



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

Keith C. Martin
Tramonte, Yeonas and Roberts, P.C.
8221 Old Courthouse Road, Suite 300
Vienna, VA 22182

RE: Proffered Condition Amendment Application PCA-C-083-02
(Concurrent with Rezoning Application RZ 2009-BR-015 and
Special Exception Amendment Application SEA 87-A-086-02)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 26, 2011, approving Proffered Condition Amendment Application PCA-C-083-02 in the name of College Town Associates, L.P. The Board's action amends the proffers for Rezoning Application RZ C-83, previously approved for commercial development to permit modifications to proffers and site development with an overall Floor Area Ratio (FAR) of 0.24. The subject property is in the southeast quadrant of the intersection of Ox Road and Braddock Road on approximately 18.64 acres of land [Tax Map 68-1 ((1)) 9], in the Braddock District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

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

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

PCA-C-083-02
April 27, 2011

-2-

Cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock 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
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
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
PROFFERED CONDITION AMENDMENT PCA-C-083-02
(Concurrent with Rezoning Application RZ 2009-BR-015 and
Special Exception Amendment Application SEA 87-A-086-02)**

WHEREAS, College Town Associates, L.P. filed in the proper form an application to amend the proffers for RZ 2009-BR-015 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 26th day of April, 2011.



Nancy Vehs
Clerk to the Board of Supervisors



PROFFERS
College Town Associates, L.P.
RZ 2009-BR-015
PCA C-83-02

April 5, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Rezoning and Proffer Condition Amendment (PCA) proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 68-1((1))9A (rezoning parcel) and Tax Map Reference No. 68-1((1))9 (PCA Parcel) (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the C-6 District and PCA C-83-02 are granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application requests are denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Applicant hereby reaffirms the Proffered Development Conditions approved with PCA C-83-1 subject to the following amended Proffered Conditions that amend paragraph B of the Proffered Development Conditions dated September 11, 1984, and the proffers associated with the C-2 zoned portion (Tax Map 68-1((112))9B) of PCA C-83-1 shall remain in effect.

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA Plat") entitled "College Town Associates, L.P.....University Mall" (hereinafter referred to as GDP/SEA Plat), prepared by Bohler Engineering Inc., and dated June 19, 2009 as revised through March 11, 2011.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-403 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be .24. Based on the maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 206,338 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the GDP/SEA Plat as determined by the Zoning Administrator.

4. Architecture.

A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and section shown on sheets 24 through 32 of the GDP/SEA Plat.

B. Rooftop 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. Rooftop mechanical equipment will be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

C. The following colors and materials shall be used on the main shopping center building and shall be compatible with each other and with the illustrations shown on Sheets 24 to 32 of the GDP/SEA Plat as determined by the Department of Public Works and Environmental Services (DPWES):

Materials - Color Palette:

- Masonry – Rusty Red-browns
- EISF (Exterior Finish and Insulation System) – Earth Tones

- Aluminum Storefront and Curtain wall - Silver
- Fabric Awnings – Varied Accent Colors and Patterns
- Corrugated Metal - Gray
- Decorative metal work elements – Black and Silver

- Sidewalk Paving - Buff and Brown

D. Retaining walls shall be constructed in substantial conformance with those shown on sheet 7, 8 and 9A of the GDP/SEA Plat and shall meet Public Facilities Manual ("PFM") requirements.

E. The outdoor play area for the child care center in Building F shall be a minimum area of 5000 s.f. and shall be screened with a solid fence or wall a minimum of 6 feet in height, as shown on the GDP/SEA Plat.

F. Buildings E, F and G shall have consistent 4 sided architectural treatments with compatible materials and color schemes with the Main Mall buildings. Techniques shall include but not be limited to features along the buildings facing Braddock Road and Ox Road.

5. 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 be consistent in quality and character with the illustrative examples included in Site Details Sheet 21 of the GDP/SEA Plat.

6. Signage.

A. All signage shall comply with Article 12; however, all signage for Buildings A, B, C, D, E and F shall be subject to a Special Exception for waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact adjacent neighborhoods; Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development.

B. Accent lighting. All building accent lighting shall be in substantial conformance with the outdoor Lighting Standards of Par. 2C of Sect. 14-902 that provides for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated.

7. Building Height Increase. The accompanying Special Exception application seeks an increase in the allowable height in a C-6 district from 40 feet to allow four building accent towers (a 46 foot tower on Building A, 60 and 65 foot towers on Building C and a 54 foot

tower on Building D) as well as a 42 foot building height for a portion of Building C) as depicted on the GDP/SEA Plat.

8. Building J1. Building J1 is currently occupied by a drive-in financial institution. At least 90 days prior to the expiration of the existing lease, the applicant shall inform the occupant of the building that upon expiration of the lease, the drive-in window and associated driveway will be removed and additional landscaping shall be provided per the recommendation of Urban Forest Management (UFM). If the current occupant leaves the building, the drive-in window and associated driveway shall be removed and additional landscaping shall be provided per the recommendation of UFM. In any event, the drive-in window shall be removed prior to the issuance of a Non-residential (Non-Rup) for a new occupant.

GREEN BUILDING PRACTICES

9. The applicant will include, as part of the site plan/subdivision plan submission and building plan submission for Buildings E, F and G1 to be constructed, a list of specific credits within the most current version of the U.S. Green Building Council's (USGBC's) Leadership in Energy and Environmental Design—Core and Shell rating system (LEED®-CS) that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

10. In addition, prior to site plan approval for Buildings E, F and G1, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

11. Prior to building plan approval for buildings E, F and G1, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the

U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

12. As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of 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 each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the 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.

13. In the event building G2 is a Fast Food Restaurant the following measures shall be taken in lieu of LEED certification:

A. Prior to the issuance of the Non-Residential Use Permit, verification shall be provided to the Department of Planning and Zoning that the following green building elements have been completed. These elements shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a Fast Food Restaurant employee.

B. Prior to the issuance of the Non-Residential Use Permit, a copy of the draft electrical purchasing agreement detailing the purchase of renewable energy credits totaling 35% of the restaurant electrical use, and the methodology for determining the electrical use shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning .

C. The use of rooftop HVAC units with an 11 EER (Energy Efficiency Rating) for the 15 Ton Unit and a 13 SEER (Seasonal Energy Efficiency Rating) for the 4 Ton Unit.

D. The use of compact fluorescent light fixtures as the predominant fixture in the dining room.

E. The use of high efficiency fluorescent light fixtures in kitchen area.

F. The use of low flow water closest, urinals and lavatories.

G. The use of automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.

H. The use of low volatile organic compound (VOC) adhesives, paints, and sealants, with the exception of fire caulking, mastic products used to seal the roof membrane and any flues used to weld PVC piping together. Specifically, architectural paints and coatings applied to interior walls and ceilings shall not exceed the VOC contents limits established in Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993. Anti-Corrosive and anti-rust paints applied to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/l established in Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997. Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements shall not exceed the VOC content limits established in South Coast Air Quality Management District (SCAM) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. Finally, adhesives, sealants, and sealant primers, with the exception of fire caulking, mastic products used to seal the roof membrane and glues used to weld PVC piping together, shall comply with South Coast Air Quality Management District (SCAM) Rule #1168.

I. The use of highly reflective building roof to include an initial solar reflectivity index (SRI) equal to or greater than 78.

J. Develop and implement a construction and demolition waste program which provides for, at a minimum, construction waste management recycling for the existing building demolition, consisting of storefront windows, glass window lights in exterior doors, structural steel (columns, lintels, etc.), storefront glass window frames, hollow metal doors/frames, and steel supports from dining room seating/tables at site plan review. A copy of the waste program shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning prior to site plan approval.

14. Prior to the issuance of any permits for building signs for Building G, verification shall be provided to DPZ that LED illumination shall be used within the signs. The use of LED illumination shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also licensed architect or engineer but not employed by the applicant.

15. Energy Conservation/Green Building. The Application shall utilize green building practices for the proposed improvements to the Building A and C expansion areas including, but not limited to, the following strategies:

- A. Consult a LEED accredited professional in the design of the addition;
- B. Provide space for storage and collection of recyclables within each building, including code-required paper and cardboard, and additional materials including but not limited to aluminum, plastic, and glass, and proof of a recycling commitment for these materials in the trash haul contract;
- C. Prohibit smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows;
- D. Design the addition to use insulated low e glass, or equivalent functioning glass; with a U factor of 0.35 or better;
- E. Utilize Energy Star (or equivalent) appliances; and
- F. Provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of the above five requirements prior to issuance of building permits for the proposed expansion areas.

TRANSPORTATION

16. Reservation/Dedication for Ox Road and Braddock Road. The Applicant shall reserve for future dedication for public street purposes and conveyance in fee simple to the Board of Supervisors, for no additional consideration, monetary or otherwise, the right-of-way needed to widen Ox Road and Braddock Road across the Property's frontage as a grade separated interchange as shown on sheet 20 of the GDP/SEA Plat. The Applicant shall then dedicate the right-of-way as specified in Proffers 16B and 16C. Such right-of-way shall be of variable width, and shall be located within the Property in the areas as generally shown on Sheet 20 of the GDP/SEA Plat. The exact location and amount of right-of-way to be dedicated shall be determined in relation to the final engineering design of the Ox Road/Braddock Road Interchange as determined by DPWES and VDOT. Reservation and Dedication of such right-of-way shall be made as follows:

A. A Deed of Street Reservation to the Board of right-of-way along the Property's Braddock Road and Ox Road frontages as shown on sheet 20 entitled Phase 3 Plan shall be recorded among the land records at time of the first site plan approval for new development. The Deed shall be in conformance with that which is proffered. The Applicant shall provide a copy of the Deed to the Fairfax County Department of Transportation before recordation.

B. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land areas as shown on Sheet 19 of the GDP/SEA Plat or as determined by the final designs of the interim transportation improvements for the Ox Road/Braddock Road corridor. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication, at their own expense.

C. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land area as shown on Sheet 20 of the GDP/SEA Plat or as determined by the final designs for the Ox Road/Braddock Road interchange. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication at their own expense.

D. In the event the Applicant receives written notice to dedicate the Braddock Road and Ox Road right-of-way pursuant to paragraphs C. and D. above prior to the expiration of the leases governing Building "H" and the "Gas Station Building" lessees, (i) the Applicant shall request the County to acquire the necessary property rights held by Building "H" and the "Gas Station Building" lessees by means of its condemnation powers, at the Applicant's expense. The Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the leasehold value of the right-of-way easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) Letter of Credit or cash (at the Applicant's discretion) in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which Letter of Credit can be drawn upon by the County. In the event the property owner and Lessees of the right-of-way or easements to be acquired are awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by the Applicant within fifteen (15) days of said award. All other costs incurred by the County in acquiring the right-of-way, including relocation costs and attorney's fees associated with condemnation, shall be paid to the County by the Applicant on

demand. The Applicant agrees to waive its condemnation award for its fee simple interests in the condemned right-of-way.

E. The Applicant shall not renew the leases for Building H and the Building I Service Station and shall not enter into any new leases that would convey any leasehold interest in the reservation area described above. All new leases of leasehold interests outside the reservation area shall include full disclosure of the reserved right-of-way and shall include a lease termination paragraph upon dedication.

F. If not previously approved by the Board of Supervisors, an SEA will be required for Building I (service station) to reflect Phase II and III improvements as shown on the GDP/SEA Plat.

17. Bike Parking. At the time of each site plan for new construction, the Applicant shall provide and install a minimum of one (1) bicycle storage space per 7,500 square feet of total commercial gross floor area unless demonstrated that a minimum of twenty-eight (28) bicycle storage spaces have been provided on-site. The design and placement of bicycle storage spaces shall be done in consultation with the Fairfax County Department of Transportation and shall not be located in vehicular parking spaces.

18. New Southern Entrance on Ox Road and Inter-Parcel Access to the South.

A. Prior to the issuance of the first new Non-RUP, the Applicant shall (1) construct a temporary right in/right out only entrance along Ox Road generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat, (2) dedicate additional right of way needed to construct the inter-parcel access to the south (as shown on the GDP/SE Plat on Sheets 7, 8, 19, and 20) to the Board of Supervisors in fee simple for public street purposes, for no additional consideration, monetary or otherwise, and (3) escrow with the County one-half (1/2) of the cost not to exceed \$125,000 to design, equip and install a new traffic signal at a shared common full movement entrance located off-site of the Property approximately 565 feet to the south of the existing north Property entrance on Route 123.

B. Prior to final bond release, the applicant shall conduct a signal warrant study for a traffic signal in the general vicinity, which may be off-site, of the New Ox Road Entrance as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat.

(i) In the event that the signal is found warranted, the applicant shall (1) fully fund the installation of the traffic signal, (2) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already complete by VDOT, (3) construct the inter-parcel access travel-way to the southern property line with the flexibility to slightly shift the inter-parcel access to accommodate access from the south, and (4) record a public access easement for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

(ii) In the event that the signal is deemed necessary by VDOT, or VDOT closes the new southern entrance on Ox Road the Applicant shall escrow an additional \$125,000.00 for signalization of the shared common full movement entrance located off-site to the south as referenced above. Said escrow contribution shall be made within thirty (30) days of receipt of a written request by either VDOT or FCDOT. The Applicant shall also (1) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already completed by VDOT, (2) construct the inter-parcel access travel-way to the southern property line with the flexibility to slightly shift the inter-parcel access to accommodate access from the south, and (3) record a public access easement for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

C. In the event that a traffic signal is not warranted by the signal warrant study or deemed necessary by VDOT, the right in/right out only entrance along Ox Road generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat may remain and those funds escrowed by the Applicant shall be returned with interest no later than 10 years after final bond release or at the time VDOT deems the traffic signal is not necessary.

19. Existing Ox Road Entrance. Prior to the issuance of the first new NON-Rup, the Applicant shall lengthen the throat to the entrance on Ox Road, construct a sidewalk connection to Ox Road and paved crosswalks connecting to Building A as shown on sheet 7 and 8. It is understood that this entrance will be eliminated by VDOT with the interchange improvements as shown on sheet 20 of the GDP/SEA Plat. At such time, the Applicant shall reconfigure the parking area and plant additional landscaping along Ox Road to conform with the landscaping on either side at their own expense.

20. Eastern Braddock Road Entrance. Prior to the issuance of the first new Non-RUP, the Applicant shall widen the entrance/exit along Braddock Road to provide a left turn exit, through exit and right turn exit lanes as shown on sheets 7, 8, 19 and 20 of the GDP/SEA Plat (at the intersection of Roanoke River Road and Braddock Road).

21. Westbound Left Turn on Braddock Road. Prior to the issuance of the first new Non-RUP the Applicant shall lengthen the westbound left turn lane at the Roanoke River Road and Braddock Road intersection to provide a 335 foot turn lane, with a 200 foot taper as shown on the GDP/SEA Plat sheet number 7.

22. Shared Parking Study/Parking Reduction Study. At the time of dedication of right-of-way for the "Phase 2 Plan" and/or "Phase 3 Plan", a shared parking study and/or parking reduction study that demonstrates that adequate parking is available for the entire shopping center shall be submitted for approval in accordance with the Zoning Ordinance. If it is determined in review of the revised shared parking and/or parking reduction study that the parking is not adequate for the shopping center, the Applicant shall be permitted to provide additional parking spaces on the Property without a proffered condition amendment, provided that open space is not reduced, or to reduce the number of uses and adhere to the limits specified by DPWES.

23. Pedestrian Signal Timing. Subsequent to completing the improvements outlined in paragraphs 19 and 20, the Applicant shall submit a pedestrian signal study to VDOT seeking an increase in the amount time allocated for pedestrians using the crosswalks at the intersection of Braddock Road and Roanoke River Road and pay for any modifications to the timing of the pedestrian signal at the intersection of Braddock Road and Roanoke River Road, as approved and determined to be necessary by VDOT.

STORMWATER MANAGEMENT

24. Stormwater Management ("SWM") Facilities. The Applicant will fulfill such requirements through the use of an underground system shown on the GDP/SEA Plat in accordance with the stormwater management narrative and Fairfax County requirements in the Public Facilities Manual. SWM and outfall shall be reviewed for adequacy by DPWES at the

time of site plan approval. If measures depicted on the GDP/ SEA Plat are determined not to be adequate, a PCA may be required.

25. Interim SWM Facilities. Concurrent with the construction of the underground system during the first phase of development, the Applicant shall phase construction of SWM facilities as approved by DPWES.

LANDSCAPING

26. Landscaping and Landscaped Open Space. The site plan submitted for the development shall include a landscape plan consistent with that on Sheets 17, 18, 19 and 20 of the GDP/SEA Plat. The Applicant shall maintain the existing landscaping on site and the proposed landscaping as shown on the GDP/SEA Plat. All new deciduous trees provided as shown on such landscape plan, shall be a minimum of 2 to 2.5 inches in caliper at the time of planting. All new evergreen trees used in peripheral screening and landscaping areas and public spaces shall be a minimum of six (6') feet in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the GDP/SEA Plat as determined and approved by UFM.

27. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the GDP/SEA Plat. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP/SEA Plat and shall conform to the tree canopy calculations specified in the County Public Facility Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown the GDP/SEA Plat cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping

consisting of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFM.

28. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist or Landscape Architect, and shall be subject to the review and approval of the Urban Forest Management Division DPWES.

A. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for limits of clearing and grading shown on the GDP/SEA Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved such as: crown pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

29. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The owners of the Lots subject to the Amended Covenant dated September 15, 1984 as recorded in Deed Book 6040 at page 971 of the land records, the Braddock District Planning Commission and abutting Property Owners shall be invited to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of

clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

30. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SEA Plat, subject to a 5 foot clearing area along the southern property line to allow construction of the retaining walls. A replanting plan shall be developed and implemented, subject to approval by the UFM for the 5 foot wide area protected by the limits of clearing and grading that must be disturbed for the retaining wall.

31. Tree Preservation Fencing.

A. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition Plan, as may be modified by the "Root Pruning" development condition below.

B. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is

determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

32. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFM and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist or landscape architect.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

33. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFM. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer development conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFM.

34. Bonding.

A. A professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan including both on-site trees and off-site trees 8 inches in diameter and greater, and 25 feet from the limits of clearing and grading. These trees and their value shall be identified on the tree preservation plan at the time of the first submission

of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

B. The Applicant shall practice due diligence to preserve healthy trees determined worthy of saving by Urban Forestry Management. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three percent (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be released shall be determined by UFM. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFM.

C. If at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by UFM, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with UFM, and the Applicant's certified arborist or landscape architect. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant shall also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the GDP Plat that is determined by UFM to be dead or dying due to unauthorized construction activities. This payment shall be based on the "Trunk Formula Method" noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Braddock District.

35. Native Trees. Native species of trees shall be used within the landscaping, streetscape and parking lot landscaping space areas as determined appropriate by the County

Urban Forester per the County PFM. Applicant shall remove, replace and maintain any dead trees in the parking lot landscaping.

36. Supplemental Landscaping in the R-1 zoned area. At the time of planting, the minimum size of deciduous canopy and understory trees shall be 2"-2 ½" caliper, and the minimum height of evergreen trees shall be 8 feet per the County PFM. Areas that are cleared and graded for construction of the retaining wall next to the 50 foot buffer shall be replanted by the Applicant with native species more typically found at the edges of forests, such as *Acer rubrum* (Red maple), *Amelanchier arborea* (Serviceberry), *Cercis canadensis* (Redbud), *Carpinus caroliniana* (American Hornbeam), *Carya glabra* (Pignut hickory), *Cornus florida* (Dogwood), *Hamamelis virginiana* (Witchhazel), *Juniperus virginiana* (Redcedar), *Ilex opaca* (American holly), and *Quercus coccinea* (Scarlet oak), as determined and approved by UFM, as soon as construction activities in the retaining wall area are completed and planting conditions are appropriate, but in no instance shall this occur later than the issuance of a Final NonRUP for any structure adjacent to a cleared area.

MISCELLANEOUS

37. Pedestrian Elements.

A. The Applicant shall construct and maintain pedestrian walk-ways and crosswalks as sheet shown on sheets 10 and 11 of the GDP/SEA Plat as follows:

- Paver crossways connecting Buildings G1 and G2 and to sidewalk from Braddock Road entrance. See Area Detail "D" sheet 11.
- Paver crosswalk leading to Building C. See Area Detail "B" Sheet 11.
- A paver landing area with a knee wall at the center's entrance on Roanoke River Road aligned with the crosswalks from George Mason University connecting to the center's interval sidewalk system. See Sheet 10.
- A pedestrian sidewalk with a raised crosswalk connection to the neighborhood along the southern property line. See Area Detail "C" Sheet 11.

- Each pedestrian element shall be constructed concurrently during construction of the building in closest proximity, and the entire pedestrian circulation plan must be provided with the first phase of construction.

B. The Applicant shall maintain sidewalks and/or trails located outside the public right-of-way. The pedestrian connection to the neighborhood to the south shall include street lights lit and be maintained, including snow removal by the Applicant. The Applicant shall also remove snow/ice from the 50 foot segment of sidewalk north of the property line.

38. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles. The Applicant shall: (a) provide trash cans in the general vicinity of each outdoor seating and patio area; (b) provide for the removal of the trash bi-weekly from this area and (c) generally clean and clear each outdoor seating and patio area of trash daily. The Applicant shall arrange for trash pick ups to occur, no earlier than 7 a.m. and no later than 9 p.m.

39. Loading. All loading activities shall strictly comply with time of day restrictions set forth in the Public Facilities Manual.

40. Food Odor. The applicant shall not allow the discharge of air contaminants/objectionable odors generated by the restaurants or their solid waste. The Applicant shall employ, but not be limited to, the following control measures: **A.** All putrescible material as defined by the Fairfax County Code Section 109-1-1-2, shall be stored in sealed containers and shall be disposed in a container(s) reserved exclusively for use by the restaurants. Such putrescible material shall not be shredded or unsealed. **B.** All putrescible materials shall be removed from the subject property by a commercial refuse hauler as needed, Monday through Saturday. Said trash removal shall occur, no earlier than 7 a.m. and no later than 9 p.m. These standards shall be in addition to any other performance standards, regulations, ordinances, or restrictions provided by law.

41. Parking Enforcement. The Applicant shall prohibit parking of vehicles by people not visiting the shopping center and shall provide signage to alert the public. The Applicant shall maintain a contract with a towing service and have parked vehicles which are in violation towed from the Property at the violator's expense.

42. Security Cameras and Security Guards. A. The Applicant shall install and monitor 24 hour surveillance cameras recording outdoor activity within all parking lots of the shopping center. The Applicant shall provide 24 hour access to camera website to the Fairfax County Police Department. B. Security guards shall patrol the property on Friday and Saturday nights and on nights where live entertainment is provided in any of the eating establishments.

43. Community Room. The Applicant shall construct at no cost to the County, a community meeting space of not less than 1000 square feet at or above grade in the shopping center for uses coordinated by the Applicant. This meeting space shall be used at no cost to the community other than a nominal deposit which would be fully refundable. The Applicant shall provide utilities, cleaning services and general maintenance at no cost to the County. The Applicant shall also provide basic office furniture including desks, chairs and tables and post scheduling information and a phone number.

44. Escalator Clause; Escalation in Contribution Amounts. All proffers specifying contribution amounts, the contribution amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

45. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "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.

46. 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.

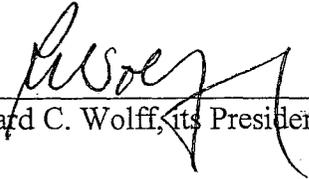
47. University Mall Management Contact Information. Telephone numbers and email addresses for Mall Management Officials shall be provided to the Braddock District Supervisors Office for contact on Mall Management issues.

48. Building G. Applicant shall commence construction of the main shopping center renovation and/or building additions prior to the issuance of a NON-RUP for a use in Building E, F and G.

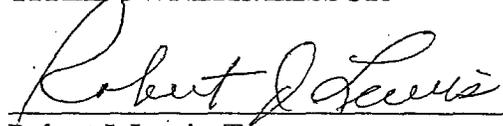
49. Applicant shall replace any on-site fencing that is removed or damaged during construction of the retaining wall next to the 50 foot buffer. The replacement fencing shall be the same type of material and same height as the original fencing.

College Town Associates Limited Partnership
Applicant/Groundlessee

By: Geo. H. Rucker Realty Corporation its
General Partner

By: 
Richard C. Wolff, its President

TITLE OWNERS/LESSOR

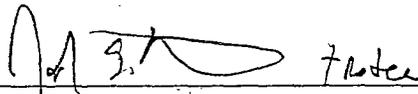


Robert J. Lewis, Trustee

John T. Whatley, Trustee

TITLE OWNERS/LESSOR

Robert J. Lewis, Trustee


John T. Whatley, Trustee

DEVELOPMENT CONDITIONS

SEA 87-A-086-02

March 23, 2011

If it is the intent of the Board of Supervisors to approve SEA 87-A-086-02 on Tax Maps 68-1((1)) 9A and 9 pt. previously approved for a child care center with the University Mall Shopping Center to permit a relocation of the child care center, a fast food restaurant with a drive-in, drive-in financial institutions, an increase in building height from 40 feet up to a maximum of 65 feet, a service station with a mini-mart, and other site modifications pursuant to Sect. 4-604 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site (those conditions carried forward from the previous approval are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "College Town Associates, L.P....University Mall," prepared by Bohler Engineering dated and sealed on March 11, 2011. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permits SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. All exterior lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9, of Article 14 of the Zoning Ordinance. Any signage lighting that faces the residential communities to the south shall be dimmed at least 50 percent from 10 PM to dawn.
6. All signage shall comply with Article 12 of the Zoning Ordinance. As proffered, the applicant shall file a Special Exception Amendment in the future for a

waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact the adjacent neighborhoods.

7. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for every use in the shopping center shall be submitted and approved by DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup) for any additional uses on the property.
8. Pedestrian sidewalks and crosswalks located along the access point leading from George Mason University on Roanoke River Road to the north and the residential community to the south as shown on the GDP/ SEA Plat shall be depicted on the first site plan and shall be completed prior to the issuance of the first Non-residential Use Permit (Non-RUP).
9. Notwithstanding that shown on the GDP/ SEA Plat, an accurate setback from Ox Road for Building H shall be measured and provided on all site plan submissions. If the setback is determined to not meet the Zoning Ordinance requirement of 40 feet in a C-6 District, the applicant shall 1) provide evidence that the existing building has been taxed for a period of 15 years pursuant to Section 15.2307 of the Code of Virginia (which would deem the building as a legal nonconforming use without the ability to expand), or 2) apply for a modification of yard requirement during the first submission of the site plan. In the event that these options fail, the applicant may need to remove the drive-in canopy on Building H to comply with the setback requirement.

Child Care Center

10. The maximum daily enrollment shall be limited to 150 students.*
11. The maximum number of staff for the child care center shall not exceed eighteen (18) persons on site at any one time.*
12. The hours of operation of the child care center shall be limited to 6:00 AM to 7:00 PM, Monday through Friday.*
13. The play area shall include a six foot tall wooden board on board fence as shown on the SEA Plat.
14. Cautionary signage shall be provided on or near Building F to enhance safety for pedestrian access to the child care center.
15. The parking area shall not be used for recreational purposes.
16. Based on the minimum required square footage of outdoor play area per child, no more than 50 children shall be in the outdoor play area at any one time.*

Fast Food Restaurant with Drive-in

17. There shall be a maximum of one fast food restaurant in Building G2 which may have a drive-in lane as shown on the SEA Plat.

Building Heights

18. The height of the accent towers on Buildings A, C, and D shall not exceed the maximum heights shown on the GDP/ SEA Plat. No gross square footage as defined by the Zoning Ordinance shall be permitted in the towers. In addition, no flagpoles or temporary signage shall be displayed on the towers.

Service Station

19. There shall be no separate free standing sign associated with the proposed service station/ mini-mart.*
20. The hours of operation shall be limited to 6:00 A.M. to Midnight, seven days a week.*
21. Landscaping shall be provided as shown on the SEA Plat. The service station bay entrance screening shall be evergreen and graduated in height to provide for safety and good visual buffer.*

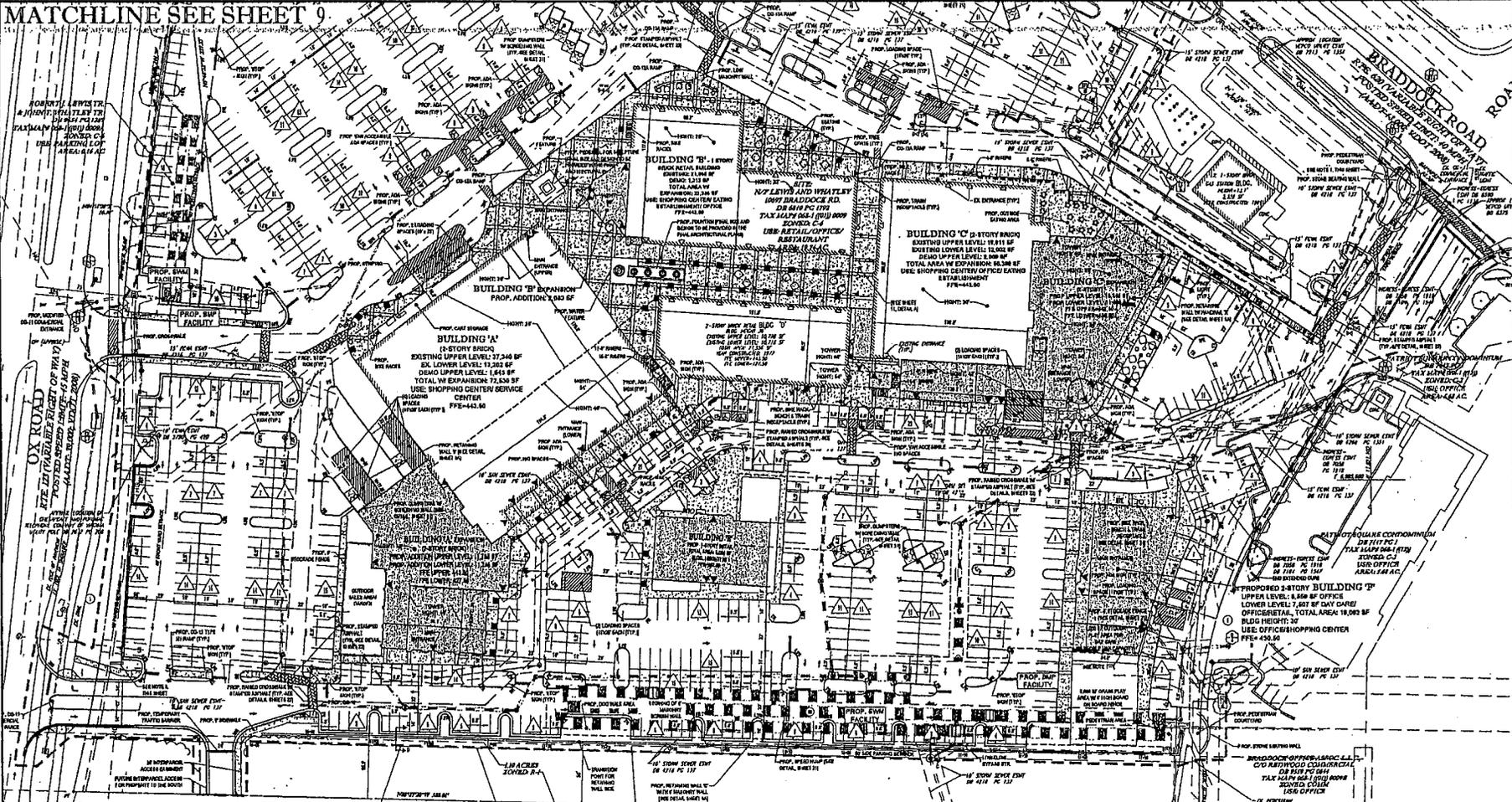
The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



MATCHLINE SEE SHEET 9



EASEMENT LEGEND

- 1. DENOTES RIGHT OF WAY EASEMENT
- 2. DENOTES EASEMENT FOR PUBLIC UTILITY
- 3. DENOTES EASEMENT FOR WATER SERVICE
- 4. DENOTES EASEMENT FOR SEWER SERVICE
- 5. DENOTES EASEMENT FOR GAS SERVICE
- 6. DENOTES EASEMENT FOR TELEPHONE SERVICE
- 7. DENOTES EASEMENT FOR CABLE SERVICE
- 8. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 9. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 10. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 11. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 12. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
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- 16. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 17. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 18. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 19. DENOTES EASEMENT FOR FUTURE DEVELOPMENT
- 20. DENOTES EASEMENT FOR FUTURE DEVELOPMENT

NOTES:

1. THE PROPOSED BUILDINGS, TRAMP RECEPTACLES, AND BIKE RACKS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
2. DETAILS FOR THE TRAMP, TRASH RECEPTACLES AND BIKE RACKS CAN BE FOUND ON SHEET 2.
3. THE TRAMP, WATER FEATURE SIZE AND LOCATION ARE APPROXIMATE AND SUBJECT TO CHANGE. EXACT DIMENSIONS & DETAILS ARE TO BE DETERMINED AT FINAL SITE PLAN.
4. ALL EXISTING UTILITIES ARE SHOWN WITHIN THE FIRST FLOOR FOOTPRINTS ARE TO BE REMOVED.
5. PROPOSED COURTYARD ENTRANCE OFF OF ROAD SHALL BE FRONT-SWITCH-OUT UNIT. SUCH A TIME AS THE PHASE IS DEVELOPED, IT WILL THEN BECOME A FULLY FUNCTIONAL, BRUSH USE INTERSECTION.
6. EXISTING WALKWAY ENTRANCE ONTO OR OFF OF ROAD SHALL REMAIN A FULL FUNCTIONING INTERSECTION UNIT, SUCH A TIME AS THE PHASE IS DEVELOPED, WALKWAY SHALL BECOME A RIGHT-OF-WAY CUT ENTRANCE.
7. FOR CONSTRUCTION WITH REGARD TO OVERALL SITE, THE LIMITS OF CLEARING AND GRADING MAY EXTEND INTO THE OPEN SPACE EASEMENT TEMPORARILY FOR THE CONSTRUCTION OF RETAINING WALL 'W' AND WALL 'E' REPLENTS UPON COMPLETION.
8. FUTURE WALKWAY ENTRANCE FOR WHICH OTHER ENTRANCES ARE CLOSED OR A SPECIAL EXCEPTION FOR A CONFORMANCE'S SIGN PLAN IS SUBMITTED.



REFER TO SHEET 2 FOR BULK PLANE REQUIREMENTS

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED PROFESSIONAL ARCHITECTS
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS

1000 BRADDOCK ROAD
 SUITE 100
 COLLEGE TOWN, VA 22604
 (540) 424-9211

NO.	DATE	REVISION
1	08/11/11	ISSUE FOR PERMITS
2	08/11/11	REVISED PER COMMENTS
3	08/11/11	REVISED PER COMMENTS
4	08/11/11	REVISED PER COMMENTS
5	08/11/11	REVISED PER COMMENTS
6	08/11/11	REVISED PER COMMENTS
7	08/11/11	REVISED PER COMMENTS
8	08/11/11	REVISED PER COMMENTS
9	08/11/11	REVISED PER COMMENTS
10	08/11/11	REVISED PER COMMENTS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 11-0011
 SHEET NO.: 8
 DATE: 08/11/11

PROPOSED 2-STORY BUILDING "F"
 UPPER LEVEL: 1,800 SF OFFICE
 LOWER LEVEL: 1,800 SF DAY CARE
 OFFICE/RETAIL, TOTAL AREA 3,600 SF
 SPECIAL EXCEPTION
 USE OFFICE/SHOPPING CENTER
 PFE=450.00

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

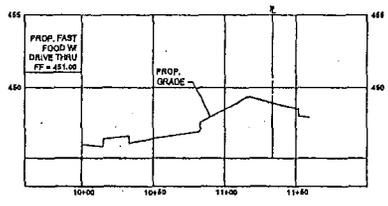
HEALTH OF
 DAVID LOGAN
 Lic. No. 1818
 3/11/11

D. B. LOGAN

PROFESSIONAL ENGINEER
 Lic. No. 1818
 3/11/11

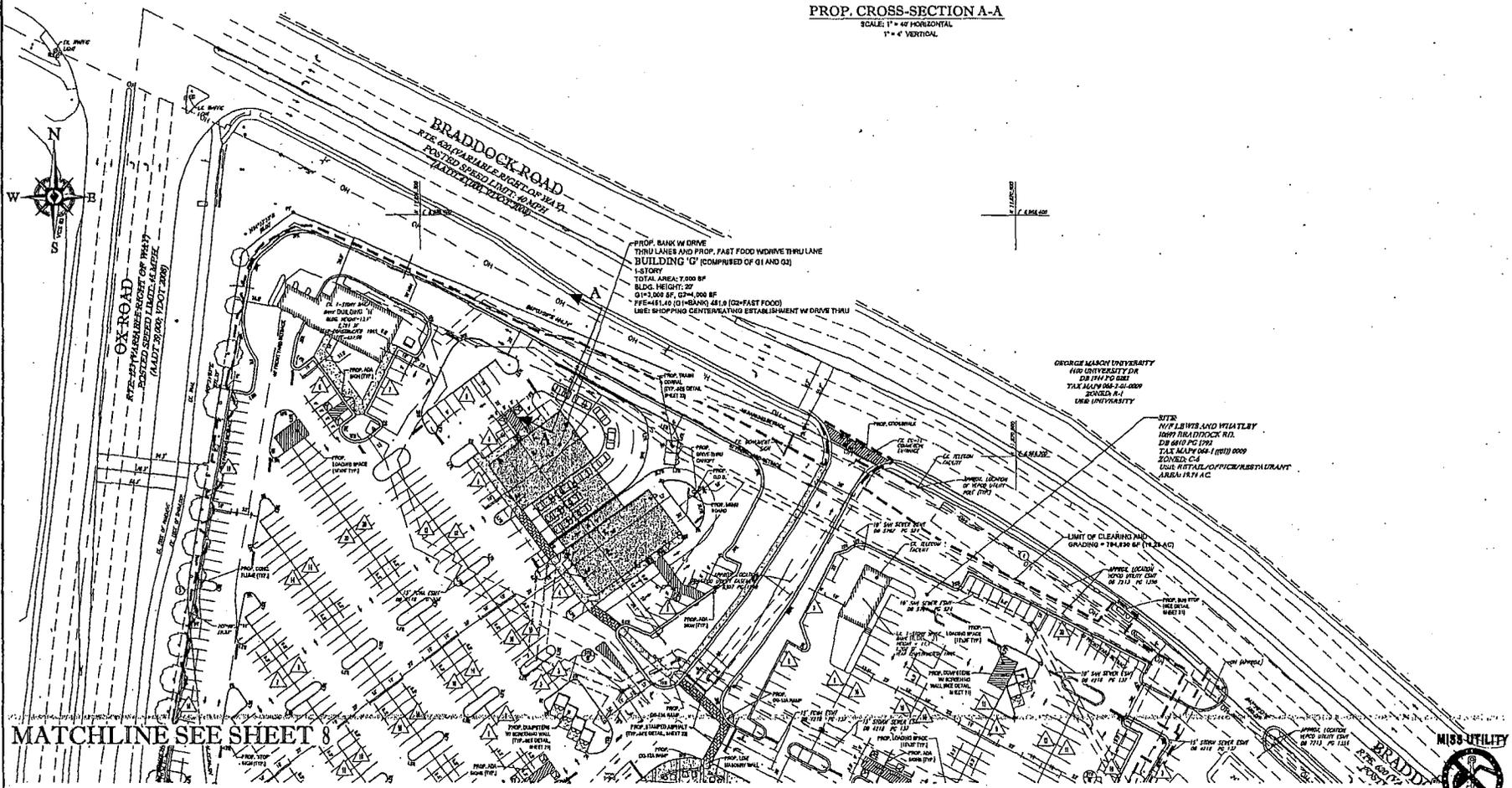
SHEET TITLE:
 GDD/PCA/SEA
 SHEET 1 - PHASE 1

SHEET NUMBER:
 8
 OF 34



PROP. CROSS-SECTION A-A
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

- NOTES:**
1. THE PROPOSED DRIVEWAYS, TRAIL RECEPTACLES, AND BIKE RACKS ARE SHOWN IN APPROPRIATE LOCATION. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
 2. DETAILS FOR THE MANHOLE, TRAIL RECEPTACLE AND BIKE RACKS CAN BE FOUND ON SHEET 10.
 3. THE LOCATION OF THE PROPOSED BUS STOP IS APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN AND COORDINATION WITH VDOT.
 4. FOR PROPOSED GROUP BENTON AT A.A. SEE RESPECTIVE VIEWS SUBMITTED UNDER SEPARATE COVER.
 5. EXISTING NORTH ENTRANCE TO BRADDOCK ROAD (RTE 66) WILL BE FULLY FUNCTIONAL UNITS, SUCH THAT AS THE PHASE 2 DEVELOPER, AT WHICH TIME IT WILL BECOME A RIGHT OF WAY OUT INTERSECTION.
 6. FOR CROSS SECTION OF BRADDOCK ROAD AND THE PROPOSED BUILDING 6, PLEASE SEE THE SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS APPLICATION.



