURVEY'S AND FINAL ENGINEERING AT TIME OF SITE PLAN PREPARATION. AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE CANOPY MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.



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ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAYETTE COUNTY, NORTH CAROLINA



KEY PLAN



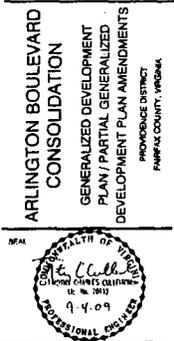
No.	DATE	BY	Description
5	09.04.19	JAC	
4	08.19.08	ARW	
3	07.20.08	ARW	
2	04.05.08	ARW	
1	08.04.06	ARW	

DESIGNED BY: ARW
 APPROVED BY: PCV
 CHECKED BY: PCV
 DATE: August 5, 2028

TITLE
 ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 ENLARGEMENT PLAN
 AND OPTIONAL PLANS

PROJECT NO.

PROJECT: Dewberry & Davis LLP, PCV, GDP, GDPA (Landscape), 12/20/19 2:40:30 PM, 2/20



KEY PLAN

SCALE

NO.	DATE	BY	Description
1	06.04.08	AW	
2	08.19.08	AW	
3	07.20.09	AW	
4	05.05.09	AW	
5	02.26.09	AW	

APPROVED BY: *[Signature]*
 CHECKED BY: PCT
 DATE: August 5, 2008

TITLE: ARLINGTON BOULEVARD CONSOLIDATION
 GDP / GDPA
 NOTES AND TABULATIONS

PROJECT NO. _____

TABLEAU FOR AREA OF GDP APPROVED WITH RZ 2004-PR-003 (FOR INFORMATION ONLY)

EXISTING ZONING	R-1 and C-3
SOUTH OF PENNELL STREET	10,741 AC
NORTH OF PENNELL STREET	7,031 AC
PROPOSED ZONING	C-3
LAND AREA OF REZONING	10,741 AC
SOUTH OF PENNELL STREET	3,714 AC
NORTH OF PENNELL STREET	7,031 AC
LAND AREA OF SPECIAL EXCEPTION	2.85 AC (114,309 SF)
PROPOSED GROSS FLOOR AREA	308,000 SF
SOUTH OF PENNELL STREET	23,426
PROPOSED BUILDING D	11,700 SF
PROPOSED BUILDING E	11,700 SF
NORTH OF PENNELL STREET	278,500 SF
SOUTH OF PENNELL STREET	122,889 SF
EXISTING BUILDING C	77,823 SF
EXISTING BUILDING C	70,849 SF

PROPOSED FLOOR AREA RATIO (FAR)	0.94'
SOUTH OF PENNELL STREET	0.44
NORTH OF PENNELL STREET	0.60
MAXIMUM HEIGHTS OF BUILDINGS	SEE BUILDING SCHEDULE
TOTAL PARKING SPACES REQUIRED	917
AT 30 SPACES PER 1,000 SF	264
EXISTING BUILDING B - 77,833 SF GFA	33.9
AT 30 SPACES PER 1,000 SF	33.9
EXISTING BUILDING C - 78,000 SF GFA	23.8
AT 30 SPACES PER 1,000 SF	42.8
PROPOSED BUILDING D - 11,700 SF GFA	43
AT 30 SPACES PER 1,000 SF	43

TOTAL PARKING SPACES PROVIDED	1,457
STRUCTURE 1 (EXISTING)	964
STRUCTURE 2 (EXISTING)	386
STRUCTURE 3 (PROPOSED)	538
SURFACE SPACES OF PENNELL STREET	121
SURFACE SOUTH OF PENNELL STREET	121

SEE NOTE 15.
 THE 640 SUPPLEMENTAL PARKING SPACES (1,457 - 917) ARE AN ALLOWANCE FOR POSSIBLE MEDICAL OFFICE USES.

TABLEAU FOR TOTAL COMPREHENSIVE DEVELOPMENT PROGRAM FOR RZ 2004-PR-003, RZ 2008-PR-008 AND PCA 2008-PR-007 (FOR INFORMATION ONLY)

PROPOSED ZONING	C-3
LAND AREA (123.4 AC)	544,938 SF
RZ 2004-PR-003 (10.74 AC)	
RZ 2008-PR-008 (0.78 AC)	
PCA 2008-PR-007 (0.8 AC)	
PROPOSED GROSS FLOOR AREA (GFA)	303,124 SF
RZ 2004-PR-003 (280,000 SF) PREVIOUSLY APPROVED AND MODIFIED IN PCA 2004-PR-003	
RZ 2008-PR-008 (20,000 SF) CURRENT PROPOSAL TO IMPLEMENT COMP PLAN OPTION FOR FUTURE L-2	
PCA 2008-PR-007 (3,124 SF) CURRENT PROPOSAL TO INCLUDE GFA FROM A PREVIOUS APPROVAL ON PARCEL 1048 INTO OVERALL DEVELOPMENT	
PCA 2004-PR-003 (0.02 AC) CURRENT PROPOSAL FOR MINOR SITE MODIFICATIONS WITH NO CHANGE IN GFA	
PROPOSED FLOOR AREA RATIO (FAR)	0.57

THE GROSS FLOOR AREA (GFA) AND FLOOR AREA RATIO ARE IN CONFORMANCE WITH PRIOR APPROVALS AND WITH THE RECOMMENDATION IN THE COMPREHENSIVE PLAN FOR SUBDISTRICT 13 OF THE MERIDALE BURBANK CENTER.

BUILDING SCHEDULE	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT (FT)	GROSS FLOOR AREA (SF)
A (Proposed) Office	6	90	122,889
B (Existing) Office	6	67	77,833
C (Existing) Office	4	57	78,000
D (Proposed) Office	2	34	11,700
E (Proposed) Office	2	34	11,700
Total			308,000

75. THE MERIDALE BURBANK CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN CONTAINS AN OPEN SPACE AND PEDESTRIAN SYSTEM PLAN. THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY INCLUDES A SIDEWALK THAT WILL BE IN ACCORDANCE WITH THE PEDESTRIAN SYSTEM PLAN.

76. THE PRIMARY USE IN THE BUILDINGS WILL BE OFFICE. IN ADDITION, IT IS TO BE UNDERSTOOD THAT ACCESSORY SERVICE USES AS PERMITTED BY PART 2 OF ARTICLE 10 OF THE ZONING ORDINANCE MAY ALSO BE ESTABLISHED IN THE BUILDING TO SERVE THE OCCUPANTS AND VISITORS.

77. IT IS CURRENTLY ANTICIPATED THAT THE PROPOSED OFFICE BUILDING DEVELOPMENT PROGRAM ON LOTS 8 AND 9A WILL BE CONSTRUCTED IN ONE PHASE SUBJECT TO MARKET CONDITIONS. THE APPLICANT RESERVES THE RIGHT, HOWEVER, TO DEVELOPE THE EXISTING STRUCTURE AND TO CONSTRUCT JUST THE SITE IMPROVEMENTS AND THE COMPLEMENTARY LANDSCAPING ON THE SUBJECT PROPERTY CONCURRENTLY WITH THE PROPOSED DEVELOPMENT ON THE ADJACENT PROPERTIES.

78. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENTLY APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABLEAU FOR AREA OF GDP (LOTS 8 AND 9A) - RZ 2009-PR-006

EXISTING ZONING	R-1
PROPOSED ZONING	C-3
LAND AREA (0.78 ACRES)	33,678 SF
PROPOSED GROSS FLOOR AREA (GFA) BUILDING F	20,000 SF
PROPOSED FLOOR AREA RATIO (FAR)	0.59'
MAXIMUM HEIGHT OF BUILDING	35 FT
PARKING SPACES REQUIRED	72
13 SPACES / 1,000 SF OF GFA	
OPEN SPACE REQUIRED (15%)	5,048 SF
OPEN SPACE PROVIDED (25%)	8,420 SF

SEE NOTE 15.
 SEE NOTE 8 AND NOTE 21

TABLEAU FOR AREA OF PARTIAL GDPA (LOT 7A PART, 11A PART AND PARCEL 135) - PCA 2004-PR-003-02

EXISTING/PROPOSED ZONING	C-3
LAND AREA (27,914 SF)	2,82 ACRES
PROPOSED GROSS FLOOR AREA (GFA)	122,869 SF
PROPOSED FLOOR AREA RATIO (FAR)	1.40'
MAXIMUM HEIGHT OF BUILDING	80'
MAXIMUM HEIGHT OF PARKING STRUCTURE	85'
PARKING SPACES REQUIRED/PROPOSED	100
OPEN SPACE REQUIRED/PROPOSED	100

THE FLOOR AREA RATIO (FAR) OF 0.41 THAT WAS APPROVED WITH PCA 2004-PR-003 WILL NOT BE EXCEEDED FOR THE TOTAL LAND AREA THAT IS THE SUBJECT OF RZ 2004-PR-003. ALSO SEE NOTE 15.

