



County of Fairfax, Virginia

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

April 27, 2011

Scott E. Adams
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

RE: Rezoning Application RZ 2010-LE-009

Dear Mr. Adams:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 26, 2011, granting Rezoning Application RZ 2010-LE-009 in the name of MR Lewin Park Capital LLC. The Board's action rezones certain property in the Lee District from the R-1 District to permit commercial development with an overall Floor Area Ratio (FAR) of 1.5 and approval of the conceptual development plan. The subject property is in the northwest quadrant of the intersection of Franconia-Springfield Parkway and Beulah Street on approximately 13.45 acres of land [Tax Map 91-1 ((4)) 1-11, 13-25, 500 and 501], and is subject to the proffers dated March 4, 2011.

Please note that on March 2, 2011, the Planning Commission approved Final Development Plan Application FDP 2010-LE-009.

The Board also:

- Modified the loading space requirement for hotel and office uses.
- Waived the transitional screening and barrier requirements between uses within the PDC District.
- Waived the maximum 600-foot private street length requirement.

Office of the Clerk to the Board of Supervisors
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April 27, 2011

- Modified the transitional screening requirement and waiver of the barrier requirement along the southern and eastern boundaries of the site in favor of that shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Waived the peripheral parking lot landscaping requirements for the subject site in favor of that shown on the CDP/FDP.

Sincerely,



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

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, 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 26th day of April, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-LE-009**

WHEREAS, MR Lewin Park Capital, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDC District, 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC 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 26th day of April, 2011.



Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERED CONDITIONS

Liberty View

RZ 2010-LE-009

October 20, 2010

December 10, 2010

January 27, 2011

March 4, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended and Chapter 112 of the 1976 Code of the County of Fairfax, Virginia, as amended (the "Zoning Ordinance"), 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 91-1-((4))-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 500 and 501, and the right-of-way to be vacated associated with Lewin Drive (Route 1233) and Arco Street (Route 1234) (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the "Proffers" or "Proffered Conditions") if, and only if, said rezoning request for the PDC 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 (hereinafter "Applicant" or "Owners" as appropriate), 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, (the "Board" or "Board of Supervisors") in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to these Proffers, and the provisions of Articles 16 and 18 of the Zoning Ordinance, the development shall be in substantial conformance with the Conceptual/Final Development Plan (the "CDP/FDP"), containing fifteen (15) sheets, prepared by VIKI, Inc., dated May 10, 2010 and revised through February 8, 2011, as further modified by these proffers.

2. Minor Modifications. Except as otherwise proffered herein, pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance and as otherwise permitted by the Zoning Ordinance, minor modifications from the CDP/FDP and the associated layout of the approved development, may be permitted as determined by the Zoning Administrator.

3. Partial Amendments. Portions of the Property may be the subject of a partial and separate proffered condition amendment ("PCA") without the joinder and/or consent of the other property owners, provided such request satisfies the provisions of Paragraph 6 of Section 18-204 of the Zoning Ordinance, as determined by the Zoning Administrator. Previously approved

proffered conditions applicable to the property that is not the subject of such PCA shall otherwise remain in full force and effect.

4. Final Development Plan Amendments. Notwithstanding that CDP 2010-LE-009 ("CDP") appears on the same development plan as FDP 2010-LE-009 ("FDP"), it shall be understood that said CDP shall consist of the entire plan relative solely to the ultimate points of access at the periphery of the Property; the general location of proposed building footprints, use, and parking areas; maximum building heights; on-site vehicular circulation; and the amount and location of common open space areas. The Owners and the Applicant have the option to request a Final Development Plan Amendment ("FDPA") from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to all remaining elements of CDP/FDP.

5. Effect of Zoning Ordinance Amendments. To the extent the Zoning Ordinance is modified or amended in the future in a manner that is inconsistent with the CDP/FDP or the Proffers, the Owners and Applicant shall be entitled, in accordance with the applicable provisions of the Zoning Ordinance and the Code of Virginia, to comply with either Zoning Ordinance in effect at the time of the approval of these Proffers, or as the Zoning Ordinance is modified in the future. Any future amendments to these approvals shall comply with the Zoning Ordinance in effect at the time of such amendment.

6. Density Credit. The Applicant reserves density credit in accordance with provisions of paragraph 4 of Section 2-308 of the Zoning Ordinance. Consistent with such provisions, density/intensity attributable to land areas dedicated to the Fairfax County Board of Supervisors (the "Board") is hereby reserved to the residue of the Property.

7. Phasing. Build-out of the Property may proceed in phases for each of the five buildings shown on the CDP/FDP (respectively, each building shall be referred to as "Building"). The Floor Area Ratio ("FAR") and/or Gross Floor Area ("GFA") constructed within a respective phase of the project may exceed the maximum density limitations set forth in the Proffer below so long as such maximum density limitations are not exceeded over the entirety of the Property. The creation of landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of construction/development of the Property. As such, the total landscaped open space provided at any given phase of development shall not be required to be equivalent to the 25% overall landscaped open space; provided the total combined landscaped open space at the completion of the development shall satisfy such overall landscape open space requirement, as shown on the CDP/FDP. Notwithstanding the Transportation proffers below, internal private streets may be constructed in phases as necessary to serve each respective phase of the associated development.

8. Common Association. Prior to issuance of the first Non-Residential Use Permit ("Non-RUP") for the Property, except for Inova Property as defined below, the Applicant shall establish a common association in accordance with Virginia law. Such common association may consist of one or more umbrella owners' associations, as well as individual condominium owners' associations, sub-condominium owners' associations, or other community associations (collectively, "COAs") formed for specific buildings or parts of buildings (the "Common

Association"). At a minimum, each COA and the owners of each building shall be members of the Common Association, however not all of the Property shall be required to be subject to a common association.

9. Inova Property. Inova Health Care Services ("Inova") is the contract purchaser of a portion of the Property as shown on the CDP/FDP ("Inova Property"). Consistent with the guidance in the Comprehensive Plan allowing for parking in adjacent land bays, Inova intends to use Inova Property for parking for its facilities located on the adjacent Tax Map Parcel 91-1-((1))-11A. As such, the Inova Property shall be subject to the Proffers contained in section I. GENERAL herein. The remaining proffers shall not apply to the Inova Property. Development of the parking (structured and/or surface) may proceed in phases independent of the remainder of the Property, including establishment of the parking prior to establishment of any uses on the remainder of the Property.

II. DENSITY, USES AND DESIGN

10. Maximum Density. The maximum FAR permitted on the Property shall be 1.5. Based on this maximum FAR, the maximum GFA that may be constructed shall be up to 878,562 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided the buildings and Property remain in substantial conformance with that shown on the CDP/FDP.

11. Uses. Consistent with the CDP/FDP and PDC Zoning District, the uses listed below are permitted. Notwithstanding the uses listed below, drive-in uses shall be prohibited. Any use not set forth below and allowed in the PDC Zoning District, may be permitted with approval of a FDPA, special permit, special exception or otherwise permitted by the Zoning Ordinance as applicable.

a. Principal Uses Permitted.

- Business service and supply service establishments.
- Eating establishments.
- Establishments for scientific research, development and training.
- Financial institutions.
- Garment cleaning establishments.
- Hotels, motels.
- Offices.
- Personal service establishments.
- Public uses.
- Repair service establishments.
- Retail sales establishments.

b. Secondary Uses Permitted.

- Accessory uses and accessory service uses as permitted by Article 10.
- Commercial and industrial uses of special impact (Category 5), limited to:
 - Fast food restaurants
 - Quick-service food stores

- Vehicle rental and ancillary service establishments, limited by the provisions of Sect. 9-518.
- Commercial recreation uses (Group 5), limited to:
 - Commercial swimming pools, tennis courts and similar courts
 - Health clubs
 - Any other similar commercial recreation use
- Community uses (Group 4).
- Parking, commercial off-street, as a principal use.
- Quasi-public uses (Category 3), limited to:
 - Child care centers and nursery schools
 - Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - Colleges, universities
 - Cultural centers, museums and similar facilities
 - Medical care facilities
 - Private clubs and public benefit associations
 - Private schools of general education
 - Private schools of special education
- Veterinary hospitals.

12. Architecture. The architectural design of any Building shall incorporate high quality materials consistent with high quality office parks in the area, including the adjacent MetroPark development and with the illustrative sheets included in the CDP/FDP. The predominant materials used on the front exterior facades shall be pre-cast concrete, brick, glass, metal and/or masonry. EIFS shall not be used, unless on penthouse enclosures. The conceptual building elevations shown in CDP/FDP are illustrative of the high quality of the design and architecture of the proposed buildings. Rooftop mechanical equipment shall be shielded from view from the ground-level of adjacent streets.

13. Pedestrian Connections/Sidewalks. The Applicant shall construct the sidewalk system as shown on the CDP/FDP. Such sidewalk network shall be constructed concurrent with the development of each Building on the Property. Said network shall include a hierarchy of treatments, as shown on the CDP/FDP, in terms of sidewalk widths, materials, street trees and street furniture, subject to approval of DPWES. Such network, including the landscaping, shall be maintained by the Common Association. Sidewalk improvements within the existing or proposed public right-of-way adjacent to the Property shall be subject to design approval by VDOT but shall be maintained by the Applicant.

14. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design throughout the development. Such street furniture shall also be generally consistent in quality with that established by the adjacent MetroPark development, and with the illustrative examples shown on the CDP/FDP.

15. Recreational Contribution/Amenities. A minimum of 2,500 square feet of GFA shall be allocated in one or more of the office buildings to provide indoor recreation facilities. If all or a portion of such space is not provided in each building, provisions shall be

made to ensure that all tenants have access to some portion of the required indoor recreation space. In addition, should the first Non-RUP for any Building be issued prior to January 1, 2013, the Applicant shall contribute a total of \$500,000 to Fairfax County to be used for improving recreational fields in Lee Magisterial District, in consultation with Lee Magisterial District Supervisor. In the alternative, should the issuance of the first Non-RUP not occur by January 1, 2013, a total of \$450,000 shall be contributed for this same specified purpose and the requirements of this proffer be deemed fulfilled.

16. Retail Locations. Up to 15,000 gross square feet of retail and other similar uses permitted by these proffers to support the office development may be located in the areas shown on the CDP/FDP to take advantage of the proposed pedestrian plazas. Additional accessory services to support tenants, as permitted by the Zoning Ordinance, may be located in all buildings (e.g. dry-cleaner drop/off pick-up, banking center, café, etc.).

17. Parking Garage Façades.

- a. In addition to the landscape screening shown on the CDP/FDP, the eastern façade of the parking garage labeled “East Garage” facing Beulah Street shall include, as appropriate to the design of the companion building, one or more of the following features: horizontal and/or vertical reveals, insets of contrasting color, ornamental metal railing or similar treatment that breaks up the continuous façade of the garage in a manner that complements the architectural details of the companion building.
- b. In addition, the height of all horizontal panels on all parking garages shall be sufficient to reasonably ensure the potential glare from headlights is screened. Lighting internal to the garage shall be located between beams to minimize glare. Lighting on the upper levels of the parking garage shall be shielded to prevent glare on to residential property in the area.

III. TRANSPORTATION

18. Transportation Improvements. The Applicant shall, in accordance with the transportation impact assessment submitted for this project (the “TIA”) and as shown on the CDP/FDP, re-stripe and/or improve Beulah Street, Metro Park Drive, Jasper Lane and Franconia-Springfield Parkway, all designed and constructed in accordance with VDOT standards, as well as make modifications to the traffic signal at the intersection of Beulah Street and Franconia-Springfield Parkway and, if necessary, Beulah Street and Metro Park Drive, subject to review and approval by VDOT. Notwithstanding whether an interchange is ever constructed at Beulah Street and Franconia-Springfield Parkway, and as identified in the TIA, these proffered improvements shall be referred to as the “Ultimate Interim Improvements” Such Ultimate Interim Improvements shall include:

- a. Prior to the issuance of a Non-RUP for any Building, the Applicant shall construct a right turn lane from Metro Park Drive to the right-in only entrance at the site entrance and Beulah Street, including a crosswalk

across such site entrance, consistent with the Ultimate Interim Improvements shown on the CDP/FDP.

- b. Prior to the issuance of a building permit for a second Building, the Applicant shall construct frontage improvements on Beulah Street south of the private entrance to create dual-right turn lanes from Beulah Street onto Franconia-Springfield Parkway, including acceleration lane and crosswalk with pedestrian countdown signals, consistent with the Ultimate Interim Improvements shown on the CDP/FDP. Such improvements shall include the appropriate signal modifications, as approved by VDOT, for the Beulah Street/Franconia Springfield Parkway intersection.
- c. Prior to the issuance of a building permit for a fourth Building, the Applicant shall construct:
 - i. Dual-left hand turn lanes from northbound Beulah Street to Metro Park Drive and shall improve Metro Park Drive to Jasper Lane, including the southbound right turn from Metro Park Drive to Beulah Street consistent with the Ultimate Interim Improvements shown on the CDP/FDP.
 - ii. An additional westbound right turn lane on Manchester Parkway and restripe the pavement to create three through lanes, consistent with the Ultimate Interim Improvements shown on the CDP/FDP, provided such can be accomplished within the existing right-of-way. If such improvements cannot be accommodated within the existing right-of-way, then the Applicant shall contribute the funds necessary to complete such improvement based on the County's bond estimate for such improvements, not to exceed \$140,000. Such escrow funds shall to be used to install such improvements when the right-of-way is available. Such improvements shall include the appropriate signal modifications, as approved by VDOT for the Beulah Street/Franconia Springfield Parkway intersection. Proffer 19 below shall not apply to this Proffer 18.c.ii.
 - iii. Restripe the existing third westbound right turn lane of Manchester Boulevard at Silver Lake Boulevard to create a combined through-right turn lane. Such restriping shall include the appropriate signal modifications, as approved by VDOT, for the intersection.

19. Acquisition of Additional Right-of-Way. In the event construction of any of the Ultimate Interim Improvements requires right-of-way outside the existing public right-of-way other than as required from the Property, the Applicant shall utilize the following procedure.

- a. *Dedication.* The Applicant shall attempt to acquire, and if successful, dedicate in fee simple to the County such off-site right-of-way and easements as are necessary to complete any of the Ultimate Interim Improvements described herein and as shown on the CDP/FDP. The Applicant shall use its good faith efforts and offer fair market value for such rights-of-way and easements, including any benefit running to such off-site owner from such improvement. The Applicant shall provide written documentation of its good faith efforts to the County.
- b. *Condemnation.* If the Applicant is unable to obtain the necessary dedication by others, then the Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements. It is acknowledged such request to the Board of Supervisors will not be considered until it is forward in writing to the Division of Land Acquisition or other appropriate County official and is accompanied by: 1) plans, plats and profiles showing the necessary right-of-way and easements to be acquired and details of the proposed Ultimate Interim Improvements to be constructed on said area; 2) an independent, 3rd party appraisal of the value of the proposed condemnation, including all damages to the residue of the property; 3) a sixty (60) year title search certificate of the right-of-way to be acquired; and (4) a letter of credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue which can be drawn upon by the County. The public improvement plans shall be submitted to FCDOT concurrent with the Applicant's submission of such plans to DPWES. It is acknowledged that in the event the award for the condemnation is more than the appraised value, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant with forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of such demand.
- c. *Contribution in Lieu of Construction.* In the event the offsite right-of-way and/or easement described above cannot be acquired voluntarily, and Board of Supervisors elects not to condemn for such right-of-way, then the Applicant shall, prior to issuance of the building permit for the Building triggering the particular improvement, escrow funds with DPWES in an amount equal to the cost of constructing the improvement, including but not limited to the cost of right-of-way acquisition and utility relocation. Such funds shall be for use by the Board of Supervisors and/or VDOT to complete such improvement in the future. The Applicant shall be relieved of its obligation to complete the improvement and such funds shall be credited against the contribution proffered for area improvements discussed below.

20. Right-of-Way Reservation/Dedication. The Applicant hereby reserves the area of the Property shown on the CDP/FDP for public right-of-way for the future improvements along Beulah Street and the Franconia-Springfield Parkway, until requested by Fairfax County. Upon request of Fairfax County, the Applicant then shall dedicate such land in fee simple without encumbrances, at no cost to the County. The Applicant shall maintain all landscaping and trails within such reservation area not dedicated for street improvements, until such land is dedicated for public right-of-way. Notwithstanding the preceding, the Applicant shall, prior to site plan approval, dedicate the right-of-way necessary to accommodate the Ultimate Interim Improvements shown on the CDP/FDP.

21. Right-of-Way Abandonment or Vacation. No applications, plans, plats or permits for the development of the Property shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of Lewin Drive (Route 1233) and Arco Street (Route 1234) that is shown on the CDP/FDP as part of the Property, and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may arise out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation.

22. Franconia-Springfield Parkway Trail. The Applicant shall improve the existing trail along the Franconia-Springfield Parkway to a ten (10) foot wide asphalt trail as shown on the CDP/FDP. Installation/Improvement of the trail shall be completed prior to the issuance of a Non-RUP on the Property.

23. Bus Shelter. Prior to issuance of the final Non-RUP for the first Building, the Applicant shall contribute the sum of \$25,000 to Fairfax County for the future installation of a bus pad and shelter along Beulah Street or Franconia-Springfield Parkway or within 1 mile of Property. The contribution amounts shall be adjusted annually for inflation as reported by the Marshall & Swift Building Cost Index from approval date of the rezoning application.

24. Jasper Lane/Entrance Plan. The Applicant reserves the right to pursue alternatives to the design of Jasper Lane after consultation with VDOT, FCDOT and the appropriate adjacent property owners. Such alternative may include creating traffic circle and/or making Jasper Lane a private road.

25. Construction of Street Improvements. For purposes of these transportation Proffers, "constructed" shall mean open and available for use by the public but not necessarily accepted by VDOT into the state secondary road system for maintenance. The Applicant shall not be fully released from any applicable performance bonds for the public improvements until acceptance of the public improvements by VDOT into the state secondary road system for maintenance.

26. Contribution to Area Transportation Improvements. The Applicant shall make a contribution to the Board for transportation improvements within five (5) miles of the Property or within the greater Springfield area, provided such improvements are within Lee Magisterial District. Such contribution shall be made on a building-by-building basis, prior to the issuance of the first Non-RUP for each respective building. The amount of the contribution shall be \$1.00 per square foot of GFA for the first three (3) buildings constructed on the site. For all remaining buildings, the amount of the contribution shall be \$1.50 per square foot of GFA. Such contribution shall be based on the GFA for the entire building for which the Non-RUP is issued (e.g. if Non-RUP is issued for just a portion of the first building constructed, the contribution shall be based on the entire GFA for that building). Any off-site transportation improvements otherwise proffered herein and constructed shall be creditable against this contribution. The value of such credit shall be determined in consultation with FCDOT, but shall be generally consistent with the methodology established by the Fairfax Center Road Fund. The contribution amounts shall be adjusted annually for inflation as reported by the Marshall & Swift Building Cost Index from approval date of the rezoning application.