MATCHLINE SEE SHEET 8

REFER TO SHEET 2 FOR BULK PLANE REQUIREMENTS

BOHLER ENGINEERING

CIVIL ENGINEERING
 ELECTRICAL ENGINEERING
 MECHANICAL ENGINEERING
 PLUMBING ENGINEERING
 SURVEYING
 STRUCTURAL ENGINEERING
 TRAFFIC ENGINEERING
 ENVIRONMENTAL ENGINEERING
 GEOTECHNICAL ENGINEERING
 LANDSCAPE ARCHITECTURE

NO.	DATE	REVISIONS	BY
1	10/10/11	REV. PER APPROVAL COMMENTS	DL
2	10/10/11	REV. PER REGULATORY COMMENTS	DL
3	10/10/11	REV. PER STUDY COMMENTS	DL
4	10/10/11	REV. PER CLEAR AND FINISH COMMENTS	DL
5	10/10/11	REV. PER DRAINAGE COMMENTS	DL
6	10/10/11	REV. PER CLEARANCE COMMENTS	DL
7	10/10/11	REV. PER DRAINAGE COMMENTS	DL
8	10/10/11	REV. PER DRAINAGE COMMENTS	DL
9	10/10/11	REV. PER DRAINAGE COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	110111
DATE OF SHEET	10/10/11
SCALE	1" = 40'

PROJECT:
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION AMENDMENT PLAN
FOR GENERALIZED DEVELOPMENT PLAN 2008-0111
PROPER CONDITION AMENDMENT PCA FOR A-2 SPECIAL EXCEPTION AMENDMENT SEA BY A-068-RF
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
PATAPEA COUNTY, VIRGINIA



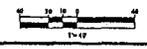
D. B. LOGAN

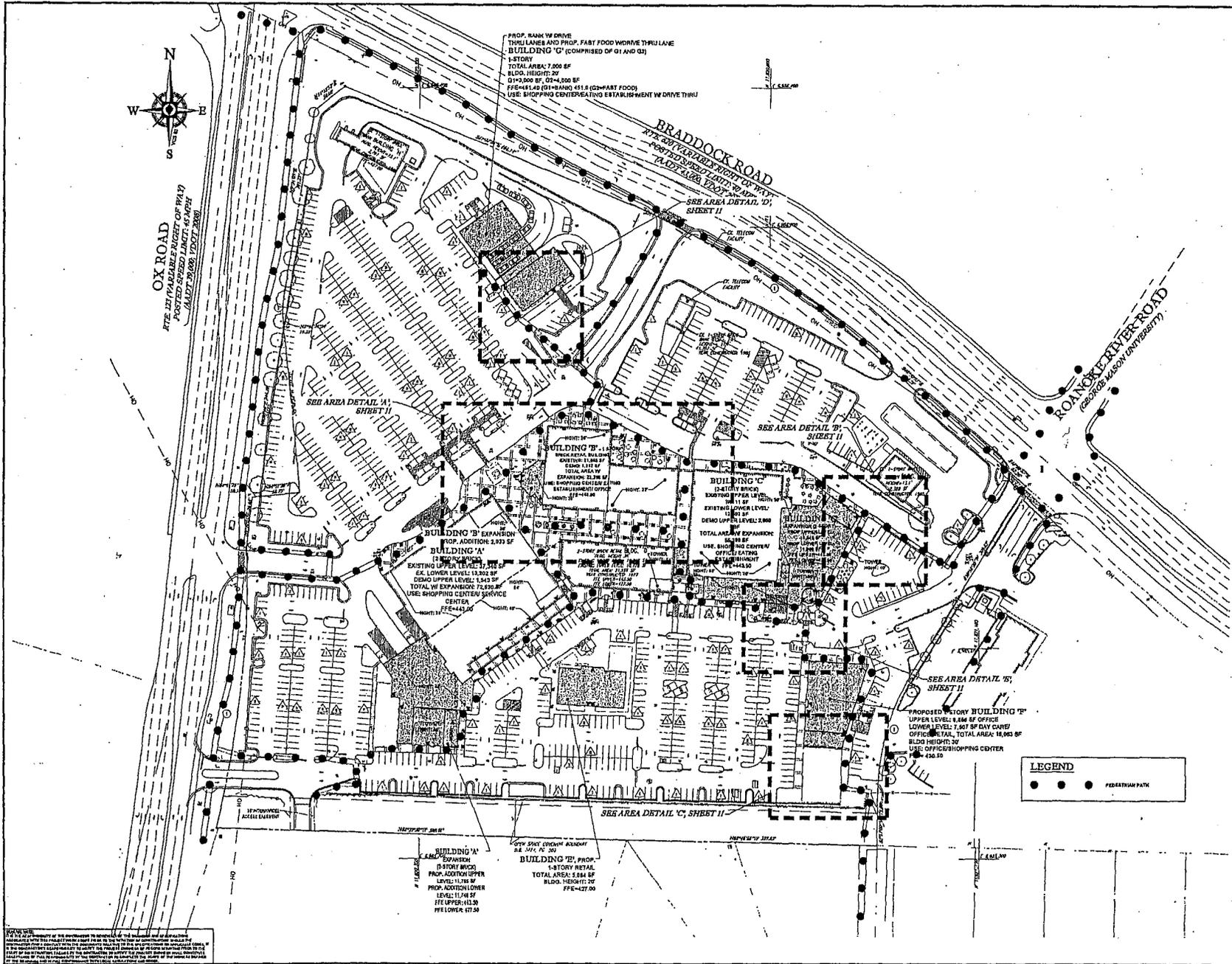
PROFESSIONAL ENGINEER
1411 W. MAIN ST. SUITE 100
PATAPEA COUNTY, VIRGINIA 22851
MEMBER OF THE VIRGINIA SOCIETY OF PROFESSIONAL ENGINEERS

PROJECT TITLE:
GDP/PCA/SEA
SHEET 2 - PHASE 1

SHEET NUMBER:
9
OF 24

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BOHLER ENGINEERING

ON-CALL LICENSED ENGINEER

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 43818
 EXPIRES 12/31/11

REV.	DATE	REVISIONS	BY	CHK.
1	08/11	REV. PER APPROVED COMMENTS	DLB	DLB
2	08/11	REV. PER THE STUDENT COMMENTS	DLB	DLB
3	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
4	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
5	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
6	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
7	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
8	08/11	REV. PER STUDENT COMMENTS	DLB	DLB
9	08/11	REV. PER STUDENT COMMENTS	DLB	DLB

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	SHEET NO.
2008-0118	10
DATE:	3/11/11
DATE:	3/11/11
DATE:	3/11/11

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 FOR
 GENERALIZED DEVELOPMENT
 PLAN RZ 2008-0118
 PROPOSED CONSTRUCTION
 AMENDMENT PICA C-2011-02
 SPECIAL EXCEPTION
 AMENDMENT RES 87-A-2011-02
 COLLEGE TOWN
 ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HEALTH OF
 FAIRFAX COUNTY
 DATED 03/11/11
 3/11/11
 D.B. LOGAN
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
 LICENSE NO. 43818
 EXPIRES 12/31/11

MISS UTILITY

PEDESTRIAN ACCESS PLAN

SHEET NUMBER: **10**
 OF 34

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES AND AGENTS. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES AND AGENTS. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



ON-SITE 3
UNCONTROLLED
AREA= 0.17 AC
RCN = 92

OX ROAD
SEE THE APPLICABLE PORTION OF THE
POST-DEVELOPED DRAINAGE DIVIDE MAP
(ADDITIONAL SHEETS 17001-17008)

AREA TO WEST
OUTFALL
AREA = 3.10 AC
RCN = 92
SAME AS
PRE-DEVELOPED
AREA

ON-SITE 2
CONTROLLED
AREA= 2.83 AC
RCN = 92

ON-SITE 1
CONTROLLED
AREA= 15.72 AC
RCN = 93

ON-SITE 3
UNCONTROLLED
AREA= 1.06 AC
RCN = 95

BUILDING 'A'
6-STORY BRIDGE
PROP. ADDITION UPPER
LEVEL: 11.248 SF
PROP. ADDITION LOWER
LEVEL: 11.194 SF
TOTAL LOWER: 443.50

BUILDING 'E' PROP.
1-STORY RETAIL
TOTAL AREA: 8.094 SF
BLDG. HEIGHT: 20'
FFE=427.00

BUILDING 'G' (COMPRSED OF G1 AND G2)
1-STORY
TOTAL AREA: 7,000 SF
BLDG. HEIGHT: 20'
G1=3,000 SF, G2=4,000 SF
FFE=415.10 (G1) FFE=410.00 (G2)
1 USE SHOPPING CENTER/RESTAURANT W/ DRIVE THRU

BUILDING 'C'
6-STORY BRIDGE
EXISTING UPPER LEVEL:
18,111 SF
EXISTING LOWER LEVEL:
17,000 SF
DEM'D UPPER LEVEL: 2,888 SF
TOTAL AREA W/ EXPANSION:
20,999 SF
LINE SHOPPING CENTER/
OFFICE/STATION
ESTABLISHMENT:
FFE=444.50

PROPOSED 3-STORY BUILDING 'D'
UPPER LEVEL: 6,654 SF OFFICE
LOWER LEVEL: 7,807 SF DAY CARE/
OFFICE/STATION. TOTAL AREA: 14,461 SF
BLDG. HEIGHT: 30'
LINE OFFICE/SHOPPING CENTER
FFE=455.50

OFF-SITE 1
UNCONTROLLED
AREA= 8.73 AC
RCN = 95

NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.
4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.
5. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.
6. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

BOHLER ENGINEERING

BOHLER ENGINEERING
1000 W. MAIN ST. SUITE 100
ROANOKE, VA 24011
TEL: 540-343-1111
FAX: 540-343-1112
WWW.BOHLER-ENGINEERING.COM

BOHLER ENGINEERING
1000 W. MAIN ST. SUITE 100
ROANOKE, VA 24011
TEL: 540-343-1111
FAX: 540-343-1112
WWW.BOHLER-ENGINEERING.COM

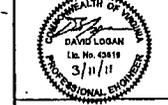
REV.	DATE	DESCRIPTION	BY
1	01/11/11	REV. FOR CITY ENGINEER	DL
2	01/11/11	REV. FOR CITY ENGINEER	DL
3	01/11/11	REV. FOR CITY ENGINEER	DL
4	01/11/11	REV. FOR CITY ENGINEER	DL
5	01/11/11	REV. FOR CITY ENGINEER	DL
6	01/11/11	REV. FOR CITY ENGINEER	DL
7	01/11/11	REV. FOR CITY ENGINEER	DL
8	01/11/11	REV. FOR CITY ENGINEER	DL
9	01/11/11	REV. FOR CITY ENGINEER	DL
10	01/11/11	REV. FOR CITY ENGINEER	DL

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PROJECT NO.	1500111
DATE	01/11/11
SCALE	AS SHOWN
DATE	01/11/11

PROJECT:
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT
GENERALIZED DEVELOPMENT
PLAN RE 2008-010
PROPER CONDITION
AMENDMENT FOR CASE NO. 2008-010
SPECIAL EXCEPTION
AMENDMENT REA 87-A-004-08
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL
SHADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
SPECIAL EXCEPTION
AMENDMENT FOR CASE NO. 2008-010
SPECIAL EXCEPTION
AMENDMENT REA 87-A-004-08
COLLEGE TOWN
ASSOCIATES, L.P.

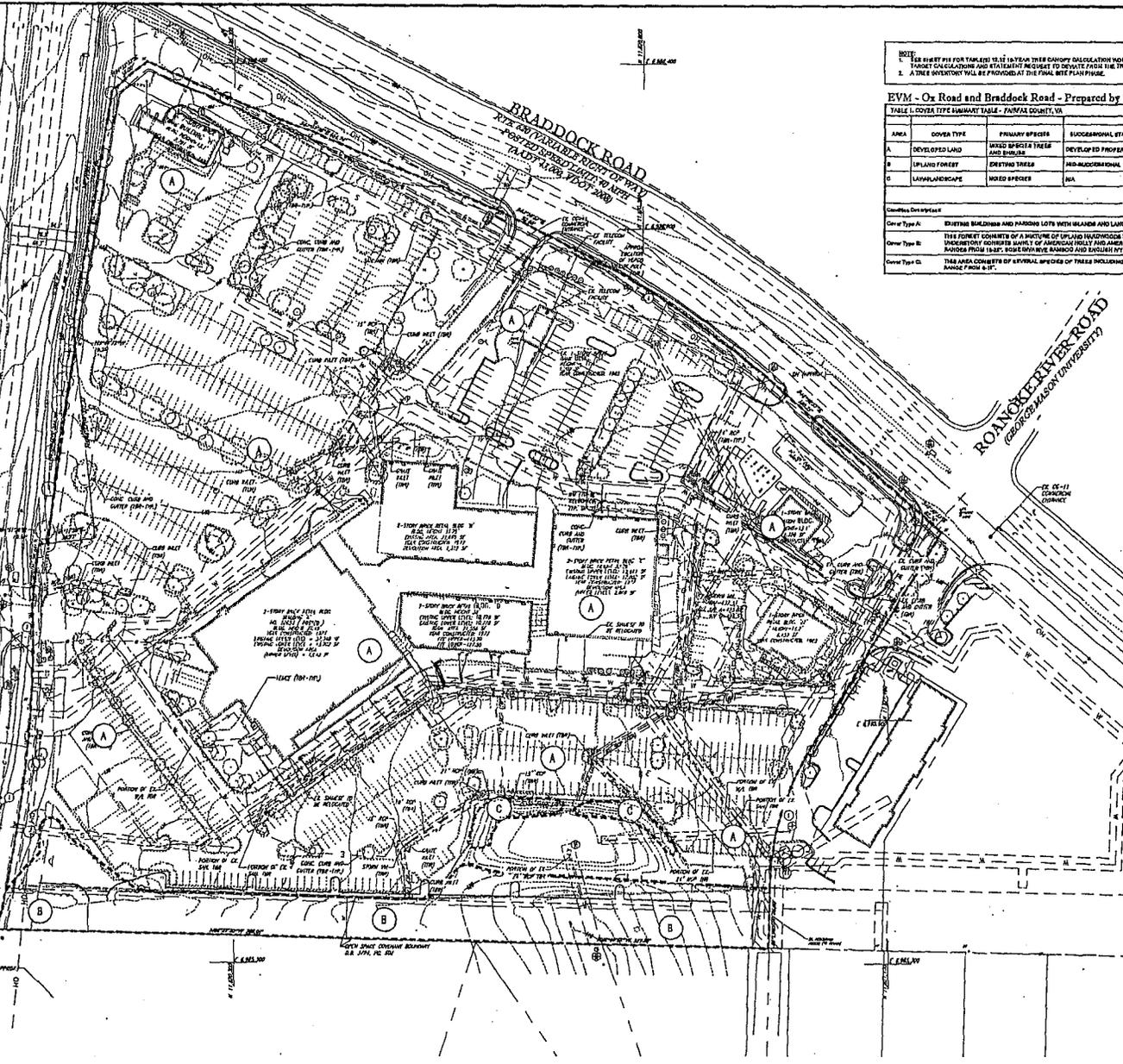
SHEET TITLE:
POST-DEVELOPED
DRAINAGE DIVIDE MAP

SHEET NUMBER:
13
OF 34





OX ROAD
SEE THE VARIABLE SPEED OF TRAVEL
POSTED LIMIT, 45 MPH
(ADDITIONAL 1997-2000)



NOTE:
1. SEE SHEET #15 FOR TABLE 1 TO 1.675% TREE CANTY CALCULATION MONUMENT AND 0.2 TREE PRESERVATION
TARGET CALCULATIONS AND STATEMENT REQUIRED TO DEVIATE FROM THE TREE PRESERVATION TARGET VALUE.
2. A TREE INVENTORY WILL BE PROVIDED AT THE FINAL SITE PLAN PHASE.

EVM - Ox Road and Braddock Road - Prepared by Bohler Engineering

TABLE 1: COVER TYPE SUMMARY TABLE - FAIRFAX COUNTY, VA

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	PERCENTAGE OF NET COVERED BY THIS CATEGORY	COMMENTS
A	DEVELOPED LAND	MIXED SPECIES TREES AND SHRUBS	DEVELOPED PROPERTY	19.29 AC.	1.6%	NA
B	UPLAND FOREST	EXISTING TREES	MID-SUCCESSIONAL	1.40 AC.	7.7%	6000
C	LAWN/LANDSCAPE	MIXED SPECIES	NA	8.19 AC.	8.8%	FAIR TO GOOD
				19.88 TOTAL ACRES	18.1%	

Classification Description:
 Cover Type A: EXISTING BUILDINGS AND PAVED LOTS WITH ISLANDS AND LANDSCAPED AREAS
 Cover Type B: THE FOREST COMPREHENSIVE OF A MIXTURE OF UPLAND TREES INCLUDING WHITE OAK, RED MAPLE, AND THIN POPLAR TREES. THE UNDERSTORY CONSISTS MAINLY OF AMERICAN HOLLY AND AMERICAN BERRY TREES. QUARTER BIRCH TREES OF OVERSTORY TREES BARKER FROM 15-20'. SOME SERVICE BIRCH AND YEW ARE PRESENT BUSHES OF THE OXYSPERMUM TYPE.
 Cover Type C: THIS AREA CONSISTS OF SEVERAL SPECIES OF TREES INCLUDING BLACK CHERRY, SL. BLACK LOCUST AND RED MAPLE. PAV ON THESE RANGE FROM 8-12'.

EXISTING VEGETATION LEGEND:

- COVER TYPE BOUNDARY
- (A) DEVELOPED
- (B) EXISTING TREES
- (C) LAWN/LANDSCAPE

BOHLER ENGINEERING

1111 N. VALENTINE BLVD. SUITE 100
 FARMERSVILLE, VA 22434
 (540) 896-1111
 FAX: (540) 896-1112

BOHLER ENGINEERING SERVICES:
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 PLUMBING
 PROJECT MANAGEMENT
 PROFESSIONAL ARCHITECTURE
 SURVEYING
 TRAFFIC ENGINEERING

REVISIONS

REV.	DATE	DESCRIPTION	BY
1	01/15/11	REV. FOR APPROVAL COMMENTS	DL
2	01/15/11	REV. FOR APPROVAL COMMENTS	DL
3	01/15/11	REV. FOR APPROVAL COMMENTS	DL
4	01/15/11	REV. FOR APPROVAL COMMENTS	DL
5	01/15/11	REV. FOR APPROVAL COMMENTS	DL
6	01/15/11	REV. FOR APPROVAL COMMENTS	DL
7	01/15/11	REV. FOR APPROVAL COMMENTS	DL
8	01/15/11	REV. FOR APPROVAL COMMENTS	DL
9	01/15/11	REV. FOR APPROVAL COMMENTS	DL
10	01/15/11	REV. FOR APPROVAL COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1111-VA-1111
 SHEET NO. 1111-VA-1111-01
 DATE: 01/15/11
 SCALE: AS SHOWN

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAT

FOR
 GENERALIZED DEVELOPMENT
 PLAN #12 2009-80-018
 PROPOSED EXCAVATION
 AMENDMENT PCA D-080-02
 SPECIAL EXCEPTION
 AMENDMENT SEA #7-A-080-02
 COLLEGE TOWN
 ASSOCIATES, L.P.