THE NUMBER OF PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH NOTES 8 AND 21 ABOVE AND IN ACCORDANCE WITH PRIOR APPROVALS.

AS PRESENTED IN NOTE 3 ABOVE, A 5.44 SF PORTION OF THE LAND AREA OF THE PARTIAL GDPA IS PLANNED AS OPEN SPACE ON THE CURRENT GDFP THAT WAS APPROVED WITH RZ 2004-PR-003. ON THE PROPOSED PLAN, APPROXIMATELY 2.80 SF OF THE TOTAL 8.44 SF LAND AREA OF THE PARTIAL GDPA, OR 33%, WILL REMAIN IN OPEN SPACE. THIS REPRESENTS A LOSS OF 7,845 SF OF OPEN SPACE (9,445 SF - 2,800 SF). BASED ON A MORE REFINED CALCULATION OF THE OPEN SPACE AREA ON THE CURRENT GDFP, IT HAS BEEN ESTABLISHED THAT THE 32% OF THE LAND AREA THAT IS THE SUBJECT OF RZ 2004-PR-003 CAN STILL BE PROVIDED IN OPEN SPACE WITH THE LOSS OF THIS 7,845 SF.

TABLEAU FOR AREA OF GDPA (LOT 1048) - PCA 2008-PR-007

EXISTING/PROPOSED ZONING	C-3
LAND AREA	43,124 SF
PROPOSED GROSS FLOOR AREA (GFA)	43,124 SF
PROPOSED FLOOR AREA RATIO (FAR)	1.0
MAXIMUM HEIGHT OF BUILDING	80'
MAXIMUM HEIGHT OF PARKING STRUCTURE	85'
PARKING SPACES REQUIRED/PROPOSED	100
OPEN SPACE REQUIRED/PROPOSED (15%)	6,470 SF

SEE NOTE 15.
 THE NUMBER OF PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH NOTES 8 AND 21 ABOVE AND IN ACCORDANCE WITH PRIOR APPROVALS.

IT IS TO BE NOTED THAT THE FOUR (4) LOADING SPACES REPRESENTED ON THE GRAPHIC WILL SERVE BOTH THE PROPOSED OFFICE BUILDING AND THE ADJACENT OFFICE BUILDING A IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 2 OF SECTION 11.02 OF THE ZONING ORDINANCE.

A MODIFICATION OF THE TOTAL NUMBER OF LOADING SPACES OTHERWISE REQUIRED BY THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE IS HEREBY REQUESTED IN FAVOR OF THE PROPOSED DEVELOPMENT PROGRAM. THE PROPOSED DEVELOPMENT PROGRAM IS REQUESTING THAT THE TOTAL NUMBER OF LOADING SPACES BE INCREASED TO SEVEN (7) LOADING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. THE PROPOSED DEVELOPMENT PROGRAM IS REQUESTING THAT THE TOTAL NUMBER OF LOADING SPACES BE INCREASED TO SEVEN (7) LOADING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

79. THERE ARE NO ADDITIONAL ROAD IMPROVEMENTS PLANNED WITH THE PROPOSED DEVELOPMENT PROGRAM ON LOTS 8 AND 9A. ALL ROADS IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY WILL BE IMPROVED IN ACCORDANCE WITH THE PROVISIONS APPROVED IN CONNECTION WITH PCA 2004-PR-003.

ADDITIONAL RIGHT-OF-WAY FOR THE POTENTIAL FUTURE IMPROVEMENT OF PENNELL STREET ACROSS THE PORTAGE OF THE SUBJECT PROPERTY WILL BE RECONSIDERED WITH THE UNDERSTANDING THAT ANY LAND AREA SO DEDICATED WILL BE SUBJECT TO FUTURE INTENSITY (FOR AREA RATIO) CRITERIA IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 4 OF SECTION 2.09 OF THE ZONING ORDINANCE.

ALTHOUGH THE PROPOSED DEVELOPMENT PROGRAM PRESENTED ON THE GRAPHIC RESERVES THE RIGHT TO REQUEST A VARIATION OF THE EXISTING RIGHT-OF-WAY AND CONSTRUCT A PRIVATE STREET WITH A PUBLIC RIGHT-OF-WAY AND EGRESS EASEMENT IN ACCORDANCE WITH A RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN WITH THE CONFORMANCE OF ALL ADJACENT PROPERTY OWNERS.

80. THERE ARE NO ADDITIONAL CONTAMINANT OR PUBLIC FACILITIES PROPOSED WITH THE SUBJECT DEVELOPMENT PROGRAM.

81. THERE ARE NO EXISTING BOTANICAL ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT PROGRAM, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

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

83. AS REPRESENTED ON THE GRAPHIC, EXCEPT AS MAY BE QUALIFIED IN THE PRESENT SITE PLAN, THE ENTIRE SITE WILL BE THE SUBJECT OF CLEARING, GRADING AND DEVELOPMENT.

84. THE SUBJECT PROPERTY IS REFERENCED IN BOTH SUBDISTRICT 13 AND 13 OF THE MERIDALE BURBANK CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN. THE TOTAL COMBINED PROPOSED DEVELOPMENT PROGRAM WILL NOT EXCEED THE 200,000 SF OF GROSS FLOOR AREA THAT IS RECOMMENDED IN THE COMPREHENSIVE PLAN.

85. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SUBJECT PROPERTY. THERE ARE NO FEDERAL, STATE OR LOCAL QUALITY CONTROL ZONING OR RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY.

86. 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.

87. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DRIVES LOCATED ON THE SUBJECT PROPERTY.

88. THE PROPOSED OFFICE BUILDING 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 114.1, 302 AND 305. HAZARDOUS WASTE AS SET FORTH IN 29 VACUUMATION OF HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PERMITS AND PROHIBITS AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 300, TO THE BEST OF OUR KNOWLEDGE. ALL SUCH SUBSTANCES THAT WILL BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH A POSSIBLE MEDICAL OFFICE USE AND/OR THE MAINTENANCE AND/OR OPERATION OF THE BUILDING AND DRINKAGE ON THE SUBJECT PROPERTY WILL BE IN ACCORDANCE WITH SUCH REGULATIONS.

89. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT FOR THE PROPOSED OFFICE BUILDING. THE TREE PRESERVATION AND TREE CONSERVATION REQUIREMENTS DESCRIBED BY CHAPTER 122 OF THE CODE WILL BE REPRESENTED ON THE SITE PLAN. THE PROPOSED REQUIREMENTS WILL BE CALCULATED ON THE TOTAL AREA OF THE COMPREHENSIVE DEVELOPMENT PROGRAM THAT IS DESCRIBED IN NOTE 4 ABOVE.

90. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING FOOTPRINTS SHOWN ON THE GRAPHIC ARE PROBABLY AND REVEALING AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFERENCE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. 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 ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 11.02 OF THE ZONING ORDINANCE.

91. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS) AND/OR HEIGHT WILL BE RECONSIDERED ACCORDINGLY IN ACCORDANCE WITH NOTE 8 ABOVE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE PROPOSED SHIFTED OR DELETED.

92. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING OR THE BUILDING HEIGHTS REPRESENTED ON THE GRAPHIC WILL BE RESTRICTED AS SET FORTH IN THE PROVISIONS.

93. THE PROPOSED BUILDING MAY HAVE A PENHOUSE DESIGNED IN PART TO SHELTER THE APPLICANT'S EQUIPMENT LOCATED ON THE ROOF OF THE WEST AND NORTH AREA COVERED BY THE PENHOUSES WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS. THE PENHOUSE WILL BE CONSTRUCTED WITH THE HEIGHT AND SCALE OF THE BUILDINGS; AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING. THE BUILDING HEIGHTS REPRESENTED ON THE BUILDING SCHEDULE DO NOT INCLUDE THE HEIGHT OF THE PENHOUSE.

94. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, COVERED WALKWAYS, PLAZAS, TRELLISES, WATER FEATURES, BOWLS, WALLS, FENCES, LOT STANDARDS, AND UTILITY AND MAINTENANCE STRUCTURES ARE NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC.

IT IS ALSO UNDERSTOOD THAT WIRELESS AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 2.14 OF THE ZONING ORDINANCE. ALL WIRELESS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 10 OF THE ZONING ORDINANCE.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP) AND RELATED PROFFERER OPINION AMENDMENTS (OPAs) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS AND (RZ 8, SA, TA PART), 11A PART (RZ 11) 1048 AND 135.

LOTS 8 AND 9A ARE THE SUBJECT OF THE GDP WHICH ACCOMPANIES AN APPLICATION TO REZONE THE LOTS FROM THE R-1 TO THE C-3 DISTRICT. THE TWO LOTS CONTAIN 32.97 ACRES OF LAND AREA. THERE IS AN EXISTING SINGLE-FAMILY RESIDENCE ON LOT 8. THE AGE OF THE RESIDENCE IS UNKNOWN. IT DOES NOT HAVE ANY ARCHITECTURAL OR HISTORICAL VALUE. IT WILL BE DEMOLISHED AND THE CONSTRUCTION OF A SMALL OFFICE BUILDING WITH THE PROPOSED DEVELOPMENT PROGRAM.

2. A PORTION OF LOT 7A, A PORTION OF LOT 11A AND THE ENTIRETY OF PARCEL 135 IS THE SUBJECT OF ONE OF THE RELATED PROFFERER OPINIONS. THE TOTAL COMBINED LAND AREA OF THIS DEVELOPMENT IS 2.82 ACRES. IT IS A PORTION OF THE DEVELOPMENT PROGRAM THAT WAS APPROVED WITH PCA 2004-PR-003. THE PARTIAL GDPA ACCOMPANIES A PROPOSED CONVICTION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO REVERSE THE DEVELOPMENT PROGRAM THAT IS REPRESENTED ON THIS SITE AS SET FORTH IN THE APPROVED GDP.

THE SUBJECT AREA IS REPRESENTED AS PART OF A PROPOSED OFFICE BUILDING AND PART OF A RELATED PARKING STRUCTURE AND AS EXISTING VEGETATION TO BE PRESERVED (TREE SAVANNAH SPACE AREA) ON THE CURRENTLY APPROVED GDP. THE EXISTING VEGETATION SPACE AREA WILL BE USED FOR AN ON-SITE VEHICLE TRAVEL AREA DESIGNED TO FACILITATE A COORDINATED DEVELOPMENT PROGRAM BETWEEN THE SUBJECT AREA THAT IS PROPOSED ON LOTS 8 AND 9A AND THE EXISTING AND APPROVED OFFICE BUILDING LOCATED WITHIN THE ADJACENT PROPERTIES TO THE NORTH AND EAST AS REPRESENTED ON THE GRAPHIC.

AN ADDITIONAL PURPOSE OF THIS PCA IS TO REQUEST A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR THE UPPER LEVEL SURFACE OF THE PARKING STRUCTURE THAT IS APPROVED ON THE REAR PORTION OF LOTS 1048 AND 135. THE WAIVER WOULD BE CONSIDERED FOR THE PROPOSED OFFICE BUILDING SHADE PANELS THAT WILL BE DESIGNED TO ALLOW FOR THE POSSIBLE FUTURE INSTALLATION OF SOLAR PANELS. THE PROPOSED OFFICE BUILDING WITH PCA 2004-PR-003 WILL CONTAIN 7 LEVELS ABOVE GROUND AND 1 LEVEL BELOW GROUND. IT WAS APPROVED WITH A MAXIMUM HEIGHT OF 70 FEET.

WITH THE APPROVAL OF THIS PCA, THE BOARD OF SUPERVISORS APPROVED A PROFFER THAT READS IN PART AS FOLLOWS:

THE APPLICANT SHALL EXPLORE THE USE OF SOLAR DEVICES ON THE BUILDING ROOF AND/OR GARAGE AND PROVIDE A REPORT OF ITS FINDINGS TO THE BOARD OF SUPERVISORS AND OPZ AT THE TIME OF BUILDING PLAN SUBMISSION FOR BUILDING A.

IT IS THE DESIRE OF THE APPLICANT TO CONSIDER THE IMPLEMENTATION OF THIS PROFFER BY CONSTRUCTING SHADE PANELS ON THE TOP LEVEL OF THE PARKING STRUCTURE THAT WILL BE DESIGNED FOR THE CASE PARKING SPACES ON THIS LEVEL AND WOULD ALLOW FOR THE POSSIBLE FUTURE INSTALLATION OF SOLAR PANELS. THESE SHADE PANELS WOULD BE CONSTRUCTED AT A MINIMUM HEIGHT OF 15 FEET ABOVE THE ROOF OF THE LOWER LEVEL OF THE PARKING STRUCTURE. AS A CONSEQUENCE, THE MAXIMUM HEIGHT OF THE PARKING STRUCTURE MAY BE INCREASED BY 15 FEET TO A GRAND TOTAL OF 85 FEET (70 FEET + 15 FEET). IF ADDITIONAL PARKING DECK WILL BE CONSTRUCTED ABOVE THE PREVIOUSLY APPROVED 70 FEET, BOARD APPROVAL OF THIS ADDITIONAL HEIGHT AS WELL AS APPROVAL OF THE RELATED WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT IS HEREBY REQUESTED SO THAT THE APPLICANT CAN CONSIDER THE CONSTRUCTION OF THE SOLAR SHADE PANELS ON THE TOP LEVEL OF THE PARKING STRUCTURE.

3. A SECOND RELATED PROFFERER OPINION (PO) GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDP) HAS BEEN FILED FOR THE PARCEL 1048. PARCEL 1048 IS THE SUBJECT OF A DECLARATION OF CONVEYANCE THAT WAS APPROVED BY THE BOARD OF SUPERVISORS WHEN IT APPROVED PCA 2004-PR-003. PARCEL 1048 CONTAINS 5.93 ACRES.

THE SOLE PURPOSE OF THIS SECOND PROFFERER OPINION IS TO SEEK THE SAME APPROVALS AS REQUESTED ABOVE FOR THAT PORTION OF THE PARKING STRUCTURE THAT IS LOCATED ON THE ADJACENT PARCEL 135. MORE SPECIFICALLY, BOARD APPROVAL IS REQUESTED THAT THE HEIGHT OF THE PARKING STRUCTURE TO A MAXIMUM OF 85 FEET (70 FEET + 15 FEET) AND APPROVAL OF THE RELATED WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT SO THAT THE APPLICANT CAN CONSIDER THE CONSTRUCTION OF SOLAR SHADE PANELS ON THE TOP LEVEL OF THE PARKING STRUCTURE.

4. THE PROPOSED DEVELOPMENT PROGRAM ON LOTS 8 AND 9A IS TO BE RECOGNIZED AS AN EXTENSION AND COMPONENT OF THE COMPREHENSIVE DEVELOPMENT PROGRAM THAT IS CURRENTLY APPROVED WITH RZ 2004-PR-003, AS AMENDED WHICH TOGETHER WITH LOTS 8 AND 9A WILL BE DEEMED TO BE ONE LOT FOR PURPOSES OF ADMINISTERING THE ZONING ORDINANCE. NOTWITHSTANDING THE INTENT, HOWEVER, AND NOTWITHSTANDING THE GDP AND TWO (2) GDPAs ARE PREPARED ON ONE DEVELOPMENT PLAN, THE APPLICANT RESERVES THE RIGHT TO FILE PARTIAL PROFFERER OPINION AMENDMENTS (POAs) IN THE FUTURE FOR A PORTION OF THE TOTAL COMPREHENSIVE DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 2 OF SECTION 11.02 OF THE ZONING ORDINANCE.

5. THE BOUNDARY SHOWN ON THE GRAPHIC IS BY DEWBERRY AND DAVIS LLC. IT IS FROM A BOUNDARY SURVEY.

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

7. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE DESIGNED AND PROVIDED IN ACCORDANCE WITH CURRENT APPLICABLE ORDINANCES. THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT WILL BE ACCOMMODATED IN THE POND LOCATED TO THE EAST OF THE SUBJECT PROPERTY TO ACCOMPLISH THIS. A WAIVER OF THE PROVISIONS SET FORTH IN SECTION 11.02 OF THE ZONING ORDINANCE.