III. TRANSPORTATION DEMAND MANAGEMENT

27. 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 hour periods. The Applicant shall endeavor to achieve a twenty-five percent (25%) peak hour reduction in single-occupancy vehicle trips generated by office uses for the office Buildings, based upon the Institute of Transportation Engineers, 8th Edition Land Use, published trip generation rates for office use, Code 710 (General Office) ("Trip Reduction Goal"). The TDM strategies shall include, but not be limited to, 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 fifty (50) total reserved parking spaces for carpools/vanpools.
- c. Transportation coordination duties shall be assigned to an office property manager, by the Applicant in its sole discretion ("Transportation Coordinator"), 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.
 - vi. Provision of high capacity data/network connections in all buildings.
 - vii. Provision of 200 SmarTrip cards per building, each with a value of \$30.00 to the TDM Coordinator at the time of the issuance of the first tenant Non-RUP for each building. The TDM Coordinator shall distribute such cards to employees to promote the use of mass transit.
 - viii. Promote membership in the Transportation Alliance of Greater Springfield ("TAGS").
- d. At least forty (40) secure, weather protected bicycle storage spaces shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall designate the locations as part of the site plan and phase construction with the appropriate development plan for each office building.
- e. *Shuttle to Joe Alexander Transit Station.* The Applicant shall, in its discretion and prior to issuance of the first tenant Non-RUP, for the benefit of all occupants, visitors and invitees to the Property, either (1) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), such as TAGS or a bus circulator system if the TMA provides shuttle bus service between the Property and the Joe Alexander Transit Center; or (2) the Applicant shall provide, operate and maintain shuttle bus services individually or cooperatively with nearby commercial property owners. The Applicant shall attempt to coordinate with MetroPark and other nearby property owners so as to allow occupants, visitors, and invitees of those property owners to utilize the Applicant's shuttle system and vice-versa. Such shuttle shall be sized to accommodate peak-hour ridership under this TDM proffer. At minimum such service shall be available during the morning peak (6:30 AM to 9:00 AM) and the evening peak (4:00 pm to 6:30 pm) excluding weekends and holidays, with approximately 15-minute headways, unless lesser hours or headways are approved by FCDOT based upon justification by the

Applicant. The shuttle shall operate at other off-peak hours as deemed appropriate by the Applicant to serve occupants, visitors and invitees.

If the shuttle is provided by the Applicant, then it must be provided for a minimum period of ten (10) years from the date of the first tenant Non-RUP for the Property unless shuttle service is provided by a TMA in lieu of the Applicant's service. If service is provided by a TMA, the Applicant shall be a member of the TMA until the management entity is responsible for service. If after ten (10) years of shuttle service and the TDM Goal has been satisfied, then the Applicant may request from FCDOT that the shuttle service be discontinued. Such service may only be discontinued upon demonstration by the Applicant that the shuttle service ridership does not significantly contribute toward the TDM Goal, as determined by FCDOT and in consultation with the Lee District Supervisor. In the event, such service discontinued, the Applicant shall continue to cooperate in good faith with the TMA, TAGS and/or other transit providers seeking to provide transit access to the Property.

The shuttle busses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design and shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by FCDOT. If busses are part of TAGs, then busses shall have signage indicating such.

In the event public transportation via a Connector bus service or other mode of public transportation is developed which renders shuttle service unnecessary, as determined by the Applicant and FCDOT in consultation with the Lee District Supervisor, then such shuttle may be discontinued.

28. Annual Reporting. Twelve (12) months after issuance of the tenant Non-RUPs for the first building that constitutes at least eighty-five (85%) percent of the GFA for that building and annually thereafter, the TDM Coordinator shall prepare a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs created under the TDM program. Upon completion of each annual report, a copy shall be transmitted to FCDOT.

29. Monitoring. Within one (1) year following full occupancy of the first office building, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, if deemed necessary by the Applicant. Such shall be prepared in cooperation with FCDOT ("Evaluation Survey"). The Applicant shall submit such results to FCDOT to determine the travel characteristics and whether the Trip Reduction Goal has been achieved. If the Trip Reduction Goal has not been achieved, the Applicant shall meet with FCDOT to review the strategies and identify additional strategies and programs that may be implemented to assist in achieving the Trip Reduction Goal. Surveys shall be conducted annually until full occupancy of at least four (4) office buildings. Upon achievement of the Trip Reduction Goal for two (2) consecutive years following occupancy of the fourth office building, no additional surveys shall be required.

30. Enforcement. In the event that the Trip Reduction Goal is not met following two consecutive Evaluation Surveys, the Applicant shall provide a contribution in the amount of \$5,000.00 toward transportation incentives which directly reduces vehicle trips associated with the Property. Said contribution shall be made every time the Trip Reduction Goal is not met for two consecutive Evaluation Surveys or for a period of five (5) years following the full occupancy of the fourth office building or until the Applicant and FCDOT agree to readjust the Trip Reduction Goal, whichever shall occur first. If FCDOT agrees to such a readjustment, it shall not require a PCA to adjust the Trip Reduction Goal.

IV. ENVIRONMENTAL

31. 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 CDP/FDP Plan. The Applicant reserves the right to pursue additional stormwater management measures provided the same is in substantial conformance with the CDP/FDP including a waiver to allow underground detention facilities.

32. 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.

33. Hotel Interior Noise Attenuation Measures. All guest suites shall have an interior noise level of approximately DNL 45dBA within any area impacted by noise above DNLA 65 dBA noise contours. Construction materials and techniques shall be used to achieve the following acoustical attributes: Exterior walls for guest suites should have a laboratory sound transmission class (STC) rating of at least 39; doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Notwithstanding the foregoing, the Applicant reserves the right, subject to approval by DPZ and DPWES, as appropriate, to pursue other methods of achieving the indoor noise goal, provided these methods are capable of achieving an indoor DNL no higher than 45 dBA, as evidenced by a final analysis, with a methodology approved by DPZ.

34. Phase I Archeological Study.

- a. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archeological investigation of the Property to identify and evaluate archeological resources that are predicted to be present on the Property. Prior to initiation of such study, the Applicant shall meet with the Cultural Resource Management & Protection Section of the Fairfax County Park Authority (“CRMPS”) to determine the methodology to be used in the study. Such

approved methodology shall be used by the consultant. A minimum of a month prior to commencement of the field work portion of the study, the Applicant shall notify CRMPS, and CRMPS staff shall be permitted to make field visits to observe work in progress. Upon completion of field work, a field meeting shall be held with CRMPS on-site to review the finds and for CRMPS to make recommendations for future study if necessary. Once submitted, review of the findings of the Phase I by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

- b. If significant archaeological resources are discovered, as determined by CRMPS, CRMPS shall notify the Applicant in writing within thirty (30) days of the on-site meeting. A research design for a Phase II study shall be prepared in consultation with CRMPS, including methodology. Upon completion of such Phase II study, an archeological technical report shall be prepared per Federal and Virginia guidelines. Any artifacts, photographs, field notes or other documentation shall be contributed to CRMPS for curation with intent that such artifacts will be available for exhibit in the Springfield area. Submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval or of demolition of the existing structures. Once submitted, review of the findings of the Phase II by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval. Once submitted, review of the findings of the Phase III by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

VI. GREEN BUILDING PRACTICES

35. LEED Design Professional. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional, either a professional engineer or a professional architect, as a member of the design team prior to issuance of a Non-RUP for any Building. 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. In addition, prior to site plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor progress of all documents submitted by the project team. This team member will not be assigned responsibility for any LEED credits and shall not have any authority to modify any aspect of the documentation or paperwork associated with the certification process described below.

36. LEED Certification.

a. Prior to building permit approval for any Building to be constructed, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the U.S. Green Building Council demonstrating that LEED Gold precertification under the Core and Shell program has been attained for that building. Within one (1) year of the issuance of a Non-RUP for each Building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of at least LEED Silver Certification from the U.S. Green Building Council for each Building on the property.

b. If the Applicant fails to attain LEED Gold precertification prior to building permit approval for the submitted Building, the Applicant will execute a separate agreement and post, for such Building, a "green building escrow," in the form of: (1) cash; (2) a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual; or (3) a promissory agreement prepared to the satisfaction of the County Attorney documenting the promise to pay specified funds as required by this Proffer. Such green building escrow shall be in the amount of \$2.00 per gross square foot of the submitted Building. This escrow will be in addition to and separate from other project related bond requirements and will be released upon demonstration of attainment of at least LEED Silver certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the submitted Building. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of at least LEED Silver certification within one year of issuance of the Non-RUP for the submitted Building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.

c. As an alternative to a. and b. above, and in anticipation of possible United States General Services Administration (GSA) tenants, the Applicant reserves the right to design and construct individual buildings to GSA Standards for Sustainable Design (currently minimum of the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design-Core and Shell (LEED®-CS) Silver certification). The Applicant will include, as part of the site plan submission, a statement certifying that a LEED®-accredited professional is a member of the design team and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED Silver certification. Prior to building permit approval for each respective office building to be constructed on the Property, the Applicant shall submit documentation to Fairfax County DPZ ("DPZ") that such respective office building has been registered with the most current version of the USGBC-LEED®-CS rating system for certification and that LEED Silver precertification under such Core and Shell rating system has been attained for such building. Within twelve (12) months after issuance of a Non-RUP for any office building to be constructed on the Property, the Applicant shall submit documentation to DPZ that such building has been awarded LEED Silver

certification. Should certification in accordance with this Proffer of any such office building under the LEED rating system be unreasonably delayed by others through no fault of the Applicant, the Zoning Administrator may agree to a later date for providing documentation of such certification to DPWES. Use of this alternative (c) shall be subject to a demonstration that the applicable building is the subject of a lease to a GSA tenant for a portion of the building which triggers the GSA standards for their sustainable design program.

d. 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.

VIII. MISCELLANEOUS

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

38. Telecommunications Equipment. Telecommunications and other related equipment may be placed on the proposed Buildings' rooftops. Any such facilities must comply with the applicable requirements of the Zoning Ordinance. The Applicant shall make efforts to minimize the visual impact of the facilities by either physically screening the facilities, including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas to reasonably minimize the visibility of such equipment.

39. 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.

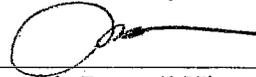
40. Counterparts: These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

MR LEWIN PARK CAPITAL LLC

Applicant/Contract Purchaser of Tax Map

No. 91-1-((4))-3, 4, 5, 6, 7, 8, 9, 10, 11, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
500, 501

By: _____



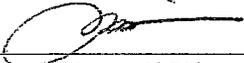
Name: Francis Russell Hines

Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for James E. Green, as
Attorney-in-Fact for Effie M. Green, Title
Owner of Tax Map No. 91-1-((4))-1

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Ali Riza Kilinc and
Laura Robertson, Trustees of the Ali Riza
Kilinc and Laura Robertson Kilinc Trust,
Title Owner of Tax Map No. 91-1-((4))-2

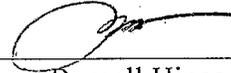
By:  _____

Name: Francis Russell Hines

Title: Authorized Signatory

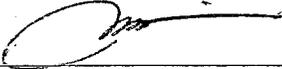
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Robert J. Hartman and
Judith A. Hartman, Title Owners of Tax
Map No. 91-1-((4))-3

By: _____



Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Brenda K. Scherzer,
Gina M. Shipp, Jacqueline L. Riley, and Jill
M. Scherzer, Title Owners of Tax Map No.
91-1-((4))-4

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Diane L. Beachy and
Donald C. Beachy, Title Owners of Tax
Map No. 91-1-((4))-5

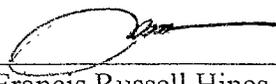
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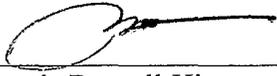
Name: Francis Russell Hines

Title: Authorized Signatory

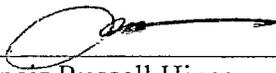
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Harvest Enterprises
LLC, Title Owner of Tax Map No. 91-1-
((4))-6

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

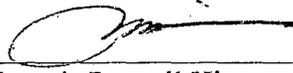
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Metro Park LLC, Title
Owner of Tax Map No. 91-1-((4))-7

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

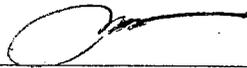
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Shazack Ali and
Maureen Ali, Title Owners of Tax Map No.
91-1-((4))-8

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

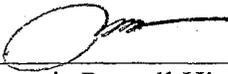
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for William J.
Shuttleworth, Title Owner of Tax Map No.
91-1-((4))-9

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

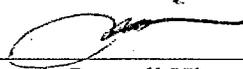
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Meredith Park, L.L.C.,
Title Owner of Tax Map No. 91-1-((4))-10

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

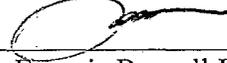
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Reginald M. Roberts,
Rhonda L. Roberts, and Nathan G. Roberts,
Title Owners of Tax Map No. 91-1-((4))-11

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

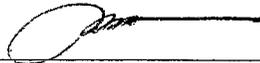
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Maurice Melvin
Meredith Foundation d/b/a The Meredith
Foundation, Title Owner of Tax Map No.
91-1-((4))-13, 14, 15, 16, 17, 18, 19

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for David F. Nichols,
Linda A. Nichols, Elem A. Nichols, Michael
K. White and Debra J. White, Title Owners
of Tax Map No. 91-1-((4))-20

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Lewin Park, L.L.C.,
Title Owner of Tax Map No. 91-1-((4))-21

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

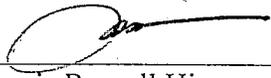
MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Ronald S. Fecso, Title
Owner of Tax Map No. 91-1-((4))-22

By: 

Name: Francis Russell Hines

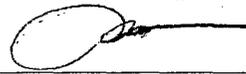
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for James D. Bruffy and
Ronald L. Bruffy, Title Owners of Tax Map
No. 91-1-((4))-23

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Robert W. Jones, Jr.,
Alice S. Jones, and Frances E. Albergo,
Title Owners of Tax Map No. 91-1-((4))-24

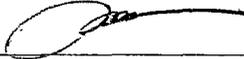
By: _____



Name: Francis Russell Hines

Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Lois J. Watkins, Title
Owner of Tax Map No. 91-1-((4))-25

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

MR LEWIN PARK CAPITAL LLC
Attorney-in-Fact for Judith F. Woods, as
Executor of the Estate of James Owen
Shepard; as Attorney-in-Fact for Wayne M.
Shepard, Wanda S. Novak, and Carol B.
Natoli; Judith F. Woods, individually, Title
Owners of Tax Map No. 91-1-((4))-500, 501

By: 
Name: Francis Russell Hines
Title: Authorized Signatory

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA**
Title Owner of Lewin Drive/Arco Street
Right-of-Way

By: Atkinson

LIBERTY VIEW

RZ-2010-LE-009

CONCEPTUAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2010
REVISED JUNE 23, 2010
REVISED OCTOBER 20, 2010
REVISED DECEMBER 13, 2010
REVISED JANUARY 28, 2011
REVISED FEBRUARY 8, 2011

APPLICANT
MR. LEWIN PARK CAPITAL, LLC
C/O MONUMENT REALTY
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WASHINGTON, D.C. 20006
MR. RUSSELL HINES
MR. JOSH OLSEN
202-777-2000

APPLICANT'S REPRESENTATIVE:
MCGUIREWOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VA. 22102
GREGORY A RIEGLE, ESQUIRE
703-712-5360

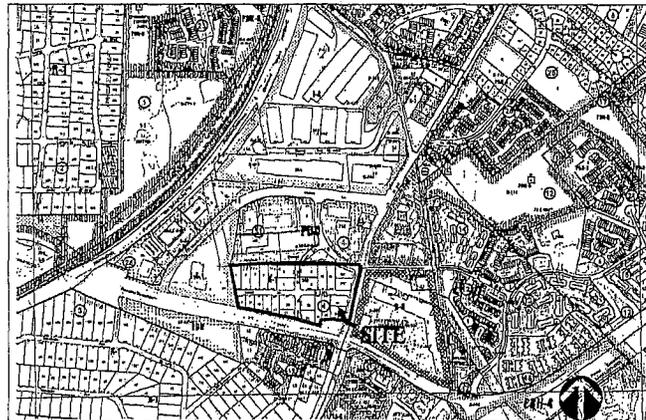
ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
MR. ROBERT COCHRAN
(703) 442-7800

TRANSPORTATION
PATTON, HARRIS, RUST & ASSOCIATES
14532 LEE ROAD
CHANTILLY, VA. 20151
MR. DOUG KENNEDY
703-449-6700

ARCHITECTS
DAVIS, CARTER, SCOTT
1675 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
MR. CHRIS GARWOOD
703-556-9275

SHEET INDEX

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3. EXISTING CONDITIONS SHEET
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- 4B. CDP/FDP SHEET - OFFICE OPTION
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12. ILLUSTRATIVE BUILDING CROSS SECTION EXHIBITS
13. ILLUSTRATIVE RENDERINGS: SITE PLAN EXHIBITS
14. ILLUSTRATIVE RENDERINGS: ELEVATIONS & PERSPECTIVES
15. ILLUSTRATIVE RENDERINGS: PERSPECTIVES



1" SCALE - 1" = 500'
VICINITY MAP

TAX MAP NO. 91-1 ((4))
PARCEL NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25
500 AND 501



NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS ZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 91-1 ((4)) PARCELS 12,3,4,5,6,7,8,9,10,11,12, 13,14,15,16,17,18,19,20,21,22,23,24,25,26 AND 27. THE PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-1 TO PDC AND TO DEVELOPE THE PROPOSED HOTEL ON THE COP/FDP. THE PROPERTY IS CURRENTLY ZONED R-1. THE PROPERTY CONSISTS OF 585,708 SF OR 13.4466 AC (INCLUDING THE RIGHT-OF-WAY FOR LEVNH DRIVE AND ARCO STREET).
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VKA, INC.
- THE PROPERTY IS LOCATED IN LAND UNIT S-9, SUB LAND UNIT C OF THE SPRINGFIELD PLANNING DISTRICT OF THE FAIRFAX COMPREHENSIVE PLAN AND IS SUBJECT TO MFR BR-63 08-14-105.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PONDING, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY. THERE IS AN EXISTING GRAVE SITE LOCATED ON AN ADJACENT PROPERTY. DEVELOPMENT OF THIS PROPERTY WILL NOT IMPACT THE GRAVE SITE.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE CURRENTLY EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE, NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- THE EXISTING TRAIL CONSTRUCTED ADJACENT TO FRANCONIA-SPRINGFIELD PARKWAY ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE COP/FDP PLAN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
- THE PROPERTY WILL BE ZONED PDC. THIS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS AND EXHIBITS PROVIDED WITH THIS APPLICATION.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
- THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, OAZES, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON FRANCONIA-SPRINGFIELD PKWY. AND BEULAH ST. ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES (HOTEL). THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN SEC. 13-200 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & E.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERNAL SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESS.
- THERE ARE EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL OFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL OFA FOR THE SITE SHALL NOT EXCEED 879,582 GSF.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-204 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON COP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE COP/FDP PLAN OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE COP/FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES,
 - FLAG POLES
 - FENCES
 - CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND SLOPES.
 - MECHANICAL EQUIPMENT, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
 - BAY WINDOWS, ORIELS AND CHIMNEYS.
 - ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
 - OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE.