UNIVERSITY MALL
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL ENGINEER
 D.B. LOGAN
 License No. 42618
 3/11/11

D.B. LOGAN

PROFESSIONAL ENGINEER
 License No. 42618
 3/11/11

MISS UTILITY

1111-VA-1111-01
 EXISTING VEGETATION MAP
 SHEET NUMBER: 16 OF 24

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0001)						
Tree Condition Analysis Performed by Nicholas Geogatz, ISA Certified Arborist MA-0281A on 3/28/10						
#	Species	Size (DBH in Inches)	Condition Rating (%)	Spreads Rating (%)	Preserve or Remove Tree	Remarks
1	Beach	24	80%	80%	Remove	
2	Red Oak	28	80%	80%	Remove	
3	Red Oak	21	80%	80%	Remove	
4	Green Ash (Dead)	10	0%	80%	Remove	
5	Beach	8	70%	80%	Remove	
6	Red Maple	17	70%	80%	Remove	
7	Sweetgum	11	80%	80%	Remove	
8	Sweetgum	10	70%	80%	Remove	
9	White Pine	10	70%	70%	Remove	
10	Virginia Pine	18	70%	70%	Remove	
11	Virginia Pine	19	70%	70%	Remove	
12	Beach	17	70%	80%	Remove	
13	Honey Locust	17	80%	70%	Remove	
14	White Oak	12	70%	80%	Remove	
15	Beach	11	70%	80%	Remove	
16	Red Oak	17	80%	80%	Remove	
17	Cherry Blossom	2	70%	70%	Remove	
18	American Holly	10	70%	70%	Remove	
19	Hickory	11	80%	80%	Remove	
20	Adonised Pear	7	70%	70%	Remove	
21	Adonised Pear	7	70%	70%	Remove	
22	Adonised Pear	8	70%	70%	Remove	
23	Adonised Pear	8	70%	70%	Remove	
24	Adonised Pear	12	80%	70%	Remove	
25	Honey Locust	18	80%	70%	Remove	
26	Honey Locust	18	80%	70%	Remove	
27	Honey Locust	11	70%	70%	Remove	
28	Honey Locust	11	80%	70%	Remove	
29	Honey Locust	11	70%	70%	Remove	
30	Honey Locust	9	80%	70%	Remove	
31	Honey Locust	9	70%	70%	Remove	
32	White Paper	15	70%	70%	Remove	
33	White Oak	25	60%	80%	Remove	
34	Adonised Pear	12	70%	70%	Remove	
35	Adonised Pear	8	70%	70%	Remove	
36	Adonised Pear	11	80%	70%	Remove	
37	Hickory	11	80%	80%	Remove	
38	Adonised Pear	12	70%	70%	Remove	
39	Honey Locust	8	80%	70%	Remove	
40	Honey Locust	9	80%	70%	Remove	
41	Honey Locust	8	80%	70%	Remove	
42	Honey Locust	8	70%	70%	Remove	
43	Honey Locust	8	70%	70%	Remove	
44	Honey Locust	10	70%	70%	Remove	
45	White Pine	17	70%	70%	Remove	

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0002)						
Tree Condition Analysis Performed by Nicholas Geogatz, ISA Certified Arborist MA-0281A on 3/28/10						
#	Species	Size (DBH in Inches)	Condition Rating (%)	Spreads Rating (%)	Preserve or Remove Tree	Remarks
46	Honey Locust	7	80%	70%	Remove	
47	White Oak	17	70%	80%	Remove	
48	Red Maple	8	80%	80%	Remove	
49	Virginia Pine	8	80%	70%	Remove	
50	White Oak	17	70%	80%	Remove	
51	White Oak	15	70%	80%	Remove	
52	Sweetgum	10	70%	80%	Remove	
53	Red Oak - Mail	8	70%	80%	Remove	
54	White Oak	15	70%	80%	Remove	
55	White Oak	15	70%	80%	Remove	
56	Adonised Pear	15	80%	80%	Remove	
57	White Oak	15	80%	80%	Remove	
58	Adonised Pear	16	70%	70%	Remove	
59	Adonised Pear	19	70%	70%	Remove	
60	Adonised Pear	12	70%	70%	Remove	
61	Adonised Pear	17	80%	80%	Remove	
62	Adonised Pear	6	70%	70%	Remove	
63	Adonised Pear	6	70%	70%	Remove	
64	Adonised Pear	13	70%	70%	Remove	
65	Adonised Pear	13	70%	70%	Remove	
66	Adonised Pear	13	80%	70%	Remove	
67	Adonised Pear	3	70%	70%	Remove	
68	Adonised Pear	3	70%	70%	Remove	
69	Adonised Pear	8	80%	70%	Remove	
70	White Pine	10	70%	70%	Remove	
71	White Pine	8	70%	70%	Remove	
72	White Pine	14	70%	70%	Remove	
73	White Pine	16	80%	70%	Remove	
74	White Pine	10	70%	70%	Remove	
75	White Pine	10	70%	70%	Remove	
76	White Pine	8	80%	70%	Remove	
77	Green Ash	8	20%	80%	Remove	
78	Red Oak	14	80%	80%	Remove	
79	Red Oak	13	80%	80%	Remove	
80	Red Oak	10	80%	80%	Remove	
81	Red Oak	10	70%	80%	Remove	
82	Green Ash	10	80%	80%	Remove	
83	Red Oak	16	70%	80%	Remove	
84	White Oak	17	70%	80%	Remove	
85	Beach	17	70%	80%	Remove	
86	Dead - Hazard	8	0%	80%	Remove	
87	Red Maple	3	70%	70%	Remove	
88	Red Maple	10	70%	80%	Remove	
89	Red Oak	0	70%	80%	Remove	
90	Yellow Paper	19	70%	80%	Remove	

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0008)						
Tree Condition Analysis Performed by Nicholas Geogatz, ISA Certified Arborist MA-0281A on 3/28/10						
#	Species	Size (DBH in Inches)	Condition Rating (%)	Spreads Rating (%)	Preserve or Remove Tree	Remarks
91	Red Oak	0	80%	80%	Remove	
92	Dead - Hazard	0	0%	80%	Remove	
93	Virginia Pine	8	70%	70%	Remove	
94	Dead - Hazard	0	0%	80%	Remove	
95	Green Oak	13	70%	80%	Remove	
96	Green Oak	13	70%	80%	Remove	
97	Dead - Hazard	0	0%	80%	Remove	
98	Yellow Paper	13	70%	80%	Remove	
99	Dead - Hazard	0	0%	80%	Remove	
100	Red Maple	8	70%	80%	Remove	
101	Virginia Pine	13	70%	70%	Remove	
102	Red Maple	10	70%	80%	Remove	
103	Beach	11	70%	80%	Remove	
104	Virginia Pine	18	70%	70%	Remove	
105	Yellow Paper	10	70%	80%	Remove	
106	Yellow Paper	10	70%	80%	Remove	
107	Red Oak	8	70%	80%	Remove	
108	Beach	10	70%	80%	Remove	
109	White Oak	18	70%	80%	Remove	
110	Virginia Pine	18	70%	70%	Remove	
111	Virginia Pine	13	70%	70%	Remove	
112	Beach	8	70%	80%	Remove	
113	Dead - Hazard	0	0%	80%	Remove	
114	Red Oak	10	70%	80%	Remove	
115	Red Maple	0	70%	80%	Remove	
116	Red Oak	18	70%	80%	Remove	
117	Red Oak	10	70%	80%	Remove	
118	Virginia Pine	20	70%	70%	Remove	
119	Beach	11	70%	80%	Remove	
120	Hick	8	80%	70%	Remove	
121	Beach	12	80%	80%	Remove	
122	Beach	14	80%	80%	Remove	
123	Dead - Hazard	0	0%	80%	Remove	
124	Dead - Hazard	0	0%	80%	Remove	
125	Beach	8	70%	80%	Remove	
126	Red Oak	8	70%	80%	Remove	
127	Red Maple	8	70%	80%	Remove	
128	Dead - Hazard	0	0%	80%	Remove	
129	Beach	10	70%	80%	Remove	
130	Oak	11	70%	80%	Remove	
131	Oak	11	70%	80%	Remove	
132	Black Locust	10	80%	80%	Remove	
133	Red Maple	10	70%	80%	Remove	
134	Red Maple	11	70%	80%	Remove	
135	Red Maple	11	70%	80%	Remove	

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
Tree Condition Analysis Performed by Nicholas Geogatz, ISA Certified Arborist MA-0281A on 3/28/10						
#	Species	Size (DBH in Inches)	Condition Rating (%)	Spreads Rating (%)	Preserve or Remove Tree	Remarks
136	Red Oak	17	70%	80%	Remove	
137	Beach	9	70%	80%	Remove	
138	Cherry	11	80%	80%	Remove	
139	Yellow Paper	11	80%	80%	Remove	
140	Beach	23	80%	80%	Remove	
141	Yellow Paper	10	80%	80%	Remove	
142	Yellow Paper	10	80%	80%	Remove	
143	Yellow Paper	10	80%	80%	Remove	
144	Red Maple	9	80%	80%	Remove	
145	Red Oak	9	80%	80%	Remove	
146	Beach	9	80%	80%	Remove	
147	Red Oak	9	80%	80%	Remove	
148	Beach	21	80%	80%	Remove	
149	Beach	18	70%	80%	Remove	
150	Black Locust	13	80%	80%	Remove	
151	Virginia Pine	16	80%	70%	Remove	
152	Virginia Pine	18	80%	70%	Remove	
153	Beach	18	80%	80%	Remove	
154	Red Maple	18	80%	80%	Remove	
155	Red Maple	18	80%	80%	Remove	
156	Red Maple	18	80%	80%	Remove	
157	Red Maple	18	80%	80%	Remove	
158	Red Maple	18	80%	80%	Remove	
159	Red Maple	18	80%	80%	Remove	
160	Red Maple	18	80%	80%	Remove	
161	Red Maple	18	80%	80%	Remove	
162	Red Maple	18	80%	80%	Remove	
163	Red Maple	18	80%	80%	Remove	
164	Red Maple	18	80%	80%	Remove	
165	Red Maple	18	80%	80%	Remove	
166	Red Maple	18	80%	80%	Remove	
167	Red Maple	18	80%	80%	Remove	
168	Red Maple	18	80%	80%	Remove	
169	Red Maple	18	80%	80%	Remove	
170	Red Maple	18	80%	80%	Remove	
171	Dead - Hazard	0	0%	80%	Remove	
172	Dead - Hazard	0	0%	80%	Remove	
173	Beach	18	80%	80%	Remove	
174	Yellow Paper	14	70%	80%	Remove	
175	Red Maple	18	80%	80%	Remove	
176	Yellow Paper	21	70%	80%	Remove	
177	Dead - Hazard	0	0%	80%	Remove	
178	Red Oak	18	80%	80%	Remove	
179	Yellow Paper	12	70%	80%	Remove	
180	Dead - Hazard	0	0%	80%	Remove	

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0010)						
Tree Condition Analysis Performed by Nicholas Geogatz, ISA Certified Arborist MA-0281A on 3/28/10						
#	Species	Size (DBH in Inches)	Condition Rating (%)	Spreads Rating (%)	Preserve or Remove Tree	Remarks
181	Yellow Paper	18	80%	80%	Remove	
182	Yellow Paper	18	80%	80%	Remove	
183	Yellow Paper	18	80%	80%	Remove	
184	Yellow Paper	18	80%	80%	Remove	
185	Red Oak	18	70%	80%	Remove	
186	Red Maple	8	80%	80%	Remove	
187	Red Maple	8	80%	80%	Remove	
188	Yellow Paper	18	70%	80%	Remove	
189	Red Oak	18	70%	80%	Remove	Estimated Size, Outside Property Line
190	Yellow Paper	8	80%	80%	Remove	Estimated Size, Outside Property Line
191	Dead - Hazard	0	0%	80%	Remove	Estimated Size, Outside Property Line
192	White Oak	15	80%	80%	Remove	Estimated Size, Outside Property Line
193	Yellow Paper	22	80%	80%	Remove	Estimated Size, Outside Property Line
194	Yellow Paper	11	80%	80%	Remove	Estimated Size, Outside Property Line
195	Red Oak	17	70%	80%	Remove	Estimated Size, Outside Property Line
196	Red Oak	17	70%	80%	Remove	Estimated Size, Outside Property Line
197	Beach	16	80%	80%	Remove	Estimated Size, Outside Property Line
198	Yellow Paper	18	70%	80%	Remove	Estimated Size, Outside Property Line
199	Beach	18	70%	80%	Remove	Estimated Size, Outside Property Line
200	Yellow Paper	11	70%	80%	Remove	Estimated Size, Outside Property Line
201	Red Oak	18	70%	80%	Remove	Estimated Size, Outside Property Line
202	Yellow Paper	21	80%	80%	Remove	Estimated Size, Outside Property Line
203	Red Oak	15	80%	80%	Remove	Estimated Size, Outside Property Line
204	Red Maple	8	80%	80%	Remove	Estimated Size, Outside Property Line
205	Red Maple	10	70%	80%	Remove	Estimated Size, Outside Property Line
206	Beach	18	80%	80%	Remove	Estimated Size, Outside Property Line
207	Red Maple	11	70%	80%	Remove	Estimated Size, Outside Property Line
208	Beach	18	80%	80%	Remove	Estimated Size, Outside Property Line
209	White Pine	8	80%	70%	Remove	Estimated Size, Outside Property Line
210	Red Maple	8	70%	80%	Remove	Estimated Size, Outside Property Line
211	Red Oak	8	80%	80%	Remove	Estimated Size, Outside Property Line
212	Green	19	70%	80%	Remove	Estimated Size, Outside Property Line
213	White Pine	18	80%	70%	Remove	Estimated Size, Area Unavailable
214	Red Maple	8	70%	80%	Remove	Estimated Size, Area Unavailable
215	Beach	11	70%	80%	Remove	Estimated Size, Area Unavailable
216	Yellow Paper	13	50%	80%	Remove	Estimated Size, Area Unavailable
217	Black Locust	16	80%	80%	Remove	Estimated Size, Area Unavailable
218	Yellow Paper	10	80%	80%	Remove	Estimated Size, Area Unavailable
219	White Pine	11	80%	70%	Remove	Estimated Size, Area Unavailable
220	Red Oak	17	70%	80%	Remove	Estimated Size, Area Unavailable

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 048-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Structure or Reserve Tree	Remarks	CRZ Feet
272	Yellow Poplar	8	80%	Remove	Estimated 8" db, Area Inaccessible	8
273	Black Locust	11	60%	Remove	Estimated 8" db, Area Inaccessible	11
275	Yellow Poplar	8	80%	Remove	Estimated 8" db, Area Inaccessible	8
276	Red Maple	8	65%	Remove	Estimated 8" db, Area Inaccessible	8
278	Yellow Poplar	8	65%	Remove	Estimated 8" db, Area Inaccessible	8
277	Black Locust	8	60%	Remove		8
278	Red Maple	11	60%	Remove		11
279	Yellow Poplar	8	60%	Remove		8
280	Black Locust	8	10%	Remove		8
281	White Oak	21	75%	Remove		21
282	White Oak	18	10%	Remove		18
283	White Oak	18	70%	Remove		18
284	White Oak	19	75%	Remove		19
285	Red Maple	11	70%	Remove		11
286	White Pine	8	65%	Remove		8
287	White Pine	8	65%	Remove	Outside property line	8
288	White Pine	8	60%	Remove	Outside property line	8
289	White Pine	8	70%	Remove	Outside property line	8
290	White Pine	8	68%	Remove	Outside property line	8
291	White Pine	8	66%	Remove	Outside property line	8
292	White Pine	8	70%	Remove	Outside property line	8
293	White Pine	8	65%	Remove	Outside property line	8
294	White Oak	15	65%	Remove	Outside property line	15
295	Zelkova	11	70%	Remove	Outside property line	11
296	Zelkova	11	78%	Remove	Outside property line	11
297	Zelkova	8	60%	Remove	Outside property line	8
298	Zelkova	8	60%	Remove	Outside property line	8
299	Zelkova	8	60%	Remove	Outside property line	8
300	Zelkova	8	60%	Remove	Outside property line	8
301	Zelkova	4	60%	Remove	Outside property line	4
302	Zelkova	11	60%	Remove	Outside property line	11
303	Zelkova	10	75%	Remove	Outside property line	10
304	Zelkova	10	75%	Remove	Outside property line	10
305	Zelkova	10	75%	Remove	Outside property line	10
306	Zelkova	10	75%	Remove	Outside property line	10
307	Zelkova	7	70%	Remove	Outside property line	7
308	Adirondack Pear	7	65%	Remove	Outside property line	7
309	Red Maple	16	75%	Remove	Outside property line	16
310	Honey Locust	13	75%	Remove	Outside property line	13
311	Adirondack Pear	17	75%	Remove	Outside property line	17
312	Adirondack Pear	8	60%	Remove	Outside property line	8
313	Adirondack Pear	18	65%	Remove	Outside property line	18
314	Adirondack Pear	8	60%	Remove	Outside property line	8
315	Adirondack Pear	7	70%	Remove	Outside property line	7

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 048-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Structure or Reserve Tree	Remarks	CRZ Feet
317	Honey Locust	11	75%	Remove		11
318	Honey Locust	10	75%	Remove		10
319	Adirondack Pear	13	65%	Remove		13
320	Green Ash	8	80%	Remove		8
321	Green Ash	8	80%	Remove		8
322	Adirondack Pear	7	60%	Remove		7
323	Adirondack Pear	7	60%	Remove		7
324	Adirondack Pear	8	60%	Remove		8
325	Adirondack Pear	8	60%	Remove		8
326	Adirondack Pear	10	80%	Remove		10
327	Adirondack Pear	17	60%	Remove		17
328	Adirondack Pear	12	65%	Remove		12
329	Adirondack Pear	8	60%	Remove		8
330	Adirondack Pear	8	65%	Remove		8
331	Adirondack Pear	10	75%	Remove		10
332	Adirondack Pear	8	65%	Remove		8
333	Adirondack Pear	7	60%	Remove		7
334	Adirondack Pear	8	65%	Remove		8
335	Adirondack Pear	8	65%	Remove		8
336	Adirondack Pear	11	65%	Remove		11
337	Adirondack Pear	11	65%	Remove		11
338	Adirondack Pear	11	65%	Remove		11
339	Adirondack Pear	11	65%	Remove		11
340	Adirondack Pear	8	70%	Remove		8
341	Adirondack Pear	8	65%	Remove		8
342	White Pine	16	75%	Remove		16
343	Honey Locust	7	60%	Remove		7
344	Honey Locust	8	75%	Remove		8
345	Adirondack Pear	4	70%	Remove		4
346	Adirondack Pear	7	70%	Remove		7
347	Adirondack Pear	7	65%	Remove		7
348	Beech	10	70%	Remove		10
349	Beech	10	70%	Remove		10
350	Hick	9	60%	Remove		9
351	Red Oak	11	60%	Remove		11
352	Red Oak	8	60%	Remove		8
353	Red Oak	8	60%	Remove		8
354	Red Oak	8	60%	Remove		8
355	Red Oak	8	60%	Remove		8
356	Red Oak	8	60%	Remove		8
357	Red Oak	8	60%	Remove		8
358	Red Oak	8	60%	Remove		8
359	Red Oak	8	60%	Remove		8
360	Red Oak	8	60%	Remove		8
361	Red Oak	8	60%	Remove		8
362	Red Oak	8	60%	Remove		8
363	Red Oak	8	60%	Remove		8
364	Red Oak	8	60%	Remove		8
365	Red Oak	8	60%	Remove		8
366	Red Oak	8	60%	Remove		8
367	Red Oak	8	60%	Remove		8
368	Red Oak	8	60%	Remove		8
369	Red Oak	8	60%	Remove		8
370	Red Oak	8	60%	Remove		8
371	Red Oak	8	60%	Remove		8
372	Red Oak	8	60%	Remove		8
373	Red Oak	8	60%	Remove		8
374	Red Oak	8	60%	Remove		8
375	Red Oak	8	60%	Remove		8
376	Red Oak	8	60%	Remove		8
377	Red Oak	8	60%	Remove		8
378	Red Oak	8	60%	Remove		8
379	Red Oak	8	60%	Remove		8
380	Red Oak	8	60%	Remove		8
381	Red Oak	8	60%	Remove		8
382	Red Oak	8	60%	Remove		8
383	Red Oak	8	60%	Remove		8
384	Red Oak	8	60%	Remove		8
385	Red Oak	8	60%	Remove		8
386	Red Oak	8	60%	Remove		8
387	Red Oak	8	60%	Remove		8
388	Red Oak	8	60%	Remove		8
389	Red Oak	8	60%	Remove		8
390	Red Oak	8	60%	Remove		8
391	Red Oak	8	60%	Remove		8
392	Red Oak	8	60%	Remove		8
393	Red Oak	8	60%	Remove		8
394	Red Oak	8	60%	Remove		8
395	Red Oak	8	60%	Remove		8
396	Red Oak	8	60%	Remove		8
397	Red Oak	8	60%	Remove		8
398	Red Oak	8	60%	Remove		8
399	Red Oak	8	60%	Remove		8
400	Red Oak	8	60%	Remove		8

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 048-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Structure or Reserve Tree	Remarks	CRZ Feet
401	White Oak	17	70%	Remove		17
402	White Oak	8	70%	Remove		8
403	Adirondack Pear	11	60%	Remove		11
404	Adirondack Pear	12	65%	Remove		12
405	Adirondack Pear	12	65%	Remove		12
406	Adirondack Pear	8	65%	Remove		8
407	Adirondack Pear	13	60%	Remove		13
408	Adirondack Pear	8	65%	Remove		8
409	Adirondack Pear	8	65%	Remove		8
410	Adirondack Pear	8	65%	Remove		8
411	Adirondack Pear	8	65%	Remove		8
412	Adirondack Pear	8	65%	Remove		8
413	Adirondack Pear	8	65%	Remove		8
414	Adirondack Pear	8	65%	Remove		8
415	Adirondack Pear	8	65%	Remove		8
416	Adirondack Pear	8	65%	Remove		8
417	Adirondack Pear	8	65%	Remove		8
418	Adirondack Pear	8	65%	Remove		8
419	Adirondack Pear	8	65%	Remove		8
420	Adirondack Pear	8	65%	Remove		8
421	Adirondack Pear	8	65%	Remove		8
422	Adirondack Pear	8	65%	Remove		8
423	Adirondack Pear	8	65%	Remove		8
424	Adirondack Pear	8	65%	Remove		8
425	Adirondack Pear	8	65%	Remove		8
426	Adirondack Pear	8	65%	Remove		8
427	Adirondack Pear	8	65%	Remove		8
428	Adirondack Pear	8	65%	Remove		8
429	Adirondack Pear	8	65%	Remove		8
430	Adirondack Pear	8	65%	Remove		8
431	Adirondack Pear	8	65%	Remove		8
432	Adirondack Pear	8	65%	Remove		8
433	Adirondack Pear	8	65%	Remove		8
434	Adirondack Pear	8	65%	Remove		8
435	Adirondack Pear	8	65%	Remove		8
436	Adirondack Pear	8	65%	Remove		8
437	Adirondack Pear	8	65%	Remove		8
438	Adirondack Pear	8	65%	Remove		8
439	Adirondack Pear	8	65%	Remove		8
440	Adirondack Pear	8	65%	Remove		8
441	Adirondack Pear	8	65%	Remove		8
442	Adirondack Pear	8	65%	Remove		8
443	Adirondack Pear	8	65%	Remove		8
444	Adirondack Pear	8	65%	Remove		8
445	Adirondack Pear	8	65%	Remove		8
446	Adirondack Pear	8	65%	Remove		8
447	Adirondack Pear	8	65%	Remove		8
448	Adirondack Pear	8	65%	Remove		8
449	Adirondack Pear	8	65%	Remove		8
450	Adirondack Pear	8	65%	Remove		8