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 GDP AND PROFFER, THE APPLICANT WILL FILE A PCA TO ADDRESS THIS ISSUE.

THE BMP REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE ACCOMMODATED BY SAND FILTERED STORMWATER INLET FILTERS AND/OR IN THE MEDIAN DECK OF THE ADJACENT-REFERENCED POND. THE EXACT MEASUREMENTS WILL BE SPECIFIED AT THE TIME OF THE SITE PLAN SUBMISSION.

8. PARKING SPACES FOR THE PROPOSED OFFICE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. MORE SPECIFICALLY, OTHER THAN THE SPACES REPRESENTED ON THE GRAPHIC ADJACENT TO THE PROPOSED OFFICE BUILDING, THE MAJORITY OF THE PARKING SPACES WILL BE PROVIDED IN THE ADJACENT PARKING STRUCTURE(S) IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 1 OF SECTION 11.02 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED ON THE GRAPHIC AND THE TABULATION OR AS MAY BE PROVIDED BY NOTE 21 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 DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

9. LOADING SPACES FOR THE PROPOSED OFFICE BUILDING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE SPACES REPRESENTED ON THE GRAPHIC. LOADING DOCKS, IF PROVIDED AND QUAMPSERS WILL BE SCREENED BY FENCING WITH A LANDSCAPING OR A CONCRETE WALL THEREOF.

Dewberry & Davis LLC
 1000 JAMES MCDONOUGH BLVD
 FORT WORTH, TX 76104
 TEL: 817.339.2200
 FAX: 817.339.2201
 WWW.DEWBERRY.COM

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PHOENIX DISTRICT
 PARKLAND COUNTY, TEXAS



KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
1	05.05.09	APW	Issue Sheet

REVISIONS

DRAWN BY	APW
APPROVED BY	POY
CHECKED BY	
DATE	August 5, 2008

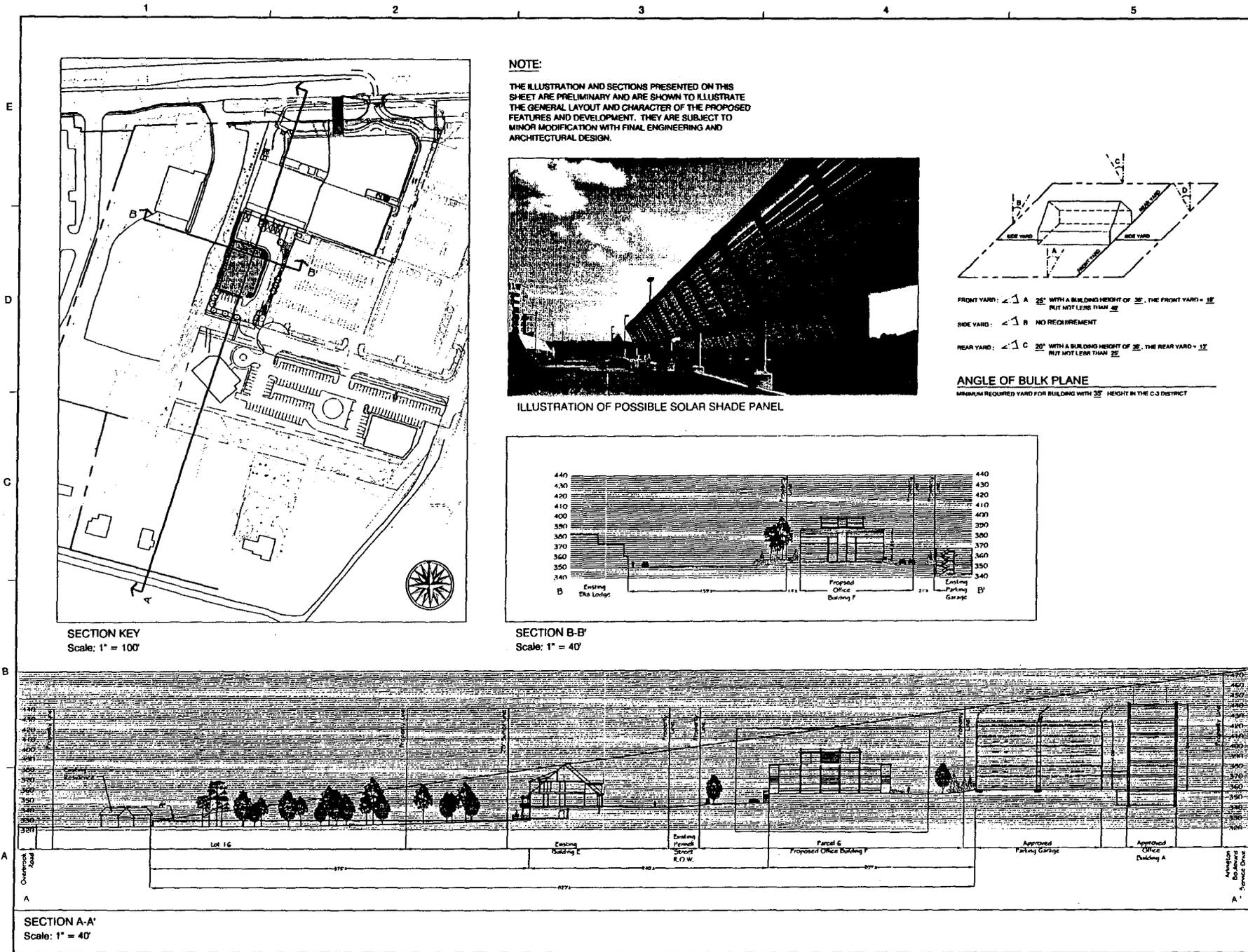
TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA**

CROSS SECTIONS

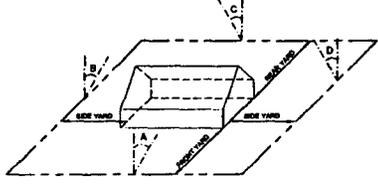
PROJECT NO.

SHEET NO. 5 OF 10

M-10713



NOTE:
 THE ILLUSTRATION AND SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

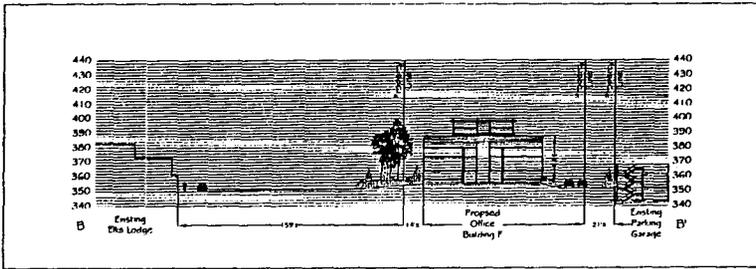


FRONT YARD: $\triangle A$ 25' WITH A BUILDING HEIGHT OF 35'. THE FRONT YARD = 15' BUT NOT LESS THAN 10'
 SIDE YARD: $\triangle B$ NO REQUIREMENT
 REAR YARD: $\triangle C$ 20' WITH A BUILDING HEIGHT OF 35'. THE REAR YARD = 12' BUT NOT LESS THAN 10'

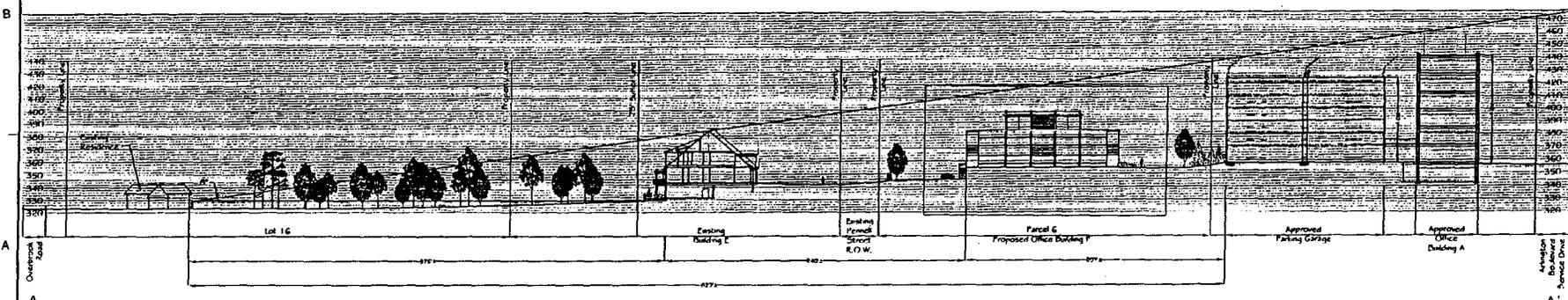
ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT IN THE C-3 DISTRICT



