



County of Fairfax, Virginia

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

July 28, 2010

David R. Gill
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

RE: Rezoning Application RZ 2009-MV-018

Dear Mr. Gill:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 27, 2010, granting Rezoning Application RZ 2009-MV-018 in the name of Scannell Properties #117, LLC and Scannell Properties #82, LLC. The Board's action rezones certain property in the Mount Vernon District from the R-1 and I-6 Districts to the I-5 District and permits industrial development with an overall Floor Area Ratio (FAR) of 0.09. The subject property is located in the southwest quadrant of the intersection of Cinder Bed Road and Fairfax County Parkway and north side of Telegraph Road on approximately 117.42 acres of land [Tax Map 99-4 ((8)) 1, 2, 3B, 4 and 5; 108-1 ((12)) 6,7A and 7B], and is subject to the proffers dated July 26, 2010.

The Board also:

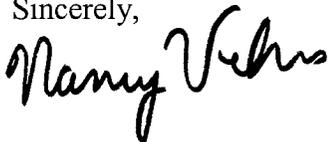
- Modified the interior parking lot landscaping requirements, to allow 2.5 percent interior parking lot landscaping and modified plantings due to clearance easement height restrictions from the adjacent Fort Belvoir airstrip.

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

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- Waived the barrier requirements along the eastern, western, and southern property lines and modification of the barrier requirements along the northern property line, in favor of that shown on the SEA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount 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
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
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
Denise James, Office of Capital Facilities/Fairfax County Public Schools
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 27th day of July, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-MV-018**

WHEREAS, Scannell Properties #117, LLC and Scannell Properties #82, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and I-6 Districts, 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 Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-5 District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 27th day of July, 2010.

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERED CONDITIONS
Belvoir Business Center

RZ 2009-MV-018
November 4, 2009
December 21, 2009
January 11, 2010
April 13, 2010
April 29, 2010
May 18, 2010
June 1, 2010
June 17, 2010
July 22, 2010
July 23, 2010
July 26, 2010

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners (the "Owners") and Applicant (the "Applicant") in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County as Tax Map Reference 99-4-((8))-1, 2, 3B, 4, 5; 108-1-((12))-6, 7A, 7B (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the "Proffered Conditions") if, and only if, said rezoning request for the I-5 Zoning District is granted. In the event said application request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns, agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to these Proffered Conditions, including the Development Envelope defined below, and the provisions of Article 18 of the Zoning Ordinance,

the development shall be in substantial conformance with the Generalized Development Plan (the "GDP Plan"), containing seventeen (17) sheets, prepared by Urban, Ltd. dated May 21, 2009 and revised through June 1, 2010. Build-out of the Property may proceed incrementally, subject to the additional timing provisions contained in these Proffered Conditions. The FAR and/or GFA constructed within a respective portion of the project may exceed the maximum density limitations set forth in Proffer 3 so long as such maximum density limitations are not exceeded over the entirety of the Property. Within the area designated as "Development Envelope" on the GDP, the building footprints shown are conceptual in nature and may be adjusted within the building envelope to accommodate market conditions provided: 1) the building area of all buildings within the Development Envelope shall not exceed a total of 300,000 gross square feet of floor area; 2) all buildings comply with the use restrictions identified in these proffers; 3) the buildings shall be in a campus setting in general accordance with the layout shown on the GDP, including a "U" shaped orientation with the buildings located on the periphery and parking primarily located in the center; and 4) building height shall not exceed the maximum height shown in the GDP and as qualified below (the "Development Envelope").

2. Minor Modifications. Except as proffered herein, pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP, and neither increase the total gross floor area approved nor decrease the amount of open space.

3. Uses. The following uses are permitted, subject to the limitations included therein. Any use not enumerated below shall be prohibited.

a. Accessory uses and accessory services uses as permitted by Article 10 of the Zoning Ordinance, provided that notwithstanding Article 10, all such uses and services uses shall be located in the same building as the principal use, except as specifically permitted by these proffers.

b. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 of the Zoning Ordinance.

c. Establishments for scientific research, development and training. Such establishments may not conduct scientific research, development and training of bio-hazardous materials.

d. Financial institutions.

e. Mobile and land based telecommunication facilities. Should such a use be proposed in the future, an application, including related antennas and equipment cabinets, shall be submitted for review by appropriate County agencies to determine whether the use is substantially in accord with the Comprehensive Plan, pursuant to Virginia Code Section 15.2-2232.

f. Motor freight terminals, provided only (1) such use shall be permitted and only in the location shown as the "FEDEX BUILDING" on the GDP.

g. Motor vehicle storage in the area depicted on the GDP limited to the following terms and conditions: accessory in size and scope to an otherwise approved buildings shall only be located and screened as shown on the GDP; only motor vehicles and related items shall be stored; no storage of any items commonly found in junk yards shall be permitted (e.g. abandoned or damaged vehicles); no garbage trucks, mixers, dump trucks, loaders or other vehicles typically used by contractors shall be permitted; sales or rental of any vehicles to the public shall be prohibited; and the use shall be fully screened such that the stored items shall not be visible from a public street. Such screening shall, at minimum, include the landscaping shown on the GDP and a 6'-high black chain-link fence.

Any minor modification in the location of such use within the Development Envelope or in the screening that is not in substantial conformance with the GDP shall require: (1) a proffered condition amendment ("PCA"); (2) written notice to the South County Federation and Newington Civic Association at least sixty (60) days prior to filing such a PCA; (3) the applicant to meet with the South County Federation and Newington Civic Association prior to filing such PCA to review the PCA; and (4) consistent with the Comprehensive Plan, such use shall be screened and located to the written satisfaction of the surrounding community, including the Newington Civic Association and the South County Federation, as determined by the Zoning Administrator in

consultation with the Planning Commissioner(s) and Supervisor(s) in whose district the surrounding community, including the Newington Civic Association and the South County Federation, reside.

h. Offices.

i. Private schools of general education, provided instruction shall not be provided to twelfth (12) grade or younger.

j. Private schools of special education.

k. Public uses.

l. Vehicle light service establishments provided that such use shall not be offered to the public generally. Quasi-retail vehicle service, such as a Jiffy Lube, shall not be permitted. Any such service use shall be conducted within an enclosed structure and shall be limited to a single building within the Development Envelope.

m. Vehicle major service establishments provided that such use shall not be offered to the public generally. Quasi-retail vehicle service, such as a Jiffy Lube, shall not be permitted. Any such service use shall be conducted within an enclosed structure and shall be limited to a single building within the Development Envelope.

n. Veterinary hospitals.

o. Warehousing.

p. Wholesale trade establishments.

The total building area for all uses shall not exceed 465,000 gross square feet (including "FEDEX BUILDING" as shown on the GDP).

4. Density Credit. The Applicant reserves density credit in accordance with provisions of paragraph 4 of Section 2-308 of the Zoning Ordinance.

II. DESIGN

5. Building Height. The height of the proposed buildings shall be submitted to the Federal Aviation Administration (FAA) for review prior to final site plan approval to assure no

interference with the operation of Davison Airfield. If FAA approval is not received, the height of the proposed buildings shall be decreased to a height that is approved by the FAA.

6. Architectural. The architectural design of any building within the Development Envelope shall incorporate high quality materials consistent with high quality office/light industrial parks in the area. The predominant materials used on the front exterior facades shall be concrete, brick, glass, metal and/or masonry. EIFS shall not be used. The conceptual building elevations shown on Sheet 17 of the GDP are illustrative of the high quality of the design and architecture of the proposed buildings.

III. TRANSPORTATION

7. Telegraph Road/Closing Cinder Bed Road. Within ninety (90) days of issuance of all necessary permits and approvals from the Virginia Department of Transportation (VDOT), Fairfax County and any other governmental authority, the Applicant shall commence construction of a primary access to the site from Telegraph Road. Such necessary permits and approvals shall include but not be limited to approval of the appropriate site plan and issuance of grading and construction permits by Fairfax County as well as approval and issuance of the appropriate traffic signal warrant study and entrance permits by VDOT. No site plan shall be approved for any building within the Development Envelope until construction has commenced on the primary access to Telegraph Road. Once the primary access to Telegraph Road is open to traffic, the applicant shall close the Cinder Bed Road access and scarify and plant landscaping over such access as shown on the GDP. After the Telegraph Road access is open to traffic, no non-RUPs shall be issued on the Property until such Cinder Bed Road access is closed to traffic.

8. Warrant Study for Traffic Signal. Prior to the issuance of a non-RUP for any building within the Development Envelope, the Applicant shall prepare and submit a warrant

study for the review and approval of VDOT to determine if a traffic signal is warranted at the primary site access point along Telegraph Road as shown on the GDP. If the analysis determines that a traffic signal is warranted and VDOT approves the design and installation of a traffic signal at the entrance along Telegraph Road, the Applicant shall design and install such traffic signal in accordance with VDOT standards, including a cross walk and pedestrian countdown signal across the new access road and Telegraph Road as required by VDOT. If deemed necessary by VDOT, such warrant study shall be updated prior to the issuance of a non-RUP for each subsequent building within the Development Envelope to determine whether a signal is warranted. If the updated warrant analysis determines that a traffic signal is warranted and VDOT approves the design and installation of a traffic signal at the entrance along Telegraph Road, the Applicant shall design and install such traffic signal in accordance with VDOT standards and as required by VDOT.

9. Timing of Transportation Improvements. Prior to the issuance of a non-RUP for any building within the Development Envelope, the Applicant shall, in accordance with the Transportation Impact Assessment submitted for this project and as shown on Sheet 11 of the GDP, re-stripe a right turn lane from southeast-bound Fairfax County Parkway to south-bound Telegraph Road, designed and constructed in accordance with VDOT standards, as well as make modifications to the traffic signal at this intersection, subject to review and approval by VDOT.

10. Right-of-Way Dedication. If requested at the time of site plan approval for any buildings within the Development Envelope or upon demand by Fairfax County, the Applicant shall dedicate right-of-way for turn lane roadway improvements along Telegraph Road as depicted on the GDP.

11. Bus Shelters. The Applicant shall install a concrete bus shelter pad and a pedestrian connection to the bus shelter pad from the existing sidewalk/trail along Telegraph Road. The general location of the proposed pad is shown on the GDP. Final location shall be determined in consultation with FCDOT and VDOT at the time of site plan review. In addition, the Applicant shall install a concrete bus shelter pad along Cinder Bed Road. Final location shall be determined in consultation with FCDOT and VDOT at the time of site plan review. A pedestrian connection from the Development Envelope to such Cinder Bed bus shelter pad shall be provided if any building within the Development Envelope is developed primarily as office. Final location of such pedestrian connection shall be determined in consultation with VDOT and FCDOT. Both of these bus shelter pads shall be installed prior to issuance of a non-RUP for any buildings within the Development Envelope; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring a PCA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed.

12. Transportation Demand Management Strategies: The Applicant shall implement the following transportation demand management (TDM) strategies to reduce peak hour vehicle trips from the Property during the AM and PM peak periods. The TDM strategies shall endeavor to achieve a twenty percent (20%) peak hour reduction in single-occupancy vehicle trips generated by office uses in the Development Envelope, based upon the Institute of Transportation Engineers published trip generation rates for office use. The TDM strategies shall be implemented prior to issuance of a non-RUP for any office buildings within the Development Envelope. Strategies shall include the following:

- a. Metro maps, schedules and forms, ridesharing and other relevant transit option information shall be available to tenants and employees through either a common website or newsletter to be published at least twice a year.
- b. The Applicant shall provide at least fifteen (15) reserved parking spaces for the office buildings for carpools/vanpools.
- c. Transportation coordination duties shall be assigned to an office property manager, by the Applicant in its sole discretion, who will implement the TDM strategies as follows:
 - i. Coordinate with the Fairfax County Department of Transportation (FCDOT) or any agency designated by FCDOT to promote opportunities to enhance participation in TDM programs.
 - ii. Coordinate with other TDM managers in the area to promote opportunities for enhanced participation in the respective TDM programs.
 - iii. Encourage and coordinate the formation of carpools and vanpools by promoting participation in established ride-matching programs.
 - iv. Encourage and coordinate participation in established regional guaranteed ride home programs.
 - v. Encourage and coordinate participation by employers in tele-work and alternative work schedules.
- d. Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall

designate the locations as part of the site plan for office buildings within the Development Envelope and phase construction with the appropriate development plan for each office building. The minimum number of bicycle storage spaces shall be 1.5 spaces per 10,000 sq. ft. of GFA of office on the site plan.