SITE TABULATIONS

EXISTING ZONING: R-1
 PROPOSED ZONING: PDC
 TOTAL SITE AREA: 585,708 SF, OR 13.4466 ACRES
 (INCLUDING THE ROAD RIGHT-OF-WAYS FOR LEVNH DRIVE AND ARCO STREET WHICH ARE BEING REQUESTED TO BE ABANDONED AS PART OF THIS APPLICATION.)
 MINIMUM LOT AREA REQUIRED: N/A
 MINIMUM LOT WIDTH: N/A
 MAXIMUM BUILDING HEIGHT ALLOWED: N/A
 MAXIMUM BUILDING HEIGHT PROPOSED: UP TO 100 FT. FOR BUILDINGS 08-1, 08-2, 08-3, 08-4 AND 08-5 AS MEASURED FROM GRADE.
 UP TO 100 FT. FOR THE HOTEL AS MEASURED FROM GRADE.
 UP TO 60 FT. FOR PARKING STRUCTURES AS MEASURED FROM GRADE.

YARDS REQUIRED

FRONT: N/A
 REAR: N/A
 SIDE: N/A

YARDS PROVIDED

FRONT: PER FDP
 REAR: PER FDP
 SIDE: PER FDP

LANDSCAPED OPEN SPACE REQUIRED: 25%, 146,427 SF OR 3.368 ACRES
 LANDSCAPED OPEN SPACE PROVIDED: 25%, 146,427 SF OR 3.368 ACRES
 GROSS TRACT AREA = 13.4466 ACRES OR 585,708 SF

DEVELOPMENT DATA

OFFICE AND HOTEL OPTION:
 PRINCIPAL USE - OFFICE - UP TO 784,582 GSF.
 SECONDARY USE - HOTEL - UP TO 142,600 GSF.
 TOTAL OFA PRINCIPAL AND SECONDARY USES = UP TO 879,582 GSF = 1.5 FAR.
 ALL OFFICE OPTION:
 PRINCIPAL USE - OFFICE - UP TO 878,582 GSF
 TOTAL OFA PRINCIPAL USE = UP TO 878,582 GSF = 1.5 FAR.

DEVELOPMENT TABULATIONS

APPROVED FAR PER INDICA 04-11-108 - 1E

TOTAL PERMITTED FAR = LOT AREA 585,708 SF, X 1.5 = 878,582 GFA

PROPOSED BUILDINGS AND STRUCTURES AS SHOWN ON THE COP/FDP HOTEL OPTION

BUILDING	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION	FLOOR	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
HOTEL (UP TO 250 ROOMS)	UP TO 142,600 GSF	UP TO 100 FT	UP TO 9
TOTAL	UP TO 878,582 GFA		

PROPOSED BUILDINGS AND STRUCTURES AS SHOWN ON THE COP/FDP OFFICE OPTION

BUILDING	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION	FLOOR	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 5	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
TOTAL	UP TO 878,582 GFA		

PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. ALL PARKING FOR THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREON. ADDITIONAL PARKING ABOVE THE MINIMUM REQUIRED BY THE ZONING ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH NOTE 22 ON THIS SHEET.

PARKING COMPUTATIONS:

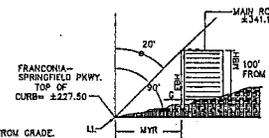
OFFICE/HOTEL OPTION:
 OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE - 2.6 SPACES PER 1,000 SF OF GFA = 789,562/1000 X 2.6 = 2,053 SPACES
 OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES
 HOTEL PARKING REQUIRED: 1 SPACE PER ROOM, PLUS 4 SPACES PER 50 ROOMS = 250 ROOMS (250 X 1 + (250/50 X 4)) = 270 SPACES
 HOTEL PARKING PROVIDED: 58 SURFACE SPACES ON SITE AND 202 SHARED SPACES IN THE EAST GARAGE
 OFFICE ONLY OPTION:
 OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE - 2.6 SPACES PER 1,000 SF OF GFA = 878,562/1000 X 2.6 = 2,285 SPACES
 OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES AND 22 SURFACE SPACES = UP TO 3,522 SPACES
 TOTAL PARKING REQUIRED OFFICE AND HOTEL OPTION = 2,323 SPACES
 TOTAL PARKING PROVIDED OFFICE AND HOTEL OPTION = 3,155 +/- SPACES (SEE NOTE 22 THIS SHEET)
 TOTAL PARKING REQUIRED OFFICE ONLY OPTION = 2,285 SPACES
 TOTAL PARKING PROVIDED OFFICE ONLY OPTION = UP TO 3,105 +/- SPACES (SEE NOTE 22 THIS SHEET)

LOADING SPACES:

REQUIRED RATES:
 OFFICE-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF
 HOTEL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF.
 OFFICE BUILDINGS 1,2,3,4,4 REQUIRES LOADING SPACES
 OFFICE BUILDINGS 1 AND 4 - 210,322 SF EACH5 SPACES EACH BUILDING (TOTAL 10 LOADING SPACES)
 OFFICE BUILDING 2 AND 3 - 181,858 SF EACH3 LOADING SPACES EACH (TOTAL 10 LOADING SPACES)
 OFFICE REQUIRED LOADING FOR ALL OFFICE USES =20
 HOTEL REQUIRED LOADING SPACES
 HOTEL 95,0002 LOADING SPACES
 TOTAL LOADING SPACES REQUIRED FOR THE SITE = 20 + 2 =22
 TOTAL LOADING SPACES PROVIDED OFFICE/HOTEL OPTION =8
 TOTAL LOADING SPACES PROVIDED OFFICE ONLY OPTION =10

PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING OR USE SHALL BE REQUIRED TO PROVIDE MORE THAN 5 LOADING SPACES

BULK PLANE - "A-A" ILLUSTRATION FOR 8 STORY BUILDING

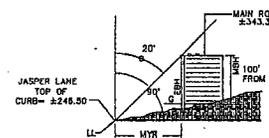


●: ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 10°)
 LL: LOT LINE (ELEV = 228.006)
 MYR: MINIMUM YARD REQUIREMENT (41.30' FOR COMPARISON)
 EBH: EFFECTIVE BUILDING HEIGHT (11.617)
 MBH: MAXIMUM BUILDING HEIGHT (100')
 G: GRADE FOR HEIGHT CALCULATIONS - THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF 08-3 IS 241.11
 MYR = EBH tan θ
 EBH = MYR / tan θ

C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 3)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE COP/FDP.

BULK PLANE - "B-B" ILLUSTRATION FOR 8 STORY BUILDING

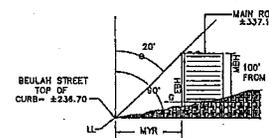


●: ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 10°)
 LL: LOT LINE (ELEV = 447.820)
 MYR: MINIMUM YARD REQUIREMENT (35.20' FOR COMPARISON)
 EBH: EFFECTIVE BUILDING HEIGHT (8.89)
 MBH: MAXIMUM BUILDING HEIGHT (100')
 G: GRADE FOR HEIGHT CALCULATIONS - THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF 08-4 IS 243.39
 MYR = EBH tan θ
 EBH = MYR / tan θ

C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 4)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE COP/FDP.

BULK PLANE ILLUSTRATION FOR 9 STORY BUILDING



●: ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 10°)
 LL: LOT LINE (ELEV = 236.433)
 MYR: MINIMUM YARD REQUIREMENT (38.87' FOR COMPARISON)
 EBH: EFFECTIVE BUILDING HEIGHT (101.57)
 MBH: MAXIMUM BUILDING HEIGHT (100')
 G: GRADE FOR HEIGHT CALCULATIONS - THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF THE HOTEL IS 240.27
 MYR = EBH tan θ
 EBH = MYR / tan θ

C-8 BULK PLANE ILLUSTRATION (HOTEL)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE COP/FDP.

PARKING TABULATION:

BUILDING OFA/ROOMS	PARKING CHART - OFFICE/HOTEL OPTION	
	PARKING PROVIDED	PARKING REQUIRED
784,582 SF	2,053 SPACES	2,053 SPACES
250	270 SPACES	270 SPACES
TOTAL	2,323 SPACES	2,323 SPACES

* NOTE: PARKING TABULATION DOES NOT INCLUDE THE NOVA PARKING ILLUSTRATED ON LOT 1 OF THE COP/FDP.

BUILDING OFA	PARKING CHART - OFFICE ONLY OPTION	
	PARKING PROVIDED	PARKING REQUIRED
878,582 SF	2,285 SPACES	2,285 SPACES

* NOTE: PARKING TABULATION DOES NOT INCLUDE THE NOVA PARKING ILLUSTRATED ON LOT 1 OF THE COP/FDP.

WAIVERS/MODIFICATIONS

- A MODIFICATION OF THE LOADING REQUIREMENTS FOR THE HOTEL AND OFFICE USES PER SECTION 11-201 & 11-203 OF THE ZONING ORDINANCE IN FAVOR OF THOSE AS SHOWN ON THE COP/FDP.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDC DISTRICT PER ARTICLE 13-304(3)
- A WAIVER OF THE MAXIMUM 800-FOOT PRIVATE STREET PER ARTICLE 11-302.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-1 DISTRICT ON THE SOUTH SIDE OF FRANCONIA-SPRINGFIELD PARKWAY IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A AND 7B.
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-3 DISTRICT ON THE EAST SIDE OF BEULAH STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A AND 7B.
- A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-203 AROUND THE PARKING STRUCTURES AND BETWEEN THE SURFACE PARKING LOT FOR THE HOTEL AND BEULAH STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A AND 7B.

VKA REVISIONS
 DATE: MAY 06, 2010
 DRAWN: ENG
 CHECKED: DWL
 CADD: CAD
 AS NOTED
 PROJECT/FILE NO: V284
 SHEET NO: 2

LIBERTY VIEW
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

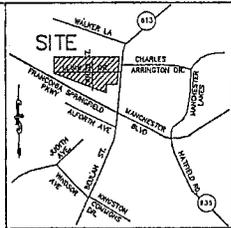
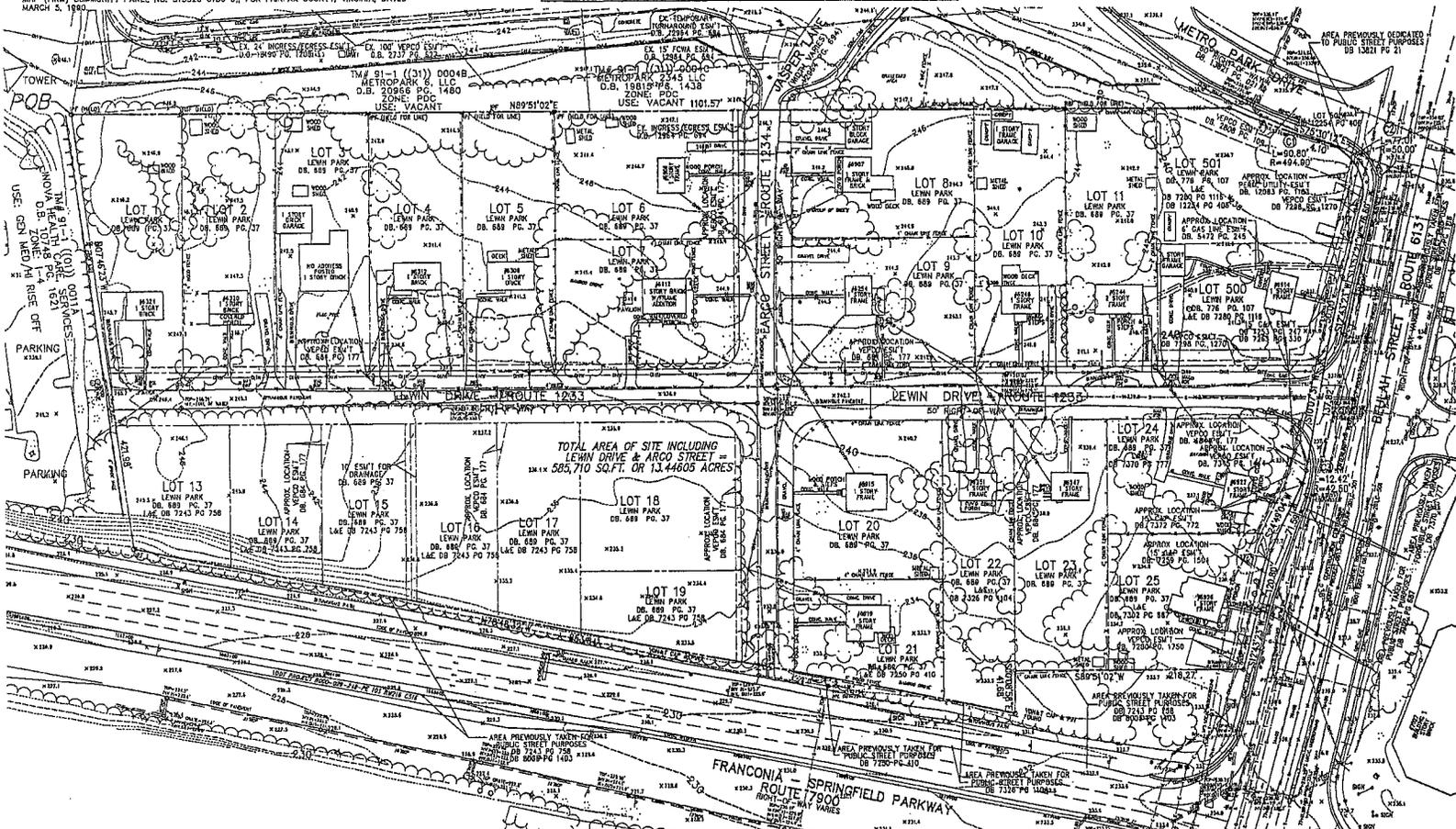
NOTES AND TABULATION
 COP/FDP

VKA REVISIONS
 DATE: MAY 06, 2010
 DRAWN: ENG
 CHECKED: DWL
 CADD: CAD
 AS NOTED
 PROJECT/FILE NO: V284
 SHEET NO: 2

NOTES:

1. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP 91--(14), 1 THRU 11, 13 WITH 25, 500 & 501, LEWIN DRIVE AND ARCO STREET.
2. THE HORIZONTAL DATUM IS VCS83 AND VERTICAL DATUM IS NGVD83.
3. THE SUBJECT PROPERTIES ARE ZONED "R-1".
4. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0130 D, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 2, 1990.

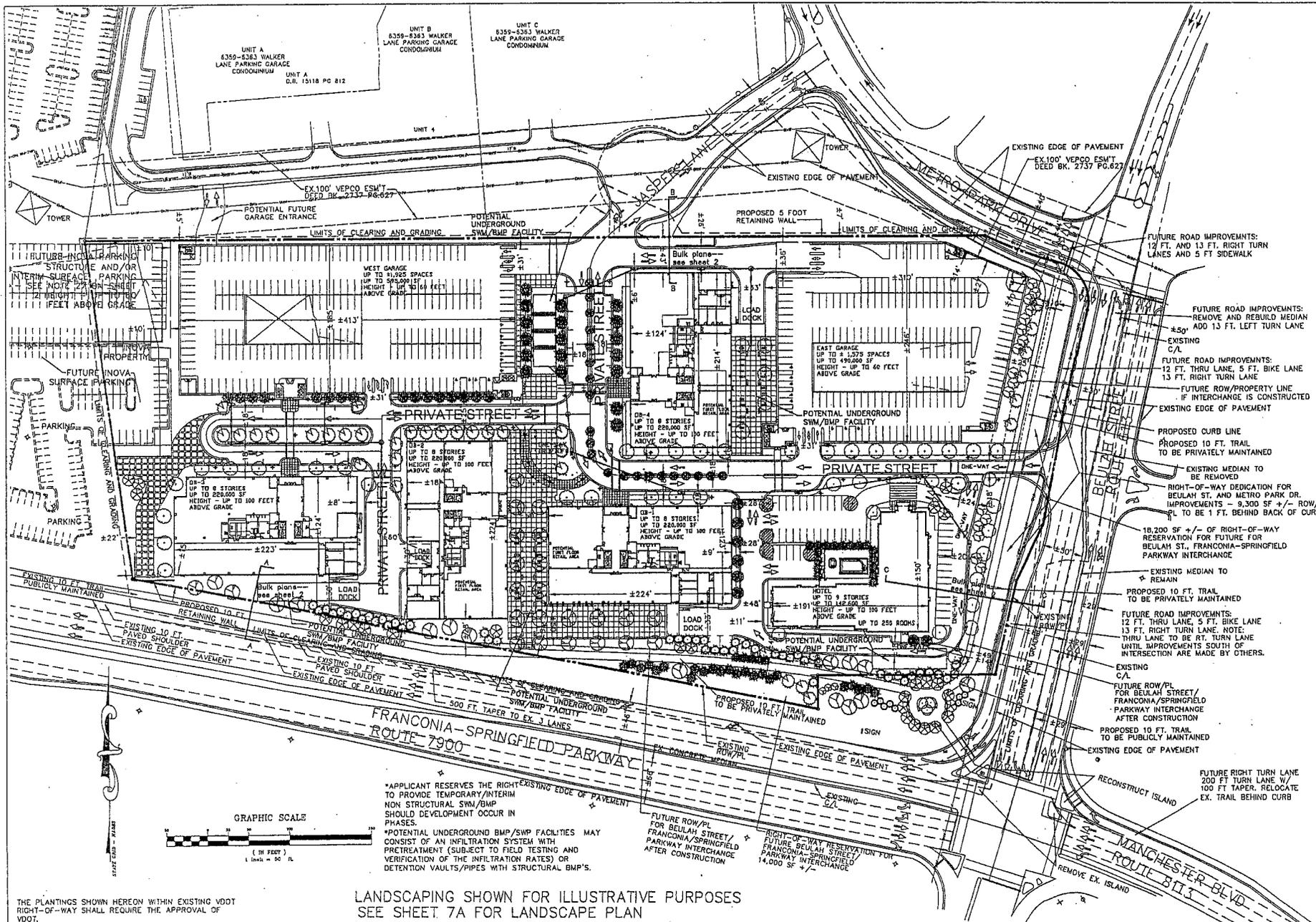
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	494.90'	90.80'	45.53'	S70°14'50"E	90.87'	10°30'43"
C2	50.00'	77.01'	18.45'	S31°22'19"E	69.82'	88°14'45"
C3	42.50'	12.42'	6.28'	S18°30'04"W	12.38'	16°44'38"



VICINITY MAP
SCALE: 1" = 1000'

AREA TABULATION:

TRACT	AREA (ACRES)	PERCENT
01-1-04	0.001	0.0008
01-1-04	0.002	0.0016
01-1-04	0.003	0.0024
01-1-04	0.004	0.0032
01-1-04	0.005	0.0040
01-1-04	0.006	0.0048
01-1-04	0.007	0.0056
01-1-04	0.008	0.0064
01-1-04	0.009	0.0072
01-1-04	0.010	0.0080
01-1-04	0.011	0.0088
01-1-04	0.012	0.0096
01-1-04	0.013	0.0104
01-1-04	0.014	0.0112
01-1-04	0.015	0.0120
01-1-04	0.016	0.0128
01-1-04	0.017	0.0136
01-1-04	0.018	0.0144
01-1-04	0.019	0.0152
01-1-04	0.020	0.0160
01-1-04	0.021	0.0168
01-1-04	0.022	0.0176
01-1-04	0.023	0.0184
01-1-04	0.024	0.0192
01-1-04	0.025	0.0200
01-1-04	0.026	0.0208
01-1-04	0.027	0.0216
01-1-04	0.028	0.0224
01-1-04	0.029	0.0232
01-1-04	0.030	0.0240
01-1-04	0.031	0.0248
01-1-04	0.032	0.0256
01-1-04	0.033	0.0264
01-1-04	0.034	0.0272
01-1-04	0.035	0.0280
01-1-04	0.036	0.0288
01-1-04	0.037	0.0296
01-1-04	0.038	0.0304
01-1-04	0.039	0.0312
01-1-04	0.040	0.0320
01-1-04	0.041	0.0328
01-1-04	0.042	0.0336
01-1-04	0.043	0.0344
01-1-04	0.044	0.0352
01-1-04	0.045	0.0360
01-1-04	0.046	0.0368
01-1-04	0.047	0.0376
01-1-04	0.048	0.0384
01-1-04	0.049	0.0392
01-1-04	0.050	0.0400
01-1-04	0.051	0.0408
01-1-04	0.052	0.0416
01-1-04	0.053	0.0424
01-1-04	0.054	0.0432
01-1-04	0.055	0.0440
01-1-04	0.056	0.0448
01-1-04	0.057	0.0456
01-1-04	0.058	0.0464
01-1-04	0.059	0.0472
01-1-04	0.060	0.0480
01-1-04	0.061	0.0488
01-1-04	0.062	0.0496
01-1-04	0.063	0.0504
01-1-04	0.064	0.0512
01-1-04	0.065	0.0520
01-1-04	0.066	0.0528
01-1-04	0.067	0.0536
01-1-04	0.068	0.0544
01-1-04	0.069	0.0552
01-1-04	0.070	0.0560
01-1-04	0.071	0.0568
01-1-04	0.072	0.0576
01-1-04	0.073	0.0584
01-1-04	0.074	0.0592
01-1-04	0.075	0.0600
01-1-04	0.076	0.0608
01-1-04	0.077	0.0616
01-1-04	0.078	0.0624
01-1-04	0.079	0.0632
01-1-04	0.080	0.0640
01-1-04	0.081	0.0648
01-1-04	0.082	0.0656
01-1-04	0.083	0.0664
01-1-04	0.084	0.0672
01-1-04	0.085	0.0680
01-1-04	0.086	0.0688
01-1-04	0.087	0.0696
01-1-04	0.088	0.0704
01-1-04	0.089	0.0712
01-1-04	0.090	0.0720
01-1-04	0.091	0.0728
01-1-04	0.092	0.0736
01-1-04	0.093	0.0744
01-1-04	0.094	0.0752
01-1-04	0.095	0.0760
01-1-04	0.096	0.0768
01-1-04	0.097	0.0776
01-1-04	0.098	0.0784
01-1-04	0.099	0.0792
01-1-04	0.100	0.0800
01-1-04	0.101	0.0808
01-1-04	0.102	0.0816
01-1-04	0.103	0.0824
01-1-04	0.104	0.0832
01-1-04	0.105	0.0840
01-1-04	0.106	0.0848
01-1-04	0.107	0.0856
01-1-04	0.108	0.0864
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01-1-04	0.115	0.0920
01-1-04	0.116	0.0928
01-1-04	0.117	0.0936
01-1-04	0.118	0.0944
01-1-04	0.119	0.0952
01-1-04	0.120	0.0960
01-1-04	0.121	0.0968
01-1-04	0.122	0.0976
01-1-04	0.123	0.0984
01-1-04	0.124	0.0992
01-1-04	0.125	0.1000
01-1-04	0.126	0.1008
01-1-04	0.127	0.1016
01-1-04	0.128	0.1024
01-1-04	0.129	0.1032
01-1-04	0.130	0.1040
01-1-04	0.131	0.1048
01-1-04	0.132	0.1056
01-1-04	0.133	0.1064
01-1-04	0.134	0.1072
01-1-04	0.135	0.1080
01-1-04	0.136	0.1088
01-1-04	0.137	0.1096
01-1-04	0.138	0.1104
01-1-04	0.139	0.1112
01-1-04	0.140	0.1120
01-1-04	0.141	0.1128
01-1-04	0.142	0.1136
01-1-04	0.143	0.1144
01-1-04	0.144	0.1152
01-1-04	0.145	0.1160
01-1-04	0.146	0.1168
01-1-04	0.147	0.1176
01-1-04	0.148	0.1184
01-1-04	0.149	0.1192
01-1-04	0.150	0.1200
01-1-04	0.151	0.1208
01-1-04	0.152	0.1216
01-1-04	0.153	0.1224
01-1-04	0.154	0.1232
01-1-04	0.155	0.1240
01-1-04	0.156	0.1248
01-1-04	0.157	0.1256
01-1-04	0.158	0.1264
01-1-04	0.159	0.1272
01-1-04	0.160	0.1280
01-1-04	0.161	0.1288
01-1-04	0.162	0.1296
01-1-04	0.163	0.1304
01-1-04	0.164	0.1312
01-1-04	0.165	0.1320
01-1-04	0.166	0.1328
01-1-04	0.167	0.1336
01-1-04	0.168	0.1344
01-1-04	0.169	0.1352
01-1-04	0.170	0.1360
01-1-04	0.171	0.1368
01-1-04	0.172	0.1376
01-1-04	0.173	0.1384
01-1-04	0.174	0.1392
01-1-04	0.175	0.1400
01-1-04	0.176	0.1408
01-1-04	0.177	0.1416
01-1-04	0.178	0.1424
01-1-04	0.179	0.1432
01-1-04	0.180	0.1440
01-1-04	0.181	0.1448
01-1-04	0.182	0.1456
01-1-04	0.183	0.1464
01-1-04	0.184	0.1472
01-1-04	0.185	0.1480
01-1-04	0.186	0.1488
01-1-04	0.187	0.1496
01-1-04	0.188	0.1504
01-1-04	0.189	0.1512
01-1-04	0.190	0.1520
01-1-04	0.191	0.1528
01-1-04	0.192	0.1536
01-1-04	0.193	0.1544
01-1-04	0.194	0.1552
01-1-04	0.195	0.1560
01-1-04	0.196	0.1568
01-1-04	0.197	0.1576
01-1-04	0.198	0.1584
01-1-04	0.199	0.1592
01-1-04	0.200	0.1600
01-1-04	0.201	0.1608
01-1-04	0.202	0.1616
01-1-04	0.203	0.1624
01-1-04	0.204	0.1632
01-1-04	0.205	0.1640
01-1-04	0.206	0.1648
01-1-04	0.207	0.1656
01-1-04	0.208	0.1664
01-1-04	0.209	0.1672
01-1-04	0.210	0.1680
01-1-04	0.211	0.1688
01-1-04	0.212	0.1696
01-1-04	0.213	0.1704
01-1-04	0.214	0.1712
01-1-04	0.215	0.1720
01-1-04	0.216	0.1728
01-1-04	0.217	0.1736
01-1-04	0.218	0.1744
01-1-04	0.219	0.1752
01-1-04	0.220	0.1760
01-1-04	0.221	0.1768
01-1-04	0.222	0.1776
01-1-04	0.223	0.1784
01-1-04	0.224	0.1792
01-1-04	0.225	0.1800
01-1-04	0.226	0.1808
01-1-04	0.227	0.1816
01-1-04	0.228	0.1824
01-1-04	0.229	0.1832
01-1-04	0.230	0.1840
01-1-04	0.231	0.1848
01-1-04	0.232	0.1856
01-1-04	0.233	0.1864
01-1-04	0.234	0.1872
01-1-04	0.235	0.1880
01-1-04	0.236	0.1888
01-1-04	0.237	0.1896
01-1-04	0.238	0.1904
01-1-04	0.239	0.1912
01-1-04	0.240	0.1920
01-1-04	0.241	0.1928
01-1-04	0.242	0.1936
01-1-04	0.243	0.1944
01-1-04	0.244	0.1952
01-1-04	0.245	0.1960
01-1-04	0.246	0.1968
01-1-04	0.247	0.1976
01-1-04	0.248	0.1984
01-1-04	0.249	0.1992
01-1-04	0.250	0.2000
01-1-04	0.251	0.2008
01-1-04	0.252	0.2016
01-1-04	0.253	0.2024
01-1-04	0.254	0.2032
01-1-04	0.255	0.2040
01-1-04	0.256	0.2048
01-1-04	0.257	0.2056
01-1-04	0.258	0.2064
01-1-04	0.259	0.2072
01-1-04	0.260	0.2080
01-1-04	0.261	0.2088
01-1-04	0.262	0.2096
01-1-04	0.263	0.2104
01-1-04	0.264	0.2112
01-1-04	0.265	0.2120
01-1-04	0.266	0.2128
01-1-04	0.267	0.2136
01-1-04	0.268	0.2144
01-1-04	0.269	0.2152
01-1-04	0.270	0.2160
01-1-04	0.271	0.2168
01-1-04	0.272	0.2176
01-1-04	0.273	0.2184
01-1-04	0.274	0.2192
01-1-04	0.275	0.2200
01-1-04	0.276	0.2208
01-1-04	0.277	0.2216
01-1-04	0.278	0.2224
01-1-04	0.279	0.2232
01-1-04	0.280	0.2240
01-1-04	0.281	0.2248
01-1-04	0.282	0.2256
01-1-04	0.283	0.2264
01-1-04	0.284	0.2272
01-1-04	0.285	0.2280
01-1-04	0.286	0.2288
01-1-04	0.287	0.2296
01-1-04	0.288	0.2304
01-1-04	0.289	0.2312
01-1-04	0.290	0.2320
01-1-04	0.291	0.2328
01-1-04	0.292	0.2336
01-1-04	0.293	0.2344
01-1-04	0.294	0.2352
01-1-04	0.295	0.2360
01-1-04	0.296	0.2368
01-1-04	0.297	0.2376
01-1-04	0.298	0.2384
01-1-04	0.299	0.2392
01-1-04		



*APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY INTERIM NON-STRUCTURAL SWM/BMP SHOULD DEVELOPMENT OCCUR IN PHASES.
 *POTENTIAL UNDERGROUND BMP/SWP FACILITIES MAY CONSIST OF AN INFILTRATION SYSTEM WITH PRE-TREATMENT (SUBJECT TO FIELD TESTING AND VERIFICATION OF THE INFILTRATION RATES) OR DETENTION VAULTS/PIPES WITH STRUCTURAL BMP'S.

LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES
 SEE SHEET 7A FOR LANDSCAPE PLAN

THE PLANTINGS SHOWN HEREON WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL REQUIRE THE APPROVAL OF VDOT.

VTKA
 VTKA ARCHITECTS
 1000 W. WASHINGTON ST. SUITE 200
 WASHINGTON, VA 22202
 (703) 527-1100
 www.vtka.com

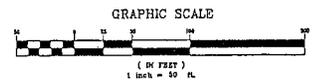
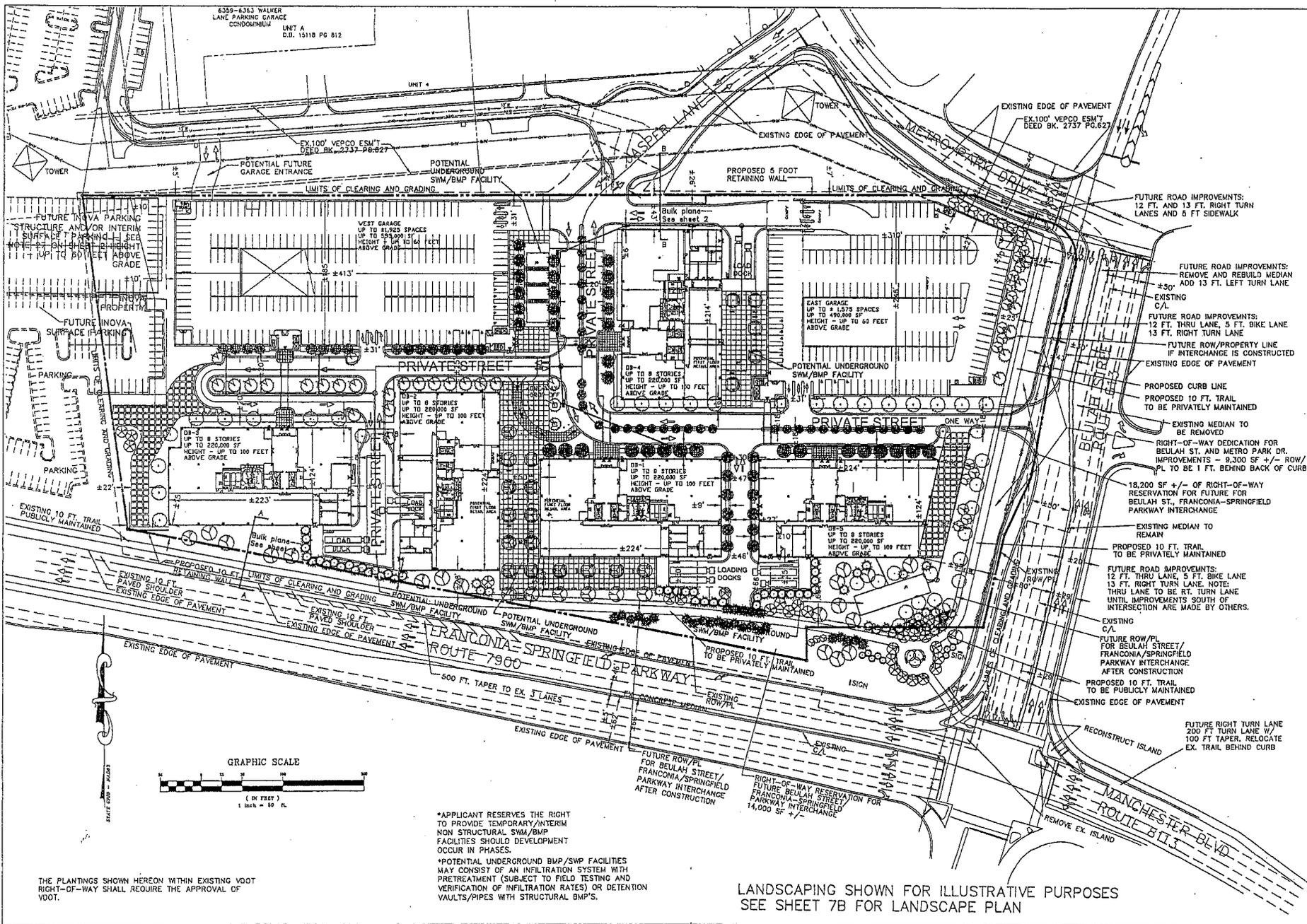
LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CONCEPT DEVELOPMENT
 PLAN/FINAL
 DEVELOPMENT PLAN
 HOTEL OPTION

VTKA REVISIONS

06/23/2010	
10/29/2010	
12/13/2010	
01/29/2011	
02/08/2011	

DATE: 04/30/2010
 DES: ARC DWR: RJB
 SCALE: 1"=50'
 PROJECT/FILE NO: V7324
 SHEET NO: 4A



THE PLANTINGS SHOWN HEREON WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL REQUIRE THE APPROVAL OF VDOT.

*APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY/INTERIM NON STRUCTURAL SWM/BMP FACILITIES SHOULD DEVELOPMENT OCCUR IN PHASES.
 *POTENTIAL UNDERGROUND BMP/SWP FACILITIES MAY CONSIST OF AN INFILTRATION SYSTEM WITH PRETREATMENT (SUBJECT TO FIELD TESTING AND VERIFICATION OF INFILTRATION RATES) OR DETENTION VAULTS/PIPES WITH STRUCTURAL BMP'S.

LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES
 SEE SHEET 7B FOR LANDSCAPE PLAN

VKA
 VIKKA ARCHITECTS & PLANNERS, ARCHITECTS & PLANNERS
 1000 COMMONWEALTH BLVD., SUITE 200
 FARMERSBURGH, VA 22434
 TEL: (703) 421-1234
 FAX: (703) 421-1235
 WWW.VKAA.COM

LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CONCEPT DEVELOPMENT
 PLAN/FINAL
 DEVELOPMENT PLAN
 OFFICE OPTION

VKA REVISIONS

08/23/2010	
10/20/2010	
12/13/2010	
01/28/2011	
02/08/2011	

DATE:	01/20/2010
DES.:	ARC
DWN.:	RJB
SCALE:	1"=50'
PROJECT/FILE NO.:	V7324
SHEET NO.:	4B

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXEMPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

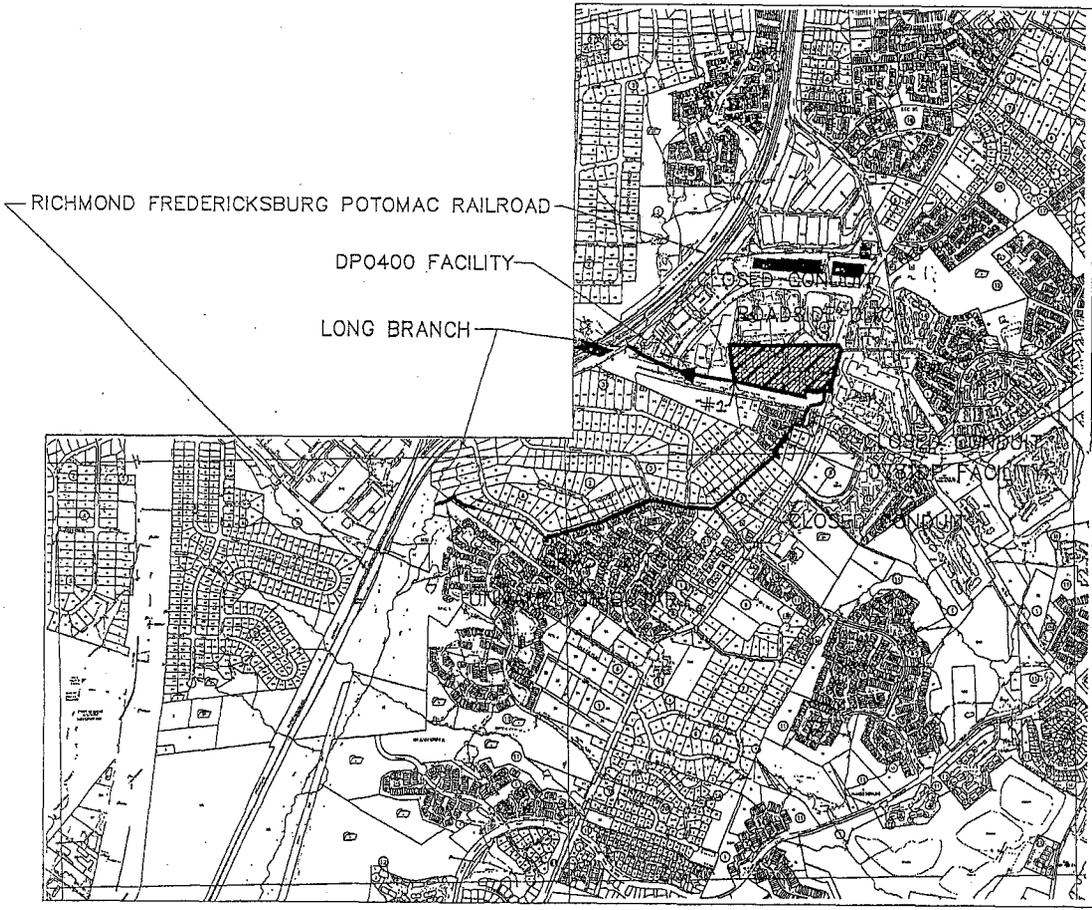
This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (D-011 2J & 2L) Special Exemptions (D-011 2J & 2L)
 Cluster Subdivision (S-616 1G & 1N) Commercial Revitalization Districts (S-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (18-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1G) Amendments (18-202 10F & 10I)

1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillway, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SWM/BMP 1	1.85	N/A	1.85	100x211	9,250	N/A
SWM/BMP 2	2.56	N/A	2.56	80x75	11,800	N/A
SWM/BMP 3	1.69	N/A	1.69	100x70	9,950	N/A
SWM/BMP 4	1.69	N/A	1.69	125x25	17,950	N/A
SWM/BMP 5	2.72	N/A	2.72	90x25	13,600	Total N/A
4. On-site storage channels, outfalls and pipe systems are shown on Sheet 10.
Pond inlet and outlet pipe systems are shown on Sheet 10.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plan is N/A (asphalt, concrete, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

*Detention and BMP will be provided in either underground vaults or pipes.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE
 THE PROPOSED SWM FOR THE SITE WILL CONSIST OF MULTIPLE UNDERGROUND SWM/BMP FACILITIES AND WILL PROVIDE FULL 2 AND 10 YEAR DETENTION. PHOSPHOROUS REMOVAL EFFICIENCY SHALL BE PROVIDED BY SAID UNDERGROUND FACILITIES TO THE EXTENT SPECIFIED IN THE PROFFERS. FACILITIES ARE INTENDED TO BE A COMBINATION OF UNDERGROUND PIPES AND INFILTRATION SIMILAR TO WHAT WAS USED ON THE ADJACENT METRO PARK SITE - HOWEVER THE APPLICANT RESERVES THE RIGHT TO DETERMINE THE EXACT NUMBER, SIZE, TYPE, LOCATION, AND ALL OTHER DETAILS REGARDING SWM/BMP FACILITIES AT THE TIME OF FINAL ENGINEERING.