ILLUSTRATION OF POSSIBLE SOLAR SHADE PANEL



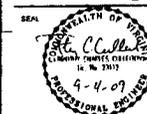
SECTION B-B'
 Scale: 1" = 40'



SECTION A-A'
 Scale: 1" = 40'

Dewberry & Davis LLC
 2001 W. Park Drive, Suite 100
 Fairfax, VA 22031
 Tel: 703.261.1100
 Fax: 703.261.1101
 www.dewberry.com

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



KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
4	09.04.09	JAC	
3	08.19.08	ARW	
2	07.20.08	ARW	
1	05.05.08	ARW	New Sheet

REVISIONS:
 DRAWN BY: ARW
 APPROVED BY: PCY
 CHECKED BY: PCY
 DATE: August 5, 2008

TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA
 CROSS SECTIONS
 AND SITE DETAILS**

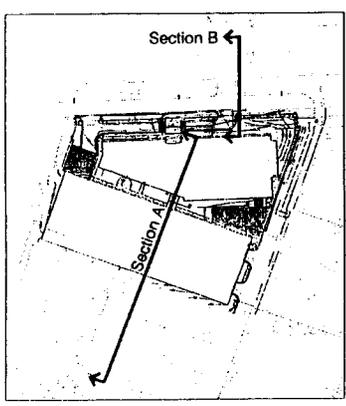
PROJECT NO.

6

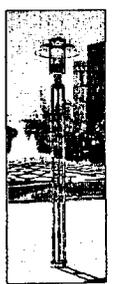
SHEET NO. 8 OF 10

M-10713

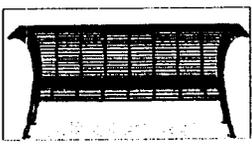
NOTE:
 THE TYPICAL SITE FURNITURE AND CROSS SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED FEATURES AND DEVELOPMENT. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



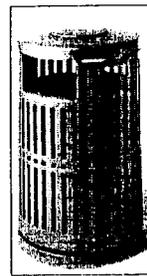
SECTION KEY MAP
 SCALE: 1" = 100'



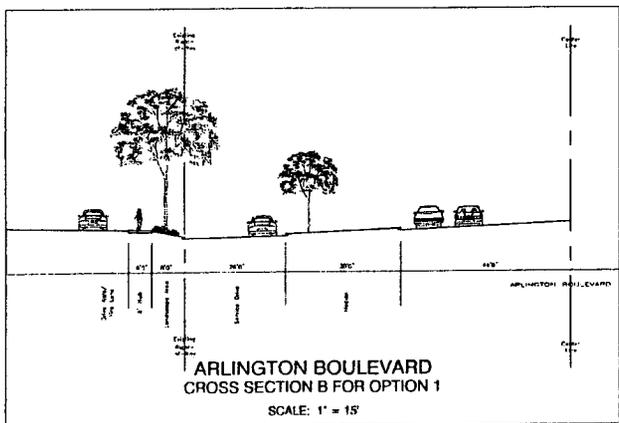
TYPICAL DECORATIVE LIGHT



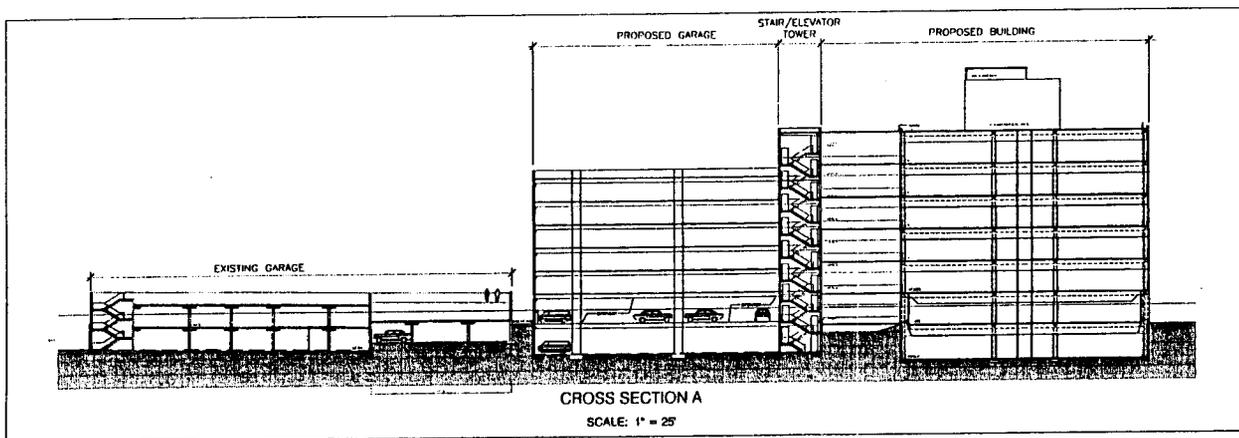
TYPICAL BENCH



TYPICAL TRASH RECEPTACLE



ARLINGTON BOULEVARD
 CROSS SECTION B FOR OPTION 1
 SCALE: 1" = 15'



CROSS SECTION A
 SCALE: 1" = 25'

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROUDHOPE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

NOT TO SCALE

No.	DATE	BY	Description
1	05.05.09	APW	New Sheet
2	07.20.09	APW	
3	05.19.09	APW	
4	05.04.09	JMK	

REVISIONS

DRAWN BY APW

APPROVED BY PDY

DATE August 5, 2008

TITLE

ARLINGTON BOULEVARD

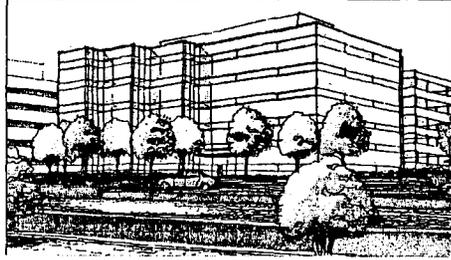
CONSOLIDATION

GDP / GDPA

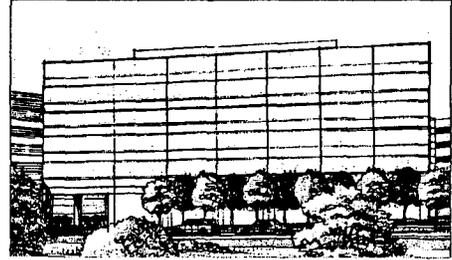
ELEVATIONS AND

PERSPECTIVES

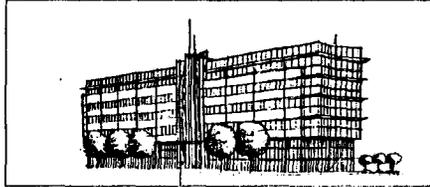
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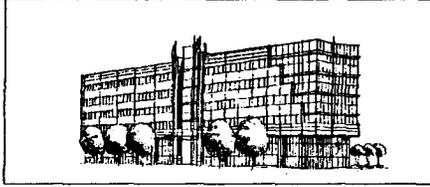
APPROVED BUILDING A



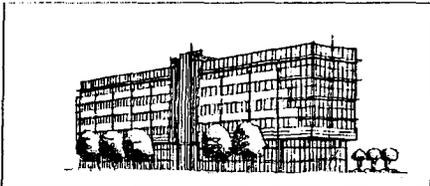
APPROVED BUILDING A



BUILDING A - APPROVED ELEVATION 8

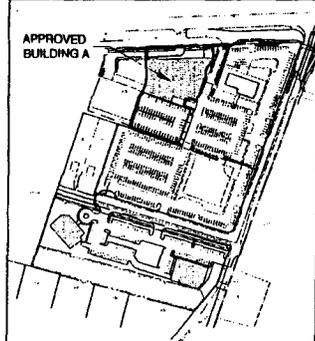


BUILDING A - APPROVED ELEVATION 9

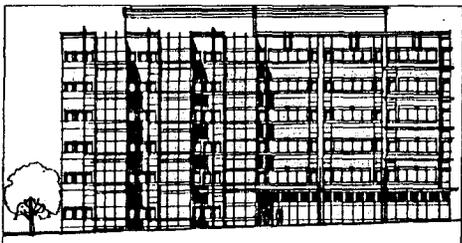


BUILDING A - APPROVED ELEVATION 10

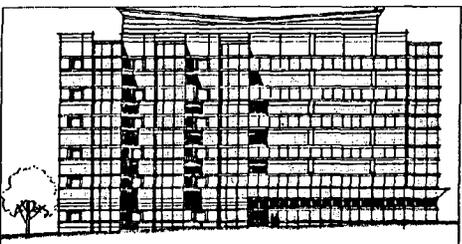
NOTE: THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE APPROVED BUILDING A. THEY ARE SUBJECT TO MINOR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