Within one (1) year following full occupancy of the first office building within the Development Envelope, the effectiveness of the TDM strategies shall be evaluated using surveys and/or traffic counts, developed in consultation with FCDOT. Such evaluation shall be prepared by the TDM Coordinator in cooperation with FCDOT. The Applicant shall submit the results of the evaluation to FCDOT. If the trip reduction goal has not been achieved, the Applicant shall meet with FCDOT to review the TDM program and identify additional strategies to achieve the trip reduction goal. The evaluation shall be conducted annually and submitted to FCDOT until occupancy of at least 200,000 sq. ft. of office GFA in the Development Envelope and the trip reduction goal is met for two (2) consecutive years following occupancy of 200,000 sq. ft. of office GFA in the Development Envelope. In the event the trip reduction goal is not met for two (2) consecutive years, the Applicant shall provide a contribution in the amount of one thousand two hundred and fifty dollars (\$1,250.00) for each one percent (1%) of the goal that is not obtained, up to a maximum of seven thousand five hundred dollars (\$7,500.00), to be used for transportation incentives to directly reduce trips, including but not limited to incentives such as SmarTrip Cards for employees. Following such contribution, additional contributions shall be made each year the trip reduction goal is not met, or for up to a period of five years following occupancy of 200,000 sq. ft. of office GFA in the Development Envelope, or until the Applicant and FCDOT agree to readjust the trip reduction goal, whichever occurs first.

IV. ENVIRONMENTAL

13. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property, as determined by DPWES. Stormwater Management Facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted and described on the GDP Plan. The Applicant reserves the right to pursue additional stormwater management measures provided the same is in substantial conformance with the GDP including a waiver to allow underground detention facilities.

14. Geotechnical. Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Application Property to the Geotechnical Review Board (GRB) through DPWES for the review and approval of the GRB. The applicant shall also incorporate appropriate engineering practices as recommended by the GRB and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. All recommendations of the GRB shall be implemented during construction. If any area is found not to be suitable and safe, or if geotechnical issues cannot be resolved, this portion of the property shall be preserved as open space.

15. Landfill. For portions of the former landfill proposed to be improved, redevelopment shall be in conformance with applicable state standards as administered by the Virginia Department of Environmental Quality (DEQ) including but not limited to the Voluntary Remediation Program for former landfill sites as well as with local standards as administered by the Fairfax County Division of Solid Waste, Department of Public Works and Environmental Services. The applicant acknowledges that if compliance with DEQ or other environmental regulations requires modification to the GDP or these proffers beyond that permitted as a minor

modification or as otherwise permitted, such modification may require a Proffered Condition Amendment (PCA).

16. Construction Hours. All construction shall comply with Chapter 108 of Fairfax County Code of Ordinances, including as to §108-4-1(b) as to hours for operation of construction equipment.

17. Vibration Standard During Construction. Applicant acknowledges that construction within the Development Envelope may involve dynamic soil compaction and the driving of piles (together “Construction Techniques”). Thus, the Applicant will ensure that such Construction Techniques are conducted pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same. In addition, the Applicant shall:

- a. Retain a professional consultant to perform a pre-construction inspection of each building, to the extent that any of these structures are located within one hundred fifty (150) feet of the property boundaries;
- b. Prior to either Construction Technique commencing, the Applicant shall provide written confirmation to DPWES that the pre-construction survey has been completed and provide a copy of the survey to Fairfax County upon request;
- c. Require the consultant to request access, by way of certified mail to the last known address of the owner(s), to any houses, wells, buildings, or swimming pools that are located within said 150 foot range, to determine, if permitted by owner, the pre-Construction Technique conditions of these structures. The Applicant’s consultant will be required to give a minimum of fourteen (14) days notice of the scheduling of the pre-Construction

Technique survey. The Applicant shall provide the residents and property owner entitled to pre-Construction Technique inspections, the name, address and phone number of the contractor's insurance carrier;

- d. Notify property owners within 150 feet of the property boundaries, ten (10) days prior to commencement of Construction Techniques; no use of the Construction Techniques shall occur until such notice has been given; and
- e. The Applicant will require Construction Techniques subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the Construction Techniques and shall take necessary action to resolve any valid claims in an expeditious matter.

18. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading, as shown on the GDP.

19. Landscaping. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the GDP. If, during the process of site plan review, any new landscaping shown on the GDP cannot be installed in order to locate utility lines, trails, etc., as determined necessary by the Urban Forester, then an area of additional landscaping consisting of trees and/or plant material of a type and size generally consistent with that displaced, shall be substituted at an alternate location on the Property, subject to approval by the Urban Forest Management (UFM) Department. In addition, such revegetation and landscaping areas shall be maintained in accordance with the requirements of the Virginia Department of Environmental Quality (VDEQ).

20. Resource Protection Area (RPA). The area of the RPA as identified on the GDP shall be preserved in accordance with Chapter 18 of the County Code. The Applicant shall seek permission from DPWES to construct an access road which will traverse a portion of the RPA. Notwithstanding the proffered limits of clearing and grading, the Applicant reserves the right to enter or perform work within the RPA as needed to implement the approved development and comply with the Proffers and any related codes, ordinances or regulations including but not limited to construction but only if such is approved by UFM and/or DPWES. Such work, if approved, may include: supplemental plantings and reforestation, removal of dead or dying vegetation, removal of invasive plant species, removal of debris or existing outbuildings or structures, installation/maintenance of utilities, installation/use of an access road. The Applicant shall seek approval of a Water Quality Impact Assessment (“WQIA”) for all permitted disturbances within the RPA prior to final site plan approval.

21. Dedication of Land. Prior to issuance of the final non-RUP for buildings within the Development Envelope, the area identified as Resource Protection Area (“RPA”) west of the primary access to Telegraph Road (approximately 45 acres), as shown on the GDP, shall be dedicated to the Fairfax County Park Authority (“Park Authority”) at no cost to the Park Authority. Such dedication request shall not occur until after the entrance to Telegraph Road is open to traffic. Such dedication shall be subject to any existing easements and shall be consistent with Section 2-1102.4A and 4B of the Public Facilities Manual, including those provisions related to the condition of the property to be dedicated.

22. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

V. PARKS AND OPEN SPACE

23. Recreational Contribution. In lieu of the stream valley trail shown on the Comprehensive Plan for the site and upon issuance of a building permit for any building within the Development Envelope, the Applicant shall contribute \$383,404 to the Park Authority to improve and enhance the ball field currently located on Tax Map Parcel 106-4-((1))-58, including for trail and pedestrian improvements. If such ball field cannot be improved or enhanced, the Park Authority, in consultation with the Mt. Vernon Magisterial District Supervisor, may use such contribution for improvements to publically available fields within the Mt. Vernon Magisterial District. In addition, upon issuance of a building permit for the second building within the Development Envelope, the Applicant shall contribute an additional \$100,000 to the Park Authority to improve and enhance the ball field currently located on Tax Map Parcel 106-4-((1))-58. If such ball field cannot be improved or enhanced, the Park Authority, in consultation with the Mt. Vernon Magisterial District Supervisor, may use such contribution for improvements to publically available fields within the Mt. Vernon Magisterial District. The total amount constitutes the recreation contribution, with such sum to escalate from the date of the rezoning approval to the date of payment, consistent with the Code of Virginia, and based on changes in the Consumer Price Index for all urban consumers ("CPI-U"). Lastly, the applicant had previously escrowed \$57,100 as part of Site Plan #1811-SP-001-2 for future construction of a sidewalk along Cinder Bed Road. Since such sidewalk will no longer be constructed, such escrowed funds should be made available to the Park Authority to improve and enhance the ball field currently located on Tax Map Parcel 106-4-((1))-58. If such ball field cannot be improved or enhanced, the Park Authority, in consultation with the Mt. Vernon

Magisterial District Supervisor, may use such escrow for improvements to publically available fields within the Mt. Vernon Magisterial District.

VI. GREEN BUILDING PRACTICES

24. LEED Certification. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design (“LEED”) accredited professional as a member of the design team prior to issuance of a non-RUP for any building within the Development Envelope. This shall not be applicable to the Fed Ex building as shown on the GDP. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

The Applicant shall include, as part of the site plan submission and building plan submission, a list of green building practices that have been incorporated into the project.

Prior to the issuance of a building permit for any building within the Development Envelope (the “Buildings”), the Applicant shall provide a LEED Certification Scorecard (the “Scorecard”) that lists the anticipated credits within the version of the U.S. Green Building Council’s Leadership in Energy and Environmental Design that is applicable at the time of the approval of this zoning application. The Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED Certification of the Buildings.

Within one (1) year of issuance of the Non-RUP for the Buildings, the Applicant shall obtain LEED Certification for the Buildings from the U.S. Green Building Council unless the Applicant provides documentation to the Environment and Development Review Branch of DPZ

that U.S. Green Building Council review of the LEED Certification has been delayed through no fault of the Applicant.

In the event that the Submitted Building is not LEED Certified, within one (1) year of the issuance of its final Non-RUP, the Applicant shall provide evidence to DPWES of filing for LEED Certification with the U.S. Green Building Council, and shall execute a separate agreement and post, for the Submitted Building, a "LEED Building Escrow," in the form of cash or a Letter of Credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$1.00 per gross square foot of the Submitted Building. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of certification by the U.S. Green Building Council's Leadership in Energy and Environmental Design that is determined to be applicable to the Submitted Building. If the Submitted Building is LEED Certified within one (1) year of the issuance of the final Non-RUP, then no LEED Building Escrow shall be required or provided for that Submitted Building.

If, within two (2) years of issuance of the Non-RUP for the Submitted Building, the Applicant provides evidence to DPWES demonstrating that LEED Certification for the Submitted Building has not been attained, but that the Submitted Building has been determined by the U.S. Green Building Council to fall within three points or less of attainment of LEED Certification, then 50% of the LEED Building Escrow shall be released to the Applicant and the other 50% of the escrow shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is

obtained, and no release of escrowed funds shall be made to the Applicant or the County during this extended time-frame.

If, within two (2) years of issuance of the Non-RUP for the Submitted Building, the Applicant fails to provide evidence demonstrating attainment of LEED Certification, or otherwise provides evidence that the Submitted Building has fallen short of LEED Certification by four points or more, the entirety of the LEED Building Escrow for that Submitted Building shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the Applicant provides evidence that LEED Certification has been delayed through no fault of the Applicant, this proffered time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time-frame.

All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

VII. TREE PRESERVATION

25. Tree Preservation Plan. The landscape plan submitted as part of the site plan shall conform to the GDP Plan, as determined by Urban Forest Management Division (UFM), of Fairfax County Department of Public Works and Environmental Services ("DPWES"). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

Prior to site plan approval for any building within the building envelope, the Applicant shall submit a tree study that identifies the general trunk location, species, size, crown

spread and condition analysis rating for all groups of trees to be preserved and conserved, as well as all on and off-site trees, living or dead with trunks 6 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading. The Applicant shall also submit at the time of site plan a monetary value for each tree surveyed that is to be preserved and conserved. The monetary values shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and as further defined under the Determining Monetary Values of Trees, Tree Bond and Tree Preservation Deposit section below.

26. Trees to be preserved. The Applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the Tree Designation Plan to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM, at or prior to, the final release of the project bond) and that such was not the result of unapproved construction practices, the Applicant shall provide for restoration and remuneration by:

1. providing for the removal of the above ground portions of trees;
2. restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM);
3. restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual;
4. paying a sum equal to the monetary value of that tree or trees identified in the approved Tree Designation Plan into the Mount Vernon District's Tree Preservation and Planting Fund for use by the County within the Mount Vernon Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor; and
5. In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Proffered Condition Amendment may be required if any proposed remedies are not in substantial conformance with the proffers, as determined by the Zoning

Administrator.

27. Trees to be conserved. The Applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the Tree Designation Plan to be conserved. However, if for reasons related to lawfully executed construction practices on the subject property and/or changes to the environment brought about by these construction activities, but not resulting from wrongful or negligent acts on the part of the Applicant or the Applicant's agents, these trees are found to be dead, dying, diseased, or hazardous (as determined by UFM at or prior to the final release of the project bond) the Applicant shall:

1. provide for the removal of above ground portions of the trees;
2. provide for the restoration of any understory plant and soil conditions; damaged during their removal (as determined by UFM); and
3. provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.

If wrongful or negligent acts on the part of the Applicant or the Applicant's agents caused in whole or in part, these trees to be found to be dead, dying, diseased, or hazardous, as determined by UFM at, or prior to, the final release of the project bond, in addition to the removal and restoration requirements identified above, the Applicant shall provide remuneration by paying a sum equal to the monetary value of that tree or trees as identified in the approved Tree Designation Plan into the Mount Vernon District's Tree Preservation and Planting Fund for use within the Mount Vernon Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor. In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Proffered Condition Amendment may be required if any proposed remedies are not in substantial conformance with the proffers, as determined by the Zoning Administrator.