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 048-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Structure or Reserve Tree	Remarks	CRZ Feet
451	White Oak	22	75%	Remove		22
452	White Oak	17	75%	Remove		17
453	White Oak	17	75%	Remove		17
454	White Oak	22	75%	Remove		22
455	White Oak	22	75%	Remove		22
456	Red Maple	13	75%	Remove		13
457	Red Maple	13	75%	Remove		13
458	Red Maple	13	75%	Remove		13
459	Honey Locust	18	75%	Remove		18
460	Honey Locust	18	75%	Remove		18
461	Honey Locust	18	75%	Remove		18
462	Honey Locust	18	75%	Remove		18
463	Honey Locust	18	75%	Remove		18
464	Honey Locust	18	75%	Remove		18
465	Honey Locust	18	75%	Remove		18
466	Honey Locust	18	75%	Remove		18
467	Honey Locust	18	75%	Remove		18
468	Honey Locust	18	75%	Remove		18
469	Honey Locust	18	75%	Remove		18
470	Honey Locust	18	75%	Remove		18
471	Honey Locust	18	75%	Remove		18
472	Honey Locust	18	75%	Remove		18
473	Honey Locust	18	75%	Remove		18
474	Honey Locust	18	75%	Remove		18
475	Honey Locust	18	75%	Remove		18
476	Honey Locust	18	75%	Remove		18
477	Honey Locust	18	75%	Remove		18
478	Honey Locust	18	75%	Remove		18
479	Honey Locust	18	75%	Remove		18
480	Honey Locust	18	75%	Remove		18
481	Honey Locust	18	75%	Remove		18
482	Honey Locust	18	75%	Remove		18
483	Honey Locust	18	75%	Remove		18
484	Honey Locust	18	75%	Remove		18
485	Honey Locust	18	75%	Remove		18
486	Honey Locust	18	75%	Remove		18
487	Honey Locust	18	75%	Remove		18
488	Honey Locust	18	75%	Remove		18
489	Honey Locust	18	75%	Remove		18
490	Honey Locust	18	75%	Remove		18
491	Honey Locust	18	75%	Remove		18
492	Honey Locust	18	75%	Remove		18
493	Honey Locust	18	75%	Remove		18
494	Honey Locust	18	75%	Remove		18
495	Honey Locust	18	75%	Remove		18
496	Honey Locust	18	75%	Remove		18
497	Honey Locust	18	75%	Remove		18
498	Honey Locust	18	75%	Remove		18
499	Honey Locust	18	75%	Remove		

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

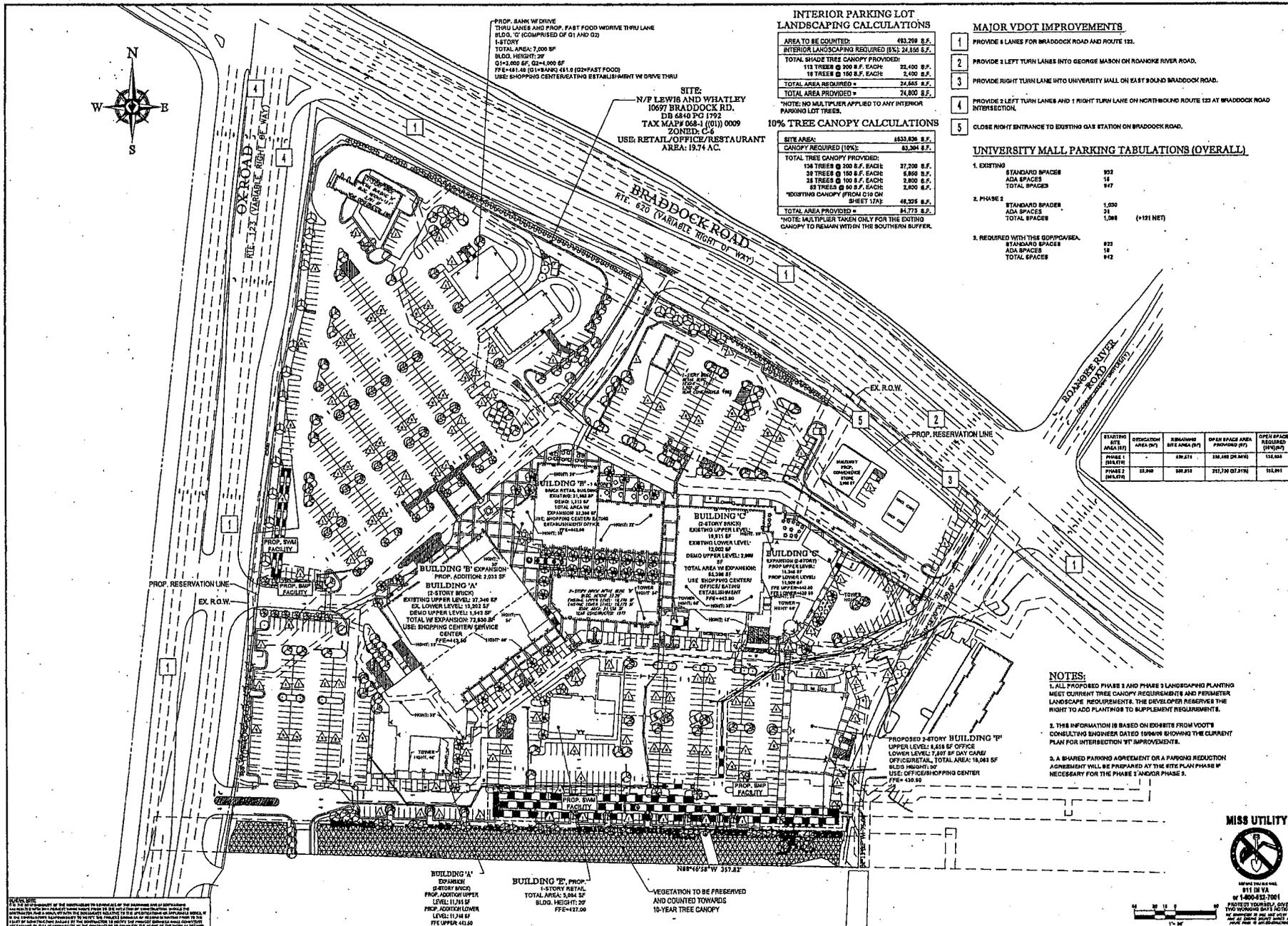
SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-02 PERIPHERAL LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 091 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHERE A PROPERTY LINE ADJUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FEET ² WITHIN THE LANDSCAPING STRIP. 2. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10 FEET IN WIDTH, WHICH SHALL NOT INCLUDE A DRIVEWAY OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 10 FEET SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	PROPOSED USE: COMMERCIAL REQUIRED: 1. LANDSCAPE STRIP ALONG PROPERTY LINE, ONE (1) TREE PER 50 LINEAR FEET. GATE PROPERTY LINE - 400 LF, 80 = 10 PROVIDED: ADJUTING PROPERTY CONTAINS A FOUR (4) LANDSCAPE STRIP BETWEEN THE EXISTING DRIVE AND THE PROPERTY LINE, THEN (10) EXISTING TREES WILL REMAIN TO MEET THE QUANTITY REQUIREMENT OF TEN (10) TREES. 17 LANDSCAPE STRIP ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET.	COMPLIES
13-02 TRANSITIONAL SCREENING REQUIREMENTS	TRANSITIONAL SCREENING SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 60 FEET WIDE PLANTED WITH: 1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER; 2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	REQUIRED: SCREENING 3, BARRIER 6 - 8 FT. HIGH BLOCK WALL SOUTH PROPERTY LINE - 808 LF. 80 X 80 = 45,600 X .75 (REQ. CANOPY) = 34,200 31,050 SF OF TREE CANOPY REQUIRED PROVIDED: 8 FT. HIGH BLOCK WALL 37,000 SF OF EXISTING VEGETATION	COMPLIES
13-01 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL DISTRICTS SHALL HAVE THE LOWEST COVERAGE OF TREE CANOPY	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	106,138
B	PERCENTAGE OF PROPOSED SITE AREA COVERED BY EXISTING TREE CANOPY	12.1%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.1)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	12.1%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	42.8%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, 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 12-007.3	NA
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-007.4	NA
I	PLACE THE INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	NA

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A	TREE PRESERVATION TARGET AND STATEMENT	TOTALS
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATION AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATION	
B	TREE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA =	808,444
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	0
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	808,444
B5	IDENTIFY SITE'S ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5) =	80,844
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF "YES", THEN LAY PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	NA
C	TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA =	10,614
C2	TOTAL CANOPY AREA MEETING STANDARDS OF 12-2200 =	37,000
C3	DEF. 1.28 =	48,238
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COULDS =	0
C5	TOTAL CANOPY AREA PROVIDED BY "HEATAGE," "MEMORIAL," "WISDOMEN," OR "THREAT" TREES =	0
C6	DEF. 1.18 =	0
C7	DEF. 1.18 TO 3.3 =	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 10-YEAR FLOODPLAIN =	0
C9	DEF. 1.2 =	0
C10	TOTAL OF C1, C3, C5, C7, AND C9 =	48,238
D	TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (C1-C10) =	40,219
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D4	DEF. 1.18 =	0
D5	DEF. 1.18 =	0
D6	DEF. 1.18 =	0
D7	DEF. 1.18 =	0
D8	DEF. 1.18 =	0
D9	DEF. 1.18 =	0
D10	DEF. 1.18 =	0
D11	DEF. 1.18 =	0
D12	DEF. 1.18 =	0
D13	DEF. 1.18 =	0
D14	DEF. 1.18 =	0
D15	DEF. 1.18 =	0
D16	DEF. 1.18 =	0
D17	DEF. 1.18 =	0
D18	DEF. 1.18 =	0
D19	DEF. 1.18 =	0
D20	DEF. 1.18 =	0
D21	DEF. 1.18 =	0
D22	DEF. 1.18 =	0
D23	DEF. 1.18 =	0
D24	DEF. 1.18 =	0
D25	DEF. 1.18 =	0
D26	DEF. 1.18 =	0
D27	DEF. 1.18 =	0
D28	DEF. 1.18 =	0
D29	DEF. 1.18 =	0
D30	DEF. 1.18 =	0
D31	DEF. 1.18 =	0
D32	DEF. 1.18 =	0
D33	DEF. 1.18 =	0
D34	DEF. 1.18 =	0
D35	DEF. 1.18 =	0
D36	DEF. 1.18 =	0
D37	DEF. 1.18 =	0
D38	DEF. 1.18 =	0
D39	DEF. 1.18 =	0
D40	DEF. 1.18 =	0
D41	DEF. 1.18 =	0
D42	DEF. 1.18 =	0
D43	DEF. 1.18 =	0
D44	DEF. 1.18 =	0
D45	DEF. 1.18 =	0
D46	DEF. 1.18 =	0
D47	DEF. 1.18 =	0
D48	DEF. 1.18 =	0
D49	DEF. 1.18 =	0
D50	DEF. 1.18 =	0
D51	DEF. 1.18 =	0
D52	DEF. 1.18 =	0
D53	DEF. 1.18 =	0
D54	DEF. 1.18 =	0
D55	DEF. 1.18 =	0
D56	DEF. 1.18 =	0
D57	DEF. 1.18 =	0
D58	DEF. 1.18 =	0
D59	DEF. 1.18 =	0
D60	DEF. 1.18 =	0
D61	DEF. 1.18 =	0
D62	DEF. 1.18 =	0
D63	DEF. 1.18 =	0
D64	DEF. 1.18 =	0
D65	DEF. 1.18 =	0
D66	DEF. 1.18 =	0
D67	DEF. 1.18 =	0
D68	DEF. 1.18 =	0
D69	DEF. 1.18 =	0
D70	DEF. 1.18 =	0
D71	DEF. 1.18 =	0
D72	DEF. 1.18 =	0
D73	DEF. 1.18 =	0
D74	DEF. 1.18 =	0
D75	DEF. 1.18 =	0
D76	DEF. 1.18 =	0
D77	DEF. 1.18 =	0
D78	DEF. 1.18 =	0
D79	DEF. 1.18 =	0
D80	DEF. 1.18 =	0
D81	DEF. 1.18 =	0
D82	DEF. 1.18 =	0
D83	DEF. 1.18 =	0
D84	DEF. 1.18 =	0
D85	DEF. 1.18 =	0
D86	DEF. 1.18 =	0
D87	DEF. 1.18 =	0
D88	DEF. 1.18 =	0
D89	DEF. 1.18 =	0
D90	DEF. 1.18 =	0
D91	DEF. 1.18 =	0
D92	DEF. 1.18 =	0
D93	DEF. 1.18 =	0
D94	DEF. 1.18 =	0
D95	DEF. 1.18 =	0
D96	DEF. 1.18 =	0
D97	DEF. 1.18 =	0
D98	DEF. 1.18 =	0
D99	DEF. 1.18 =	0
D100	DEF. 1.18 =	0
D101	DEF. 1.18 =	0
D102	DEF. 1.18 =	0
D103	DEF. 1.18 =	0
D104	DEF. 1.18 =	0
D105	DEF. 1.18 =	0
D106	DEF. 1.18 =	0
D107	DEF. 1.18 =	0
D108	DEF. 1.18 =	0
D109	DEF. 1.18 =	0
D110	DEF. 1.18 =	0
D111	DEF. 1.18 =	0
D112	DEF. 1.18 =	0
D113	DEF. 1.18 =	0
D114	DEF. 1.18 =	0
D115	DEF. 1.18 =	0
D116	DEF. 1.18 =	0
D117	DEF. 1.18 =	0
D118	DEF. 1.18 =	0
D119	DEF. 1.18 =	0
D120	DEF. 1.18 =	0
D121	DEF. 1.18 =	0
D122	DEF. 1.18 =	0
D123	DEF. 1.18 =	0
D124	DEF. 1.18 =	0
D125	DEF. 1.18 =	0
D126	DEF. 1.18 =	0
D127	DEF. 1.18 =	0
D128	DEF. 1.18 =	0
D129	DEF. 1.18 =	0
D130	DEF. 1.18 =	0
D131	DEF. 1.18 =	0
D132	DEF. 1.18 =	0
D133	DEF. 1.18 =	0
D134	DEF. 1.18 =	0
D135	DEF. 1.18 =	0
D136	DEF. 1.18 =	0
D137	DEF. 1.18 =	0
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D263	DEF.	



PROP. BANK W/ DRIVE THRU LANES AND PROP. FAST FOOD W/DRIVE THRU LANE BLDG. 'C' COMPRISED OF 01 AND 02 1-STORY
 TOTAL AREA: 7,000 SF
 BLDG. HEIGHT: 20'
 01=2,000 SF, 02=4,000 SF
 F7E+41-43 (21+R/W) 41.9 (22+FAST FOOD)
 USE: SHOPPING CENTER/FAST FOOD W/ DRIVE THRU

SITE:
 N/F LEWIS AND WHATLEY
 10697 BRADDOCK RD.
 DB 6840 PG 172
 TAX MAP# 068-1 (01) 0009
 ZONED: C-6
 USE: RETAIL/OFFICE/RESTAURANT
 AREA: 19.74 AC.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED: 481,709 S.F.
 INTERIOR LANDSCAPING REQUIRED (8%): 24,156 S.F.
 TOTAL SHADE TREE CANOPY PROVIDED:
 113 TREES @ 208 S.F. EACH: 23,400 S.F.
 18 TREES @ 150 S.F. EACH: 2,700 S.F.
 TOTAL AREA REQUIRED: 24,156 S.F.
 TOTAL AREA PROVIDED: 24,800 S.F.

10% TREE CANOPY CALCULATIONS

SITE AREA: 453,826 S.F.
 CANOPY REQUIRED (10%): 45,383 S.F.
 TOTAL TREE CANOPY PROVIDED:
 108 TREES @ 208 S.F. EACH: 22,500 S.F.
 30 TREES @ 100 S.F. EACH: 3,000 S.F.
 28 TREES @ 100 S.F. EACH: 2,800 S.F.
 22 TREES @ 80 S.F. EACH: 1,760 S.F.
 'EXISTING' CANOPY FROM 019 ON SHEET 17A: 48,328 S.F.
 TOTAL AREA PROVIDED = 61,778 S.F.

NOTE: MULTIPLIER TAKEN ONLY FOR THE EXISTING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

MAJOR VDOT IMPROVEMENTS

1. PROVIDE 4 LANES FOR BRADDOCK ROAD AND ROUTE 123.
2. PROVIDE 2 LEFT TURN LANES INTO GEORGE MASON ON ROANOKE RIVER ROAD.
3. PROVIDE RIGHT TURN LANE INTO UNIVERSITY MALL ON EAST BOUND BRADDOCK ROAD.
4. PROVIDE 2 LEFT TURN LANES AND 1 RIGHT TURN LANE ON NORTH BOUND ROUTE 123 AT BRADDOCK ROAD INTERSECTION.
5. CLOSE RIGHT ENTRANCE TO EXISTING GAS STATION ON BRADDOCK ROAD.

UNIVERSITY MALL PARKING TABULATIONS (OVERALL)

1. EXISTING	STANDARD SPACES	932
	ADA SPACES	16
	TOTAL SPACES	947
2. PHASE 2	STANDARD SPACES	1,000
	ADA SPACES	21
	TOTAL SPACES	1,021 (+121 NET)
3. REQUIRED WITH THESE DEVELOPERS	STANDARD SPACES	922
	ADA SPACES	16
	TOTAL SPACES	938

STARTING AREA (SQ FT)	OPERATIONAL AREA (SQ FT)	REMAINING AREA (SQ FT)	OPEN SPACE AREA PROVIDED (SQ FT)	OPEN SPACE REQUIRED (SQ FT)
PHASE 1 (24,870)	24,870	69,216	142,086 (28.41%)	138,000
PHASE 2 (24,870)	24,870	271,726 (57.31%)	512,811	

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1000 N. BRADDOCK ROAD
 SUITE 100
 FARMACIA, VIRGINIA 22430
 (540) 426-1111
 WWW.BOHLER-ENGINEERING.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION	APP.
1	08/11/11	JDL	ATTORNEY COMMENTS	JDL
2	08/11/11	JDL	REVISIONS COMMENTS	JDL
3	08/11/11	JDL	REV FOR STATE COMMENTS	JDL
4	08/11/11	JDL	REV FOR GDOT AND PLAT COMMENTS	JDL
5	08/11/11	JDL	REV FOR COUNTY COMMENTS	JDL
6	08/11/11	JDL	REV FOR COUNTY COMMENTS	JDL
7	08/11/11	JDL	REV FOR COUNTY COMMENTS	JDL
8	08/11/11	JDL	REV FOR COUNTY COMMENTS	JDL
9	08/11/11	JDL	REV FOR COUNTY COMMENTS	JDL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	2009-08-018
DATE	08/11/11
SCALE	AS SHOWN
SHEET NO.	19

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION PLAN
 AMENDMENT PLAT

GENERALIZED DEVELOPMENT PLAN #2 2009-08-018
 PROJECT LOCATION AMENDMENT #2 2009-08-018
 SPECIAL EXCEPTION AMENDMENT #2 2009-08-018
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HEALTH OF
 DAVID LOGAN
 Lic. No. 42816
 3/1/11
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
 1000 N. BRADDOCK ROAD
 SUITE 100
 FARMACIA, VIRGINIA 22430
 (540) 426-1111
 WWW.DBL-ENGINEERING.COM

MISS UTILITY

NO WORK IN THIS AREA
 811 OR VIA
 1-800-4-A-NO-1

PHASE 2
 PLAN

SHEET NUMBER
19
 OF 34

NOTES:

1. ALL PROPOSED PHASE 2 AND PHASE 3 LANDSCAPING PLANTING MEET CURRENT TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO ADD PLANTING TO SUPPLEMENT REQUIREMENTS.

2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 10/06/09 SHOWING THE CURRENT PLAN FOR INTERSECTION 'B' IMPROVEMENTS.

3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED BY THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 2 AND/OR PHASE 3.