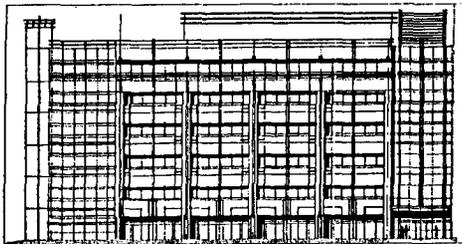
KEY MAP
SCALE: 1" = 200'



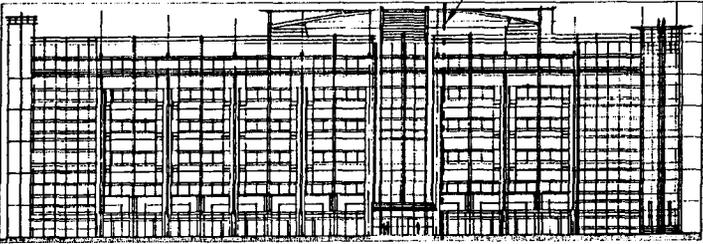
APPROVED ALTERNATIVE 1



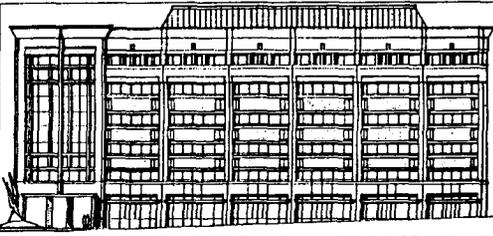
APPROVED ALTERNATIVE 2



APPROVED ELEVATION 4



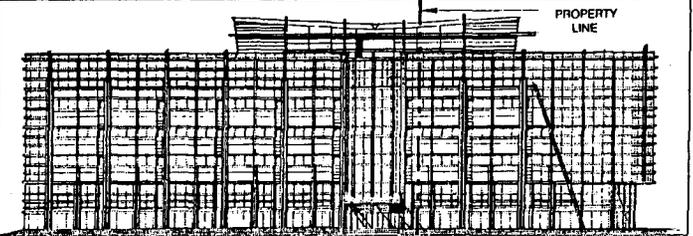
APPROVED ELEVATION 6



APPROVED ALTERNATIVE 3



APPROVED ELEVATION 5



APPROVED ELEVATION 7

POSSIBLE ALTERNATIVE FRONT ELEVATIONS
FOR APPROVED BUILDING A

ARLINGTON BOULEVARD
 CONSOLIDATION
 GENERALIZED DEVELOPMENT
 PLAN / PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENTS
 PROVIDENCE DISTRICT
 FAIRFIELD COUNTY, WISCONSIN



KEY PLAN



No.	DATE	BY	Description
4	09.04.09	JMC	
3	08.19.09	ARW	
2	07.20.09	ARW	
1	05.05.09	ARW	New Sheet

REVISIONS

DRAWN BY: ARW
 APPROVED BY: PCY
 CHECKED BY:
 DATE: August 5, 2008

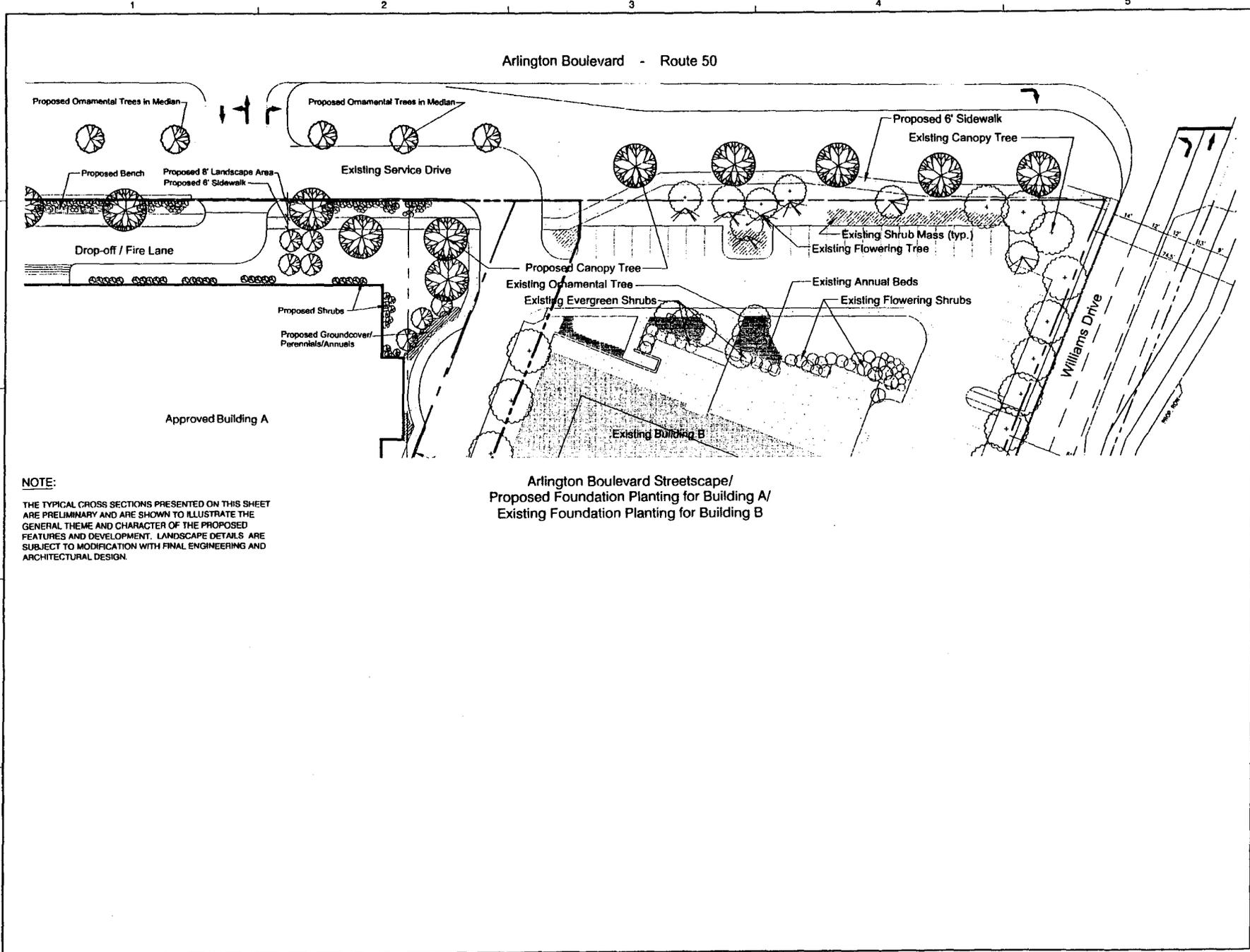
TITLE
**ARLINGTON BOULEVARD
 CONSOLIDATION**
 GDP / GDPA
 LANDSCAPE
 DETAIL

PROJECT NO.

8

SHEET NO. 8 OF 10

M-10713



Arlington Boulevard - Route 50

Approved Building A

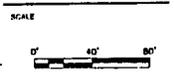
Existing Building B

Arlington Boulevard Streetscape/
 Proposed Foundation Planting for Building A/
 Existing Foundation Planting for Building B

NOTE:
 THE TYPICAL CROSS SECTIONS PRESENTED ON THIS SHEET
 ARE PRELIMINARY AND ARE SHOWN TO ILLUSTRATE THE
 GENERAL THEME AND CHARACTER OF THE PROPOSED
 FEATURES AND DEVELOPMENT. LANDSCAPE DETAILS ARE
 SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND
 ARCHITECTURAL DESIGN.