28. Trees to be removed. The Applicant shall remove the trees designated on the Tree Designation Plan to be removed during initial clearing and grading activities in a manner approved by the Urban Forest Management Division.

29. Monetary Value of Trees/Tree Bond. The monetary value of the trees shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFM. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Landscape Plan for trees designated to be preserved and conserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below:

30. Tree Bond. A letter of credit, or a cash contribution equal to one tenth (10%) of the total monetary value of trees to be designated to be preserved and conserved as identified above shall be placed with the County. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Designation Plan, and to ensure the undistributed areas identified on the approved GDP Plan. The cash or Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Designation Plan and as approved on the site plan, and for work relating to the protection and management of undistributed areas identified on the approved GDP Plan.

If the Applicant fails to complete any work identified in the approved site plan, then the County may use cash or money from the Tree Bond to accomplish the required work. If the County must use all or part of the cash or Tree Bond to accomplish the outstanding work, then the Applicant will replenish the cash or Tree Bond to its full amount. If the Applicant fails to replenish the cash or Tree Bond to its full amount, then the cash or Tree Bond may be used by the County to replenish the Tree Preservation Deposit to its full amount.

The cash/Tree Bond may be used by the County as described in the Tree Preservation proffer, above.

Any cash or funds remaining in the Tree Bond shall be released along with the project's final bond-release, or sooner, if approved in writing by UFM, DPWES.

The limits of clearing and grading shown on the GDP Plan shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the GDP Plan.

As part of the site plan the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in a manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner

possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

31. Limits of Clearing and Grading. The limits of clearing and grading shown on the GDP Plan shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the GDP Plan.

As part of the site plan the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment

and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in a manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

32. Reforestation Plan. A reforestation plan shall be submitted concurrently with the first and all subsequent preliminary site plan submissions for review and approval in writing by

the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services (DPWES), and shall be implemented as approved, and as field verified by UFM, including for the area designated as "Reforestation Area" on the GDP. The plan shall contain an appropriate size, quality and selection, of native species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to, the following:

- plant list detailing species, sizes, quantities and stock type of trees and other; vegetation to be planted;
- soil treatments and amendments if necessary;
- mulching specifications;
- methods of installation;
- maintenance;
- mortality threshold;
- monitoring; and
- replacement schedule.

VIII. OTHER

33. Signs. The signage used throughout the plan including the entrance sign shall conform to Article 12 of the Zoning Ordinance. No neon signs or freestanding pole signs shall be permitted.

34. Successors and Assigns: These proffers shall bind and insure to the benefit of the Applicant and its successors and assigns. Each reference to the "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

35. Counterparts: These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

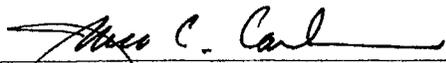
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SCANNELL PROPERTIES #82, LLC
Title Owner of Tax Map No. 108-1-((12))-7A

By: 

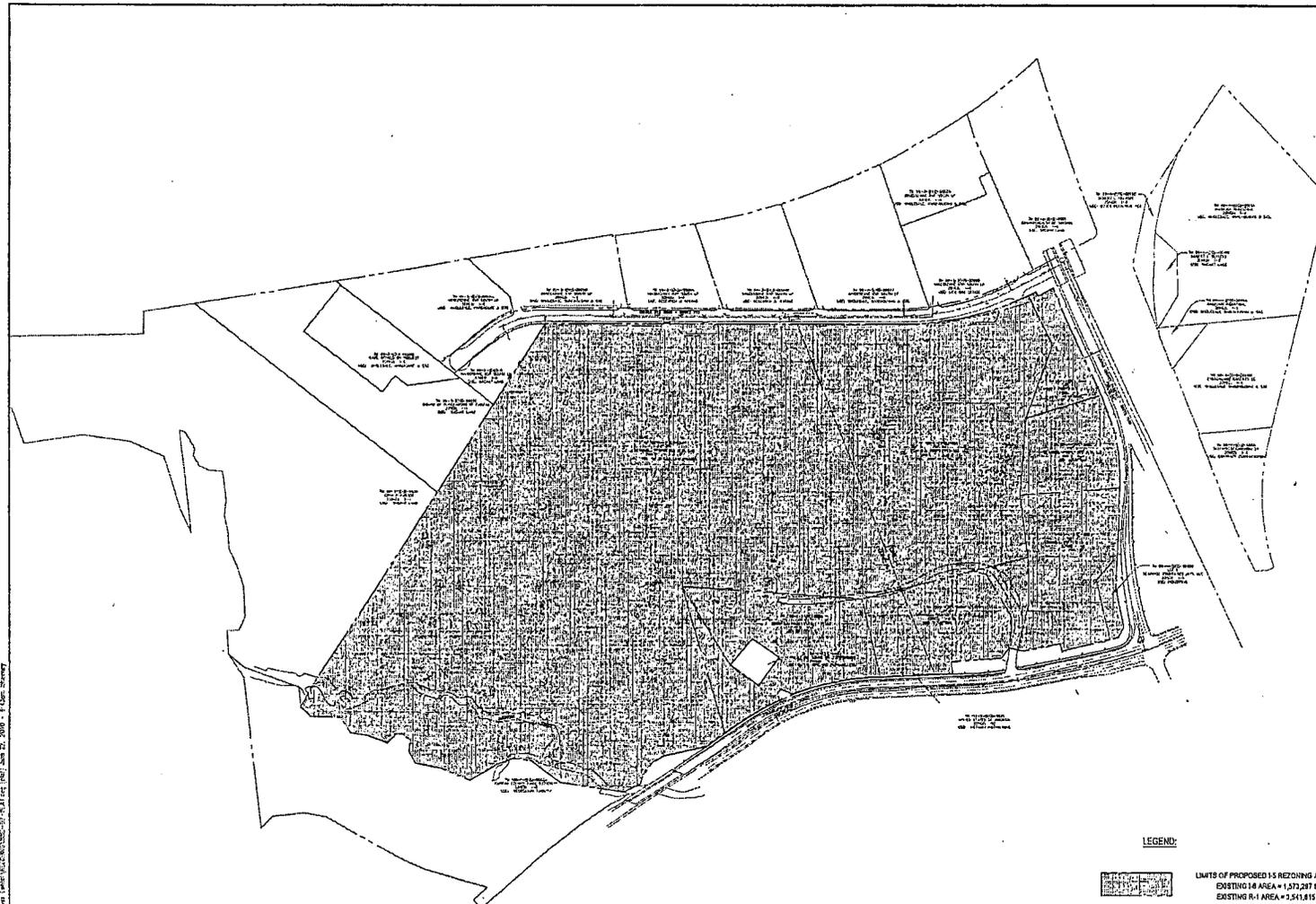
James C. Carlino, Manager

SCANNELL PROPERTIES #117, LLC
Title Owner of Tax Map Nos. 99-4-((8))-1, 2, 3B, 4,
5; 108-1-((12))-6, 7B

By: 
James C. Carlino, Manager

19752534.25





2009, L.L. & D. VERNON DISTRICT ENGINEERS, INC. 10000 W. WOODBURN AVENUE, SUITE 200, FORT COLLINS, CO 80504



1710 Lake View Terrace
 Asheville, North Carolina 28803
 TEL: 704.252.4444 FAX: 704.252.4444
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Client
 Scarsell Properties #117, LLC
 Scarsell Properties #82, LLC
 1940 Duke Street, Suite 200
 Charlotte, NC 28214
 (704) 664-4644

Rev	Description	Date
1	Final Approval	05/22/2009
1	Revised by County	05/22/2009
1	Revised by County	05/22/2009
1	Revised by County	05/22/2009
1	Revised by County	05/22/2009
1	Revised by County	05/22/2009

Date
 May 21, 2009

Project Name
 BELVOIR
 BUSINESS
 CENTER

GDP

Mount Vernon District
 Forsyth County, Virginia

Drawn By: JL
 Checked By: AHH / DTM

Project No.: ZP-1803

Date: May 21, 2009

Drawing Title
 REZONING
 PLAT

Scale: 1"=200'

Drawing Number

2

Sheet 2 of 17

LEGEND:

 LIMITS OF PROPOSED 1.5 REZONING AREA = 5,114,912 SF or 117.42 AC
 EXISTING 1.8 AREA = 1,373,297 SF or 36.12 AC
 EXISTING R-1 AREA = 2,541,815 SF or 81.30 AC

 LIMITS OF EXISTING ZONING

 PARCEL BOUNDARY

GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE MOUNT VERNON DISTRICT, ON FAIRFAX COUNTY TAX MAP 10611 (17D) PARCELS 6, 7, 8 AND 9, AND PARCELS 1, 2, 3, 4 AND 5. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND IS PROPOSED TO BE REZONED TO THE U DISTRICT, PROPOSED USE: OFFICE, WAREHOUSE AND USE OF SPACE.
 - THE SUBJECT PROPERTY IS OWNED BY EDWELL PROPERTIES, INC. AND EDWELL PROPERTIES WILL LLC.
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN A.T.A. SURVEY PREPARED BY JOHN A. DESHON AND ASSOCIATES, DATED FEBRUARY 2007.
 - THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED ON AERIAL PHOTOGRAPHY PREPARED BY ZERO METRIC, DATED OCTOBER 2007 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY URM LTO.
 - THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. SANITARY SEWER WILL CONNECT TO EXISTING MAIN AS SHOWN ON PLAN. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
 - INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT THE TIME OF SITE PLAN REVIEW.
 - IF A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) DATES 10-2-07, WAS PERFORMED BY SCE ENGINEERS IN SEPTEMBER, 2007, THE SUBJECT PROPERTY IS IDENTIFIED AS A CLOSED SANITARY LANDFILL. ANY OPENING OPERATED UNDER SOLID WASTE PERMIT # 333, ACCEPTING WASTE FROM 1977 TO 1984, AND OPERATING UNDER SOLID WASTE PERMIT # 334 AS A CLOSED SANITARY RECOVERY SYSTEM. THE ESA HAS REVEALED THE POTENTIAL FOR RECOVERED ENVIRONMENTAL CONTAMINANTS AS DEFINED IN THE AETM STANDARDS 337.05, AND PART CERTAINLY OF ENVIRONMENTAL CONCERNS. THESE ACTIVITIES ARE RELATED TO USE OF THE SITE AS A WAREHOUSE. ANY ACTIVITIES RECOVERED POTENTIALLY CONTAMINATED SOIL AND COMMERCIAL INDUSTRIAL SOLID WASTE. IN ADDITION, FOUR 1,000 GALLON UNDERGROUND STORAGE TANKS (UST'S) AND APPROXIMATELY 140 TONS OF PETROLEUM IMPACTED SOILS WERE RECOVERED FROM THE SITE IN 1981. REPRESENTATIVE ANALYTICAL DATA.
 - THERE ARE NO EXISTING GRAVE OR BURIAL SITES ON THE PARCEL.
 - FLOODPLAIN AND REFERENCE PROTECTION AREA AS IDENTIFIED ON THE OUTBOUND BOUNDARY OF THIS PROPERTY, THE DEVELOPMENT REQUIRES EROSION CONTROL AND THE RESOURCE PROTECTION AREA WITH A ROAD AND UTILITIES AND WILL REQUIRE AN EXCEPTION AT THE TIME OF SITE PLAN SUBMISSION.
 - ALL EXISTING STRUCTURES LOCATED OFFSITE ARE TO BE REMOVED WITH THE DEVELOPMENT OF THIS PROPERTY, THE EXISTING MAIN STRUCTURE WAS BUILT IN 1982.
 - AN EXISTING MAJOR TRAIL IS SHOWN ALONG THE NORTH SIDE OF THE PROPERTY.
 - PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL USE OF THE LAND. PROPOSED USE IS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS LONG AS THE AMOUNT OF OFFER SPACES REQUIRED IS NOT DIMINISHED AND THE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND LOADING SPACES WILL BE DETERMINED AT THE OFFICE OF ENGINEERING.
 - MINIMUMS AND ASSOCIATED PARKING SPACES MAY BE ADJUSTED WITHIN THE OVERALL DEVELOPMENT ENVELOPE DEPICTED ON THE DEVELOPED DEVELOPMENT PLAN FOR UP TO 20% AND UP TO 10% AS LONG AS THE MINIMUM SQUARE FOOT AREA OF THE PROPOSED DEVELOPMENT IS NOT DIMINISHED AND AT LEAST THE MINIMUM NUMBER OF CODE PARKING SPACES IS PROVIDED.
 - THE BUILDING FOOTPRINT AND AREA REQUIRES ARE APPROXIMATE. THE SIZE OF THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED UP TO 10% AS LONG AS THE REQUIRED AMOUNT OF OFFER SPACES AND REQUIRED MINIMUM SPACES ARE NOT DIMINISHED.
 - THE PROPOSED USE OF OFFICE AND WAREHOUSE USE WITHIN EACH BUILDING MAY BE ADJUSTED AS LONG AS THE TOTAL SQUARE FOOT AREA PROVIDED IS NOT DECREASED AND THE REQUIRED AMOUNT OF PARKING IS PROVIDED.
 - THE LIMITS OF CLEARING AND GRADING AND LOCATION OF LANDSCAPE MATERIAL SHOWN ON THE PLANS ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL DESIGN AND ENGINEERING.
 - THE FOLLOWING UTILITY ELEMENTS IDENTIFIED ON THE SUBJECT PROPERTY ARE 3 FEET OR MORE IN WIDTH:
 - 30 WASHINGTON GAS LIGHT COMPANY GAS MAIN (D. 8 IN. P.D. 30)
 - 30 ALEXANDRIA WATER COMPANY GAS MAIN (D. 8 IN. P.D. 30)
 - 30 WASHINGTON GAS LIGHT COMPANY GAS MAIN (D. 8 IN. P.D. 30)
 - 48 OPERATIONS AND MAINTENANCE EAST MAIN FOR METHANE GAS (8 IN. FROM WAREHOUSE) (D. 8 IN. P.D. 30)
 - 30 JAMES CITY WATER COMPANY WATER MAIN (D. 8 IN. P.D. 30)
 - 30 UTILITY EASEMENT FOR FAIRFAX COUNTY PUBLIC WORKS (D. 8 IN. P.D. 30) AND BY ORDER W.D. 10034, P.G. 1202
 - THE INDICATED HEIGHTS OF STRUCTURES ARE APPROXIMATE AND MAY BE REVISED. US THAT BUILDING HEIGHTS WILL NOT PENETRATE THE GROUND PLANE SURFACE EASEMENT ASSOCIATED WITH THE AIRFIELD AT FORT BELVOIR.
 - THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
 - SUBJECT TO MARKET CONDITIONS, IF AN ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES.
 - THE DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN (PROPOSED PLANNING DISTRICT PLAN) WHICH DESIGNATES THIS AREA AS AN OFFICE FOR INDUSTRIAL USES UP TO A 5.5 F.A.R.
 - APPLICANT RESERVES THE RIGHT TO BUILD A MAXIMUM OF 48,000 SQUARE FEET OF OFFICE AND WAREHOUSE USE WITHIN THE SUBJECT PROPERTY.
 - THE DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SHOWN ON BELOW OR REQUESTED AT THE TIME OF PLAN SUBMISSION.