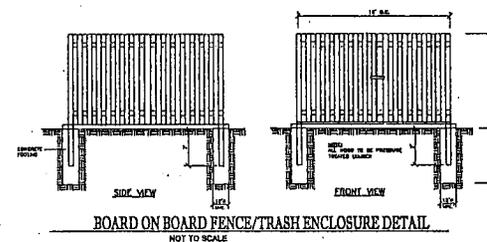
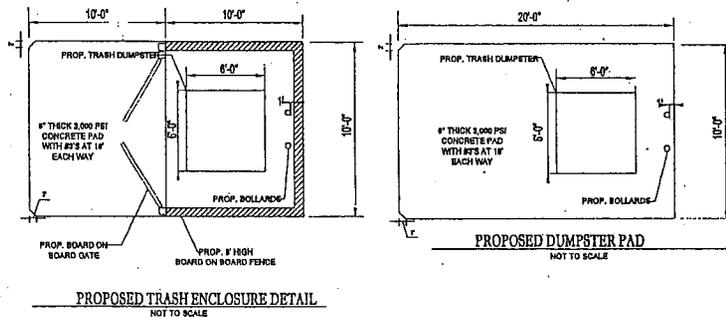
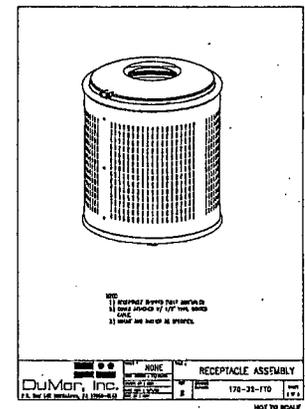
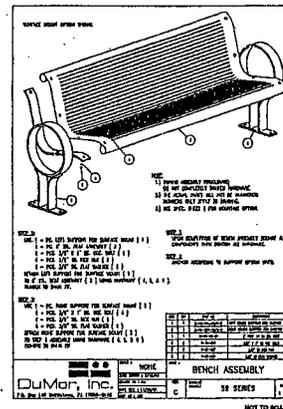
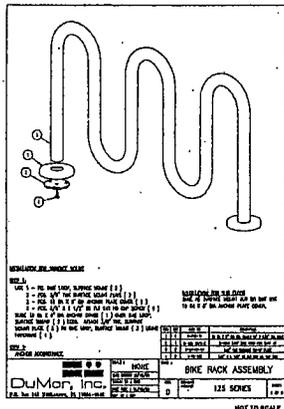
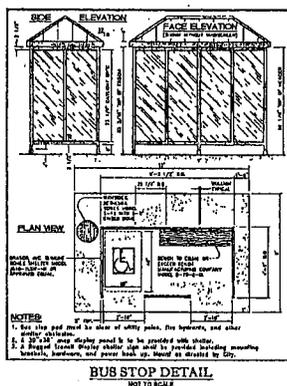
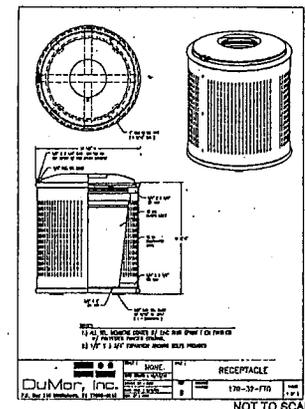
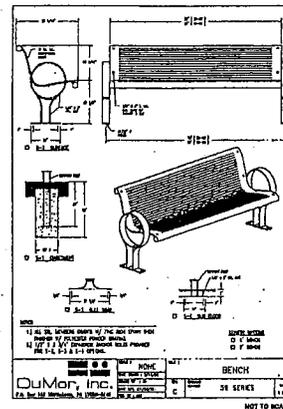
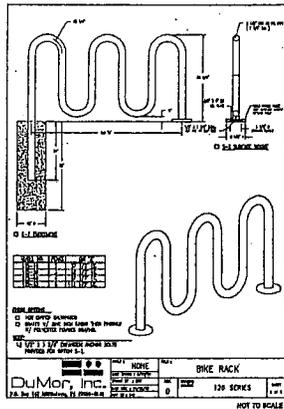
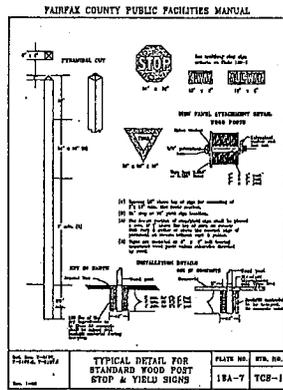
PROPOSED 2-STORY BUILDING 'D'
 UPPER LEVEL: 8,858 SF OFFICE
 LOWER LEVEL: 7,897 SF DAY CARE
 OFF/SECRETAL. TOTAL AREA: 16,945 SF
 BLDG HEIGHT: 20'
 USE: OFFICE/SHOPPING CENTER
 F7E+43.30

BUILDING 'A' EXPANSION 6-STORY BLDG. PROP. ADDITION UPPER LEVEL: 11,748 SF PROP. ADDITION LOWER LEVEL: 11,748 SF F7E UPPER: 41.40 F7E LOWER: 42.30

BUILDING 'E' PROP. 4-STORY BLDG. PROP. ADDITION UPPER LEVEL: 5,084 SF BLDG. HEIGHT: 20' F7E+42.00

VEGETATION TO BE PRESERVED AND COURTESY TOWARDS 10-YEAR TREE CANOPY

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811 IN VA
or 1-800-682-7001

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NOTE:
ARCHITECTURAL REFERENCES AND MATERIAL SPECIFICATIONS PROVIDED UNDER SEPARATE COVER.

BOHLER ENGINEERING

10000 BOHLER DRIVE
FAIRFAX COUNTY, VA 22031
TEL: 703-261-1111
FAX: 703-261-1112
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REV.	DATE	DESCRIPTION	BY
1	01/10/10	ISSUE FOR PERMIT	BOHLER
2	02/10/10	REVISED PER COMMENTS	BOHLER
3	03/10/10	REVISED PER COMMENTS	BOHLER
4	04/10/10	REVISED PER COMMENTS	BOHLER
5	05/10/10	REVISED PER COMMENTS	BOHLER
6	06/10/10	REVISED PER COMMENTS	BOHLER
7	07/10/10	REVISED PER COMMENTS	BOHLER
8	08/10/10	REVISED PER COMMENTS	BOHLER
9	09/10/10	REVISED PER COMMENTS	BOHLER

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	000000
DATE	01/10/10
SCALE	AS SHOWN

PROJECT:
GENERAL DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT
FOR
GENERAL DEVELOPMENT
PLAN #Z-2008-00-018
PROPOSED CONSTRUCTION
SPECIAL EXCEPTION
AMENDMENT #BX #7-A-028-02
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 42818
EXPIRES 12/31/11

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
21
OF 34



Coating Deteriorative Susceptible Solution
for Asphalt in Concrete

Stamped Asphalt
Generic Specification



Herringbone Diagonal

5.0 Surface Preparation

5.1 Cleaning

Broom using mechanical brooming device, or stiff bristle hand broom. Scrape and blow fine sand and debris off of surface. Pressure washing may be necessary to remove bonded debris. Use a non-solvent based degreaser to remove stains. Spray degreaser on stained area and let stand for 15 minutes. Using a stiff broom or brush, apply the stained area to remove stain and rinse with water. Repeat the procedure on severe stains. Thoroughly rinse the area and let dry for 24 hours.

5.2 Repair Damaged Asphalt

Damaged and cracked asphalt shall be repaired by heating damaged area until the asphalt cement is in a fluid state (existing asphalt does not exceed 225° F), turning over and mixing in new fresh asphalt. If necessary to ensure repair is level with adjacent area, infrared type heating mechanisms are the recommended tool for this procedure.

5.3 Preparation of New Asphalt

New asphalt surfaces shall be allowed to cool after final compaction roll to less than 140° F before applying coating. Asphalt mix design shall specified by a qualified Pavement Engineer and shall be designed for the purpose of the application.

5.4 Coating Application

5.4.1 Environmental Conditions

Surface should be dry for at least 24 hours prior to applying Stamped Asphalt coatings. 50°F and falling at the recommended minimum air and surface temperature. The temperature of the asphalt surface must be at least 5°F above the dew point temperature during and after applying coating. Coating application must be complete at least two hours before sunset to allow for proper cure.

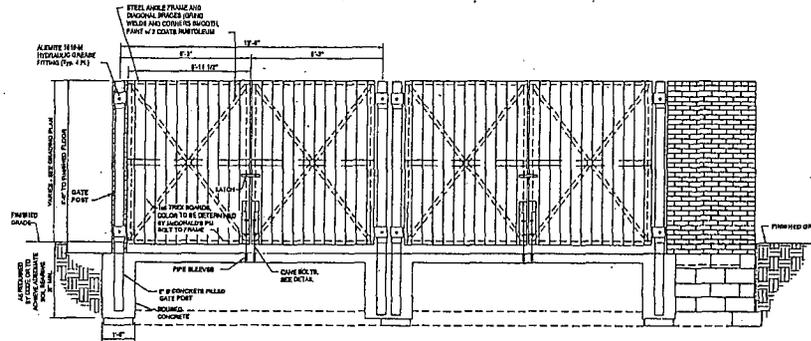
5.4.2 Masking

Mask all adjacent areas using paint-grade masking tape. Use duct taped on concrete and asphalt surfaces. Building paper extended a minimum of 48 inches beyond the edge of coated area is required to prevent over-spray of coatings onto adjacent areas.

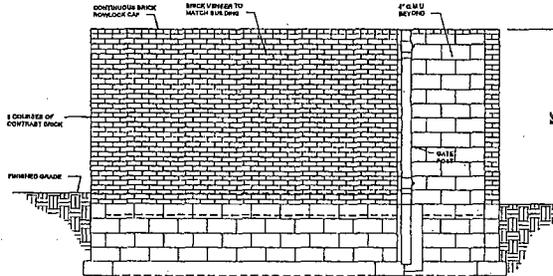
5.4.3 Spray Equipment

Spray texture gun (Graco RTK1500 Two-Spays), or Berson "EZ-TEX" sprayers.

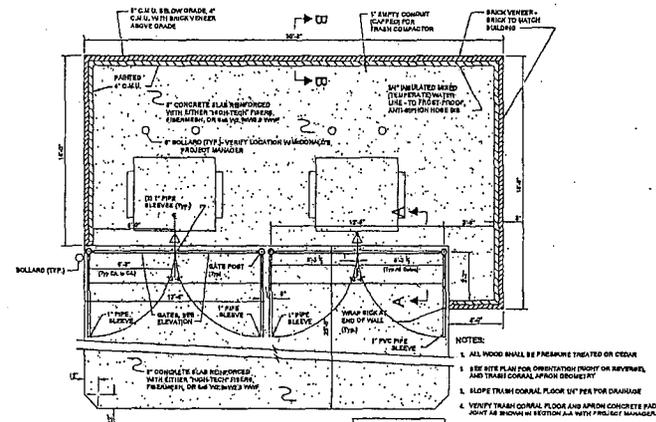
The coating manufacturer shall approve spray gun settings and alternative spray equipment.



FRONT ELEVATION
NO SCALE



LEFT ELEVATION



TRASH CORRAL PLAN
NO SCALE

- NOTES:
1. ALL WOOD SHALL BE TREATED OR CEDAR
 2. SEE SITE PLAN FOR ORIENTATION (FRONT OR REVERSE) AND TRASH CORRAL APPROX DIMENSIONS
 3. SLOPE TRASH CORRAL FLOOR UP 1/4" PER FOOT DRAINAGE
 4. VERIFY TRASH CORRAL FLOOR AND APRON CONCRETE PADE ABOUT 48 INCHES IN SECTION AS WELL FROM THE MIDDLE.

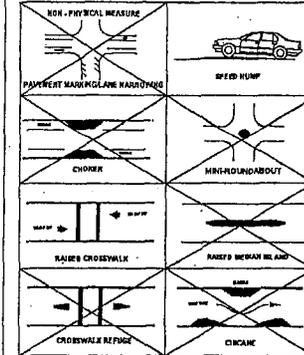


Figure 2. Typical Physical and Non-Physical Traffic Calming Measures

DESCRIPTIONS:

1. RAISED CROSSWALK: A RAISED HUMP IN THE ROADWAY WITH A 1/4" FOOT FLAT TOP, EXTENDING ACROSS THE ROAD AT RIGHT ANGLES TO THE DIRECTION OF TRAFFIC FLOW.
2. SPEED HUMP: A RAISED HUMP IN THE ROADWAY WITH A PARABOLIC TOP, EXTENDING ACROSS THE ROAD AT RIGHT ANGLES TO THE TRAFFIC.

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 43418

DATE: 3/11/11

NO.	SHEET	REVISIONS	DATE
1	001	ISSUE FOR PERMIT	03/11/11
2	002	REVISED PER COMMENTS	03/11/11
3	003	REVISED PER COMMENTS	03/11/11
4	004	REVISED PER COMMENTS	03/11/11
5	005	REVISED PER COMMENTS	03/11/11
6	006	REVISED PER COMMENTS	03/11/11
7	007	REVISED PER COMMENTS	03/11/11
8	008	REVISED PER COMMENTS	03/11/11
9	009	REVISED PER COMMENTS	03/11/11
10	010	REVISED PER COMMENTS	03/11/11

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	11-000000000
DATE	03/11/11
PROJECT	TRASH CORRAL

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION AMENDMENT PLAN
FOR GENERALIZED DEVELOPMENT PLAN REVISIONS
PROPER CONDITION AMENDMENT PER 15.2-406.02
SPECIAL EXCEPTION AMENDMENT PER 15.2-409.02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 43418
EXPIRES 03/31/12

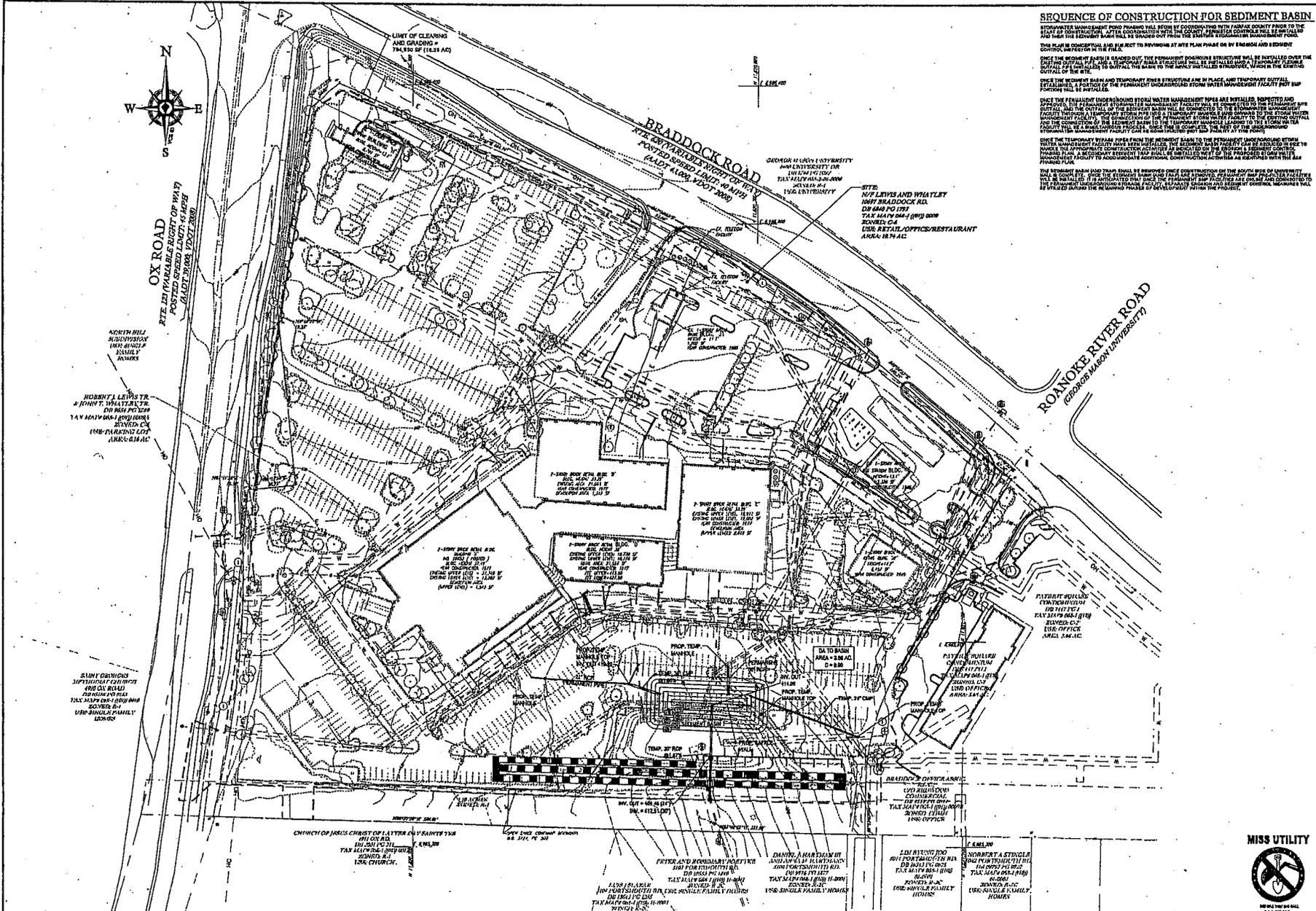
SHEET TITLE
SITE DETAILS

SHEET NUMBER
22
OF 24

MISS UTILITY

811 IN VA
1-800-422-7091
FOR MORE INFORMATION, VISIT
WWW.MISSUTILTY.COM

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SEQUENCE OF CONSTRUCTION FOR SEDIMENT BASIN

1. THE CONTRACTOR SHALL FIRST INSTALL THE SEDIMENT BASIN AND TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN ON THE ATTACHED SHEETS. THE PERMANENT UNDERGROUND STONE WATER MANAGEMENT FACILITY SHALL BE INSTALLED AFTER THE PERMANENT EROSION CONTROL STRUCTURES ARE IN PLACE AND THE SEDIMENT BASIN IS OPERATIONAL.

2. THE PERMANENT UNDERGROUND STONE WATER MANAGEMENT FACILITY SHALL BE INSTALLED AFTER THE PERMANENT EROSION CONTROL STRUCTURES ARE IN PLACE AND THE SEDIMENT BASIN IS OPERATIONAL.

3. THE PERMANENT UNDERGROUND STONE WATER MANAGEMENT FACILITY SHALL BE INSTALLED AFTER THE PERMANENT EROSION CONTROL STRUCTURES ARE IN PLACE AND THE SEDIMENT BASIN IS OPERATIONAL.

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10. THE PERMANENT UNDERGROUND STONE WATER MANAGEMENT FACILITY SHALL BE INSTALLED AFTER THE PERMANENT EROSION CONTROL STRUCTURES ARE IN PLACE AND THE SEDIMENT BASIN IS OPERATIONAL.

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

11111 N. BRADDOCK ROAD
FAIRFAX COUNTY, VA 22031

PHONE: (703) 441-1111
FAX: (703) 441-1112
WWW.BOHLER-ENG.COM

PROJECT MANAGER: [Name]
DESIGNER: [Name]
CHECKER: [Name]
DATE: [Date]

REV.	DATE	REVISIONS	BY
1	01/14/11	REVISED PER COMMENTS	DL
2	01/14/11	REVISED PER COMMENTS	DL
3	01/14/11	REVISED PER COMMENTS	DL
4	01/14/11	REVISED PER COMMENTS	DL
5	01/14/11	REVISED PER COMMENTS	DL
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8	01/14/11	REVISED PER COMMENTS	DL
9	01/14/11	REVISED PER COMMENTS	DL
10	01/14/11	REVISED PER COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 11111
DATE: 01/14/11
DRAWN BY: DL

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT

FOR
GENERALIZED DEVELOPMENT
PLAN RZ 2008-20-18
PROPER CONDITION
AMENDMENT PCA C-08-02
SPECIAL EXCEPTION
AMENDMENT SEA 07-04-08-02
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAT NO. 11111
L.S. No. 45618

D. B. LOGAN

PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF VIRGINIA
EXPIRES 12/31/11

MISS UTILITY

NO WORK TO BE DONE IN THIS AREA

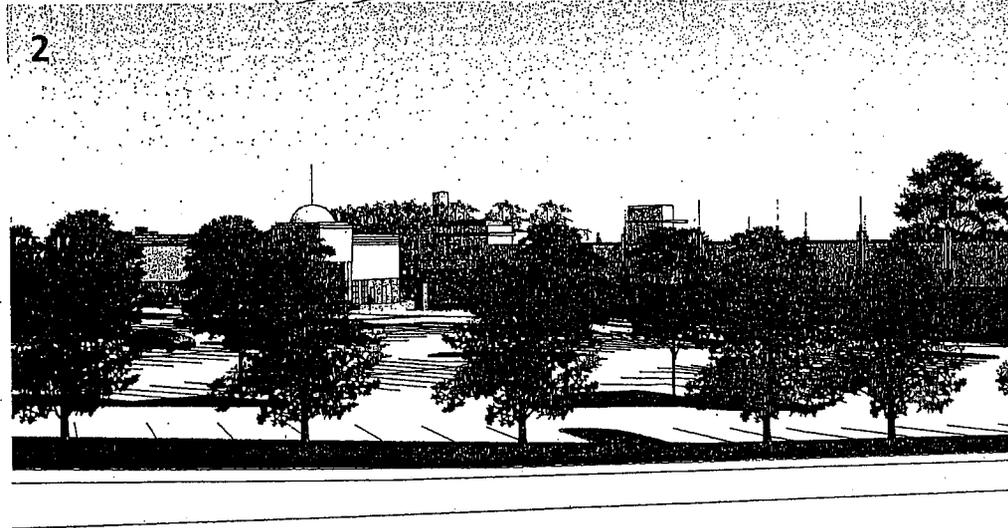
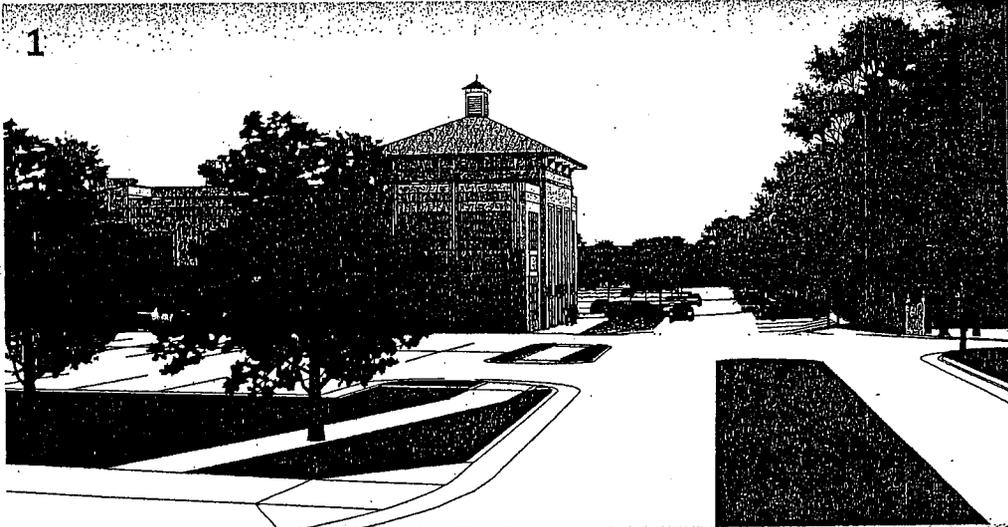
PROJECT NUMBER: 11111