KEY PLAN



No.	DATE	BY	Description
3	08.04.09	AMC	
4	08.19.09	ARW	
3	07.20.09	ARW	
2	05.05.09	ARW	
1	03.04.08	ARW	

REVISIONS

DRAWN BY: ADP

APPROVED BY: GDT

CHECKED BY:

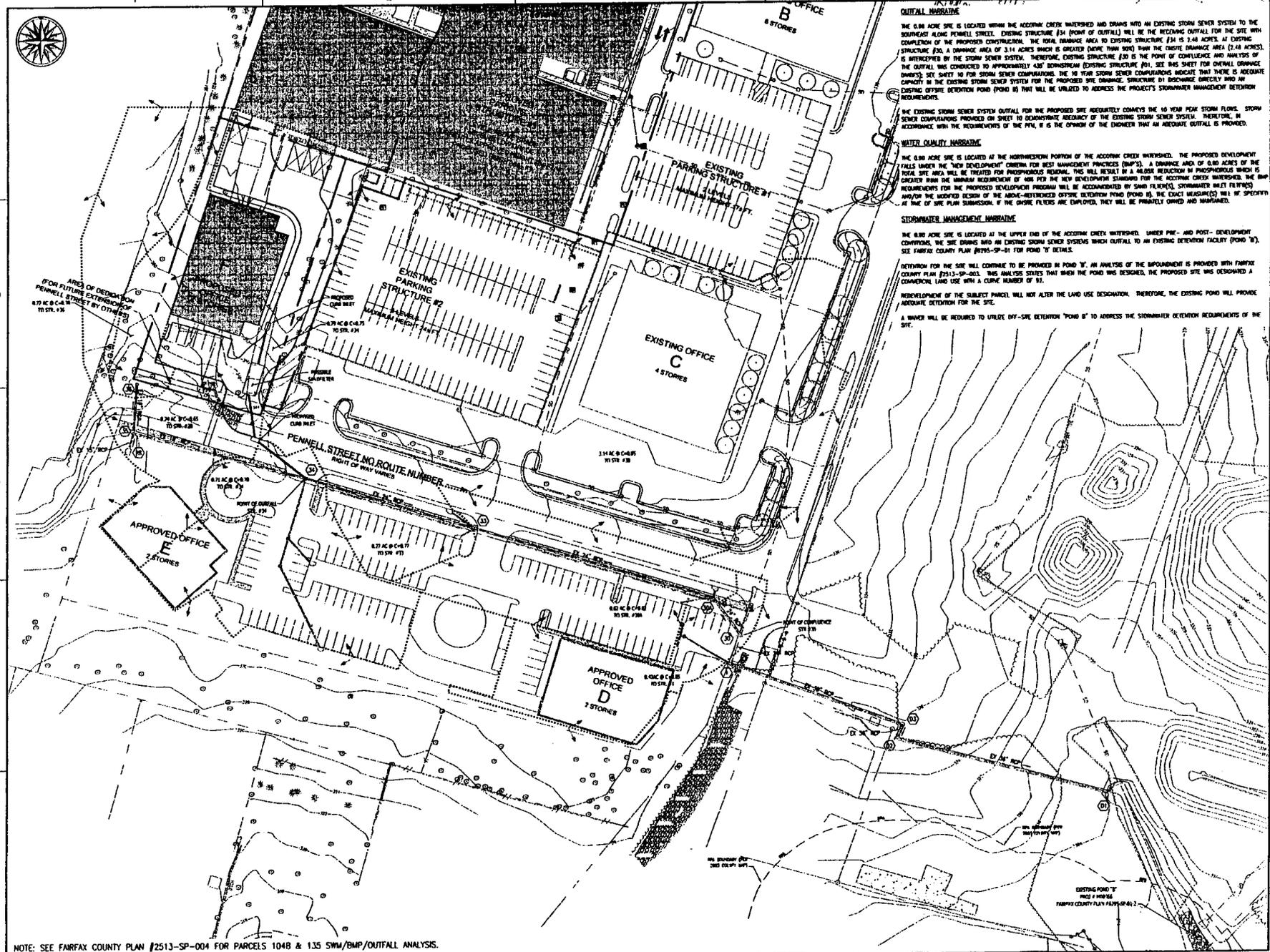
DATE: August 5, 2008

TITLE

ARLINGTON BOULEVARD
 CONSOLIDATION
 GDP / GDPA

SWM/BMP/OUTFALL ANALYSIS

PROJECT No.



NOTE: SEE FAIRFAX COUNTY PLAN #2513-SP-004 FOR PARCELS 104B & 135 SWM/BMP/OUTFALL ANALYSIS.

OUTFALL NARRATIVE

THE 4.80 ACRE SITE IS LOCATED WITHIN THE ACCORDING CREEK WATERSHED AND DRAWS INTO AN EXISTING STORM SEWER SYSTEM TO THE SOUTHEAST ALONG PENNELL STREET. EXISTING STRUCTURE #34 (POINT OF OUTFALL) WILL BE THE RECEIVING OUTFALL FOR THE SITE WITH COMPLETION OF THE PROPOSED CONSTRUCTION. THE TOTAL DRAINAGE AREA TO EXISTING STRUCTURE #34 IS 2.48 ACRES. AN EXISTING STRUCTURE #30, A DRAINAGE AREA OF 3.14 ACRES WHICH IS GREATER (MORE THAN 50%) THAN THE DRAINAGE AREA (2.48 ACRES), IS INTERCEPTED BY THE STORM SEWER SYSTEM. THEREFORE, EXISTING STRUCTURE #30 IS THE POINT OF COMPLIANCE AND ANALYSIS OF THE OUTFALL WAS CONDUCTED TO APPROXIMATELY 450' DOWNSTREAM (EXISTING STRUCTURE #0). SEE THIS SHEET FOR OVERALL DRAINAGE (SWMS); SEE SHEET 10 FOR STORM SEWER COMPUTATIONS. THE 10 YEAR STORM SEWER COMPUTATIONS INDICATE THAT THERE IS ADEQUATE CAPACITY IN THE EXISTING STORM SEWER SYSTEM FOR THE PROPOSED SITE. EXISTING STRUCTURE #1 DISCHARGES DIRECTLY INTO AN EXISTING OFFSITE DETENTION POND (#8) THAT WILL BE UNABLE TO ADDRESS THE PROJECT'S STORMWATER MANAGEMENT DETENTION REQUIREMENTS.

THE EXISTING STORM SEWER SYSTEM OUTFALL FOR THE PROPOSED SITE ADEQUATELY COMPLETES THE 10 YEAR PEAK STORM FLOWS. STORM SEWER COMPUTATIONS PROVIDED ON SHEET 10 DEMONSTRATE ADEQUACY OF THE EXISTING STORM SEWER SYSTEM. THEREFORE, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PPA, IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL IS PROVIDED.

WATER QUALITY NARRATIVE

THE 4.80 ACRE SITE IS LOCATED AT THE NORTHWESTERN PORTION OF THE ACCORDING CREEK WATERSHED. THE PROPOSED DEVELOPMENT FALLS UNDER THE "NEW DEVELOPMENT" CATEGORY FOR BEST MANAGEMENT PRACTICES (BMPs). A DRAINAGE AREA OF 6.80 ACRES OF THE TOTAL SITE AREA WILL BE TREATED FOR IMPROVED WATERSHED. THIS WILL RESULT IN A REDUCE REDUCTION IN PHOSPHORUS WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 40% FOR THE NEW DEVELOPMENT STANDARD FOR THE ACCORDING CREEK WATERSHED. THE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE ACCOMMODATED BY SWM FILTERS, STORMWATER BEST PRACTICES AND AT THE TIME OF SITE PLAN SUBMISSION, IF THE SWM FILTERS ARE EMPLOYED, THEY WILL BE PRIMARILY OWNED AND MAINTAINED.

STORMWATER MANAGEMENT NARRATIVE

THE 4.80 ACRE SITE IS LOCATED AT THE UPPER END OF THE ACCORDING CREEK WATERSHED. UNDER PRE- AND POST- DEVELOPMENT CONDITIONS, THE SITE DRAINS INTO AN EXISTING STORM SEWER SYSTEM OUTFALL TO AN EXISTING DETENTION FACILITY (POND #8). SEE FAIRFAX COUNTY PLAN #2513-SP-01 FOR POND #8 DETAILS.