ZONING TABULATIONS

EXISTING ZONING:	R-1 AND R-1
PROPOSED ZONING:	U
MINIMUM LOT AREA:	30,000 SQ. FT.
MINIMUM LOT WIDTH:	100 FT.
MAXIMUM BUILDING HEIGHT:	75 FT.
MINIMUM YARD SETBACKS:	FRONT: 15 FEET SIDE: NO REQUIREMENT REAR: NO REQUIREMENT
MAXIMUM F.F.C.:	0.30 (2,317,453 S.F.)
MINIMUM OPEN SPACE:	15% (275,137 S.F.)

BUILDING TABULATIONS

OFFICE	BUILDING HEIGHT	GROSS FLOOR AREA
BLDG. 1	45 FT.	100,000 S.F.
BLDG. 2	45 FT.	17,500 S.F.
BLDG. 3	45 FT.	115,000 S.F.
PERCE. BLDG.	52 FT.	31,000 S.F.
TOTAL GROSS FLOOR AREA:		413,500 S.F.
F.A.R.:		0.99

OFFICE	BUILDING HEIGHT	GROSS FLOOR AREA
BLDG. 1	45 FT.	85,000 S.F.
BLDG. 2	45 FT.	115,000 S.F.
BLDG. 3	45 FT.	45,000 S.F.
BLDG. 4	45 FT.	48,000 S.F.
PERCE. BLDG.	52 FT.	35,000 S.F.
TOTAL GROSS FLOOR AREA:		413,000 S.F.
F.A.R.:		0.98

SITE TABULATIONS

EXISTING AREA:	1,873,317 S.F. @ 2012 AC
EASTING R.L.:	2,941,616 S.F. @ 67.00 AC
AREA OF LOTS OF ZONING AND CROSS SITE AREA:	5,114,912 S.F. @ 117.42 AC
OFFICE PROPOSED USE:	OFFICE AND WAREHOUSE
OFFICE SPACE PROVIDED:	413,000 S.F. @ 117.28 AC (97%)
OFFICE PROPOSED USE:	OFFICE
OFFICE SPACE PROVIDED:	413,000 S.F. @ 117.28 AC (97%)

PARKING TABULATIONS

OFFICE	PARKING REQUIRED
BLDG. 1	137
BLDG. 2	229
BLDG. 3	123
TOTAL REQUIRED:	518
PARKING PROVIDED:	4810

OFFICE	PARKING REQUIRED
BLDG. 1	364 (1.8)
BLDG. 2	354 (2.2)
BLDG. 3	145 (2.4)
BLDG. 4	162 (3.4)
TOTAL REQUIRED:	1,025
PARKING PROVIDED:	41,000

LOADING TABULATIONS

OFFICE	LOADING REQUIRED AND PROVIDED
BLDG. 1	0
BLDG. 2	0
BLDG. 3	0

OFFICE	LOADING REQUIRED AND PROVIDED
BLDG. 1	0
BLDG. 2	0
BLDG. 3	0

REQUESTED WAIVERS/MODIFICATIONS

1. WAIVER OF SECTION 12.2(1) OF THE ZONING ORDINANCE, AND SECTION 8.0(2) OF THE PUBLIC FACILITIES MANUAL REQUIRING CONSTRUCTION OF TRAIL OR WALKWAYS BY ACCORDANCE WITH THE GENERAL LOCATION SHOWN ON THE ADOPTED COMPREHENSIVE PLAN. THIS WAIVER IS REQUESTED FOR THE TRAIL REQUIRED ALONG ADJACENT CREEK. AS FURTHER FOR THIS WAIVER IS THAT APPLICANT WILL CONTRIBUTE MONEY TO THE FAIRFAX COUNTY PARK AUTHORITY FOR GENERAL TRAIL MAINTENANCE COSTS.

Code	Request Description	Request Description	Request Description
12.2(1)	Waiver of 5' parking lot landscaping	Waiver of 5% of total parking lot area	Waiver of 5% of total parking lot area
12.2(2)	Waiver of 5' parking lot landscaping	Waiver of 5% of total parking lot area	Waiver of 5% of total parking lot area

Scale: 1/8" = 1'

Drawing Number

3

Sheet 3 of 17



7711 New River Parkway
Aurora, VA 22029
100 The Plaza, #100, Fairfax, VA 22031
www.urban.com



SEAL

Client

Scorwell Properties #117, LLC
Scorwell Properties #82, LLC
1840 Oak Brook Lane 208
Manassas, VA 20108
(703) 444-0444

Revision / Issue

No.	Description	Date
1	Final/As-Built	05/23/2009
2	Revised/As-Built	11/30/2009
3	Revised/As-Built	01/11/2010
4	Revised/As-Built	06/14/2010
5	Revised/As-Built	05/10/2011
6	Revised/As-Built	05/18/2011
7	Revised/As-Built	08/21/2011

Issue

Date: 05/21/2009

Project Name

BELVOIR BUSINESS CENTER

GDP

Mount Vernon District
Fairfax County, Virginia

Drawn By: JL

Checked By: AHH / DTM

Project No.: 2P-1853

Date: May 21, 2009

Drawing Title

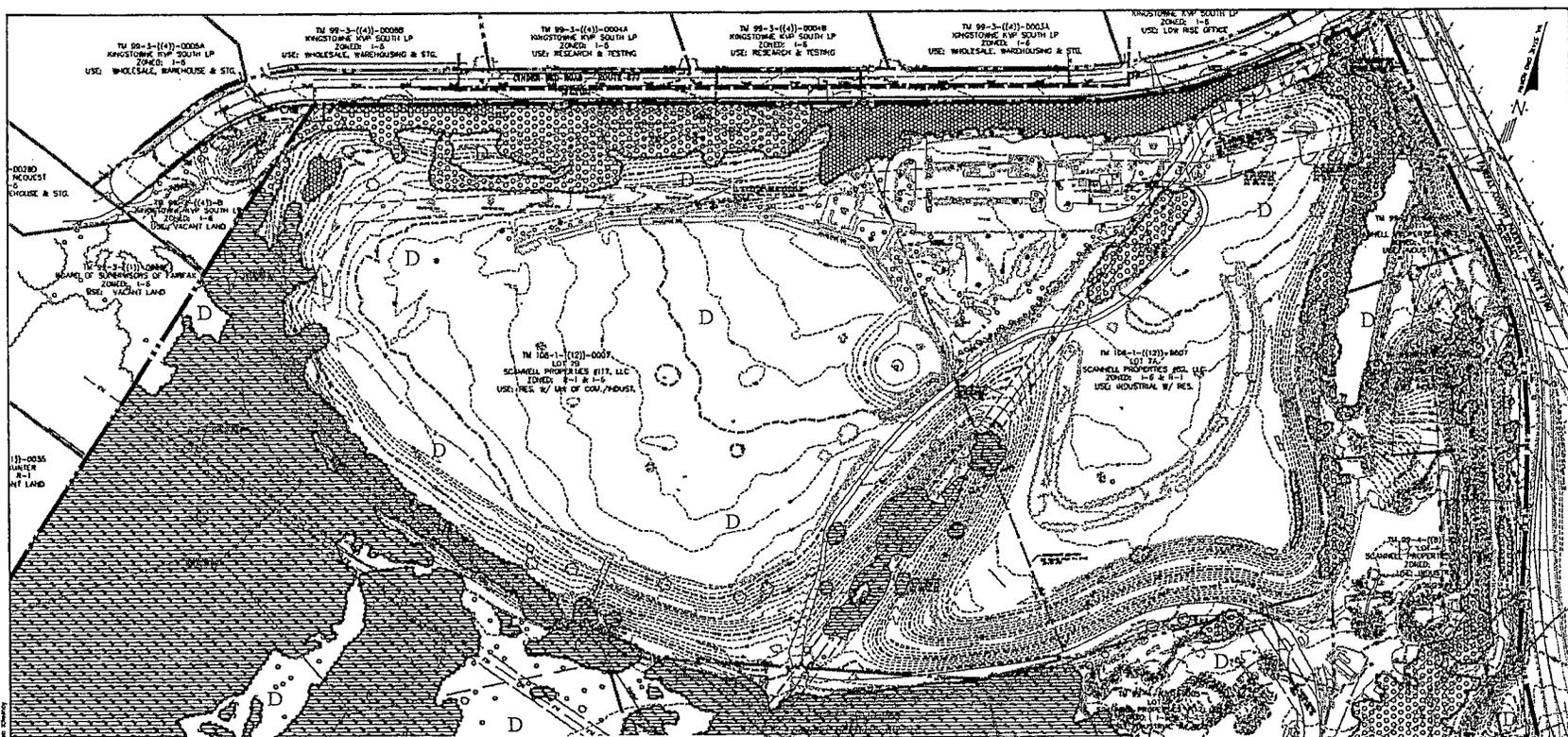
SITE TABULATIONS AND NOTES

Scale: 1/8" = 1'

Drawing Number

3

Sheet 3 of 17



EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
	Bottomland Forest	Sweetgum (<i>Liquidambar styraciflua</i>), Red Maple (<i>Acer rubrum</i>), Black Locust (<i>Robinia pseudoacacia</i>), with widely scattered American Sycamores (<i>Platanus occidentalis</i>).	climax	fair-poor	5.97 ac.	This cover type contains trees between 2'-18" DBH with some widely scattered larger trees (present, primarily American Sycamore, up to 24" DBH. The understory contains Eastern Red Cedar (<i>Juniperus virginiana</i>), Callery Pear (<i>Pyrus calleryana</i>), and expansive amounts of Japanese Honeylocust (<i>Lonicera japonica</i>). This forest cover is littered with trash that gathers in the ditch that runs along Clinder Bed Road.
	Upland Forest	Virginia Pine (<i>Pinus virginiana</i>) with widely scattered Black Locust.	climax	fair-poor	1.71 ac.	This cover type contains Virginia Pine between 2'-6" DBH and scattered amounts of Black Locust less than 2" DBH. The understory is predominantly Eastern Red Cedar with Japanese Honeylocust spreading across the forest floor.
	Bottomland Forest	American Sycamore, Red Maple, Black Locust, Sweetgum, and widely scattered Virginia Pine.	climax	good	41.02 ac.	This cover type contains trees between 3'-18" DBH with some larger trees up to 24" DBH. The understory contains Callery Pear with patches of Japanese Honeylocust. This cover type reflects mostly within the RPA and its understory is much clearer and healthier than cover type "A".
	Open Field / Developed Land	Open meadow with widely scattered Loblolly Cypress (<i>Taxodium distichum</i>), Callery Pear, and Black Locust near the adjacent forest' edges, Callery Pear and Red Maple planted within the parking area. Black Locust and Pitch Pine (<i>Pinus rigida</i>) naturally growing within the parking area along with planted Loblolly Cypress.	postseral-early successional	fair-poor	68.68 ac.	This cover type exists as an expansive meadow (formerly a golf driving range) with Loblolly Cypress up to 15' tall planted along the southern rim of the meadow, an abandoned asphalt parking lot with 2'-4" DBH Callery Pear and Red Maple planted within it, and mulch stockpiles on the lowlying terrain in the southeast corner of the site. Adjacent to the parking lot is an abandoned parking area, methane gas treatment building, mobile stack, and several concrete pads overgrown with Black Locust, between 1'-5" DBH, and Pitch Pine, up to 4' tall.
					total average:	117.36 ac.

DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
 NOTE: Existing vegetation delineation produced by Urban, Ltd. in a field study conducted on April 18, 2008.



7700 Lake View Turnpike
 Alexandria, VA 22304
 703.664.2200 FAX 703.664.2051
 www.urban.com



Client
 Scannell Properties #117, LLC
 Scannell Properties #82, LLC
 1800 Duke Street, Suite 200
 Alexandria, VA 22314
 (703) 664-8844

Revision / Issue	Date
1. Final Review	04/22/2008
2. Professional Approval	04/22/2008
3. Final Review	04/22/2008
4. Professional Approval	04/22/2008
5. Final Review	04/22/2008
6. Professional Approval	04/22/2008
7. Final Review	04/22/2008

Issue Date Description
 May 21, 2008

Project Name
BELVOIR BUSINESS CENTER

ODP
 Mount Vernon District
 Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DTM

Project No. ZP-1883
 Date: May 21, 2008

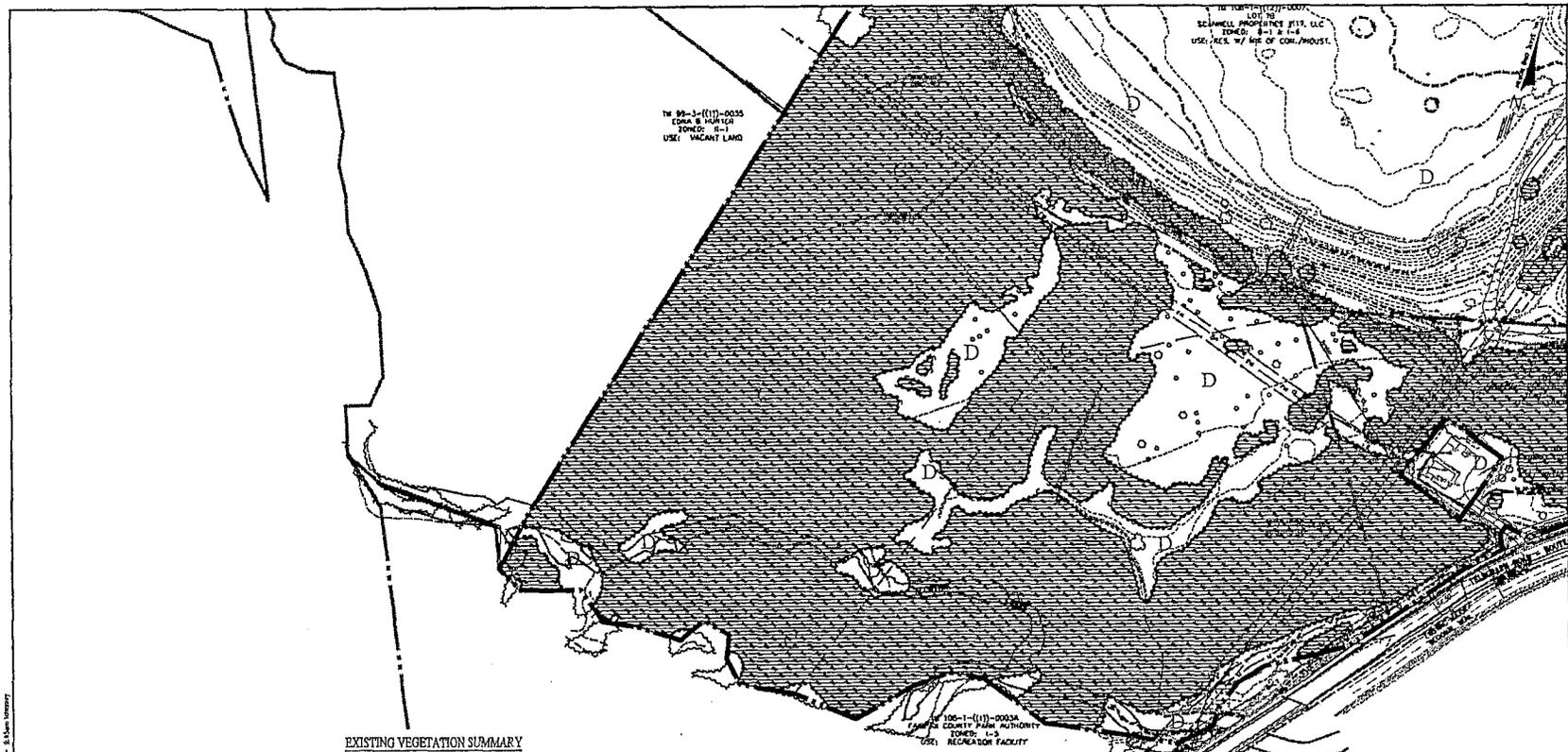
Drawing Title
EXISTING VEGETATION MAP

Scale: 1"=100'
 Drawing Number

6
 Sheet 6 of 17

Urban, Ltd. - C:\Users\james\Documents\Belvoir Business Center\VEGETATION SUMMARY.dwg [June 11, 2008] - 8:56am Saturday

Urban, Ltd., 15 South Meadows Lane, Charlottesville, Virginia 22902-3100, [phone: 434-973-1100] - 8/14/2009



EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
	Bottomland Forest	Sweetgum (<i>Liquidambar styraciflua</i>), Red Maple (<i>Acer rubrum</i>), Black Locust (<i>Robinia pseudoacacia</i>), with widely scattered American Sycamore (<i>Platanus occidentalis</i>).	climax	fair-poor	5.97 ac.	This cover type contains trees between 2'-18" DBH with some widely scattered larger trees present, primarily American Sycamore, up to 24" DBH. The understory contains Eastern Red Cedar (<i>Juniperus virginiana</i>), Callery Pear (<i>Pyrus calleryana</i>), and copious amounts of Japanese Honeyuckle (<i>Lonicera japonica</i>). This forest cover is littered with trash that gathers in the ditch that runs along Cinder Bed Road.
	Upland Forest	Virginia Pine (<i>Pinus virginiana</i>) with widely scattered Black Locust.	climax	fair-poor	1.71 ac.	This cover type contains Virginia Pine between 2'-8" DBH and scattered amounts of Black Locust less than 3" DBH. The understory is predominately Eastern Red Cedar with Japanese Honeyuckle spreading across the forest floor.
	Bottomland Forest	American Sycamore, Red Maple, Black Locust, Sweetgum, and widely scattered Virginia Pine.	climax	good	41.02 ac.	This cover type contains trees between 3'-18" DBH with some larger trees up to 24" DBH. The understory contains Callery Pear with patches of Japanese Honeyuckle. This cover type resides mostly within the RPA and its understory is much denser and healthier than cover type 1.
	Open Field / Developed Land	Open meadow with widely scattered Loblolly Cypress (<i>Cupressus goffiana</i>), Callery Pear, and Black Locust near the adjacent forests' edges. Callery Pear and Red Maple planted within the parking area. Black Locust and Pitch Pine (<i>Pinus rigida</i>) naturally growing within the parking area along with planted Loblolly Cypress.	plumser-early successional	fair-poor	88.68 ac.	This cover type exists as an expansive meadow (formerly a golf driving range) with Loblolly Cypress up to 15' tall planted along the southern rim of the meadow, an abandoned asphalt parking lot with 2'-4" DBH Callery Pear and Red Maple planted within it, and match stockpiles on the low-lying terrain in the southeast corner of the site. Adjacent to the parking lot is an abandoned parking area, methane gas treatment building, smoke stack, and several concrete pads overgrown with Black Locust, between 1'-5" DBH, and Pitch Pine, up to 4' tall.
					total acreage:	117.36 ac.

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation delineation provided by Urban, Ltd. in a field study conducted on April 18, 2009.

urban

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Richmond, VA 23220
TEL: 703.618.8800 FAX: 703.618.4201
www.urbanva.com

Seal of the Commonwealth of Virginia

Client
Schenck Properties #117, LLC
Schenck Properties #82, LLC
180 Dale Drive, Suite 208
Annandale, VA 22003
(703) 664-1616

Revision / Issue

No.	Description	Date
1.	Preparatory Approval Rev.	04.22.2009
2.	Re-submission to County	03.27.2009
3.	Re-submission to County	11.18.2009
4.	Re-submission to County	02.14.2010
5.	Re-submission to County	05.10.2010
6.	Re-submission to County	05.18.2010
7.	Re-submission to County	08.21.2010

Issue
Date: May 21, 2009
Description: Final

Project Name
BELVOIR BUSINESS CENTER

GDP

Mount Vernon District
Fairfax County, Virginia

Drawn by: JL **Checked by:** AMH / DTM

Project No.: ZP-1883

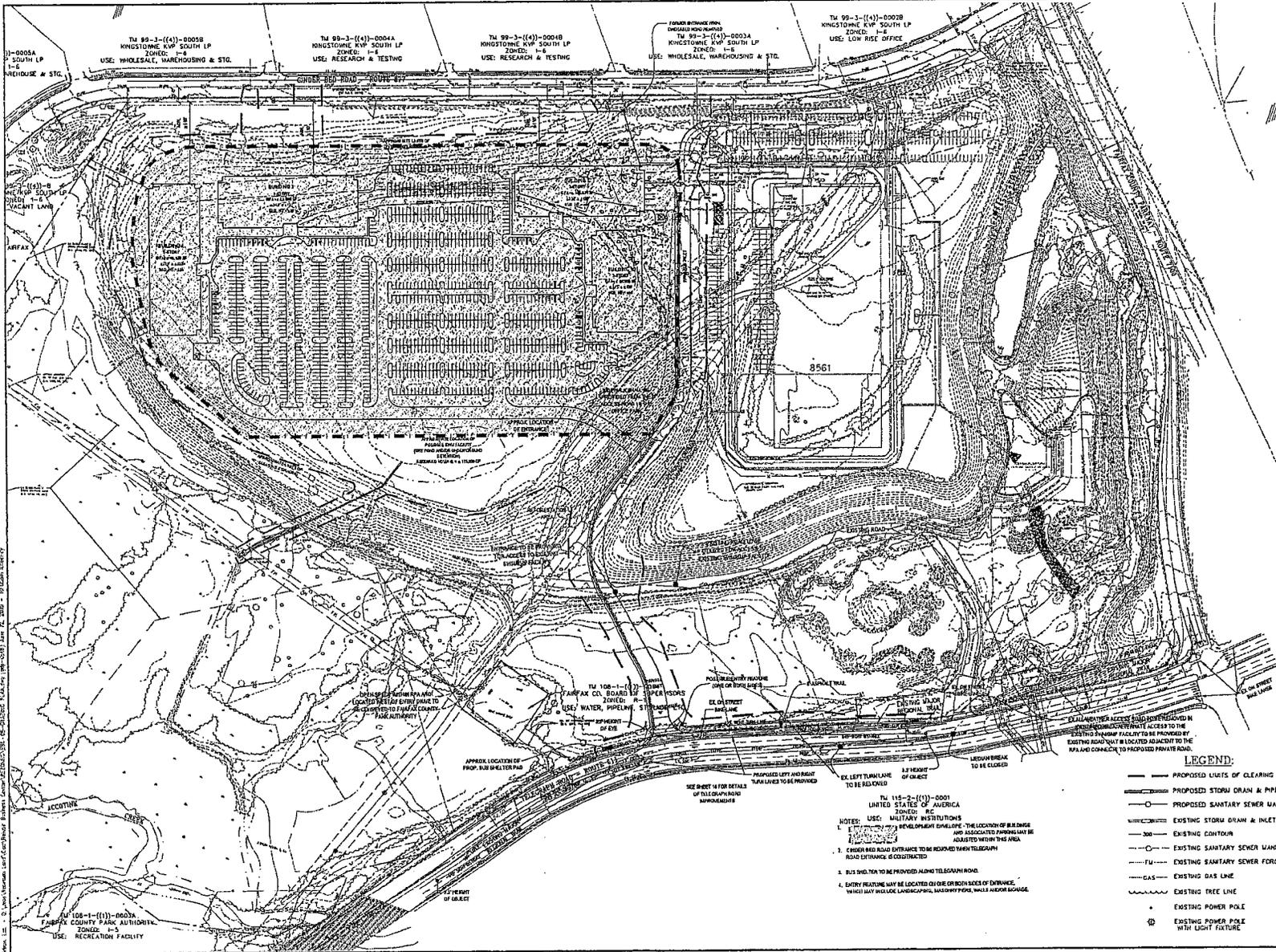
Date: May 21, 2009

Drawing Title:
EXISTING VEGETATION MAP

Scale: 1"=100'