OUTFALL DESCRIPTION PATH MAP
 SCALE: 1"=1/2 MI.

LIBERTY VIEW
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SWM / BMP

VKA REVISIONS

DATE	BY	DESCRIPTION
02/05/2011		
07/28/2011		
12/13/2010		
12/20/2010		
05/23/2010		
1ST SUB 4/30/2010		
DATE: APR 1, 2010		
DES. E.A.	DWN. KY	
SCALE: AS SHOWN		
PROJECT/FILE NO. V7324		
SHEET NO. 5		

02/08/2011		
01/28/2011		
12/15/2010		
10/20/2010		
08/23/2010		
REV SUB 4/20/2010		
DATE: APRIL, 2010		
DES. E.R.	DHN.	XY
SCALE: AS SHOWN		
PROJECT/FILE NO. V3324		
SHEET NO. 6		

ADEQUATE OUTFALL NARRATIVE

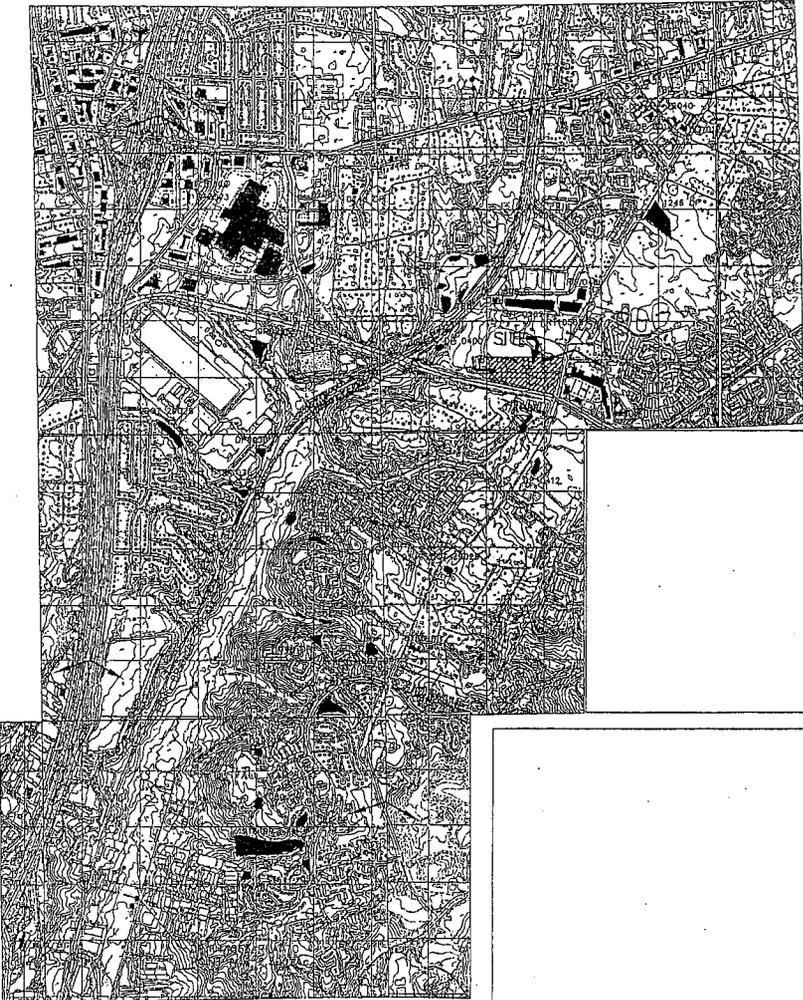
OUTFALL DESCRIPTION

THE SUBJECT SITE IS APPROXIMATELY 13.44 ACRES AND HAS TWO OUTFALLS. EACH OUTFALL, DESCRIBED IN MORE DETAIL BELOW, EVENTUALLY MEETS WITH LONG BRANCH. AT THE POINT WHERE EACH OUTFALL MEETS WITH LONG BRANCH, THE OVERALL DRAINAGE AREA TO LONG BRANCH EXCEEDS 1344 ACRES AND THEREFORE THE EXTENT OF THE OUTFALL DESCRIPTION FOR THIS ENTITLEMENT PLAN SHALL BE THESE CONFLUENCE POINTS WITH LONG BRANCH. THE OUTFALL ANALYSIS PROVIDED WITH THE CONSTRUCTION DOCUMENTS WILL PROVIDE THE NECESSARY COMPUTATIONS TO DEMONSTRATE THE ADEQUACY OF THE OUTFALLS FOR THE SUBJECT SITE IN ACCORDANCE WITH SECTION 6-0203 OF THE PUBLIC FACILITIES MANUAL.

THE SUBJECT SITE IS BOUNDED TO THE EAST BY BULLAH STREET, TO THE SOUTH BY THE FRANCONIA SPRINGFIELD PARKWAY, TO THE WEST BY EXISTING METRO PARK OFFICE DEVELOPMENT, AND TO THE NORTH BY EXISTING METRO PARK OFFICE DEVELOPMENT. EACH OUTFALL FOR THE SITE WILL LEAVE THE PROPERTY IN A SOUTHERLY DIRECTION, ONE OF WHICH WILL CONVEY WATER SOUTH-EASTERLY AND THE OTHER WILL CONVEY SOUTH-WESTERLY.

OUTFALL #1 AS INDICATED ON THE ATTACHED MAP ON SHEET 5 WILL CONVEY FLOW IN AN EXISTING CLOSED CONDUIT SYSTEM UNDER THE FRANCONIA SPRINGFIELD PARKWAY AND INTO AN EXISTING RESIDENTIAL DEVELOPMENT. FLOW WILL REMAIN IN AN EXISTING CLOSED CONDUIT SYSTEM THROUGH THE RESIDENTIAL DEVELOPMENT, CROSS UNDER ALFORTH AVENUE, AND OUTFALL INTO EXISTING FACILITY 0781 DP. THIS FACILITY WILL OUTFALL INTO A CLOSED CONDUIT SYSTEM WHICH WILL FLOW SOUTH-WESTERLY AND GENERALLY FOLLOW JUDITH AVENUE TO WINDSOR AVENUE TO BARRY ROAD WHERE IT WILL OUTFALL INTO AN EXISTING GRASS DITCH. THIS DITCH IS IN GOOD CONDITION WITH NO SIGNIFICANT VISIBLE SIGNS OF EROSION. THE GRASS DITCH WILL CONVEY FLOW INTO AN UNNAMED TRIBUTARY OF LONG BRANCH WHICH WILL VERY NEARLY REACH A POINT OF CONFLUENCE WITH LONG BRANCH - THIS TRIBUTARY IS ALSO IN GOOD STABLE CONDITION.

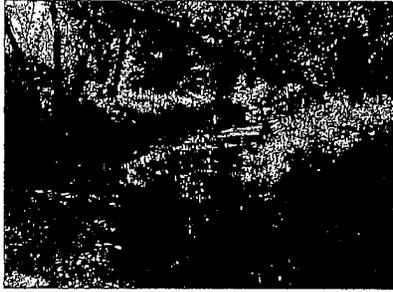
OUTFALL #2 AS INDICATED ON THE MAP ON SHEET 6 WILL CONVEY FLOW IN AN EXISTING ROADSIDE DITCH WESTERLY ALONG THE FRANCONIA SPRINGFIELD PARKWAY. THIS ROADSIDE DITCH WHICH IS IN GOOD STABLE CONDITION, WILL BE COLLECTED INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT WILL CONTINUE TO CONVEY FLOW ALONG THE FRANCONIA SPRINGFIELD PARKWAY UNTIL OUTFALLING INTO LONG BRANCH VERY NEARLY DOWNSTREAM OF EXISTING FACILITY 0940G. FUTURE IMPROVEMENTS TO THE FRANCONIA SPRINGFIELD PARKWAY MAY REPLACE THE EXISTING DITCH WITH A CLOSED CONDUIT SYSTEM THAT CONNECTS TO THE EXISTING CLOSED CONDUIT SYSTEM.



**LONG BRANCH
 DRAINAGE AREA MAP**
 SCALE: 1" = 100'



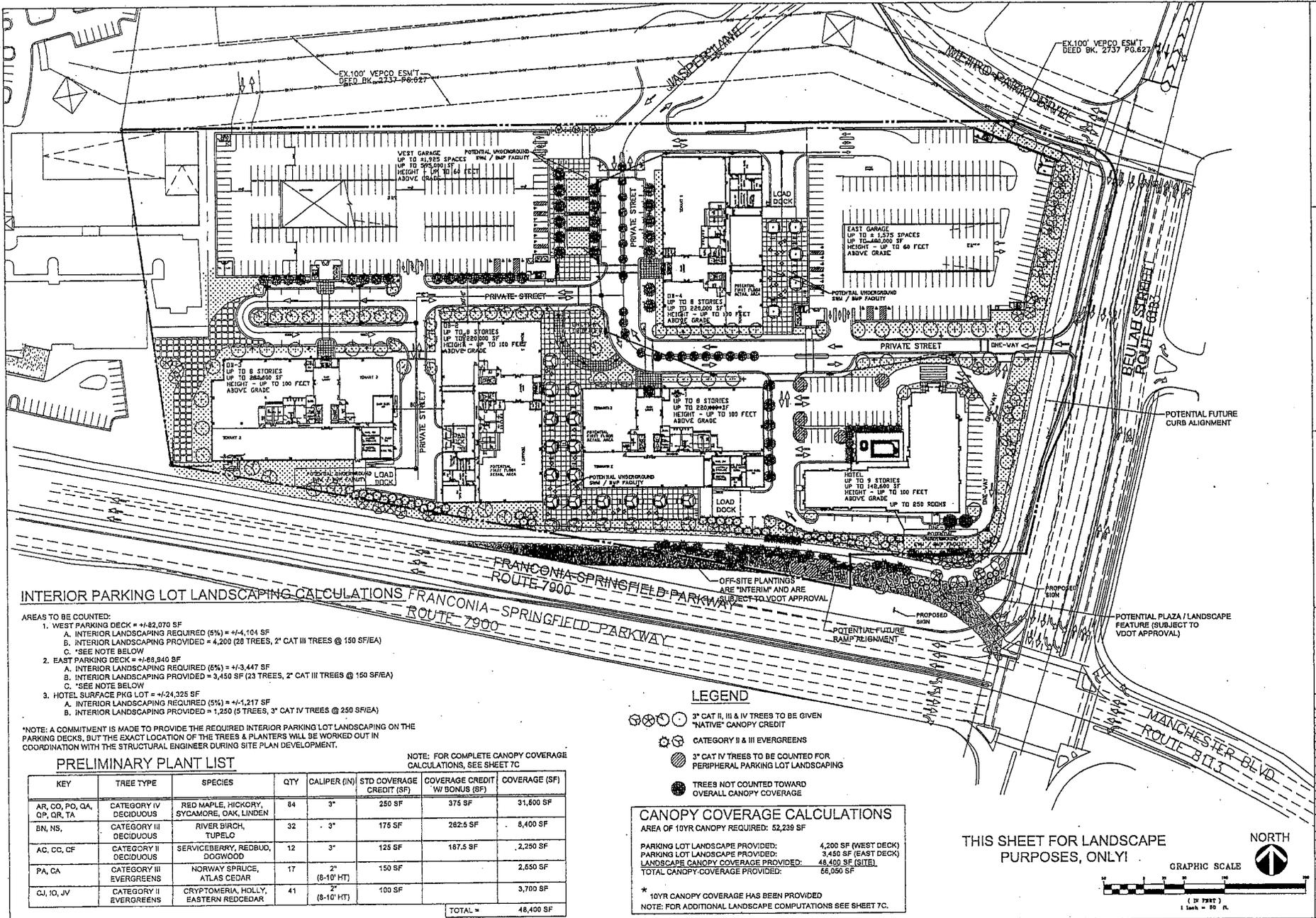
EXISTING DITCH (FRANCONIA SPRINGFIELD PARKWAY)



LONG BRANCH STREAM AT POINT 'A'



LONG BRANCH STREAM AT POINT 'A'



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

- AREAS TO BE COUNTED:
- WEST PARKING DECK = +/- 82,076 SF
 - A. INTERIOR LANDSCAPING REQUIRED (5%) = +/- 4,104 SF
 - B. INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
 - C. *SEE NOTE BELOW
 - EAST PARKING DECK = +/- 89,940 SF
 - A. INTERIOR LANDSCAPING REQUIRED (5%) = +/- 3,447 SF
 - B. INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
 - C. *SEE NOTE BELOW
 - HOTEL SURFACE PKG LOT = +/- 24,325 SF
 - A. INTERIOR LANDSCAPING REQUIRED (5%) = +/- 1,217 SF
 - B. INTERIOR LANDSCAPING PROVIDED = 1,250 (5 TREES, 3" CAT IV TREES @ 250 SF/EA)

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, QA, QP, QR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	375 SF	31,600 SF
BN, NS	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	32	3"	175 SF	282.5 SF	6,400 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SEVIGEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,290 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	17	2" (8-10' HT)	150 SF		2,650 SF
CJ, IQ, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	41	2" (8-10' HT)	100 SF		3,700 SF
TOTAL =							48,400 SF

LEGEND

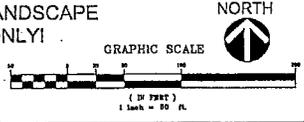
- 3" CAT II, III & IV TREES TO BE GIVEN "NATIVE" CANOPY CREDIT
- CATEGORY II & III EVERGREENS
- 3" CAT IV TREES TO BE COUNTED FOR PERIPHERAL PARKING LOT LANDSCAPING
- TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

CANOPY COVERAGE CALCULATIONS
 AREA OF 10YR CANOPY REQUIRED: 52,239 SF

PARKING LOT LANDSCAPE PROVIDED: 4,200 SF (WEST DECK)
 PARKING LOT LANDSCAPE PROVIDED: 3,450 SF (EAST DECK)
 LANDSCAPE CANOPY COVERAGE PROVIDED: 48,400 SF (SITE)
 TOTAL CANOPY COVERAGE PROVIDED: 56,050 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED
 NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!