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 23 OF 34

NOT TO SCALE

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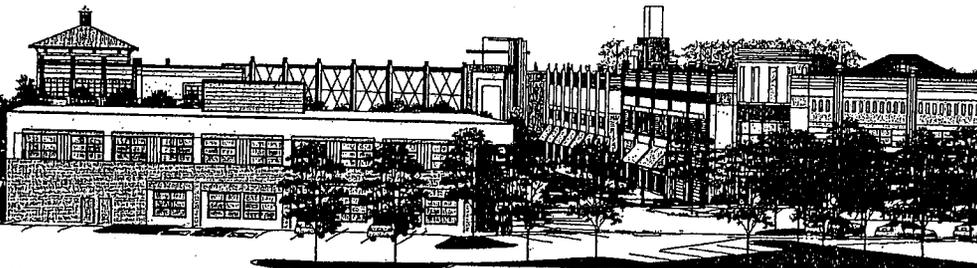
COLLEGE TOWN ASSOCIATES LP  SAMAHA

Sheet 25 of 34

MARCH 11, 2011 PAGE 2



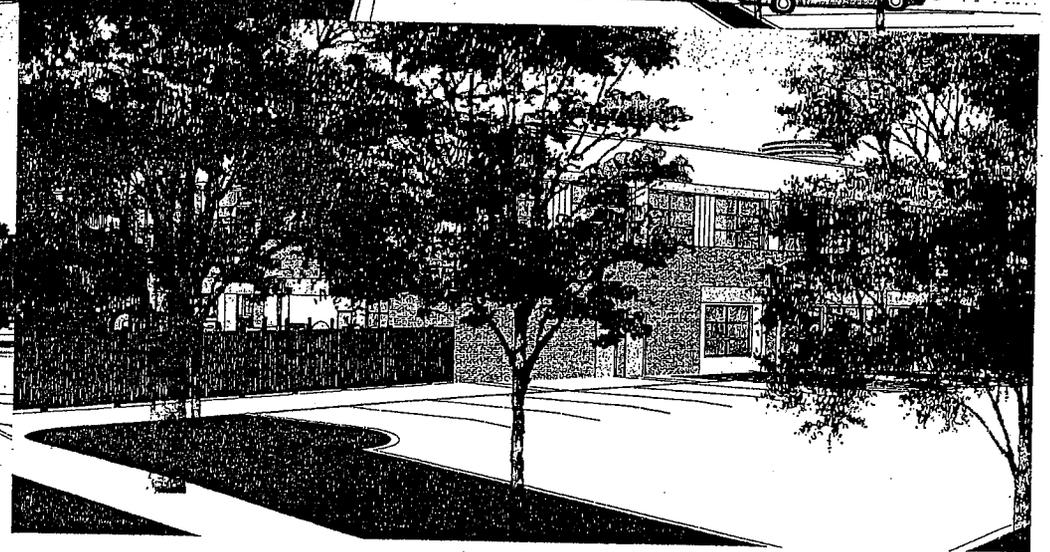
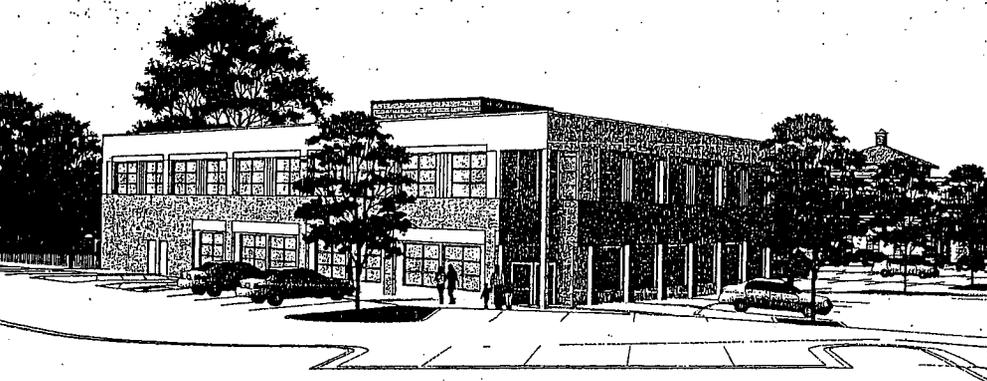
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7



6



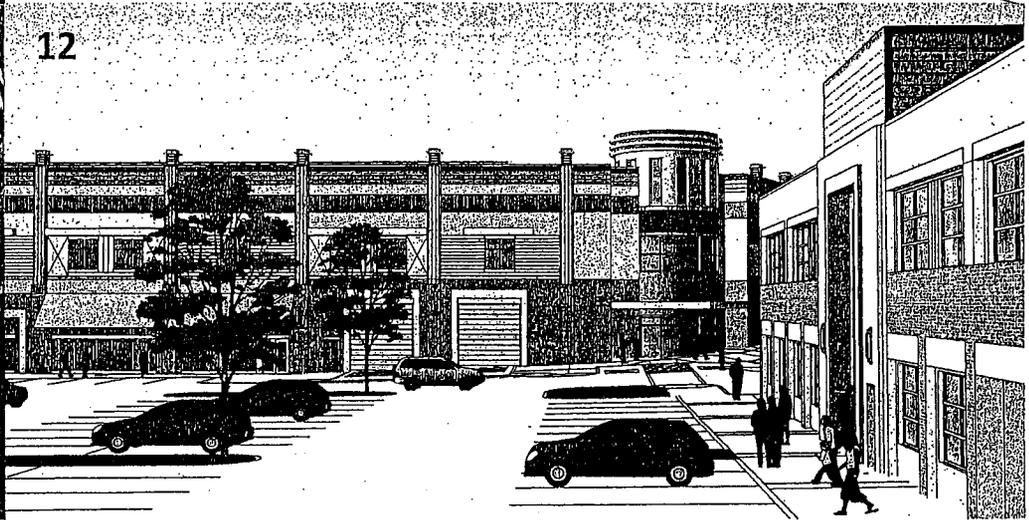
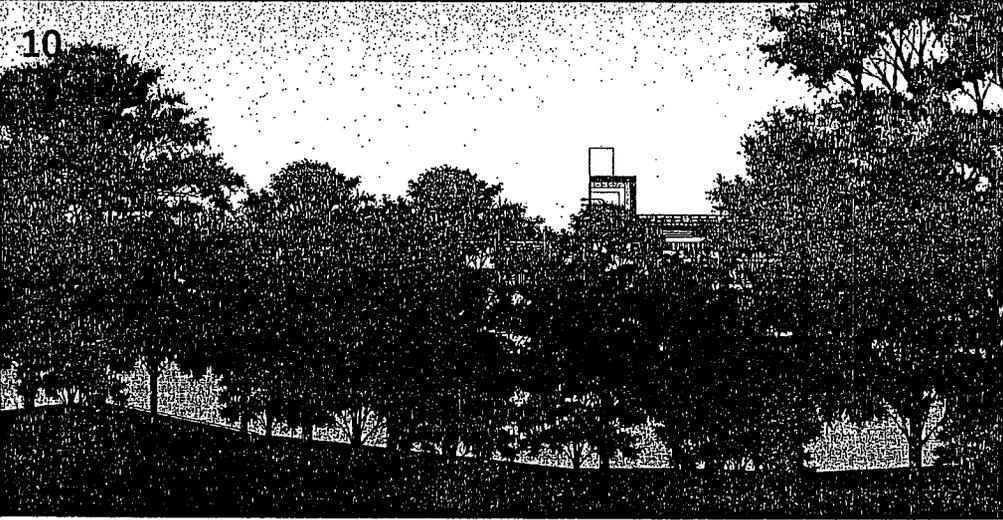
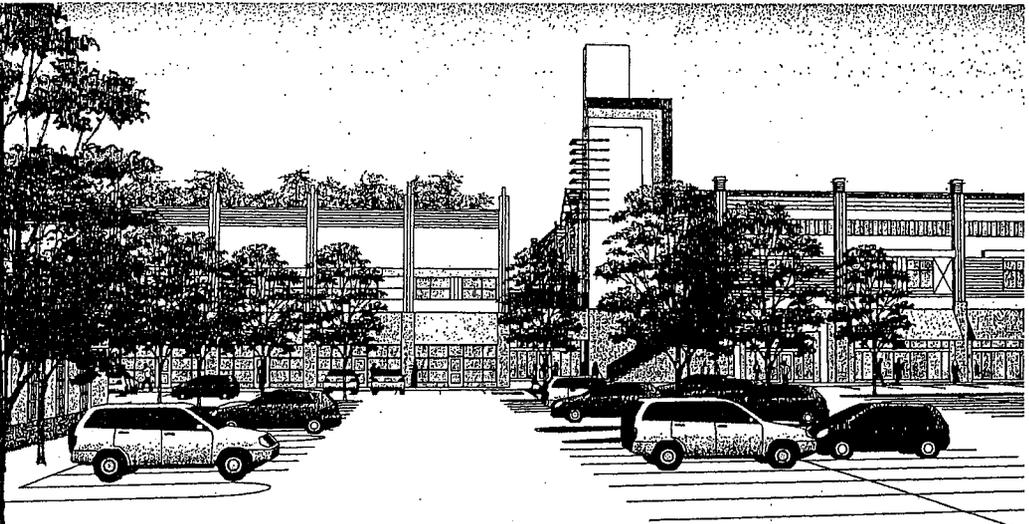
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MARCH 11, 2011 PAGE 3

Sheet 26 of 34





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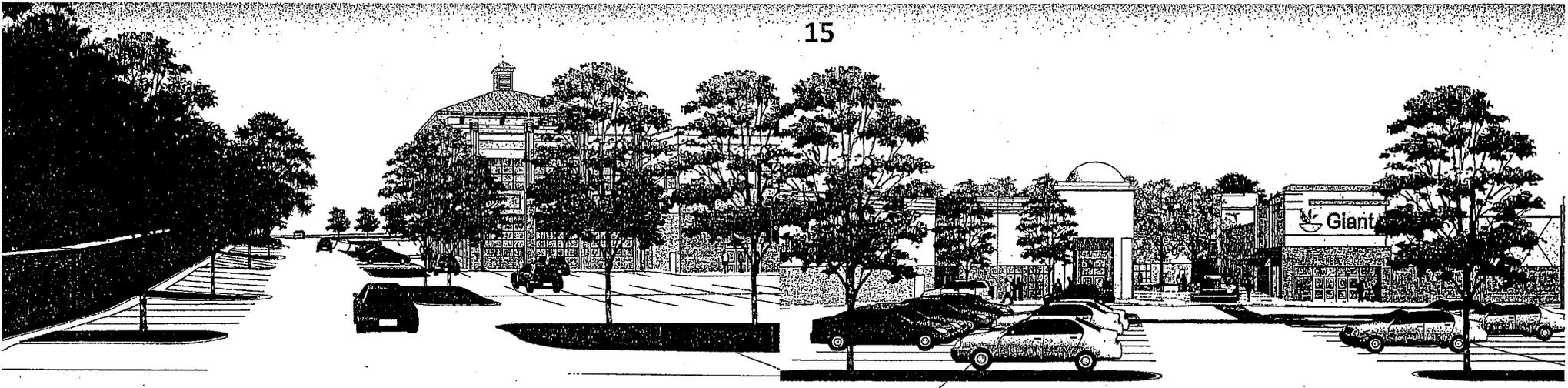
COLLEGE TOWN ASSOCIATES LP  SAMAHA

Sheet 27 of 34

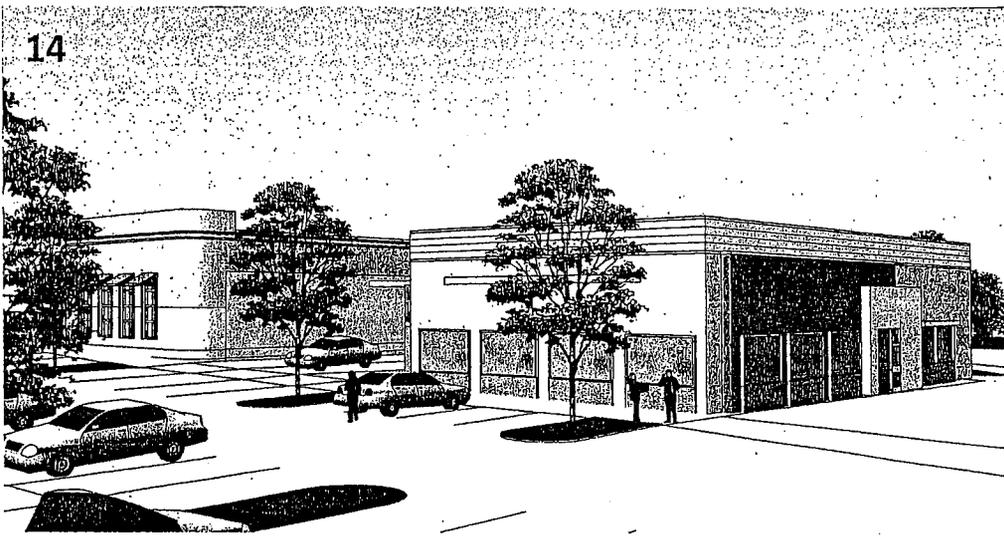
MARCH 11, 2011 PAGE 4



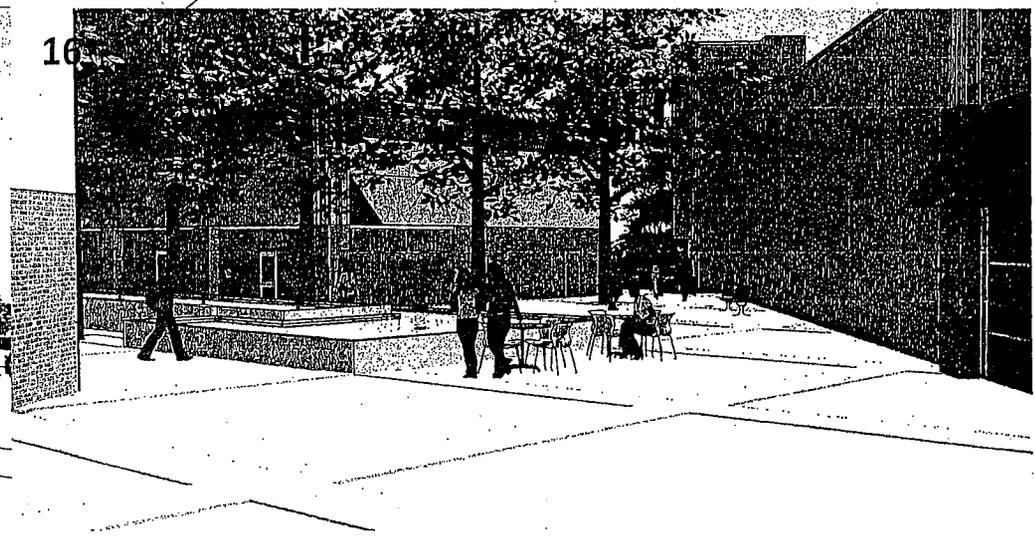
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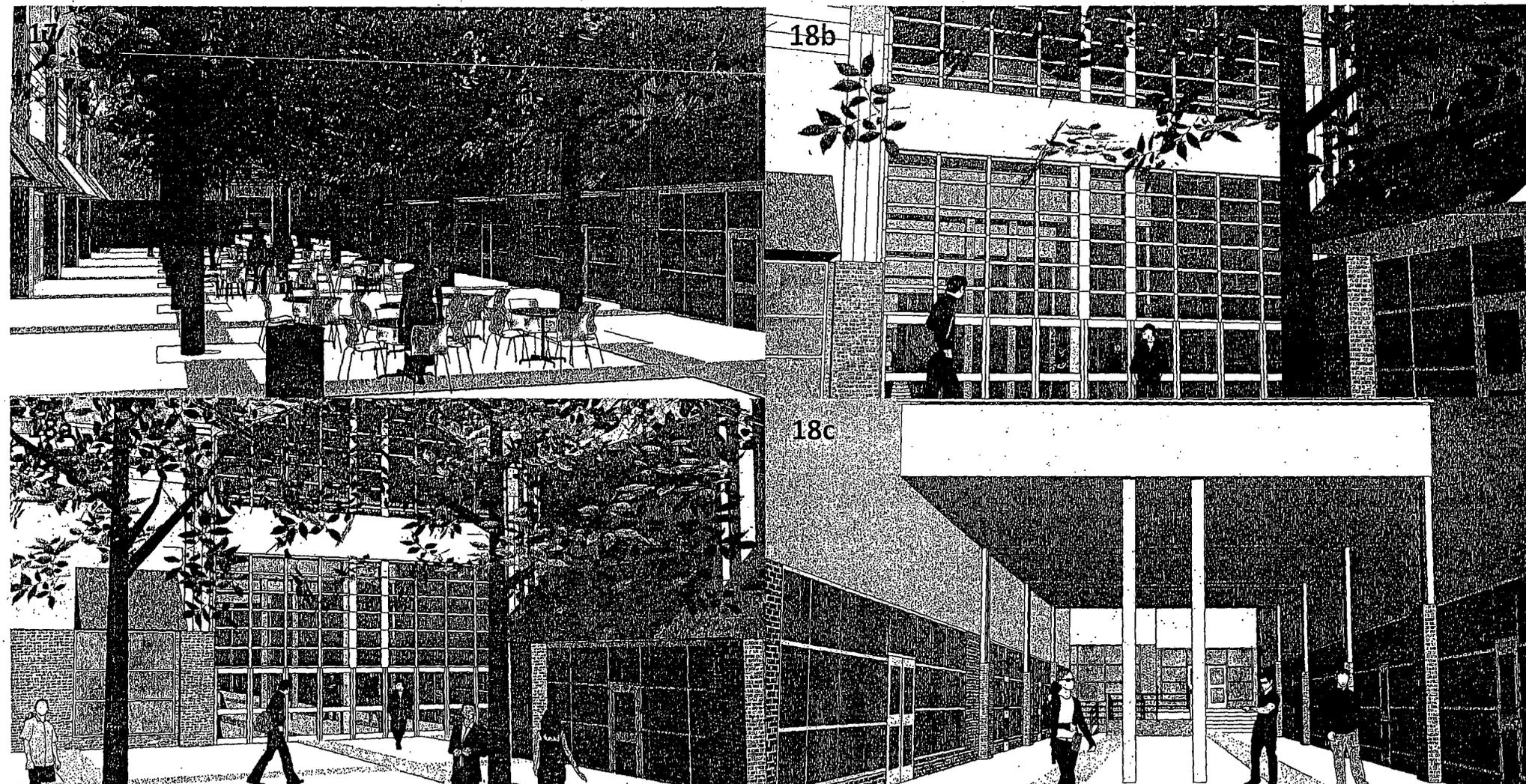
COLLEGE TOWN ASSOCIATES LP  SAMAHA

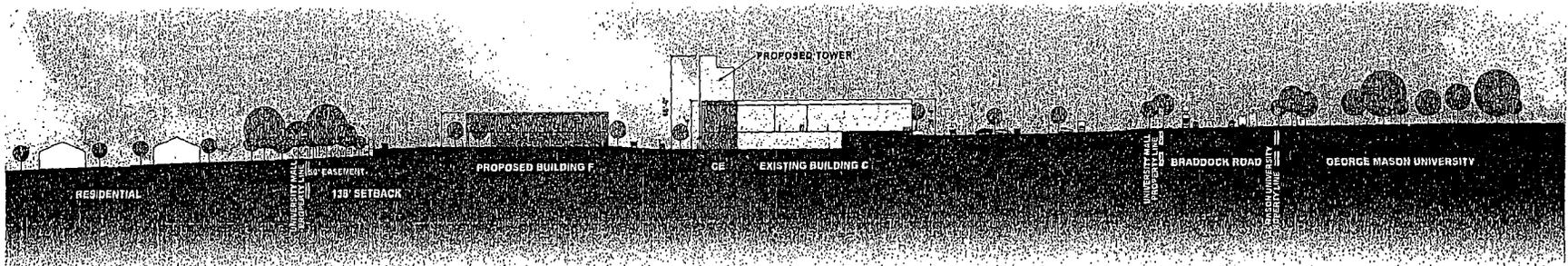
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Sheet 28 of 34