Drawing Number:
7

Sheet 7 of 17



713 Oak Hill Turnpike
 Alexandria, Virginia 22307
 TEL 703/278-8800 FAX 703/278-8811
 www.urban.com



Client
 Scannet Properties #117, LLC
 Scannet Properties #82, LLC
 1801 Duke Street, Suite 206
 Alexandria, VA 22311
 (703) 444-4848

No.	Description	Date
1.	Professional Approval Plan	04.22.2009
2.	Permit Application to County	03.23.2009
3.	Permit Application to County	02.14.2009
4.	Permit Application to County	04.04.2010
5.	Permit Application to County	04.08.2010
6.	Permit Application to County	01.18.2010
7.	Permit Application to County	04.13.2010

15098
 Date: May 21, 2009

Project Name
**BELVOIR
 BUSINESS
 CENTER**

GDP

Mount Vernon District
 Fairfax County, Virginia

Drawn By: JL
 Checked By: AHM / DTM

Project No. ZP-1883

Date: May 21, 2009

Drawing Title
**GENERALIZED
 DEVELOPMENT
 PLAN**
 Option B

Scale: 1"=100'

Drawing Number

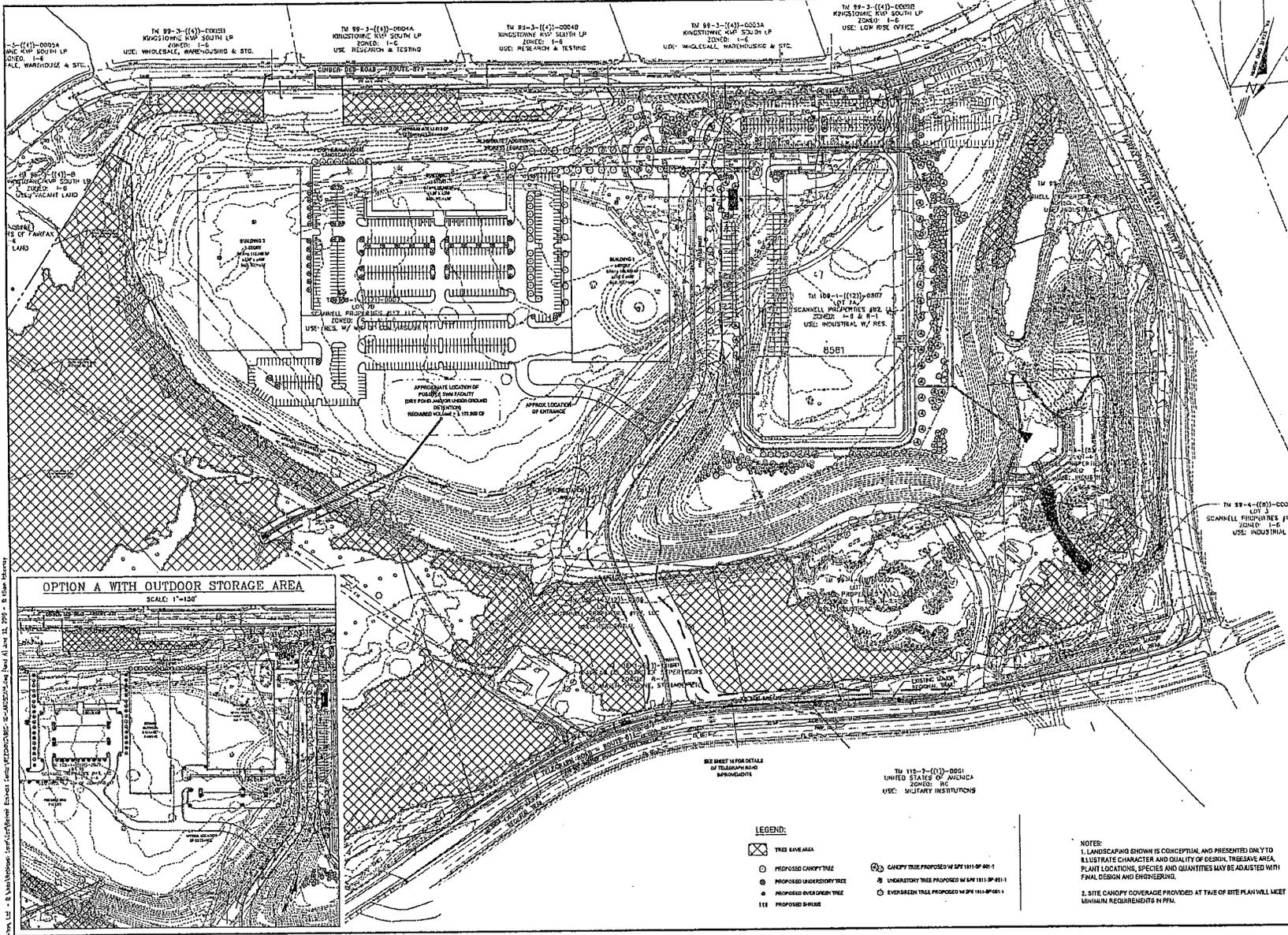
9
 Sheet 9 of 17

- LEGEND:**
- PROPOSED LIMITS OF CLEARING
 - PROPOSED STORM DRAIN & PIPE
 - PROPOSED SANITARY SEWER MAINLINE & PIPE
 - EXISTING STORM DRAIN & INLET
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER MAINLINE & PIPE
 - EXISTING SANITARY SEWER FORCE MAIN
 - EXISTING GAS LINE
 - EXISTING TREE LINE
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT FIXTURE

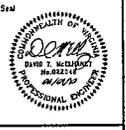
TM 115-2-(111)-0001
 UNITED STATES OF AMERICA
 ZONING: R-2

NOTES: USE: MILITARY INSTITUTIONS
 1. ALL STRUCTURES, DEVELOPMENT ENCLASING, THE LOCATION OF BUILDING AND ASSOCIATED PARCELS MAY BE ADJUSTED WITHIN THIS AREA.
 2. CHERRY ROAD ENTRANCE TO BE REMOVED WHEN TELEGRAPH ROAD ENTRANCE IS CONSTRUCTED.
 3. BUS SHELTER TO BE PROVIDED ALONG TELEGRAPH ROAD.
 4. ENTRY FEATURE MAY BE LOCATED ON ONE OR BOTH SIDES OF ENTRANCE, WHICH MAY INCLUDE LANDSCAPING, SIGNAGE, FENCES, WALLS AND/OR SIGNAGE.

TM 99-3-(41)-0005B KINGSTON VWP SOUTH LP ZONED: F-8 USE: WHOLESALE, WAREHOUSING & STG.
 TM 99-3-(41)-0005A KINGSTON VWP SOUTH LP ZONED: F-8 USE: RESEARCH & TESTING
 TM 99-3-(41)-0005B KINGSTON VWP SOUTH LP ZONED: F-8 USE: RESEARCH & TESTING
 TM 99-3-(41)-0002B KINGSTON VWP SOUTH LP ZONED: F-8 USE: LOW RISE OFFICE
 TM 108-1-(111)-0002A FAIRFAX COUNTY PARK AUTHORITY ZONED: R-3 USE: RECREATION FACILITY



171114 New York
 Phone: 718 224-2000
 TEL: 718 224-2000 FAX: 718 224-2111
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 Scannell Properties #52, LLC
 1940 Dale Street, Suite 109
 Alexandria, VA 22304
 (571) 866-6666

Revision / Issue	Date
1. Original	04.22.2009
2. Resubmission to County	10.20.2009
3. Resubmission to County	11.14.2009
4. Resubmission to County	01.14.2010
5. Resubmission to County	01.18.2010
6. Resubmission to County	01.18.2010
7. Resubmission to County	01.21.2010

Issue Date
 May 21, 2009

Project Name
BELVOIR BUSINESS CENTER
 GDP
 Mount Vernon District
 Fairfax County, Virginia

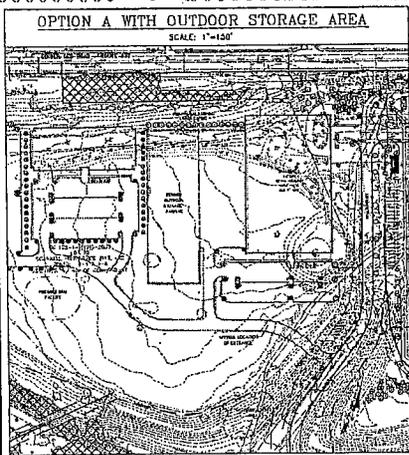
Drawn By: JL Checked By: AJH / DTM
 Project No.: ZP-1863

Date: May 21, 2009

Drawing Title
LANDSCAPE PLAN
 Option A

Scale: 1"=100'

Drawing Number
10
 Sheet 10 of 17



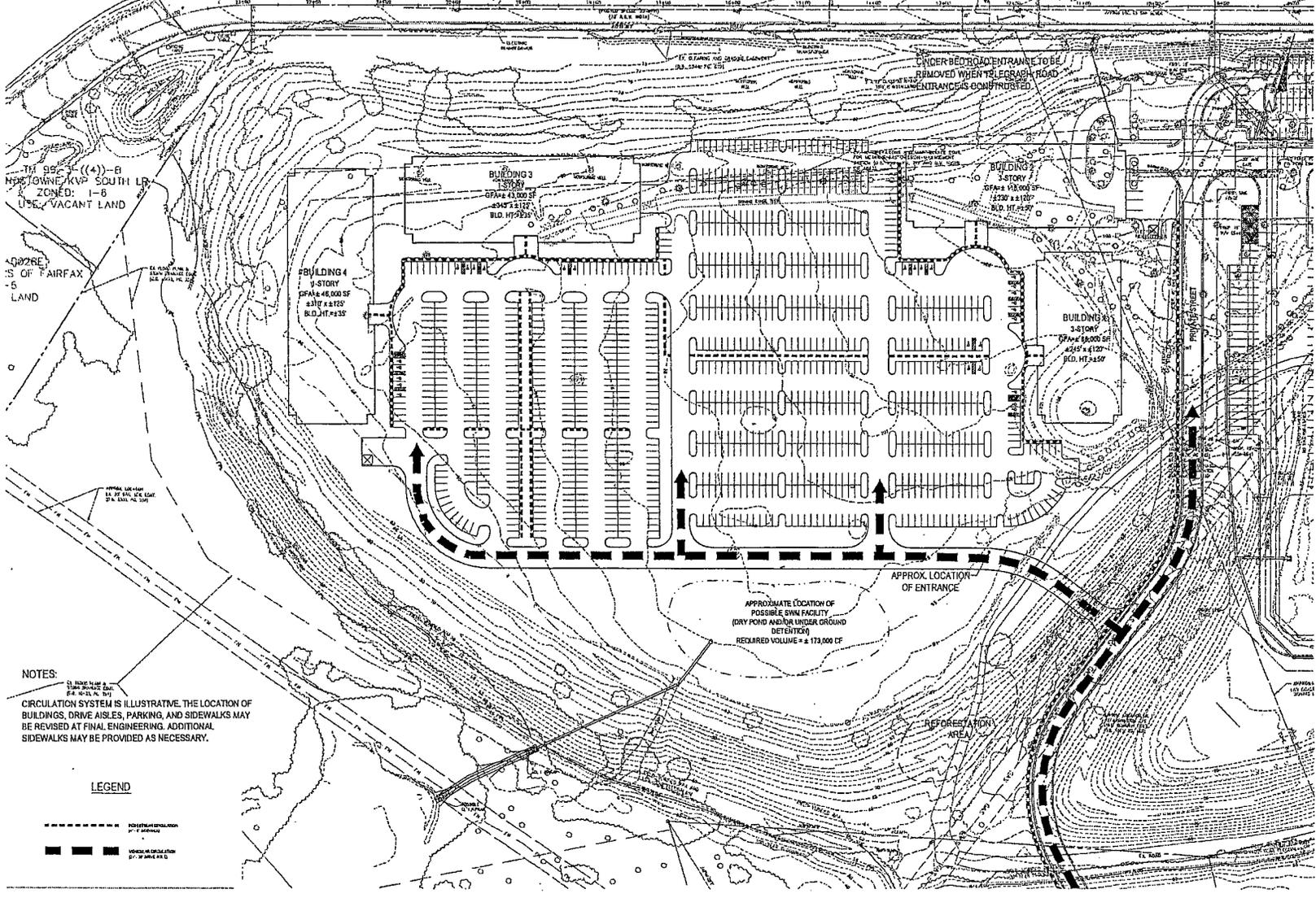
- LEGEND:**
- TREE SAVE AREA
 - PROPOSED CANOPY TREE
 - PROPOSED LANDSCAPE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB
 - CANOPY TREE PROPOSED w/ SPT 1811-SP-60-1
 - LANDSCAPE TREE PROPOSED w/ SPT 1811-SP-60-1
 - EVERGREEN TREE PROPOSED w/ SPT 1811-SP-60-1

NOTES:
 1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. THE BEHAVE AREA, PLANT LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
 2. SITE CANOPY COVERAGE PROVIDED AT TIME OF SITE PLAN WILL MEET MINIMUM REQUIREMENTS IN PFM.