VIFA
 VIRTUAL IMAGERY FOR ARCHITECTURE & LANDSCAPE SERVICES
 VIFA INCORPORATED
 1800 BRIDGEWAY, SUITE 100, FARMINGTON, CT 06030
 TEL: 860.676.2777
 FAX: 860.676.2778
 WWW.VIFA.COM

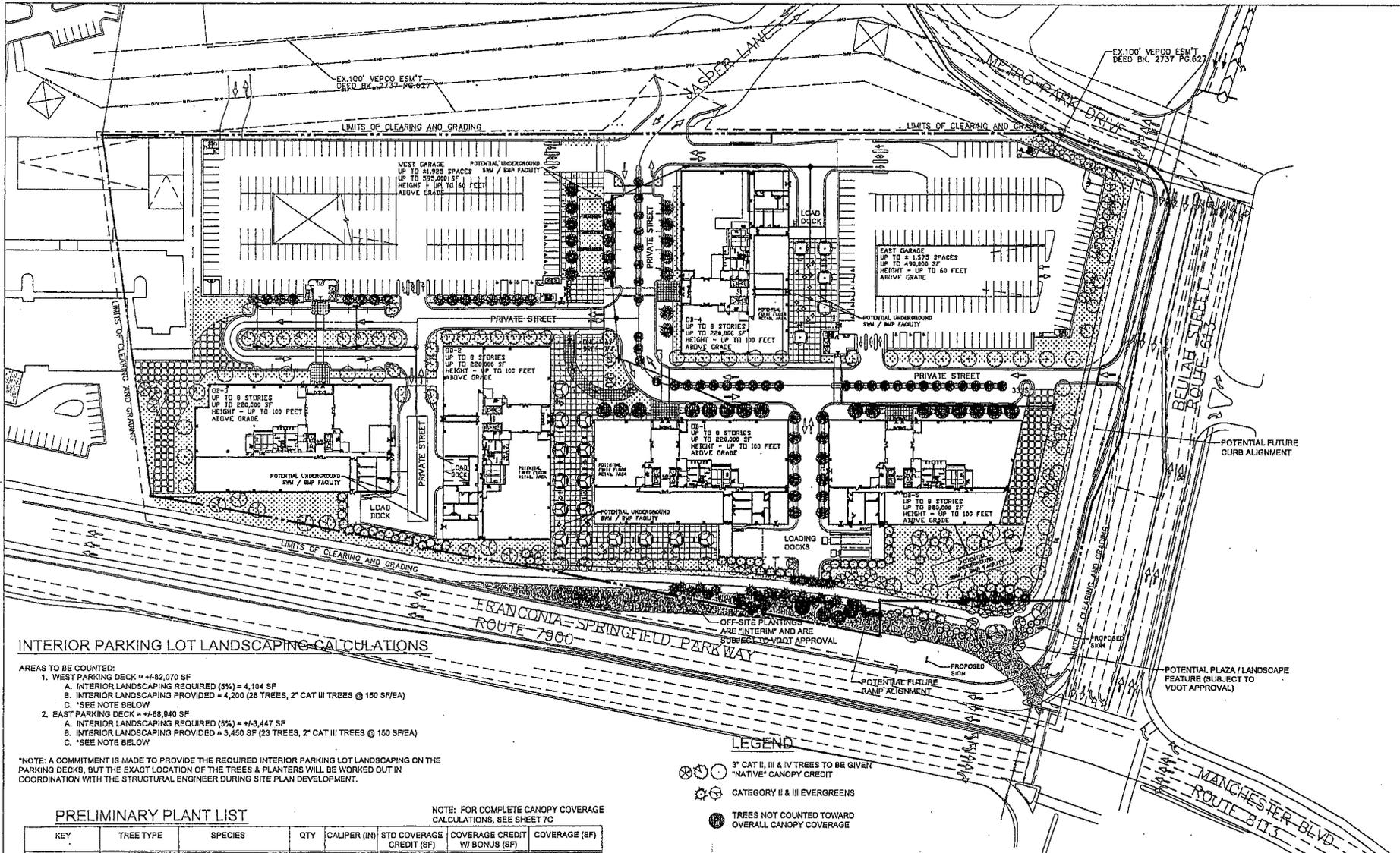
LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CDP / FDP CONCEPT LANDSCAPE PLAN HOTEL OPTION

VIFA REVISIONS

08/23/2010	
10/02/2010	
12/13/2010	
1/28/2011	
3/09/2011	

DATE: APRIL 30, 2010
 DES: JK/NPK DIV: JK/NPK
 SCALE: AS NOTED
 PROJECT/FILE NO: V7324A
 SHEET NO. 7A



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

- AREAS TO BE COUNTED:
- WEST PARKING DECK = +482,070 SF
 - INTERIOR LANDSCAPING REQUIRED (5%) = 4,104 SF
 - INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
 - SEE NOTE BELOW
 - EAST PARKING DECK = +489,840 SF
 - INTERIOR LANDSCAPING REQUIRED (5%) = +43,447 SF
 - INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
 - SEE NOTE BELOW

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, OA, QP, GR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	376 SF	31,600 SF
BN, NS,	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	30	3"	175 SF	262.5 SF	7,075 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,250 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	25	2" (8-10' HT)	160 SF	160 SF	3,750 SF
CJ, IQ, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	53	2" (8-10' HT)	100 SF		5,300 SF
TOTAL =							50,875 SF

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

- LEGEND**
- 3" CAT II, III & IV TREES TO BE GIVEN "NATIVE" CANOPY CREDIT
 - CATEGORY II & III EVERGREENS
 - TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

CANOPY COVERAGE CALCULATIONS
 AREA OF 10YR CANOPY REQUIRED: 52,239 SF

PARKING LOT LANDSCAPE PROVIDED:	4,200 SF (WEST DECK)
PARKING LOT LANDSCAPE PROVIDED:	3,450 SF (EAST DECK)
LANDSCAPE CANOPY COVERAGE PROVIDED:	80,875 SF (SITE)
TOTAL CANOPY COVERAGE PROVIDED:	56,325 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED
 NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!



VIVA
 ARCHITECTS & PLANNERS
 1840 GREENWOOD DRIVE, SUITE 100
 FALLS CHURCH, VIRGINIA 22034
 TEL: 703-441-1111 FAX: 703-441-1112
 WWW.VIVAA.COM

LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CDP / FDP CONCEPT
 LANDSCAPE PLAN
 OFFICE BLDG OPTION

VIVA REVISIONS

05/23/2010	
10/20/2010	
12/13/2010	
1/29/2011	
2/08/2011	

DATE: APRIL 30, 2012
 DES. JN/MPK DWN. JN/MPK
 SCALE: AS NOTED
 PROJ. EIT/FILE NO. V1324A
 SHEET NO. 7B

TREE PRESERVATION TARGET DEVIATION REQUEST



October 19, 2010

Mr. Todd Nelson
County of Fairfax
DIVERS/Urban Forest Management Division
15055 Government Center Parkway
Suite 533
Fairfax, VA 22033

RE: Liberty View
RFPD 2010-12-009
Tree Preservation Target
Deviation Request
VNA # V9224A

Dear Mr. Nelson:

The site is currently developed as a single family residential subdivision with 26 individual lots. The property is currently zoned R-2 (Residential - One Dwelling Unit per 40,000 SF). There are currently 17 dwelling units within the subdivision. The subdivision and dwelling units were constructed and improved from the 1960's to the present day. The proposed development will demolish the existing dwelling units in order to redevelop the property as a commercial/office development in accordance with the Zoning Ordinance criteria provided under the FDC District regulations. The Zoning Ordinance regulates governing the FDC District provides for a development density of 1.5 FSR, in order to achieve this development density a parking structure is required to meet the parking requirements of the Ordinance. This limits the amount of design flexibility which may exist in a development with surface parking as the parking structures do not allow for open areas within the structure area. In order to achieve the allowable development density of the FDC District many times areas of a site with mature tree canopy which would be desirable to preserve from the previous land use can not be saved. Such attempts generally compromise the development potential of a site unless such vegetation happens to be located in an area which is not suitable for redevelopment (landmark areas or areas with steep slopes or unstable soils). It is therefore recommended that in order to achieve the density development potential allowed by the Zoning Ordinance that much of the existing vegetation must be removed. This is the case with the current property. The area identified by the County as preferable for preservation are in areas needed to support the development of the site. Vegetation that was intended to be preserved was found to be unsaveable due to poor quality of vegetation. It is to that end that the applicant in accordance with Section 19-007.2 of the PFM is requesting a tree preservation deviation in accordance with PFM Section 19-007.2(A)(1). This Section allows for deviations based upon the criteria of the Zoning Ordinance which allow development of a property at a certain range or density and that by providing tree preservation areas that density would not be achieved. The applicant therefore respectfully requests a deviation to the tree preservation recommendations of the PFM be granted due to the fact that the areas selected by the County as suitable for preservation will not allow for the property to be developed at the density permitted by the Zoning Ordinance.

VNA # V9224A
3180 Greenbush Drive, Suite 200 # 2nd Floor, Fairfax, VA 22031-2000 Tel: 703.741.2127
www.vika.com

JUSTIFICATION FOR TRANSITIONAL YARD BARRIER AND SCREENING WAIVER REQUEST

A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS--AS SET FORTH IN SECTION 13-304 (B)--IS RESPECTFULLY REQUESTED FOR THE PROJECT FRONTAGES ALONG BEULAH ROAD AND FRANCONIA / SPRINGFIELD PARKWAY. IT IS FELT THAT THESE REQUESTS ARE JUSTIFIED FOR THE FOLLOWING REASONS:

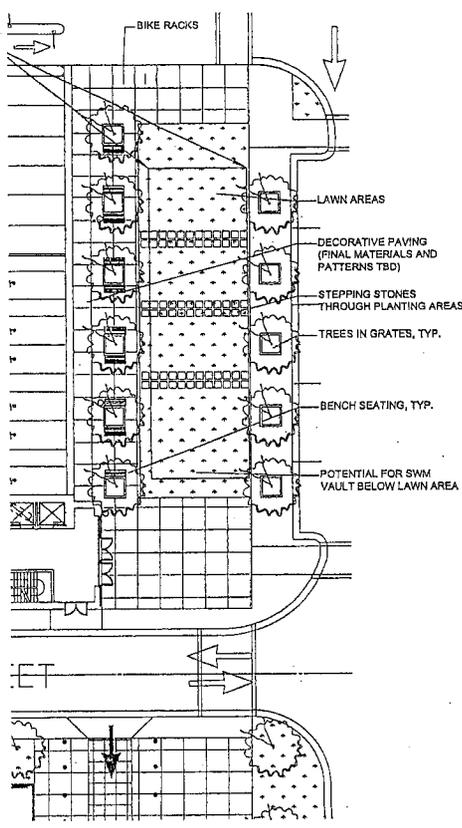
1. THE COUNTY PREFERRED ULTIMATE RIGHT OF WAY LINE ALONG BEULAH ROAD IS VERY CLOSE TO THE LOCATION OF THE PROPOSED STRUCTURES AND PLANTS INSTALLED WOULD LIKELY NEED TO BE REMOVED WITH THE FUTURE ROADWAY IMPROVEMENTS.
2. THE NEAREST RES DENS ACROSS BEULAH ROAD IS +400 FEET AWAY, AND IS DIAGONAL TO ONLY A SMALL PORTION OF THE PROJECT. THE VISIBLE CORNER OF THE PARKING STRUCTURE IS TO HAVE LANDSCAPING AS SHOWN ON SHEETS 7A AND 7B TO SOFTEN THIS CORNER.
3. THE ULTIMATE CONFIGURATION OF THE PROPOSED INTERCHANGE OF BEULAH ROAD AND THE PARKWAY SHOWS THE RIGHT OF WAY LINE SUBSTANTIALLY CLOSER TO THE PROPOSED BUILDINGS THAN THE CURRENT ROADWAY. PLANTS INSTALLED WOULD LIKELY BE REMOVED DURING THE ROADWAY IMPROVEMENTS. IN ADDITION, A WIDENED MULTI-USE TRAIL IS BEING PROVIDED ALONG THE PROJECT PORTION OF THE PARKWAY FRONTAGE LEAVING EVEN LESS ROOM AVAILABLE FOR THE FULL COMPONENT OF VEGETATIVE SCREEN PLANTINGS.
4. THE NEAREST RESIDENTIAL BUILDING IS APPROXIMATELY 260 FEET AWAY FROM THE PROPOSED BUILDINGS (ACROSS APPROXIMATELY 6 LANES OF TRAFFIC) AND IS SURROUNDED BY ITS OWN PHYSICAL AND VEGETATIVE BARRIERS.
5. IN AN EFFORT TO PROVIDE VISUAL PERMEABILITY AND PHYSICAL CONNECTIVITY BETWEEN THE PROJECT AND THE MULTI-USE TRAIL, PROVIDING THE REQUIRED BUFFERS AND BARRIERS (EVEN IF IT WAS PHYSICALLY POSSIBLE) WOULD BE CONTRARY TO THIS OBJECTIVE. AN ENHANCED LANDSCAPE DESIGN IS PROPOSED FOR THIS AREA--AS SHOWN ON SHEETS 7A AND 7B.

Table 12.12 10-Year Tree Canopy Calculation Worksheet

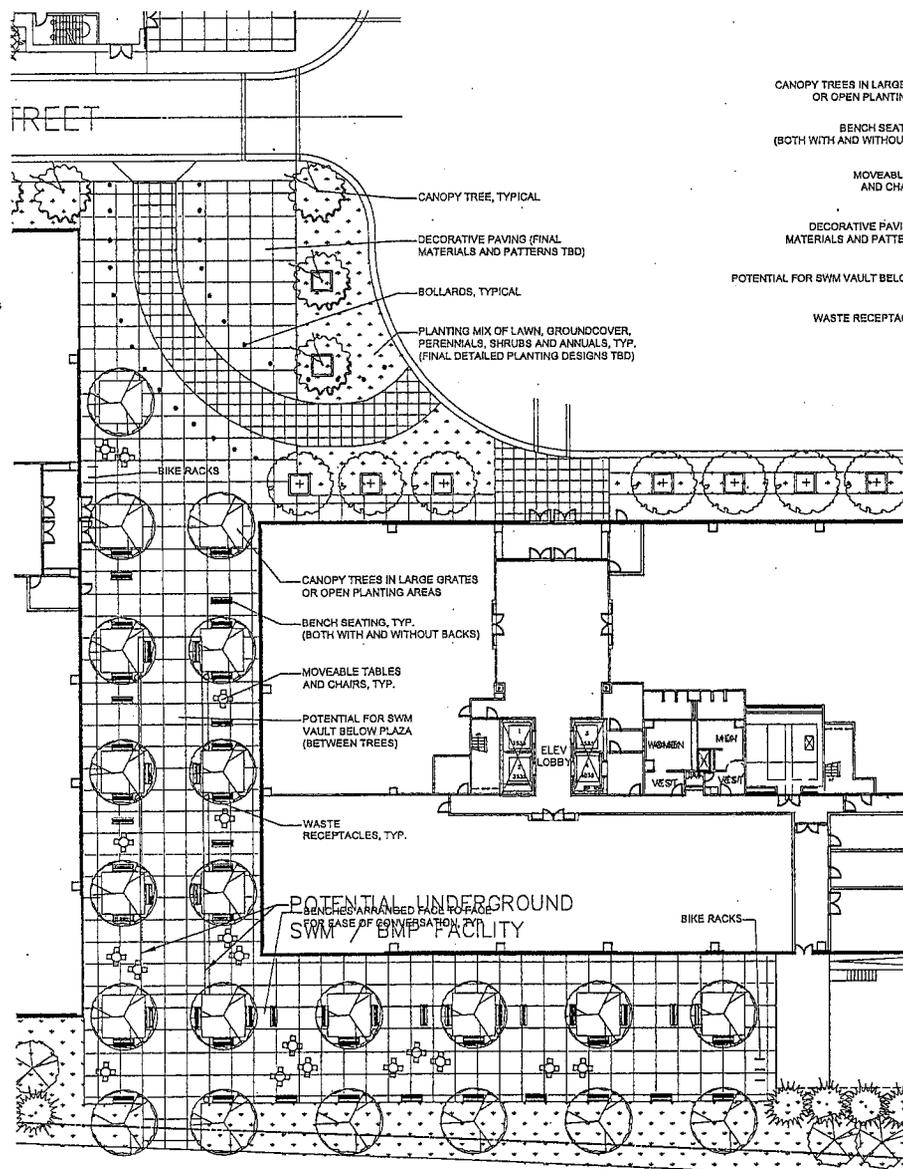
Item	Value	Notes
A.1	Development area of existing tree canopy (existing vegetation map) (SF)	210,243.00
A.2	Percentage of gross area covered by existing tree canopy	0.36
A.3	Percentage of 10-year tree canopy required by Ordinance	0.10
A.4	Percentage of 10-year tree canopy required by Ordinance that should be met through tree preservation	0.36
A.5	Proposed percentage of 10-year tree canopy requirement that will be met through tree preservation	0.10
A.6	Has the Tree Preservation Target minimum been met?	No
A.7	Has the Tree Preservation Target minimum been met?	No
A.8	Has the Tree Preservation Target minimum been met?	No
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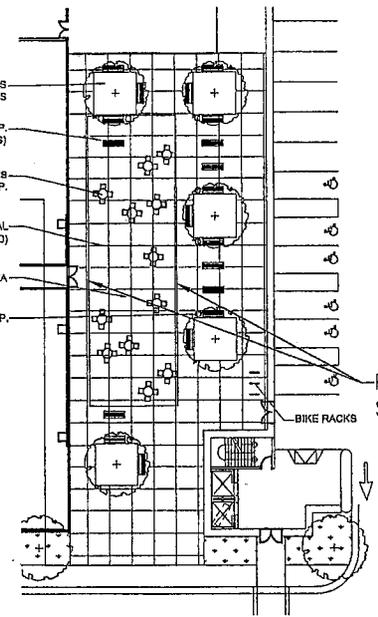
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PLAZA DETAIL AT WEST GARAGE

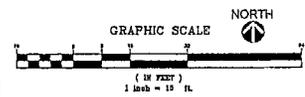


CENTRAL PLAZA DETAIL BETWEEN OFFICE BUILDINGS 1 & 2



PLAZA DETAIL AT OFFICE BUILDING 4 & EAST GARAGE

NOTES:
 1. REFER TO SHEET 7-E FOR SITE FURNISHINGS AND GENERAL DESIGN INTENT.
 2. FINAL LOCATIONS FOR ALL SITE FURNISHING ELEMENTS MAY VARY WITH FINAL PLAN.



THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!

VKA
 CONSULTING ENGINEERS & ARCHITECTS
 1000 COMMONWEALTH BLVD., SUITE 200
 FALLS CHURCH, VA 22034
 (703) 441-1700
 FALLS CHURCH, VA

LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CDP / FDP CONCEPT
 LANDSCAPE PLAN
 PLAZA DETAILS

VKA REVISIONS	
08/23/2010	
10/20/2010	
12/23/2010	
02/28/2011	
02/08/2011	

DATE: APRIL 30, 2010
 DES: JK/NPK
 DRW: JK/NPK
 SCALE: AS NOTED
 PROJECT/FILE NO. Y7324A
 SHEET NO. 7D



SYCAMORE



PIN OAK



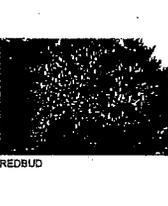
RED MAPLE



TUPELO



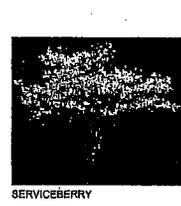
RIVER BIRCH



REDBUD



DOGWOOD

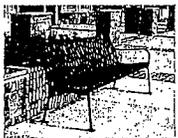
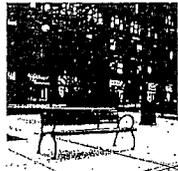
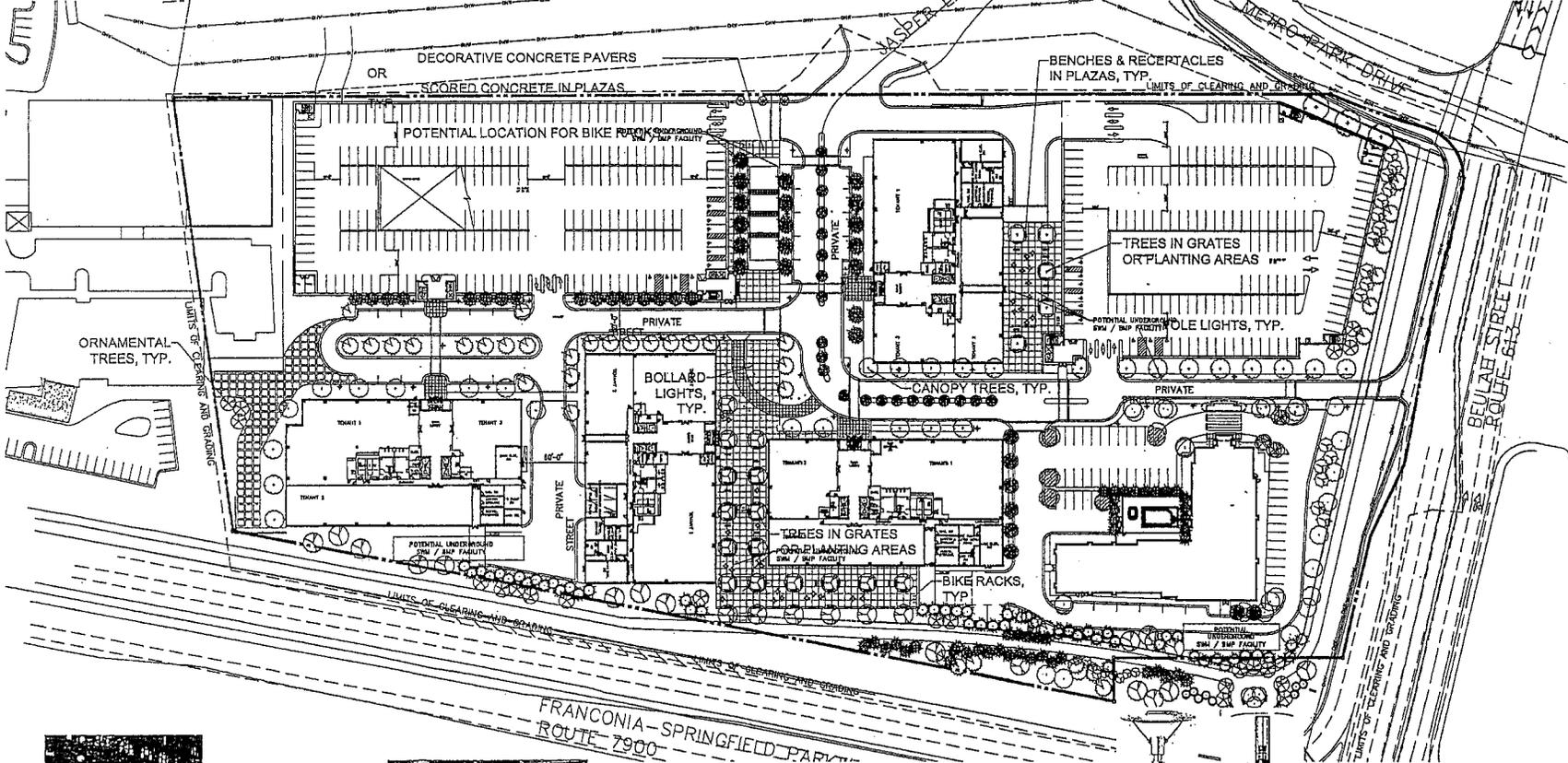