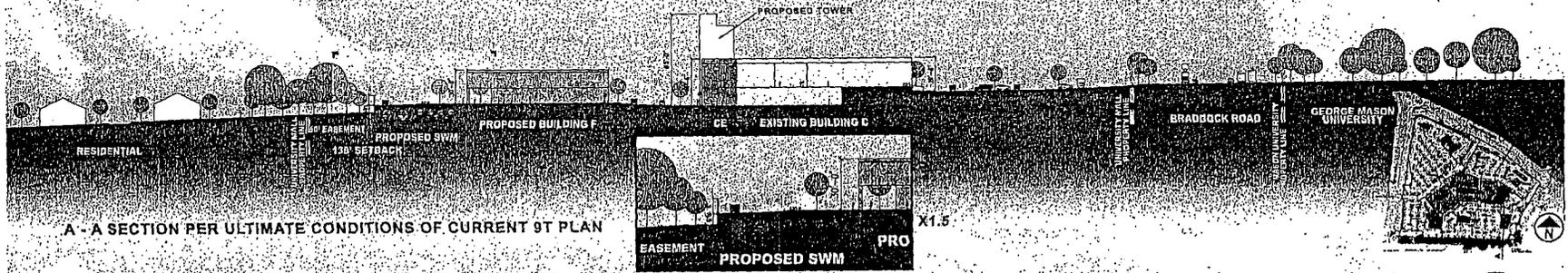
MARCH 11, 2011 PAGE 5



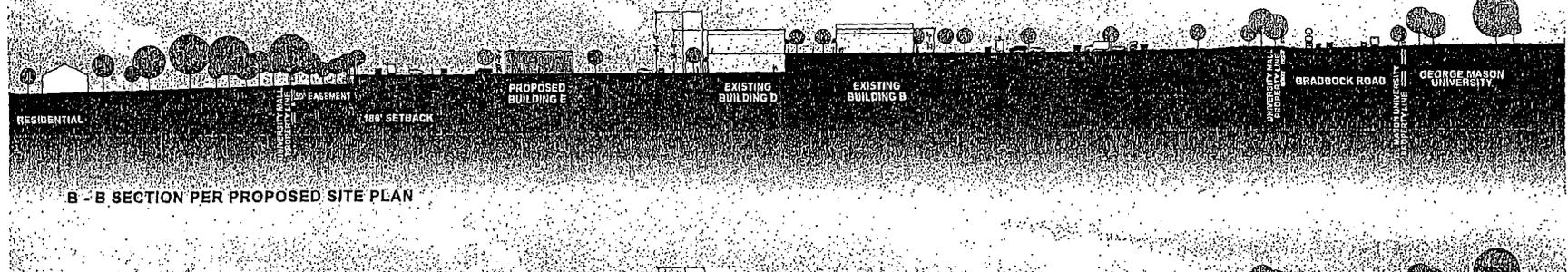




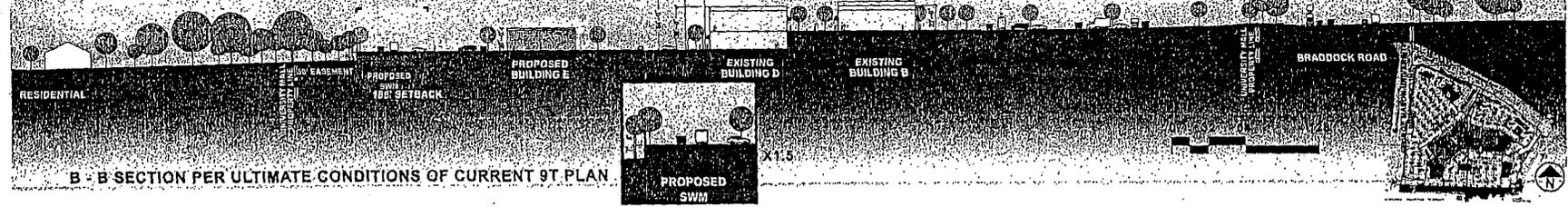
A - A SECTION PER PROPOSED SITE PLAN



A - A SECTION PER ULTIMATE CONDITIONS OF CURRENT 9T PLAN



B - B SECTION PER PROPOSED SITE PLAN



B - B SECTION PER ULTIMATE CONDITIONS OF CURRENT 9T PLAN



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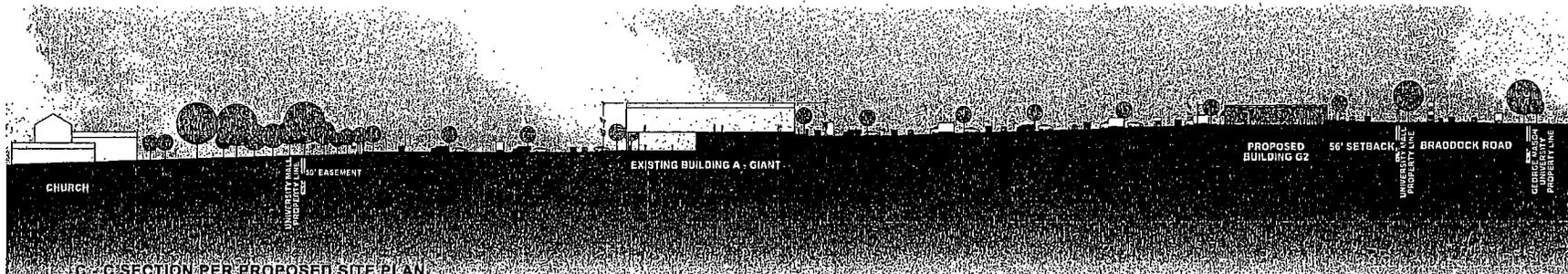
SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP SAMAHA

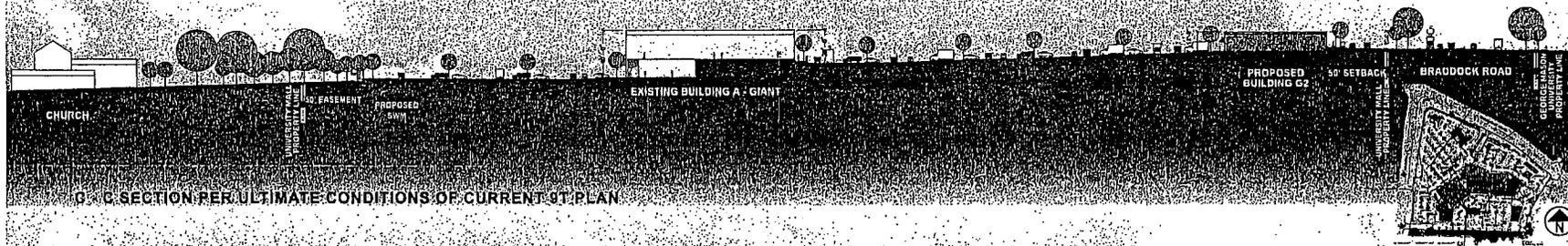
Sheet 30 of 34

MARCH 11, 2011 PAGE 7

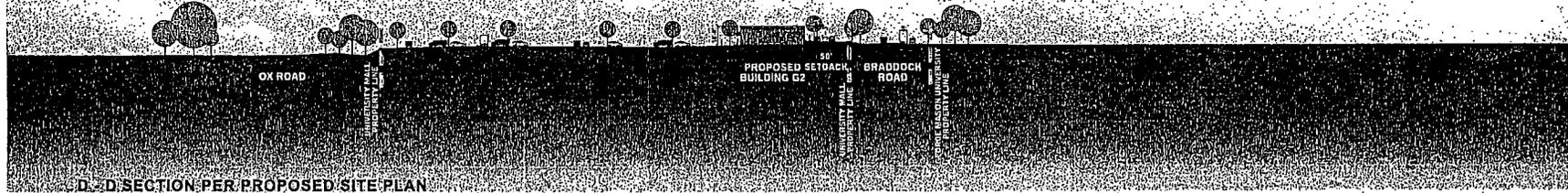




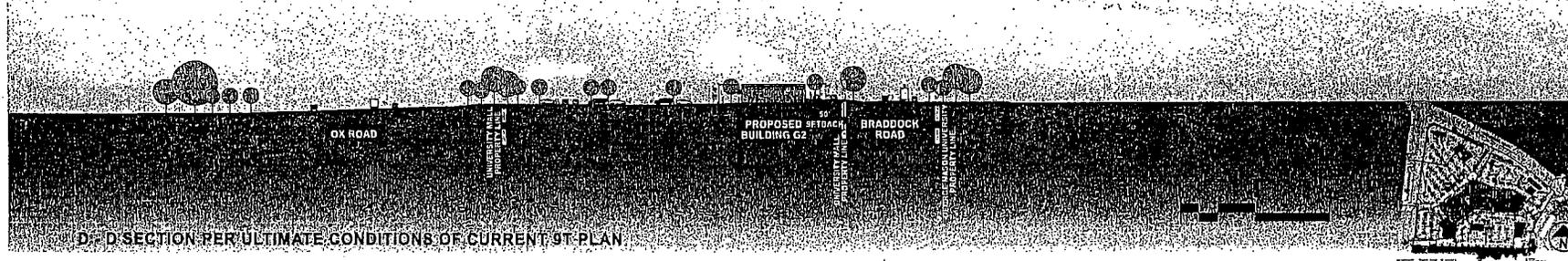
C-C SECTION PER PROPOSED SITE PLAN



C-C SECTION PER ULTIMATE CONDITIONS OF CURRENT SITE PLAN



D-D SECTION PER PROPOSED SITE PLAN



D-D SECTION PER ULTIMATE CONDITIONS OF CURRENT SITE PLAN

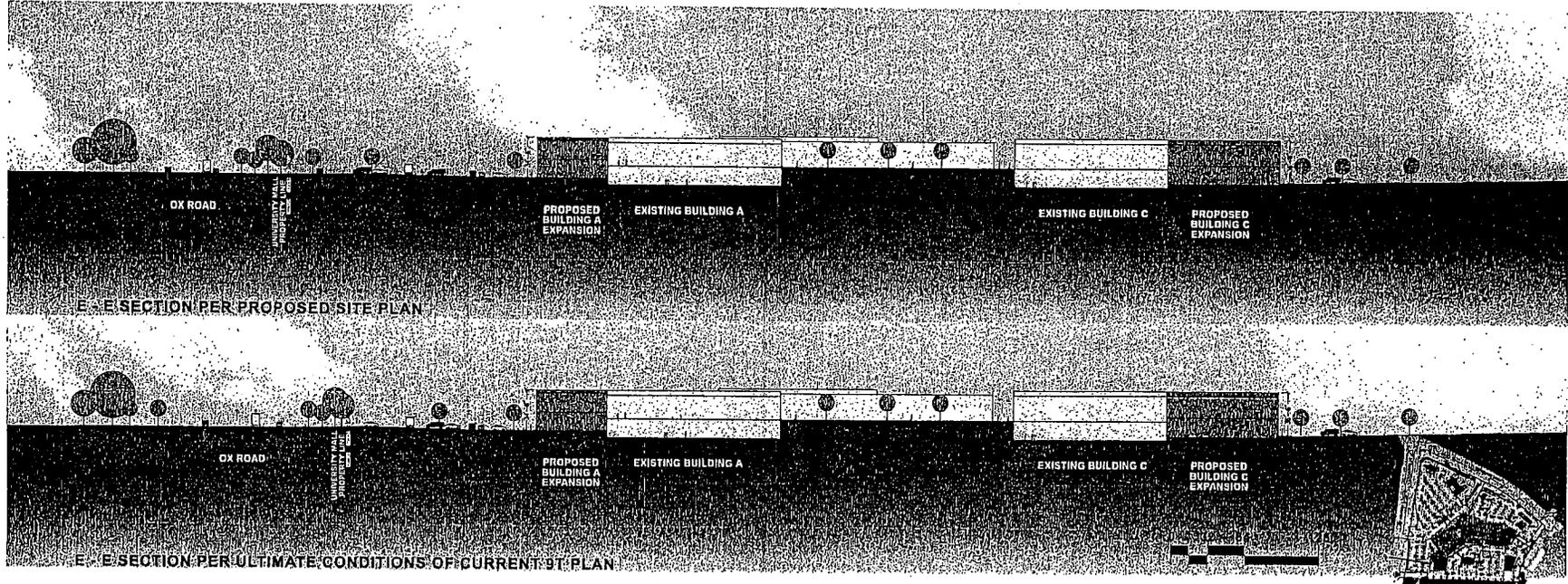


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SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP SAMAHA



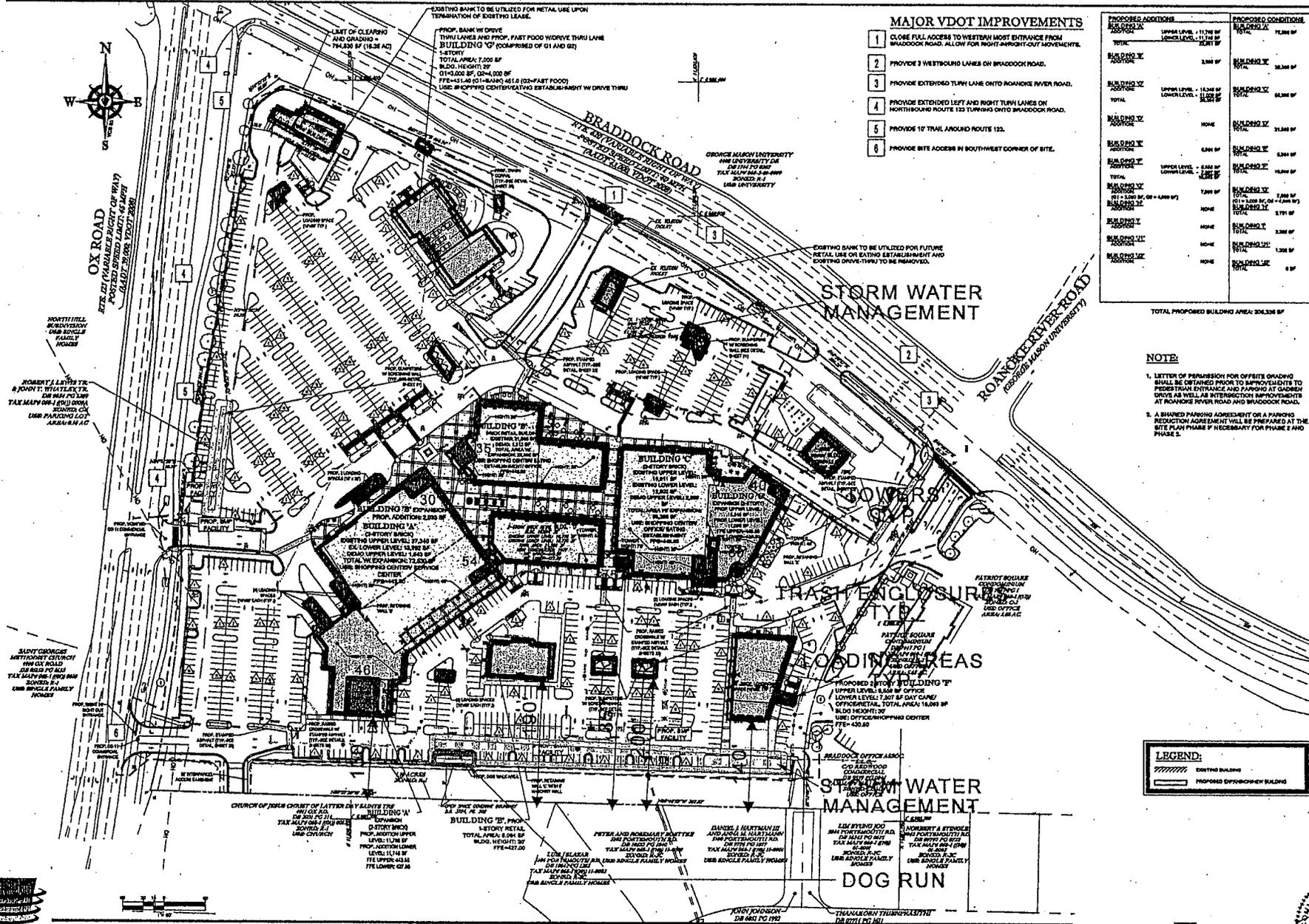


SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP  **SAMAHA**

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MAJOR VDOT IMPROVEMENTS

- 1 CLOSE FULL ACCESS TO WESTERN MOST ENTRANCE FROM BRADDOCK ROAD. ALLOW FOR RIGHT-OF-WAY MOVEMENTS.
- 2 PROVIDE 3 WESTBOUND LANES ON BRADDOCK ROAD.
- 3 PROVIDE EXTENDED TURN LANE ONTO ROANOKE RIVER ROAD.
- 4 PROVIDE EXTENDED LEFT AND RIGHT TURN LANES ON NORTHBOUND ROUTE 123 TURNING ONTO BRADDOCK ROAD.
- 5 PROVIDE 10' TRAIL AROUND ROUTE 123.
- 6 PROVIDE SITE ACCESS IN SOUTHWEST CORNER OF SITE.

PROPOSED ADDITION	PROPOSED CONDITIONS
BUILDING I TOTAL	BUILDING I TOTAL
BUILDING II TOTAL	BUILDING II TOTAL
BUILDING III TOTAL	BUILDING III TOTAL
BUILDING IV TOTAL	BUILDING IV TOTAL
BUILDING V TOTAL	BUILDING V TOTAL
BUILDING VI TOTAL	BUILDING VI TOTAL
BUILDING VII TOTAL	BUILDING VII TOTAL
BUILDING VIII TOTAL	BUILDING VIII TOTAL
BUILDING IX TOTAL	BUILDING IX TOTAL
BUILDING X TOTAL	BUILDING X TOTAL
BUILDING XI TOTAL	BUILDING XI TOTAL
BUILDING XII TOTAL	BUILDING XII TOTAL
BUILDING XIII TOTAL	BUILDING XIII TOTAL
BUILDING XIV TOTAL	BUILDING XIV TOTAL
BUILDING XV TOTAL	BUILDING XV TOTAL
BUILDING XVI TOTAL	BUILDING XVI TOTAL
BUILDING XVII TOTAL	BUILDING XVII TOTAL
BUILDING XVIII TOTAL	BUILDING XVIII TOTAL
BUILDING XIX TOTAL	BUILDING XIX TOTAL
BUILDING XX TOTAL	BUILDING XX TOTAL
BUILDING XXI TOTAL	BUILDING XXI TOTAL
BUILDING XXII TOTAL	BUILDING XXII TOTAL
BUILDING XXIII TOTAL	BUILDING XXIII TOTAL
BUILDING XXIV TOTAL	BUILDING XXIV TOTAL
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BUILDING XXVI TOTAL	BUILDING XXVI TOTAL
BUILDING XXVII TOTAL	BUILDING XXVII TOTAL
BUILDING XXVIII TOTAL	BUILDING XXVIII TOTAL
BUILDING XXIX TOTAL	BUILDING XXIX TOTAL
BUILDING XXX TOTAL	BUILDING XXX TOTAL
BUILDING XXXI TOTAL	BUILDING XXXI TOTAL
BUILDING XXXII TOTAL	BUILDING XXXII TOTAL
BUILDING XXXIII TOTAL	BUILDING XXXIII TOTAL
BUILDING XXXIV TOTAL	BUILDING XXXIV TOTAL
BUILDING XXXV TOTAL	BUILDING XXXV TOTAL
BUILDING XXXVI TOTAL	BUILDING XXXVI TOTAL
BUILDING XXXVII TOTAL	BUILDING XXXVII TOTAL
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BUILDING XXXIX TOTAL	BUILDING XXXIX TOTAL
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BUILDING LXXXXXXXIX TOTAL	BUILDING LXXXXXXXIX TOTAL
BUILDING LXXXXXXX TOTAL	BUILDING LXXXXXXX TOTAL

NOTE

1. LETTER OF PERMISSION FOR OFFSETS GRADING SHALL BE OBTAINED PRIOR TO APPROVEMENTS TO PEDESTRIAN ENTRANCE AND PARKING AT GARDEN DRIVE AS WELL AS INTERSECTION IMPROVEMENTS AT ROANOKE RIVER ROAD AND BRADDOCK ROAD.
2. A SHARED PARKING AGREEMENT OR A PARKING RELOCATION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR PHASE 2 AND PHASE 3.

LEGEND:

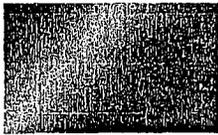
	EXISTING BUILDING
	PROPOSED OFFICE/RETAIL BUILDING



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COLLEGE TOWN ASSOCIATES LP SAMAHA





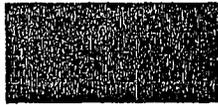
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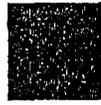
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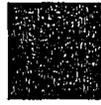
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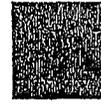
CLEAR ANODIZED ALUMINUM



RED CLAY 356



MOSS 478



LAKWOOD 480A



SUEDE 105



BUCKSKIN 449



COLONADE
JUNIPER 4856

GASTON
SEAGLASS 4975

PLUM
FANCY 4909



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Sheet 34 of 34

MARCH 11, 2011 PAGE 11