URBAN, LLC - 171114 New York - 718 224-2000 - 171114 New York - 718 224-2000

UNLU: 1-D
ALE. WAREHOUSE & STG.

CINDER BED ROAD ROUTE 877



NOTES:
CIRCULATION SYSTEM IS ILLUSTRATIVE. THE LOCATION OF BUILDINGS, DRIVE AISLES, PARKING, AND SIDEWALKS MAY BE REVISED AT FINAL ENGINEERING. ADDITIONAL SIDEWALKS MAY BE PROVIDED AS NECESSARY.

LEGEND

- POSSIBLE CIRCULATION SYSTEM
- VEHICLE CIRCULATION SYSTEM



7531 Lake View Terrace
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Scanwell Properties #117, LLC
Scanwell Properties #62, LLC
1615 Blue Ridge, Suite 200
Annandale, VA 22111
(703) 644-1444

No.	Description	Date
1.	Final/As Noted Rev.	04/22/2009
2.	Revised/As Noted Rev.	05/20/2009
3.	Revised/As Noted Rev.	07/13/2009
4.	Revised/As Noted Rev.	08/13/2009
5.	Revised/As Noted Rev.	08/18/2009
6.	Revised/As Noted Rev.	08/28/2009
7.	Revised/As Noted Rev.	09/02/2009

Issue Date
May 21, 2009

Project Name
BELVOIR BUSINESS CENTER

GDP
Mount Vernon District
Fairfax County, Virginia

Drawn By: J.L.
Checked By: AHM / DTM
Project No.: 2P-1883

Date: May 21, 2009

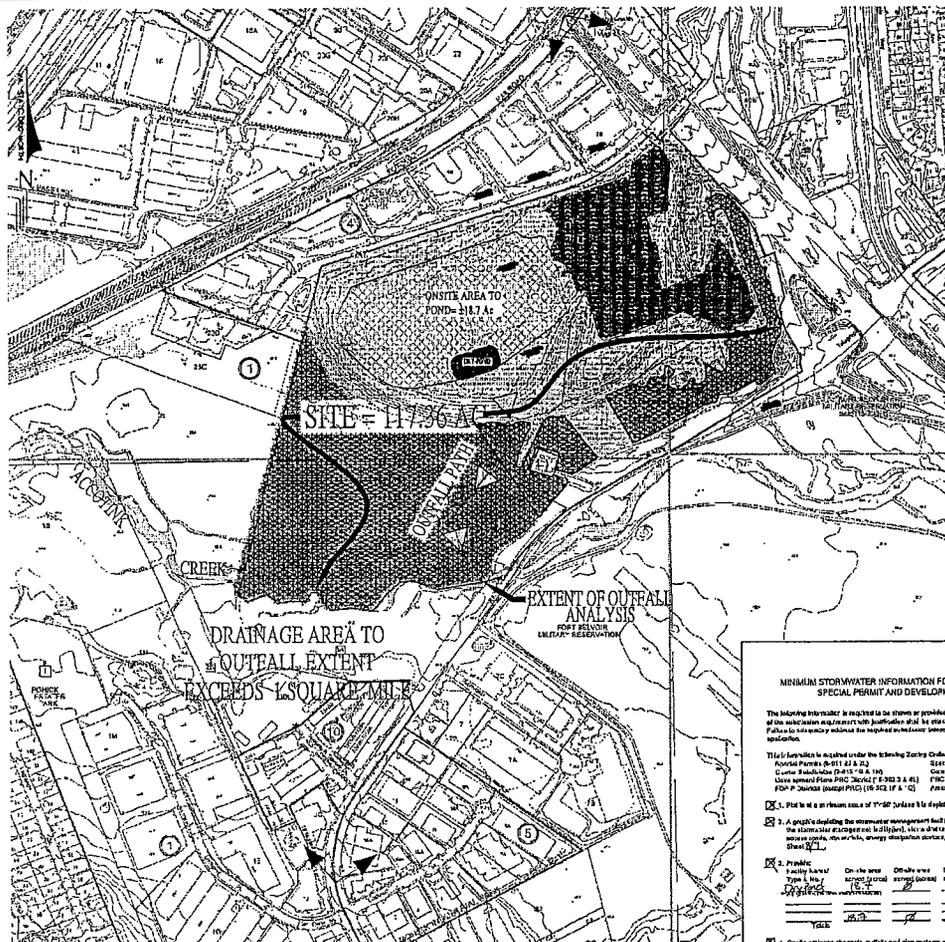
Drawing Title
CIRCULATION PLAN
Option B

Scale: 1"=40'

Drawing Number

14
Sheet 14 of 17

Notes: 1. This drawing is a preliminary drawing and is not to be used for construction. 2. All dimensions are in feet and inches. 3. All dimensions are to the center of the line unless otherwise noted. 4. All dimensions are to the center of the line unless otherwise noted. 5. All dimensions are to the center of the line unless otherwise noted. 6. All dimensions are to the center of the line unless otherwise noted. 7. All dimensions are to the center of the line unless otherwise noted. 8. All dimensions are to the center of the line unless otherwise noted. 9. All dimensions are to the center of the line unless otherwise noted. 10. All dimensions are to the center of the line unless otherwise noted.



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE
 STORMWATER MANAGEMENT FOR THIS 117.36 ACRE SITE WILL BE MET WITH A PROPOSED SWM FACILITY (OTHER A PRIVATE DRY POND OR A PRIVATE UNDERGROUND DETENTION FACILITY), AND AN EXISTING PRIVATE DRY POND CONSTRUCTED WITH THE ROBINSON PROPERTY SITE PLAN (1811-SP-001-2). THE PROPOSED SWM FACILITY WILL BE ABOUT 36,455 SF IN FOOT PRINT AREA AND 173,385 CF OF STORAGE VOLUME.

BEST MANAGEMENT PRACTICES (BMP) FOR THIS 117.36 ACRE SITE WILL BE MET WITH THE EXISTING DRY POND AND OPEN SPACE AS DEMONSTRATED IN THE BMP COMPUTATIONS ON THIS SHEET. NOTE THE PROPOSED SWM FACILITY WILL NOT BE USED FOR BMPs.

THE PROPOSED SWM FACILITY WILL OUTFALL TO ACCOTT CREEK VIA AN UNIMAGED TRIBUTARY. ACCOTT CREEK WILL BE THE EXTENT OF THE OUTFALL ANALYSIS, WHERE THE TOTAL CONTRIBUTING DRAINAGE AREA IS OVER ONE SQUARE MILE. PLEASE SEE MAP ON THIS SHEET.

THE SITE WILL OUTFALL INTO AN EXISTING ADEQUATE NATURAL CHANNEL LOCATED WITHIN THE MAJOR FLOODPLAIN OF ACCOTT CREEK. THE EXISTING CHANNEL MEANDERS THROUGH A HEAVILY WOODED AND VEGETATED AREA FOR APPROXIMATELY 1,000 LINEAR FEET UNTIL IT ENTERS ACCOTT CREEK AT WHICH POINT THE CONTRIBUTING DRAINAGE AREA EXCEEDS 25,000 ACRES (GREATER THAN 100 TIMES THE SITE AREA). ADEQUATE OUTFALL ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING IN ACCORDANCE WITH PPM SECTION 06-203.2. THE ACTUAL DOWNSTREAM POINT OF REVIEW WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND ALL OPEN AND CLOSED SYSTEMS WITHIN THE OUTFALL REACH TO THE CONVERGENCE WITH ACCOTT CREEK WILL BE ANALYZED FOR ADEQUACY.

- LEGEND**
- OPEN SPACE - FLOODPLAIN AREA (BMP)
 - AREA TO DRY POND #1 (SWM ONLY)
 - AREA TO EXISTING DRY POND PROPOSED WITH 1811-SP-001-2 (SWM AND BMP)

MINIMUM SUBMITTAL INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in a timely and complete, or a better report of the submission and project with justification that be attached. State Wetland will be noted upon separation. Failure to adequately submit the required information may result in the delay to process the application.

This information is required under the following zoning Ordinance paragraphs:
 Ordinance 8-011 A1 & A2 Special Exceptions (8-011 A1 & A2)
 Ordinance 8-011 A1 & A2 Special Exceptions (8-011 A1 & A2)
 Ordinance 8-011 A1 & A2 Special Exceptions (8-011 A1 & A2)
 Ordinance 8-011 A1 & A2 Special Exceptions (8-011 A1 & A2)

1. Plot to be shown on a 1"=50' scale to be displayed on one of two sheets with a minimum scale of 1"=500'.

2. A graphic depicting the stormwater management facilities and details of storage and grading accommodate the stormwater management facilities, including a drainage pipe system and outlet structure, pipe supports, manholes, catch basins, energy dissipator, and other structures consistent with those on Sheet 11.

3. Public Utility Type, Size, Depth, Material, Location, and other details as shown on Sheet 11.

4. Details of storage structure, including details of storage and grading accommodate the stormwater management facilities, including a drainage pipe system and outlet structure, pipe supports, manholes, catch basins, energy dissipator, and other structures consistent with those on Sheet 11.

5. Submittal to owner (may be done at the discretion of the applicant) per sheet 11.

6. Landscaping and tree preservation plan and tree management management facility to be shown on Sheet 11.

7. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

8. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

9. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

10. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

11. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

12. A description of the existing conditions of each watershed and a detailed site plan of the watershed area to be shown on Sheet 11.

BMP PHOSPHORUS REMOVAL COMPUTATIONS

Plan Name: Robinson SP Date: 05/18/09
 Plan Number: 1181-JUBC Engineer: LCC

Watershed Data

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

Subarea Designation and Description (1)	"C" (2)	Acres (3)	Product (4)
1 Uncontrolled Onsite Uncontrolled	0.40	34.83	
2 Floodplain Onsite OpenSpace	0.30	42.33	
3 Uncontrolled Onsite Uncontrolled	0.80	19.7	*SWM Facility only
4 Controlled Onsite Ex BMPs	0.70	14.80	

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PPM Table 6.8.

Phosphorus Removal

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

(A) Area of Site (a) 117.36 acres

Subarea Designation and Description (1)	"C" (2)	Acres (3)	Product (4)
1 Uncontrolled Onsite Uncontrolled	0.40	34.83	13.85
2 Floodplain Onsite OpenSpace	0.30	42.33	12.77
3 Uncontrolled Onsite Uncontrolled	0.80	19.70	15.85
4 Controlled Onsite Ex BMPs	0.70	14.80	10.36
Total			52.83

(B) Weighted average "C" factor (b) / (a) = (c) 0.48

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Est. (%) (3)	Area Ratio (4)	"C" Factor (5)	Product (6)
1 Onsite	Uncontrolled	0.0	0.30	0.04	0.0
2 Onsite	OpenSpace	100.0	0.37	1.00	0.37
3 Onsite	Uncontrolled	0.0	0.17	0.0	0.0
4 Onsite	OpenSpace	100.0	0.13	1.00	0.13
Total					0.50

(A) Total Phosphorus Removal (A) Total 49.8%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 40%

Water Supply Overlay District (Outgrowth) 60%
 Chesapeake Bay Resource Preservation Area (New Development) 40%
 Chesapeake Bay Resource Preservation Area (Redevelopment) 40%
 11.02.A (Type F Types) 100%

(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. (Line 3 (a)) 49.8% > (Line 4 (a)) 40%

Storage Volume

Part 7 Compute the Weighted Average "C" Factor for Each Proposed BMP Facility.