SERVICEBERRY

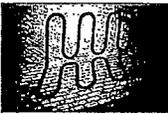
TYPICAL CATEGORY 4 TREES

TYPICAL CATEGORY 3 TREES

TYPICAL ORNAMENTAL TREES



STREET FURNITURE OPTIONS



BIKE RACK OPTIONS



POLE & BOLLARD LIGHT OPTIONS



TYPICAL TREE GRATE (EXPANDABLE)

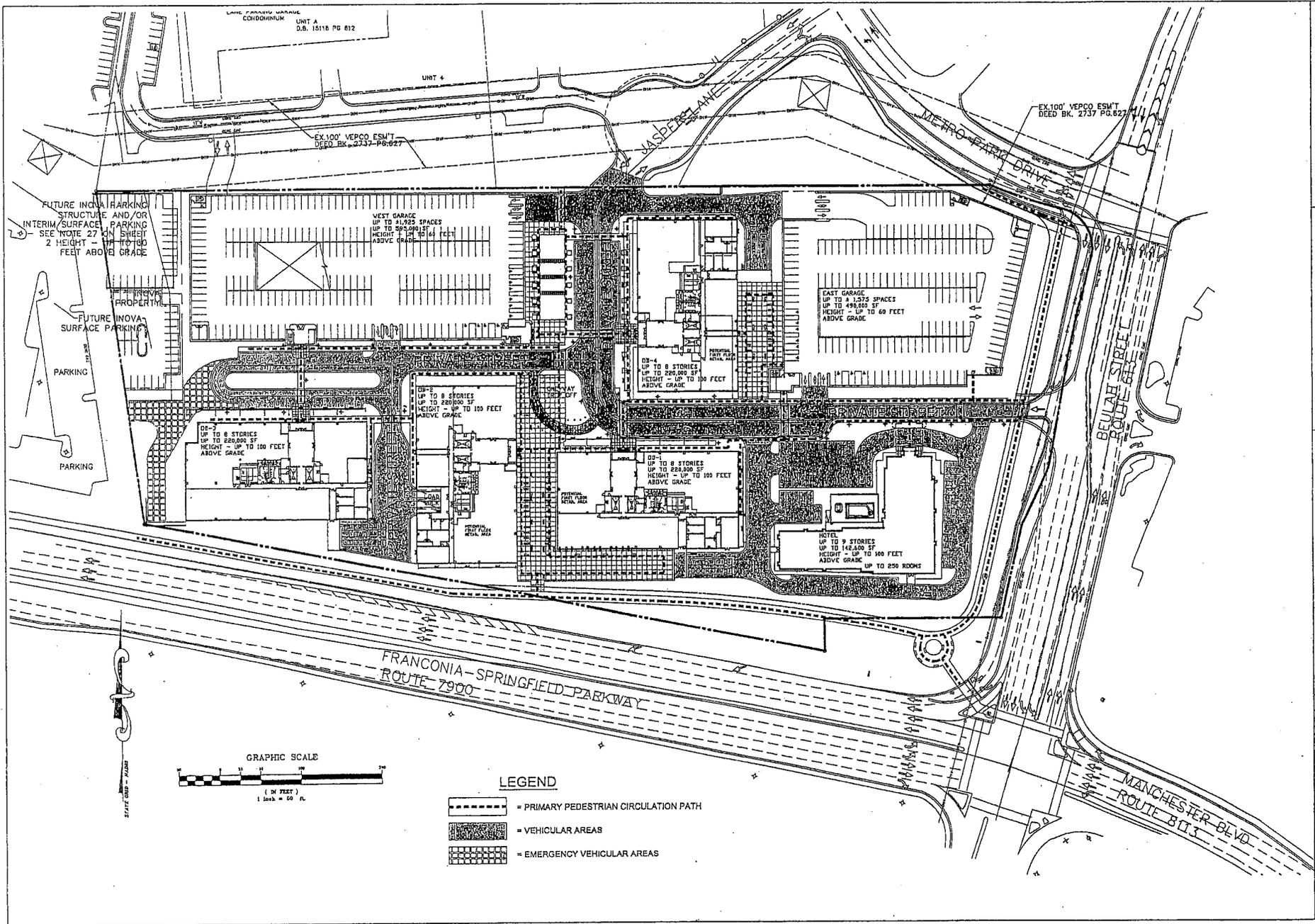


NORTH

VKA REVISIONS

08/23/2010	
12/13/2010	
01/28/2011	
02/08/2011	

DATE:	OCTOBER 20, 2010
DES:	VKA DIV: VKA
SCALE:	1" = 50'
PROJECT/FILE NO.:	V7324A
SHEET NO.:	7-E



VIA
 VIKI CORPORATION
 8800 GREENBERRY DRIVE, SUITE 200, BELLMEAD, INDIANA 46112
 GREENSBORO, NC 27409
 GREENSBORO, NC 27409

LIBERTY VIEW
 COUNTY OF FARRAX, VIRGINIA
 LEE DISTRICT

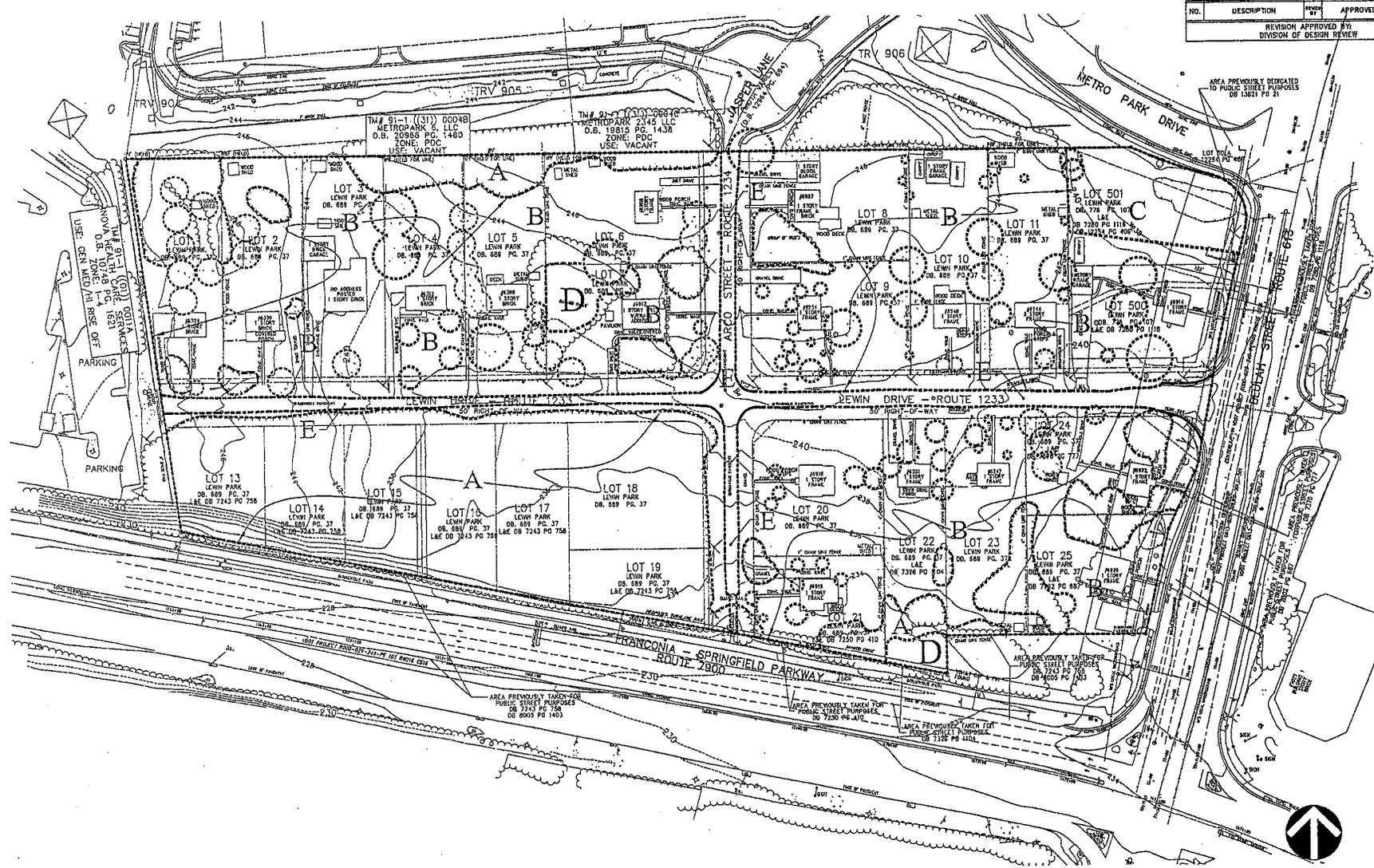
CONCEPT DEVELOPMENT
 PLAN/FINAL
 DEVELOPMENT PLAN
 CIRCULATION PLAN
 HOTEL OPTION

VIIKA REVISIONS

08/13/2010
10/30/2010
12/13/2010
01/28/2011
02/09/2011

DATE:	03/30/2010
DES.	ARC DWN RJB
SCALE:	1"=50'
PROJECT/FILE NO.	V7324
SHEET NO.	8A

NO.	DESCRIPTION	DATE	APPROVED	DATE



VIVA
 BUSINESS PLANNING & LANDSCAPE ARCHITECTURE & PLANNING SERVICES
 1840 GREENWOOD AVENUE, SUITE 101, FALLS CHURCH, VA 22044
 TEL: 703-441-2777
 FAX: 703-441-2778

LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 SPRINGFIELD DISTRICT

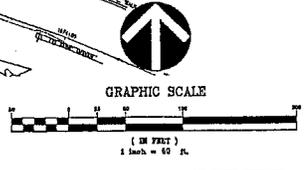
EXISTING VEGETATION
 MAP

VIVA REVISIONS

08/23/2010	
10/20/2010	
12/13/2010	
01/28/2011	
02/28/2011	

DATE:	03/24/2010
DES.:	NPK DWH NPK
SCALE:	1"=60'
PROJECT/FILE NO.:	V7324
SHEET NO.:	9A

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
 CERTIFIED ARBORIST NO. MA-4720AM
 SIGNATURE: *NPK* DATE: 3/24/10



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	LOW TERN SUB-CLIMAX	120,588.86 SF 2.22 AC	UPLAND FOREST	(SEE VEG TYPE COVERS)	EXISTING DECIDUOUS AND CONIFER WOODSTAND
B	DEVELOPED/RESIDENTIAL	SUB-CLIMAX	406,969.12 SF 9.34 AC	SINGLE FAMILY RESIDENTIAL DEVELOPMENT	(SEE VEG TYPE COVERS)	SINGLE RESIDENTIAL DWELLINGS WITH MAINTAINED LANDSCAPING
C	SEASONAL GARDEN	N/A	17,141.83 SF 0.39 AC	FLOWER/VEGETABLE GARDEN AREA	(SEE VEG TYPE COVERS)	MAINTAINED VEGETABLE AND FLOWER GARDEN WITH LAWN EDGE
D	UNMAINTAINED DEVELOPED	SUCCESIONAL	10,074.71 SF 0.23 AC	MATURE INVASIVE BAMBOO	(SEE VEG TYPE COVERS)	INVASIVE BAMBOO WITHIN THE SINGLE FAMILY RESIDENTIAL LOT AREAS
E	EXISTING ASPHALT ROAD	N/A	30,633.36 SF 0.71 AC	N/A	N/A	EXISTING ASPHALT ROAD WITHOUT CURB & GUTTER
		TOTAL	585,708 SF 13.45 AC			

VEGETATION COVER TYPES

"A" PRIMARY COVER

Acer rubrum-Red Maple
 Acer spicatum-Silver Maple
 Ilex opaca-American Holly
 Pinus virginiana-Virginia pine
 Prunus serotina-Black Cherry
 Quercus alba-White Oak

Quercus phellos-Willow Oak
 Quercus muhlenbergii-Chestnut Oak
 Robinia pseudoacacia-Black locust
 Spirea rotundifolia-Greenerbrier
 Wistaria frutescens-American Wisteria

"B" PRIMARY COVER

Acer rubrum-Red Maple
 Acer spicatum-Silver Maple
 Ilex opaca-American Holly
 Juniperus virginiana-Eastern Red Cedar
 Liquidambar styraciflua-American Sweetgum
 Morus alba-White Mulberry

Pinus virginiana-Virginia pine
 Prunus serotina-Black Cherry
 Populus deltoides-Eastern Cottonwood
 Quercus alba-White Oak
 Robinia pseudoacacia-Black Locust
 Thuja occidentalis-Eastern White Cedar
 Ulmus americana-American Elm

"C" PRIMARY COVER

SEASONAL VEGETABLE GARDEN WITH ANNUAL / PERENNIAL FLOWERS

"D" PRIMARY COVER

Phyllostachys aurea-Golden Bamboo

EVM NARRATIVE

THE SUBJECT SITE IS A RESIDENTIAL SUBDIVISION WITH 26 EXISTING LOTS. 18 OF THE RESIDENTIAL LOTS ARE DEVELOPED WITH RESIDENTIAL HOMES. 7 OF THESE LOTS ARE THE UNDEVELOPED AND ARE VEGETATED WITH A SEMI-MATURE UPLAND WOODSTAND. THE REMAINING LOT IS UNDEVELOPED AND IS USED AS A PRIVATE VEGETABLE AND FLOWER GARDEN. THIS SUBDIVISION WAS DEVELOPED IN THE 1980'S AND WAS INITIALLY LANDSCAPED AT THE TIME OF CONSTRUCTION. THERE ARE CULTIVARS ON THE DEVELOPED PROPERTIES THAT ARE VOLUNTARY PLANT GERMINATIONS THAT THREW INTO MATURE VEGETATION.

COVER TYPE-A: THIS IS PREDOMINANTLY DECIDUOUS VEGETATION WITH SOME SAMPLING OF CONIFERS. THIS UPLAND FOREST COVERS 2% OF THE SITE AND HAS AN AGE CLASS OF SEMI-MATURE TO MATURE. GENERALLY THIS VEGETATION IS OF GOOD TO FAIR HEALTH. ALTHOUGH THERE IS CLEAR EVIDENCE OF STORM DAMAGE AND OCCURRENCE OF ESTABLISHED INVASIVE PLANTS.

COVER TYPE-B: THIS AREA INCLUDES THE 18 RESIDENTIAL LOTS. THIS AREA HAS LANDSCAPED AND VOLUNTARY VEGETATION. THIS LANDSCAPED AREA COVERS 85% OF THE PROJECT SITE. THE VEGETATION AGE CLASS IS FROM SEMI-MATURE TO MATURE. THIS AREA SHOWS THE LANDSCAPING TO BE MAINTAINED BUT AT A MODERATE LEVEL. THERE ARE LOCATIONS WHERE INVASIVE PLANT MATERIAL HAS ESTABLISHED. THE HEALTH OF THIS LANDSCAPED AREA IS FAIR TO GOOD ALTHOUGH THERE IS NO STRONG EVIDENCE TO BIOTO DISEASE.

COVER TYPE-C: THIS AREA IS THE ONE LOT THAT IS NOT DEVELOPED AND HAS BEEN CLEARED OF A WOOD PLANT STAND. TYPE-C AREA COVERS 3.5% OF THE OVERALL PROJECT SITE. WHILE THIS AREA IS NOT WOODED IT SHOWS A HIGH SEASONAL MAINTENANCE SCHEDULE WITH GOOD HEALTH.

COVER TYPE-D: THIS AREA IS WITHIN THE AREA OF THE RESIDENTIAL LOTS AND IS DOMINATED BY INVASIVE BAMBOO PLANT MATERIAL. THIS AREA COVERS 1.7% OF THE SITE. THE INVASIVE VEGETATION IS A MATURE AND ESTABLISHED AND SHOWS WEAR AND WEAR. THERE IS NO EVIDENCE OF ANY EFFORTS OF REMOVAL.

COVER TYPE-E: COVER TYPE-E IS PAVED ASPHALT ROAD WHICH COVERS APPROXIMATELY 6% OF THE SUBJECT SITE.