RETENTION FOR THE SITE WILL CONTINUE TO BE PROVIDED IN POND #8. AN ANALYSIS OF THE IMPROVEMENT IS PROVIDED WITH FAIRFAX COUNTY PLAN #2513-SP-004. THIS ANALYSIS STATES THAT WHEN THE 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 POND WILL PROVIDE ADEQUATE DETENTION FOR THE SITE.

A BARRIER WILL BE REQUIRED TO UTILIZE OFF-SITE DETENTION POND #8 TO ADDRESS THE STORMWATER DETENTION REQUIREMENTS OF THE SITE.

Dewberry & Davis LLC
 5001 WASHINGTON BLVD
 FAIRFAX, VA 22031
 PHONE: 561-888-8888
 FAX: 561-888-8889
 WWW.D&D.COM

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



KEY PLAN

SCALE

No.	DATE	BY	Description
3	08.04.09	JAC	
4	08.19.09	APW	
5	07.20.09	ADW	
2	05.04.09	ADW	
1	08.04.08	ADW	

PREPARED BY: APW

APPROVED BY: POY
 CHECKED BY: POY

DATE: August 5, 2009

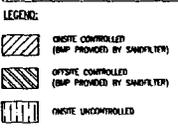
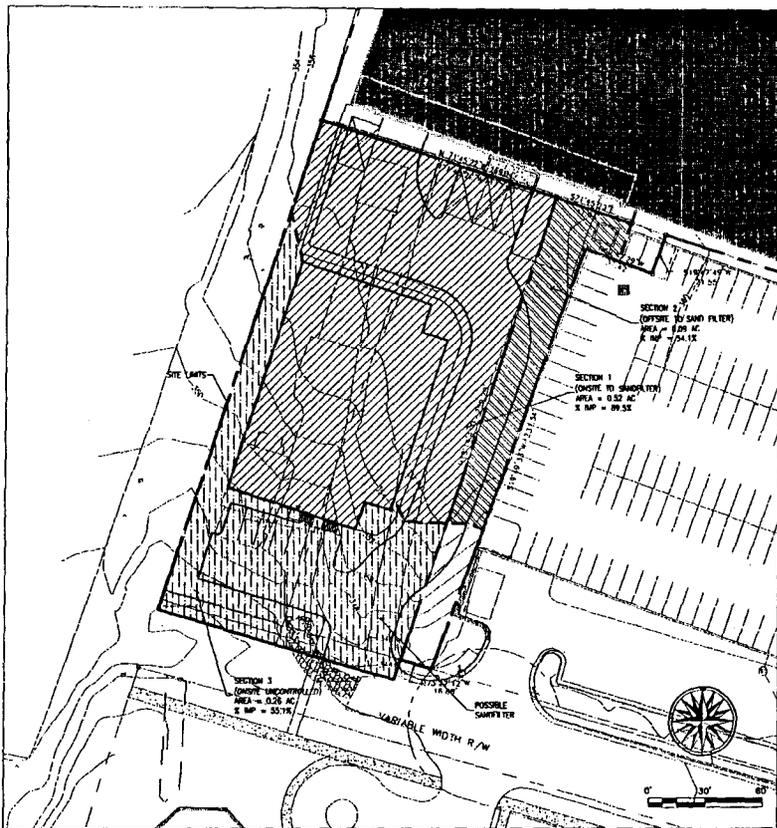
TITLE: ARLINGTON BOULEVARD CONSOLIDATION GDP / GDPA

SWM/BMP/OUTFALL ANALYSIS

PROJECT NO.

10

SHEET NO. 10 OF 10
 M-10713



10 YEAR STORM SEWER COMPUTATIONS

FROM	TO	PIPE DIAMETER (IN)	PIPE LENGTH (FEET)	PIPE SLOPE (%)	INVERT ELEVATION	OUTLET ELEVATION	HEAD LOSS (FEET)	VELOCITY (FPS)	WATER DEPTH (FEET)	WATER VOLUME (GALLONS)	WATER WEIGHT (POUNDS)	WATER ENERGY (FOOT-POUNDS)	WATER MOMENT (FOOT-POUNDS)	WATER PRESSURE (PSI)	WATER FORCE (POUNDS)	WATER TORQUE (FOOT-POUNDS)	WATER POWER (HORSEPOWER)
20	21	8.75	0.14	0.84	0.40	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	22	8.75	0.25	0.80	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	23	1.00	2.00	0.70	1.14	1.00	0.14	0.24	0.24	12.00	24.00	0.00	0.00	0.00	0.00	0.00	0.00
23	24	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	25	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	26	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	27	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	28	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	29	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	30	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	31	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	32	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	33	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	34	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	35	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	36	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	37	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	38	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38	39	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39	40	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	41	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	42	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	43	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	44	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	45	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	46	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	47	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	48	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	49	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	50	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	51	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51	52	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52	53	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53	54	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54	55	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	56	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56	57	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57	58	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58	59	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59	60	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	61	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61	62	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62	63	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63	64	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64	65	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65	66	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
66	67	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67	68	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68	69	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69	70	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70	71	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71	72	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72	73	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73	74	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74	75	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	76	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
76	77	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
77	78	1.00	0.50	0.75	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
78	79	1.00	0.50	0.75	0.8												

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 2004-PR-003-02

DECISION DATE: 9-14-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME ARLINGTON BOULEVARD CONSOLIDATION LLC

STAFF COORDINATOR: WODONN

ACTION: APPROVE

DECISION SUMMARY:

ON SEPTEMBER 14, 2009, THE BOARD UNANIMOUSLY APPROVED
 PCA 2004-PR-003-02, ON A MOTION BY SUPERVISOR SMYTH, SU
 BJECT TO PROFFERS DATED SEPTEMBER 8, 2009.

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
C-3	2.02 ACRES
TOTAL	2.02 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
C-3	2.02 ACRES
TOTAL	2.02 ACRES

TAX MAP NUMBERS

049-3- /01/ /0135-

049-3- /09/ /0007-A

049-3- /09/ /0011-A

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: C-3

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
OFFC/DI/SL				ADU'S	122,859.00	SQ FEET	2.02	ACRES	1.40
TOTAL					122,859.00	SQ FEET	2.02	ACRES	1.40

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-08-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	2	SITE PLAN	\$	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	NON-RUP	\$	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
SHUTTLE BUS	01-01-0001	0	DATE-TBD	\$10,000	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	N/A	\$	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$	01-01-0001
TRANSPORTATION DEMAND MANAGEME	01-01-0001	0	DATE-TBD	\$	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-08-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	1	NON-RUP	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY LOADING SPACE REQUIREMENT
WAIVE INTERIOR PARKING LOT LANDSCAPING
WAIVE SERVICE DRIVE REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COMMERCIAL REVITALIZATION AREA

RECEIVED Department of Planning & Zoning
SEP 5 2008
Zoning Evaluation Division
PLEASE TYPE IN BLACK INK
(Partial PCA #1)

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PCA 2004-PR-003-02 Concurrent with
PCA 2009-PR-007 and
RZ 2009-PR-006

APPLICATION NO.

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Arlington Boulevard Consolidation LLC, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the C-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:	18793	0836 (Parcel 135)
Please see attached legal description	6552	0908 (Parcel 7A)
	6964	0753 (Parcel 11A)
Lot(s)	Block(s)	Subdivision
		Deed Book
		Page No.

TAX MAP DESCRIPTION:				
49-3	((1))		135	
49-3	((9))		7A pt.	
49-3	((9))		11A pt.	Total = 2.02 ac/87,991 sf
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac.or Sq.Ft.)

POSTAL ADDRESS OF PROPERTY: (If any)

8411 Arlington Boulevard (Parcel 135)

8403 Arlington Boulevard (Parcel 7A)

8401 Arlington Boulevard (Parcel 11A)

ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

West of Williams Drive, North of Pennell Street and south of Arlington Boulevard (Route 50)

PRESENT USE: Office

PROPOSED USE: Office

SUPERVISOR DISTRICT: Providence

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Timothy S. Sampson, Agent/Attorney

Type or Print Name of Applicant or Agent

Timothy S. Sampson by sm

Signature of Applicant or Agent Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Blvd., 13th Flr., Arlington, VA 22201

Address

(703) 528-4700/(802) 425-3146

Telephone No.

Home

Work

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

PCA 2008-0222 uw 3/4/09

NOT WRITE IN THIS SPACE

Date application received: _____

Application Fee Paid: \$4700.00

Date application accepted: 3/11/09

Virginia Ruffner

Form RZ (10/89)