(A) List the Areas to be Controlled by the proposed BMP

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
4 Controlled Onsite BMPs	0.70	14.80	10.36
Total			10.36

(B) Weighted average "C" factor (b) / (a) = (c) 0.79

Part 8 Determine the Storage Required for SWMBMP Ponds

(A) Extended Detention Dry Pond
 Class A-40 volume (Appendix C-3) for BMP storage per acre (40% "C", 815) or (31.25 x slope)
 Design 1 (48 hour drawdown) (a) 2187.5 cu ft
 Line 7 (a) 14.80 x Line 8 (a) 2187.5 = 32,375 cu ft

(B) Wet Pond
 Volume of Rainfall per acre from three storm (1453" x 7.91 x Line 7a) (b) 1916.4 cu ft
 Design 1 (2.5 x Volume of Rainfall per acre from three storm) to wet storage with extended detention above permanent pool
 Wet Storage
 2.5 x Line 7(a) 37.00 x Line 8(b) 1016.4 = 37,607 cu ft
 Extended Detention
 Line 7(a) 14.80 x Line 8(a) 2187.5 = 32,375 cu ft
 Design 2 (4.0 x Volume of Rainfall from three storm)
 4.0 x Line 7(a) 59.2 x Line 8(b) 1016.4 = 59,971 cu ft



1712 Lee Road
 Chesapeake, Virginia 23060
 757.746.4444 Fax 757.746.4441
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 Scannell Properties #117, LLC
 Scannell Properties #92, LLC
 199 Dale Street, Suite 208
 Alexandria, VA 22311
 (703) 456-4566

Revision / Issue

No.	Description	Date
1.	Final Review	06/22/09
2.	Resubmission to County	10/20/09
3.	Resubmission to County	10/20/09
4.	Resubmission to County	04/11/2010
5.	Resubmission to County	05/10/2010
6.	Resubmission to County	05/11/2010
7.	Resubmission to County	06/11/2010

Issue
 Date: May 21, 2009
 Design: PH

Project Name
 BELVOIR
 BUSINESS
 CENTER

GDP

Mount Vernon District
 Fairfax County, Virginia

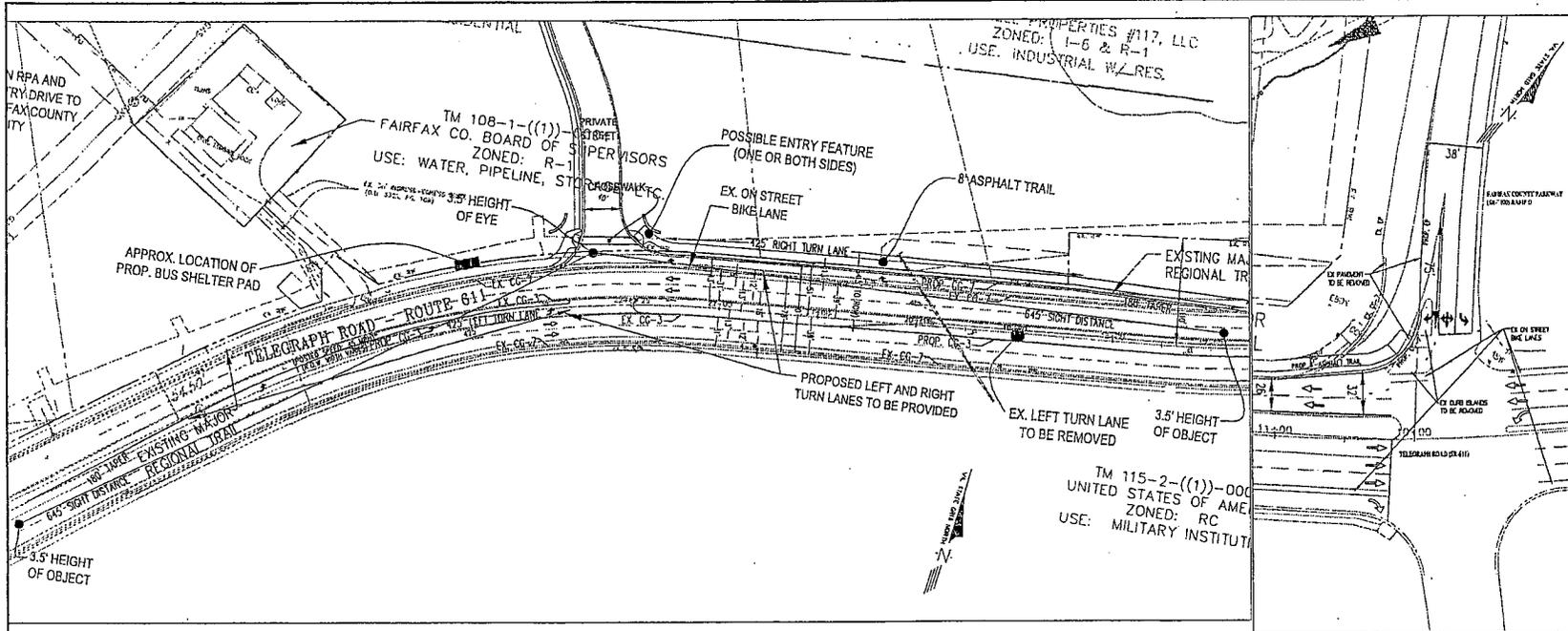
Drawn By: PH Checked By: AH/1/EXTM

Project No: 2P-1383

Date: May 21, 2009

Drawing Title
 PRELIMINARY SWM PLAN
 AND NARRATIVE

Scale: 1"=30'
 Drawing Number: **15**
 Sheet 15 of 17



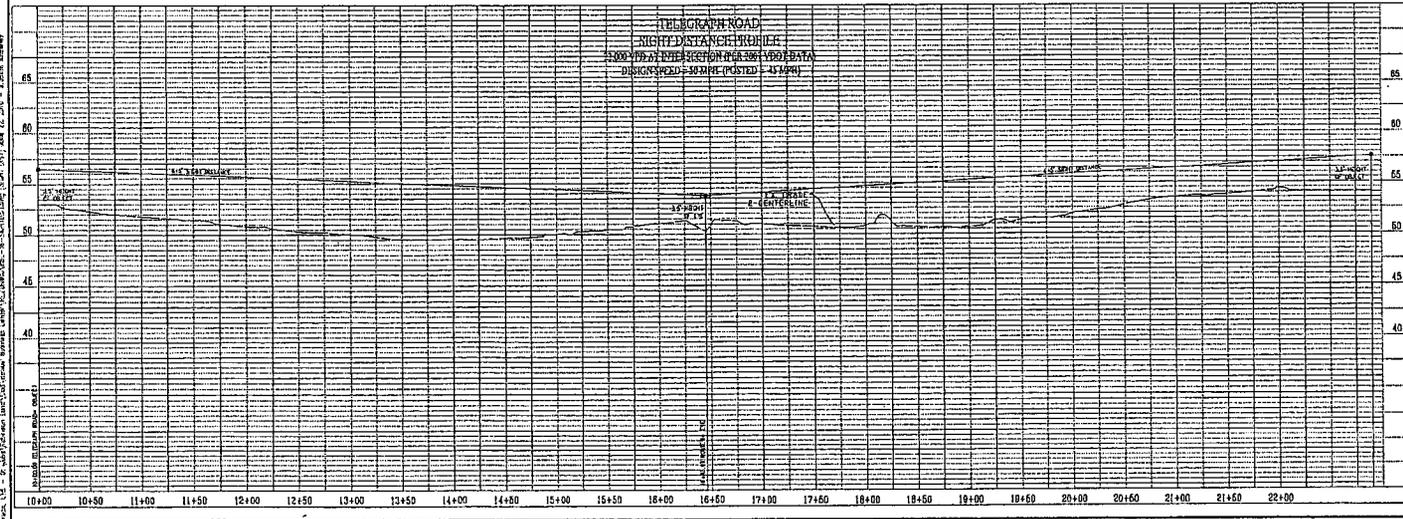
7712 Old River Road
 Alexandria, VA 22304
 TEL: 703 835-2211 FAX: 703 835-2211
 www.urban.com



Client
 Scovell Properties #117, LLC
 Scovell Properties #12, LLC
 1900 Duke Street, Suite 302
 Alexandria, VA 22314
 (571) 834-0144

Revision / Issue	Date
1. Construction	06/23/2009
2. Finalized Acquisition Plan	10/30/2009
3. Finalization by County	12/16/2009
4. Finalization by County	04/14/2010
5. Finalization by County	05/19/2010
6. Finalization by County	05/19/2010
7. Finalization by County	05/21/2010

Issue
 Date
 May 21, 2009



TELEGRAPH ROAD AND FAIRFAX COUNTY PARKWAY INTERSECTION IMPROVEMENTS
 SCALE: 1"=50'

Project Name
BELVOIR BUSINESS CENTER

GDP

Mount Vernon District
 Fairfax County, Virginia

Drawn By
 Checked By

Project No. ZP-1843

Date May 21, 2009

Drawing Title
SIGHT DISTANCE TELEGRAPH ROAD ENTRANCE

Scale: 1"=50'

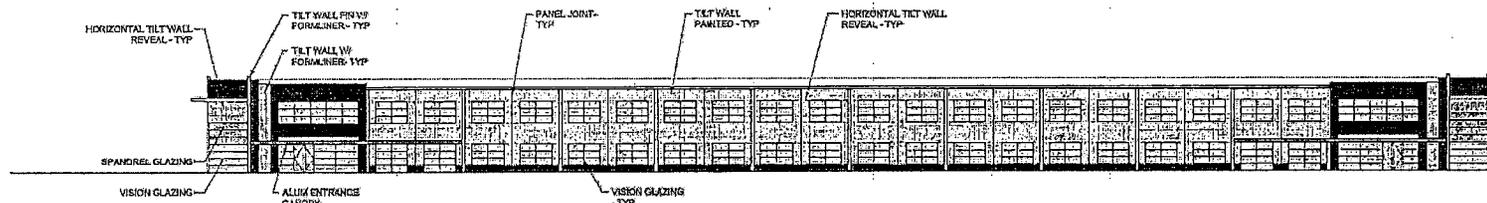
Drawing Number

16

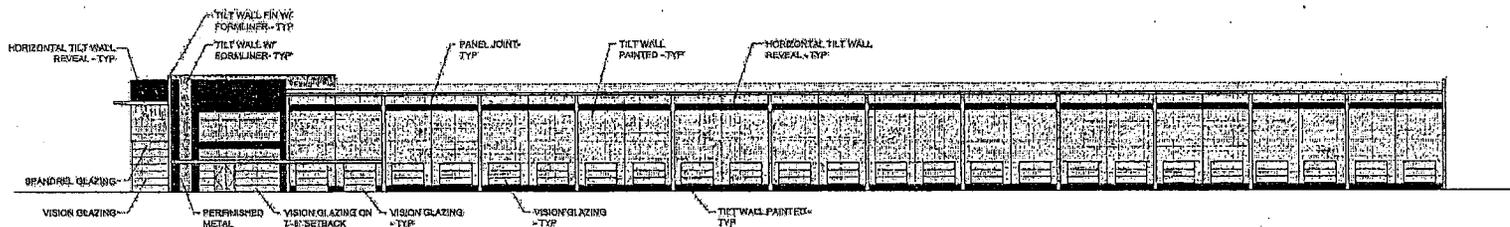
Sheet 16 of 17

SCALE: 1"=50' (VERTICAL) 1"=100' (HORIZONTAL) DATE: 05/21/09 11:58 AM

CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL OFFICE ELEVATION



CONCEPTUAL LIGHT INDUSTRIAL ELEVATION



7711 Lee Road Triangle
 Greenville, North Carolina 27615
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Revision / Issue	Date
1. Prepared and Approved Rev.	04.22.2008
2. Resubmission to County	05.03.2008
3. Resubmission to County	05.11.2008
4. Resubmission to County	05.11.2008
5. Resubmission to County	05.19.2008
6. Resubmission to County	05.19.2008
7. Resubmission to County	05.21.2008

Issue
 Date
 May 21, 2008

Project Name
**BELVOIR
 BUSINESS
 CENTER**
 GDP

Mount Vernon District
 Fairfax County, Virginia

Drawn By
 Checked By

Project No
 ZP-1883

Date
 May 21, 2008

Drawing Title
**BELVOIR
 BUSINESS CENTER
 CONCEPTUAL
 BUILDING
 ELEVATIONS**

Scale
 AS NOTED

Drawing Number

17

Sheet 17 of 17

NOTE: BUILDING ELEVATIONS ARE CONCEPTUAL ONLY AND PRESENTED TO ILLUSTRATE CHARACTER AND QUALITY OF ARCHITECTURE CONSISTENT WITH THE PROFFERS. SPECIFIC BUILDING ARCHITECTURE MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



Urban, Inc. 31 West Main Street, Suite 200, Raleigh, NC 27601, (919) 444-4444, www.urban.com