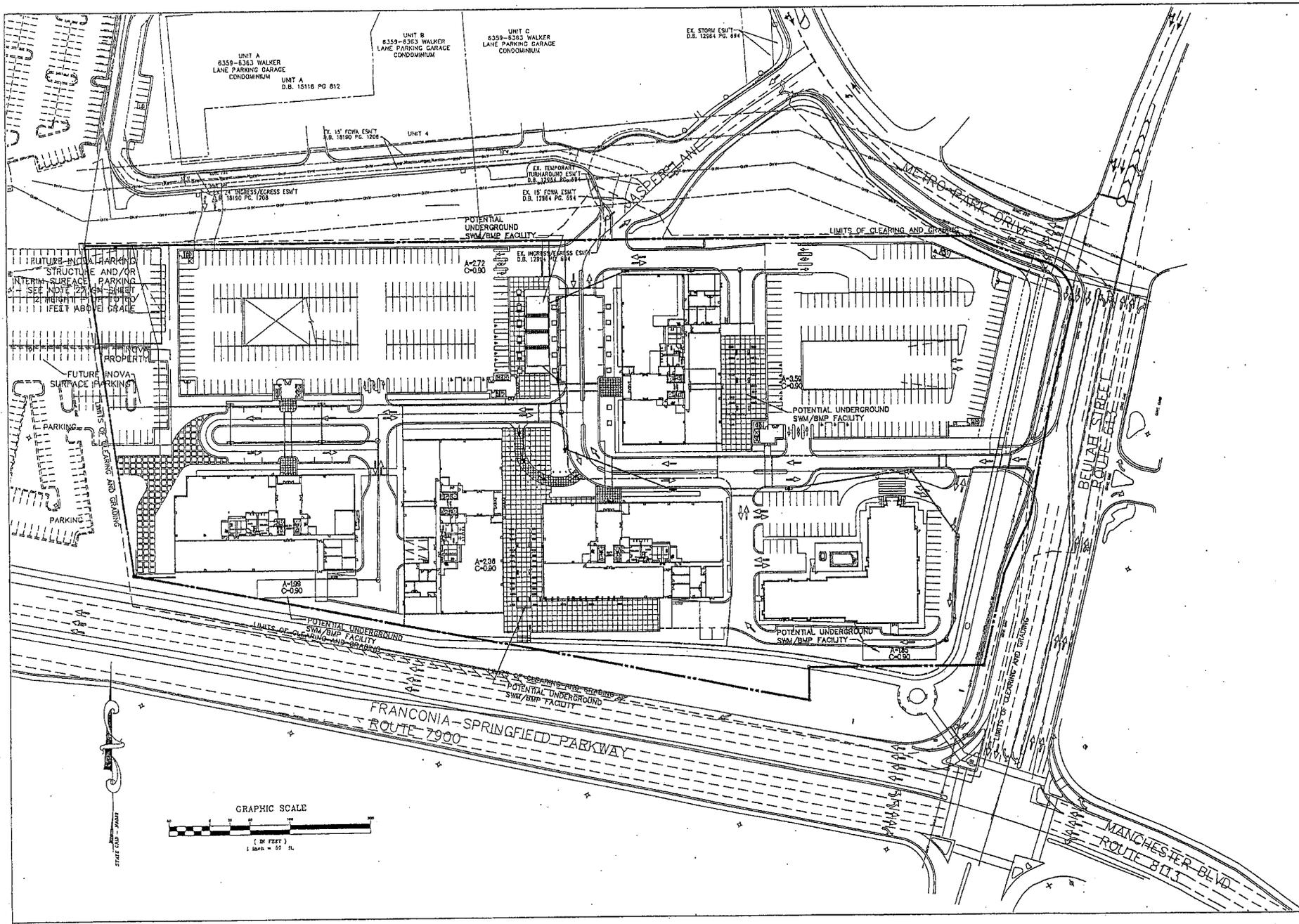
THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS OUTLINED IN PPM 12-0507.4.

Step	Totals	Reference
A. Tree Preservation Target Calculations and Statement		
A.1	Pre-development area of existing tree canopy (from existing vegetation map) (SP) =	210,263.00
A.2	Percentage of gross site area covered by existing tree canopy =	0.36 see § 12-0507.2
A.3	Percentage of 10-year tree canopy required for site =	0.10 see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36
A.5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00
A.6	Has the Tree Preservation Target minimum been met?	No Provide Yes or No
A.7	If No for line A.6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C Provide sheet number, see § 12-0507.3
A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES see § 12-0507.4

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A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES see § 12-0507.4

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
 CERTIFIED ARBORIST NO. MA-4726A

SIGNATURE  DATE 2/2/11



VIA
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 FARMERSVILLE, VA 22434
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 WWW.VIAVA.COM

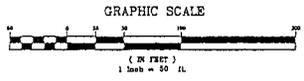
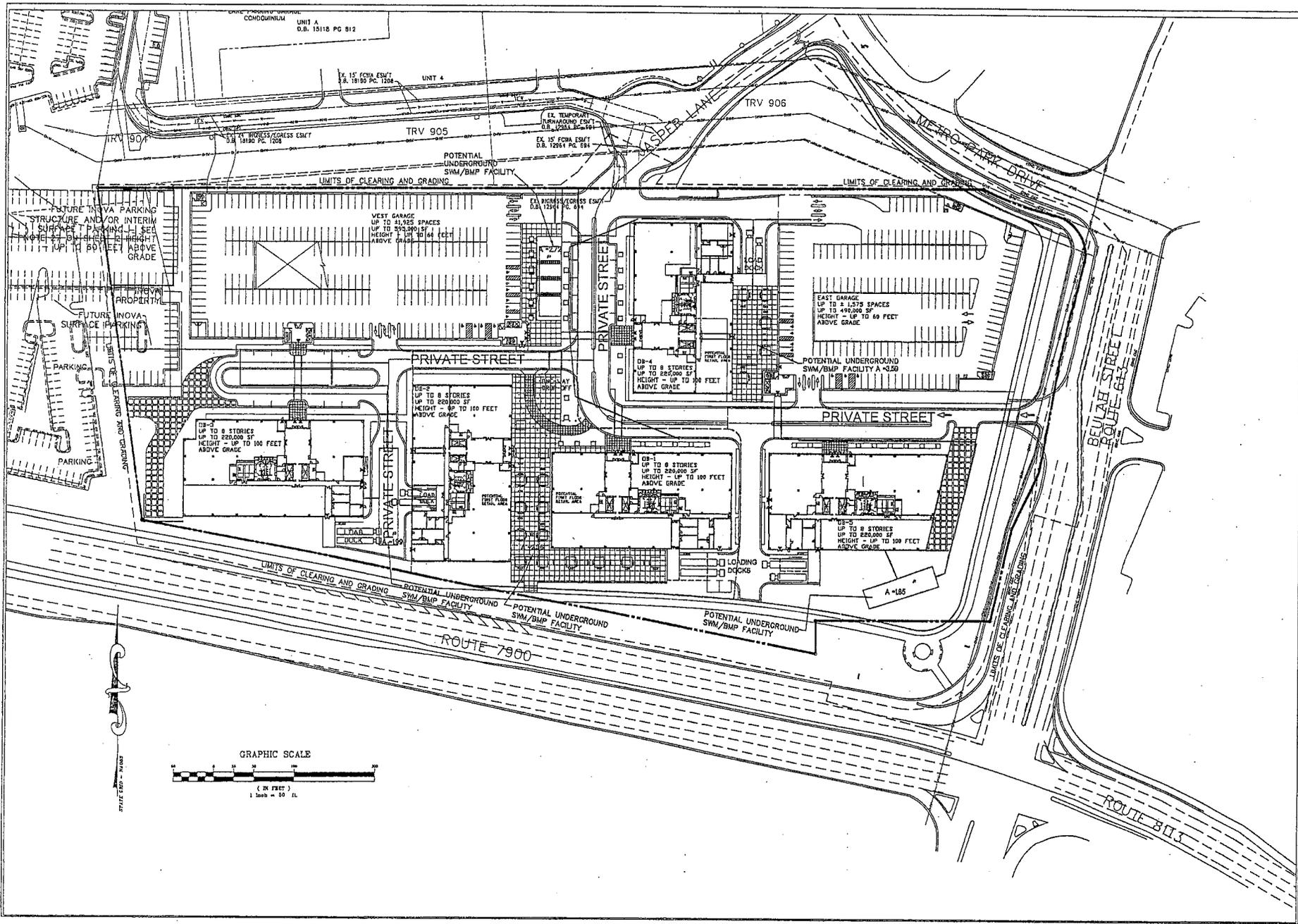
LIBERTY VIEW
 COUNTY OF FAIRFAX, VIRGINIA
 LEE DISTRICT

CONCEPT DEVELOPMENT
 PLAN/FINAL
 DEVELOPMENT PLAN
 HOTEL OPTION

VIA REVISIONS

08/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE:	01/30/2011
DES.:	ARC DWH. RUP
SCALE:	1"=50'
PROJECT/FILE NO.:	Y1324
SHEET NO.:	10A

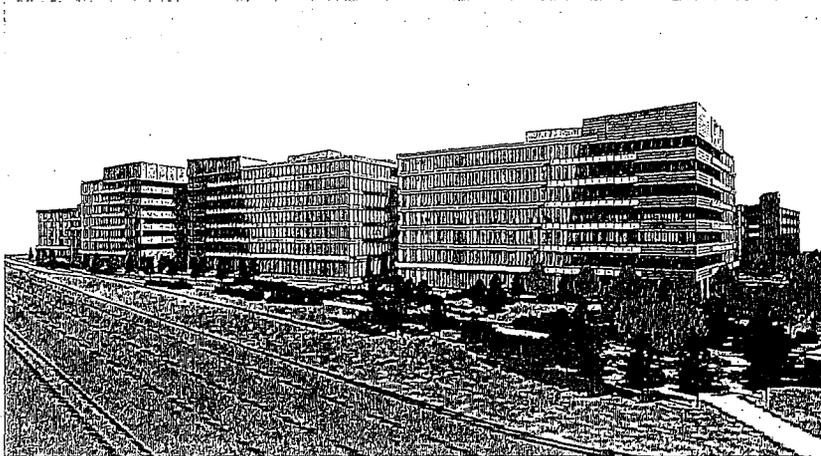


CONCEPT DEVELOPMENT
 PLAN/FINAL
 DEVELOPMENT PLAN
 SITE DRAINAGE DIVIDES

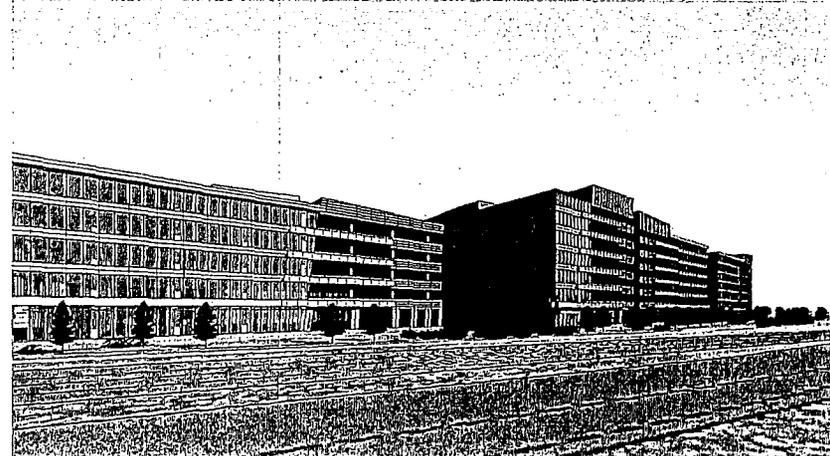
VIVA REVISIONS

06/23/2010
09/20/2010
11/13/2010
01/28/2011
02/08/2011

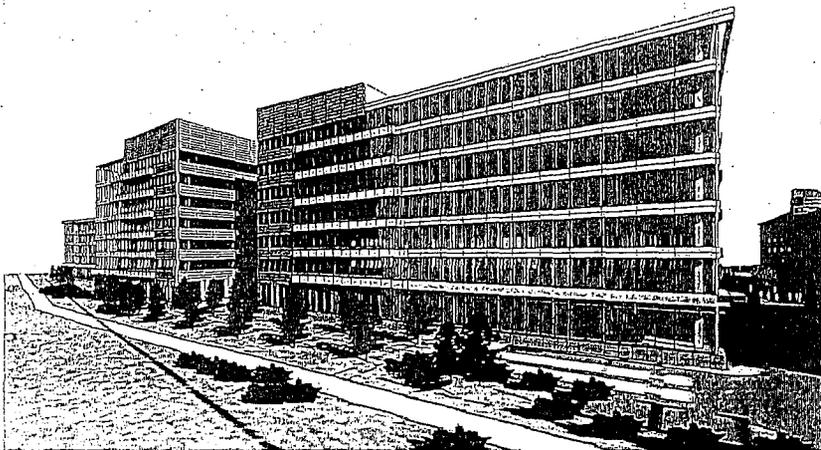
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DES.	DWM
ARC	RJB
SCALE	1"=50'
PROJECT/FILE NO.	V7324
SHEET NO.	10B



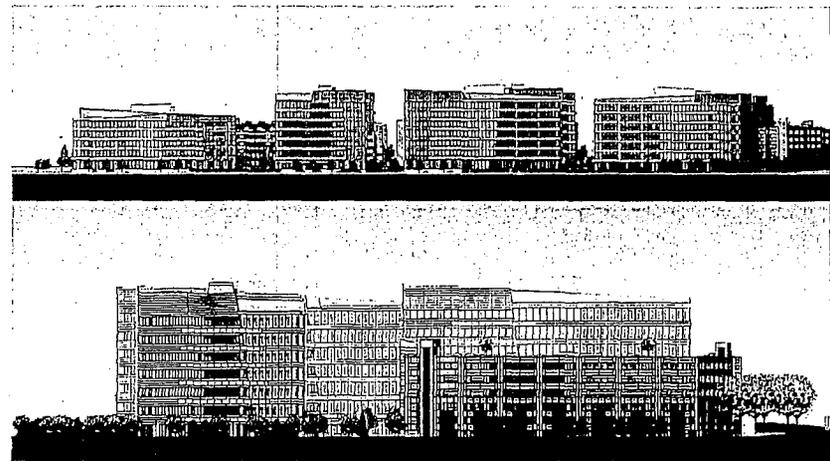
4 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
TWS
10-1021_SITE.III



2 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
TWS
10-1021_SITE.III



3 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
TWS
10-1021_SITE.III



1 SOUTH AND EAST ELEVATIONS
TWS
10-1021_SHT.III

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
Liberty View
County of
Fairfax
VA
PROJECT NO. 3-09-100.00

DRAWING TITLE
ELEVATIONS &
PERSPECTIVES

Printed On: 10/26/11, 8:03pm
SCALE: NTS
DATE: February 04, 2011
DRAWN BY: JJ
CHECKED BY: AS, CS
TWS_H_Full Size.pcd

DRAWING NUMBER
SHT-14
SHEET OF

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dcs
DESIGN

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REVISIONS

PROJECT TITLE
Liberty View
County of
Fairfax
VA

PROJECT NO. 3-08-788-00

DRAWING TITLE
PERSPECTIVES

Prepared On: 02/06/11, 8:30pm

SCALE: NTS

DATE: February 03, 2011

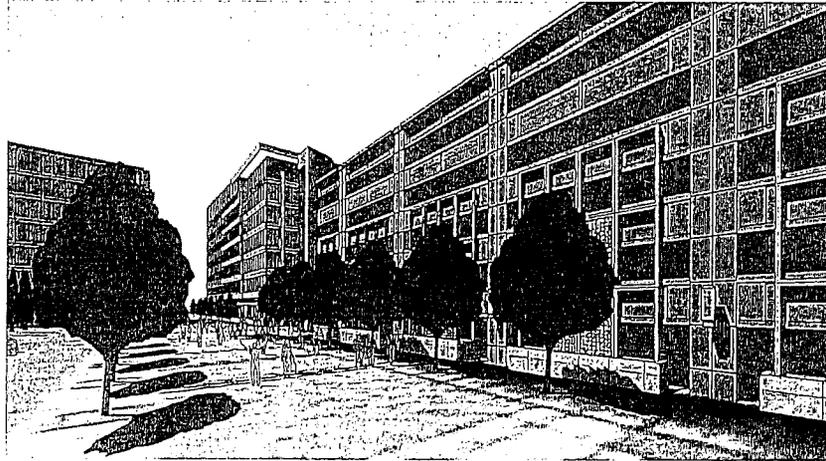
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CHECKED BY: AS, CG

PLS11_F04 3/6/11.rvt

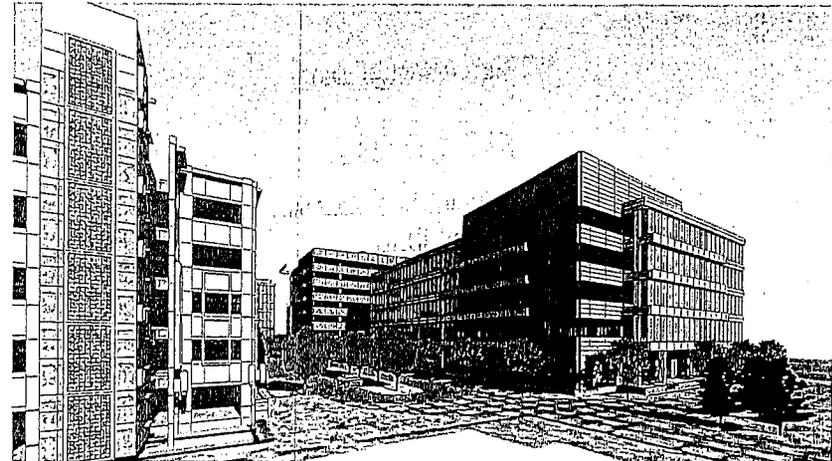
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SHEET OF



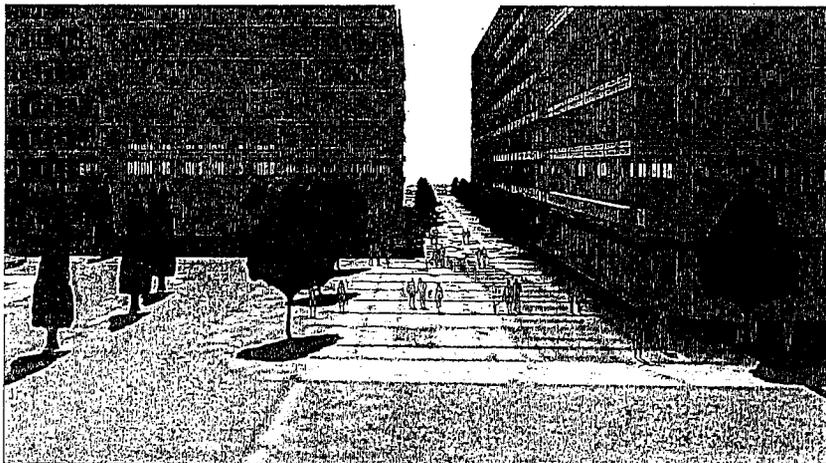
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NTS
10-1021_SITE.U31



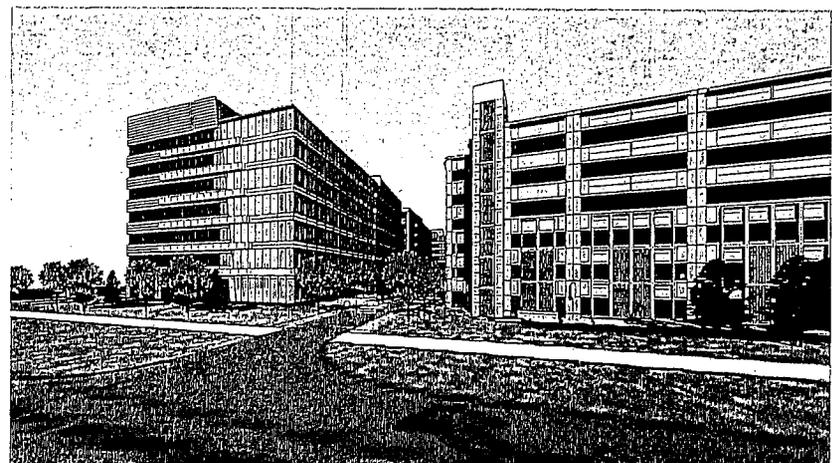
2 PERSPECTIVE FROM WEST PARKING GARAGE

NTS
10-1021_SITE.U31



3 PERSPECTIVE - OFFICE PARK

NTS
10-1021_SITE.U31



1 PERSPECTIVE FROM BEULAH STREET

NTS
10-1021_SITE.U31